

**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/84767994567>*

**NOTICE OF A REGULAR MEETING
BONDURANT PLANNING AND ZONING COMMISSION
NOVEMBER 9, 2023**

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on November 9, 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. October 12, 2023 Minutes
5. Guests requesting to address the Planning and Zoning Commission
6. Action Items
 - a. Resolution considering recommended approval of Plat of Survey for 9790 NE 64th Street
 - b. Resolution considering recommended approval of Dollar Tree First Addition Preliminary Plat.
 - c. Resolution considering recommended approval of Dollar Tree Site Plan.
 - d. Resolution considering recommended approval of Campus Industrial Park Preliminary Plat.
7. Discussion Items -
 - a. Downtown Landus Development Master Plan Presentation - by ISG Inc.
8. Reports / Comments and appropriate action thereon:
 - a. Commission Members
 - b. Administrator
 - c. Directors
 - d. City Council Liaison
9. Adjournment

stCity of Bondurant

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



Meeting Minutes

DATE: October 12, 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 Torres to approve of the October 12, 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 Vore to approve of the September 14, 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 6:02 p.m.

Pezley stated this text amendment was brought before the Commission at last month's meeting. No changes have been made to the proposed text amendment from last month's meeting. Staff reviewed the parks in town and did not find any private parks. Pezley stated at this time the City is not interested in allowing public parks. If that changes, then the staff will explore text amendments regarding private park regulations. Playground equipment is installed by the City and placement of this type of equipment is at the City's discretion.

This text amendment is being driven by the new City park design. The text amendment includes verbiage about staying out of line-of-sight triangles but no other setback requirements.

Public Hearing closed at 6:03 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 Mains, seconded by Commission Member Torres to recommend approval of 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. RESOLUTION NO. PZ-231012-30 – Regarding recommended approval Harvest Meadows Commercial Plat 1 Preliminary Plat.

Pezley stated there are representatives from Civil Design Advantage (CDA) present.

Erin Ollendike with CDA addressed the Commission. Ollendike stated CDA has prepared this plat on behalf of the owners Kimberley Development. This plat is for commercial properties and is located at the intersection of 2nd Street NW and Franklin Street NW. The preliminary plat shows one developable lot and one undevelopable outlot. At this time there are no plans for the development of the outlot. Lot 1 development will be addressed later in the Commission meeting.

Pezley stated staff comments have been addressed.

Clayton asked about trail connection along 2nd Street NW and Franklin Street. Murray stated trail connections in this area when urbanization of 2nd Street and Franklin Street takes places.

Keeran clarified this resolution is for breaking up the existing parcel and the next agenda item is for the actual site plan of the proposed Lot 1. Staff

stated that is correct.

Motion by Commission Member Mains, seconded by Commission Member Vore to recommend approval of RESOLUTION PZ -231012-30.

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.

- d. RESOLUTION PZ-231012-31 – Regarding recommended approval of Casey's Site Plan.

Ollendike from CDA addressed the Commission. Ollendike stated this site plan is for a Casey's store on the proposed Lot 1 of Harvest Meadows Commercial Plat 1. The site is approximately 1.6-acres in size and the store would be approximately 4,570 square feet. Fuel tanks are to the northeast of the site, two access points will come off of 2nd Street NW. One entrance, in the southeast corner of the property, will be a full access entrance and the other will be a right-in right-out only access point. A dry-bottom detention basin is to the north of the store, this basin will drain into the existing creek to the northeast of the property.

Keeran asked how large this Casey's will be in comparison to the Casey's already located in Bondurant. Ollendike stated it will be closer in size to the newer Casey's.

Mains asked what the timeline is. Eric Nickel, Casey's, addressed the Commission. Nickel stated if everything stats on track breaking ground will happen in ay 2024. This store will replace the existing store on 2nd Street NE.

Mains asked what the timeline for street improvements in this area. Murray stated staff is bringing a contract to City Council to hire Veenstra & Kim to complete a study corridor. Murray stated the City's street project will likely occur in the next couple years. CDA is aware of this street urbanization plan and will work with the City and V&K.

Mains stated he is more worried about foot traffic to this store. Murray stated pedestrian access to this site is a part of the corridor study. Mains clarified the study area would be just west of the 2nd Street NW/Franklin Street intersection to the Fireside Drive intersection, Murray stated that is correct.

Motion by Commission Member Mains, seconded by Commission Member Torres to recommend approval of amended RESOLUTION PZ -231012-31.

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-231012-32 – Regarding recommended approval of Morgan Estates Plat 3 Preliminary Plat.

Pezley stated the Morgan Estates Plat 3 will create four single-family lots to the west of Morgan Estates Plat 2. Pezley stated there is water in this area but no other public utilities.

Keeran asked why this property is not being rezoned to R-1. Murray stated single-family residential is an allowable use in A-1 District. Clayton stated he is not too concerned about rezoning this area at this time.

Brostrom stated she feels it is unusual to have residential uses on an existing A-1 lot without rezoning it.

Keeran asked if this property is located inside City limits, Murray stated that is correct. The Commission had a brief discussion about the keeping of agricultural animals, Murray stated they would be allowed. Brostrom asked if that is the intent for this subdivision, staff stated they are not sure, the developer did not specify.

The Commission reviewed the intent of the A-1 Agricultural District. Brostrom stated this plat does not seem the intent of the A-1 District. Brostrom stated she believes this seems more like a R-1 District use. Continued discussion regarding the intent of the A-1 District and whether the proposed preliminary plat met that intention.

Murray stated she is comfortable if the Commission tables this preliminary plat in order for staff to review the A-1 District as well as meet with the developers.

The Commission discussed where a turnaround would be constructed on this preliminary plat.

Sillanpaa stated he discussed this plat with Brian Lohse. The intent is to create multiple single-family lots and until the lots are developed they will be used for hay.

Motion by Commission Member Mains, seconded by Commission Member Clayton to table RESOLUTION PZ -231012-32.

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-230914-28 – Regarding recommended approval of Skol Trucking Site Plan.

Wally Pelds with Pelds Design Services addressed the Commission. Pelds stated this site plan for Skol Trucking shows where they will process their concrete. Skol Trucking will haul the concrete in, crush it on site and then

truck the product off site.

Clayton asked if there will be sales from this property, Pelds stated he is not sure but he does not believe that is their intent. Clayton stated this site is abutting a bike and pedestrian trail and is concerned about materials being deposited onto the abutting trail. Clayton asked if Skol has some sort of machinery to clean the trail every once in awhile. Pelds stated the DNR has put out new regulations regarding created air pollution. Pelds stated there are watering systems to help cut down on the created dust. Pelds stated there is a buffer, fence and a detention area between where the crushing will take place and where the trail is. Pelds stated if materials are being deposited onto the trail they will take further action to mitigate the issue.

Keeran asked if adding some trees to the rear property line would help with this. Torres asked what type of machinery would be on site. Pelds stated it is a concrete trailer that crushes concrete into an aggregate. Torres asked how tall this machinery would be, Mains stated they are generally about the height of a semi-trailer. Mains stated from previous site plan review Skol would pile concrete on site and then bring a mobile concrete crushed onsite.

Torres asked if this site plan had come before Commission before. Murray stated a previous site plan had been approved by the Commission and City Council but that site plan has since expired.

Torres expressed concern regarding track out and heavy trucks turning off of and onto Hubbell Avenue. Pelds stated that is part of the reason there are deceleration lanes. Pelds stated ultimately it depends on the processor and he anticipates Skol will keep this site as clean as possible. Pelds also stated they have approached the DOT to reduce the speed on Hubbell Avenue but at this time they are not interested in doing so.

Commission asked about the amount of gravel on-site. Staff explained the original site plan was submitted prior to the passing of the outdoor storage surface requirements. Any new site plans will be required to meet the current outdoor storage surface requirements.

Mains asked about the setback of the fuel tank. Pezley stated the setback is 6'4" and has not heard any comments or complaints from the Fire Marshall.

Motion by Commission Member Mains, seconded by Commission Member Vore to recommend approval of RESOLUTION PZ -230914-28.

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 –

- a. Preliminary feedback regarding potential substantial modification request to the 2019 Harvest Meadows PUD Conceptual Plan.

Murray stated back in 2019 the Commission and City Council approved the Harvest Meadows Planned Unit Development. This PUD included some commercial areas, single-family residential and townhome residential in Area D. The original approved density was up to 130 townhome units in Area D. Kimberley Development approached staff to determine if staff and the Commission would be open to altering the PUD to 164 townhome units. Altering the PUD would include notification of neighbors and a public hearing at both the Commission level and City Council.

Murray added the amendment would exceed the density requirement for this area is. The development would also partially take place in area that is currently located in areas that are designated as Open Space on the Future Land Use Map. Ollendike stated they have done similar work in FEMA Floodplain areas before. They would be required to raise the development area 1' above the base flood elevation.

Murray stated this is a conceptual design so staff has not completed a full review of the development. However, the design currently shows 25' driveways, these driveways would not be required to increase the driveways to meet the minimum of 30'. Keeran asked if the Commission could require it, Murray stated they could ask the developer. Ollendike stated they would need to look but they may be able to accommodate the 30' driveways. Vore stated longer driveways would help with on-street parking. Murray stated these are private streets which would allow for the 26' wide streets. Ollendike stated they can look at increasing street width.

Clayton stated he is not concerned about building on the floodplain area but he wants to keep the density the same. Pezley clarified, CDA needs to identify what the current density is per developable land and apply it to the new developable area. Ollendike stated they can do that.

Ollendike stated they will take the Commission's comments and go back and see if it is feasible and submit a formal PUD amendment to staff.

8. Reports / Comments and appropriate action thereon

- a. Commission Members
 - Brostrom – none
 - Clayton – none
 - Mains – none
 - Torres – none
 - Vore –none

Commission Chair –none

- b. City Administrator – Opened up BRSC parking lot, hoping to do a groundbreaking for City Park in November. This past Tuesday staff did a virtual walkthrough of the new emergency services building. The current timeline is move in August of 2028. City Park bids are due back October 31, with City Park being ripped up in November. Bids are going out for the realignment of Pleasant Street SE, the City is also beginning to design the new road connecting to the new school buildings. Landus Master Plan is moving forward, the plan is to have ISG at the next Planning and Zoning meeting.
- c. Community Development Director – We received two APA awards today for the Civic Campus Master Plan and Central Park Stormwater Master Plan.
- d. City Planner – none
- e. City County Liaison – none.

7. Adjournment

Motion by Commissioner Mains, seconded by Commissioner Clayton to adjourn the meeting. Vote on Motion 6-0-0. Motion carried. Meeting adjourned.



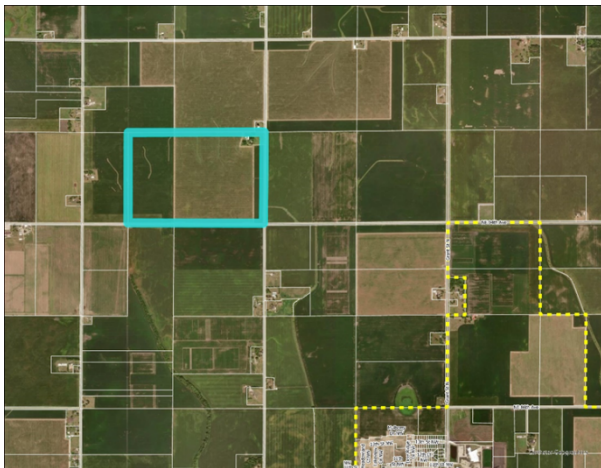
**BUSINESS OF THE PLANNING AND ZONING COMMISSION
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 6.a.
For Meeting of 11/9/2023
Resolution

TITLE: Resolution considering recommended approval of Plat of Survey for 9790 NE 64th Street

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS: The City is in receipt of a plat of survey request located in unincorporated Polk County within 2 miles of Bondurant's city limits. Polk County has zoning jurisdiction on this land - meaning that a permitted use review is conducted by Polk County and not the City of Bondurant. The subject property is located north of the Bondurant's corporate limit on the northwest corner of the intersection of NE 64th Street and NE 94th Avenue. The subject property currently contains an agricultural dwelling in the northeast corner of the property. The remainder of the property is currently used for agricultural purposes. The Plat of Survey is proposing to split the residence from the row crop-agricultural portion of the property. The highlighted area in yellow shows the location of the proposed split.



The City's Future Land Use Map as part of the 2022 Comprehensive Plan shows this area as Neighborhood Commercial, Medium-Density Residential and Low-Density Residential. The map below shows the property outlined in blue on the Future Land Use Map.

October 12, 2023

Marketa Oliver
City of Bondurant
200 2nd Street NE
Bondurant, Iowa 50035

RE: LINDA JENSEN
POLK COUNTY, IOWA
S&A PROJECT NO. 123.1081

On behalf of Linda Jensen, please find accompanying the Plat of Survey for the above referenced project. The intent of this survey is to split the existing homestead from the agriculture land. As per Polk County comments, a Plat of Survey – “Rural Survey” would be accepted for the creation of a lot located on subject property. This Plat of Survey lies within 2 miles of the existing city limits of Bondurant. As per Iowa Code 354.9 cities who have adopted an ordinance referring to this section are allowed to review subdivision plats or plats of surveys within two miles of the city boundaries. This survey drawing was prepared in conformance with the standards as required within the Polk County Zoning Ordinance for review and approval. Polk County Planning Division is currently in the process of reviewing this Plat of Survey

Submittal materials are as follows:
1. 4 Copies Plat of Survey

We respectfully request the City's review and approval of the documents as presented. Should you have any questions on this matter, or require additional information, please contact me at 964-2020.

Sincerely,
SNYDER & ASSOCIATES, INC.



Terry Coady, PLS
Enclosure
cc: Linda Jensen
File

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-231109-38

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE "RURAL
SURVEY" PLAT OF SURVEY, A PLAT OF SURVEY FOR 9790 NE 64TH STREET
LOCATED IN UNINCORPORATED POLK COUNTY WITHIN TWO MILES OF
BONDURANT'S CITY LIMITS

WHEREAS, Snyder & Associates has submitted a plat of survey on the behalf of the property owner, Thomas Towers, for 9790 NE 64th Street, which is described as follows:

A PART OF THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 14, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST $\frac{1}{4}$ CORNER OF SAID SECTION 14; THENCE SOUTH 89°44'07" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST $\frac{1}{4}$ OF SECTION 14, A DISTANCE OF 24.47 FEET TO THE WEST RIGHT-OF-WAY LINE OF NE 64TH STREET AND TO THE POINT OF BEGINNING; THENCE SOUTH 0°29'03" WEST ALONG SAID WEST RIGHT-OF-WAY LINE OF NE 64TH STREET, 398.01 FEET; THENCE SOUTH 89°44'07" WEST 665.03 FEET; THENCE NORTH 0°20'28" EAST, 398.00 FEET TO SAID NORTH LINE; THENCE NORTH 89°44'07" EAST ALONG SAID NORTH LINE, 666.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.08 ACRES (264,865 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOW, THEREFORE, BE IT RESOLVED, that the Planning & Zoning Commission recommends approval of a waiver of review of the submitted Plat of Survey, subject to the following Code clarification item:

1. The Plat of Survey show 50' one-half right-of-way of NE 64th Street.

Moved by _____, Seconded by _____ to adopt.

ATTEST: I, Isaac J. Pezley, City Planner, City of Bondurant, hereby certify that at a meeting of the Planning and Zoning Commission held on November 09, 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



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

Item No. 6.b.
For Meeting of 11/9/2023
Resolution

TITLE: Resolution considering recommended approval of Dollar Tree First Addition Final Plat.

CONTACT PERSON:

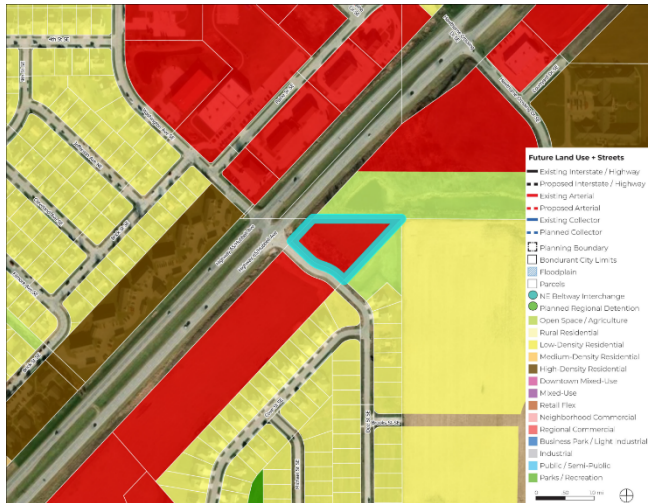
BRIEF HISTORY & ANALYSIS: For review by the Planning & Zoning Commission is recommended approval of the Dollar Tree First Addition Final Plat. The final plat developer is CBC Real Estate Group, LLC. The preliminary plat was submitted by Renaissance Infrastructure Consulting. The Dollar Tree First Addition Final Plat development proposes 1 commercial lot. This final plat area is located at the intersection of NE Hubbel Avenue and Dee Street SE. The Dollar Tree First Addition Final Plat development area is highlighted below.



When considering preliminary and final 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 general commercial use is consistent with the 2022 Future Land Use Map. The Future Land Use Map guides for

for Regional Commercial Use in this area which is shown in red on the Future Land Use Map below. The Dollar Tree First Addition Final Plat is outlined below on the 2022 Future Land Use Map.



Zoning – The Dollar Tree First Addition Final Plat area is currently zoned C-2 General Commercial and are subject to the following bulk regulations

- Minimum lot size – none
- Minimum front yard setback – 30 feet
- Minimum side yard setback – none
- Minimum rear yard setback – 25 feet
- Maximum building height of 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.
- Maximum number of stories for principal building: 3 stories with up to an additional 5 with additional supplemental setback

These bulk regulations are reflected on the submitted preliminary plat. The Dollar Tree First Addition Final Plat is highlighted below on the City's Zoning Map.



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

Streets – the Dollar Tree First Addition development area will be accessed from Dee Street SE. Staff has determined this development will require a traffic impact study to be completed. It is anticipated the traffic impact study will determine whether a deacceleration lane on Hubbell Avenue will be required. The developer has been in contact with Veenstra & Kim to complete this study. Any findings from the traffic impact study that require alterations to the plat will be reflected on the Final Plat.

Pedestrian Connections – the final plat does not show pedestrian connections along Dee Street SE. The submitted site plan for the proposed Dollar Tree does show sidewalk to be installed along Dee Street SE.

Utilities - the final plat shows a connection to an existing water main in the southeast corner of the site. The preliminary plat shows a connection into the existing sanitary sewer main along the northwest property line fronting Hubbell Avenue.

FEMA Floodplain – This property is not subject to FEMA Floodplain requirements.

Stream Buffer Ordinance – This property is not 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 final plat submitted.
- Public Works – John Horton, Public Works Director, reviewed and provide his initial feedback on the final plat submitted.
- Emergency Services – Troy Harmison, Fire Inspector, reviewed and provide his initial feedback on the final plat submitted.

FUNDING SOURCE:

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

1. Recommended approval of Resolution No. PZ-231109-35, regarding recommended approval of the Dollar Tree First Addition Final Plat.
2. Recommended approval of Resolution No. PZ-231109-35, regarding recommended approval of the Dollar Tree First Addition Final Plat, subject to Code clarification items being addressed.
3. Recommended denial of Resolution No. PZ-231109-35, regarding recommended approval of the Dollar Tree First Addition Final Plat.
4. Table pending additional information.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Dollar Tree First Addition Plat
2. RES. NO. PZ-231109-35

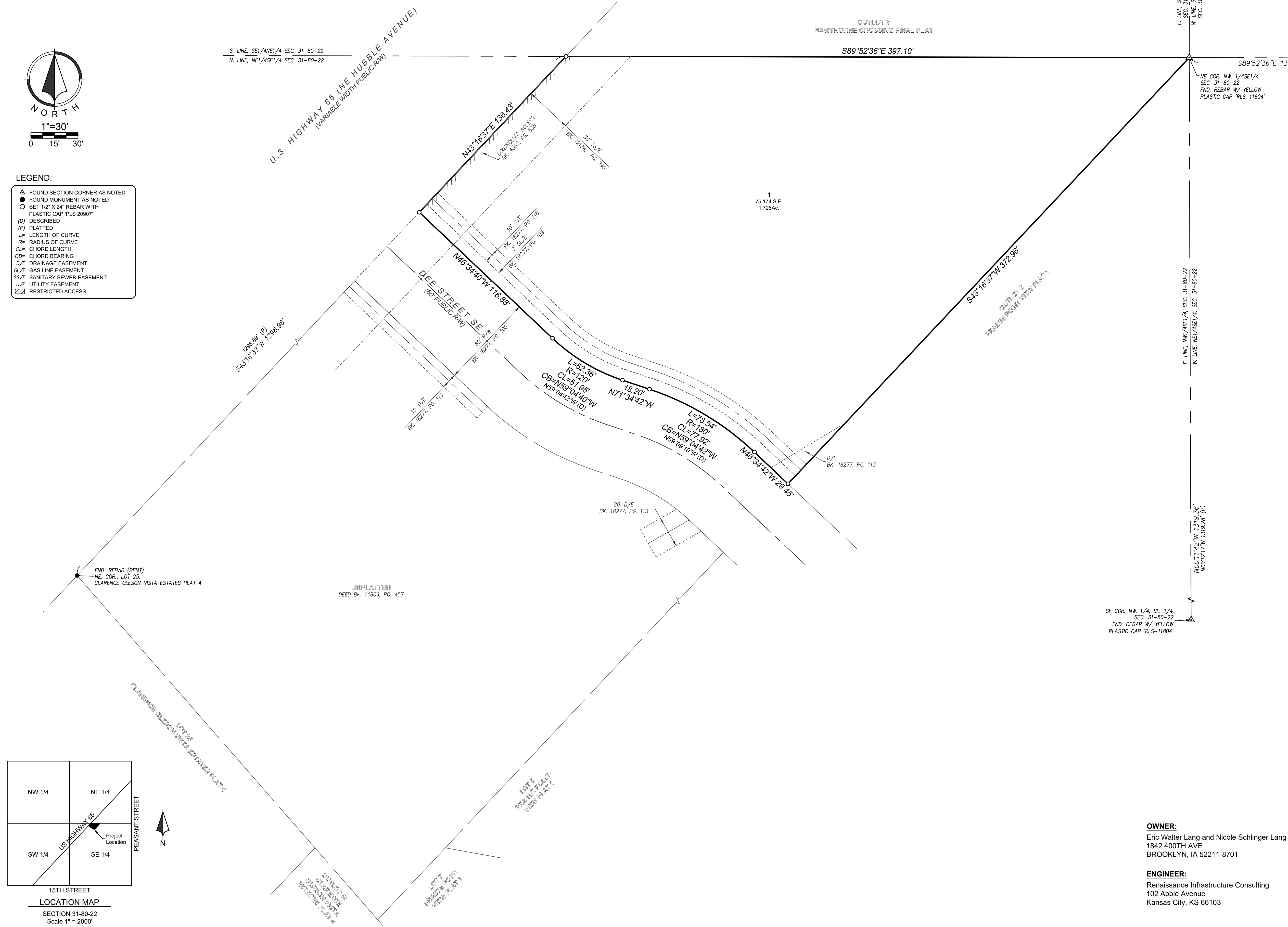
INDEX LEGEND

Location: W. 1/2, SE. 1/4,
Section 31, T80N, R22W, Polk County, Iowa
Proprietor: Eric Walter Lang and Nicole Schlinger Lang
Requestor: CBC Real Estate Group, LLC
Surveyor: Randy G. Zerr PLS 20807
Company: RLC, LLC dba: Renaissance Infrastructure Consulting
102 Abbie Avenue
Kansas City, KS 66103 913-317-9500

FINAL PLAT

DOLLAR TREE FIRST ADDITION

PART OF THE WEST HALF, SOUTHEAST QUARTER 1/4, SECTION 31, TOWNSHIP 80 NORTH,
CITY OF BONDURANT, COUNTY OF POLK STATE OF IOWA



LEGEND:

FOUND SECTION CORNER AS NOTED

FOUND MONUMENT AS NOTED

SET 1/2" X 24" REBAR WITH PLASTIC CAP 'PLS 20907'

DESCRIBED

PLATTED

LENGTH OF CURVE

RADIUS OF CURVE

CHORD LENGTH

CHORD BEARING

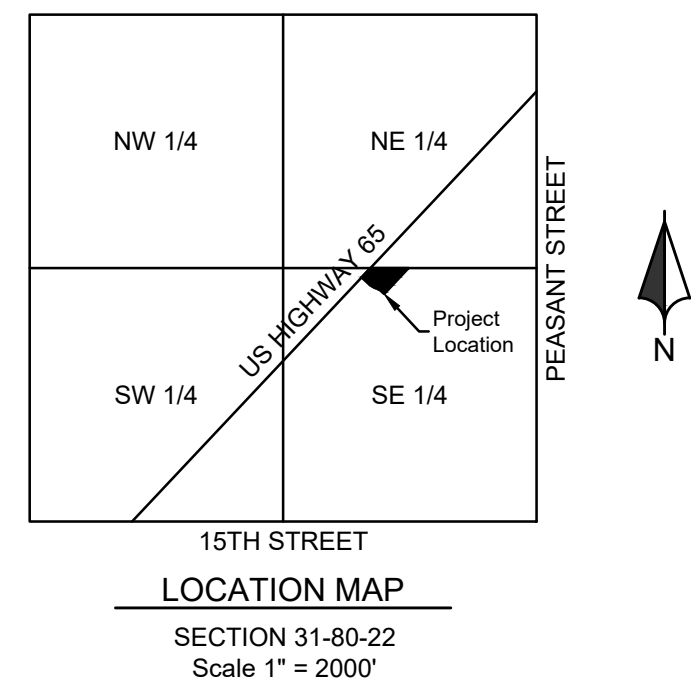
DRAINAGE EASEMENT

GAS LINE EASEMENT

SANITARY SEWER EASEMENT

UTILITY EASEMENT

RESTRICTED ACCESS



Property Description:

A tract of land located in the Southeast Quarter of Section Thirty-one (S31), Township Eighty North (T80N), Range Twenty-two West (R22W) of the Fifth Principal Meridian (5thP.M.), all in the City of Bondurant, County of Polk, State of Iowa, more particularly described as follows:

Beginning at the Northeast corner of said Southeast Quarter, said Point of Beginning also being the northerly most corner of Outlot Z, PRAIRIE POINT VIEW PLAT 1, a subdivision in said City of Bondurant and recorded in Book 18253, on Pages 331-343 in the Polk County Recorder's Office; thence South 43°16'37" West, along the West line of said Outlot Z, 372.96 feet to the North right-of-way line of Dee Street SE; thence northwesterly along the North right-of-way line of said Dee Street SE, along the following five (5) courses; thence North 46°34'42" West, 29.45 feet; thence northwesterly on a non-tangent curve to the left having an arc length of 78.54 feet, a radius of 180.00 feet, and a chord that bears North 59°04'42" West, 77.92 feet; thence North 71°34'42" West, 18.20 feet; thence northwesterly on a tangent curve to the right having an arc length of 52.36 feet, a radius of 120.00 feet, and a chord that bears North 59°04'40" West, 51.95 feet; thence North 46°34'40" West, 116.88 feet to a point on the Easterly right-of-way line of U.S. Highway 65, as now established; thence North 43°16'37" East, along said Easterly right-of-way line, 136.43 feet to a point on the North line of said Southeast Quarter; thence departing said right-of-way line, South 89°52'36" East, along said North line, 397.10 feet to the Point of Beginning containing 74,174 square feet or 1.726 acres.

