

**Due to the COVID-19 concerns and social distancing recommendations, a virtual meeting is being offered. Participants wishing to speak on a topic should message the meeting moderator. All participants are asked to mute their individual computers at times when they are not speaking to minimize background noise. Join: <https://us02web.zoom.us/j/89541123777>*

**NOTICE OF A REGULAR MEETING
BONDURANT PLANNING AND ZONING COMMISSION
JUNE 9, 2022**

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on June 9, 2022, in the Bondurant City Center, 200 Second Street, Northeast, Bondurant, Polk County, Iowa. Said meeting is open and the public is encouraged to attend.

AGENDA

1. Call to Order
2. Roll Call
3. Perfecting and Approval of the Agenda
4. Approval of Minutes
 - a. May 26, 2022
5. Guests requesting to address the Planning and Zoning Commission
6. Action Items
 - a. - RESOLUTION NO. PZ-220609-17: Considering recommended approval of the 88 Paine Circle SE Site Plan
7. Discussion Items -
8. Reports / Comments and appropriate action thereon:
 - a. Commission Members
 - b. Commission Chair
 - c. Planning & Community Development Director
 - d. City Administrator
 - e. City Council Liaison
9. Adjournment

City of Bondurant

Planning and Zoning Commission
200 2nd St NE, PO Box 37
Bondurant, IA 50035



Meeting Minutes

DATE: May 26, 2022
Torey Cuellar, Chair
Karen Keeran, Co-Chair

1. Call to Order 6:01pm

Place Bondurant City Hall (200 2nd St NE, PO Box 37)

Special Note: Due to concerns of the COVID-19 virus and social distancing recommendations, access to the meeting was also provided through a virtual meeting.

2. Roll Call

Members Present: Brian Clayton, Karen Keeran, Wes Hoyer, Kristin Brostrom, Lisa Cameron, Torey Cuellar, Andy Mains

Members Absent: None

City Official Present: Planning and Community Development Director, Maggie Murray
City Administrator, Marketa Oliver
Associate Planner, Emily Rizvić

3. Perfecting and Approval of the Agenda

Motion by Commission Member Mains, seconded by Commission Member Clayton to approve of the May 26, 2022, meeting agenda. Vote on Motion 7-0-0. Motion carried.

4. Approval of Minutes

Motion by Commission Member Mains, seconded by Commission Member Clayton to approve of the May 12, 2022 meeting minutes. Vote on Motion 7-0-0. Motion carried.

5. Guests requesting to address the Planning and Zoning Commission

None

6. Action Items

- a. RESOLUTION NO. PZ-220526-16: Considering recommended approval of the Featherstone Townhomes Plat 1 Preliminary Plat and Site Plan at Outlot W of the Top Farms Property Preliminary Plat development area.

Steve Moseley, Director for Residential Land Development at Hubbell Realty, presented the case for the Featherstone Townhomes Plat 1. Moseley asked if the turnaround may remain on the site plan. He indicated that they would work through the details with the Fire Department regarding the turnaround.

Director Murray noted that the site plan is part of the Top Farms Preliminary Plat development area. There are seventy-four (74) proposed housing units within this development. Staff have reviewed the site plan and have provided recommendations on conditions for the site plan, including the turnaround.

Moseley explained that the garages will be off of the private street and the front porches will be located on the opposite side. These porches are connected to an inner-connected trail system between the housing units. Hubbell is also working with the city to connect the development to the Park Side development.

Member Keeran asked about why the applicant would not like to install a hammerhead in the development and would like to opt for an alternative turnaround. The applicant explained that they would lose some residential units and overall consistency between the four-plex's throughout the development. Director Murray added that one of the conditions in the recommended resolution explains that developer will need to work with the Fire Department on the turnaround. Member Keeran asked if there would be a way to prevent parking in alternative turnaround space. The applicant indicated that they will be installing signage to prevent illegal parking in this area.

Member Clayton asked if there will be basements within the development. The applicant stated that there is capability to add basements but is requesting that there is flexibility from the city to not install them in the event that a potential resident in the facility does not want a basement due to accessibility reasonings and if an individual specifically requests a zero-entry home. Member Clayton expressed that requiring basements within a development has been a standard that the city has been requiring.

Member Clayton indicated support for amending the resolution to require basements in the development. Director Murray noted that the previous rezoning and development of this subdivision did not require basements for Outlot W.

Moseley added that they would be installing basements unless an individual that would like to live within the development would not like to have a basement due to accessibility reasonings. Member Clayton indicated that the applicant should come back to the city to amend the site plan to allow for a particular unit to not have a basement if in the event a potential resident requests a zero-entry home. Member Clayton added that it should be handled on a case-by-case basis. Member Cameron agreed with Member Clayton's thoughts. She added that zero-entry does not come up often.

The applicant asked what the language would be for this amendment. Member Clayton explained that the applicant would just need to come to the city for an exception if there was a potential case where an individual would like to have a zero-entry unit. The applicant indicated that this would be workable.

Member Keeran asked about the pedestrian circulation in the development. The applicant indicated that there is sidewalk alongside Hubbell and within the development and that there is sidewalk between 15th Street and 'Street A'. Member Mains indicated that in the past there has been issues with shorter driveways, where vehicles are overhanging into sidewalks, preventing sidewalk usage for pedestrians. Director Murray provided clarification that this plat was submitted prior to the text amendment regarding longer driveways and that the recent text amendment regarding driveway lengths would be inapplicable.

Member Mains asked if the proposed elevations show the minimum requirements for stone. Director Murray indicated that the applicant would need to provide further clarification to the city regarding this requirement. This is included in the recommended resolution.

Member Keeran asked about siting for the sidewalks. Director Murray explained where the sidewalks are currently located within the development. The applicant indicated that the architect will be in at the next meeting.

Motion by Commission Member Clayton, seconded by Commission Member Mains to approve of Resolution No. PZ-220526-16 *“Considering recommended approval of the Featherstone Townhomes Plat 1 Preliminary Plat and Site Plan at Outlot W of the Top Farms Property Preliminary Plat development area”* subject to the following conditions:

1. That the site plan/preliminary plat be updated to address review comments provided by City Engineering, Public Works, and the Fire Department; this includes addressing the Fire Department’s comments relative to the proposed turnaround.
2. That the landscaping plan be updated per the feedback noted in this agenda statement.
3. That the elevations be updated per the feedback noted in this agenda statement.
4. That prior to the final plat consideration by Council, the developer will need to pay the connection fee district fees and also the parkland fee in lieu of public parkland dedication.
5. That all units within the Featherstone Townhomes Plat 1 development area shall include basements unless granted an accessibility waiver by Council, as authorized by Section 178.06.4.P of the Zoning Code.

Roll Call – Ayes: Commission Member Keeran, Commission Member Hoyer, Commission Member Brostrom. Commission Member Clayton. Member Cameron. Member Cuellar. Member Mains. Nays: none. Abstentions: none. Vote on Motion 7-0-0. Motion carried.

7. Discussion Items

a. Potential Residential Development Area – Moore Investments Inc. Land

Director Murray explained that staff had met with DR Horton and Stubbs Engineering regarding the development concept. This area is north of the Wisteria Heights neighborhood area. The proposal shows fifty-five (55') wide lots and does not meet current zoning requirements. The city has communicated with the applicant regarding the development indicating that the city would not be in support of this proposal as shown. The applicant has requested that this item be placed as a discussion item for further direction from the Planning and Zoning Commission.

Cory Bloom, from DR Horton, presented the conceptual plan. He noted that the conceptual plan is showing three connection points within the development. The concept would include a rezoning to the Planned Unit Development District (R-5). He noted that this concept shows a narrow lot width but a longer lot length. The development would include a finished basement. He indicated that they are proposing the same setbacks as the R-2 District.

Bloom indicated that their goal is to achieve a price point for a starter home. The reduced width would allow for twenty-one more lots within the development. He indicated that they are building similarly in other metro-cities including in Indianola, Waukee, Ankeny, etc. He stated that new homes need to meet demand for affordable housing and that it is his job to make that a reality for potential first-time buyers.

Member Keeran asked why the street connection to Pleasant Street SE is not shown on the conceptual plan. The applicant indicated that there isn't enough width to allow for a street connection. Director Murray indicated that there is enough of width to allow for the connection,

though it is not considered a critical connection. The applicant indicated that they are open to the connection to Pleasant Street SE.

Member Keeran indicated that the applicant should consider showing larger lots near the existing, neighboring lots that are bigger in size so that they transition well. Member Cuellar indicated that while the city is in support of affordable housing, that development should not be attempting to bypass city zoning ordinances. She indicated that she wouldn't be opposed to allowing for smaller lots in some of the development, but not the entirety of the development.

Member Keeran asked if the development would have only two variations on the floor plans for the development. The applicant stated that there would be but that the elevations would vary. Member Clayton expressed that there are too many small lots within the development, and that this would be incompatible with the surrounding properties. He indicated that as it is shown right now, he would not approve of the development.

Member Keeran indicated that this area may be more compatible for the larger, luxury-style lots. The applicant indicated that it is harder to do that as \$300,000 homes is unachievable for buyers. Member Cameron indicated that the city is currently oversaturated with smaller lots and that there is potential for wider lot sizes.

Resident Matthew Farver, who lives near the proposed development, indicated that he attempted to buy this previously and the city would have required them to have the access to Pleasant Street. He expressed that it would be unfair if this development wasn't required to have this connection point. He also indicated that the smaller lots in town have been turned into rentals and they aren't being used for first-time homeowners. He indicated that he would hold the city accountable if they accepted this plan. He also expressed that the city should have shut down the request before considering this.

Director Murray clarified to the resident that this is only a preliminary review of the conceptual plan. Member Cuellar added that no vote will be occurring tonight and that the reason why this is being discussed tonight is because the potential developer would like feedback from the Planning and Zoning Commission on their conceptual plan for the site.

The resident indicated that he hopes that there will be a connection to Pleasant as this would help with stormwater management. Member Clayton added that there needs to be more inlets/outlets to the development, considering the proposed density of the development. Member Keeran added that the connection would allow for additional circulation for emergency services and traffic.

City Administrator Oliver indicated that many of the properties near that development have been purchased by investment companies and that many of them have been converted into rentals.

8. Reports / Comments and appropriate action thereon

a. Commission Members

Wes Hoyer – None

Kristin Brostrom – None

Lisa Cameron – None

Brian Clayton – None

Karen Keeran – None

Andy Mains -- None

- b. Commission Chair – Member Cuellar indicated that she would like to see an amendment to the Planned Unit Development (R-5) to require basements. Director Murray indicated that the city has been researching into the requirement already to comprehensively require basements in new households. Director Murray indicated that the city could propose a requirement into the basements for the R-5 district now.
- c. City Administrator – City Administrator Oliver indicated that they have had a meeting today regarding the underpass. There will be more information on traffic circulation on Grant and Highway 65 soon. She also indicated that there will be construction on Grant Street North soon as well.

On June 1st, Brian Clayton will be receiving a State of Iowa Public Service award. She also indicated that on July 29th The City of Bondurant will be recognized at the Character Counts Banquet.

City Administrator indicated that the city has received a grant for \$100,000 for the Park Side trail connection. The city has also received another \$5,000 for the dog park. The city has also secured their designation as an Iowa Great Place as well.
- c. Planning & Community Development Director – none
- d. City Council Liaison – Liaison Sillanpaa thanked the commission for representing the city.

7. Adjournment

Motion by Commission Member Mains, seconded by Commission Member Clayton to adjourn the May 26, 2022, meeting. Vote on Motion. Motion carried unanimously.

Meeting adjourned at 6:55 PM



**BUSINESS OF THE PLANNING AND ZONING COMMISSION
BONDURANT, IOWA
AGENDA STATEMENT**

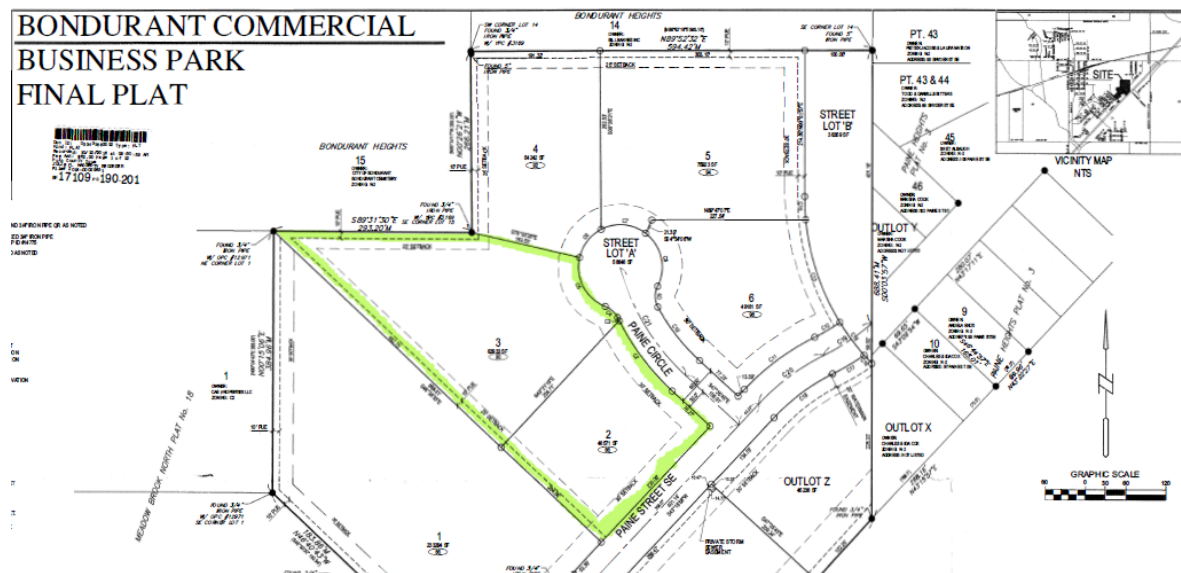
Item No. 6.a.
For Meeting of 6/9/2022
Resolution

TITLE: - RESOLUTION NO. PZ-220609-17: Considering recommended approval of the 88 Paine Circle SE Site Plan

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: Civil Design Advantage (CDA) submitted the attached site plan/preliminary plat for review by the Planning & Zoning Commission for 88 Paine Cir SE (Lots 2 and 3 of the Bondurant Commercial Business Park). The owner/developer for the site is Penta Partners LLC. The proposed 3.02-acre development includes a multi-tenant development. The development proposes a mixture of uses consisting of office and restaurant uses.



