

**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/88421691093>*

**NOTICE OF A REGULAR MEETING
BONDURANT PLANNING AND ZONING COMMISSION
FEBRUARY 8, 2024**

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on February 8, 2024, 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. January 11, 2024 Minutes
5. Guests requesting to address the Planning and Zoning Commission
6. Action Items
 - a. Public Hearing - Considering text amendments to Section 177.04 of the Zoning Code regarding setback requirements for accessory structures.
 - b. Resolution PZ-240111-01 - Resolution considering text amendment to Section 177.04 of the Zoning Code regarding setback requirements for accessory structures.
 - c. Public Hearing - Considering text amendments to Sections 179 and 180 of the Zoning Code regarding setback requirements for stormwater detention and retention areas.
 - d. Resolution PZ-240111-02 - Resolution considering text amendment to Sections 179 and 180 of the Zoning Code regarding setback requirements for stormwater detention and retention areas.
 - e. Resolution PZ-240208-03 - Resolution considering site plan for Bondurant-Farrar Community School District High School Arts Addition at 1000 Grant Street North.
 - f. Resolution PZ-240208-04 - Resolution considering site plan for Kasey Leigh Dance Co at 92 Paine Circle SE.
 - g. Resolution PZ-240208-05 considering recommended approval of Site Plan for Alan's Seamless Gutters
 - h. Resolution PZ-240208-06 - Resolution considering recommended approval of The Grain District Downtown Redevelopment Plan.
7. Discussion Items -
8. Reports / Comments and appropriate action thereon:
 - a. Mayor
 - b. Council Members

- c. Administrator
 - d. Directors
- 9. Adjournment

City of Bondurant

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



Meeting Minutes

DATE: January 11, 2024

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), Andy Mains (Vice-Chairperson), Kristin Brostrom, Brian Clayton, Ethan Pitt, Jesse Torres

Members Absent: Jason Vore

City Official Present: Isaac Pezley, Matt Sillanpaa

3. Perfecting and Approval of the Amended Agenda

Motion by Commission Member Vore, seconded by Commission Member Torres to approve of the December 14, 2023 amended meeting agenda. Vote on Motion 5-0-0. Motion carried.

4. Approval of Minutes

Motion by Commission Member Mains, seconded by Commission Member Torres to approve of the December 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 – Text amendment to Section 177.04. of the Zoning Code regarding setback requirements for accessory structures.

Public Hearing opened at 6:03.

Pezley stated this text amendment stems from a citizen request. The citizen proposed an accessory structure that would be located approximately 3' from the primary structure. The accessory structure would feature firewalls along the two sides directly abutting the primary structure. Currently, City Code requires all primary structure be at least 6' from primary structures

Pezley stated communities around the Des Moines metro vary in accessory structure setback requirements. Some communities have a set distance, other allow accessory structure to encroach if they meet primary structure setback requirements and one community allows for the accessory structure to encroach if fire walls are built into the accessory structure. The proposed text amendment staff is presenting is accessory structure with fire walls and are approved by the Fire Marshall may be as close as 3' to the primary structure.

Mains expressed concerns about how good a firewall is if the roof has no additional fire protection. Mains asked if it has been reviewed by Fire Marshall. Pezley stated the building officials stated they have no objection but would like the Fire Marshall to review. The Fire Marshall stated he has no objection but would like to review them. The Commission had further discussion about fire concerns and concerns about fire spreading.

Torres asked what the building code stated. Pezley stated he sent it for review by the City's Building Official and he stated he was okay with the text amendment if the Fire Marshall signs off on it. Pezley stated he does not enforce building codes, so he is not familiar with what the building code requirements are. If this text amendment is approved, the only change in review is the inclusion of Fire Marshall review.

Commission members had discussions about fire concerns about concerns about uniformity in neighborhoods. Commission and staff discussed the current process to construct an accessory structure on a property and how that would change if this text amendment was approved.

Pezley asked if requiring encroaching accessory structures to meet primary structure setback requirements would change the Commission members' thoughts. Pezley stated if the Commission would like to table this text amendment and think about that staff would be in favor of that.

Public Hearing closed at 6:18.

- b. RESOLUTION PZ-240111-01 – Considering recommended approval of text amendment to Section 177.04 of the Zoning Code regarding setback requirements for accessory structures.

Commission asked staff to bring back the text amendment with more options to review.

Motion by Commission Member Mains, seconded by Commission Member

Clayton to table RESOLUTION PZ -240111-01.

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

- c. PUBLIC HEARING – Text amendments to the following sections of the Zoning Code: 179.01, 180.04, 180.05., 180.07. regarding setback requirements for stormwater detention and retention areas.

Public hearing opened at 6:20.

Pezley stated this text amendment proposes a five-foot setback requirement before any grading for stormwater areas begin. Pezley stated there is not very much precedence for this and all of the code staff found from metro communities was in regards to keeping detention/retention basins out of landscape buffer yards. Pezley stated there are multiple codes proposed to be amended, however, most of them are references back to the five-foot setback requirement.

Brostrom expressed concerns about how you would review this and enforce it. Brostrom stated it would be difficult to differentiate between general site grading and grading for the stormwater basin. A better approach might be five-feet from the elevation for the 100-year water level or overflow water level.

Clayton provided new members information on how this text amendment came about. Clayton stated five-foot is a good start. Torres asked Brostrom how Urbandale enforces this. Brostrom explained what Urbandale's regulations are. Brostrom stated in practice, stormwater basins are generally set back to allow for general maintenance and placing these ponds/basins right next to property lines would create issues. Brostrom suggested there are other ways to go about this such as requiring a maintenance strip no steeper than a 10:1 around the basin. Commission members discussed the possibility of a maintenance strip and the slope the Commission would like to see.

Commission asked what other communities have codified. Pezley stated his understanding is most of the grading is best practices and other communities do not have requirements. Brostrom stated they do not allow grading steeper than a 3:1, however she stated the pond the Commission has referred to sounds like it may be steeper than this and may be a mistake on the developer's part. Torres asked if stormwater basins are expected by the City, Pezley stated he believes so but he does not know if they are inspected by Public Works or by Veenstra & Kim.

Keeran asked Brostrom would recommend. Brostrom stated she does not think this is necessary, however, if code is adopted she would prefer a maintenance strip of a certain width with a maximum slope applied to it.

Generally, the outer edge of detention basins is the 100-year high water mark. Brostrom stated there is some guidance on maintenance paths around detention basins, but she is not sure what they are off-hand.

Commission discussed tabling this text amendment proposal and bringing back after some additional discussion. Commission members discussed some additional changes that could be made to the text amendment.

Public hearing closed at 6:37.

- d. RESOLUTION PZ-240111-02 – Considering recommended approval of text amendments to the following sections of the Zoning Code: 179.01., 180.04., 180.05., and 180.07. regarding setback requirements for stormwater detention and retention areas.

Motion by Commission Member Mains, seconded by Commission Member Clayton to table RESOLUTION PZ -240111-02.

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

- e. 2024 Election of Officers

Motion by Commission Member Clayton, seconded by Commission Member Torres to appoint Commission Member Keeran as Chairperson and Commission Member Mains as Vice-Chairperson.

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

- f. 2023 Planning & Zoning Commission Annual Report

Pezley presented the Annual Report detailing Commissioner attendance and providing a brief overview of all items reviewed by the Commission.

7. Discussion Items –

8. Reports / Comments and appropriate action thereon

- a. Commission Members

Brostrom – none.

Clayton – Clayton asked if there are any plans for the Harvest Meadows Commercial Plat next to Caseys. Pezley stated not at this time.

Mains – none.

Pitt – no “s” on last name.

Torres – none.

Vore –absent.

Commission Chair – asked to publish something about property owner’s responsibility to the water main, not the water meter.

- b. City Administrator – absent.
- c. Community Development Director – absent.
- d. City Planner – stated a couple of site plans for next month.
- 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 2/8/2024
Public Hearing

TITLE: Public Hearing - Considering text amendments to Section 177.04 of the Zoning Code regarding setback requirements for accessory structures.

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS: City staff received a building permit for an accessory structure located closer than 6' to the primary structure. The proposed accessory structure featured firewalls facing the two sides it abutted the primary structure. City staff reviewed accessory structure/building code from other Des Moines metropolitan communities and found the majority of those communities do not have separation requirements for accessory and primary structures/buildings. City staff drafted the proposed amendment and submitted it to the Bondurant Fire Marshal and Veenstra & Kim for fire and building review. Both parties indicated they are okay with the proposed text amendments but would like to review all accessory structures with firewalls moving forward.

City staff has introduced three options for the Planning and Zoning Commission to consider:

- Option 1 is to recommend approval of a text amendment allowing accessory structures to be as close as 3' from primary structures as long as a firewall is installed along all walls facing the primary structure.
- Option 2 is to recommend approval of a text amendment with Option 1's wording but also require all accessory structures meet primary structure setback requirements.
- Option 3 is to recommend denial of the text amendment and staff will no longer pursue a text amendment for this subject.

Staff has included research of how accessory structures setback requirements from primary structures are handled in other Des Moines metro communities. This research is attached.

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Proposed Accessory Structure Text Amendment Option 1
2. Proposed Accessory Structure Text Amendment Option 2
3. Accessory Structure Research

177.04 ACCESSORY BUILDINGS. No accessory building shall be erected in any required court or in any yard other than a rear yard. Accessory buildings shall meet the appropriate bulk regulations for the zoning district listed in Chapter 178. Only one (1) detached garage and one (1) yard shed shall be allowed in a rear yard (this is not to be construed as not allowing gazebos, greenhouses, shelters and “children’s playhouses,” as long as the total aggregate building area does not exceed 30% of the rear yard). In A-1, R-1, R-2, R-4 Zoned Districts and for One & Two family dwelling lots in an R-3 and R-5 Zoning District, accessory garages shall be no larger than 1,000 square feet and yard sheds shall not be larger than 160 square feet. Accessory buildings shall be distant at least three (3) feet from alley lines, and/or lot lines of adjoining lots. However, in no case shall any eave or overhang extend closer than twelve (12) inches to a rear or side yard line and no accessory structure(s), except those permitted pursuant to the provisions of Ordinance Section 177.02 (fences), shall be permitted to be constructed, placed, located or built in and/or on any flowage easement. Accessory buildings may be built in utility easements; however, the property owner will be responsible for any additional costs incurred by a utility company in working around, removing, relocating, altering or dealing in any way with an accessory building placed in a utility easement. Accessory buildings must be erected separately from and six (6) feet distant (into rear yard) from the principal structure except in R-4 districts where accessory building shall be no closer than four (4) feet to the principal structure providing they meet all applicable fire and building codes as adopted. Accessory buildings may be three (3) feet from the principal structure if the abutting side wall(s) have a firewall and approved by the Fire Marshall. Any building so connected to the principal building shall be considered a part of the principal building and must meet the space requirements thereof. This regulation shall not be interpreted to prohibit the construction of a minimum two hundred forty (240) square foot, detached garage on a rear yard. No accessory building shall be constructed upon a lot until the construction of the principal building has been actually commenced, and no accessory building shall be used unless the principal building on the lot is being used. Accessory buildings exceeding 160 square feet in area shall be constructed of materials that are the same or similar to the principal building. Accessory buildings may be connected to the principal building by a breezeway with setbacks for the principal structure. An addition may be made to an existing principal structure which extends past the front of an existing legally established detached accessory structure, provided no connection or attachment is made between the existing detached structure and the addition, unless setbacks can be met as required for a principal structure.

177.04 ACCESSORY BUILDINGS. No accessory building shall be erected in any required court or in any yard other than a rear yard. Accessory buildings shall meet the appropriate bulk regulations for the zoning district listed in Chapter 178. Only one (1) detached garage and one (1) yard shed shall be allowed in a rear yard (this is not to be construed as not allowing gazebos, greenhouses, shelters and “children’s playhouses,” as long as the total aggregate building area does not exceed 30% of the rear yard). In A-1, R-1, R-2, R-4 Zoned Districts and for One & Two family dwelling lots in an R-3 and R-5 Zoning District, accessory garages shall be no larger than 1,000 square feet and yard sheds shall not be larger than 160 square feet. Accessory buildings shall be distant at least three (3) feet from alley lines, and/or lot lines of adjoining lots. However, in no case shall any eave or overhang extend closer than twelve (12) inches to a rear or side yard line and no accessory structure(s), except those permitted pursuant to the provisions of Ordinance Section 177.02 (fences), shall be permitted to be constructed, placed, located or built in and/or on any flowage easement. Accessory buildings may be built in utility easements; however, the property owner will be responsible for any additional costs incurred by a utility company in working around, removing, relocating, altering or dealing in any way with an accessory building placed in a utility easement. Accessory buildings must be erected separately from and six (6) feet distant (into rear yard) from the principal structure except in R-4 districts where accessory building shall be no closer than four (4) feet to the principal structure providing they meet all applicable fire and building codes as adopted. Accessory buildings may be three (3) feet from the principal structure if the abutting side wall(s) have a firewall and approved by the Fire Marshall. All accessory buildings closer than six (6) to the principal structure must meet principal structure setback requirements. Any building so connected to the principal building shall be considered a part of the principal building and must meet the space requirements thereof. This regulation shall not be interpreted to prohibit the construction of a minimum two hundred forty (240) square foot, detached garage on a rear yard. No accessory building shall be constructed upon a lot until the construction of the principal building has been actually commenced, and no accessory building shall be used unless the principal building on the lot is being used. Accessory buildings exceeding 160 square feet in area shall be constructed of materials that are the same or similar to the principal building. Accessory buildings may be connected to the principal building by a breezeway with setbacks for the principal structure. An addition may be made to an existing principal structure which extends past the front of an existing legally established detached accessory structure, provided no connection or attachment is made between the existing detached structure and the addition, unless setbacks can be met as required for a principal structure.

Accessory Structure Research

Adel

- No accessory building within 10' of primary building

Ankeny

- No setback regulations

Altoona

- 6' from primary building except in R-4 District then 4' from primary building

Clive

- 5' from primary building

Des Moines

- 3' unless otherwise stated

Grimes

- No setback regulations

Indianola

- 10' from primary building

Johnston

- Must meet building code separation requirements.

Norwalk

- 10' from primary building

Urbandale

- 10' unless fire protection is installed then 6'

Waukee

- 6' from primary building

West Des Moines

- If constructed within 5' of primary building it must meet primary structure setback requirements

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-240111-01

RESOLUTION REGARDING RECOMMENDED APPROVAL OF ZONING CODE TEXT
AMENDMENTS TO SECTION 177.04. OF THE ZONING CODE REGARDING
ACCESSORY STRUCTURE SETBACK REQUIREMENTS.

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

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

177.04 ACCESSORY BUILDINGS. No accessory building shall be erected in any required court or in any yard other than a rear yard. Accessory buildings shall meet the appropriate bulk regulations for the zoning district listed in Chapter 178. Only one (1) detached garage and one (1) yard shed shall be allowed in a rear yard (this is not to be construed as not allowing gazebos, greenhouses, shelters and “children’s playhouses,” as long as the total aggregate building area does not exceed 30% of the rear yard). In A-1, R-1, R-2, R-4 Zoned Districts and for One & Two family dwelling lots in an R-3 and R-5 Zoning District, accessory garages shall be no larger than 1,000 square feet and yard sheds shall not be larger than 160 square feet. Accessory buildings shall be distant at least three (3) feet from alley lines, and/or lot lines of adjoining lots. However, in no case shall any eave or overhang extend closer than twelve (12) inches to a rear or side yard line and no accessory structure(s), except those permitted pursuant to the provisions of Ordinance Section 177.02 (fences), shall be permitted to be constructed, placed, located or built in and/or on any flowage easement. Accessory buildings may be built in utility easements; however, the property owner will be responsible for any additional costs incurred by a utility company in working around, removing, relocating, altering or dealing in any way with an accessory building placed in a utility easement. Accessory buildings must be erected separately from and six (6) feet distant (into rear yard) from the principal structure except in R-4 districts where accessory building shall be no closer than four (4) feet to the principal structure providing they meet all applicable fire and building codes as adopted. Accessory buildings may be three (3) feet from the principal structure if the abutting side wall(s) have a firewall and approved by the Fire Marshall. Any building so connected to the principal building shall be considered a part of the principal building and must meet the space requirements thereof. This regulation shall not be interpreted to prohibit the construction of a minimum two hundred forty (240) square foot, detached garage on a rear yard. No accessory building shall be constructed upon a lot until the construction of the principal building has been actually commenced, and no accessory building shall be used unless the principal

building on the lot is being used. Accessory buildings exceeding 160 square feet in area shall be constructed of materials that are the same or similar to the principal building. Accessory buildings may be connected to the principal building by a breezeway with setbacks for the principal structure. An addition may be made to an existing principal structure which extends past the front of an existing legally established detached accessory structure, provided no connection or attachment is made between the existing detached structure and the addition, unless setbacks can be met as required for a principal structure.

WHEREAS, the Planning and Zoning Commission held a public hearing on February 8, 2024 to hear public comments on the proposed text amendments to Sections 177.04.

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

Moved by _____, Seconded by _____ to adopt.

ATTEST: I, Isaac Pezley, City Planner, hereby certify that at a meeting of the Planning and Zoning Commission held on February 8, 2024; among other proceedings the above was recommended for approval.

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

Isaac J. Pezley, City Planner

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

Karen Keeran, Commission Chair

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-240111-01

RESOLUTION REGARDING RECOMMENDED APPROVAL OF ZONING CODE TEXT
AMENDMENTS TO SECTION 177.04. OF THE ZONING CODE REGARDING
ACCESSORY STRUCTURE SETBACK REQUIREMENTS.

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

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

177.04 ACCESSORY BUILDINGS. No accessory building shall be erected in any required court or in any yard other than a rear yard. Accessory buildings shall meet the appropriate bulk regulations for the zoning district listed in Chapter 178. Only one (1) detached garage and one (1) yard shed shall be allowed in a rear yard (this is not to be construed as not allowing gazebos, greenhouses, shelters and “children’s playhouses,” as long as the total aggregate building area does not exceed 30% of the rear yard). In A-1, R-1, R-2, R-4 Zoned Districts and for One & Two family dwelling lots in an R-3 and R-5 Zoning District, accessory garages shall be no larger than 1,000 square feet and yard sheds shall not be larger than 160 square feet. Accessory buildings shall be distant at least three (3) feet from alley lines, and/or lot lines of adjoining lots. However, in no case shall any eave or overhang extend closer than twelve (12) inches to a rear or side yard line and no accessory structure(s), except those permitted pursuant to the provisions of Ordinance Section 177.02 (fences), shall be permitted to be constructed, placed, located or built in and/or on any flowage easement. Accessory buildings may be built in utility easements; however, the property owner will be responsible for any additional costs incurred by a utility company in working around, removing, relocating, altering or dealing in any way with an accessory building placed in a utility easement. Accessory buildings must be erected separately from and six (6) feet distant (into rear yard) from the principal structure except in R-4 districts where accessory building shall be no closer than four (4) feet to the principal structure providing they meet all applicable fire and building codes as adopted. Accessory buildings may be three (3) feet from the principal structure if the abutting side wall(s) have a firewall and approved by the Fire Marshall. All accessory buildings closer than six (6) to the principal structure must meet principal structure setback requirements. Any building so connected to the principal building shall be considered a part of the principal building and must meet the space requirements thereof. This regulation shall not be interpreted to prohibit the construction of a minimum two hundred forty (240) square foot, detached garage on a rear yard. No accessory building shall be constructed upon a lot until the construction of the

principal building has been actually commenced, and no accessory building shall be used unless the principal building on the lot is being used. Accessory buildings exceeding 160 square feet in area shall be constructed of materials that are the same or similar to the principal building. Accessory buildings may be connected to the principal building by a breezeway with setbacks for the principal structure. An addition may be made to an existing principal structure which extends past the front of an existing legally established detached accessory structure, provided no connection or attachment is made between the existing detached structure and the addition, unless setbacks can be met as required for a principal structure.

WHEREAS, the Planning and Zoning Commission held a public hearing on February 8, 2024 to hear public comments on the proposed text amendments to Sections 177.04.

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

Moved by _____, Seconded by _____ to adopt.

ATTEST: I, Isaac Pezley, City Planner, hereby certify that at a meeting of the Planning and Zoning Commission held on February 8, 2024; among other proceedings the above was recommended for approval.

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

Isaac J. Pezley, City Planner

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

Karen Keeran, Commission Chair



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

Item No. 6.c.
For Meeting of 2/8/2024
Public Hearing

TITLE: Public Hearing - Considering text amendments to Sections 179 and 180 of the Zoning Code regarding setback requirements for stormwater detention and retention areas.

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS: The Planning and Zoning Commission requested staff look into amending the Zoning Code in regards to stormwater detention and retention basin setback requirements. Currently, the Zoning Code does not address setbacks for such basins. Research of other Des Moines metro communities have found no setback requirements. Staff presented a text amendment requiring grading for stormwater basins to begin a minimum of 5' from property lines. The Commission discussed potential difficulties with enforcement of such a code and had discussion about other potential text amendment solutions. A buffer or maintenance strip with a required slope was suggested as a potential alternative. The submitted text amendment is for a minimum 5-foot buffer strip to be located around all stormwater basins with a slope of 5:1 or flatter and beginning at the water overflow level. The text amendment is still being reviewed by the City's Public Works Director and any comments will be relayed to the Commission.

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Proposed Detention Pond Setbacks 2.8.24

Section 179.01.2.D.

D. The proposed development shall be designed with adequate water mains, provisions for sanitary sewage facilities, storm sewers (storm sewers to be designed for 5-year storm calculations) and drains and flood control, in accordance with the ordinances and regulations of the City and statutes and regulations of the State and good engineering practice to protect the public health and welfare and not overload any existing public utilities. Surface drainage shall be directed to on-site detention, where required, and to storm sewers in accordance with applicable design standards, including the requirement to extend public storm sewer if deemed necessary. All storm drainage calculations shall include capacity of downstream facilities and be sized to accommodate existing facilities.

- a. A minimum five (5) foot wide buffer strip shall be located around every stormwater drainage basin directly abutting the overflow water level. The buffer strip should be at least 5:1 or flatter.

Section 180.04.6

6. An Area General Plan may be prepared and submitted by the Developer, for approval by the Reviewing Authority, prior to the submission of the initial Preliminary Plat. The Review Authority shall determine that either of the following conditions exists to warrant a requirement and submission of an Area General Plan
 - a) The parcel initially proposed for platting constitutes a portion of a larger tract of land owned, or under option to purchase by the Developer.
 - b) The parcel initially proposed for platting constitutes a portion of a larger land area, the development of which will be complicated by unusual problems of drainage, street layout, utility services, land usage, or land ownership pattern.

The Area General Plan shall show property boundaries, land characteristics including wetlands, drainage patterns, flood prone areas as identified on Flood Prone Area Maps of the Federal Emergency Management Agency, wooded areas and major topographic features, existing streets, existing buildings, sewer lines, water lines and pipelines. Also to be shown in the Area General Plan are the proposed sanitary sewage collection, stormwater transportation and stormwater detention and detention pond buffer strip; proposed location of commercial areas, residential areas, and parks or other public areas. The Area General Plan shall be prepared to a proper scale of one (1) inch equals one hundred (100) feet (1 inch equals 100 feet) or larger, and to proper accuracy.

The Zoning Administrator / City Administrator and / or City Engineer shall review the Area General Plan for compliance with these regulations and its consistency with the City's Land Use Plan and applicable municipal development plans, or parts

thereof. Upon review, the Area General Plan shall be presented to the Planning and Zoning Commission; Action from said Commission shall take the form of approval or denial within thirty (30) days following the review of the Zoning Administrator / City Administrator and / or City Engineer.

The Area General Plan may serve as the Developer's official Preliminary Plat, provided that the Area General Plan submitted as the official Preliminary Plat by the Developer, conforms to the requirements as set forth in these regulations.

A portion of the Area General Plan may serve as the Developer's official Preliminary Plat, provided that this portion is clearly designated and provided that this portion of the Area General Plan submitted as the official Preliminary Plat conforms to the regulations for Preliminary Plats.

The approval of the Area General Plan by the City shall be in effect for a period of at least one (1) year from the approval date, but the approval is subject thereafter to withdrawal by the City upon notice to the Developer after that date.

The approval of the Area General Plan shall confer upon the Developer the right to proceed with the subdivision platting process set forth in this Ordinance for the lands depicted in the Area General Plan.