NOTES:

- Basis of Bearings: As determined by GPS observations, referenced to the Iowa State Plane Coordinate System, South Zone (NAD 83).
- Error of Closure: 1 part in: 94873.02"
- All bearings and distances shown on this plat are platted and measured unless otherwise noted.
- Flood Plain Note: According to the F.E.M.A. Flood Insurance Rate Map Number 19153C0230F, revised February 1, 2019, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.
- Zoning: C-2 General Commercial per City of Bondurant Zoning Map; Map Date: 7/26/2023; Last Revision: Ord #230522-216.
- Bulk Regulations, per Chapter 178, Code of Ordinances, City of Bondurant Code:
Setbacks:
Minimum Front Yard: 30 feet
Minimum Rear Yard: 25 feet
Minimum Side Yard: None except where side yard is adjacent to an "R" District, in which case a buffer yard shall be provided. See subsection 5, Performance Standards.
Maximum 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.
Maximum Number of Stories: 3 with up to an additional 5 with supplemental setback.

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED 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.

RANDY G. ZERR, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEET 1 of 1

DOLLAR TREE FIRST ADDITION

Prepared For:
Mike Belew
CBC Real Estate Group, LLC

PRELIMINARY
FINAL PLAT UNDER REVIEW

913.317.9500
www.ric-consult.com

Date of Preparation:
September 25, 2023

Kansas City, Kansas 66103
Certificates of Authorization:
Missouri CLS-2011003572; Kansas CLS-234

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PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-231109-35

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE DOLLAR TREE
FIRST ADDITION FINAL PLAT

WHEREAS, Renaissance Infrastructure Consulting has submitted the Dollar Tree First Addition Final Plat described as follows:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION THIRTY-ONE (S31), TOWNSHIP EIGHTY NORTH (T80N), RANGE TWENTY-TWO WEST (R22W) OF THE FIFTH PRINCIPAL MERIDIAN (5TH P.M.), ALL IN THE CITY OF BONDURANT, COUNTY OF POLK, STATE OF IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER, SAID POINT OF BEGINNING ALSO BEING THE NORTHERLY MOST CORNER OF OUTLOT Z, PRAIRIE POINT VIEW PLAT 1, A SUBDIVISION IN SAID CITY OF BONDURANT AND RECORDED IN BOOK 18253, ON PAGES 331-343 IN THE POLK COUNTY RECORDER'S OFFICE; THENCE SOUTH 43°16'37" WEST, ALONG THE WEST LINE OF SAID OUTLOT Z, 371.96 FEET TO THE NORTH RIGHT-OF-WAY LINE OF DEE STREET SE; THENCE NORTHWESTERLY ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID DEE STREET SE, ALONG THE FOLLOWING FIVE (5) COURSES; THENCE NORTH 46°34'42" WEST, 29.45 FEET; THENCE NORTHWESTERLY ON A NON-TANGENT CURVE TO THE LEFT HAVING AN ARC LENGTH OF 78.54 FEET, A RADIUS OF 180.00 FEET, AND A CHORD THAT BEARS NORTH 59°04'42" WEST, 77.92 FEET; THENCE NORTH 71°34'42" WEST 18.20 FEET; THENCE NORTHWESTERLY ON A TANGENT CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 52.36 FEET, A RADIUS OF 120.00 FEET, AND A CHORD THAT BEARS NORTH 59°04'40" WEST, 51.95 FEET; THENCE NORTH 46°36'40" WEST, 116.88 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 65, AS NOW ESTABLISHED; THENCE NORTH 43°16'37" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 89°52'36" EAST, ALONG SAID NORTH LINE, 397.10 FEET TO THE POINT OF BEGINNING CONTAINING 74,174 SQUARE FEET OR 1.726 ACRES.

AND;

WHEREAS, the developer is CBC Real Estate Group, LLC; 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 Dollar Tree First Addition Final 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 November 9, 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.c.
For Meeting of 11/9/2023
Resolution

TITLE: Resolution considering recommended approval of Dollar Tree 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 1.723-acre parcel of land accessed from Dee Street SE. The site plan applicant is USFP, LLC. The site plan was prepared by Renaissance Infrastructure Consulting, LLC. The applicants are proposing a 10,000 square foot building for a future Dollar Tree. 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 Dee Street SE and the northwest property line fronting Hubbell Avenue, a 25' rear yard setback from their northeastern property line and no side yard setback from southeasterly property line.

Parking/Drive Areas

- Access to the site is available from Dee Street SE.
- The site plan shows that no part of any parking/drive area (excluding driveways) will be located closer than 10' 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 177.09.19.A of the Zoning Code will be applied when determining minimum parking stall count requirements at this location. This section reads:
 - Retail sales and rental of goods, merchandise and equipment:
 - No storage or display of goods outside fully enclosed building: one (1) space per 200 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 50 parking spaces, including 2 handicap stalls, and 1 loading 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.

Landscaping Plan

- Per Section 182.04 for every 50' of street frontage a property has 1 tree must be planted in the front setback area. The site plan shows 8 general trees, 5 of which are planted in the front yard setback area adjacent to Dee Street SE. 3 trees are currently shown planted in the Hubbell Avenue right-of-way area. These trees are planted in this area due to the applicant's concerns regarding an existing

sanitary sewer pipe located in the front yard setback area along Hubbell Avenue. City staff will work with the applicant to determine appropriate locations for these trees.

Architectural Standards

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

Other Site Plan Features

- Staff has determined this development will require a traffic impact study to be completed. It is anticipated the traffic impact study will determine whether a deacceleration lane on Hubbell Avenue will be required. The developer has been in contact with Veenstra & Kim to complete this study. Any findings from the traffic impact study that require alterations to the site plan will be reviewed by staff. If major alterations to the site plan are required, staff will submit the site plan for additional review by the Commission.

Comments from City Officials:

- The following City departments were notified of the submitted site plan:
 - Public Works - reviewed and all comments/concerns have been addressed.
 - Engineering – reviewed and all comments/concerns have been addressed.
 - Emergency Services - 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-231109-36.
2. Recommended approval of RESOLUTION NO. PZ-231109-36, subject to certain Zoning Code clarification items being addressed.
3. Recommended denial of RESOLUTION NO. PZ-231109-36.
4. Table pending additional information.

Staff recommends approval of RESOLUTION NO. PZ-231109-36 contingent upon completion of the traffic impact study.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Dollar Tree Site Plan
2. RESOLUTION NO. PZ-231109-36

CONSTRUCTION DOCUMENTS
FOR
DOLLAR TREE
NE Hubbel Ave
Bondurant, Iowa

Nearby Address:
85 Paine St SE
Bondurant, IA 50035

LEGAL DESCRIPTION:

UTILITIES NOTE
THE INFORMATION CONCERNING LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WHICH ARE NOT VISIBLE FROM THE SURFACE, HAS BEEN TAKEN FROM THE RECORDS AND FIELD LOCATIONS OF THE VARIOUS UTILITY COMPANIES AND HAS NOT BEEN FIELD VERIFIED BY THIS COMPANY. THESE LOCATIONS ARE NOT TO BE CONSTRUED AS ACCURATE OR EXACT.

NOTE:
48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING COMPANIES FOR FIELD VERIFICATION OF UNDERGROUND UTILITIES.

FLOODPLAIN NOTE:
THE SUBJECT PROPERTY IS WITHIN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD). AS SHOWN ON A NATIONAL FLOOD HAZARD LAYER FIRMETTE, OBTAINED ONLINE FROM THE AUTHORITATIVE NHL WEB SERVICES PROVIDED BY FEMA AND ACQUIRED ON 09/06/2023

UTILITIES

Electric
MidAmerican Energy Company
800-329-6261

Natural Gas
MidAmerican Energy Company
800-329-6261

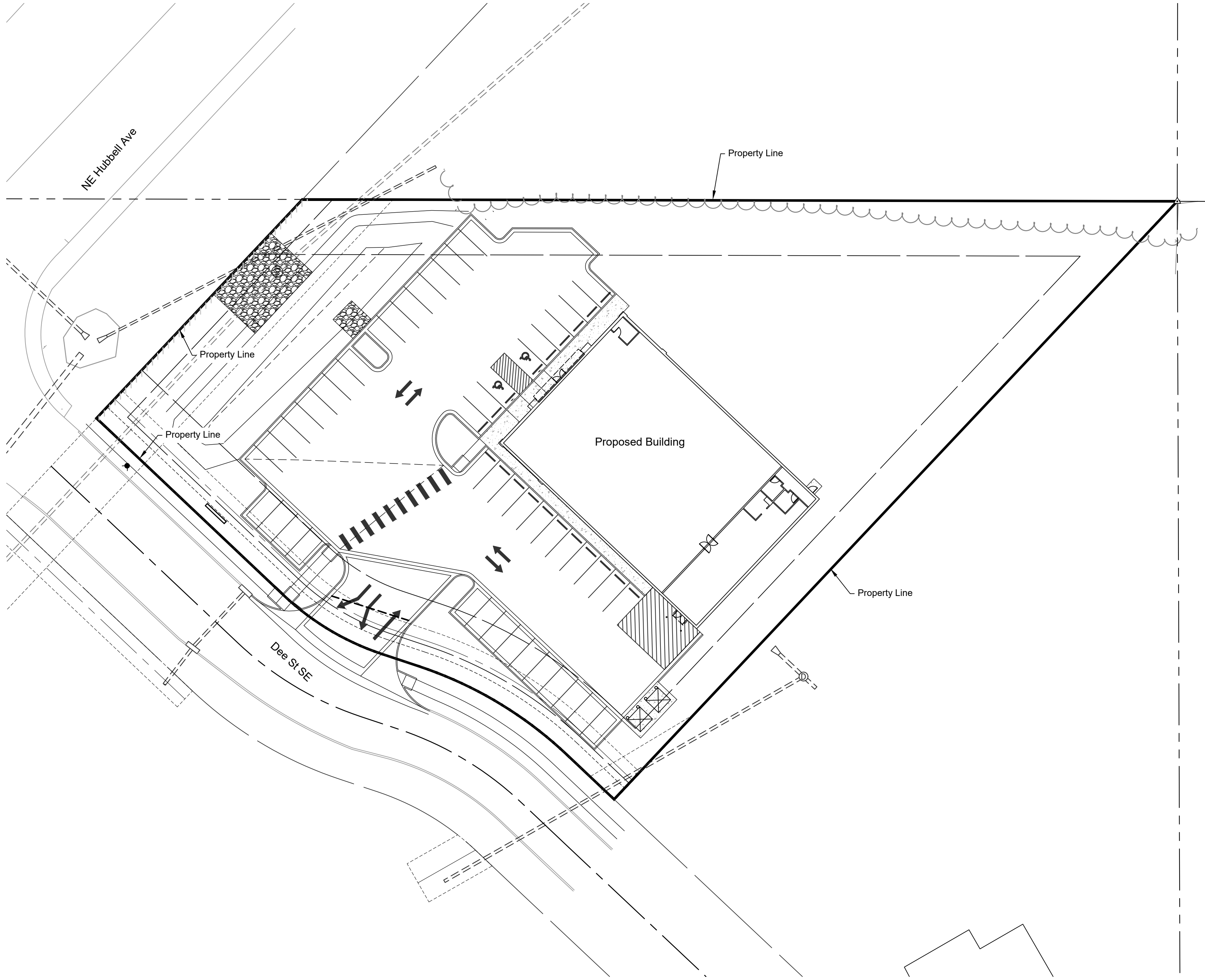
Sewer
City of Bondurant
Public Works Water/Wastewater
Pat Collison
pcollison@cityofbondurant.com
515-971-6856

Water
City of Bondurant
Public Works Water/Wastewater
Pat Collison
pcollison@cityofbondurant.com
515-971-6856

Stormwater
City of Bondurant

SITE DATA		
OPEN SPACE	REQUIRED	15%
	POVIDED	53%
BUILDING COVERAGE		10,000 SF (13%)
LANDSCAPE COVERAGE		39,902 SF (53%)
PARKING/DRIVE/SIDEWALK COVERAGE		25,273 SF (34%)
REQUIRED PARKING	STANDARD	48
	ADA	2
	TOTAL	50
PROVIDED PARKING	STANDARD	48
	ADA	2
	TOTAL	50

ZONING INFORMATION	
ZONING	C-2 GENERAL COMMERCIAL
MINIMUM LOT AREA	NOT SPECIFIED
FRONT YARD SETBACK	30'-0"
SIDE YARD SETBACK	15'-0"
REAR YARD SETBACK	25'-0"
MAXIMUM HEIGHT	80'-0"
MAXIMUM STORIES	3

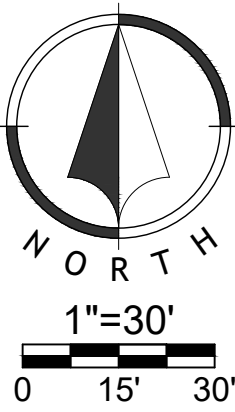


Sheet List Table	
Sheet Number	Sheet Title
C0.0	General Layout
C0.1	General Notes
C1.0	Existing Conditions & Demo Plan
C2.0	Site Plan
C2.1	Dimension Plan
C3.0	Grading Plan
C4.0	Utility Plan
C5.0	Erosion Control Plan
C6.0	Erosion Control Details
A1.0	Color Elevations
L1.0	Landscaping Plan
L2.0	Irrigation Coverage Plan
L3.0	Landscape Specifications

LEGEND			
-----	Existing Right-of-Way Line	=====	Proposed Property Line
-----	Existing Lot Line	-----	Proposed Lot Line
-----	Existing Easement Line	-----	Proposed Easement
-----	Existing Curb & Gutter	-----	Proposed Curb & Gutter
-----	Existing Sidewalk	-----	Proposed Sidewalk
-----	Existing Storm Sewer	-----	Proposed Storm Sewer
□	Existing Storm Structure	□	Proposed Storm Structure
-----	Existing Waterline	A	Proposed Fire Hydrant
-----	Existing Gas Main	-----	Proposed Waterline
-----	Existing Sanitary Sewer	-----	Proposed Sanitary Sewer
⊙	Existing Sanitary Manhole	●	Proposed Sanitary Manhole
-----	Existing Contour Major	-----	Proposed Contour Major
-----	Existing Contour Minor	-----	Proposed Contour Minor
U/E	Utility Easement	-----	Future Curb and Gutter
SS/E	Sanitary Sewer Easement	A/E	Access Easement
D/E	Drainage Easement	T/E	Temporary Easement

Consultant:
Renaissance Infrastructure Consulting, LLC
Contact Person: Andy Gabbert
8653 Penrose Lane
Lenexa, KS 66218
agabbert@ric-consult.com
(913) 333-3880

Prepared For:
USFP, LLC
Contact Person: Mike Belew
4706 Broadway, Suite 240
Kansas City, MO 64112
mbelew@usfpco.com
www.usfpco.com
(816) 645-8963



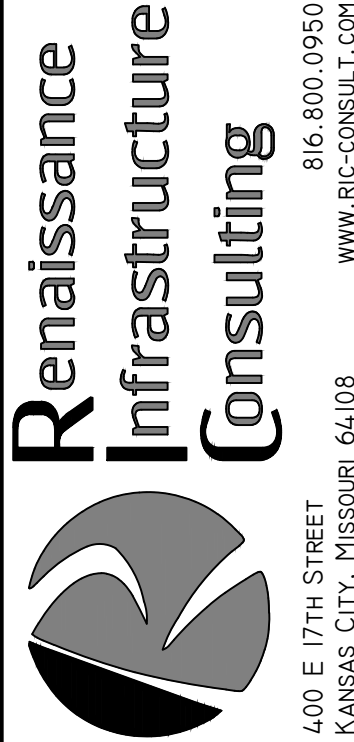
CONSTRUCTION DOCUMENTS

21-0176
DOLLAR TREE
City of Bondurant, Polk County, Iowa

General Layout

NO DATE REVISION

DRAWN BY CHECKED BY



Sheet
C0.0

ADA ACCESSIBLE ROUTE NOTES

1. All Accessible route construction shall conform to the latest version of the ADA Standards for Accessible Design published by the Department of Justice and the Proposed Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way published by the United States Access Board.
2. Other than ramps and ramp runs, walking surfaces must have running slopes not steeper than 1:20.
3. The cross slope of walking surfaces shall not be steeper than 2%.
4. The minimum width for a linear segment of accessible route shall be 36 inches.
5. Where the accessible route makes a 180 degree turn around an element which is less than 48 inches wide, clear width shall be 42 inches minimum approaching the turn, 48 inches minimum at the turn and 42 inches leaving the turn.
6. An accessible route with a clear width less than 60 inches shall provide passing spaces at intervals of 200 feet maximum. Passing spaces shall be 60 inch by 60 inch minimum.
7. Ramp runs shall have a running slope not steeper than 1:12.
8. Ramp runs with a rise greater than 6 inches shall have handrails.
9. Ramp landings with a maximum slope of 1:48 shall be provided before and after ramp runs.
10. The maximum rise of a ramp run shall be 30 inches.
11. The maximum counter slope between the pavement and the curb at a curb ramp shall be 1:20.
12. Curb ramp landings with a maximum slope of 1:48 shall be provided at the top of curb ramps with a clear width of 60 inches.
13. Detectable warning surfaces complying with the latest ADA Standards shall be provided at pedestrian street crossings and refuge islands.
14. Passenger loading zones shall be provided adjacent to any ADA Accessible stall and have a 2% maximum slope in all directions.
15. Contractor to field verify existing site conditions and contact the engineer if field conditions do not match plan prior to construction.

LAYOUT & PAVING NOTES

1. All construction shall conform to the City of Bondurant minimum design standards.
2. Contractor shall keep a full set of City of Bondurant Standard Details onsite at all times.
3. The contractor shall check existing grades, dimensions, and inverts in the field and report any discrepancies to the architect/engineer prior to beginning work.
4. The contractor shall verify the exact location of all existing utilities, take care to protect utilities that are to remain, and repair contractor caused damage according to current local standards and at the contractor's expense. Coordinate all construction with the appropriate utility company.
5. The contractor shall comply with all local codes, obtain all permits, and pay all fees prior to beginning work.
6. Prior to installing, constructing, or performing any work in the public right of way or on the public storm sewer line (including concrete pavement or connecting private drainage systems to the storm sewer), contact City Public Works at 515.971.6856 for inspection of the work. Contact must be made at least 24 hours prior to start of the work.
7. Provide a smooth transition between existing pavement and new pavement. Field adjustment of final grades may be necessary. Adjust all utilities prior to installation of pavement.
8. The contractor shall protect all trees to remain, in accordance with the specifications. Do not operate or store heavy equipment, nor handle, nor store materials within the drip lines of trees or outside the limit of grading.
9. Concrete walks and pads shall have a broom finish. All concrete shall be 4,000 p.s.i. unless otherwise noted. Curb ramps, sidewalk slopes, and driveway ramps shall be constructed in accordance with all current local requirements. If applicable, the contractor shall request inspection of sidewalk and ramp forms prior to placement of concrete.
10. All damage to existing asphalt pavement to remain which results from new construction shall be replaced with like materials at contractor's expense.
11. Dimensions are to the back of curb, or edge of concrete, unless otherwise noted.
12. Maintain one set of as-built drawings on the job site for distribution to the engineer upon completion.
13. For all asphalt pavement, the contractor shall have no more than 30% recycled material in the base course and no recycled material in the surface course.

PAVEMENT MARKING AND SIGNAGE NOTES

1. Parking stall marking stripes shall be four inch (4") wide white stripes. Handicap stall marking shall be furnished at locations shown on plans.
2. Traffic control devices and pavement markings shall conform to the requirements of the "Manual of Uniform Traffic Control Devices."
3. Traffic control and pavement markings shall be painted with a white Sherwin Williams TM2125 HOTLINE Fast Dry or approved equal. The pavement marking shall be applied in accordance with manufacturers recommendations. Apply on a clean, dry surface and at a surface temperature of not less than 70°F and the ambient air temperature shall not be less than 60°F and rising. Two coats shall be applied.

WRITTEN SEQUENCING

1. Implement Pre-Construction Plan:
All temporary structural BMP's shown on the BMP plan must be in place before any site disturbance. Clearing necessary to place temporary structural BMP's is the minimum required for installation. Coordinate clearing necessary to place temporary structural BMP's with local weather forecast so that clearing and placement may be completed within a forecast dry period. Stabilize all erosion control measures after installation. Temporary Barrier Fence shall be in Place, around areas not to be disturbed, prior to any construction activities. This area includes Stream Corridor.
2. Clear and Stabilize Work Areas:
Grade contractor areas and place all-weather surface on contractor areas.
3. Clearing and Grubbing:
After Phase I BMP's are installed, contractor may clear, grub, and demo required areas as necessary.

GRADING NOTES

1. All construction shall conform to the City's minimum design standards.
2. Spot Grades shown herein shall govern over finished grades.
3. The contractor shall provide evidence that his insurance meets the requirements of the Project.
4. All traffic control shall be in conformance with the Manual of Uniform Traffic Control Devices (MUTCD).
5. The contractor is responsible for the protection of all property corners and section corners. Any property corners and/or section corners disturbed or damaged by construction activities shall be reset by a Registered Land Surveyor licensed in the State of Kansas, at the contractor's expense.
6. The contractor shall be responsible for the restoration of the right-of-way and for damaged improvements such as curbs, driveways, sidewalks, streetlight and traffic signal junction boxes, traffic signal loop lead ins, signal poles, irrigation systems, etc. Damaged improvements shall be repaired in conformance with the latest City standards and to the City's satisfaction.
7. The contractor is responsible for providing erosion and sediment control BMP's to prevent sediment from reaching paved areas, storm sewer systems, drainage courses and adjacent properties. In the event the prevention measures are not effective, the contractor shall remove any debris, silt, or mud and restore the right-of-way, or adjacent properties to original or better condition.
8. The contractor shall sod all disturbed areas within the public street right-of-way unless otherwise noted on the plans or if specific written approval is granted by the City.
9. All public street sidewalk ramps constructed will be required to comply with the Americans with Disabilities Act (ADA).
10. Excavation for utility work in public street right-of-way requires a Right-of-Way Work Permit from the Public Works Department, in addition to all other permits.
11. All work shall be confined within easements and/or construction limits as shown on the plans.
12. Curb stakes and hubs shall be provided at all high points, low points, ADA ramp openings, and on each side of all curb inlets when setting string line.
13. All National Pollution Discharge Elimination System (NPDES) standards shall be met.
14. Public and Private utility facilities shall be moved or adjusted as necessary by the owners to fit the new construction unless otherwise noted on the plans. The Contractor is responsible for the cost of utility relocations unless otherwise indicated on the plans.

EARTHWORK NOTES:

1. CONTOURS AND ELEVATIONS: Existing and proposed contours are shown on plans at one foot (1') contour intervals, unless otherwise noted. Proposed contours and elevations shown represent approximate finish grade.
2. CLEARING AND GRUBBING: Prior to the start of grading and earthwork, the areas to be graded shall be stripped of all vegetation, organic matter, and topsoil, to a minimum depth of four inches (4") or as otherwise directed by the Geotechnical Engineer. Stripping materials shall not be incorporated into structural fills. Topsoil materials shall not be used in building and pavement areas.
3. TOPSOIL: Prior to the start of grading, the contractor shall strip all topsoil from areas to be graded and stockpile at a location on or adjacent to the site as directed by the owner. At completion of grading operations and related construction, the contractor will be responsible for redistribution of topsoil over all areas disturbed by the construction activities. Topsoil shall be placed to a minimum depth of six inches (6") and in accordance with specifications for landscaping. Subgrade below turf areas shall have a minimum 6" depth of soil free of rock larger than 3".
4. SUBGRADE PREPARATION: Prior to placement of new fill material, the existing subgrade shall be proof rolled and approved under the direction of the Geotechnical Engineer or his representative.
5. proof rolling: Prior to the placement of new fill material, the existing subgrade shall be proof rolled and approved under the direction of the Geotechnical Engineer. Unsuitable areas identified by the proof rolling areas shall be undercut and replaced with controlled structural fill or treated with fly ash per the Geotechnical report.
6. EARTHWORK:
 - A. GEOTECHNICAL: All earthwork shall conform to the recommendations of the Geotechnical report.
 - B. SURFACE WATER: Surface water shall be intercepted and diverted during the placement of fill.
 - C. FILLS: All fills shall be considered controlled or structural fill and shall be free of vegetation, organic matter, topsoil, and debris. All fill required for project shall be provided by the Contractor. Material Shall be pre-approved by the Engineer prior to placement.
 - D. EXISTING SLOPES: Where fill material is to be placed on existing slopes greater than 5:1 (horizontal to vertical), existing slope shall be benched providing a minimum vertical face of twelve inches (12"). Fill material shall be placed and compacted in horizontal lifts not exceeding nine inches (9") (loose fit measurement), unless otherwise approved by the Geotechnical Engineer.
 - E. COMPACTION REQUIREMENTS: Earth fill material shall be placed and compacted to a minimum density of ninety five percent (95%) of the material's maximum dry density as determined by ASTM D698 (standard proctor compaction). The moisture content at the time of placement and compaction shall be within a range of -2% to 3% above the optimum moisture content as defined by the standard proctor compaction procedure. The moisture contents shall be maintained within this range until completion of the work. Where compaction of earth fill by a large roller is impractical or undesirable, the earth fill shall be hand compacted with small vibrating rollers or mechanical tampers.
7. TESTING AND INSPECTION: Testing and inspection services required to make tests required by the specifications and to observe the placement of fills and other work performed on this project shall be provided by a commercial testing laboratory (Geotechnical Engineer) selected by the owner. The cost of testing will be the owner's responsibility.
8. SEEDING: All areas disturbed by earthwork operations in the right-of-way shall be seeded.