Analysis

When considering a site plan request, the Planning & Zoning Commission reviews for consistency with the Comprehensive Plan, Zoning Code, and Comments from City Officials.

Comprehensive Plan

The proposed uses are consistent with the Comprehensive Plan's Future Land Use Map which guides for office/commercial use at this location.

Zoning Code

The subject property is currently zoned as '*General Commercial*' (C-2). Professional offices and restaurants are a permitted use of the C-2 district. The submitted site plan also shows a drive-through and on-site menu/order board station on the building's rear side; if proposing such drive-through use, a conditional use permit for review by the City's Board of Adjustment will be required. The Board of Adjustment must review for compliance with Section 178.08.7 of the Zoning Code. The attached P&Z recommendation resolution acknowledges the site plan should be updated to remove the drive-through and menu/order station use, and that in order to allow for such proposed use, a conditional use permit through the Board of Adjustment must be obtained. It should be noted that a pick-up window, where there is no interactive menu station on site, is allowed within the C-2 District.

The submitted site plan meets the bulk regulations and requirements for the district. A total of 35% of the proposed building will be dedicated to restaurant use and the remaining 65% will be dedicated towards office space.

Traffic Circulation and Parking Plan

The subject property proposes access off of Paine Circle SE and a secondary access off of Paine Street SE. Stop signs are proposed at each access point as vehicles are exiting the site. A five-foot (5') public sidewalk is provided alongside the abutting streetways and connects to the proposed development to promote internal connectivity. All parking and driveways are shown to be paved. A total of one-hundred and sixty-seven (167) parking spaces are provided within the development, exceeding minimum off-street parking requirements. Parking areas and spaces will be curbed and striped. Currently, the site plan is lacking in showing loading spaces for the facility.

Landscaping and Screening

The subject property for the development abuts a residential zoning district to the northeast. The property to the northeast is the Bondurant City Cemetery and is operated by the City of Bondurant. When a property zoned as the C-2 District is adjacent to any property zoned within a residential district, a buffer yard is required. As a result, a buffer yard will be required alongside the portion abutting the parcel zoned as '*Medium Density Residential District*' (R-2). This buffer yard area may not be utilized for parking, storage, loading, active recreation, locating refuse containers, or similar nuisance activity.

As is currently shown, the landscaping plan does not meet code requirements. The landscaping plan will need to be updated to show that the twelve (12) required general trees will be planted within the thirty-foot (30') setback area along either Paine Circle SE and/or Paine Street SE. The site plan will also need to show that these trees will be at least four-feet (4') away from the front property lines. The landscaping plan will also need to be updated to show that all required interior trees will be a minimum of 1 3/4 inch caliper to meet the deciduous shade tree size requirement.

Architectural Review

The proposed facility falls within five-hundred feet (500') of the Highway 65/Hubbell Avenue right-of-way and is subject to architectural requirements outlined for the Arterial Corridor Overlay District. The following architectural elevation clarification has been requested from the site plan applicant:

1. Elevations to address how the following will be met: commercial buildings shall incorporate facade modulation into all building elevations visible to the public or adjacent to other less intense uses, in order to preserve building scale and reduce the effect of long, large, or expansive wall surfaces. Variation of these surfaces can be accomplished by physical offsets or by the use of color, pattern, or texture.
2. Elevations to confirm that roof mounted mechanical units or other similar equipment shall be screened from public view by the extension of a parapet wall or other roof mounted equipment. Such screening shall have similar design features as the building, including material, shape, and color considerations.
3. Trash enclosure elevations have to be updated to note that this collection area will be enclosed by a six-foot high opaque wood fence or masonry walls that are of a similar design to the principal building on the site.

Natural Resources

The subject property is not located within FEMA's 100-year floodplain and is not subject to the City's Stream Buffer Ordinance.

Stormwater Management Report

An engineer's stormwater management report was submitted for review by the City Engineer. The original stormwater management report for this development area was addressed as part of the original platting of the Bondurant Business Park. There are three detention basins proposed on this site. Clarification comments have been requested by the City Engineer; this has been factored in as part of the attached P&Z recommendation resolution.

Comments from City Officials:

The following City departments were notified of the submitted site plan:

Public Works

Requested that the applicant reevaluate the water connection to the building.

Engineering

Reviewed the site plan and stormwater management report and provided feedback to CDA.

Fire Department

Reviewed and requested the fire hydrant location be updated so that it is outside of the building's fall zone.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: The following options exist for the Planning & Zoning Commission:

1. Recommended approval of RESOLUTION NO. PZ-220609-17.
2. **Recommended approval of RESOLUTION NO. PZ-220609-17, subject to certain Zoning Code clarification items being addressed.**
3. Recommended denial of RESOLUTION NO. PZ-220609-17.
4. Table pending additional information.

Staff recommends approval of RESOLUTION NO. PZ-220609-17, regarding recommended approval of the 88 Paine Circle SE Site Plan, subject to the following Zoning and Subdivision Code clarification items being addressed:

1. That the site plan/preliminary plat be updated to address review comments provided by City Engineering, Public Works, and the Fire Department.
2. That the landscaping plan be updated to address the landscaping comments provided in the agenda statement.
3. That the site plan shall be updated to remove the proposed drive-through and on-site interactive menu station, or a conditional use permit shall be obtained through the City's Board of Adjustment where all code requirements of Section 178.08.7 shall be met. A pick-up window can remain if there is no on-site interactive menu station.
4. That the elevations shall be updated to address review comments noted in the agenda statement.

APPROVED FOR SUBMITTAL:**ATTACHMENTS:**

1. RES. No. PZ-220609-17
2. Site Plan - 1st Submittal - 2022-05-25
3. Elevations - 1st submittal - 2022-05-25

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-220609-17

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE 88 PAINE
CIRCLE SE SITE PLAN.

WHEREAS, Civil Design Advantage submitted the site plan for the property located at 88 Paine Circle SE, Lots 2 and 3 of the Bondurant Commercial Business Park described as follows; AND

LOTS 2 AND 3 BONDURANT COMMERCIAL BUSINESS PARK

WHEREAS, the zoning for the property is General Commercial (C-2) and the professional office and restaurant use proposed is a permitted use per the zoning ordinance.

NOW, THEREFORE, BE IT RESOLVED, that the Planning & Zoning Commission recommends approval of the submitted site plan for the 88 Paine Circle SE development area, subject to the following Zoning Code/Subdivision Code clarification recommendation items:

1. That the site plan/preliminary plat be updated to address review comments provided by City Engineering, Public Works, and the Fire Department.
2. That the landscaping plan be updated to address the landscaping comments provided in the agenda statement.
3. That the site plan shall be updated to remove the proposed drive-through and on-site interactive menu station, or a conditional use permit shall be obtained through the City's Board of Adjustment where all code requirements of Section 178.08.7 shall be met. A pick-up window can remain if there is no on-site interactive menu station.
4. That the elevations shall be updated to address review comments noted in the agenda statement.

Moved by _____, Seconded by _____ to adopt.

ATTEST: I, Maggie Murray, Planning & Community Development Director, City of Bondurant, hereby certify that at a meeting of the Planning and Zoning Commission held on June 9, 2022; among other proceedings the above was recommended.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Maggie Murray, Planning & Community Development Director

Action	Yay	Nay	Abstain	Absent
Cameron				

Clayton				
Mains				
Keeran				
Cuellar				
Hoyer				
Brostrom				

Torey Cuellar, Commission Chair

SITE PLAN FOR:
88 PAINE CIRCLE SE
BONDURANT, IOWA

VICINITY MAP

NOT TO SCALE



LEGAL DESCRIPTION

LOTS 2 AND 3 BONDURANT COMMERCIAL BUSINESS PARK

ZONING

C-2 (CENTRAL BUSINESS DISTRICT)

PROJECT SITE ADDRESS

88-90 PAINE CIRCLE SE

PROPOSED USE

OFFICE / RESTAURANT

DEVELOPMENT SUMMARY

AREA: 3.02 ACRES (131,552 SF)

SETBACKS:

FRONT: 30'
SIDE: 0'
REAR: 25'

PARKING:

BUSINESS AND PROFESSIONAL OFFICE: 1 SPACE PER 200 SF

RESTAURANTS:

CARRY-OUT AND DELIVERY SERVICE, DRIVE-IN SERVICE, SERVICE OR CONSUMPTION OUTSIDE FULLY ENCLOSED STRUCTURE ALLOWED - ONE (1) SPACE PER 100 SQUARE FEET OF GROSS FLOOR AREA PLUS ONE (1) SPACE FOR EVERY FOUR (4) OUTSIDE SEATS PLUS RESERVOIR LANE CAPACITY EQUAL TO FIVE (5) SPACES PER DRIVE-IN WINDOW.

REQUIRED:

RESTAURANT (6,764 SF) = 68 SPACES

PATIO (42 SEATS) = 11 SPACES

OFFICE (12,549 SF) = 63 SPACES

TOTAL REQUIRED:

= 142 SPACES

PARKING PROVIDED:

= 167 SPACES

ACCESSIBLE PARKING:

REQUIRED:

(151-200 SPACES PROVIDED) =6 SPACES

PROVIDED:

TOTAL PROVIDED =6 SPACES

OPEN SPACE CALCULATION:

TOTAL SITE: = 131,552 (3.02 AC.)
BUILDING = 19,313 SF
PARKING AREAS = 27,728 SF
DRIVEWAYS = 30,321 SF
FLUME = 347 SF
SIDEWALK = 6,550 SF
OPEN SPACE PROVIDED = 47,293 SF (36%)

IMPERVIOUS AREA

84,259 SF (1.93 AC.)

DATE OF SURVEY

JANUARY, 2021

BENCHMARKS

FLAG BOLT ON HYDRANT 400 FEET +/- NORTHEAST OF WASHINGTON ON NORTHEAST SIDE OF PAINE STREET.
ELEVATION=977.20

BURY BOLT ON HYDRANT @ WEST CORNER OF PAINE CIRCLE & PAINE STREET.
ELEVATION=978.18

INDEX OF SHEETS

NO.	DESCRIPTION
1.0	COVER SHEET
2.0	DIMENSION PLAN
3.0-3.1	GRADING PLAN
4.0	EROSION AND SEDIMENT CONTROL PLAN
5.0	UTILITY PLAN
6.0	LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED

PROJECT BOUNDARY	---
LOT LINE	---
SECTION LINE	---
CENTER LINE	---
RIGHT OF WAY	---R/W---
PERMANENT EASEMENT	---P/E---
TEMPORARY EASEMENT	---T/E---
TYPE SW-501 STORM INTAKE	[Symbol]
TYPE SW-503 STORM INTAKE	[Symbol]
TYPE SW-505 STORM INTAKE	[Symbol]
TYPE SW-506 STORM INTAKE	[Symbol]
TYPE SW-513 STORM INTAKE	[Symbol]
TYPE SW-401 STORM MANHOLE	[Symbol]
TYPE SW-402 STORM MANHOLE	[Symbol]
TYPE SW-301 SANITARY MANHOLE	[Symbol]
STORM/SANITARY CLEANOUT	[Symbol]
WATER VALVE	[Symbol]
FIRE HYDRANT ASSEMBLY	[Symbol]
SIGN	[Symbol]
DETECTABLE WARNING PANEL	[Symbol]
STORM SEWER STRUCTURE NO.	[Symbol]
STORM SEWER PIPE NO.	[Symbol]
SANITARY SEWER STRUCTURE NO.	[Symbol]
SANITARY SEWER PIPE NO.	[Symbol]
SANITARY SEWER WITH SIZE	8"S
SANITARY SERVICE	S-S-S
STORM SEWER	---
STORM SERVICE	ST-ST
WATERMAIN WITH SIZE	8"W
WATER SERVICE	W-W
SAWCUT (FULL DEPTH)	[Symbol]
SILT FENCE	[Symbol]

EXISTING

SANITARY MANHOLE	[Symbol]
WATER VALVE BOX	[Symbol]
FIRE HYDRANT	[Symbol]
WATER CURB STOP	[Symbol]
WELL	[Symbol]
STORM SEWER MANHOLE	[Symbol]
STORM SEWER SINGLE INTAKE	[Symbol]
STORM SEWER DOUBLE INTAKE	[Symbol]
FLARED END SECTION	[Symbol]
ROOF DRAIN/ DOWNSPOUT	[Symbol]
DECIDUOUS TREE	[Symbol]
CONIFEROUS TREE	[Symbol]
DECIDUOUS SHRUB	[Symbol]
CONIFEROUS SHRUB	[Symbol]
ELECTRIC POWER POLE	[Symbol]
GUY ANCHOR	[Symbol]
STREET LIGHT	[Symbol]
POWER POLE W/ TRANSFORMER	[Symbol]
UTILITY POLE W/ LIGHT	[Symbol]
ELECTRIC BOX	[Symbol]
ELECTRIC TRANSFORMER	[Symbol]
ELECTRIC MANHOLE OR VAULT	[Symbol]
TRAFFIC SIGN	[Symbol]
TELEPHONE JUNCTION BOX	[Symbol]
TELEPHONE MANHOLE/VAULT	[Symbol]
TELEPHONE POLE	[Symbol]
GAS VALVE BOX	[Symbol]
CABLE TV JUNCTION BOX	[Symbol]
CABLE TV MANHOLE/VAULT	[Symbol]
MAIL BOX	[Symbol]
BENCHMARK	[Symbol]
SOIL BORING	[Symbol]
UNDERGROUND TV CABLE	TV---
GAS MAIN	G---
FIBER OPTIC	FO---
UNDERGROUND TELEPHONE	T---
OVERHEAD ELECTRIC	OE---
UNDERGROUND ELECTRIC	E---
FIELD TILE	TILE---
SANITARY SEWER W/ SIZE	8"S
STORM SEWER W/ SIZE	15" RCP
WATER MAIN W/ SIZE	8"W



UTILITY WARNING

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.



ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

THE 2021 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

DATE: 05/25/2022
SHEETS 1.0-5.0

88 PAINE CIRCLE SE

1. THE 2021 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE FEDERAL, STATE, OR LOCAL REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH ANY OF THE ABOVE.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS PRIOR INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN ALL SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION DIVISION PRIOR TO ANY CONCRETE REMOVAL.
18. ALL SCOUR STOP SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR ACCORDING TO SCOUR STOP PRODUCT SPECIFICATIONS.
19. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACT PRICE.

1. ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
2. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. PERMANENT PERMITTING OF THE MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
4. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
5. SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES, SIGNAGE AND TEMPORARY PEDESTRIAN ACCESS ROUTE THROUGH THE CONSTRUCTION AREA SHALL MEET THE REQUIREMENTS OF ALL CITY RIGHT OF WAY LIABILITY GUIDELINES (PROWAG), SECTION R205 AND IOWA DOT DESIGN MANUAL, CHAPTER 12A-4.
6. THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EJECTION OF MATERIAL.
7. ALL SIGNING AND LANE STRIPING WILL NEED TO COMPLY WITH MUTCD. MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.

1. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
2. PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY IN WRITING (48 HRS NOTICE) THE FOLLOWING:
 - CITY
 - B. APPROPRIATE UTILITY COMPANIES
 - C. OWNER
 - D. CIVIL DESIGN ADVANTAGE
 - E. ARCHITECT
3. DO NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE NOTED. COORDINATE REMOVAL OR ABANDONMENT OF ALL UTILITIES WITH THE APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
4. PROTECT EXISTING UTILITIES THAT ARE TO REMAIN. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
5. BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 95% MAXIMUM STANDARD PROCTOR DRY DENSITY AND MOISTURE RANGE OF OPTIMUM MOISTURE TO 4% ABOVE OPTIMUM MOISTURE. TESTING OF BACKFILL TO BE BY A GEOTECHNICAL ENGINEER EMPLOYED BY THE OWNER. IN THE EVENT OF A TEST FAILURE, ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR.
6. FIELD VERIFY EXISTING GRADES AND LOCATION OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TRUNK DRAINS, BUILDINGS AND OTHER SITE FEATURES PRIOR TO DEMOLITION AND IMMEDIATELY INFORM THE ENGINEER AND/OR OWNER OF ANY DISCREPANCIES.
7. DEMOLITION NOTES AS SHOWN ON THE PLAN ARE NOT ALL INCLUSIVE. CONTRACTOR TO ABANDON IN PLACE OR REMOVE AND DISPOSE OF ALL EXISTING SITE IMPROVEMENTS ABOVE AND BELOW GROUND TO COMPLY WITH THE GENERAL INTENT OF THIS DOCUMENT.
8. ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
9. CONSTRUCTION LIMITS SHALL BE CONFINED TO THE SITE BOUNDARY AS NOTED. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

1. SIDEWALKS	4" P.P.C.
2. PAVEMENT IN R.O.W.	7" P.C.C.
3. DRIVEWAY AND PARKING AREAS	6" P.C.C.
4. DUMPSTER ENCLOSURE AND FRONT 20'	8" P.C.C.