Section 180.05.4.J

J. Construction Plans. Detailed construction plans showing the grading plan and all required public and private improvements including streets, stormwater detention facilities, stormwater detention buffer strips, storm sewers, water main, sanitary sewer, and other applicable improvements. The construction plans must show all areas designated as overland flow swales or drainage courses. The construction plan shall include spot design elevations along the flow line of all drainage swales at each property line and mid-lot location exceed 50 feet. The City may require spot elevations to be added at additional locations deems critical to the proper performance of drainage path. Construction of improvements within a subdivision shall not commence prior to the approval of the construction plans unless the City authorizes the start of construction prior to the approval of the construction plans.

- (1) A minimum five (5) foot wide buffer strip shall be located around every stormwater drainage basin directly abutting the overflow water level. The buffer strip should be at least 5:1 or flatter.

180.07 PRELIMINARY PLAT REQUIREMENTS. (See example of preliminary plat in the Appendix.) The preliminary plat of a subdivision is not intended to constitute

approval of the preliminary plat serve as a record plan. Its purpose is to show on a map all facts needed to enable the Commission to determine whether the proposed layout of the land in question is satisfactory from the standpoint of the public interest. The subdivider, or any representative of the subdivider may call at the City offices in advance of the preliminary plat in order to discuss the proposed subdivision and in order to obtain information as to the requirements necessary for approval of the plat.

1. **Number of Copies and Scale.** Fourteen (14) copies of the preliminary plat shall be submitted as prescribed for review. The scale of the map shall be one (1) inch equals fifty (50) feet on small subdivisions, and one (1) inch equals one hundred (100) feet on large subdivisions, unless otherwise approved by the Commission.

2. **Contents of Preliminary Plat.**

- A. Name of subdivision
- B. Date
- C. Point of compass
- D. Scale
- E. Legal description of the property being platted
- F. Name and address of recorded owner and of developer
- G. Name and address of Engineer and/or Land Surveyor
- H. Existing buildings, railroads, underground utilities, and other [right-of-way](#)
- I. Location, names and widths of all existing and proposed roads, [alleys](#), streets, and highways in or adjoining the area being subdivided
- J. Location and names of adjoining subdivisions, and the names of the owners of adjoining acreage parcels.
- K. Building setback lines
- L. Areas dedicated for public use, such as schools, parks and playgrounds
- M. Contour lines at intervals of not more than two (2) feet
- N. Proposed lot lines with approximate dimensions and the square foot area of non-rectangular lots
- O. Boundaries of the proposed subdivision shall be indicated by a heavy line
- P. Zoning classification of the area
- Q. Proposed utility service:
 - (1) Source of water supply
 - (2) Provision for sewage disposal

- (3) Provision for storm water drainage, including calculations of storm water runoff from the site
- R. A vicinity sketch at a legible scale showing the relationship of the plat to its general surroundings
- S. Lot numbers
- T. Proposed street widths
- U. Stormwater Drainage Plan. Detailed report setting forth the design parameters for any water detention facility required to reduce the release rate to a five (5) year release rate. The report must include the initial analysis of the storm sewer system and overland flow has to ensure the stormwater drainage plan is adequate to accommodate the runoff from a 5-year storm in storm sewers with overland flow paths to accommodate the runoff from a 100-year storm without adverse ponding.
- (1) A minimum five (5) foot wide buffer strip shall be located around every stormwater drainage basin directly abutting the overflow water level. The buffer strip should be at least 5:1 or flatter
- V. Location, character, and dimension of all existing and proposed [easements](#) to be used for utility purposes
- W. Name, certification and seal of registered land surveyor who prepared the plat
- X. Provide bench mark information indicating city datum is being used
- Y. Show all existing site features and proposed water courses
- Z. Zoning Change Agreement. Where a zoning change is requested in conjunction with or prior to the subdivision process, the city may require the subdivider to provide a Zoning Change Agreement which relegates authority to the City to revert the property back to the original zoning classification if the schedule or requirements set forth by the City are not fully in compliance by a date mutually agreed to by the subdivider and City.
- AA. Narrative demonstrating how the proposed project is consistent with the land use plan, infrastructure system plans, park plans, and the general goals and policies of the [comprehensive plan](#) and any approved infrastructure system or area master plans.

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-240111-02

RESOLUTION REGARDING RECOMMENDED APPROVAL OF ZONING CODE TEXT
AMENDMENTS TO MULTIPLE SECTIONS OF THE ZONING CODE REGARDING
STORMWATER DETENTION AND RETENTION BASIN SETBACK REQUIREMENTS.

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

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

Section 179.01.2.D.

D. The proposed development shall be designed with adequate water mains, provisions for sanitary sewage facilities, storm sewers (storm sewers to be designed for 5-year storm calculations) and drains and flood control, in accordance with the ordinances and regulations of the City and statutes and regulations of the State and good engineering practice to protect the public health and welfare and not overload any existing public utilities. Surface drainage shall be directed to on-site detention, where required, and to storm sewers in accordance with applicable design standards, including the requirement to extend public storm sewer if deemed necessary. All storm drainage calculations shall include capacity of downstream facilities and be sized to accommodate existing facilities.

- a. A minimum five (5) foot wide buffer strip shall be located around every stormwater drainage basin directly abutting the overflow water level. The buffer strip should be at least 5:1 or flatter.

Section 180.04.6

- 6. An Area General Plan may be prepared and submitted by the Developer, for approval by the Reviewing Authority, prior to the submission of the initial Preliminary Plat. The Review Authority shall determine that either of the following conditions exists to warrant a requirement and submission of an Area General Plan
 - a) The parcel initially proposed for platting constitutes a portion of a larger tract of land owned, or under option to purchase by the Developer.
 - b) The parcel initially proposed for platting constitutes a portion of a larger land area, the development of which will be complicated by unusual problems of drainage, street layout, utility services, land usage, or land ownership pattern.

The Area General Plan shall show property boundaries, land characteristics including wetlands, drainage patterns, flood prone areas as identified on Flood Prone Area Maps of the Federal Emergency Management Agency, wooded areas and major topographic features, existing streets, existing buildings, sewer lines, water lines and pipelines. Also to be shown in the Area General Plan are the proposed sanitary sewage collection, stormwater transportation and stormwater detention **and detention pond buffer strip**; proposed location of commercial areas, residential areas, and parks or other public areas. The Area General Plan shall be prepared to a proper scale of one (1) inch equals one hundred (100) feet (1 inch equals 100 feet) or larger, and to proper accuracy.

The Zoning Administrator / City Administrator and / or City Engineer shall review the Area General Plan for compliance with these regulations and its consistency with the City's Land Use Plan and applicable municipal development plans, or parts thereof. Upon review, the Area General Plan shall be presented to the Planning and Zoning Commission; Action from said Commission shall take the form of approval or denial within thirty (30) days following the review of the Zoning Administrator / City Administrator and / or City Engineer.

The Area General Plan may serve as the Developer's official Preliminary Plat, provided that the Area General Plan submitted as the official Preliminary Plat by the Developer, conforms to the requirements as set forth in these regulations.

A portion of the Area General Plan may serve as the Developer's official Preliminary Plat, provided that this portion is clearly designated and provided that this portion of the Area General Plan submitted as the official Preliminary Plat conforms to the regulations for Preliminary Plats.

The approval of the Area General Plan by the City shall be in effect for a period of at least one (1) year from the approval date, but the approval is subject thereafter to withdrawal by the City upon notice to the Developer after that date.

The approval of the Area General Plan shall confer upon the Developer the right to proceed with the subdivision platting process set forth in this Ordinance for the lands depicted in the Area General Plan.

Section 180.05.4.J

- J. Construction Plans. Detailed construction plans showing the grading plan and all required public and private improvements including streets, stormwater detention facilities, **stormwater detention buffer strips**, storm sewers, water main, sanitary sewer, and other applicable improvements. The construction plans must show all areas designated as overland flow swales or drainage courses. The construction plan shall include spot design elevations along the flow line of all drainage swales at each property line and mid-lot location exceed

50 feet. The City may require spot elevations to be added at additional locations deems critical to the proper performance of drainage path. Construction of improvements within a subdivision shall not commence prior to the approval of the construction plans unless the City authorizes the start of construction prior to the approval of the construction plans.

- (1) A minimum five (5) foot wide buffer strip shall be located around every stormwater drainage basin directly abutting the overflow water level. The buffer strip should be at least 5:1 or flatter.

180.07 PRELIMINARY PLAT REQUIREMENTS. (See example of preliminary plat in the Appendix.) The preliminary plat of a subdivision is not intended to constitute approval of the preliminary plat serve as a record plan. Its purpose is to show on a map all facts needed to enable the Commission to determine whether the proposed layout of the land in question is satisfactory from the standpoint of the public interest. The subdivider, or any representative of the subdivider may call at the City offices in advance of the preliminary plat in order to discuss the proposed subdivision and in order to obtain information as to the requirements necessary for approval of the plat.

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AA. Narrative demonstrating how the proposed project is consistent with the land use plan, infrastructure system plans, park plans, and the general goals and policies of the [comprehensive plan](#) and any approved infrastructure system or area master plans.

WHEREAS, the Planning and Zoning Commission held a public hearing on February 8, 2024 to hear public comments on the proposed text amendments to Sections 179.01, 180.04., 180.05., and 180.07.

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

Moved by _____, Seconded by _____ to adopt.

ATTEST: I, Isaac Pezley, City Planner, hereby certify that at a meeting of the Planning and Zoning Commission held on February 8, 2024; among other proceedings the above was recommended for approval.

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

Isaac J. Pezley, City Planner

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

Karen Keeran, Commission Chair



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

Item No. 6.e.
For Meeting of 2/8/2024
Resolution

TITLE: Resolution PZ-240208-03 - Resolution considering site plan for Bondurant-Farrar Community School District High School Arts Addition at 1000 Grant Street North.

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 Bondurant-Farrar School District. The site plan was prepared by Snyder & Associates. The applicants are proposing a 11,900 square foot building as an addition to the existing High School. This property is zoned as being within the City's Single Family Residential (R-1) 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 R-2 development at this location is consistent with the 2022 Comprehensive Plan which guides for Public/Semi-public 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 required setbacks at this location - a 50' front yard setback, a 50' rear yard setback and a 50' side yard setback.
- The submitted site plan currently shows setback requirements for A-1 Agricultural District. The proposed school addition meets the required 50' setbacks from all property lines, but need to be reflected on the site plan before approval by City Council.

Parking/Drive Areas

- Access to the site is available from Grant Street N.
- The site plan shows that no part of any parking/drive area (excluding driveways) will be located closer than 3' away from the front property lines, as is required by Section 177.10.1.
- The site plan shows that all parking/drive areas will be paved as required by Section 177.10.2 of the Zoning Code.
- Section 177.09.4 of the Zoning Code will be applied when determining minimum parking stall count requirements at this location. This section reads:
 - Schools:
 - One (1) space for each eight (8) seats in a principal auditorium.
- The site plan shows an increase of six (6) parking stalls. There are a total of 360 parking stalls on-site.
- 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 not been submitted to the City for review, the site plan shows existing infrastructure. Veenstra & Kim has reviewed the site plan and determined the existing stormwater infrastructure appears to be satisfactory but would need stormwater calculations to confirm.

Landscaping Plan

- A previous landscaping plan has been approved for this site, resulting in no additional landscaping being required. However, the applicant is proposing the installation of 13 shrubs, more detailed can be found on page 7 of the attached site plan.

ARCHITECTURAL STANDARDS

- Site plan submittal includes required building elevations and meets required standards.

Comments from City Officials:

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

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

FUNDING SOURCE:

STAFF RECOMMENDATION: Staff recommends approval of the site plan.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. BFCSD High School Related Arts Addition Exterior Elevations
2. Bondurant Farrar - CSDHS Addition
3. RESOLUTION NO. PZ-240208-03

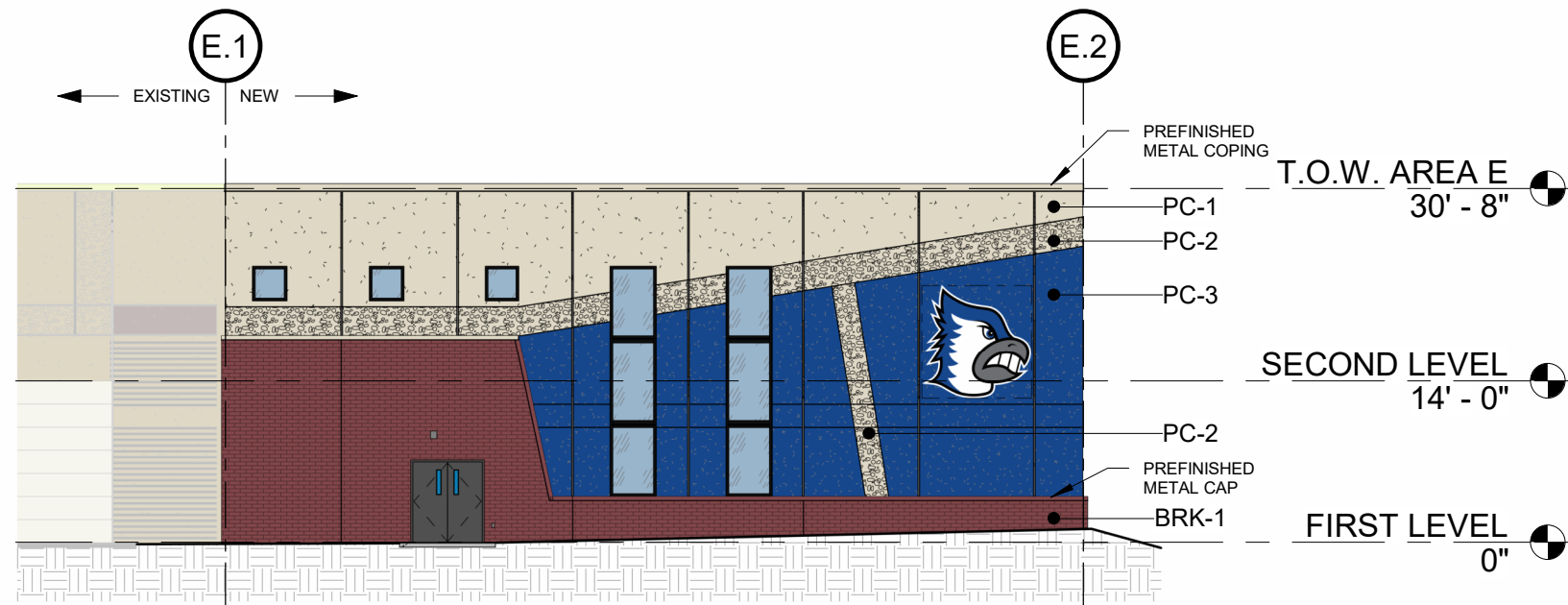
PRECAST WALL PANEL LEGEND

- PC-1

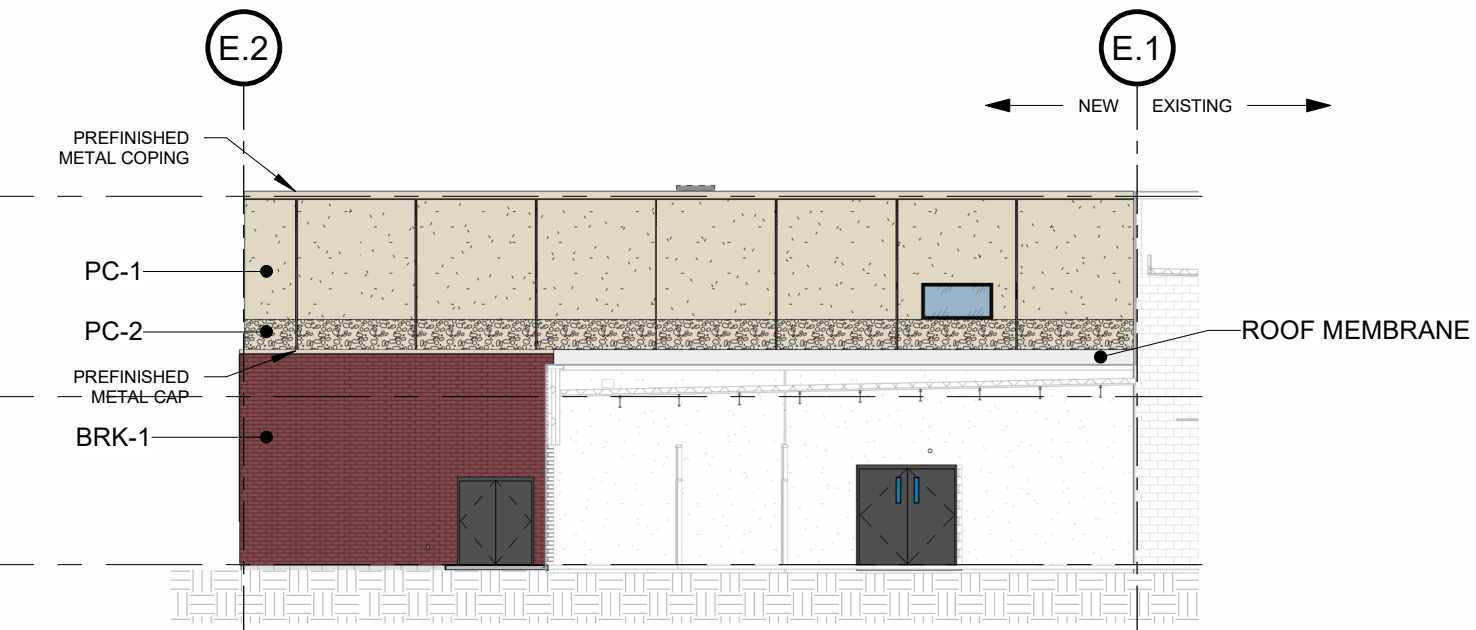
LIGHT SANDBLAST PRECAST WALL
PANEL TO MATCH EXISTING
- PC-2

HEAVY SANDBLAST PRECAST WALL
PANEL TO MATCH EXISTING
- PC-3

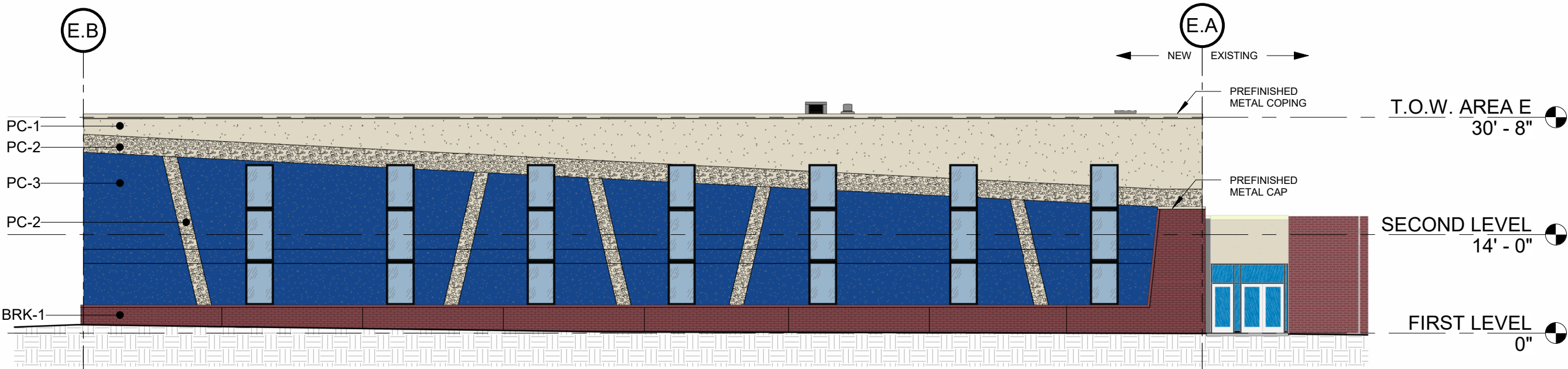
LIGHT SANDBLAST PRECAST WALL
PANEL STAINED TO MATCH SCHOOL BLUE



1 SOUTH ELEVATION - AREA E
SCALE: 1/16" = 1'-0"



2 NORTH ELEVATION - AREA E
SCALE: 1/16" = 1'-0"



3 EAST ELEVATION - AREA E
SCALE: 1/16" = 1'-0"



PROJECT LOCATION AND LOGISTICS MAP

PROJECT INFORMATION GENERAL NOTES

1. NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION, AND DEPTH OF ALL UTILITIES. PROTECT ALL UTILITY LINES AND STRUCTURES NOT SHOWN FOR REMOVAL OR MODIFICATION. ANY DAMAGES TO UTILITY ITEMS NOT SHOWN FOR REMOVAL OR MODIFICATION SHALL BE REPAIRED TO THE UTILITY OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
2. CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO THE 2024 URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE SOILS REPORTS PREPARED BY OTHERS.
3. LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
4. ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY, FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS.
5. NOTIFY OWNER, ENGINEER, ARCHITECT, AND BONDURANT PUBLIC WORKS AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
6. CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
7. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
8. ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
9. DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.
10. CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
11. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.
12. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
13. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.
14. THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ANY EXISTING EROSION CONTROL MEASURES ON SITE AT TIME OF CONSTRUCTION. GRADING AND SOIL EROSION CONTROL CODE REQUIREMENTS SHALL BE MET BY CONTRACTOR. A GRADING PERMIT IS REQUIRED FOR THIS PROJECT.
16. CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, TELEPHONE AND ANY OTHER FRANCHISE UTILITY SERVICES WITH UTILITY SERVICE PROVIDER, POLK COUNTY, AND THE OWNER PRIOR TO CONSTRUCTION.
17. CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM 18" VERTICAL AND HORIZONTAL CLEARANCE BETWEEN UTILITIES. CONTRACTOR TO COORDINATE UTILITY ROUTING TO BUILDING AND VERIFY CONNECTION LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION.

LEGAL DESCRIPTION

DEED BOOK 10744 PAGE 687
THE SOUTH 50 ACRES LOCATED IN THE WEST 1/2 OF THE NORTHWEST 1/4, LESS 3.56 ACRES ROAD IN SECTION 30, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD, SAID TRACT OF LAND CONTAINS 49.99 ACRES OF LAND MORE OR LESS BY SURVEY.