SITE UTILITY NOTES

1. The contractor is specifically cautioned that the location and/or elevation of existing utilities as Shown on these plans is based on records of the various utility Companies, and where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility companies at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to coordinate with and relocate and/or remove all existing utilities which conflict with the proposed improvements shown on the plans.
2. The construction of storm sewers on this project shall conform to the requirements of Polk County, Bondurant Technical Specifications and Design Criteria.
3. The contractor shall field verify the exact location and elevation of the existing storm sewer locations and the existing elevations at locations where the proposed storm sewer collects or releases to existing ground. If discrepancies are encountered from the information shown on the plans. The contractor shall contact the design engineer. No pipes shall be laid until direction is received from the design engineer.
4. It will be the contractors responsibility to field adjust the top of all manholes and boxes as necessary to match the grade of the adjacent area. Tops of existing manholes shall be raised as necessary to be flush with proposed pavement elevations, and to be 6-inches above finished ground elevations in non-paved areas. No separate or additional compensation will be made to the contractor for making final adjustments to the manholes and boxes.
5. Inlet locations, horizontal pipe information and vertical pipe information is shown to the center of the structure. Deflection angles shown for storm sewer pipes are measured from the center of the curb inlets and manholes. The contractor shall adjust the horizontal location of the pipes to the face of the boxes. All roof drains shall be connected to storm sewer structures. Provide cleanouts on roof drain lines at 100' max. spacing and at all bend points. Do not connect roof drains directly to storm sewer pipes.
6. The contractor shall be responsible for furnishing and installing all fire and domestic water lines, meters, back flow devices, pits, valves and all other incidentals required for a complete operable fire protection and domestic water system, if not furnished or installed by the Board of Public Utilities. Coordinate with the Board of Public Utilities. All costs associated with the complete water system for the building shall be the responsibility of the contractor. All work shall conform to the requirements of Polk County, Bondurant.
7. The contractor shall be responsible for furnishing and installing all sanitary sewer service lines from the building to the public line. The contractor shall refer to the architectural plans for specific locations and elevations of the service lines of the building connection. All work shall conform to the requirements of Bondurant.
8. The contractor is responsible for securing all permits, bonds and insurance required by the contract documents, Bondurant, and all other governing agencies (including local, county, state and federal authorities) having jurisdiction over the work proposed by the construction documents. The cost for all permit bonds and insurance shall be the contractors responsibility and shall be included in the bid for the work.
9. By the use of these construction documents the contractor hereby agrees that he/she shall be solely responsible for the safety of the construction workers and the public. The contractor agrees to hold the engineer and owner harmless for any and all injuries, claims, losses or damages related to the project.
10. The contractor shall be responsible for furnishing all materials, tools and equipment and installation of electrical power, telephone and gas service from a point of connection from the public utility lines to the building structure. This will include all conduits, service lines, meters, concrete pads and all other incidentals required for a complete and operational system as required by the owner and the public utilities. Refer to building plans for exact tie-in locations of all utilities. Contractor shall verify connection points prior to installation of utility line.
11. All fill material is to be in place, compacted, and consolidated before installation of proposed utilities. On-site geotechnical engineer shall provide written confirmation that this requirement has been met and that utilities may proceed in the fill areas. All utilities are to be placed in trench conditions.
12. Contractor shall notify the utility authorities inspectors 49 hours before connecting to any existing line.
13. Storm sewer roof drains(st) shall be as follows (unless otherwise shown on plans).
-PVC SDR 35 per ASTM D3034, for pipes less than 12' deep.
-PVC SDR 26 per ASTM D3034, for pipes 12' to 20' deep.
14. Waterlines shall be as follows (unless otherwise shown on plans):
-for 8" and larger: ductile iron pipe per AWWA C150
-between 2" and 6": copper tube Type "K" per ANSI 816.22 or ductile iron pipe per AWWA C150
-For smaller than 2": copper tube Type "K" per ANSI 816.22
15. Fire line size is shown for reference only, fire protection engineer shall verify all sizes and fire flow demand prior to construction.
16. Minimum trench width shall be 2 feet.
17. Contractor shall maintain a minimum of 42" of cover on all waterlines. All water line joints are to be mechanical joints with thrust blocking as called out in specifications and construction plans. Water mains and service lines shall be constructed in accordance to the Board of Public Utilities specifications for commercial services.
18. All waterlines shall be kept ten feet (10') apart (parallel) from sanitary sewer lines or manholes. Or when crossing, an 18" vertical clearance (outside edge of pipe to outside edge of pipe) of the waterline above the sewer line is required.
19. Trench Drain shall be ACO S200K or approved equal.
20. Trench Drain shall be installed in accordance with the manufacturer's installation instructions and recommendations.
21. In the event of a vertical conflict between waterlines, sanitary lines, storm lines and gas lines (existing and proposed), the sanitary line shall be ductile iron pipe with mechanical joints at least 10 feet on both sides of the crossing (or encased in concrete the same distance), the waterline shall have mechanical joints with appropriate thrust blocking as required to provide a minimum of 18" clearance. Meeting requirements ANSI A21.10 or ANSI 21.11 (AWWA C151)(Class 50).
22. All underground storm, sanitary, water and other utility lines shall be installed, inspected and approved before backfilling. Failure to have inspection approval prior to backfill will constitute rejection of work.
23. All necessary inspections and/or certifications required by codes and/or utility service companies shall be performed prior to announced building possession and the final connection of service. Contractor shall coordinate with all utility companies for installation requirements and specifications.
24. refer to building plans for site lighting electrical plan, irrigation, parking lot security system and associated conduit requirements. Coordinate with Owner that all required conduits are in place and tested prior to paving.
25. When a building utility Connection from site utilities leading up to the building cannot be made immediately, temporarily mark all such utility terminations.

GENERAL NOTES

1. All work in public easements and right of way and all erosion control work must comply with the latest edition of the Technical Provisions & Standard Drawings for Roads and Sewers, of City Of Bondurant, Polk County, Iowa. If any general notes conflict with the Technical Provisions & Standard Drawings for Roads and Sewers, of City Of Bondurant, Polk County, Iowa, the Cities standards shall override.
2. The contractor shall provide evidence that his insurance meets the requirements of Bondurant, Iowa.
3. All traffic control shall be in conformance with the Manual of Uniform Traffic Control Devices (MUTCD).
4. The contractor is responsible for the protection of all property corners and section corners. Any property corners and/or section corners disturbed or damaged by construction activities shall be reset by a Registered Land Surveyor licensed in the State of Iowa, at the contractor's expense.
5. The contractor shall be responsible for the restoration of the right-of-way and for damaged improvements such as curbs, driveways, sidewalks, street light and traffic signal junction boxes, traffic signal loop lead ins, signal poles, irrigation systems, etc. Damaged improvements shall be repaired in conformance with the latest City standards and to the City's satisfaction.
6. The contractor is responsible for providing erosion and sediment control BMP's to prevent sediment from reaching paved areas, storm sewer systems, drainage courses and adjacent properties. In the event the prevention measures are not effective, the contractor shall remove any debris, silt, or mud and restore the right-of-way, or adjacent properties to original or better condition.
7. The contractor shall remove existing trees and shrubbery within the right-of-way adjacent to future thoroughfare improvements.
8. The contractor shall sod all disturbed areas within the public street right-of-way unless otherwise noted on the plans or if specific written approval is granted by the City.
9. All public street sidewalk ramps constructed will be required to comply with the Americans with Disabilities Act (ADA) and Bondurant, Iowa sidewalk details.
11. Excavation for utility work in public street right-of-way requires a Right-of-Way Work Permit from the Public Works Department, in addition to all other permits.
12. All work shall be confined within easements and/or construction limits as shown on the plans.
13. Curb stakes and hubs shall be provided at all high points, low points, ADA ramp openings, and on each side of all curb inlets when setting string line.
14. Any existing and/or temporary storm sewer pipes and box culverts to be abandoned in place shall be grouted using a slurry grout mixture meeting a 7-day compressive strength of 100-150 psi. The slurry grout mixture of fly ash, cement, fine aggregate, forming agents and water shall be approved by the City and shall possess adequate flow characteristics to fill all voids.
15. All existing utilities indicated on the drawings are according to the best information available to the engineer; however, all utilities actually existing may not be shown. The contractor shall be responsible for contacting all utility companies for an exact field location of each utility prior to any construction. All utilities, shown and un-shown, damaged through the negligence of the contractor shall be repaired or replaced by the contractor at his expense.
16. The contractor will be responsible for all damages to existing utilities, pavement, fences, structures, and other features not designated for removal. The contractor shall repair all damages at his expense.
17. By use of these construction documents the contractor hereby agrees that he shall be solely responsible for the safety of the construction workers and the public. The contractor agrees to hold the engineer and owner harmless for any and all injuries, claims, losses, or damages related to the project.
18. The contractor will be responsible for providing all signage, barricades, lighting, etc., as required for temporary traffic control during the construction of this project. Maintenance of the temporary traffic control devices will be the contractor's responsibility. All traffic control in conduction with construction in the right-of-way shall be in conformance with the City Traffic Control Requirements.
19. Geogrid, footings, or other elements of the retaining wall(s) cannot encroach into the right of way, public easements, or adjacent private property.
20. All building and life safety issues shall comply with the 2012 International Fire Code and local amendments as adopted by Bondurant, Iowa
21. Contractor shall be responsible for obtaining all permits including land disturbance, right-of-way, hauling, etc., with Public Works prior to construction.
22. Contractor shall restore all disturbed right-of-way upon project completion.
23. Prior to construction, contractor shall install pre-construction erosion control measures.

EROSION CONTROL NOTES

1. All work in public easements and right-of-way and all erosion control work must comply with the latest edition of the Technical Provisions & Standard Drawings for Roads and Sewers, of Bondurant, Iowa. If any of the general notes conflict with the Technical Provisions & Standard Drawings for Roads and Sewers of Bondurant, Iowa, The Cities standards shall override.
2. The contractor shall provide all materials, tools, equipment, and labor as necessary to install and maintain adequate erosion control, keep the streets clean of mud and debris, and prevent soil from leaving the project site. The contractor's erosion control measures shall conform to Bondurant, Iowa Technical Provisions and Specifications.
3. Erosion control plan modifications shall be required if the plan fails to substantially control erosion and offsite sedimentation.
4. The contractor shall be responsible for maintaining erosion control devices and removing sediment until a minimum of 70% of permanent vegetation has become stabilized and established. Erosion control devices shall remain in place until the 70% established vegetation is met, or the duration of the project, whichever is the later date.
5. The contractor shall temporarily seed and mulch all disturbed areas if there has been no construction activity on them for a period of fourteen (14) calendar days.
6. Install "J" Hooks on silt fence every 100 LF.
7. Contractor to install all Phase I erosion control devices prior to construction.
8. Contractor shall replace disturbed area with seed or sod, as indicated on the plans, and shall be installed within 14 days after paving completion and final topsoil grading.
9. Topsoil replacement shall be 6" thick.
10. Silt fence to be installed in accordance with Bondurant, Iowa Standard Details.
11. Refer to APWA 2150 for good housekeeping and spill measures.
12. The Contractor shall inspect erosion control devices every 7 days and within 24 hours of a storm of 0.5 inches or more. The Contractor shall repair damage, clean out sediment, and add additional erosion control devices as needed, as soon as practicable, after inspection. The Contractor shall also inspect and assure that all sediment control devices are in working condition prior to any forecasted rainfall.

CONSTRUCTION DOCUMENTS

21-0176

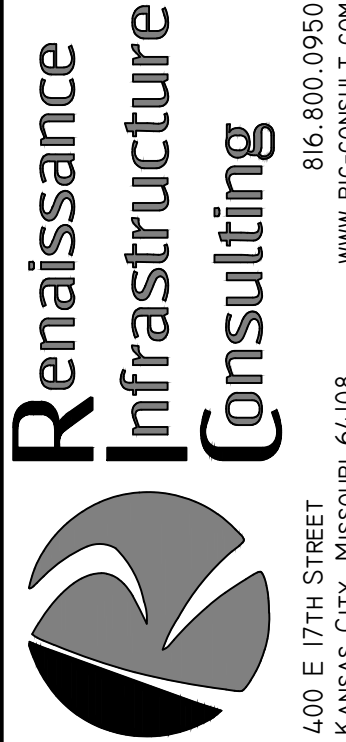
DOLLAR TREE

City of Bondurant, Polk County, Iowa

General Notes

NO DATE REVISION

DRAWN BY CHECKED BY

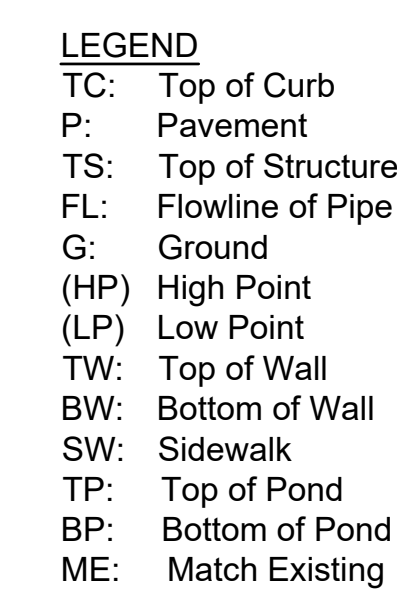


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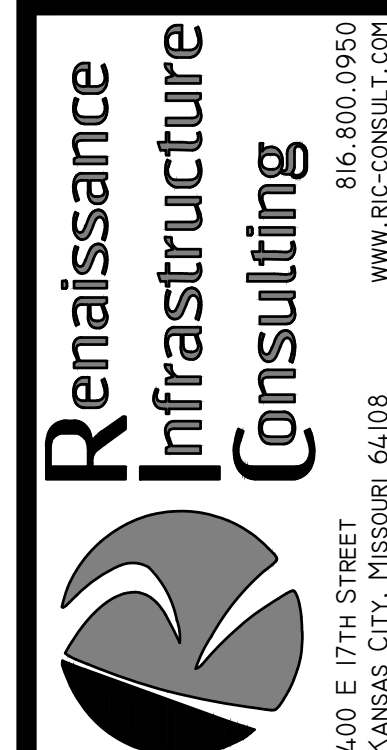


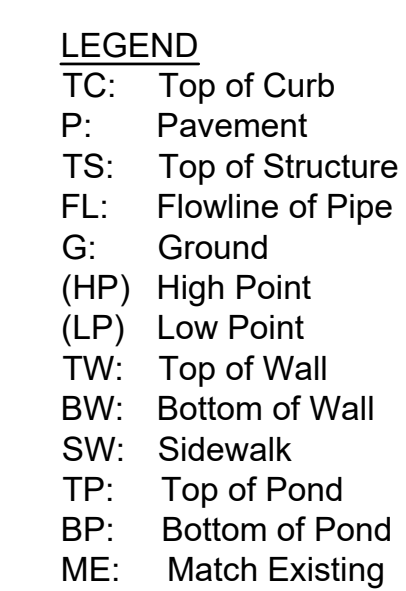




LEGEND

---	Existing Major Contour
- - -	Existing Minor Contour
—	Proposed Major Contour
—	Proposed Minor Contour
■ ■ ■ ■ ■ ■ ■ ■	Spill Curb



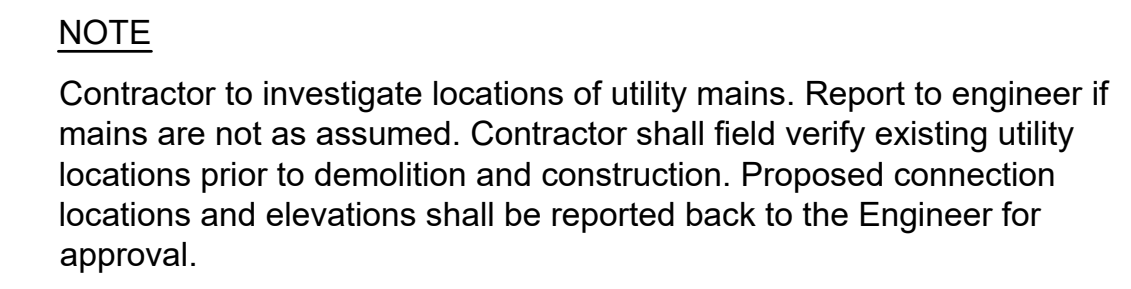


LEGEND

---	Existing Major Contour
- - -	Existing Minor Contour
=====	Proposed Major Contour
=====	Proposed Minor Contour
■ ■ ■ ■ ■ ■ ■ ■	Spill Curb

[illegible]

NO.	DATE	REVISION
DRAWN BY		CHECKED BY



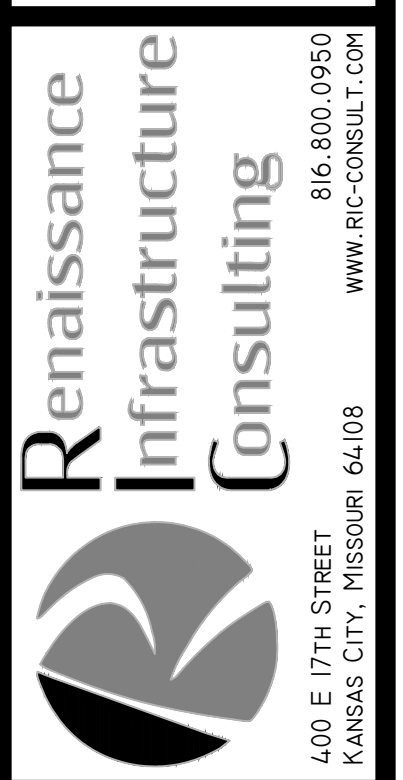
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DOLLAR TREE
City of Bondurant, Polk County, Iowa

Utility Plan

[illegible]

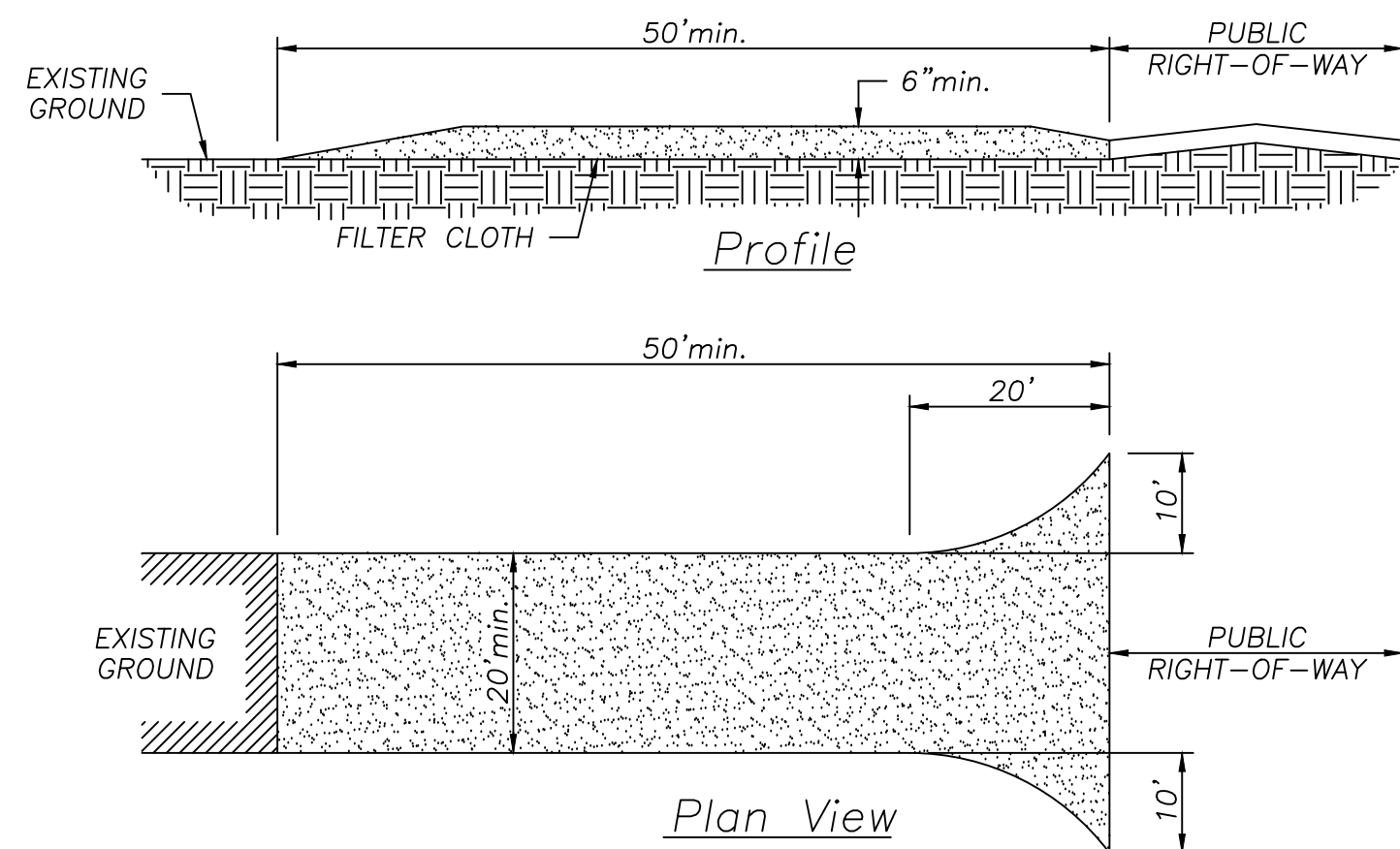
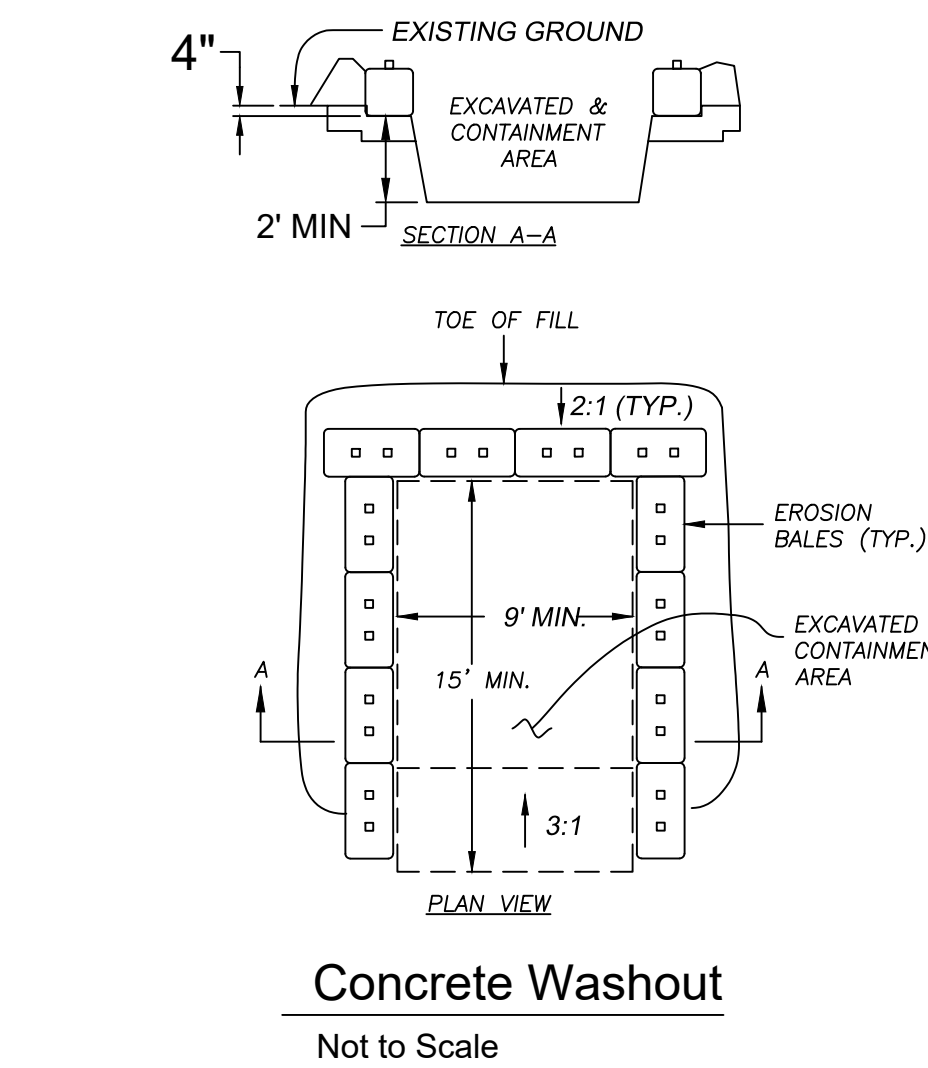
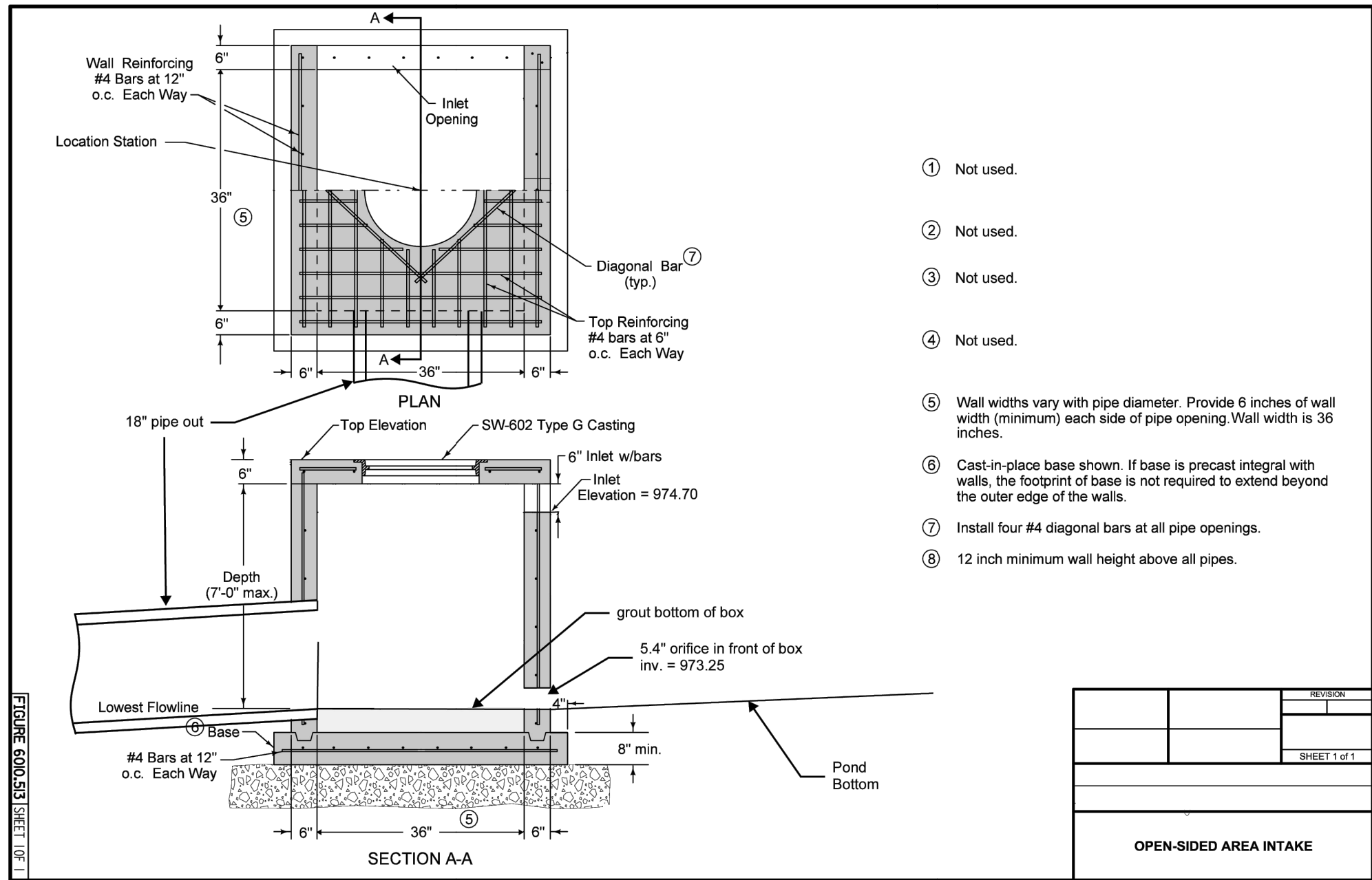
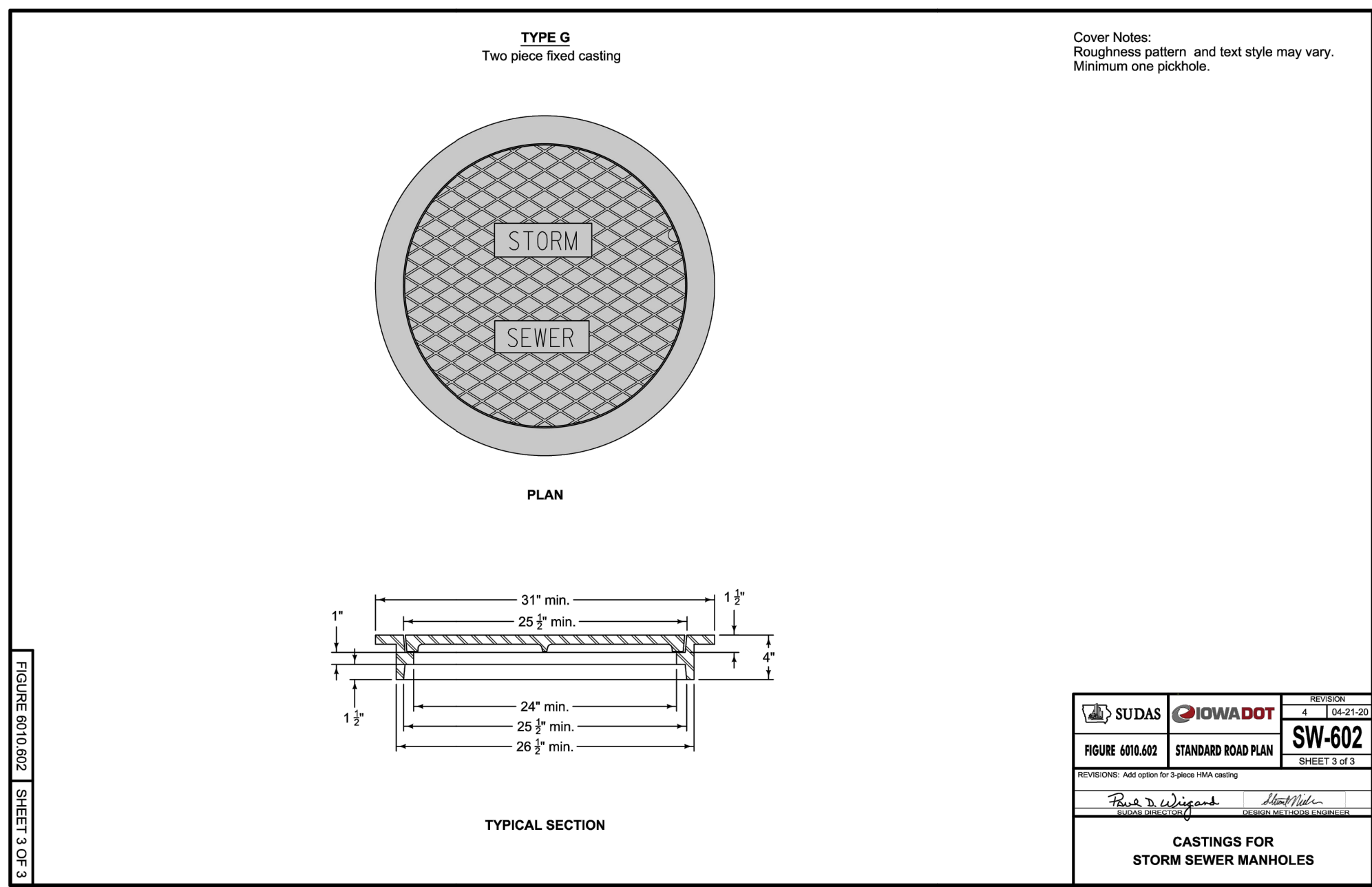
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DRAWN BY		CHECKED BY

