

**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/>*

**NOTICE OF A REGULAR MEETING
BONDURANT PLANNING AND ZONING COMMISSION
OCTOBER 12, 2023**

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on October 12, 2023, 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. September 14, 2023 Minutes
5. Guests requesting to address the Planning and Zoning Commission
6. Action Items
 - a. Public Hearing considering recommended approval of text amendment to Section 177.07 of the Zoning Code regarding park setback requirements
 - b. Resolution considering recommended approval of text amendment to Section 177.07 regarding park setback requirements.
 - c. Resolution considering recommended approval of Harvest Meadows Commercial Preliminary Plat.
 - d. Resolution considering recommended approval of Casey's Site Plan.
 - e. Resolution considering recommended approval of Morgan Estates Plat 3 Preliminary Plat.
 - f. Resolution considering recommended approval of Skol Trucking Site Plan.
7. Discussion Items -
 - a. Preliminary feedback regarding potential substantial modification request to the 2019 Harvest Meadows PUD Conceptual Plan
8. Reports / Comments and appropriate action thereon:
 - a. Mayor
 - b. Council Members
 - c. Administrator
 - d. Directors
9. Adjournment

City of Bondurant

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



Meeting Minutes

DATE: September 14, 2023 Karen Keeran, 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: Karen Keeran (Chairperson), Brian Clayton, Jason Vore, Jesse Torres, Andy Mains, Kristin Brostrom

Members Absent:

City Official Present: Isaac Pezley, Maggie Murray, Marketa Oliver, Matt Sillanpaa

3. Perfecting and Approval of the Agenda

Motion by Commission Member Mains, seconded by Commission Member Clayton to approve of the September 14, 2023 amended meeting agenda. Vote on Motion 6-0-0. Motion carried.

4. Approval of Minutes

Motion by Commission Member Mains, seconded by Commission Member Torres to approve of the August 10, 2023 meeting minutes. Vote on Motion 6-0-0. Motion carried.

5. Guests requesting to address the Planning and Zoning Commission

6. Action Items

- a. PUBLIC HEARING – Regarding recommended approval of text amendment to Section 177.07 regarding setback requirements for public parks.

Public Hearing opened at 6:03 p.m.

Pezley stated the Commission discussed four different options for this text amendment at their August regular meeting. The first option was no change, requiring all parks to meet setback requirements for whichever zoning district they are located in. Option 2 was to create a new Zoning district Parks and Open Spaces with their own bulk regulation standards. Option 3 was to require all parks go through the Conditional Use process, requiring approval from the Board of Adjustment. Option 4 was to create a zoning exemption for public parks and park-related buildings. The Commission felt that Option 2 was the ultimate goal, but in the meantime Option 4 would be the best short-term answer. Pezley stated the proposed text amendment reflects Option 4 presented to the Commission. Pezley stated the only change was the inclusion that no building shall be placed in the visibility triangle. This triangle is 15' in either direction from where streets intersect one another.

Keeran asked if there were to be any setback requirements for playgrounds. Pezley stated staff discussed this, but ultimately decided not to include any setback requirements. Pezley stated if the Commission believes setback requirements should be included, he recommends they make a motion including it. Commission had further discussion about inclusion of setback requirements.

The Commission discussed if this would apply to private parkland. The Commission was in favor of removing "public" and setback should apply to all parkland.

Pezley gave additional information on what the current requirements are for park development as interpreted by staff. Pezley stated the current City Park master plan shows structures that are closer than 30', which would be the current setback regulations. Keeran asked if fences and screenings can be closer than 30'. Pezley stated currently the Zoning Code does not have setback requirements for fences and/or screenings other than what is related to intersection visibility.

Clayton stated the main City Park should be treated differently due to the size of the park. Setback requirements may not be needed for this park, but smaller neighborhood parks should have setback requirements. Commission had additional conversation about differentiating between public and private parks.

Pezley recommended tabling this issue in order for staff to look more into private park setback regulations.

Public Hearing closed at 6:15 p.m.

- b. RESOLUTION PZ-230914-25 – Regarding recommended approval of text amendment to Section 177.07 regarding setback requirements for public parks.

Motion by Commission Member Brostrom, seconded by Commission Member Mains to table RESOLUTION PZ -230914-25.

Roll Call – Ayes: Commission Member Clayton, Commission Member Keeran, Commission Member Mains, Commission Member Brostrom., Commission Member Torres, Commission Member Vore Nays: none. Abstentions: none. Absent: Vote on Motion 6-0-0. Motion carried.

- c. PUBLIC HEARING – Regarding recommended approval of text amendment to Section 180.06.8 of the Zoning Code regarding street frontage requirements for public parks.

Public Hearing opened at 6:16 p.m.

Pezley stated this text amendment is also in regards to parks. This text amendment proposes increasing the amount of public access to public parks from 10% of the park's perimeter to 25% of the park's perimeter. Additionally, all parks must have at least one access point 50' in width to allow for vehicular access.

Mains stated the Commission has talked about requiring two access points to all parks. Mains recommends including at least two access points, he feels that the second access point could be 20' wide.

Brostrom asked if there needs to be verbiage about the size of the park, as small neighborhood parks may not need two access points where larger parks would need them. Commission discussed the two access point requirement and who has the authority to allow for one access point.

Additional conversations about park access points as they are related to trail connections. Commission is in agreeance with requiring two access points. Keeran stated she believes there should be at least two 50' access points. The Commission has further discussion about access requirements and enforcement mechanisms.

Public Hearing closed at 6:30 p.m.

- d. RESOLUTION PZ-230914-26 – Regarding recommended approval of amended text amendment to Section 180.06.8 of the Zoning Code regarding street frontage requirements for public parks.

Motion by Commission Member Mains, seconded by Commission Member Clayton to recommend approval of amended RESOLUTION PZ -230914-26.

Roll Call – Ayes: Commission Member Clayton, Commission Member Keeran, Commission Member Mains, Commission Member Brostrom., Commission Member Torres, Commission Member Vore Nays: none. Abstentions: none. Absent: Vote on Motion 6-0-0. Motion carried.

- e. RESOLUTION PZ-230914-27 – Regarding recommended approval of the

amended site plan for AA&E Hauling at 601 23rd Street SW.

Pezley stated the Commission approved this site plan in August. The applicants are wanting to build a larger building in their first phase. The changes include a 70'x140' instead of a 70'x120', the entrance from 23rd Street SW will be 49' wide instead of 31' and the site will have 29 parking stalls instead of 30. The site plan shows these changes with red triangles.

Mains asked about the setback of the diesel tank, 20' seems pretty close. Pezley stated diesel tanks would be accessory structure setback requirements, any additional requirements would be subject to review by the fire marshal.

Mains expressed concerns about the landscaping in the northeast corner of the site. Mains asked if additional buffering needs to be added to help screen this portion of the site. Pezley asked if shifting the existing trees to the east would be acceptable. Mains and Clayton expressed concern about screening from the intersection.

There were technical difficulties, whereas the Commission could not hear the applicant and the applicant's engineer. Keeran stated the site plan meets landscaping requirements, but they are asking for additional landscaping to help screen from the 23rd Street and Shiloh Rose Parkway intersection.

Pezley stated he recommends the Commission approves the site plan with the understanding staff will work with the applicants to address the Commission's landscaping concerns.

Motion by Commission Member Mains, seconded by Commission Member Clayton to recommend approval of the amended RESOLUTION PZ - 230914-27.

Roll Call – Ayes: Commission Member Clayton, Commission Member Keeran, Commission Member Mains, Commission Member Brostrom., Commission Member Torres, Commission Member Vore Nays: none. Abstentions: none. Absent: Vote on Motion 6-0-0. Motion carried.

- f. RESOLUTION NO. PZ-230914-29 – Regarding recommended approval of the removal of certain areas from the 1988 Urban Renewal Area and recommended approval of 2023 Bondurant Urban Renewal Area and Plan Amendment

Oliver stated the city is removing land and then re-adding the same land into the Urban Renewal Area. In 1988, they did not review if parcels were full parcels. When the City was trying to add portions of parcels to the Urban Renewal Area and the City was told to just remove and then re-add the entire parcel. Some of the land requires ag-land consent forms and the City has all consent forms except one. Oliver and Murray were meeting with that particular landowner tonight.

Oliver stated there are multiple projects included with this Plan including the Grant Street S project, 16th Street improvement, the water tower project, and others. Oliver stated there is a large amount at the end of the Urban Renewal amount and it is important to understand this amount will be spread across many years. The City will continue to review and make financial projections to ensure the City is balancing this amount with other financial factors.

Oliver stated many of these projects the City is bonding for this November. Clayton asked if the City and the School will have bonds on the November ballot. Oliver stated the City's bonds are not voted on by the public, just the City. Clayton asked if the City's bonds will have any effect on the City's tax rates, Oliver stated no. Oliver stated the City typically bonds every other year, as the City pays off other loans the City is replacing that amount with new loans.

Motion by Commission Member Mains, seconded by Commission Member Torres to recommend approval of RESOLUTION PZ -230914-29.

Roll Call – Ayes: Commission Member Clayton, Commission Member Keeran, Commission Member Mains, Commission Member Brostrom., Commission Member Torres, Commission Member Vore Nays: none. Abstentions: none. Absent: Vote on Motion 6-0-0. Motion carried.

7. Discussion Items –

8. Reports / Comments and appropriate action thereon

a. Commission Members

Brostrom – None.

Clayton – Asked staff if they have heard anything about the former Webb property. Oliver stated staff has heard conflicting stories. Clayton was curious if the current owner had reached out to the owner. Oliver stated no, but the City has reached out to the owner and not heard back.

Mains – None.

Torres – Asked once a certificate of occupancy is issued what is the process of monitoring to make sure landscaping is installed. Oliver stated at the one-year level the City inspects, otherwise the City is complaint driven.

Vore – Asked if the strip mall behind the post office has announced who is moving in. Oliver stated they announced this morning that a medical office will be moving into it. Vore asked if there was any movement on the building downtown, Oliver stated staff has not heard from the owner.

Vore asked about rumors regarding a future water treatment plant. Oliver stated the City has completed a financial analysis and rates will go up regardless. However, if the City constructs our own water treatment plant the rates will decrease. Oliver stated Central Iowa Water currently does not have a way to get water to Bondurant, meaning Bondurant would be required to also build piping to connect into their system.

- b. Commission Chair – Keeran congratulated the City on the completion of the underpass, she has already seen people using it.
- c. City Administrator – Oliver stated the City received grant dollars for the roadway project near the Myers 1 certified site. The City has engaged a manager at-risk for the Civic Campus site. Keeran asked if the sale has gone through yet, Oliver stated yes, it just has not transferred to the City's name yet. The Hubbell intersection improvement is a part of that road project. The City has applied for additional grant dollars for this project as well.

Vore asked if the speed limit on Hubbell will be reduced, Oliver stated she does not anticipate that will happen soon. The City has regularly engaged the DOT to reduce the speed limit in this area and they have stated the current traffic and development in this area does not warrant a speed reduction. Oliver stated if it was up to the City, the speed limit would have already been reduced.

Oliver stated the City is moving forward with the realignment of Grant Street S and Central Park. The City has been actively engaging with local property owners.

Oliver stated the Commission is invited to the City's Developer's Conference in November. The City will also be doing a ribbon cutting for the opening of the BRSC parking lot.

- d. Community Development Director – Murray stated the City is partnering with a potential developer to create a downtown Landus Master Plan. Staff is anticipating this Master Plan will be reviewed by the Commission before the end of the year.

Murray stated the IISC projects are underway and staff is starting to meet with University of Iowa students. One of the projects that will be starting soon is the mural that will be installed on the side of the Bondurant Emergency Services Building. Staff showed the Commission the current mural design.

- e. City Planner – none
- f. City County Liaison – absent.

7. Adjournment

Motion by Commissioner Mains, seconded by Commissioner Vore to adjourn the meeting. Vote on Motion 6-0-0. Motion carried. Meeting adjourned at 7:14.



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

Item No. 6.a.
For Meeting of 10/12/2023
Public Hearing

TITLE: Public Hearing considering recommended approval of text amendment to Section 177.07 of the Zoning Code regarding park setback requirements

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS: The City of Bondurant currently is undergoing multiple large City park related projects. Currently, City parks have no specific park related zoning district and are instead subject to whichever residential zoning district they are located within. This has created a situation where some City parks have park-related buildings that violate residential setback requirements. City staff would like guidance on resolving these issues. When looking at other communities in the Des Moines metropolitan area there seem to be four options the City could take.

1. Require parks to meet regulations of whichever Zoning District they are located in.
2. Create a Open Space/Park zoning district and create new bulk regulations for City parks and park related buildings.
3. Permit City parks through Special Conditional Use process.
4. Create zoning exemptions for City parks and park-related buildings

This topic was discussed at the August 10, 2023 Planning & Zoning Commission meeting and Commission members indicated they were in favor of Option 2. Staff indicated that Option 2 would like take place when a complete overhaul of the Zoning Code took place. Commission members agreed that Option 4 would be good in the meantime, until the Zoning Code could be completely updated.

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None

177.07 EXCEPTIONS, MODIFICATIONS AND INTERPRETATIONS.

1. Structures Permitted Above Height Limit. No permit will be issued for any structure above height limits, except as specifically approved by the [Board of Adjustment](#).
2. Double Frontage Lots. Buildings on through lots and extending through from street to street shall provide the required front yard on both streets.
3. Rear and Side Yards Adjacent to [Alleys](#) - How Computed. In computing the depth of a rear yard or the width of a side yard where the rear or side yard opens on an [alley](#), one-half (½) of the [alley](#) width may be included as a portion of the rear or side yard as the case may be.
4. Other Exceptions to Yard Requirements. Every part of a required yard shall be open to the sky unobstructed with any building or structure, except for a permitted [accessory building](#) in a rear yard, and except for ordinary projections not to exceed twenty-four (24) inches, including roof overhang.
5. Billboards. No permit will be issued for any billboards except as specifically approved by the Council.
6. Front Yard Exceptions. In areas where some lots are developed with a front yard that is less than the minimum required for the district by this Zoning Code or where some lots have been developed with a front yard greater than required by the Zoning Code, the following rule shall apply. Any new building or addition in front thereof shall not be closer to the street [right-of-way](#) than the average of the front yard of the first building on each side within a distance of two hundred (200) feet measured from building to building, except as follows:
 - A. Buildings located entirely on the rear half of a lot shall not be counted.
 - B. No residential [dwelling](#) shall be required to have a front yard greater than fifty (50) feet.
 - C. If no building exists on one side of a lot within two hundred (200) feet of the lot in question, the minimum front yard shall be the same as the building on the other side.
 - D. Zoning of [Annexed](#) Areas. Any land [annexed](#) to the City after the effective date of the Zoning Code shall be zoned A-1 Agricultural until the Planning and Zoning Commission and Council shall have studied the area and adopted a final zoning plan for the area. Said final zoning plan shall be adopted within six (6) months of the date of [annexation](#).
7. Single-family, Semi-attached. Single-family, semi-attached dwellings are permitted only under the following terms and conditions:

- A. A “single-family, semi-attached dwelling is a building designed for or occupied by one (1) family only and which is erected on a separate lot and is joined to another such residence on one (1) side only by a wall located on the lot line and has yards on the remaining sides.
- B. Must have an “R-2” or “R-3” zoning.
- C. Each unit must have its own water service, sewer service, and secondary storm sewer service.
- D. The joining wall must be a party wall and must be a fire wall having a one-hour rating.
- E. Covenants must be submitted which address all legal implications associated with shared walls.

8. Public Parkland Setback Requirements. All structures located on properties designated for public parkland are not subject to setback requirements except as listed below:

- A. No structure shall be constructed so as to impede visibility at intersections as described in Section 177.01.

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-230914-27

RESOLUTION REGARDING RECOMMENDED APPROVAL OF ZONING CODE TEXT
AMENDMENTS TO SECTION 177.07 OF THE ZONING CODE REGARDING
SETBACK REQUIREMENTS FOR PUBLIC PARKS.

WHEREAS, Action Item 1C of the Building Bondurant Comprehensive Plan notes: Update the zoning and subdivision regulations to support the Future Land Use Plan and any goals, policies, or action items included in the plan; AND

WHEREAS, the following Zoning Code text amendments help complement Action Item 1C of the Building Bondurant Comprehensive Plan;

177.07 EXCEPTIONS, MODIFICATIONS AND INTERPRETATIONS.

1. Structures Permitted Above Height Limit. No permit will be issued for any structure above height limits, except as specifically approved by the [Board of Adjustment](#).
2. Double Frontage Lots. Buildings on through lots and extending through from street to street shall provide the required front yard on both streets.
3. Rear and Side Yards Adjacent to [Alleys](#) - How Computed. In computing the depth of a rear yard or the width of a side yard where the rear or side yard opens on an [alley](#), one-half (½) of the [alley](#) width may be included as a portion of the rear or side yard as the case may be.
4. Other Exceptions to Yard Requirements. Every part of a required yard shall be open to the sky unobstructed with any building or structure, except for a permitted [accessory building](#) in a rear yard, and except for ordinary projections not to exceed twenty-four (24) inches, including roof overhang.
5. Billboards. No permit will be issued for any billboards except as specifically approved by the Council.
6. Front Yard Exceptions. In areas where some lots are developed with a front yard that is less than the minimum required for the district by this Zoning Code or where some lots have been developed with a front yard greater than required by the Zoning Code, the following rule shall apply. Any new building or addition in front thereof shall not be closer to the street [right-of-way](#) than the average of the front yard of the first building on each side within a distance of two hundred (200) feet measured from building to building, except as follows:
 - A. Buildings located entirely on the rear half of a lot shall not be counted.
 - B. No residential [dwelling](#) shall be required to have a front yard greater than fifty (50) feet.

- C. If no building exists on one side of a lot within two hundred (200) feet of the lot in question, the minimum front yard shall be the same as the building on the other side.
 - D. Zoning of Annexed Areas. Any land annexed to the City after the effective date of the Zoning Code shall be zoned A-1 Agricultural until the Planning and Zoning Commission and Council shall have studied the area and adopted a final zoning plan for the area. Said final zoning plan shall be adopted within six (6) months of the date of annexation.
7. Single-family, Semi-attached. Single-family, semi-attached dwellings are permitted only under the following terms and conditions:
- A. A “single-family, semi-attached dwelling is a building designed for or occupied by one (1) family only and which is erected on a separate lot and is joined to another such residence on one (1) side only by a wall located on the lot line and has yards on the remaining sides.
 - B. Must have an “R-2” or “R-3” zoning.
 - C. Each unit must have its own water service, sewer service, and secondary storm sewer service.
 - D. The joining wall must be a party wall and must be a fire wall having a one-hour rating.
 - E. Covenants must be submitted which address all legal implications associated with shared walls.
8. Public Parkland Setback Requirements. All structures located on properties designated for public parkland are not subject to setback requirements except as listed below:
- A. No structure shall be constructed so as to impede visibility at intersections as described in Section 177.01.

WHEREAS, the Planning and Zoning Commission held a public hearing on October 12, 2023 to hear public comments on the proposed text amendments to Sections 177.07.

NOW, THEREFORE, BE IT RESOLVED, that the Planning and Zoning Commission of the City of Bondurant, Iowa recommends City Council approval of the text amendments as presented in this recommendation resolution.

Moved by _____, Seconded by _____ to adopt.

ATTEST: I, Isaac Pezley, City Planner, hereby certify that at a meeting of the Planning and Zoning Commission held on October 12, 2023; among other proceedings the above was recommended for approval.

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

Isaac J. Pezley, City Planner

Action	Yay	Nay	Abstain	Absent
Torres				
Clayton				
Vore				
Keeran				
Mains				
Cameron				
Brostrom				

Karen Keeran, Commission Chair



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

Item No. 6.c.
For Meeting of 10/12/2023
Resolution

TITLE: Resolution considering recommended approval of Harvest Meadows Commercial Preliminary Plat.

CONTACT PERSON:

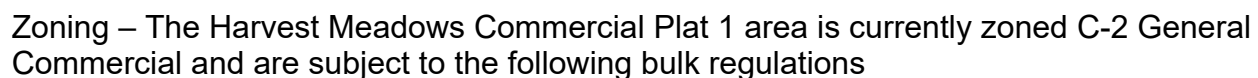
BRIEF HISTORY & ANALYSIS: For review by the Planning & Zoning Commission is recommended approval of the Harvest Meadows Commercial Plat 1 Preliminary Plat. The preliminary plat developer is Kimberley Development Corp. The preliminary plat was submitted by Civil Design Advantage. The Harvest Meadows Commercial Plat 1 Preliminary Plat development proposes 1 lot and two outlots for general commercial development. This preliminary plat area is located north of 2nd Street NW, and east of Franklin Street NW. The Harvest Meadows Commercial Plat 1 Preliminary Plat development area is highlighted below.



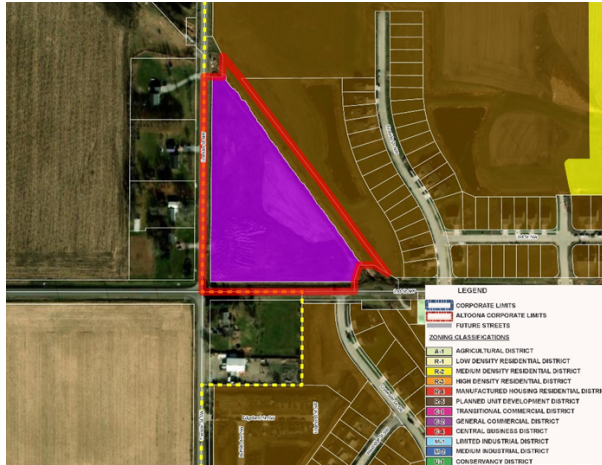
When considering preliminary plat requests, the Planning & Zoning Commission and City Council should take into account the following: the Comprehensive Plan/Future Land use Map, Zoning, Parkland Dedication, Streets, Pedestrian Connections, Utilities, the FEMA Floodplain, the City's Stream Buffer Ordinance, and Comments from City Officials and Private Utilities.

When considering preliminary plat requests, the Planning & Zoning Commission and

Comprehensive Plan/Future Land Use Map - the proposed general commercial use is consistent with the 2022 Future Land Use Map. The Harvest Meadows Commercial Plat 1 Preliminary Plat is outlined below on the 2022 Future Land Use Map.



- These bulk regulations are reflected on the submitted preliminary plat. The Harvest Meadows Commercial Plat 1 Preliminary Plat is highlighted below on the City's Zoning Map.



Parkland Dedication – No parkland dedication is required for commercial subdivisions.

Streets – the Harvest Meadows Commercial Plat 1 development area will be accessed from 2nd Street NW and Franklin Street NW.

As stated in the Harvest Meadows Traffic Impact Study, 2nd Street NW needs upgraded to a three-lane street with additional ROW provided for expansion to a five-lane street. This street widening will be a City project with developer cost-share participation required. The City will begin designing this street improvement project upon execution of a development agreement. The site plan will need to be designed to accommodate these street upgrades – the City would consider conditional site plan approval subject to the plan being updated once the public right-of-way designs are available.

Pedestrian Connections – the Harvest Meadows Commercial Plat 1 provides a 60-foot half right-of-way which would allow for the future installation of sidewalks along 2nd Street NW and Franklin Street NW.

Utilities - the preliminary plat shows an 8" water main connecting to the water main along the south side of 2nd Street NW. The preliminary plat shows a 8" sanitary sewer located on the north side of 2nd Street NW. This development area is not located in the NW Trunk Connection Fee District area and the Franklin Street NW Water Connection Fee District area.

FEMA Floodplain – Portions of the Harvest Meadows Commercial Plat 1 development area is located in the FEMA Floodplain area.

Stream Buffer Ordinance – Outlot Z is subject to the City's Stream Buffer Ordinance.

Comments from City Officials and Utilities - Below is a summary of comments received:

- City Engineering - Bob Veenstra, City Engineer, reviewed and provided his initial feedback on the first draft preliminary plat submitted. The attached resolution factors in any additional review comments by this department.
- Public Works - no review comments received to date. The attached resolution takes into account if any changes are requested by this department.
- Emergency Services - no review comments received to date. The attached resolution takes into account if any changes are requested by this department

FUNDING SOURCE:

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

1. Recommended approval of Resolution No. PZ-231012-30, regarding recommended approval of the Harvest Meadows Commercial Plat 1 Preliminary Plat.
2. Recommended approval of Resolution No. PZ-231012-30, regarding recommended approval of the Harvest Meadows Commercial Plat 1 Preliminary Plat, subject to Code clarification items being addressed.
3. Recommended denial of Resolution No. PZ-231012-30, regarding recommended approval of the Harvest Meadows Commercial Plat 1 Preliminary Plat.
4. Table pending additional information.

Staff recommends approval of Resolution No. PZ-231012-30.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Harvest Meadows Commercial Plat 1
2. RES. NO. PZ-231012-30

Page 20

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-231012-30

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE HARVEST
MEADOWS COMMERCIAL PLAT 1 PRELIMINARY PLAT

WHEREAS, Civil Design Advantage submitted the Harvest Meadows Commercial Plat 1 Preliminary Plat described as follows:

A PART OF PARCEL '2020-170' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 1893, PAGE 980, BEING A PART OF THE SOUTHWEST QUARTER, AND A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL BEING IN SECTION 25, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF BONDURANT, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 25; THENCE NORTH 00°34'55" EAST ALONG THE WEST LINE OF SAID SECTION 25, A DISTANCE OF 874.57 FEET TO THE SOUTHWEST CORNER OF PARCEL 4 AS SHOWN ON THE WARRANTY DEED RECORDED IN BOOK 9677, PARCEL 514; THENCE SOUTH 89°53'24" EAST ALONG THE SOUTH LINE OF SAID PARCEL 4, A DISTANCE OF 50.00 FEET TO THE WESTERLY LINE OF SAID PARCEL '2020-170'; THENCE SOUTH 89°53'24" EAST ALONG SAID WESTERLY LINE, 25.46 FEET; THENCE NORTH 00°06'36" EAST ALONG SAID WESTERLY LINE, 84.84 FEET; THENCE NORTH 27°07'11" WEST ALONG SAID WESTERLY LINE, 36.03 FEET; THENCE SOUTH 37°26'04" EAST ALONG SAID WESTERLY LINE, 148.81 FEET TO THE NORTHWEST CORNER OF OUTLOT 'Z', HARVEST MEADOWS PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF BONDURANT; THENCE CONTINUING SOUTH 37°26'04" EAST ALONG THE WESTERLY LINE OF SAID OUTLOT 'Z', 164.16 FEET; THENCE SOUTH 37°20'20" EAST ALONG SAID WESTERLY LINE, 374.82 FEET; THENCE SOUTH 35°53'39" EAST ALONG SAID WESTERLY LINE, 291.60 FEET; THENCE SOUTH 37°25'48" EAST ALONG SAID WESTERLY LINE, 164.71 FEET TO THE SOUTHERLY LINE OF SAID PARCEL '2020-170'; THENCE NORTH 59°00'33" WEST ALONG SAID SOUTHERLY LINE, 65.51 FEET; THENCE SOUTH 89°13'29" WEST ALONG SAID SOUTHERLY LINE AND THE WESTERLY LINE OF PARCEL 1 AS SHOWN ON THE WARRANTY DEED RECORDED IN BOOK 9677, PAGE 510, A DISTANCE OF 63.24 FEET; THENCE SOUTH 00°21'50" EAST ALONG SAID WESTERLY LINE, 46.70 FEET TO THE SOUTH LINE OF SAID SECTION 25; THENCE SOUTH 89°38'28" WEST ALONG SAID SOUTH LINE, 621.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.40 ACRES (409,341 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

AND;

WHEREAS, the owner/developer is Kimberley Development Corp.; AND

WHEREAS, the preliminary plat area is zoned General Commercial (C-2).