STOP SIGN

VAN ACCESSIBLE PARKING

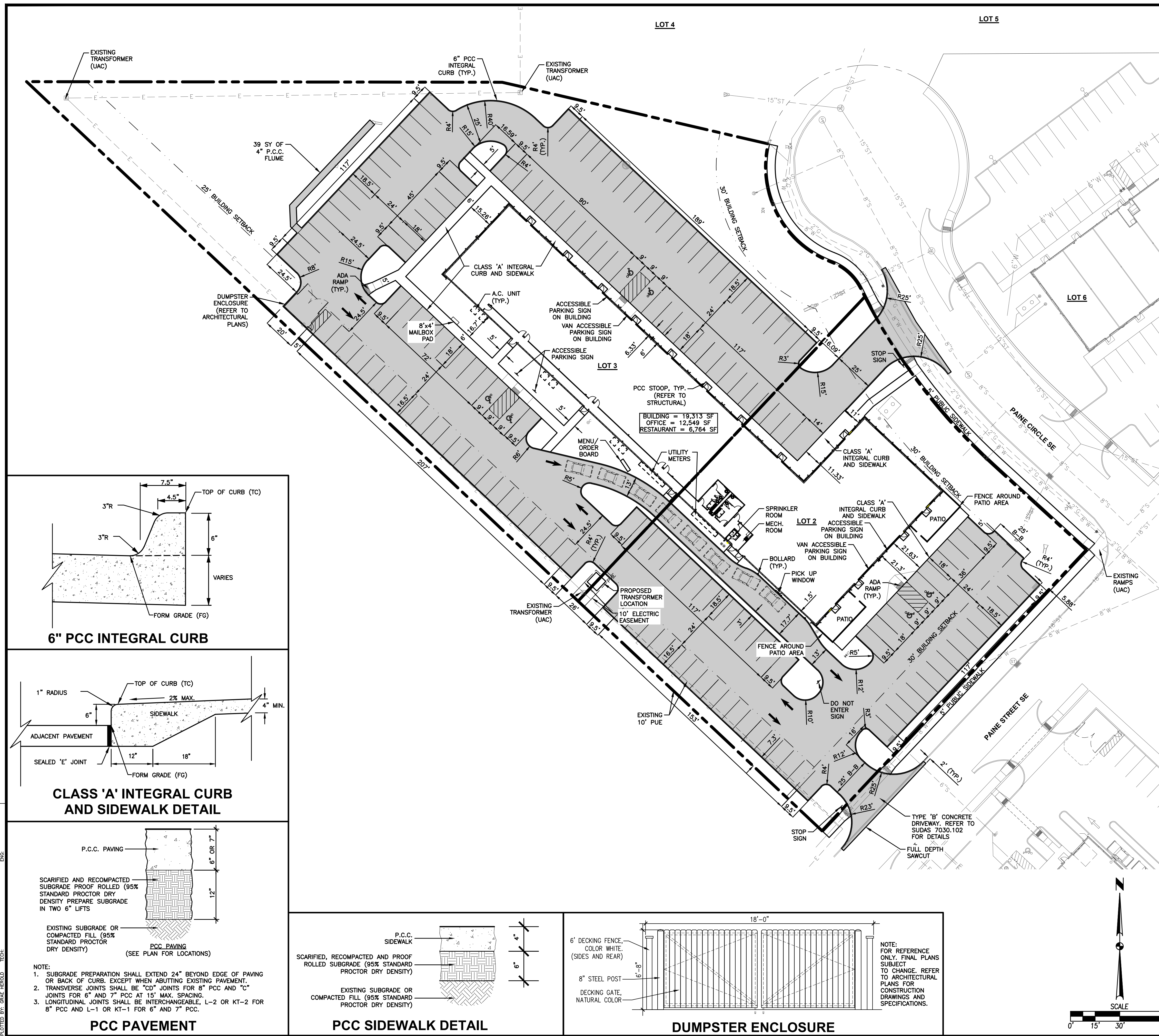
ACCESSIBLE PARKING

DO NOT ENTER

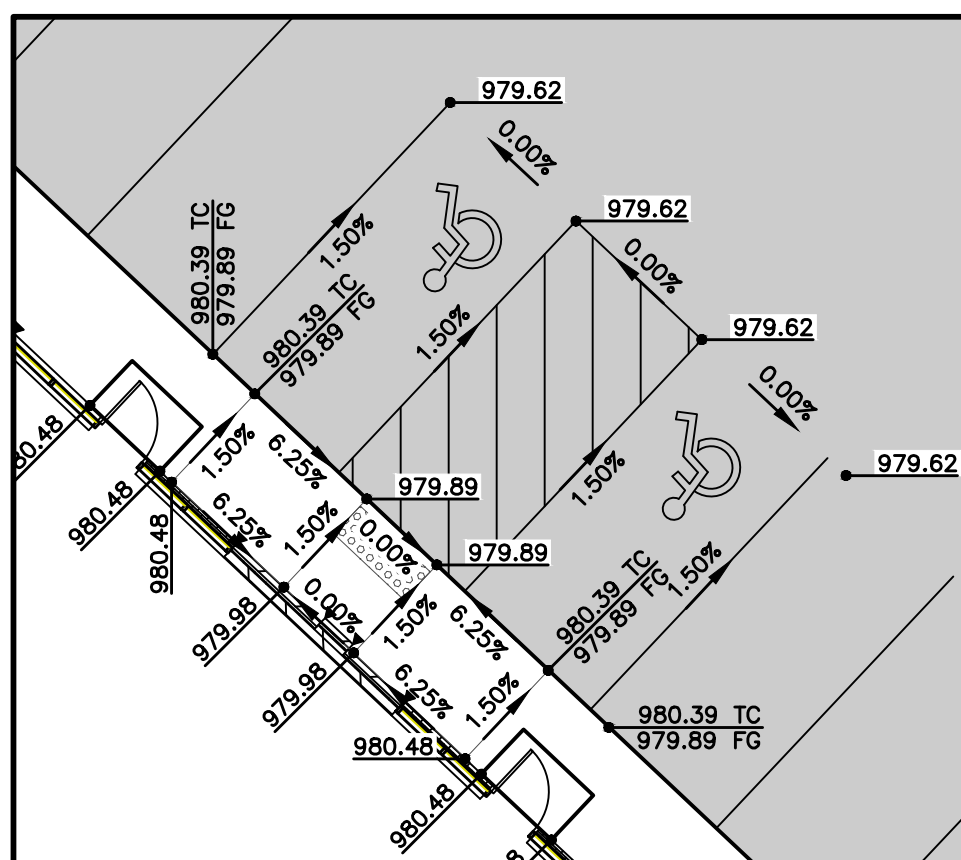
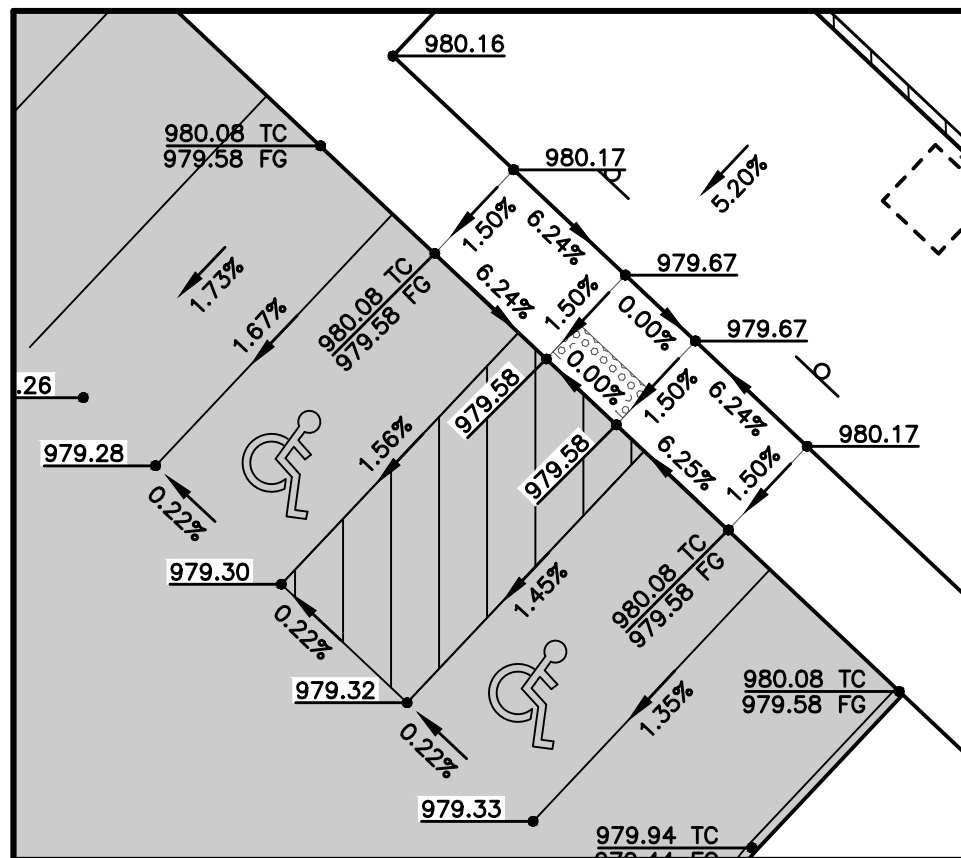
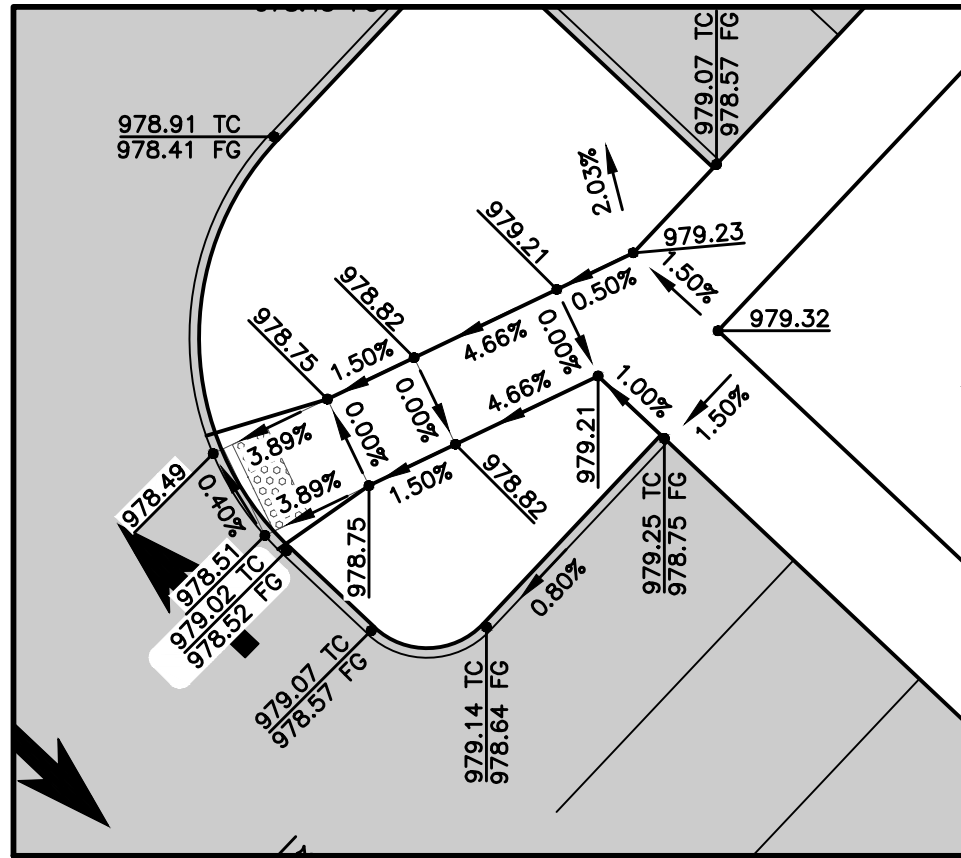
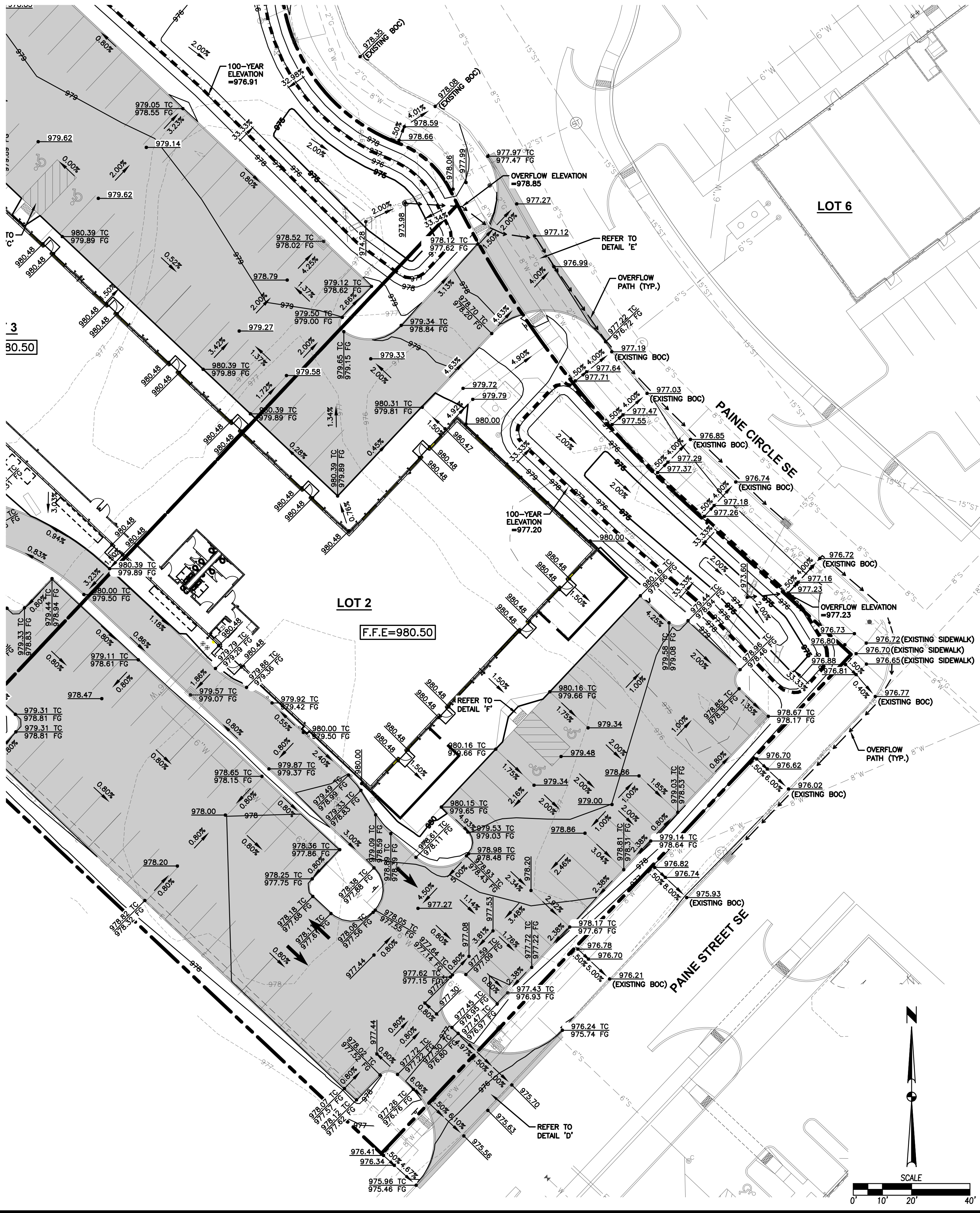
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THE BUILDING

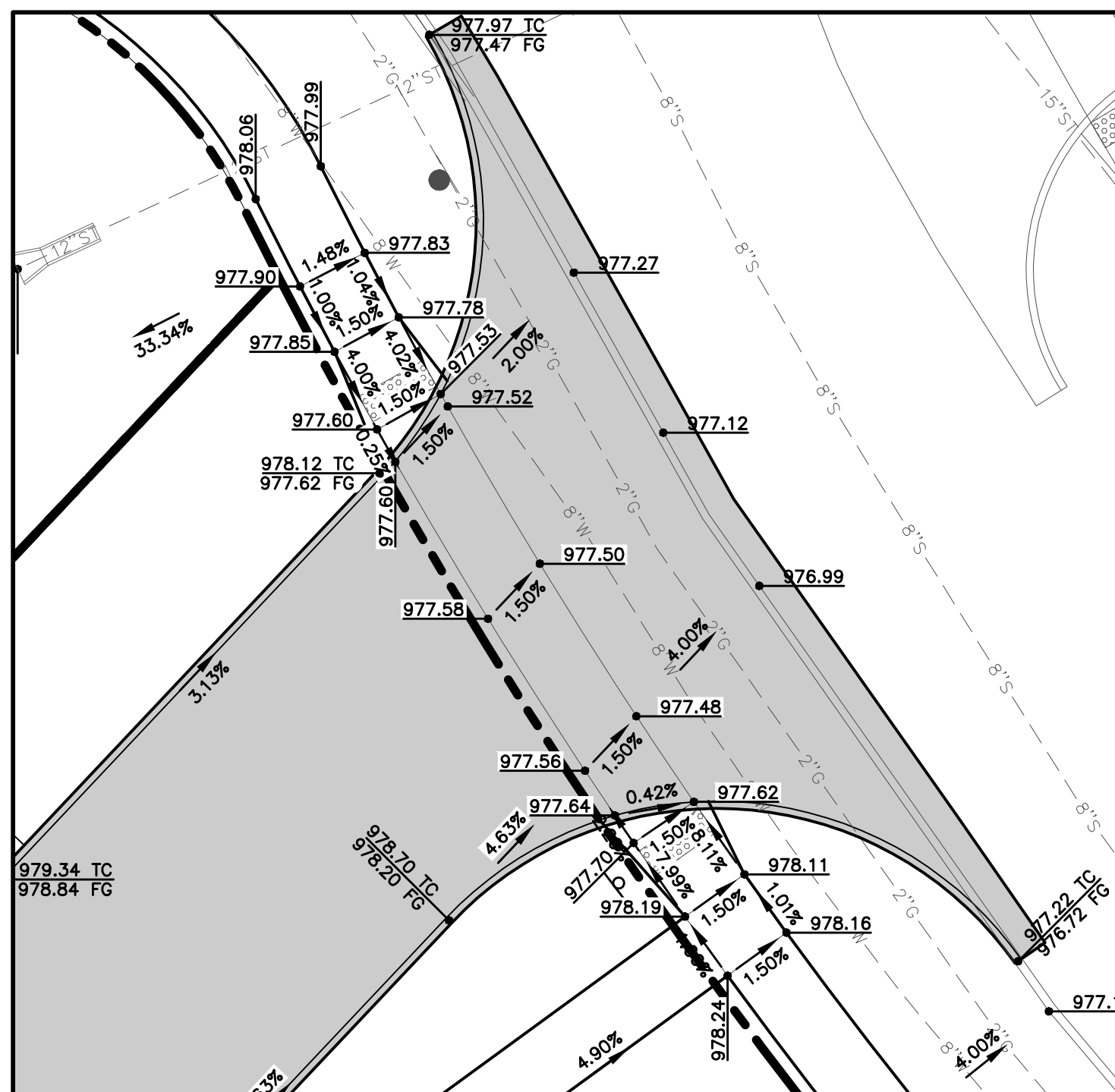
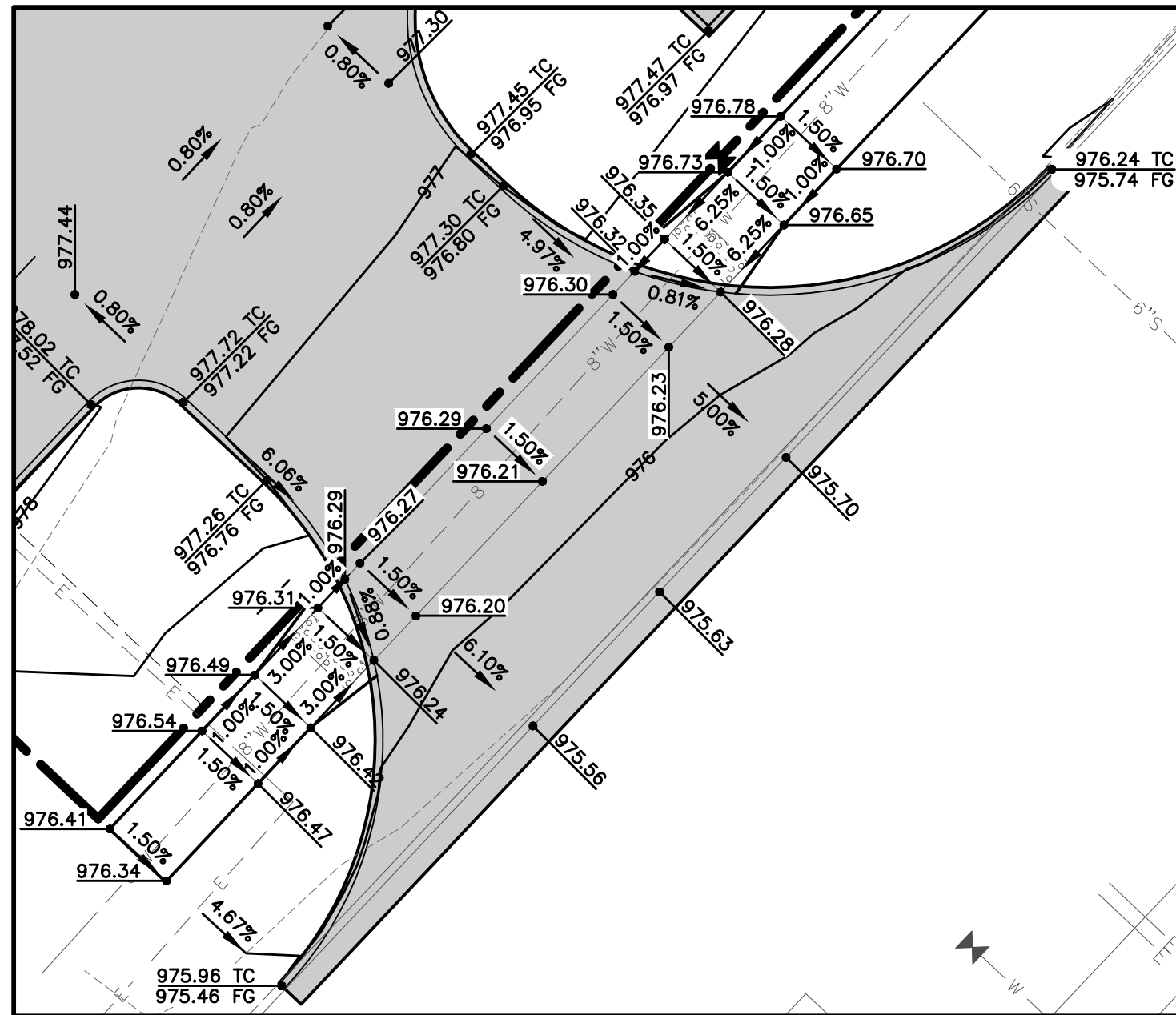
THAT IS SHOWN IS FOR REFERENCE
PURPOSES ONLY. FINAL BUILDING TYPE IS
SUBJECT TO CHANGE. REFER TO
ARCHITECTURAL DRAWINGS FOR DETAILS.

