

*\*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/89989944987>*

**NOTICE OF A REGULAR MEETING  
BONDURANT BOARD OF ADJUSTMENT  
NOVEMBER 14, 2023**

**NOTICE IS HEREBY GIVEN** that a Regular Meeting of the City Council will be held at 5:00 PM on November 14, 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. March 14, 2023
5. **Action Items**
  - a. PUBLIC HEARING - Consideration of approval of conditional use for a gas station at 1130 2nd Street NW
  - b. RESOLUTION - Considering approval of a conditional use request for a gas station at 1130 2nd Street NW
  - c. Election of Officers
6. Adjournment

# City of Bondurant

Board of Adjustment  
200 2<sup>nd</sup> St NE, PO Box 37  
Bondurant, IA 50035



## Meeting Minutes

**DATE:** March 14, 2023

### 1. Call to Order 5:06 p.m.

Board Members and City Staff gave brief introductions.

**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:** Greg Hanson, Jon Klein, Diane VanWyk, Jolita Uthee

**Members Absent:** Jason Vore

**City Officials Present:** City Administrator, Marketa Oliver  
Planning and Community Development Director, Maggie Murray  
City Planner, Isaac Pezley

### 3. Perfecting and Approval of the Agenda

Motion by Member VanWyk, seconded by Member Klein to approve of the March 14, 2023, meeting agenda. Vote on Motion 4-0-0. Motion carried.

### 4. Approval of Minutes

Motion by Member Klein, seconded by Member VanWyk to approve of the November 8, 2022 meeting minutes. Vote on Motion 4-0-0. Motion carried.

### 5. Action Items

- a. **PUBLIC HEARING:** for consideration of a variance request to Section 178.13.5 of the Zoning Code to allow for an increase in maximum allowable building height for a structure in a Limited Industrial (M-1) District to 185 feet.

Public Hearing opened at 5:11 p.m. Pezley provided the Board with an explanation of the variance request and where the applicant is located. Pezley stated the City of Bondurant is the applicant. The variance request is for the construction of a new water tower. The City is growing and as a result are facing increased water demands. The City began looking for sites to locate a new water tower and this particular property was chosen based on its higher elevation. Lot 1 of Timmins Acres was specifically designed for the construction of the water tower, the property will be accessible from N 88<sup>th</sup> Street. Pezley stated since the City is the applicant they are not making a recommendation on the variance request.

Klein asked if the variance request was reviewed by the Planning and Zoning Commission, Oliver stated no variances are only reviewed by the Board of Adjustment. Oliver provided the Board clarification that this property is the high point of the surrounding area and was chosen based on its elevation.

Klein asked if building heights in M-1 Industrial zones are regulated by the State of Iowa. Oliver stated no cities regulate building heights for all zoning districts. Oliver stated the exception is for airport overlay districts which may impose building height restrictions, however, this is not relevant to this case.

VanWyk asked if the water tower would have lights on it, Oliver stated yes it will be lit. VanWyk asked if the water tower would be taller than 185' would the City be required to come back to the Board to amend their variance. Murray stated yes, the variance is for a maximum height of 185 feet, anything taller than 185 feet would require further Board approval.

Uthe asked if there is safety considerations with cell tower equipment. Staff stated yes and cell tower equipment is generally placed on tall structures such as water towers.

Hanson asked if the water tower would have lights similar to how Altoona lights their water tower. Oliver stated yes the water tower would be lit and explained the public art that will be on the water tower.

Klein asked if M-1 districts allow for the tallest buildings in the City. Pezley stated yes, M-1 and M-2 Industrial Districts both have the highest maximum building heights. Klein asked if 170 feet is a standard height for a water tower. Murray stated there are two typical sized water towers and the City is actually constructing the smaller sized water tower. The average height of this type of water tower is 170 feet.

Klein asked if this is a use variance, staff stated no this variance request is in regard to bulk regulation standards for M-1 Districts.

VanWyk asked if the City had received any development plans for adjacent properties. Oliver stated the surrounding properties have been rezoned to M-1 Industrial in anticipation of Industrial development. However, at this time the City has not received any development plans for this area. Murray stated the rezoning requests were a part of the properties' annexation agreements.

Klein stated he is struggling with question 3 as the City Council can amend their own zoning code. Murray stated that is correct but it would require a text amendment. Staff felt a water tower is an unique request and a variance request made more sense. Oliver discussed the annexation timeline as well as the bidding timeline for the water tower construction.

Klein stated question 4 requires a hardship, he does not believe this is a hardship because the City can amend their Zoning Code to allow this use. Murray stated the City is requesting a variance to the height restriction in order to provide water capacity to future City development. Murray stated the hardship could be that City is restricted when working within its confines. Hanson stated the current Zoning Code is outdated and sometimes the Board needs to look at variance requests on a case-by-case basis.

Public Hearing was closed at 5:35 p.m.

- b. RESOLUTION NO. BA-230314-01: Motion granting/denying a variance for the request described in Public Hearing Agenda Item #5.a.

Motion by Member VanWyke, seconded by Member Uthe, for recommended approval of Resolution No. BA-230314-01 *“For consideration of a variance request to Section 178.13.5. of the Zoning Code to allow for an increase in maximum allowable building height for a structure in a Limited Industrial (M-1) District to 185 feet”*

Roll Call – Ayes: Member Hanson. Member VanWyk. Member Uthe. Nays: Member Klein.  
Absent: Member Vore Vote on Motion 3-1-0. Motion carried.

## **8. Adjournment**

Motion by Member Klein, seconded by Member VanWyk to adjourn the March 14, 2023, meeting. Vote on Motion 4-0-0. Motion carried.

Meeting adjourned at 5:37 p.m.



**BUSINESS OF THE BOARD OF ADJUSTMENT  
BONDURANT, IOWA  
AGENDA STATEMENT**

Item No. 5.a.  
For Meeting of 11/14/2023  
**Public Hearing**

**TITLE:** PUBLIC HEARING - Consideration of approval of conditional use for a gas station at 1130 2nd Street NW

**CONTACT PERSON:**

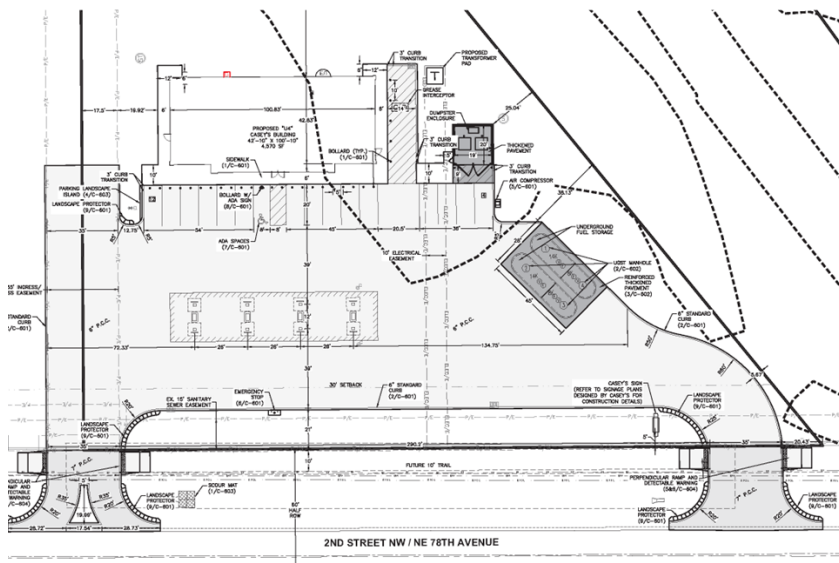
Isaac Pezley, City Planner

**BRIEF HISTORY & ANALYSIS:**

The City of Bondurant is in receipt of a conditional use permit request to allow for a gas station use at the future 1130 2<sup>nd</sup> Street NW, Lot 1 of the Harvest Meadows Commercial Plat 1 near the intersection of 2<sup>nd</sup> Street NW and Franklin Street. The site is currently undeveloped and zoned C-2 General Commercial. The area highlighted below shows the proposed location of the Casey's store.



The figure below shows the proposed plans for this location. The gas station structure will be face 2nd Street NW. The canopy with pumps will be situated between 2nd Street NW corridor and the gas station store. This staff report will describe the conditional use permit request only.



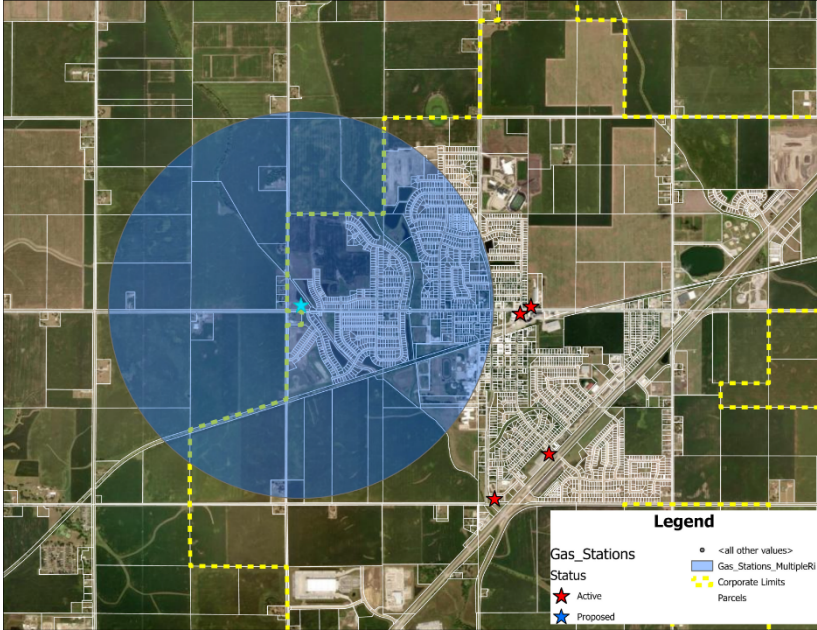
The site is currently zoned General Commercial (C-2). A small portion of the eastern side of the lot is located in the FEMA floodplain. All FEMA regulations must be met and approved prior to construction. Per Section 178.08.5.A.H of the Zoning Code, the City's C-2 District requires gas stations to obtain a conditional use permit prior to operating; as part of the permit review, the Board of Adjustment shall review market data showing proximity of gas stations within a one (1) mile radius of any new proposed site. As stated in the Zoning Code, the purpose of such market data is to protect from oversaturation of the market place and proactively plan for vacancies, underground tank removal, and site cleanup of future store closings.

The proposed Casey's site will have a 4,570 square foot building with 16 fuel stalls. There will be an underground gas tank located in the eastern portion of the lot. The lot will have two access points from 2nd Street NW. A full access point is located in the southeast corner of the lot and a right-in right-out entrance is located in the southwest corner of the lot. The Planning and Zoning Commission reviewed the Casey's site plan at their October 12, 2023 meeting and voted 6-0 to recommend approval of the site plan. The site plan was submitted to the City Council who voted 5-0 to approve the site plan at their October 16, 2023 meeting.

**Analysis:**

While a variance request requires strict review of the 5 Findings of Fact questions by the Board of Adjustment, a conditional use permit differs in that it does not; reasoning - a conditional use is a use built into the Zoning Code as being considered permitted but only if the specific conditional use permit review criteria are considered satisfied as part of the Board of Adjustment's review. The bolded language below is the review criteria listed in the Zoning Code for a gas station use in the C- 2 District.

**The Board of Adjustment shall review market data showing proximity of gas stations within a one (1) mile radius of any new proposed site.** There are no gas stations within one mile of the proposed Casey's site at 1130 2<sup>nd</sup> Street NW. The closest gas stations to the proposed site are: Casey's General Store at 302 2nd Street NE (1.2 miles from conditional use permit site); the BP/EZ Mart at 1111 Lincoln Street SE (1.9 miles from conditional use permit site); and the Cenex pumps on the Landus land at 102 Lincoln Street NE (1.1 miles from conditional use permit site).



**The purpose of such market data is to protect from oversaturation of the market place and proactively plan for vacancies, underground tank removal, and site cleanup of future store closings.** The proposed project will result in a new gas station in this area. Per comments at the October 12, 2023 Planning and Zoning Commission meeting, the proposed gas station will replace the current gas station at 302 2nd Street NE. Additional discussions have taken place by Casey's to keep the current store at 302 2nd Street NE and remove the gas pumps. As shown in the figure above, the proposed gas station will be separated by at least 1 mile from all other gas stations in the community.

Additional notes for consideration by the Board:

- Per Section 27 of the City Code, property owners within 200' of the conditional use permit property were notified. No public comment has been received to date.
- The City's Future Land Use Map guides for neighborhood commercial use in this area. The proposed use is consistent with this.
- This site is adjacent to 2<sup>nd</sup> Street NW. The only property immediately adjacent to this site is the undeveloped outlot in Harvest Meadows Commercial Plat 1.

- Due to the development of this site, Staff will begin a traffic study to determine the necessary street upgrades to 2<sup>nd</sup> Street NW needed in this area. The traffic study will look at the intersection of 2<sup>nd</sup> Street NW and Fireside Dr NW west to the intersection of 2<sup>nd</sup> Street NW and Franklin Street NW.

**FUNDING SOURCE:**

**STAFF RECOMMENDATION:**

**APPROVED FOR SUBMITTAL:**

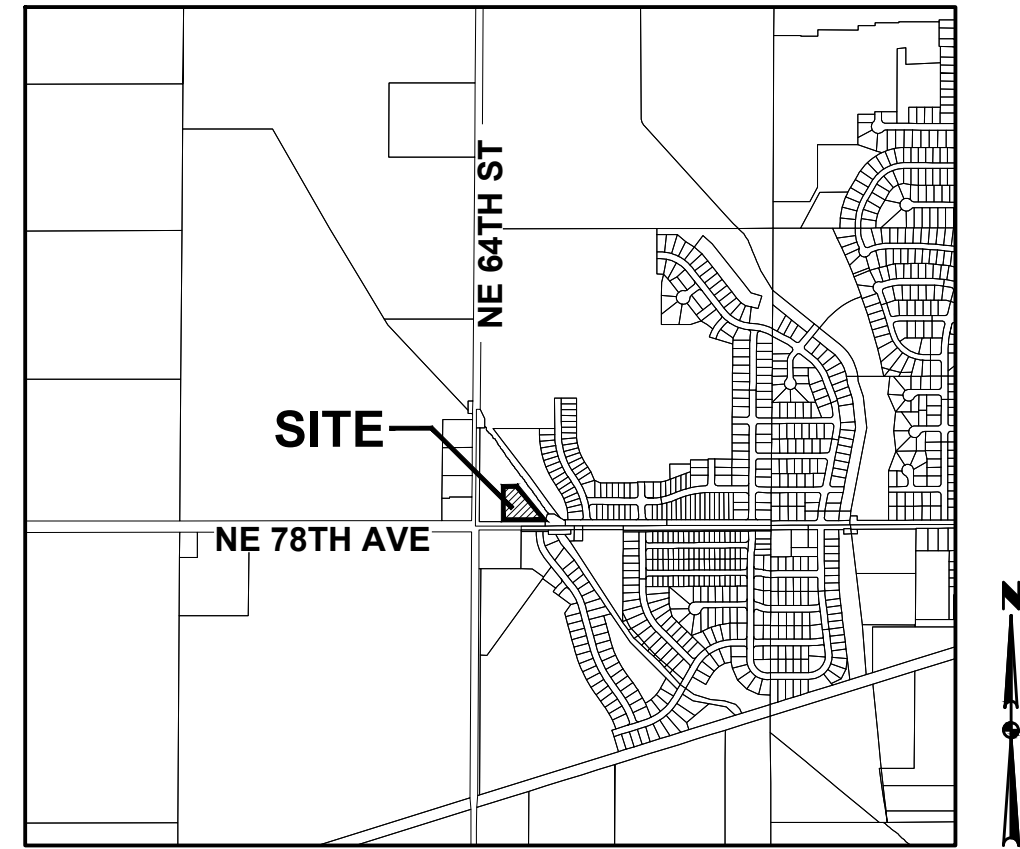
**ATTACHMENTS:**

1. Casey's - Store #4396 - Site Plan
2. Case #99 - Board of Adjustment Permit

# SITE PLAN FOR: CASEY'S - STORE #4396

## BONDURANT, IOWA

### VICINITY MAP NOT TO SCALE



BONDURANT, IOWA

### LEGAL DESCRIPTION

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

### ZONING

C-2: GENERAL COMMERCIAL DISTRICT

### PROJECT SITE ADDRESS

1130 2ND STREET NW

### EXISTING/ PROPOSED USE

EXISTING USE: OPEN SPACE

PROPOSED USE: CONVENIENCE STORE

### DEVELOPMENT SUMMARY

AREA: 1.68 ACRES (73,020 SF)

ZONING: GENERAL COMMERCIAL DISTRICT

### SETBACKS:

#### BUILDING

FRONT: 30 FEET  
REAR: 25 FEET  
SIDE: NONE EXCEPT WHERE SIDE YARD IS ADJACENT TO AN "R" DISTRICT, IN WHICH CASE A BUFFER YARD SHALL BE PROVIDED

#### CANOPY

FRONT: NONE  
REAR: NONE  
SIDE: NONE

#### MINIMUM LOT AREA:

NONE

#### MAXIMUM BUILDING HEIGHT:

80 FEET WITH AN ADDITIONAL 12 FEET (1 STORY) OF HEIGHTS PERMITTED FOR EVERY 10 FEET OF ADDITIONAL BUILDING SETBACK FOR AN OVERALL MAXIMUM OF NO MORE THAN AN AVERAGE OF 104 FEET BUILDING HEIGHT FROM FINISHED FLOOR

#### OPEN SPACE REQUIRED:

15%

### BUILDING HEIGHTS

#### APPROXIMATE BUILDING HEIGHTS:

CONVENIENCE STORE: 21'-4" (TOP OF PARAPET)  
GAS CANOPY: 22'-3"

### IMPERVIOUS SURFACE AREA

38,959 SF (ON-SITE)

### PARKING REQUIREMENTS

CONVENIENCE STORES: ONE SPACE PER 150 SQUARE FEET OF GROSS FLOOR AREA.