NOW, THEREFORE, BE IT RESOLVED, that the Planning and Zoning Commission of the City of Bondurant, Iowa, recommends City Council approval of the Harvest Meadows Commercial Plat 1 Preliminary Plat.

Moved by _____ Seconded by _____ to adopt.

ATTEST: I, Isaac J. Pezley, City Planner, hereby certify that at a meeting of the Planning and Zoning Commission held on October 12, 2023, among other proceedings the above was adopted.

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

Isaac J. Pezley, City Planner

Action	Yay	Nay	Abstain	Absent
Brostrom				
Clayton				
Keeran				
Mains				
Torres				
Vore				

Karen Keeran, Commission Chair



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

Item No. 6.d.
For Meeting of 10/12/2023
Resolution

TITLE: Resolution considering recommended approval of Casey's Site Plan.

CONTACT PERSON:

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 1.68-acre parcel of land accessed from 2nd Street NW. The site plan applicant is Casey's Marketing Company. The site plan was prepared by Civil Design Advantage and owned by Kimberley Development Corporation. The applicants are proposing a 42'-10" x 100'-10" convenience store building, 31 parking spaces, 16 of which are located at fuel dispensers. This property is zoned as being within the City's General Commercial (C-2) District.



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: A C-2 development at this location is consistent with the 2022 Comprehensive Plan which guides for Regional Commercial at this location.

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.

General Commercial Use & Bulk

- The site plan labels the required setbacks at this location - a 30' front yard setback along 2nd Street NW, a 25' rear yard setback from their northern property line and no side yard setbacks from either the western or eastern property lines.
- The site plan shows a two underground fuel storage tanks.

Parking/Drive Areas

- Access to the site is available from 2nd Street NW. The site plan shows two access points in the southeast and south west corners of the property. The access point in the southwest corner is a right-in/right-out only access point.
- 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.
- The site plan shows that all parking/drive areas will be paved as required by Section 177.10.2 of the Zoning Code.
- Section 177.09.05 of the Zoning Code will be applied when determining minimum parking stall count requirements at this location. This section reads: Convenience Stores: one (1) space per 150 square feet of gross floor area.
- Section 177.08 regulates minimum loading space count requirements. This section reads: at least one (1) off-street loading space plus one (1) additional loading space for each twenty thousand (20,000) square feet or major fraction thereof of gross floor area so used in excess of ten thousand (10,000) square feet.
- The site plan shows 31 parking spaces, including 1 handicap stall, and 1 loading spaces. 16 of the parking spaces are shown at the fuel receptors.
- The site plan shows parking spaces will be provided with raised curbing or equivalent, as is required by Section 177.10.8.

Stormwater, Utilities & Natural Features

- A stormwater management report has been submitted for review by the City Engineer. All preliminary comments submitted by V&K have been addressed.
- Page 7 contains the required utility plan.
- This property is located within the NW Trunk Sewer Connection Fee District and the Franklin Street NW Water Connection Fee District.
- This site is not situated within FEMA's 100-year floodplain.
- This site is not situated within the City's Stream Buffer Ordinance area.
- Staff commented that 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. Page 7, addresses Staff's comments.

Landscaping Plan

- Page 11 of the site plan shows the required landscaping plan. Notes on this:
 - The site plan shows that the required general trees will be located at least 4' away from the front property line as required by Section 182.05.E of the Zoning Code
 - Section 182.04 of the Zoning Code requires deciduous trees conform to the minimum of 1 ¾ inch caliper in size at time of planting. The applicant has not provided the City with the size of tree(s) that will be installed.
 - The site plan notes that 15.45% of this site will be open space.

ARCHITECTURAL STANDARDS

- Site plan submittal includes the required building elevations. The submitted elevations appear to meet City requirements.

Other Site Plan Features

- Staff commented if any exterior dumpster is proposed as a result of this project, site plan should show its location and note its screening technique.

Comments from City Officials:

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

1. Public Works - reviewed and all comments/concerns have been addressed.
2. Engineering – reviewed and all comments/concerns have been addressed.
3. Fire Department - reviewed and all comments/concerns have been addressed. Further discussion and inspection will be required when the fuel tank is installed on the property.

FUNDING SOURCE:

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

1. Recommended approval of RESOLUTION NO. PZ-231012-31.
2. Recommended approval of RESOLUTION NO. PZ-231012-31, subject to certain Zoning Code clarification items being addressed.
3. Recommended denial of RESOLUTION NO. PZ-231012-31.
4. Table pending additional information.

Staff recommends approval of RESOLUTION NO. PZ-231012-31.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Casey's Store #4396 Site Plan
2. RESOLUTION NO. PZ-231012-31
3. Casey's Lighting Plan
4. Casey's Elevations

[illegible]

NOTES

CONTRACTOR TO PROVIDE A COMPLETE PROJECT PER THE CONSTRUCTION DOCUMENTS, QUANTITIES PROVIDED AS PART OF THIS SUMMARY ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT A BASIS FOR CHANGE ORDER IF ADDITIONAL QUANTITY IS INSTALLED AS PART OF THE ORIGINAL BID DOCUMENTS.

PROJECT CONTACTS:

<u>DEVELOPER/APPLICANT:</u> CASEY'S SERVICES COMPANY 3305 SE DELAWARE AVENUE ANKENY, IA 50021 ATTN: SARAH PHILLIPPI PH: (515) 381-5722	<u>WATER:</u> CITY OF BONDURANT, IOWA 200 2ND STREET NE BOX 37 BONDURANT, IA 50035 CONTACT: PAT COLLISON PH: (515) 971-6856	<u>GAS:</u> MID AMERICAN ENERGY 4124 NW URBANDALE DRIVE URBANDALE, IA 50322 CONTACT: MATT NOVY PH: (515) 252-6730
<u>ENGINEER:</u> CIVIL DESIGN ADVANTAGE 4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322 CONTACT: ERIN OLLENDIKE PH: (515) 369-4400	<u>SANITARY SEWER:</u> CITY OF BONDURANT, IOWA 200 2ND STREET NE BOX 37 BONDURANT, IA 50035 CONTACT: PAT COLLISON PH: (515) 971-6856	<u>BUILDING DEPARTMENT:</u> CITY OF BONDURANT, IOWA 200 2ND STREET NE BOX 37 BONDURANT, IA 50035 CONTACT: ISAAC PEZLEY PH: (515) 967-2418
<u>LANDSCAPE ARCHITECT:</u> CIVIL DESIGN ADVANTAGE 4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322 CONTACT: ERIN OLLENDIKE PH: (515) 369-4400	<u>ELECTRIC:</u> MID AMERICAN ENERGY 4124 NW URBANDALE DRIVE URBANDALE, IA 50322 CONTACT: MATT NOVY PH: (515) 252-6730	<u>HEALTH DEPARTMENT:</u> POLK COUNTY HEALTH DEPT. 1907 CARPENTER AVENUE DES MOINES, IA 50314 CONTACT: N/A PH: (515) 286-3798
<u>GEOTECHNICAL ENGINEER:</u>	<u>STORM SEWER:</u> CITY OF BONDURANT, IOWA 200 2ND STREET NE BOX 37 BONDURANT, IA 50035 CONTACT: JOHN BERGESON PH: (515) 985-5216	<u>ARCHITECT:</u> PELDS DESIGN SERVICES 2323 DIXON STREET DES MOINES, IA 50316 CONTACT: DANIEL WILLRICH PH: (515) 265-8196
<u>SURVEYOR:</u> CIVIL DESIGN ADVANTAGE, LLC 4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322 CONTACT: CHARLIE MCGLOTHLEN PH: (515) 369-4400	<u>TELEPHONE/COMMUNICATION:</u> CENTURY LINK 3839 MERLE HAY ROAD SUITE 112 DES MOINES, IA 50310 CONTACT: SADIE HULL PH: (918) 547-0147	

GENERAL NOTES

1. THE 2023 EDITION OF THE SUDAS STANDARD SPECIFICATIONS SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W.'S / EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY AND PRIOR TO ANY RAIN EVENT.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
18. ALL SCOUR STOP SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR ACCORDING TO SCOUR STOP PRODUCT SPECIFICATIONS.
19. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
20. SIGN PERMITS ARE REQUIRED FOR ANY PROPOSED MONUMENT OR WALL SIGNAGE.
21. TRASH ENCLOSURE SHALL BE FULLY ENCLOSED WITH A 6' TALL OPAQUE FENCE OR MASONRY WALL.

DEMOLITION NOTES

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

GRADING NOTES

1. PRIOR TO ANY GRADING, A COPY OF THE COSESCO PERMIT SHALL BE PROVIDED TO THE CITY'S PUBLIC WORKS DEPARTMENT.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL AND STOCKPILE ONSITE. RESPREAD 8-INCHES OF TOPSOIL AFTER GRADING IS COMPLETE PRIOR TO SEEDING/ SOD INSTALLATION. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2023 EDITION OF THE SUDAS STANDARD SPECIFICATIONS.
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
10. REFERENCE SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS:
MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.
13. NO TANK BALLAST REQUIREMENTS FOR THIS SITE.

TRAFFIC CONTROL NOTES

1. ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
2. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
4. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
5. SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES.
6. THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
7. ALL SIGNING AND LANE STRIPING WILL NEED TO COMPLY WITH MUTCD. MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.
8. THE CONTRACTOR IS TO PROVIDE ELECTRONIC MESSAGE BOARD ONE WEEK PRIOR TO ANY PLANNED LANE CLOSURES.

UTILITY NOTES

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 2023 EDITION OF THE SUDAS STANDARD SPECIFICATIONS.
5. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
6. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
7. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES. INSTALL CHIMNEY SEALS ON ANY ADJUSTED MANHOLES. ALL PROPOSED SANITARY MANHOLES ARE TO UTILIZE A TYPE 'B' CASTING.
8. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2023 EDITION OF THE SUDAS STANDARD SPECIFICATIONS.
9. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
10. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
11. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE UTILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEY AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
12. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE 2023 EDITION OF THE SUDAS STANDARD SPECIFICATIONS.
13. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
14. PRIVATE UTILITIES TO BE INSTALLED PER THE 2023 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, AND THE LATEST VERSION OF THE UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS. ALL APPLICABLE UTILITY COMPANIES SHALL BE CONTACTED 48 HOURS PRIOR TO ANY WORK BEING STARTED.
15. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
16. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SEDIMENT CONTROLS AT ALL PERMANENT STORM SEWER INLETS. DROP EROSION PROTECTION IS REQUIRED FOR PUBLIC STREETS.
17. CONTRACTOR SHALL TEST AND INSPECT ALL PROPOSED STORM SEWER, WATERMAIN AND SANITARY SEWER. THE CITY OF BONDRURANT ENGINEERING DEPARTMENT IS REQUIRED TO WITNESS TESTING. ALL TESTING SHALL BE COMPLETED MEETING CITY OF BONDRURANT STANDARDS.
18. ALL UTILITY TIE-INS TO EXISTING PUBLIC UTILITIES SHOULD BE COORDINATED WITH THE CITY OF BONDRURANT ENGINEERING DEPARTMENT.
19. ALL PRIVATE AND PUBLIC SANITARY SEWER AND STORM SEWER PIPES SHALL BE CLEANED OUT AND TELEDISSED PRIOR TO PAVING. ALL SANITARY MANHOLES SHALL BE VACUUM TESTED. A HARD COPY OF THE REPORT AND VIDEO SHALL BE PROVIDED TO THE CITY OF BONDRURANT ENGINEERING DEPARTMENT.
20. ALL CONNECTIONS TO EXISTING SANITARY SEWER MANHOLES SHALL BE CORE DRILLED AND A LINK SEAL SHALL BE USED FOR THE CONNECTION.
21. IT IS THE OWNER'S RESPONSIBILITY TO COORDINATE IRRIGATION AND METER PITS WITH THE CITY OF BONDRURANT PUBLIC WORKS DEPARTMENT.
22. ANY GAS MAIN RELOCATIONS WILL BE AT THE DEVELOPER'S EXPENSE.
23. THE GREASE INTERCEPTOR WILL NEED TO BE APPROVED BY THE DES MOINES WRA.

FIRE SAFETY NOTE

APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR ALL BUILDINGS AS SOON AS VERTICAL CONSTRUCTION OF THE BUILDING COMMENCES. IF PAVING IS NOT INSTALLED PRIOR TO BUILDING CONSTRUCTION COMMENCING AFTER FOOTINGS ARE INSTALLED, AN APPROVED TEMPORARY ROUTE AROUND THE EXTERIOR OF THE BUILDING TO EXTEND WITHIN 100- FEET OF ALL PORTIONS OF THE EXTERIOR WALLS AS REQUIRED BY IFC SECTION 3310 SHALL BE SUBMITTED AND APPROVED BY THE FIRE DEPARTMENT.

DATE	09/26/2023
	09/01/2023

THE TITLE OPINION PREPARED BY WASKER, DORR, WIMMER & MARCOUILLER, WITH A COMMITMENT NUMBER OF GWB54829 AND AN EFFECTIVE DATE OF MARCH 14, 2019 WAS USED TO PREPARE THIS SURVEY.

A PART OF PARCEL '2020-170' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 1893, PAGE 980, BEING A PART OF THE SOUTHWEST QUARTER, AND A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL BEING IN SECTION 25, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF BONDURANT, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 25; THENCE NORTH 00°34'55" EAST ALONG THE WEST LINE OF SAID SECTION 25, A DISTANCE OF 874.57 FEET TO THE SOUTHWEST CORNER OF PARCEL 4 AS SHOWN ON THE WARRANTY DEED RECORDED IN BOOK 9677, PAGE 514; THENCE SOUTH 89°53'24" EAST ALONG THE SOUTH LINE OF SAID PARCEL 4, A DISTANCE OF 50.00 FEET TO THE WESTERLY LINE OF SAID PARCEL '2020-'170'; THENCE SOUTH 89°53'24" EAST ALONG SAID WESTERLY LINE, 25.46 FEET; THENCE NORTH 00°06'36" EAST ALONG SAID WESTERLY LINE, 84.84 FEET; THENCE NORTH 27°07'11" WEST ALONG SAID WESTERLY LINE, 36.03 FEET; THENCE SOUTH 37°26'04" EAST ALONG SAID WESTERLY LINE, 148.81 FEET TO THE NORTHWEST CORNER OF OUTLOT 'Z', HARVEST MEADOWS PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF BONDRANT; THENCE CONTINUING SOUTH 37°26'04" EAST ALONG THE WESTERLY LINE OF SAID OUTLOT 'Z', 164.16 FEET; HENCE SOUTH 37°20'20" EAST ALONG SAID WESTERLY LINE, 374.82 FEET; THENCE SOUTH 55°53'39" EAST ALONG SAID WESTERLY LINE, 291.60 FEET; THENCE SOUTH 37°25'48" EAST ALONG SAID WESTERLY LINE, 164.71 FEET TO THE SOUTHERLY LINE OF SAID PARCEL '2020-'170'; THENCE NORTH 59°00'33" WEST ALONG SAID SOUTHERLY LINE, 65.51 FEET; THENCE SOUTH 89°13'29" WEST ALONG SAID SOUTHERLY LINE, 60.00 FEET; THENCE SOUTH 18°12'17" WEST ALONG SAID SOUTHERLY LINE AND THE WESTERLY LINE OF PARCEL 1 AS SHOWN ON THE WARRANTY DEED RECORDED IN BOOK 9677, PAGE 510, A DISTANCE OF 63.24 FEET; THENCE SOUTH 00°21'50" EAST ALONG SAID WESTERLY LINE, 46.70 FEET TO THE SOUTH LINE OF SAID SECTION 25; THENCE SOUTH 89°38'28" WEST ALONG SAID SOUTH LINE, 621.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.40 ACRES (409.341 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

C-2 GENERAL COMMERCIAL

FRONT YARD = 50 FT
REAR YARD = 25 FT
SIDE YARD = NONE UNLESS ADJACENT TO "R"
THEN A BUFFER IS NEEDED

NO WETLANDS WERE DELINEATED AT THE TIME OF SURVEY.

SUBJECT PROPERTY IS LOCATED IN SHADED ZONE 'A' (AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF BONDURANT, POLK COUNTY, IOWA, MAP NUMBER 19153C0230F WITH A REVISION DATE OF FEBRUARY 1, 2019.

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM MAPS 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.

- THERE IS EVIDENCE OBSERVED OF CURRENT EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITION
- NO EVIDENCE WAS OBSERVED OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL
- THIS SURVEYOR KNOWS OF NO PROPOSED CHANGES TO THE EXISTING RIGHT OF WAY LINES.

NE 78TH AVE

NE 64TH ST

2ND ST NW

	FOUND	SET
SECTION CORNER AS NOTED		
1/2" REBAR, YELLOW CAP #15980 (UNLESS OTHERWISE NOTED)		
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
MINIMUM PROTECTION ELEVATION	MPE	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE	---	---
SECTION LINE	---	---
EASEMENT LINE	---	---
TELEPHONE LINE	---	---
CABLE TELEVISION LINE	---	---
FIBER OPTICS LINE	---	---
WATERMAIN	---	---
STORM SEWER	---	---
SANITARY SEWER	---	---
STREET LIGHT		
DECIDUOUS TREE		
WOOD FENCE		
GAS LINE	---	---
ELECTRIC LINE	---	---
OVERHEAD ELECTRIC LINE	---	---
GAS MANHOLE		
MONITORING WELLS		
FLARED END SECTION		
TRAFFIC SIGNAL CONTROL		
CLEANOUT		
		GAS APPARATUS
		AIR CONDITIONER
		TELEPHONE PEDESTAL
		WATER VALVE
		FIRE HYDRANT
		ELECTRIC TRANSFORMER
		ELECTRIC METER BOARD
		MAIL BOX
		SIGN
		POWER POLE
		TELEVISION PEDESTAL
		SANITARY SEWER MANHOLE
		STORM SEWER MANHOLE
		ROUND STORM SEWER INTAKE
		STORM SEWER INTAKE
		FLAG POLE
		SPRINKLER BOX
		BUSH
		CONIFEROUS TREE
		OVERHEAD LIGHT
		HANDICAPPED PARKING
		ROOF DRAIN
		TRAFFIC LIGHT
		SEPTIC TANK
		YARD LIGHT

TO THE CASEY'S MARKETING COMPANY, KIMBERLEY DEVELOPMENT CORPORATION, WEST BANK, AND WASKER, DORR, WIMMER & MARCOUILLER, P.C.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7(A), 7(B), 7(C), 8, 9, 10, 11, 13, 14, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 15, 2023.

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

MICHAEL A. BROONER, P.L.S. DATE

LICENSE NUMBER 15980

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024

PAGES OR SHEETS COVERED BY THIS SEAL:

THIS SHEET

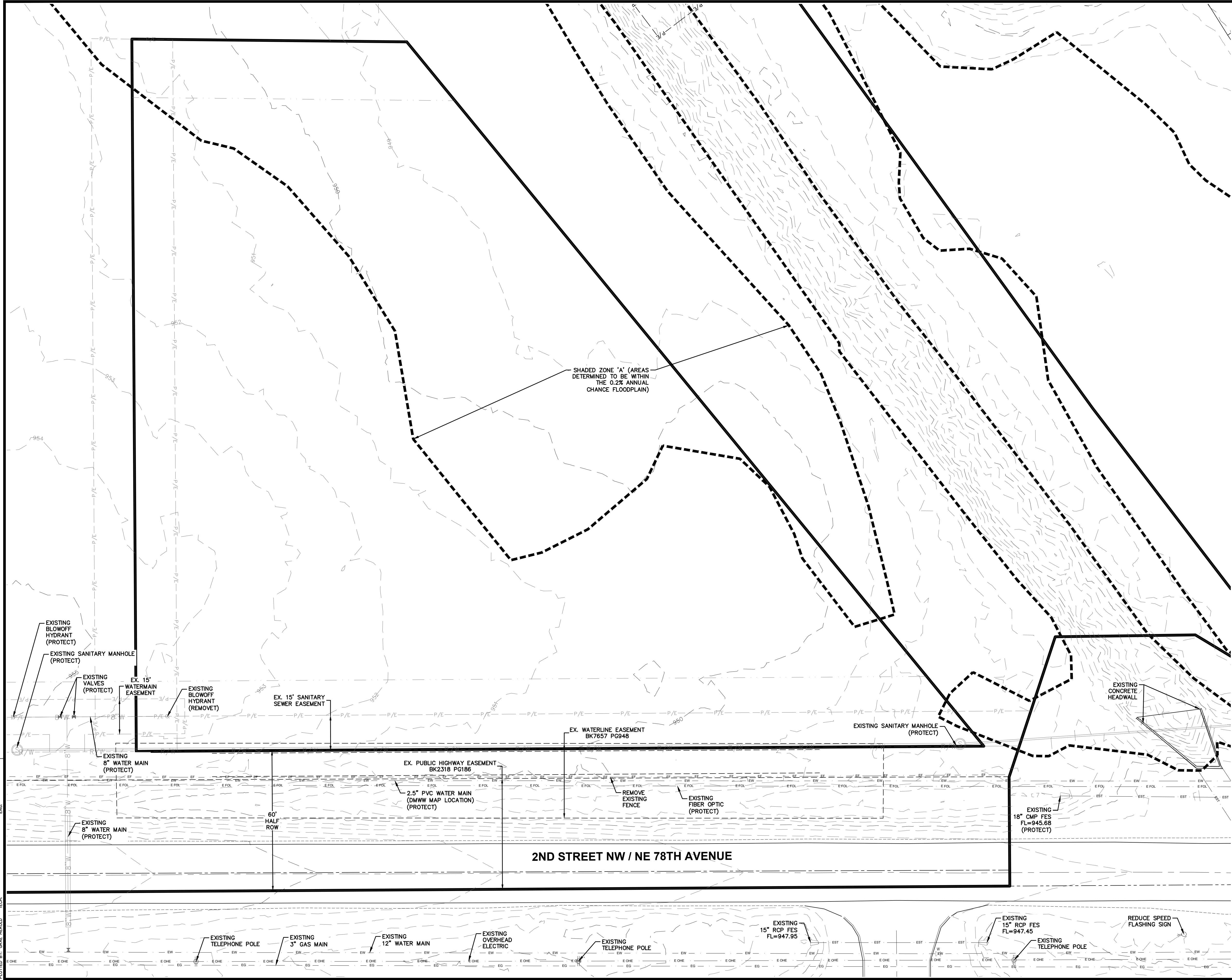
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

ENGINEER: EKO

CASEY'S - STORE #4396
ALTA/NSPS LAND TITLE SURVEY

SHEET NUMBER:
C-003
2306.385

FILE: H:\2023\2306385\DWG\2306385-SITE PLANS.DWG
PLOTED BY: GAC/BEROUD
DATE: 9/26/2023 11:26 AM
COMMENTS:

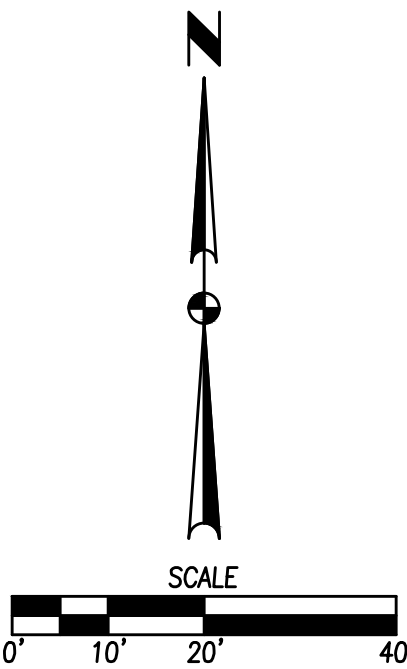


NOTES

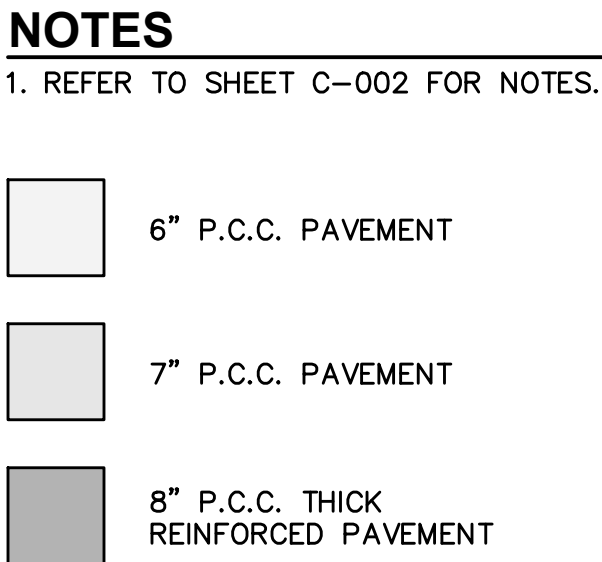
1. REFER TO SHEET C-002 FOR NOTES.

LEGEND

GROUND SURFACE CONTOUR	
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	
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	
GAS MAIN	
FIBER OPTIC	
UNDERGROUND TELEPHONE	
OVERHEAD ELECTRIC	
UNDERGROUND ELECTRIC	
FIELD TILE	
SANITARY SEWER	
STORM SEWER	
WATER MAIN	



DATE		09/26/2023	
REVISIONS		SECOND SUBMITTAL 09/01/2023	
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400		ENGINEER: GH	
CIVIL DESIGN ADVANTAGE		ENGINEER: EKO	
BONDURANT, IOWA			
CASEY'S - STORE #4396			
TOPOGRAPHIC SURVEY & DEMOLITION PLAN			
SHEET NUMBER: C-100 2306.385			

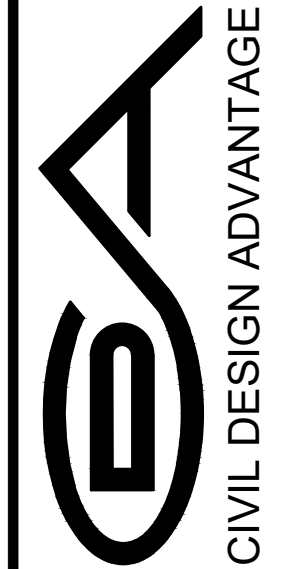


1. REFER TO SHEET C-002 FOR NOTES.

REVISIONS	DATE	
SECOND SUBMITTAL	09/26/2023	
FIRST SUBMITTAL	09/01/2023	

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

ENGINEER: EKO	ENGINEER: GH
---------------	--------------

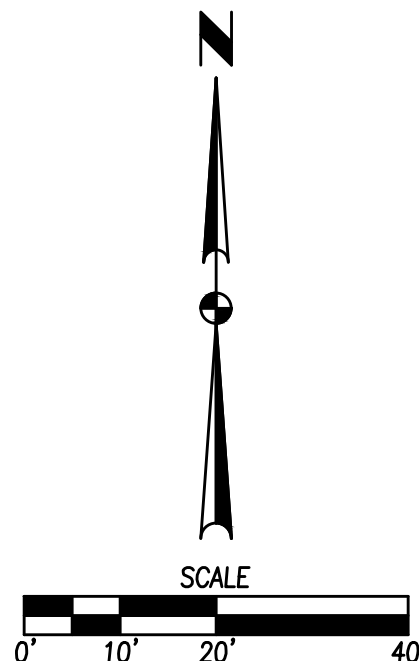


BONDURANT, IOWA

CASEY'S - STORE #4396

DIMENSION PLAN

SHEET NUMBER:
C-101
2306.385



FILE: H:\2023\2306385\DWG\2306385-SITE PLAN.DWG
FILE DATE: 9/26/23 DATE PLOTTED: 9/26/2023 11:26 AM
PLOTTED BY: CBAS HEROLD TECH. COMMENT:
ENC.