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Sheet
C4.0



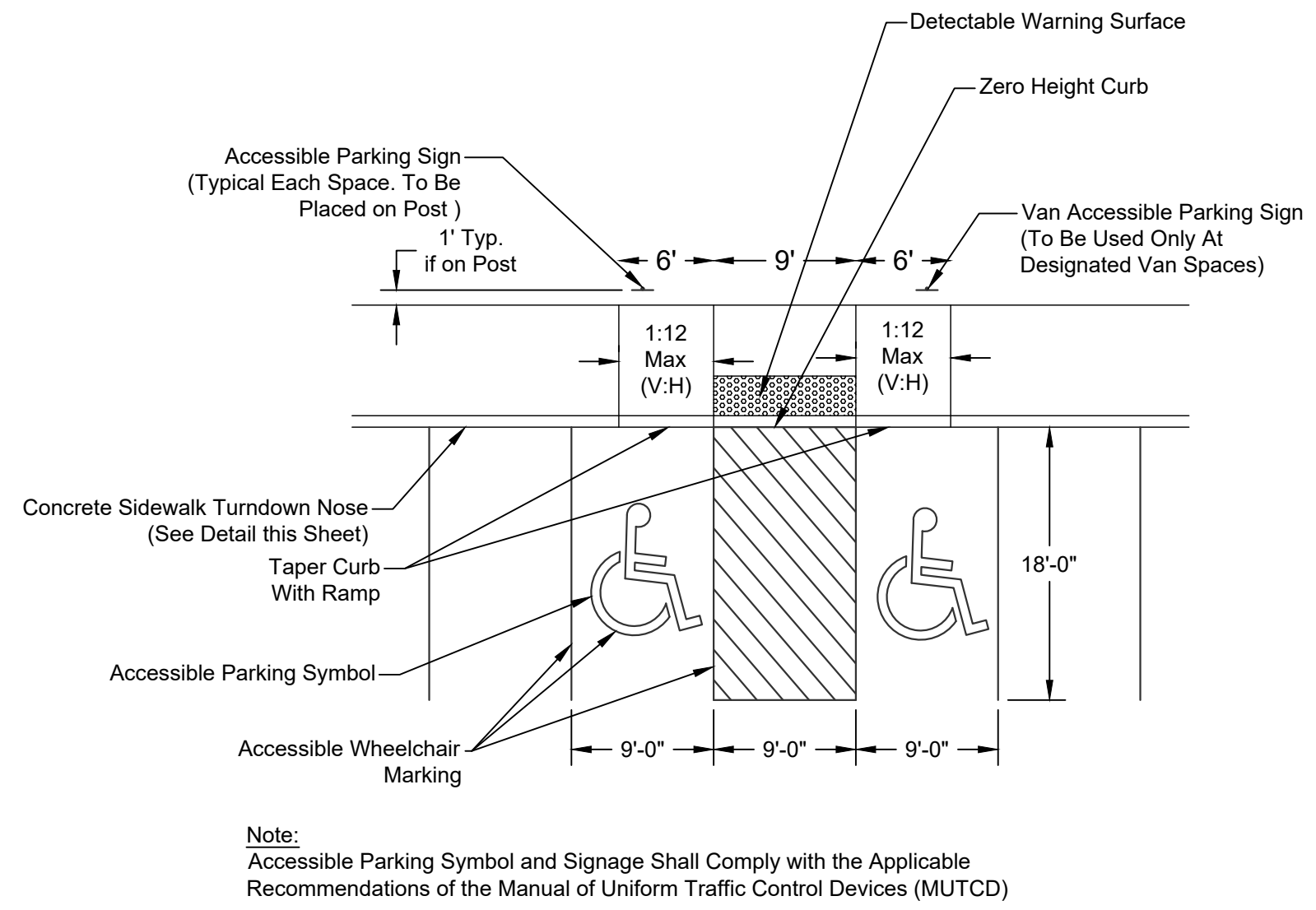
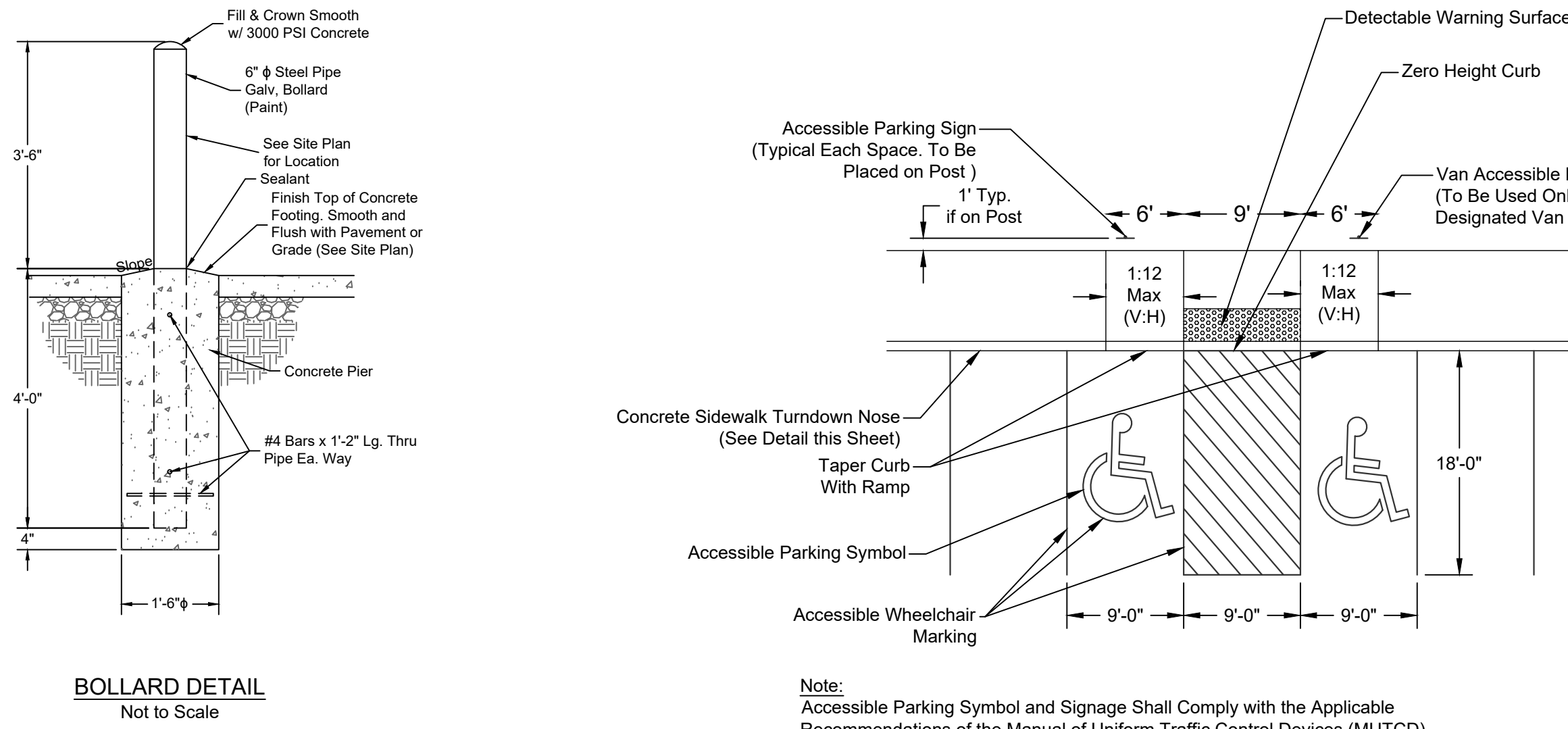


CONSTRUCTION SPECIFICATIONS:

1. STONE SIZE - USE (2) INCH STONE, OR RECLAIMED OR RECYCLED EQUIVALENT.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN (50) FEET.
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWENTY (20) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 3:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AS NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

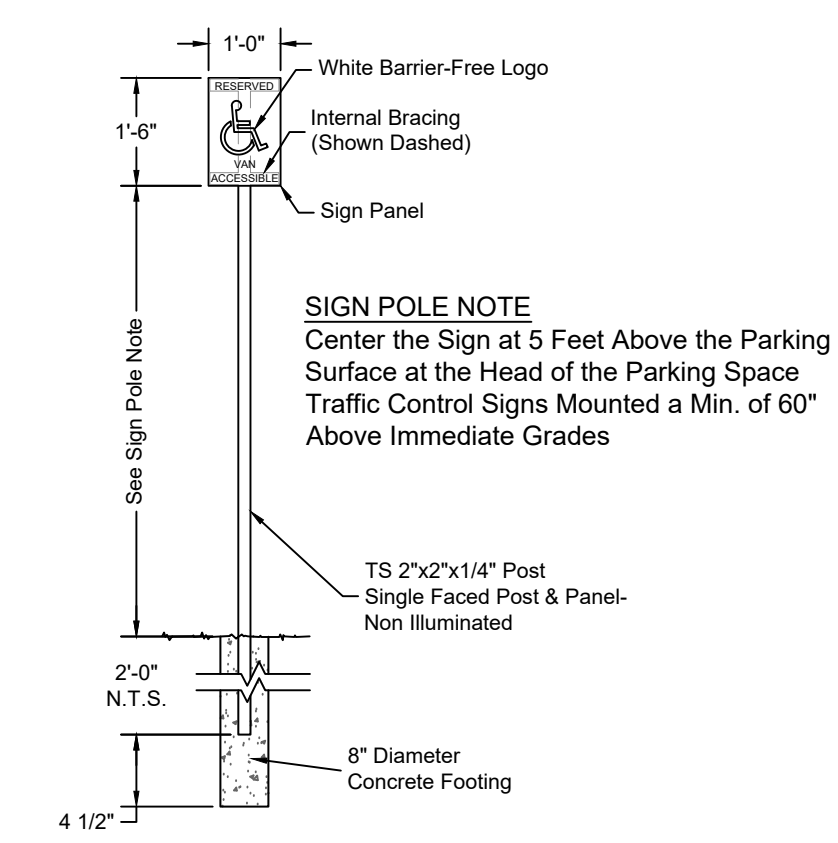
Temporary Construction Entrance

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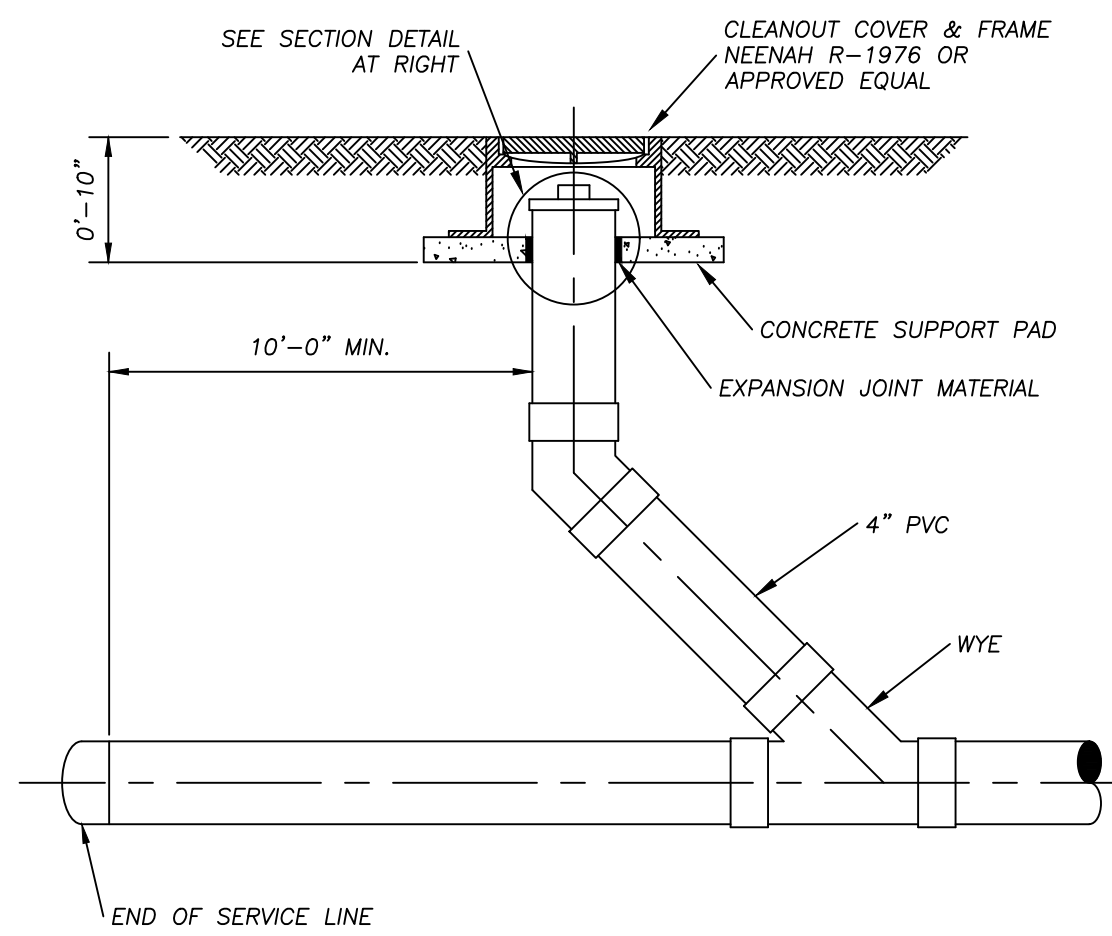
ACCESSIBLE PARKING DETAIL

Not to Scale



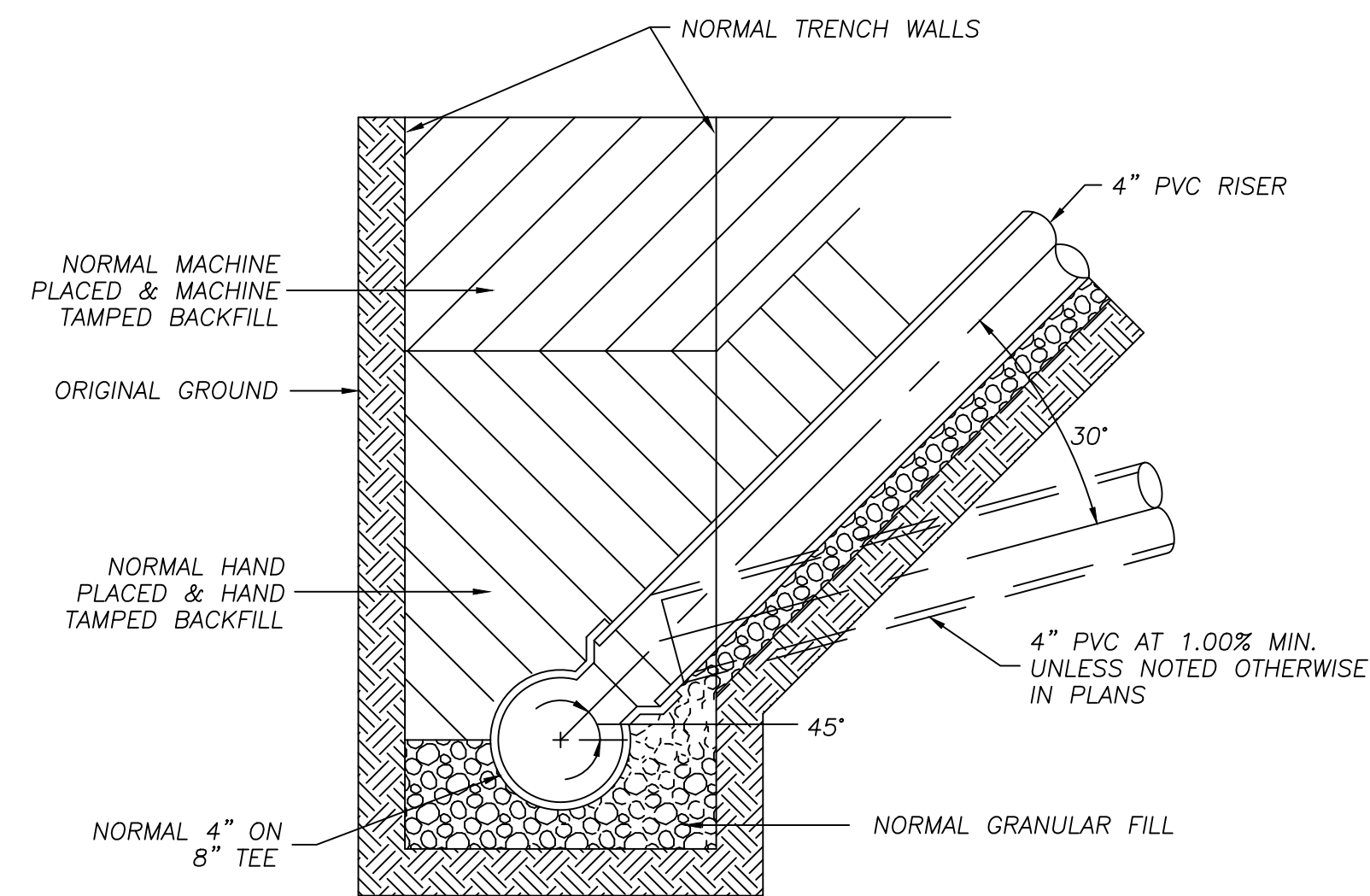
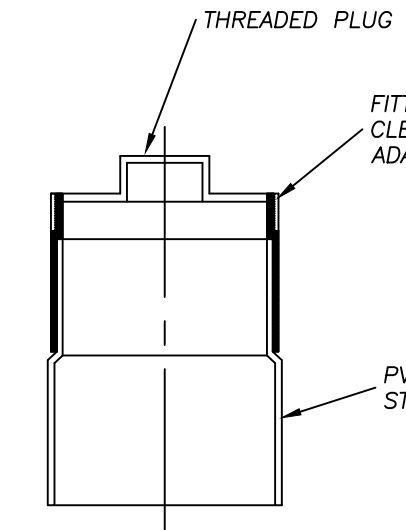
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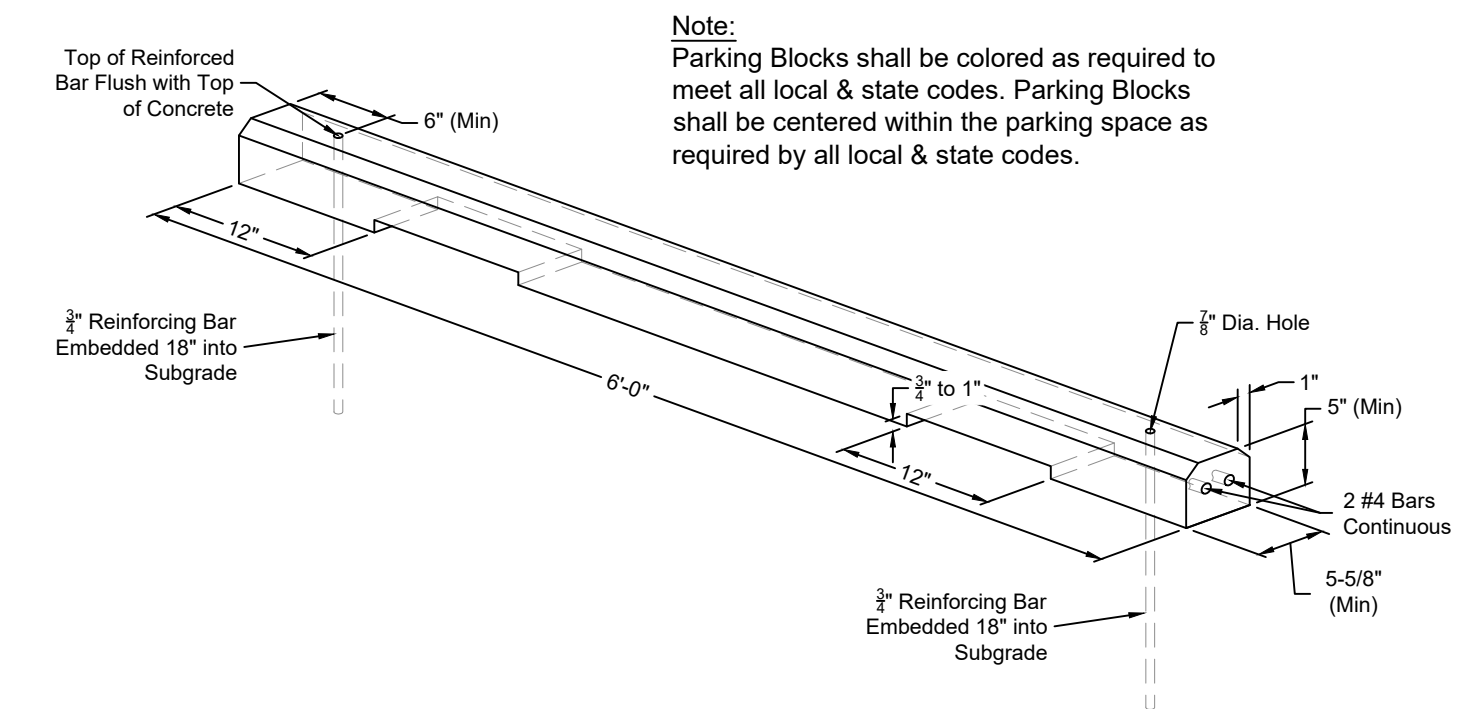
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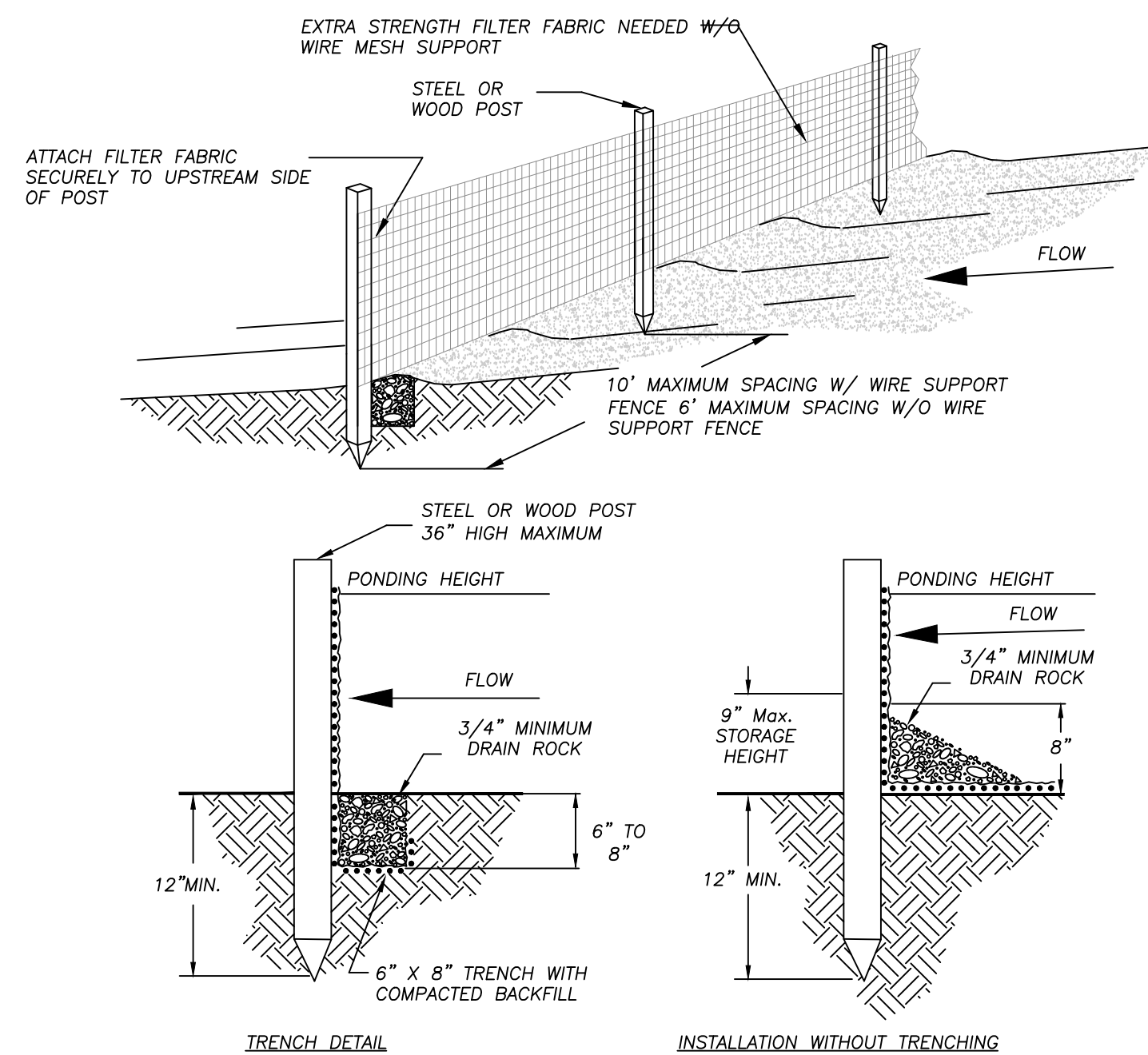
TEE ORIENTATION/RISER

