

**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
SEPTEMBER 8, 2022**

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on September 8, 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. August 25, 2022
5. Guests requesting to address the Planning and Zoning Commission
6. Action Items
 - a. - RESOLUTION NO. PZ220908-24: Considering recommended approval of the Building Bondurant Comprehensive Plan
 - b. -RESOLUTION NO. PZ-220908-25: Considering recommended approval of the site plan for the Midstates Precast Products parking lot and office project at 2340 Hubbell Avenue SW
 - c. - RESOLUTION NO. PZ220908-26: Considering recommended approval of the Amazon Truck Wash site plan at 2300 Shiloh Rose Parkway SW
7. Discussion Items -
 - a. Preliminary Feedback - Single-Family Detached Lot Width Requirements
 - b. Preliminary Feedback - Highpoint Estates PUD Conceptual Plan
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: August 25, 2022 Torey Cuellar, Chair

1. Call to Order 6:00 pm

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, Lisa Cameron, Torey Cuellar, Karen Keeran, Andy Mains, Kristin Brostrom

Members Absent: Wes Hoyer

City Official Present: Planning & Community Development Director, Maggie Murray
City Administrator Marketa Oliver, City Planner Isaac Pezley

3. Perfecting and Approval of the Agenda

Motion by Commission Member Mains, seconded by Commission Member Keeran to approve of the August 23, 2022, meeting agenda. Vote on Motion 6-0-0. Motion carried.

4. Approval of Minutes

Motion by Commission Member Mains, seconded by Commission Member Keeran to approve of the August 11, 2022 meeting minutes. Vote on Motion 6-0-0. Motion carried.

5. Guests requesting to address the Planning and Zoning Commission

None

6. Action Items

A. RESOLUTION NO. PZ-220728-19: Considering recommended approval of the Wisteria Crossing Preliminary Plat.

Clayton moves to return to table Resolution No. PZ-220728-19, seconded by Keeran.

Nolan Ernst, with Stubbs Engineering, addressed the Commission. Ernst stated the plat shows the connection to Pleasant St as well as park land dedication requirements.

Ernst stated they met with Bob Veenstra, from V&K Engineering, to discuss stormwater concerns along the eastern property line. They submitted a stormwater report that was reviewed and commented on by Veenstra. Ernst confirmed the swale along the eastern property line will be lower than the neighboring properties and no stormwater will be draining onto their properties. The site plan also shows a perforated pipe that will divert stormwater to the detention basin.

Cueller asked Ernst if they had any concerns or objections to Veenstra's comments on the stormwater report. Ernst stated they did not. Murray stated Veenstra's comments stated they were meeting the City's requirements.

Motion by Commissioner Mains, seconded by Commissioner Brostrom to approve Resolution No. PZ-220728-19 considering approve of the Wisteria Crossing Preliminary Plat.

Roll Call – Ayes: Commission Member Cuellar, Commission Member Mains, Commission Member Brostrom. Nays: none. Abstentions: Commission Member Clayton, Commission Member Cameron, Commission Member Keeran. Vote on Motion 3-0-0. Motion carried.

Brostrom asked the Commission why there were abstentions.

Clayton stated this is the fourth time the Preliminary Plat has been submitted with last second changes. Clayton stated there has been public concern with this project and he does not want to put his stamp of approval on an item he has not had a chance to review. Murray apologized about the stormwater report being added late to the agenda. Murray stated it was staff's opinion that if V&K Engineering stated the stormwater report showed City's requirements were being met it would be okay with the Commission.

Cameron agreed with Clayton. Cameron stated she has concerns with stormwater. Cameron also stated she has concerns with maintenance of job sites. Cameron stated she believes the lot widths are too small, she understands the widths meet current City code but stated other cities have wider lot width requirements and would like City staff to review.

Keeran stated she did not want to vote on something she did not have time to review.

7. Discussion Items – none.

8. Reports / Comments and appropriate action thereon

a. Commission Members

Brostrom – asked staff about the Capital Crossroads project. Oliver said the City is looking into it and has spoken with Public Works Director John Horton about the project. Murray stated they would discuss adding the project to the Comprehensive Plan.

Clayton – stated he understands City staff are the experts but sometimes things are missed, and the Commission needs time to review agenda items.

- b. Commission Chair – stated she would have liked to have known Commission members were going to abstain. Clayton stated he understood what Cuellar was saying but he did not want to influence others voting. Cuellar stated she understood but was surprised when there were three abstentions.
- c. Planning & Community Development Director – presented Altoona’s annexation plan to the Commission. Murray stated the annexation is a 80/20 annexation. Clayton asked staff to address waiving property taxes for properties located in the Bondurant-Farrar Community School District.
- d. City Administrator – none.
- e. City Council Liaison – none.

7. Adjournment

Motion by Commissioner Mains, seconded by Commissioner Keeran to adjourn the August 23, 2022, meeting. Vote on Motion. Motion carried unanimously.



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

Item No. 6.a.
For Meeting of 9/8/2022
Resolution

TITLE: - RESOLUTION NO. PZ220908-24: Considering recommended approval of the Building Bondurant Comprehensive Plan

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: For consideration by the Planning & Zoning Commission this evening is recommended approval of the Building Bondurant Comprehensive Plan. Per Section 414.3.4.a of the Iowa Code, "a comprehensive plan recommended for adoption by the zoning commission established under section 414.6, may be adopted by the council. The council may amend the comprehensive plan prior to adoption. The council shall publish notice of the meeting at which the comprehensive plan will be considered for adoption". After considered by the Planning & Zoning Commission on September 8, 2022, it is anticipated the Bondurant City Council will hold their required public hearing and will consider a resolution adopting the Building Bondurant Comprehensive Plan on September 26, 2022.

The Building Bondurant Comprehensive Plan lays out a vision for how to continue building a strong sense of community in Bondurant through the year 2050 and beyond. Bondurant's last full comprehensive plan update process was completed in 2011-2012. Since 2012, Bondurant has continued to see significant increases in population and employment gains that have necessitated an updated plan that better reflects the existing conditions of Bondurant in 2022. The Building Bondurant Comprehensive Plan is designed to help Bondurant sustainably manage this new growth in a way that preserves the community's hometown character.

The Building Bondurant Comprehensive Plan consultant team is comprised of Confluence as the lead and Kirkham Michael and Leland Consulting Group as subconsultants. This consultant team sought feedback from the Comprehensive Plan Advisory Committee, City Council, Planning & Zoning Commission, and Board of Adjustment by hosting a number of virtual and in-person sessions. Public participation has been a critical component of the entire planning process. Throughout the process of creating the Building Bondurant Comprehensive Plan, the public was invited to engage and provide feedback in a variety of ways through in-person meetings, pop-up

events such as farmers markets and Bondu Blues & Brews, and public open houses. Additionally, a strong online public participation component was added to expand the reach of engagement.

The Building Bondurant Comprehensive Plan is comprised of the following chapters:

1. Introduction
2. Public Input
3. Community Profile
4. Land Use
5. Housing + Neighborhoods
6. Economic Development
7. Community Character + Downtown
8. Natural Resources
9. Parks + Recreation
10. Transportation + Mobility
11. Infrastructure - *please note the version of Chapter 11 currently available online is the June 2022 version, as this chapter is currently in the process of being edited by the consultant team. The September 2022 version of Chapter 11 will be uploaded mid-week next week. The major takeaways of the June 2022 version will remain, however the maps and implementation section are being further refined by the consultant team based on feedback provided by the City Engineer.*
12. Implementation

The Building Bondurant Comprehensive Plan is available for review on the project website here: <https://confluence.mysocialpinpoint.com/building-bondurant>

FUNDING SOURCE: N/A for adoption

STAFF RECOMMENDATION: Staff recommends approval of Resolution No. PZ-220908-24. If the Commission identifies any edit recommendations as part of their motion, staff will update the resolution accordingly.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RES. NO. PZ-220908-24

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-220908-24

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE BUILDING
BONDURANT COMPREHENSIVE PLAN

WHEREAS, Bondurant's last full comprehensive plan update process was completed in 2011-2012; AND

WHEREAS, since 2012 Bondurant has continued to see significant increases in population and employment gains that have necessitated an updated plan that better reflects the existing conditions of Bondurant in 2022; AND

WHEREAS, the Building Bondurant Comprehensive Plan is designed to help Bondurant sustainably manage this new growth in a way that preserves the community's hometown character; AND

WHEREAS, the Building Bondurant Comprehensive Plan lays out a vision for how to continue building a strong sense of community in Bondurant through the year 2050 and beyond.

NOW, THEREFORE, BE IT RESOLVED, that the Planning and Zoning Commission of the City of Bondurant, Iowa, recommends City Council adoption of the Building Bondurant Comprehensive Plan.

Moved by _____ Seconded by _____ to adopt.

ATTEST: I, Maggie Murray, Planning & Community Development Director, hereby certify that at a meeting of the Planning and Zoning Commission held on September 8, 2022, among other proceedings the above was adopted.

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
Hoyer				
Clayton				
Mains				
Keeran				
Cuellar				
Cameron				
Bostrom				

Torey Cuellar, Commission Chair



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

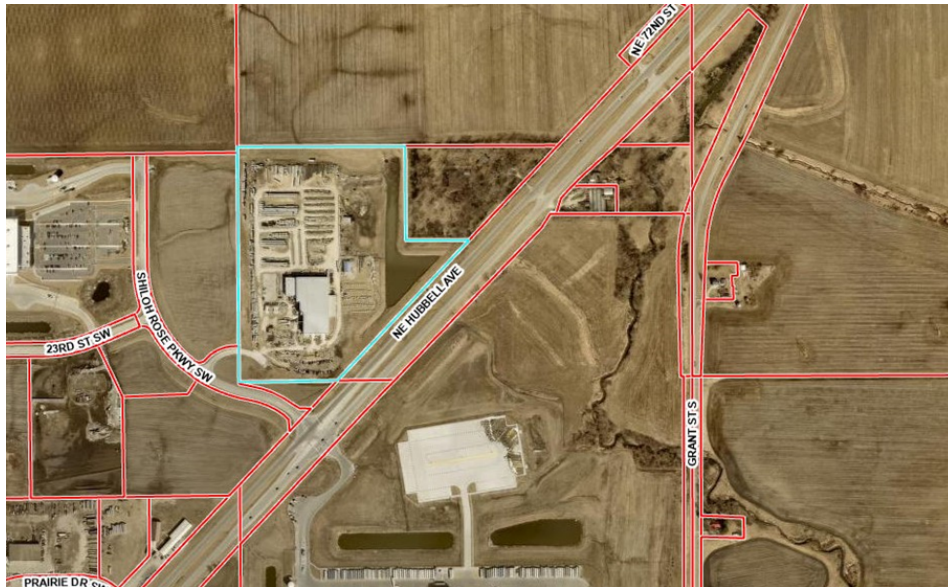
Item No. 6.b.
For Meeting of 9/8/2022
Resolution

TITLE: -RESOLUTION NO. PZ-220908-25: Considering recommended approval of the site plan for the Midstates Precast Products parking lot and office project at 2340 Hubbell Avenue SW

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City is in receipt of a site plan for review by the Planning & Zoning Commission and City Council for the existing Midstates Precast Products site at 2340 Hubbell Avenue SW. The site plan was prepared by prepared by Civil Design Advantage. The site plan prose construction of a parking lot containing 70 parking spaces and a 5,512 SF office building south of the new parking lot. This property is zoned as being within the City's Limited Industrial (M-1) District. The current use of the property will remain the same.



When the Planning & Zoning Commission and City Council review site plans, they review for consistency with the following documents: Comprehensive Plan; Zoning Code; and Comments from City Officials.

Consistency with the City's Comprehensive Plan:

Since the use proposed is a permitted use of the M-1 District, no rezoning is proposed. This industrial use is consistent with the City's Future Land Use Map, which guides for industrial use within the Shiloh Rose Business Park area.

Consistency with the City's Zoning Code:

Below are notes detailing how the Zoning Code is met for this request or what additional information is needed to ensure the Code will be met for this development.

Limited Industrial Use & Bulk

- The original 2017 agenda statement noted the property is zoned for Limited Industrial (M-1) use. It is assumed the following M-1 use category was considered in 2017: lumber and building materials and sales or like business. No change in use is proposed as part of this 2022 site plan amendment.
- The site plan labels the required setbacks at this location - a 50' front yard setback along Shiloh Rose Parkway SW and Hubbell Avenue SW and 20' along the south side property line.
- In December 2021 the Board of Adjustment approved a conditional use permit request by Midstates Precast Products for an expanded outdoor storage yard area to the east of their building. No new/expanded outdoor storage yard areas are proposed as part of this current site plan review.
- The proposed office building will be 20' tall, which stays well under the M-1 maximum building height requirements of 80'.

Traffic Circulation

- This site plan review process will also require vacation of the existing Midstates Drive roadway easement. The roadway was for the purpose of a future extension of access to the adjoining property to the southwest.
- The proposed paved parking lot area will be accessed from the existing public Midstates Drive adjacent to the west of this Midstates Precast Products site.
- The site plan shows no new gravel surface areas.
- The site plan shows the parking lot will be installed with curbing.
- Section 177.09 of the Zoning Code requires that for a warehousing use, at least 1 parking space must be provided on the lot per each employee. The site plan notes that Midstates Precast Products has 59 employees. The site plan shows that 70 paved parking spaces are proposed.
- The proposed 5,512 SF office structure does not trigger review of the minimum loading space count requirements as regulated by Section 177.08 of the Zoning Code.

- The site plan shows that no part of any parking/drive area (excluding driveways) will be located closer than 3' away from the front property lines, as is required by Section 177.10.1.

Stormwater, Utilities & Natural Features

- The required stormwater management report was reviewed and approved by the City Engineer. City Engineer's notes on this site's stormwater: the stormwater management plan indicates with the proposed improvements there will be a slight reduction in the CN which translates to a slightly reduced requirement for storage volume and a slightly lower release rate. As anticipated, the existing stormwater detention facility is adequate and the stormwater management report provides documentation that no improvements are required.
- Page 3 contains the required utility plan. Sanitary sewer, water, electric and gas are all being extended to the east side of the proposed building from existing utility lines.
- This property is located within the Highway 65 Utility Extension Sanitary Sewer and Water Connection Fee Districts, however, such fees would have been paid back in 2017 at the time of original development.
- This site is not situated within FEMA's 100-year floodplain.
- This site is not situated within the City's Stream Buffer Ordinance area.

Landscaping Plan

- The landscaping plan shows that the required general trees that will be impacted as a result of the new office building will be relocated along the west front property line area.
- Chapter 182 of the Zoning Code requires the following for interior parking lot trees: at least 1 interior parking lot tree must be planted per each 18 parking spaces, that interior trees shall be located in planting islands that are at least 5' wide and contain at least 26 SF per tree, that planting islands shall utilize raised curbs, and that interior parking lot trees must be deciduous shade and must be at least 1 3/4" caliper at time of planting. The site plan must be updated to show/note the following - that at least 4 interior parking lot trees are proposed and that these interior parking lot trees will be at least 1 3/4" caliper.
- Site plan must be updated to include an interior greenspace percentage calculation to show that Section 177.10.7 of the Zoning Code is met. Section 177.10.7 requires that when a parking area is visible from a public street, the interior of such parking area shall be developed as follows: not less than 5% shall be landscaped and continuously maintained; planting along the perimeter of the parking area, whether required for screening or general beautification, will not be considered part of the 5% interior landscaping requirement.

- The site plan notes that 56% of this Midstates Precast Products site will be considered open space, which exceeds the minimum open space requirement of the M-1 District at 15%.
- The properties immediately adjacent to this site are also zoned for industrial use, meaning no additional screening is required.

Architectural Elevations

- Attached are the submitted colored elevations for the proposed office building. Zoning Code review notes for these elevations:
 - General Requirements
 - Adequate treatment of screening of negative aspects of buildings (loading docks, loading areas, outside storage yard areas, non-residential overhead doors, garbage dumpsters, and HVAC mechanical units). *This requirement is met, as the office building does not include any negative aspects in need of screening.*
 - 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. *This item appears to be met, as the building elevations do not show any roof mechanicals.*
 - Overlay Requirements (since the primary office use building falls within 500' of the Highway 65 right-of-way).
 - All buildings should be designed to minimize single-plane walls and boxy appearance through the use of pitched roofs, dormers, cupolas, multiple rooflines, and relief in long wall expanses. *This item is met through the use of pitched roofs, dormers, and relief in long wall expanses.*
 - Loading docks, service areas, or overhead doors shall not face the Highway 65 corridor if other positioning is available. *N/A for the proposed office building.*
 - Access to Highway 65 shall occur via the DOT's predetermined access points. *N/A as no new access point to Highway 65 is proposed as a result of this project.*
 - Buildings proposed in industrial areas that are adjacent to less intense uses should be designed with an articulated roofline, giving emphasis to architectural elements that will help divide the mass of a larger building into smaller, identifiable parts. *There are no residential uses within close proximity to the proposed office building.*
 - Industrial 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 can be accomplished by physical offsets or the use of color, pattern, texture. *This item is met, as all elevations include changes in color.*

- Buildings shall incorporate architectural design elements, materials, and colors into the side and rear building elevations similar to those used in the front building elevation. *This item is met, as all building elevations include the same color and design elements.*
- Exterior building materials - defined in the Zoning Code as being: Primary: brick veneer; fired clay (including thin brick); stone (including synthetic stone); glass, clear or slightly tinted (not including mirrored or heavily tinted glass); burnished/ground-faced block; architectural quality precast concrete panels (high finish precast concrete panels, textured or burnished, and integrally colored - not painted); architectural quality, metal wall panel systems (high quality metal panels for decorative surface application with concealed fasteners; materials of similar quality. Secondary: wood or cement fiber siding; split-faced block; traditional stucco; architectural quality, metal panel systems (high quality metal panels for decorative surface application with exposed fasteners); EIFS; and materials of similar quality. Limited Trim Materials - smooth concrete block; site cast and precast panels (plain and may be painted); metal siding, panels, and trim; mirrored or heavily tinted glass; vinyl and PVC panels, siding, and trim; composite wood panels, siding, and trim; and materials of similar quality.
 - All public street-facing building facades (E, W) shall incorporate no less than 2 different primary materials together comprising a majority or no less than 50% of the total facade surface area of each street-facing facade. Limited materials shall not be used on a street-facing facade except as a minor trim element not to exceed 10% of the total facade surface area. *The elevations as currently proposed do not meet minimum primary building material requirements, as the proposed metal surface will have exposed fasteners. The attached P&Z recommendation resolution notes that either the elevations must be updated for code compliancy or that a variance through the Board of Adjustment must be granted.*
 - All facades other than public street-facing building facades (N, S) shall incorporate at least 1 primary or secondary material comprising no less than 80% of the total facade surface area. Limited materials

shall not be used except as a minor trim element not to exceed 20% of the total surface area. *These requirements are met for the N & S facades, as over 80% of each facade will be comprised of metal panels for decorative surface application with exposed fasteners and also window areas.*

Other Site Plan Features

- Any lighting used to illuminate the parking area will be arranged so as to reflect lighting away from any adjacent residential use. This can be accomplished by installing full cut-off lighting. Currently, no plans have been submitted to the City.
- If any exterior dumpster is proposed as a result of this project, site plan should show its location and note its screening technique. Currently, no exterior dumpster is proposed.
- If any new wall signage or detached monument signage is proposed, a sign permit must be obtained by a sign contractor prior to signage installation.

Comments from City Officials:

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

1. Public Works - reviewed and noted no comments/concerns.
2. Engineering - reviewed and noted no comments/concerns.
3. Fire Department - reviewed and noted no comments/concerns.

FUNDING SOURCE: N/A

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

1. Recommended approval of RESOLUTION NO. PZ-220908-25.
2. Recommended approval of RESOLUTION NO. PZ-220908-25, subject to certain Zoning Code clarification items being addressed.
3. Recommended denial of RESOLUTION NO. PZ-220908-25.
4. Table pending additional information.

Staff recommends approval of RESOLUTION NO. PZ-220908-25, regarding recommended approval of the Midstates Precast Products site plan at 2340 Hubbell Avenue SW, subject to the following City Code clarification items:

1. That this RESOLUTION NO PZ. 220908-25 also includes recommended Commission approval of the roadway easement vacation require for the portion of Midstates Drive located back on the Midstates Precast Products site.

2. That the site plan must be updated to show that interior tree and interior landscaping requirement are met.
3. That the building elevations must be updated to show the Overlay District building material requirements as being met, or that a variance by the Board of Adjustment must be obtained to allow for materials not meeting the Overlay District.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RES. No. PZ-220908-25
2. Site Plan
3. Elevations

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-220908-25

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE 2340 HUBBELL
AVENUE SW SITE PLAN.

WHEREAS, Midstates Precast Products submitted the site plan for the property located at 2340 Hubbell Avenue SW described as follows; AND

THAT PART OF THE SOUTH 81.50 ACRES OF THE NE FRACTION $\frac{1}{4}$ OF SECTION 1, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA, BEINGMORE PARTICULARLY DESCRIBED AS PARCEL "A" ON THE PLAT OF SURVEY FILED JULY 30, 1979 IN BOOK 4937 AT PAGE 244 IN THE OFFICE OF THE POLK COUNTY RECORDER, POLK COUNTY, IOWA.

WHEREAS, the owner is GSC Properties LLC, Fred Larson; AND

WHEREAS, the zoning for the property is Limited Industrial (M-1) and that use(s) proposed shall adhere to Section 178.13.1 of the Zoning Code.

NOW, THEREFORE, BE IT RESOLVED, that the Planning & Zoning Commission recommends approval of the submitted site plan for the 2340 Hubbell Avenue SE site plan, subject to the following City Code clarification recommendation items:

1. That this RESOLUTION NO PZ. 220908-25 also includes recommended Commission approval of the roadway easement vacation require for the portion of Midstates Drive located back on the Midstates Precast Products site.
2. That the site plan must be updated to show that interior tree and interior landscaping requirement are met.
3. That the building elevations must be updated to show that all Overlay District building material requirements are met, or that a variance by the Board of Adjustment must be obtained to allow for materials not meeting the Overlay District.

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 September 8, 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

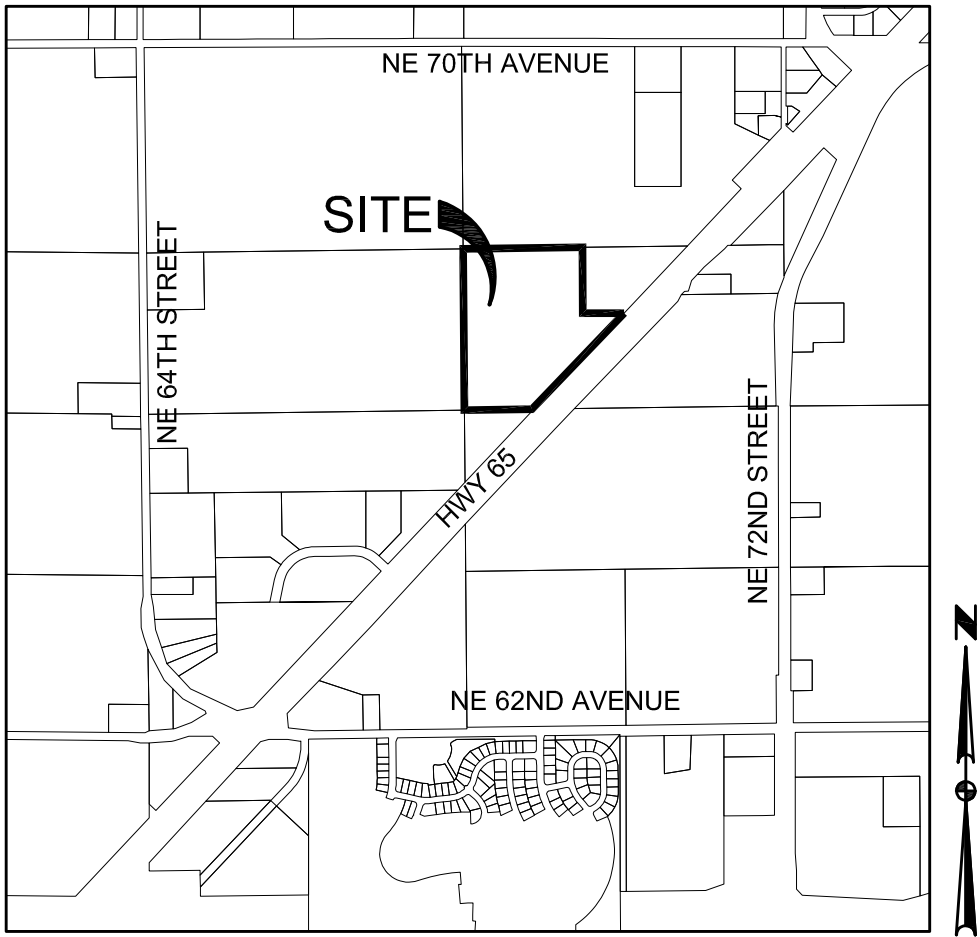
SITE PLAN FOR:

MIDSTATES PRECAST PRODUCTS - PHASE 2

BONDURANT, IOWA

VICINITY MAP

NOT TO SCALE



LEGAL DESCRIPTION

THAT PART OF THE SOUTH 81.50 ACRES OF THE NE FRACTIONAL 1/4 OF SECTION 1, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS PARCEL "A" ON THE PLAT OF SURVEY FILED JULY 30, 1979 IN BOOK 4937 AT PAGE 244 IN THE OFFICE OF THE POLK COUNTY RECORDER, POLK COUNTY, IOWA.

INDEX OF SHEETS

NO.	DESCRIPTION
1	COVER SHEET
2	DIMENSION PLAN
3	GRADING & UTILITY 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	
TYPE SW-503 STORM INTAKE	
TYPE SW-505 STORM INTAKE	
TYPE SW-506 STORM INTAKE	
TYPE SW-513 STORM INTAKE	
TYPE SW-401 STORM MANHOLE	
TYPE SW-402 STORM MANHOLE	
TYPE SW-301 SANITARY MANHOLE	
STORM/SANITARY CLEANOUT	
WATER VALVE	
FIRE HYDRANT ASSEMBLY	
SIGN	
DETECTABLE WARNING PANEL	
STORM SEWER STRUCTURE NO.	
STORM SEWER PIPE NO.	
SANITARY SEWER STRUCTURE NO.	
SANITARY SEWER PIPE NO.	
SANITARY SEWER WITH SIZE	————— 8"S ———
SANITARY SERVICE	————— S ——— S ——— S ———
STORM SEWER	————— ST ——— ST ———
STORM SERVICE	————— 8"W ———
WATERMAIN WITH SIZE	————— W ——— W ———
WATER SERVICE	————— W ——— W ———
SAWCUT (FULL DEPTH)	
SILT FENCE	

EXISTING

SANITARY MANHOLE	
WATER VALVE BOX	
FIRE HYDRANT	
WATER CURB STOP	
WELL	
STORM SEWER MANHOLE	
STORM SEWER SINGLE INTAKE	
STORM SEWER DOUBLE INTAKE	
FLARED END SECTION	
ROOF DRAIN/ DOWNSPOUT	
DECIDUOUS TREE	
CONIFEROUS TREE	
DECIDUOUS SHRUB	
CONIFEROUS SHRUB	
ELECTRIC POWER POLE	
GUY ANCHOR	
STREET LIGHT	
POWER POLE W/ TRANSFORMER	
UTILITY POLE W/ LIGHT	
ELECTRIC BOX	
ELECTRIC TRANSFORMER	
ELECTRIC MANHOLE OR VAULT	
TRAFFIC SIGN	
TELEPHONE JUNCTION BOX	
TELEPHONE MANHOLE/VAULT	
TELEPHONE POLE	
GAS VALVE BOX	
CABLE TV JUNCTION BOX	
CABLE TV MANHOLE/VAULT	
MAIL BOX	
BENCHMARK	
SOIL BORING	
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 ———

OWNER / APPLICANT

GSC PROPERTIES LLC
CONTACT: FRED LARSON
1300 LINCOLN STREET
WEST DES MOINES, IOWA 50265
PH. (515) 729-3383

PARKING CALCULATIONS

ONE SPACE PER EMPLOYEE
59 EMPLOYEES
PARKING PROVIDED = 70 SPACES

ENGINEER

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: ERIN OLLENDIKE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH. (515) 369-4400
FX. (515) 369-4410

OPEN SPACE CALCULATIONS

SITE AREA = 1,306,739 SF
OPEN SPACE REQUIRED = 196,011 (15%)
OPEN SPACE PROVIDED = 726,672 (56%)

SITE ADDRESS

2340 HUBBELL AVENUE SW



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.



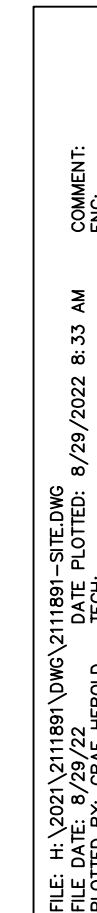
THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF BONDURANT GRADING PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

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

THE 2022 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.

THIS DESIGN SPECIFICALLY PREPARED FOR USE AT THE LOCATION SHOWN. USE IN ANY OTHER MANNER EXCEEDS THE INTENDED PURPOSE OF THESE DRAWINGS AND ANY ACCOMPANYING SPECIFICATIONS.

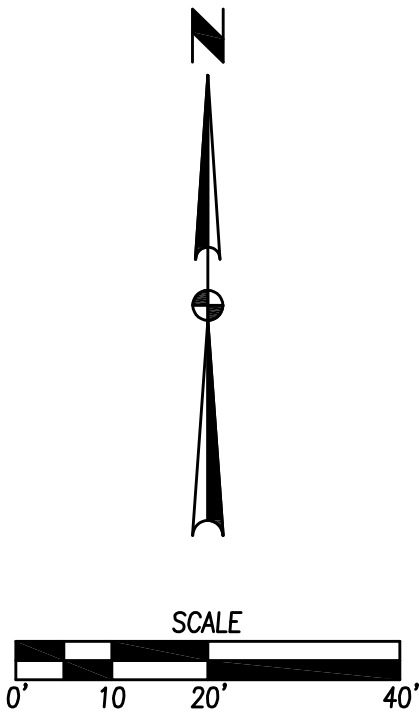
	I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.
	ERIN K. OLLENDIKE, P.E. DATE
	MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023 PAGES OR SHEETS COVERED BY THIS SEAL:
	SHEETS 1-3





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 SPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE.
4. ALL EXISTING GRADES AT PROPERTY LINES AND FOR 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. SURFACES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. THE CONTRACTOR SHALL CONFINES 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 MAINTAIN POSITIVE CONTROL TO THE CONSTRUCTION AREA AND MAINTAIN DRAINAGE TO PREVENT THE SPREAD OF DUST.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. ALL 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% MINIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SCHEDULED. ALL CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL 1/3, TRANSVERSE 1/4.

1. 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.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SPECIFICATIONS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMANS.
5. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
6. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
8. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
9. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
10. IF ANY UTILITIES 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, THE CONTRACTOR'S ASSUMPTION OF THE EXISTENCE OF ANY UTILITIES NOT SHOWN ON THE PLANS OR APPROPRIATELY MARKED, 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 THE FIRST SIGN OF ANY UNDERGROUND UTILITY.
11. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY ELEMENTS.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
13. ALL UTILITIES TO BE INSTALLED SHALL BE TO THE CITY'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2021 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
14. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
15. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD AN EROSION/SEDIMENTATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.