PROPERTY ADDRESS

1000 GRANT ST N
BONDURANT, IA 50035

OWNER/APPLICANT

BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT
300 GARFIELD ST SW
BONDURANT, IA 50035

LAND USE DESIGNATION : R-2

MEDIUM DENSITY RESIDENTIAL
BUILDING SETBACKS
FRONT YARD = FIFTY (50) FEET
SIDE YARD = FIFTY (50) FEET ON EACH SIDE
REAR YARD = FIFTY (50) FEET

OPEN SPACE REQUIREMENTS

OPEN SPACE PROVIDED > 50%

IMPERVIOUS SURFACE

EXISTING IMPERVIOUS SURFACE = 338,000± SF
PROPOSED IMPERVIOUS SURFACE ADDED = 116,000± SF
PROPOSED TOTAL IMPERVIOUS SURFACE = 454,000 SF

BUILDING DESCRIPTION

FIRST FLOOR AREA = 11,900 SF
SECOND FLOOR AREA = 11,800 SF
TOTAL GRASS AREA = 23,700 SF
PROPOSED BUILDING HEIGHT = 30'-9"

PARKING REQUIREMENTS

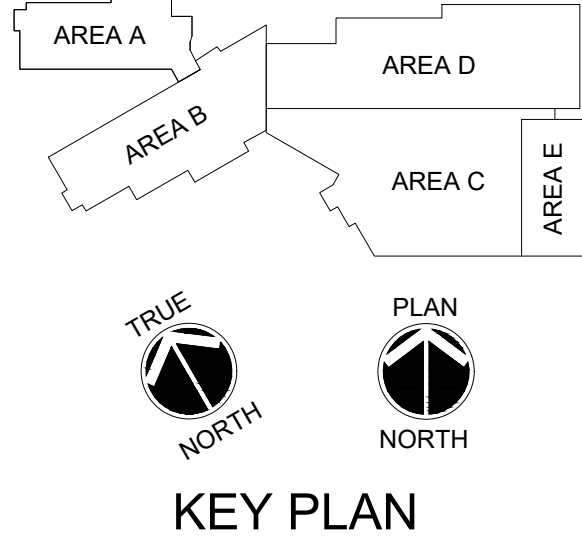
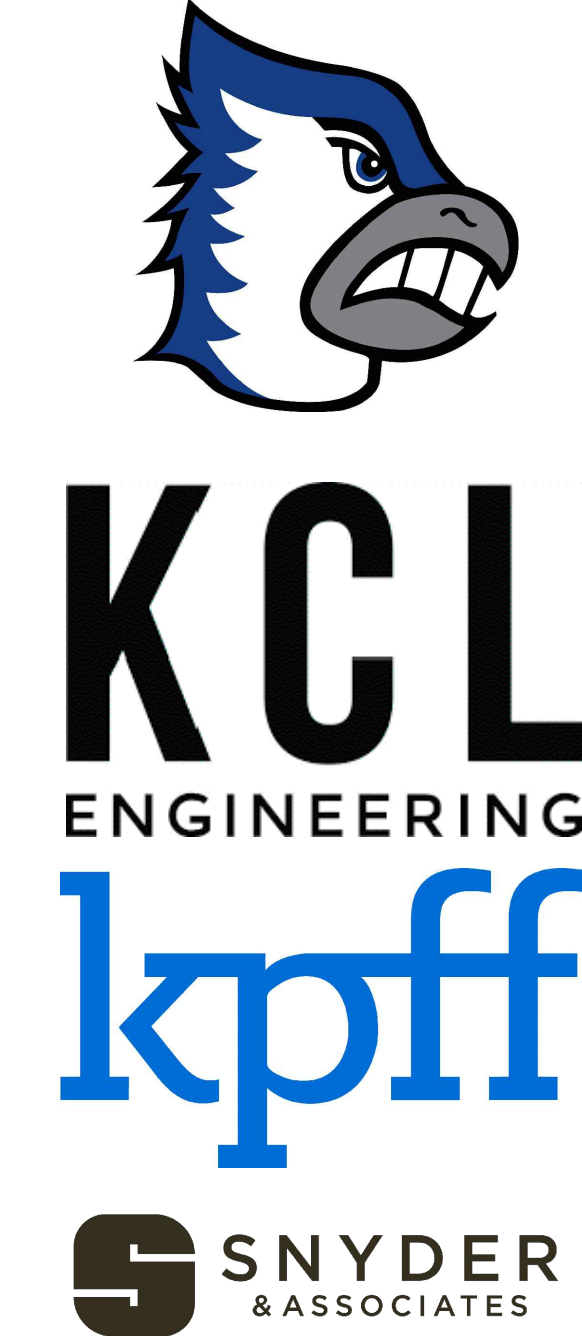
EXISTING PARKING FOR HIGH SCHOOL BUILDING
WEST LOT =123 STALLS
FRONT DROP OFF =27 STALLS
SOUTH LOT =280 STALLS
NORTH LOT =87 STALLS
2023 SOUTH PARKING ADDITION =29 STALLS
EAST STADIUM =111 STALLS
TOTAL EXISTING =537 STALLS
PROPOSED HIGH SCHOOL ADDITION =31 STALLS
TOTAL =568 STALLS

ACCESSIBLE PARKING REQUIRED FOR HIGH SCHOOL BUILDING
2% OF 568 =12 STALLS REQUIRED

EXISTING ACCESSIBLE PARKING FOR HIGH SCHOOL BUILDING
WEST LOT =1 STALL
FRONT DROP OFF =3 STALLS
SOUTH LOT =9 STALLS
NORTH LOT =17 STALLS
TOTAL EXISTING =17 STALLS

PARKING REQUIRED FOR STADIUM ACTIVITY
HOME BLEACHERS =1,482 SEATS
VISITOR BLEACHER =496 SEATS
TOTAL =1,978 SEATS

STADIUM PARKING REQUIRED
1 STALL PER 8 SEATS =247 STALLS
ACCESSIBLE PARKING REQUIRED =7 STALLS (STADIUM)
ACCESSIBLE PARKING PROPOSED =8 STALLS (STADIUM)



BONDURANT FARRAR HIGH SCHOOL RELATED ARTS ADDITION

1000 GRANT ST N
BONDURANT, IA 50035

ISSUANCE

CD PROGRESS SE
02/02/2024

REVISIONS

NOT FOR CONSTRUCTION

THESE DOCUMENTS HAVE BEEN PREPARED SPECIFICALLY FOR THE ABOVE REFERENCED PROJECT. THEY ARE NOT TO BE USED FOR ANY OTHER PROJECTS OR AT OTHER LOCATIONS WITHOUT THE EXPRESS WRITTEN APPROVAL AND PARTICIPATION OF SVPA ARCHITECTS INC. REPRODUCTION IS PROHIBITED.
© 2023

23067

PROJECT INFORMATION

C100

1466 28th Street, Suite 200 | West Des Moines, Iowa 50266 | 515.327.5990

LEGEND

FEATURES EXISTING	
Spot Elevation	1225.25
Contour Elevation	1225.25
Fence (Barbed, Field, Hog)	
Fence (Chain Link)	
Fence (Wood)	
Fence (Silt)	
Tree Line	
Tree Stump	
Deciduous Tree \ Shrub	
Coniferous Tree \ Shrub	
Communication	
Overhead Communication	
Fiber Optic	
Underground Electric	
Overhead Electric	
Gas Main with Size	
High Pressure Gas Main with Size	
Water Main with Size	
Sanitary Sewer with Size	
Duct Bank	
Test Hole Location for SUE w/ID	
(*) Denotes the survey quality service level for utilities	
Sanitary Manhole	
Storm Sewer with Size	
Storm Manhole	
Single Storm Sewer Intake	
Double Storm Sewer Intake	
Fire Hydrant	
Fire Hydrant on Building	
Water Main Valve	
Water Service Valve	
Well	
Utility Pole	
Guy Anchor	
Utility Pole with Light	
Utility Pole with Transformer	
Street Light	
Yard Light	
Electric Box	
Electric Transformer	
Traffic Sign	
Communication Pedestal	
Communication Manhole	
Communication Handhole	
Fiber Optic Manhole	
Fiber Optic Handhole	
Gas Valve	
Gas Manhole	
Gas Apparatus	
Fence Post or Guard Post	
Underground Storage Tank	
Above Ground Storage Tank	
Sign	
Satellite Dish	
Mailbox	
Sprinkler Head	
Irrigation Control Valve	

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 552305640.	
CLEAR PER MAP	MIDAMERICAN ENERGY JAIME NEER 515-252-6872 MECOSMISSIONLOCATES@MIDAMERICAN.COM
ST1-STORM SEWER S1-SANITARY SEWER W1-WATER MAIN	BONDURANT, CITY OF PATRICK COLLISON 515-971-6856 PCOLLISON@CITYOFBONDURANT.COM
NO RESPONSE	MI-FIBER JUSTIN MILLER 515-897-8802 JMILLER@MI-FIBER.NET
NO RESPONSE	MEDIACOM JERRY BROUGHTON 845-687-2521 JBROUGHTON@MEDIACOMCC.COM
CLEAR PER MAP	SOUTHEAST POLK RURAL WATER DISTRICT ED CLARK 515-323-6244 ONECALLMAPS@DMWW.COM

CONTROL POINTS

IOWA REGIONAL COORDINATE SYSTEM ZONE 8 (IA-AMES-DSM) NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET	
CP110	N=7532243.27 E=18568371.62 Z=974.44 FOUND 1/2" REBAR WITH RED PLASTIC SNYDER CONTROL CAP LOCATED +/-2' SE OF CORNER PARKING.
CP115	N=7532542.25 E=18568430.04 Z=969.86 SET CUT "X" LOCATED EAST OF SQUARE INTAKE SW OF LIGHTPOLE AND +/-125' WEST OF SE CORNER SCHOOL. (AS SHOWN ON SURVEY)
CP116	N=7532667.25 E=18568696.17 Z=970.65 SET CUT "X" ON TOP CURB LOCATED WEST SIDE OF DRIVE, WEST OF BLEACHERS, AND AT SE CORNER CONCRETE PAD LOCATED +/-100' SOUTH OF NE CORNER SCHOOL. (AS SHOWN ON SURVEY)
CP117	N=7532479.66 E=18568561.21 Z=972.63 FOUND CUT "X" IN SIDEWALK LOCATED SOUTH OF STORM MANHOLE, SW OF GATE. (AS SHOWN ON SURVEY)

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD8 - GEOID12A) IARTN DERIVED - US SURVEY FEET	
BM501	N=7532140. E=18568813. Z=975.17 BURY BOLT ON HYDRANT LOCATED SOUTH SIDE OF SOUTH ENTRANCE.

DATE OF SURVEY

SEPTEMBER 20, 2023

SURVEY NOTES

- BUILDING LINES AND CORNERS ARE FOR USE IN PREPARING CIVIL SITE PLAN DOCUMENTS. BUILDING CORNERS AND BUILDING LINES SHOULD BE SPECIFICALLY VERIFIED, AS NECESSARY, PRIOR TO DESIGN FOR CONSTRUCTION OF ANY PROPOSED EXPANSION OR CONNECTION OF BUILDING COMPONENTS.
- FOR CLARITY PURPOSES, SURVEY SPOT ELEVATIONS ARE NOT SHOWN ON THIS SURVEY, BUT ARE CONTAINED WITHIN THE DIGITAL CADD FILES.
- FOR THE PURPOSE OF THIS SURVEY, STORM SEWER, SANITARY SEWER AND WATER MAIN LINES ARE ASSUMED TO FOLLOW A STRAIGHT LINE FROM STRUCTURE TO STRUCTURE.
- UTILITY SERVICE LINES TO BUILDINGS ARE APPROXIMATE ONLY. AN INTERNAL BUILDING INVESTIGATION, EXCAVATION AND/OR SUBSURFACE LOCATING/DESIGNATING WOULD NEED TO BE PERFORMED TO DETERMINE THE LOCATION OF SERVICES ENTERING THE BUILDING.
- UNDERGROUND PIPE MATERIALS AND SIZES ARE BASED UPON VISIBLE EVIDENCE VIEWED FROM ACCESS MANHOLES/STRUCTURES. DUE TO THE CONFIGURATION AND/OR CONSTRUCTION OF THE STRUCTURE, IT MAY BE DIFFICULT TO ACCURATELY DETERMINE THE PIPE MATERIAL AND/OR SIZE. THE SURVEYOR WILL USE THEIR JUDGMENT AND EXPERIENCE TO ATTEMPT TO DETERMINE, BUT COMPLETE ACCURACY CANNOT BE GUARANTEED.
- BOUNDARY LINES SHOWN ON THE EXISTING SITE SURVEY ARE TO FACILITATE DESIGN OR CONCEPT NEEDS AND ENABLE CREATION OF SAID CONSTRUCTION DOCUMENTS. THESE LINES DO NOT CONSTITUTE A CERTIFIED BOUNDARY SURVEY AND MISSING MONUMENTS WILL NOT BE SET.

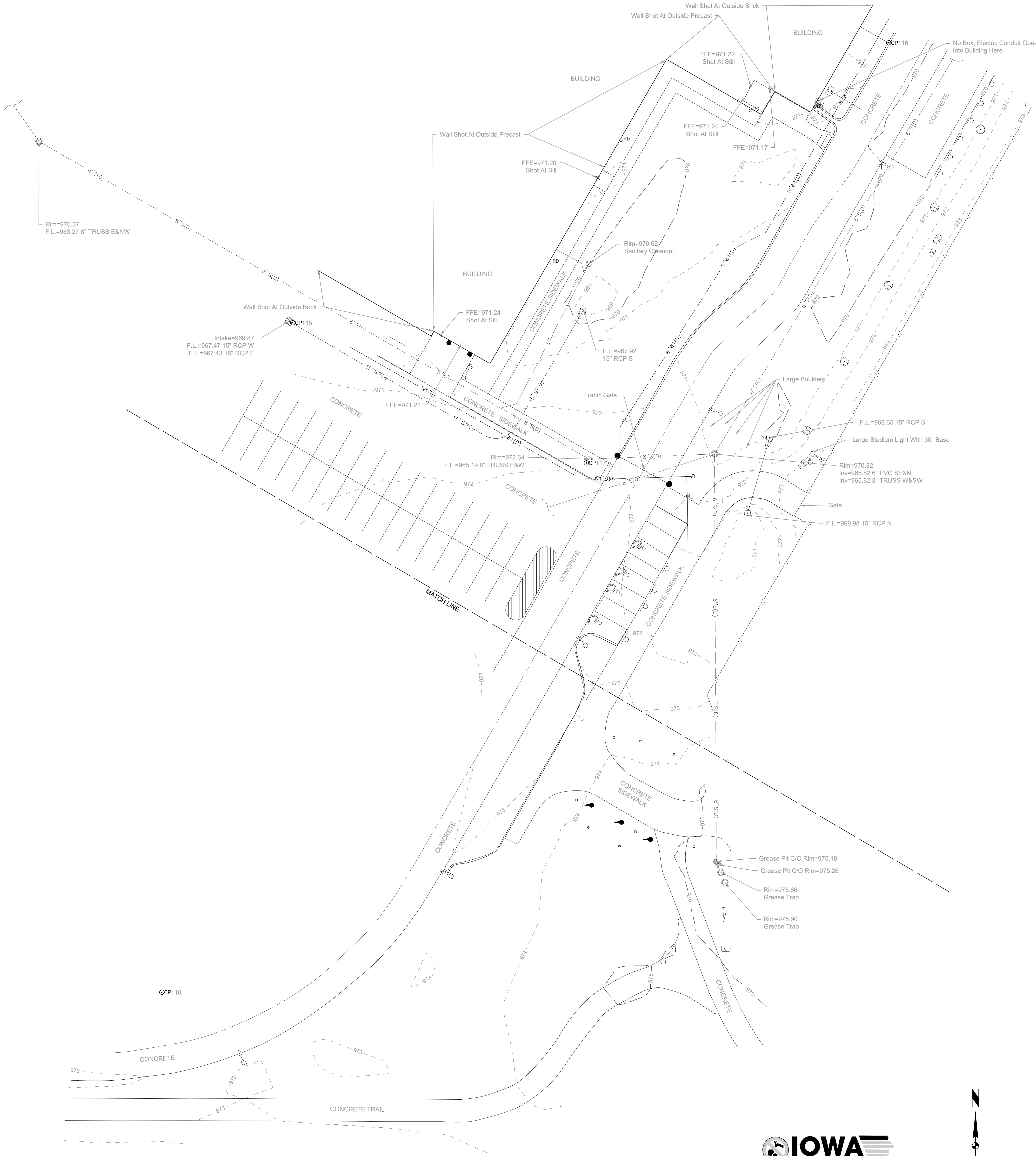
UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE C / ASCE 38-02 STANDARD. QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS. QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION. QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES. QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

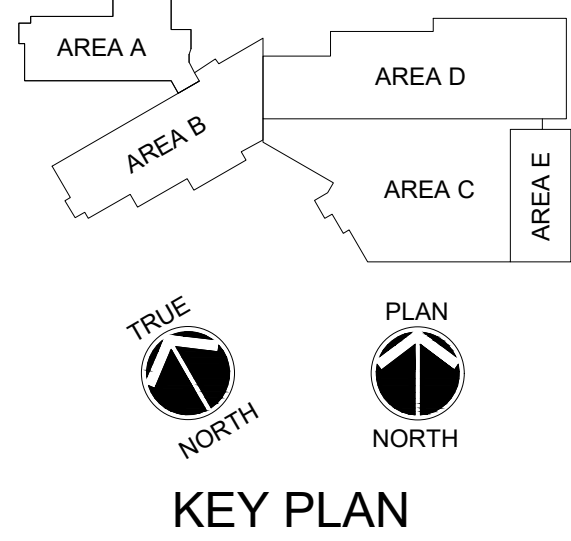
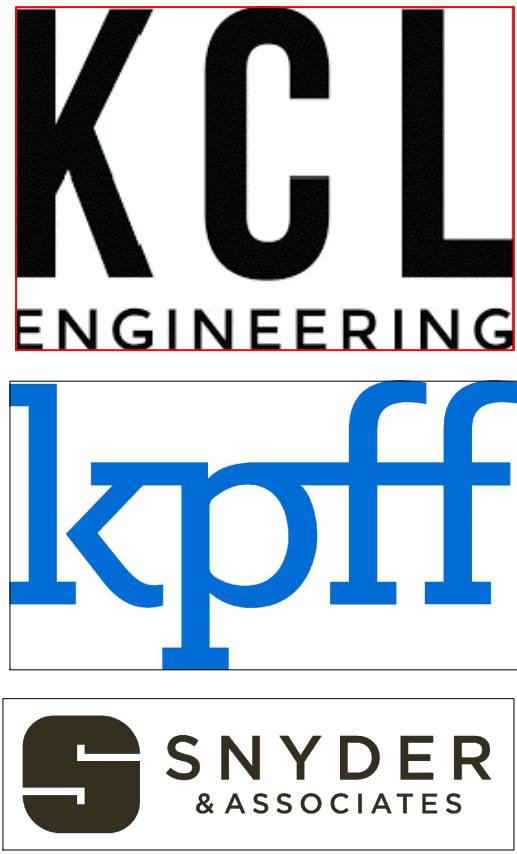
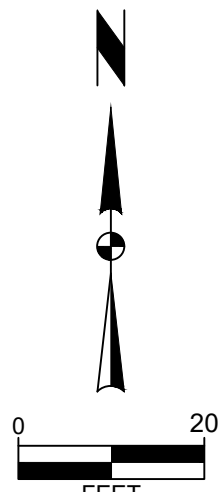
UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

EXISTING SITE SURVEY



IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com



BONDURANT FARRAR HIGH SCHOOL RELATED ARTS ADDITION

1000 GRANT ST N
BONDURANT, IA 50035

ISSUANCE

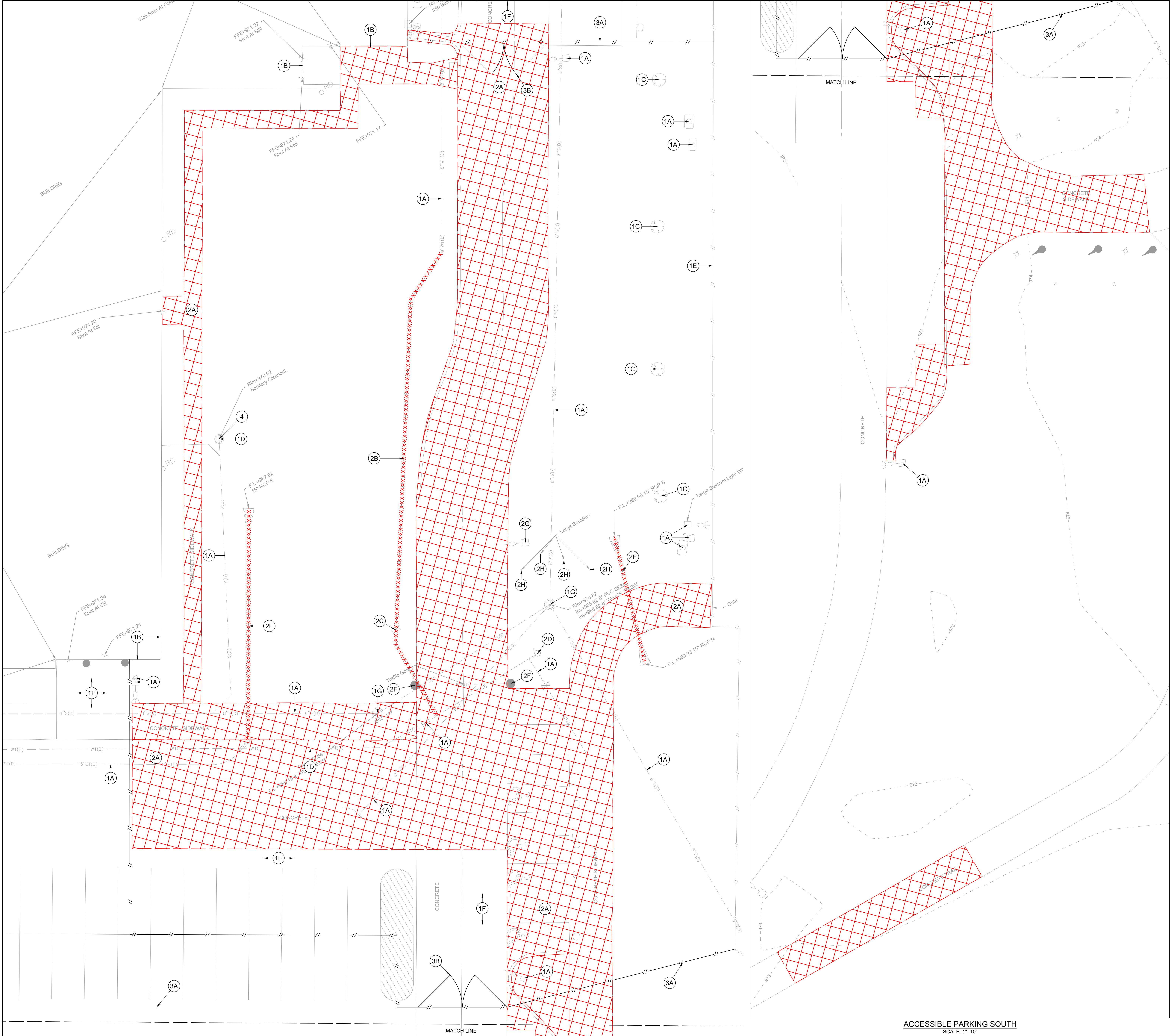
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02/02/2024

REVISION:

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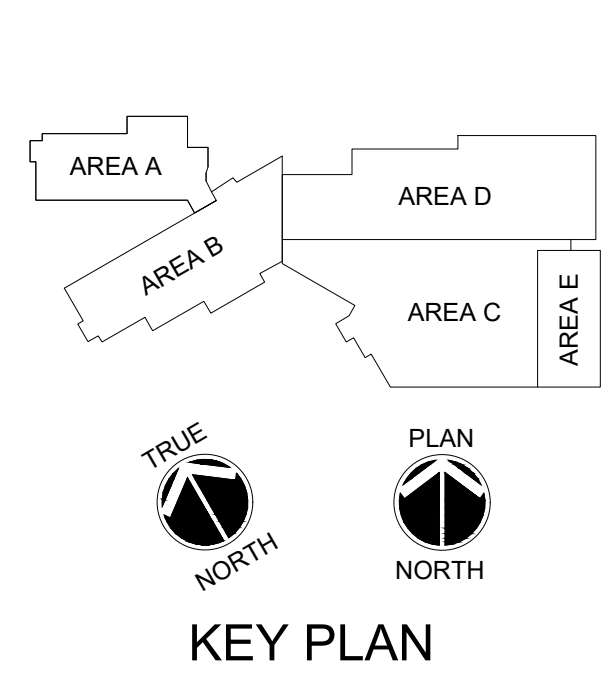
23067
EXISTING SITE CONDITIONS
C101

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- DEMOLITION SCHEDULE GENERAL NOTE**
A. CONTRACTOR TO COORDINATE ALL ASPECTS OF SITE DEMOLITION AND CONSTRUCTION WITH THE CONSTRUCTION MANAGER AND THE SCHOOL DISTRICT.
- DEMOLITION PLAN CONSTRUCTION NOTES**
- EXISTING FEATURES. PROTECT THE FOLLOWING:
A. UTILITIES. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITY SERVICE LINES PRIOR TO START OF FOOTING EXCAVATION AND CONSTRUCTION.
B. PROTECT EXISTING BUILDING DURING CONSTRUCTION.
C. EXISTING TREE AND LANDSCAPING.
D. EXISTING CLEANOUT TO BE RELOCATED AS PART OF INTERIOR PLUMBING PLAN (SEE INTERIOR PLUMBING PLAN).
E. EXISTING STADIUM FENCING.
F. EXISTING PAVEMENT.
G. EXISTING SANITARY MANHOLE TO BE ADJUSTED TO FINISH GRADE. (SEE UTILITY PLAN).
 - EXISTING FEATURES. REMOVE THE FOLLOWING:
A. SAW-CUT AND REMOVE CONCRETE TO FULL-DEPTH. MARK REMOVAL LIMITS IN FIELD FOR APPROVAL.
B. EXISTING 8" WATER MAIN TO BE RELOCATED OUTSIDE BUILDING FOOTPRINT (SEE UTILITY PLAN).
C. REMOVE EXISTING 8" VALVE.
D. RELOCATE EXISTING HYDRANT ASSEMBLY. (SEE UTILITY PLAN).
E. REMOVE EXISTING STORM SEWER, FES AND FOOTING.
F. ACCESS CONTROL, GATE. REMOVE POST AND FOOTING AND RESET ON THE NEW ACCESS ROAD (SEE DIMENSION PLAN FOR FINAL LOCATION).
G. REMOVE AND RELOCATE EXISTING LIGHT POLE BASE AND ELECTRICAL SERVICE. SEE SHEET C200 FOR NEW LIGHT POLE LOCATION.
H. REMOVE EXISTING BOULDER AND RELOCATE TO AN OWNER SELECTED LOCATION NEAR THE STADIUM.
 - PROPOSED TEMPORARY FEATURES. PROVIDE THE FOLLOWING:
A. CONSTRUCTION STAGING AREA. SURROUND WITH SECURITY FENCING AS NEEDED (APPROX. 150'X100'). ADJUST FENCE LOCATION AS NEEDED DURING THE DURATION OF THE PROJECT.
B. CONTRACTOR'S GATE.
 - ADJUST SANITARY SEWER STRUCTURE AS NEEDED IN COORDINATION WITH ARCHITECTURE & MECHANICAL PLANS.