Not to Scale



CONCRETE PARKING BLOCK DETAIL

Not to Scale

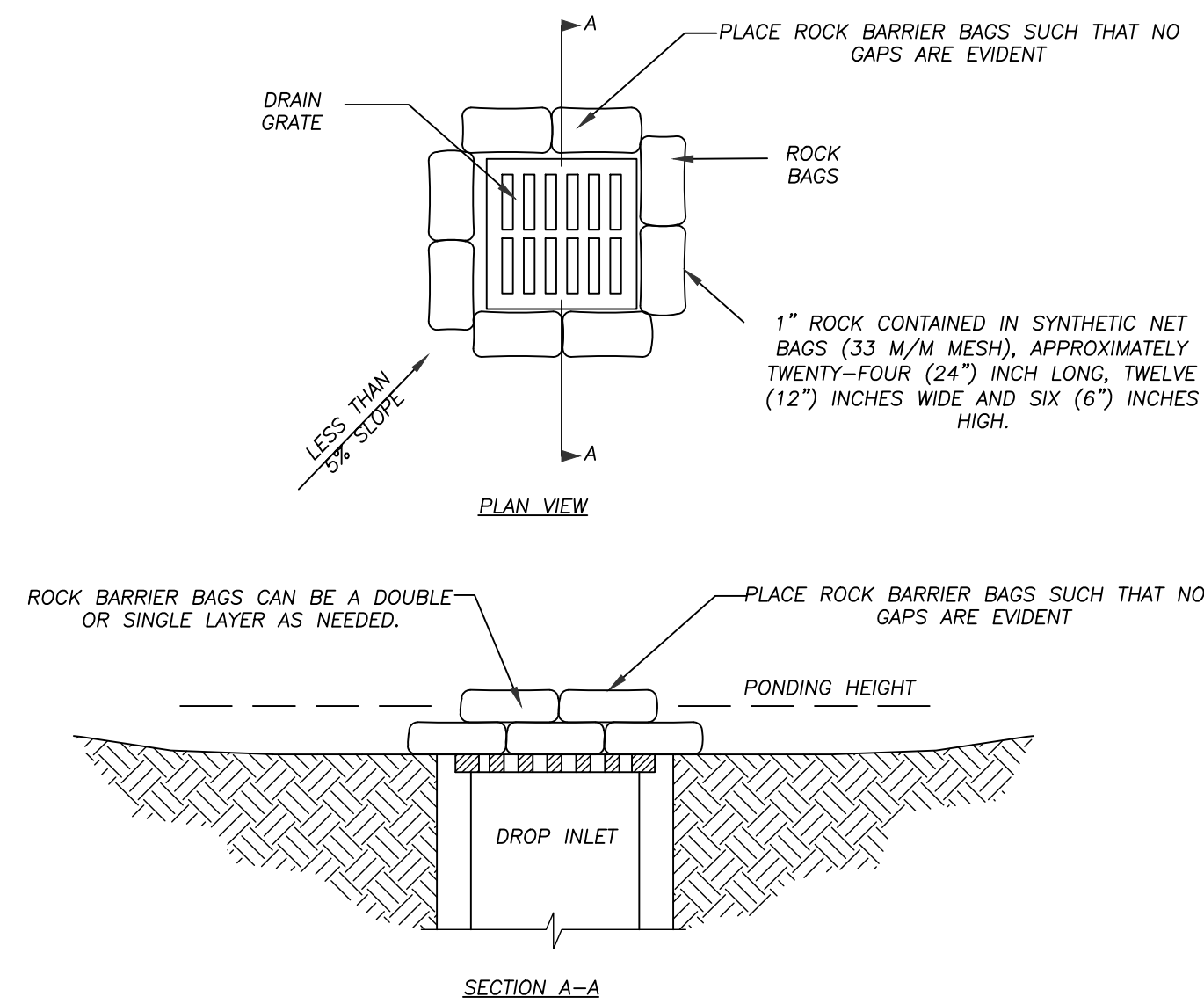


NOTES:

1. MUST BE INSTALLED PROPERLY TO AVOID NOTICE OF VIOLATION.
2. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE POUNDING EFFICIENCY.
3. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" MAXIMUM RECOMMENDED STORAGE HEIGHT.
4. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

Filter Fabric Silt Fence

Not to Scale



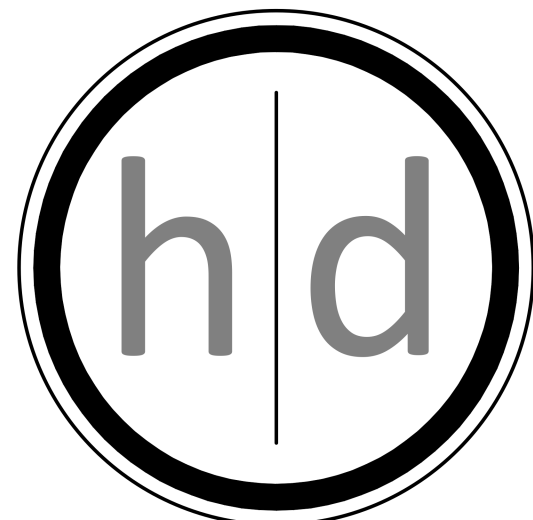
NOTES:

1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%.)
2. A "REASONABLE" DESIGN SIZE PARTICLE TO CAPTURE MUST BE SELECTED.
3. SIZE DISTRIBUTION OF UPSTREAM SOIL PARTICLES MUST BE EVALUATED.
4. INFLOW AND OUTFLOW FROM THE SYSTEM FOR A SPECIFIC FREQUENCY STORM MUST BE KNOWN.
5. POND VOLUME IS DIRECTLY PROPORTIONAL TO THE DISCHARGE RATE OF WATER FROM THE SYSTEM.
6. POND VOLUME IS INVERSELY PROPORTIONAL TO THE MASS OF THE DESIGN SIZE SUSPENDED PARTICLE.
7. A SYSTEM MUST PROVIDE SUFFICIENT FLOW TO ALLOW FOR DEPOSITION OF DESIGN SIZE PARTICLES.
8. THE PONDING HEIGHT MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BYPASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE 'DOWNSLOPE' SIDE OF THE STRUCTURE.

Rock Bag Drop Inlet Barrier

Not to Scale





ARCHITECTURE

15225 Broadmoor Street
Overland Park, KS 66223

h|d Architecture, LLC

9/12/2023

Architect - Gregory D. Highberger
License - STATE - NUMBER

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8653 Penrose Ln
Lenexa, KS, 66219
913-317-9500

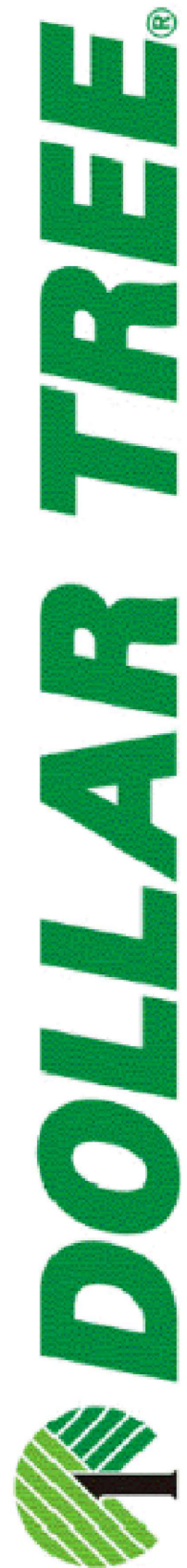
STRUCTURAL CONSULTANT

Apex Engineers, Inc
1625 Locust St.
Kansas City, MO 64108
816-421-3222

MEP CONSULTANT

5BYS Engineers, LLC
1100 Main Street, Floor 4
Kansas City, MO 64105
(913) 689-9449

A New Retail Location For:



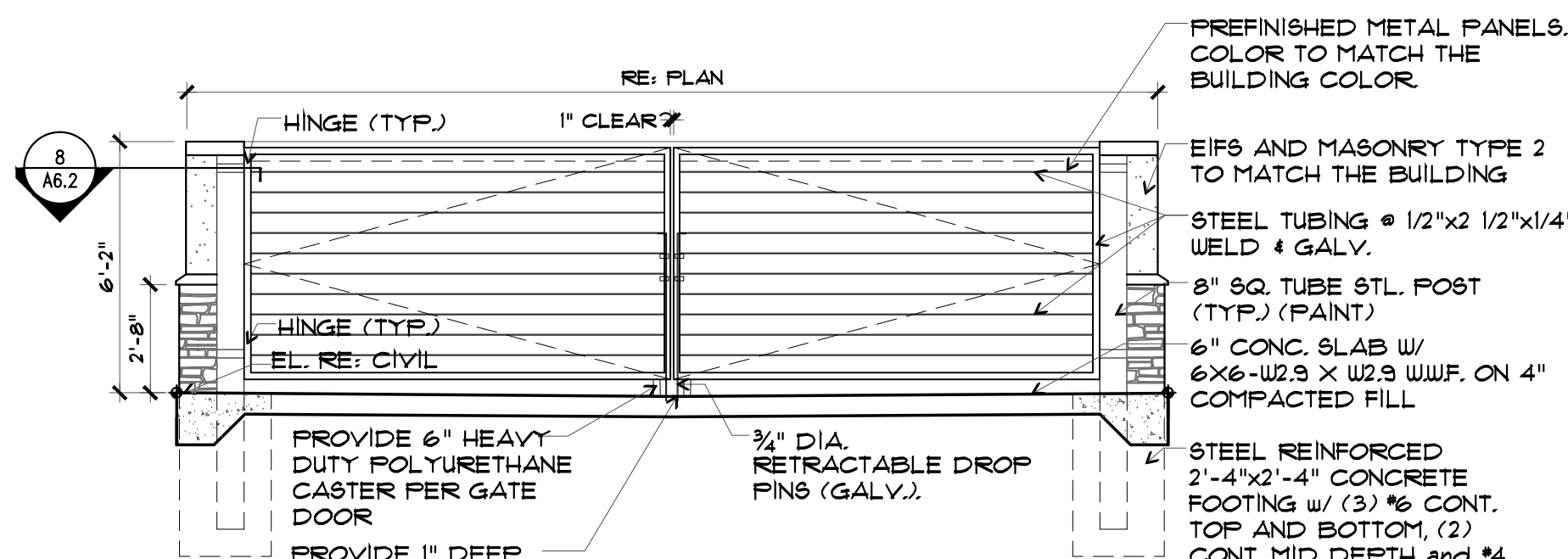
Dee St and NE Hubbell Ave
Bondurant, IA 50035

ELEVATION LEGEND

KEYNOTE	HATCH	DESCRIPTION	COLOR
<SP-RB>		SPLIT FACED CMU VENEER - RUNNING BOND	SHERWIN WILLIAMS - 'VIRTUAL TAUPE' - SW7039
<SP-SB>		SPLIT FACED CMU VENEER - STACKED BOND	SHERWIN WILLIAMS - 'VIRTUAL TAUPE' - SW7039
<EFS-1>		EIFS - COLOR 1 (FINISH - PRODUCT STO 310)	STO 'SANDSTONE' 93860 (NA10-0052)
<EFS-2>		EIFS - COLOR 2 (FINISH - PRODUCT STO 310)	STO 'SMOKED PUTTY' 93240 (NA10-0053)
<EFS-3>		EIFS - ACCENT COLOR (FINISH - PRODUCT STOUT 130D)	STO SW 'ENVY' SW6925 (NA10-0054)
<STN-1>		CULTURED STONE	
<RF-1>		3"-24 GAUGE DOUBLE LOK GALVALUME METAL ROOF SYSTEM	SOLAR WHITE
<SILL>		3 3/8" x 3 5/8" EIFS SILL W/ BEVEL - SEE DETAIL 1/A2.3	STO 'SMOKED PUTTY' 93240 (NA10-0053)
<PC-1>	N/A	24 GAUGE KYNAR COATED METAL COPING (PROVIDED BY METAL BUILDING MANF.)	SHERWIN WILLIAMS 'ENVY' SW6925 LVR 18%
<DNS>	N/A	GALVANIZED METAL DOWNSPOUT (SIZED & PROVIDED BY METAL BUILDING MANF.)	MBCI SIGNATURE 200 - 'LIGHT STONE'
<GTR>	N/A	GALVANIZED METAL GUTTER (SIZED & PROVIDED BY METAL BUILDING MANF.)	MBCI SIGNATURE 200 - 'LIGHT STONE'
<DECK>	N/A	3'-0" METAL DECK CANOPY - HANGER ROD SUPPORTED W/ 8" FASCIA - SUPPLIED & INSTALLED BY SIGN VENDOR - CONTRACTOR TO PROVIDE & INSTALL WALL BOLTS (SEE A6.0)	SHERWIN WILLIAMS 'ENVY' SW6925 LVR 18%
<SCNC>		LSI LED PATRIOT WALL SCONCE @ 8'-8" A.F.F. (SEE ELECTRICAL)	BRZ - 'BRONZE'
<WLPK>		LED EXTERIOR WALL PAK LIGHT @ 12'-0" F.F.F. (SEE ELECTRICAL)	
<DAF>	N/A	STEEL DOOR & HOLLOW METAL FRAME	SHERWIN WILLIAMS 'BALANCED BEIGE' SW7037
<XX>	STOREFRONT TYPE (REFER TO SHEET A2.0)	PAINTING NOTES: CMU - (1) COAT OF S-W LIXON BLOCK SURFACER A24W200 (OR EQUAL). (2) COATS OF S-W CONFLX XL ELASTOMERIC HIGH BUILD COATING, AS-400 SERIES (OR EQUAL) METAL - (2) COATS OF S-W METALTEX ACRYLIC SEMI-GLOSS (B42 SERIES)	
<XXX>	DOOR NUMBER (REFER TO SHEET A2.0)	LINTELS - PAINT STOREFRONT LINTELS PER 'METAL' NOTE ABOVE WITH SHERWIN WILLIAMS 'BALANCED BEIGE' SW7037 AFTER PRIMING WITH (1) COAT OF S-W PRO INDUSTRIAL PRO-CRYL UNIVERSAL PRIMER (B66-310 SERIES)	

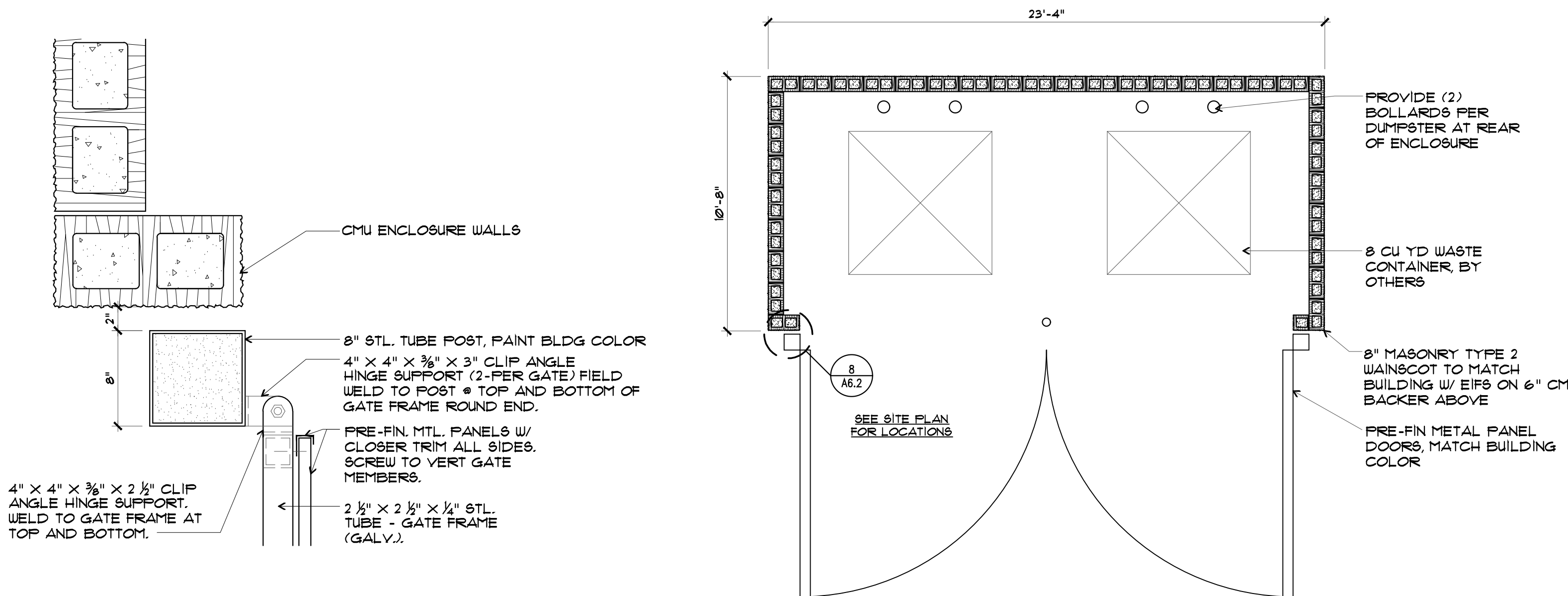
GENERAL NOTES:

- METAL PANELS, SOFFITS, GUTTERS, AND DOWNSPOUTS ARE TO BE MBCI OR EQUAL. SUBSTITUTED COLORS ARE TO MATCH PROTOTYPE STANDARDS.
- ALL EXPOSED FOUNDATION SHALL BE PAINTED TO MATCH ABOVE SURFACE COLOR. USE SHERWIN WILLIAMS - 'VIRTUAL TAUPE' - SW7039 BELOW BLOCK & SHERWIN WILLIAMS 'BALANCED BEIGE' SW7037 BELOW METAL PANELS.