FILE: H: \2023\2306385\DWG\2306385-SITE PLAN.DWG
FILE DATE: 9/26/23 DATE PLOTTED: 9/26/2023 11:26 AM
PLOTTED BY: CRAE HERNON TECH.

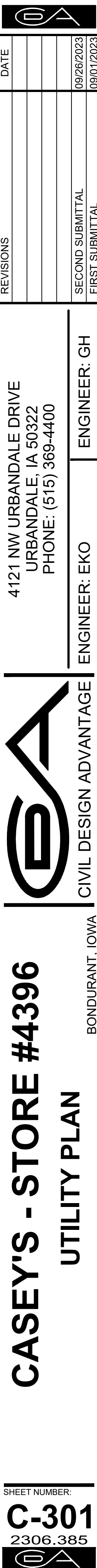
FILE: H:\2023\2306385\DWG\2306385-SITE PLAN.DWG
FILE DATE: 9/26/23 DATE PLOTTED: 9/26/2023
PLOTTED BY: CBAS LEBOND TECH.

FILE: H:\2023\2306385\DWG\2306385-SI
FILE DATE: 9/26/23 DATE PLOT
PLOTTER BY: CBAE MFG CO. TECH.

FILE: H:\2023\2306385\DWG
FILE DATE: 9/26/23
PLOTTER BY: CBAL HERRON

FILE: H:\2023\



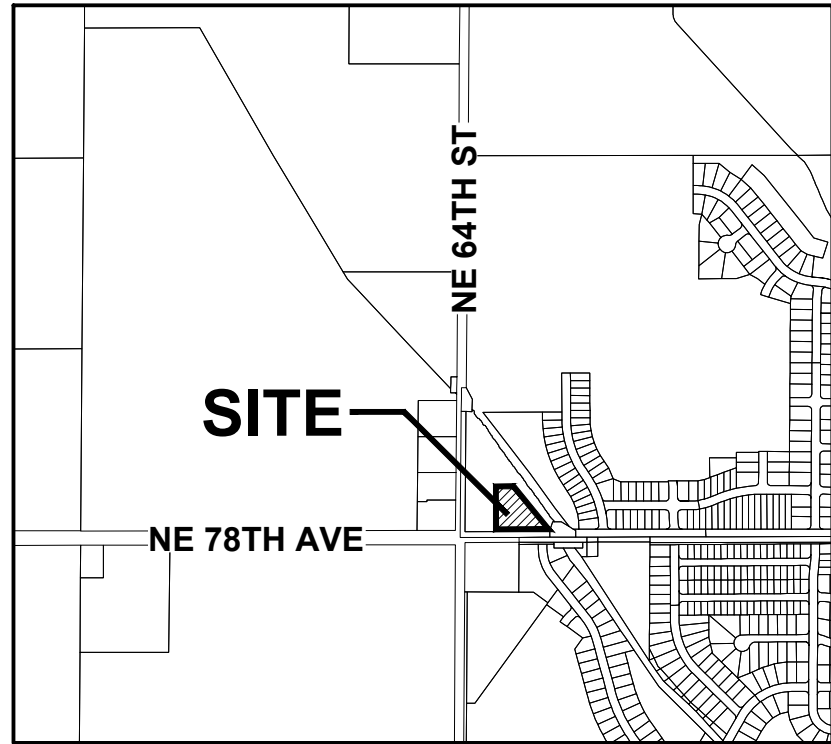


CASEY'S STORE #4396

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

NOT TO SCALE



BONDURANT, IOWA

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	941
2	SOD	SF	11,473
3	SEED	SF	43,285
4	INLET PROTECTION DEVICES	EA	3
5	CONCRETE WASHOUT PIT	EA	1

DISCHARGE POINT SUMMARY

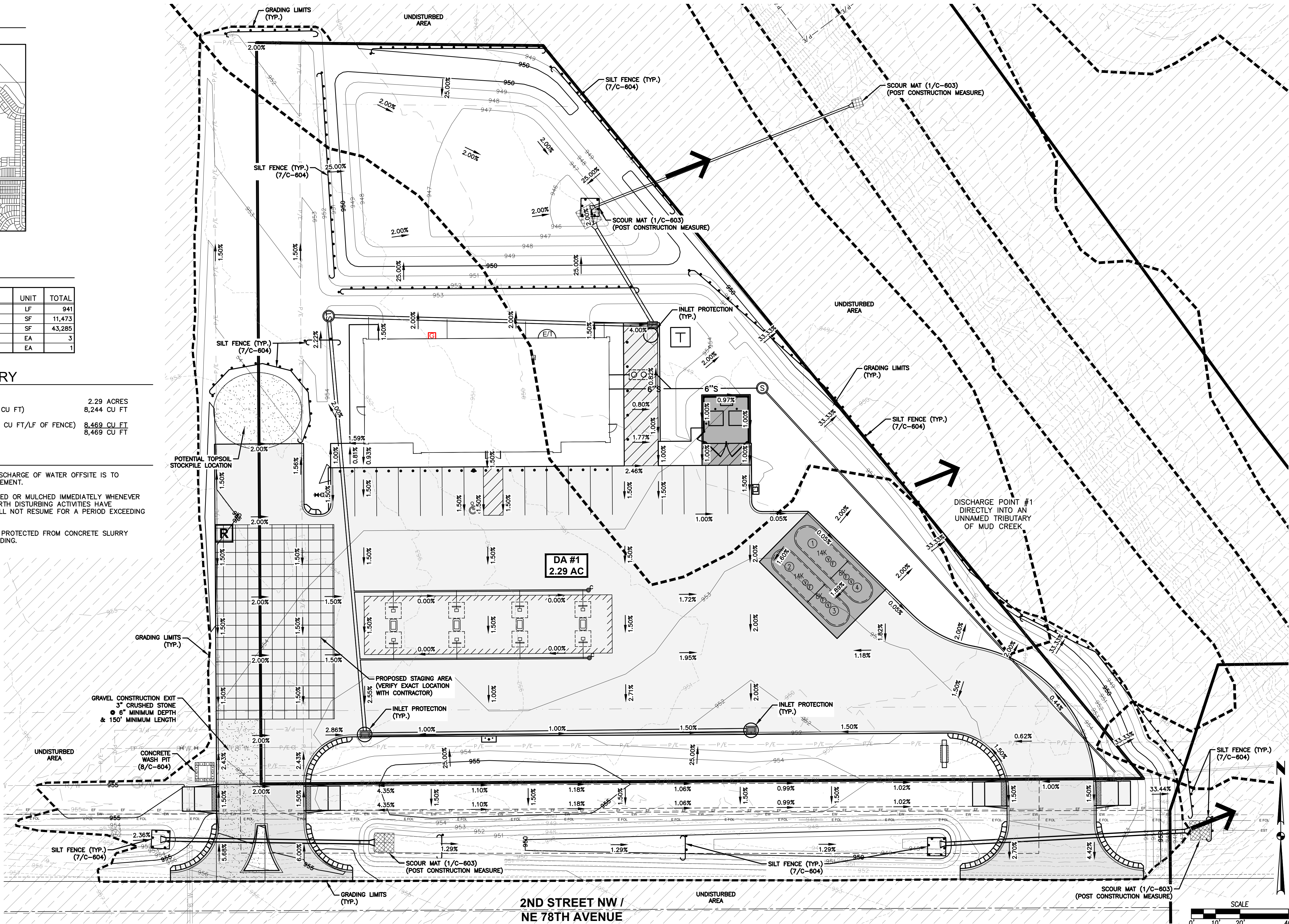
DISCHARGE POINT #1 DIRECTLY INTO MUD CREEK	2.29 ACRES
TOTAL AREA DISTURBED TO DISCHARGE POINT	8,244 CU FT
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	
VOLUME PROVIDED IN SILT FENCE (941 LF @ 9.0 CU FT/LF OF FENCE)	8,469 CU FT
TOTAL VOLUME PROVIDED	8,469 CU FT

NOTES:

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

SWPPP LEGEND

DRAINAGE ARROW	X.XX %
GRADING LIMITS	---
SILT FENCE	---
INLET PROTECTION	○
PORTABLE RESTROOM	R
CONCRETE WASHOUT PIT	□
UNDISTURBED AREA	▨
RIP-RAP	▨
GRAVEL ENTRANCE	▨
STAGING AREA	▨

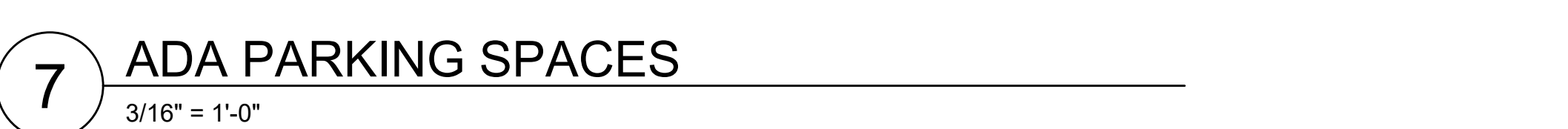
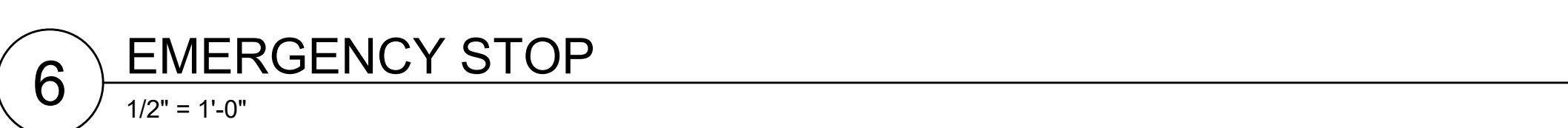
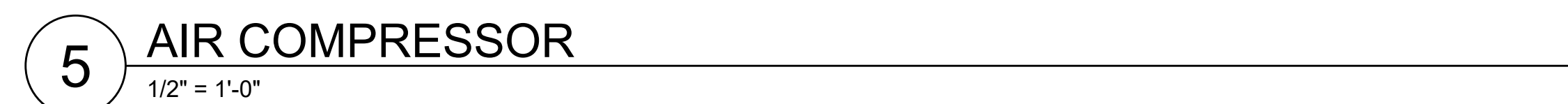
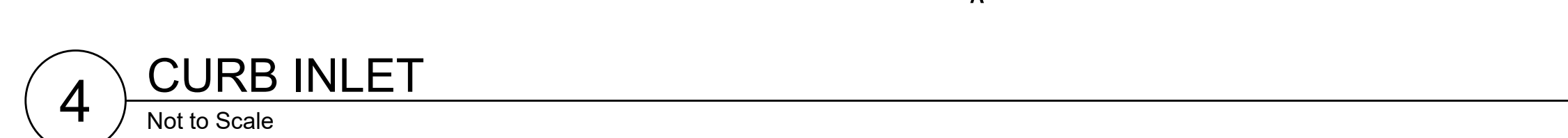


DATE: 09/26/2023
REVISIONS:
SECOND SUBMITTAL
FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: GH

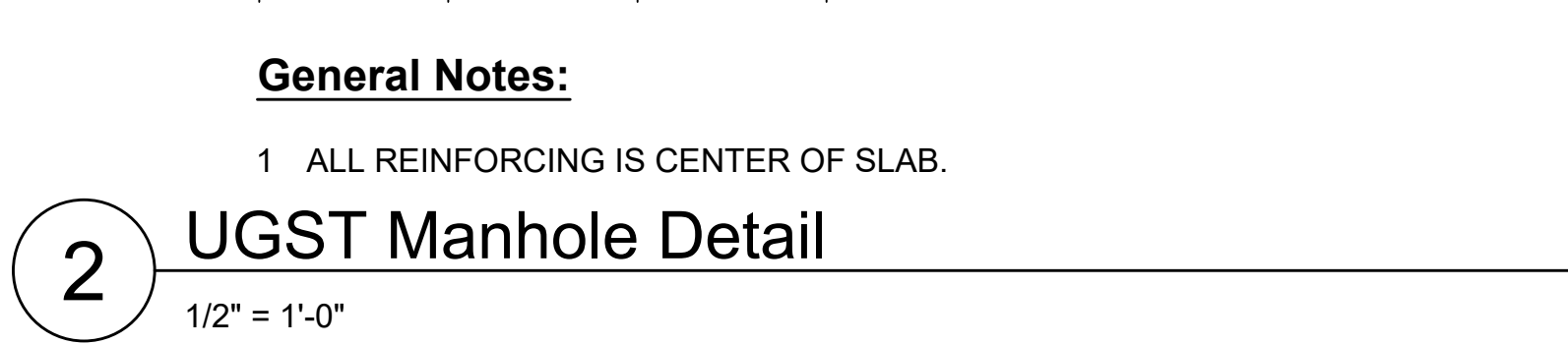
CIVIL DESIGN ADVANTAGE
BONDURANT, IOWA

SHEET NUMBER:
C-401
2306.385



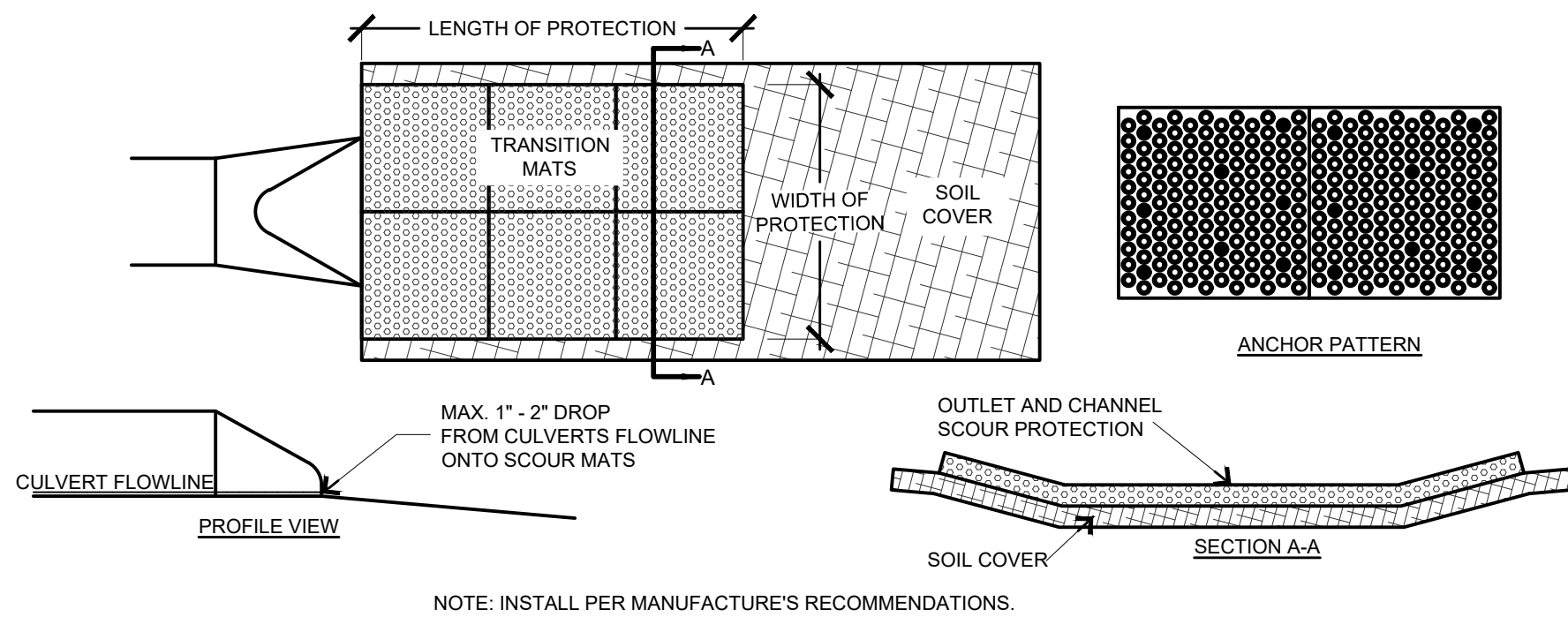
Sub-Base And Aggregate:

1. Sub-base Course Under Exterior Concrete Paved Surfaces: Spread and compact sub-base in 6"-9" lifts compacted to 98% Standard Proctor.
2. Aggregate backfill as follows or approved equal by Casey's:
 - 2.1. Building Slab - 3/4" to 1-1/2" max. clean stone
 - 2.2. Building Sidewalk - 3/4" to 1-1/2" max. clean stone
 - 2.3. Pavement - 1" to 1-1/2" max. stone with fines
 - 2.4. Sidewalk Not Adjacent to Building - Same as pavement
 - 2.5. Tank pit - See QF sheets

Page 26

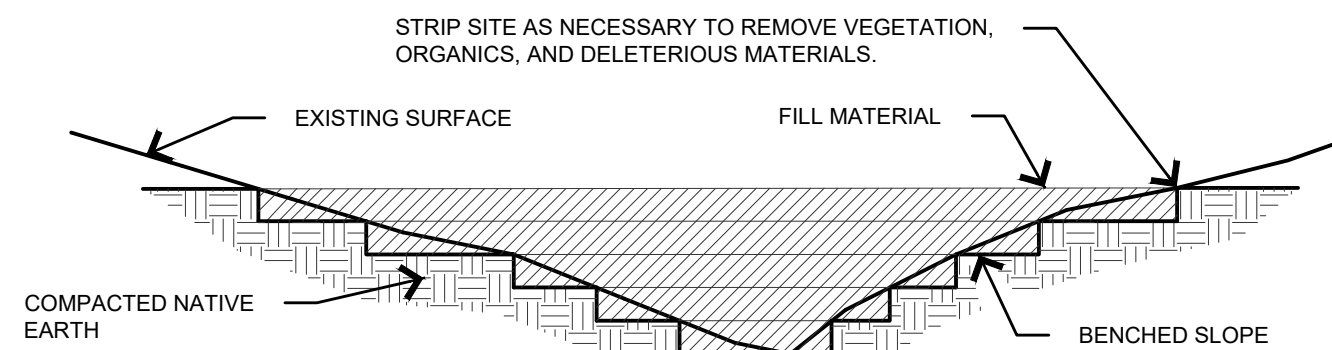
FILE: H:\2023\2306385\DWG\2306385-DETAILS.DWG
DATE: 9/26/2023 11:27 AM
PLOTTER: HP DesignJet T1200
PLOTTER: HP DesignJet T1200

COMMENT:
END



1 SCOUR STOP EROSION CONTROL (APRON)

Not to Scale

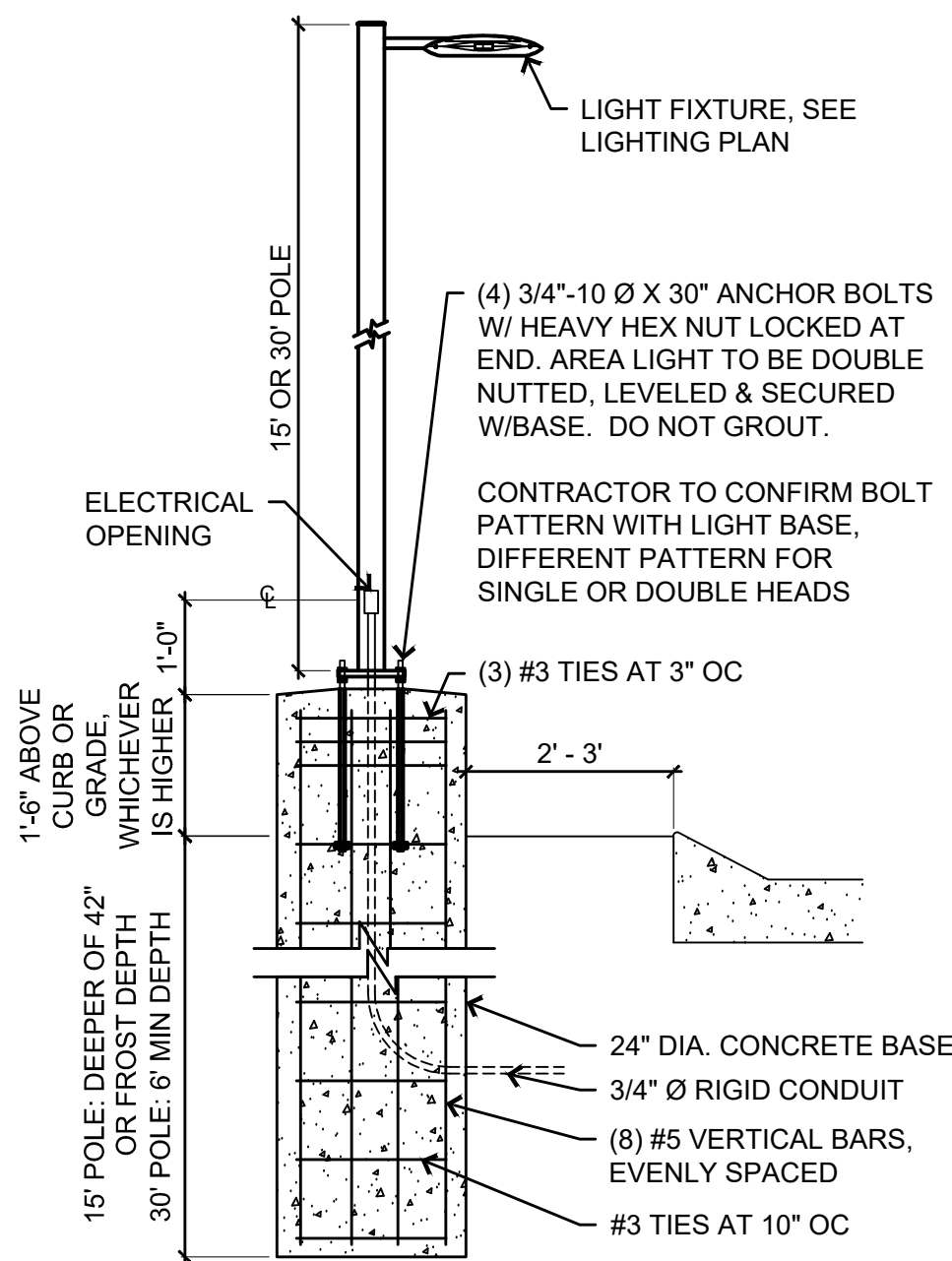


NOTES:

1. BENCH SLOPES TO MAINTAIN VERTICAL SIDE SLOPES AT FILL LIMITS +/- 3' VERTICAL TO +/- 8' HORIZONTAL.
2. COMPACTION SHALL BE IN 8" LIFTS TO 95% STANDARD PROCTOR OR OTHERWISE SPECIFIED IN GEOTECHNICAL REPORT.
3. SCARIFY ORIGINAL GROUND AND BLEND WITH FIRST LIFT ON EACH BENCH.
4. ALL FILL MATERIALS, INCLUDING FILL GENERATED ON-SITE, SHALL BE OF SUITABLE MATERIAL. UNSUITABLE FILL MATERIAL INCLUDES, BUT IS NOT LIMITED TO, SOIL THAT CONTAINS LARGE ROCKS, TREE AND PLANT ROOTS, CONCRETE, TRASH, ETC.