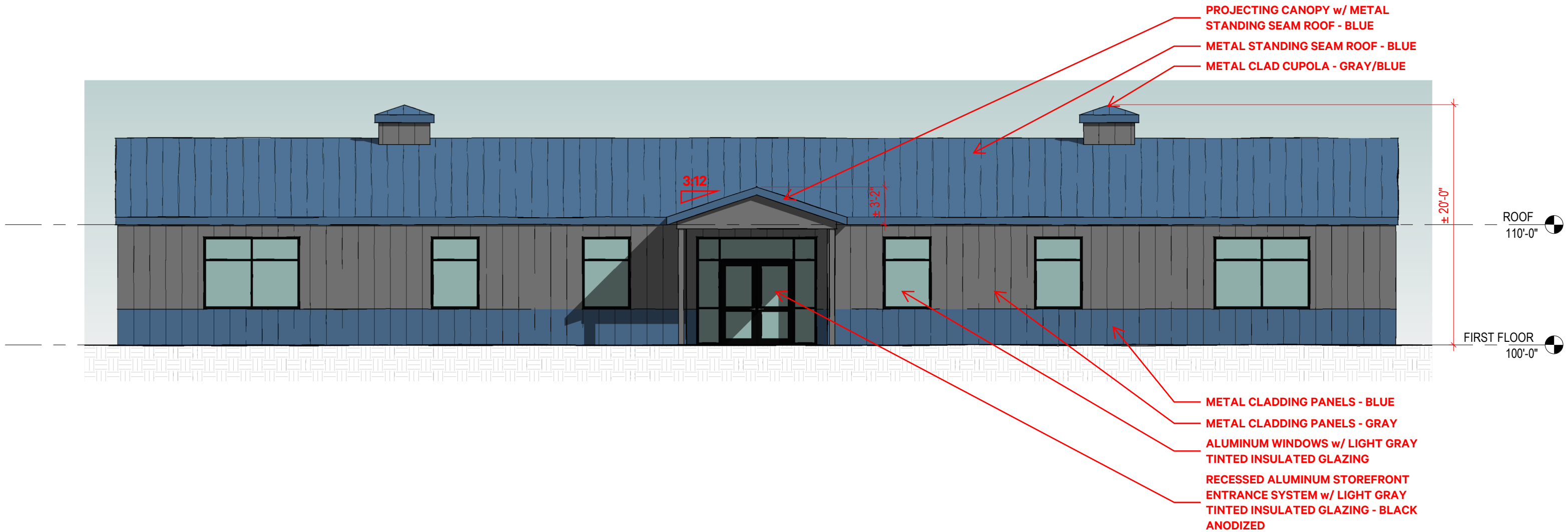
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

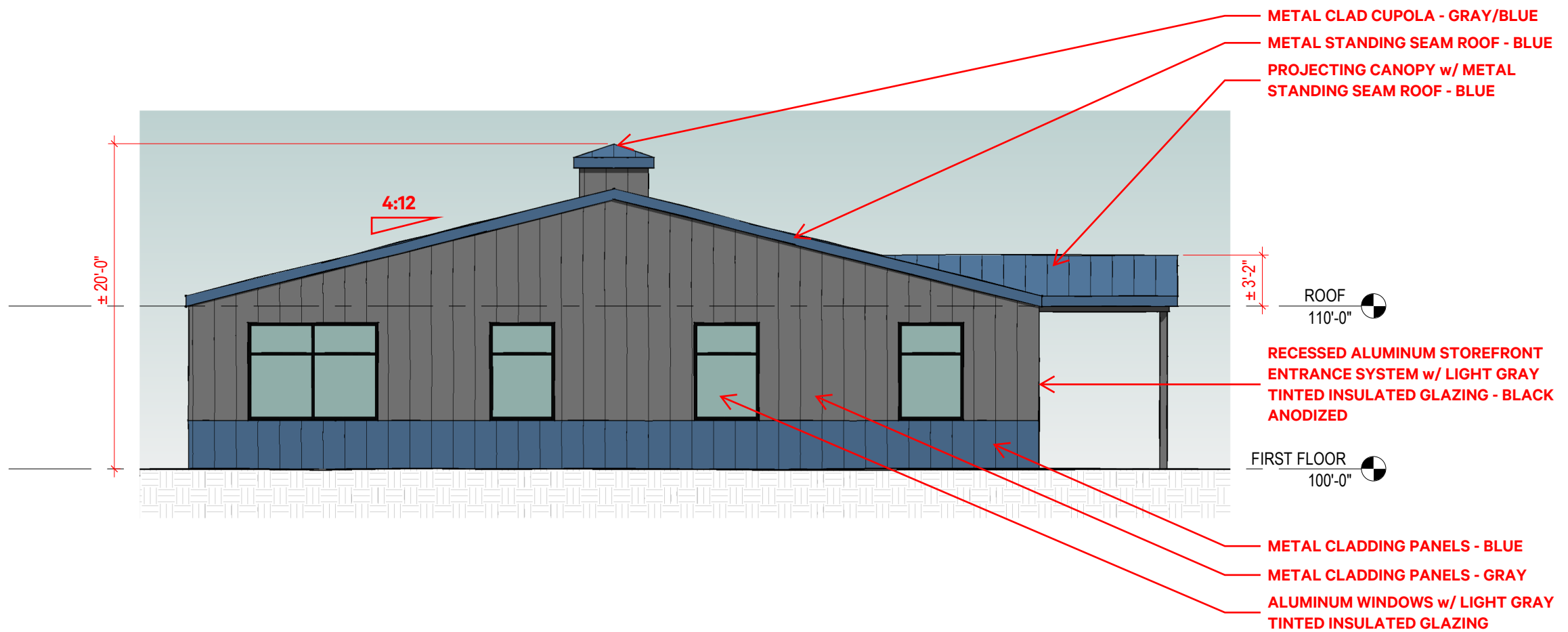
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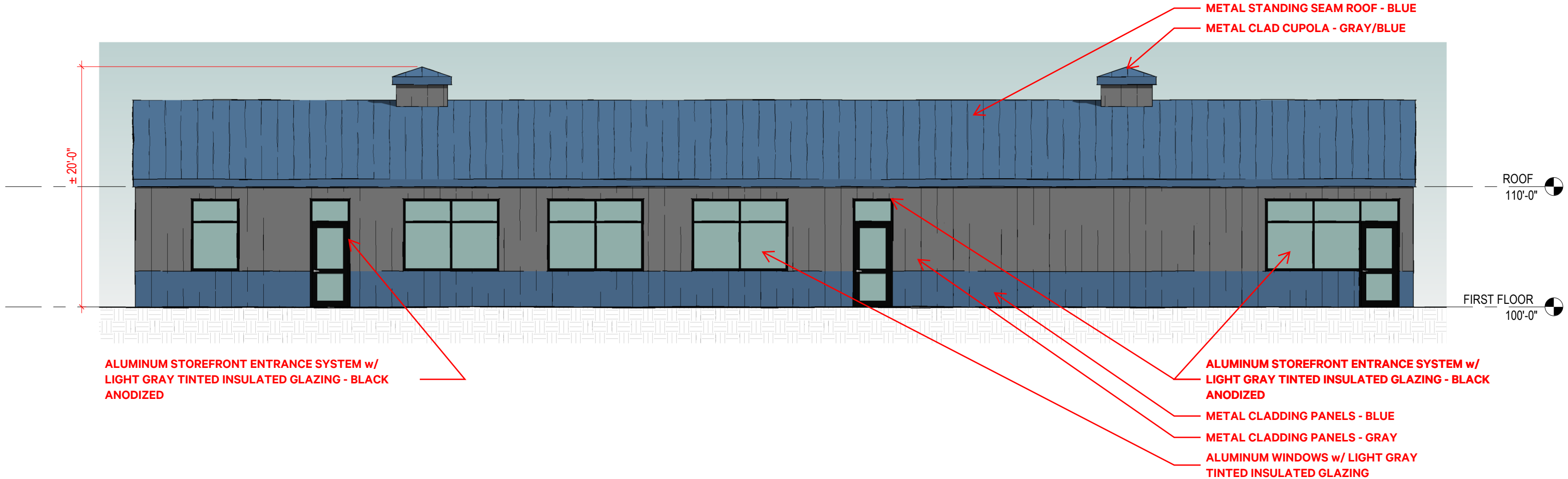
ES PRECAST PRODUCTS - PHASE 2

GRADING & UTILITY PLAN

BONDURANT, IOWA



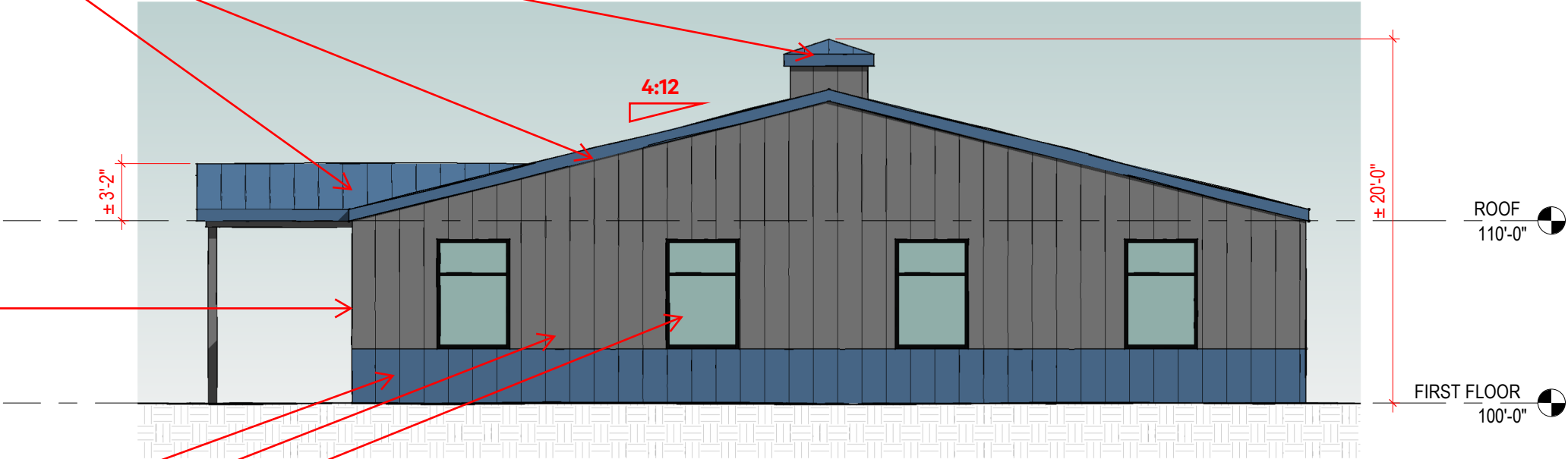




METAL CLAD CUPOLA - GRAY/BLUE
METAL STANDING SEAM ROOF - BLUE
PROJECTING CANOPY w/ METAL
STANDING SEAM ROOF - BLUE

RECESSED ALUMINUM STOREFRONT
ENTRANCE SYSTEM w/ LIGHT GRAY
TINTED INSULATED GLAZING - BLACK
ANODIZED

METAL CLADDING PANELS - BLUE
METAL CLADDING PANELS - GRAY
ALUMINUM WINDOWS w/ LIGHT GRAY
TINTED INSULATED GLAZING





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

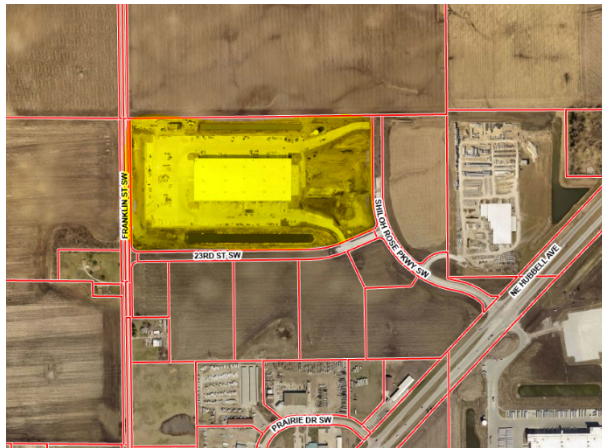
Item No. 6.c.
For Meeting of 9/8/2022
Resolution

TITLE: - RESOLUTION NO. PZ220908-26: Considering recommended approval of the Amazon Truck Wash site plan at 2300 Shiloh Rose Parkway SW

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City is in receipt of a site plan for review by the Planning & Zoning Commission and City Council for the existing 48-acre parcel at the Amazon site at 2300 Shiloh Rose Parkway SW. This site fronts Shiloh Rose Parkway SW, 23rd Street SW, and Franklin Street SW and is highlighted in yellow below. The site plan applicant is [Amazon.com](https://www.amazon.com) Services LLC. The site plan was prepared by BL Companies. The applicant is proposing a 3,671 SF truck wash bay to be used for Amazon's use only. This property is zoned as being within the City's Limited Industrial (M-1) District. The current use of the property will remain the same.



When the Planning & Zoning Commission and City Council review site plans, they review for consistency with the following documents: Comprehensive Plan, Zoning Code, and Comments from City Officials.

Consistency with the Comprehensive Plan - an M-1 development at this location is consistent with the 2022 Future Land Use Map. No rezoning is necessary for the site

plan approved.

Consistency with the Zoning Code - below are notes detailing how the Zoning Code is met for this site plan or what additional information is needed.

M-1 District Use & Bulk Regulations

- The proposed truck wash bay is a permitted use of the M-1 District per Section 178.13.1.E of the Zoning Code, which allows for the following use: car wash, or like business.
- The site plan shows the truck wash structure will meet the minimum M-1 District front yard setback requirements of 50' along the south 23rd Street SW street frontage and the east Shiloh Rose Parkway SW street frontage.
- The submitted building elevations show that the building will be 26'8" tall, which stays well under the maximum building height requirements of the M-1 District of 80'.

Traffic Circulation

- The proposed truck wash bay does not trigger installation of any additional on-site parking spaces or loading spaces as regulated by Sections 177.08 and 177.09 of the Zoning Code, as truck wash bay will not increase the number of employees at this location and also because it stays under 10,000 SF.
- There are no changes to the driveways or access points at this Amazon location. The truck wash facility is located on the northerly side of southeast truck driveway.

Landscaping

- General trees were reviewed as part of the original Amazon site plan. No additional general trees are required on site as a result of this truck wash site plan.
- No additional parking spaces are proposed as a result of this project, so this does not trigger review of any interior parking lot trees.
- The site plan needs to be updated to the total amount of impervious surface that will exist on site as a result of this project. This is used for stormwater utility billing purposes.

Stormwater, Utilities & Natural Features

- This site is not located within the FEMA 100-year floodplain.
- This site is not located within the City's Stream Buffer Ordinance area.
- The required stormwater management report has been submitted and was reviewed by the City Engineer. No concerns were raised by the City Engineer.

- The site plan shows an 8" storm sewer located on the northerly side of the building. The storm sewer connects to an existing storm sewer located west of the northwest corner of the building. The storm sewer extends east along the north side of the building and south to an intake located just north of the driveway. In addition, roof drains are shown.
- The site plan shows relocation of the existing 2" water service that is located near the northerly side of the truck wash facility. In addition, a new 2" water service is being extended to the truck wash facility.
- A 4" sanitary sewer is extended from the from the existing sanitary sewer located south of the southwest corner of the truck facility.

Architectural Review

- The required building elevations were submitted for review. Review notes on these elevations.
 - General Building Design/Material Requirements.
 - Adequate treatment or screening of negative aspects of buildings (loading docks, loading areas, outside storage areas, non-residential overhead doors, garbage dumpsters, and HVAC mechanical units). *The street facing non-residential overhead doors will match the color of the walls. This is consistent with what has been required for other industrial developments.*
 - Roof mounted mechanical units or other roof mechanicals shall be screened from public view by the extension of a parapet wall. Such screening shall have similar design features as the building including material, shape, and color consistencies. *The building elevations do not show any roof mechanicals proposed.*
 - Industrial Building Design/Material Requirements (Non-Overlay).
 - Street-facing facades (E, S, W) - at least 50% of the street-facing facades shall be comprised of the following materials: fascia glass, brick, concrete panels, textured concrete block, stone panels, or other similar material. *Building elevations to be updated to clarify that the proposed concrete masonry units will be textured.*
 - Non-street facing facades (N) - the street-facing material requirements must be present as at least trim on the non-street facing facades. The remainder of the non-street facing elevation materials may be textured metal panels, architectural metal, or similar material. *Building elevations to be updated to clarify that the proposed concrete masonry units will be textured.*
 - No wood, vinyl, masonite, asphaltic wall material, asphaltic wall material, aluminum or steel siding, non-textured

concrete block, or other similar materials unless determined by the Commission and Council that when used as a primary building material do not distract from the appearance of the building.

- Industrial buildings adjacent to less intense uses should be designed with an articulated roofline, giving emphasis to architectural elements that will help divide the mass of a long building into smaller, identifiable parts. *N/A as there are no adjacent residential districts.*
- Industrial buildings shall incorporate facade modulation in 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 can be achieved by physical offsets or the use of color, pattern, or texture. *All building elevations show change in color.*

Other Site Plan Features

- The site plan does not show any new exterior dumpster proposed as a result of this truck wash project. If one is proposed, the site plan must be updated to show location and note screening materials.
- If applicable, sign permit to obtain sign permit(s) prior to sign installation work.

Comments from City Officials - the following City departments were notified for site plan review:

- Public Works - reviewed and noted no comments/concerns.
- City Engineering - reviewed and provided site plan comments. This has been factored in as part of the attached P&Z recommendation resolution.
- Emergency Services - reviewed and noted no comments/concerns.

FUNDING SOURCE: N/A

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

1. Recommended approval of RESOLUTION NO. PZ-220908-26 regarding recommended approval of the Amazon Truck Wash site plan at 2300 Shiloh Rose Parkway SW.
2. Recommended approval of RESOLUTION NO. PZ-220908-26 regarding recommended approval of the Amazon Truck Wash site plan at 2300 Shiloh Rose

Parkway SW, subject to Zoning Code clarification items being addressed.

3. Recommended denial of RESOLUTION NO. PZ-220908-26 regarding recommended approval of the Amazon Truck Wash site plan at 2300 Shiloh Rose Parkway SW.

4. Table pending additional information.

Staff recommends approval of the attached RESOLUTION NO. PZ-220908-26 regarding recommended approval of the Amazon truck wash site plan, subject to the following Zoning Code clarification comments:

1. That the site plan be updated to accommodate the City Engineer's review comments.

2. That the site plan be updated to note total impervious surface square footage information.

3 That the building elevations be updated to clarify that the concrete masonry units will be textured, as required by the Industrial District building design/material regulations.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RES. No. PZ-220908-26
2. Site Plan
3. Elevations

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-220908-26

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE AMAZON
TRUCK WASH SITE PLAN AT 2300 SHILOH ROSE PARKWAY SW

WHEREAS, a site plan has been submitted for a truck wash bay structure at the existing Amazon site at 2300 Shiloh Rose Parkway SW, described as follows;

LOT 1 SHILOH ROSE BUSINESS PARK PLAT 1, BONDURANT, POLK COUNTY, IOWA

WHEREAS, the owner is 2300 Shiloh Rose Pkwy Property LLC; AND

WHEREAS, the zoning for the property is Limited Industrial (M-1) and the proposed accessory truck wash use is a permitted use per Section 178.13.1.E of the Zoning Code.

NOW, THEREFORE, BE IT RESOLVED, that the Planning & Zoning Commission recommends approval of the submitted site plan for the truck wash project at the Amazon site at 2300 Shiloh Rose Parkway SW, subject to the following City Code clarification recommendation items:

1. That the site plan be updated to accommodate the City Engineer's review comments.
2. That the site plan be updated to note total impervious surface square footage information.
3. That the building elevations be updated to clarify the concrete masonry units will be textured, as required by the Industrial District building design/material regulations.

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 September 8, 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
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Cameron				
Clayton				
Mains				
Keeran				
Cuellar				
Hoyer				
Brostrom				

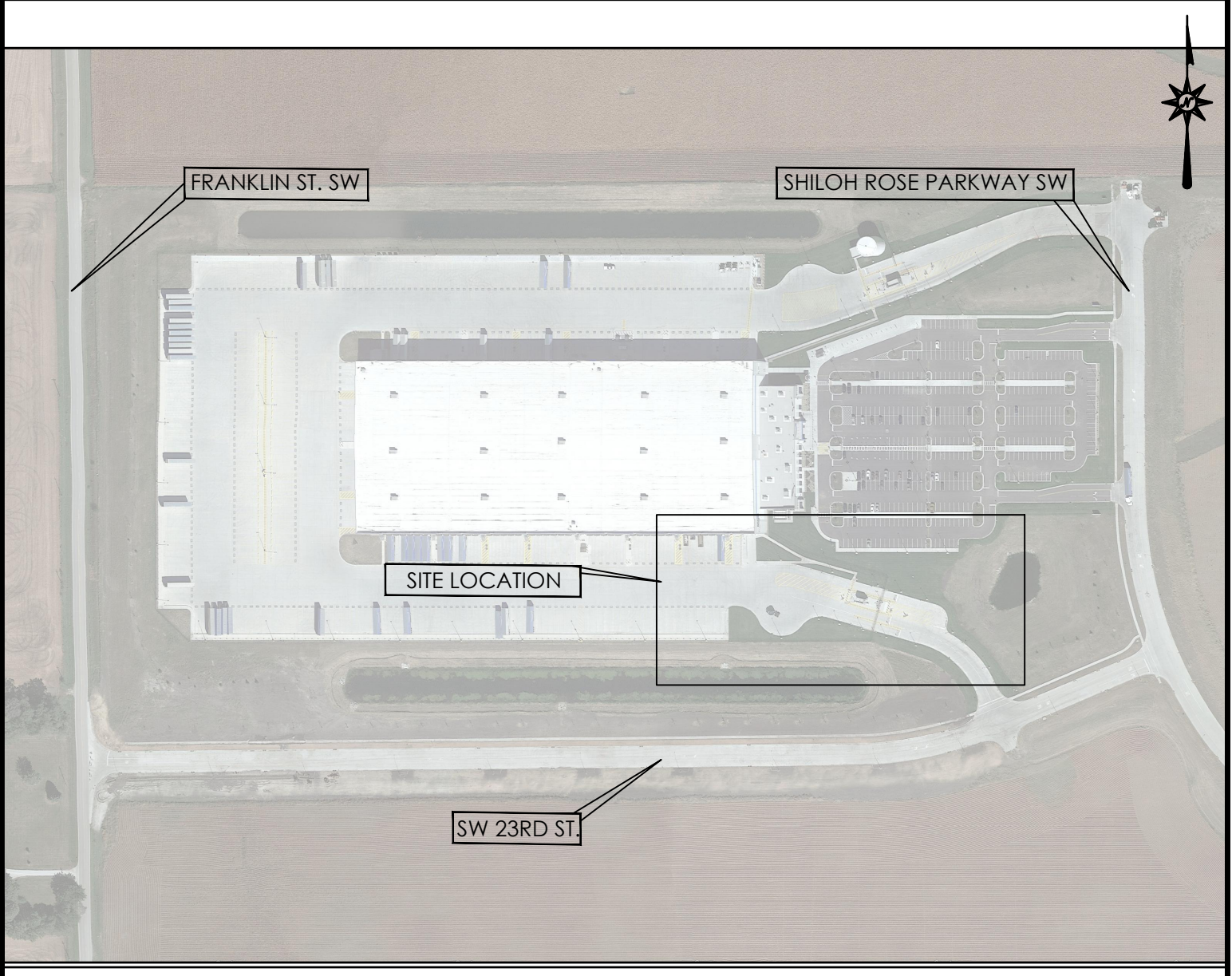
Torey Cuellar, Commission Chair



LOCATION MAP
N.T.S.

LAND DEVELOPMENT PLANS ISSUED FOR PERMIT

DSM9
2300 SHILOH ROSE PARKWAY SOUTHWEST
BONDURANT, IA 50035



VICINITY MAP
SCALE: 1"=300'

PREPARED FOR:
AMAZON.COM SERVICES LLC
410 TERRY AVENUE NORTH
SEATTLE, WA 98109

LANDSCAPE SUMMARY

NO CHANGES TO SITE LANDSCAPING AREA PROPOSED. MINIMUM
15% OPEN SPACE AS REQUIRED FOR M-1 DISTRICT IS
MAINTAINED.

PREPARED BY:



ARCHITECTURE
ENGINEERING
ENVIRONMENTAL
LAND SURVEYING

3755 Boettler Oaks Drive, Suite G
Uniontown, Ohio 44685
(234) 294-6340



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5	SP-1	SITE PLAN
6	GU-1	GRADING & UTILITY PLAN
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9	EC-3	EROSION & SEDIMENT CONTROL DETAILS
10	DN-1	SITE DETAILS
11	DN-2	SITE DETAILS
12	DN-3	SITE DETAILS

DEVELOPER:
AMAZON.COM SERVICES LLC
410 TERRY AVENUE NORTH
SEATTLE, WA 98109

OWNER:
2300 SHILOH ROSE PKWY PROPERTY, LLC
54 W 21ST ST RM 507
NEW YORK, NY 10010-7357

DATES

ISSUE DATE: JULY 8, 2022
REVISION:

CV-1
No. 1 of 12

SITE WORK GENERAL NOTES

1. THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION.
2. ALL CONSTRUCTION SHALL COMPLY WITH THE PROJECT SPECIFICATION MANUAL; CLIENT CORPORATION STANDARDS, MUNICIPAL STANDARDS AND SPECIFICATIONS, IOWA STANDARDS AND SPECIFICATIONS, IOWA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS, IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS), 2010 ADA STANDARDS, AND STATE BUILDING CODE IN THE ABOVE REFERENCED INCREASING HIERARCHY. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
3. REFER TO OTHER PLANS BY OTHER DISCIPLINES, DETAILS AND PROJECT MANUAL FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SITE AND BUILDING CONDITIONS IN THE FIELD AND CONTACT THE CIVIL ENGINEER AND ARCHITECT IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS, SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE CONFIRMED WITH THE OWNER'S CONSTRUCTION MANAGER PRIOR TO BIDDING.
4. DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
5. THE CONTRACTOR SHALL ABIDE BY ALL OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. ANY UTILITY COMPANY FEES SHALL BE PAID FOR BY THE CONTRACTOR.
6. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORD DRAWINGS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES AND STORMWATER SYSTEM) TO THE OWNER AT THE END OF CONSTRUCTION.
7. THE ARCHITECT OR ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ARCHITECT AND ENGINEER HAVE NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
8. THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION, TRENCHING, AND TRENCH PROTECTION REQUIREMENTS.
9. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL OR COUNTY OR STATE RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO AID THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND AND OVERHEAD UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT IOWA ONE CALL 72 HOURS BEFORE COMMENCEMENT OF WORK AT 1-800-292-8889 OR AT 811 AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS. THE CONTRACTOR SHALL EMPLOY THE USE OF A UTILITY LOCATING COMPANY TO PROVIDE SUBSURFACE UTILITY ENGINEERING CONSISTING OF DESIGNATING UTILITIES AND STORM PIPING ON PRIVATE PROPERTY WITHIN THE CONTRACT LIMIT AND CONSISTING OF DESIGNATING AND LOCATING WHERE PROPOSED UTILITIES AND STORM PIPING CROSS EXISTING UTILITIES AND STORM PIPING WITHIN THE CONTRACT LIMITS.
10. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN OVER SCALED DIMENSIONS.
11. SHOULD CONFLICTING INFORMATION BE FOUND WITHIN THE CONTRACT DOCUMENTS, IT IS INCUMBENT UPON THE CONTRACTOR TO REQUEST CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK. FOR BIDDING PURPOSES, THE CONTRACTOR SHALL CARRY THE COST OF THE HIGHER QUALITY/QUANTITY OF WORK UNTIL SUCH TIME THAT A CLARIFICATION IS RENDERED.
12. ALL CONTRACTORS AND SUBCONTRACTORS SHALL OBTAIN COMPLETE DRAWING PLAN SETS FOR BIDDING AND CONSTRUCTION. PLAN SETS OR PLAN SET ELECTRONIC POSTINGS SHALL NOT BE DISASSEMBLED INTO PARTIAL PLAN SETS FOR USE BY CONTRACTORS AND SUBCONTRACTORS OF INDIVIDUAL TRADES. IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTOR'S RESPONSIBILITY TO OBTAIN COMPLETE PLAN SETS OR COMPLETE PLAN SET ELECTRONIC POSTINGS FOR USE IN BIDDING AND CONSTRUCTION.
13. ALL NOTES AND DIMENSION DESIGNATED AS "TYPICAL" OR "TYP" APPLY TO ALL LIKE OR SIMILAR CONDITIONS THROUGHOUT THE PROJECT.
14. CONTRACTOR(S) TO TAKE AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK AND BE RESPONSIBLE FOR COORDINATION OF SAME. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK.
15. BL COMPANIES WILL PREPARE FINAL CONSTRUCTION DOCUMENTS SUITABLE FOR BIDDING AND CONSTRUCTION. PROGRESS SETS OF THESE DOCUMENTS ARE NOT SUITABLE FOR THOSE PURPOSES. IF CLIENT ELECTS TO SOLICIT BIDS OR ENTER INTO CONSTRUCTION CONTRACTS UTILIZING CONSTRUCTION DOCUMENTS THAT ARE NOT YET FINAL, CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY COSTS OR DELAY ARISING AS A RESULT.
16. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
17. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT AND OBTAIN FROM MUNICIPAL SOURCES ALL CONSTRUCTION PERMITS, INCLUDING ANY STATE DOT PERMITS, SEWER AND WATER CONNECTION PERMITS, AND ROADWAY CONSTRUCTION PERMITS.
18. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS AND MATERIALS PER PLANS AND SPECIFICATIONS TO THE OWNER AND CIVIL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
19. THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE SEDIMENT AND EROSION CONTROL PLAN.
20. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING, AND THE RAISED CONCRETE SIDEWALKS, LANDINGS, RAMPS, AND STAIRS.
21. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE CIVIL ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
22. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING AS APPLICABLE UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.
23. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES, TEMPORARY WALKWAYS, TRAFFIC CONTROLLERS AND UNIFORMED TRAFFIC OFFICERS AS REQUIRED OR AS ORDERED BY THE ENGINEER OR AS REQUIRED BY THE LOCAL GOVERNING AUTHORITIES OR AS REQUIRED BY PERMIT STIPULATIONS OR AS REQUIRED BY THE OWNER. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS FOR USE AT ALL TIMES UNLESS WRITTEN APPROVAL FROM THE APPROPRIATE GOVERNING AGENCY IS GRANTED.
24. TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE STATE DOT STANDARD DETAIL SHEETS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB WITH THE EDGE OF THE SIGN 2' OFF THE FACE OF THE CURB, AND WITH 7' VERTICAL CLEARANCE UNLESS OTHERWISE DETAILED OR NOTED.
25. REFER TO DETAIL SHEETS FOR PAVEMENT, CURBING, AND SIDEWALK INFORMATION.
26. THE CONTRACT LIMIT IS THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED OR SHOWN ON THE CONTRACT DRAWINGS.
27. THE CONTRACTOR SHALL SUBMIT A SHOP DRAWING OF THE PAVEMENT MARKING PAINT MIXTURE PRIOR TO STRIPING.
28. PAVEMENT MARKING KEY:
- 4" SYDL 4" SOLID YELLOW DOUBLE LINE
4" SYL 4" SOLID YELLOW LINE
4" SWL 4" SOLID WHITE LINE
12" SWSB 12" SOLID WHITE STOP BAR
4" BWL 4" BROKEN WHITE LINE 10' STRIPE 30' SPACE
29. ALL PARKING SPACES AND HATCHED AREAS SHALL HAVE TWO COATS OF PAVEMENT MARKINGS APPLIED TO STRIPING.
30. PAVEMENT MARKINGS SHALL BE HOT APPLIED TYPE IN ACCORDANCE WITH STATE DOT SPECIFICATIONS, UNLESS WHERE EPOXY RESIN PAVEMENT MARKINGS ARE INDICATED.
31. THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, SWALE, PAVEMENT MARKINGS, OR SIGNAGE DISTURBED DURING DEMOLITION AND/OR CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE CIVIL ENGINEER, AND TO THE SATISFACTION OF THE OWNER AND MUNICIPALITY.
32. EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON DRAWING TITLED "PROJECT OMEGA - DSM09" SCALE 1"=20', DATED 6-3-2022, BY CIVIL DESIGN ADVANTAGE.
33. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, CIVIL ENGINEER, AND APPROPRIATE REGULATORY AGENCY PRIOR TO INSTALLATION DURING THE BIDDING PROCESS.
34. THE SITE IS CURRENTLY SERVICED BY PUBLIC WATER.
35. NO PART OF THE PROJECT PARCEL IS LOCATED WITHIN ANY FEMA DESIGNATED FLOOD HAZARD AREAS.
36. THERE ARE NO WETLANDS LOCATED ON THE SITE AS INDICATED BY NW MAPPING.
37. THE EXISTING BUILDING IS TO REMAIN OPEN FOR BUSINESS DURING CONSTRUCTION.
38. THE CONTRACTOR SHALL REMOVE CONFLICTING PAVEMENT MARKINGS IN THE ROADWAY BY METHOD APPROVED BY THE AUTHORITY HAVING JURISDICTION OR DOT AS APPLICABLE FOR THE LOCATION OF THE WORK.
39. ALL ADA DESIGNATED PARKING STALLS, ACCESS AISLES AND PEDESTRIAN WALKWAYS SHALL CONFORM TO THE CURRENT VERSION OF THE AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN AND ANSI STANDARDS AND AS MAY BE SUPERCEDED BY THE STATE BUILDING CODE.
40. CONSTRUCTION OCCURRING ON THIS SITE SHALL COMPLY WITH NFPA 241 STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS, AND CHAPTER 16 OF NFPA 1 UNIFORM FIRE CODE.
41. SEDIMENT AND EROSION CONTROLS AS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN AND/OR DEMOLITION PLAN SHALL BE INSTALLED BY THE DEMOLITION CONTRACTOR PRIOR TO START OF DEMOLITION AND CLEARING AND GRUBBING OPERATIONS.
42. REMOVE AND DISPOSE OF ANY SIDEWALKS, FENCES, STAIRS, WALLS, DEBRIS AND RUBBISH REQUIRING REMOVAL FROM THE WORK AREA IN AN APPROVED OFF SITE LANDFILL, BY AN APPROVED HAULER. HAULER SHALL COMPLY WITH ALL REGULATORY REQUIREMENTS.
43. THE CONTRACTOR SHALL SECURE ALL PERMITS FOR HIS DEMOLITION AND DISPOSAL OF HIS DEMOLITION MATERIAL TO BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL POST BONDS AND PAY PERMIT FEES AS REQUIRED. BUILDING DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS AND DISPOSAL OF ALL BUILDING DEMOLITION DEBRIS IN AN APPROVED OFF-SITE LANDFILL.
44. ASBESTOS OR HAZARDOUS MATERIAL, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIAL ABATEMENT CONTRACTOR.
45. THE CONTRACTOR SHALL PREPARE ALL MANIFEST DOCUMENTS AS REQUIRED PRIOR TO COMMENCEMENT OF DEMOLITION.
46. THE CONTRACTOR SHALL CUT AND PLUG, OR ARRANGE FOR THE APPROPRIATE UTILITY PROVIDER TO CUT AND PLUG ALL SERVICE PIPING AT THE STREET LINE OR AT THE MAIN, AS REQUIRED BY THE UTILITY PROVIDER, OR AS OTHERWISE NOTED OR SHOWN ON THE CONTRACT DRAWINGS. ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL INVESTIGATE THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTENT OF SERVICE PIPING TO BE REMOVED, CUT OR PLUGGED. THE CONTRACTOR SHALL PAY ALL UTILITY PROVIDER FEES FOR ABANDONMENTS AND REMOVALS.
47. THE CONTRACTOR SHALL PROTECT ALL IRON PINS, MONUMENTS AND PROPERTY CORNERS DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. ANY CONTRACTOR DISTURBED PINS, MONUMENTS, AND OR PROPERTY CORNERS, ETC. SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
48. THE DEMOLITION CONTRACTOR SHALL STABILIZE THE SITE AND KEEP EROSION CONTROL MEASURES IN PLACE UNTIL THE COMPLETION OF HIS WORK OR UNTIL THE COMMENCEMENT OF WORK BY THE SITE CONTRACTOR, WHICHEVER OCCURS FIRST, AS REQUIRED OR DEEMED NECESSARY BY THE ENGINEER OR OWNER'S REPRESENTATIVE. THE SITE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF EXISTING EROSION AND SEDIMENTATION CONTROLS AND FOR INSTALLATION OF ANY NEW SEDIMENT AND EROSION CONTROLS AS PER THE SEDIMENT AND EROSION CONTROL PLAN, AT THAT TIME.
49. THE CONTRACTOR SHALL PUMP OUT BUILDING FUEL AND WASTE OIL TANKS (IF ANY ARE ENCOUNTERED) AND REMOVE FUEL TO AN APPROVED DISPOSAL AREA BY A LICENSED WASTE OIL HANDLING CONTRACTOR IN STRICT ACCORDANCE WITH STATE REQUIREMENTS.
50. IF IMPACTED OR CONTAMINATED SOIL IS ENCOUNTERED BY THE CONTRACTOR, THE CONTRACTOR SHALL SUSPEND EXCAVATION WORK OF IMPACTED SOIL AND NOTIFY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT PRIOR TO PROCEEDING WITH FURTHER WORK IN THE IMPACTED SOIL LOCATION UNTIL FURTHER INSTRUCTED BY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT.
51. BACK FILL DEPRESSIONS, FOUNDATION HOLES AND REMOVED DRIVEWAY AREAS IN LOCATIONS NOT SUBJECT TO FURTHER EXCAVATION WITH SOIL MATERIAL APPROVED BY THE OWNER'S GEOTECHNICAL ENGINEER AND COMPACT, FERTILIZE, SEED AND MULCH DISTURBED AREAS NOT SUBJECT TO FURTHER SITE CONSTRUCTION. DEMOLISHED BUILDING FOUNDATION AREA AND BASEMENT IF PRESENT TO BE BACKFILLED WITH GRAVEL FILL OR MATERIAL SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT IN LIFT THICKNESS SPECIFIED IN THE GEOTECHNICAL REPORT, COMPACT TO 95% MAX. DRY DENSITY PER ASTM D1557 AT MOISTURE CONTENT SPECIFIED IN GEOTECHNICAL REPORT AND EARTHWORK SPECIFICATION. EMPLOY WATERING EQUIPMENT FOR DUST CONTROL.
52. THE CONTRACTOR SHALL CUT AND REMOVE AT LUMINAIRE AND SIGN LOCATIONS ANY PROTRUDING CONDUITS TO 24" BELOW GRADE. THE CONTRACTOR SHALL REMOVE ALL CABLES AND CONDUCTORS FROM REMAINING LIGHTING AND SIGNING CONDUITS TO BE ABANDONED. ANY REMAINING LIGHTING TO REMAIN IN PLACE SHALL BE REWIRCUIT OR REWIRED AS NECESSARY TO REMAIN IN OPERATION.
53. NO WORK ON THIS SITE SHALL BE INITIATED BY THE CONTRACTOR UNTIL A PRE-CONSTRUCTION MEETING WITH OWNER AND THE CIVIL ENGINEER IS PERFORMED. THE CONTRACTOR SHOULD BE AWARE OF ANY SITE INFORMATION AVAILABLE SUCH AS GEOTECHNICAL AND ENVIRONMENTAL REPORTS. THE CONTRACTOR SHALL HAVE IOWA ONE CALL MARK OUTS OF EXISTING UTILITIES COMPLETED PRIOR TO MEETING.
54. THE CONTRACTOR SHALL ARRANGE FOR AND INSTALL TEMPORARY OR PERMANENT UTILITY CONNECTIONS WHERE INDICATED ON PLAN OR AS REQUIRED. MAINTAIN UTILITY SERVICES TO BUILDINGS OR TO SERVICES TO REMAIN. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS FOR INSTALLATION AND PAY UTILITY PROVIDER FEES.
55. THE CONTRACTOR SHALL NOT COMMENCE DEMOLITION OR UTILITY DISCONNECTIONS UNTIL AUTHORIZED TO DO SO BY THE OWNER.
56. THE CONTRACTOR OR DEMOLITION CONTRACTOR SHALL INSTALL TEMPORARY SHEETING OR SHORING AS NECESSARY TO PROTECT EXISTING AND NEW BUILDINGS, STRUCTURES AND UTILITIES DURING CONSTRUCTION AND DEMOLITION. SHEETING OR SHORING SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER, LICENSED IN THIS STATE AND EVIDENCE OF SUCH SUBMITTED TO THE OWNER PRIOR TO INSTALLATION.
57. NO SALVAGE SHALL BE PERMITTED UNLESS PAID TO THE OWNER AS A CREDIT.
58. THE EXISTING BUILDING AND PARKING AREA AND DRIVEWAYS SHALL REMAIN OPEN FOR NORMAL BUSINESS OPERATIONS.
59. THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS. REFER TO SEDIMENT AND EROSION CONTROL PLAN FOR LIMIT OF DISTURBANCE AND EROSION CONTROL NOTES.
60. TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE FOR USE IN FINAL LANDSCAPING.
61. THE CONTRACTOR SHALL COMPACT FILL IN LIFT THICKNESS PER THE GEOTECHNICAL REPORT UNDER ALL PARKING, BUILDING, DRIVE, AND STRUCTURE AREAS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR TEST), OR AS REQUIRED BY THE GEOTECHNICAL ENGINEER.
62. UNDERDRAINS SHALL BE ADDED, IF DETERMINED NECESSARY IN THE FIELD BY THE OWNER/GEOTECHNICAL ENGINEER, AFTER SUBGRADE IS ROUGH GRADED.
63. VERTICAL DATUM IS NAVD 88.
64. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD AND APPROVED BY THE CITY OF BONDURANT AGENT PRIOR TO THE START OF WORK ON THE SITE.
65. PROPER CONSTRUCTION PROCEDURES SHALL BE FOLLOWED ON ALL IMPROVEMENTS WITHIN THIS PARCEL, SO AS TO PREVENT THE SILTING OF ANY WATERCOURSE OR WETLANDS IN ACCORDANCE WITH THE REGULATIONS OF THE IOWA DNR AND THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS MANUAL, LATEST EDITION. IN ADDITION, THE CONTRACTOR SHALL STRICTLY ADHERE TO THE SEDIMENT AND EROSION CONTROL PLAN CONTAINED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE TO POST ALL BONDS AS REQUIRED BY THE LOCAL MUNICIPALITIES, OR SOIL CONSERVATION DISTRICT WHICH WOULD GUARANTEE THE PROPER IMPLEMENTATION OF THE PLAN.
66. ALL SITE WORK, MATERIALS OF CONSTRUCTION, AND CONSTRUCTION METHODS FOR EARTHWORK AND STORM DRAINAGE WORK SHALL CONFORM TO THE SPECIFICATIONS AND DETAILS AND APPLICABLE SECTIONS OF THE PROJECT SPECIFICATIONS MANUAL. OTHERWISE THIS WORK SHALL CONFORM TO THE [STATE] DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND PROJECT GEOTECHNICAL REPORT IF THERE IS NO PROJECT SPECIFICATIONS MANUAL. ALL FILL MATERIAL UNDER STRUCTURES AND PAVED AREAS SHALL BE PER THE ABOVE STATED APPLICABLE SPECIFICATIONS, AND/OR PROJECT GEOTECHNICAL REPORT, AND SHALL BE PLACED IN ACCORDANCE WITH THE APPLICABLE SPECIFICATIONS UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL ENGINEER. MATERIAL SHALL BE COMPACTED IN LIFT THICKNESSES PER THE PROJECT GEOTECHNICAL REPORT TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 1557 AT MOISTURE CONTENT INDICATED IN PROJECT GEOTECHNICAL REPORT.
67. ALL DISTURBANCE INCURRED TO MUNICIPAL, COUNTY, AND [STATE] PROPERTY DUE TO CONSTRUCTION SHALL BE RESTORED TO ITS PREVIOUS CONDITION OR BETTER, TO THE SATISFACTION OF THE MUNICIPALITY, COUNTY AND [STATE] AS APPLICABLE FOR THE LOCATION OF THE WORK.
68. ALL CONSTRUCTION WITHIN A DOT RIGHT OF WAY SHALL COMPLY WITH ALL DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
69. THE UTILITY PLAN DETAILS SITE INSTALLED PIPES UP TO 5' FROM THE BUILDING FACE. REFER TO DRAWINGS BY ARCHITECTURE PLANS FOR BUILDING CONNECTIONS. SITE CONTRACTOR SHALL SUPPLY AND INSTALL PIPE ADAPTERS AS NECESSARY AT BUILDING CONNECTION POINT OR AT EXISTING UTILITY OR PIPE CONNECTION POINT.
70. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES BY VARIOUS MEANS PRIOR TO BEGINNING ANY EXCAVATION. TEST PITS SHALL BE DUG AT ALL LOCATIONS WHERE PROPOSED SANITARY SEWERS AND WHERE PROPOSED STORM PIPING WILL CROSS EXISTING UTILITIES, AND THE HORIZONTAL AND VERTICAL LOCATIONS OF THE UTILITIES SHALL BE DETERMINED. THE CONTRACTOR SHALL CONTACT THE CIVIL ENGINEER IN THE EVENT OF ANY DISCOVERED OR UNSEEN CONFLICTS BETWEEN EXISTING AND PROPOSED SANITARY SEWERS, STORM PIPING AND UTILITIES SO THAT AN APPROPRIATE MODIFICATION MAY BE MADE.
71. UTILITY CONNECTION DESIGN AS REFLECTED ON THE PLAN MAY CHANGE SUBJECT TO UTILITY PROVIDER AND GOVERNING AUTHORITY STAFF REVIEW.
72. THE CONTRACTOR SHALL ENSURE THAT ALL UTILITY PROVIDERS AND GOVERNING AUTHORITY STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET. THE CONTRACTOR SHALL PERFORM PROPER COORDINATION WITH THE RESPECTIVE UTILITY PROVIDER.
73. THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY PROVIDERS FOR SERVICE INSTALLATIONS AND CONNECTIONS. THE CONTRACTOR SHALL COORDINATE WORK TO BE PERFORMED BY THE VARIOUS UTILITY PROVIDERS AND SHALL PAY ALL FEES FOR CONNECTIONS, DISCONNECTIONS, RELOCATIONS, INSPECTIONS, AND DEMOLITION UNLESS OTHERWISE STATED IN THE PROJECT SPECIFICATIONS MANUAL AND/OR GENERAL CONDITIONS OF THE CONTRACT.
74. ALL EXISTING PAVEMENT WHERE UTILITY PIPING IS TO BE INSTALLED SHALL BE SAW CUT. AFTER UTILITY INSTALLATION IS COMPLETED, THE CONTRACTOR SHALL INSTALL TEMPORARY AND/OR PERMANENT PAVEMENT REPAIR AS DETAILED ON THE DRAWINGS OR AS REQUIRED BY THE OWNER HAVING JURISDICTION.
75. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
76. SANITARY LATERAL SHALL MAINTAIN (10' MIN. HORIZONTAL 1.5' VERTICAL MIN.) SEPARATION DISTANCE FROM WATER LINES, OR ADDITIONAL PROTECTION MEASURES WILL BE REQUIRED WHERE PERMITTED, WHICH SHALL INCLUDE CONCRETE ENCASEMENT OF PIPING UNLESS OTHERWISE DIRECTED BY THE UTILITY PROVIDERS AND CIVIL ENGINEER.
77. RELOCATION OF UTILITY PROVIDER FACILITIES SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY PROVIDER.
78. THE CONTRACTOR SHALL COMPACT THE PIPE BACKFILL IN 8" LIFTS ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED PER THE TRENCH DETAILS AND IN AREAS OF ROCK EXCAVATION.
79. CONTRACTOR TO PROVIDE STEEL SLEEVES AND ANNULAR SPACE SAND FILL FOR UTILITY PIPE AND CONDUIT CONNECTIONS UNDER FOOTINGS.
80. BUILDING UTILITY PENETRATIONS AND LOCATIONS ARE SHOWN FOR THE CONTRACTOR'S INFORMATION AND SHALL BE VERIFIED WITH THE BUILDING MEP, STRUCTURAL, AND ARCHITECTURAL DRAWINGS AND WITH THE OWNER'S CONSTRUCTION MANAGER.
81. ALL UTILITY CONSTRUCTION IS SUBJECT TO INSPECTION FOR APPROVAL PRIOR TO BACKFILLING, IN ACCORDANCE WITH THE APPROPRIATE UTILITY PROVIDER REQUIREMENTS.
82. A ONE-FOOT MINIMUM VERTICAL CLEARANCE BETWEEN WATER, GAS, ELECTRICAL, AND TELEPHONE LINES AND STORM PIPING SHALL BE PROVIDED. A SIX-INCH MINIMUM CLEARANCE SHALL BE MAINTAINED BETWEEN STORM PIPING AND SANITARY SEWER WITH A CONCRETE ENCASEMENT. AN 18-INCH TO 6-INCH VERTICAL CLEARANCE BETWEEN SANITARY SEWER PIPING AND STORM PIPING SHALL REQUIRE CONCRETE ENCASEMENT OF THE PROPOSED PIPING.
83. GRAVITY SANITARY SEWER PIPING AND PRESSURIZED WATERLINES SHALL BE LOCATED IN SEPARATE TRENCHES AT LEAST 10 FEET APART WHENEVER POSSIBLE. WHEN INSTALLED IN THE SAME TRENCH, THE WATER PIPE SHALL BE LAID ON A TRENCH BENCH AT LEAST 18 INCHES ABOVE THE TOP OF THE SANITARY SEWER PIPE AND AT LEAST 12 INCHES (PREFERABLY 18 INCHES) FROM THE SIDE OF THE SANITARY SEWER PIPE TRENCH.
84. SITE CONTRACTOR SHALL PROVIDE ALL BENDS, FITTINGS, ADAPTERS, ETC., AS REQUIRED FOR PIPE CONNECTIONS TO BUILDING STUB OUTS, INCLUDING ROOF/FOOTING DRAIN CONNECTIONS TO ROOF LEADERS AND TO STORM DRAINAGE SYSTEM.
85. MANHOLE RIMS AND CATCH BASIN GRATES SHALL BE SET TO ELEVATIONS SHOWN. SET ALL EXISTING MANHOLE RIMS AND VALVE COVERS TO BE RAISED OR LOWERED FLUSH WITH FINAL GRADE AS NECESSARY.
86. SITE CONTRACTOR SHALL COORDINATE INSTALLATION OF CONDUIT AND CABLES FOR SITE LIGHTING WITH THE BUILDING ELECTRICAL CONTRACTOR.
87. CONTRACTOR SHALL COORDINATE INSTALLATION FOR ELECTRICAL SERVICES TO PYLON SIGNS AND SITE LIGHTING WITH THE BUILDING ELECTRICAL CONTRACTOR.
88. THE CONTRACTOR SHALL ARRANGE AND COORDINATE WITH UTILITY PROVIDERS FOR WORK TO BE PERFORMED BY UTILITY PROVIDERS. THE CONTRACTOR SHALL PAY ALL UTILITY FEES UNLESS OTHERWISE STATED IN THE PROJECT SPECIFICATION MANUAL AND GENERAL CONDITIONS, AND REPAIR PAVEMENTS AS NECESSARY.
89. THE CONTRACTOR SHALL PROVIDE AND INSTALL AND BACKFILL PVC CONDUITS FOR TELECOMMUNICATIONS SERVICE, PVC CONDUITS FOR ELECTRIC SERVICE PRIMARY, PVC CONDUITS FOR ELECTRICAL SECONDARY PER BUILDING ELECTRICAL PLANS, (SCHEDULE 80 UNDER PAVEMENT, SCHEDULE 40 IN NON PAVEMENT AREAS). SERVICES MAY BE INSTALLED IN A COMMON TRENCH WITH 12" CLEAR SPACE BETWEEN. MINIMUM COVER IS 36" ON ELECTRIC CONDUITS, AND 24" ON TELECOMMUNICATIONS CONDUITS. SERVICES SHALL BE MARKED WITH MAGNETIC LOCATOR TAPE AND SHALL BE BEDDED, INSTALLED, AND BACKFILLED IN ACCORDANCE WITH ELECTRIC UTILITY PROVIDER, AND TELECOMMUNICATIONS COMPANY STANDARDS. GALVANIZED STEEL ELECTRICAL CONDUIT SHALL BE USED AT POLE AND TRANSFORMER LOCATIONS. INSTALL HANDHOLES AS REQUIRED TO FACILITATE INSTALLATION AND AS REQUIRED BY UTILITY PROVIDER. INSTALL TRAFFIC LOAD QUALIFIED HANDHOLES IN VEHICULAR AREAS. INSTALL CONCRETE ENCASEMENT ON PRIMARY ELECTRIC CONDUITS IF REQUIRED BY ELECTRIC UTILITY PROVIDER.
90. ALL WATER LINES TO HAVE A MINIMUM COVER OF 60". ALL LINES SHALL BE BEDDED IN 6" SAND AND INITIALLY BACKFILLED WITH 12" SAND.
91. ALL WATER MAINS, WATER SERVICES AND SANITARY SEWER LATERALS SHALL CONFORM TO THE APPLICABLE WATER UTILITY PROVIDER SPECIFICATIONS, AND TO THE APPLICABLE SANITARY SEWER PROVIDER SPECIFICATIONS, AS WELL AS TO OTHER APPLICABLE INDUSTRY CODES (AWWA) AND PRODUCT SPECIFICATIONS FOR POTABLE WATER SYSTEMS, AND FOR SANITARY SEWER SYSTEMS.
92. THE CONTRACTOR SHALL MAINTAIN ALL FLOWS AND UTILITY CONNECTIONS TO EXISTING BUILDINGS WITHOUT INTERRUPTION UNLESS/UNTIL AUTHORIZED TO DISCONNECT BY THE OWNERS, THE CIVIL ENGINEER, UTILITY PROVIDERS AND GOVERNING AUTHORITIES.
93. PIPING SHALL BE LAID FROM DOWNGRADE END OF PIPE RUN IN AN UPGRADE DIRECTION WITH BELL END FACING UPGRADE IN THE DIRECTION OF PIPE LAYING.
94. POLYVINYL CHLORIDE PIPE (PVC) FOR STORM PIPING SHALL HAVE BUILT-IN RUBBER GASKET JOINTS. PVC SHALL CONFORM TO ASTM D-3034 (SDR35) WITH COMPRESSION JOINTS AND MOLDED FITTINGS. PVC SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS, ASTM-02321 AND MANUFACTURERS RECOMMENDED PROCEDURE.

DEFINITIONS

MUNICIPLALITY SHALL MEAN CITY OF BONDURANT

COUNTY SHALL MEAN POLK

STATE SHALL MEAN IOWA



355 Research Parkway
Meriden, CT 06450
(203) 630-1406
(203) 630-2615 Fax

PROPOSED TRUCK WASH FACILITY
2300 SHILOH ROSE PARKWAY SOUTHWEST
BONDURANT, IA 50035

Desc.

REVISIONS

Date

No.

Designed

Drawn

Reviewed

Scale

Project No.

Date

CAD File:

Title

GENERAL NOTES

Sheet No.

GN-1

No. 2 of 12

NOTES

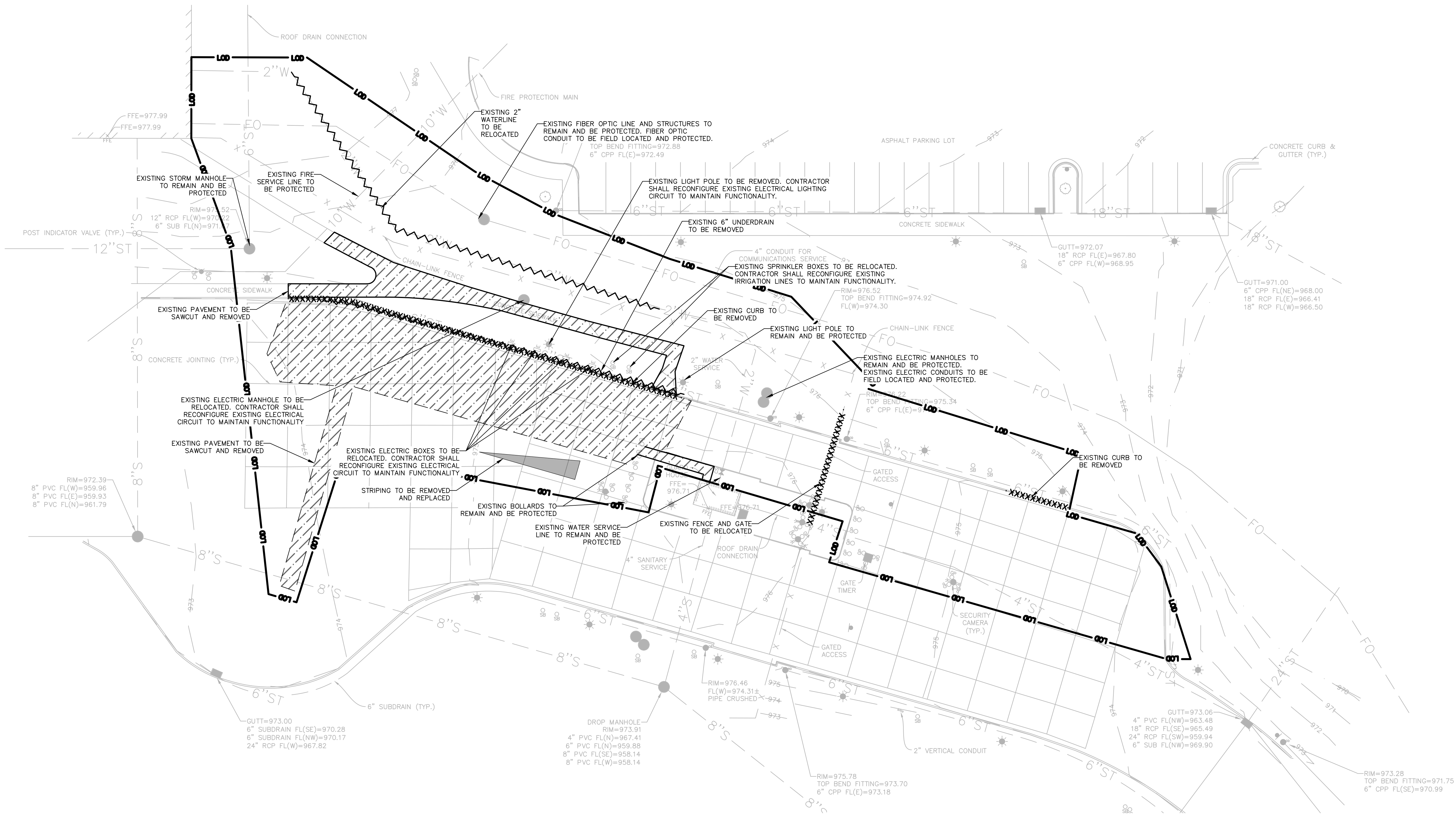
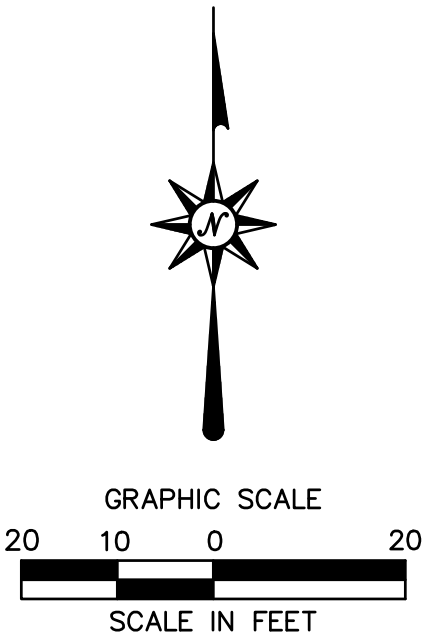
1. EXISTING BOUNDARY AND TOPOGRAPHY ARE BASED ON DRAWING TITLED "PROJECT OMEGA - DSM09", DATED 6-3-2022 BY CIVIL DESIGN ADVANTAGE.
2. EXISTING SITE IMPROVEMENTS ARE BASED UPON PROJECT OMEGA SITE PLANS BY SHIVEHATTERY DATED 8-21-2020.