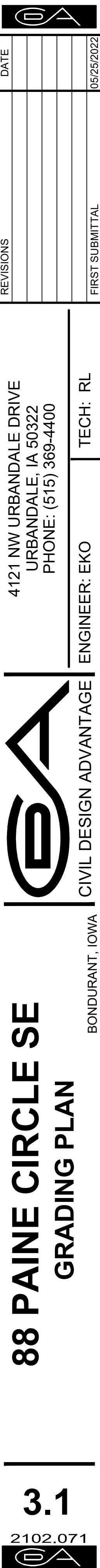


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 COMMENT:



- ### GRADING NOTES
1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S BUILDING DIVISION.
 2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPAVED AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
 3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2021 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE.
 4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
 5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
 6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
 7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
 8. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
 10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
 11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
 12. SIDEWALKS:
MAINTAIN 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.





88 PAINE CIRCLE SE

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

NOT TO SCALE



STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	3,036
2	FILTER SOCK	LF	110
3	SEEDING, FERTILIZING, AND MULCHING	AC	1.15
4	INLET PROTECTION DEVICES	EA	5
5	CONCRETE WASHOUT PIT	EA	1

NOTES:

- IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
- DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
- STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO AN UNNAMED TRIBUTARY OF SANTIAGO CREEK ±5,450 FT
TOTAL AREA DISTURBED TO DISCHARGE POINT
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)

2.19 ACRES
7,884 CU FT

VOLUME PROVIDED IN FILTER SOCK (55 LF @ 2.0 CU FT/LF OF SOCK)
VOLUME PROVIDED IN SILT FENCE (2,056 LF @ 4.5 CU FT/LF OF FENCE)
TOTAL VOLUME PROVIDED

110 CU FT
9,252 CU FT
9,362 CU FT

DISCHARGE POINT #2 TO AN UNNAMED TRIBUTARY OF SANTIAGO CREEK ±5,200 FT
TOTAL AREA DISTURBED TO DISCHARGE POINT
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)

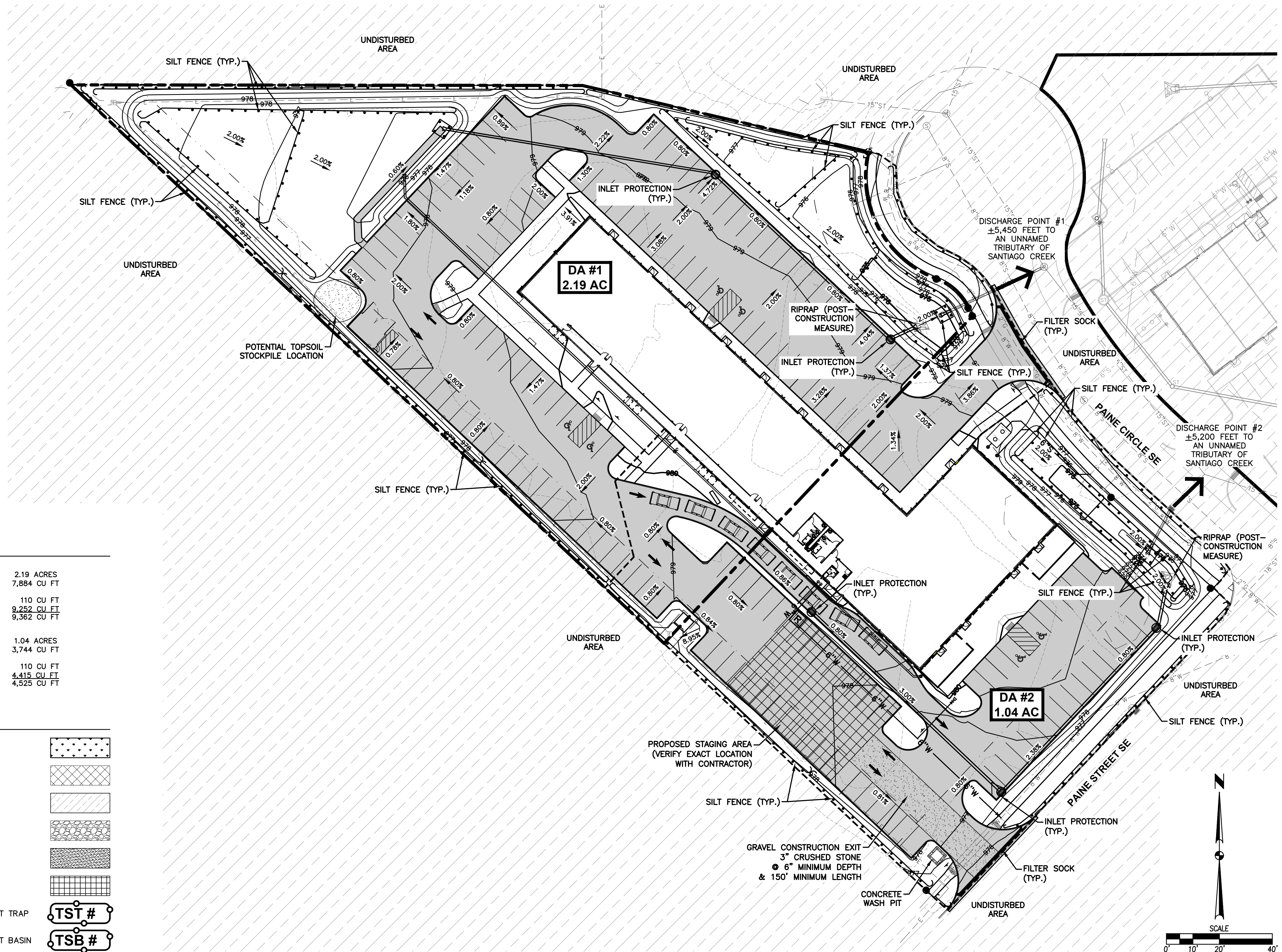
1.04 ACRES
3,744 CU FT

VOLUME PROVIDED IN FILTER SOCK (55 LF @ 2.0 CU FT/LF OF SOCK)
VOLUME PROVIDED IN SILT FENCE (980 LF @ 4.5 CU FT/LF OF FENCE)
TOTAL VOLUME PROVIDED

110 CU FT
4,415 CU FT
4,525 CU FT

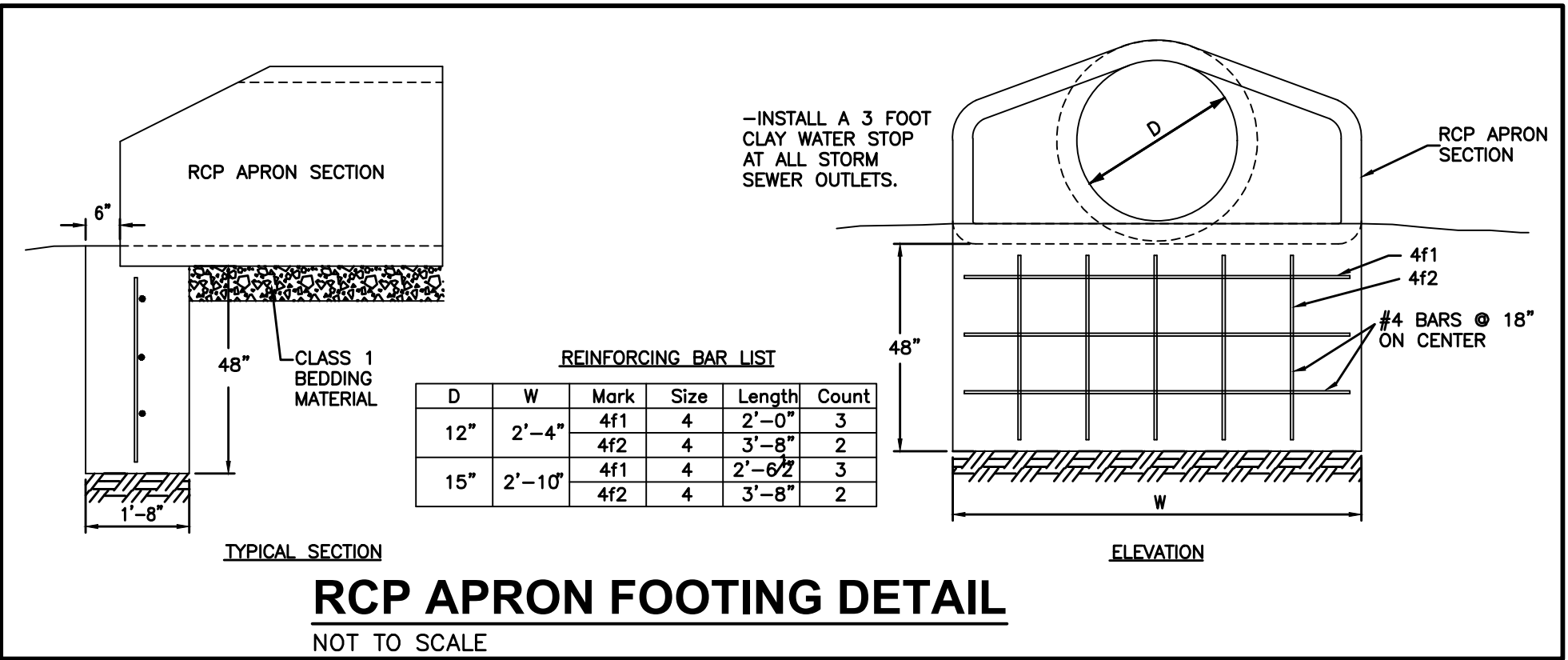
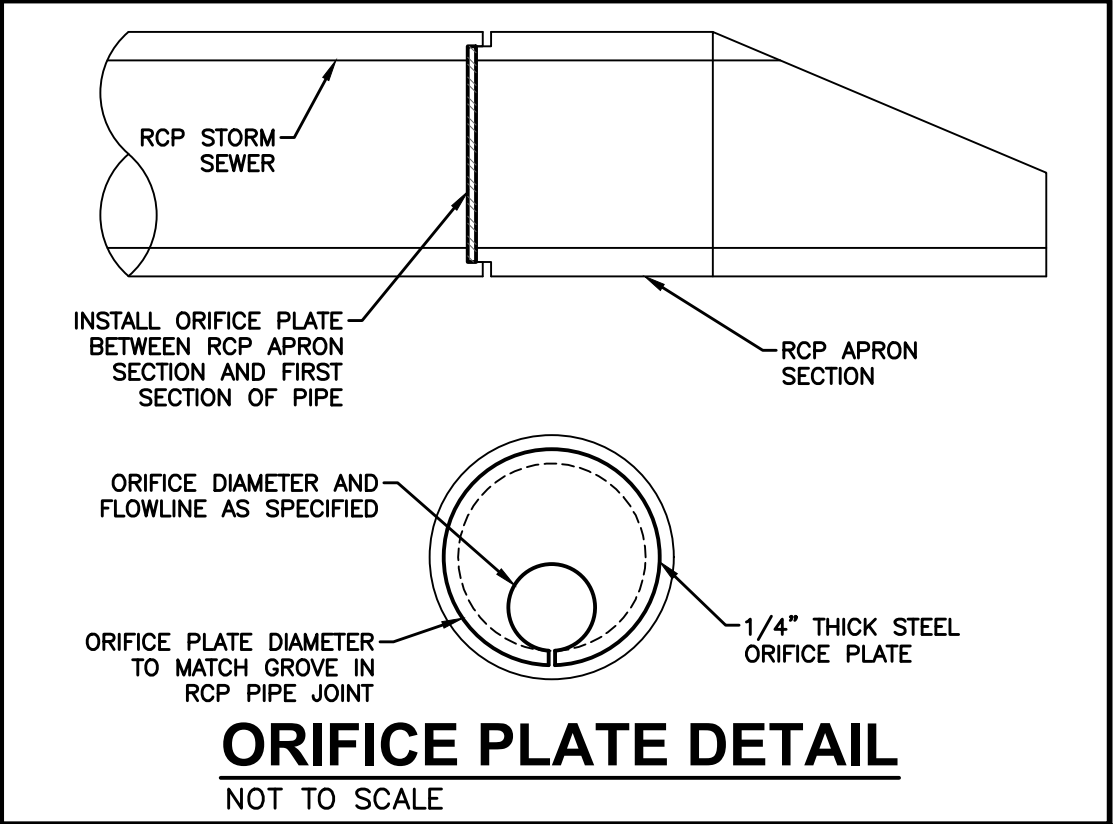
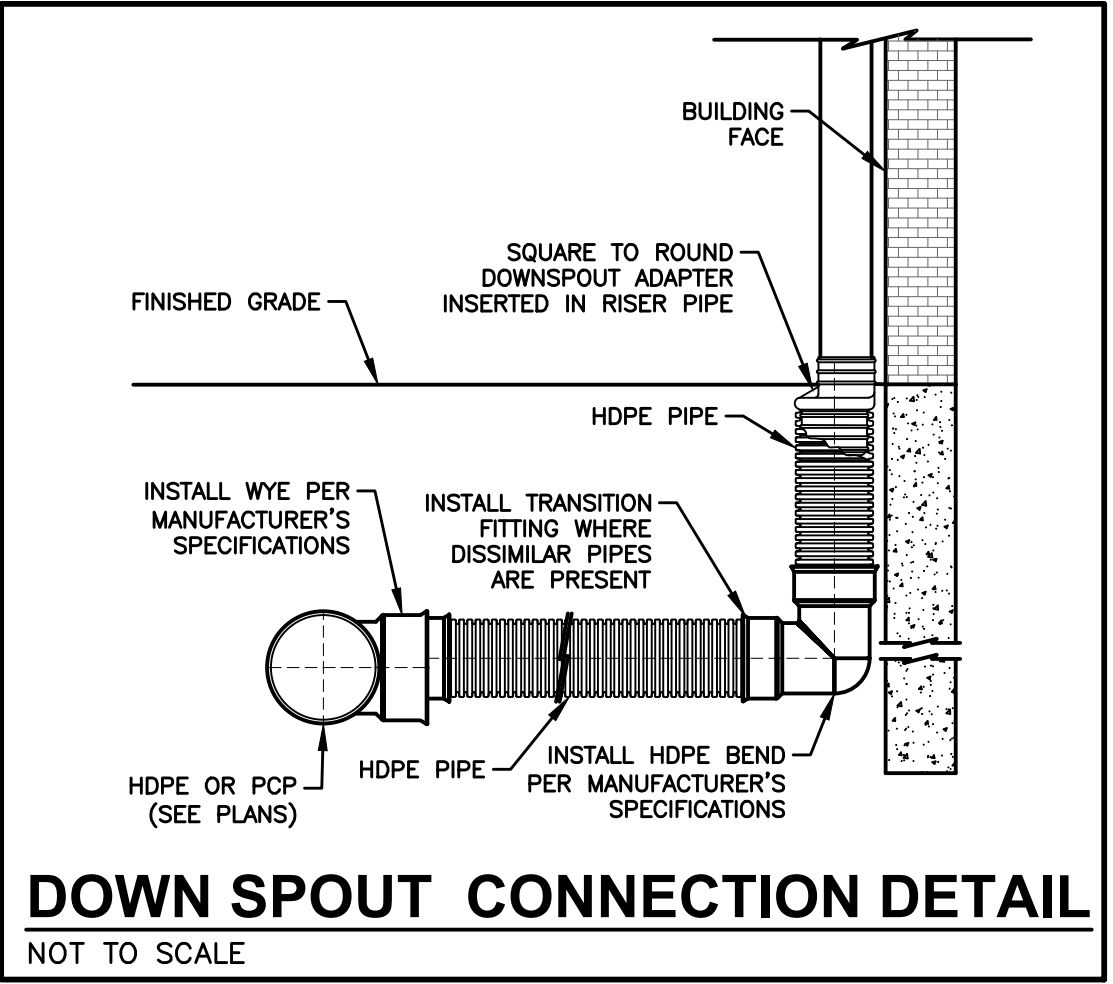
SWPPP LEGEND