7 TRASH ENCLOSURE ELEVATION

SCALE: 1/4" = 1'-0"

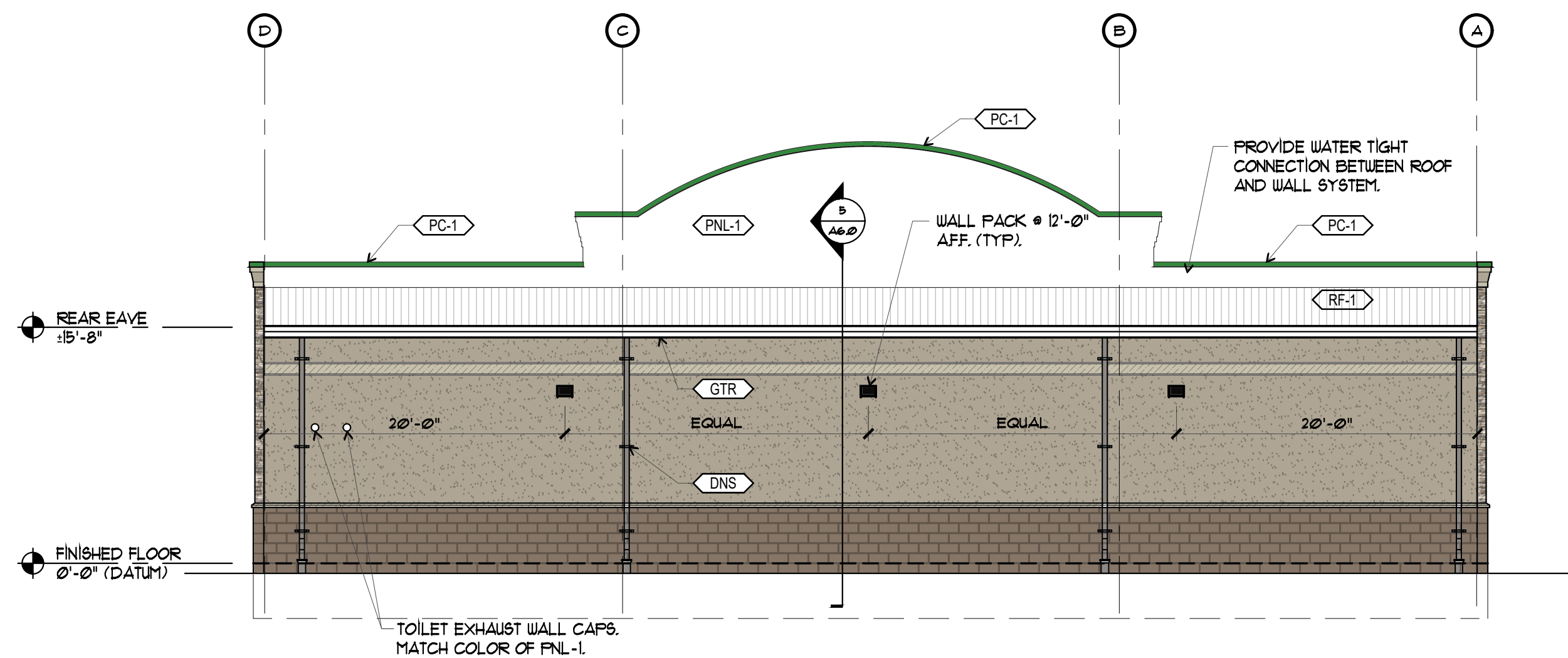


6 TRASH ENCLOSURE PLAN

SCALE: 1/4" = 1'-0"

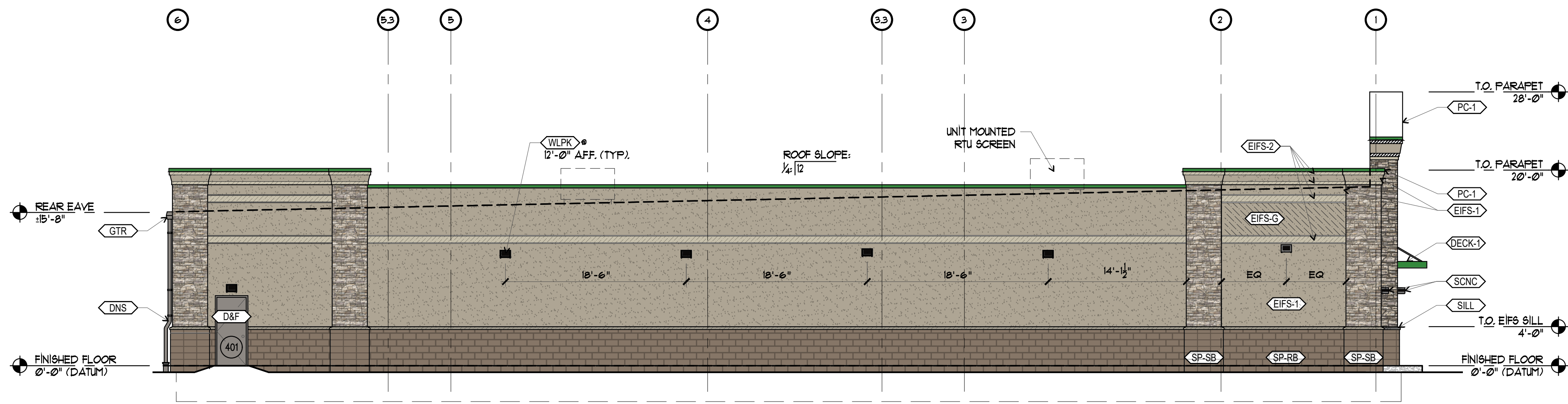
8 TRASH ENCLOSURE DETAIL

SCALE: 1 1/2" = 1'-0"



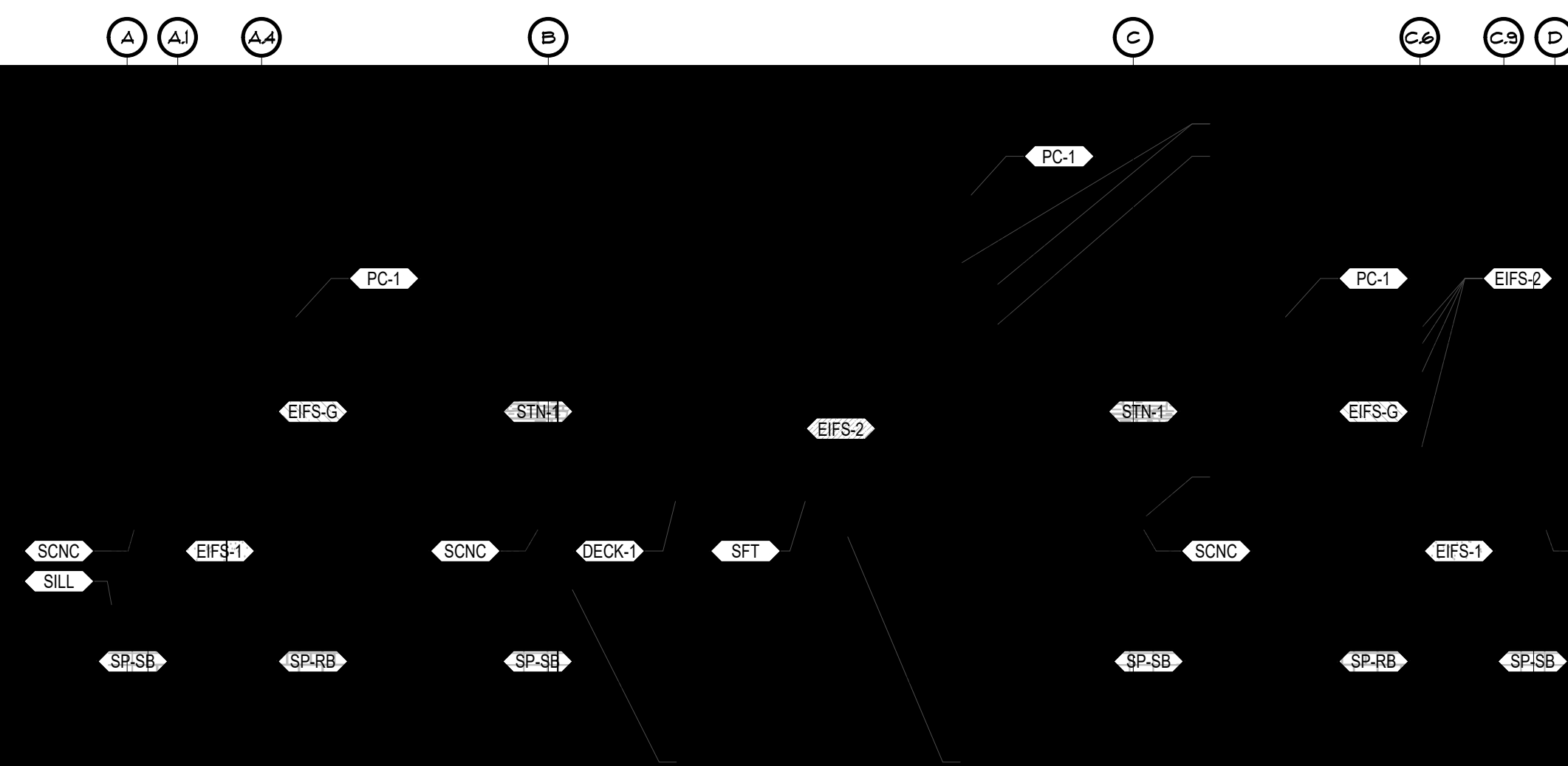
4 REAR ELEVATION

SCALE: 1/8" = 1'-0"

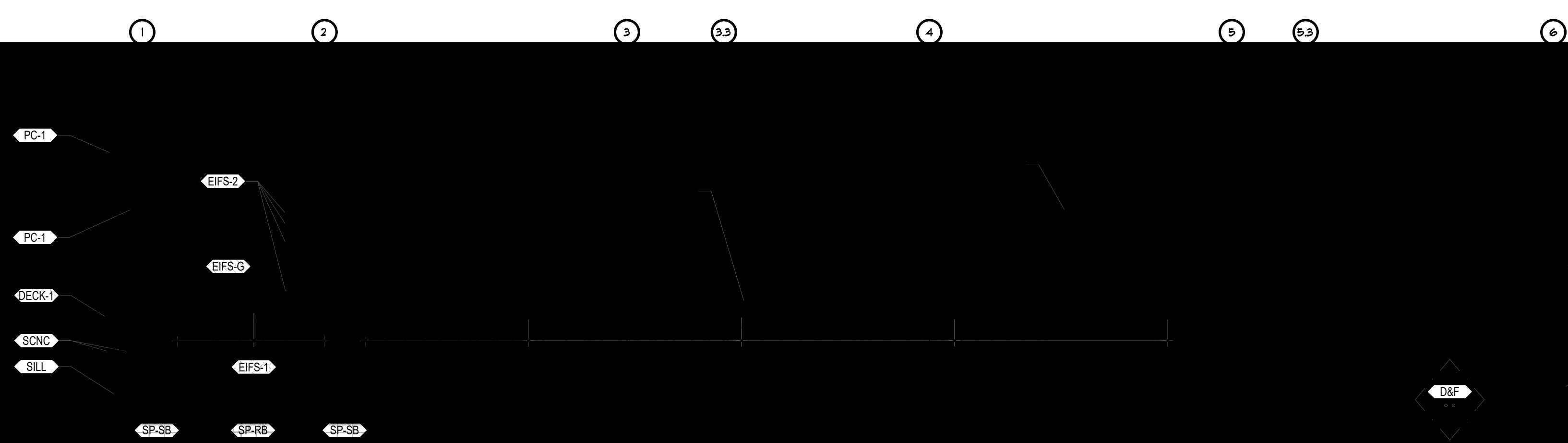


3 SIDE ELEVATION

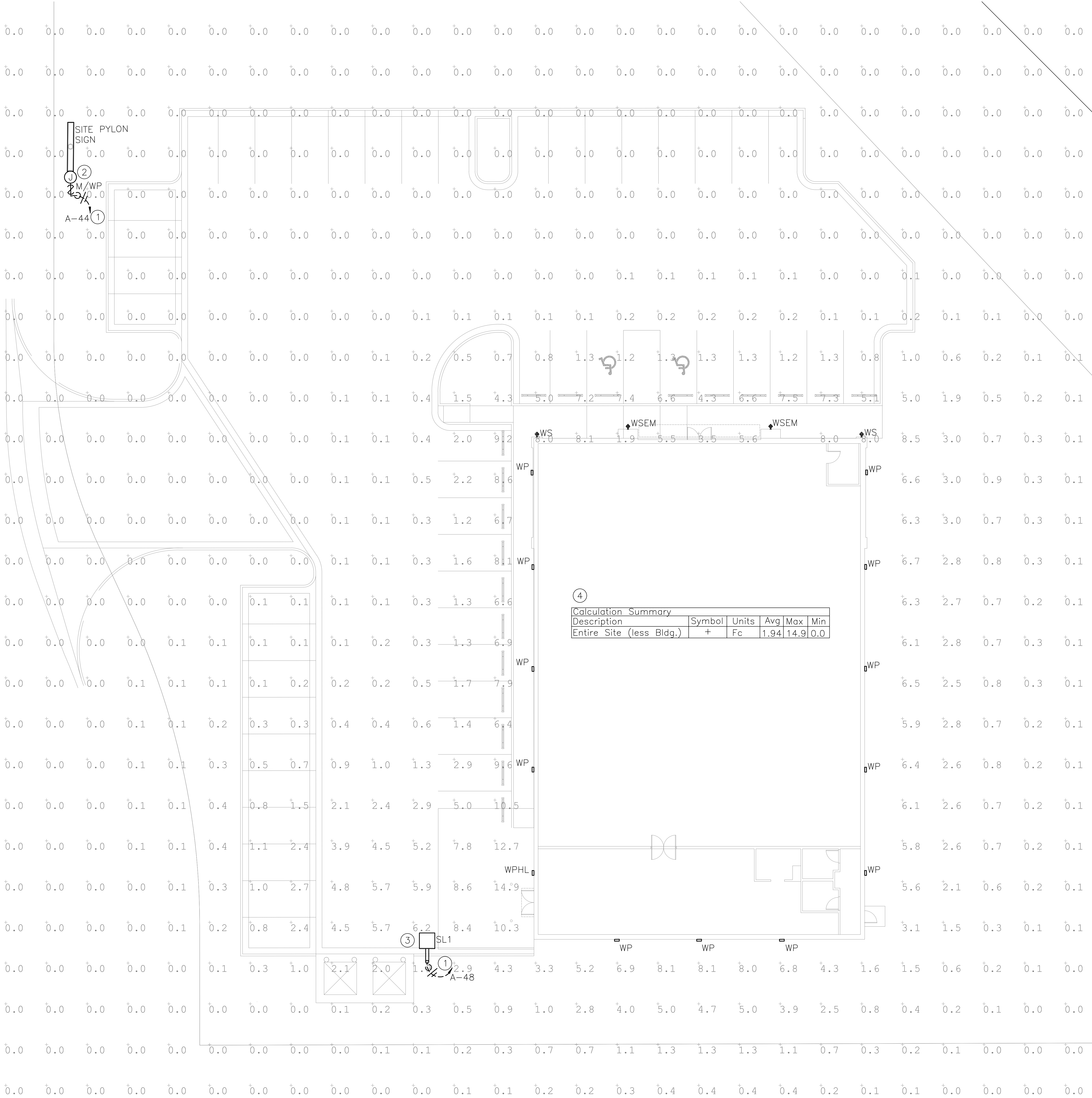
SCALE: 1/8" = 1'-0"



Primary (Brick, Stone & Glass) - 890 SF (48%)
Secondary (EIFS) - 931 SF (47%)
Coping - 5%



Materials (Facade SF - 2,340 SF)
Primary (Brick & Stone) - 650 SF (28%)
Secondary (EIFS) - 1,585 SF (67%)
Coping - 2%



1 ELECTRICAL SITE PLAN
SCALE: 1" = 10'-0"

ELECTRICAL PLAN NOTES:

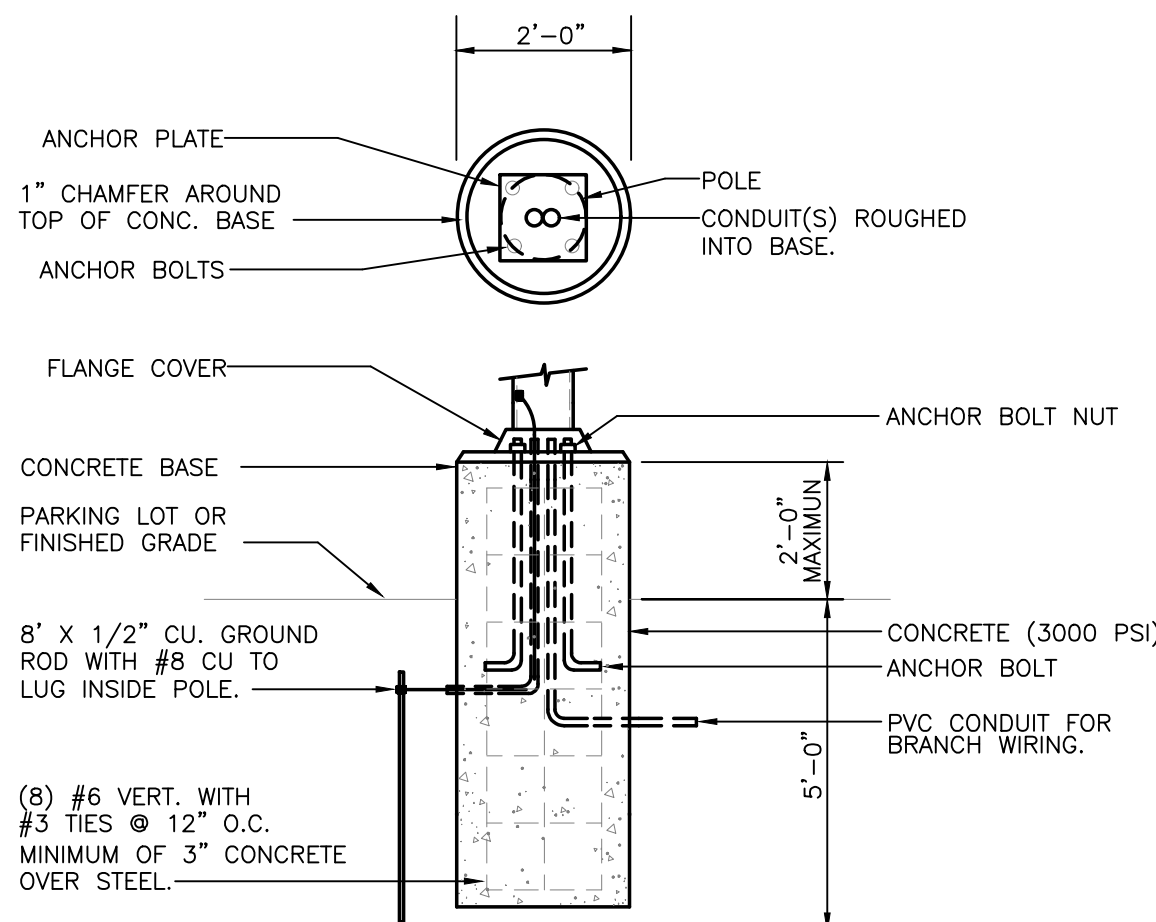
- ROUTE CIRCUIT FROM PANEL VIA TERMINAL STRIP ENCLOSURE. REFERENCE PANELBOARD SCHEDULES ON SHEET E5.0 FOR ADDITIONAL INFORMATION. REFERENCE TERMINAL STRIP ENCLOSURE DETAIL ON SHEET E1.0 DETAIL 2 FOR MORE INFORMATION.
- CONTRACTOR SHALL PROVIDE A WEATHERPROOF JUNCTION BOX FOR FUTURE PYLON SIGN. MOUNT TO SIGN PEDESTAL OR POLE. CONTRACTOR SHALL RUN (3) #8 WIRE IN 1" CONDUIT UNDERGROUND TO PYLON SIGN LOCATION. PYLON SIGN CIRCUIT SHALL BE CIRCUITED VIA TERMINAL STRIP ENCLOSURE. PROVIDE ADDITIONAL 12'-0" FEET OF CONDUCTORS COILED UP ABOVE ELECTRICAL PANEL AT CEILING FOR FUTURE USE.
- POLE MOUNTED LIGHT FIXTURE. LSI SLM-LED-24L-SIL-FT-40-70CRI 24,000 LUMEN PACKAGE, 4000K COLOR TEMPERATURE, 189 WATTS. PROVIDE WITH 20'0" STEEL SQUARE POLE. PROVIDE AND INSTALL POLE PER LIGHT FIXTURE MANUFACTURER RECOMMENDATIONS. REFER TO LIGHT POLE BASE ON THIS SHEET DETAIL 2. CONFIRM FINISH COLOR WITH ARCHITECT PRIOR TO ORDERING.
- PHOTOMETRIC CALCULATIONS PER BASIS OF DESIGN. ALTERNATE LIGHT FIXTURES OR CHANGES IN MOUNTING HEIGHTS WILL REQUIRE RECALCULATION.

ELECTRICAL GENERAL NOTES:

- REFERENCE SHEET E3.0 FOR ELECTRICAL GENERAL NOTES.

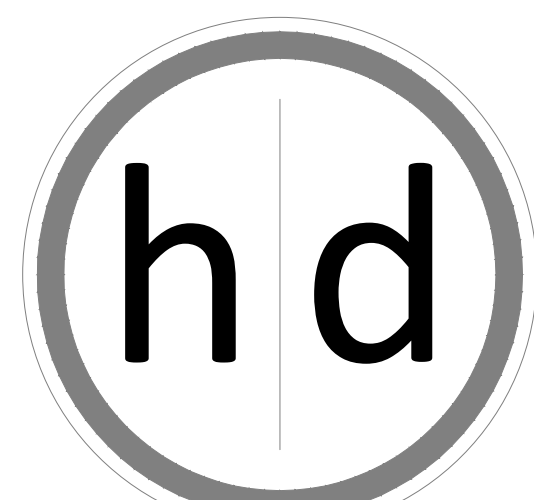
ELECTRICAL "VANILLA BOX" GENERAL NOTES:

- REFERENCE SHEET E3.0 FOR ELECTRICAL "VANILLA BOX" GENERAL NOTES.



2 LIGHT POLE BASE DETAIL
NO SCALE

Schedule								
Symbol	Label	QTY	Manufacturer	Catalog	LED SOURCE	LUMEN OUTPUT	LLF	Input Power
	SL1	1	LSI INDUSTRIES, INC.	SLM-LED-24L-SIL-FT-40-70CRI-IL	YES	16,262	0.9	161
	WP	12	H.E. WILLIAMS	WPCS-L44-840-BZ	YES	4,454	0.9	42
	WPHL	1	H.E. WILLIAMS	WPCL-L97-840-BZ	YES	9,702	0.9	93
	WS	4	LSI INDUSTRIES	XPWS3-WT-LED-48-350-NW-UE	YES	4,789	0.9	55



15225 Broadmoor Street
Overland Park, KS 66223
hjd Architecture, LLC

NOT FOR CONSTRUCTION

LICENSE # P28558
BROCK CENTLAIRE, LICENSED ENGINEER

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MEP CONSULTANT

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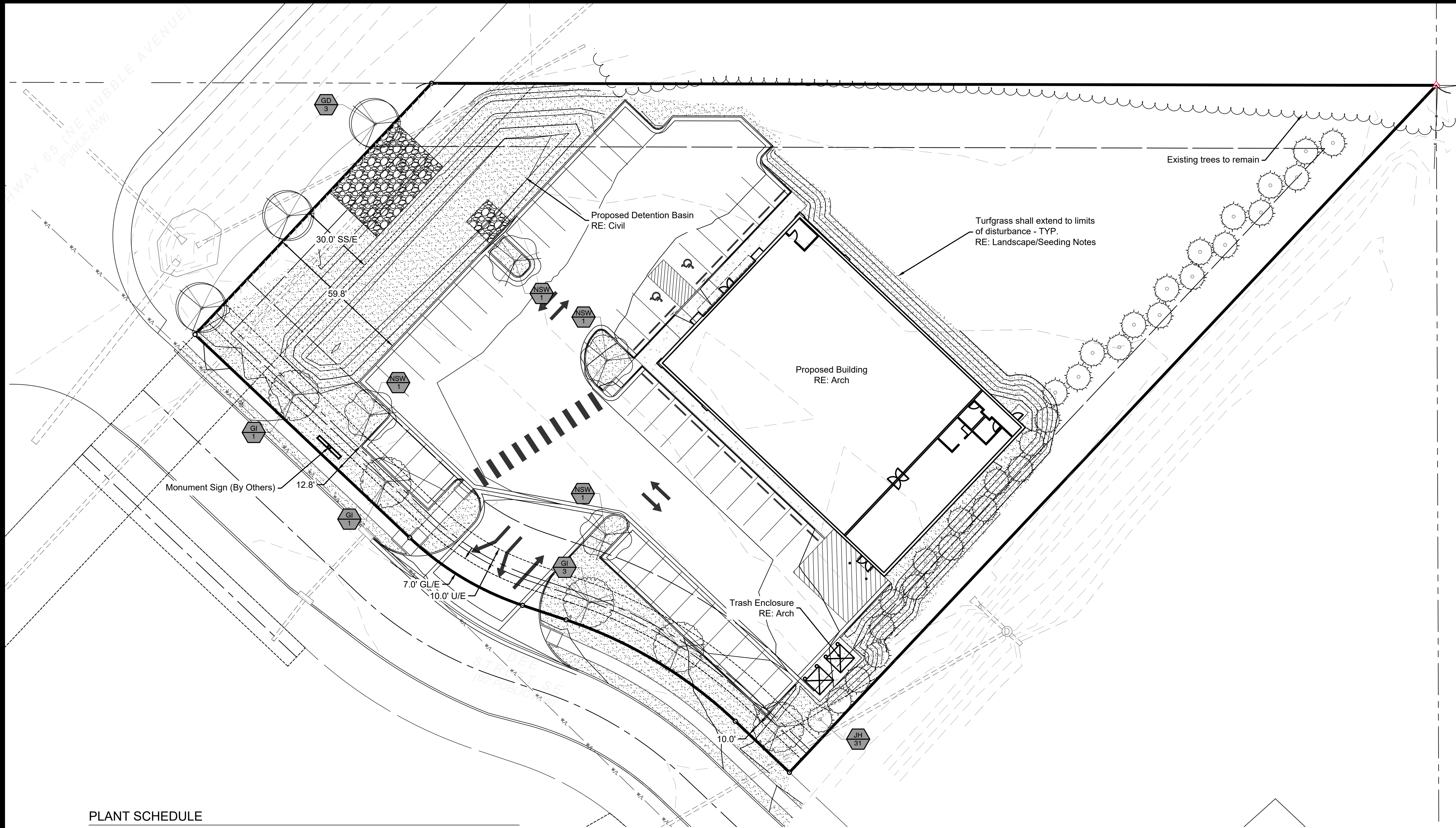
A New Retail Location for:
FAMILY DOLLAR
BONDURANT IA