GROSS FLOOR AREA = 4,570 SF  
PARKING REQUIRED = 31 SPACES

PARKING PROVIDED = 32 SPACES  
(INCLUDES 16 SPACES AT FUEL DISPENSERS)

ADA PARKING SPACE REQUIRED: (1-25) = 1 SPACE

ADA PARKING PROVIDED = 1 SPACE

### INDEX OF SHEETS

NO.	DESCRIPTION
C-001	COVER SHEET
C-002	QUANTITIES & GENERAL NOTES
C-003	ALTA / NDPS LAND TITLE SURVEY
C-100	TOPOGRAPHIC SURVEY & DEMOLITION PLAN
C-101	DIMENSION PLAN
C-201	GRADING PLAN
C-301	UTILITY PLAN
C-401	EROSION & SEDIMENT CONTROL PLAN
C-601 - C-604	DETAILS
C-701	LANDSCAPE PLAN

### GENERAL LEGEND

#### PROPOSED

PROPERTY BOUNDARY	— — — — —
SECTION LINE	— — — — —
CENTER LINE	— — — — —
RIGHT OF WAY	— — — R/W — — —
BUILDING SETBACK	— · · · · ·
PERMANENT EASEMENT	— — — P/E — — —
TEMPORARY EASEMENT	— — — T/E — — —
TYPE SW-501 STORM INTAKE	
TYPE SW-502 STORM INTAKE	
TYPE SW-503 STORM INTAKE	
TYPE SW-505 STORM INTAKE	
TYPE SW-506 STORM INTAKE	
TYPE SW-512 STORM INTAKE	
TYPE SW-513 STORM INTAKE	
TYPE SW-401 STORM MANHOLE	
TYPE SW-402 STORM MANHOLE	
FLARED END SECTION	
TYPE SW-301 SANITARY MANHOLE	
STORM/SANITARY CLEANOUT	
WATER VALVE	
FIRE HYDRANT ASSEMBLY	
SIGN	
DETECTABLE WARNING PANEL	
WATER CURB STOP	
SANITARY SEWER	— S — S — S —
SANITARY SERVICE	— ST — ST —
STORM SEWER	— 8"W —
WATERMAIN WITH SIZE	— W — W —
WATER SERVICE	
SAWCUT (FULL DEPTH)	
SILT FENCE	
USE AS CONSTRUCTED	(UAC)
MINIMUM PROTECTION ELEVATION	MPE

#### EXISTING

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

### OWNER

KIMBERLEY DEVELOPMENT CORP  
2875 N ANKENY BLVD STE 22  
ANKENY, IA 50023-4705

### APPLICANT

CASEY'S MARKETING COMPANY  
ONE SE CONVENIENCE BLVD  
ANKENY, IOWA 50021  
CONTACT: ERIK NIKKEL  
PH: (515) 381-5722

### ENGINEER

CIVIL DESIGN ADVANTAGE  
4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
CONTACT: ERIN OLLENDIJK  
EMAIL: ERINO@CDA-ENG.COM  
PH: (515) 369-4400

### SURVEYOR

CIVIL DESIGN ADVANTAGE  
4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
CONTACT: CHARLIE MCGLOTHLEN  
EMAIL: CHARLIEM@CDA-ENG.COM  
PH: (515) 369-4400

### DATE OF SURVEY

JUNE 15, 2023

### BENCHMARKS

- BURY BOLT ON HYDRANT SW CORNER OF MALLARD POINTE DR NW AND 3RD STREET NW.
- BURY BOLT ON HYDRANT SW CORNER OF MALLARD POINTE DR NW AND TAIL FEATHERS CT.

### CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = SPRING 2024  
ANTICIPATED FINISH DATE = FALL 2024

### SUBMITTAL DATES

FIRST SUBMITTAL: 09/01/2023  
SECOND SUBMITTAL: 09/26/2023



### UTILITY WARNING

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



CIVIL DESIGN ADVANTAGE

4121 NW URBANDALE DRIVE, URBANDALE, IA 50322

PH: (515) 369-4400

PROJECT NO. 2306.385

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

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

THE 2023 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

ERIK NIKKEL, P.E.  
LICENSE NUMBER 16926  
LICENSE RENEWAL DATE IS DECEMBER 31, 2023  
PAGES OR SHEETS COVERED BY THIS SEAL:  
ALL SHEETS

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.

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

**ESTIMATED PROJECT QUANTITIES**

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY
1	6" CONCRETE PAVEMENT (ONSITE)	SQ. FT.	30,448
2	6" CONCRETE PAVEMENT (OFFSITE)	SQ. FT.	2,567
3	7" CONCRETE PAVEMENT (APPROACH)	SQ. FT.	3,508
4	8" THICKENED CONCRETE PAVEMENT (ONSITE OVER GAS TANKS AND DUMPSTER)	SQ. FT.	1,881
5	CONCRETE CURB (ONSITE)	LIN. FT.	641
6	CONCRETE CURB (APPROACH AND OFFSITE)	LIN. FT.	400
7	SIDEWALK RAMPS, 6" P.C.C. (NOT ADJACENT TO STORE)	SQ. FT.	603
8	DETECTABLE WARNING	SQ. FT.	80
9	STORM SEWER MAIN (TRENCHED, 6" DIA, PVC)	LIN. FT.	192
10	STORM SEWER MAIN (TRENCHED, 10" DIA, HDPE)	LIN. FT.	116
11	STORM SEWER MAIN (TRENCHED, 15" DIA, HDPE)	LIN. FT.	504
12	STORM SEWER MAIN (TRENCHED, 15" DIA, RCP)	LIN. FT.	167
13	SANITARY SEWER SERVICE (TRENCHED, 6" DIA, SDR 35 PVC)	LIN. FT.	81
14	SANITARY SEWER GRAVITY MAIN (TRENCHED, 6" DIA, PVC)	LIN. FT.	213
15	SANITARY STRUCTURE (MANHOLE, SW-301, 48 IN. DIA)	EACH	1
16	STORM SEWER SERVICE (DOWNSPOUT CONNECTIONS)	EACH	12
17	WATER SERVICE (TRENCHED, 2" DIA, TYPE 'K' COPPER)	LIN. FT.	179
18	WATER SERVICE (TRENCHED, 8" DIA, HDPE)	LIN. FT.	110
19	WATER STRUCTURE (FIRE HYDRANT ASSEMBLY)	EACH	1
20	STORM STRUCTURE (10" CMP APRON W/ APRON GUARD)	EACH	2
21	STORM STRUCTURE (15" CMP APRON W/ APRON GUARD)	EACH	1
22	STORM STRUCTURE (15" RCP APRON W/ FOOTING & APRON GUARD)	EACH	4
23	STORM STRUCTURE (INTAKE, SW-501)	EACH	3
24	STORM STRUCTURE (MANHOLE, SW-401, 48 IN. DIA)	EACH	1
25	STORM STRUCTURE (STORM SEWER CLEANOUT)	EACH	2
26	STORM STRUCTURE (15"x6" TEE)	EACH	2
27	EARTHWORK CUT & RESPREAD	CU. YD.	760
28	EARTHWORK IMPORT	CU. YD.	9,061
29	SOD AREA	SQ. FT.	11,473
30	SEED AREA	SQ. FT.	43,285
31	SCOUR STOP	SQ. FT.	208

**GENERAL NOTES**

- THE 2023 EDITION OF THE SUDAS STANDARD SPECIFICATIONS SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
- ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
- 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. 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.
- ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
- ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
- ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
- CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
- 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.
- REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY AND PRIOR TO ANY RAIN EVENT.
- ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
- DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
- 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.
- 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.
- 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.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
- 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.
- ALL SCOUR STOP SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR ACCORDING TO SCOUR STOP PRODUCT SPECIFICATIONS.
- ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
- SIGN PERMITS ARE REQUIRED FOR ANY PROPOSED MONUMENT OR WALL SIGNAGE.
- TRASH ENCLOSURE SHALL BE FULLY ENCLOSED WITH A 6' TALL OPAQUE FENCE OR MASONRY WALL.

**DEMOLITION NOTES**

- 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.
- PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY IN WRITING (48 HRS NOTICE) THE FOLLOWING:
  - CITY
  - APPROPRIATE UTILITY COMPANIES
  - OWNER
  - CIVIL DESIGN ADVANTAGE
  - ARCHITECT
- DO NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE NOTED. COORDINATE REMOVAL OR ABANDONMENT OF ALL UTILITIES WITH THE APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
- 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.
- 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.
- 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.
- 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.
- ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
- 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.
- 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**

- PRIOR TO ANY GRADING, A COPY OF THE COSESCO PERMIT SHALL BE PROVIDED TO THE CITY'S PUBLIC WORKS DEPARTMENT.
- 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.
- EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2023 EDITION OF THE SUDAS STANDARD SPECIFICATIONS.
- MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
- ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
- SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
- SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
- 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.
- THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
- REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
- 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.
- 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.
- NO TANK BALLAST REQUIREMENTS FOR THIS SITE.

**TRAFFIC CONTROL NOTES**

- 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.
- ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- 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.
- THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
- SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES.
- 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.
- 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.
- THE CONTRACTOR IS TO PROVIDE ELECTRONIC MESSAGE BOARD ONE WEEK PRIOR TO ANY PLANNED LANE CLOSURES.

**UTILITY NOTES**

- REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
- FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
- PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
- BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE 2023 EDITION OF THE SUDAS STANDARD SPECIFICATIONS.
- MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMANS.
- ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
- ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES. INSTALL CHIMNEY SEALS ON ANY ADJUSTED MANHOLES. ALL PROPOSED SANITARY MANHOLES ARE TO UTILIZE A TYPE 'B' CASTING.
- ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2023 EDITION OF THE SUDAS STANDARD SPECIFICATIONS.
- 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
- MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES, UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
- ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE 2023 EDITION OF THE SUDAS STANDARD SPECIFICATIONS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
- PRIVATE UTILITIES TO BE INSTALLED PER THE 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.
- OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
- CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SEDIMENT CONTROLS AT ALL PERMANENT STORM SEWER INLETS. DROP DOWN INLET PROTECTION IS REQUIRED FOR PUBLIC STREETS.
- CONTRACTOR SHALL TEST AND INSPECT ALL PROPOSED STORM SEWER, WATERMAIN AND SANITARY SEWER. THE CITY OF BON DURANT ENGINEERING DEPARTMENT IS REQUIRED TO WITNESS TESTING. ALL TESTING SHALL BE COMPLETED MEETING CITY OF BON DURANT STANDARDS.
- ALL UTILITY TIE-INS TO EXISTING PUBLIC UTILITIES SHOULD BE COORDINATED WITH THE CITY OF BON DURANT ENGINEERING DEPARTMENT.
- ALL PRIVATE AND PUBLIC SANITARY SEWER AND STORM SEWER PIPES SHALL BE CLEANED OUT AND TELEVISED PRIOR TO PAVING. ALL SANITARY MANHOLES SHALL BE VACUUMED TESTED. A HARD COPY OF THE REPORT AND VIDEO SHALL BE PROVIDED TO THE CITY OF BON DURANT ENGINEERING DEPARTMENT.
- ALL CONNECTIONS TO EXISTING SANITARY SEWER MANHOLES SHALL BE CORE DRILLED AND A LINK SEAL SHALL BE USED FOR THE CONNECTION.
- IT IS THE OWNER'S RESPONSIBILITY TO COORDINATE IRRIGATION AND METER PITS WITH THE CITY OF BON DURANT PUBLIC WORKS DEPARTMENT.
- ANY GAS MAIN RELOCATIONS WILL BE AT THE DEVELOPER'S EXPENSE.
- 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.

**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:**

DEVELOPER/APPLICANT:

CASEY'S SERVICES COMPANY  
3305 SE DELAWARE AVENUE  
ANKENY, IA 50021  
ATTN: SARAH PHILLIPPI  
PH: (515) 381-5722

WATER:

CITY OF BON DURANT, IOWA  
200 2ND STREET NE BOX 37  
BONDURANT, IA 50035  
CONTACT: PAT COLLISON  
PH: (515) 971-6856

GAS:

MID AMERICAN ENERGY  
4124 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
CONTACT: MATT NOVY  
PH: (515) 252-6730

ENGINEER:

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

SANITARY SEWER:

CITY OF BON DURANT, IOWA  
200 2ND STREET NE BOX 37  
BONDURANT, IA 50035  
CONTACT: PAT COLLISON  
PH: (515) 971-6856

BUILDING DEPARTMENT:

CITY OF BON DURANT, IOWA  
200 2ND STREET NE BOX 37  
BONDURANT, IA 50035  
CONTACT: ISAAC PEZLEY  
PH: (515) 967-2418

LANDSCAPE ARCHITECT:

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

ELECTRIC:

MID AMERICAN ENERGY  
4124 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
CONTACT: MATT NOVY  
PH: (515) 252-6730

HEALTH DEPARTMENT:

POLK COUNTY HEALTH DEPT.  
1907 CARPENTER AVENUE  
DES MOINES, IA 50314  
CONTACT: N/A  
PH: (515) 286-3798

GEOTECHNICAL ENGINEER:

STORM SEWER:

CITY OF BON DURANT, IOWA  
200 2ND STREET NE BOX 37  
BONDURANT, IA 50035  
CONTACT: JOHN BERGESON  
PH: (515) 985-5216

ARCHITECT:

FELDS DESIGN SERVICES  
2323 DIXON STREET  
DES MOINES, IA 50316  
CONTACT: DANIEL WILLRICH  
PH: (515) 265-8196

SURVEYOR:

CIVIL DESIGN ADVANTAGE, LLC  
4121 NW URBANDALE DRIVE  
URBANDALE, IOWA 50322  
CONTACT: CHARLIE MCGLOTHLEN  
PH: (515) 369-4400

TELEPHONE/COMMUNICATION:

CENTURY LINK  
3839 MERLE HAY ROAD SUITE 112  
DES MOINES, IA 50310  
CONTACT: SADIE HULL  
PH: (918) 547-0147

# ALTA/NSPS LAND TITLE SURVEY

## ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE  
4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322

## OWNER / REQUESTED BY

KIMBERLEY DEVELOPMENT CORP  
2875 N ANKENY BLVD STE 22  
ANKENY, IA 50023-4705

## DATE OF SURVEY

JUNE 15, 2023

## SITE ADDRESS

N/A

## PROPERTY DESCRIPTION

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 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, 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.

## AREA OF PROPERTY

9.40 ACRES (409,341 S.F.)

## ZONING

C-2 GENERAL COMMERCIAL

## BULK REGULATIONS

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

## WETLANDS:

NO WETLANDS WERE DELINEATED AT THE TIME OF SURVEY.

## FLOOD ZONE CLASSIFICATION

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.

## UTILITY WARNING

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.

## NOTES

- 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.

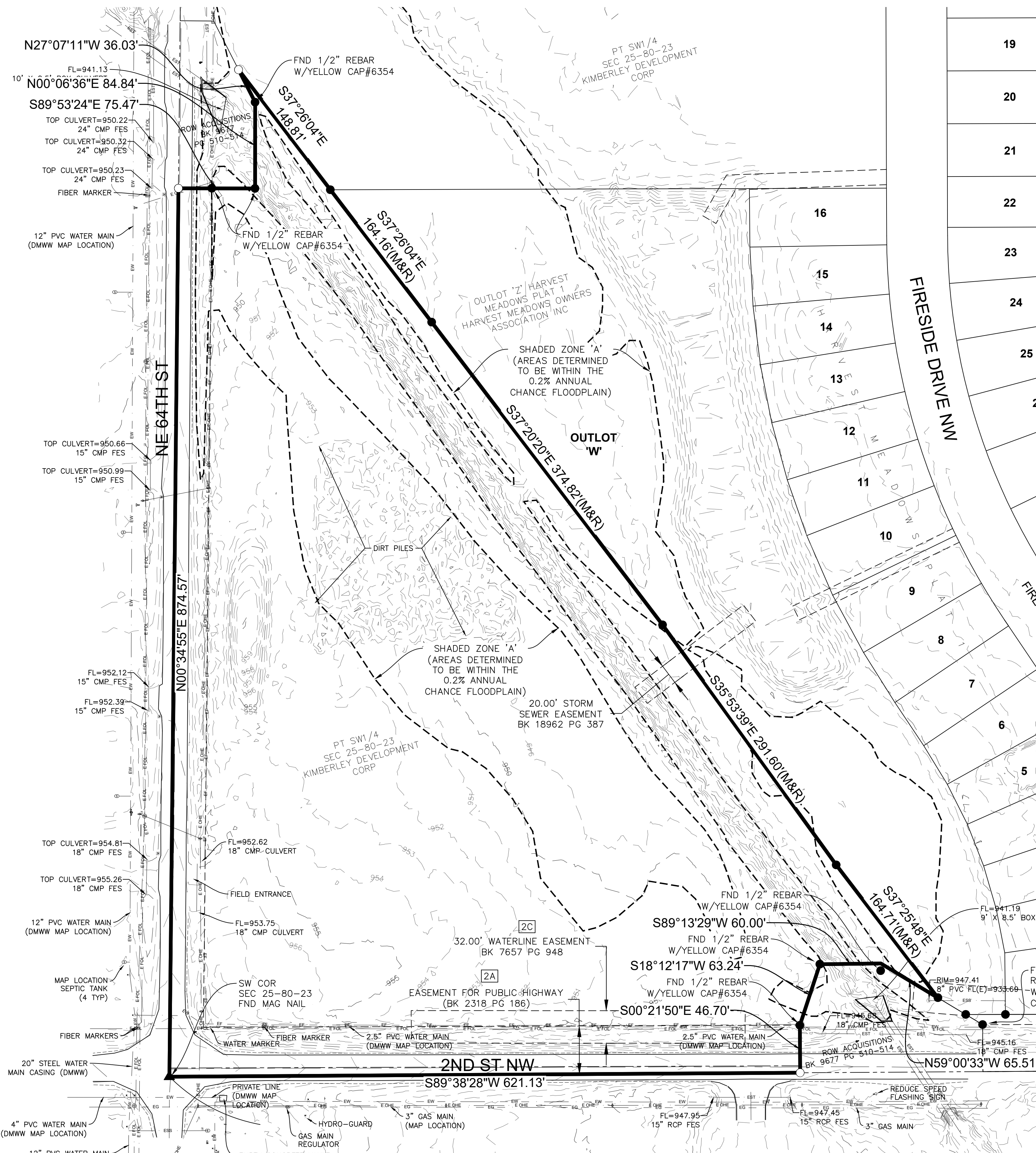
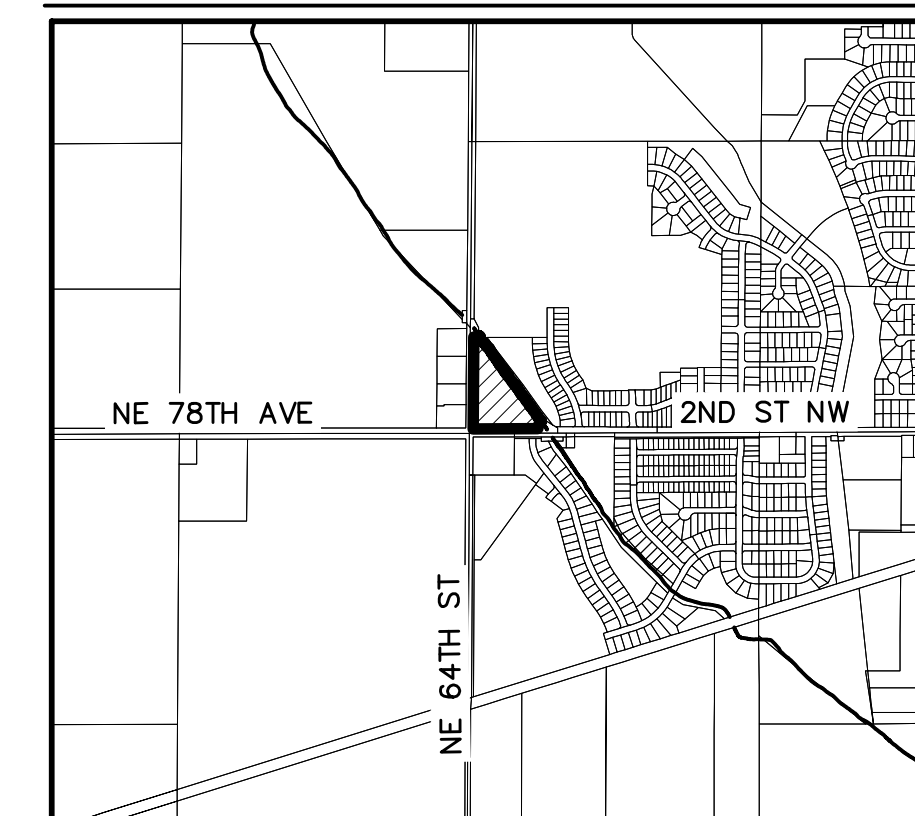
## SCHEDULE B - SECTION II

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.