- DEMOLITION LEGEND**
- PAVEMENT REMOVAL (PCC OR ASPHALT)
 - UTILITY REMOVAL



BONDURANT FARRAR HIGH SCHOOL RELATED ARTS ADDITION

1000 GRANT ST N
BONDURANT, IA 50035

ISSUANCE

CD PROGRESS SE
02/02/2024

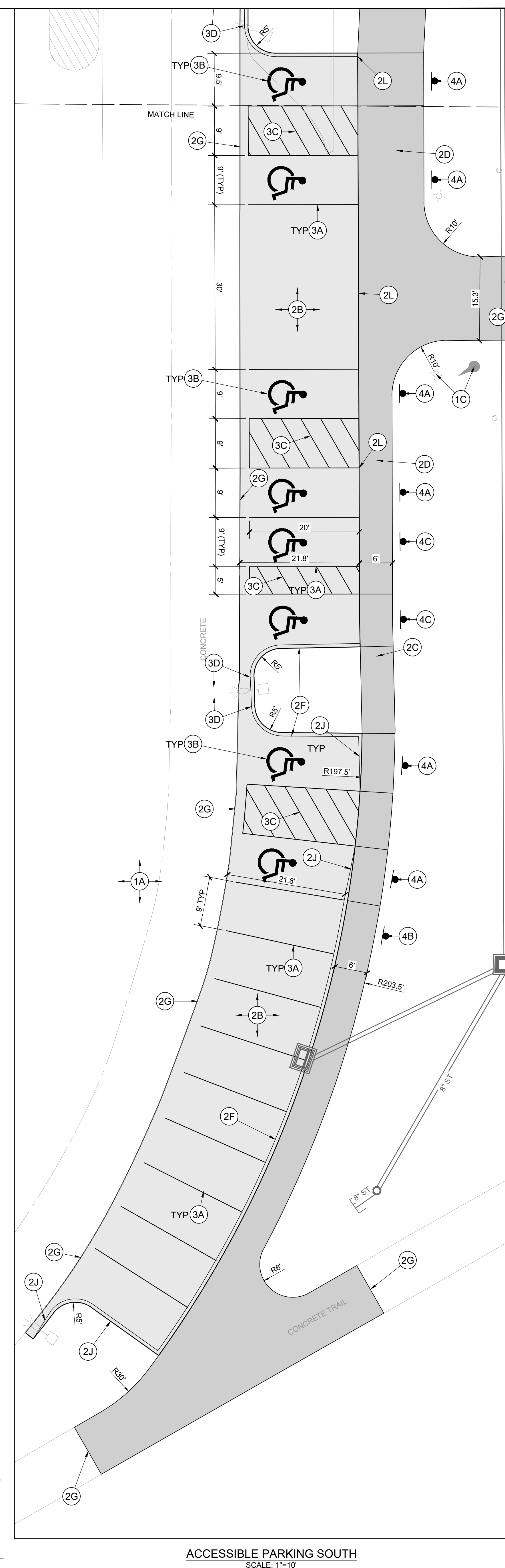
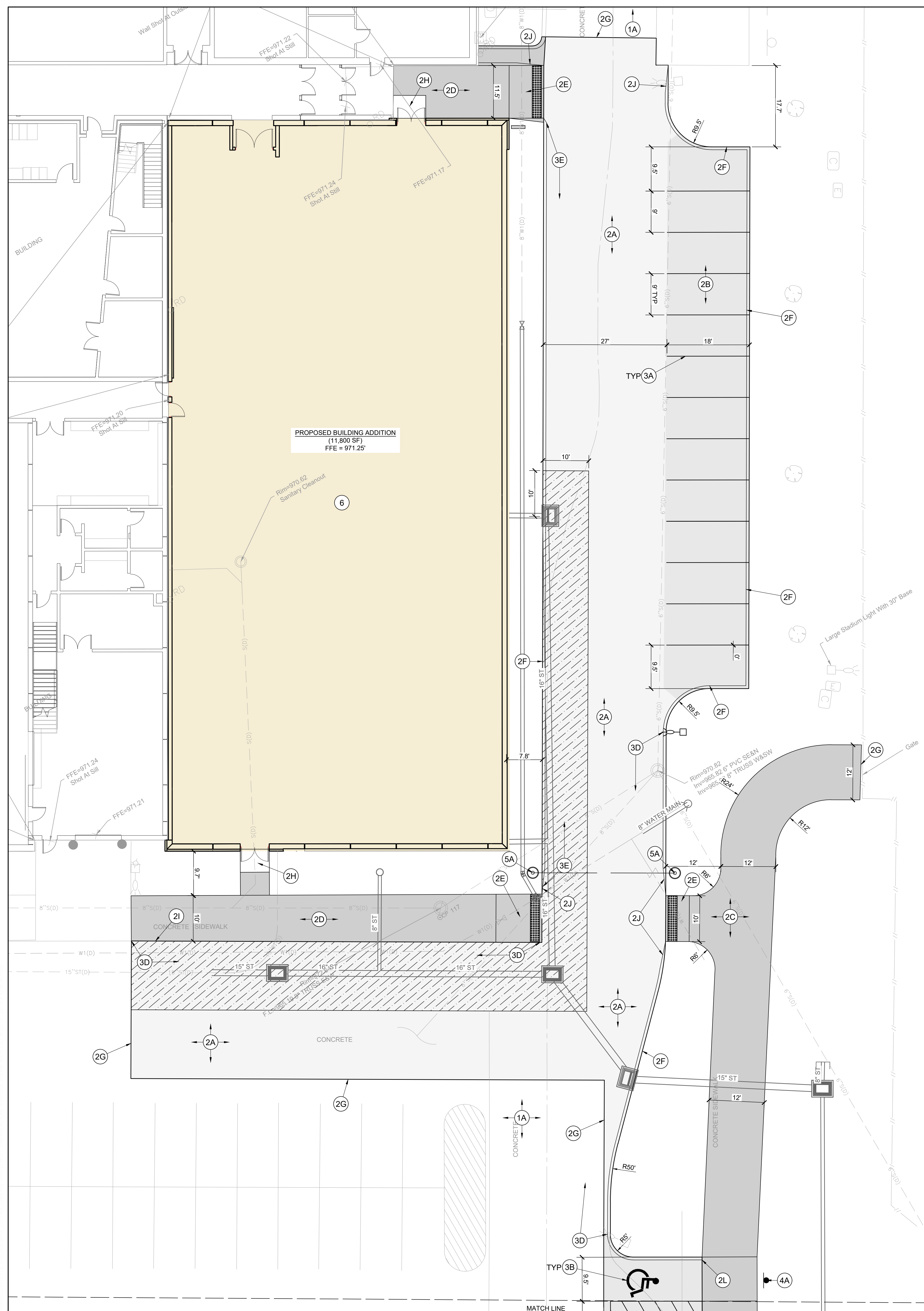
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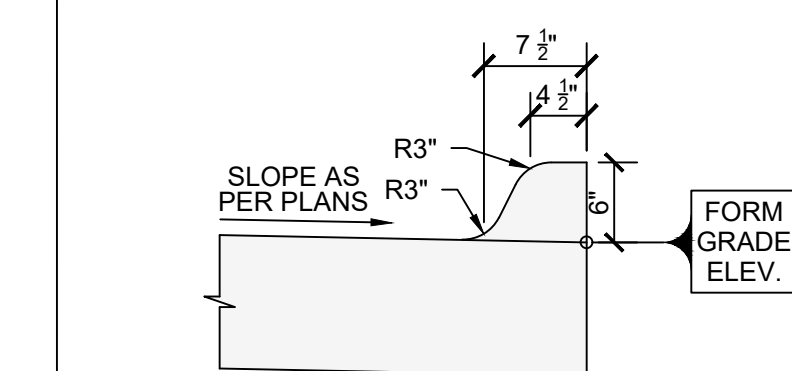
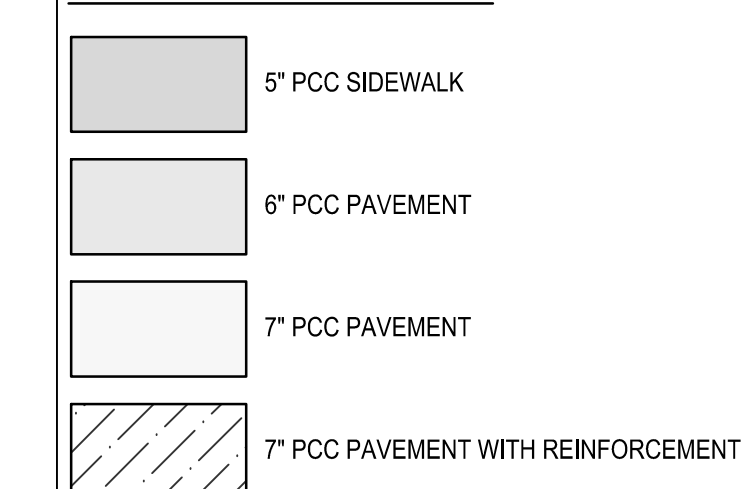
DEMOLITION PLAN
C200



DIMENSION PLAN CONSTRUCTION NOTES

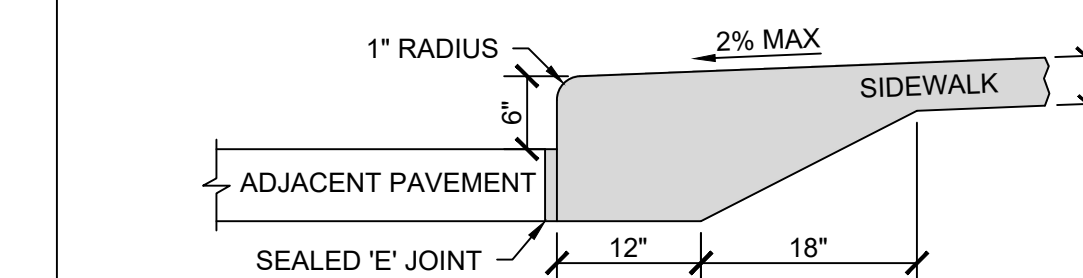
1. EXISTING FEATURES. PROTECT THE FOLLOWING:
- A. PAVEMENT TO REMAIN.
 - B. EXISTING UTILITIES. COORDINATE ANY RELOCATIONS OR ADJUSTMENTS WITH UTILITY SERVICE PROVIDER AS NECESSARY.
 - C. PROTECT EXISTING FLAG POLE AND UP LIGHTING.
2. PAVEMENTS. PROVIDE THE FOLLOWING:
- A. PCC DRIVEWAYS, 7" DEPTH PAVEMENT ON 12" PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - B. PCC DRIVEWAYS, 6" DEPTH PAVEMENT ON 12" PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - C. PCC SIDEWALKS, 5" DEPTH PAVEMENT.
 - D. 6" INTEGRAL SIDEWALK AND CURB. SEE DETAIL ON THIS SHEET.
 - E. PEDESTRIAN RAMP WITH A MAXIMUM SLOPE OF 8.33%. PROVIDE DETECTABLE WARNINGS WHERE SHOWN.
 - F. 6" STANDARD CURB. SEE DETAIL ON THIS SHEET.
 - G. CONNECT TO EXISTING PAVEMENT WITH SUDAS "BT" STYLE JOINT.
 - H. PCC FROST FOOTING. SEE ARCHITECTURAL AND STRUCTURAL PLANS.
 - I. NO CURB.
 - J. TAPER CURB TO 6" HEIGHT IN 6'.
 - K. PROVIDE CONCRETE REINFORCEMENT #4 BARS @ 5' O.C. EACH WAY.
3. PAVEMENT MARKINGS. PROVIDE THE FOLLOWING:
- A. 4" WIDE PAINTED PARKING STALL LINES.
 - B. PAINTED STATE OF IOWA APPROVED "NO ACCESSIBLE PARKING SYMBOL."
 - C. ACCESSIBLE AISLE: 4.5' STRIPING AT 3' ON CENTER SPACING WHERE SHOWN.
 - D. YELLOW PAINTED CURB FACE TO MATCH EXISTING PAINTED CURB.
 - E. PROVIDE RED PAINTED CURB FOR FIRE LANE.
4. SIGNS. PROVIDE THE FOLLOWING:
- A. PROVIDE VAN ACCESSIBLE PARKING SIGNAGE AS PER ADAAG REQUIREMENTS. FOUR SIGNS TO BE RELOCATED FROM THE DEMOLITION PLAN.
 - B. RESET SIGN "RESERVED B-F FOOTBALL FAN OF THE YEAR".
 - C. PROVIDE ACCESSIBLE PARKING SIGNAGE AS PER ADAAG REQUIREMENTS
5. SITE AMENITIES. PROVIDE THE FOLLOWING:
- A. RELOCATED ACCESS CONTROL GATE. PROVIDE NEW FOOTING FOR THE SIGN. COORDINATE WITH ELECTRICAL PLANS.

PAVEMENT LEGEND



1
C300

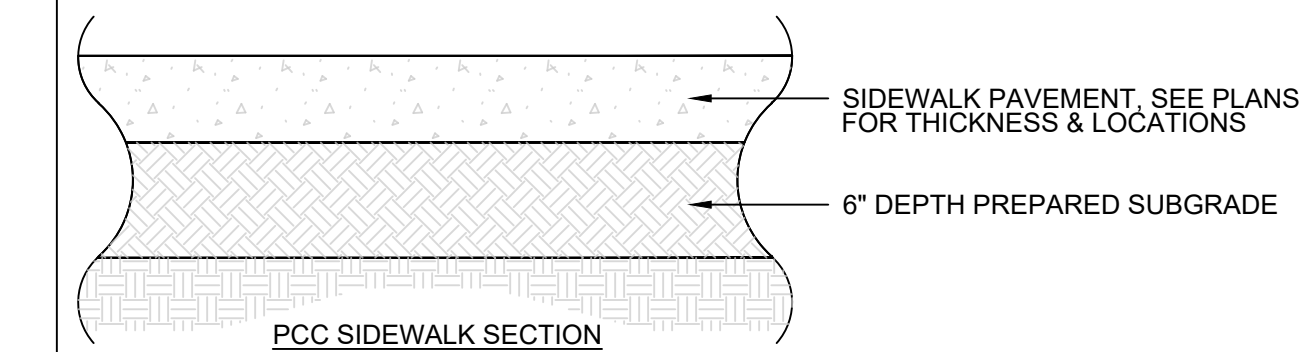
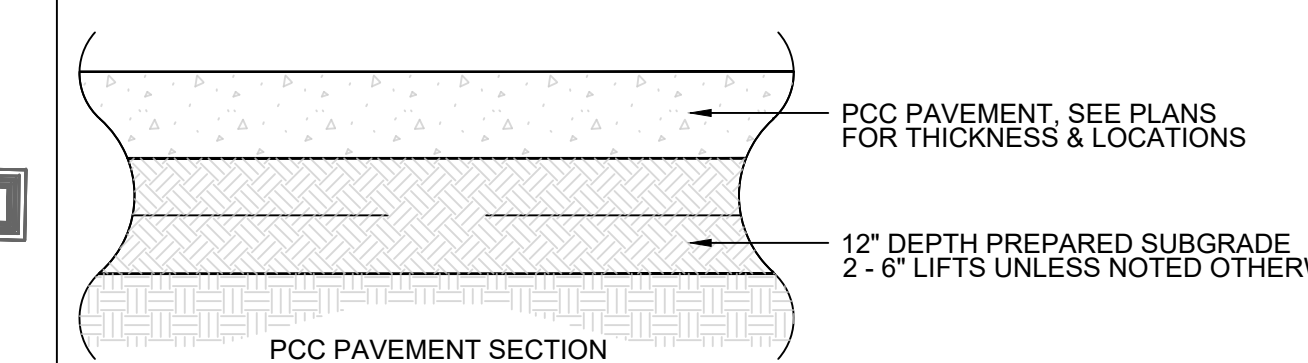
6-INCH STANDARD CURB
NO SCALE