Date 06/09/2021
Job Number 20-002.14
Drawn By JMW
Checked By GH

Revisions	Number	Date	Description

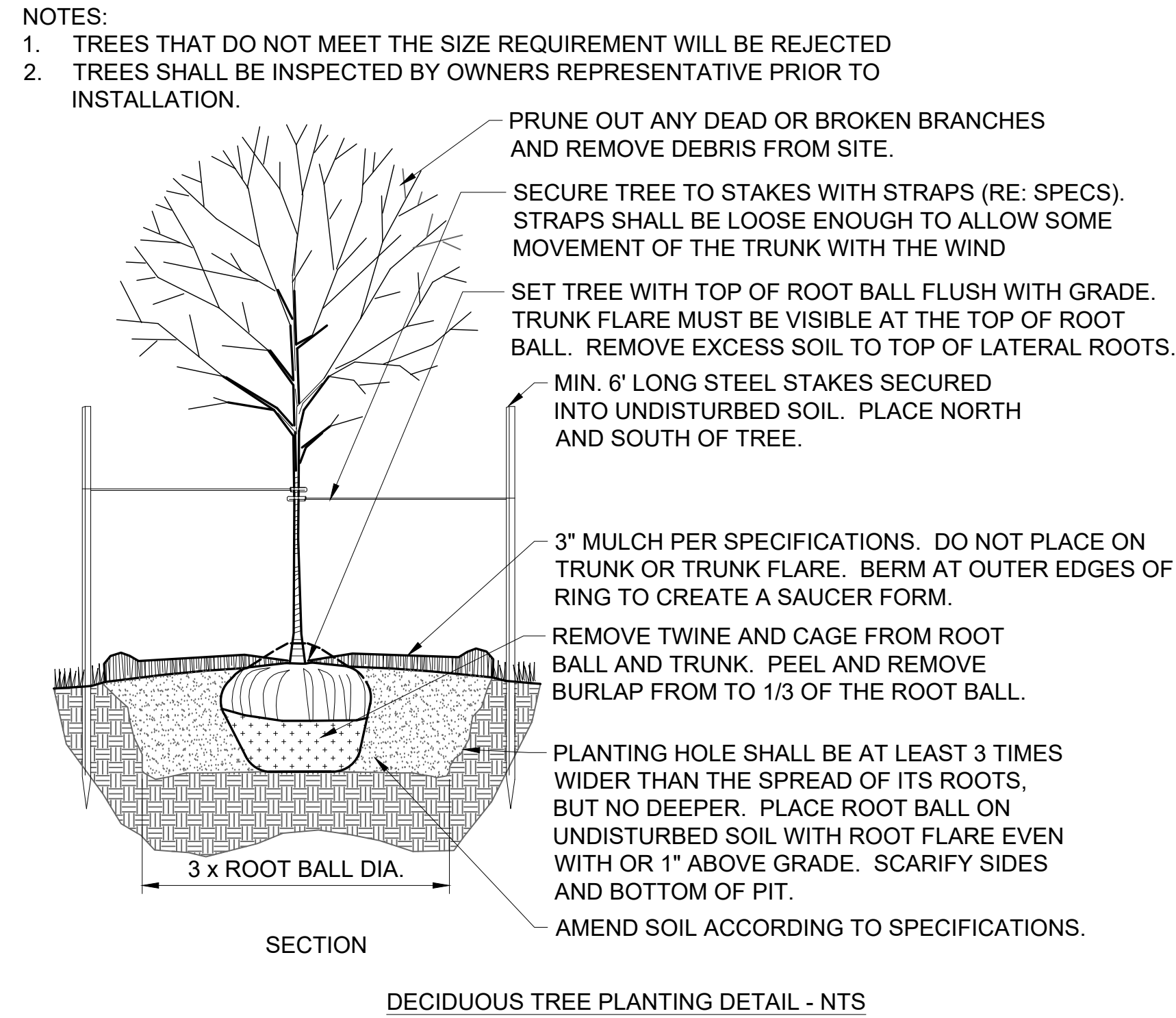
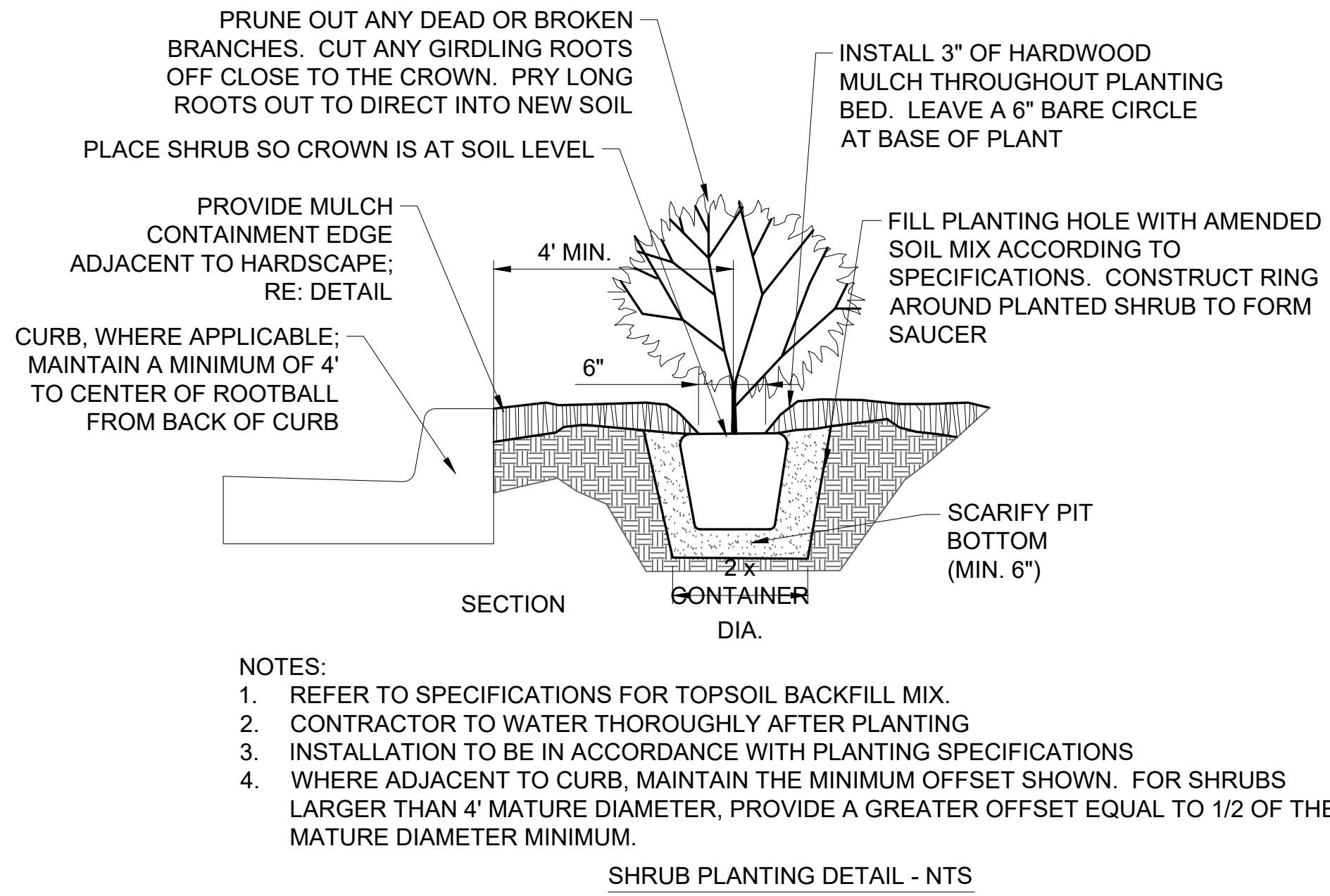
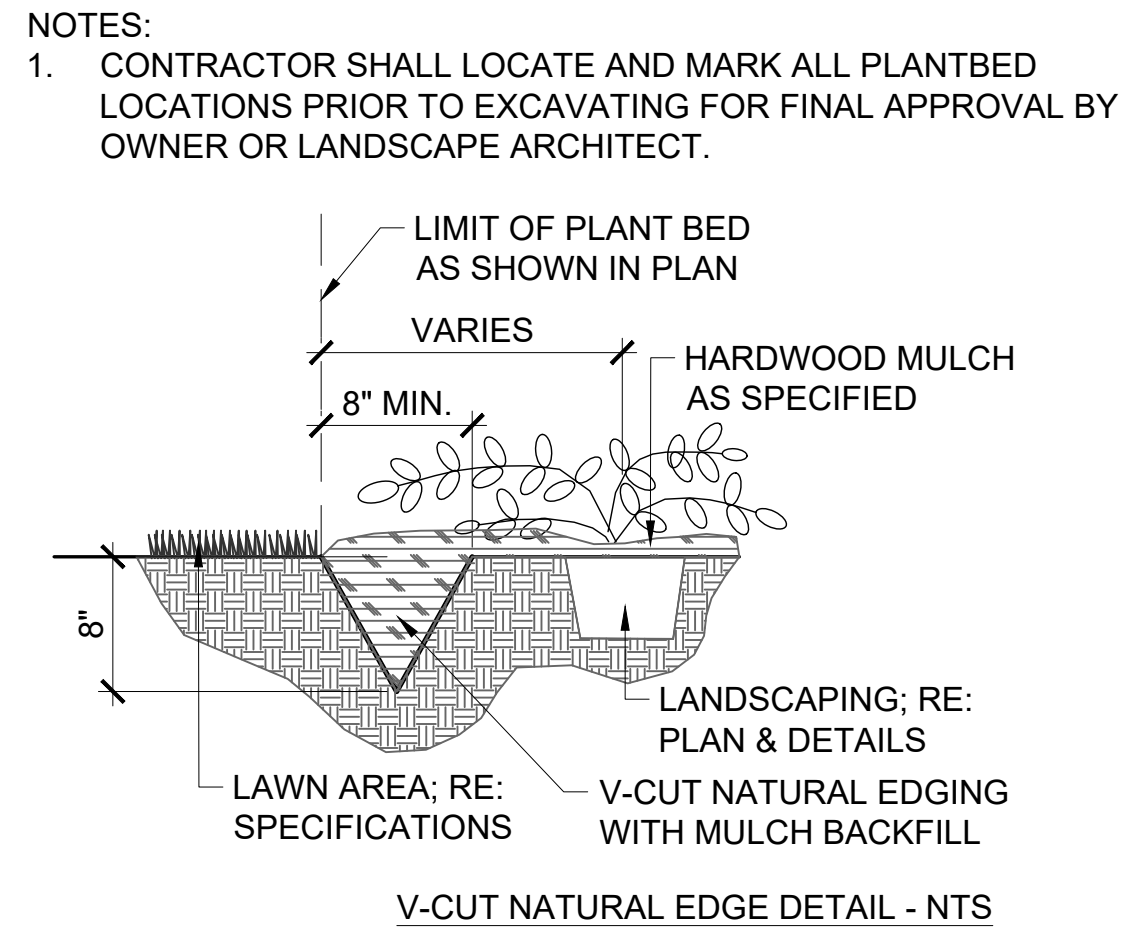
E0.1
ELECTRICAL SITE LIGHTING PLAN
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5BY5
ENGINEERS
1100 Main Street, 4th Floor
Kansas City, MO 64105
913-689-9449
contact@5by5eng.com
5by5eng.com



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	GI	Gleditsia triacanthos inermis 'Skycole' TM / Skyline Honey Locust	B&B, 2" Cal.	5
	GD	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	B&B, 2" Cal.	3
	NSW	Nyssa sylvatica 'Wildfire' / Black Gum	B&B, 2" Cal.	4
EVERGREEN	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	JH	Juniperus virginiana 'Hillspire' / Hillspire Juniper	B&B, 5" Ht. Min.	31
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	TF2	Turfgrass Seed Fescue Mix / Fescue Seed	SEED	17,525 sf



LANDSCAPE CALCULATIONS

Zoning: C2 - GENERAL COMMERCIAL

Open Space
Required: min. 15%
Provided: 40,230 SF pervious lot area * 15% = 6,035 SF open space

General Tree Requirements
Required: 1 tree / 50' street frontage OR 1 tree / 6 parking stalls
Provided:
Dee St. (245') = 5 trees
NE Hubble Ave. (136') = 3 trees

Interior Landscaping of Parking Lots
Required: 1 tree / 18 parking stalls; min. 5% landscaped
Provided: 50 stalls = 3 trees, 5% landscaped

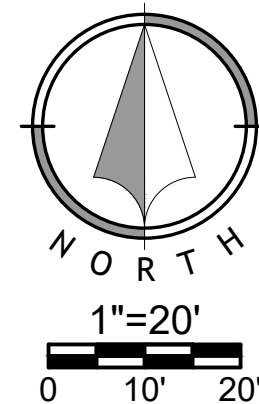
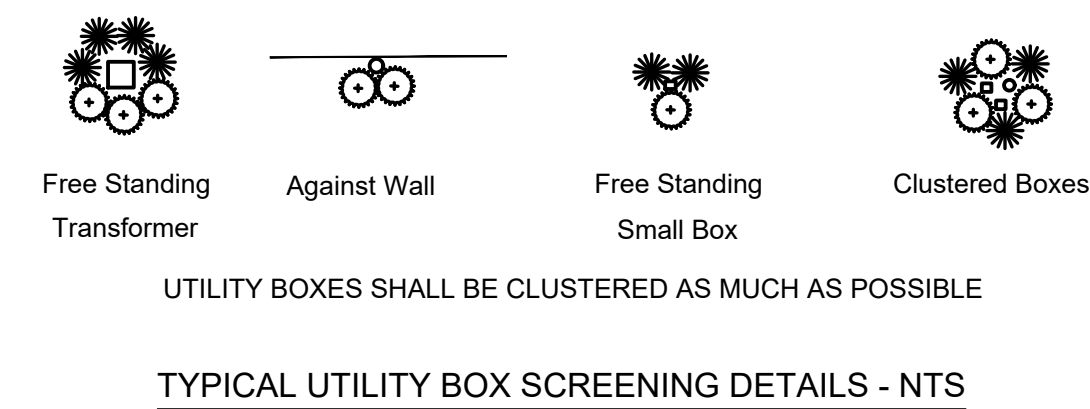
Screening
Required: Type B Buffer adj. to Residential zoning; opaque up to 3' ht. + semi-opaque up to 20' ht.
Provided: Cont. evergreen hedge

LANDSCAPE NOTES

- LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
- CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
- QUANTITIES SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING AND SHALL BE RESPONSIBLE FOR ALL QUANTITIES FOR THEIR BID. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
- ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
- ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
- PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
- SHREDDED HARDWOOD MULCH, PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
- ALL TREES SHALL BE STAKED PER DETAIL.
- ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
- THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
- THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
- ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SEEDED WITH TURF TYPE FESCUE.
- CONTRACTOR SHALL PROVIDE AN AUTOMATIC IRRIGATION SYSTEM FOR ALL SEEDED AREAS PER THE OWNER'S DIRECTION. CONTRACTOR SHALL SUBMIT SHOP DRAWING OF PROPOSED IRRIGATION SYSTEM AND COVERAGE AREAS FOR OWNER APPROVAL PRIOR TO INSTALLATION. IRRIGATION SYSTEM SHALL PROVIDE FOR THE CONTROLLER, WEATHER SENSOR, AND REQUIRED BACKFLOW DEVICES PER STATE AND LOCAL CODES.

SEEDING NOTES

- SEEDING SHALL OCCUR AS REQUIRED BY THE SPECIFICATIONS. SEEDING AT OTHER TIMES WILL REQUIRE A COVER CROP APPROVED BY THE ENGINEER AND CITY CODE. DORMANT SEEDING SHALL BE APPROVED BY THE ENGINEER.
- GRADED AREAS SHALL PROVIDE A SMOOTH UNIFORM SLOPE, FREE FROM RILLS AND GULLEYS.
- THE TOP FOUR INCHES OF SOIL SHALL BE FERTILE SOIL SUITABLE FOR SEED GROWTH.
- PRIOR TO APPLICATION OF SEED, CONTRACTOR SHALL LOOSEN ALL SOILS TO A DEPTH OF ONE INCH. THE AREA SHALL BE RAKED FREE OF ALL ROCKS AND DEBRIS ACCORDING TO THE SPECIFICATIONS.
- ALL AREAS TO BE SEEDED LOCATED ON SLOPES STEEPER THAN 4:1 (H:V) SHALL USE SPECIFIED TURF REINFORCEMENT MAT. ALL TRM SHOWN ON THE PLANS SHALL BE CONSIDERED CONCEPTUAL. CONTRACTOR TO VERIFY AND INSTALL ON ALL SLOPES EXCEEDING 4:1 AFTER FINAL GRADING IS ESTABLISHED.
- ALL SEEDED AREAS SHALL BE DRAGGED OR RAKED BEFORE BEING COVERED WITH THE SPECIFIED TRM. MAT SHALL BE PLACED PRIOR TO EXPOSURE TO ADVERSE WEATHER.
- THE CONTRACTOR MUST PROVIDE THE OWNER'S REPRESENTATIVE DOCUMENTATION FROM THE SUPPLIER THAT EACH LOT OF SEED MEETS OR EXCEEDS THE SPECIFIED STANDARD.
- ALL SEED MUST BE TESTED BY A REGISTERED SEED TECHNOLOGIST PER AOSA METHODS AND MEET ALL REQUIREMENTS ESTABLISHED BY THE STATE DEPARTMENT OF AGRICULTURE.
- AFTER COMPLETION OF WORK, CONTRACTOR SHALL WATER SEEDED AREAS DAILY, SATURATING THE MAT AND UNDERLYING SEED BED. CONTRACTOR SHALL CONTINUE WATERING UNTIL PLANT ESTABLISHMENT HAS OCCURRED OR BY NOTIFICATION FROM LANDSCAPE ARCHITECT. NOT WATERING DUE TO RAIN EVENT SHALL BE DOCUMENTED AND APPROVED BY THE GENERAL CONTRACTOR. WATERING LOGS SHALL BE SUPPLIED TO THE OWNER OR ENGINEER.



Construction Documents

21-0176-32
Dollar Tree
Bondurant, Polk County, Iowa

Landscape Plan

1	10/01/2023	Per City Comments
2	10/07/2023	Original Submitted
NO	DATE	REVISION
DRAWN BY	CHECKED BY	
%%	%%	

Renaissance
Infrastructure
Consulting
913.317.9500
8652 PINECREST LANE
LENEXA, KANSAS 66219
www.RICCONSULT.COM
MO Certificate of Authority: E-2010033630

Sheet
L01

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-231109-36

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE SITE PLAN FOR
DOLLAR TREE, BONDURANT, IOWA

WHEREAS, Renaissance Infrastructure Consulting, LLC, on behalf of the applicant, USFP, LLC, has submitted the site plan for a Dollar Tree at property described as follows;

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION THIRTY-ONE (S31), TOWNSHIP EIGHTY NORTH (T80N), RANGE TWENTY-TWO WEST (R22W) OF THE FIFTH PRINCIPAL MERIDIAN (5TH P.M.), ALL IN THE CITY OF BONDURANT, COUNTY OF POLK, STATE OF IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER, SAID POINT OF BEGINNING ALSO BEING THE NORTHERLY MOST CORNER OF OUTLOT Z, PRAIRIE POINT VIEW PLAT 1, A SUBDIVISION IN SAID CITY OF BONDURANT AND RECORDED IN BOOK 18253, ON PAGES 331-343 IN THE POLK COUNTY RECORDER'S OFFICE; THENCE SOUTH 43°16'37" WEST, ALONG THE WEST LINE OF SAID OUTLOT Z, 371.96 FEET TO THE NORTH RIGHT-OF-WAY LINE OF DEE STREET SE; THENCE NORTHWESTERLY ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID DEE STREET SE, ALONG THE FOLLOWING FIVE (5) COURSES; THENCE NORTH 46°34'42" WEST, 29.45 FEET; THENCE NORTHWESTERLY ON A NON-TANGENT CURVE TO THE LEFT HAVING AN ARC LENGTH OF 78.54 FEET, A RADIUS OF 180.00 FEET, AND A CHORD THAT BEARS NORTH 59°04'42" WEST, 77.92 FEET; THENCE NORTH 71°34'42" WEST 18.20 FEET; THENCE NORTHWESTERLY ON A TANGENT CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 52.36 FEET, A RADIUS OF 120.00 FEET, AND A CHORD THAT BEARS NORTH 59°04'40" WEST, 51.95 FEET; THENCE NORTH 46°36'40" WEST, 116.88 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 65, AS NOW ESTABLISHED; THENCE NORTH 43°16'37" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 89°52'36" EAST, ALONG SAID NORTH LINE, 397.10 FEET TO THE POINT OF BEGINNING CONTAINING 74,174 SQUARE FEET OR 1.726 ACRES.

WHEREAS, the zoning for the property is General Commercial (C-2) and a retail use is a permitted use per Sections 178.08.1.B of the Zoning Code; AND

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

1. The applicant completes a Traffic Impact Study through Veenstra & Kim.

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 November 9, 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



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

Item No. 6.d.
For Meeting of 11/9/2023
Resolution

TITLE: Resolution considering recommended approval of Campus Industrial Park Preliminary Plat.

CONTACT PERSON:
Isaac Pezley, City Planner

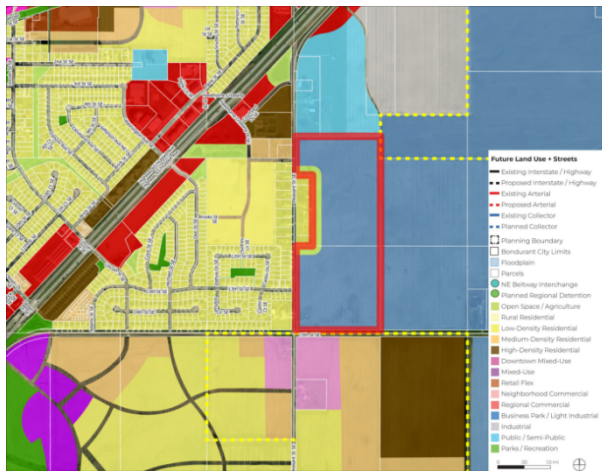
BRIEF HISTORY & ANALYSIS: For review by the Planning & Zoning Commission is recommended approval of the Campus Industrial Park Preliminary Plat. The preliminary plat developer is James Myers. The preliminary plat was submitted by Pelds Design Services. The preliminary plat area is owned by David Ross. The Campus Industrial Park Preliminary Plat development proposes 5 industrial lots. This preliminary plat area is located north of 15th Street SE, to the east of Pleasant Street SE and to the west of the future Campus Drive SE. The City is currently in the process of having this site certified through the Iowa Economic Development Authority's Certified Sites Program. The Campus Industrial Park area will be called the Myers 2 Certified Site. The Campus Industrial Park 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.

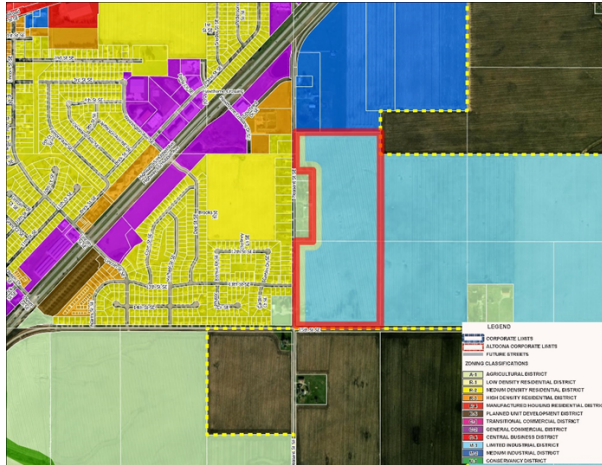
Comprehensive Plan/Future Land Use Map - the proposed limited industrial use is consistent with the 2022 Future Land Use Map. The Future Land Use Map shows Limited Industrial Use in dark blue on the map below. The Campus Industrial Park Preliminary Plat is outlined below on the 2022 Future Land Use Map.



Zoning – The Campus Industrial Park Preliminary Plat area is currently zoned M-1 Limited Industrial and are subject to the following bulk regulations

- Minimum lot size – 10,000 square feet
- Minimum front yard setback – 50 feet
- Minimum side yard setback – 20 feet; 25 feet if adjacent to street, “R”, or “C-1” district
- Minimum rear yard setback – 50 feet
- Maximum building height of 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.

These bulk regulations are reflected on the submitted preliminary plat. The plat shows a 140’ buffer area between the industrial lots and Pleasant Street SE and/or the residential properties adjacent to Pleasant Street SE. The 140’ buffer area is zoned A-1 Agricultural which is reflected in green on the Zoning Map below. M-1 Limited Industrial is shown in light blue on the Zoning Map below. The Campus Industrial Park Preliminary Plat is highlighted below on the City’s Zoning Map.



Parkland Dedication – No parkland dedication is required for industrial subdivisions. A public trail will be placed in the 140' buffer area.

Streets – the Campus Industrial Park will be accessed from the future Campus Drive SE. The City's Future Land Use Map shows Campus Drive SE as being a future arterial street. A portion of Campus Drive SE to the north will be constructed in 2024/2025 to provide access to the Bondurant Emergency Services/Myers 1 Certified Site area. This stretch of Campus Drive SE adjacent to the Campus Industrial Park will be extended by the City at a later date as certified site development occurs within this subdivision area. It should be noted the City will not make a connection of Campus Drive SE all the way south to 15th Street SE until plans are in place to extend Campus Drive SE south of 15th Street SE toward Interstate 80; the reasoning for not making this Campus Drive SE to 15th Street SE connection until this road extended further south is to prevent increased truck traffic along the 15th Street SE corridor. Lots 1-4 are not buildable until they front the improved Campus Drive SE. Staff has determined no traffic impact study is required for this development.

Pedestrian Connections – the Preliminary Plat shows a public trail located in the 140' buffer area located on the western property lines of the industrial lots. The developer will construct the pedestrian trail and be reimbursed by the City for a portion of it. Pedestrian connectivity along Lot 5 will be reviewed at the time a site plan is submitted.

Utilities - A 12" water main and a 12" sanitary sewer main will be installed in the Campus Street SE right-of-way area. The preliminary plat shows water and sanitary sewer lines will be extended from these mains. A stormwater report has been submitted to Veenstra & Kimm for review. Veenstra & Kimm has submitted review comments to the developer to be addressed.

FEMA Floodplain – This property is not subject to FEMA Floodplain requirements.

Stream Buffer Ordinance – This property is not 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 preliminary plat submitted.
- Public Works – John Horton, Public Works Director, reviewed and provide his initial feedback on the preliminary plat submitted.
- Emergency Services – Troy Harmison, Fire Inspector, reviewed and provide his initial feedback on the preliminary plat submitted.

FUNDING SOURCE:

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

1. Recommended approval of Resolution No. PZ-231109-37, regarding recommended approval of the Campus Industrial Park Preliminary Plat.
2. Recommended approval of Resolution No. PZ-231109-37, regarding recommended approval of the Campus Industrial Park Preliminary Plat, subject to Code clarification items being addressed.
3. Recommended denial of Resolution No. PZ-231109-37, regarding recommended approval of the Campus Industrial Park Preliminary Plat.
4. Table pending additional information.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RES. NO. PZ-231109-37
2. 22-090 Pre-Plat

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-231109-37

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE CAMPUS
INDUSTRIAL PARK PRELIMINARY PLAT

WHEREAS, Pelds Design Services has submitted the Campus Industrial Park Preliminary Plat described as follows:

PER DEED: BOOK 13803, PAGE 169-171

THE SOUTHWEST QUARTER (SW1/4) OF THE SW ¼ AND THE NORTHWEST QUARTER (NW1/4) OF THE SW ¼ (EXCEPT THE WEST 283.50 FEET OF THE SOUTH 1071.65 FEET); ALL IN SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA;

AND THE SOUTH 10 ACRES OF LOT 2 OF THE OFFICIAL PLAT OF THE SW ¼ OF THE NW ¼ OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED IN NAD83 (2011) IOWA STATE PLAN COORDINATES – SOUTH ZONE, US SURVEY FOOT.

AND;

WHEREAS, the developer is James Myers and Paramount Land; AND

WHEREAS, the preliminary plat area is zoned Limited Industrial (M-1) with a 140' buffer area zoned Agricultural (A-1) along the western property line of the proposed plat area; AND

WHEREAS, Lots 1, 2, 3, and 4 are not buildable until Campus Drive SE is constructed and the lots front it; AND

WHEREAS, No industrial curb cuts will be allowed west to Pleasant Street SE and that all sites shall be accessed from Campus Drive SE or 15th Street SE; AND

NOW, THEREFORE, BE IT RESOLVED, that the Planning and Zoning Commission of the City of Bondurant, Iowa, recommends City Council approval of the Campus Industrial Park Preliminary Plat subject to the following City Code/Policy clarification recommendation items:

1. The applicants submit an updated stormwater report for review by Veenstra & Kimm.

2. Preliminary Plat will be updated per any additional code review comments received from City Engineer, Public Works, or Fire.

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 November 9, 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

SITE ADDRESS
NE CORNER OF 15TH ST AND PLEASANT ST
BONDURANT, IA 50035

SITE AREA
82.8 ACRES (3,605,979 SQ.FT.)