### 2. EASEMENTS:

- EASEMENT FOR ROAD PURPOSES AND FOR USE AS A PUBLIC HIGHWAY FILED JANUARY 25, 1950 IN BOOK 2318 AT PAGE 186; - EASEMENT LOCATED ON SUBJECT PROPERTY AS SHOWN ON SURVEY.
- RIGHT-OF-WAY AGREEMENT IN FAVOR OF IOWA POWER AND LIGHT COMPANY FILED JANUARY 5, 1955 IN BOOK 2745 AT PAGE 245; - EASEMENT NOT LOCATED ON SUBJECT PROPERTY.
- WATERLINE EASEMENT AGREEMENT IN FAVOR OF SOUTHEAST POLK RURAL WATER DISTRICT FILED JUNE 17, 1997 IN BOOK 7657 AT PAGE 648. - EASEMENT LOCATED ON SUBJECT PROPERTY AS SHOWN ON SURVEY.

## VICINITY MAP



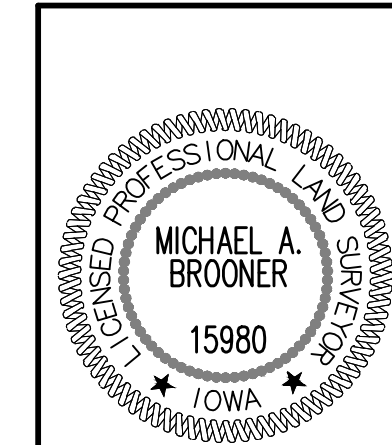
## LEGEND

FOUND	SET	DESCRIPTION
●	○	GAS APPARATUS
▲	△	AIR CONDITIONER
■	□	TELEPHONE PEDESTAL
M	R	WATER VALVE
R	D	FIRE HYDRANT
D	MPE	ELECTRIC TRANSFORMER
P.U.E.		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

## CERTIFICATION:

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

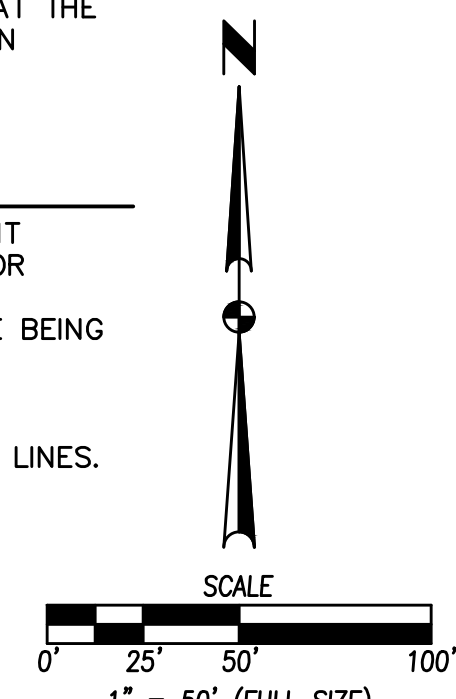
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7(A), 7(B1), 7(C), 8, 9, 10, 11, 13, 14, 16, 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



DATE: 09/26/2023

REVISIONS:

SECOND SUBMITTAL: 09/01/2023

FIRST SUBMITTAL:

ENGINEER: GH

ENGINEER: EKO

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

CIVIL DESIGN ADVANTAGE

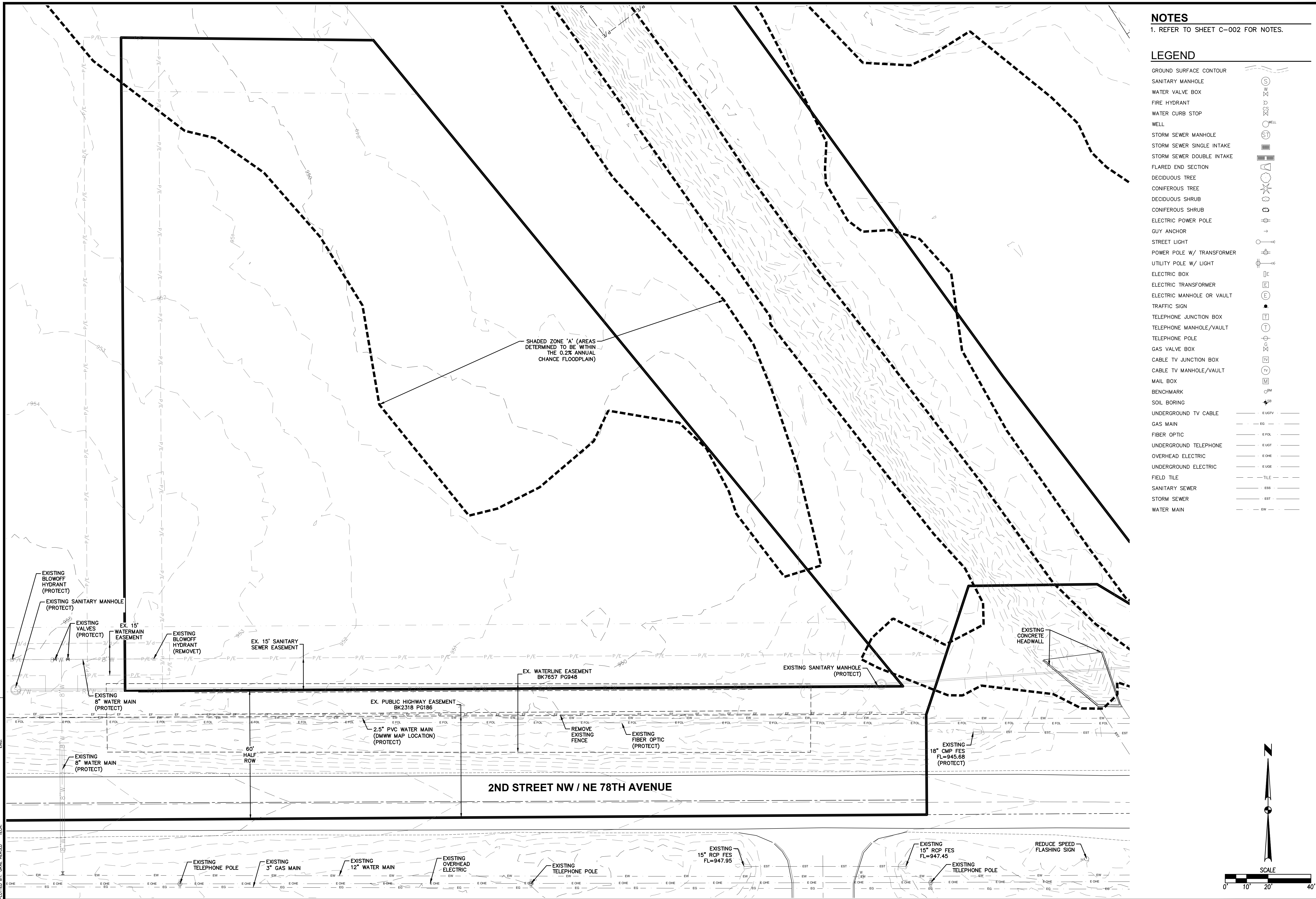
**CASEY'S - STORE #4396**

ALTA/NSPS LAND TITLE SURVEY

BONDURANT, IOWA

SHEET NUMBER:  
**C-003**  
2306.385

COMMENT: DWG  
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 PLOTTED BY: GAZ HEROD  
 PLOT DATE: 9/26/2023 11:26 AM



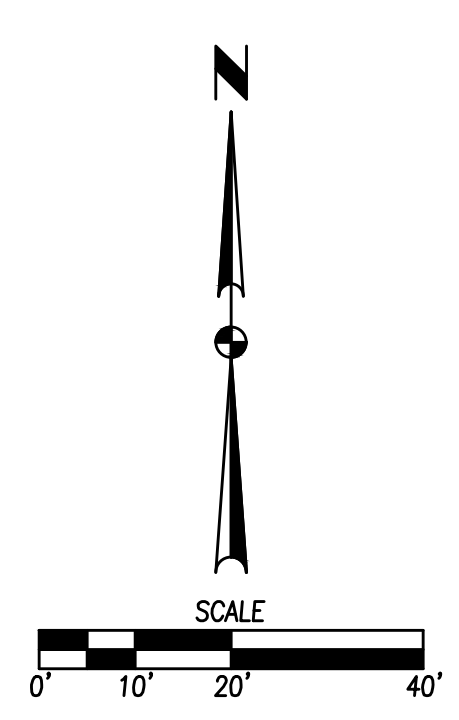
**NOTES**  
1. REFER TO SHEET C-002 FOR NOTES.

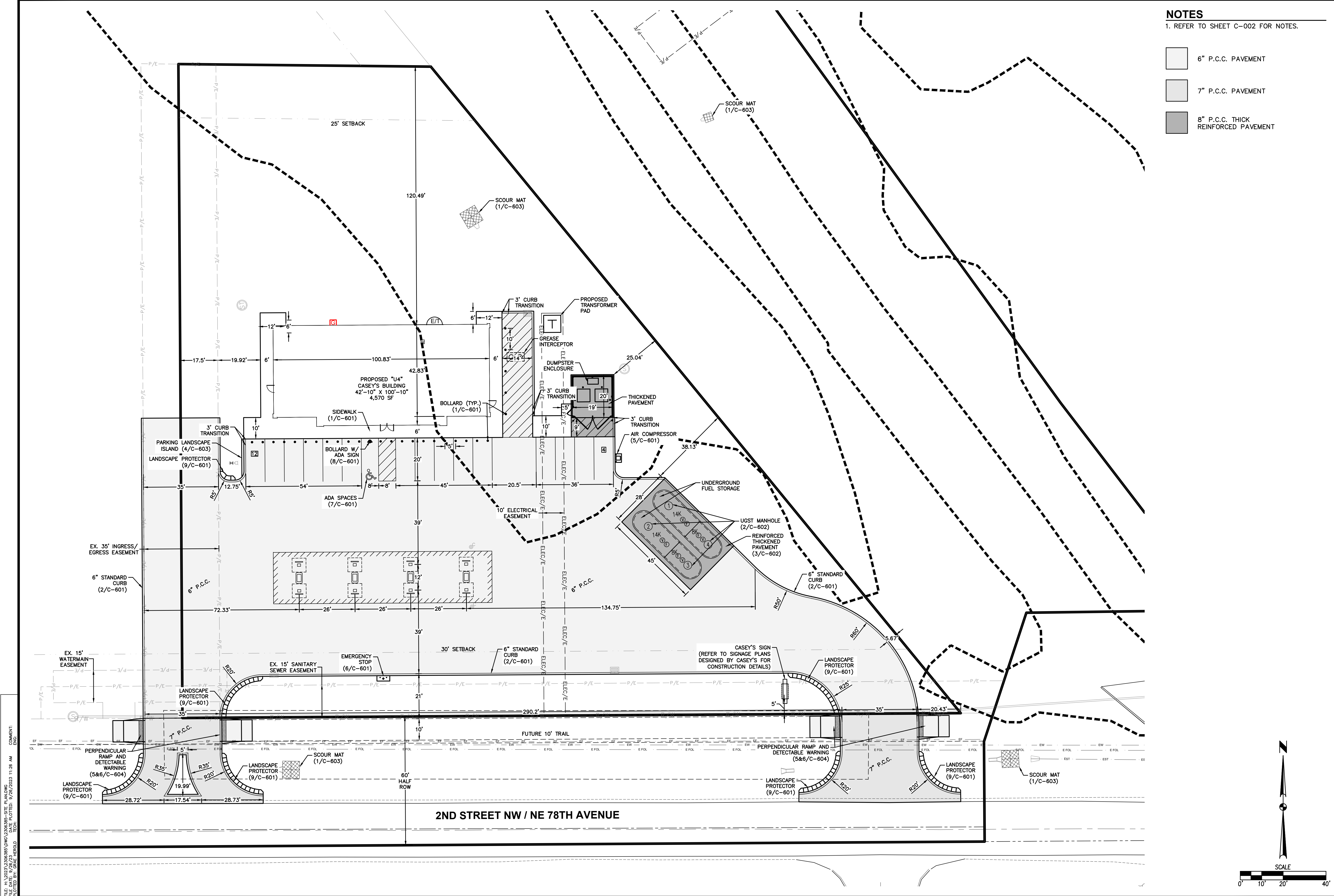
**LEGEND**

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

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 PLOTTER: HP  
 PLOT SCALE: 1"=40'

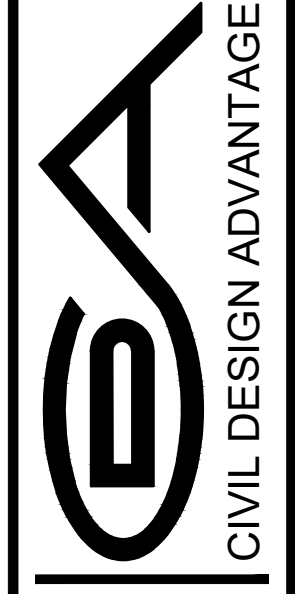




- NOTES**
- REFER TO SHEET C-002 FOR NOTES.
- 6" P.C.C. PAVEMENT
  - 7" P.C.C. PAVEMENT
  - 8" P.C.C. THICK REINFORCED PAVEMENT

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

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



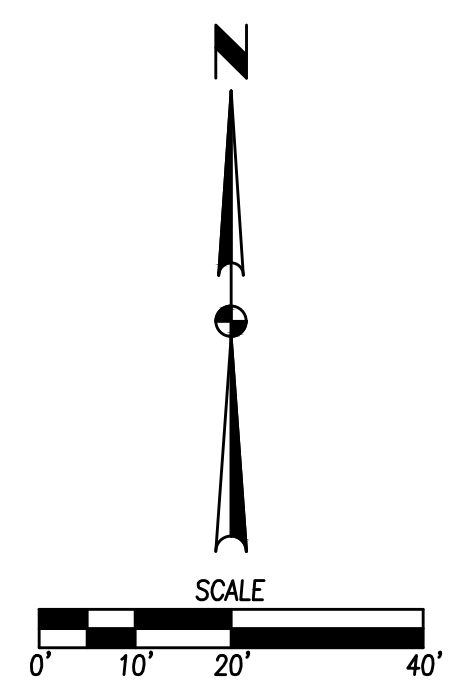
BONDURANT, IOWA  
 ENGINEER: EKO  
 ENGINEER: GH

# CASEY'S - STORE #4396

## DIMENSION PLAN

SHEET NUMBER:  
**C-101**  
 2306.385

COMMENT:  
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 PLOTTED DATE: 9/26/2023 11:26 AM  
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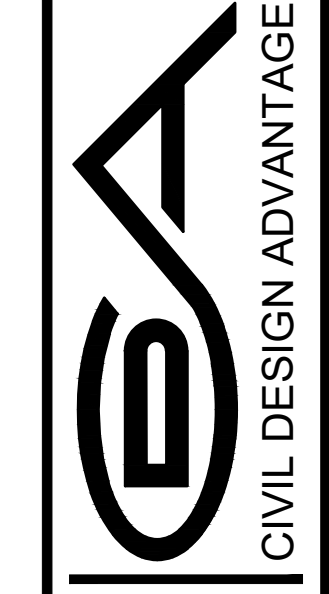




**NOTES**  
 1. REFER TO SHEET C-002 FOR NOTES.

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

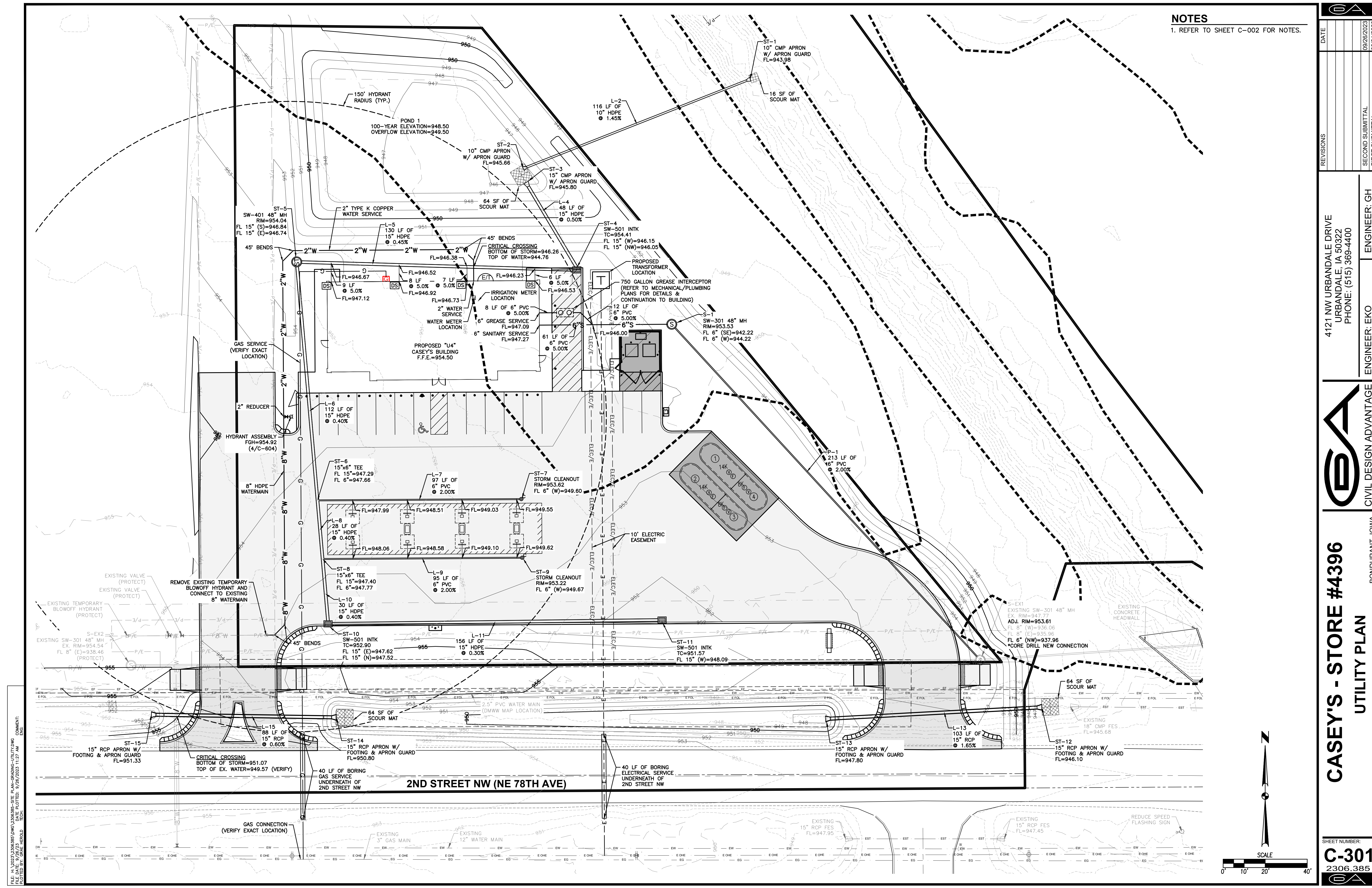
4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PHONE: (515) 369-4400