2
C300

INTEGRAL SIDEWALK AND CURB DETAIL

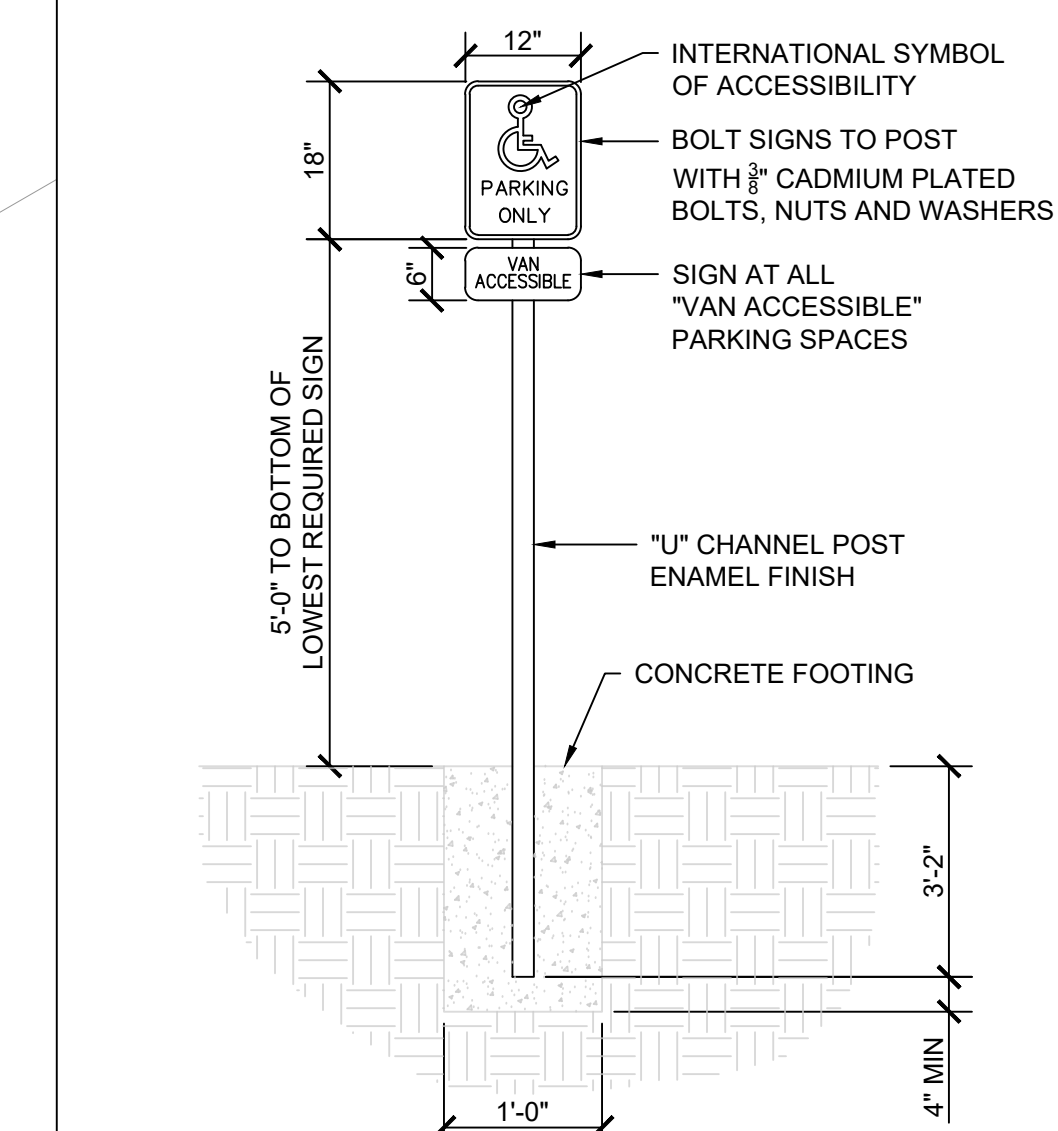
NO SCALE



3
C300

TYPICAL PAVEMENT CROSS SECTIONS

NO SCALE



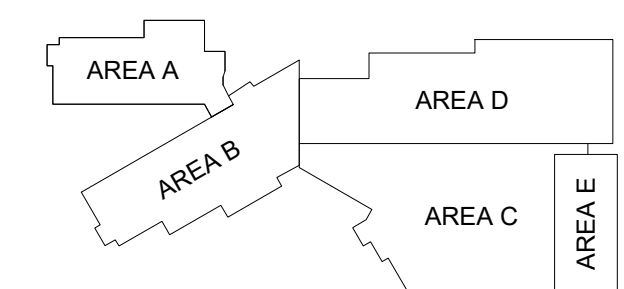
4 ACCESSIBLE PARKING SIGN
C300 NO SCALE



KCL
ENGINEERING
kpff



SNYDER
& ASSOCIATES



TRUE NORTH
PLAN NORTH

KEY PLAN

**BONDURANT
FARRAR HIGH
SCHOOL
RELATED ARTS
ADDITION**

1000 GRANT ST N
BONDURANT, IA 50035

ISSUANCE

CD PROGRESS SET
02/02/2024

REVISIONS



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THESE DOCUMENTS
SPECIFICALLY
PROJECT THEY

OTHER PROJECTS
WITHOUT THE E

PARTICIPAT
REPRC

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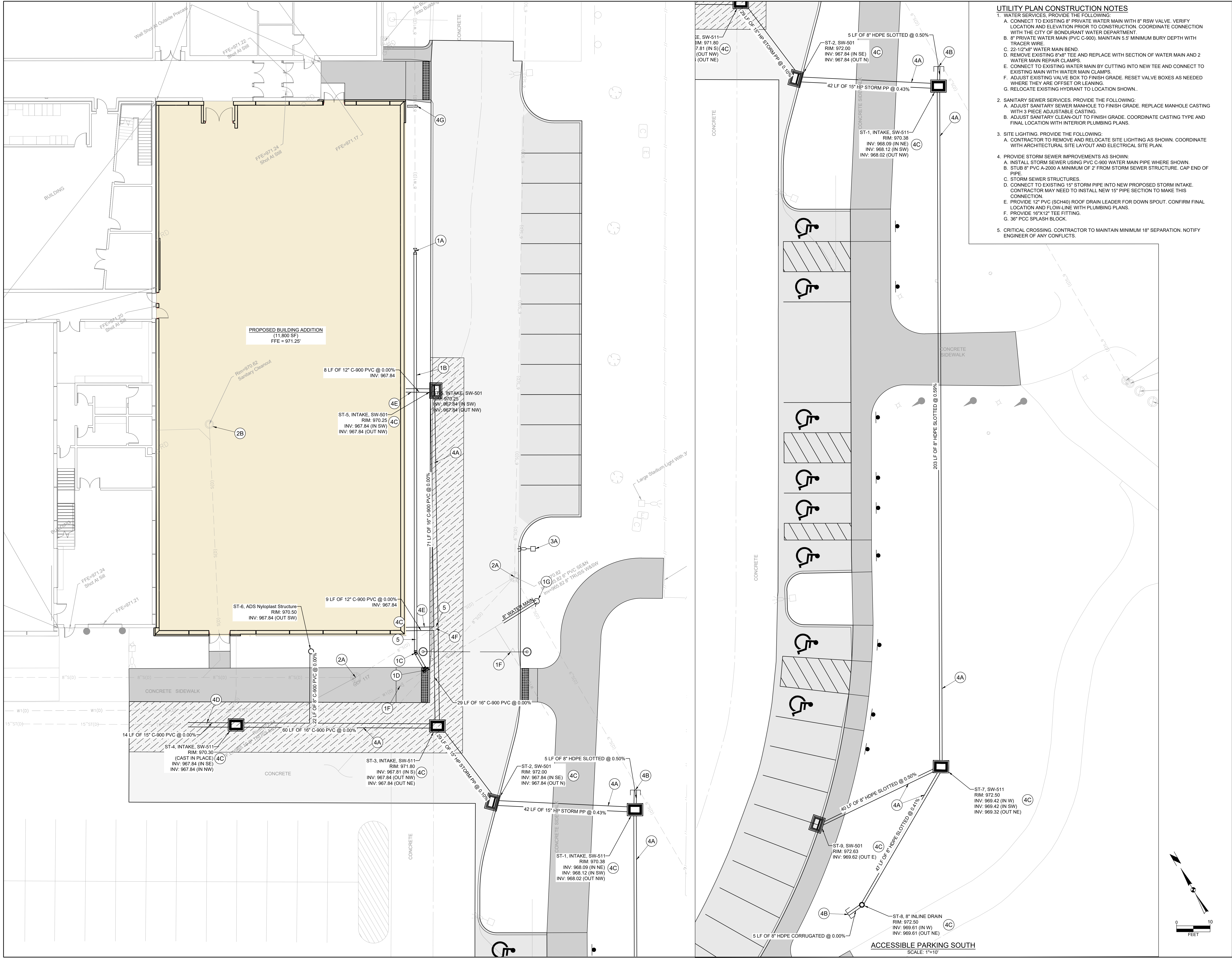
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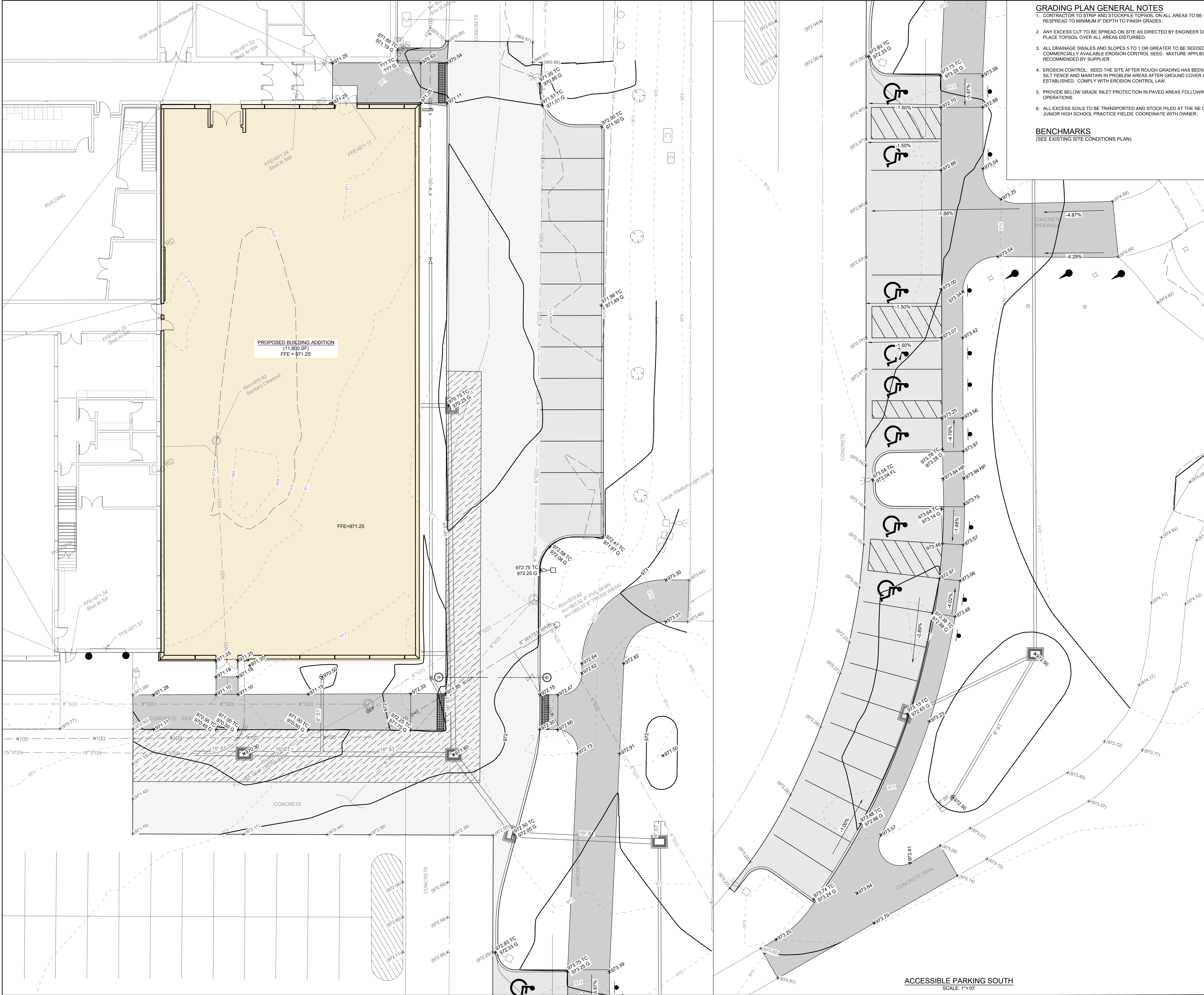
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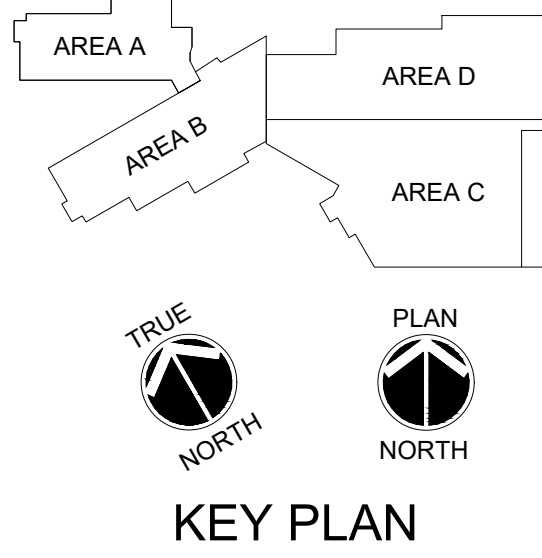




GRADING PLAN GENERAL NOTES

1. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 6" DEPTH TO FINISH GRADES.
2. ANY EXCESS CUT TO BE SPREAD ON SITE AS DIRECTED BY ENGINEER DURING CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.
3. ALL DRAINAGE SWALES AND SLOPES 5 TO 1 OR GREATER TO BE SEEDED USING COMMERCIALY AVAILABLE EROSION CONTROL SEED. MIXTURE APPLIED AT RATE RECOMMENDED BY SUPPLIER.
4. EROSION CONTROL. SEED THE SITE AFTER ROUGH GRADING HAS BEEN COMPLETED. PLACE SILT FENCE AND MAINTAIN IN PROBLEM AREAS AFTER GROUND COVER HAS BEEN ESTABLISHED. COMPLY WITH EROSION CONTROL LAW.
5. PROVIDE BELOW GRADE INLET PROTECTION IN PAVED AREAS FOLLOWING PAVING OPERATIONS.
6. ALL EXCESS SOILS TO BE TRANSPORTED AND STOCK PILED AT THE NE CORNER OF THE JUNIOR HIGH SCHOOL PRACTICE FIELDS. COORDINATE WITH OWNER.

BENCHMARKS
(SEE EXISTING SITE CONDITIONS PLAN)



BONDURANT
FARRAR HIGH
SCHOOL
RELATED ARTS
ADDITION

1000 GRANT ST N
BONDURANT, IA 50035

ISSUANCE

CD PROGRESS SE
02/02/2024

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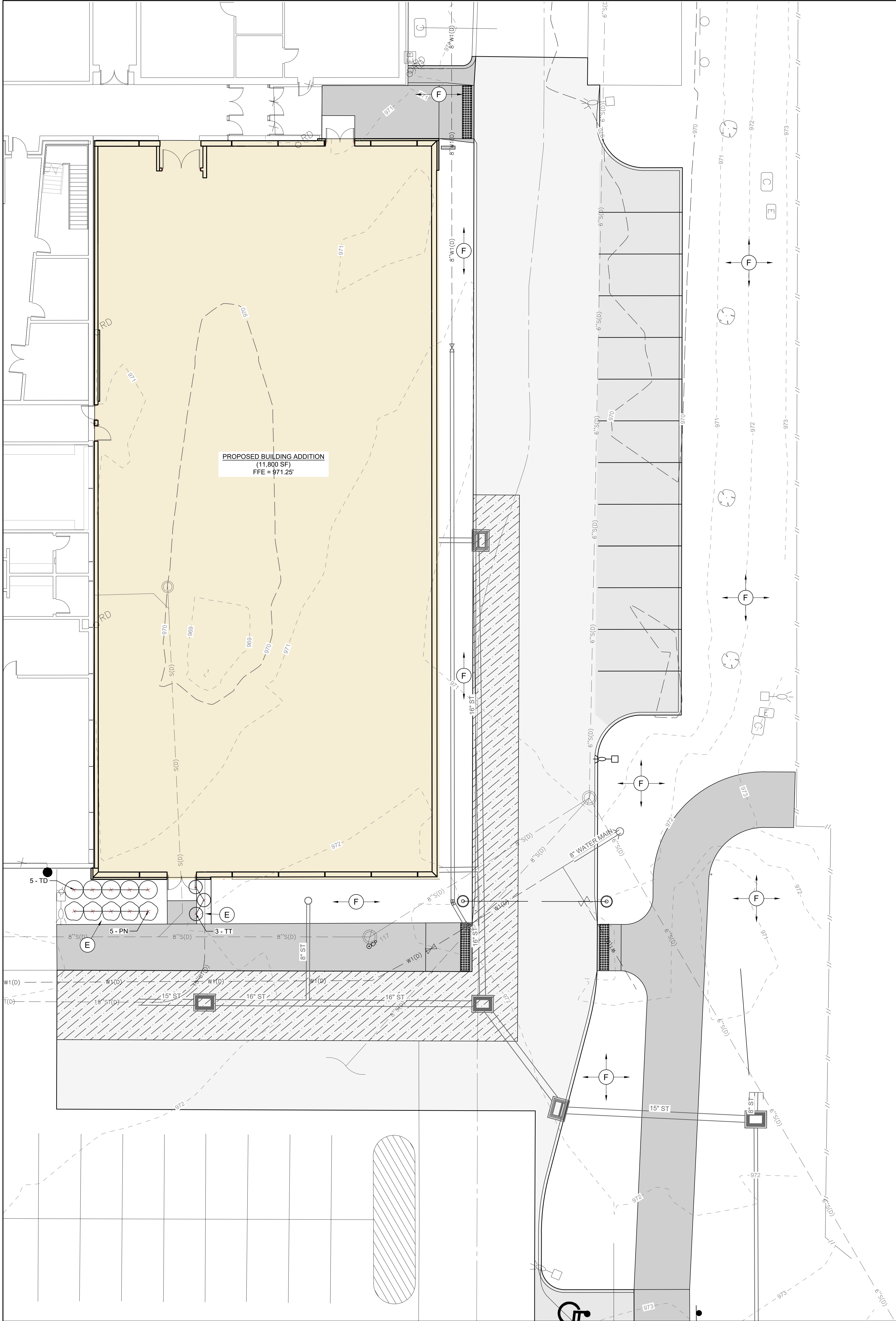
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GRADING PLAN

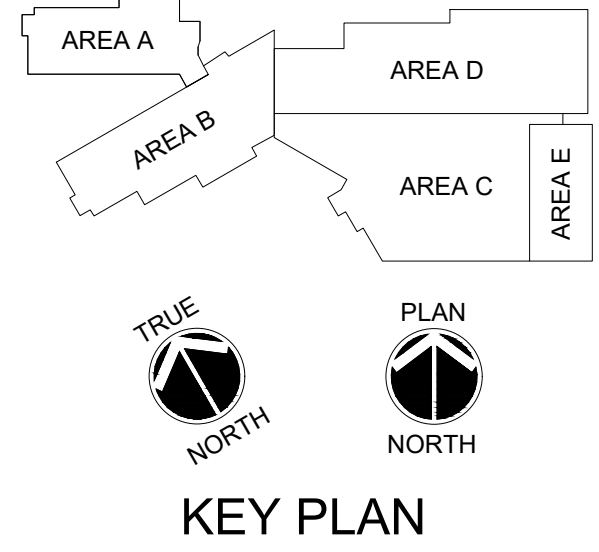
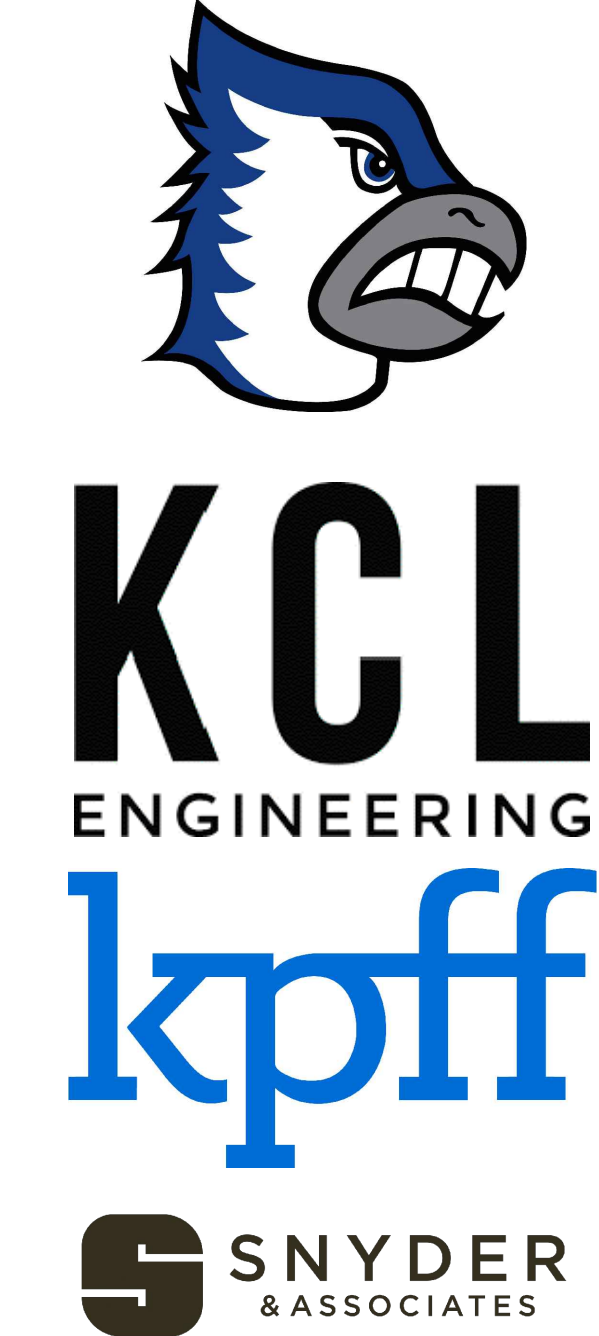
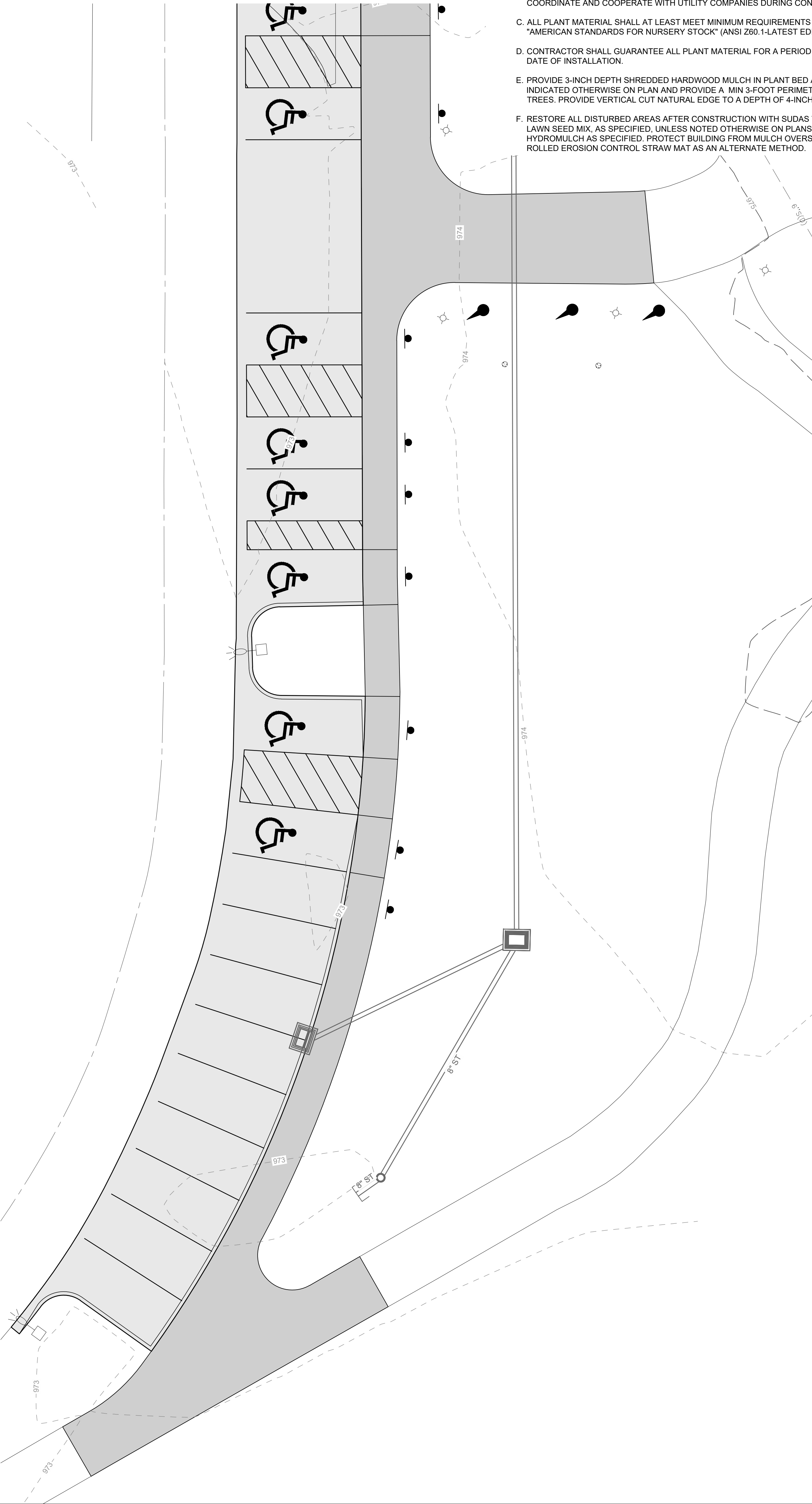
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PLANT SCHEDULE					
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
SHRUBS					
PN	5	Panicum virgatum 'Northwind'	Northwind Switch Grass	1.5' Ht.	Pot
TT	3	Taxus x media 'Tauntonii'	Taunton's Anglo-Japanese Yew	1.5' Ht.	Pot
TD	5	Thuja occidentalis 'Degroot's Spire'	Degroot's Spire Arborvitae	4' Ht.	Pot

LANDSCAPE PLAN CONSTRUCTION NOTES

- A. UTILITY WARNING:
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- B. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
- C. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).
- D. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
- E. PROVIDE 3-INCH DEPTH SHREDDED HARDWOOD MULCH IN PLANT BED AREAS UNLESS INDICATED OTHERWISE ON PLAN AND PROVIDE A MIN 3-FOOT PERIMETER RING AROUND ALL TREES. PROVIDE VERTICAL CUT NATURAL EDGE TO A DEPTH OF 4-INCHES.
- F. RESTORE ALL DISTURBED AREAS AFTER CONSTRUCTION WITH SUDAS TYPE 1 PERMANENT LAWN SEED MIX, AS SPECIFIED, UNLESS NOTED OTHERWISE ON PLANS. COVER WITH HYDROMULCH AS SPECIFIED. PROTECT BUILDING FROM MULCH OVERSPRAY OR USE A ROLLED EROSION CONTROL STRAW MAT AS AN ALTERNATE METHOD.



BONDURANT FARRAR HIGH SCHOOL RELATED ARTS ADDITION

1000 GRANT ST N
BONDURANT, IA 50035

ISSUANCE

CD PROGRESS SE
02/02/2024

REVISIONS

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PLANTING PLAN

C600

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-240208-03

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE SITE PLAN FOR
BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT HIGH SCHOOL ARTS
ADDITION AT 1000 GRANT STREET NORTH, BONDURANT, IOWA

WHEREAS, Snyder & Associates, on behalf of the applicant, Bondurant-Farrar Community School District, has submitted the site plan for an addition at 1000 Grant Street N, property described as follows;

DEED BOOK 10744 PAGE 687

THE SOUTH 50 ACRES LOCATED IN THE WEST ½ OF THE NORTHWEST ¼, LESS 3.58 ACRES ROAD IN SECTION 30, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA. SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD. SAID TRACT OF LAND CONTAINS 49.99 ACRES OF LAND MORE OR LESS BY SURVEY.

WHEREAS, the zoning for the property is Medium Density Residential (R-2) and a public school use is a permitted use per Sections 178.03.1.B of the Zoning Code; AND

NOW, THEREFORE, BE IT RESOLVED, that the Planning & Zoning Commission recommends approval of the submitted site plan for Bondurant-Farrar Community School District, subject to the following City Code/Policy clarification recommendation items;

1. The site plan is updated with the correct setback regulations.

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 February 8, 2024; 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				
Pitt				
Torres				
Vore				

Karen Keeran, Commission Chair



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

Item No. 6.f.
For Meeting of 2/8/2024
Resolution

TITLE: Resolution PZ-240208-04 - Resolution considering site plan for Kasey Leigh Dance Co at 92 Paine Circle SE.

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 1.24-acre parcel of land accessed from Paine Circle SE. The site plan applicant is ABK Rentals, LLC. The site plan was prepared by Civil Design Advantage. The applicants are proposing a 10,115 SF building, 53 parking spaces, 3 of which are designated handicap parking spaces. 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 Paine Circle SE, a 25' rear yard setback from their northern property line and no side yard setbacks from either the western or eastern property lines.

Parking/Drive Areas

- Access to the site is available from Paine Circle SE. The site plan shows one access point in the southeast corner of the property.
- The site plan shows that no part of any parking/drive area (excluding driveways) will be located closer than 3' away from the front property lines, as is required by Section 177.10.1.
- The site plan shows that all parking/drive areas will be paved as required by Section 177.10.2 of the Zoning Code.
- Section 177.09.05 of the Zoning Code will be applied when determining minimum parking stall count requirements at this location. This section reads: Fitness Center: one (1) space per 200 square feet of gross floor area (10,115 SF/ 200 SF = 50.575 parking spaces). The site plan shows 53 parking spaces.
- 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 53 parking spaces, including 3 handicap stalls, and 2 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. Veenstra & Kim have reviewed and submitted comments for review.

- This property is not located within a sewer or water connection fee district.
- This site is not situated within FEMA's 100-year floodplain.
- This site is not situated within the City's Stream Buffer Ordinance area.
- Staff commented that any lighting used to illuminate the parking area will be arranged so as to reflect lighting away from any adjacent residential use. This can be accomplished by installing full cut-off lighting.

Landscaping Plan

- The submitted landscaping plan meets all Zoning Code requirements.

ARCHITECTURAL STANDARDS

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

Other Site Plan Features

- Exterior dumpsters are located in the southwest corner of the proposed parking lot. The exterior dumpsters are enclosed and will not be visible.

Comments from City Officials:

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

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

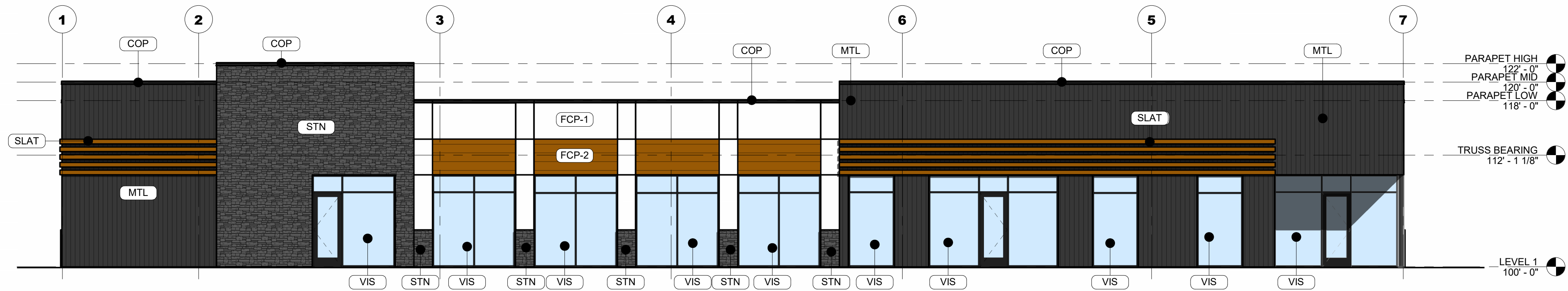
FUNDING SOURCE:

STAFF RECOMMENDATION: Staffs recommend approval of the submitted site plan.