DRAINAGE ARROW	X.XX %	AREA TO BE SEEDED	
GRADING LIMITS		STRAW MAT	
FILTER SOCK		UNDISTURBED AREA	
SILT FENCE		RIP-RAP	
DITCH CHECK		GRAVEL ENTRANCE	
INLET PROTECTION		STAGING AREA	
PORTABLE RESTROOM	R	TEMPORARY SEDIMENT TRAP	TST #
TEMPORARY STANDPIPE		TEMPORARY SEDIMENT BASIN	TSB #
CONCRETE WASHOUT PIT			

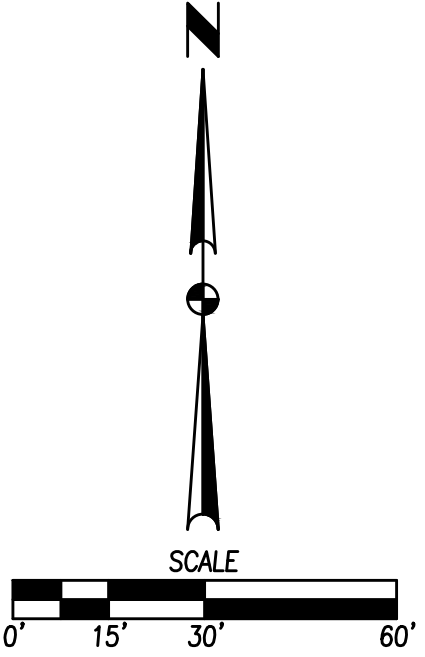
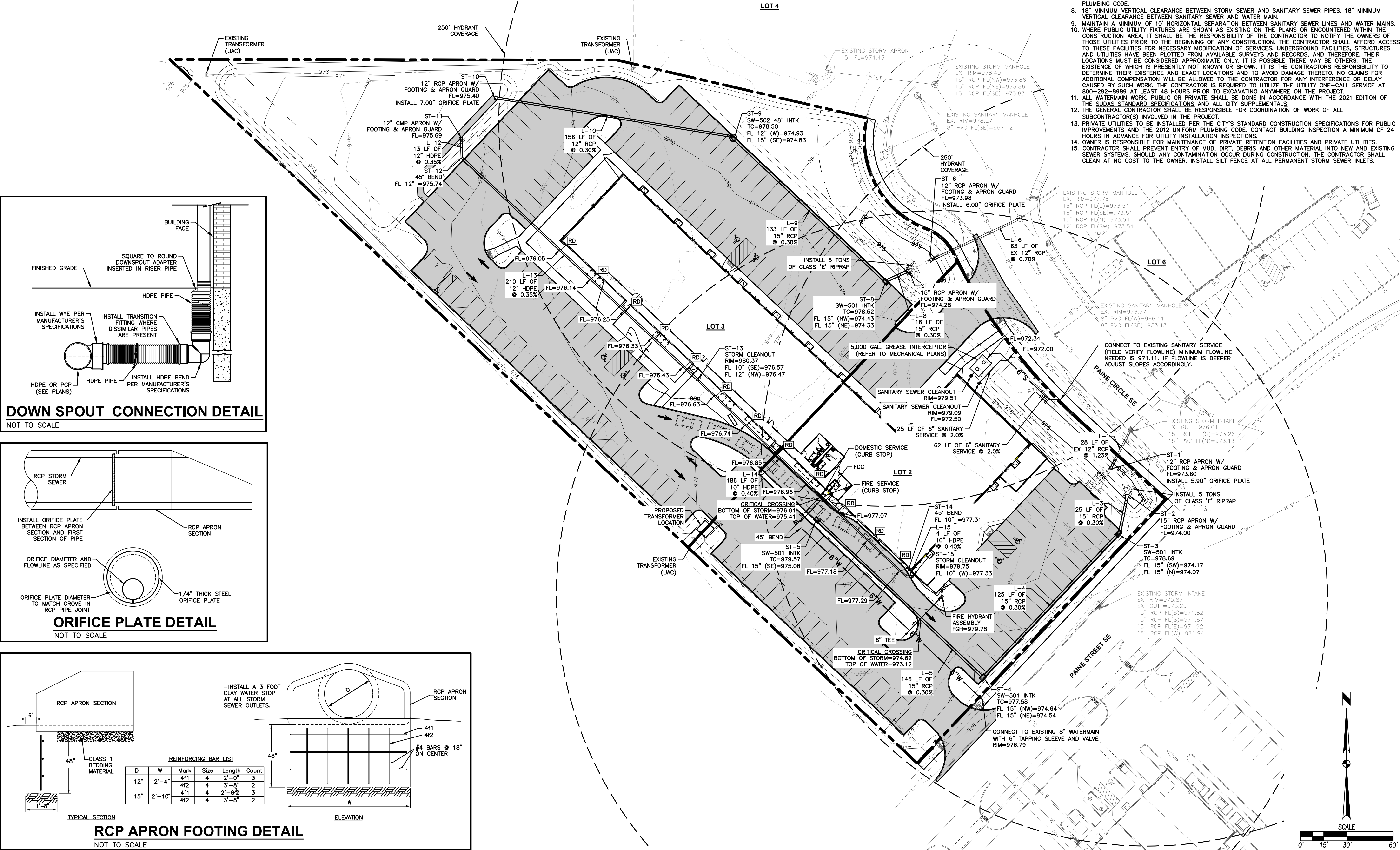


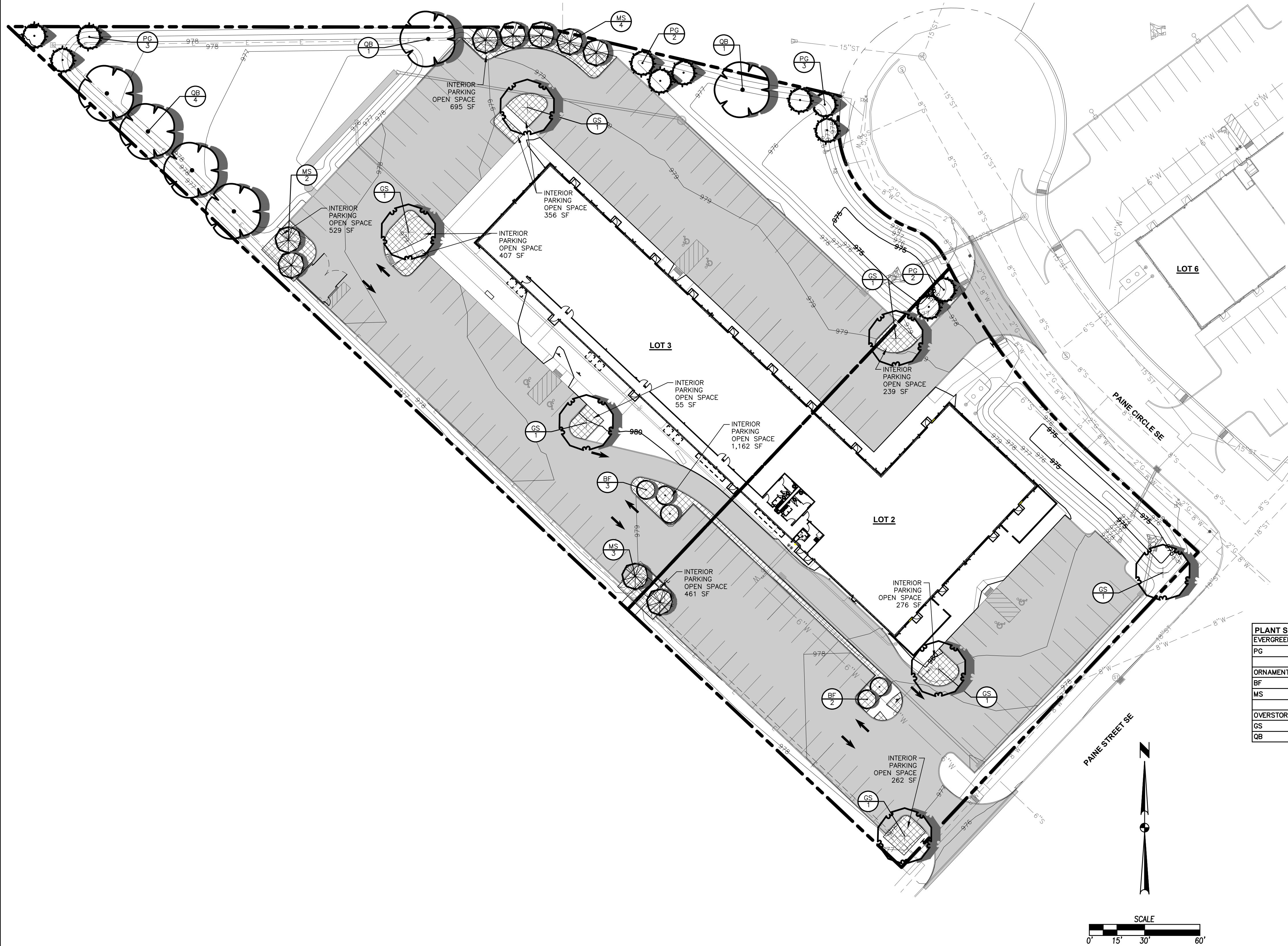
UTILITY NOTES

- REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
- FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
- PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
- BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE 2021 EDITION OF THE SDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
- ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
- ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
- ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
- 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
- MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
- WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
- ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE 2021 EDITION OF THE SDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
- PRIVATE UTILITIES TO BE INSTALLED PER THE CITY'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
- OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
- CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.