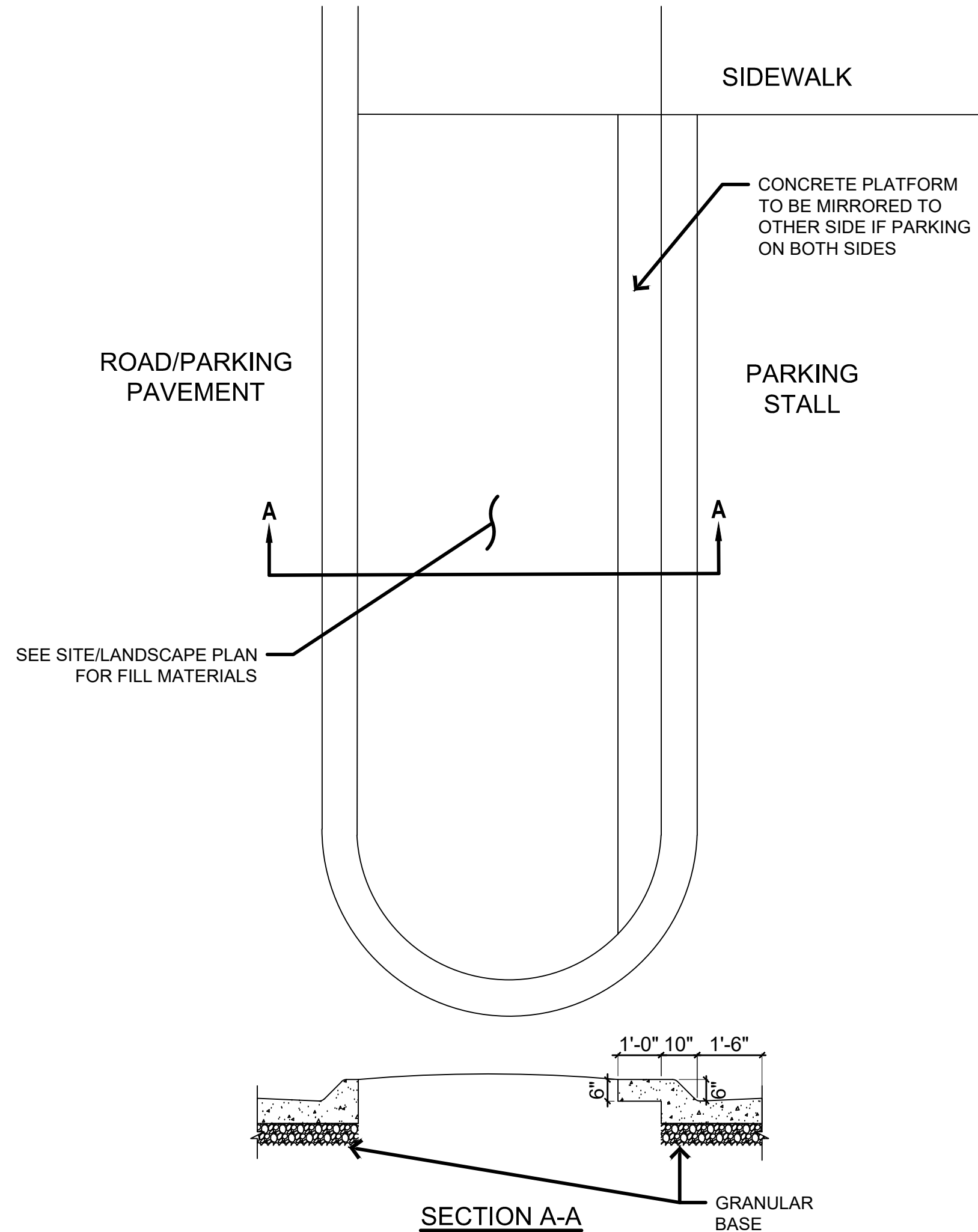
2 TYPICAL FILL SECTION

Not to Scale



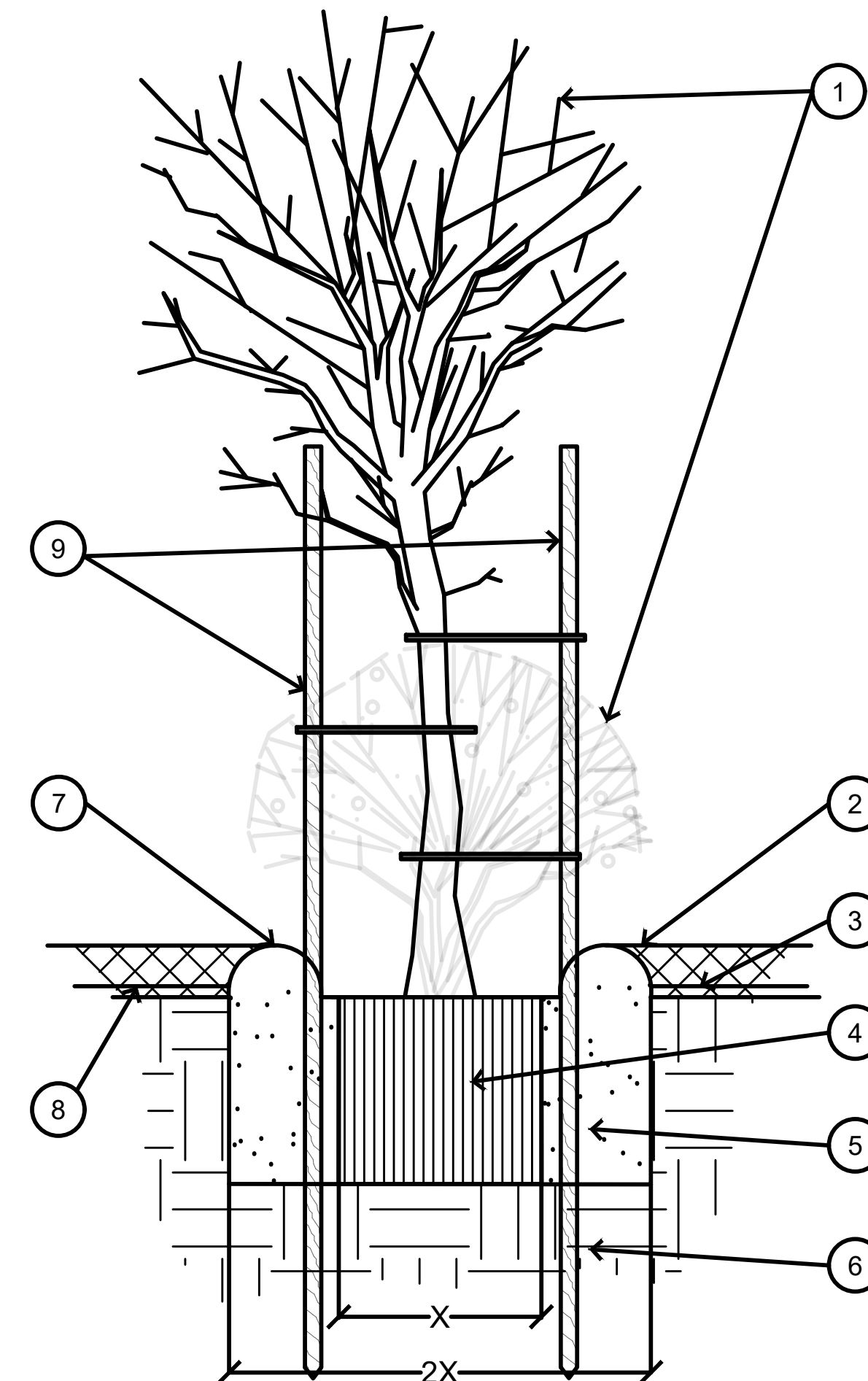
3 AREA LIGHTING

1/2" = 1'-0"



4 PARKING LANDSCAPE ISLAND DETAIL

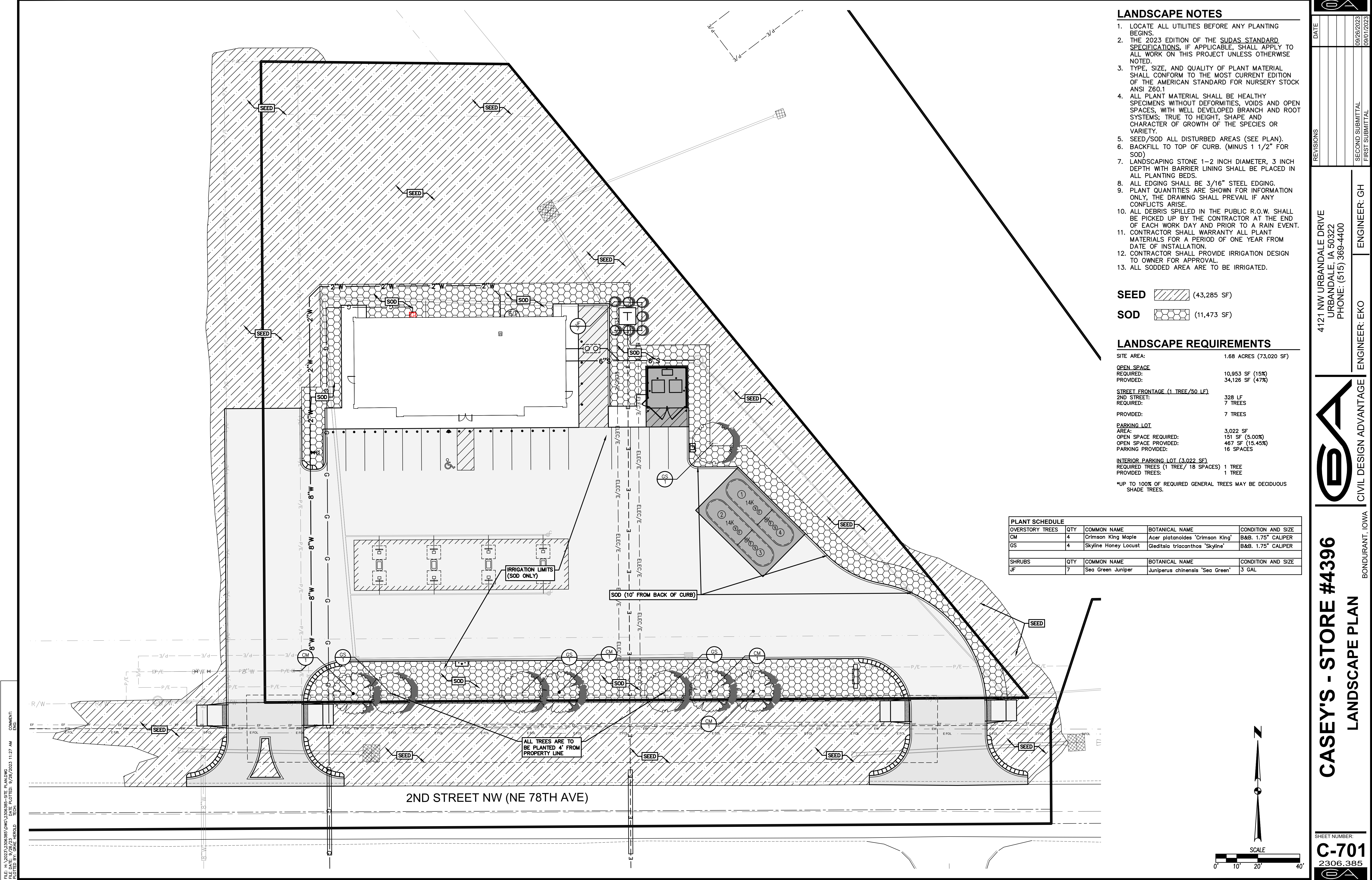
3/8" = 1'-0"



- 1 TREE/SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
- 2 GROUNDCOVER: 3" DEPTH OF 3/4" WASHED STONE OR WASHED BRICK CHIPS AS INDICATED IN LANDSCAPING PLAN.
- 3 FINISH GRADE.
- 4 ROOT BALL.
- 5 BACKFILL. AMEND AND FERTILIZE AS RECOMMENDED BY LOCAL SUPPLIER
- 6 UNDISTURBED NATIVE SOIL.
- 7 3" HIGH EARTHEN WATERING BASIN.
- 8 HEAVY WEED FABRIC UNDER GROUNDCOVER.
- 9 FOR TREES, 2 STAKES/GUIDEPOSTS MIN; 3 REQ ON SLOPES WITH TIES

5 PLANT/TREE INSTALLATION

Not to Scale



PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-231012-31

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE SITE PLAN FOR
CASEY'S STORE #4396, BONDURANT, IOWA

WHEREAS, Civil Design Advantage, on behalf of the applicant, Casey's Marketing Company, and the owner, Kimberley Development Corp, has submitted the site plan for Casey's Store #4396 described as follows; AND

LOT 1, HARVEST MEADOWS COMMERCIAL PLAT 1, CITY OF BONDURANT, POLK COUNTY, IOWA.

WHEREAS, the zoning for the property is General Commercial (C-2) and a gas station use is a permitted conditional use per Sections 178.08.3.C of the Zoning Code; AND

NOW, THEREFORE, BE IT RESOLVED, that the Planning & Zoning Commission recommends approval of the submitted site plan for Casey's General Store, subject to the following City Code/Policy clarification recommendation items;

1. The applicant is granted a Conditional Use for a gas station use prior to any building permit being issued from the City of Bondurant's Board of Adjustment.
2. The applicant receive approval for the Harvest Meadows Commercial Plat 1 from the City of Bondurant's City Council.

Moved by _____, Seconded by _____ to adopt.

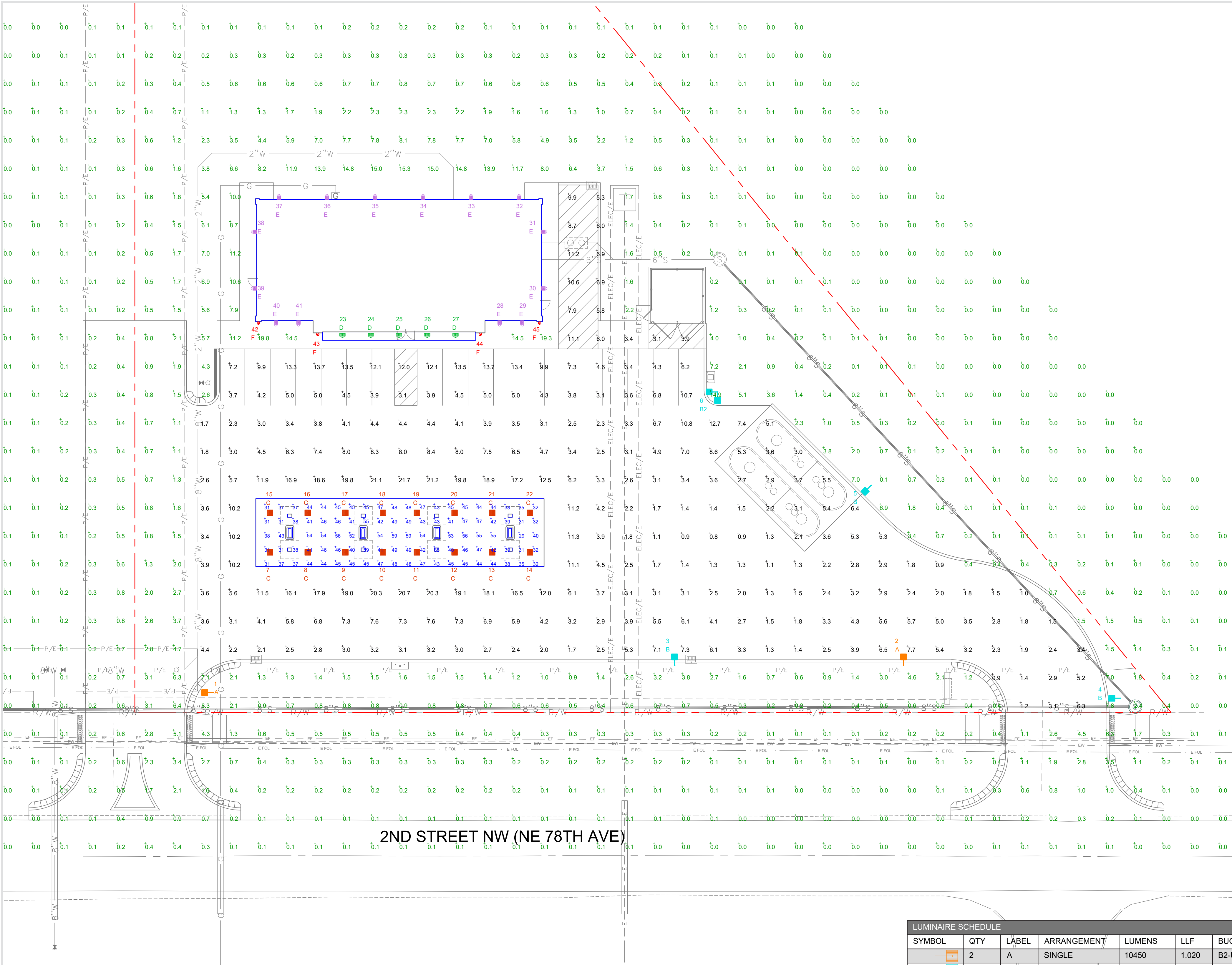
ATTEST: I, Isaac Pezley, City Planner, City of Bondurant, hereby certify that at a meeting of the Planning and Zoning Commission held on October 12, 2023; among other proceedings the above was recommended.

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

Isaac J. Pezley, City Planner

Action	Yay	Nay	Abstain	Absent
Brostrom				
Clayton				
Cuellar				
Keeran				
Mains				
Torres				

Karen Keeran, Commission Chair



NOTE:
- ALL AREA LIGHTS ARE ON NEW 17 FT. POLES MOUNTED ON 2 FT. CONCRETE BASES.

LUMINAIRE LOCATION SUMMARY		
LUM NO.	LABEL	MTG. HT.
1	A	17
2	A	17
3	B	17
4	B	17
5	B	17
6	B2	17
7	C	16.5
8	C	16.5
9	C	16.5
10	C	16.5
11	C	16.5
12	C	16.5
13	C	16.5
14	C	16.5
15	C	16.5
16	C	16.5
17	C	16.5
18	C	16.5
19	C	16.5
20	C	16.5
21	C	16.5
22	C	16.5
23	D	10
24	D	10
25	D	10
26	D	10
27	D	10
28	E	13
29	E	13
30	E	13
31	E	13
32	E	13
33	E	13
34	E	13
35	E	13
36	E	13
37	E	13
38	E	13
39	E	13
40	E	13
41	E	13
42	F	8.75
43	F	8.75
44	F	8.75
45	F	8.75

FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES

LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
01_UNDER CANOPY	43.34	59	29	1.49	2.03
02_PAVED AREA	5.81	21.7	0.8	7.26	27.13
03_UNDEFINED AREA	1.05	19.8	0.0	N.A.	N.A.

LUMINAIRE SCHEDULE										
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
	2	A	SINGLE	10450	1.020	B2-U0-G2	97	194	CREE, INC.	OSQ-ML-C-DA-XX + OSQM-C-16L-57K7-3B-UL-NM-XX-Q9
	3	B	SINGLE	9575	1.020	B2-U0-G2	97	291	CREE, INC.	OSQ-ML-C-DA-XX + OSQM-C-16L-57K7-4B-UL-NM-XX-Q9
	1	B2	2 @ 90 DEGREES	9575	1.020	B2-U0-G2	97	194	CREE, INC.	OSQ-ML-C-DA-XX + OSQM-C-16L-57K7-4B-UL-NM-XX-Q9
	16	C	SINGLE	13518	1.020	B3-U3-G2	81	1296	CREE, INC.	CP5-13L-57K7-DF-UL-DM-XX-Q9 + CP5-BZ-SP-XX
	5	D	SINGLE	3902	1.030	B2-U0-G0	34	170	CREE, INC.	SFT-228-PS-RM-03-E-UL-XX-350-IC-57K
	14	E	SINGLE	8739	1.030	B2-U0-G2	101	1414	CREE, INC.	SEC-EDG-3M-WM-06-E-UL-XX-525-57K
	4	F	SINGLE	2849	1.000	B2-U5-G0	53	212	FC LIGHTING, INC.	FCC618W-UNV-930-1515L-BRE-D15U15-LD

DISCLAIMER

ANY SITE PLAN(S), FLOOR PLAN(S), RENDERING(S), LIGHTING LAYOUT(S) AND PHOTOMETRIC PLAN(S) INCLUDING BUT NOT LIMITED TO ANY PROJECT(S) CREATED/PRODUCED BY RED LEONARD ASSOCIATES INC., ARE ONLY INTENDED FOR ILLUSTRATION AND QUOTING PURPOSES ONLY. RED LEONARD ASSOCIATES HAS THE RIGHT TO USE THIRD PARTY LASERS, SCANNERS, AND CAMERAS BUT ACTUAL PROJECT CONDITIONS, DIMENSIONS, AND ACCURACY OF MEASUREMENTS MAY DIFFER FROM THESE OR ANY PARAMETERS. RED LEONARD ASSOCIATES INC. ASSUMES NO LIABILITY FOR WHAT IS CREATED/PRODUCED IN THESE RENDERINGS. THIS INCLUDES BUT IS NOT LIMITED TO THE USE OF, INSTALLATION OF AND/OR INTEGRITY OF EXISTING BUILDING(S), SURROUNDING AREA FOR PRODUCT(S) SUCH AS EXISTING POLES(S), ANCHOR BOLTS(S), BASE(S), ARCHITECTURAL AND SIGNAGE STRUCTURE(S), LANDSCAPING PLAN(S), LIGHTING PLAN(S), FIXTURE SELECTION(S) AND PLACEMENT, MATERIAL(S), COLOR ACCURACY, TEXTURE(S), AND ANYTHING ATTRIBUTED TO PHOTO REALISM THAT IS CREATED. FURTHERMORE, RED LEONARD ASSOCIATES INC., DOES NOT ASSUME LIABILITY WHATSOEVER FOR ANY PURCHASES MADE BY CLIENT BEFORE, DURING, OR AT THE CONCLUSION OF THE PUBLISHED WORK. THE CUSTOMER, ITS RELATIVE AFFILIATES, AS WELL AS ANY OTHER PERSON(S) IN VIEWING OF THIS PRODUCT IS RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ANY BUT NOT LIMITED TO ALL CODES, PERMITS, RESTRICTIONS, INSTRUCTIONS, PURCHASES, AND INSTALLATIONS OF OBJECTS VIEWED WITHIN THIS DOCUMENT(S) OR PROJECT(S). SYMBOLS ARE NOT DRAWN TO SCALE. SIZE IS FOR CLARITY PURPOSES ONLY. SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MEASUREMENTS MAY VARY. DRAWINGS ARE NOT INTENDED FOR ENGINEERING OR CONSTRUCTION USE. THIS DOCUMENT, ANY RED LEONARD DRAWING(S), OR PROJECT(S) IS NOT TO BE USED AND/OR INTENDED FOR ENGINEERING OR CONSTRUCTION PURPOSES, BUT FOR ILLUSTRATIVE PURPOSES ONLY. ANY LOCATIONS OF EMERGENCY LIGHTING SHOWN WERE PROVIDED BY OTHERS. RED LEONARD ASSOCIATES IS NOT RESPONSIBLE FOR INSUFFICIENT LIGHTING DURING AN EMERGENCY EVENT. ANY USE OF THIS DOCUMENTATION AND/OR OTHER ARTICLES PRODUCED BY RED LEONARD WITHOUT WRITTEN AUTHORIZATION FROM JAYNE J. LEONARD IS STRICTLY PROHIBITED.

SCALE:
1" = 20'
DWG SIZE:
D

LAYOUT BY:
RCF
DATE:
09/28/2023

PROJECT NAME:
CASEY'S #4396
BONDURANT, IA
DRAWING NUMBER:
RL-9152-S1



	QTY	LABEL	DESCRIPTION
AREA	2	A	OSQ-ML-C-DA-XX + OSQM-C-16L-57K7-3B-UL-NM-XX-Q9
	3	B	OSQ-ML-C-DA-XX + OSQM-C-16L-57K7-4B-UL-NM-XX-Q9
	1	B2	OSQ-ML-C-DA-XX + OSQM-C-16L-57K7-4B-UL-NM-XX-Q9

ADDITIONAL FIXTURE INFO

OSQ Series

OSQ™ LED Area/Flood Luminaire featuring Patented NanoCom™ Technology – Version C

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, lightweight LED driver enclosure. Versatile mounting configurations offer simple installation. Low glare, low-profile design minimizes wind noise and wind resistance. The luminaire is designed to provide even, quality illumination. Illuminance is suitable upgrade for HID applications up to 400 Watts. Large is suitable upgrade for HID applications up to 1000 Watts. Extra Large is suitable upgrade for HID applications up to multiple 1000 Watts.

Applications: Parking lots, walkways, campuses, car dealerships, offices, high-contrast, high-contrast and internal roadways.

Performance Summary

Patented NanoCom™ Technology

Patented NanoCom™ Technology

Assembled in the USA by Cree Lighting from US and imported parts

Initial Delivered Lumens: 4,000 - 75,000

Efficiency: Up to 171 LPW

CRB: Minimum 70 CRB (500K, 4000K & 5700K); 90 CRB (5000K)

Limited Warranty: 10 years for luminaires; 10 years for Colorfast DetailGuard® finish; 5 years for BML sensors; up to 5 years for Synapse accessories; 1 year for luminaire accessories.

See this document for warranty details. For detailed information, please refer to the warranty details on the OSQ Series.

Ordering Information

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

	QTY	LABEL	DESCRIPTION
CANOPY	16	C	CP5-15L-57K7-DF-UL-DM-XX-Q9 + CP5-BZ-SP-XX

ADDITIONAL FIXTURE INFO

CPY500™ Series

CPY500™ LED Canopy Luminaire – Direct Mount

Product Description

The CPY500™ LED Canopy luminaire is a large 11" x 11" glass optic that delivers the best in visual comfort and performance. Diffused optics minimize glare and increase visual comfort while delivering top-of-the-canopy LED efficiency and high performance light distribution. The black and white optic lens directs into the canopy while still being easily accessible from below. The canopy is uniquely angled vented around internal corner housing along the CPY500™ Series to evenly radiate around viewing structure, making a clean look for retrofit or new construction applications. Optional bezels provide enhanced aesthetics and optical control to minimize spillage yet retain the view of drivers.

Applications: Perimeter canopies, CNC lathing systems

Performance Summary

Assembled in the USA by Cree Lighting from US and imported parts

Initial Delivered Lumens: Up to 20,000

Efficiency: Up to 175 LPW

CRB: Minimum 70 CRB (50K, 50K, 57K, 60 CRB (50K), 90 CRB (50K, 50K)

CRB: Minimum 70 CRB (50K, 50K, 57K, 60 CRB (50K), 90 CRB (50K, 50K)

Limited Warranty: 10 years for luminaires; 10 years for Colorfast DetailGuard® finish; 5 years for BML sensors; up to 5 years for Synapse accessories; 1 year for luminaire accessories.

See this document for warranty details. For detailed information, please refer to the warranty details on the CPY500 Series.

Ordering Information

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

	QTY	LABEL	DESCRIPTION
SOFFIT	5	D	SFT-228-PS-RM-03-E-UL-XX-350-IC-57K

ADDITIONAL FIXTURE INFO

228 Series™

LED Soffit Luminaire – IC Rated

Product Description

High performance energy efficient LED down light designed for use in new construction or remodel applications where there is direct contact with insulation. The recessed mount is for use in gabled, gabled or vaulted ceilings with 1" x 1" aluminum to 24" x 14" aluminum on center building construction. Heavy gauge steel recessed mounting frame features 1" x 1" aluminum deep aperture flange to accommodate standard ceiling thicknesses, and a universal mounting bracket that accepts 3" x 1" aluminum EMT. C-channel mounting bars or flat bar hangers with 1" x 1" aluminum vertical adjustment from either above or below the ceiling. An oversized junction box is rated for eight #12 AWG feed wires. The recessed mount is entirely supported by the ceiling material and is designed to accept ceiling thickness from 0.125" to 2.5" (57mm) and is an ideal replacement for recessed 1" (25mm) square HID luminaires.

Applications: Perimeter canopies, soffits, indoor retail and industrial spaces

Performance Summary

Patented NanoCom™ Product Technology

Assembled in the U.S.A. of U.S. and imported parts

CRB: Minimum 70 CRB (50K, 50K, 57K, 60 CRB (50K), 90 CRB (50K, 50K)

CRB: Minimum 70 CRB (50K, 50K, 57K, 60 CRB (50K), 90 CRB (50K, 50K)

Limited Warranty: 10 years for luminaires; 10 years for Colorfast DetailGuard® finish; 5 years for BML sensors; up to 5 years for Synapse accessories; 1 year for luminaire accessories.

See this document for warranty details. For detailed information, please refer to the warranty details on the 228 Series.