BONDURANT, IOWA  
 ENGINEER: EKO  
 ENGINEER: GH

**CASEY'S - STORE #4396**  
 UTILITY PLAN

SHEET NUMBER:  
**C-301**  
 2306.385



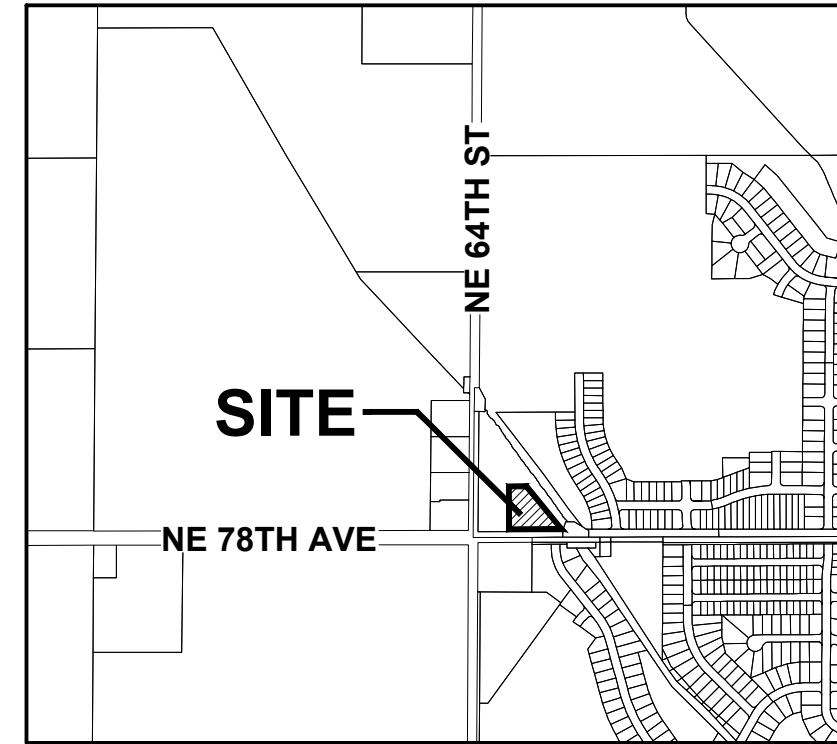
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 COMMENT: CIVIL  
 PLOTTED BY: GH  
 PLOTTED DATE: 9/26/2023 11:27 AM  
 TECH:

# 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

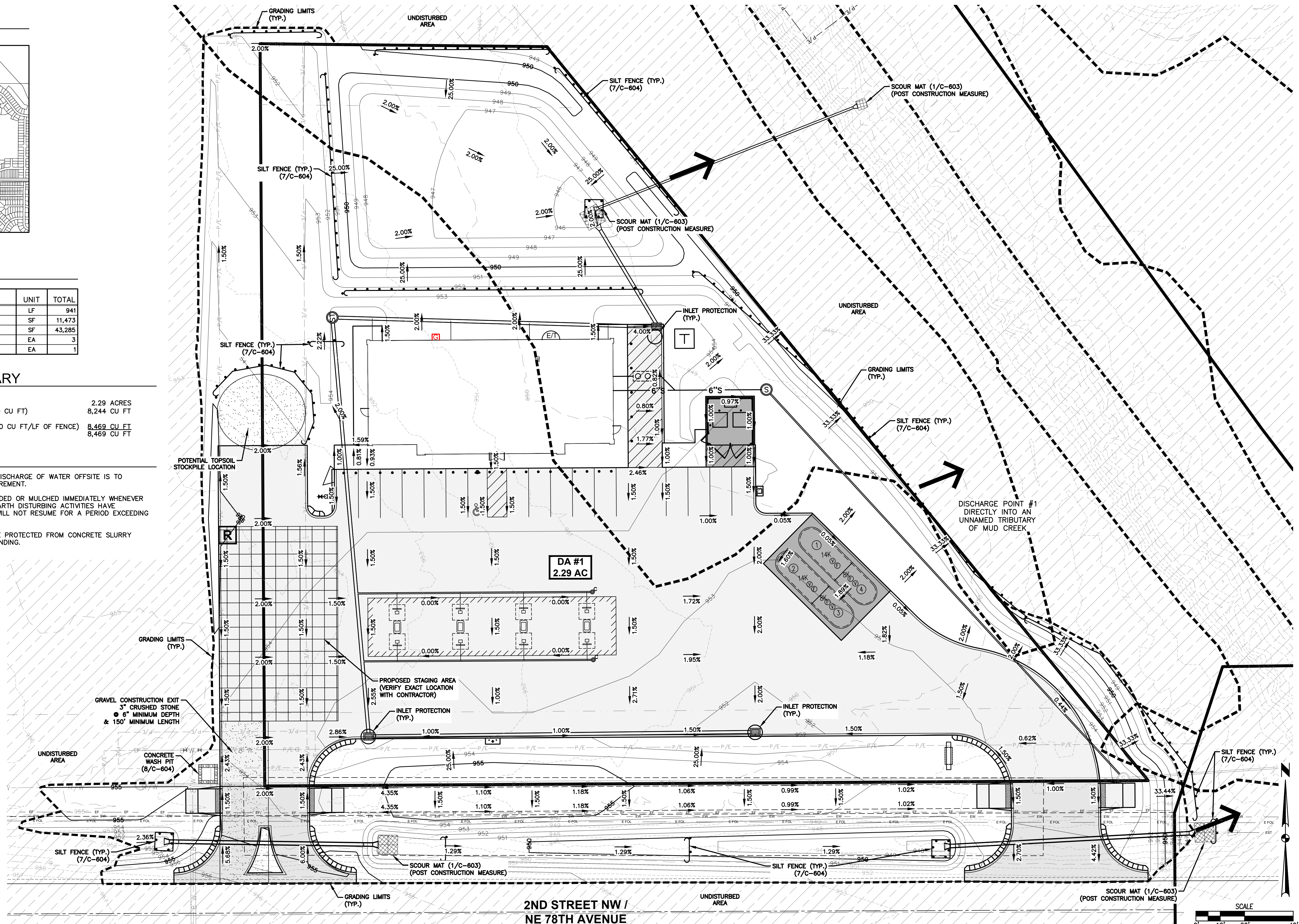
DISCHARGE POINT #1 DIRECTLY INTO MUD CREEK	2.29 ACRES
TOTAL AREA DISTURBED TO DISCHARGE POINT	8,244 CU FT
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	
VOLUME PROVIDED IN SILT FENCE (941 LF @ 9.0 CU FT/LF OF FENCE)	8,469 CU FT
TOTAL VOLUME PROVIDED	8,469 CU FT

### 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	▨



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 DATE: 9/26/2023 11:27 AM  
 COMMENT:

DATE	REVISIONS
09/26/2023	
09/01/2023	

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

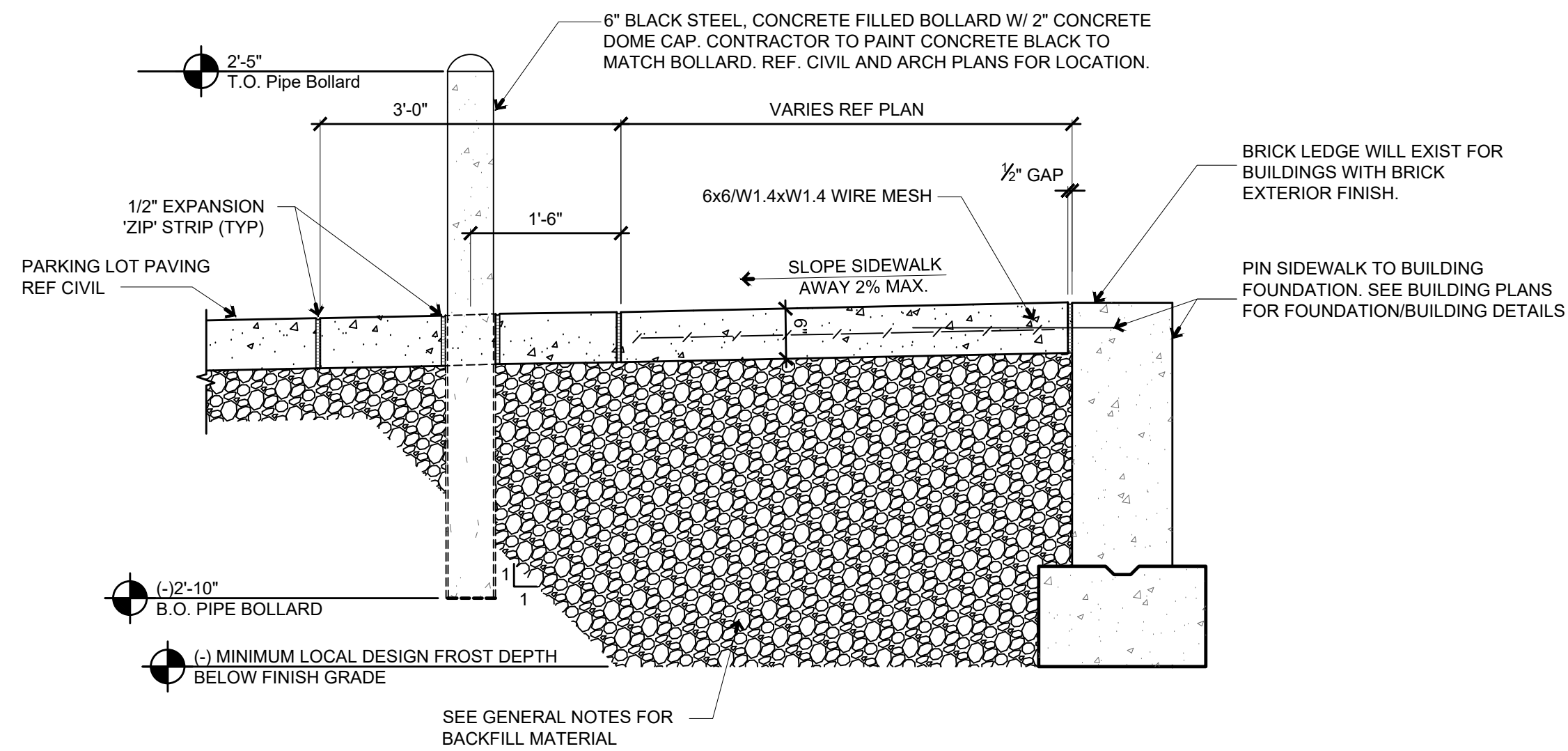


ENGINEER: EKO  
 BONDURANT, IOWA

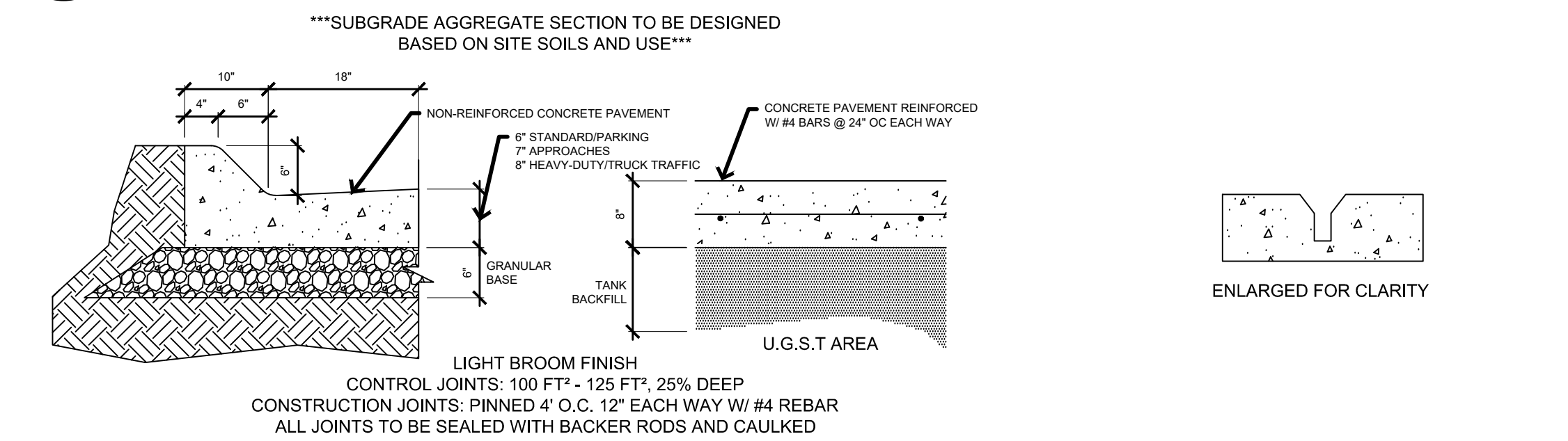
# CASEY'S - STORE #4396

## EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:  
**C-401**  
 2306.385



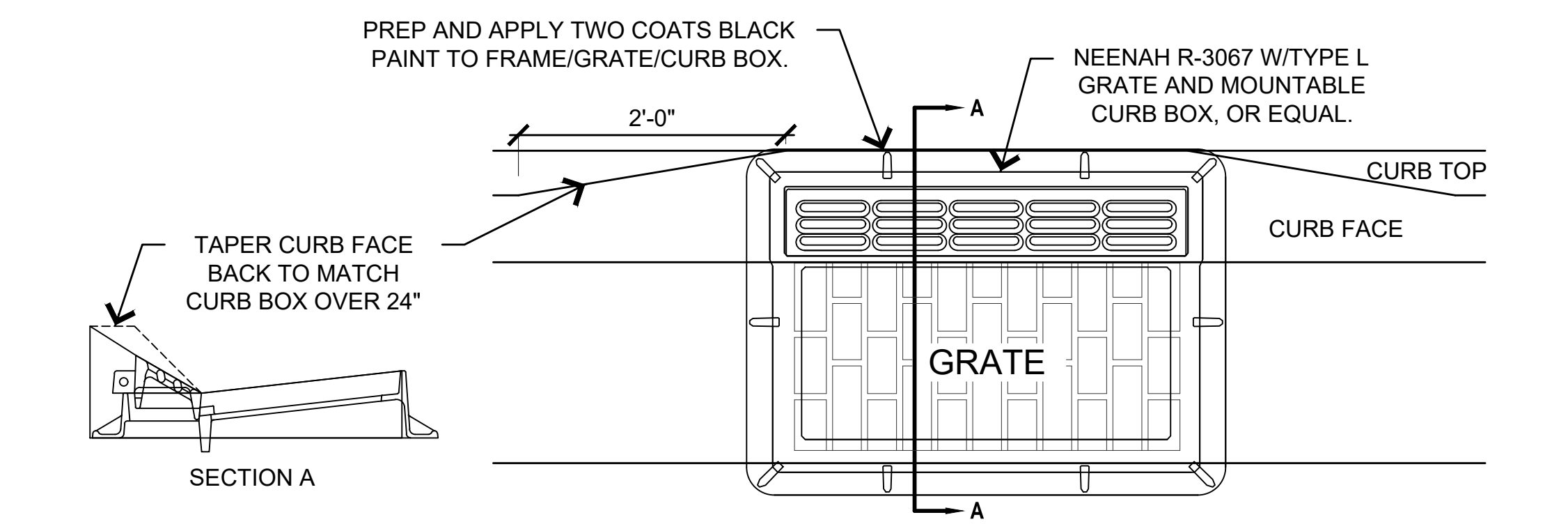
**1** TYPICAL BUILDING SIDEWALK AND BOLLARD  
3/4" = 1'-0"



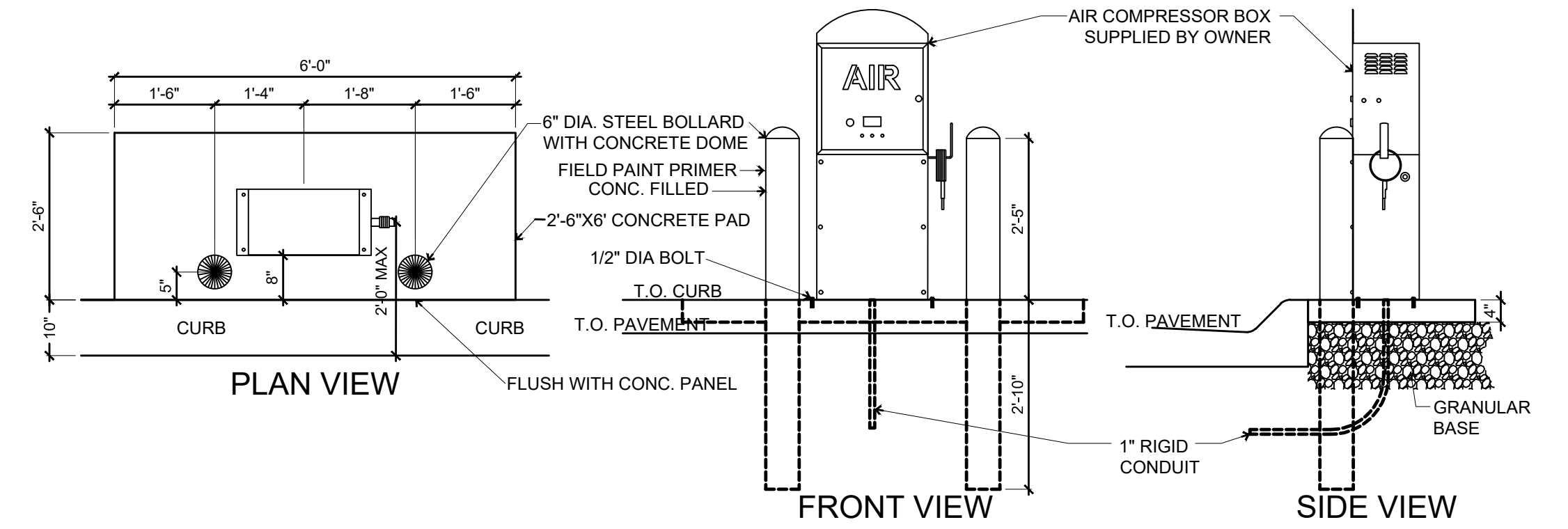
**2** CONCRETE PAVING AND CURB  
Not to Scale