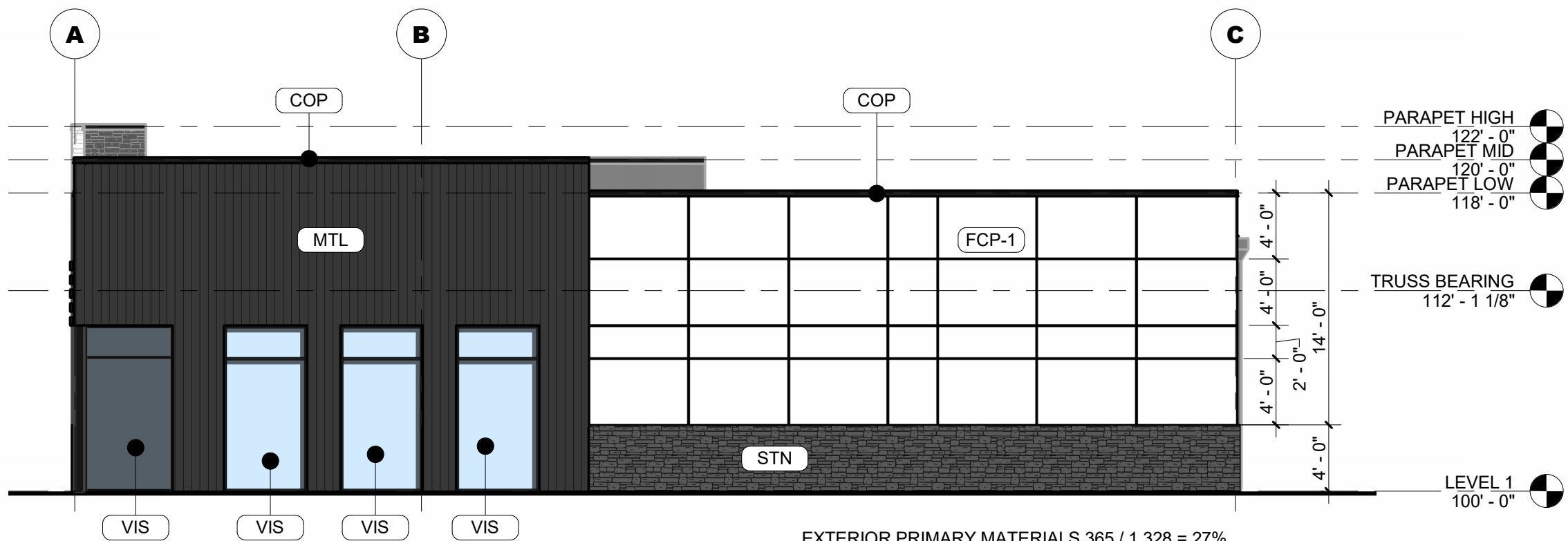
APPROVED FOR SUBMITTAL:

ATTACHMENTS:

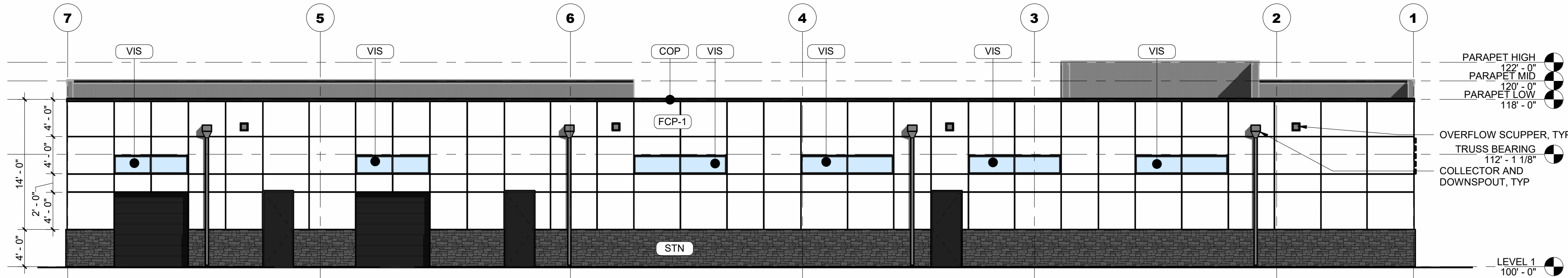
1. KLDS Facility Architectural Elevations 2024-01-23
2. KLDS Facility Site Plan
3. RESOLUTION NO. PZ-240208-04



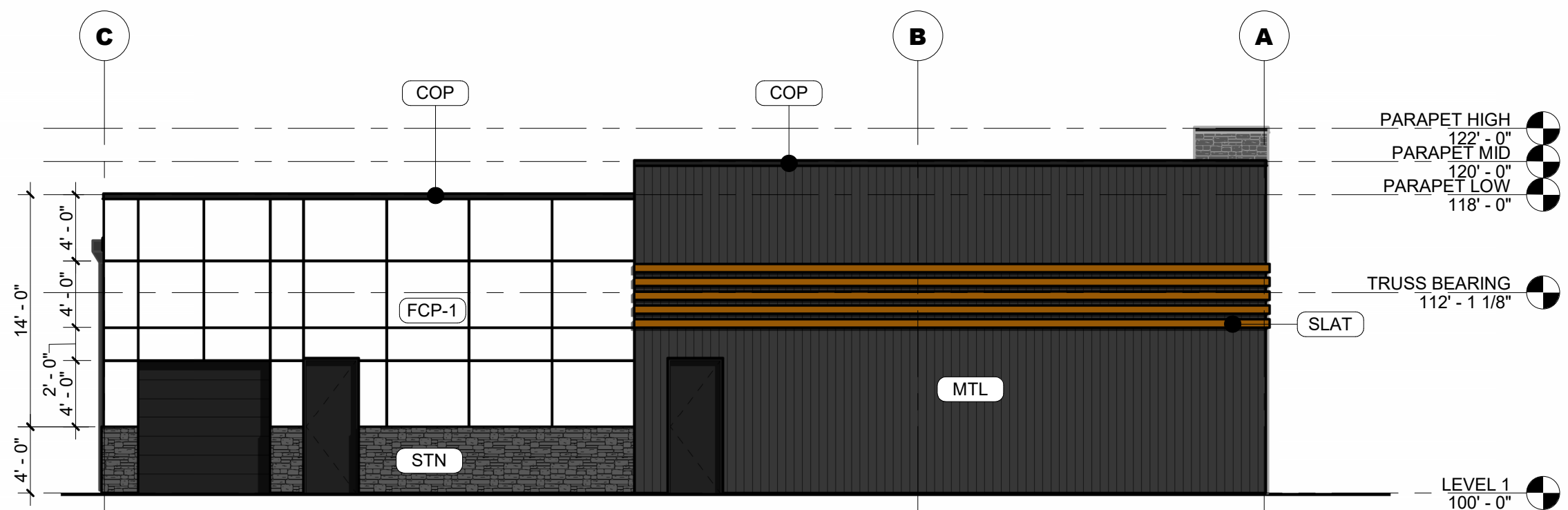
1
EXTERIOR PRIMARY MATERIALS 1,305 / 2,865 = 45%
FRONT (SOUTH) EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



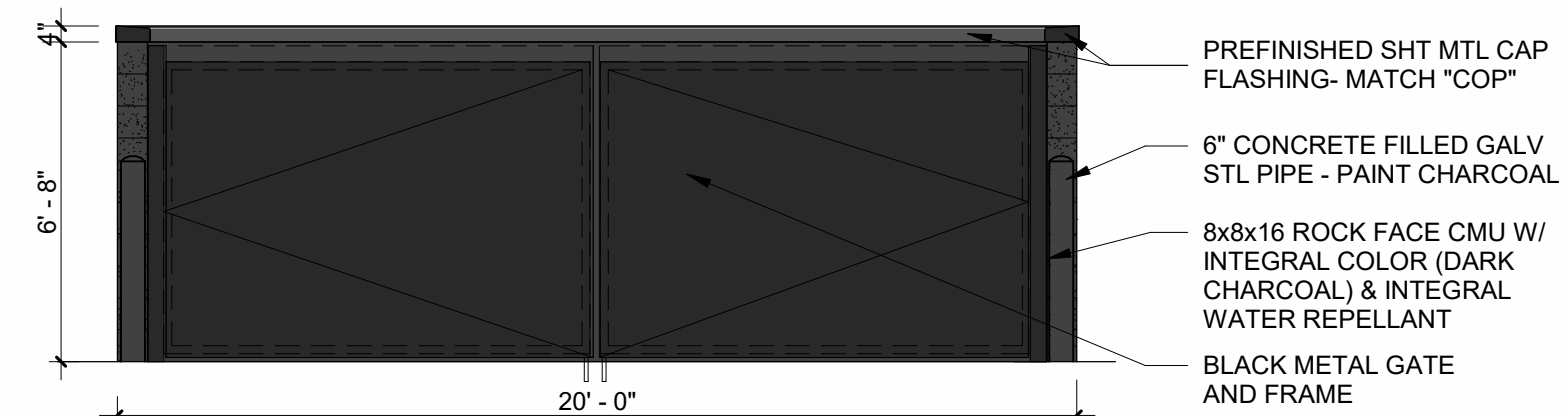
2
EXTERIOR PRIMARY MATERIALS 365 / 1,328 = 27%
EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



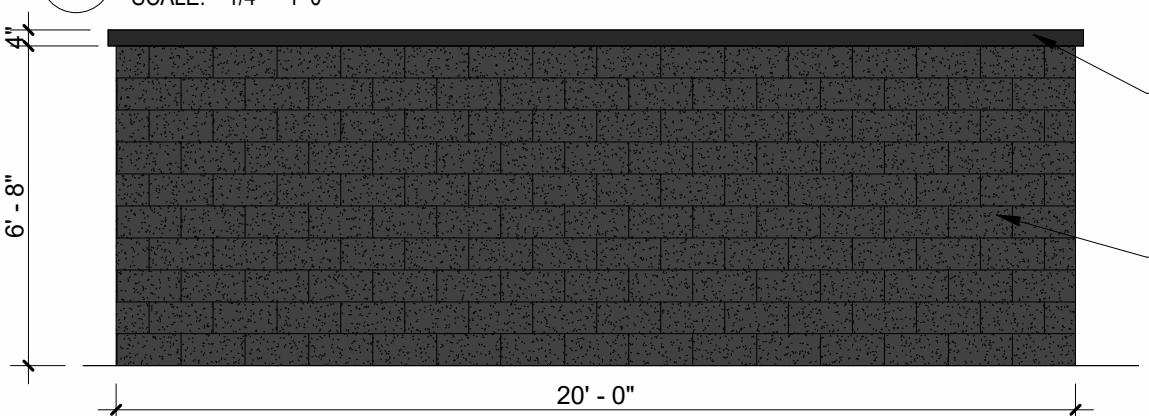
3
EXTERIOR PRIMARY MATERIALS 693 / 2,625 = 26%
NORTH (REAR) EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



4
EXTERIOR PRIMARY MATERIALS 136 / 1,340 = 10%
WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



5
SCALE: 1/4" = 1'-0"
TRASH ENCLOSURE FRONT ELEVATION



6
SCALE: 1/4" = 1'-0"
TRASH ENCLOSURE REAR ELEVATION

GENERAL EXTERIOR ELEVATION NOTES

- REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
- ALL CONDUIT RUNS & SERVICE LINES SHALL BE GROUPED TOGETHER IN A NEAT & ORDERLY MANNER AND SHOULD PENETRATE THE WALL AT THE LOWEST POINT AND ARE NOT TO RUN OVER THE TOP OF PARAPET. ALL OTHER CONDUITS & JUNCTION BOXES FOR EXTERIOR FIXTURES & EQUIPMENT SHALL BE FULLY CONCEALED WITHIN THE BUILDING CONSTRUCTION.
- ALL HORIZONTAL TRANSITIONS BETWEEN DIFFERENT MATERIALS SHALL BE FLASHED CONTINUOUS FROM UP BEHIND UPPER MATERIAL AND EXTEND OVER TO EXTERIOR FACE OF LOWER MATERIAL WITH DRIP EDGE.
- ANY RETURNS OR BLIND ELEVATIONS NOT SHOWN SHALL BE SIMILAR IN MATERIAL AND MAKEUP TO ADJACENT CONDITIONS OR OTHER SIMILAR CONDITIONS.
- ANY EXPOSED ROOFING MEMBRANE VISIBLE FROM A PUBLIC RIGHT AWAY MUST MATCH THE PRIMARY WALL MATERIAL COLOR.
- INSTALL VERTICAL EXPANSION JOINTS PER STRUCTURAL OR MINIMAL AT COLUMN/GRID LINES AND AT THE HEAD OF DOOR JAMBS/OPENINGS OR AS OTHERWISE NOTED OR WHERE REQUIRED PER STANDARD MATERIAL PRACTICE TO REDUCE STRESS CRACKING. NO CONTROL JOINT/EXPANSION JOINT AT MAIN STRUCTURAL BEARING LOCATIONS. VERIFY JOINTS WITH ARCHITECT.
- CAULK & SEAL ALL TRANSITION-CONTROL-EXPANSION AT ALL EXTERIOR MATERIALS.
- PROVIDE CAST REGLETS JUST IN FROM THE OUTER EDGE ON UNDERSIDE OF FACE MATERIAL OR DRIP EDGE AT ALL OVERHANGS & SOFFITS.
- INSULATE AND SEAL TO ENSURE ADEQUATE AIR INFILTRATION BARRIER AROUND ALL EXTERIOR PENETRATIONS TO PREVENT WATER AND SPRINKLER PIPE FREEZING.
- WHERE EXTERIOR PAVING ADJACENT TO BUILDING, TOP OF PAVING TO BE 1/4" LOWER THAN INTERIOR FINISH FLOOR, SLOPING CONTINUOUSLY AWAY FROM BUILDING A MINIMUM OF 5'. WHERE DOOR STOOP, 48" OUT FROM DOOR 1:48(2%) MAX. SLOPE, AFTER 48" AWAY FROM DOOR 1:20(5%) MAXIMUM SLOPE TO PUBLIC WAY. (REFER TO CIVIL)
- WHERE NO EXTERIOR PAVING ADJACENT TO BUILDING, TOP OF FINISHED LANDSCAPE A MINIMUM OF 4" BELOW INTERIOR FINISH FLOOR AND 4" BELOW EXTERIOR WALL FLASHING/WEEPS, SLOPING CONTINUOUSLY AWAY FROM BUILDING A MINIMUM OF 5'. (REFER TO CIVIL)
- ADDRESS SHALL BE PROVIDED ON STREET SIDE OF BUILDING AND ON MONUMENT SIGN. NUMBERS A MINIMUM 5 INCH CONTRASTING COLOR NUMBERS WITH MINIMUM 1/2" STROKE.
- IF ANY SIGNAGE OR SIGN BASE IS SHOWN IT IS FOR REFERENCE ONLY. FINAL DESIGNS AND/OR ALLOWANCES SHALL BE DETERMINED WITH APPROVED SIGNAGE PERMIT(S).

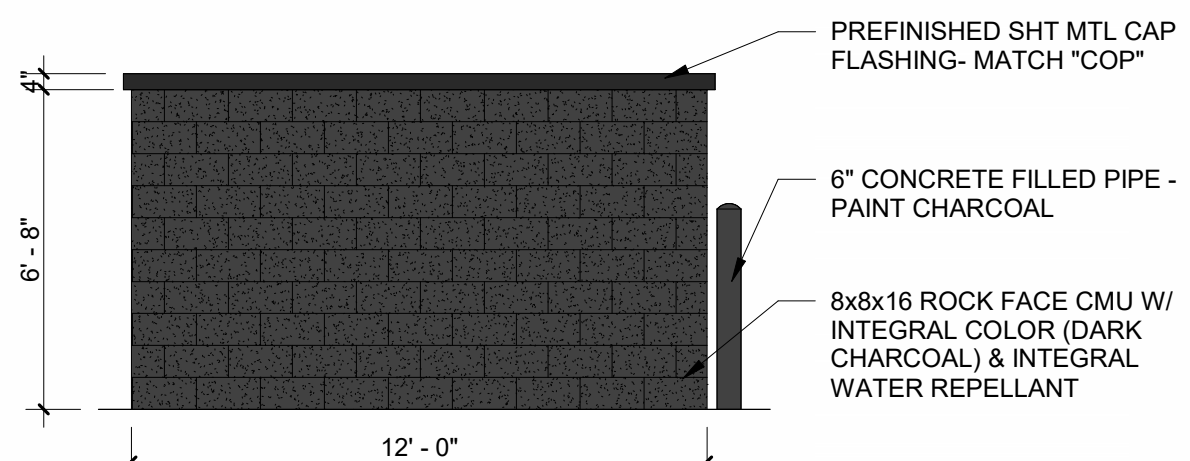
ACTUAL DETAILS & DIMENSIONS MAY VARY AND ARE SUBJECT TO CHANGE. ALL DRAWINGS ARE SUBJECT TO AUTHORITY HAVING JURISDICTION APPROVAL. SIGNAGE SHOWN DOES NOT REPRESENT ALLOWABLE SIGNAGE PERMITTING/APPROVAL OF ALL SIGNAGE PER CURRENT CITY ORDINANCE BY OTHERS.

EXTERIOR MATERIAL LEGEND	
MAT. LABEL	MATERIAL DESCRIPTION
COP	PREFINISHED COPING, COLOR - BLACK
FCP-1	FIBER CEMENT PANEL (HARDIE OR EQUAL), COLOR - WHITE. ALTERNATE PANEL = NICHHA MIRAIA W/ HIDDEN FASTENERS, COLOR - SNOW
FCP-2	NICHHA VINTAGE WOOD W/ HIDDEN FASTENERS, COLOR - CEDAR
MTL	PREFINISHED METAL PANEL (UNA CLAD UC-801 OR EQUAL), COLOR - BLACK
SLAT	PREFINISHED METAL SLATS (LONGBOARD OR EQUAL), COLOR - TO MATCH FCP-2
STN	MANUFACTURED VENEER STONE, COLOR - CHARCOAL
VIS	LOW-E GLAZING IN ALUMINUM STOREFRONT, COLOR - BLACK

MISC EXTERIOR MATERIAL FINISHES

- TYPICAL U.O.N.
- EXPOSED CONCRETE: GRIND SMOOTH & RUB/COAT WITH CEMENT SLURRY.
 - BOLLARDS: CONCRETE FILLED STEEL BOLLARDS PAINTED SAFETY YELLOW.
 - EXPOSED LINTELS: GALVANIZED & PAINTED TO MATCH ADJACENT MATERIAL ABOVE.
 - SCUPPERS, GUTTERS & DOWNSPOUTS: METAL PREFINISHED TO MATCH ADJ. MATERIAL.
 - CAULKS & SEALANTS: COLOR MATCHED TO ADJACENT MATERIAL.
 - HOLLOW METAL MAN DOORS & FRAMES: PAINTED TO MATCH ADJACENT MATERIAL.
 - OVERHEAD PANEL DOORS: BLACK METAL PRE-FINISHED
 - LOUVERS: METAL PRE-FINISHED TO MATCH ADJACENT MATERIAL COLOR.
 - LIGHT FIXTURES: BLACK METAL PRE-FINISHED HOUSINGS
 - MECHANICAL EQUIPMENT: IF NOT SCREENED, COLOR TO MATCH ADJACENT MATERIAL.
 - EXTERIOR UTILITY EQUIPMENT: IF ALLOWED, PAINTED TO MATCH ADJACENT MATERIAL.

REFER TO CITY OF BONDURANT CHAPTER 171 BUILDING STANDARDS.
OVERALL EXTERIOR PRIMARY MATERIALS:
2,499 SF / 8,158 SF = 31%



7
SCALE: 1/4" = 1'-0"
TRASH ENCLOSURE TYP. SIDE ELEVATION



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KLDS FACILITY

BONDURANT, IOWA

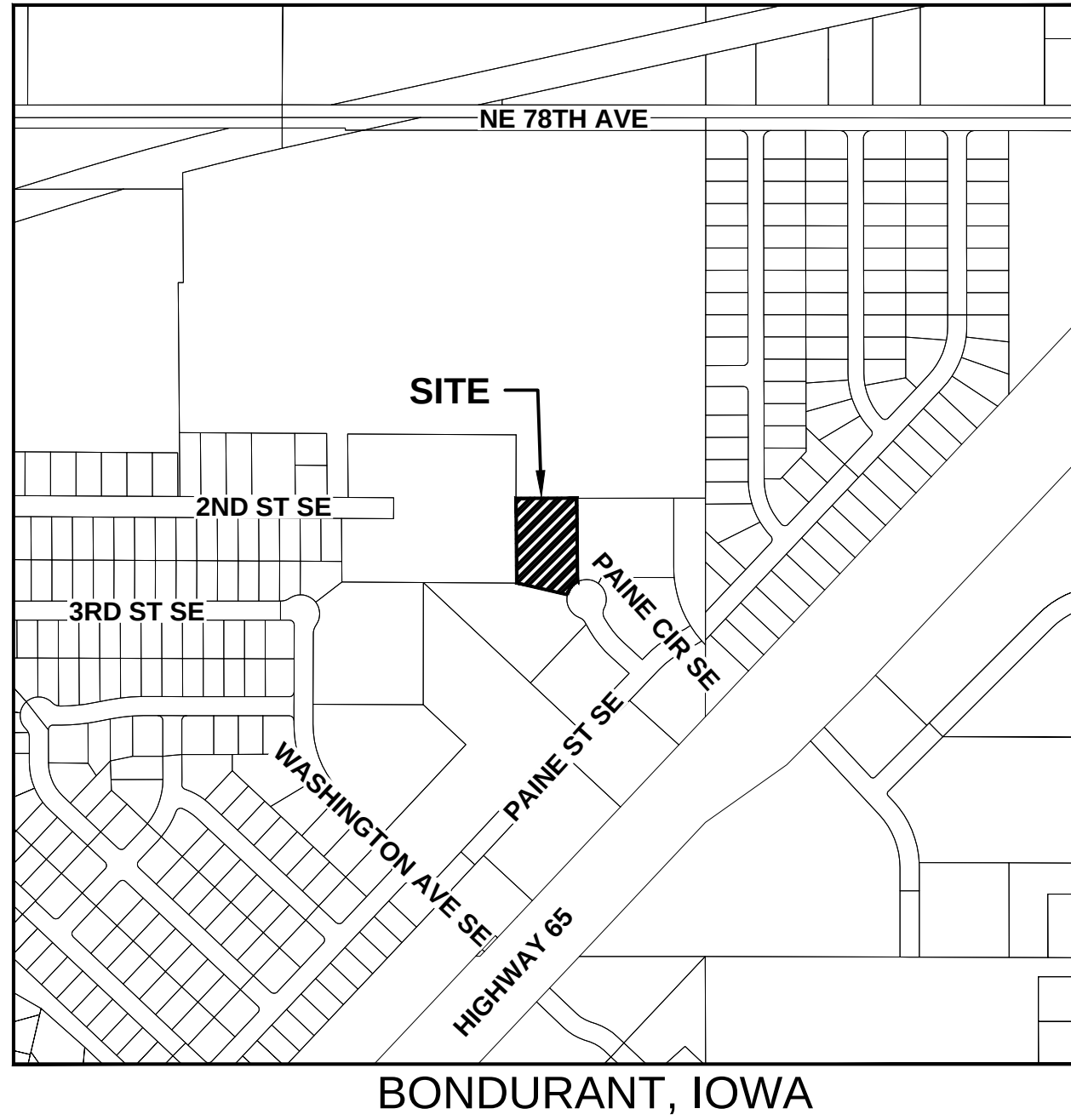
01/23/2024

24"x36" SHEET (FULL SIZE)
- SCALE IS AS NOTED.
12"x18" SHEET (HALF SIZE)
- SCALE IS ONE-HALF OF WHAT IS NOTED
OTHER SHEET SIZES NOT TO SCALE
SAA JOB #: 23065



SITE PLAN FOR:
KLDS FACILITY
BONDURANT, IOWA

VICINITY MAP
NOT TO SCALE



APPLICANT/DEVELOPER

CONTACT: ABK RENTALS, LLC
1004 WESTRIDGE STREET SW
BONDURANT, IA 50035
EMAIL: ABKRENTALS@OUTLOOK.COM
PH: (515) 556-6803

ENGINEER

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

SURVEYOR

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

SUBMITTAL DATES

FIRST SUBMITTAL: 01/23/2024
SECOND SUBMITTAL: 02/07/2024

LEGAL DESCRIPTION

LOT 4 OF BONDURANT COMMERCIAL BUSINESS PARK, AN
OFFICIAL PLAT IN THE CITY OF BONDURANT, POLK COUNTY,
IOWA.