Ordering Information

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

Mount Luminaire must be ordered separately

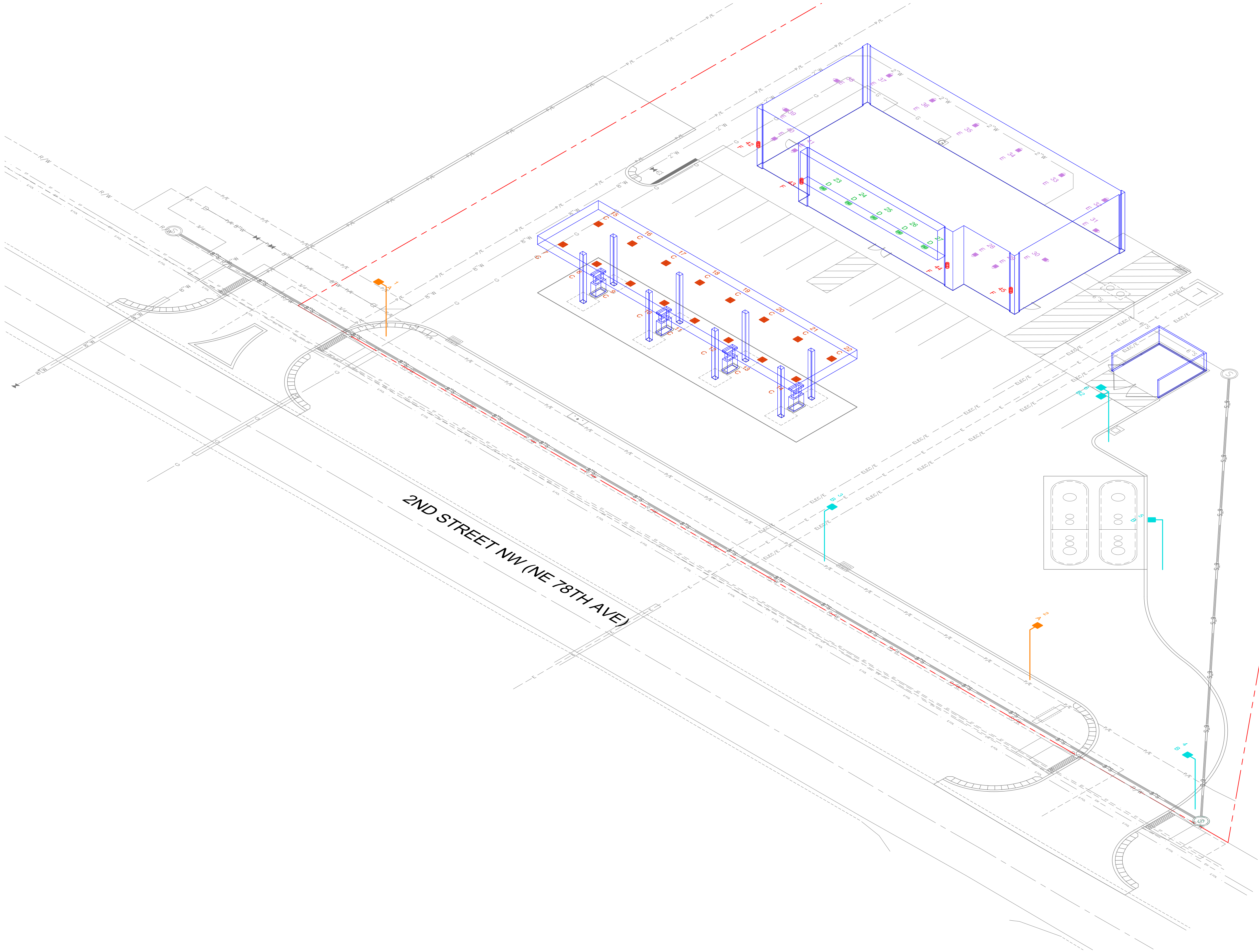
AREA

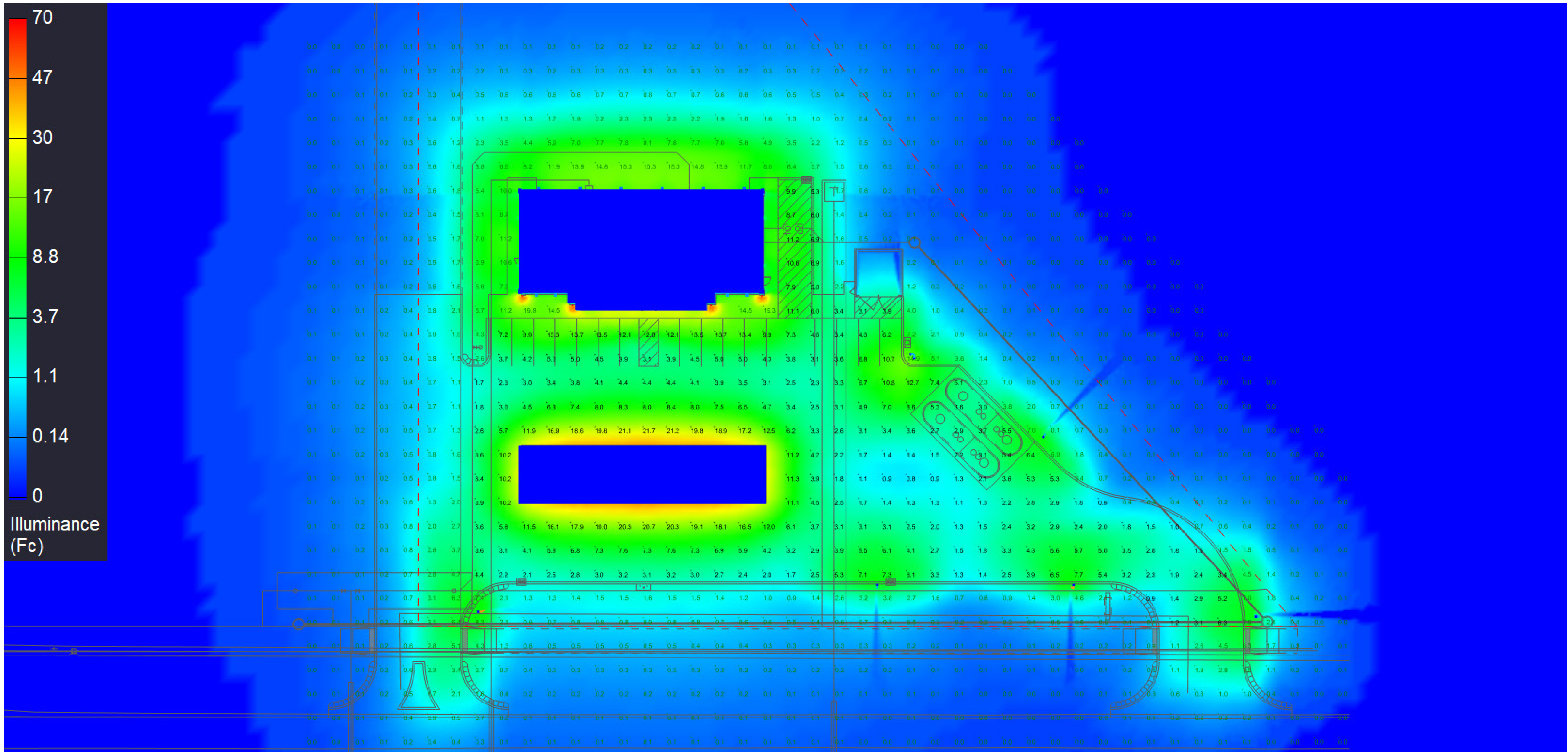
CANOPY

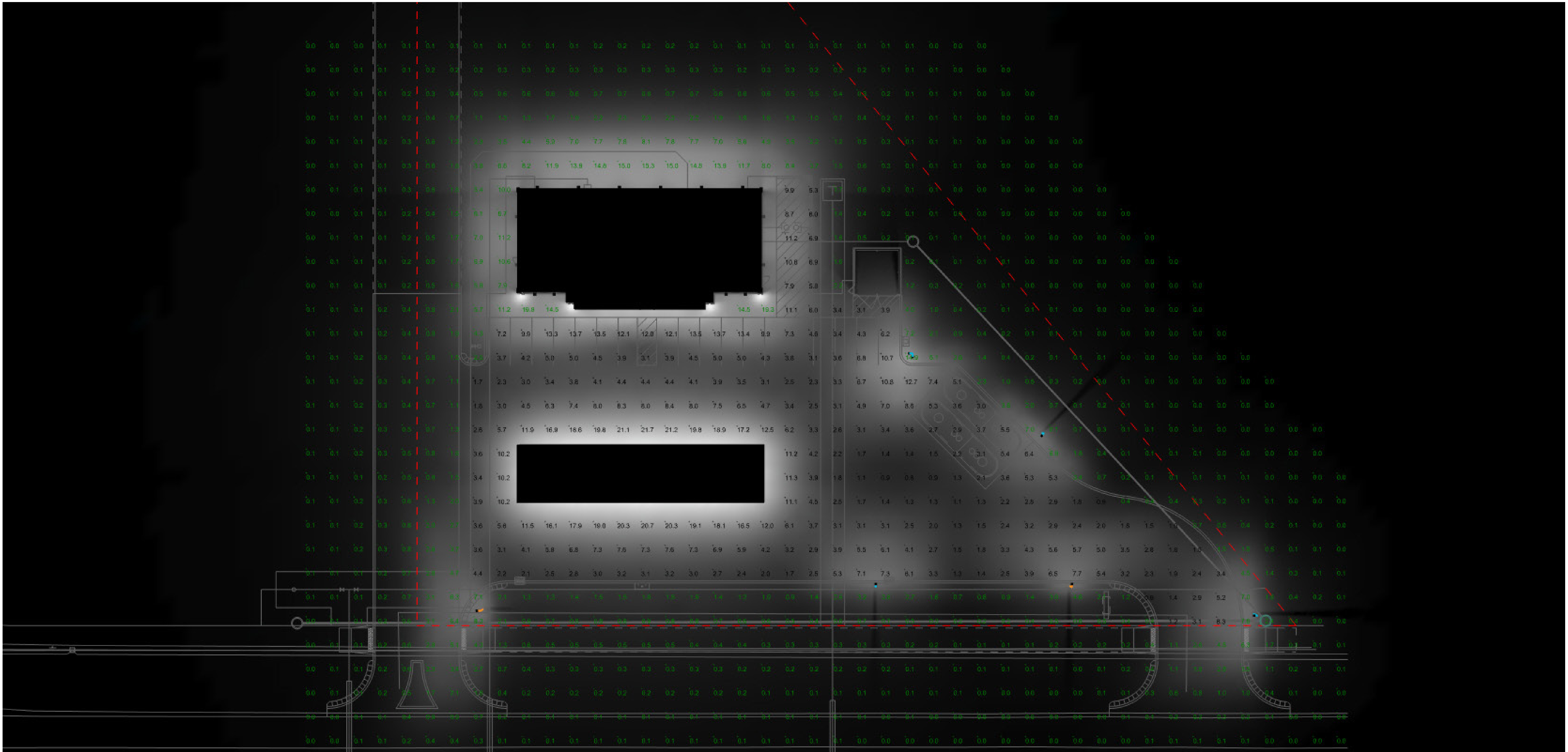
SOFFIT

WALL MOUNTED

WALL MOUNTED









FRONT



BACK



FRONT ELEVATION



RIGHT ELEVATION



BACK ELEVATION



LEFT ELEVATION



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

Item No. 6.e.
For Meeting of 10/12/2023
Resolution

TITLE: Resolution considering recommended approval of Morgan Estates Plat 3 Preliminary Plat.

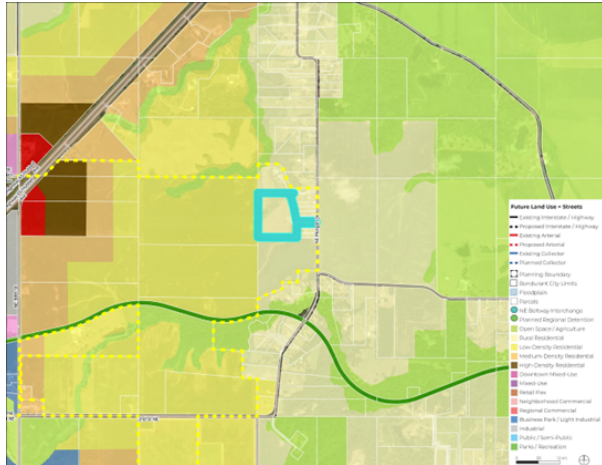
CONTACT PERSON:

BRIEF HISTORY & ANALYSIS: For review by the Planning & Zoning Commission is recommended approval of the Morgan Estates Plat 3 Preliminary Plat. The preliminary plat developer is Mary F Lohse. The preliminary plat engineer/surveyor is Vic Piagentini with Associated Engineering Company of Iowa. The Morgan Estates Plat 3 Preliminary Plat development proposes 4 lots for single-family detached development and one out lot on 18.87 acres. This preliminary plat area is located west of Morgan Estates Plat 2 and NE Morgan Drive. The Morgan Estates Plat 3 Preliminary Plat development area is highlighted below.



When considering preliminary plat requests, the Planning & Zoning Commission and City Council should take into account the following: the Comprehensive Plan/Future Land use Map, Zoning, Parkland Dedication, Streets, Pedestrian Connections, Utilities, the FEMA Floodplain, the City's Stream Buffer Ordinance, and Comments from City Officials and Private Utilities.

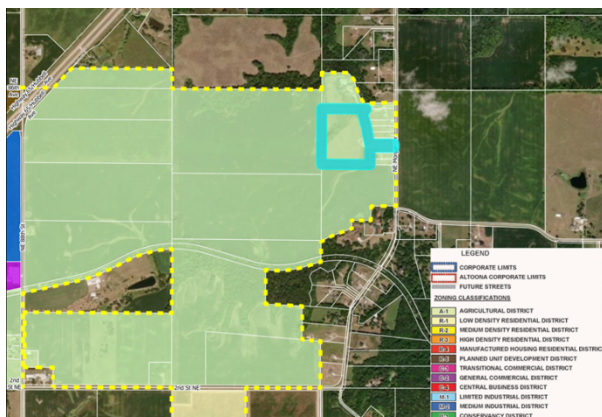
Comprehensive Plan/Future Land Use Map - the proposed single-family detached use is consistent with both the 2022 Future Land Use Map. The Morgan Estates Plat 3 Preliminary Plat is outlined below on the 2022 Future Land Use Map.



Zoning – The Morgan Estates Plat 3 area is currently zoned A-1 Agricultural and are subject to the following bulk regulations

- Minimum lot size of 1 acre
- Minimum front yard setback of 50' adjacent to private street
- Minimum side yard setback of 10' on each side
- Minimum rear yard setback of 50'
- Minimum floor area of 1,150 SF for dwelling; if building is two or more stories, first floor shall be a minimum of 800 SF
- Maximum building height of 35' for principal structures
- Maximum number of stories for principal building: 2.5 stories

These bulk regulations are reflected on the submitted preliminary plat. The Morgan Estates Plat 3 Preliminary Plat is highlighted below on the City's Zoning Map.



Parkland Dedication – with 4 residential lots proposed, this would require that at least 0.06 acres (2,613.6 SF) of public parkland area be established or that a fee in lieu of parkland dedication be paid to the City of Bondurant. This public parkland dedication fee will be determined by a mutually agreed upon appraiser after the subdivision improvements have been made prior to final plat approval.

Streets – this Morgan Estates Plat 3 development area will be accessed from NE Morgan Drive. Outlot Y will serve as an access point for Lots 1, 2, 3 and 4. There will be no additional interior streets.

Pedestrian Connections – Morgan Estates Plat 3 will have a private access drive and no pedestrian connections are required.

Utilities - the preliminary plat shows an 8" water main connecting to the water main along the west side of NE Morgan Drive. There is no existing City sanitary sewer in this area. This development area is not located in any connection fee districts. Rural Connection Fees for connecting to an existing 8" water main is \$1,000 per connection.

FEMA Floodplain – this development is not located in the FEMA Floodplain area.

Stream Buffer Ordinance - this development is not subject to the City's Stream Buffer Ordinance.

Comments from City Officials and Utilities - Per Section 180.04.10 of the Subdivision Code, City Departments, private utilities, the Bondurant-Farrar Community School District, and the Post Office were notified of this preliminary plat for comment. Below is a summary of comments received:

- City Engineering - Bob Veenstra, City Engineer, reviewed and provided his initial feedback on the first draft preliminary plat submitted. The attached resolution factors in any additional review comments by this department.
- Public Works - no review comments received to date. The attached resolution takes into account if any changes are requested by this department.
- Emergency Services - no review comments received to date. The attached resolution takes into account if any changes are requested by this department.
- Northern Natural Gas – Staff has received no review comments.
- Windstream – Staff has received no review comments.

FUNDING SOURCE:

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

1. Recommended approval of Resolution No. PZ-231012-32, regarding recommended approval of the Morgan Estates Plat 3 Preliminary Plat.
2. Recommended approval of Resolution No. PZ-231012-32, regarding recommended approval of the Morgan Estates Plat 3 Preliminary Plat, subject to Code clarification items being addressed.
3. Recommended denial of Resolution No. PZ-231012-32, regarding recommended approval of the Morgan Estates Plat 3 Preliminary Plat.
4. Table pending additional information.

Staff recommends approval of Resolution No. PZ-231012-32, regarding recommended approval of the Morgan Estates Plat 3 Preliminary Plat, subject to the Code clarification items included as part of the attached resolution.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Morgan Estates Plat 3 Preliminary Plat
2. RES. NO. PZ-231012-32

MAJOR PRELIMINARY PLAT

MORGAN ESTATES
PLAT 3

SHEET 1 OF 1

OWNER/DEVELOPER

MARY F LOHSE (TRUSTEE)
1500 NE MORGAN DRIVE
BONDURANT, IA 50035
Phone #: (515) 360-1647

ENGINEER/SURVEYING COMPANY

ASSOCIATED ENGINEERING COMPANY OF IOWA
1830 S.E. PRINCETON DRIVE, SUITE M
GRIMES, IOWA 50111
PHONE: 515-255-3156
CONTACT: VIC PIAGENTINI
EMAIL: VICP@AECOFIOWA.COM

ZONING

(A-1) AGRICULTURAL

BULK REGULATIONS

- A. MINIMUM LOT SIZE OF 1 ACRE
B. MINIMUM FRONT YARD SETBACK OF 50, ADJACENT TO PRIVATE STREET
C. MINIMUM SIDE YARD SETBACK OF 10, ON EACH SIDE
D. MINIMUM REAR YARD SETBACK OF 50
E. MINIMUM FLOOR AREA OF 1150 SF FOR DWELLING; IF BUILDING IS TWO OR MORE STORIES, FIRST FLOOR SHALL BE A MINIMUM OF 800 SF
F. MAXIMUM BUILDING HEIGHT OF 35, FOR PRINCIPAL STRUCTURES
G. MAXIMUM NUMBER OF STORIES FOR PRINCIPAL BUILDING: 2.5 STORIES

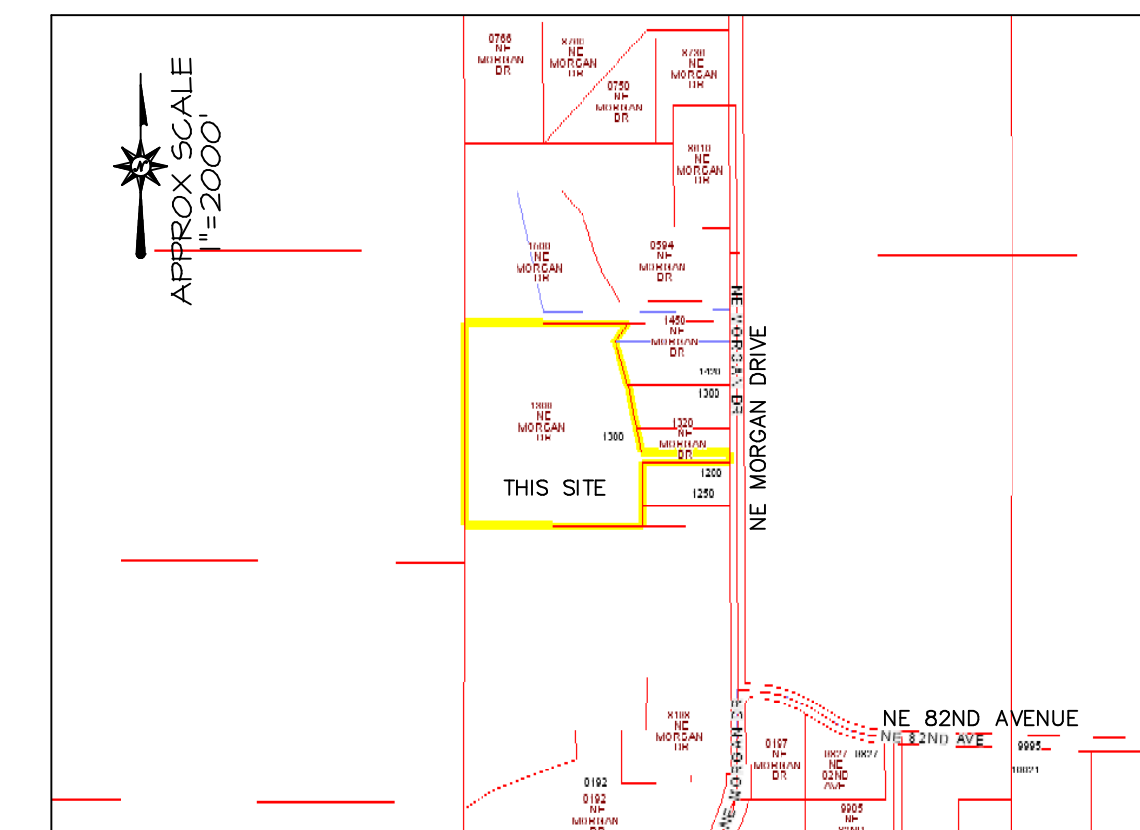
LEGAL DESCRIPTION

OUTLOT X IN MORGAN ESTATES LAT 2, AN OFFICIAL PLAT, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA, CONTAINING 10.87 ACRES, MORE OR LESS.

GENERAL NOTES

1. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO APPLY FOR AND OBTAIN ANY STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES IF SAID PERMITS ARE REQUIRED OF THIS PROJECT.
2. STORM RUNOFF: DURING CONSTRUCTION & GRADING INDIVIDUAL LOT OWNERS WILL ALTER EXISTING TOPOGRAPHY AND SHALL BECOME RESPONSIBLE, THE LOT OWNER THEMSELVES ARE RESPONSIBLE NOT THE DEVELOPER OF THE PLAT OR THE ENGINEER OF THE PLAT FOR THE FOLLOWING:
(A) INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR ENSURING POST DEVELOPMENT RUNOFF FROM THEIR SITE DOES NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
(B) INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR GRADING THEIR LOT TO CONVEY RUNOFF GENERATED FROM THEIR LOT AND RUNOFF GENERATED FROM ADJACENT LOTS IN SUCH A MANNER AS TO "NOT":
(a) DAMAGE DOWN STREAM PROPERTY.
(c) RESTRICT OFF SITE FLOW FROM BEING CONVEYED ACROSS THEIR LOT.
(c) CHANGE THE GENERAL DIRECTION OF FLOW OF RUNOFF.
C) INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR ENSURING THEIR SITE IS GRADED TO PROTECT THEIR PRIVATE PROPERTY FROM ANY AND ALL DAMAGE FROM STORM RUNOFF GENERATED ONSITE OR OFF SITE.
(D) INDIVIDUAL LOT OWNERS SHALL NOT GRADE ANY PORTION OF THEIR LOT TO CAUSE RUNOFF TO BECOME CONCENTRATED FLOW WITHOUT PROVIDING PROTECTION FOR DOWNSTREAM PROPERTY.
3. PARK DEDICATION
FEE = 4X3X0.005
FEE = 0.06
4. OUTLOT Y IS PRIVATE ACCESS TO LOTS 1 THRU 4 AND IS A PUBLIC WATER MAIN EASEMENT.

VICINITY SKETCH



CERTIFICATION

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME AND THE RELATED SURVEY WORK WAS PERFORMED UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
LICENSE RENEWAL DATE: DEC 31 2024
PAGES COVERED BY THIS SEAL: THIS PAGE ONLY
SIGNED: GREGORY L. ROSS P.L.S. 13286
DATE: _____
SEAL: GREGORY L. ROSS L.S.#13286

LEGEND

- MONUMENT FOUND AS NOTED
○ SET 1/2" IR W/ ORANGE CAP #13286
▲ SECTION CORNER FOUND AS NOTED
□ SECTION CORNER SET AS NOTED
○ SANITARY MANHOLE AS NOTED
○ STORM MANHOLE AS NOTED
○ TRAFFIC MANHOLE AS NOTED
○ UTILITY MANHOLE AS NOTED
○ PHONE MANHOLE AS NOTED
○ ELECTRIC MANHOLE AS NOTED
○ GAS METER AS NOTED
○ GAS VALVE AS NOTED
○ UTILITY POLE AS NOTED
○ WELL AS NOTED
● FIREHYDRANT AS NOTED
● EXISTING WATER VALVE
● PROPOSED WATER VALVE
● CURB INTAKE AS NOTED
● AREA INTAKE AS NOTED
● HANDICAPPED PARKING AS NOTED
● ELECTRIC TRANSFORMER BOX
● UTILITY BOX AS NOTED
● PERK TEST SITE AS NOTED
● EXISTING SPOT ELEVATION
● PROPOSED SPOT ELEVATION
M= MEASURED DISTANCE OR BEARING
P= RECORDED DISTANCE OR BEARING
--- EXISTING CONTOUR
--- 100' PROPOSED CONTOUR
--- X FENCE LINE AS NOTED
--- T.V.C. BURIED TELEVISION AS NOTED
--- U.E. BURIED ELECTRIC AS NOTED
--- O.U. OVER-HEAD UTILITIES
--- G. GAS MAIN AS NOTED
--- S. WATER MAIN AS NOTED
--- S. STORM SEWER AS NOTED
--- S.S. SANITARY SEWER AS NOTED
--- UT BURIED TELEPHONE
--- UC BURIED CABLE/UTILITIES

ASSOCIATED ENGINEERING
AEC COMPANY OF IOWA
1830 SE Princeton Dr. Ste M Grimes, IA 50111
Phone: (515) 255-3156 Fax: (515) 255-3157

PROJECT #: 212450
FIRST SUBMITTAL DATE: 04-01-23

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-231012-32

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE MORGAN
ESTATES PLAT 3 PRELIMINARY PLAT

WHEREAS, Mary Lohse submitted the Morgan Estates Plat 3 Preliminary Plat described as follows:

OUTLOT X IN MORGAN ESTATES LAT 2, AN OFFICIAL PLAT, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA, CONTAINING 18.87 ACRES, MORE OR LESS.

AND;

WHEREAS, the owner/developer is Mary Lohse; AND

WHEREAS, the preliminary plat area is zoned Agricultural (A-1).

NOW, THEREFORE, BE IT RESOLVED, that the Planning and Zoning Commission of the City of Bondurant, Iowa, recommends City Council approval of the Morgan Estates Plat 3 Preliminary Plat.

Moved by _____ Seconded by _____ to adopt.

ATTEST: I, Isaac J. Pezley, City Planner, hereby certify that at a meeting of the Planning and Zoning Commission held on October 12, 2023, among other proceedings the above was adopted.

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

Isaac J. Pezley, City Planner

Action	Yay	Nay	Abstain	Absent
Brostrom				
Clayton				
Keeran				
Mains				
Torres				
Vore				

Karen Keeran, Commission Chair



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

Item No. 6.f.
For Meeting of 10/12/2023
Resolution

TITLE: Resolution considering recommended approval of Skol Trucking Site Plan.

CONTACT PERSON:

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 4.18-acre parcel of land accessed from Robinson Avenue NE. The site plan applicant is Bondurant Business Park LLC with Series 14-8128. The site plan was prepared by Pelds Design Services. The applicants are proposing twenty park parking spaces for large trucks and a processing area for crushing and storage of concrete. This property is zoned as being within the City's Medium Industrial (M-2) District. The use of the property will be truck parking and processing.



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: A M-2 development at this location is consistent with the 2022 Comprehensive Plan which guides for Regional Commercial at this location.

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.