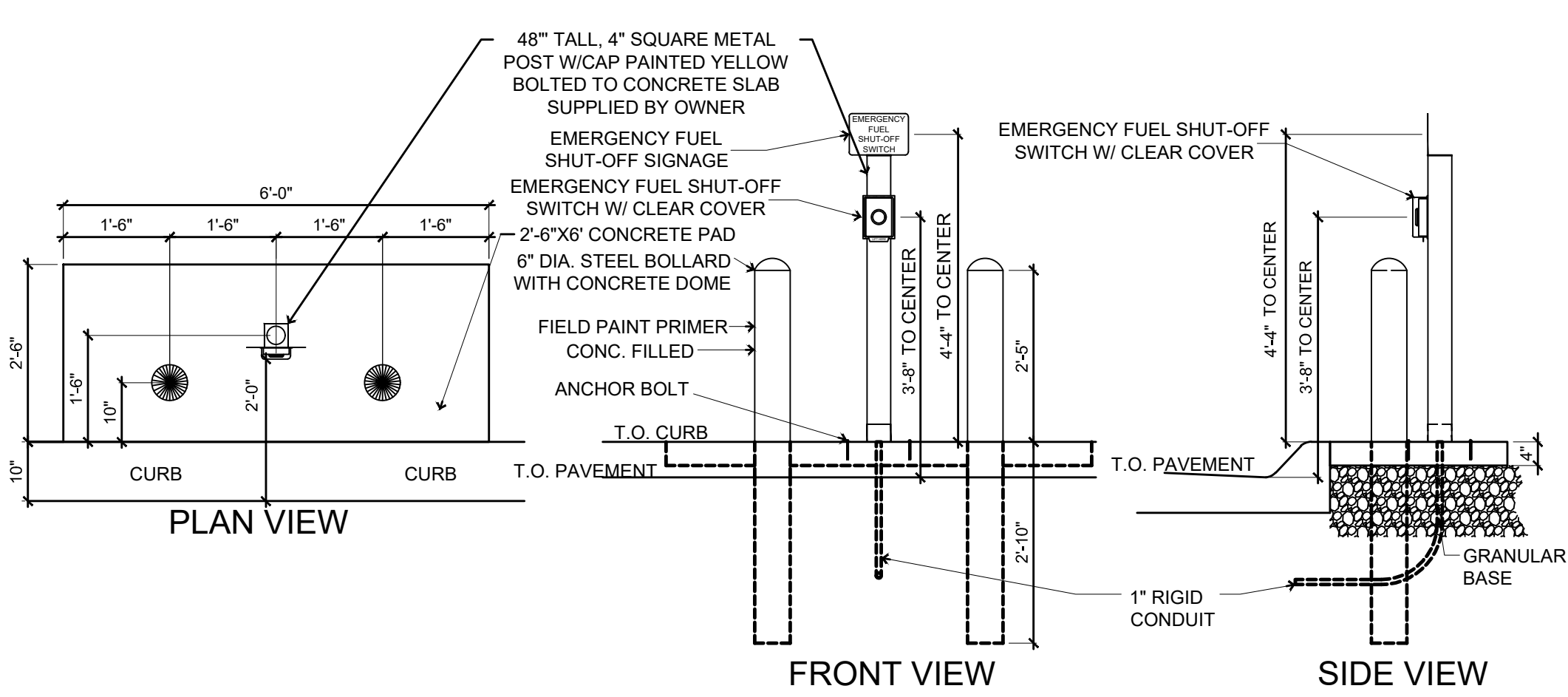
**3** PAVING SAW-CUT  
Not to Scale



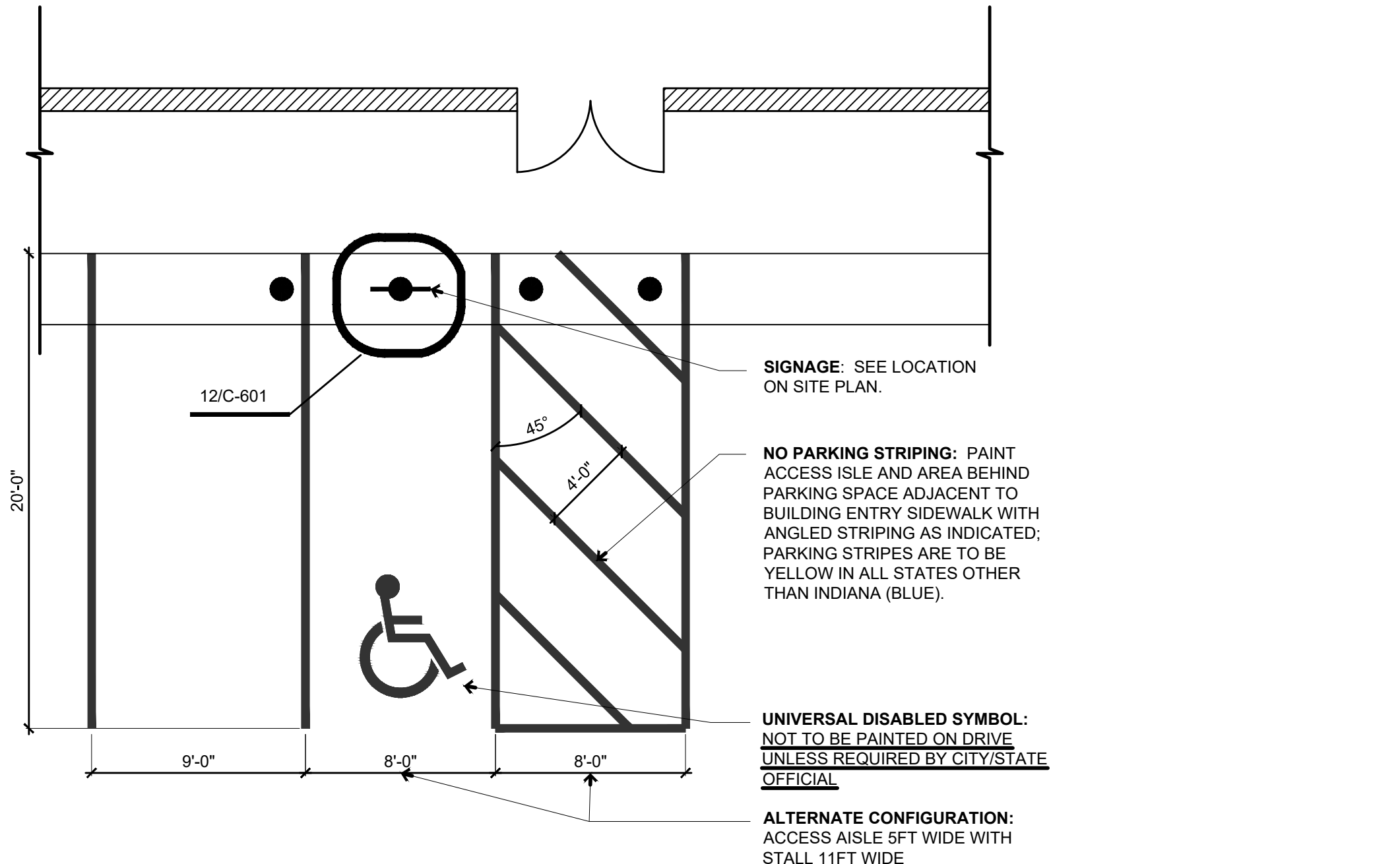
**4** CURB INLET  
Not to Scale



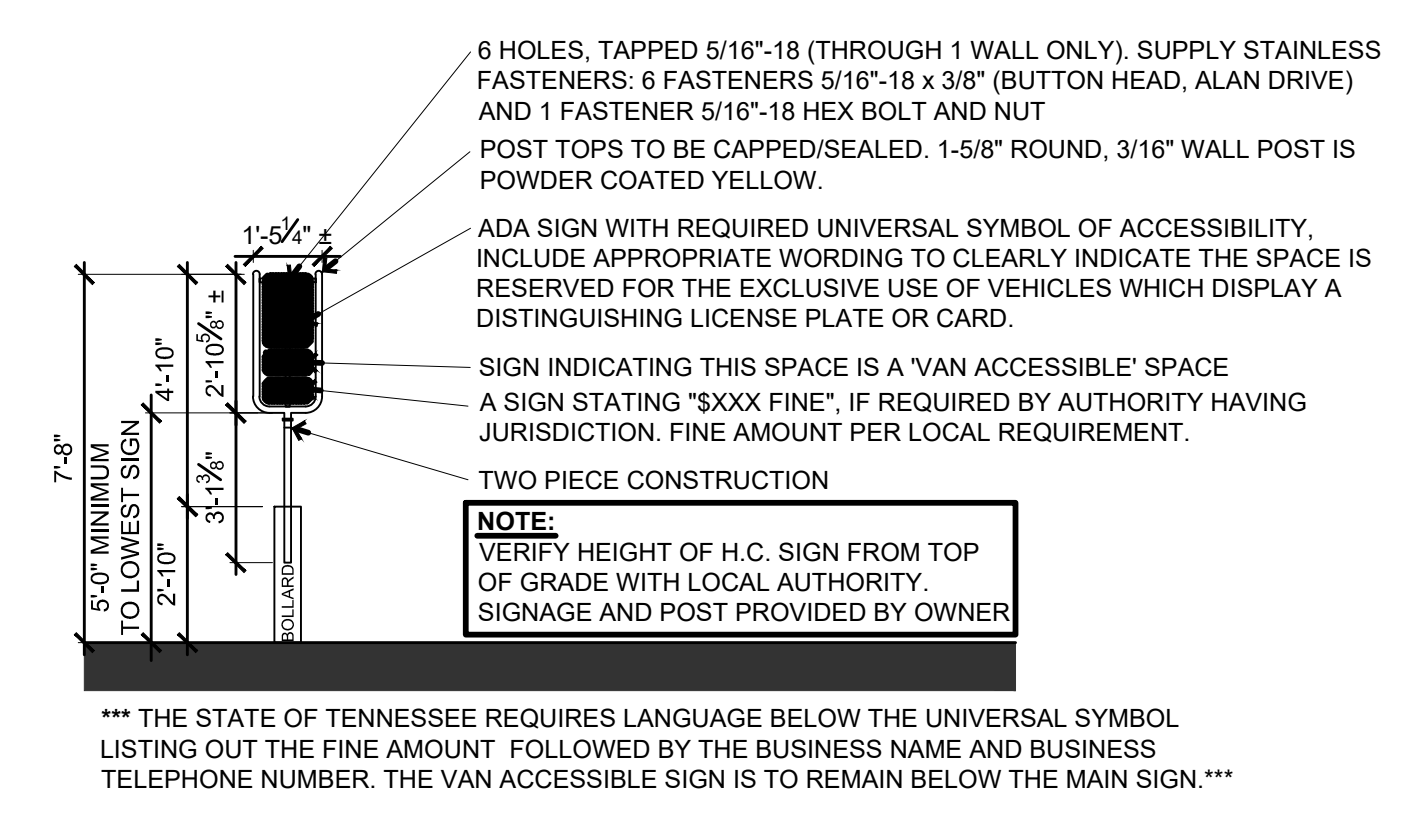
**5** AIR COMPRESSOR  
1/2" = 1'-0"



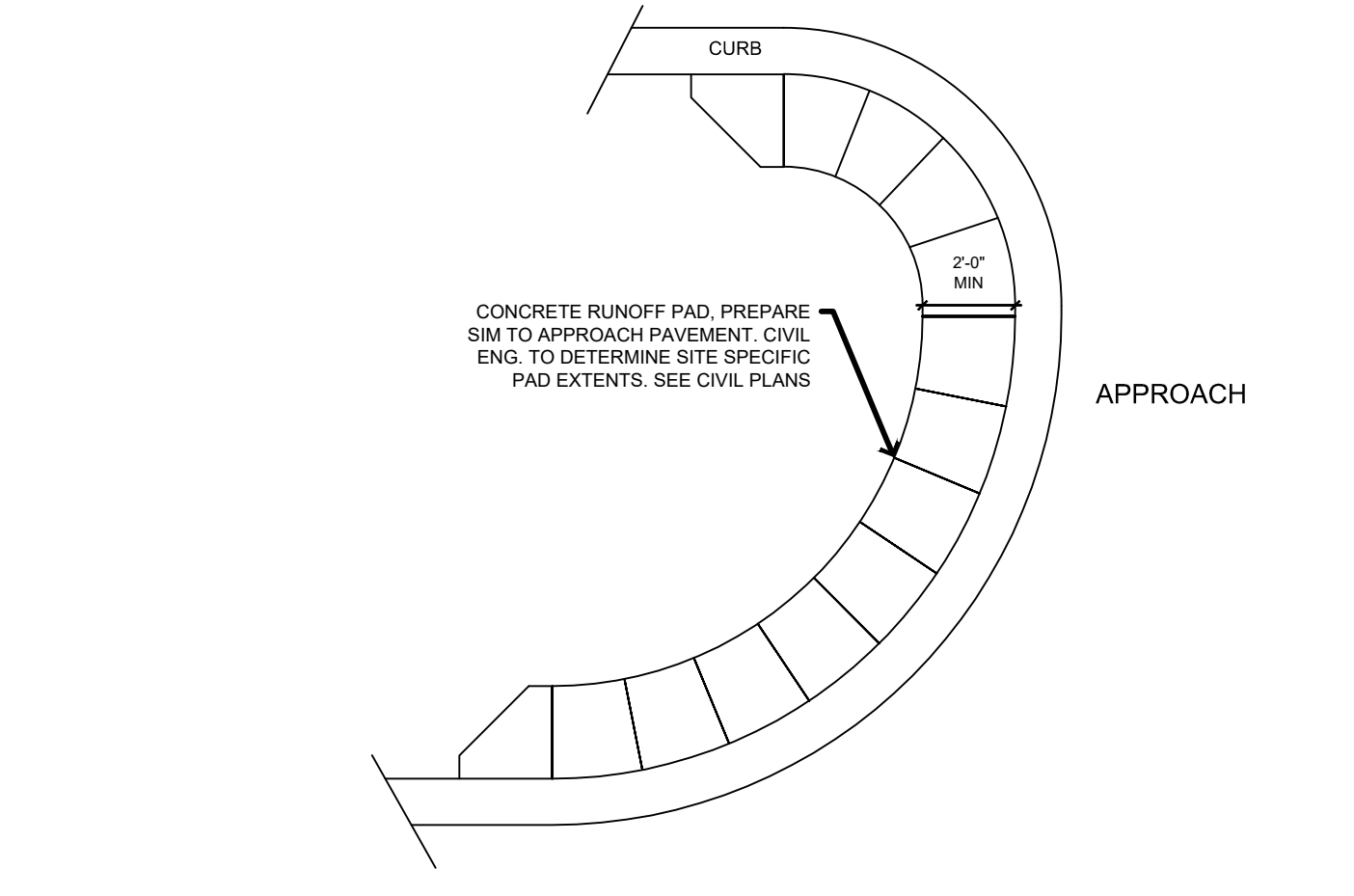
**6** EMERGENCY STOP  
1/2" = 1'-0"



**7** ADA PARKING SPACES  
3/16" = 1'-0"



**8** ADA PARKING SIGN  
1/4" = 1'-0"



**9** LANDSCAPE PROTECTOR  
1/4" = 1'-0"

**GENERAL NOTES**

**Concrete:**

- All concrete and reinforcing work shall conform to the latest edition of the American Concrete Institute's "Standard Building Code Requirements for Reinforced Concrete," (ACI 318) and "Specifications for Structural Concrete for Buildings," (ACI 301).
- Concrete shall use type II cement. Concrete mix designs shall meet the following requirements:

	MINIMUM 28-DAY f <sub>c</sub>	MAXIMUM W/C RATIO	SLUMP	AIR ENTRAIN
Exterior exposed concrete	4,000 psi	0.42	4" ± 1"	6% ± 1%

If Contractor desires to increase slump above allowable limits to facilitate placement or pumping, this shall be done utilizing a superplasticizer approved by the Ready Mix Designer at a dosage rate provided by Ready Mix Designer.

- The Contractor shall reject any concrete that exceeds the slump limits noted above (prior to adding superplasticizer) or concrete that can not be placed within ninety (90) minutes of batch time.
- No aluminum shall be placed in concrete.
- All concrete is reinforced unless specifically noted as Unreinforced. Reinforce all concrete not otherwise shown with the same reinforcing as in similar sections or areas.
- During hot weather (80 degrees F and above), the Contractor shall comply with the recommendations ACI-305 "Hot Weather Concrete". During cold weather (40 degrees and below), the Contractor shall comply with the recommendations of ACI-306 "Cold Weather Concreting".
- The concrete mix designs are to be submitted as a formal submittal to the Owner for acceptance PRIOR to concrete being delivered to the site.
- Verify with local authorities the required thickness of poured concrete for approaches and parking lot.

**Sub-Base And Aggregate:**

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

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 PLOTTED BY: GAGE HEROLD  
 DATE: 9/26/2023 11:27 AM