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LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE 2021 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. SEED (TYPE 1) OR SOD ALL DISTURBED AREAS AS DIRECTED BY OWNER.
6. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
7. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
8. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS TO A (MIN) DEPTH OF 3".
9. ALL EDGING SHALL BE STEEL.
10. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
11. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
12. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
13. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.

LANDSCAPE REQUIREMENTS

ONE TREE PER 50 LF OF STREET FRONTAGE OR ONE TREE PER SIX PARKING STALLS, WHICHEVER IS GREATER.

561 LF OR FRONTAGE = 12 TREES

167 PARKING STALLS = 28 TREES

TREES REQUIRED = 28

TREES PROVIDED = 28

SHRUBS REQUIRED = 0

SHRUBS PROVIDED = 0

5% OF PARKING AREA SHALL BE LANDSCAPED.

167 PARKING STALLS (9x18) = 27,054 SF

LANDSCAPING REQUIRED = 1,353 SF (5%)

LANDSCAPING PROVIDED = 4,671 SF (17%)

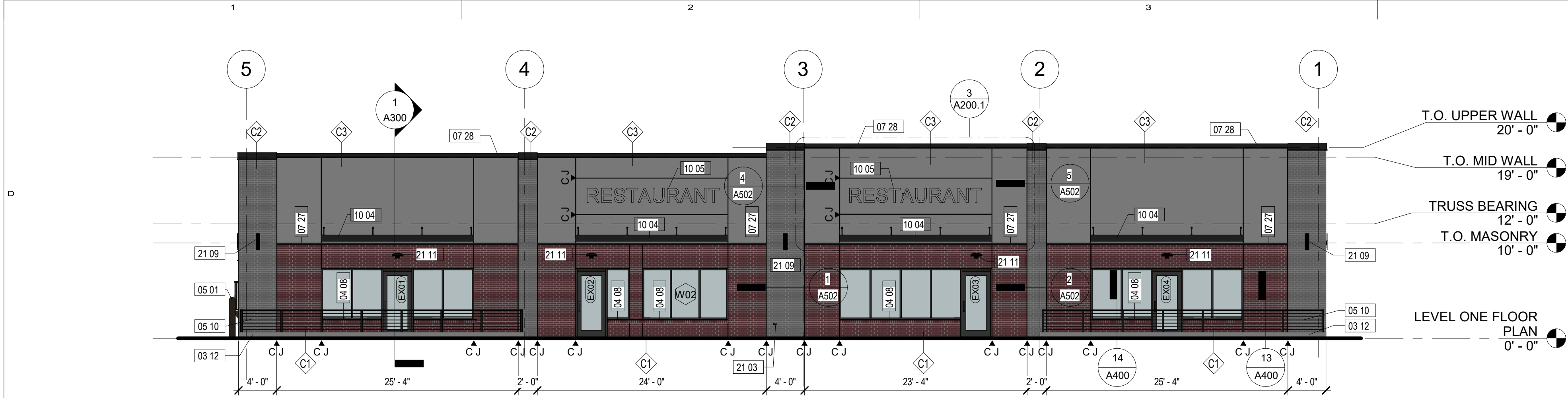
INTERIOR TREES REQUIRED = 10

(1/18 PARKING SPACES) = 10

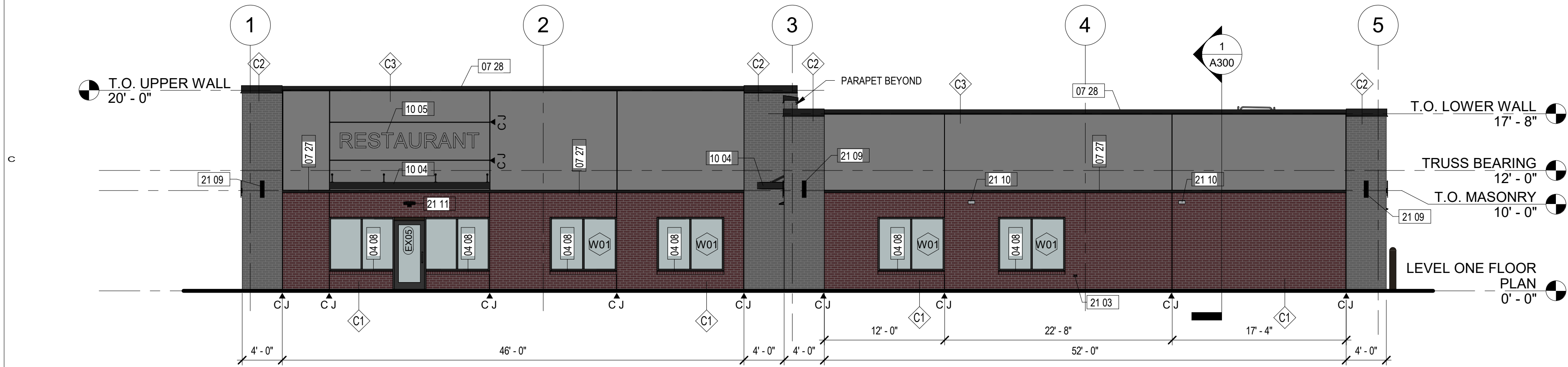
SEEDBED PREPARATION SUDAS SECTION 7E-24 - PERMANENT SEEDING

TOPSOIL: IN ORDER TO PROVIDE AN ADEQUATE GROWING MEDIUM, A MINIMUM OF 6 INCHES OF TOPSOIL SHOULD BE PLACED OVER THE DISTURBED AREA PRIOR TO SEEDING. DEEPER TOPSOIL DEPTHS (8-12 INCHES OR GREATER) ARE DESIRABLE AS THEY INCREASE THE ORGANIC MATTER AVAILABLE FOR USE BY THE PLANTS. ALLOW FOR DEEPER ROOT PENETRATION AND INCREASE THE MOISTURE HOLDING ABILITY OF THE SOIL. THESE BENEFITS WILL INCREASE THE DROUGHT TOLERANCE AND LONG-TERM HEALTH OF THE VEGETATION. WHERE SUFFICIENT TOPSOIL IS NOT AVAILABLE, COMPOSTED MATERIAL MAY BE INCORPORATED AT THE RATE OF 1 INCH OF COMPOST FOR EVERY 3 INCHES OF DEFICIENT TOPSOIL. THIS WILL INCREASE THE ORGANIC MATTER CONTENT OF THE SOIL, AND PROVIDE AN ADEQUATE GROWING MEDIUM FOR VEGETATION.

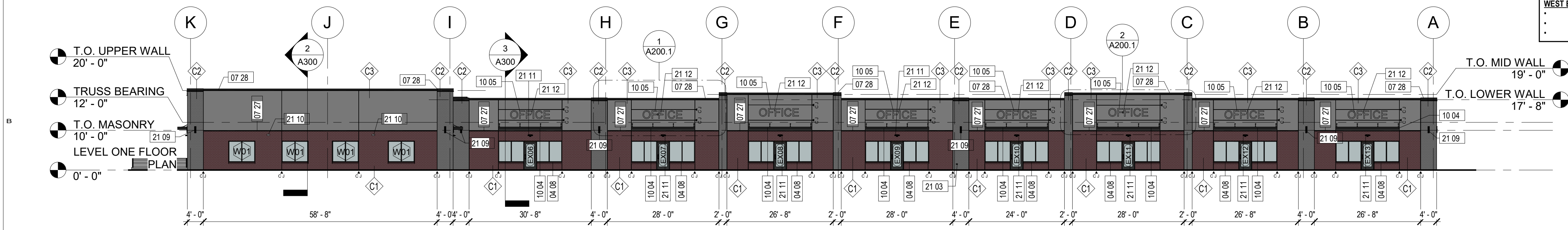
PLANT SCHEDULE				
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
PG	12	Colorado Blue Spruce	Picea pungens 'glauca'	B&B, 6" HEIGHT
ORNAMENTAL TREES				
QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	
BF	4	Dakota Pinnacle Asian White Birch	Betula platyphylla 'Fargo' TM	B&B, 1.5" CALIPER
MS	9	Spring Snow Crab Apple	Malus x 'Spring Snow'	B&B, 1.5" CALIPER
OVERSTORY TREES				
QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	
GS	7	Skyline Honey Locust	Gleditsia triacanthos 'Skyline'	B&B, 2" CALIPER
QB	6	Swamp White Oak	Quercus bicolor	B&B, 2" CALIPER



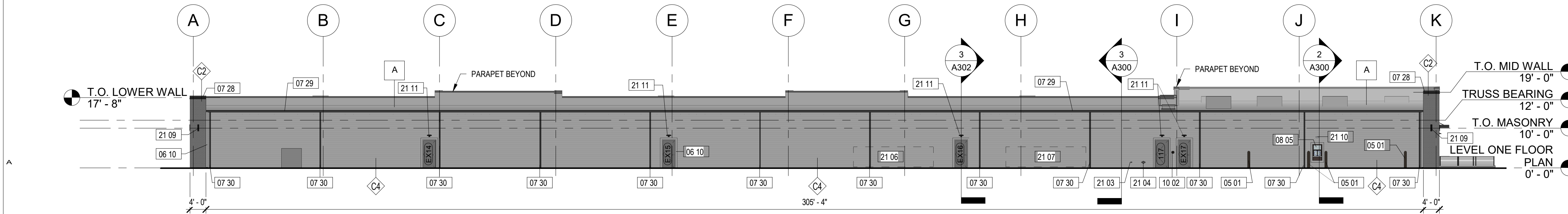
1 EAST ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



3 NORTH ELEVATION
1/16" = 1'-0"



4 SOUTH ELEVATION
1/16" = 1'-0"

KEYNOTES	
TAG	COMMENTS
03 12	8" CONC. CURB W/ DRAINAGE, SEE STRUCTURAL AND CIVIL
04 08	BRICK SILL, SLOPE 1/4" PER FT.
05 01	8" GALVANIZED STEEL BOLLARD, CONCRETE FILLED, DARK BRONZE.
05 10	BASE BID: POWDER COATED ALUMINUM GUARDRAILS, SEE SPEC - ALTERNATE #1: POWDER COATED GALVANIZED STEEL
06 10	HARDIE TRIM BOARD
07 27	0.060 ALUM. SILL SET IN SEALANT, TIE TO WALL BEHIND EIFS. SLOPE FLASHING 1/4"
07 28	PREFINISHED METAL PARAPET CAP SLOPES 3/4" MIN ON (3) LAYERS OF 3/4" TREATED PLYWOOD SECURED TO TOP OF WALL WITH PLATE SCREWS INTO TOP AT 24" O.C.
07 29	PREFINISHED CONTINUOUS SEAMLESS METAL GUTTER AND GUTTER STRAP, SLOPE TO DOWNSPOUT
07 30	DOWNSPOUT TO PVC, CONNECT TO STORM SEWER
08 05	READY ACCESS BUMP OUT 2 DRIVE THRU WINDOW
10 02	KNOX BOX, COORDINATE WITH LOCAL FIRE DEPARTMENT
10 04	LOUVERED HANGER ROD SUPPORTED CANOPY, FINISH: POWDER COAT TO MATCH STOREFRONT
10 05	FUTURE SIGNAGE TO BE DETERMINED BY OWNER
21 03	WALL HYDRANT, SEE PLUMBING
21 04	FIRE DEPARTMENT CONNECTION (FDC)
21 06	GAS METER, FIELD VERIFY LOCATION, SEE MECHANICAL, PAINT PIPES TO MATCH WALL COLOR
21 07	ELECTRIC METER RISER, FIELD VERIFY LOCATION, SEE ELECTRICAL, PAINT EXPOSED CONDUIT TO MATCH WALL COLOR
21 09	EXTERIOR LIGHT - ACCENT UP/DOWN LIGHTING, SEE ELECTRICAL (LOCATE HEIGHT WITH OWNER)
21 10	EXTERIOR LIGHT - ACCENT DOWN LIGHTING, SEE ELECTRICAL
21 11	EXTERIOR LIGHT - EMERGENCY LIGHTING, SEE ELECTRICAL
21 12	JUNCTION BOX FOR SIGNAGE ELECTRICAL, SEE ELECTRICAL

MATERIAL LEGEND	
PRIMARY	FIELD BRICK MODULAR WELSFORD IRON SPOT VELOUR W/ SGS SOLOMON 60X WHITE MORTAR
	ACCENT BRICK MODULAR VINTAGE BLACK VELOUR W/ SGS SOLOMON 94H IRON BLACK MORTAR
	GLAZING GRAY TINTED
SECONDARY	EIFS ELLIE GRAY, SW7650
	HARDIEPLANK FIBER CEMENT LAP CEDARMILL SIDING ELLIE GRAY, SW7650

ELEVATION MATERIALS		
NORTH ELEVATION - STREET FACING		TOTAL = 5,837 SF
• PRIMARY MATERIALS: FIELD BRICK, ACCENT BRICK, GLAZING		3,300 SF = 56.5 %
• SECONDARY MATERIALS: CEMENT BOARD SIDING		2,166 SF = 37.1 %
• LIMITED TRIM MATERIALS:		371 SF = 6.4 %
EAST ELEVATION - STREET FACING		TOTAL = 2,248 SF
• PRIMARY MATERIALS: FIELD BRICK, ACCENT BRICK, GLAZING		1,243 SF = 55.3 %
• SECONDARY MATERIALS: EIFS		859 SF = 38.2 %
• LIMITED TRIM MATERIALS:		146 SF = 6.5 %
SOUTH ELEVATION - NON - STREET FACING		TOTAL = 4,541 SF
• PRIMARY MATERIALS: ACCENT BRICK		143 SF = 3.1 %
• SECONDARY MATERIALS: EIFS		4249 SF = 93.7 %
• LIMITED TRIM MATERIALS:		149 SF = 3.2 %
WEST ELEVATION - NON - STREET FACING		TOTAL = 2,172 SF
• PRIMARY MATERIALS: FIELD BRICK, ACCENT BRICK, GLAZING		1,237 SF = 57 %
• SECONDARY MATERIALS: EIFS		818 SF = 37.7 %
• LIMITED TRIM MATERIALS:		117 SF = 5.3 %

ETHOS
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BUTLER ENGINEERING, INC
413 TYLER STREET
POLK CITY, IA 50226
Tel. 515.984.9194

Penta
PARTNERS LLC

PROJECT NAME:
**NEW OFFICE AND
RESTAURANT BUILDING**
88 PAINE CIRCLE SE
BONDURANT, IA 50035

OWNER
PENTA PARTNERS

DRAWING ISSUE INFORMATION:
ISSUE FOR : 100% CONSTRUCTION DOCS
ISSUE DATE : 05.02.2022

MARK DATE DESCRIPTION

MANAGEMENT INFORMATION:

PROJECT 2021.162
PRINCIPAL IN CHARGE : TIM OLSON PROJECT ARCHITECT : DP
DRAWN BY: HRH CHECKED BY: DP

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SHEET TITLE:
**EXTERIOR
ELEVATIONS**

SHEET NO.