General Commercial Use & Bulk

- Outdoor storage area is proposed for the majority of this site. This portion is not required to be paved as it was submitted prior to the adoption of new code requirements regarding outdoor storage surface requirements.
- The site plan labels the required setbacks at this location - a 30' front yard setback along Robinson Avenue NE, a 40' rear yard setback along the northern property line and 20' side yard setbacks along the eastern property line.

Parking/Drive Areas

- Access to the site is available from Robinson Avenue NE.
- The parking lot will allow for 24 large truck stalls. The stalls are 12'x27' are the site plan notes they are intended for dump trucks.
- 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.
- The site plan shows that all parking/drive areas will be paved as required by Section 177.10.2 of the Zoning Code.
- The site plan notes there is one parking stall per employee.
- The site plan shows 24 parking spaces
- The site plan shows parking spaces will be provided with raised curbing or equivalent, as is required by Section 177.10.8.

Stormwater, Utilities & Natural Features

- A stormwater management report has been submitted for review by the City Engineer. All preliminary comments submitted by V&K have been addressed.
- This property is located within the Urban Service Area Sanitary Sewer Connection Fee District.
- This property is located within the Park Side Water Connection Fee District.
- This site is not situated within FEMA's 100-year floodplain.
- This site is not situated within the City's Stream Buffer Ordinance area.

ARCHITECTURAL STANDARDS

- There are no planned structures on this site.

Other Site Plan Features

- Staff commented about the setback of the proposed fuel tank. This tank will be 6'4" from the closest property line which exceeds accessory structure setback requirements. The tank may also be subject to regulations enforced by the Fire Chief.

Comments from City Officials:

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

1. Public Works - reviewed and all comments/concerns have been addressed.
2. Engineering – reviewed and all comments/concerns have been addressed.
3. Fire Department - reviewed and all comments/concerns have been addressed.

FUNDING SOURCE:

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

1. Recommended approval of RESOLUTION NO. PZ-230914-28.
2. Recommended approval of RESOLUTION NO. PZ-230914-28, subject to certain Zoning Code clarification items being addressed.
3. Recommended denial of RESOLUTION NO. PZ-230914-28.
4. Table pending additional information.

Staff recommends approval of RESOLUTION NO. PZ-230914-28, regarding recommended approval of the 2465 Robinson Avenue NE site plan.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. PZ-230914-28
2. Site Plan

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-230914-28

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE SITE PLAN FOR
2465 ROBINSON AVENUE NE, BONDURANT, IOWA

WHEREAS, Pelds Design Services submitted the site plan for 2465 Robinson Avenue NE described as follows; AND

LOTS 10 AND 11 IN BONDURANT INDUSTRIAL PLAT, ALL BEING IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IA.

WHEREAS, the zoning for the property is Medium Industrial (M-2) and a truck storage and processing use is a permitted use per Sections 178.14 of the Zoning Code; AND

NOW, THEREFORE, BE IT RESOLVED, that the Planning & Zoning Commission recommends approval of the submitted site plan for 2465 Robinson Avenue NE;

Moved by _____, Seconded by _____ to adopt.

ATTEST: I, Isaac Pezley, City Planner, City of Bondurant, hereby certify that at a meeting of the Planning and Zoning Commission held on October 12, 2023; among other proceedings the above was recommended.

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

Isaac J. Pezley, City Planner

Action	Yay	Nay	Abstain	Absent
Brostrom				
Clayton				
Keeran				
Mains				
Torres				
Vore				

Karen Keeran, Commission Chair

SITE ADDRESS
2465 ROBINSON AVE NE
BONDURANT, IA 50035

SITE AREA
4.18 ACRES (181,908 SQ.FT.)

ZONING
EXISTING: M-2 INDUSTRIAL DISTRICT

ADJACENT ZONING:
NORTH: R.O.W
EAST: M2
SOUTH: M2
WEST: R.O.W

SETBACKS
30' FRONTAGE (NORTHWEST PROPERTY LINE)
20' SIDE SETBACK (SOUTHWEST PROPERTY LINE)
40' REAR SETBACK (EAST PROPERTY LINE)

BUILDINGS
EXISTING: NONE
PROPOSED: NONE

PAVING
APPROACHES: 8" NON REINFORCED P.C.C.
PARKING LOT: 8" NON REINFORCED P.C.C.
PROCESSING AREA: 6" NON REINFORCED P.C.C.
PROCESSING AREA: 6" GRAVEL

MAXIMUM JOINT SPACING = PAVEMENT THICKNESS * 1.5 = 8 * 1.5 = 12 FT

OPEN SPACE
EXISTING: 100% (181,908 SQ.FT.)
REQUIRED: 10% (18,191 SQ. FT.)
PROPOSED: 32% (58,041 SQ.FT.)

IMPERVIOUS SPACE
EXISTING: 0% (0 SQ.FT.)
PROPOSED: 68% (128,867 SQ.FT.)

PARKING
REQUIRED: ONE (1) STALL PER EMPLOYEE (UP TO 20 EMPLOYEES USING SITE AT ANY GIVEN TIME)
PROPOSED: TWENTY FOUR (24) 12'X27' TRUCK STALLS

SIGN
THERE ARE NO PROPOSED SIGNS AT THIS TIME

DISTURBED AREAS
ESTIMATED: 140,173 SQ. FT.
ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED.
THE DISTURBED AREA FOR THIS SITE IS GREATER THAN 1 ACRE, THEREFORE A NPDES PERMIT IS REQUIRED.

GEOTECHNICAL REPORT
REFERENCE SOILS REPORT COMPLETED SEPT 25, 2018 BY NRCS

LEAKING UNDERGROUND STORAGE TANKS
THIS SITE IS NOT A LUST SITE

FLOODPLAIN
PER FEMA MAP #19153C0235F, THE SITE IS LOCATED IN ZONE X, WHICH DESCRIBES AREAS OF MINIMAL FLOOD HAZARD.

FAA
PER FAA NOTICE CRITERIA TOOL, SITE DOES NOT EXCEED NOTICE CRITERIA UP TO 100 FT HEIGHT (FOR POSSIBLE CRANE HEIGHT) AND THEREFORE FILING WITH THE FAA IS NOT REQUIRED

SITE IMPROVEMENTS

FOR

SKOL TRUCKING

2465 ROBINSON AVE NE

BONDURANT, IA

LEGAL DESCRIPTION:
LOTS 10 AND 11 IN BONDURANT INDUSTRIAL PLAT, ALL BEING IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IA.

VICINITY MAP



SHEET INDEX

- C1 - COVER SHEET
- C2 - NOTE SHEET
- C3 - TOPO SHEET
- C4 - LAYOUT SHEET
- C5 - GRADING SHEET
- C6 - LANDSCAPING SHEET

IOWA ONECALL CONTACT LIST:

(BON)BONDURANT, CITY OF	Patrick Collison	5159716856	pcollison@cityofbondurant.com
(BON)BONDURANT, CITY OF	Patrick Collison	5159716856	pcollison@cityofbondurant.com
(M52E)MIDAMER-ELEC	Craig Ranfeld	5152526632	MECDSDDesignLocates@midamerican.com
(M57E)MIDAMER-ELEC	JAMIE NEER	5152526972	MECDSDDESIGNLOCATES@MIDAMERICAN.COM
(SPR)SOUTHEAST POLK RURAL WATER DIS	Ed Clark	5153236244	onecallmaps@dmww.com
(WCG)CENTURYLINK	Tech On Duty	8773668344	Nationalrelo@Centurylink.com
(M52G)MIDAMER-GAS	Craig Ranfeld	5152526632	MECDSDDesignLocates@midamerican.com

LEGEND:

F.F. FINISHED FLOOR
+/- MORE OR LESS
123.45G GUTTER ELEVATION
123.45TC TOP OF CURB ELEVATION
123.45/ 123.45 EXISTING/ PROPOSED ELEVATION
FL FLOWLINE ELEVATION
CONTROL POINT
CALCULATED CORNER
FOUND CORNER

▲ CALCULATED SECTION CORNER
△ FOUND SECTION CORNER
□ PARKING SPACE
SIGN
STREET LIGHT
POWER POLE
LIGHT POLE
AREA LIGHT
ELEC. TRANSFORMER
ELEC. METER
ELEC. BOX

EV ELEC. MANHOLE
GUY ANCHOR
UTILITY PEDESTAL
CABLE TV JUNCTION BOX
GAS VALVE
GAS METER
SANITARY SEWER MANHOLE
STORM SEWER MANHOLE
CLEANOUT
DOWNSPOUT

SINGLE INTAKE
AREA INTAKE
THROAT INTAKE
FLARED END SECTION
VALVE
FIRE HYDRANT
WATER METER
WATER VALVE
WATER TEE
PROPOSED UTILITY LINE
EXISTING UTILITY LINE

CATV CABLE TELEVISION
FO FIBER OPTIC
G GAS LINE
OHE OVERHEAD ELEC.
OHT OVERHEAD TEL.
SAN SANITARY SEWER
ST STORM SEWER
UGE UNDERGROUND ELEC.
UGT UNDERGROUND TEL.
W WATER
FENCE LINE

DEVELOPER

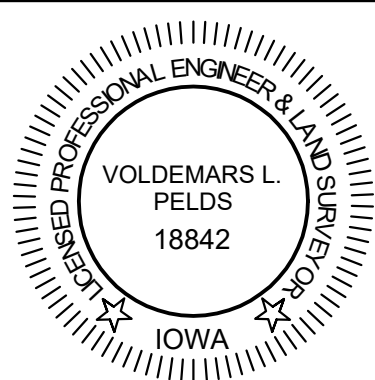
BONDURANT BUSINESS PARK LLC
2450 73RD STREET
URBANDALE, IOWA 50322
PROJECT CONTACT: JAMIE MYERS
PHONE: 515-440-1111
EMAIL: JAMIE@PARAMOUNT-MIDWEST.COM

CITY CONTACT

CITY OF BONDURANT
200 2ND STREET BOX 37
BONDURANT, IA 50035
PROJECT CONTACT: MAGGIE MURRAY
PHONE: (515) 630-6985
EMAIL: PLANNING@CITYOFBONDURANT.COM

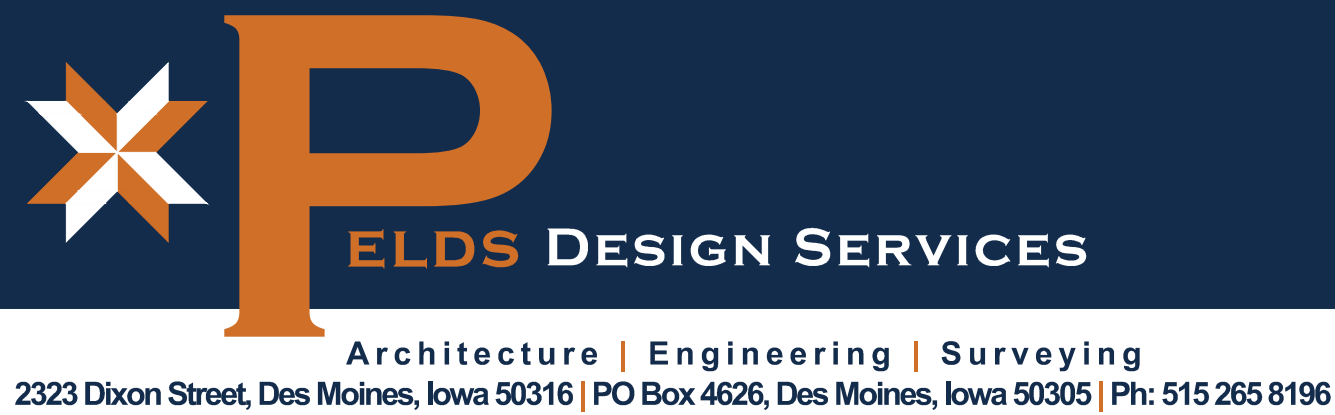
ENGINEER/ LAND SURVEYOR

PELDS DESIGN SERVICES
2323 DIXON ST
DES MOINES, IOWA 50316
PROJECT CONTACT: ELARA JONDLE
PHONE: (515) 265-8196
EMAIL: ELARA@PELDS.COM



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.

VOLDEMARS L. PELDS, P.E. IA LIC. NO. 18842 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE) C1 - C6



SKOL TRUCKING
2465 ROBINSON AVE NE
BONDURANT, IA

PRELIMINARY

COPYRIGHT DATE: ----	DRAWN BY: N. DAY	SCALE: —	LATEST REVISION: 10.05.2023	DRAWING NO: 23-022
FILE PATH: J:\2023 Projects\23-022 Lots 3, 10-11, BIP (Skol)\Engineering\Sheet Set			C1 - COVER SHEET	

GENERAL NOTES

- THE CITY OF BONDURANT MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
- ALL PROPOSED MATERIALS AND STRUCTURES SHALL BE APPROVED BY THE CITY OF BONDURANT AND BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
- ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES, AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
- PELDS DESIGN SERVICES SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
- THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
- IF A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THIS MEETING.
- LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
- THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNER'S REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF BONDURANT.
- THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
- DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES OR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.
- ALL CONSTRUCTION WITHIN THE PUBLIC R.O.W/EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH THE CITY OF BONDURANT.
- THE CONTRACTOR SHALL CONTACT THE CITY OF BONDURANT TO SCHEDULE ANY REQUIRED INSPECTIONS AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W/EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS
- IN THE EVENT OF ANY CONFLICTING NOTES BETWEEN THE COVER SHEET AND ALL OTHER SHEETS, THE NOTES ON THE COVER SHEET SHALL SUPERCEDE ALL OTHERS
- IN THE EVENT OF ANY CONFLICTING INFORMATION BETWEEN THE LABEL, ELECTRONIC CAD FILE, AND THE ELECTRONIC SURFACE, THE DESIGN ENGINEER SHALL BE CONTACTED FOR CLARIFICATION

SURVEY NOTES

- SURVEY WORK WAS COMPLETED BY PELDS DESIGN SERVICES IN AUGUST 2018. SEE SITE SURVEY PROVIDED AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION.

STAKING NOTES

- IT IS RECOMMENDED FOR THE CONTRACTOR TO HAVE ALL STAKING DONE UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR AND IN COORDINATION WITH THE PROJECT ENGINEER.
- IT IS RECOMMENDED FOR THE CONTRACTOR TO HAVE ALL STAKING DONE DIRECTLY UNDER THE GENERAL CONTRACTOR BY A SINGLE COMPANY.
- STAKING DOES NOT RELIEVE CONTRACTOR OF ULTIMATE RESPONSIBILITY TO CONSTRUCT THE PROJECT PER PLAN.

DEMO NOTES

- SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB.
- PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE CONSTRUCTION FENCE AT THE DRIP LINE.
- PAVEMENT STRIPING CALLED OUT FOR REMOVAL SHALL BE SANDBLASTED. NO GRINDING WILL BE ALLOWED.
- PROPERLY DISCONNECT ALL PUBLIC AND PRIVATE UTILITIES, AS NECESSARY.
- COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS TO REMOVE AND PROPERLY DISPOSE OF SIDEWALKS, STEPS, DRIVEWAYS, AND STRUCTURES (INCLUDING BOTH ABOVE GROUND AND BELOW GROUND ELEMENTS).
- COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS TO REMOVE FUEL TANKS, SEPTIC TANKS, CISTERNS, AND ANY OTHER UNDERGROUND FACILITIES; AND TO PROPERLY DISPOSE OF ANY LIQUIDS OR PRODUCTS CONTAINED WITHIN THESE ITEMS.
- PLACE BACKFILL MATERIAL IN HOLES AND DEPRESSIONS, GRADE THE SITE, AND ESTABLISH GROUND COVER.
- PROTECT EXISTING FIRE HYDRANTS, STREET LIGHTS, TRAFFIC SIGNALS, UTILITY POLES, FIRE ALARM BOXES, WIRE CABLES, UNDERGROUND UTILITIES, AND OTHER APPURTENANCES IN THE VICINITY OF THE DEMOLITION SITE
- COMPLY WITH NOISE POLLUTION REQUIREMENTS AND ANY WORKING HOUR RESTRICTIONS OF THE JURISDICTION.
- MAINTAIN OR RE-ESTABLISH ALL TILES, ROADWAY SUBDRAINS, CULVERTS, OR OTHER DRAINAGE FACILITIES NOT IDENTIFIED IN THE CONTRACT DOCUMENTS FOR REMOVAL.
- IMPLEMENT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN FOR EACH SITE PRIOR TO INITIATING DEMOLITION BY PLACING ALL REQUIRED DEVICES; INCLUDE MEASURES TO PREVENT TRACKING OF MUD ONTO ADJACENT STREETS OR ALLEYS.
- COMPLY WITH ALL APPLICABLE AIR POLLUTION REQUIREMENTS OF THE JURISDICTION. USE WATER OR APPROPRIATE CHEMICALS FOR CONTROL OF DUST IN THE DEMOLITION AREA, ON HAULING EQUIPMENT, ON ADJACENT ROADWAYS, AND WHEN GRADING THE SITE.
- TAKE STEPS TO PREVENT THE GENERATION OF LITTER DURING DEMOLITION AND COLLECT ALL LITTER FROM THE DEMOLITION AREA AT THE END OF EACH WORKING DAY. LOAD TRUCKS TO PREVENT LEAKAGE OR BLOWING OF DEBRIS.
- REMOVE ALL CONCRETE, ASPHALT, OR MASONRY SLABS AND APPURTENANCES.
- REMOVE AND DISPOSE OF ALL BRUSH, SHRUBS, TREES, LOGS, DOWNED TIMBER, AND OTHER YARD WASTE ON THE SITE UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS. DO NOT MIX WITH DEMOLITION MATERIAL. REMOVE STUMPS TO A MINIMUM OF 2 FEET BELOW FINISH GRADE. PROTECT ANY TREES OR OTHER VEGETATION NOT DESIGNATED FOR REMOVAL BY PLACING A FENCE AT THE DRIP LINE ENCOMPASSING THE ENTIRE TREE AND KEEPING ALL OPERATIONS OUTSIDE OF THE FENCED IN AREA, INCLUDING STORAGE OF EQUIPMENT OR MATERIALS. AT NO ADDITIONAL COST TO THE CONTRACTING AUTHORITY, REPLACE ANY TREES THAT ARE DESIGNATED FOR PROTECTION BUT ARE DAMAGED BEYOND TREATMENT. THE ENGINEER WILL DETERMINE SIZE AND SPECIES OF THE REPLACEMENT TREE.
- SAW-CUT ALL HARD SURFACING AT LOCATION OF REMOVAL LIMITS.
- WHERE SELECTIVE DEMOLITION IS SHOWN AT PAVED AREAS, DEMOLISH THE EXISTING PAVING BACK TO AN EXISTING CONTROL JOINT NEAR THE LOCATION SHOWN.

WETLAND NOTES

- PELDS DESIGN SERVICES DOES NOT PERFORM WETLAND STUDIES OR WETLAND MITIGATION. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE IF ANY WETLANDS ARE LOCATED ON THE PROJECT SITE AND PERFORM ANY NECESSARY MITIGATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

DISCLAIMER

- THIS DRAWING IS BEING MADE AVAILABLE BY PELDS DESIGN SERVICES (P.D.S.) FOR USE ON THIS PROJECT IN ACCORDANCE WITH P.D.S.'S AGREEMENT FOR PROFESSIONAL SERVICES. P.D.S. ASSUMES NO RESPONSIBILITY OR LIABILITY (CONSEQUENTIAL OR OTHERWISE) FOR ANY USE OF THESE DRAWINGS (OR ANY PART THEREOF) EXCEPT IN ACCORDANCE WITH THE TERMS OF SAID AGREEMENT.
- P.D.S DISCLAIMS ANY AND ALL LIABILITY OR RESPONSIBILITY FOR INFORMATION THAT DOES NOT BEAR THE ORIGINAL SEAL AND SIGNATURE OF THE PROFESSIONAL IN CHARGE.

CIVIL ENGINEERING NOTES
FOR
SKOL TRUCKING
2465 ROBINSON AVE NE
BONDURANT, IA

UTILITY NOTES

- QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
- PIPE LENGTHS CALLED OUT ON PLANS DO NOT INCLUDE FLARED END SECTION, WHERE APPLICABLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL RELOCATE EXISTING UTILITIES AS NECESSARY, SHOWN OR NOT SHOWN.
- THE CONTRACTOR SHALL COORDINATE WITH THE CITY ON ALL SIZE, DEPTHS, AND MATERIALS OF ALL PROPOSED UTILITIES.
- THE CONTRACTOR MUST PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES IF REQUIRED BY CITY.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE APPROPRIATE UTILITY COMPANIES PRIOR TO CONNECTION OR DISCONNECTION OF A SERVICE LINE.
- CONTRACTOR IS TO COMPLY WITH THE 2023 SUDAS SPECIFICATIONS FOR MAINTENANCE, INSTALLATION, AND TESTING FOR CONSTRUCTION.
- THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES.
- ALL RIP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEERING FABRIC.
- ALL STRUCTURE SIZES CALLED OUT ON PLANS ARE MINIMUM INSIDE WALL DIMENSIONS.
- ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
- ALL STRUCTURES CALLED OUT AS "MODIFIED" OR "SPECIAL" SHALL BE ENGINEERED BY THE PRECASTER TO ENSURE STRUCTURE STABILITY. MODIFICATIONS INCLUDE ADDITIONAL WALL LENGTH TO ACCOUNT FOR LARGE PIPE DIAMETERS AND ADDITIONAL WALL WIDTH & BASE DEPTH TO ACCOUNT FOR DEEPER STRUCTURES. ANY AND ALL MODIFICATIONS TO STANDARD STRUCTURES SHALL BE CONSIDERED INCIDENTAL TO BID

ELECTRICAL SERVICE NOTES

- ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS
- TRANSFORMER PAD IS SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. PAD SHALL CONFORM TO ALL UTILITY COMPANY DESIGN STANDARDS AND SPECIFICATIONS.

SANITARY SERVICE NOTES

- SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2% FOR A 4" PIPE AND 1% FOR A 6" PIPE. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATER MAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.

STORM WATER SERVICE NOTES

- ALL STORM SEWER IN THE ROW SHALL BE RCP (CLASS III RCP), UNLESS OTHERWISE SPECIFIED.
- ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH RF-14 TYPE II CONNECTORS. ALL APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD.
- ALL SUMP SERVICE LINES SHALL HAVE TRACE WIRE

WATER SERVICE NOTES

- WATER SERVICE SHALL BE TYPE K COPPER, DIP OR HDPE, DEPENDING ON SIZE AND JURISDICTIONAL REQUIREMENTS. IF CONTAMINATED OR "HOT" SOILS, ENSURE APPROPRIATE PIPE IS BEING UTILIZED. SIZE OF WATER MAIN AS SHOWN ON PLANS.
- TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
- THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATER MAIN CONSTRUCTION.
- ANY AND ALL HYDRANT AND VALVE EXTENSIONS, TOGETHER WITH VERTICAL BENDS, SHALL BE CONSIDERED INCIDENTAL TO WATER MAIN CONSTRUCTION. NO ADDITIONAL PAYMENT WILL BE PROVIDED FOR INCIDENTAL ITEMS.
- ALL WATER LINES SHALL HAVE A MINIMUM OF 5.5 FEET OF COVER UNLESS NOTED OTHERWISE.

EXISTING UTILITIES NOTE

- THE LOCATIONS OF THE EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/OR RECORDS. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION: IOWA ONE-CALL (1-800-292-8989).

UTILITY CONFLICT NOTES

- UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
- CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION THAT ARE EITHER CALLED OUT ON THE PLANS OR NOT CALLED OUT.
- CONTRACTOR SHALL COMPLY WITH ALL DNR REQUIREMENTS FOR PIPE MATERIAL, PIPE JOINTS, AND ANY OTHER APPLICABLE REQUIREMENTS ANY TIME A STORM SEWER OR SANITARY SEWER CROSSES OVER OR LESS THAN 18" BELOW A WATER MAIN.
- FOR ALL CRITICAL CROSSINGS WITH EXISTING UTILITIES, THE ELEVATION OF THE EXISTING UTILITY SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY PELDS DESIGN SERVICES PRIOR TO CONSTRUCTION IF A CONFLICT EXISTS.

SPECIFICATIONS NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST VERSION OF THE URBAN STANDARDS SPECIFICATIONS FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF BONDURANT STANDARD SPECIFICATIONS.
- IN THE EVENT OF A DISCREPANCY BETWEEN THE PROJECT SPECIFICATIONS AND THE CITY OF BONDURANT REQUIREMENTS AND SPECIFICATIONS, PLUMBING CODE, AND URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENT, THE CITY OF BONDURANT STANDARD SPECIFICATIONS SHALL GOVERN.
- FOR ALL SPECIFICATION DISCREPANCIES, THE PROJECT ENGINEER SHALL BE CONTACTED PRIOR TO PROCEEDING WITH CONSTRUCTION. IF THE ENGINEER IS NOT CONTACTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PROBLEMS THAT RESULT FROM SAID DISCREPANCIES.

REQUIRED AS-BUILT NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COST OF AS-BUILT TOPO, IF REQUIRED BY CITY.
- CONTRACTOR SHALL CONTACT PELDS DESIGN SERVICES TO PERFORM SAID AS-BUILT SURVEYS.
- IF ANYTHING HAS BEEN CONSTRUCTED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT AS-BUILT SURVEYS UNTIL ISSUES HAVE BEEN RECTIFIED.

PAVING NOTES

- THE PAVING/ GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE SODDED IN ACCORDANCE WITH CITY OF BONDURANT SPECIFICATIONS AND THE 2023 VERSION OF SUDAS.
- SEE DETAILS FOR ALL PAVEMENT THICKNESS.
- DETECTABLE WARNING PANEL(S) CALLED OUT ON PLANS SHALL BE PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.
- SIDEWALKS SHALL HAVE EXPANSION JOINTS AT 100 FOOT INTERVALS AS REQUIRED BY CITY CODE
- ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.
- ALL PARKING STALLS WILL BE PROVIDED WITH RAISED CURB AS NOTED ON PLANS

PAVEMENT SAWCUT NOTES

- CONTRACTOR TO PROVIDE SAWCUT JOINTING PLAN PRIOR TO ANY CONCRETE PAVEMENT INSTALLATION.
- PAVEMENT MAY BE REQUIRED TO BE REMOVED AND REPLACED IF PLACED WITHOUT AN APPROVED PLAN.
- LONGITUDINAL JOINTS IN DRIVE LANES & THE OUTER MOST JOINT OF ALL PARKING AREAS SHALL BE SUDAS TYPE 'L-1' OR 'L-2' JOINTS AND HAVE STEEL. INTERIOR PARKING LOT JOINTS, OTHER THAN THE OUTER MOST JOINT, DO NOT NEED STEEL AND SHALL BE SUDAS TYPE 'B' OR TYPE 'K' JOINTS. ALL TRANSVERSE JOINTS SHALL BE SUDAS TYPE 'C' OR TYPE 'DW' JOINTS WITH STEEL IN THE CASE OF A DAY'S WORK JOINT.