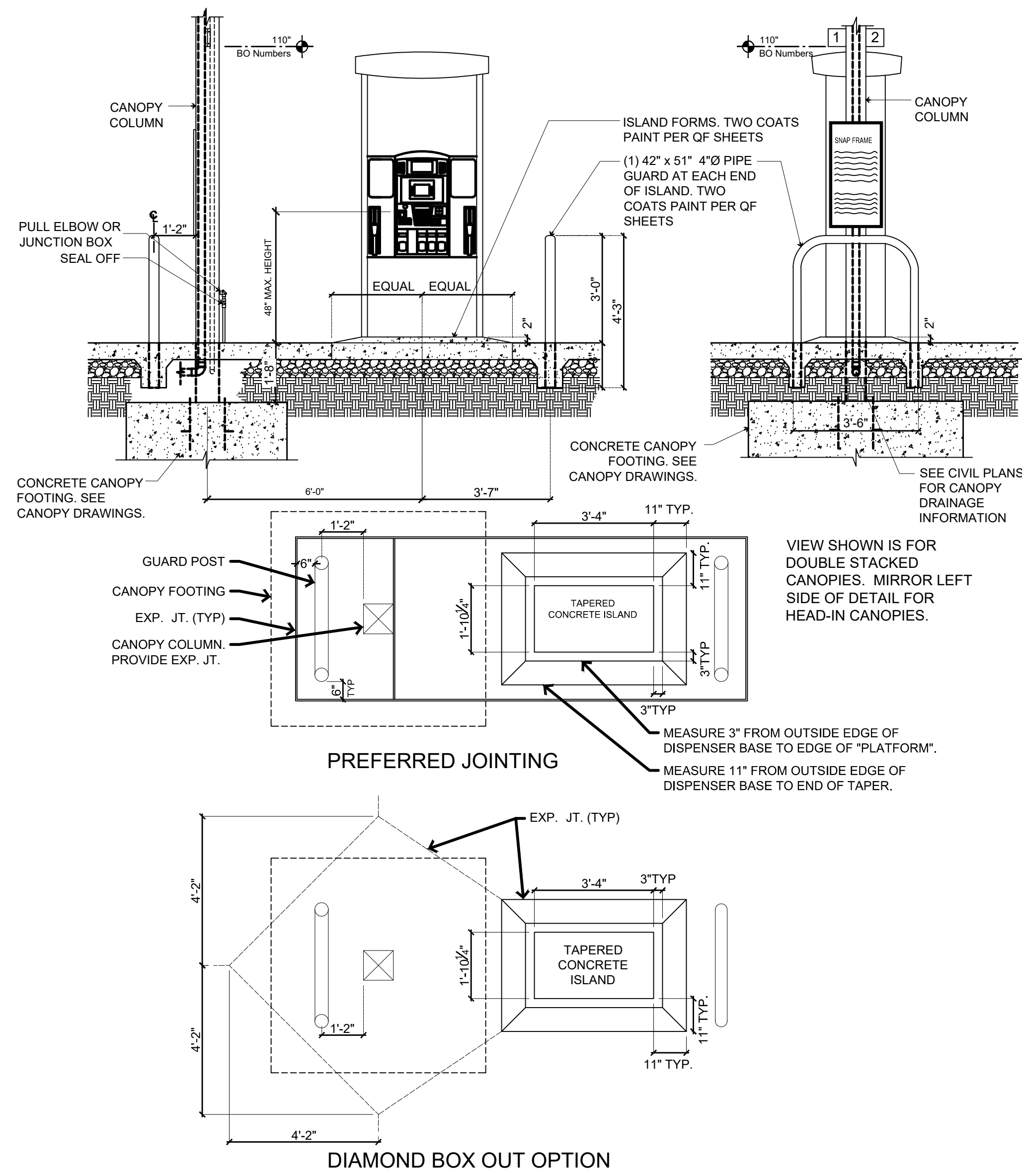
**CASEY'S - STORE #4396**  
**DETAILS**

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

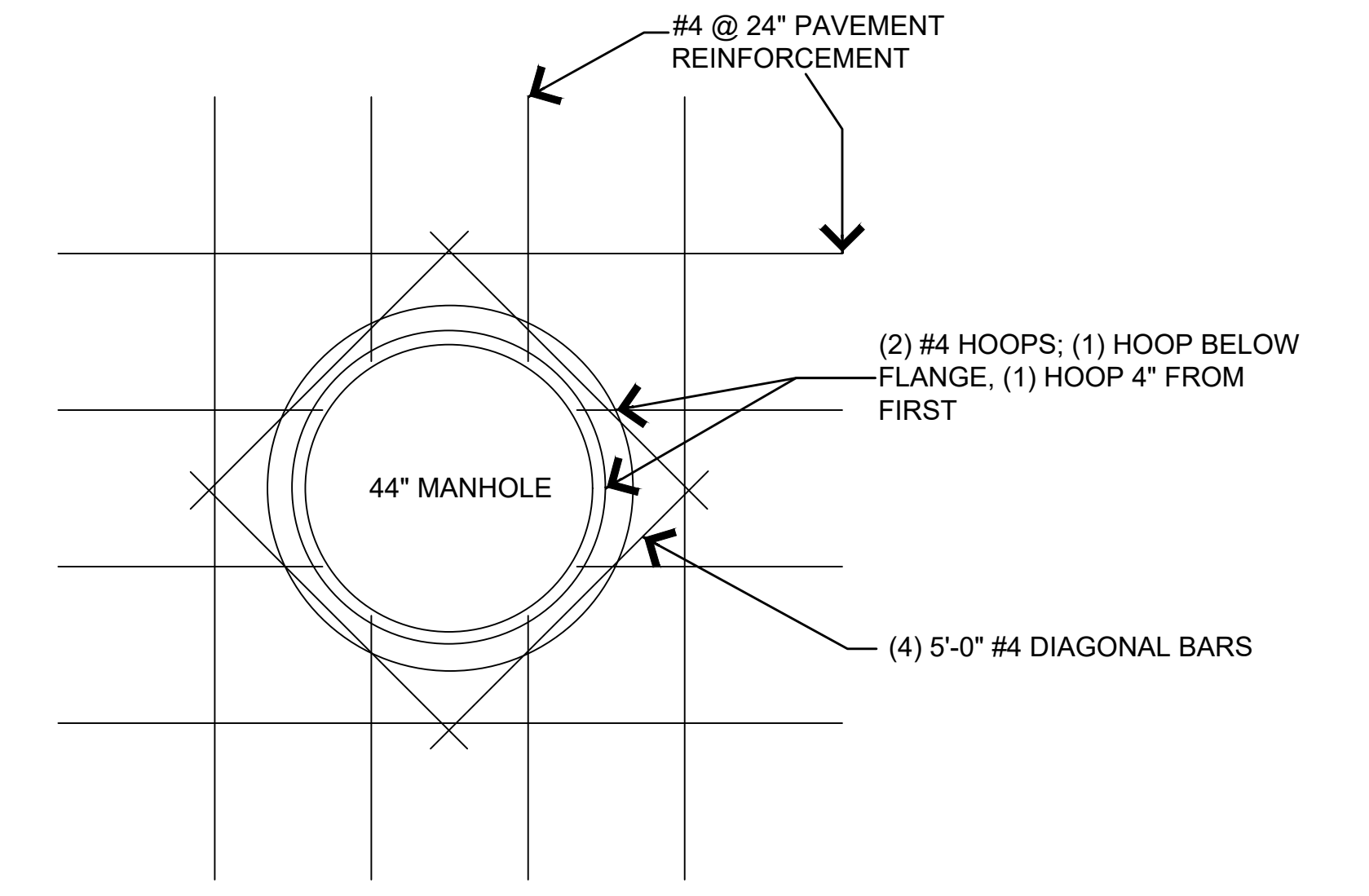
4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PHONE: (515) 369-4400

ENGINEER: GH  
 ENGINEER: EKO  
 BONDURANT, IOWA

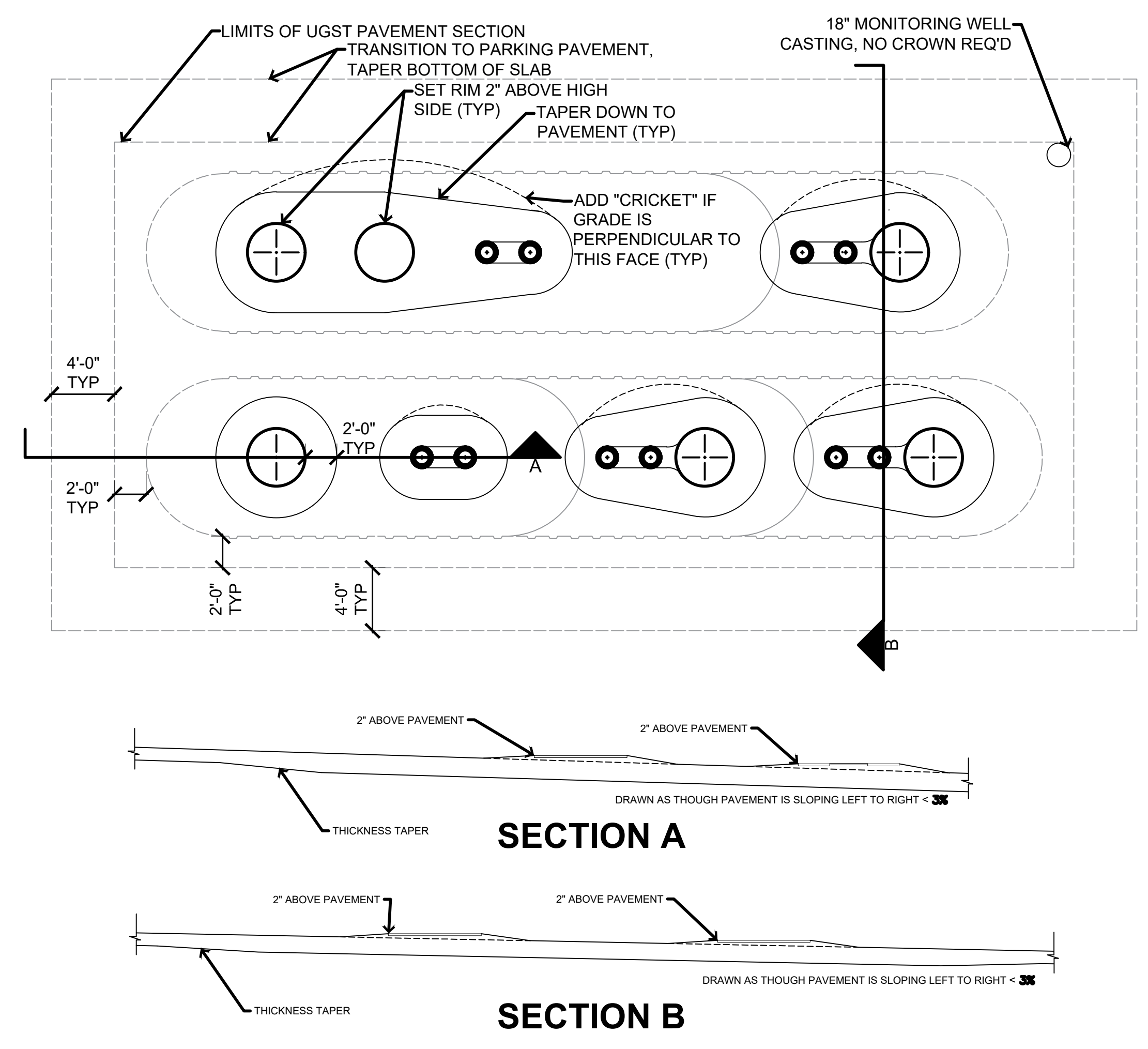
SHEET NUMBER:  
**C-601**  
 2306.385



**1 GAS TAPERED FUEL ISLAND (PREFERRED OPTION)**  
Not to Scale



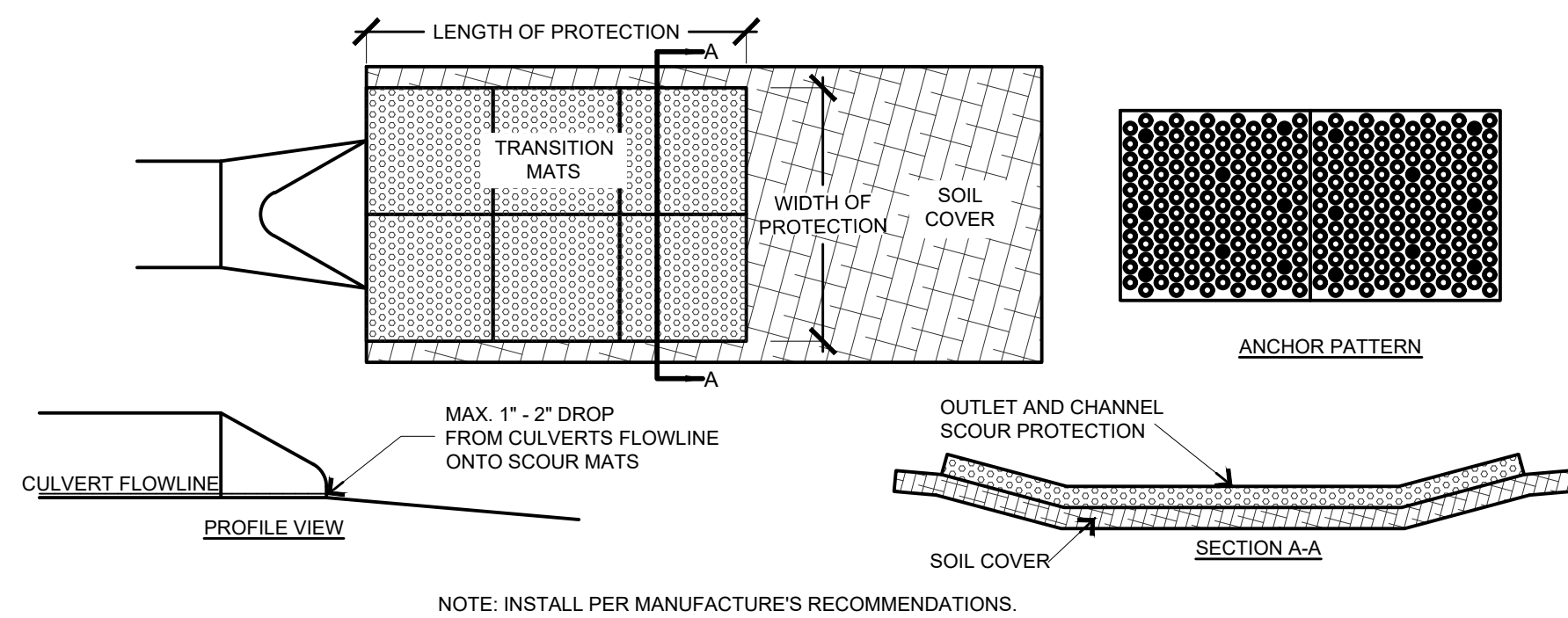
**2 UGST Manhole Detail**  
1/2" = 1'-0"



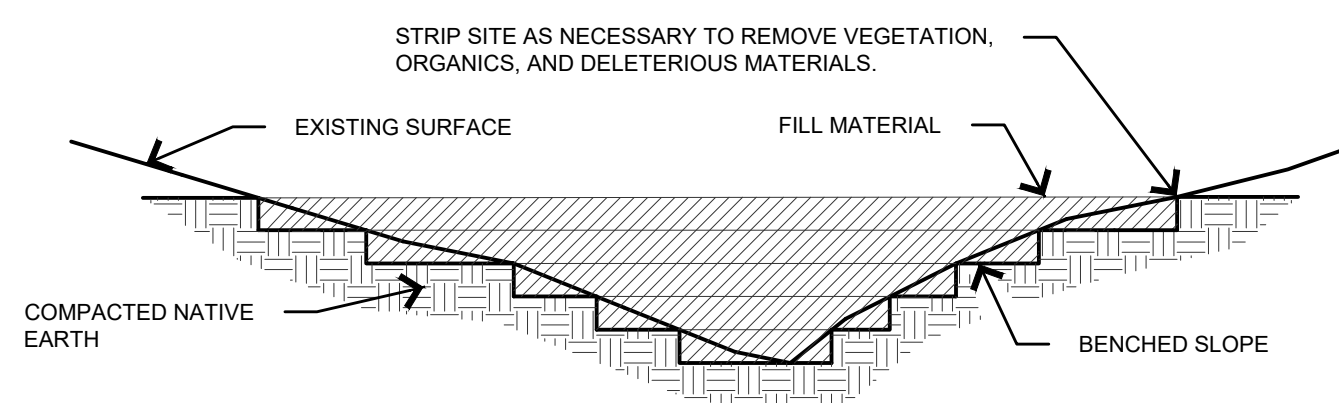
**3 UGST PAVING FOR PAVEMENT SLOPE <3%**  
Not to Scale

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 PLOT DATE: 9/26/2023 11:27 AM  
 PLOT SCALE: 1/2" = 1'-0"

DATE		REVISIONS		SECOND SUBMITTAL	FIRST SUBMITTAL	DATE		ENGINEER: GH	
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400								ENGINEER: EKO CIVIL DESIGN ADVANTAGE	
 <b>CASEY'S - STORE #4396</b> DETAILS									
BONDURANT, IOWA									
SHEET NUMBER: <b>C-602</b> 2306.385									

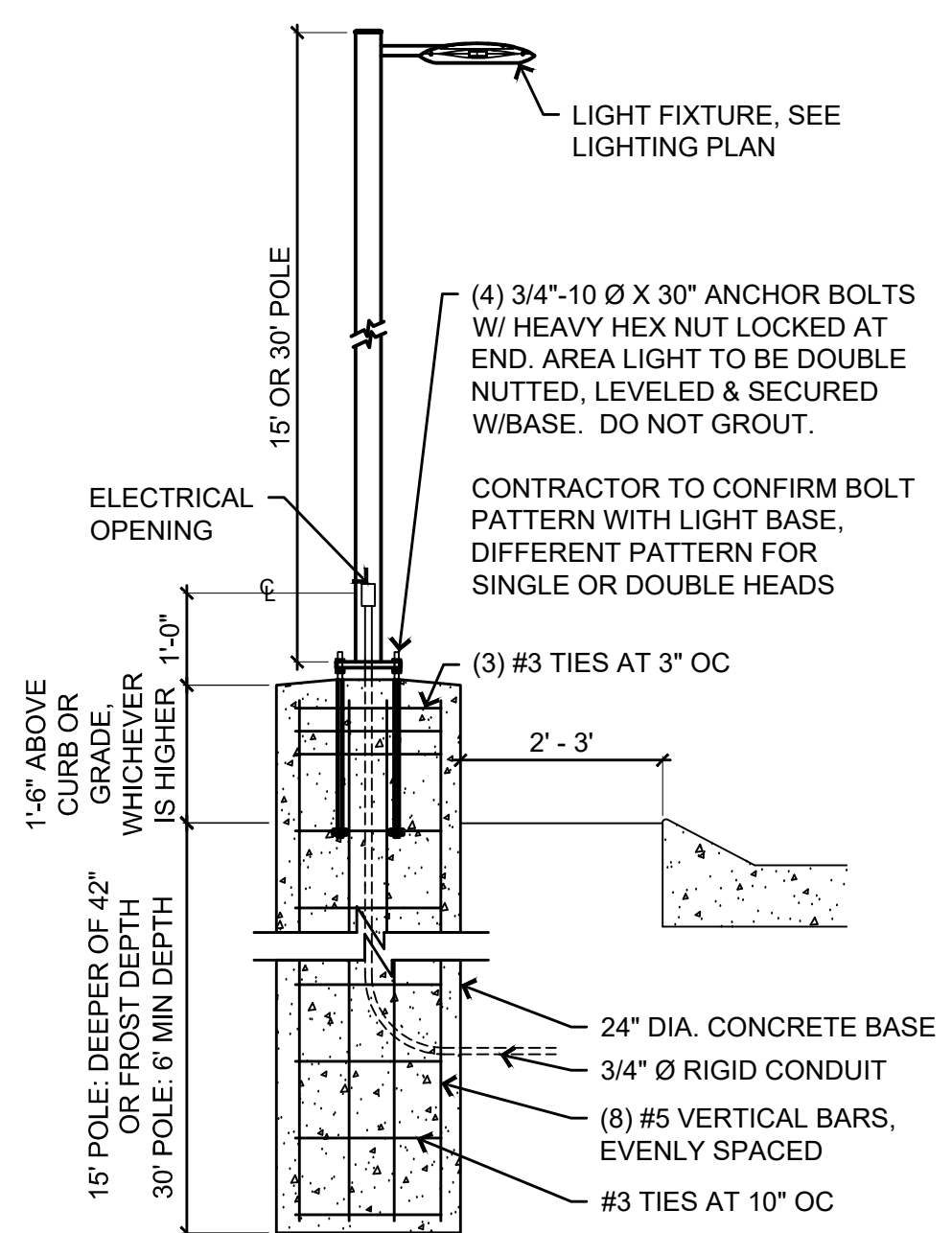


**1 SCOUR STOP EROSION CONTROL (APRON)**  
Not to Scale

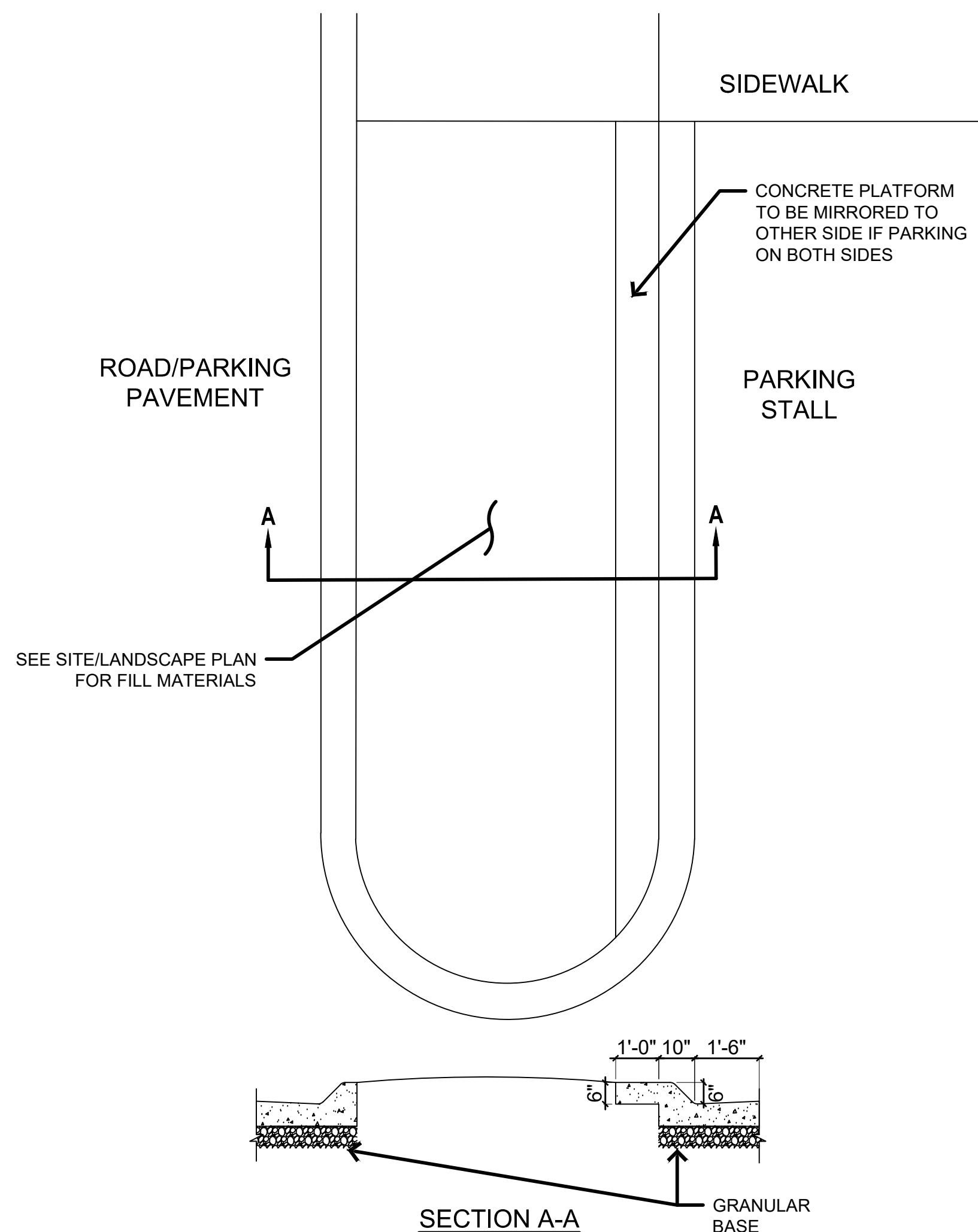


- NOTES:**
1. BENCH SLOPES TO MAINTAIN VERTICAL SIDE SLOPES AT FILL LIMITS +/- 3' VERTICAL TO +/- 8' HORIZONTAL.
  2. COMPACTION SHALL BE IN 8" LIFTS TO 95% STANDARD PROCTOR OR OTHERWISE SPECIFIED IN GEOTECHNICAL REPORT.
  3. SCARIFY ORIGINAL GROUND AND BLEND WITH FIRST LIFT ON EACH BENCH.
  4. ALL FILL 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.