EXISTING LEGEND

---	Property Line
- - -	Easement Line
---	Setback Line
~~~~~	Treeline
- - -	Major Contour
- - -	Minor Contour
=====	Retaining Wall
- - -	Guide Rail
- x - x -	Fence
- - -	Underground Electric Line
- - -	Overhead Electric Line
- - -	Water Line
- - -	Subdrain
- - -	Gas Line
- - -	Sanitary Sewer
- - -	Sanitary Force Main
- - -	Storm Sewer

PROPOSED LEGEND

---	LIMIT OF DISTURBANCE
XXXXXX	STRUCTURES TO BE REMOVED
XXXXXX	CONCRETE/ASPHALT/STONE TO BE REMOVED
---	SAWCUT LINE
X	TO BE REMOVED
XXXXXX	CURB/GUTTER, FENCE OR UTILITY TO BE REMOVED
X	ORANGE CONSTRUCTION FENCE
---	STRIPING TO BE REMOVED



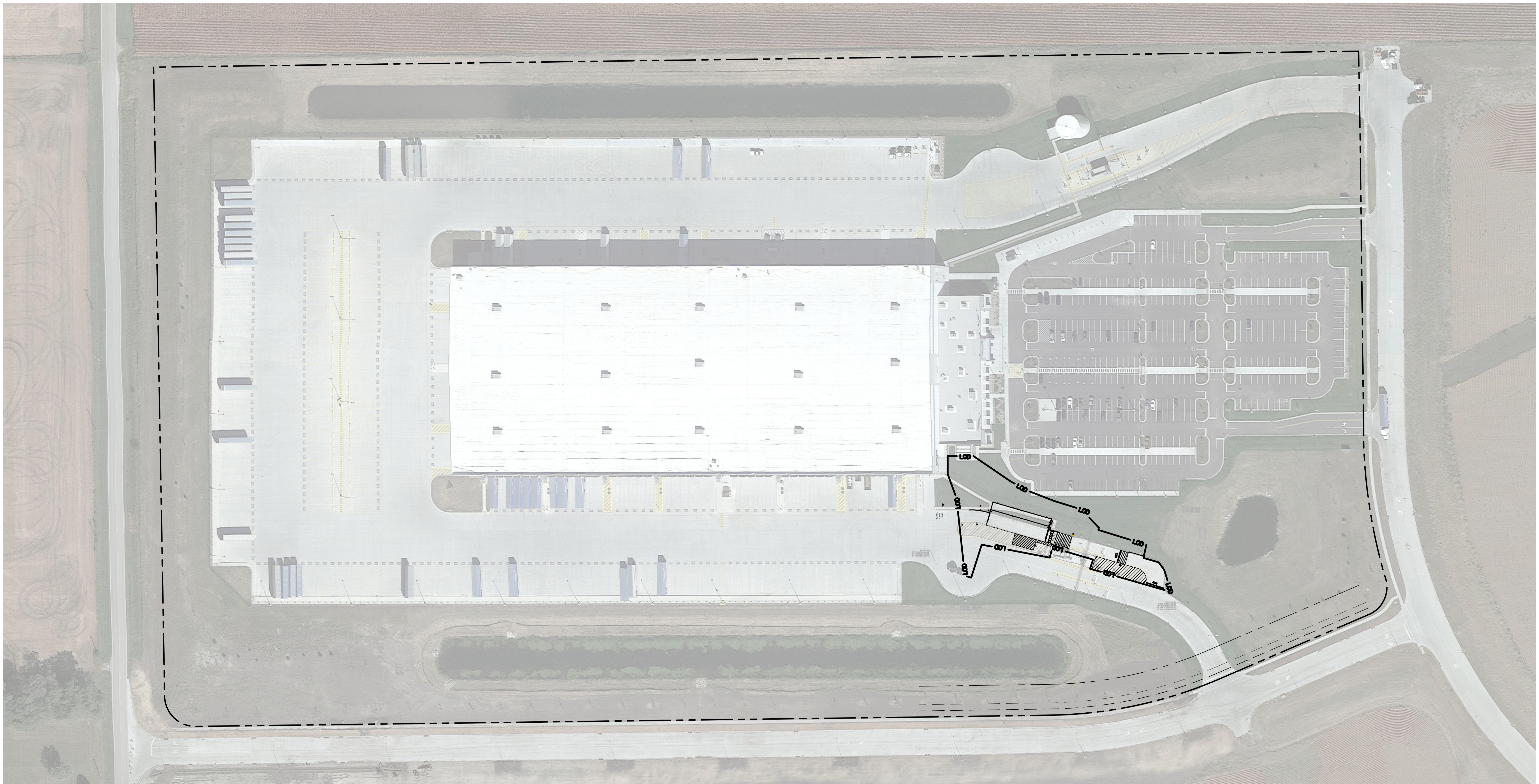
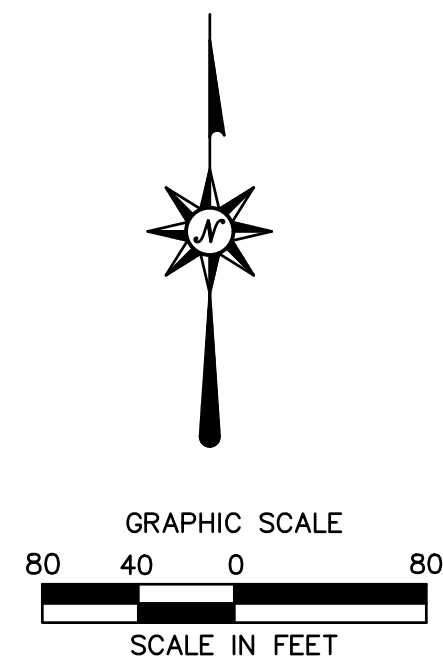
PROPOSED TRUCK WASH FACILITY  
2300 SHILOH ROSE PARKWAY SOUTHWEST  
BONDURANT, IA 50035

REVISIONS	No.	Date	Desc.
Designed	B.H.H.		
Drawn	B.H.H.		
Reviewed	J.C.J.		
Scale	AS SHOWN		
Project No.	2200424.04		
Date	07/08/2022		
CAD File:	DM220042401		
Title	EXISTING CONDITIONS & DEMOLITION PLAN		
Sheet No.	DM-1		



## ZONING INFORMATION

LOCATION: CITY OF BONDURANT, POLK COUNTY				
ZONE: M-1 (LIMITED INDUSTRIAL DISTRICT)				
USE: WAREHOUSE (PERMITTED USE)				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM LOT AREA	10,000 S.F.	2,101,108 S.F. (48.23 AC.)	NO
2	MINIMUM LOT WIDTH	NONE REQUIRED	N/A	NO
3	MINIMUM LOT FRONTAGE	NONE REQUIRED	N/A	NO
4	MINIMUM FRONT SETBACK	50 FEET	>50 FEET	NO
5	MINIMUM SIDE SETBACK	20 FEET	>20 FEET	NO
6	MINIMUM REAR SETBACK	50 FEET	>50 FEET	NO
7	MAXIMUM BUILDING HEIGHT	80 FEET/ 3 STORIES	26' 8" FEET/1 STORIES	NO
8	MAXIMUM BUILDING COVERAGE	15% OPEN SPACE	15 PERCENT	NO



**BL** Companies  
Architecture  
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Environmental  
Land Surveying

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**PROPOSED TRUCK WASH FACILITY**  
2300 SHILOH ROSE PARKWAY SOUTHWEST  
BONDURANT, IA 50035

Revisions	Date	Desc.
No.		
Designed		B.H.H.
Drawn		B.H.H.
Reviewed		J.C.
Scale		AS SHOWN
Project No.		2200424.0
Date		07/08/2022
CAD File:		SP220042401
Title   <b>OVERALL SITE PLAN</b>		
Sheet No.		

SP-0

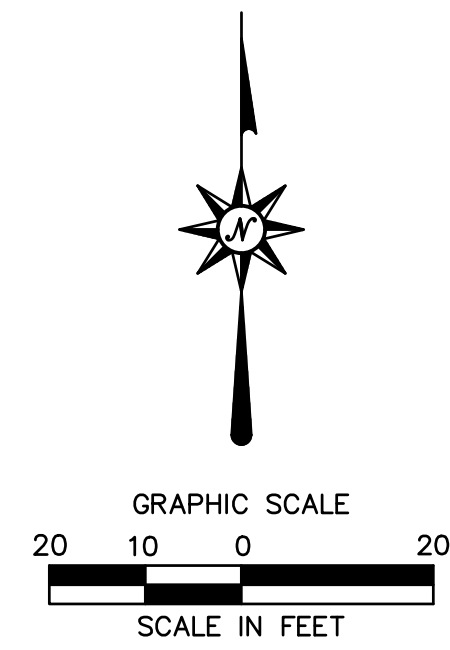
No. 4 of 12



SIGN	MUTCD/TENANT ID NO.	LEGEND
A	R1-1/S-1 36"x36"	
B	N/A / AS-25 14"x12"	
C	W3-3 / N/A 30"x30"	
D	N/A 36"x18"	
E	N/A 36"x18"	
F	N/A 36"x18" (L)(R)	

PG-1	STOP BAR
PG-5	STRAIGHT ARROW
PG-6(L)	LEFT TURN ARROW
PG-6(R)	RIGHT TURN ARROW
PG-7(L)	STRAIGHT OR LEFT TURN ARROW
PG-7(R)	STRAIGHT OR RIGHT TURN ARROW
PG-8	LEFT OR RIGHT TURN ARROW
PG-9	LEFT, STRAIGHT, OR RIGHT TURN ARROW
PG-10	18" STRIPING OUTLINE AND FILL AT 45-DEGREES
PG-11	12" STRIPING OUTLINE AND HATCH @ 36" O.C. (WHITE)
PG-12	12" STRIPING OUTLINE AND HATCH @ 36" O.C. (YELLOW)
PG-14	TRAILER SPACE NUMBERING
PG-15	SPEED HUMP
PG-16	SPEED BUMP
PG-17	ACCESSIBLE CAR PARKING
PG-18	ACCESSIBLE VAN PARKING
PG-20	PEDESTRIAN TABLE
PG-21	EMPTY TRAILER SLIP
PG-22	TRACTOR DOCK PARKING
PG-23	JACK STAND AREA
PG-24	WARNING LINE

	LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE
	PROPERTY LINE
	SAWCUT LINE
	CONCRETE CURB
	SPEED BUMP
	SIGN
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONCRETE PAVEMENT STRUCTURE



**PROPOSED TRUCK WASH FACILITY**  
2300 SHILOH ROSE PARKWAY SOUTHWEST  
BONDURANT, IA 50035

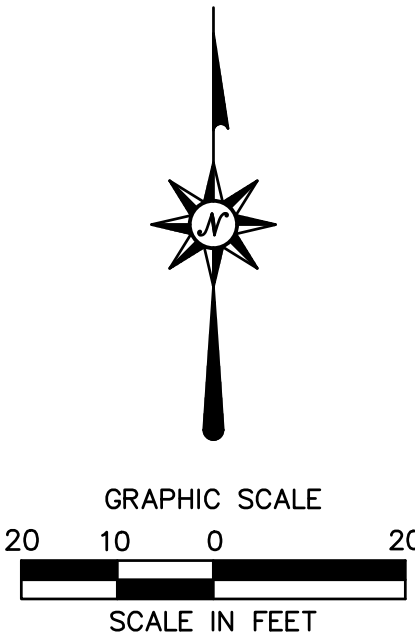
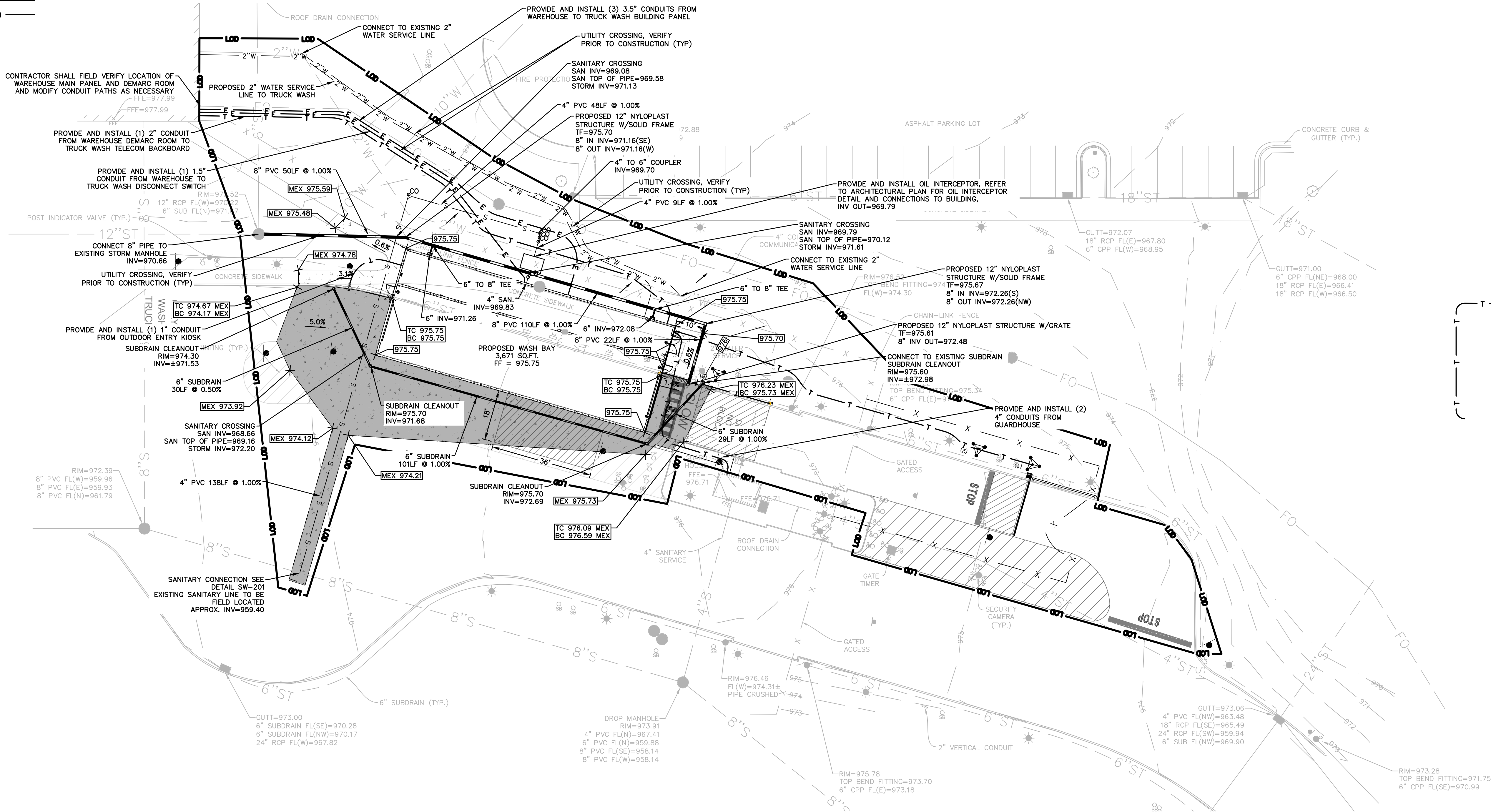
REVISIONS	Date	Desc.
No.		
Designed		B.H.H.
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SP-1



GRADING AND DRAINAGE LEGEND

PROPERTY LINE	---
LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE	---
STORM LINE	---
CATCH BASIN	⬮
STORM MANHOLE	⬮
FLARED END	⬮
END WALL OR HEADWALL	⬮
OUTLET CONTROL STRUCTURE	⬮
HYDRODYNAMIC SEPARATOR	⬮
PROPOSED CONTOUR LINE	---
PROPOSED SPOT GRADE	x 100.00
ABBREVIATIONS	
TC=TOP OF CURB	TC=100.00
BC=BOTTOM OF CURB	BC=99.50
TW=TOP OF WALL	TW=108.00
BW=BOTTOM OF WALL	BW=100.00
MEX=MEET EXISTING	
PROPOSED SURFACE SLOPE	2%
ELECTRIC LINE	---
ELECTRIC AND TELECOMMUNICATIONS LINES	---
GAS LINE	---
WATER LINE	---
SANITARY SEWER LINE	---
SANITARY SEWER FORCE MAIN	---
OVERHEAD LINE	---
TRANSFORMER	⬮
HYDRANT	⬮
UTILITY POLE	⬮
SANITARY/STORM MANHOLE	⬮
SANITARY/STORM CLEANOUT	⬮
WATER VALVE	⬮
GATE VALVE	⬮
THRUST BLOCK	⬮
GREASE TRAP	⬮



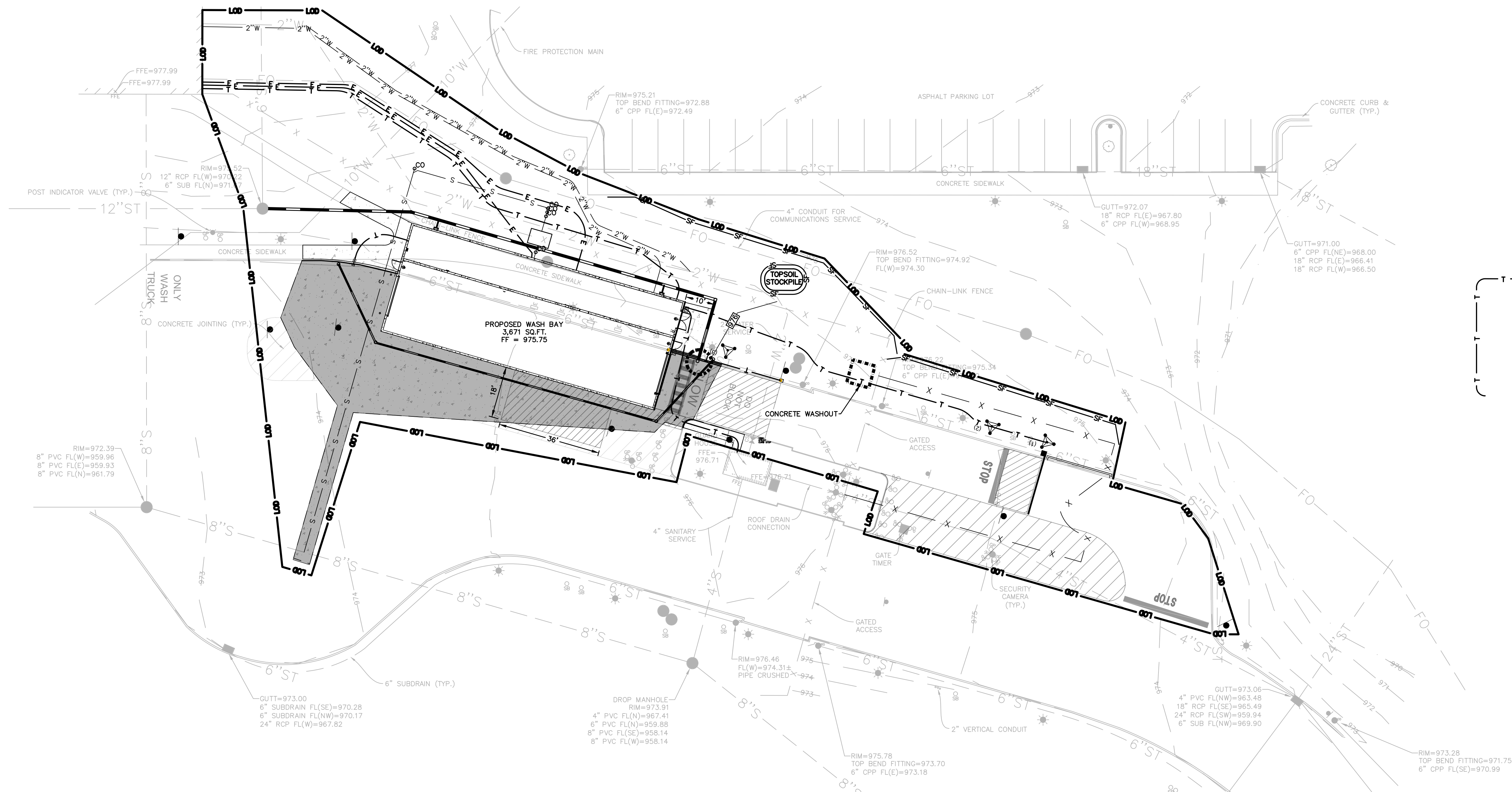
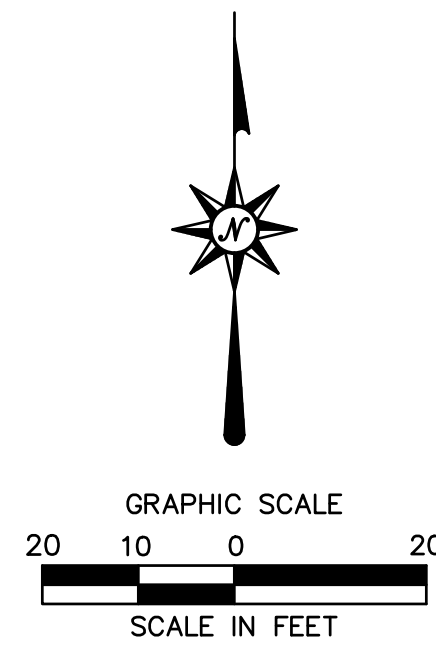
PROPOSED TRUCK WASH FACILITY  
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BONDURANT, IA 50035

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EROSION CONTROL LEGEND:

CONTROL MEASURE	ILLUSTRATION
HAY BALES AT CATCH BASINS	
STONE CHECK DAM	
SILT FENCE	
SILT FENCE WITH HAYBALE BACKING (UTILIZE AT BASE OF SLOPE)	
CONSTRUCTION ENTRANCE	
LIMIT OF CLEARING	
LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE	
EROSION CONTROL BLANKET	
STOCKPILE AREA WITH DOUBLE ROW OF SILT FENCE	
DIVERSION SWALE	
SOIL TYPE BOUNDARY	
WATER BAR	
TEMPORARY SILT TRAP	
SEDIMENT BASIN	



PROPOSED TRUCK WASH FACILITY  
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EC-1

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EROSION CONTROL PLAN NOTES

SEDIMENT AND EROSION CONTROL NOTES

SEDIMENT & EROSION CONTROL NARRATIVE  
THE SEDIMENT AND EROSION CONTROL PLAN WAS DEVELOPED TO PROTECT THE EXISTING ROADWAY AND STORM DRAINAGE SYSTEMS, ADJACENT PROPERTIES, AND ANY ADJACENT WATER COURSE FROM SEDIMENT LADEN SURFACE RUNOFF AND EROSION. A CONSTRUCTION SEQUENCE IS PROVIDED TO PROVIDE SURFACE RUNOFF EROSION CONTROLS PRIOR TO THE BEGINNING OF PROJECT DEMOLITION AND/OR CONSTRUCTION.

CONSTRUCTION SCHEDULE  
THE ANTICIPATED STARTING DATE FOR CONSTRUCTION IS **TBD**, WITH COMPLETION ANTICIPATED **TBD**. APPROPRIATE SEDIMENT AND EROSION CONTROL MEASURES AS DESCRIBED HEREIN SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ALL DEMOLITION OR CONSTRUCTION ACTIVITY. SCHEDULE WORK TO MINIMIZE THE LENGTH OF TIME THAT BARE SOIL WILL BE EXPOSED.

CONTINGENCY EROSION PLAN  
THE CONTRACTOR SHALL INSTALL ALL SPECIFIED SEDIMENT AND EROSION CONTROL MEASURES AND WILL BE REQUIRED TO MAINTAIN THEM IN THEIR INTENDED FUNCTIONING CONDITION. THE AGENTS OF THE MUNICIPALITY AND/OR COUNTY SOILS CONSERVATION DISTRICT AND/OR CIVIL ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUPPLEMENTAL MAINTENANCE OR ADDITIONAL MEASURES IF FIELD CONDITIONS ARE ENCOUNTERED BEYOND WHAT WOULD NORMALLY BE ANTICIPATED.

CONSTRUCTION SEQUENCE  
THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:

1. CONTACT MUNICIPALITY AND/OR COUNTY SOILS CONSERVATION DISTRICT AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY DEMOLITION, CONSTRUCTION OR REGULATED ACTIVITY ON THIS PROJECT.
2. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD AND APPROVED BY THE MUNICIPALITY AND/OR COUNTY SOILS CONSERVATION DISTRICT OR INLAND WETLANDS COMMISSION AGENT PRIOR TO THE START OF WORK ON THE SITE. INSTALL TREE PROTECTION AND PERIMETER SILT FENCE OR FILTER SOCK.
3. CONSTRUCT STONE CONSTRUCTION ENTRANCE ANTI-TRACKING PADS AT CONSTRUCTION ENTRANCES/EXITS AND INSTALL FILTER FABRIC AROUND GRATES OF CATCH BASINS. INSTALL SILT SOCKS ON CATCH BASIN INLETS ON OFF SITE ROADS. INSTALL SILT FENCE AND OTHER EROSION CONTROL DEVICES INDICATED ON THESE PLANS AT PERIMETER OF PROPOSED SITE DISTURBANCE AND INSTALL ALL EROSION CONTROL MEASURES AND TREE PROTECTION INDICATED ON THESE PLANS. INSTALL SEDIMENT BASINS AND SEDIMENT TRAPS IF REQUIRED AT LOW AREAS OF SITE OR AS ORDERED BY THE ENGINEER OR AS SHOWN ON THESE PLANS.
4. CLEAR AND GRUB SITE. STOCKPILE CHIPS. STOCKPILE TOPSOIL. INSTALL SEDIMENT AND EROSION CONTROLS AT STOCKPILES.
5. BUILDING AND SITE DEMOLITION AND REMOVAL. PAVEMENT REMOVAL.
6. INSTALL SILT FENCE, CONSTRUCT DIVERSION SWALES AND SEDIMENT BASINS AND SEDIMENT TRAPS. COMMENCE INSTALLATION OF STORM DRAINAGE SYSTEM.
7. COMMENCE EARTHWORK. INSTALL ADDITIONAL SEDIMENT AND EROSION CONTROLS AS WORK PROGRESSES AND CONTINUE STORM DRAINAGE SYSTEM CONSTRUCTION, TOPSOIL AND SEED SLOPES WHICH HAVE ACHIEVED FINAL SITE GRADING.
8. CONSTRUCTION STAKING OF ALL BUILDING CORNERS, UTILITIES, ACCESS DRIVES, AND PARKING AREAS.
9. ROUGH GRADING AND FILLING OF SUBGRADES AND SLOPES.
10. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
11. BEFORE DISPOSING OF SOIL OR RECEIVING BORROW FOR THE SITE, THE CONTRACTOR MUST PROVIDE EVIDENCE THAT EACH SPOIL OR BORROW AREA HAS A SEDIMENT AND EROSION CONTROL PLAN APPROVED BY THE MUNICIPALITY AND/OR COUNTY SOILS CONSERVATION DISTRICT AND/OR INLAND WETLANDS COMMISSION AND WHICH IS BEING IMPLEMENTED AND MAINTAINED. THE CONTRACTOR SHALL ALSO NOTIFY THE MUNICIPALITY AND/OR COUNTY SOILS CONSERVATION DISTRICT AND/OR INLAND WETLANDS COMMISSION IN WRITING OF ALL RECEIVING SPOIL AND BORROW AREAS WHEN THEY HAVE BEEN IDENTIFIED.
12. CONTINUE INSTALLATION OF STORM DRAINAGE AS SUBGRADE ELEVATIONS ARE ACHIEVED.
13. BUILDING FOUNDATION SUBGRADE AND PAD SUBGRADE PREPARATION.
14. BUILDING FOUNDATION CONSTRUCTION. BEGIN BUILDING SUPERSTRUCTURE
15. THROUGHOUT CONSTRUCTION SEQUENCE, REMOVE SEDIMENT FROM BEHIND SILT FENCES, AND OTHER EROSION CONTROL DEVICES AS REQUIRED. REMOVAL SHALL BE ON A PERIODIC BASIS (EVERY SIGNIFICANT RAINFALL OF 0.25 INCH OR GREATER). INSPECTION OF SEDIMENT AND EROSION CONTROL MEASURES SHALL BE ON A WEEKLY BASIS. SEDIMENT COLLECTED SHALL BE DEPOSITED AND SPREAD EVENLY UPLAND ON SLOPES DURING CONSTRUCTION.
16. INSTALL UTILITIES. COMPLETE STORM DRAINAGE SYSTEM.
17. INSTALL SITE LIGHTING AND TRASH ENCLOSURE.
18. COMPLETE GRADING TO SUBGRADES AND CONSTRUCT PARKING AREA SUBGRADE.
19. CONSTRUCT CURBS, PAVEMENT STRUCTURE AND SIDEWALKS.
20. CONDUCT FINE GRADING.
21. PAVING OF PARKING AREAS AND DRIVEWAYS
22. FINAL FINE GRADING OF SLOPE AND NON-PAVED AREAS.
23. PLACE 4" TOPSOIL ON SLOPES AFTER FINAL GRADING IS COMPLETED. FERTILIZE SEED AND MULCH. SEED MIXTURE TO BE INSTALLED (TO BE DETERMINED). USE EROSION CONTROL BLANKETS AS REQUIRED OR ORDERED FOR SLOPES GREATER THAN 3:1 AND AS SHOWN ON LANDSCAPE PLANS OR EROSION CONTROL PLANS. FOR TEMPORARY STABILIZATION BEYOND SEEDING DATES USE ANNUAL RYE AT 4.0 LBS/1,000 S.F. FERTILIZE WITH 10-10-10 AT 1.0 LBS. OF NITROGEN PER 1,000 S.F. AND LIME AT 100 LBS/1,000 S.F. (MAX.).
24. LANDSCAPE ISLANDS, INTERIOR NON-PAVED AREAS, AND PERIMETER AREAS.
25. INSTALL SIGNING AND PAVEMENT MARKINGS
26. CLEAN STORM DRAINAGE PIPE STRUCTURES, DETENTION SYSTEMS AND WATER QUALITY DEVICES OF DEBRIS AND SEDIMENT.
27. UPON DIRECTION OF THE MUNICIPALITY AND/OR COUNTY SOILS CONSERVATION DISTRICT, SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED FOLLOWING STABILIZATION OF THE SITE.

OPERATION REQUIREMENTS

CLEARING AND GRUBBING OPERATIONS

1. ALL SEDIMENT AND EROSION CONTROL MEASURES, INCLUDING THE CONSTRUCTION OF TEMPORARY SEDIMENTATION BASINS AND STONE CONSTRUCTION ENTRANCE ANTI-TRACKING PADS, WILL BE INSTALLED PRIOR TO THE START OF CLEARING AND GRUBBING AND DEMOLITION OPERATIONS.
2. FOLLOWING INSTALLATION OF ALL SEDIMENT AND EROSION CONTROL MEASURES, THE CONTRACTOR SHALL NOT PROCEED WITH GRADING, FILLING OR OTHER CONSTRUCTION OPERATIONS UNTIL THE ENGINEER HAS INSPECTED AND APPROVED ALL INSTALLATIONS.
3. THE CONTRACTOR SHALL TAKE EXTREME CARE DURING CLEARING AND GRUBBING OPERATIONS SO AS NOT TO DISTURB UNPROTECTED WETLAND AREAS OR SEDIMENT AND EROSION CONTROL DEVICES.