SOIL NOTES

- STRIP AND STOCKPILE THE TOP 8 INCHES OF SOIL ON ALL DISTURBED AREAS. GRADING CONTRACTOR SHALL STOCKPILE TOPSOIL FOR SHOULDERING.
- SOD REQUIREMENT PER SUDAS: IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED, A SODBED SHOULD BE CONSTRUCTED BY SPREADING A MINIMUM OF 6 INCHES OF TOPSOIL PRIOR TO SODDING. DEEPER TOPSOIL DEPTHS (8 TO 12 INCHES OR GREATER) ARE DESIRABLE AS THEY INCREASE THE ORGANIC MATTER AVAILABLE FOR USE BY THE PLANTS, ALLOW FOR DEEPER ROOT PENETRATION AND INCREASE THE MOISTURE HOLDING ABILITY OF THE SOIL.
- PERMANENT SEED REQUIREMENT PER SUDAS: IN ORDER TO PROVIDE AN ADEQUATE GROWING MEDIUM, A MINIMUM OF 8 INCHES OF TOPSOIL SHOULD BE PLACED OVER THE DISTURBED AREA PRIOR TO SEEDING. DEEPER TOPSOIL DEPTHS (8-12 INCHES OR GREATER) ARE DESIRABLE AS THEY INCREASE THE ORGANIC MATTER AVAILABLE FOR USE BY THE PLANTS, ALLOW FOR DEEPER ROOT PENETRATION AND INCREASE THE MOISTURE HOLDING ABILITY OF THE SOIL.
- TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
- TOPSOIL IS DEFINED AS: FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND FOREIGN MATTER; ACIDITY RANGE (PH) OF 5.5 TO 7.5; CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.
- REFERENCE GEOTECHNICAL REPORT FOR ADDITIONAL SOILS INFORMATION INCLUDING BUT NOT LIMITED TO SUBGRADE INFORMATION, FOOTING DESIGN, AND ANY POSSIBLE OVER EXCAVATION DUE TO POOR SOILS. PAVEMENT SECTIONS ON THE PLANS GOVERN OVER PAVEMENT THICKNESS IN THE SOILS REPORT.

GRADING NOTES

- AREAS TO RECEIVE STRUCTURAL FILL SHALL BE BENCHED. STRUCTURAL FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
- PREPARE BOTTOM OF BENCH FOR FILL BY DISKING TO A DEPTH OF 12 INCHES AND COMPACT. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RE-COMPACTED WITH ON-SITE FILL MATERIALS.
- ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE THE TOP 12 INCHES DISKED AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- MAINTAIN ALL CUT AND FILL AREAS TO ACCOMMODATE SURFACE DRAINAGE.
- FINISH GRADE ON ALL NON-PAVED AREAS SHALL BE WITHIN 0.20 FT, AND PAVED AREAS SHALL BE WITHIN 0.10 FT OF THE PROPOSED GRADES SHOWN ON THE PLAN
- MAXIMUM ALLOWABLE GRADE ON ALL PROPOSED SLOPES IS 3:1.
- THE MOISTURE CONTENT SHALL NOT DEVIATE FROM THE OPTIMUM BY MORE THAN 2% IN STRUCTURAL FILL.
- MAXIMUM 2% CROSS-SLOPE ON ALL SIDEWALKS.
- GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.

LANDSCAPING NOTES

- ALL SODDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
- SEED OR SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. SEED/SOD LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES. SEED ALL DISTURBED AREAS OFF-SITE
- STAKE SOD ON ALL SLOPES 4:1 OR GREATER.
- PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
- CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH OR BRICK CHIPS OR WASHED STONE AROUND ALL TREES, SHRUBS AND GROUND COVER BEDS TO A DEPTH OF 4 INCHES, UNLESS NOTED.
- PROVIDE 6MIL MINIMUM PLASTIC BELOW ROCK/BRICK.
- THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
- CONTRACTOR SHALL DESIGN AND PROVIDE IRRIGATION SYSTEM. COORDINATION WITH ARCHITECT REQUIRED.
- ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER MULCH IS INSTALLED.



ELDS DESIGN SERVICES

Architecture | Engineering | Surveying
2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 8196

TITLE:
SKOL TRUCKING
2465 ROBINSON AVE NE
BONDURANT, IA

BENCHMARK:
COPYRIGHT DATE: 2023
DRAWN BY: N. DAY
SCALE:
FILE PATH: 2023 Projects\23-022 Lots 3, 10-11, BIP (Skol)\Engineering\Sheet Set

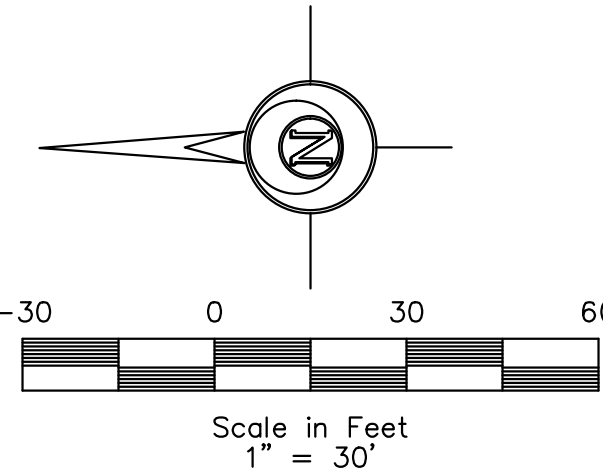
REVISIONS:
LATEST REVISION: 10.05.2023
DRAWING NO: 23-022

PRELIMINARY

C2 - NOTE SHEET

EXISTING ROAD

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C13	104.51	1970.00	3.04	S41° 50' 27"W	104.50



LEGEND:

+/-	MORE OR LESS	⊙	ELEC. MANHOLE
F.F.	FINISHED FLOOR	⊙	SANITARY SEWER MANHOLE
123.45G	GUTTER ELEVATION	⊙	STORM SEWER MANHOLE
123.45TC	TOP OF CURB ELEVATION	⊙	TRAFFIC MANHOLE
123.45/123.45	EXISTING/PROPOSED ELEVATION	⊙	CLEANOUT
FL	FLOWLINE ELEVATION	⊙	DOWNSPOUT
⊙	CONTROL POINT	⊙	AREA INTAKE
⊙	CALCULATED CORNER	⊙	SINGLE INTAKE
●	FOUND CORNER	⊙	THROAT INTAKE
⊙	CALCULATED SECTION CORNER	⊙	FLARED END SECTION
⊙	FOUND SECTION CORNER	⊙	GAS VALVE
⊙	PARKING SPACE	⊙	FIRE HYDRANT
⊙	SIGN	⊙	WATER VALVE
⊙	STREET LIGHT	⊙	P XX PROPOSED UTILITY LINE
⊙	POWER POLE	⊙	E XX EXISTING UTILITY LINE
⊙	LIGHT POLE	⊙	CATV CABLE TELEVISION
⊙	AREA LIGHT	⊙	FO FIBER OPTIC
⊙	GUY ANCHOR	⊙	GAS GAS LINE
⊙	UTILITY PEDESTAL	⊙	OHE OVERHEAD ELEC.
⊙	ELEC. TRANSFORMER	⊙	OHT OVERHEAD TEL.
⊙	ELEC. METER	⊙	SAN SANITARY SEWER
⊙	ELEC. BOX	⊙	ST STORM SEWER
⊙	ELEC. VAULT	⊙	UGE UNDERGROUND ELEC.
⊙	FIBER OPTIC VAULT	⊙	UGT UNDERGROUND TEL.
⊙	GAS METER	⊙	W WATER
⊙	CABLE TV JUNCTION BOX	⊙	⊙ FENCE LINE
⊙	WATER METER		



Architecture | Engineering | Surveying
2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 8196

TITLE:
SKOL TRUCKING
2465 ROBINSON AVE NE
BONDURANT, IA

REVISIONS:
PRELIMINARY

COPYRIGHT DATE:
N. DAY

SCALE:
1"=30'

LATEST REVISION:
10.05.2023

DRAWING NO:
23-022

FILE PATH:
J:\2023 Projects\23-022 Lots 3, 10-11, BIP (Skol)\Engineering\Sheet Set

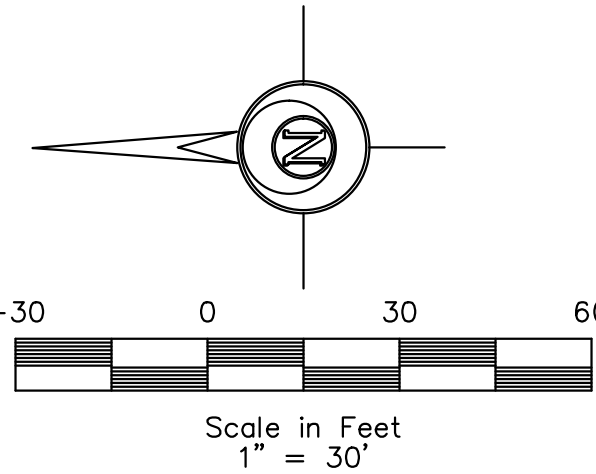
C3 - TOPO SHEET

LOTS 10 & 11	
PROPERTY AREA	181,908 sq.ft. (4.18 acres)
IMPERVIOUS AREA	128,867 sq.ft. (2.84 acres)
PERVIOUS AREA	58,041 sq.ft. (1.33 acres) (MIN 10%)
PARKING AREA	22,860 sq.ft. (0.81 acres)
ACCESSES	1,597 sq.ft. (0.04 acres)
STORAGE AREA (GRAVEL)	86,550 sq.ft. (1.99 acres)

	EXISTING ROAD
	PROPOSED 8" P.C.C.
	PROPOSED 6" P.C.C.
	PROPOSED GRAVEL

- NOTES:
1. THERE ARE NO PROPOSED UTILITIES FOR THIS SITE
 2. CONCRETE BARRIERS HAVE BEEN ADDED TO PROTECT THE DETENTION BASIN FROM SITE OPERATIONS

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C13	104.51	1970.00	3.04	S41° 50' 27" W	104.50



LEGEND:

+/-	MORE OR LESS	⊙	ELEC. MANHOLE
F.F.	FINISHED FLOOR	⊙	SANITARY SEWER MANHOLE
123.45G	GUTTER ELEVATION	⊙	STORM SEWER MANHOLE
123.45TC	TOP OF CURB ELEVATION	⊙	TRAFFIC MANHOLE
123.45/123.45	EXISTING/ PROPOSED ELEVATION	⊙	CLEANOUT
FL	FLOWLINE ELEVATION	⊙	DOWNSPOUT
⊙	CONTROL POINT	⊙	AREA INTAKE
⊙	CALCULATED CORNER	⊙	SINGLE INTAKE
●	FOUND CORNER	⊙	THROAT INTAKE
⊙	CALCULATED SECTION CORNER	⊙	FLARED END SECTION
⊙	FOUND SECTION CORNER	⊙	GAS VALVE
⊙	PARKING SPACE	⊙	FIRE HYDRANT
⊙	SIGN	⊙	WATER VALVE
⊙	STREET LIGHT	— P XX	PROPOSED UTILITY LINE
⊙	POWER POLE	— E XX	EXISTING UTILITY LINE
⊙	LIGHT POLE	— CATV	CABLE TELEVISION
⊙	AREA LIGHT	— FO	FIBER OPTIC
⊙	GUY ANCHOR	— GAS	GAS LINE
⊙	UTILITY PEDESTAL	— OHE	OVERHEAD ELEC.
⊙	ELEC. TRANSFORMER	— OHT	OVERHEAD TEL.
⊙	ELEC. METER	— SAN	SANITARY SEWER
⊙	ELEC. BOX	— ST	STORM SEWER
⊙	ELEC. VAULT	— UGE	UNDERGROUND ELEC.
⊙	FIBER OPTIC VAULT	— UGT	UNDERGROUND TEL.
⊙	GAS METER	— W	WATER
⊙	CABLE TV JUNCTION BOX	⊙-⊙-⊙	FENCE LINE
⊙	WATER METER		



Architecture | Engineering | Surveying
2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 8196

SKOL TRUCKING

2465 ROBINSON AVE NE

BONDURANT, IA

PRELIMINARY

23-022

DATE: 10.05.2023

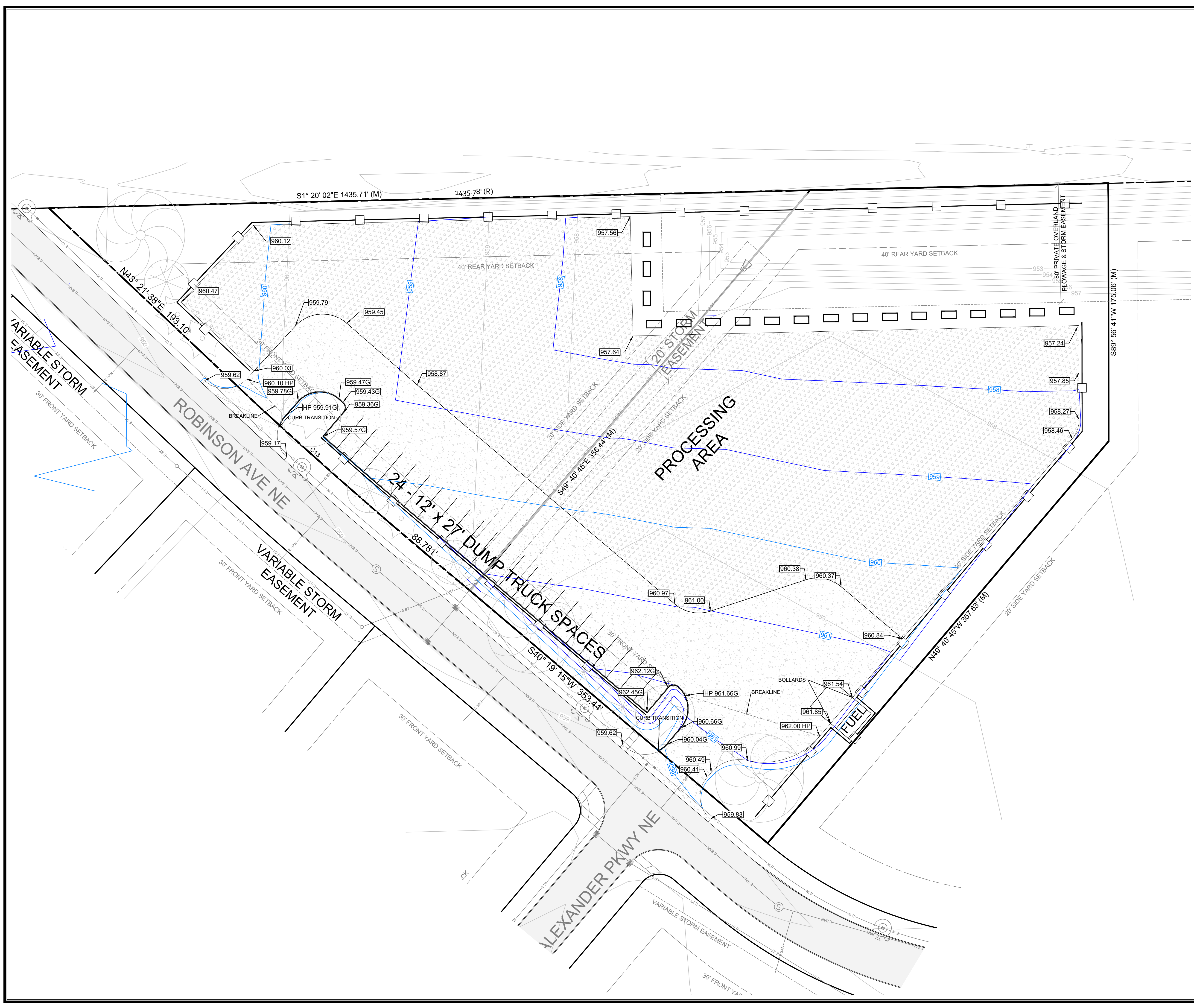
SCALE: 1"=30'

DRAWN BY: N. DAY

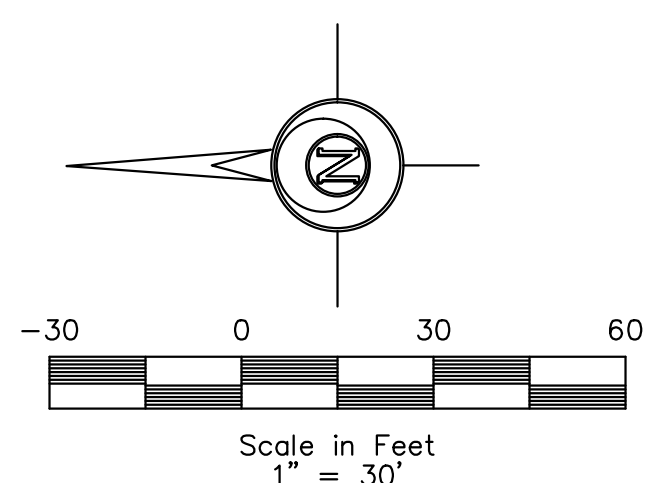
FILE PATH: J:\2023 Projects\23-022 Lots 3, 10-11, BIP (Skol)\Engineering\Sheet Set

C4 - LAYOUT SHEET

Page 64 of 76



- EXISTING ROAD
- PROPOSED 8" P.C.C.
- PROPOSED 6" P.C.C
- PROPOSED GRAVEL



LEGEND:

- | | | | |
|---------------|------------------------------|---|----------------------------|
| +/- | MORE OR LESS | ⊙ | ELEC. MANHOLE |
| F.F. | FINISHED FLOOR | ⊙ | SANITARY SEWER MANHOLE |
| 123.45G | GUTTER ELEVATION | ⊙ | STORM SEWER MANHOLE |
| 123.45TC | TOP OF CURB ELEVATION | ⊙ | TRAFFIC MANHOLE |
| 123.45/123.45 | EXISTING/ PROPOSED ELEVATION | ⊙ | CLEANOUT |
| FL | FLOWLINE ELEVATION | ⊙ | DOWNSPOUT |
| ⊙ | CONTROL POINT | ⊙ | AREA INTAKE |
| ⊙ | CALCULATED CORNER | ⊙ | SINGLE INTAKE |
| ● | FOUND CORNER | ⊙ | THROAT INTAKE |
| ⊙ | CALCULATED SECTION CORNER | ⊙ | FLARED END SECTION |
| ⊙ | FOUND SECTION CORNER | ⊙ | GAS VALVE |
| ⊙ | PARKING SPACE | ⊙ | FIRE HYDRANT |
| ⊙ | SIGN | ⊙ | WATER VALVE |
| ⊙ | STREET LIGHT | ⊙ | P XX PROPOSED UTILITY LINE |
| ⊙ | POWER POLE | ⊙ | E XX EXISTING UTILITY LINE |
| ⊙ | LIGHT POLE | ⊙ | CATV CABLE TELEVISION |
| ⊙ | AREA LIGHT | ⊙ | FO FIBER OPTIC |
| ⊙ | GUY ANCHOR | ⊙ | GAS GAS LINE |
| ⊙ | UTILITY PEDESTAL | ⊙ | OHE OVERHEAD ELEC. |
| ⊙ | ELEC. TRANSFORMER | ⊙ | OHT OVERHEAD TEL. |
| ⊙ | ELEC. METER | ⊙ | SAN SANITARY SEWER |
| ⊙ | ELEC. BOX | ⊙ | ST STORM SEWER |
| ⊙ | ELEC. VAULT | ⊙ | UGE UNDERGROUND ELEC. |
| ⊙ | FIBER OPTIC VAULT | ⊙ | UGT UNDERGROUND TEL. |
| ⊙ | GAS METER | ⊙ | W WATER |
| ⊙ | CABLE TV JUNCTION BOX | ⊙ | ⊙ FENCE LINE |
| ⊙ | WATER METER | | |



Architecture | Engineering | Surveying
2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 8196

SKOL TRUCKING
2465 ROBINSON AVE NE
BONDURANT, IA

PRELIMINARY

COPYRIGHT DATE: 10.05.2023

DRAWN BY: N. DAY

SCALE: 1"=30'

LATEST REVISION: 23-022

FILE PATH: J:\2023 Projects\23-022 Lots 3, 10-11, BIP (Skol)\Engineering\Sheet Set

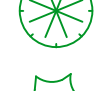
C5 - GRADING SHEET

LOTS 10 & 11
PROPERTY AREA 181,908 sq.ft. (4.18 acres)
IMPERVIOUS AREA 128,867 sq.ft. (2.84 acres)
PERVIOUS AREA 58,041 sq.ft. (1.33 acres) (MIN 10%)
PARKING AREA 22,860 sq.ft. (0.81 acres)
ACCESSES 1,597 sq.ft. (0.04 acres)
STORAGE AREA 86,550 sq.ft. (1.99 acres) (GRAVEL)

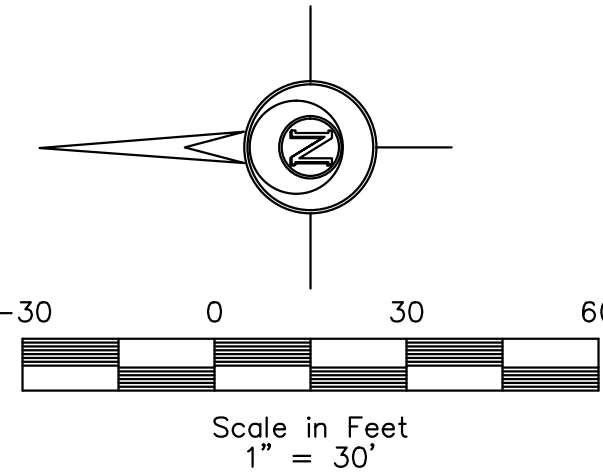
LANDSCAPING REQUIREMENTS

MIN 5% OF PARKING AREA IS LANDSCAPED (22,860 SQ.FT. PARKING AREA)
1,245 SQ.FT. OF INTERIOR LANDSCAPED ISLANDS
1 INTERIOR SHADE TREE PER 18 PARKING SPACES
24 PARKING SPACES = 2 INTERIOR TREES
AT LEAST 90% GROUND COVER FOR OPEN SPACE
NO LESS THAN 90% OF OPEN SPACE WILL HAVE LANDSCAPING OR GRASS
TYPE C SCREENING REQUIRED ALONG ROBINSON AVE
6' OPAQUE FENCE
1 TREE PER 50FT OF FRONTAGE (65'LF FRONTAGE) = 13 TREES
100% OF TREES MAY BE DECIDUOUS SHADE/OVERSTORY TREES
UP TO 25% OF FRONTAGE TREES MAY BE ORNAMENTAL, EVERGREEN, OR CONIFEROUS
UP TO 50% OF FRONTAGE TREES MAY BE QUICK GROWING TREES

LANDSCAPING SCHEDULE:

SYMBOL	#	COMMON NAME (BOTANICAL NAME)	PLANTING SIZE	MATURE SIZE (HEIGHT & SPREAD)	SHADE (FRONTAGE)
	3	RED OAK TREE (QUERCUS RUBRA)	MIN 1.75" CALIPER B&B	50'-75' & 50'-75'	SHADE (FRONTAGE)
	2	CHINESE ELM TREE (ULMUS PARVIFOLIA)	MIN 1.75" CALIPER B&B	40'-50' & 25'-40'	SHADE (FRONTAGE)
	5	KATSURA TREE (CERCIDIPHYLLUM JAPONICUM)	MIN 1.75" CALIPER B&B	40'-60' & 20'-30'	SHADE (FRONTAGE)
	3	AMERICAN SMOKE TREE (COTINUS COBOLATUS)	MIN 1.75" CALIPER B&B	20'-30' & 20'-30'	ORNAMENTAL (FRONTAGE)
TOTAL: 10 OVERSTORY TREES & 3 UNDERSTORY TREES					

- EXISTING ROAD
- PROPOSED 8" P.C.C.
- PROPOSED 6" P.C.C.
- PROPOSED GRAVEL



LEGEND:

+/-	MORE OR LESS	⊙	ELEC. MANHOLE
F.F.	FINISHED FLOOR	⊙	SANITARY SEWER MANHOLE
123.45G	GUTTER ELEVATION	⊙	STORM SEWER MANHOLE
123.45TC	TOP OF CURB ELEVATION	⊙	TRAFFIC MANHOLE
123.45/123.45	EXISTING/PROPOSED ELEVATION	⊙	CLEANOUT
FL	FLOWLINE ELEVATION	⊙	DOWNSPOUT
⊙	CONTROL POINT	⊙	AREA INTAKE
⊙	CALCULATED CORNER	⊙	SINGLE INTAKE
●	FOUND CORNER	⊙	THROAT INTAKE
⊙	CALCULATED SECTION CORNER	⊙	FLARED END SECTION
⊙	FOUND SECTION CORNER	⊙	GAS VALVE
⊙	PARKING SPACE	⊙	FIRE HYDRANT
⊙	SIGN	⊙	WATER VALVE
⊙	STREET LIGHT	⊙	P XX PROPOSED UTILITY LINE
⊙	POWER POLE	⊙	E XX EXISTING UTILITY LINE
⊙	LIGHT POLE	⊙	CATV CABLE TELEVISION
⊙	AREA LIGHT	⊙	FO FIBER OPTIC
⊙	GUY ANCHOR	⊙	GAS GAS LINE
⊙	UTILITY PEDESTAL	⊙	OHE OVERHEAD ELEC.
⊙	ELEC. TRANSFORMER	⊙	OHT OVERHEAD TEL.
⊙	ELEC. METER	⊙	SAN SANITARY SEWER
⊙	ELEC. BOX	⊙	ST STORM SEWER
⊙	ELEC. VAULT	⊙	UGE UNDERGROUND ELEC.
⊙	FIBER OPTIC VAULT	⊙	UGT UNDERGROUND TEL.
⊙	GAS METER	⊙	W WATER
⊙	CABLE TV JUNCTION BOX	⊙	⊙-⊙-⊙ FENCE LINE
⊙	WATER METER		



ELDS DESIGN SERVICES

Architecture | Engineering | Surveying

2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515.265.8196

TITLE: **SKOL TRUCKING**
2465 ROBINSON AVE NE
BONDURANT, IA

BENCHMARK: **PRELIMINARY**

COPYRIGHT DATE: 10.05.2023	DRAWN BY: N. DAY	SCALE: 1"=30'	DATE: 10.05.2023	DRAWING NO: 23-022
-----------------------------------	-------------------------	----------------------	-------------------------	---------------------------

FILE PATH: J:\2023 Projects\23-022 Lots 3, 10-11, BIP (Skol)\Engineering\Sheet Set