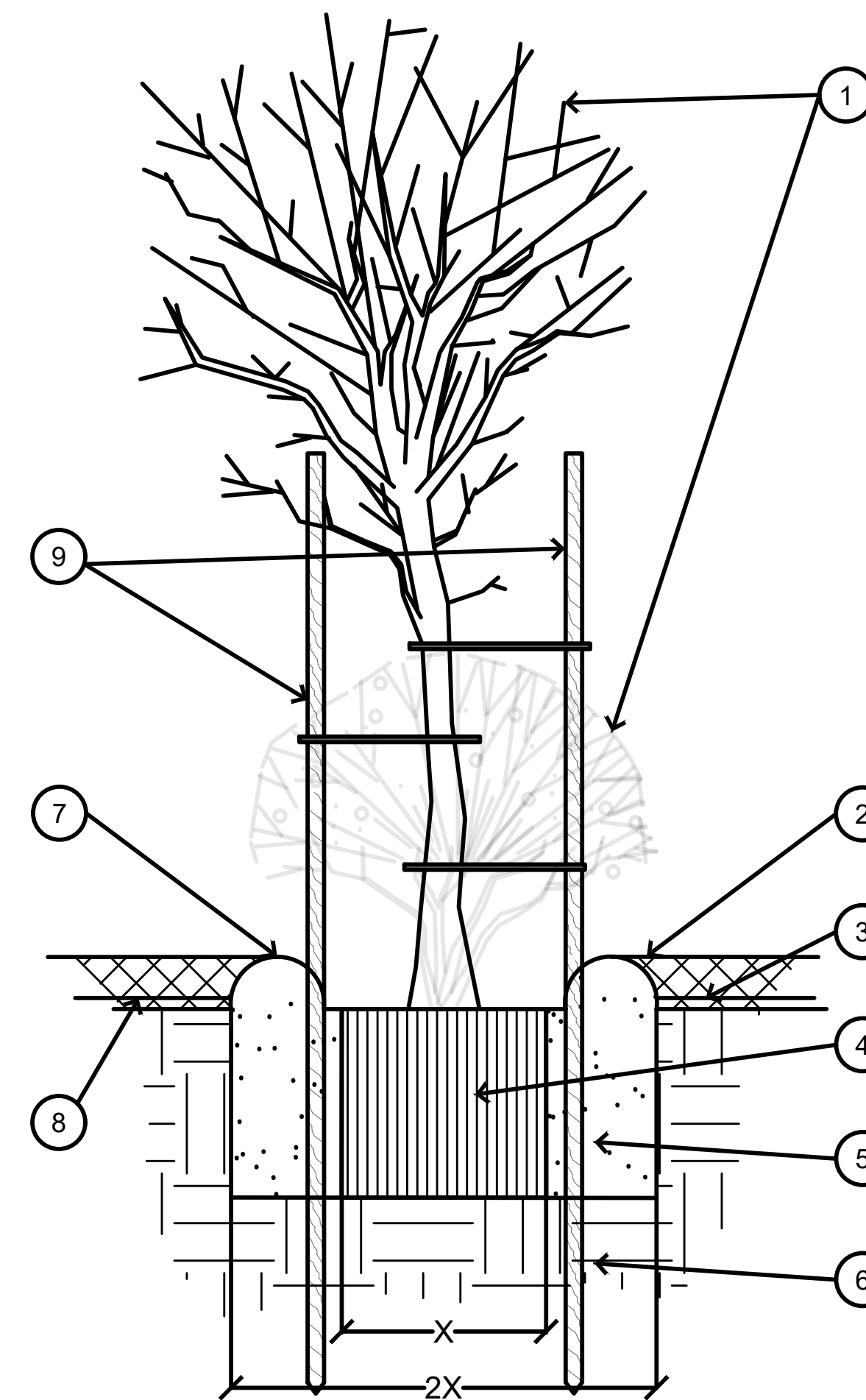
**2 TYPICAL FILL SECTION**  
Not to Scale



**3 AREA LIGHTING**  
1/2" = 1'-0"



**4 PARKING LANDSCAPE ISLAND DETAIL**  
3/8" = 1'-0"



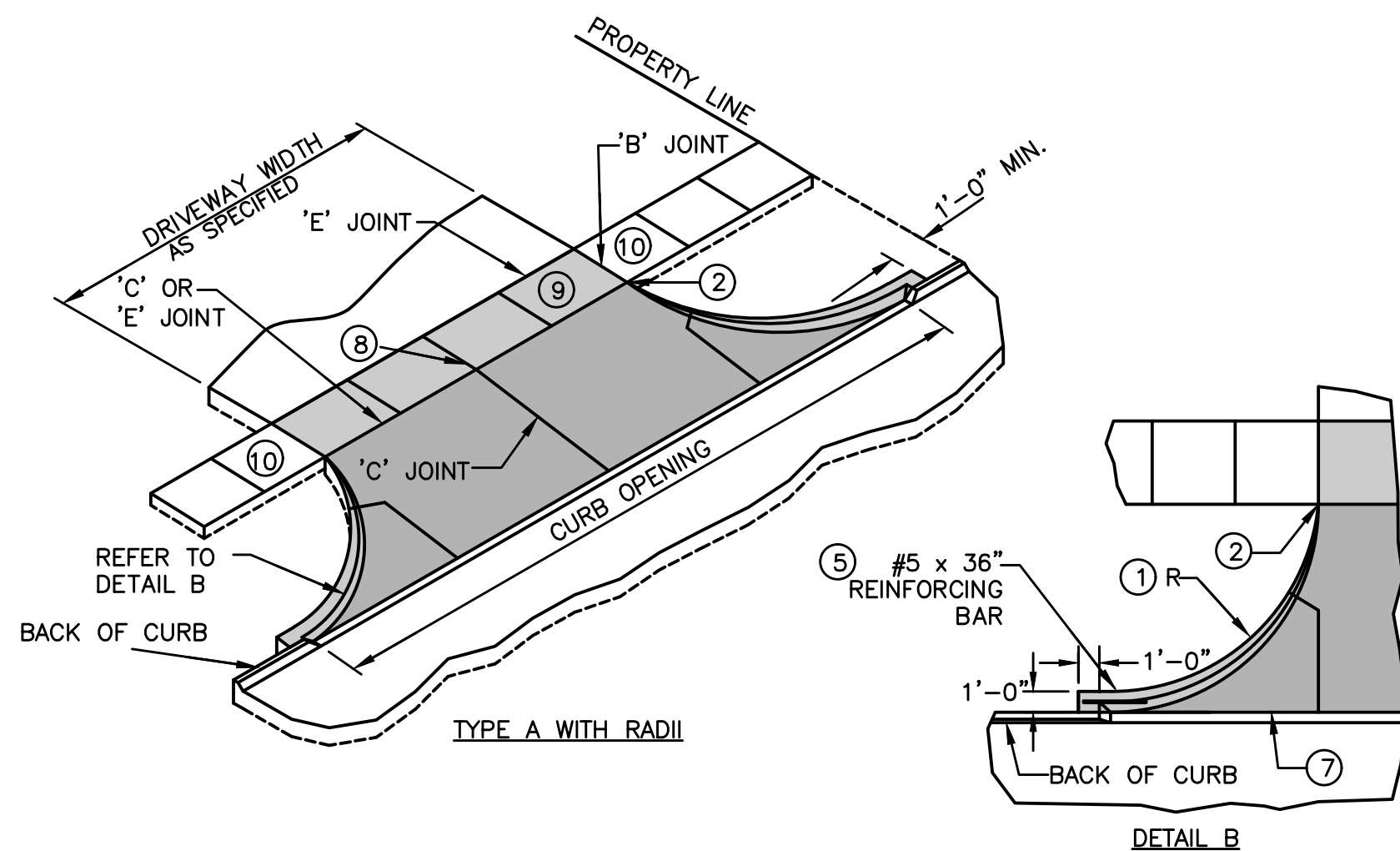
- 1 TREE/SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
- 2 GROUNDCOVER: 3" DEPTH OF 3/4" WASHED STONE OR WASHED BRICK CHIPS AS INDICATED IN LANDSCAPING PLAN.
- 3 FINISH GRADE.
- 4 ROOT BALL.
- 5 BACKFILL. AMEND AND FERTILIZE AS RECOMMENDED BY LOCAL SUPPLIER
- 6 UNDISTURBED NATIVE SOIL.
- 7 3" HIGH EARTHEN WATERING 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

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 PLOTTED BY: GAE  
 PLOT DATE: 09/26/2023 11:27 AM  
 PLOT SCALE: 1/2" = 1'-0"

DATE		REVISIONS		SECOND SUBMITTAL	FIRST SUBMITTAL
09/26/2023				09/01/2023	
<b>CIVIL DESIGN ADVANTAGE</b> 					
<b>CASEY'S - STORE #4396</b> <b>DETAILS</b>					
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400					
				ENGINEER: EKO	ENGINEER: GH
BONDURANT, IOWA					
SHEET NUMBER: <b>C-603</b> 2306.385					

- DRIVEWAY RADIUS (R). RESIDENTIAL: 10' MINIMUM, 15' MAXIMUM. COMMERCIAL AND INDUSTRIAL: AS SPECIFIED IN CONTRACT DOCUMENTS.
- TRANSITION THE CURB HEIGHT TO 0 INCHES AT END OF TAPER/RADIUS OR AT THE FRONT EDGE OF SIDEWALK. DO NOT EXTEND RAISED CURB ACROSS SIDEWALK.
- PAVEMENT THICKNESS. RESIDENTIAL: 8 INCHES MINIMUM. COMMERCIAL AND INDUSTRIAL: 7 INCHES MINIMUM.
- SIDEWALK THICKNESS THROUGH DRIVEWAY TO MATCH THICKNESS OF DRIVEWAY.
- CENTER REINFORCING BAR VERTICALLY IN THE PAVEMENT.
- MATCH THICKNESS OF ADJACENT ROADWAY, 8 INCHES MINIMUM.

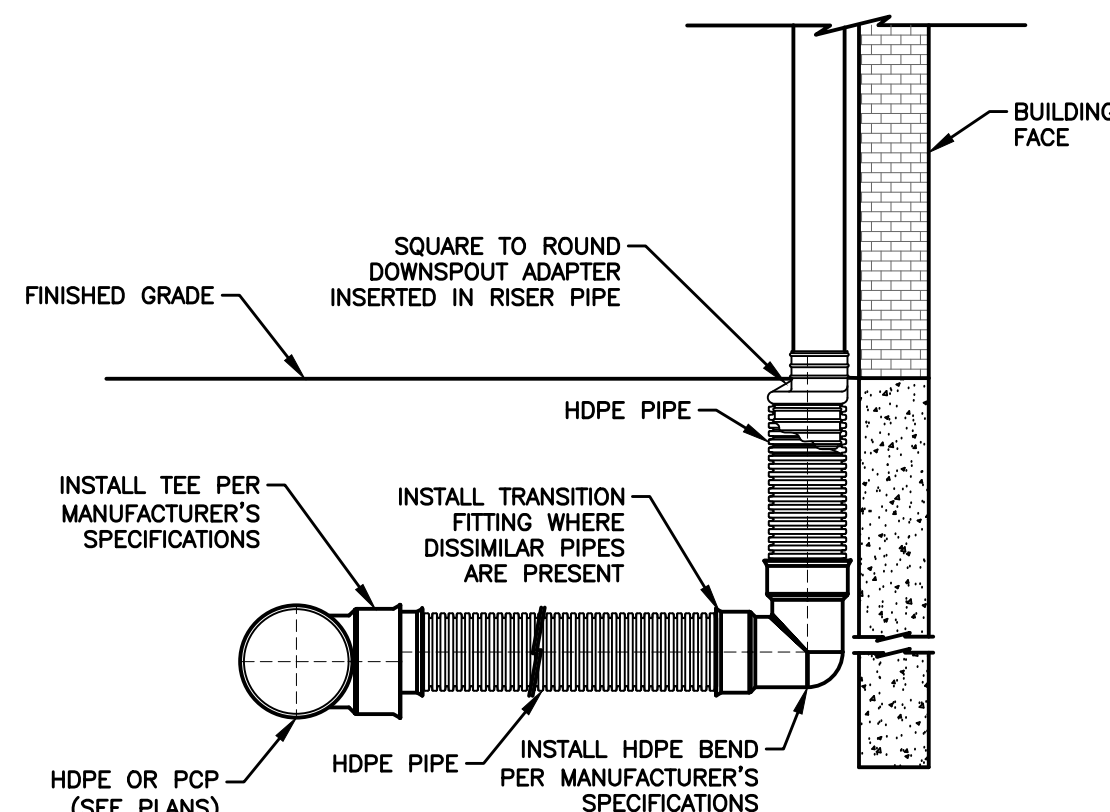


# 1 CONCRETE DRIVEWAY TYPE A

Not to Scale

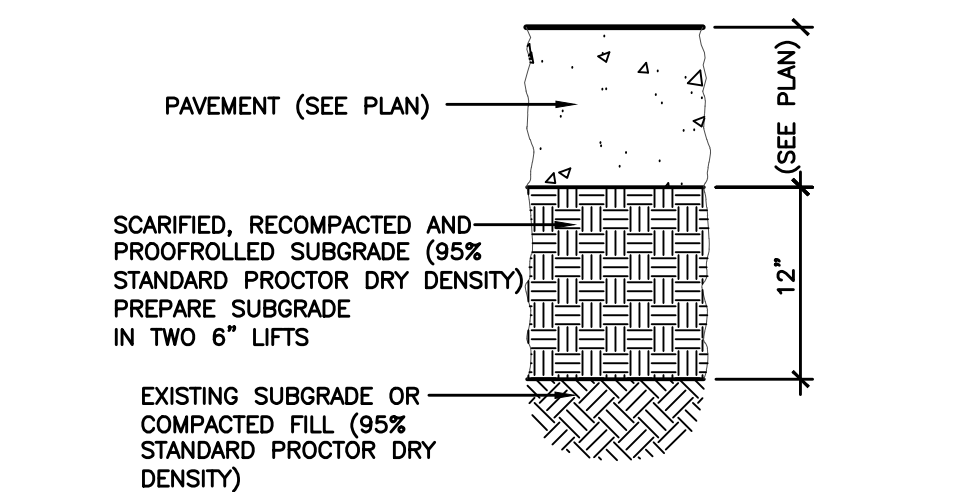
# 2 DOWNSPOUT CONNECTION WITH TEE

Not to Scale



# 3 12" SUBGRADE PREPARATION

Not to Scale



NOTE:  
1. SUBGRADE PREPARATION SHALL EXTEND 24" BEYOND EDGE OF PAVING OR BACK OF CURB, EXCEPT WHEN ABUTTING EXISTING PAVEMENT.

- PROVIDE "E" JOINT AT BACK OF CURB UNLESS "B" JOINT IS SPECIFIED.
- FOR ALLEYS, INVERT THE PAVEMENT CROWN 2% TOWARD CENTER OF ALLEY.
- TARGET CROSS SLOPE OF 1.5% WITH A MAXIMUM CROSS SLOPE OF 2.0%. IF SPECIFIED IN THE CONTRACT DOCUMENTS, CONSTRUCT THE SIDEWALK THROUGH THE DRIVEWAY 5 FEET WIDE TO SERVE AS A PASSING SPACE.
- IF CROSS SLOPE OF ADJACENT SIDEWALK PANEL EXCEEDS 2.0%, REMOVE AND REPLACE TO TRANSITION FROM EXISTING SIDEWALK TO SIDEWALK THROUGH DRIVEWAY. IF ELEVATION CHANGE REQUIRES A CURB RAMP, COMPLY WITH FIGURE 7030.205; VERIFY NEED FOR DETECTABLE WARNING PANEL WITH ENGINEER.

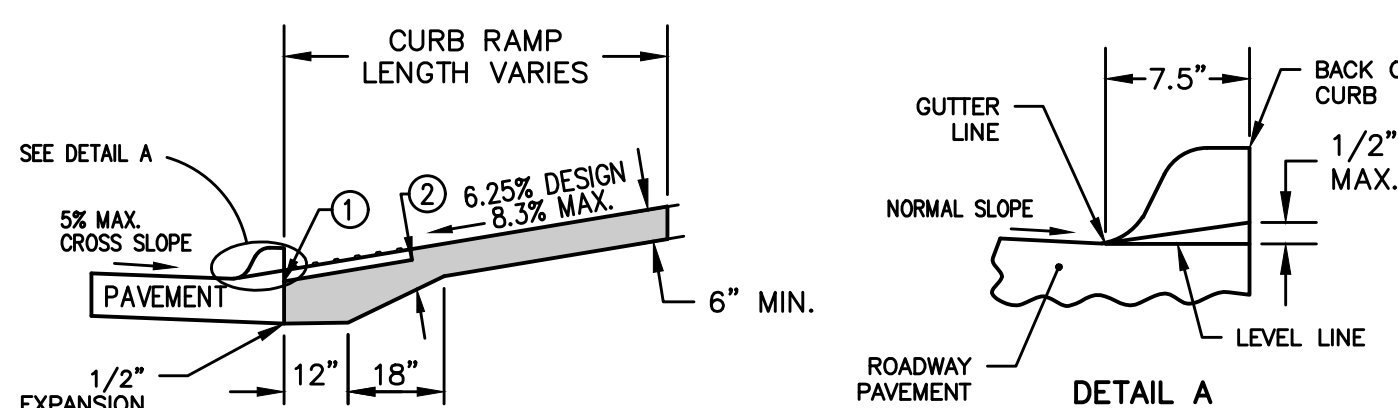
# 4 HYDRANT ASSEMBLY DETAIL

Not to Scale

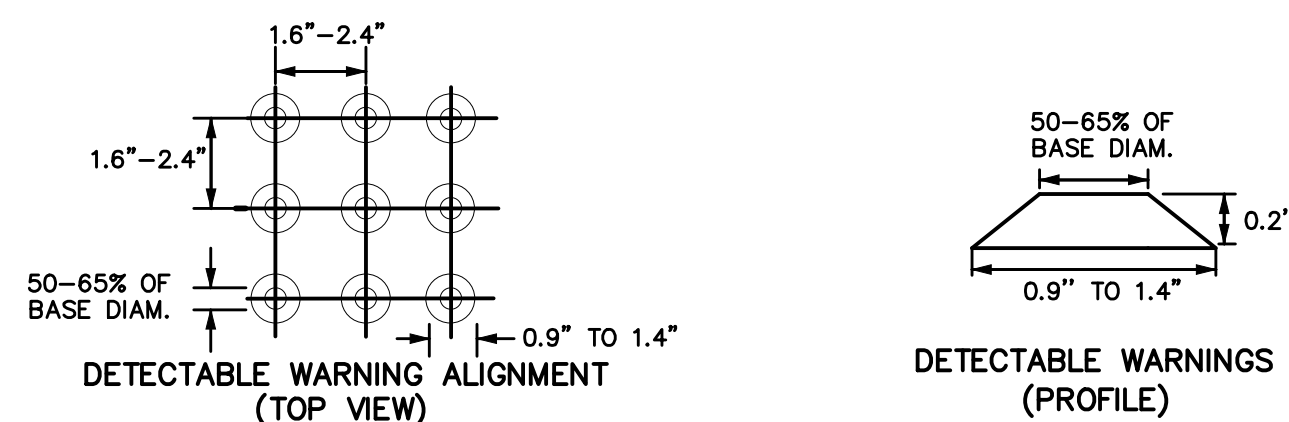
- MINIMUM SIZE FOR PIPING, VALVES AND FITTINGS FROM WATERMAIN TO HYDRANT INLET: 6".
  - PROVIDE TRACER WIRE AND TRACER WIRE STATION.
  - WRAP HYDRANT, PIPE AND FITTINGS WITH POLYETHYLENE ENCASEMENT.
- 1 Parallel Curb Ramp: If normal sidewalk elevation cannot be achieved with the perpendicular ramp between the street and landing due to limited ramp length, provide a parallel ramp to make up the elevation difference between the landing and the standard sidewalk.  
The length of the parallel ramp is not required to exceed 15 feet, regardless of the resulting slope. Do not exceed 8.3% slope for parallel ramps shorter than 15 feet.  
2 Turning Space: Target slope of 1.5% with maximum slope perpendicular to the travel directions of 2.0%. Minimum 5 feet by 5 feet.  
3 Perpendicular Curb Ramp: Target running slope of 6.25% with maximum running slope of 8.3%.  
4 Target cross slope of 1.5% with a maximum cross slope of 2.0%.  
5 Match pedestrian street crossing cross slope or flatter

# 5 CURB RAMP FOR CLASS B SIDEWALK

Not to Scale



- INSTALL A 24 INCH WIDE (MIN.) STRIP OF DETECTABLE WARNINGS AT THE BACK OF CURB. EXTEND THE DETECTABLE WARNINGS ACROSS THE FULL WIDTH OF THE RAMP.
- PROVIDE A MINIMUM OF 6 INCHES OF CONCRETE BELOW THE DETECTABLE WARNING PANEL.