ZONING
EXISTING: M-1
ADJACENT ZONING:
NORTH: M-2
EAST: M-1
SOUTH: POLK COUNTY
WEST: A-1
WEST 140' OF CAMPUS INDUSTRIAL PARK: A-1

SETBACKS
FRONT SETBACK: 75'
INTERIOR SIDE SETBACK: 20'
REAR SETBACK: 50'

BUILDINGS
EXISTING: NONE

SIGNS
NO SIGNS ARE PROPOSED AT THIS TIME

DISTURBED AREAS
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
A GEOTECHNICAL REPORT IS UNAVAILABLE AT THIS TIME

LEAKING UNDERGROUND STORAGE TANKS
THIS SITE IS NOT A LUST SITE

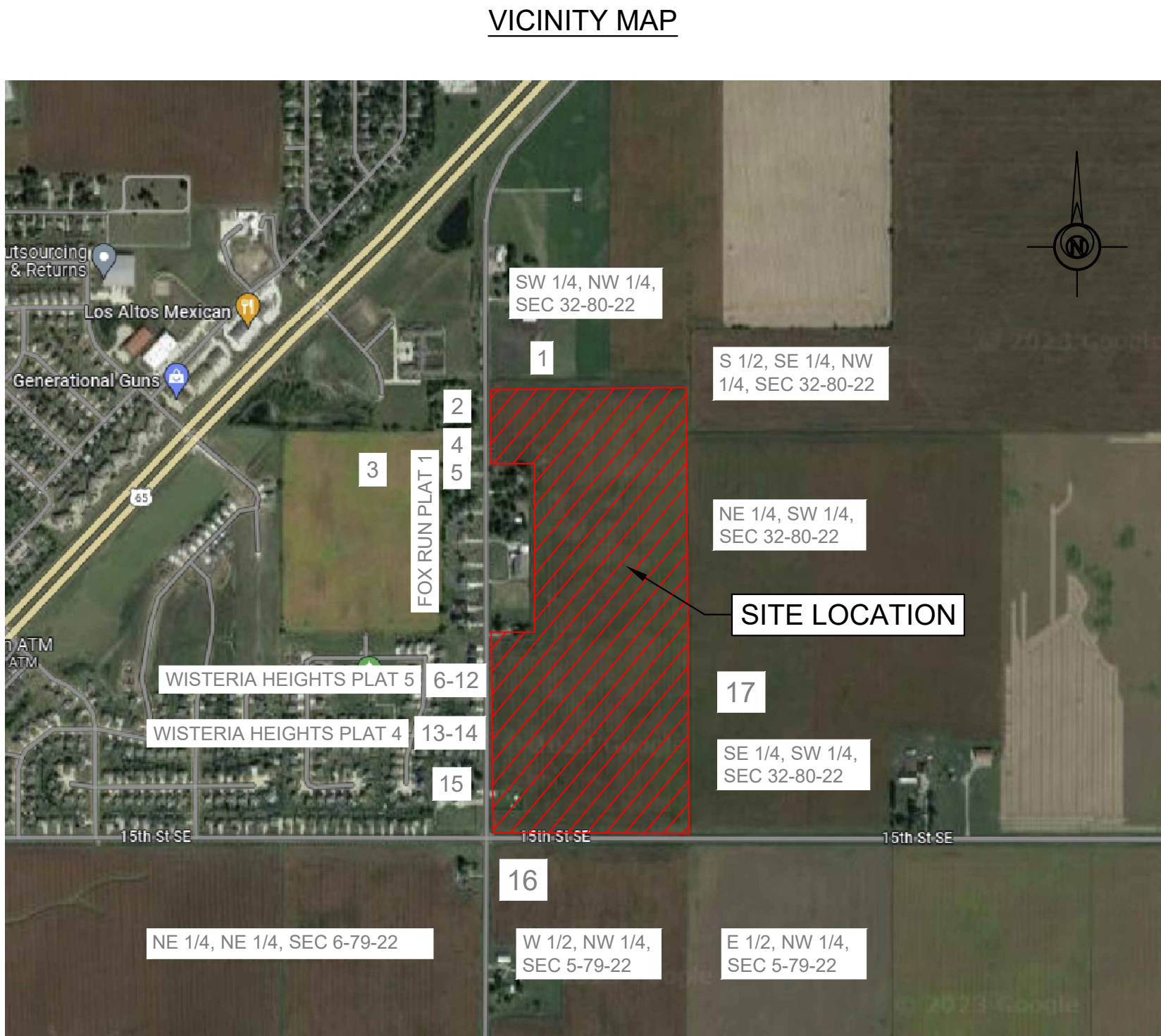
FLOODPLAIN
PER FEMA MAP #19153C0230F, THE SITE IS LOCATED IN ZONE X, WHICH DESCRIBES AREAS OF MINIMAL FLOOD HAZARD

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

DETENTION BASINS
THE DETENTION BASINS SHALL BE PRIVATELY OWNED AND MAINTAINED

TRAIL
10' PUBLIC TRAIL TO BE INSTALLED BY DEVELOPER. CITY SHALL REIMBURSE DEVELOPER 1/2 OF CONSTRUCTION COST

- ADJACENT PROPERTY OWNERS:**
- 1) ALAN C KNUTH
7525 NE 80TH ST
 - 2) ANGIE RENE APPELGATE
700 PLEASANT ST SE
 - 3) MOORE INVESTMENTS INC
4) MATTHEW J FARVER
706 PLEASANT ST SE
 - 5) FERNANDO GOMEZ VAZQUEZ
800 PLEASANT ST SE
 - 6) KAIREE B MULLEN
1008 PLEASANT ST SE
 - 7) DARCI JO SCALF
1104 PLEASANT ST SE
 - 8) MAGGIE MARIE HALSTEAD
1108 PLEASANT ST SE
 - 9) ANDREW J PIERCE
1112 PLEASANT ST SE
 - 10) HEIDI HOMMER
1200 PLEASANT ST SE
 - 11) MANKAPUE MAMIE SEGRAIN
1204 PLEASANT ST SE
 - 12) ADAM M VENHUIZEN
1208 PLEASANT ST SE
 - 13) CHAD M BENSON
1416 13TH ST SE
 - 14) KAYLEY MARTIN
1417 13TH ST SE
 - 15) MARLYS R VON STEIN
1306 PLEASANT ST SE
 - 16) DOROTHY L MCCLEARY
PROPERTY MANAGEMENT TRUST
 - 17) NETRIX LLC



LEGAL DESCRIPTION:
PER DEED: BOOK 13803, PAGE 169-171

THE SOUTHWEST QUARTER (SW1/4) OF THE SW1/4 AND THE NORTHWEST QUARTER (NW1/4) OF THE SW1/4 (EXCEPT THE WEST 283.50 FEET OF THE SOUTH 1071.65 FEET); ALL IN SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA;

AND THE SOUTH 10 ACRES OF LOT 2 OF THE OFFICIAL PLAT OF THE SW1/4 OF THE NW1/4 OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED IN NAD83 (2011) IOWA STATE PLANE COORDINATES - SOUTH ZONE, US SURVEY FOOT.

APPLICANT

JAMES M MYERS
PHONE: (515) 333-1954
EMAIL: SASI@PARAMOUNTLANDIA.COM

PROPERTY OWNER

DAVID ROSS
8564 NE SANTIAGO DR
BONDURANT, IA 50035-1251

CITY PLANNER

CITY OF BONDURANT
200 2ND ST NE BOX 37
BONDURANT, IOWA 5050035
PROJECT CONTACT: ISAAC PEZLEY
PHONE: (515) 967-2418
EMAIL: IPEZLEY@CITYOFBONDURANT.COM

CITY CONTACT

CITY OF BONDURANT
200 2ND ST NE BOX 37
BONDURANT, IOWA 5050035
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

IOWA ONECALL CONTACT LIST:

TICKET #: 552306492

(M52G) MIDAMER-GAS
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Contact Phone: 5152526972
Contact Email: MECDSDMDesignLocates@midamerican.com

(BON) BONDURANT, CITY OF
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Contact Phone: 5159716856
Contact Email: pcollison@cityofbondurant.com

(CTUA01) CENTURYLINK
Contact Name : SADIE HULL
Contact Phone: 9185470147
Contact Email: sadie.hull@lumen.com

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Contact Phone: 5152526972
Contact Email: MECDSDMDesignLocates@midamerican.com

(MIFI) MI-FIBER
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Contact Phone: 5158978802
Contact Email: jmiller@mi-fiber.net

(POLKIA1) MEDIACOM
Contact Name : JERRY BROUGHTON
Contact Phone: 8455872521
Contact Email: JBROUGHTON@MEDIACOMCC.COM

(SPR) SOUTHEAST POLK RURAL WATER DIS
Contact Name : Ed Clark
Contact Phone: 5153236244
Contact Email: onecallmaps@dmww.com

(INS) AUREON NETWORK SERVICES
Contact Name : Jeff Klocko
Contact Phone: 5158300445
Contact Email: jeff.klocko@aureon.com

SHEET INDEX

- C-1 - COVER SHEET
C-2 - SITE SHEET
C-3 - UTILITY SHEET

LEGEND:

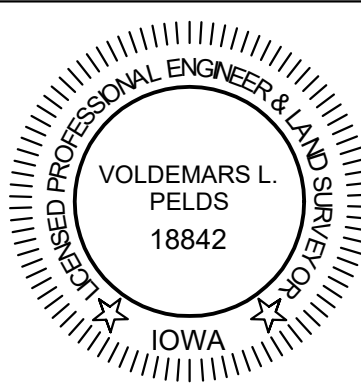
F.F. FINISHED FLOOR
+/- MORE OR LESS
123.45G GUTTER ELEVATION
123.45TC TOP OF CURB ELEVATION
123.45/ 123.45 EXISTING/ PROPOSED ELEVATION
FL FLOWLINE ELEVATION
CONTROL POINT
CALCULATED CORNER
FOUND CORNER

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

⊙ ELEC. MANHOLE
⊙ ELEC. VAULT
⊙ 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
— P XX — PROPOSED UTILITY LINE
— E XX — 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



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 - C3



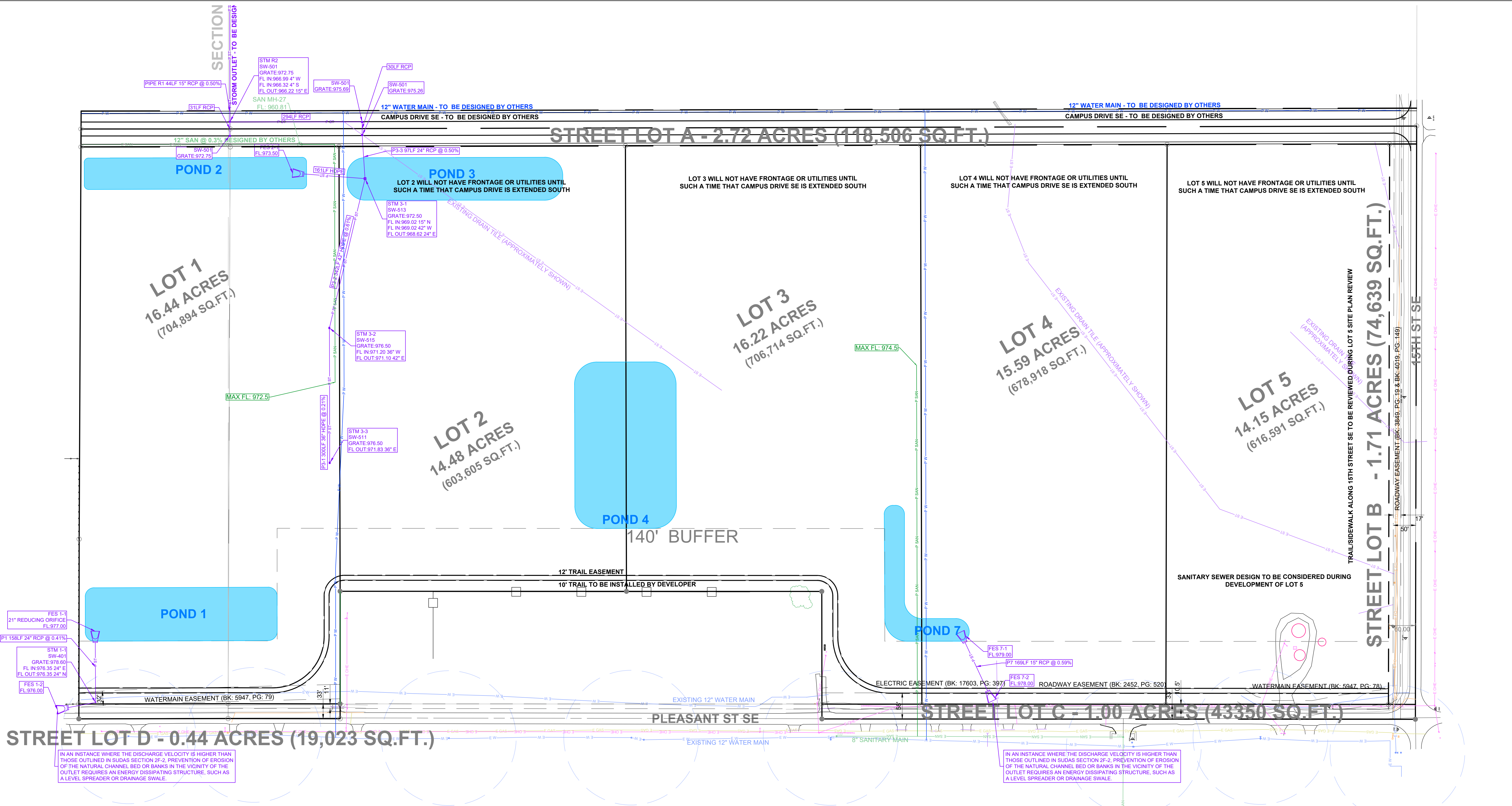
Architecture | Engineering | Surveying
2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 8196

TITLE: **CAMPUS INDUSTRIAL PARK
NE CORNER OF 15TH ST AND PLEASANT ST
BONDURANT, IA**

BENCHMARK: **PRELIMINARY**

COPYRIGHT DATE: N. DAY SCALE: 11.07.2023 22-090

FILE PATH: J:\2022 Projects\22-090 Bondurant Rose Annexation\Engineering\Sheet Set C-1 - Cover Sheet



STREET LOT D - 0.44 ACRES (19,023 SQ.FT.)

STREET LOT A - 2.72 ACRES (118,506 SQ.FT.)

STREET LOT C - 1.00 ACRES (43,350 SQ.FT.)

STREET LOT B - 1.71 ACRES (74,639 SQ.FT.)

LEGEND:

+/-	MORE OR LESS	▲	CALCULATED SECTION CORNER	EM	ELEC. METER	— CATV —	CABLE TELEVISION
F.F.	FINISHED FLOOR	▲	FOUND SECTION CORNER	EB	ELEC. BOX	— FO —	FIBER OPTIC
123.45G	GUTTER ELEVATION	◊	PARKING SPACE	EV	ELEC. VAULT	— GAS —	GAS LINE
123.45TC	TOP OF CURB ELEVATION	◊	SIGN	FOV	FIBER OPTIC VAULT	— OHT —	OVERHEAD ELEC.
123.45/123.45	EXISTING/PROPOSED ELEVATION	◊	STREET LIGHT	GM	GAS METER	— SAN —	SANITARY SEWER
FL	FLOWLINE ELEVATION	◊	POWER POLE	TM	CABLE TV JUNCTION BOX	— ST —	STORM SEWER
○	EXISTING/PROPOSED ELEVATION	◊	LIGHT POLE	WV	WATER METER	— UGE —	UNDERGROUND ELEC.
●	FLOWLINE ELEVATION	◊	AREA LIGHT	⑤	ELEC. MANHOLE	— UGT —	UNDERGROUND TEL.
○	CONTROL POINT	◊	GUY ANCHOR	⑥	SANITARY SEWER MANHOLE	— W —	WATER
○	CALCULATED CORNER	◊	UTILITY PEDESTAL	⑦	STORM SEWER MANHOLE	— FENCE —	FENCE LINE
●	FOUND CORNER	◊	ELEC. TRANSFORMER	⑧	TRAFFIC MANHOLE		

**ELDS DESIGN SERVICES**

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

CAMPUS INDUSTRIAL PARK
NE CORNER OF 15TH ST AND PLEASANT ST
BONDURANT, IA

PRELIMINARY

DATE: 11.07.2023	SCALE: 1"=50'	DRAWN BY: N. DAY	CHECKED BY: 22-090
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C-3 - Utility Sheet



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

Item No. 7.a.
For Meeting of 11/9/2023
Presentation

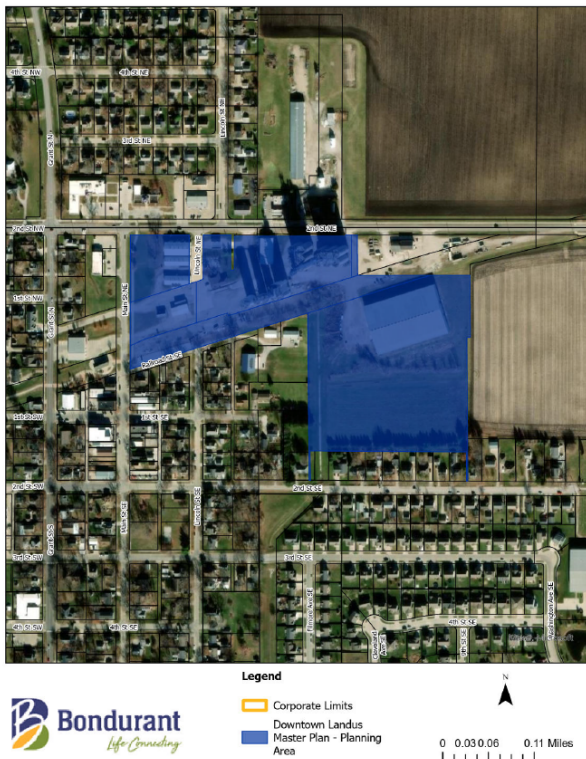
TITLE: Downtown Landus Development Master Plan Presentation - by ISG Inc.

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: In August 2023 the Bondurant City Council hired ISG Inc. to prepare a Downtown Landus Redevelopment Master Plan. A developer is interested in purchasing the entire 24.8-acre Landus redevelopment site. ISG's consultant fee is a 50/50 split between the City of Bondurant and the potential developer. Included are three maps below - the first is a general area map, the second shows existing area zoning, and the third map shows the area Future Land Use Map (from Building Bondurant Comprehensive Plan).

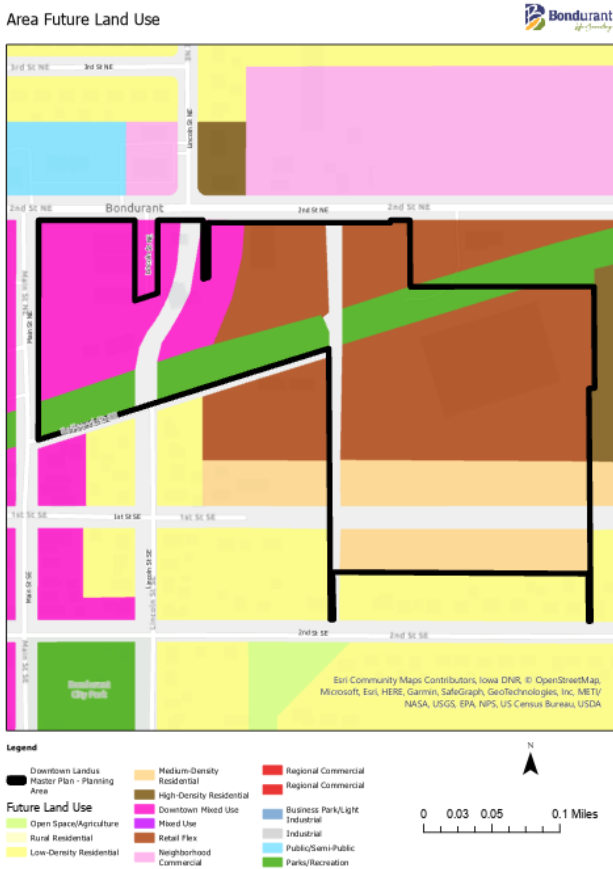
Area Map



Area Zoning



Area Future Land Use



While the Building Bondurant Comprehensive Plan lays the groundwork for future land use expectations within this redevelopment area, a master plan benefits both a developer and the City of Bondurant. This master planning process is consistent with Action Item 17B of the Building Bondurant Comprehensive Plan, which reads: Partner with a master developer or developers to redevelop the Landus property in a way that supports community goals and vision.

ISG's planning scope of work includes the following phases: Task 1 - Background Research + Due Diligence; Task 2 - Concept Design + Phasing Plan; Task 3 - Vision Plan + Preliminary Cost Opinion; Task 4 - Architectural Study; and Task 5 - Structural Study.

ISG is currently in Task 2 - Concept Design + Phasing Plan. Feedback from both the Planning & Zoning Commission and City Council is being sought during this phase of the planning process. ISG's presentation materials will be uploaded to the 11/9 P&Z packet prior to the meeting. ISG will incorporate the Commission's and Council's feedback as they move into upcoming phases of the planning process. The Planning & Zoning Commission will review the eventual draft final plan prior to City Council's eventual vote on adopting the plan.

ISG's professional services agreement noted the following components will be explored as part of this Downtown Landus Master Plan process:

- Plan area will account for the entire approximate 25-acre site
- Land use planning will be guided by the 2022 Building Bondurant Comprehensive Plan, specifically Chapters 4 and 7, with additional consideration given to the following:
 - Plan will provide additional detail and concepts on how the Landus areas slated for Downtown Mixed Use and Retail Flex can be redeveloped. Topics to be considered as part of the planning process include:
 - How does a hotel and event space fit as part of the elevator portion?
 - Is it feasible to include any indoor sports courts as part of this redevelopment area?
 - Are there other trip generator ideas to help drive interest in hotel development?
 - How do buildings get placed along Main Street and/or Lincoln Street so they feel like an extension of the existing downtown area?
- Plan to provide additional detail and cost estimates on the following: proposed downtown trail extension, options for maximizing public parking along the downtown trail extension, and construction of an arboretum along the downtown trail extension.
- Plan to provide additional detail and cost estimates on other public and private infrastructure improvement components related to streets and utilities within the study area.

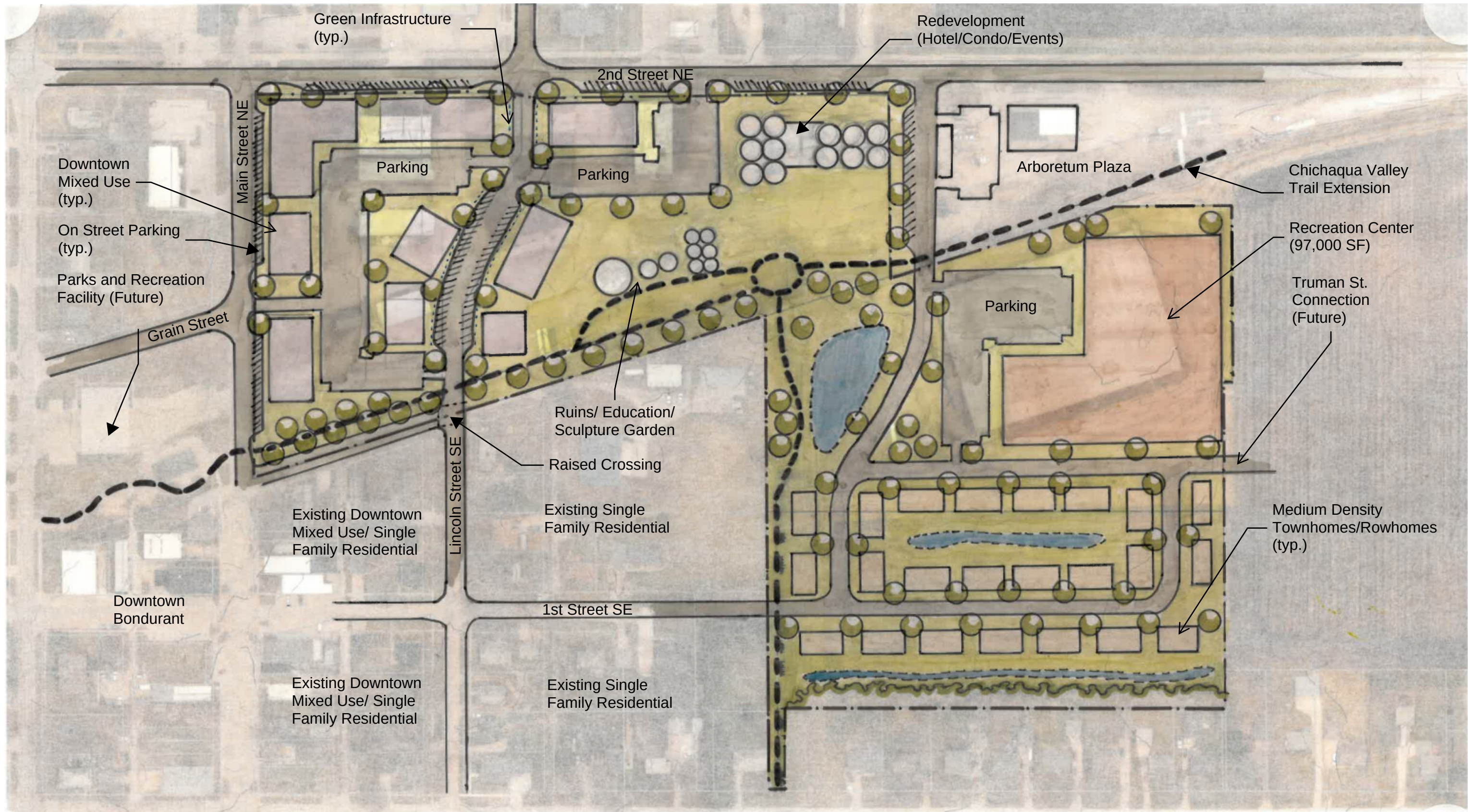
FUNDING SOURCE:

STAFF RECOMMENDATION: Presentation/feedback only. No formal P&Z vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

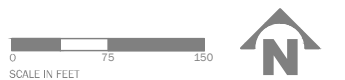
1. 29781 Landus Concept 11-08-2023



LANDUS REDEVELOPMENT CONCEPT



Architecture + Engineering + Environmental + Planning
ISGInc.com



LANDUS REDEVELOPMENT PROPERTY
DES MOINES, IOWA - —
ISG PROJECT NO. 23-29781



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

Item No. 8.d.
For Meeting of 11/9/2023
Discussion Item

TITLE: City Council Liaison

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS:

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None