4. FOLLOWING THE COMPLETION OF CLEARING AND GRUBBING OPERATIONS, ALL AREAS SHALL BE STABILIZED WITH TOPSOIL AND SEEDING OR CRUSHED STONE AS SOON AS PRACTICAL.

ROUGH GRADING OPERATIONS

1. DURING THE REMOVAL AND/OR PLACEMENT OF EARTH AS INDICATED ON THE GRADING PLAN, TOPSOIL SHALL BE STRIPPED AND APPROPRIATELY STOCKPILED FOR REUSE.
2. ALL STOCKPILED TOPSOIL SHALL BE SEEDED, MULCHED WITH HAY, AND ENCLOSED BY A SILTATION FENCE.

FILLING OPERATIONS

1. PRIOR TO FILLING, ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE PROPERLY IMPLEMENTED, MAINTAINED AND FULLY INSTALLED, AS DIRECTED BY THE ENGINEER AND AS SHOWN ON THIS PLAN.
2. ALL FILL MATERIAL ADJACENT TO ANY WETLAND AREAS, IF APPLICABLE TO THIS PROJECT, SHALL BE GOOD QUALITY, WITH LESS THAN 5% FINES PASSING THROUGH A #200 SIEVE (BANK RUN), SHALL BE PLACED IN LIFT THICKNESSES NOT GREATER THAN THAT SPECIFIED IN PROJECT SPECIFICATIONS AND/OR THE PROJECT GEOTECHNICAL REPORT. LIFTS SHALL BE COMPACTED TO 95% MAX. DRY DENSITY MODIFIED PROCTOR OR AS SPECIFIED IN THE CONTRACT SPECIFICATIONS OR IN THE GEOTECHNICAL REPORT.
3. AS GENERAL GRADING OPERATIONS PROGRESS, ANY TEMPORARY DIVERSION DITCHES SHALL BE RAISED OR LOWERED, AS NECESSARY, TO DIVERT SURFACE RUNOFF TO THE SEDIMENT BASINS OR SEDIMENT TRAPS.

PLACEMENT OF DRAINAGE STRUCTURES, UTILITIES, AND BUILDING CONSTRUCTION OPERATIONS.

1. SILT FENCES SHALL BE INSTALLED AT THE DOWNHILL SIDES OF BUILDING EXCAVATIONS, MUD PUMP DISCHARGES, AND UTILITY TRENCH MATERIAL STOCKPILES.

FINAL GRADING AND PAVING OPERATIONS

1. ALL INLET AND OUTLET PROTECTION SHALL BE PLACED AND MAINTAINED AS SHOWN ON SEDIMENT AND EROSION CONTROL PLANS AND DETAILS, AND AS DESCRIBED IN SPECIFICATIONS AND AS DESCRIBED HEREIN.
2. NO CUT OR FILL SLOPES SHALL EXCEED 2:1 EXCEPT WHERE STABILIZED BY ROCK FACED EMBANKMENTS OR EROSION CONTROL BLANKETS, OR JUTE MESH AND VEGETATION. ALL SLOPES SHALL BE SEEDED, AND ANY ROAD OR DRIVEWAY SHOULDER AND BANKS SHALL BE STABILIZED IMMEDIATELY UPON COMPLETION OF FINAL GRADING UNTIL TURF IS ESTABLISHED.

3. PAVEMENT SUB-BASE AND BASE COURSES SHALL BE INSTALLED OVER AREAS TO BE PAVED AS SOON AS FINAL SUB-GRADES ARE ESTABLISHED AND UNDERGROUND UTILITIES AND STORM DRAINAGE SYSTEMS HAVE BEEN INSTALLED.
4. AFTER CONSTRUCTION OF PAVEMENT, TOPSOIL, FINAL SEED, MULCH AND LANDSCAPING, REMOVE ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES ONLY AFTER ALL AREAS HAVE BEEN PAVED AND/OR GRASS HAS BEEN WELL ESTABLISHED AND THE SITE IS STABLE AND HAS BEEN INSPECTED AND APPROVED BY THE MUNICIPALITY AND/OR COUNTY SOILS CONSERVATION DISTRICT.

INSTALLATION OF SEDIMENTATION AND EROSION CONTROL MEASURES

- I. SILTATION FENCE  
A. DIG A SIX INCH TRENCH ON THE UPHILL SIDE OF THE DESIGNATED FENCE LINE LOCATION.  
B. POSITION THE POST AT THE BACK OF THE TRENCH (DOWNHILL SIDE), AND HAMMER THE POST AT LEAST 1.5 FEET INTO THE GROUND.  
C. LAY THE BOTTOM SIX INCHES OF THE FABRIC INTO THE TRENCH TO PREVENT UNDERMINING BY STORM WATER RUN-OFF.  
D. BACKFILL THE TRENCH AND COMPACT.

OPERATION AND MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES

- A. ALL SILTATION FENCES SHALL BE INSPECTED AS A MINIMUM WEEKLY. ALL DETERIORATED FABRIC AND DAMAGED POSTS SHALL BE REPLACED AND PROPERLY REPOSITIONED IN ACCORDANCE WITH THIS PLAN.
- B. SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THEY REACH A MAXIMUM HEIGHT OF ONE FOOT.  
  
II. SEDIMENT BASINS/SEDIMENT TRAPS  
A. CONTRACTOR TO KEEP WEEKLY CHECK LOGS FOR INSPECTIONS OF ALL SEDIMENT AND EROSION CONTROL DEVICES AND HAVE THEM READILY AVAILABLE ON-SITE AT ALL TIMES FOR INSPECTION BY LOCAL AUTHORITIES OR ENGINEER.  
B. ALL SEDIMENT BASINS AND/OR SEDIMENT TRAPS SHALL BE INSPECTED FOLLOWING EACH RAINFALL. REPAIR OF SLOPES SHALL BE PROMPTLY MADE AS NEEDED.  
C. SEDIMENT DEPOSITS SHALL BE REMOVED FROM SEDIMENT BASINS AND/OR SEDIMENT TRAPS WHEN THEY REACH A MAXIMUM HEIGHT OF ONE FOOT UNLESS OTHERWISE INDICATED ON THE EROSION CONTROL PLANS AND DETAILS TO BE AT A SPECIFIC ELEVATION PER CLEAN OUT MARKERS.  
D. SEDIMENT SHALL BE DISPOSED OF ON-SITE OR AS DIRECTED BY THE ENGINEER AND LOCAL GOVERNING OFFICIALS. SEE SEDIMENT AND EROSION CONTROL NOTES HEREIN REGARDING DISPOSAL REQUIREMENTS FOR OFF SITE SPOIL DISPOSAL.

SEDIMENT AND EROSION CONTROL PLAN.

1. CULVERT DISCHARGE AREAS WILL BE PROTECTED WITH RIP RAP CHANNELS. ENERGY DISSIPATORS WILL BE INSTALLED AS SHOWN ON THESE PLANS AND AS NECESSARY.
2. CATCH BASINS WILL BE PROTECTED WITH SILT SOCKS, SILTATION FENCE, OR OTHER INLET PROTECTION DEVICES PER DETAILS, THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
3. ALL SEDIMENT AND EROSION CONTROL MEASURES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS MANUAL LATEST EDITION.
4. SEDIMENT AND EROSION CONTROL MEASURES WILL BE INSTALLED PRIOR TO DEMOLITION AND/OR CONSTRUCTION WHENEVER POSSIBLE.
5. ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE DEMOLITION AND CONSTRUCTION PERIOD UNTIL THE SITE IS DETERMINED TO BE STABILIZED BY THE AUTHORITY HAVING JURISDICTION.
6. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF NECESSARY OR REQUIRED OR AS DIRECTED BY THE CIVIL ENGINEER OR BY THE AUTHORITY HAVING JURISDICTION.
7. SEDIMENT REMOVED FROM EROSION CONTROL STRUCTURES WILL BE DISPOSED IN A MANNER WHICH IS CONSISTENT WITH THE INTENT AND REQUIREMENTS OF THE SEDIMENT AND EROSION CONTROL PLANS, NOTES, AND DETAILS.
8. THE CONTRACTOR IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS SEDIMENT AND EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFICATION OF THE MUNICIPALITY AND/OR COUNTY SOILS CONSERVATION DISTRICT AND/OR INLAND WETLANDS COMMISSION OFFICE OR AUTHORITY HAVING JURISDICTION OF ANY TRANSFER OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE SEDIMENT AND EROSION CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.

SEDIMENT AND EROSION CONTROL NOTES

1. THE SEDIMENT AND EROSION CONTROL PLAN IS ONLY INTENDED TO DESCRIBE THE SEDIMENT AND EROSION CONTROL TREATMENT FOR THIS SITE. SEE SEDIMENT AND EROSION CONTROL DETAILS AND CONSTRUCTION SEQUENCE. REFER TO SITE PLAN FOR GENERAL INFORMATION AND OTHER CONTRACT PLANS FOR APPROPRIATE INFORMATION.
2. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THIS SEDIMENT AND EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE PROPER INSTALLATION AND MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED WITH CONSTRUCTION ON THE SITE OF THE REQUIREMENTS AND OBJECTIVES OF THIS PLAN, INFORMING THE AUTHORITY HAVING JURISDICTION OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE SEDIMENT & EROSION CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.
3. VISUAL SITE INSPECTIONS SHALL BE CONDUCTED WEEKLY BY QUALIFIED PERSONNEL, TRAINED AND EXPERIENCED IN SEDIMENT AND EROSION CONTROL, TO ASCERTAIN THAT THE SEDIMENT AND EROSION CONTROL (E&S) BMPs ARE OPERATIONAL AND EFFECTIVE IN PREVENTING POLLUTION. A WRITTEN REPORT OF EACH INSPECTION SHALL BE KEPT, AND INCLUDE:  
A) A SUMMARY OF THE SITE CONDITIONS, E&S BMPs, AND COMPLIANCE; AND  
B) THE DATE, TIME, AND THE NAME OF THE PERSON CONDUCTING THE INSPECTION
5. THE CONTRACTOR SHALL CONSTRUCT ALL SEDIMENT AND EROSION CONTROLS IN ACCORDANCE WITH IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS MANUAL, LATEST EDITION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, AND AS DIRECTED BY THE MUNICIPALITY AND/OR COUNTY SOILS CONSERVATION DISTRICT. THE CONTRACTOR SHALL KEEP A COPY OF THE GUIDELINES ON-SITE FOR REFERENCE DURING CONSTRUCTION.
6. ADDITIONAL AND/OR ALTERNATIVE SEDIMENT AND EROSION CONTROL MEASURES MAY BE INSTALLED DURING THE CONSTRUCTION PERIOD IF FOUND NECESSARY BY THE CONTRACTOR, OWNER, SITE ENGINEER, MUNICIPALITY AND/OR COUNTY SOILS CONSERVATION DISTRICT, OR GOVERNING AGENCIES. THE CONTRACTOR SHALL CONTACT THE OWNER AND APPROPRIATE GOVERNING AGENCIES FOR APPROVAL IF ALTERNATIVE CONTROLS OTHER THAN THOSE SHOWN ON THE PLANS ARE PROPOSED.
7. THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROLS AT LEAST WEEKLY, TO VERIFY THAT THE CONTROLS ARE OPERATING PROPERLY AND MAKE REPAIRS WHERE NECESSARY.
8. THE CONTRACTOR SHALL KEEP A SUPPLY OF SEDIMENT AND EROSION CONTROL MATERIAL (SILT FENCE, JUTE MESH, RIP RAP, ETC.) ON-SITE FOR MAINTENANCE AND EMERGENCY REPAIRS.
9. PROTECT EXISTING TREES THAT ARE TO BE SAVED BY FENCING AT THE DRIP LINE OR AS SHOWN WITH SNOW FENCE, ORANGE SAFETY FENCE, OR EQUIVALENT FENCING. ANY LIMB TRIMMING SHOULD BE DONE BEFORE CONSTRUCTION BEGINS IN THAT AREA; FENCING SHALL BE MAINTAINED AND REPAIRED DURING CONSTRUCTION.
10. INSTALL PERIMETER SEDIMENT AND EROSION CONTROLS PRIOR TO CLEARING OR CONSTRUCTION. ALL CONSTRUCTION SHALL BE CONTAINED WITHIN THE LIMIT OF DISTURBANCE, WHICH SHALL BE MARKED WITH SILT FENCE, SAFETY FENCE, FILTER SOCK, RIBBONS, OR OTHER MEANS PRIOR TO CLEARING. CONSTRUCTION ACTIVITY SHALL REMAIN ON THE UPHILL SIDE OF THE SILT FENCE UNLESS WORK IS SPECIFICALLY CALLED FOR ON THE DOWNHILL SIDE OF THE FENCE.
11. STONE CONSTRUCTION ENTRANCE ANTI-TRACKING PADS SHALL BE INSTALLED AT START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION. THE LOCATION OF THE TRACKING PADS MAY CHANGE AS VARIOUS PHASES OF CONSTRUCTION ARE COMPLETED.
12. TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING. ALL EARTH STOCKPILES SHALL HAVE HAY BALES OR SILT FENCE AROUND THE LIMIT OF PILE. PILES SHALL BE TEMPORARILY SEEDED IF PILE IS TO REMAIN IN PLACE FOR MORE THAN ONE (1) MONTH.
13. SEDIMENT BASINS AND SEDIMENT TRAPS SHALL PROVIDE 134 CUBIC YARDS OF SEDIMENT STORAGE PER ACRE CONTRIBUTING TO THE BASIN. PROVIDE BASIN VOLUMES FOR ALL DISTURBANCE ON SITE.
14. STONE CONSTRUCTION ENTRANCE ANTI-TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY ON SITE EXCAVATION AND SHALL BE MAINTAINED DURING ALL DEMOLITION, EXCAVATION AND CONSTRUCTION ACTIVITIES.
15. MINIMIZE LAND DISTURBANCES. SEED AND MULCH DISTURBED AREAS WITH TEMPORARY MIX AS SOON AS PRACTICABLE (ONE WEEK MAXIMUM UNSTABILIZED PERIOD) USING PERENNIAL RYEGRASS AT 40 LBS PER ACRE, MULCH ALL CUT AND FILL SLOPES AND SWALES WITH LOOSE HAY AT A RATE OF 2 TONS PER ACRE. IF NECESSARY, REPLACE LOOSE HAY ON SLOPES WITH EROSION CONTROL BLANKETS OR JUTE CLOTH. MODERATELY GRADED AREAS, ISLANDS, AND TEMPORARY CONSTRUCTION STAGING AREAS MAY BE HYDROSEEDED WITH TACKIFIER.
16. MAINTAIN EXISTING PAVED AREAS FOR CONSTRUCTION STAGING FOR AS LONG AS POSSIBLE.
17. SILT FENCE AND OTHER SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH CONTRACT DRAWINGS AND MANUFACTURER'S RECOMMENDATIONS PRIOR TO WORK IN ANY UPLAND AREAS.
18. EXCAVATED MATERIAL FROM TEMPORARY SILT TRAPS MUST BE STOCKPILED ON UPHILL SIDE OF SILT FENCE.
19. INSTALL SILT FENCE ACCORDING TO MANUFACTURER'S INSTRUCTION, PARTICULARLY, BURY LOWER EDGE OF FABRIC INTO GROUND. SILT FENCE SHALL BE TENCATE ENVIROFENCE, PROPEX GEOTEX OR EQUIVALENT APPROVED BY THE CIVIL ENGINEER. FILTER FABRIC USED SHALL BE TENCATE 140N OR 170N, OR APPROVED EQUIVALENT. SEE SPECIFICATIONS FOR FURTHER INFORMATION.