ZONING

C-2 (GENERAL COMMERCIAL)

PROJECT SITE ADDRESS

92 PAINE CIRCLE SE - BONDURANT, IOWA 50035

EXISTING/ PROPOSED USE

EXISTING: UNDEVELOPED
PROPOSED: COMMERCIAL FACILITY BUILDING

DEVELOPMENT SUMMARY

AREA:	1.24 ACRES (54,187 SF)
ZONING:	C-2 (GENERAL COMMERCIAL)
SETBACKS:	
FRONT:	30 FEET
SIDE:	NONE
REAR:	25 FEET
PARKING:	10 FEET
OPEN SPACE	
REQUIRED:	8,129 SF (15%)
PROVIDED:	18,524 SF (34%)
IMPERVIOUS AREA	
PROPOSED BUILDING:	10,115 SF
PROPOSED SIDEWALK:	3,397 SF
PROPOSED PAVING/FLUME:	22,151 SF
TOTAL:	35,663 SF
PARKING	
REQUIRED (1 SPACE/200 SF):	51 SPACES
PROVIDED:	53 SPACES
STANDARD:	50 SPACES
ACCESSIBLE:	3 SPACES
	53 SPACES

DATE OF SURVEY

DECEMBER 7, 2023

BENCHMARKS

- BB ON HYDRANT SE CORNER OF SITE
ELEV.=979.66
- ROW RAIL IN NE CORNER OF SITE
ELEVATION = 148.581

INDEX OF SHEETS

NO.	DESCRIPTION
C0.0	COVER SHEET
C1.1	TOPOGRAPHIC SURVEY/DEMOLITION PLAN
C2.1	DIMENSION PLAN
C3.1	GRADING PLAN
C3.2	EROSION AND SEDIMENT CONTROL PLAN
C4.1	UTILITY PLAN
C5.1	DETAILS
L1.1	LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED

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

EXISTING

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

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

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

THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC
RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY
SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT
UNLESS OTHERWISE NOTED.

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

JOHN PATRICK SAWYER, P.E. DATE _____
LICENSE NUMBER 25523
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS C0.0, C1.1, C2.1, C3.1-C3.2, C4.1, AND C5.1

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL
SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR
UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE
AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
UNDER THE LAWS OF THE STATE OF IOWA.

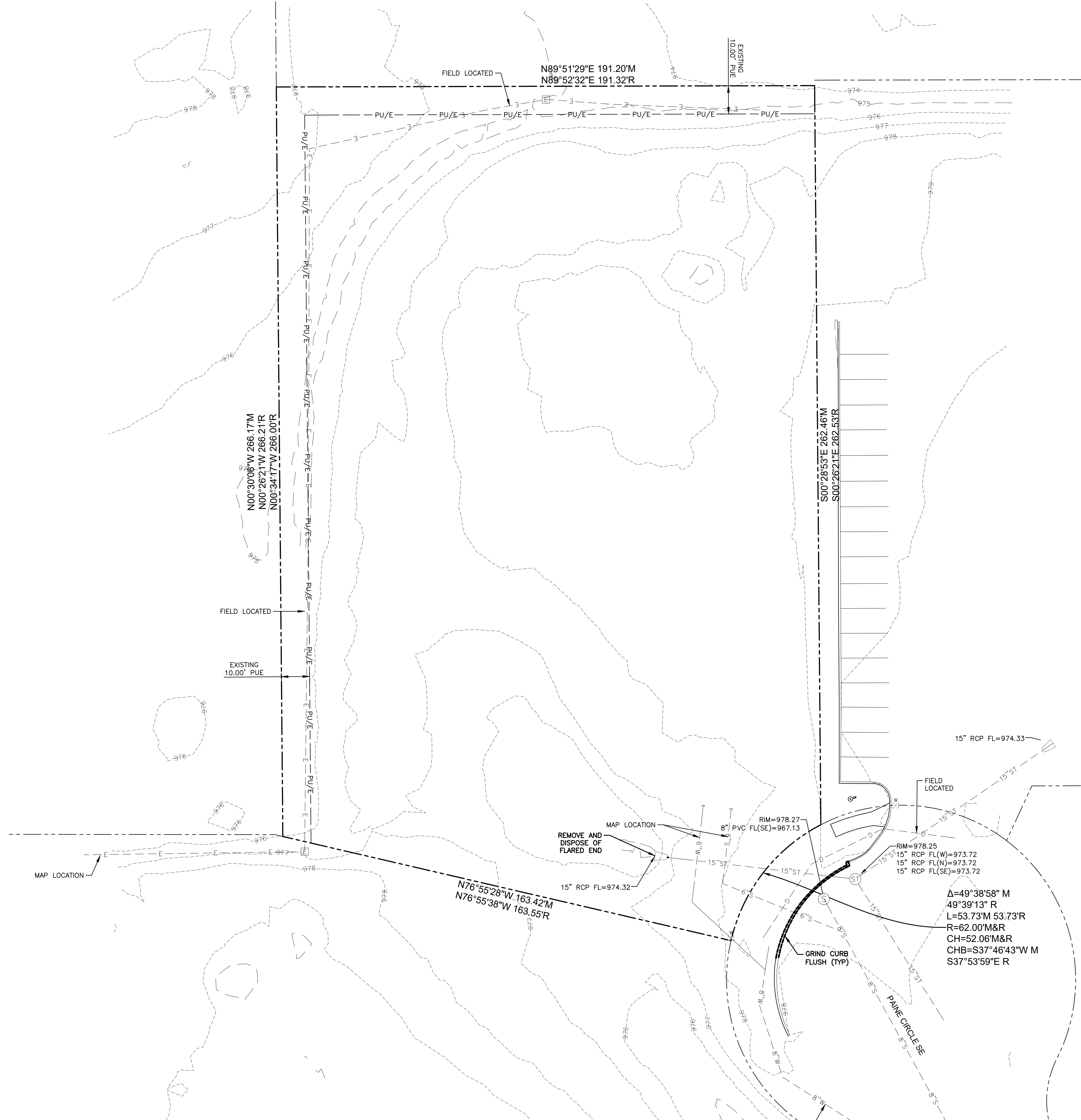
NIKKI D. NEALE, P.L.A. DATE _____
MY LICENSE RENEWAL DATE IS JUNE 30, 2024
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEET L1.1



UTILITY WARNING

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



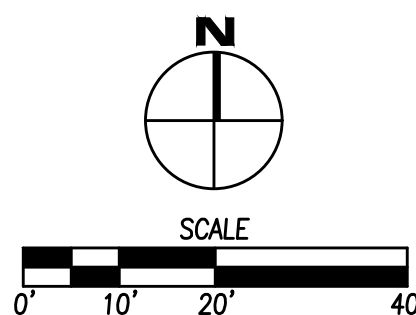


DEMOLITION NOTES

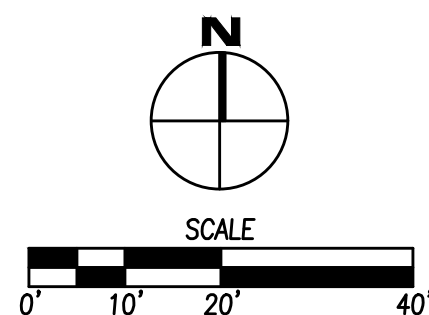
- PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
- PRIOR TO DEMOLITION,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

TRAFFIC CONTROL NOTES

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



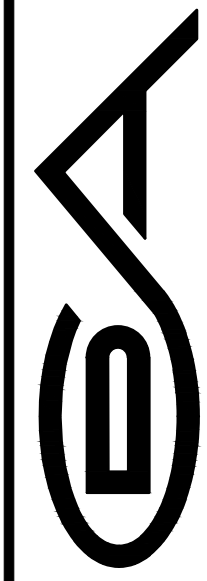




1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S BUILDING DIVISION.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND REPOURED AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2024 EDITION OF THE SDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE.
4. EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. THE CONTRACTOR SHALL CONFINE HIS WORK TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FINISH GRADES SHALL BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS:
MINIMUM 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL 1/3, TRANSVERSE 1/4.

[illegible]

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



BONDURANT, IOWA

KLDS FACILITY

GRADING PLAN

92 PAINE CIRCLE SE

DATE:
01/23/2024

SHEET NUMBER:
C3.1
2310.652

		KLDS FACILITY EROSION AND SEDIMENT CONTROL PLAN		92 PAINE CIRCLE SE BONDURANT, IOWA	
DATE: 01/23/2024		4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400		ENGINEER: _____ DRAFTED: _____	
SHEET NUMBER: C3.2 2310.652		REVISIONS:		DATE:	

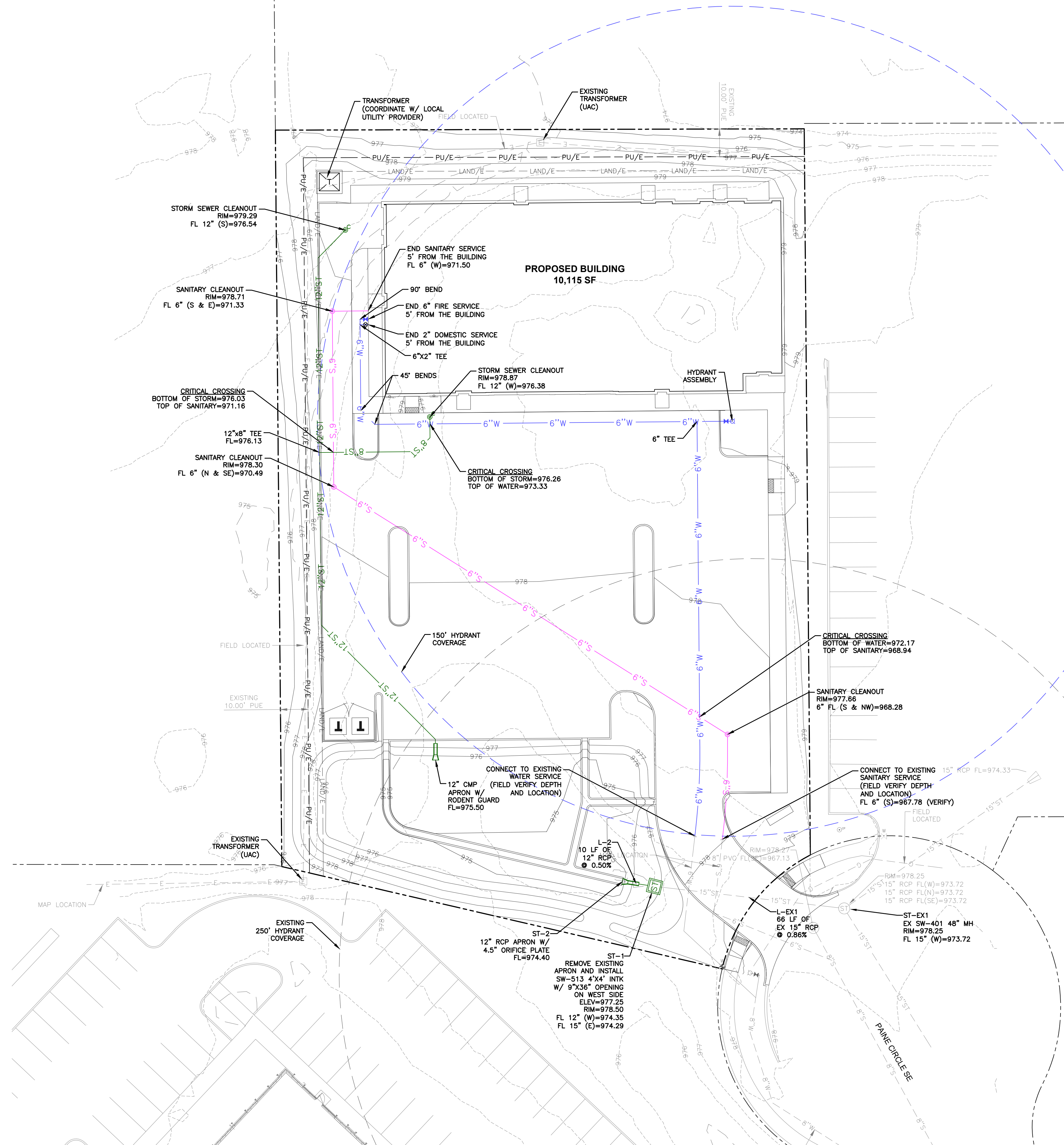
KLDS FACILITY
EROSION AND SEDIMENT CONTROL PLAN

92 PAINE CIRCLE SE

DATE:
01/23/2024

SHEET NUMBER:
C3.2
2310.652

92 PAINE CIRCLE SE



UTILITY NOTES

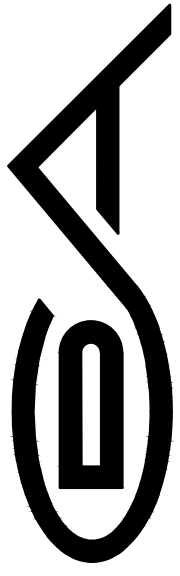
1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. CONDUCT SURVEY FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMANS.
5. ALL UTILITIES SHALL BE PROTECTED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
6. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
8. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
9. MAINTAIN A MINIMUM OF 12" HORIZONTAL SEPARATION BETWEEN ALL SANITARY SEWER LINES AND WATER MAINS.
10. THE CITY SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND HAVE THEM PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE LOCATION OF WHICH THE CONTRACTOR IS NOT AWARE OF OR NOT SHOWN ON THE RECORDS. THE CITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO, NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE CALL SERVICE AT 800-487-8989 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.
11. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
13. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE.
14. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
15. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING STORM SEWER INLETS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.

REVISIONS	DATE

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

ENGINEER: _____

DRAFTED: _____



BONDURANT IOWA CIVIL DESIGN ADVANTAGE ENGINEER:

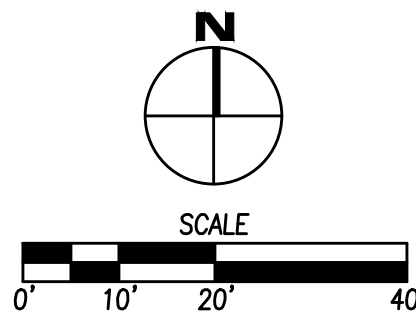
KLDS FACILITY

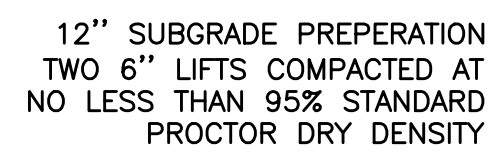
UTILITY PLAN

92 PAINÉ CIRCLE SE

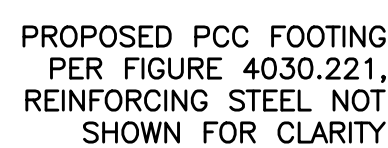
DATE: 01/23/2024

SHEET NUMBER:
C4.1
2310.652





TYPICAL CROSS SECTION



11 PCC FLUME
NOT TO SCALE



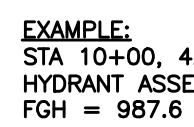
SECTION VIEW

10 CURB CUT
NOT TO SCALE



D	W	Mark	Size	Length	Count
12"	2'-4"	4f1	4	2'-0"	3
		4f2	4	3'-8"	2
15"	2'-10"	4f1	4	2'-6"	3
		4f2	4	3'-8"	2

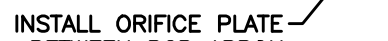
REINFORCING BAR LIST

ELEVATION

8 HYDRANT ASSEMBLY SPOT
NOT TO SCALE



7 DOWN SPOUT CONNECTION
NOT TO SCALE

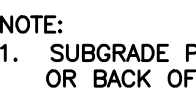


6 ORIFICE PLATE DETAIL
NOT TO SCALE



2. ANY PRECAST P.C.C. WHEELSTOP MEASURING LONGER THAN 6'-0" WILL REQUIRE 3 ANCHOR PINS TO HOLD WHEELSTOP IN POSITION.
3. ANCHOR PINS SHALL BE 5/8" DIAMETER, 1'-6" LONG. ANCHOR PINS THAT ARE NOT BEDDED IN CONCRETE SHALL BE GALVANIZED. GROUT ANCHOR PINS MINIMUM OF 2" DEEP.
4. REINFORCING STEEL USED IN PRECAST P.C.C. WHEELSTOPS SHALL HAVE A MINIMUM OF 2" CLEARANCE TO THE CONCRETE SURFACES.
5. MINIMUM CONCRETE STRENGTH IS 4,000 PSI. LOCATE 6" FROM EDGE OF PAVEMENT TO CENTER OF WHEELSTOP. CENTER WHEELSTOP IN EACH SPACE.

5 PCC WHEEL STOP
NOT TO SCALE



- NOTE:
1. SUBGRADE PREPARATION SHALL EXTEND 24" BEYOND EDGE OF PAVING OR BACK OF CURB. EXCEPT WHEN ABUTTING EXISTING PAVEMENT.
 2. TRANSVERSE JOINTS SHALL BE "CD" JOINTS FOR 8" PCC AND "C" JOINTS FOR 6" AND 7" PCC AT 15' MAX. SPACING.
 3. LONGITUDINAL JOINTS SHALL BE INTERCHANGEABLE, L-2 OR KT-2 FOR 8" PCC AND L-1 OR KT-1 FOR 6" AND 7" PCC.

4 PCC PAVEMENT
NOT TO SCALE

3 6" PCC INTEGRAL CURB
NOT TO SCALE



2 CLASS 'A' INTEGRAL CURB AND SIDEWALK
NOT TO SCALE



1 PCC SIDEWALK
NOT TO SCALE

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-240208-04

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE SITE PLAN FOR
KASEY LEIGH DANCE CO AT 92 PAINE CIRCLE SE, BONDURANT, IOWA

WHEREAS, Civil Design Advantage, on behalf of the applicant, ABK Rentals, LLC, has submitted the site plan for Kasey Leigh Dance Studio Co. at 92 Paine Circle SE, property described as follows;

LOT 4 OF BONDURANT COMMERCIAL BUSINESS PARK, AN OFFICIAL PLAT IN THE CITY OF BONDURANT, POLK COUNTY, IOWA.

WHEREAS, the zoning for the property is General Commercial (C-2) and a dance studio 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 Kasey Leigh Dance Co.

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 February 8, 2024; 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				
Pitt				
Torres				
Vore				

Karen Keeran, Commission Chair



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

Item No. 6.g.
For Meeting of 2/8/2024
Resolution

TITLE: Resolution PZ-240208-05 considering recommended approval of Site Plan for Alan's Seamless Gutters

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 79,123 square foot parcel of land accessed from Garfield Street SW. The site plan applicant is Alan's Seamless Gutters. The site plan was prepared by Vic Piagentini, with Associated Engineering Company of Iowa, and owned by Todd Cooney. The applicants are proposing a 4,000 square foot addition to their existing warehouse/storage building. This property is zoned as being within the City's Limited Industrial (M-1) 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 M-1 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 50' front yard setback along Garfield Street SW, a 50' rear yard setback from their eastern property line and 20' side yard setbacks from the northern and southern property lines.

Parking/Drive Areas

- Access to the site is available from Garfield Street SW. The site plan shows two access points in the southwest and northwest corners of the property. Both access drives are existing, and the access in the northwest corner would be used to access the proposed building
- The site plan shows the existing access drive in the southeast corner of the site is closer than 3' from the southern property line. The additional access drive being used to access the proposed building will be more than 3' away from all property lines as required by Section 177.10.1.
- All drives are existing and are gravel.
- Section 177.09.05 of the Zoning Code will be applied when determining minimum parking stall count requirements at this location. This section reads: Warehouse/Storage: one (1) space per employee.
- There are at least five parking spaces currently on site.

Stormwater, Utilities & Natural Features

- A drainage report was included on the first page of the submitted site plan. Veenstra & Kimm reviewed the report and the site plan and submitted review comments which are attached.
- This property is not located within a Sewer Connection Fee District or a Water Connection Fee District.
- A portion of the site is situated within FEMA's 100-year floodplain. The proposed building is located outside the 100-year floodplain.
- A portion of the site is situated within the City's Stream Buffer Ordinance area. The proposed building is located outside the City's Stream Buffer Ordinance area.



Landscaping Plan

- Page 3 of the site plan shows the required landscaping plan. Notes on this:
 - The site plan shows that the required general trees will be located at least 4' away from the front property line as required by Section 182.05.E of the Zoning Code. The site plan is showing nine (9) trees being located in the front yard setback area.
 - Section 182.04 of the Zoning Code requires deciduous trees conform to the minimum of 1 ¾ inch caliper in size at time of planting. The applicant has not provided the City with the size of tree(s) that will be installed.
 - The site plan notes that 75.4% of this site will be open space.

ARCHITECTURAL STANDARDS

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

Other Site Plan Features

- The applicant owns 1601 Garfield Street SW and the lot directly to the north of it. The applicant has indicated the intent to bind the two lots together through a lot-tie agreement. The recording of this lot-tie agreement is required for the proposed building to meet setback requirements.

Comments from City Officials:

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

1. Public Works - reviewed and comments have been submitted to the applicant.
2. Engineering – reviewed and comments have been submitted to the applicant.
3. Fire Department - reviewed and comments have been submitted to the applicant..

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Alan's Seamless Gutters - 1601 Garfield St SW Commercial Site Plan
2. Alans Gutters Elevations
3. RESOLUTION NO. PZ-240208-05

Alan's Seamless Gutters - Site Plan

DRAINAGE SUMMARY

THE DRAINAGE FROM THE EXISTING SITE AS IS TODAY WILL BE COMPARED TO THE PROPOSED SITE AS SHOWN ON SITE PLAN. HYDROCAD VERSION 10.20-3g WILL BE USED TO COMPUTE RUNOFF FLOWS USING SCS TR-20 RUNOFF METHOD.

THE COMPOSITE CN FOR BOTH EXISTING AND PROPOSED IS 80. THERE IS NO STATISTICAL DIFFERENCE IN RUNOFF FOR THE TWO SCENARIOS.

TIME OF CONCENTRATION
TO COMPARE THE FLOW GENERATED BY THE SURFACE A TIME OF CONCENTRATION OF 10 MINUTES WILL BE USED.