A200

FOR PERMIT



7 PERSPECTIVE - LOOKING @ REST FRONT



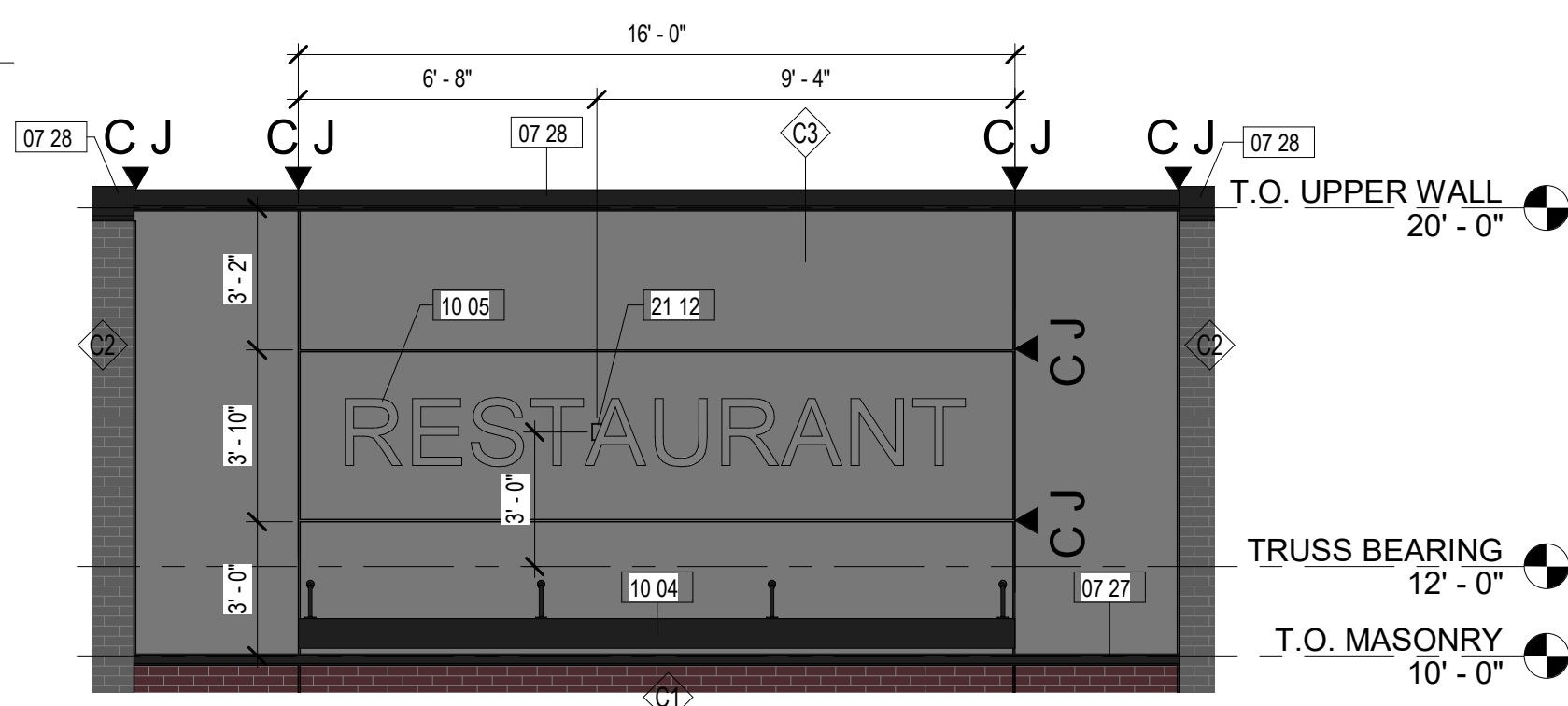
6 PERSPECTIVE - LOOKING SW



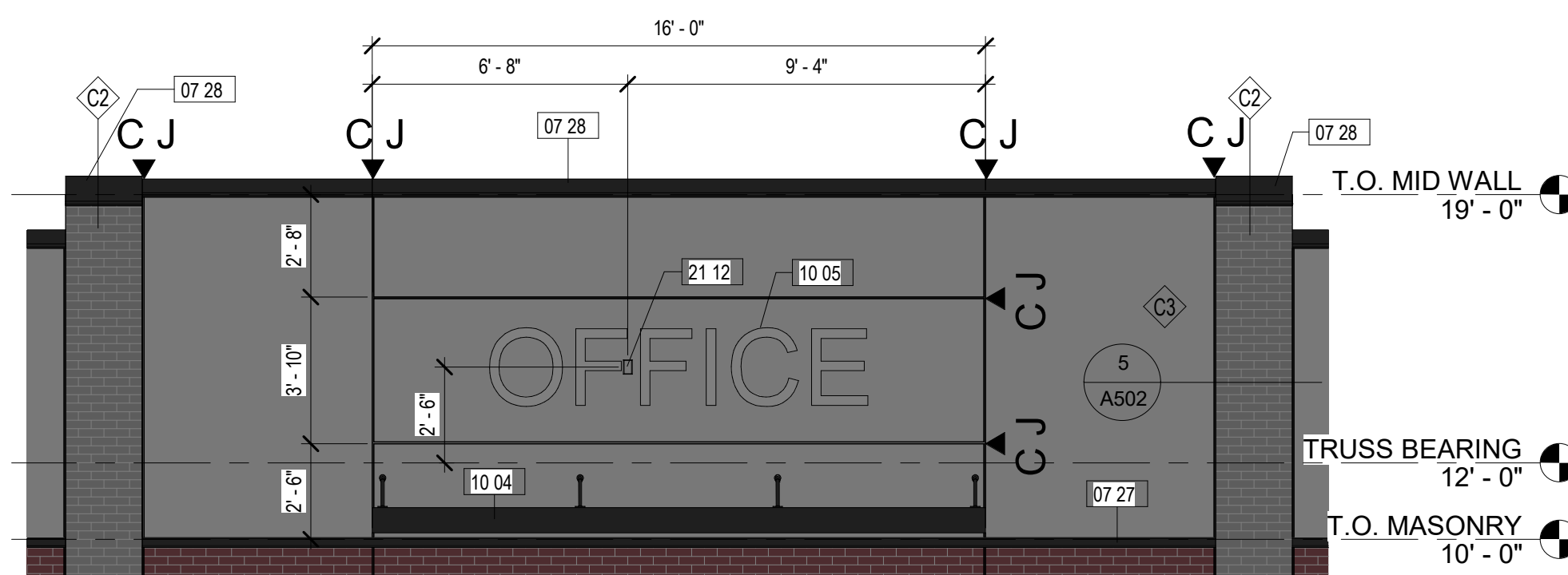
5 PERSPECTIVE - LOOKING SE



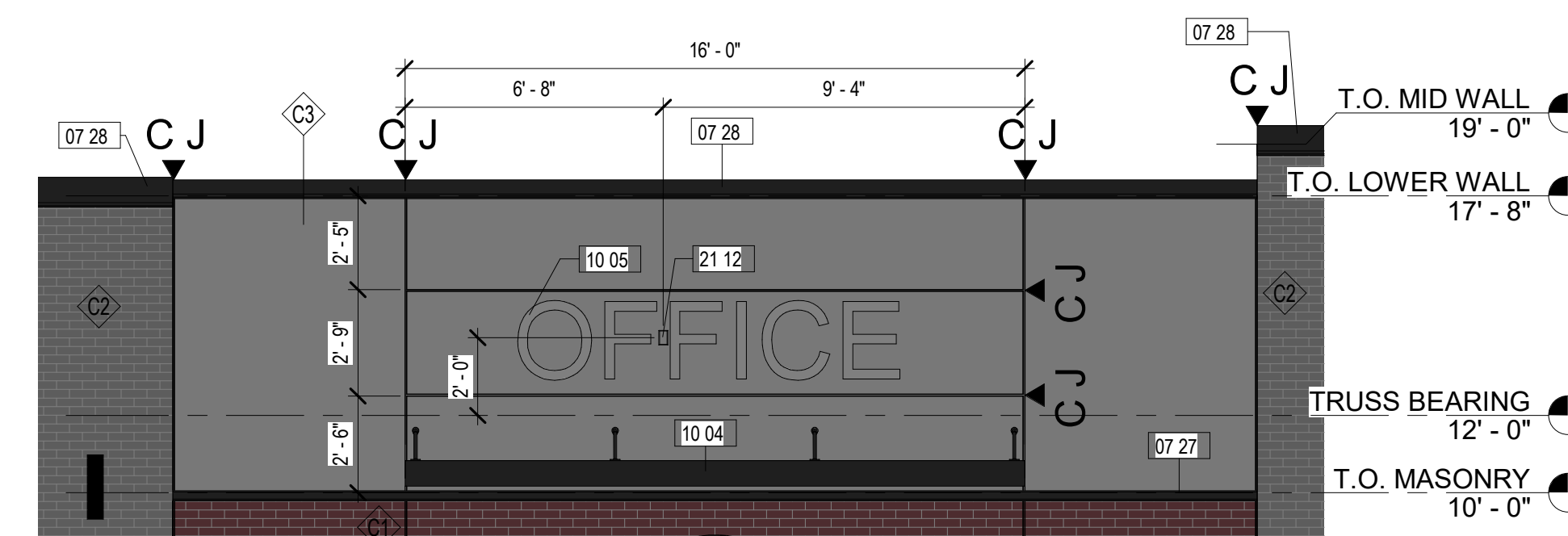
4 PERSPECTIVE - LOOKING SOUTH



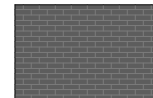
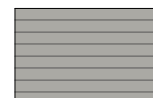
3 ENLARGED ELEVATION - HIGH WALL
1/4" = 1'-0"



2 ENLARGED ELEVATION - MID WALL
1/4" = 1'-0"



1 ENLARGED ELEVATION - LOW WALL
1/4" = 1'-0"

MATERIAL LEGEND		
PRIMARY		FIELD BRICK MODULAR WELSFORD IRON SPOT VELOUR W/ SGS SOLOMON 60X WHITE MORTAR
		ACCENT BRICK MODULAR VINTAGE BLACK VELOUR W/ SGS SOLOMON 94H IRON BLACK MORTAR
		GLAZING GRAY TINTED
SECONDARY		EIFS ELLIE GRAY, SW7650
		HARDIEPLANK FIBER CEMENT LAP CEDARMILL SIDING ELLIE GRAY, SW7650

	KEYNOTES
TAG	COMMENTS
07/27	0.060 ALUM. SILL SET IN SEALANT, TIE TO WALL BEHIND EIFS. SLOPE FLASHING 1/4"
07/28	REFINISHED METAL PARAPET CAP SLOPES 3/4" MIN ON (3) LAYERS OF 3/4" TREATED PLYWOOD SECURED TO TOP OF WALL WITH PLATE SCREWS INTO TOP AT 24" O.C.
10/04	LOUVERED HANGER ROD SUPPORTED CANOPY. FINISH: POWDER COAT TO MATCH STOREFRONT
10/05	FUTURE SIGNAGE TO BE DETERMINED BY OWNER
21/12	JUNCTION BOX FOR SIGNAGE ELECTRICAL. SEE ELECTRICAL



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[illegible]

MARK	DATE	DESCRIPTION
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MANAGEMENT INFORMATION.

PROJECT	2021.162		
PRINCIPAL IN CHARGE : TIM OLSON		PROJECT ARCHITECT : DP	
DRAWN BY :	HRH	CHECKED BY :	DP

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SHEET TITLE.

3D IMAGES

SHEET NO.

A200.1

FOR PERMIT



**BUSINESS OF THE PLANNING AND ZONING COMMISSION
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 8.e.
For Meeting of 6/9/2022
Reports and Comments

TITLE: City Council Liaison

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS:

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None