20. INSTALL TEMPORARY DIVERSION DITCHES, PLUNGE POOLS, SEDIMENT BASINS, SEDIMENT TRAPS, CONCRETE WASH PITS AND DEWATERING PITS AS SHOWN AND AS NECESSARY DURING VARIOUS PHASES OF CONSTRUCTION TO CONTROL RUNOFF UNTIL UPHILL AREAS ARE DETERMINED TO BE STABILIZED BY THE AUTHORITY HAVING JURISDICTION. LOCATION OF TEMPORARY SEDIMENT BASINS WILL REQUIRE REVIEW AND APPROVAL BY THE CIVIL ENGINEER AND AUTHORITY HAVING JURISDICTION.
21. DIRECT ALL DEWATERING PUMP DISCHARGE TO A SEDIMENT CONTROL DEVICE SUCH AS TEMPORARY PITS, SEDIMENT TRAP, SEDIMENT BASINS OR GRASS FILTERS WITHIN THE APPROVED LIMIT OF DISTURBANCE. DISCHARGE TO STORM DRAINAGE SYSTEM OR SURFACE WATERS FROM SEDIMENT CONTROLS SHALL BE CLEAR.

22. SWEEP AFFECTED PORTIONS OF OFF SITE ROADS ONE OR MORE TIMES A DAY (OR LESS FREQUENTLY IF TRACKING IS NOT A PROBLEM) DURING CONSTRUCTION. OTHER DUST CONTROL MEASURES TO BE USED AS NECESSARY INCLUDE WATERING DOWN DISTURBED AREAS, USING CALCIUM CHLORIDE, AND COVERING LOADS ON DUMP TRUCKS.
23. PERIODICALLY CHECK ACCUMULATED SEDIMENT LEVELS IN THE SEDIMENT BASINS AND SEDIMENT TRAPS DURING CONSTRUCTION AND CLEAN ACCUMULATED SILT WHEN NECESSARY OR WHEN ONE FOOT OF SEDIMENT HAS ACCUMULATED OR PER SPECIFIC CLEANOUT MARKER ELEVATION. CLEAN ACCUMULATED SEDIMENT FROM CATCH BASIN SUMPS AS NECESSARY AND AS DIRECTED BY THE CIVIL ENGINEER OR OWNER'S CONSTRUCTION REPRESENTATIVE. REMOVE ACCUMULATED SEDIMENT FROM BEHIND HAY/STRAW BALES AND SILT FENCE WHEN LEVEL REACHES HALF THE HEIGHT OF THE BALE OR ONE FOOT AT SILT FENCE. DISPOSE OF SEDIMENT LEGALLY EITHER ON OR OFF SITE.
24. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
25. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG OR EQUIVALENT SEDIMENT REMOVAL FACILITY, OVER UNDISTURBED VEGETATED AREAS.
26. ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE HIGH SIDE OF UTILITY AND STORM PIPE TRENCHES SO AS TO ALLOW THE TRENCH TO INTERCEPT ALL SILT LADEN RUNOFF.
27. CONTRACTOR SHALL ONLY EXCAVATE AS MUCH UTILITY AND STORM PIPE TRENCH WORK AS CAN BE COMPLETED, BACKFILLED AND STABILIZED IN ONE DAY SO AS TO LIMIT THE AMOUNT OF OPEN, DISTURBED TRENCHING.
28. ANY STOCKPILES OF STRIPPED MATERIALS ARE TO BE PERIODICALLY SPRAYED WITH WATER OR A CRUSTING AGENT TO STABILIZE POTENTIALLY WIND-BLOWN MATERIAL. HAUL ROADS BOTH INTO AND AROUND THE SITE ARE TO BE SPRAYED AS WELL TO SUPPRESS DUST. TRUCKS HAULING IMPORT FILL MATERIAL ARE TO BE TARPED TO AID IN THE CONTROL OF AIRBORNE DUST. DURING HIGH WIND EVENTS (20 TO 30 MPH SUSTAINED) CONSTRUCTION ACTIVITY SHALL BE LIMITED OR CEASED IF DUST CANNOT BE CONTROLLED BY WETTING.
29. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM OF 70% UNIFORM PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING OR OTHER MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE AUTHORITY HAVING JURISDICTION.
30. MAINTAIN ALL PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. UPON COMPLETION OF WORK SWEEP PARKING LOT AND REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROLS WHEN AUTHORIZED BY AUTHORITY HAVING JURISDICTION. FILE NOT (NOTICE OF TERMINATION) WITH AUTHORITY HAVING JURISDICTION RESPONSIBLE FOR REGULATING STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES PER NPDES.

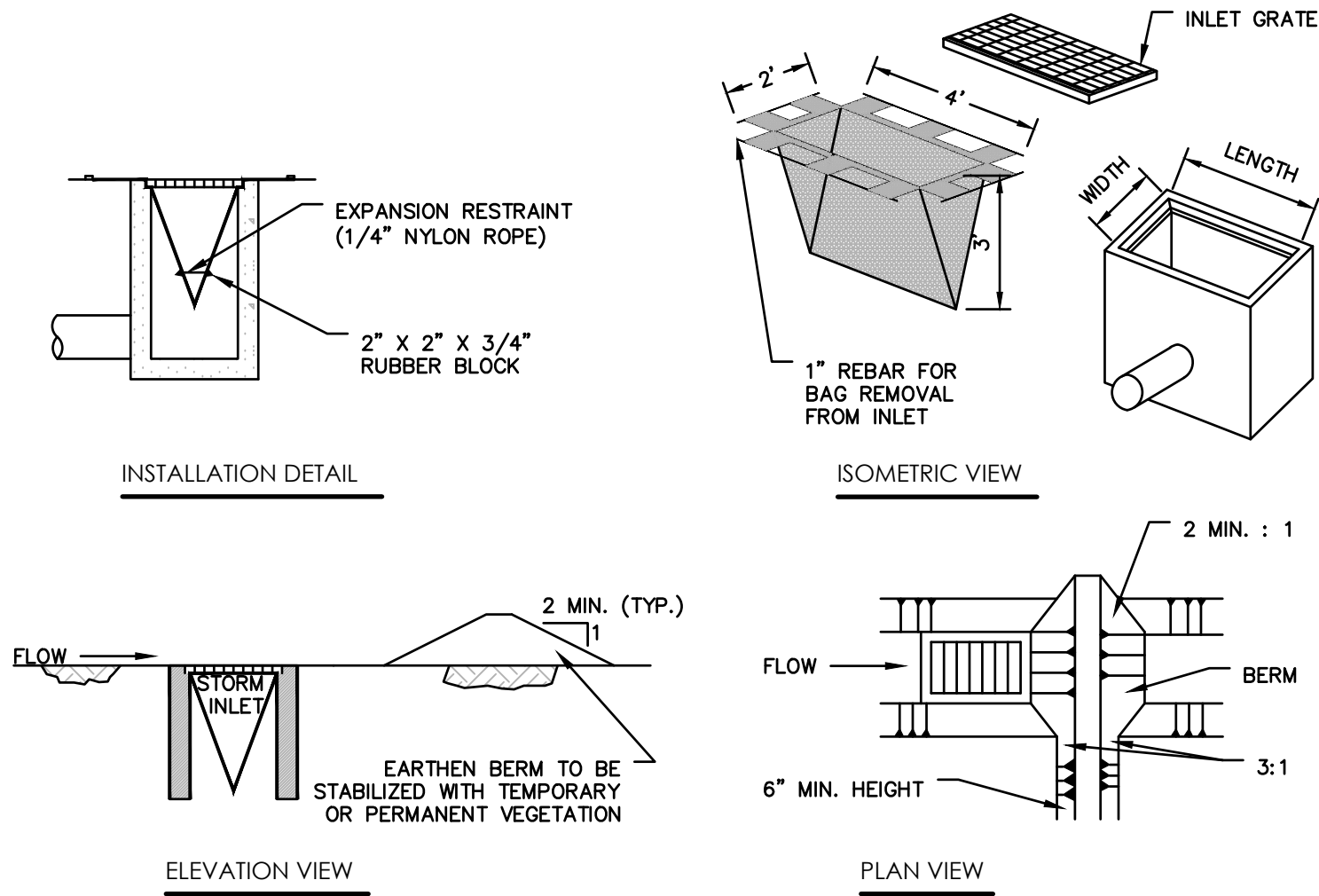
SITE PREPARATION:

1. A SUBSOILER, PLOW, OR OTHER IMPLEMENT SHALL BE USED TO REDUCE SOIL COMPACTION AND ALLOW MAXIMUM INFILTRATION. MAXIMIZING INFILTRATION WILL HELP CONTROL BOTH RUNOFF RATE AND WATER QUALITY. SUBSOILING SHOULD BE DONE WHEN THE SOIL MOISTURE IS LOW ENOUGH TO ALLOW THE SOIL TO CRACK OR FRACTURE. SUBSOILING SHALL NOT BE DONE IN SLIP-PRONE AREAS WHERE SOIL PREPARATION SHOULD BE LIMITED TO WHAT IS NECESSARY FOR ESTABLISHING VEGETATION.
2. THE SITE SHALL BE GRADED AS NEEDED TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION AND SEEDING.
3. RESOIL SHALL BE APPLIED WHERE NEEDED TO ESTABLISH VEGETATION.
  - FROM OCTOBER 1 THROUGH NOVEMBER 20, PREPARE THE SEEDBED, ADD THE REQUIRED AMOUNTS OF LIME AND FERTILIZER, THEN MULCH AND ANCHOR. AFTER NOVEMBER 20, AND BEFORE MARCH 15, BROADCAST THE SELECTED SEED MIXTURE. INCREASE THE SEEDING RATES BY 50% FOR THIS TYPE OF SEEDING.
  - FROM NOVEMBER 20 THROUGH MARCH 15, WHEN SOIL CONDITIONS PERMIT, PREPARE THE SEEDBED, LIME, AND FERTILIZE. APPLY THE SELECTED SEED MIXTURE, MULCH, AND ANCHOR. INCREASE THE SEEDING RATES BY 50% FOR THIS TYPE OF SEEDING.
  - APPLY SEED UNIFORMLY WITH A CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER, OR HYDRO-SEEDER (SLURRY MAY INCLUDE SEED AND FERTILIZER) ON A FIRM, MOIST SEEDBED.
  - WHERE FEASIBLE, EXCEPT WHEN A CULTIPACKER TYPE SEEDER IS USED, THE SEEDBED SHOULD BE FIRMD FOLLOWING SEEDING OPERATIONS WITH A CULTIPACKER, ROLLER, OR LIGHT DRAG. ON SLOPING LAND, SEEDING OPERATIONS SHOULD BE ON THE CONTOUR WHERE FEASIBLE.

18/17/2022, 10:40:02 AM, C:\Users\BHW\OneDrive\Documents\2200424\04 - BONDURANT\IA 50035\EROSION & SEDIMENT CONTROL NOTES

REV/ISSN	Desc.	No.	Date	Designed	B.H.H.
				Drawn	B.H.H.
				Reviewed	J.C.J.
				Scale	AS SHOWN
				Project No.	2200424.04
				Date	07/08/2022
				CAD File	EC220042401
				Title	EROSION & SEDIMENT CONTROL NOTES
				Sheet No.	





INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

ROLLED EARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR REMAIN PERMANENTLY.

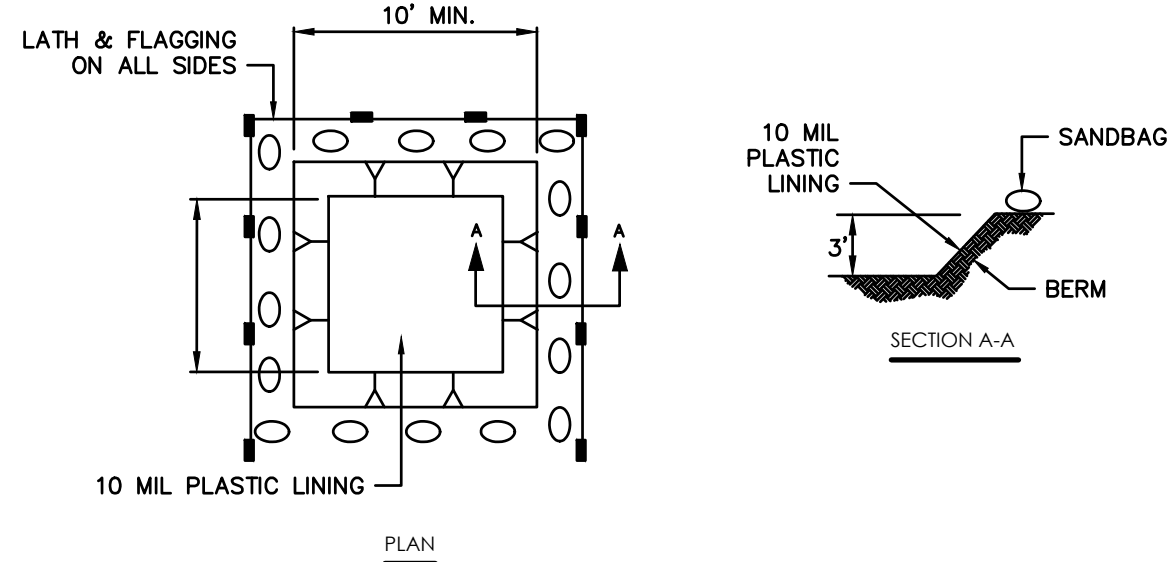
AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS, A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

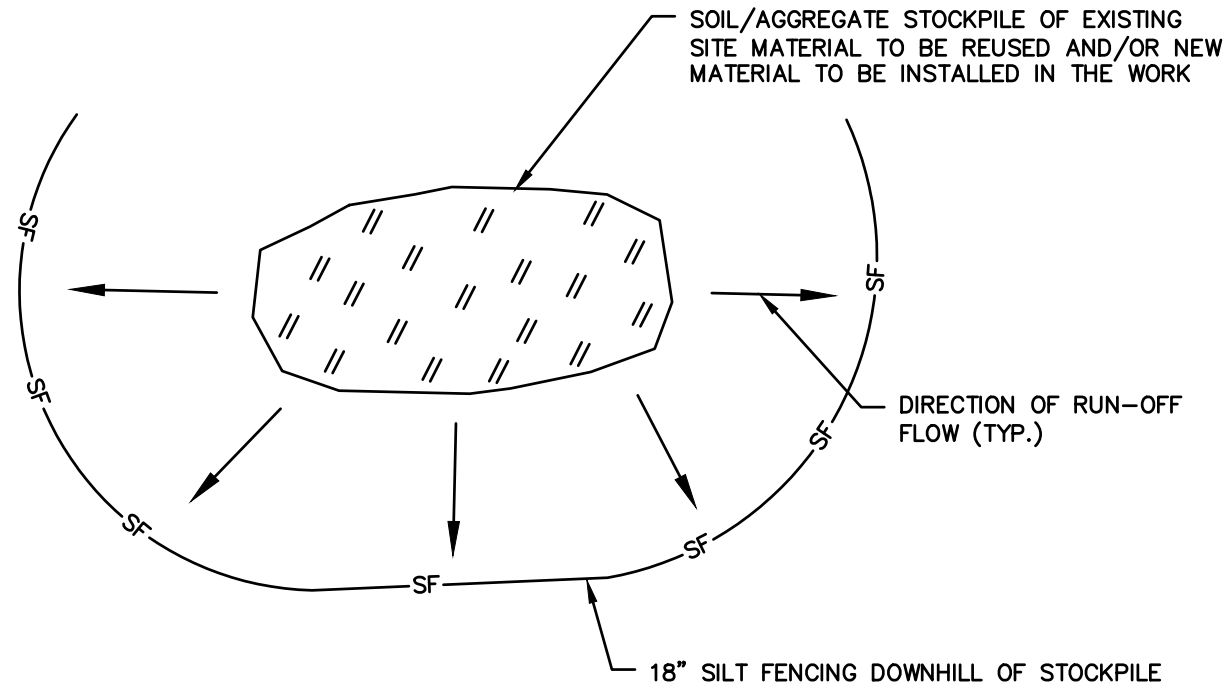
## FILTER BAG INLET PROTECTION - INLET DETAIL

N.T.S



- TEMPORARY CONCRETE WASHOUT FACILITIES (TYPE BELOW GRADE) SHOULD BE CONSTRUCTED AS SHOWN ON THE DETAIL. WITH A RECOMMEND MINIMUM LENGTH AND MINIMUM WIDTH OF 10 FT. THE QUANTITY AND VOLUME SHOULD BE SUFFICIENT TO CONTAIN ALL CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
- LATH AND FLAGGING SHOULD BE COMMERCIAL TYPE.
- PLASTIC LINING MATERIAL SHOULD BE A MINIMUM 10 MIL POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR THERE DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

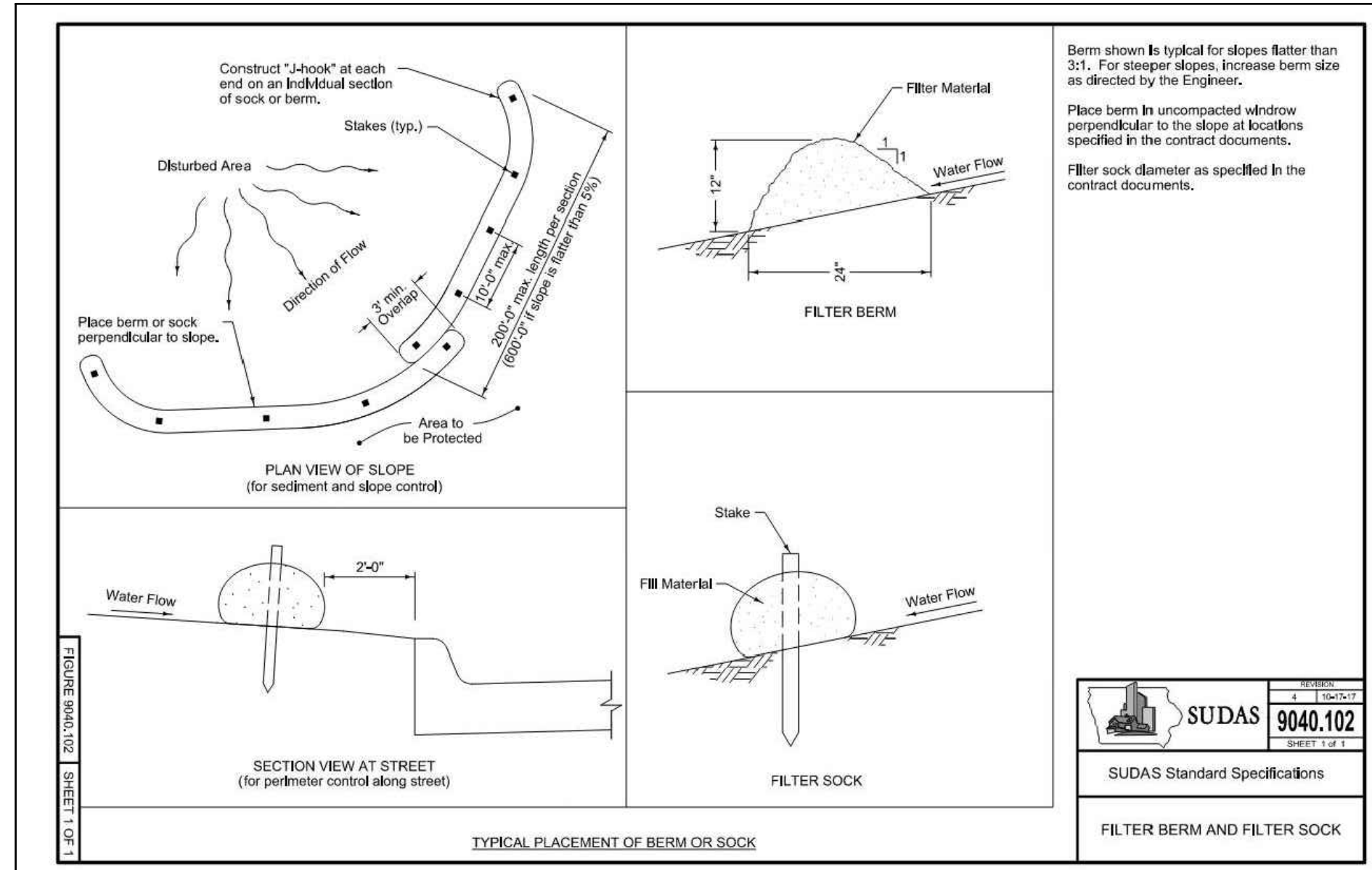
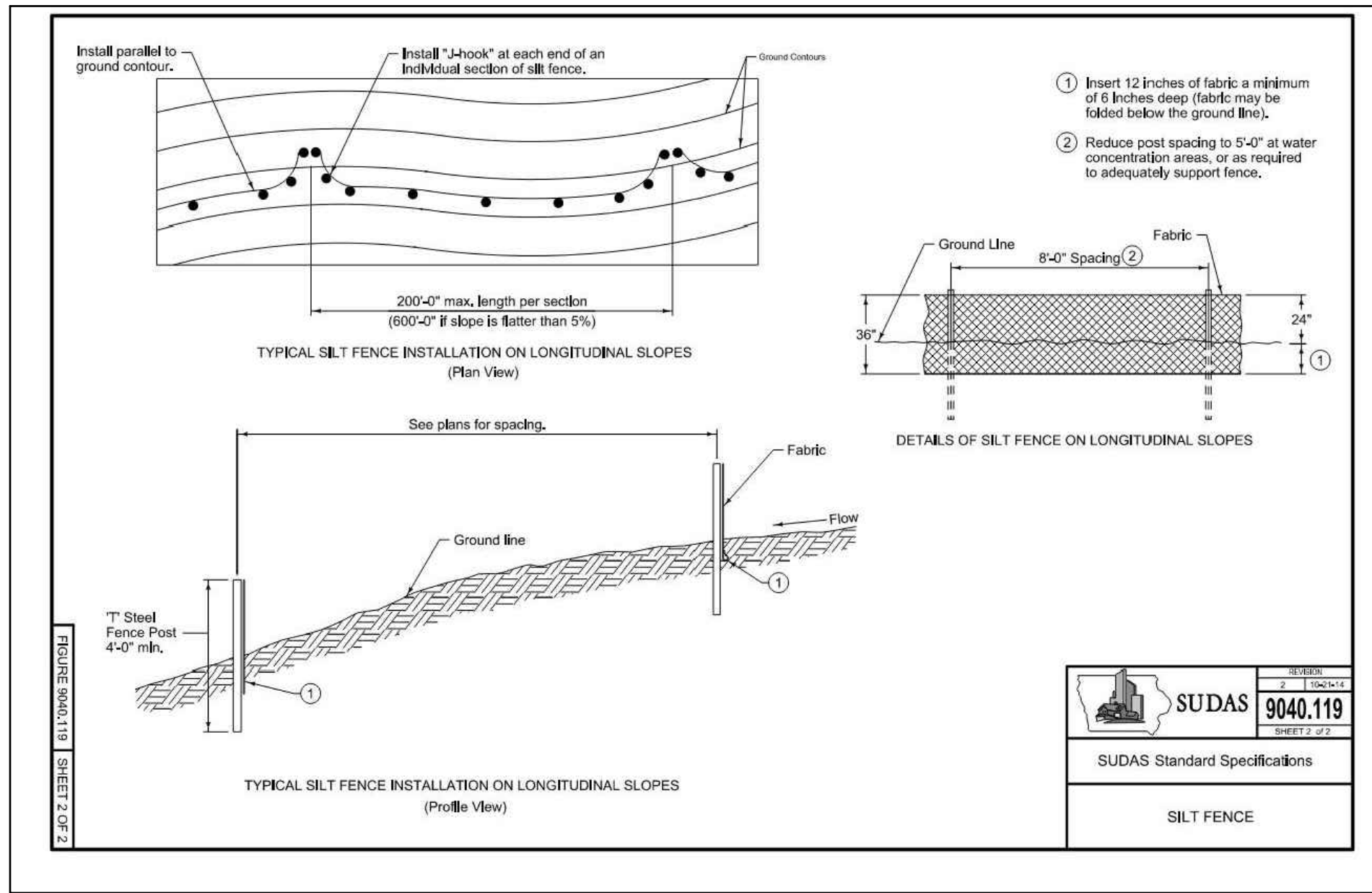
## TEMPORARY CONCRETE WASHOUT FACILITY



- NOTES:
- ALL EXISTING EXCAVATED MATERIAL THAT IS NOT TO BE REUSED IN THE WORK IS TO BE IMMEDIATELY REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.
  - SOIL/AGGREGATE STOCKPILE SITES TO BE WHERE SHOWN ON THE DRAWINGS.
  - RESTORE STOCKPILE SITES TO PRE-EXISTING PROJECT CONDITION AND RESEED AS REQUIRED.
  - STOCKPILE HEIGHTS MUST NOT EXCEED 35'. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.

## MATERIALS STOCKPILE DETAIL

N.T.S

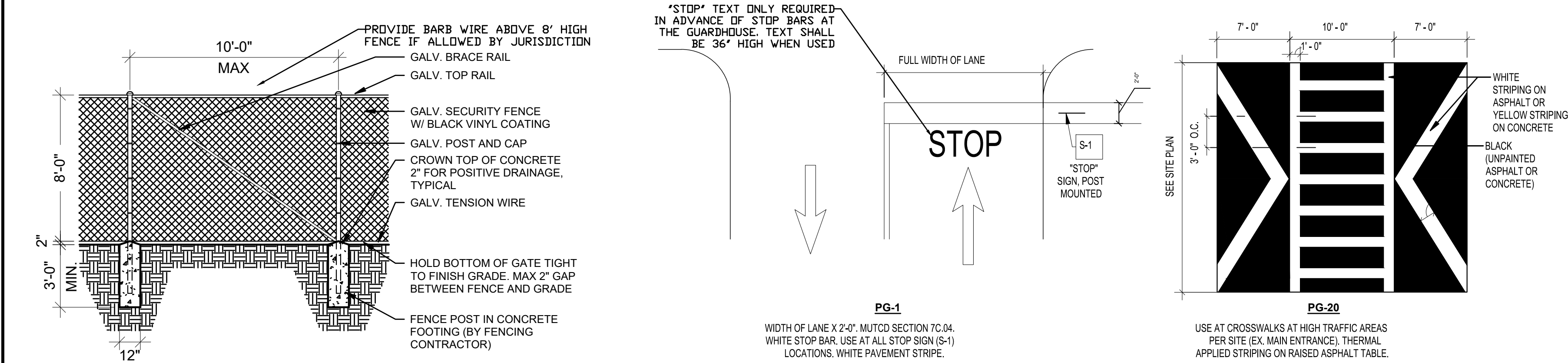




1A  
DN-1

## PAVEMENT GRAPHIC DETAILS

1/4" = 1'-0"

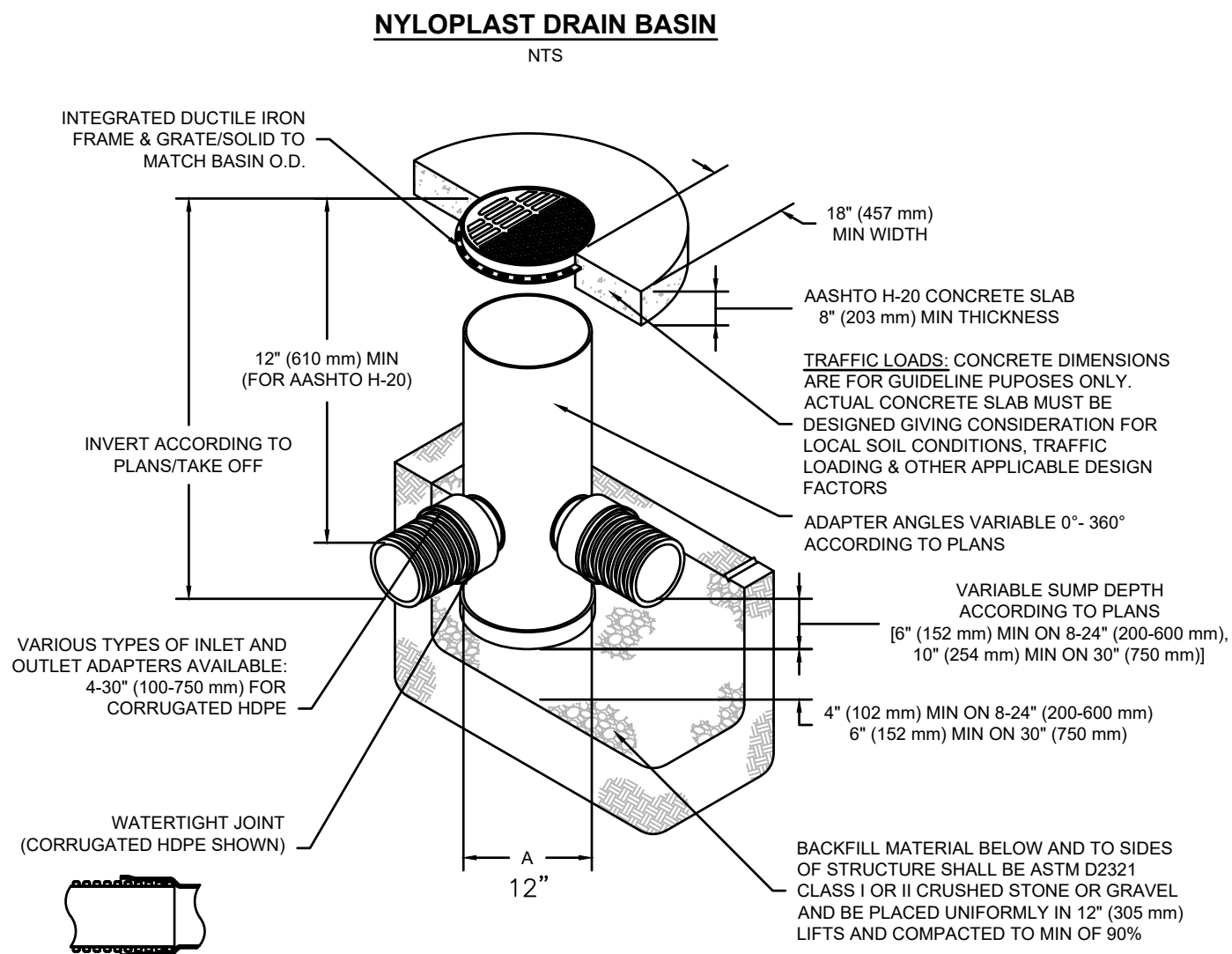


2

DN-1

## SECURITY FENCE

1/4" = 1'-0"



### NOTES

- 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
- 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
- DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
- DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOCK DUAL WALL) & SDR 35 PVC
- FOR COMPLETE DESIGN AND PRODUCT INFORMATION: [WWW.NYLOPLAST-US.COM](http://WWW.NYLOPLAST-US.COM)
- TO ORDER CALL: 800-821-6710

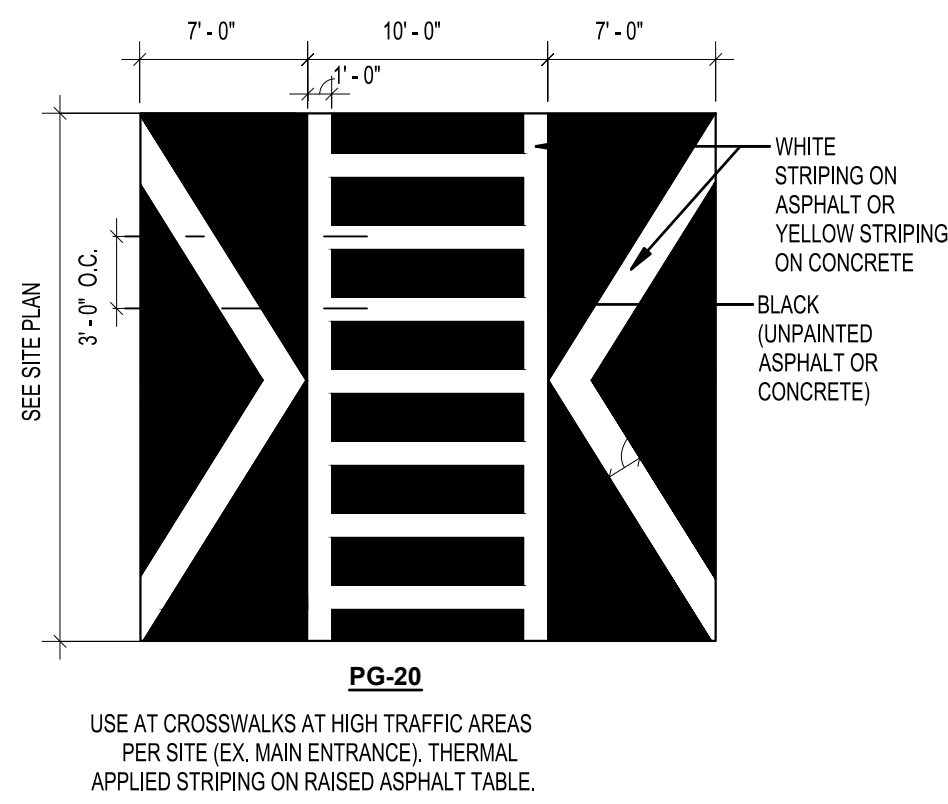
A	PART #	GRATE/SOLID COVER OPTIONS
8" (200 mm)	2808AG	PEDESTRIAN LIGHT STANDARD LIGHT DUTY SOLID LIGHT DUTY
10" (250 mm)	2810AG	PEDESTRIAN LIGHT STANDARD LIGHT DUTY SOLID LIGHT DUTY
12" (300 mm)	2812AG	PEDESTRIAN AASHTO H-10 STANDARD AASHTO H-20 SOLID AASHTO H-20
15" (375 mm)	2815AG	PEDESTRIAN AASHTO H-10 STANDARD AASHTO H-20 SOLID AASHTO H-20
18" (450 mm)	2818AG	PEDESTRIAN AASHTO H-10 STANDARD AASHTO H-20 SOLID AASHTO H-20
24" (600 mm)	2824AG	PEDESTRIAN AASHTO H-10 STANDARD AASHTO H-20 SOLID AASHTO H-20
30" (750 mm)	2830AG	PEDESTRIAN AASHTO H-20 STANDARD AASHTO H-20 SOLID AASHTO H-20

3

DN-1

## PAVEMENT GRAPHICS DETAILS

1/8" = 1'-0"



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REV/ISSN  
No. Date Desc.

Designed 8.H.H.  
Drawn 8.H.H.  
Reviewed J.C.J.  
Scale AS SHOWN  
Project No. 2200424.04  
Date 07/08/2022

CAD File:  
DN220042401

Title  
SITE DETAILS

Sheet No.

DN-1

No.10 of 12

Xref (U) : 8022042401

- NOTE:
- REFER TO SIGNAGE AND STRIPING PLAN FOR LOCATIONS OF SIGNS AND PAVEMENT MARKINGS.
  - ALL SIGNAGE, STRIPING, AND OTHER TRAFFIC CONTROL DEVICES SHALL BE INSTALLED IN CONFORMANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
  - ALL STRIPING SHALL BE LONG LIFE EPOXY RESIN AND 4" WIDE UNLESS OTHERWISE NOTED. ALL PAVEMENT GRAPHICS SHALL BE HOT-APPLIED THERMOPLASTIC (REFLECTIVE).
  - COLOR SHALL BE WHITE ON ASPHALT AND YELLOW ON CONCRETE, UNLESS OTHERWISE NOTED.
  - ASPHALT SPEED HUMPS AND SPEED BUMPS SHALL BE USED IN COLDER CLIMATES WHERE SNOW REMOVAL EQUIPMENT IS INTENDED TO BE USED. RUBBER SPEED HUMPS AND SPEED BUMPS MAY BE USED IN WARMER CLIMATES OR REGIONS WHERE CONCRETE PAVEMENT IS PREVALENT.
  - ALL PROPOSED SIGNAGE AND STRIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE TENANT FULFILLMENT WORLDWIDE REAL ESTATE SIGNAGE STANDARDS REVISION 16 DATED QUARTER 2, 2019 OR CURRENT EDITION.
  - FINAL QUANTITIES SHALL BE COORDINATED AND VERIFIED IN FIELD.
  - ADDITIONAL SIGNAGE NOT SHOWN ON GRAPHICS PLAN (E.G. FIRE LANES) MAY BE REQUIRED PER LOCAL CODE AND/OR AHI. SUB-CONTRACTOR SHALL COORDINATE WITH LOCAL AHI AND PROVIDE AS REQUIRED.
  - MOUNT SIGNAGE ACCORDING TO LOCAL CODES.
  - TYPICAL SIGN FONT IS SET IN AERIAL.

#### PAVEMENT GRAPHIC NOTES:

- TWO COAT APPLICATION REQUIRED FOR ALL PAVEMENT GRAPHICS.
- REFER TO CIVIL FOR PAINTED GRAPHIC ARROWS AND ADDITIONAL PAVEMENT GRAPHIC CRITERIA.

#### THERMAL APPLIED GRAPHICS / PAVEMENT PAINT

TA1 / PP1	WHITE
TA2 / PP2	RED (PANTONE 485C) (RAL 3020)
TA3 / PP3	BLUE (PANTONE 294) (RAL5005)
TA4 / PP4	GREEN (PANTONE 342) (RAL 6002)
TA5 / PP5	YELLOW (PANTONE 116) (RAL 1018)

NOTE: TWO COAT APPLICATION REQUIRED FOR ALL PAVEMENT GRAPHICS.

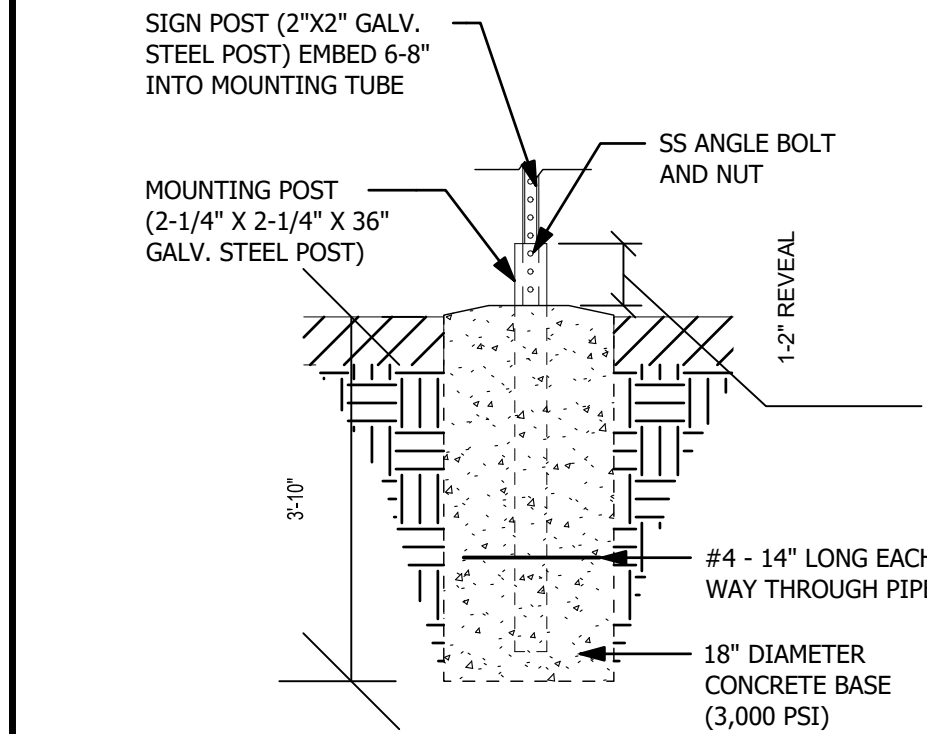


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## SITE SIGN MOUNTING DETAILS

1  
DN-2  
1/4" = 1'-0"



## BREAKAWAY MOUNT DETAIL

2  
DN-2  
1/4" = 1'-0"



## SIGN ATTACHMENT DETAIL

3  
DN-2  
1/4" = 1'-0"



## POST AND PANEL SIGNS

MOUNTING U-1E, U-1C, U-2, LIGHT POLE SIGNS

### SPECIFICATIONS

THE BELOW REPRESENTS THE MINIMUM STANDARDS FOR THIS PROJECT. MATERIALS SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE MORE STRICT REQUIREMENTS OF THOSE SET FORTH BELOW AND LOCAL DOT REGULATIONS. ALSO SEE - GENERAL CONSTRUCTION AND INSTALLATION INSTRUCTIONS DESCRIPTION

1. POST AND PANEL SIGNS WITH STANDARD SIZED "MUTCD" AND CUSTOM SIGN FACES.

2. MATERIALS AND CONSTRUCTION

a. PANEL MATERIAL PER THIS DOCUMENT

b. POSTS ARE TO BE 2" SQUARE STEEL, 12 GA, 7/16" PERFORATION ON 1" CENTERS, FOUR SIDES TO BE APPROXIMATELY 12' LONG.

c. SUPPORTS ARE TO BE SUFFICIENT FOR SECURE MOUNTING OF SIGN.

d. ALL HARDWARE SHALL BE STAINLESS STEEL. IF ADDITIONAL THICKNESS OF MATERIAL OR ADDITIONAL INTERNAL BRACING IS REQUIRED FOR SECURE INSTALLATION OR TO PROVIDE STABILITY, ALTERATIONS SHALL BE REFLECTED IN SHOP DRAWINGS. WIND LOADING AND DURABILITY SHALL BE TAKEN INTO ACCOUNT IN THE ENGINEERING OF THE SIGN.