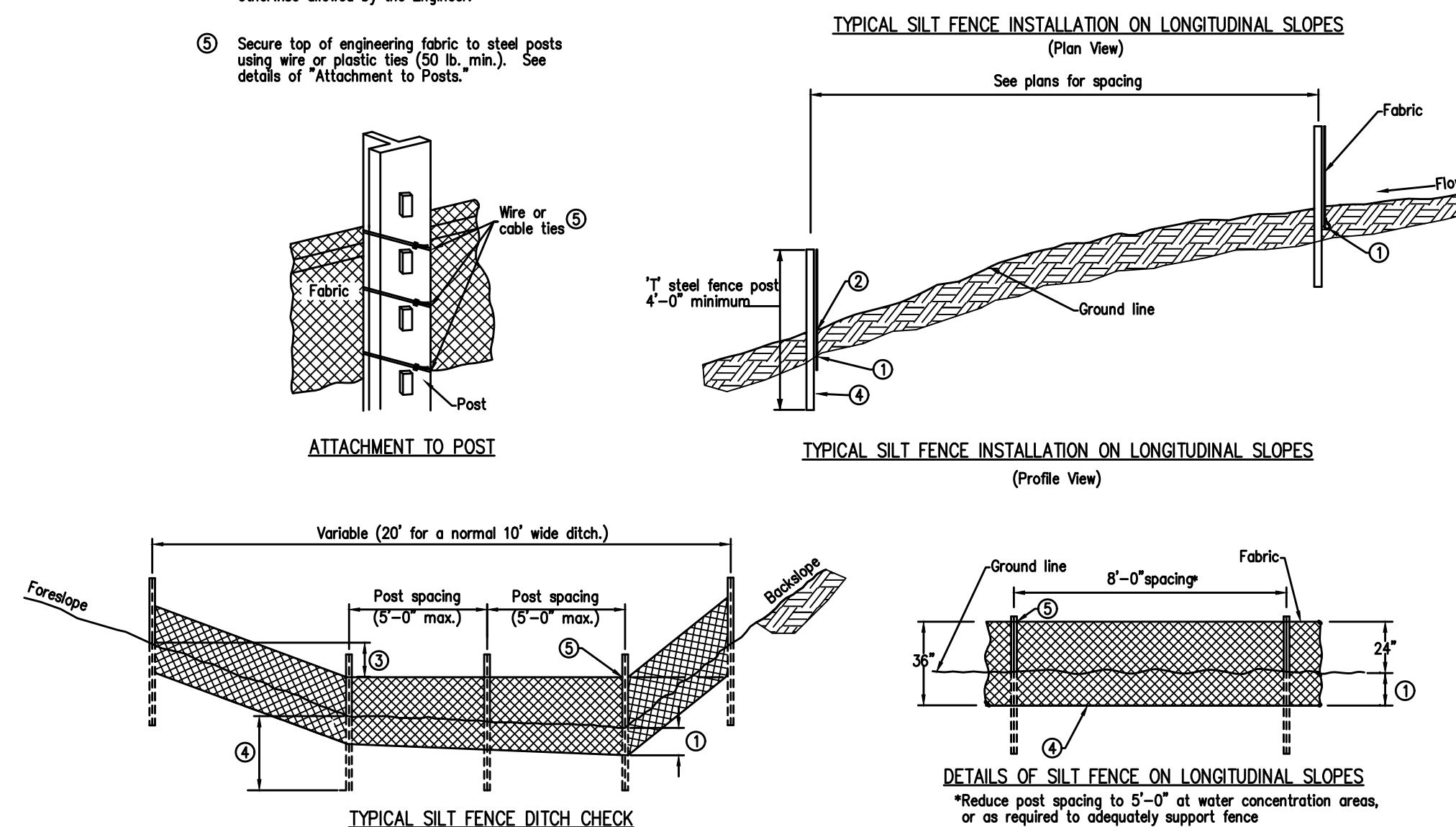


# 6 DETECTABLE WARNING DETAIL

Not to Scale

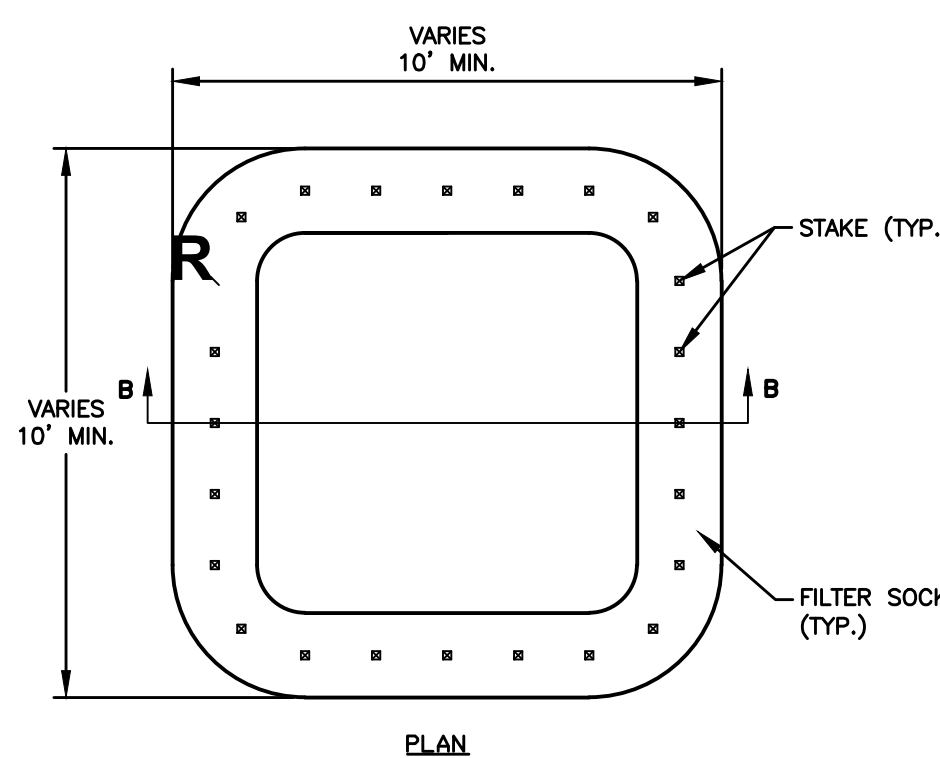
GENERAL NOTES:  
Install silt fence according to the requirements of the project specifications and at locations shown in the contract documents or as directed by the Engineer.

- Insert 12 in. of fabric a minimum of 6 in. deep (fabric may be folded below the ground line).
- Compact ground by driving along each side of the silt fence as required to sufficiently secure the fabric in the trench to prevent pullout and flow under the fence.
- In ditches, extend silt fence up side slope so the bottom elevation at the end of the fence is a minimum of 2 in. higher than the top of the fence in the low point of the ditch.
- Steel posts to be embedded 20 in. unless otherwise allowed by the Engineer.
- Secure top of engineering fabric to steel posts using wire or plastic ties (50 lb. min.). See details of "Attachment to Posts."



# 7 SILT FENCE

Not to Scale



- NOTES:  
1. ACTUAL LAYOUT AND LOCATION TO BE DETERMINED IN FIELD BY THE CONTRACTOR.  
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.  
3. TEMPORARY WASHOUT AREA MUST BE AT LEAST 50' FROM A STORM DRAIN, CREEK BANK OR PERIMETER CONTROL.  
4. CLEAN OUT CONCRETE WASHOUT AREA WHEN 75% FULL.

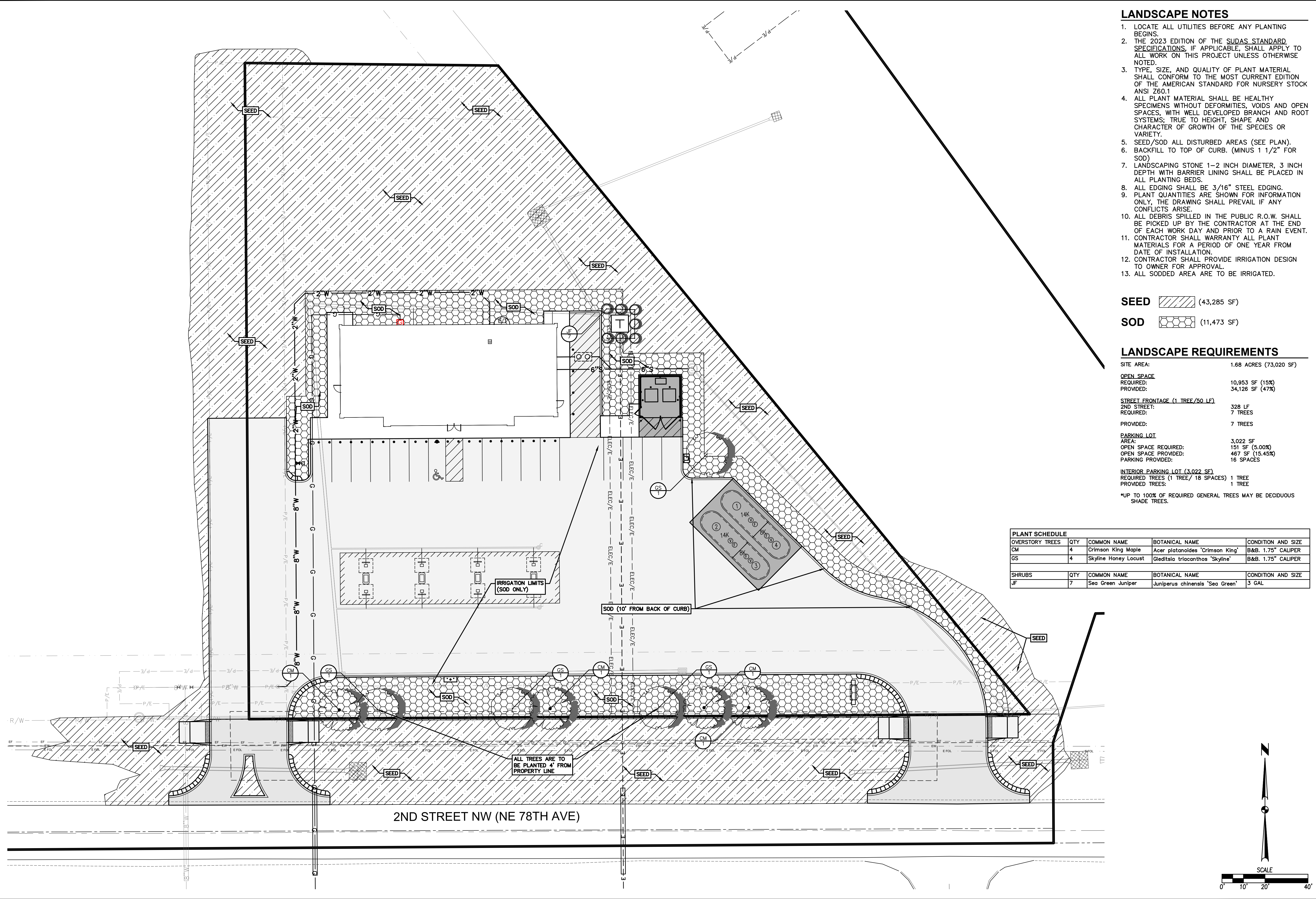
# 8 CONCRETE WASHOUT

Not to Scale

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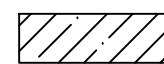

DATE: 09/26/2023  
REVISIONS:  
SECOND SUBMITTAL  
FIRST SUBMITTAL  
4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
PHONE: (515) 369-4400  
ENGINEER: GH  
ENGINEER: EKO  
BONDURANT, IOWA  
CIVIL DESIGN ADVANTAGE  
CASEY'S - STORE #4396  
DETAILS  
SHEET NUMBER:  
C-604  
2306.385  
Page 20 of 24

FILE: H:\2023\2306385\DWG\2306385-SITE PLAN.DWG  
 PLOTTED BY: GHAZ  
 DATE: 9/26/2023 11:27 AM  
 COMMENT: DWG



**LANDSCAPE NOTES**

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE 2023 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. SEED/SOD ALL DISTURBED AREAS (SEE PLAN).
6. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD)
7. LANDSCAPING STONE 1-2 INCH DIAMETER, 3 INCH DEPTH WITH BARRIER LINING SHALL BE PLACED IN ALL PLANTING BEDS.
8. ALL EDGING SHALL BE 3/16" STEEL EDGING.
9. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
10. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY AND PRIOR TO A RAIN EVENT.
11. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
12. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER FOR APPROVAL.
13. ALL SODDED AREA ARE TO BE IRRIGATED.

**SEED**  (43,285 SF)  
**SOD**  (11,473 SF)

**LANDSCAPE REQUIREMENTS**

SITE AREA: 1.68 ACRES (73,020 SF)

<b>OPEN SPACE</b>	
REQUIRED:	10,953 SF (15%)
PROVIDED:	34,126 SF (47%)
<b>STREET FRONTAGE (1 TREE/50 LF)</b>	
2ND STREET:	328 LF
REQUIRED:	7 TREES
PROVIDED:	7 TREES
<b>PARKING LOT</b>	
AREA:	3,022 SF
OPEN SPACE REQUIRED:	151 SF (5.00%)
OPEN SPACE PROVIDED:	467 SF (15.45%)
PARKING PROVIDED:	16 SPACES
<b>INTERIOR PARKING LOT (3,022 SF)</b>	
REQUIRED TREES (1 TREE/ 18 SPACES):	1 TREE
PROVIDED TREES:	1 TREE

\*UP TO 100% OF REQUIRED GENERAL TREES MAY BE DECIDUOUS SHADE TREES.

PLANT SCHEDULE				
OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
CM	4	Crimson King Maple	Acer platanoides 'Crimson King'	B&B. 1.75" CALIPER
GS	4	Skyline Honey Locust	Gleditsia triacanthos 'Skyline'	B&B. 1.75" CALIPER
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
JF	7	Sea Green Juniper	Juniperus chinensis 'Sea Green'	3 GAL

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

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

**ES&A**  
 CIVIL DESIGN ADVANTAGE

**CASEY'S - STORE #4396**  
 LANDSCAPE PLAN

ENGINEER: GH  
 ENGINEER: EKO

BONDURANT, IOWA

SHEET NUMBER:  
**C-701**  
 2306.385

**BOARD OF ADJUSTMENT PERMIT  
CONDITIONL USE PERMIT**

**Date:** November 14, 2023      **Case Number:** 99

**Name:** Casey's Marketing Company

**Address:** 1130 2<sup>nd</sup> Street NW

**Legal Description:** Lot 1, Harvest Meadows Commercial Plat 1, City of Bondurant, Polk County, Iowa.

**IS HEREBY GRANTED A CONDITIONAL USE PERMIT** to allow for reconstruction of the Casey's General Store gas station use at 1130 2<sup>nd</sup> Street NW also known as Lot 1 of the Harvest Meadows Commercial Plat.

All construction activities covered by this Conditional Use Permit shall be done in strict accordance with the written application.

This Conditional Use Permit must be recorded by the County Recorder before issuance of a building/sign permit by the City of Bondurant.

\_\_\_\_\_  
Greg Hanson, Chairperson

ATTEST: I, Isaac J. Pezley, City Planner, hereby certify that at a meeting of the Board of Adjustment held on November 14, 2023, among other proceedings the above was approved.

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

\_\_\_\_\_  
Isaac J. Pezley, City Planner



**BUSINESS OF THE BOARD OF ADJUSTMENT  
BONDURANT, IOWA  
AGENDA STATEMENT**

Item No. 5.b.  
For Meeting of 11/14/2023  
**Resolution**

**TITLE:** RESOLUTION - Considering approval of a conditional use request for a gas station at 1130 2nd Street NW

**CONTACT PERSON:**  
Isaac Pezley, City Planner

**BRIEF HISTORY & ANALYSIS:** Please see Item 5.a.

**FUNDING SOURCE:**

**STAFF RECOMMENDATION:** After review and discussion of the conditional use permit request, the Board may take any of the following actions:

1. Approve the conditional use permit request to allow for the construction of a gas station use at Lot 1 of the Harvest Meadows Commercial Plat 1 or 1130 2<sup>nd</sup> Street NW.
2. Approve the conditional use permit request to allow for the construction of a gas station use at Lot 1 of the Harvest Meadows Commercial Plat 1 or 1130 2<sup>nd</sup> Street NW, with conditions of approval established by the Board. If conditions are added, the attached permit will be updated accordingly.
3. Deny the conditional use permit request and thus not allow for gas station reconstruction at this location.
4. Table the request pending additional information or comment from the public.

**APPROVED FOR SUBMITTAL:**

**ATTACHMENTS:** None



**BUSINESS OF THE BOARD OF ADJUSTMENT  
BONDURANT, IOWA  
AGENDA STATEMENT**

Item No. 5.c.  
For Meeting of 11/14/2023  
**Motion**

**TITLE:** Election of Officers

**CONTACT PERSON:**

**BRIEF HISTORY & ANALYSIS:**

**FUNDING SOURCE:**

**STAFF RECOMMENDATION:**

**APPROVED FOR SUBMITTAL:**

**ATTACHMENTS:** None