C6 - LANDSCAPING SHEET



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

Item No. 7.a.
For Meeting of 10/12/2023
Discussion Item

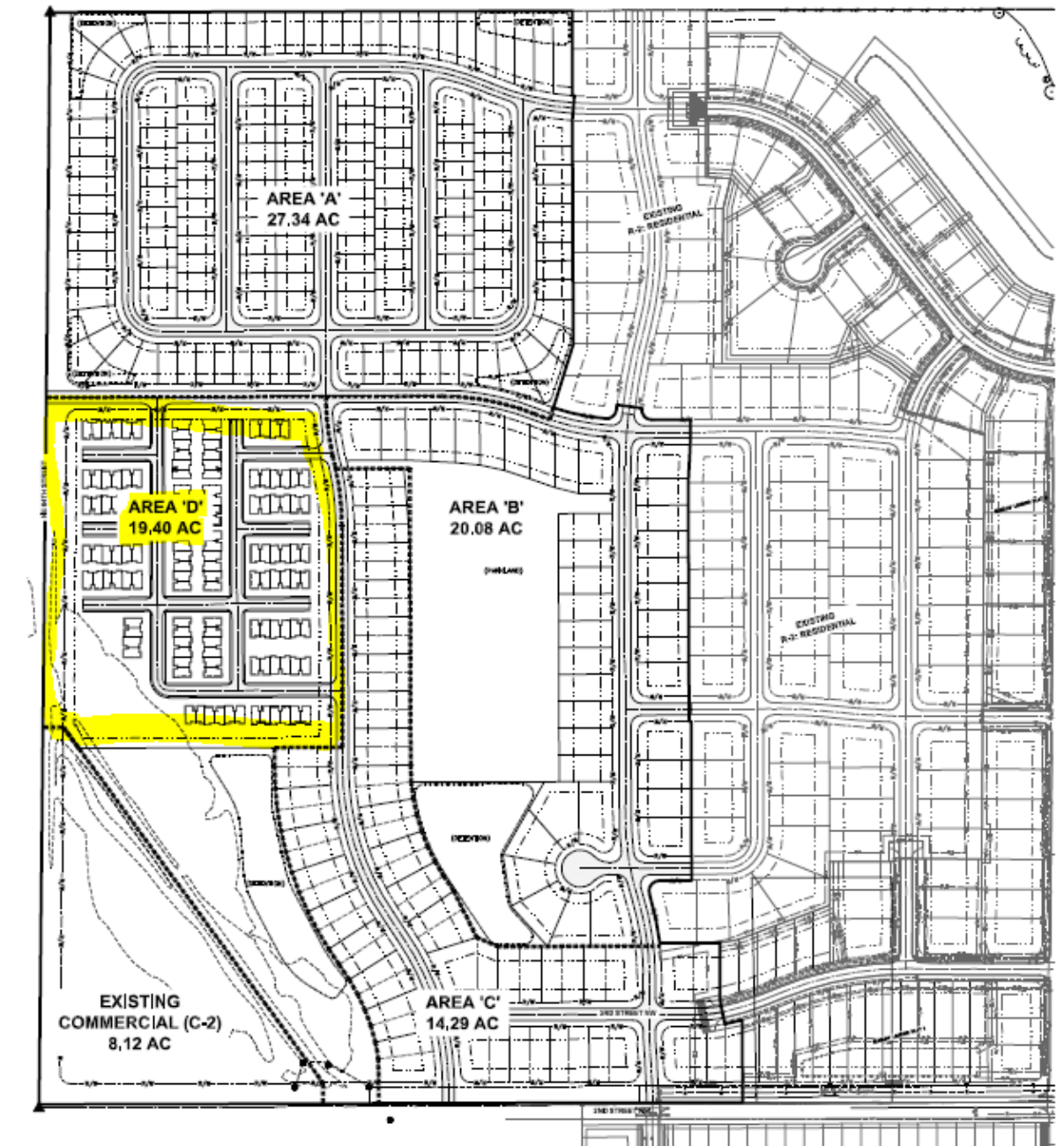
TITLE: Preliminary feedback regarding potential substantial modification request to the 2019 Harvest Meadows PUD Conceptual Plan

CONTACT PERSON:

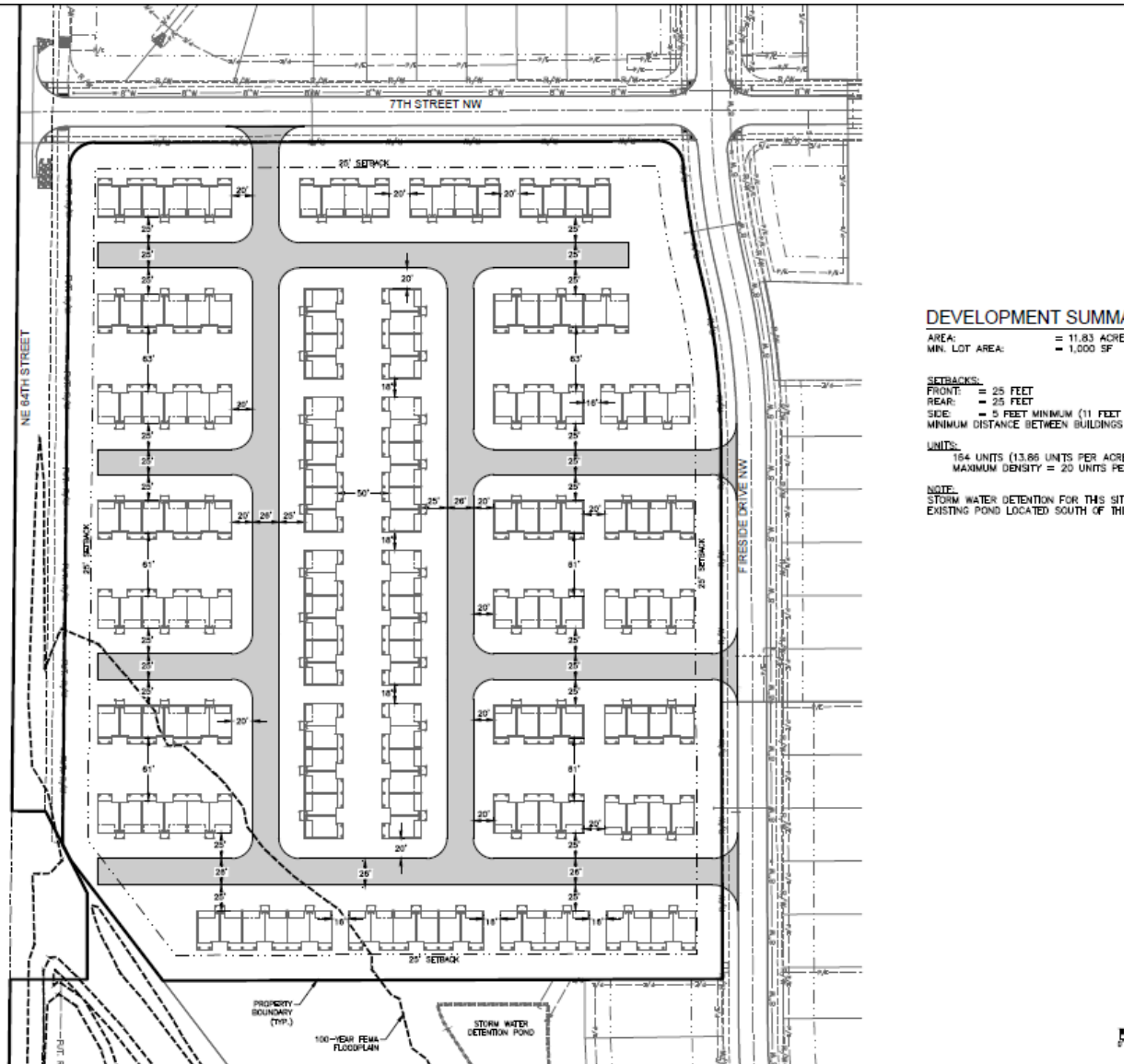
Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: Kimberley Development Corporation, developer of the Harvest Meadows PUD area, is seeking preliminary guidance from the Planning & Zoning Commission regarding a potential substantial modification request to their approved Harvest Meadows PUD Conceptual Plan. The below Harvest Meadows PUD Conceptual Plan was reviewed by the Planning & Zoning Commission and approved by City Council in 2019. Area D is the area that Kimberley Development Corporation is wanting guidance on from the Commission regarding a potential substantial modification. The 2019 PUD Conceptual Plan allows for up to 130 townhome units in this area. The attached updated draft Area D layout shows 164 townhome units proposed.

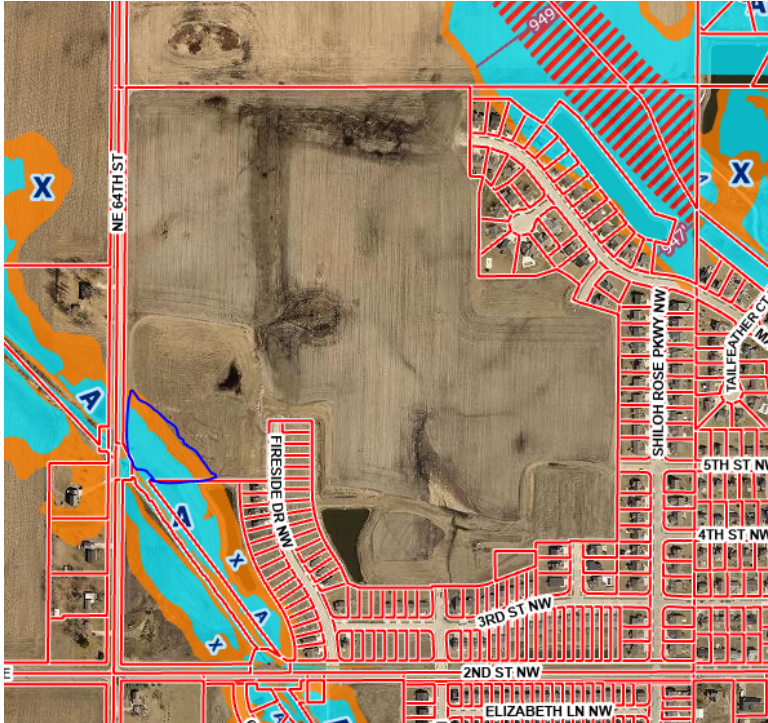
2019 Approved PUD Conceptual Plan - 130 townhome units in Area D:



Draft 2023 Substantial Modification to Area D - 164 townhome units in Area D:



The 100-year floodplain makes up the southwest portion of Area D. The 2023 draft layout proposes the developer will elevate the southwest corner out of the 100-year floodplain so it is considered buildable - this elevation allows for 14 townhome units to be constructed within the boundaries of the current 100-year floodplain area. Along with this potential change in floodplain elevation, the developer is also proposing a reconfiguration of the townhome area layout so that an additional 20 units outside of the current 100-year floodplain can also be constructed.



Should the developer pursue a substantial modification to their 2019-approved Harvest Meadows PUD Conceptual Plan, this substantial modification will be reviewed in the same manner that a rezoning is reviewed, meaning that neighbors within 200' of the impacted parcel ([Parcel 231/00001-000-973](#)) are notified, the Planning & Zoning Commission holds a public hearing, City Council holds a public hearing, and then City Council considers an ordinance.

The Future Land Use Map included as part of the 2022 Building Bondurant Comprehensive Plan guides the southwest portion of Area D for Agricultural/Open Space use. Introducing residential uses in this southwest area will require an amendment of the City's Future Land Use Map from the Agricultural/Open Space designation to the Medium Density Residential designation prior to approval of a PUD substantial modification request. The Medium Density Residential future land use designation notes a suggested density of 7-12 units. This townhome area is comprised of 11.83 acres - this amounts to 10.99 units per acre under the 2019 PUD Conceptual Plan (meets) and 13.86 units per acre under the draft 2023 layout (exceeds). This would be the first amendment of the City's 2022 Future Land Use Map.

Harvest Meadows Future Land Use Map. Circled Blue = Potential Future Land Use Map Amendment Area.



Other items of note:

- Other newer townhome developments (Arbor Ridge Villas, Edgeland, and Featherstone) all provide for some additional guest space parking areas.
- Streets within Area D will be private. City Engineering, Public Works, and the Fire Department are still reviewing this draft preliminary layout for their code comments.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Discussion by the Planning & Zoning Commission on the following options:

1. Guidance to the developer to leave the 2019-approved Harvest Meadows PUD Conceptual Plan as is.
2. Guidance to the developer that an application for a substantial modification to Area D of the 2019 Harvest Meadows PUD Conceptual Plan to allow for additional units not to exceed 12 units per acre (consistent with Medium Density Residential Future Land Use description maximum) may be considered for review by the Commission and Council.
4. Other density option(s) as discussed by the Commission.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

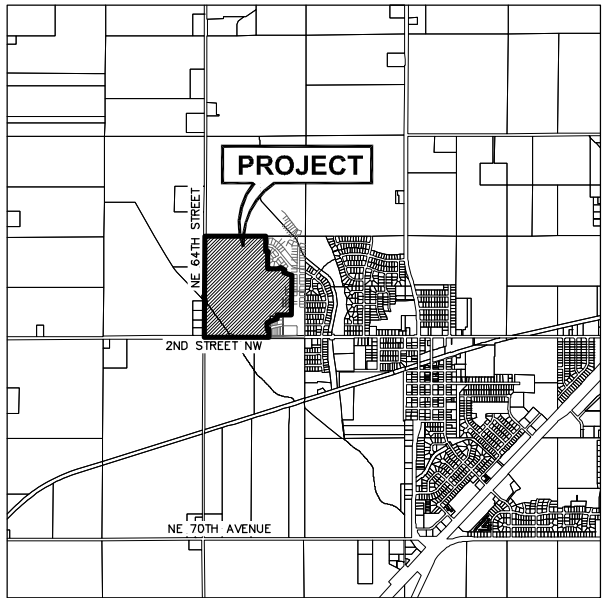
1. Harvest Meadows - Conceptual Plan - 2019-01-07 (002)
2. Harvest Meadows Townhomes Concept #4 2022-12-19

HARVEST MEADOWS

P.U.D. CONCEPTUAL PLAN

VICINITY MAP

NOT TO SCALE



BONDURANT, IOWA

OWNER

MALLARD CREEK NO 1 LLC
FARMERS NATIONAL COMPANY
POB 542016
OMAHA, NE 68154

APPLICANT

KIMBERLEY DEVELOPMENT CORPORATION
CONTACT: BILL KIMBERLEY
2785 N. ANKENY BOULEVARD
ANKENY, IA 50023

ZONING

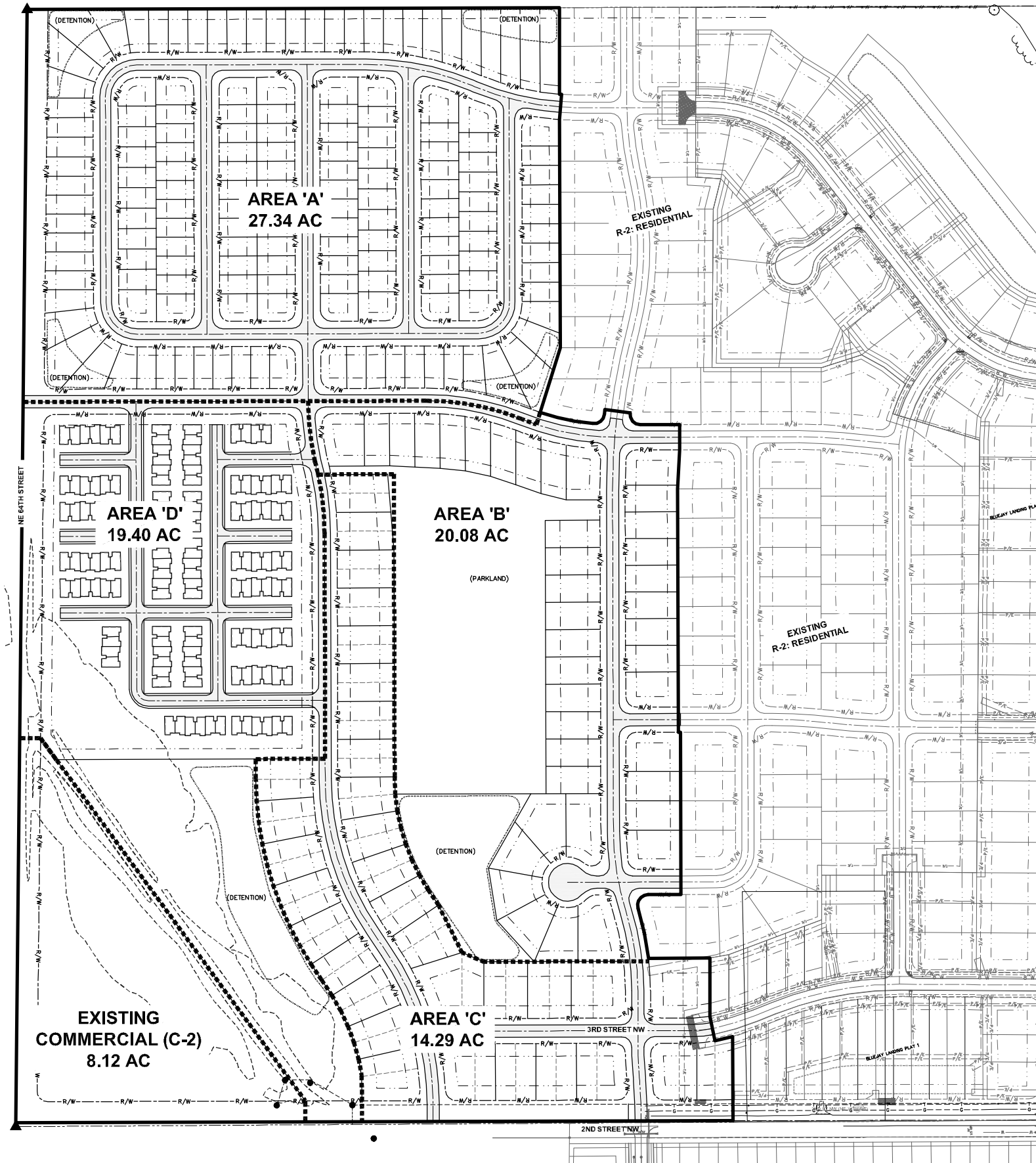
EXISTING: R-2 ONE- AND TWO-FAMILY
RESIDENTIAL DISTRICT
PROPOSED: R-5 PLANNED UNIT DEVELOPMENT
(PUD) DISTRICT

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400
CONTACT: ERIN OLLENDEKE

LEGAL DESCRIPTION

THE SOUTHWEST QUARTER (SW ¼) OF SECTION 25, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., SITUATED IN POLK COUNTY, IOWA, EXCEPT 1-2/4 ACRES IN THE NORTHEAST CORNER THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS: ALL THAT PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 25, LYING AND BEING EAST OF THE DRAINAGE DITCH CONSTRUCTED THROUGH AND ACROSS THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 25, UNDER THE ORDER OF THE BOARD OF SUPERVISORS OF POLK COUNTY, IOWA, OCTOBER 8, 1906, IN DRAINAGE DITCH NO. 2, DOUGLAS TOWNSHIP, POLK COUNTY, IOWA, AND EXCEPT COMMENCING AT A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4), SECTION 25, TOWNSHIP 80 NORTH, RANGE 23, WEST OF THE 5TH P.M., IOWA, 566.7 FEET, WEST OF THE SOUTH 1/4 CORNER OF SAID SECTION 25, N 0°19' EAST 546.6 FEET; THENCE N 89° 48' WEST 339.8 FEET; THENCE S 0° 58' EAST 547.9 FEET TO SAID SOUTH LINE; THENCE EAST 327.6 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING AND EXCEPT PARCELS 1 AND 3 AS CONVEYED BY WARRANTY DEED RECORDED IN THE OFFICE OF THE RECORDER IN AND FOR POLK COUNTY, IOWA IN BOOK 9677 PAGE 510 AND PARCELS 2 AND 4 AS CONVEYED IN WARRANTY DEED RECORDED IN THE OFFICE OF THE RECORDER IN AND FOR POLK COUNTY, IOWA IN BOOK 9677 PAGE 514.



AREA 'A' DEVELOPMENT SUMMARY

SETBACKS
FRONT YARD = 20 FT
REAR YARD = 25 FT
SIDE YARD = 5 FT EACH SIDE / 10 FT TOTAL
DISTANCE BETWEEN BUILDINGS = 10 FT

MIN. LOT WIDTH = 45 FT
MIN. LOT AREA = 4,050 SF

161 LOTS / 27.34 ACRES = 5.89 LOTS/ACRE

AREA 'B' DEVELOPMENT SUMMARY

SETBACKS
FRONT YARD = 25 FT
REAR YARD = 25 FT
SIDE YARD = 5 FT EACH SIDE / 10 FT TOTAL

MIN. LOT WIDTH = 60 FT
MIN. LOT AREA = 7,200 SF

40 LOTS / 20.08 ACRES = 1.99 LOTS/ACRE
* AREA INCLUDES PARKLAND AND DETENTION POND

* HOMES PLACED ON CORNER LOTS THAT ARE ROTATED NOT PERPENDICULAR TO THE R.O.W. MAY HAVE A REDUCED FRONT YARD SETBACK OF 5 FEET.

AREA 'C' DEVELOPMENT SUMMARY

SETBACKS
FRONT YARD = 30 FT
REAR YARD = 35 FT
SIDE YARD = 5 FT EACH SIDE / 10 FT TOTAL (< 2 STORIES)
= 7 FT EACH SIDE / 14 FT TOTAL (2 STORIES AND >)

MIN. LOT AREA = 10,000 SF (TWO FAMILY DWELLING)

66 LOTS / 14.29 ACRES = 4.62 UNITS/ACRE

AREA 'D' DEVELOPMENT SUMMARY

SETBACKS
FRONT YARD = 25 FT
REAR YARD = 25 FT
SIDE YARD = 11 FT
DISTANCE BETWEEN BUILDINGS = 15 FT

MIN. LOT AREA = 1,000 SF

130 TOWNHOME UNITS / 19.40 ACRES = 6.70 UNITS/ACRE

PARKLAND DEDICATION

478 LOTS X 3.0 PEOPLE/LOT = 1,434 PEOPLE
1,434 PEOPLE X 0.005 ACRES / PERSON = 7.17 ACRES
TOTAL PARKLAND REQUIRED = 7.17 ACRES
TOTAL PARKLAND PROVIDED = 6.53 ACRES

NOTES:

1. ALL UNITS WITHIN AREAS 'A' THROUGH 'E' WILL BE REQUIRED TO HAVE A MINIMUM 2-CAR GARAGE

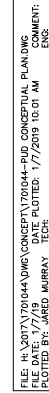
DATE	REVISIONS	DATE	REVISIONS
01/07/19	REVISED	11/28/18	REVISED
11/28/18	REVISED	11/05/18	REVISED
11/05/18	REVISED	10/22/18	REVISED
10/22/18	REVISED	10/12/18	REVISED
10/12/18	REVISED	05/23/18	PREPARED

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

HARVEST MEADOWS
PUD CONCEPTUAL PLAN

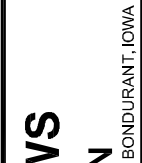
1701.044

Page 73 of 76



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

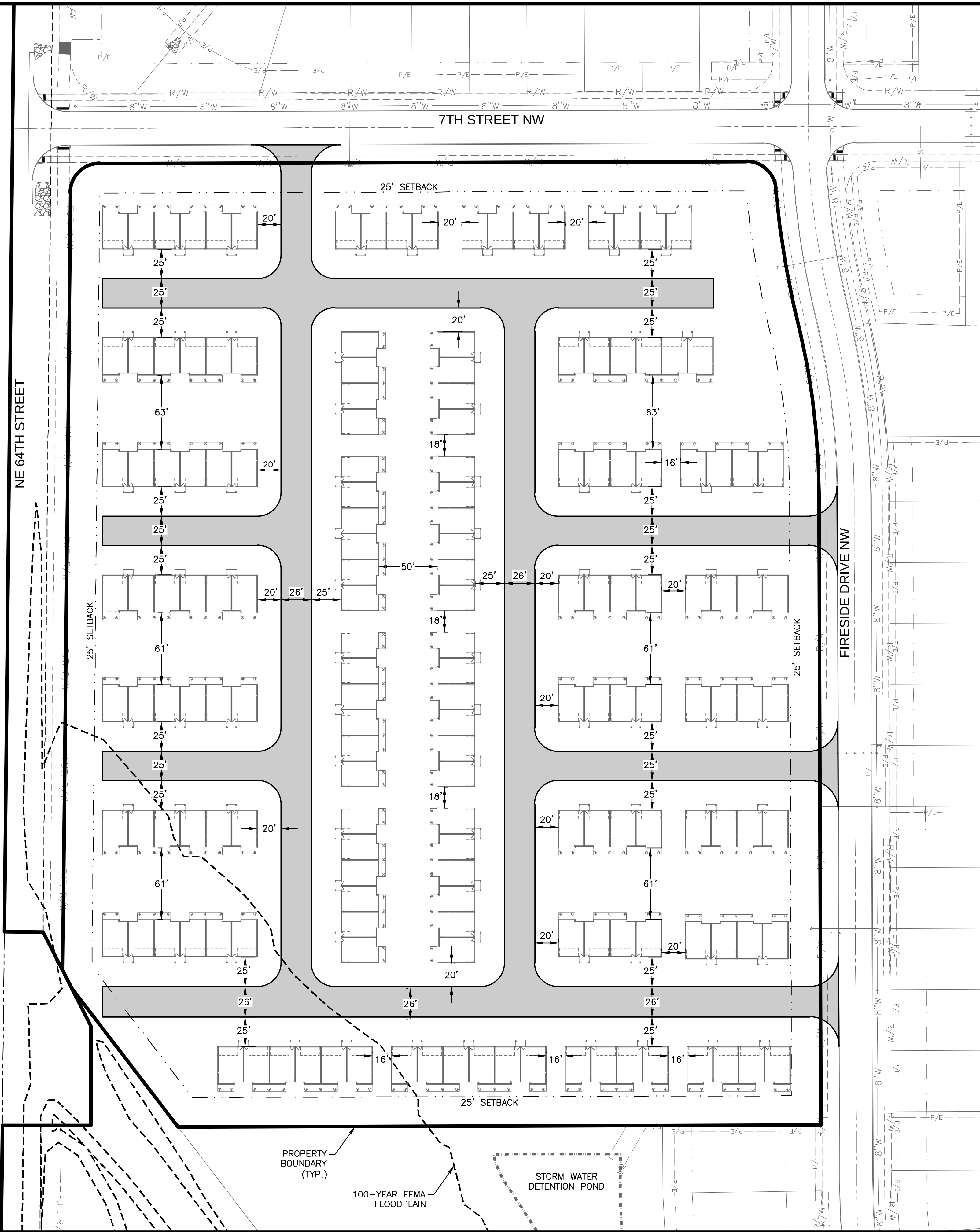
ENGINEER: EKO	EI: JWM
---------------	---------



HARVEST MEADOWS

PUD CONCEPTUAL PLAN

BOND



DEVELOPMENT SUMMARY

AREA: = 11.83 ACRES (515,313 SF)
MIN. LOT AREA: = 1,000 SF

SETBACKS:

FRONT: = 25 FEET
REAR: = 25 FEET
SIDE: = 5 FEET MINIMUM (11 FEET TOTAL)
MINIMUM DISTANCE BETWEEN BUILDINGS = 15 FEET

UNITS:

164 UNITS (13.86 UNITS PER ACRE)
MAXIMUM DENSITY = 20 UNITS PER ACRE

NOTE:
STORM WATER DETENTION FOR THIS SITE IS PROVIDED IN THE
EXISTING POND LOCATED SOUTH OF THIS PROPERTY.