e. GRAPHICS AND TYPOGRAPHY MATERIAL PER THIS DOCUMENT.

f. COLORS ARE INDICATED ON THE DESIGN INTENT DRAWINGS. ADDITIONAL COLOR AND FINISH SPECIFICATIONS ARE FOUND IN THE GENERAL SPECIFICATIONS.

3. ALL SIGNS INDICATED "DOT" SHALL CONFORM TO THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FROM THE FEDERAL HIGHWAY ADMINISTRATION.

### INSTALLATION

1. LOCATIONS ARE GENERALLY NOTED ON THE ATTACHED LOCATION PLANS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL INSTALLATION CONDITIONS PRIOR TO FABRICATION.

2. SINGLE POST MOUNTING SHALL BE USED FOR SIGNS WITH A WIDTH OF 30 INCHES OR LESS. MOUNTING U-1e SHALL BE USED FOR SIGNS IN COMPACTED EARTH/GRAVEL OR SIDEWALK. MOUNTING U-1c SHALL BE USED FOR SIGNS IN CONCRETE OR ASPHALT PAVING.

a. TYPICAL SIGN PANEL INSTALLS BOTTOM OF SIGN AT 7'-0" ABOVE FINISHED GRADE. THE POST EXTENDS TO WITHIN 2" OF THE TOP OF THE SIGN

PANEL INSTALLATION SHALL BE PLUMB, LEVEL, AND STRAIGHT.

b. MOUNTING U-1E PROVIDES A 36" MOUNTING TUBE (2 1/4" SQUARE STEEL POST EMBEDDED IN CONCRETE WITH 1" TO 2" ABOVE GRADE). THE SIGN POST SHALL BE INSERTED 6-8 INCHES INTO THE MOUNTING TUBE AND ATTACHED WITH A STAINLESS STEEL ANGLE BOLT AND NUT.

3. DOUBLE POST MOUNTING TO BE USED FOR SIGNS WITH A WIDTH OF GREATER THAN 30 INCHES. MOUNTING U-2 PROVIDES TWO POLE SUPPORT SIMILAR TO THE MOUNTING U-1e. ADDITIONALLY, U-2 REQUIRES CROSS BRACING OF STRUCTURAL ANGLE ON THE BACK OF THE SIGN FACE. ALL EXTERIOR SIGNAGE SHALL BE MOUNTED WITH A LOCK WASHER/NUT ASSEMBLY. SEE SIGN ATTACHMENT DETAIL.

a. TOP OF U-2 MOUNTED SIGN SHALL BE AT 8'-0" ABOVE FINISHED GRADE. INSTALLATION SHALL BE PLUMB, LEVEL, AND STRAIGHT.

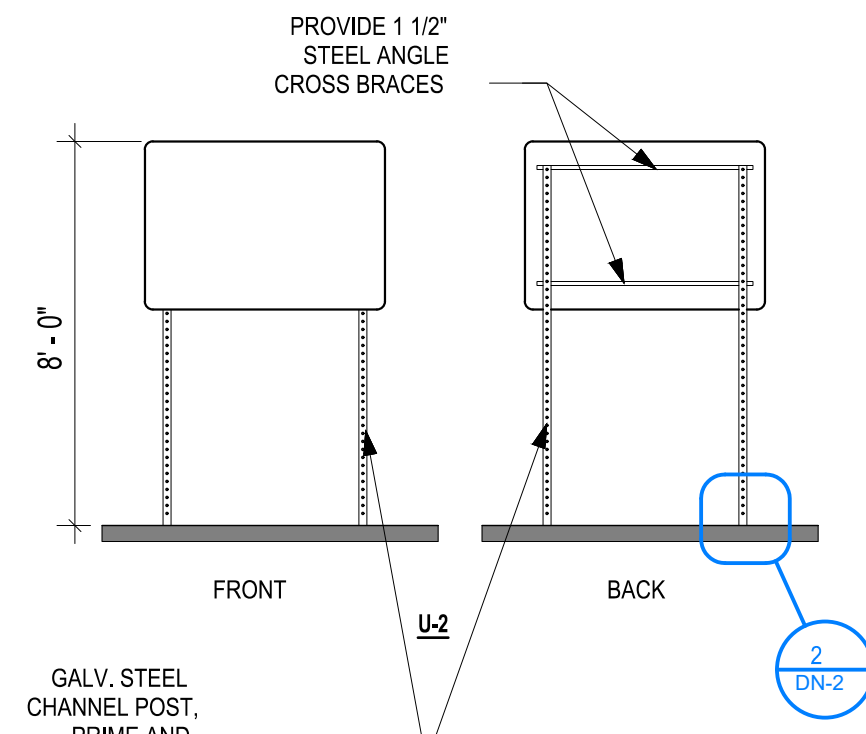
b. MOUNTING U-2 PROVIDES A 36" MOUNTING TUBE (2 1/4" SQUARE STEEL POST EMBEDDED IN CONCRETE WITH 1" TO 2" ABOVE GRADE). THE SIGN POST SHALL BE INSERTED 6-8 INCHES INTO THE MOUNTING TUBE AND ATTACHED WITH A STAINLESS STEEL ANGLE BOLT AND NUT. MOUNTING U-2 IN CONCRETE OR ASPHALT PAVING IS DISCOURAGED.

4. THE INSTALLATION METHODS AND DETAILS FOR EACH LOCATION SHALL BE ILLUSTRATED IN THE SUBMITTED SHOP DRAWINGS. FINAL LOCATION WILL BE APPROVED ON SITE BY THE TENANT OR HIS REPRESENTATIVE.

5. SIGN POSTS INSTALLED IN COMPACTED EARTH OR SIDEWALK SHALL BE 18" MIN. FROM FACE OF CURB

### SUBMITTALS

THE FOLLOWING SHALL BE SUBMITTED FOR APPROVAL PRIOR TO FABRICATION - (3) SETS OF SHOP DRAWINGS AND (3) 6"x6" VINYL SAMPLES OF EACH SIGN FACE COLOR. SEE GENERAL CONSTRUCTION AND INSTALLATION SPECIFICATIONS FOR ADDITIONAL SUBMITTALS.



NOTES:  
1. VERIFY POST SIZE WITH SIGN MOUNTING HEIGHTS.  
2. THESE DETAILS PROVIDE INTENT ONLY. FINAL POST & CONNECTIONS SHALL BE SIZED MEETING LOCAL DOT STANDARDS.

NOTE:  
1. REFER TO SIGNAGE AND STRIPING PLAN FOR LOCATIONS OF SIGNS AND PAVEMENT MARKINGS.  
2. ALL SIGNAGE, STRIPING, AND OTHER TRAFFIC CONTROL DEVICES SHALL BE INSTALLED IN CONFORMANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).  
3. ALL STRIPING SHALL BE LONG LIFE EPOXY RESIN AND 4" WIDE UNLESS OTHERWISE NOTED. ALL PAVEMENT GRAPHICS SHALL BE HOT-APPLIED THERMOPLASTIC (REFLECTIVE).  
4. COLOR SHALL BE WHITE ON ASPHALT AND YELLOW ON CONCRETE, UNLESS OTHERWISE NOTED.  
5. ASPHALT SPEED HUMPS AND SPEED BUMPS SHALL BE USED IN COLDER CLIMATES WHERE SNOW REMOVAL EQUIPMENT IS INTENDED TO BE USED. RUBBER SPEED HUMPS AND SPEED BUMPS MAY BE USED IN WARMER CLIMATES OR REGIONS WHERE CONCRETE PAVEMENT IS PREVALENT.  
6. ALL PROPOSED SIGNAGE AND STRIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE TENANT FULFILLMENT WORLDWIDE REAL ESTATE SIGNAGE STANDARDS REVISION 16 DATED QUARTER 2, 2019 OR CURRENT EDITION.  
7. FINAL QUANTITIES SHALL BE COORDINATED AND VERIFIED IN FIELD.  
8. ADDITIONAL SIGNAGE NOT SHOWN ON GRAPHICS PLAN (E.G. FIRE LANES) MAY BE REQUIRED PER LOCAL CODE AND/OR A.H.J. SUB-CONTRACTOR SHALL COORDINATE WITH LOCAL A.H.J. AND PROVIDE AS REQUIRED.  
9. MOUNT SIGNAGE ACCORDING TO LOCAL CODES.  
10. TYPICAL SIGN FONT IS SET IN AERIAL.



S-1  
30" X 30" SINGLE LANE  
36" X 36" MULTIPLE LANE  
MUTCD: R1-1  
USE AT INTERSECTIONS IN PARKING LOT AND DRIVE AISLES. POST AND PANEL MOUNT.



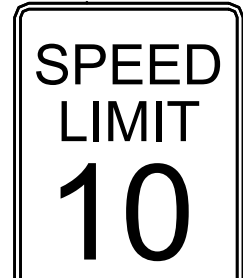
S-2  
30" X 30" SIGN WITH 18" X 30" PLACARD. MUTCD: R5-1  
USE TO PROHIBIT TRAVEL IN THE WRONG DIRECTION. TYPICAL AT ONE-WAY ROADS. POST AND PANEL MOUNT.



S-3  
24" X 30" (SINGLE LANE)  
30" X 36" (MULTIPLE LANE)  
MUTCD: R2-1  
DOT STANDARD SPEED LIMIT 5 MPH SIGN. USE TO CONTROL SPEED ALONG DRIVE AISLES WITHOUT ADJACENT PARKING SPOTS. POST AND PANEL MOUNT.



S-3 (MOD)  
30" X 30" SIGN WITH 18" X 18" PLACARD. MUTCD: W8-1 SIGN WITH W13-1P (5MPH) PLACARD. DOT STANDARD BUMP SIGN, WITH 5 MPH SUPPLEMENTAL PLACARD. USE AT SPEED BUMPS. POST AND PANEL MOUNT.



S-4  
24" X 30" (SINGLE LANE)  
30" X 36" (MULTIPLE LANE)  
MUTCD: R2-1  
DOT STANDARD SPEED LIMIT 10 MPH SIGN. USE TO CONTROL SPEED ALONG DRIVE AISLES WITHOUT ADJACENT PARKING SPOTS.



S-4 (MOD)  
30" X 30" SIGN WITH 18" X 18" PLACARD. MUTCD: W17-1 WITH W13-1P (10MPH) PLACARD. DOT STANDARD SPEED HUMP SIGN, WITH 10 MPH SIGN SUPPLEMENTAL PLACARD. USE AT SPEED HUMPS. POST AND PANEL MOUNT.



S-5 (L) / S-5 (R) OPPOSITE ARROW  
MUTCD: W11-2 SIGN WITH W16-7pL PLACARD / (W16-7pR PLACARD OPPOSITE). 30" X 30" SIGN WITH 12" X 24" PLACARD. DOT STANDARD PEDESTRIAN CROSSING SIGN WITH ARROW. USE AT MID-BLOCK PEDESTRIAN CROSSINGS. POST AND PANEL MOUNT.



S-7 (R) / S-7 (L) OPPOSITE ARROW  
MUTCD: R6-1, 12" X 36" DOT STANDARD VERTICALLY ORIENTED "ONE WAY" LEFT ARROW SIGN. I ALONG ONE WAY DRIVE AISLES. S POST AND PANEL MOUNT IS ACCEPTED REFER TO S-2 FOR GRAPHICAL DEFINITION OF USING ONE WAY SIGNS.



S-9 (L) / S-9 (R) OPPOSITE ARROW  
AZMUTCD: R3-5  
30" X 36" DOT STANDARD LEFT TURN ONLY SIGN. USE TO DEMARCAT INTERSECTIONS WHERE MOVEMENT IS RESTRICTED BY THAT LANE, NOT ALONE ONE WAY DRIVE AISLES. POST AND PANEL MOUNT.



S-11 (L) / S-11 (R) OPPOSITE ARROW  
MUTCD: R3-2 (R3-1 OPPOSITE) 24" X 24"  
DOT STANDARD RIGHT "NO LEFT TURN" SIGN. USE TO PROHIBIT TURNING TRAFFIC. POST AND PANEL MOUNT.



S-12  
MUTCD: R3-4, 24" X 24"  
DOT STANDARD "NO U TURN" SIGN. USE TO PROHIBIT TURNING TRAFFIC. POST AND PANEL MOUNT.



S-13  
MUTCD: R5-2 24" X 24"  
DOT STANDARD "NO TRUCK ACCESS" SIGN. USE TO PROHIBIT TRUCK TRAFFIC. POST AND PANEL MOUNT.



S-14  
MUTCD: R7-1 12" X 18"  
DOT STANDARD "NO PARKING" SIGN. USE TO PROHIBIT PARKING. POST AND PANEL MOUNT.



S-15  
MUTCD: R7-8  
DOT STANDARD VERTICALLY ORIENTED VAN ACCESSIBLE PARKING SIGN. USE TO DEMARCAT ACCESSIBLE PARKING SPACES. ONE SIGN PER SPACE OR AS REQUIRED BY LOCAL AUTHORITY. POST AND PANEL MOUNT. COORDINATE WITH LOCAL A.H.J. FOR LOCAL GRAPHIC EQUAL.



S-16  
MUTCD: R7-8P  
12" X 18" WITH 12" X 8" PLACARD. DOT STANDARD VERTICALLY ORIENTED VAN ACCESSIBLE PARKING SIGN. USE TO DEMARCAT ACCESSIBLE PARKING SPACES. ONE SIGN PER SPACE OR AS REQUIRED BY LOCAL AUTHORITY. POST AND PANEL MOUNT. COORDINATE WITH LOCAL A.H.J. FOR LOCAL GRAPHIC EQUAL.



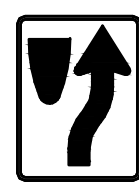
S-17  
18" X 12" DOT STANDARD NO TRESPASSING SIGN. USE TO PROHIBIT ACCESS. MOUNT ON SECURED SIDE OF PERIMETER FENCING AT 200 FEET MAX SPACING AND ON ENTRY GATES. POST AND PANEL MOUNT WHERE APPROPRIATE.



S-18  
12" X 18" ELECTRIC VEHICLE PARKING ONLY USE TO DEMARCAT ELECTRICAL VEHICLE PARKING ONE SIGN PER SPACE OR AS REQUIRED BY LOCAL AUTHORITY. POST AND PANEL MOUNT.



S-19  
12" X 18" CLEAN AIR VEHICLE USE TO DEMARCAT CLEAN AIR VEHICLE PARKING AS REQUIRED BY A.H.J. ONE SIGN PER SPACE OR AS REQUIRED BY LOCAL AUTHORITY. POST AND PANEL MOUNT.



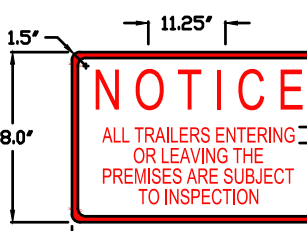
S-20 (R)  
24" X 30" FOR USE AT SINGLE-LANE AISLE. USE TO CONTROL VEHICLE SPEED ALONG DRIVE AISLE WITH ADJACENT PARKING SPOTS. POST AND PANEL MOUNT



S-32 (L)  
24" X 30" DOT STANDARD CHEVRON ALIGNMENT LEFT ARROW SIGN. USE TO INDICATE CURVE IN ROADWAY. POST AND PANEL MOUNT



S-32 (R)  
24" X 30" DOT STANDARD CHEVRON ALIGNMENT LEFT ARROW SIGN. USE TO INDICATE CURVE IN ROADWAY. POST AND PANEL MOUNT

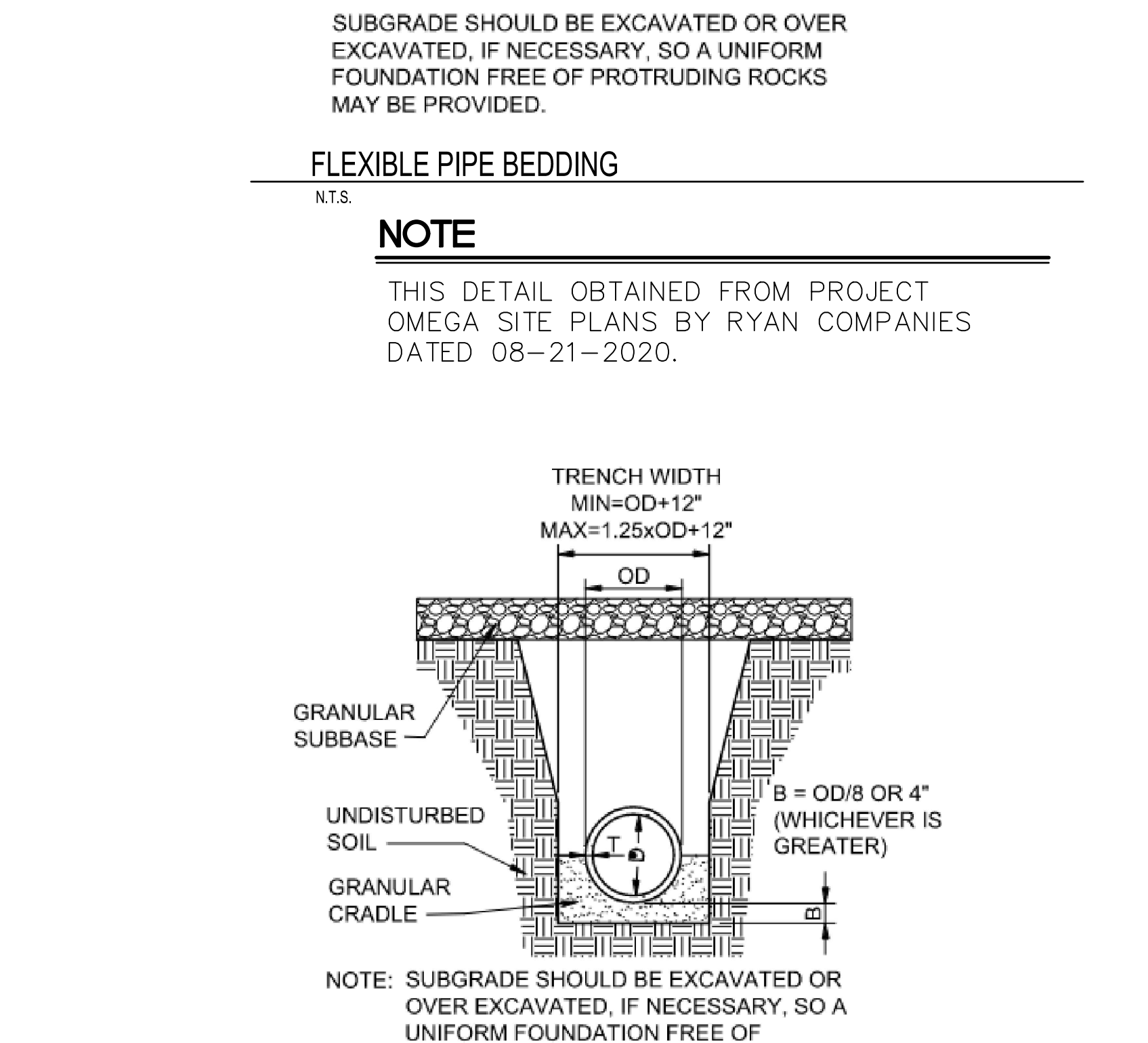
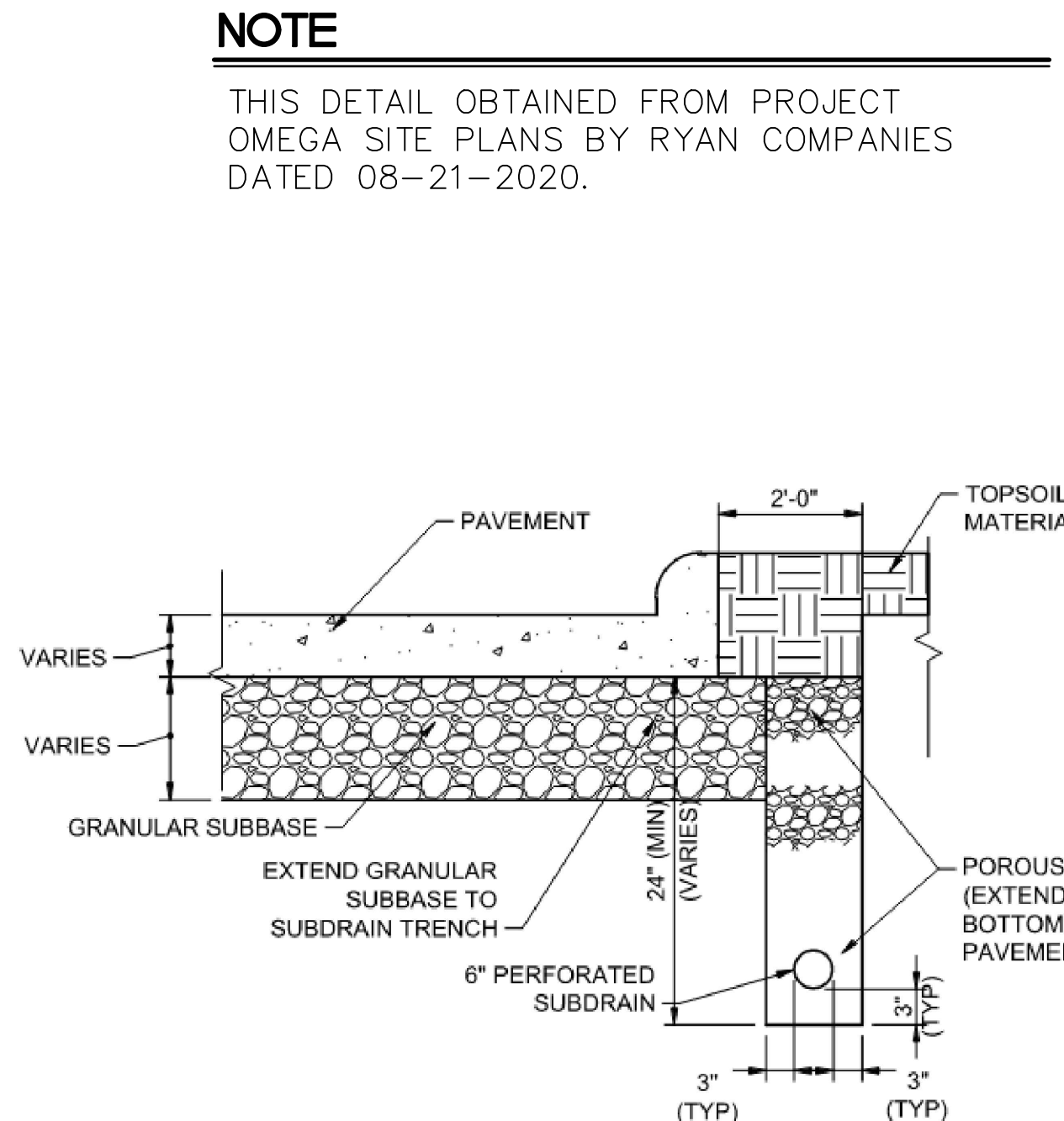
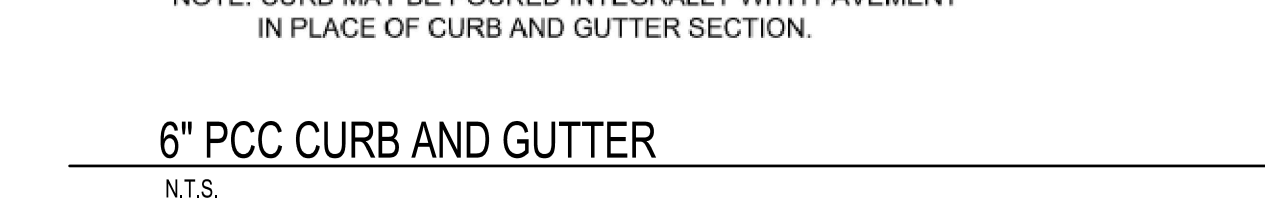
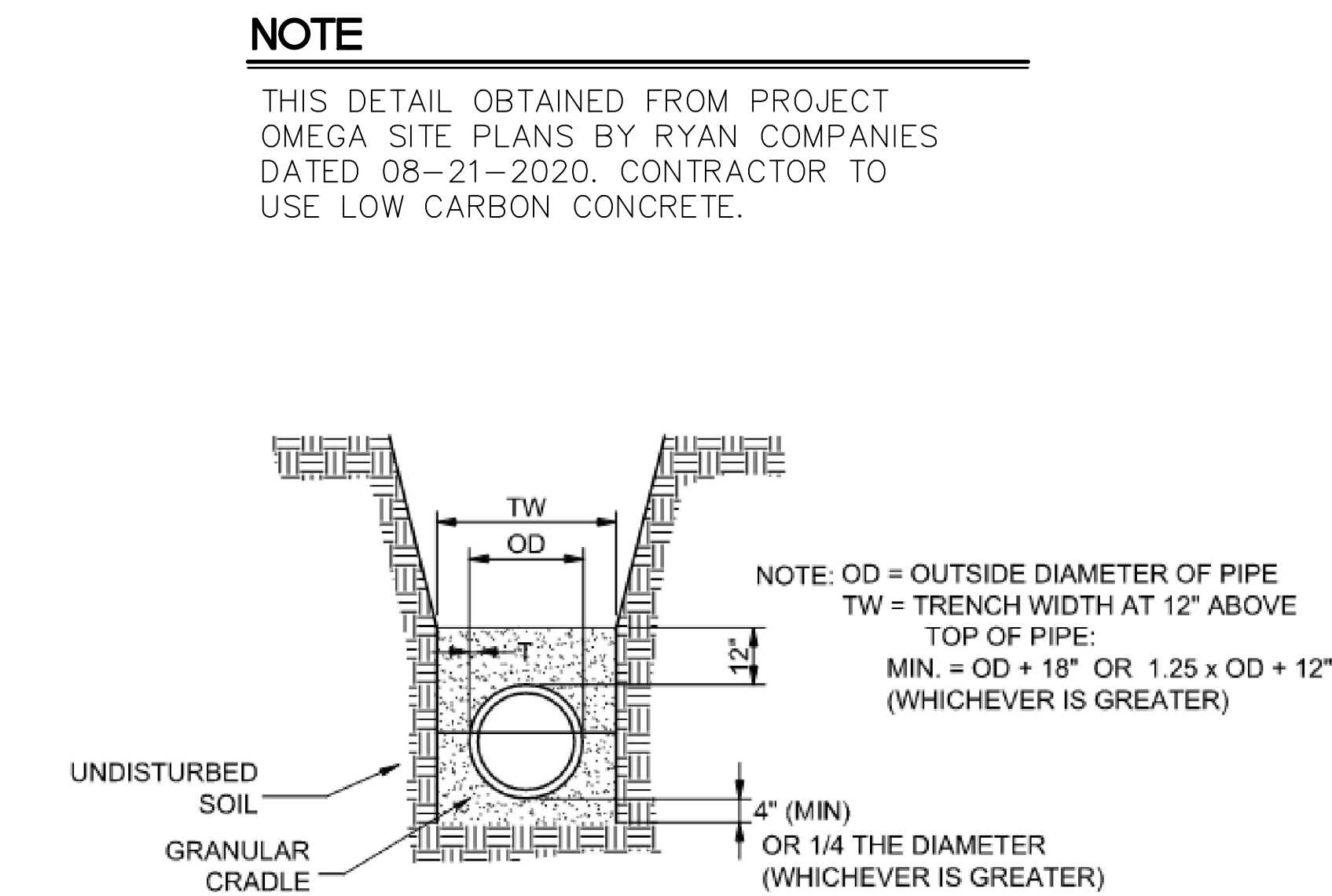
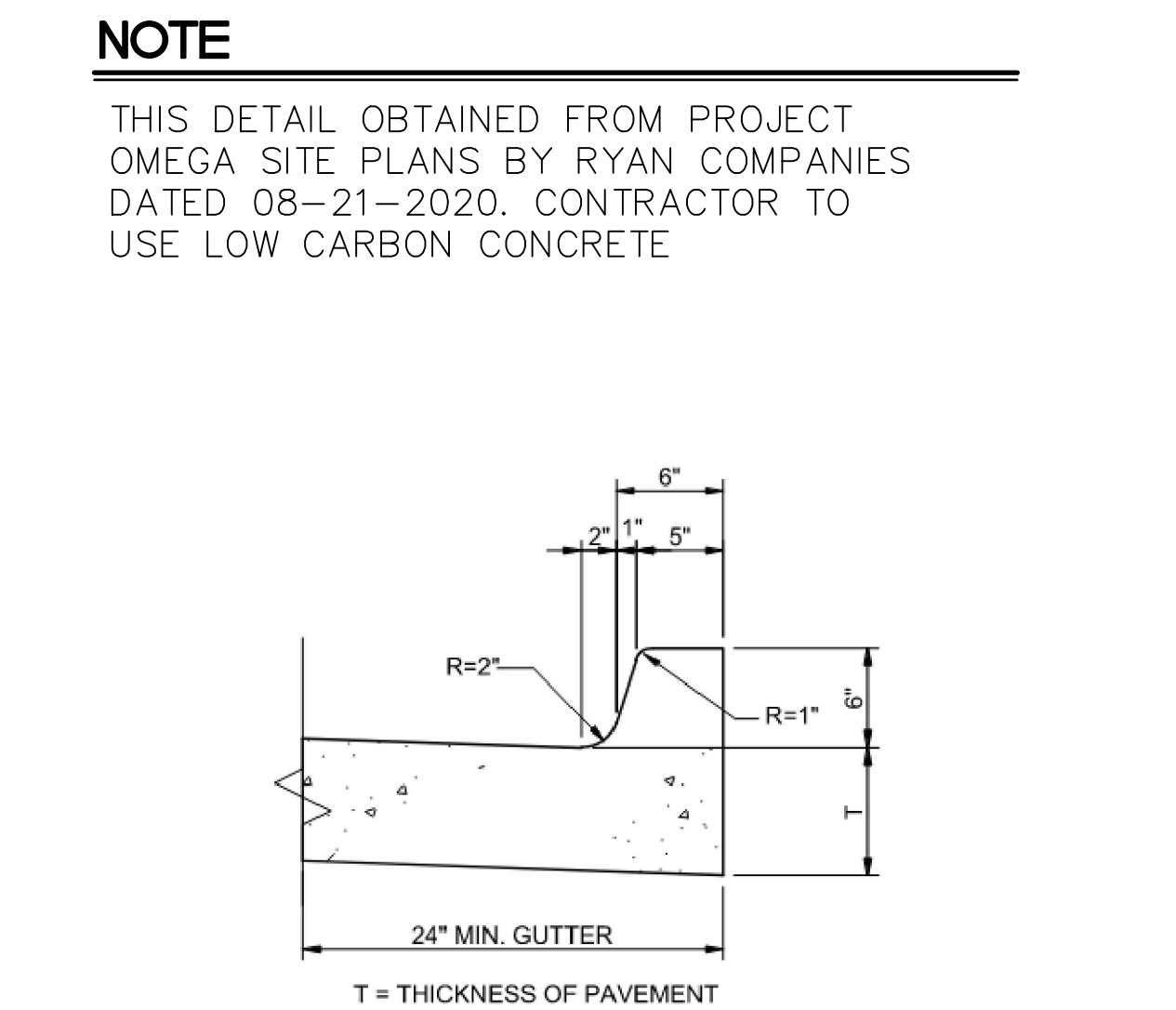
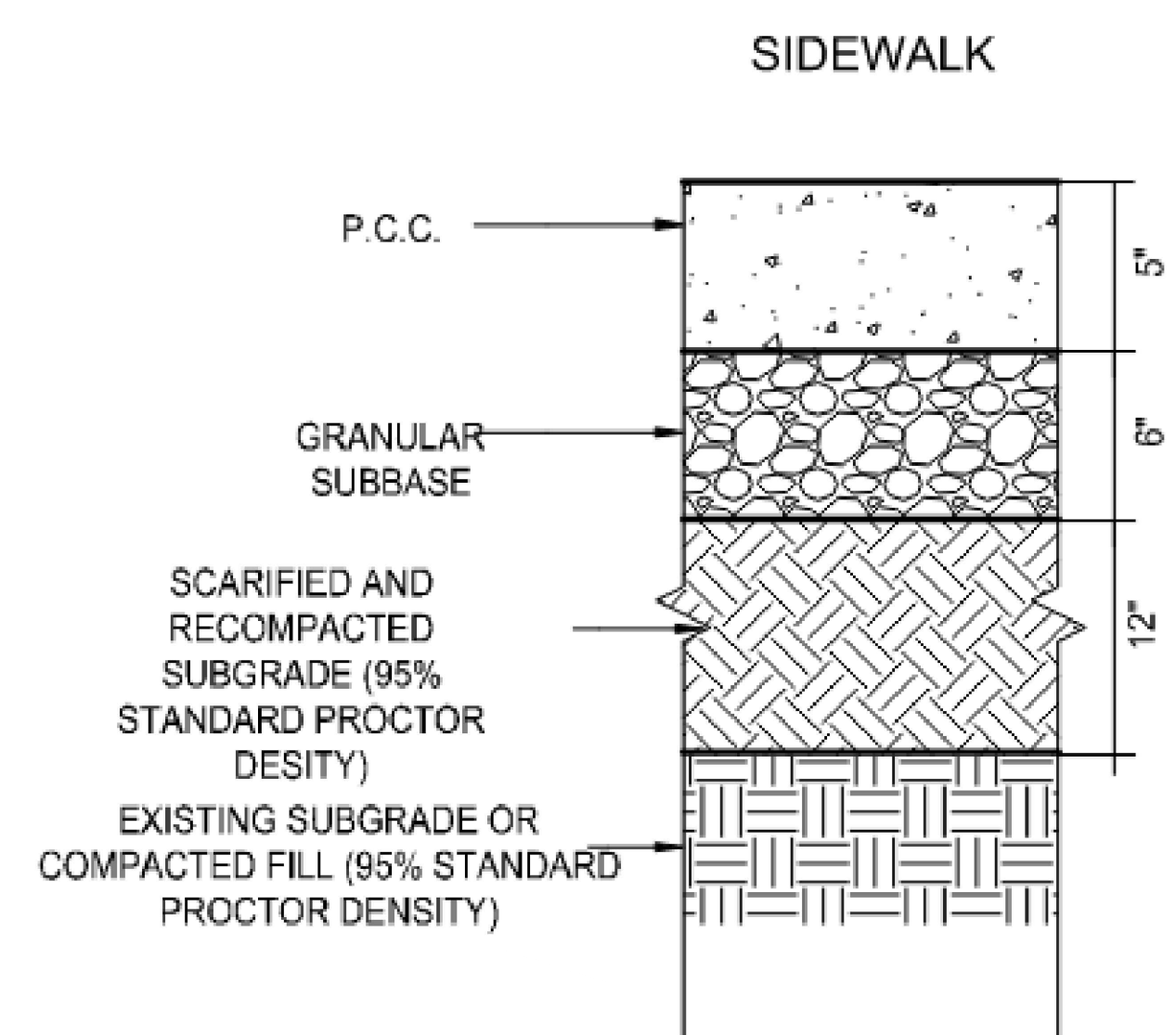
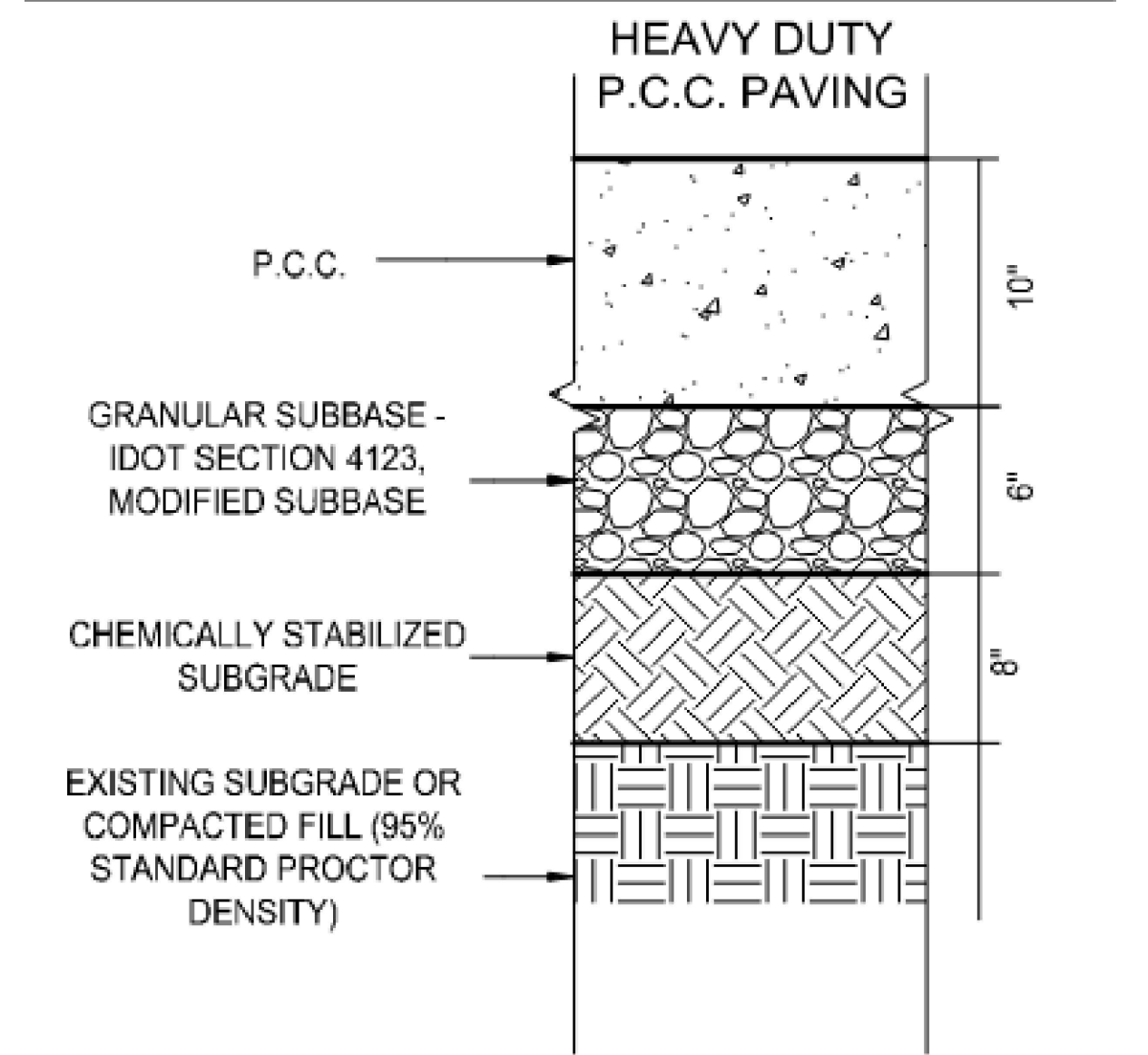
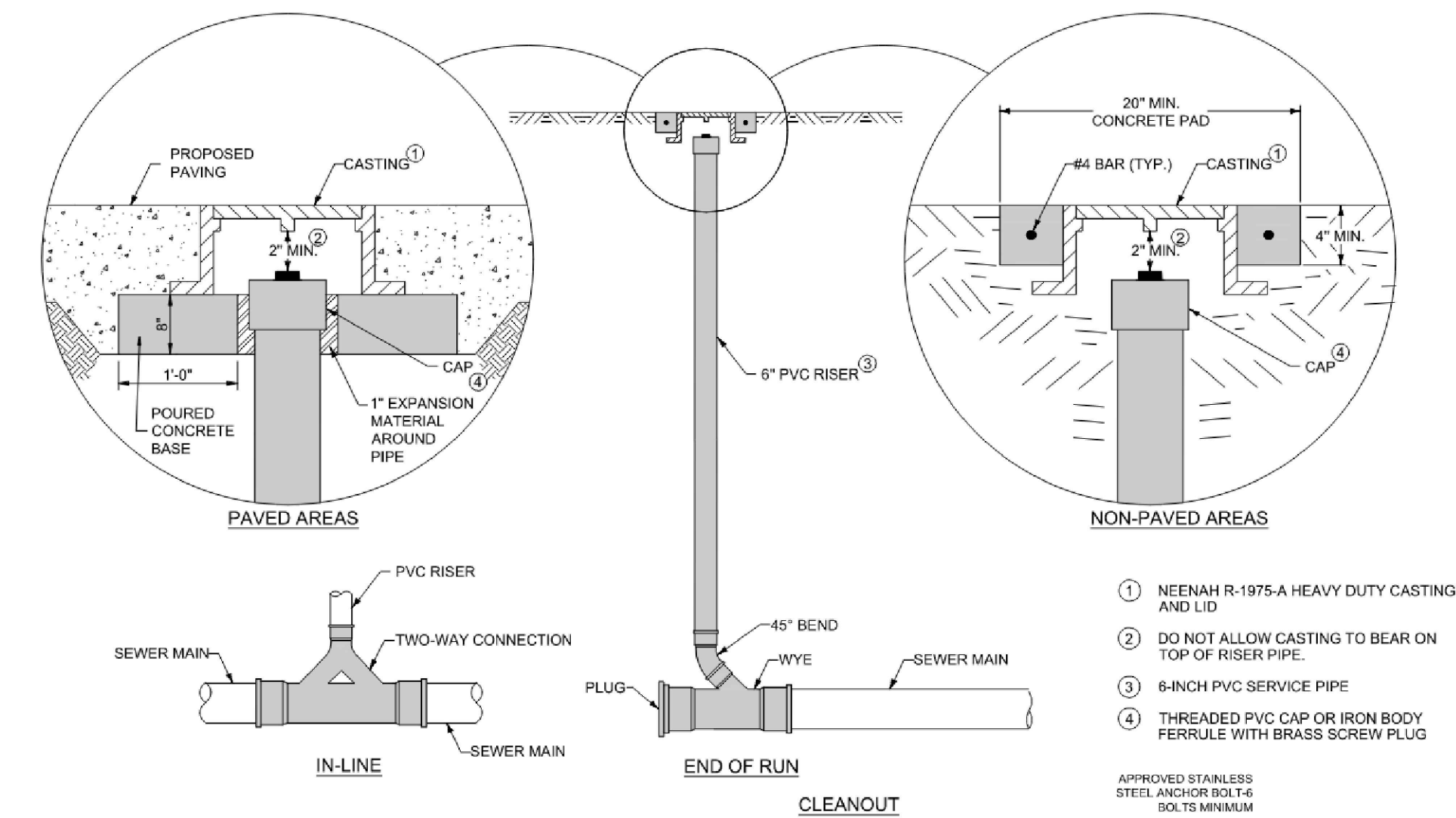
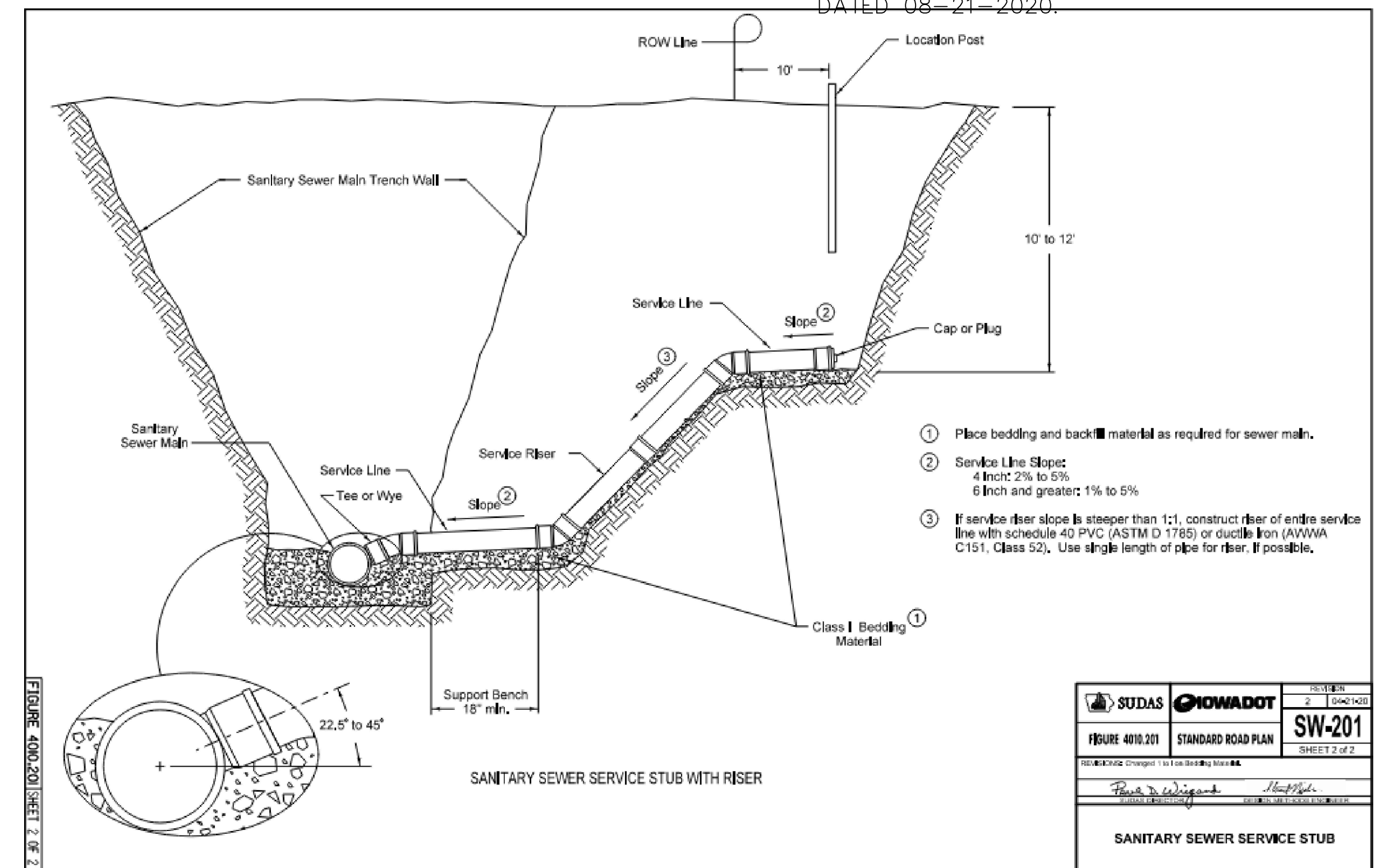
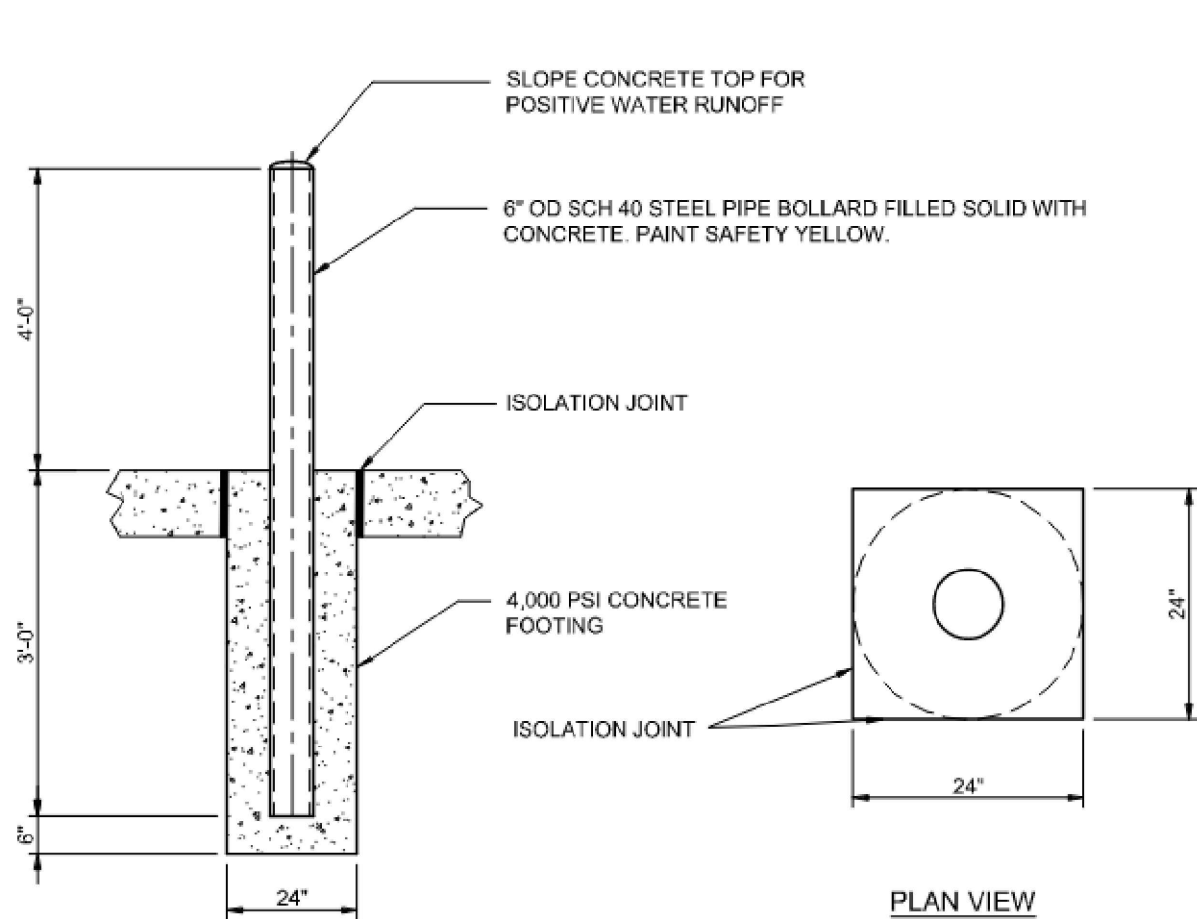
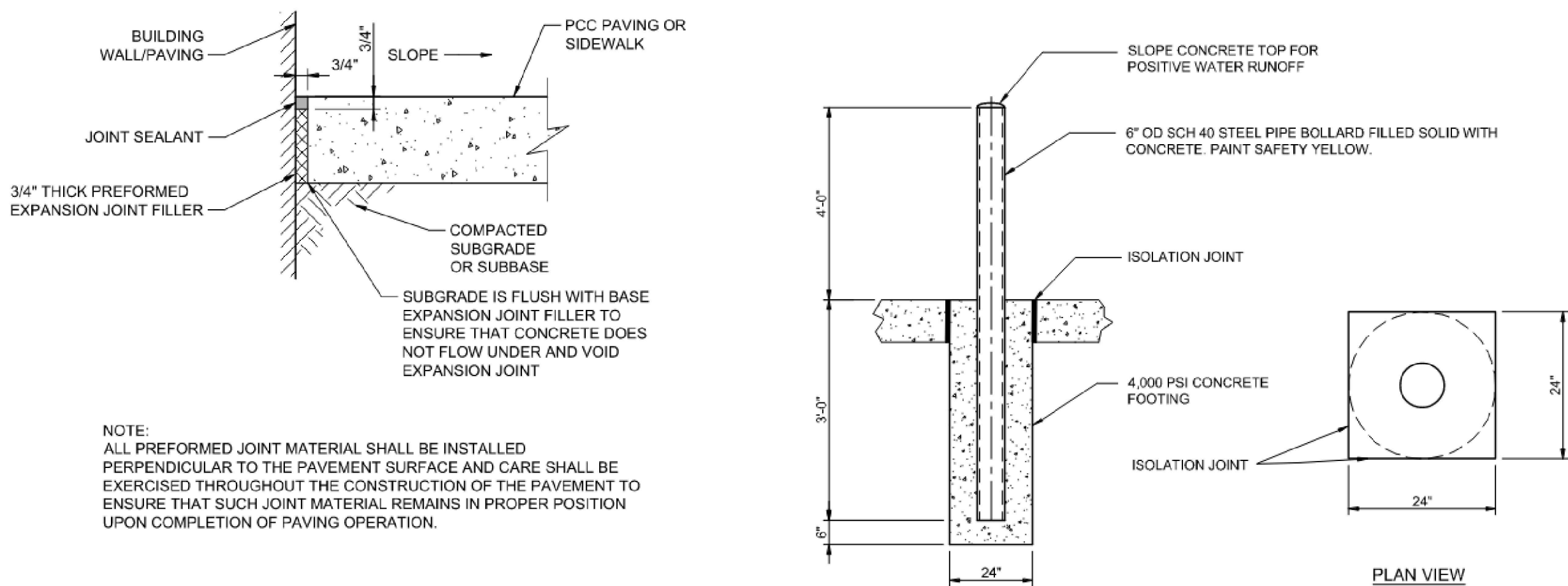


S-97  
TENANT STANDARD- INSPECTION NOTICE. USE TO NOTIFY DRIVERS OF INSPECTION POLICY. POST (x2) AND PANEL MOUNT

## TRAFFIC SIGNS

1/2" = 1'-0"





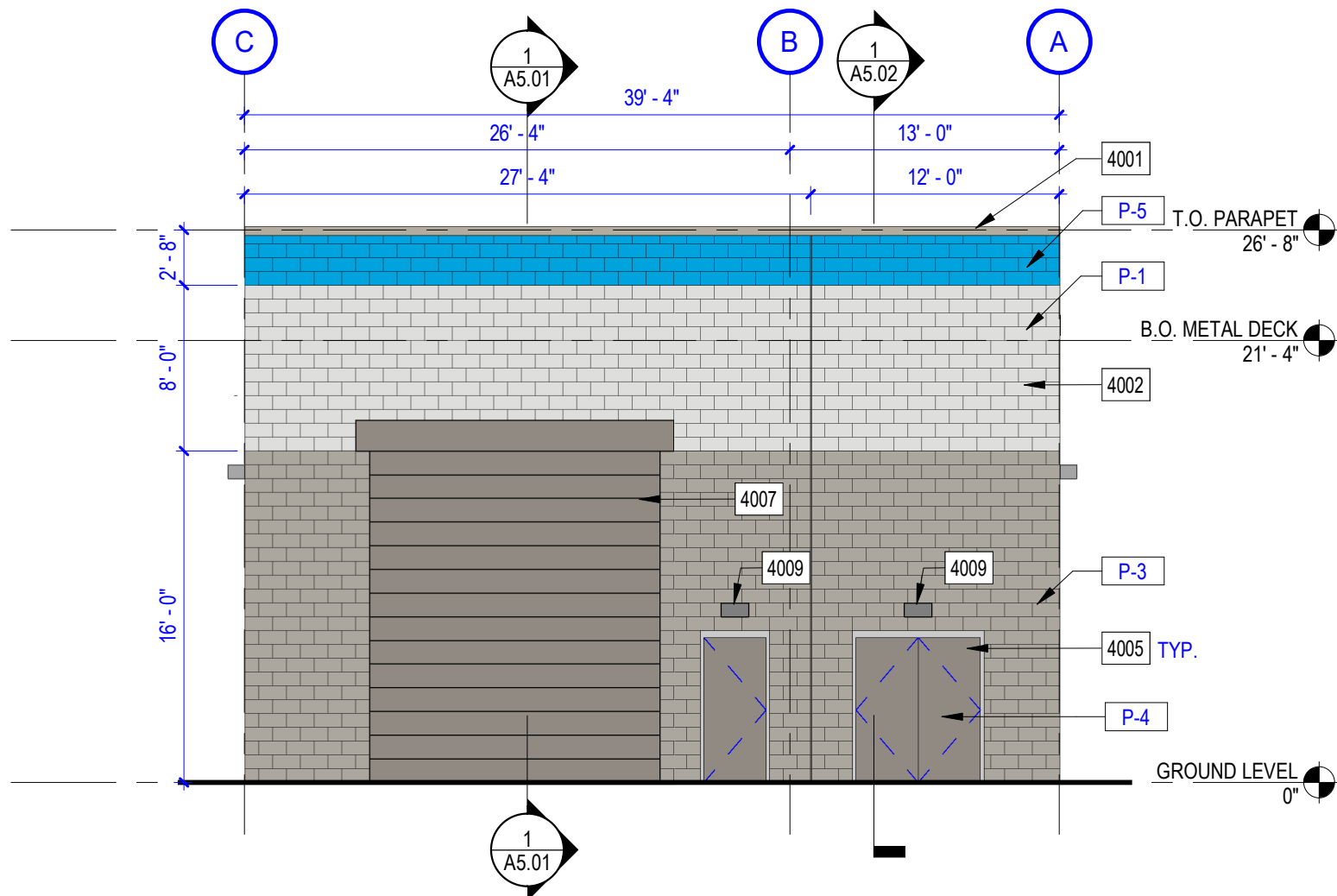
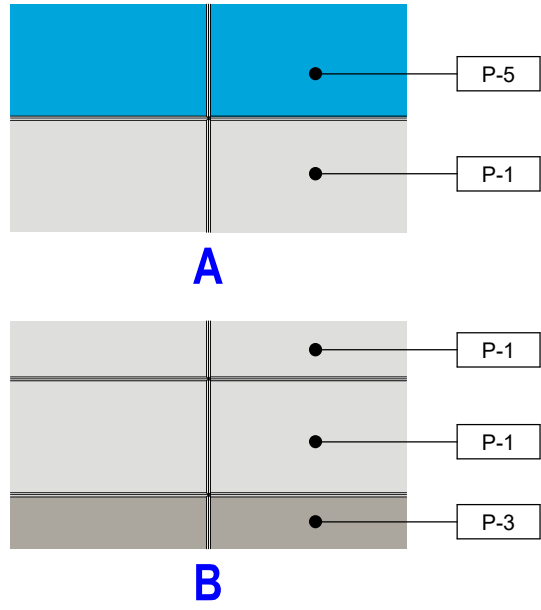


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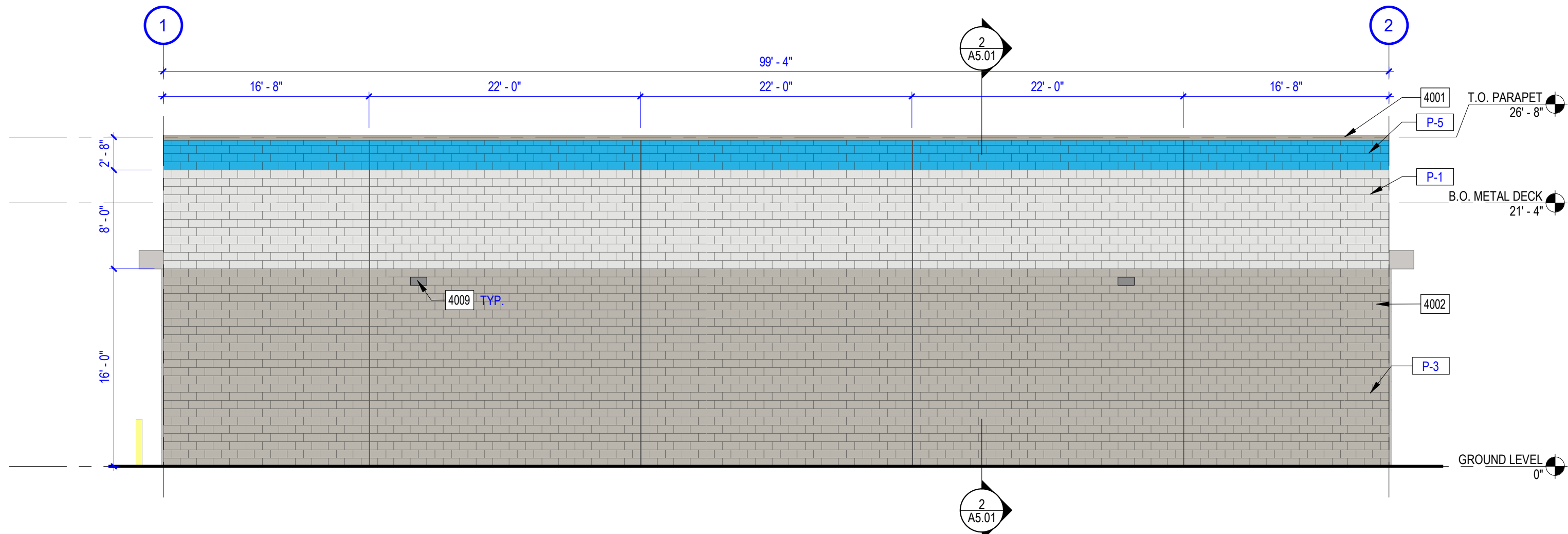
© 2021 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.

#	DESCRIPTION
4001	PREFINISHED METAL COPING OR FASCIA EDGE FLASHING.
4002	C.M.U. WALL.
4005	PAINTED HOLLOW METAL FRAME AND DOOR - SEE DOOR SCHEDULE.
4007	HIGH SPEED ROLL-UP DOOR, WITH CAR WASH CONFIGURATION PER MANUFACTURER SPECS. INCLUDE LOOP DETECTOR MODULE IN CONTROLLER BOX. PROVIDE FIBERGLASS WIND RIBS AS REQUIRED. PROVIDE POWER, SEE ELECTRICAL DRAWINGS.
4008	THRU-WALL DRAINAGE/COVER/FLOR SCUPPER. SIZES VARY. SEE ELEVATIONS.
4009	WALL PACK LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS.

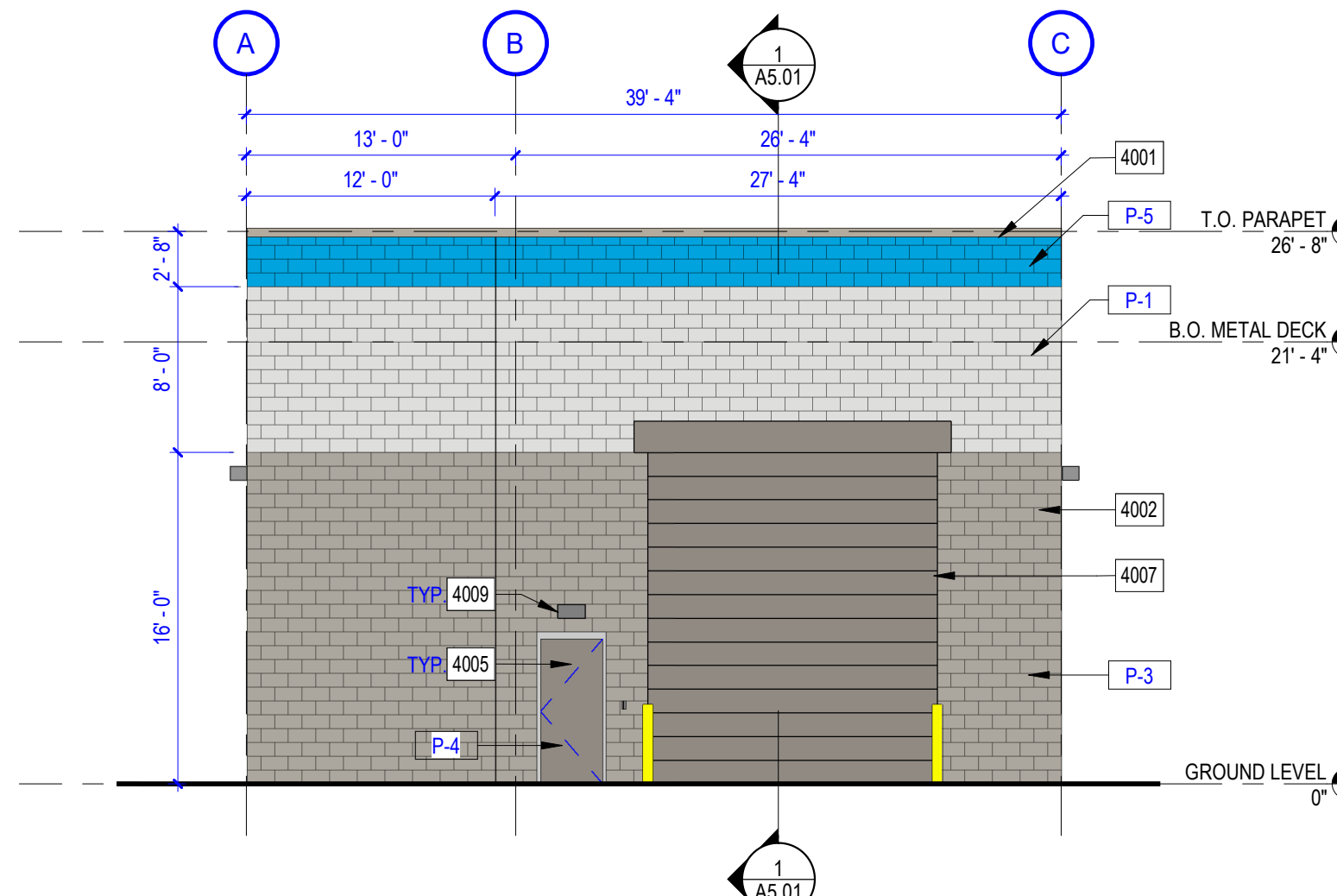
EXTERIOR COLOR LEGEND	
PROVIDE 6" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR TENANT / ARCHITECT REVIEW	
	BASE COLOR: P-1 MANUFACTURER: SHERWIN WILLIAMS COLORNO: FIRST STAR / SW 7646
	SECONDARY COLOR: P-3 MANUFACTURER: SHERWIN WILLIAMS COLORNO: DORIAN GRAY / SW7017
	ACCENT COLOR: P-4 MANUFACTURER: SHERWIN WILLIAMS COLORNO: DOVETAIL / SW 7018
	ACCENT COLOR: P-5 MANUFACTURER: SHERWIN WILLIAMS COLORNO: BLUE / PANTONE 2895C



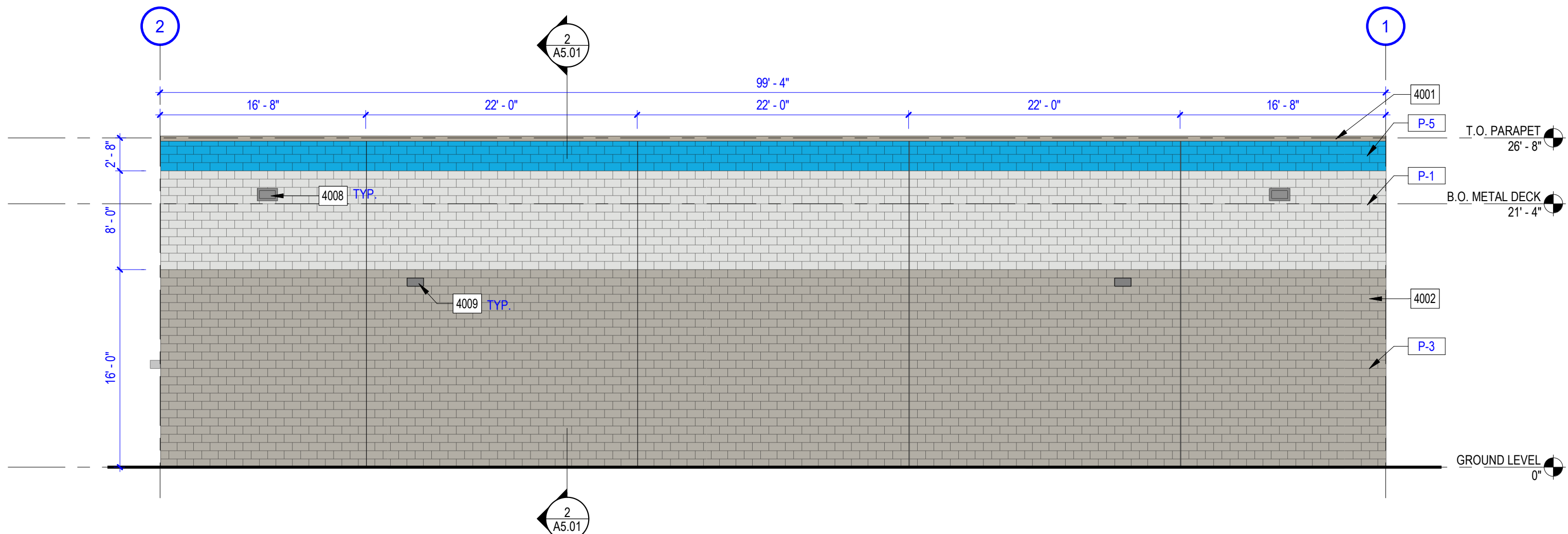
6 ELEVATION 2  
1/8" = 1'-0"



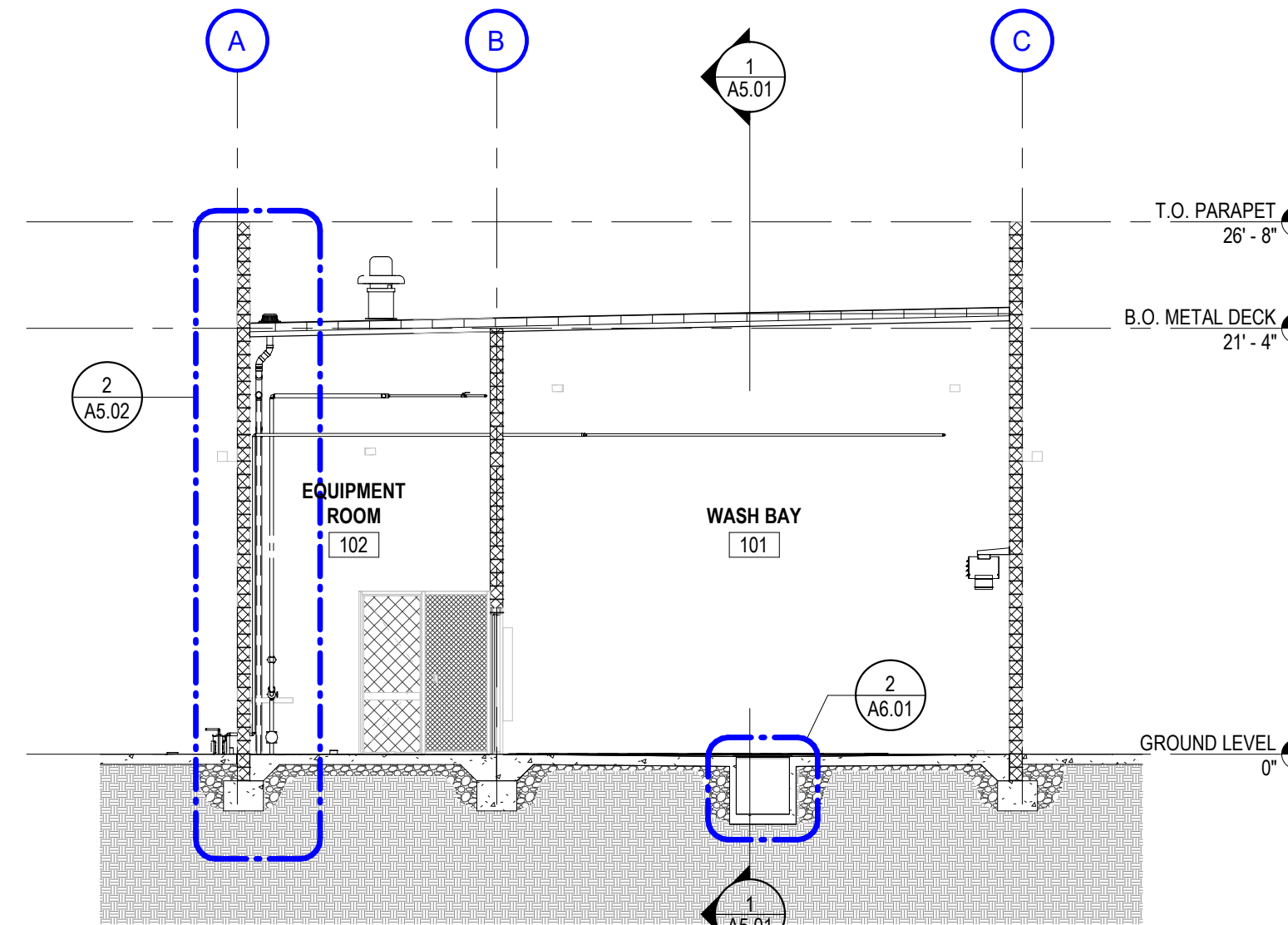
5 ELEVATION 1  
1/8" = 1'-0"



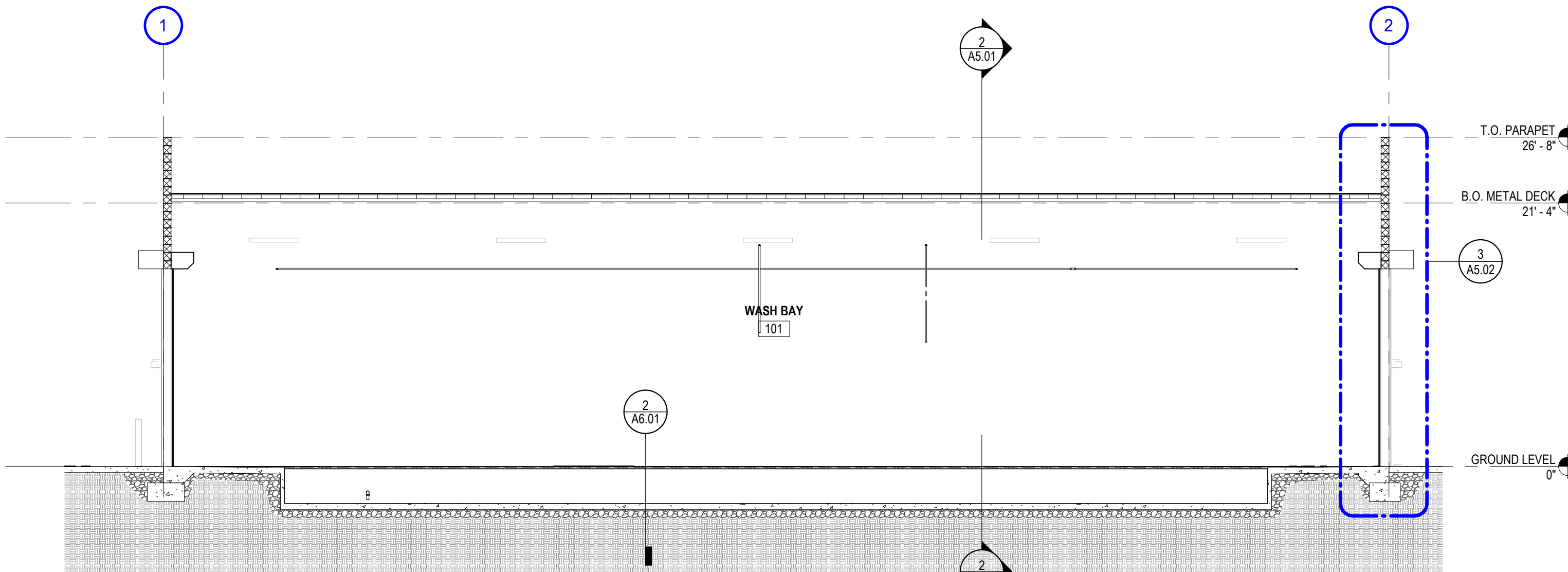
4 ELEVATION 4  
1/8" = 1'-0"



3 ELEVATION 3  
1/8" = 1'-0"



2 BUILDING SECTION A1  
1/8" = 1'-0"



1 BUILDING SECTION B1  
1/8" = 1'-0"

REVISIONS	NO	DATE	DESCRIPTION
Designed:	IC		
Drawn:	J.L.		
Reviewed:	JJC		
Project No.:	220424.04		
Date:	08/12/2022		
Issued for:	ISSUED FOR PERMIT		
Title:	EXTERIOR ELEVATIONS & BUILDING SECTIONS		
Sheet No.			





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

Item No. 7.a.  
For Meeting of 9/8/2022  
**Discussion Item**

**TITLE:** Preliminary Feedback - Single-Family Detached Lot Width Requirements

**CONTACT PERSON:**

Maggie Murray, Planning & Community Development Director

**BRIEF HISTORY & ANALYSIS:** Section 178 of the Zoning Code regulates use types and bulk regulations for residential, commercial, and industrial districts.

Recent concerns by the Planning & Zoning Commission have been raised over the minimum lot width requirements for residential lots, specifically within the City's Medium Density Residential (R-2) District. The City's current minimum residential lot width requirements within the Low Density Residential (R-1) District and the R-2 District are as follows:

Bondurant		
	SFD	TFD
R-1	80'	-
R-2	65'	85'

City staff researched residential minimum lot with requirements in the Des Moines metropolitan area to see how Bondurant's code compares. The following table lists minimum single-family detached lot width requirements for R-1 and R-2 equivalent districts.



City	R-1 Equivalent	R-2 Equivalent
<b>Bondurant</b>	<b>80</b>	<b>65</b>
Adel	90	65
Altoona	70	70
Ankeny	85	70
Clive	80	70
Grimes	75	70/60
Indianola	60	60
Johnston	60/75/87/100	60
Norwalk	60/70/80/90/100	65
Pleasant Hill	60	60
Urbandale	70/80/90	60
Waukee	80	65

Some cities, including Bondurant, have wider corner lot width requirements. To keep the above chart simple, corner lot information was excluded.

Some cities, including Bondurant, have wider lot width requirements for single-family lots within the R-1 District equivalent not on city sewer. To keep the above chart simple, septic lot width requirement information was excluded.

For single-family detached residential districts, such as Bondurant's R-1 District, minimum single-family detached lot width requirements range from 60'-100', with 78' being the average and 80' being the most frequently-used width. Bondurant's minimum R-1 District single-family detached lot requirement is 80'. Where a city has multiple single-family detached lot width option requirements in their R-1 District equivalent, each was used when calculating the average and most frequently used.

For districts that allow both single-family and two-family dwellings, such as Bondurant's R-2 District, minimum single-family detached residential lot widths vary pretty evenly between 60', 65', and 70'. The average width for these cities was 65' and the distribution was almost evenly split between 5 communities requiring 60' lots, 4 communities requiring 65' lots, and 4 communities requiring 70' lots. Bondurant's minimum R-2 District single-family detached lot requirement width is 65'.

**FUNDING SOURCE:** N/A

**STAFF RECOMMENDATION:** Discussion item only. Based on feedback received during the Commission's discussion, staff can begin the text amendment process, if applicable.

**APPROVED FOR SUBMITTAL:**

**ATTACHMENTS:** None



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

Item No. 7.b.  
For Meeting of 9/8/2022  
**Discussion Item**

**TITLE:** Preliminary Feedback - Highpoint Estates PUD Conceptual Plan

**CONTACT PERSON:**

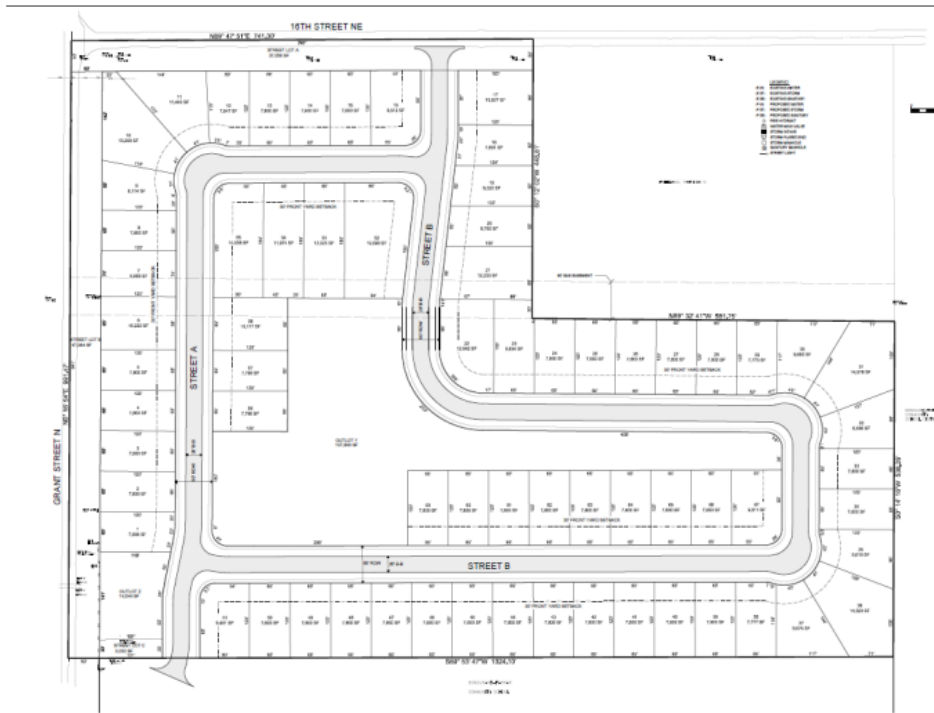
Maggie Murray, Planning & Community Development Director

**BRIEF HISTORY & ANALYSIS:** The City is in receipt of the attached preliminary Highpoint Estates PUD Conceptual Plan for preliminary review/discussion by the Planning & Zoning Commission. This is the 22-acre undeveloped parcel at the southeast portion of the intersection of Grant Street North and NE 86th Avenue. The attached concept was submitted by Josh Moulton and was prepared by Stubbs Engineering. The parcel is owned by Classic Holdings LLC. This site sits just north of the new Bondurant-Farrar Junior High and is highlighted in yellow below.

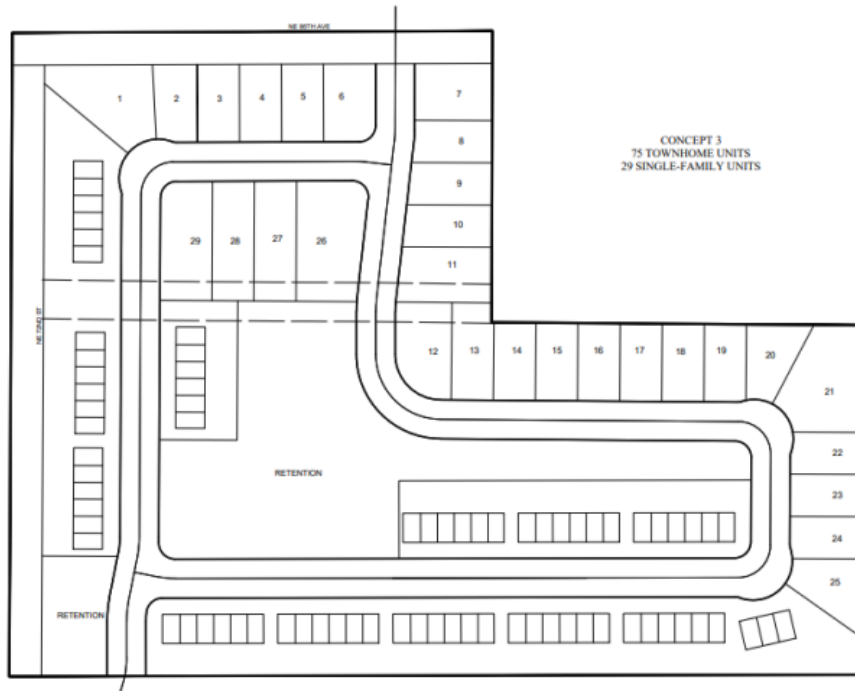


In April 2021 the Planning & Zoning Commission reviewed and recommended approval of the Highpoint Estates Preliminary Plat. This preliminary plat contained 67 lots for single-family detached development. This preliminary plat layout is shown below -

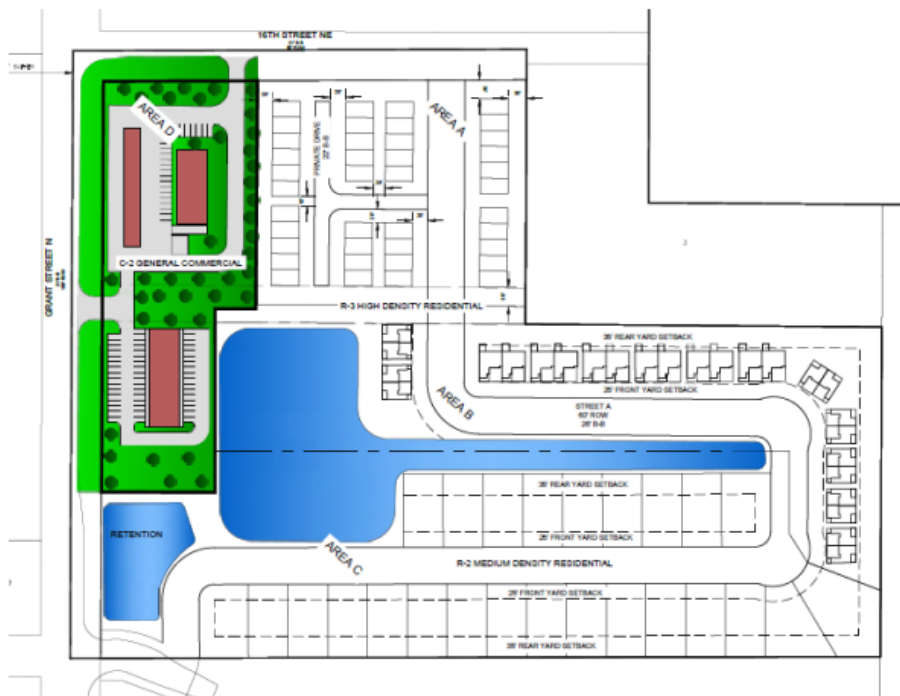




CONCEPT PLAN  
FOR  
HIGHPOINT ESTATES



In January 2022 the following action item was placed on the Commission's agenda: PUBLIC HEARING - Request for rezoning from Medium Density Residential (R-2) to Planned Unit Development (R-5) at 8383 NE 72nd Street and Future Land Use Map Amendment from Single-Family to Commercial and Multi-Family in areas shown in the PUD Conceptual Plan. This January 2022 concept, shown below, contained 40 townhome units, 26 duplex units/13 duplexes, and 25 lots for single-family detached development, or 91 total dwelling units. Additionally, this January 2022 concept included commercial development lots near the intersection of Grant Street North and NE 86th Avenue. This agenda item was tabled by the Commission with a 6-0 vote with 1 member absent. The January 27, 2022 P&Z meeting minutes can be found online [here](#).



During their January 27, 2022 meeting, the Commission urged staff to also seek feedback from City Council on this Highpoint Estates area during the January 31, 2022 Comprehensive Plan Joint Session. Feedback was on January 31, 2022 was sought. On February 1, 2022 the below feedback was relayed to Seth Moulton.

Hi Seth – below is a summary of last night's comprehensive planning discussion:

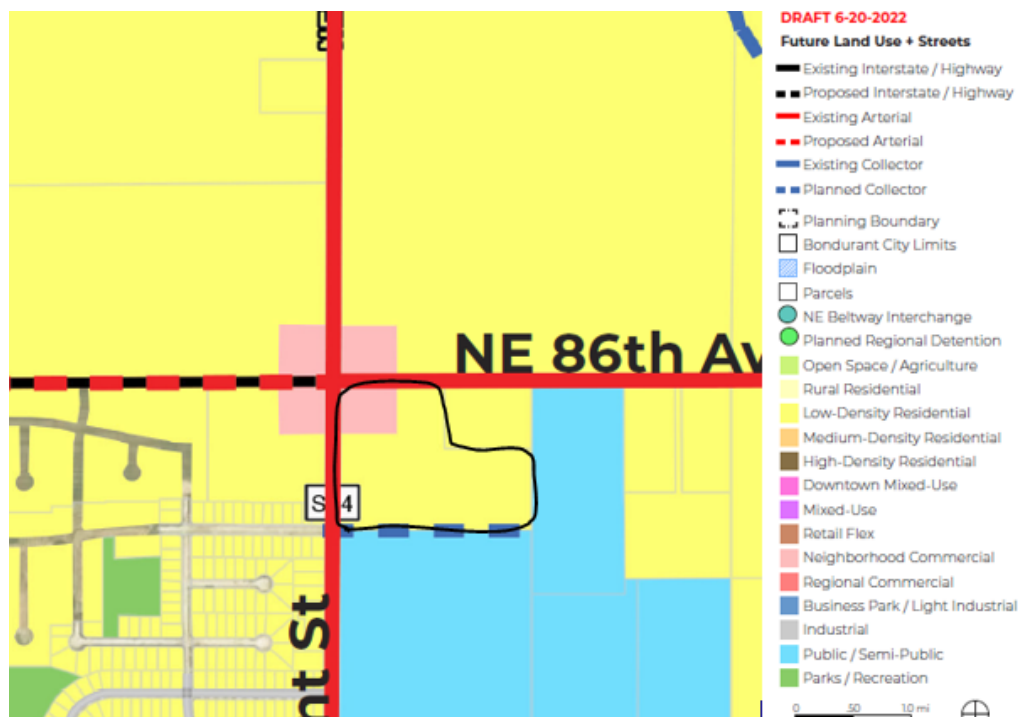
1. The Commission and Council are supportive of the Future Land Use Amendment request to allow for the commercial use in Conceptual Plan.
2. The Commission and Council are not supportive of the Future Land Use Amendment request from single-family to multi-family within this neighborhood, as they have concerns over increased housing density in this area. This means the Future Land Use for single-family in this area (minus the area amended for commercial use above). This residential portion is currently zoned two-family dwellings are both permitted uses of the R-2 District. However, the City's R-2 District does not currently allow for bi-attached units – meaning that if ZLL bi-attached units are proposed, the Planned Unit Development (R-5) zoning designation makes the most sense at this point, as the text amendment process to allow for a ZLL split in the R-2 District may take a few stated, the single-family and bi-attached units within your development would be expected to maintain the following bulk requirements:
  - a. 30' front
  - b. 35' rear
  - c. 15' combined side yard (7' minimum for 2-story and 5' minimum for ranch) for single-family detached and min 7' for on the non ZLL for the bi-attached units
  - d. 7,500 SF minimum lot size for single-family detached
  - e. 5,000 SF minimum lot size per ZLL lot
  - f. 65' minimum lot width for single-family detached dwellings (and 80' minimum lot width for corner lots)
  - g. Minimum combined lot width of 85' for the bi-attached units, meaning a 42.5 minimum lot width per ZLL lot (with account the second 30' front yard setback).

The P&Z can review an updated PUD Conceptual Plan at their 2/10 meeting. I would need the updated conceptual plan by the end of



An updated concept was not received until August 31, 2022. The attached concept currently requested for preliminary review by the Commission is not consistent with the feedback relayed to Seth Moulton on February 1, 2022, as it contains an increase in housing density. The attached concept proposes 40 townhome units, 84 duplex units/42 duplexes, and 0 single-family detached units. The attached concept also contains the commercial lots as was previously discussed and generally agreed upon by the Commission and Council during the Joint Comprehensive Plan Session on January 31, 2022.

This Highpoint Estates parcel is currently zoned as being within the City's Medium Density (R-2) District. The 2022 Future Land Use Map identifies that this parcel should be developed for Low-Density Residential and Neighborhood Commercial uses. Below is the 2022 Future Land Use Map. Low-Density Residential does not include townhome units.



**FUNDING SOURCE:** N/A

**STAFF RECOMMENDATION:** Discussion item only.

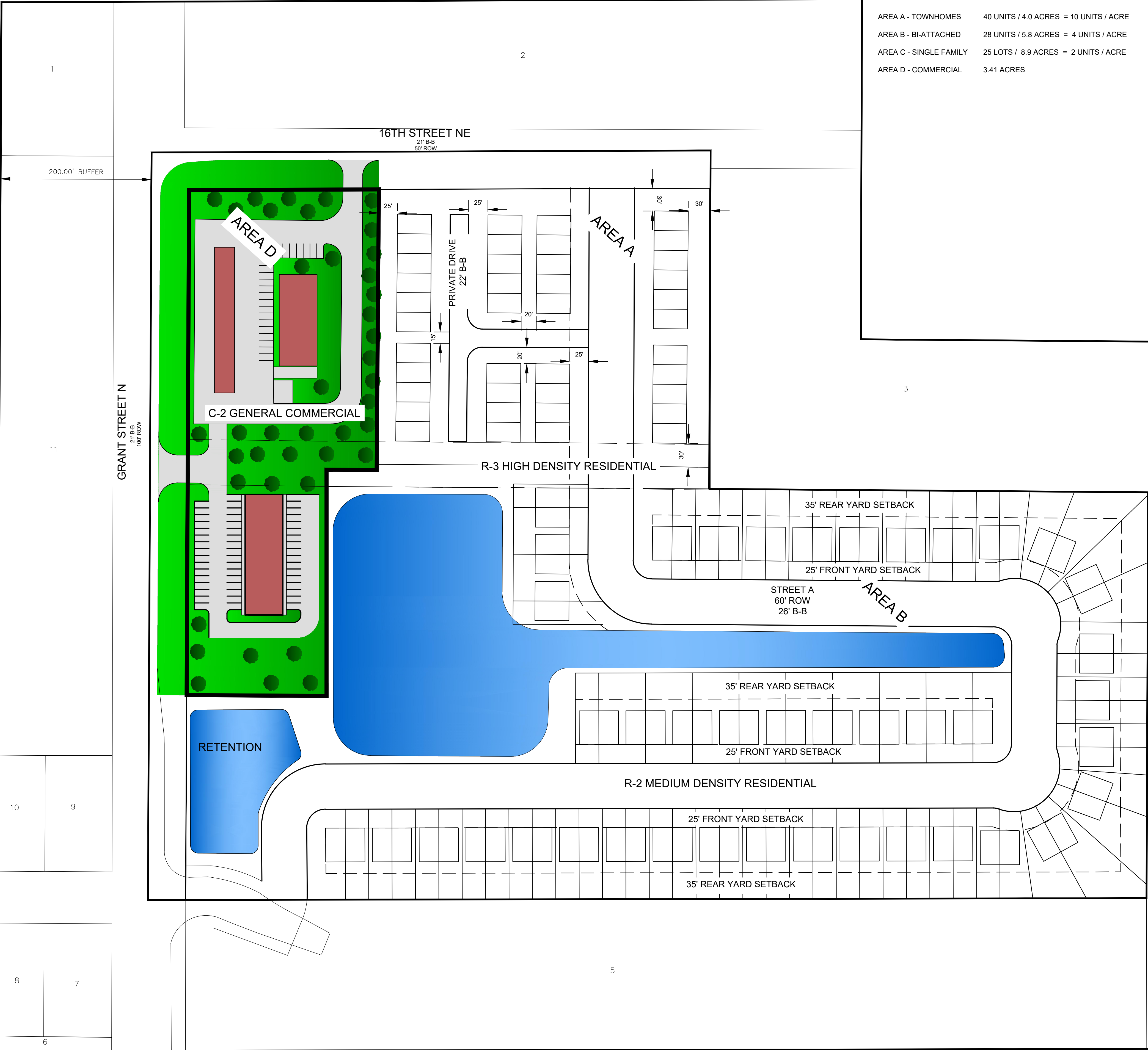
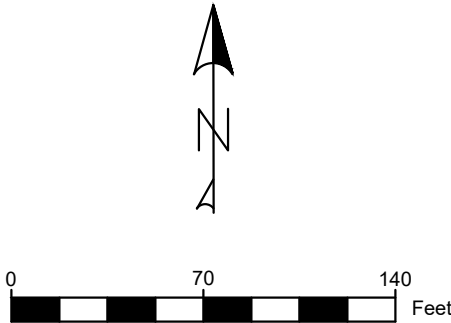
**APPROVED FOR SUBMITTAL:**

**ATTACHMENTS:**

1. Draft Highpoint Concept Plan 08-31-22



HIGHPOINT ESTATES  
PUD CONCEPTUAL PLAN



- AREA A - TOWNHOMES      40 UNITS / 4.0 ACRES = 10 UNITS / ACRE
- AREA B - BI-ATTACHED    28 UNITS / 5.8 ACRES = 4 UNITS / ACRE
- AREA C - SINGLE FAMILY   25 LOTS / 8.9 ACRES = 2 UNITS / ACRE
- AREA D - COMMERCIAL    3.41 ACRES

SURROUNDING PROPERTY OWNERS:

PROPERTY #	NAME OF PROPERTY OWNER	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS	TOTAL AREA OF PROPERTY (S.F.)	S.F. WITHIN 200' OF REZONING	% OF TOTAL S.F. WITHIN 200' OF REZONING
1	WEBB, MILDRED L	S 1/2 SE 1/4 LESS 1 S A RD SEC 24-80-23	8630 NE 72ND ST, BONDURANT, IA 50035	3419459	30484.4	3.19%
2	ELSON(TRUSTEE), CHARLES E, CHARLES E ELSON FARM REV TRUST	SW FRL 1/4 LESS 5.78 A ROAD SEC 19-80-22	7 GRAY BIRCH TRL MADISON, WI 53717	6737425	153244.8	16.04%
3	FREELAND, PATRICIA S, PATRICIA S FREELAND TRUST, FREELAND, PATRICIA S	PARCEL N BK 15115 PG 666 BNG PRT OF NW 1/4 NW 1/4 LESS .44A RD SEC 30-80-22	7104 SUNSET TER, WINDSOR HEIGHTS, IA 50324	243936	161542.9	16.91%
4	BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT	PARCEL 2020-188 BK 18268 PG 247 BEG NW COR E 1/2 NW 1/4 THN E 610.21F S 1418.2F W 620.44F N 1413.5F TO POB LESS .46A RD E 1/2 NW 1/4 SEC 30-80-22	300 GARFIELD ST SW, BONDURANT IA 50035	851059	187262.9	19.60%
5	BONDURANT-FARRAR COMM SCHOOL	S 50A W 1/2 NW 1/4 LESS RD EAS SEC 30-80-22	300 GARFIELD ST SW, BONDURANT IA 50035	2097849	254920.3	26.68%
6	SAGE HOMES INC	LOT 4 SANKEY SUMMIT PLAT 2	6415 NE 14TH ST STE A DES MOINES, IA 50313	19301	2898.1	0.30%
7	JERRY'S HOMES INC	LOT 5 SANKEY SUMMIT PLAT 2	3900 WESTOWN PKWY STE 100, WEST DES MOINES, IA 50266	13111	13111.0	1.37%
8	JERRY'S HOMES INC	LOT 6 SANKEY SUMMIT PLAT 2	3900 WESTOWN PKWY STE 100, WEST DES MOINES, IA 50266	9750	9357.9	0.98%
9	JERRY'S HOMES INC	LOT 94 SANKEY SUMMIT PLAT 2	3900 WESTOWN PKWY STE 100, WEST DES MOINES, IA 50266	13132	13132.0	1.37%
10	JERRY'S HOMES INC	LOT 93 SANKEY SUMMIT PLAT 2	3900 WESTOWN PKWY STE 100, WEST DES MOINES, IA 50266	9749	9697.3	1.01%
11	ETHEL C SANKEY TRUST, MILLER, SANDRA (TRUSTEE)	EX PARCEL 2020-59 BK 17833 PG 898- & -EX S 336F N 1791F E 259.03F- & -EX S 735F- E 832F NE 1/4 LESS RD SEC 25-80-23	1841 ASHWORTH RD, WEST DES MOINES, IA 50265	625954	119922.9	12.55%
					955574.5	100.00%

OWNER:  
CLASSIC HOLDINGS LLC  
1910 SW PLAZA SHOPS LN  
ANKENY, IA 5023-7080  
CONTACT: SETH MOULTON  
PHONE: (515) 371-6235

ENGINEER/SURVEYOR:  
STUBBS ENGINEERING  
431 NE 72ND ST  
PLEASANT HILL, IA 50327  
CONTACT: BRANDEN STUBBS  
PHONE: (515) 979-8499

SITE AREA:  
22.2 ACRES (966,879.6 SQ. FT.)  
EXISTING ZONING:  
R-2 MEDIUM DENSITY RESIDENTIAL  
PROPOSED ZONING:  
R-5 PLANNED UNIT DEVELOPMENT DISTRICT

NOTE:  
THE DEVELOPER WILL PAY A FEE IN LIEU OF PARKLAND DEDICATION PER SECTION 180.06 OF THE SUBDIVISION CODE.  
THE P&Z AND COMMISSION MAY CONSIDER REQUIRING BASEMENTS IN THE TOWNHOME AND BI-ATTACHED UNITS PER SECTION 178.06.4 OF THE ZONING CODE.  
THE P&Z AND COMMISSION MAY CONSIDER LANDSCAPING SCREENING REQUIREMENTS EITHER BETWEEN USES OR ALONG THE STREET CORRIDORS.  
THE COMMERCIAL LAYOUT IS AN EXAMPLE LAYOUT. A FULL REVIEW OF THE COMMERCIAL DEVELOPMENT AREAS WILL BE CONDUCTED AT THE SITE PLAN REVIEW LEVEL.

HIGHPOINT ESTATES  
BOUNDURANT, IA

STUBBS ENGINEERING  
431 NE 72ND ST, PLEASANT HILL, IA 50327  
(515) 979 - 8499



PUD CONCEPTUAL PLAN

DATE:  
08/31/22  
DRAWN BY:  
ENGINEER:  
BWS  
PROJECT NUMBER:  
21-090  
PAGE NUMBER:

1