RUNOFF COEFFICIENTS

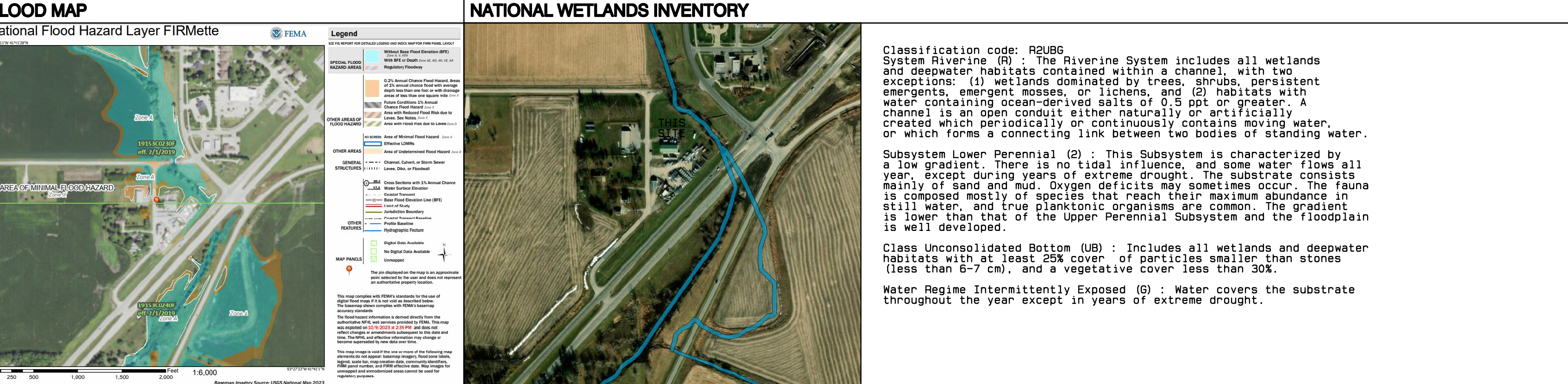
CN=98	ROOFS	HSG C
CN=98	PAVED PARKING	HSG C
CN=96	GRAVEL SURFACE	HSG C
CN=74	74% GRASS COVER	GOOD HSG C
CN=61	SOIL WITH SOR (SOIL QUALITY RESTORATION)	

RUNOFF SUMMARY

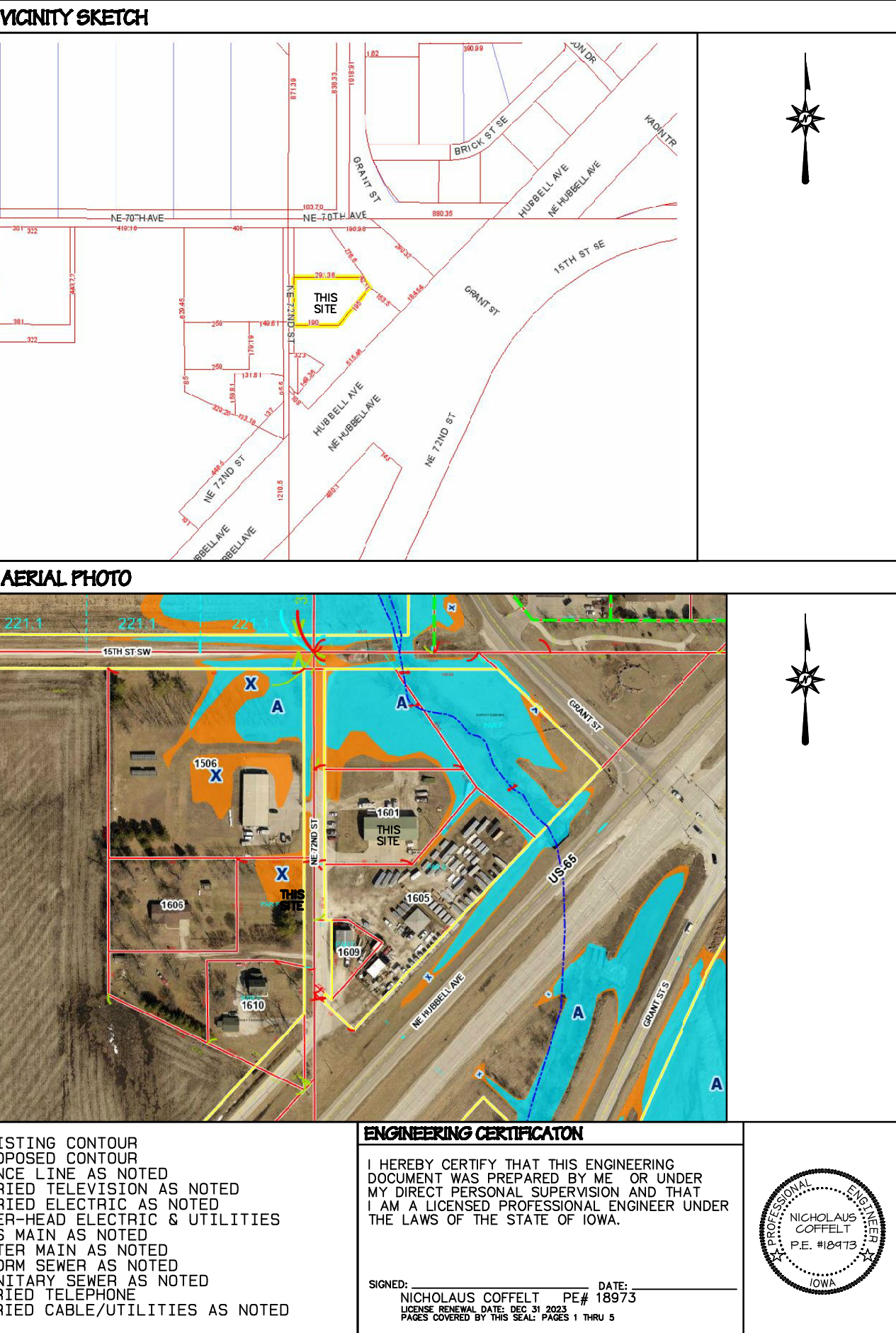
STORM EVENT	EXISTING SITE		PROPOSED SITE	
1 -YEAR	3.92 CFS	6,649 CF	3.92 CFS	6,649 CF
2 -YEAR	5.08 CFS	8,640 CF	5.08 CFS	8,640 CF
5 -YEAR	7.26 CFS	12,434 CF	7.26 CFS	12,434 CF
10 -YEAR	9.24 CFS	16,006 CF	9.24 CFS	16,006 CF
25 -YEAR	12.31 CFS	21,627 CF	12.31 CFS	21,627 CF
50 -YEAR	14.80 CFS	26,484 CF	17.80 CFS	26,484 CF
100-YEAR	17.02 CFS	31,684 CF	17.02 CFS	31,684 CF

(B) EXISTING SITE	
Runoff	= 13.09 cfs @ 12.01 hrs, Volume= 31,684 cf, Depth= 4.81"
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-29.99 hrs, dt= 0.03 hrs Type II 24-hr 100-Year Rainfall=7.12"	
Area (sf)	CN Description
4,600	98 Roofs, HSG C
5,784	98 Paved parking, HSG C
10,243	96 Gravel surface, HSG C
58,496	74 >75% Grass cover, Good, HSG C
79,123	80 Weighted Average
68,739	86 88% PerVIOUS Area
10,384	13.12% Impervious Area
Tc (min)	Slope (feet) Velocity (ft/sec) Capacity (cfs) Description
10.0	Direct Entry,
(C) PROPOSED SITE	
Runoff	= 13.09 cfs @ 12.01 hrs, Volume= 31,684 cf, Depth= 4.81"
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-29.99 hrs, dt= 0.03 hrs Type II 24-hr 100-Year Rainfall=7.12"	
Area (sf)	CN Description
4,600	98 Roofs, HSG C
5,784	98 Paved parking, HSG C
5,070	96 Gravel surface, HSG C
59,669	74 >75% Grass cover, Good, HSG C
79,123	80 Weighted Average
64,739	81 82% PerVIOUS Area
14,384	18.18% Impervious Area
Tc (min)	Slope (feet) Velocity (ft/sec) Capacity (cfs) Description
10.0	Direct Entry,

- GENERAL NOTES**
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
 - ALL CONSTRUCTION PROCEDURES AND MATERIALS TO MEET OR EXCEED MINIMUM REQUIREMENTS OF THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL REQUIRED PERMITS FOR PERFORMING THE WORK.
 - THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL REQUIRED PERMITS FOR PERFORMING THE WORK.
 - THE URBAN DESIGN STANDARDS FOR PUBLIC IMPROVEMENTS SHALL APPLY TO GRADING, EROSION CONTROL, AND ASSOCIATED WORK FOR THE PROJECT.
 - THE OWNER/DEVELOPER IS RESPONSIBLE FOR MEETING ALL STATE OF IOWA DEPARTMENT OF NATURAL RESOURCES, APPLICABLE CITY, URBAN DESIGN STANDARDS FOR PUBLIC IMPROVEMENTS, OR ANY OTHER CODES, REGULATIONS, OR RESTRICTIONS SET FORTH BY ANY AND ALL GOVERNING AGENCIES.
 - NOTIFY OWNER, ENGINEER, AND CITY AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
 - THE CONTRACTOR SHALL FURNISH AND PLACE ALL NECESSARY SIGNS AND BARRICADES DURING CONSTRUCTION IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
 - POST DEVELOPMENT RUNOFF SHALL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
 - ANY DAMAGE DONE TO THE EXISTING FENCES, YARDS OR OTHER STRUCTURES OUTSIDE THE CONSTRUCTION LIMITS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
 - GRADING
 - A. OWNER/DEVELOPER IS RESPONSIBLE FOR ALL COMPACTION, DENSITY OR ANY OTHER TEST.
 - B. ALL DEBRIS SPILLED ON THE STREETS OR ADJACENT PROPERTY SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
 - C. ALL PROPOSED CONTOURS AND SPOT ELEVATION SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB, UNLESS OTHERWISE NOTED.
 - EROSION CONTROL
 - A. IF MORE THAN ONE ACRE OF SOIL IS DISTURBED COMPLY WITH THE STORM WATER POLLUTION PREVENTION PLAN.
 - B. EXCEPT AS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED ON ALL DISTURBED AREAS NO LATER THAN THE 14TH DAY AFTER NO CONSTRUCTION ACTIVITY HAS TAKEN PLACE AND ON AREAS WHERE CONSTRUCTION ACTIVITY WILL NOT OCCUR FOR A PERIOD OF ANOTHER 21 DAYS.
 - C. THE EROSION CONTROL MEASURES SHALL BE CHECKED REGULARLY, ESPECIALLY AFTER EACH SIGNIFICANT STORM, TO LOCATE DAMAGE AND CONDUCT MAINTENANCE OPERATIONS.
 - D. THE CONTRACTOR SHALL PLACE SILT FENCE AROUND ALL STORM SEWER INLET LOCATIONS, STEEP SLOPES OR AS DIRECTED BY THE CITY.
 - ANY NEW ROOFTOP MECHANICAL EQUIPMENT MUST BE SCREENED ON ALL SIDES WITH SCREENING EQUAL TO THE HEIGHT OF THE EQUIPMENT.
 - MECHANICAL EQUIPMENT SHALL NOT BE LOCATED IN THE FRONT YARD OR STREET SIDE YARD, AND SHALL BE SCREENED FROM VIEW FROM ANY PUBLIC WAY WITH LANDSCAPING, FENCING, OR WALLS CONSISTENT WITH THE BUILDING DESIGN, COLORS, AND MATERIALS.
 - ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
 - NO FENCE WILL BE CONSTRUCTED WITHOUT PRIOR APPROVAL OF A BUILDING PERMIT.
 - THE OWNER/DEVELOPER IS RESPONSIBLE FOR MEETING ALL STATE OF IOWA DEPARTMENT OF NATURAL RESOURCES, APPLICABLE CITY, URBAN DESIGN STANDARDS FOR PUBLIC IMPROVEMENTS, OR ANY OTHER CODES, REGULATIONS, OR RESTRICTIONS SET FORTH BY ANY AND ALL GOVERNING AGENCIES.
 - ANY AMENDMENTS OR CHANGES TO THE PROJECT SITE THAT DO NOT MEET WHAT IS SHOWN ON THE SITE PLAN NEED TO BE APPROVED WITH THE PERMIT AND DEVELOPMENT CENTER PRIOR TO INSTALLATION/CONSTRUCTION.
 - THIS SITE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODE APPLICABLE ON THE DATE OF SITE PLAN APPROVAL.
 - THE REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, SHALL BE MAINTAINED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY.
 - ALL WORK IN THE CITY RIGHT-OF-WAY REQUIRES A RIGHT-OF-WAY PERMIT.



CONTACT INFORMATION	SITE LOCATION INFORMATION	
OWNER TODD COONEY 1601 GARFIELD ST SW BONDURANT, IOWA 50035 PHONE: (515) 991-6303 EMAIL: COONEY301@AOL.COM	SITE ADDRESS 1601 GARFIELD ST SW BONDURANT, IOWA 50035	
OWNER(S) CONTACT TODD COONEY 1601 GARFIELD ST SW BONDURANT, IOWA 50035 PHONE: (515) 991-6303 EMAIL: COONEY301@AOL.COM	LEGAL DESCRIPTION BEG AT PT 226F S OF NW COR THN E 291.36F SE 42.11F SW 195F W 190F N 184F TO POB NW 1/4 NW 1/4 LESS RD EAS SEC 6-79-22 AND -EX NE 70TH AV ROW- BEG NW COR THN S 226F E 291.36F NW TO N LN W 195F TO POB NW1/4 NW 1/4 LESS RD EAS SEC 6-79-22	
ENGINEERING COMPANY PROJECT MANAGER Victor Pagentini 1830 SE Princeton Drive, Suite M Grimes, Iowa 50111 Email: VicP@AECofIowa.com Phone #: (515) 255-3156 ext. 2		
ZONING INFORMATION ZONING: U1 - CONSERVANCY DISTRICT		
PRINCIPAL USE OF SITE STORAGE/WAREHOUSE		
BUILDING TYPE WORKSHOP/WAREHOUSE		
BUILDING EYE HEIGHT = 17.0', 1 STORY		
PARKING REQUIREMENTS PARKING REQUIREMENTS WAREHOUSE/STORAGE 5 EMPLOYEES:		
AREA SUMMARY		
BUILDINGS	DEVELOPED	EXISTING
PAVING	8,600 SF	4,600 SF
GRAVEL	5,784 SF	5,784 SF
OPEN SPACE	59,669 SF	10,243 SF
TOTAL (NET AREA)	79,123 SF	58,496 SF
IMPERVIOUS	19,454 SF	20,627 SF
PERVIOUS	59,669 SF	58,496 SF
O. S. R.	75 %	74 %
F. A. R.	11 %	6 %
GROSS	96,377 SQ FT	
R.O.W.	17,254 SQ FT	
NET	79,123 SQ FT	
NPDES GENERAL PERMIT TOTAL DISTURBED AREA = 5,500 SF NPDES GENERAL PERMIT #2 IS NOT REQUIRED		



ASSOCIATED ENGINEERING
AEC COMPANY OF IOWA
1830 SE Princeton Drive, Suite M, Grimes, Iowa 50111
Phone: (515) 255-3156 Fax: (515) 255-3157

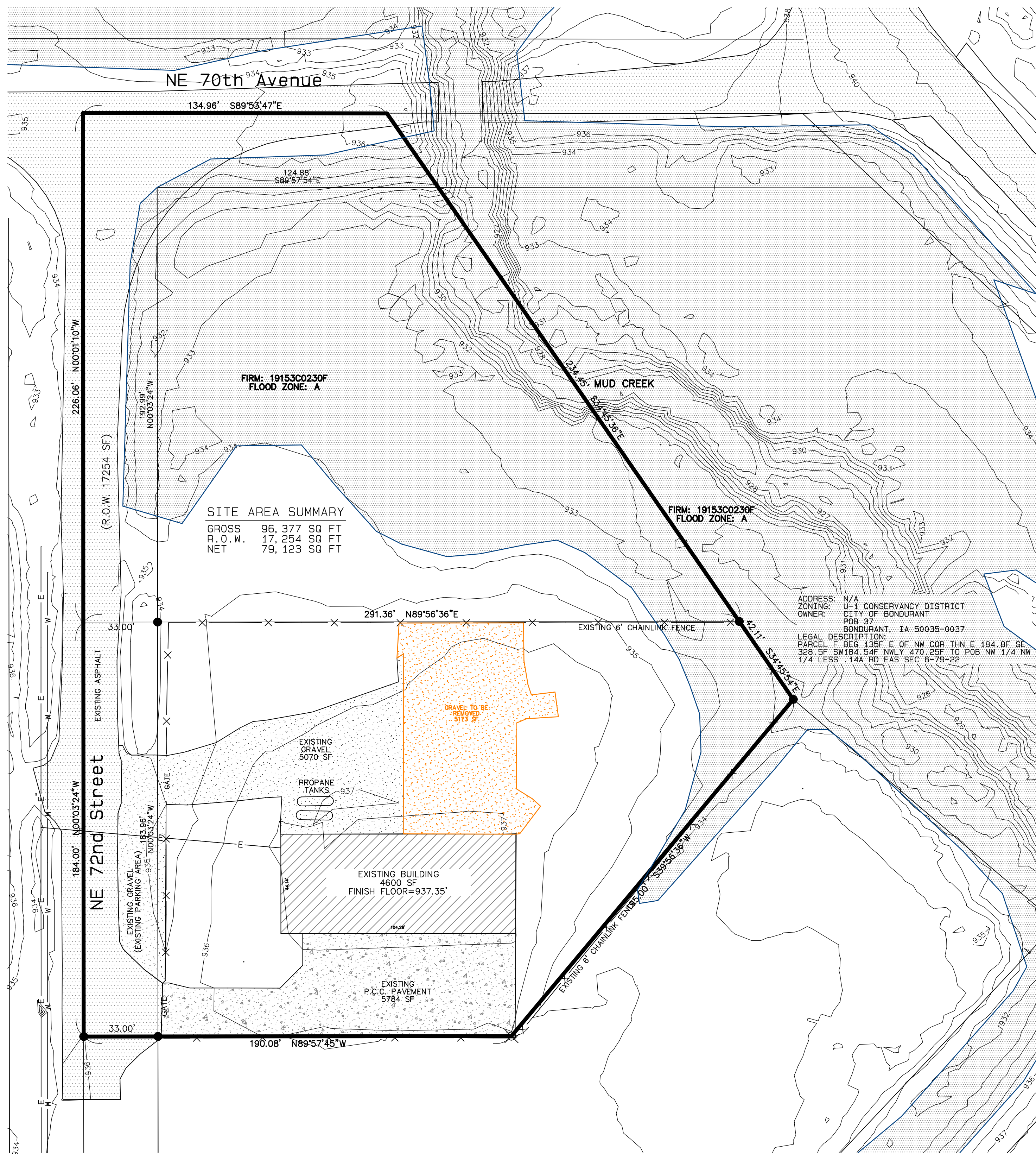
DATE SUBMITTED

DATE PRINTED
Tue Jan 9, 2024

AEC # : 212521

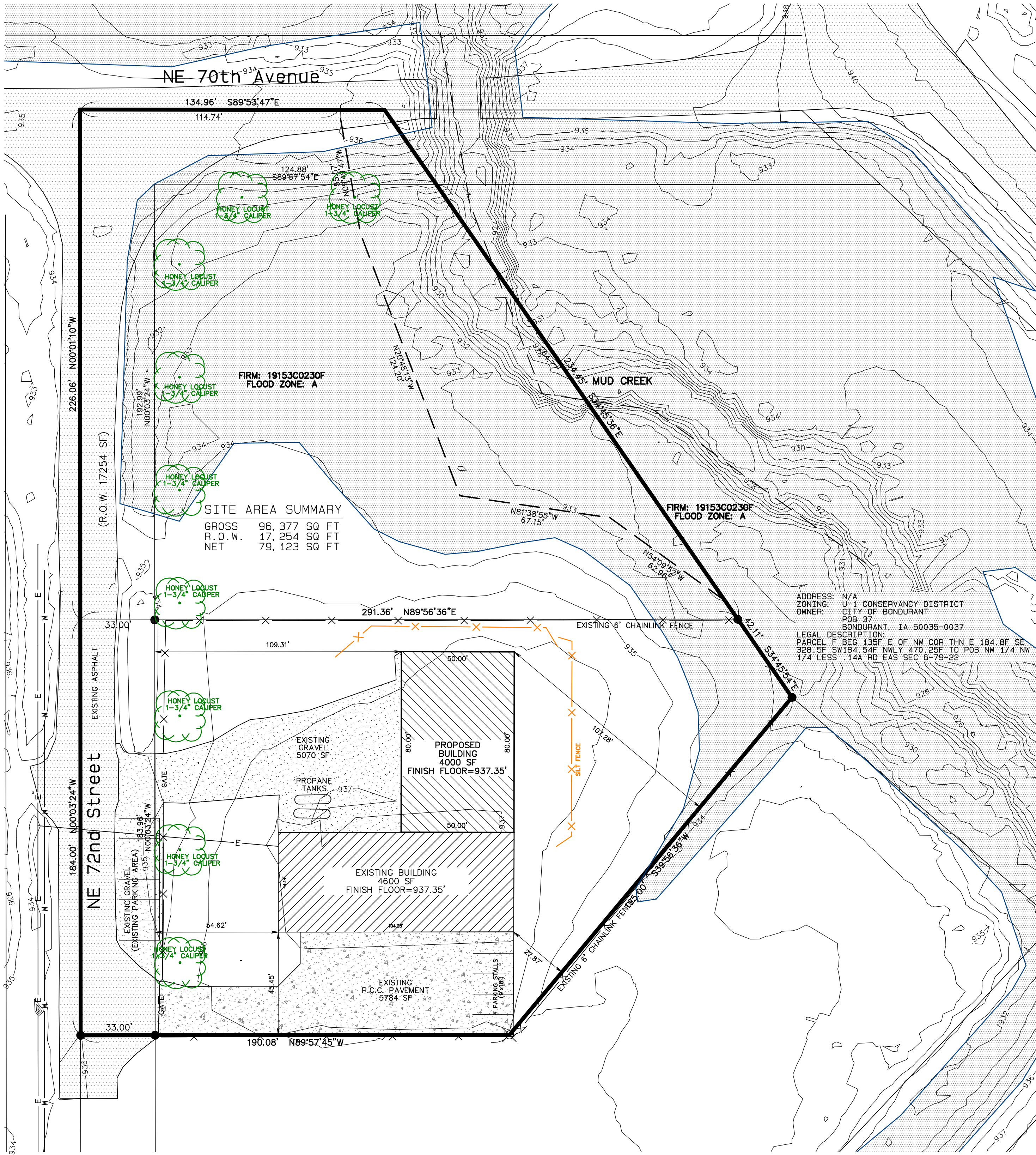
SHEET 1

COVER SHEET



LOWE 30111
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DATE PRINTED
Tue Jan 9, 2024
AEC #: 212521



Perimeter Silt Fence
Silt fence will be installed around the perimeter before construction begins. Silt fence will be installed around the stockpile once it is established. Other areas will require silt fence during construction and post construction.

Alan's Seamless Gutters

1601 Garfield St SW
Bondurant, IA 50035

ARCHITECT
Elevated Builders, LLC
Contact: Paul Gehrke
pgehrke@elevatedbuilders.com
p: (641) 373-3803
License # 07375

OWNER
Alan's Seamless Gutters
Contact: Todd Cooney
Cooney301@aol.com
p: (515) 991-6303

CIVIL ENGINEER
AEC of Iowa
Contact: Vic Piagentini
vicp@aecofiowa.com.com
p: (515) 255-3156

GENERAL CONTRACTOR
TBD
Contact:
Email
Phone

STRUCTURAL ENGINEER
Tometich Engineering, Inc
Contact: Luke Logan, P.E.
ljl@tometichengineering.com
p: (515) 280-8022

SHEET LIST

ARCHITECTURAL

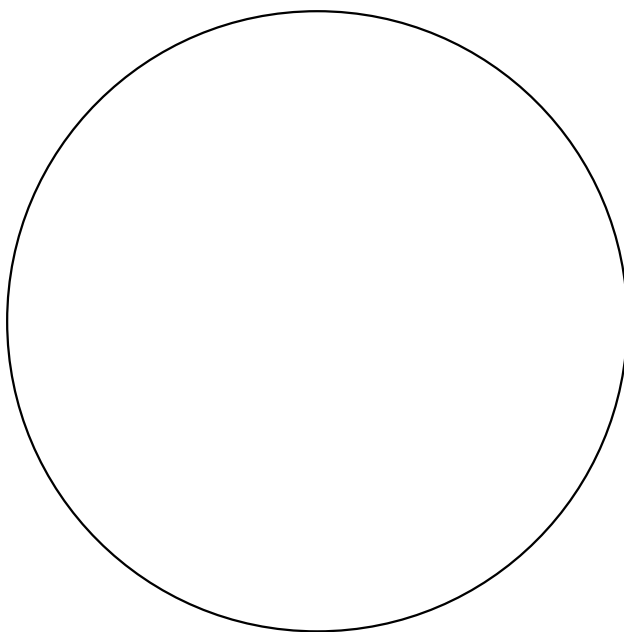
Sheet Number	Sheet Name	Current Revision
A100	Cover Page	
A101	ADA	
A102	Life Safety	
A103	Floor Plan	
A104	Roof + Elevations	

CIVIL

Sheet 1	Place Holder	
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STRUCTURAL ENGINEERING

S001	Place Holder	
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I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed architect under the laws of the state of Iowa

Signature _____ Date _____
Printed or typed name: Paul Gehrke
License Number: 07375
License renewal date is June 30, 2024
Pages or sheets covered by this seal: _____



ELEVATED
BUILDERS

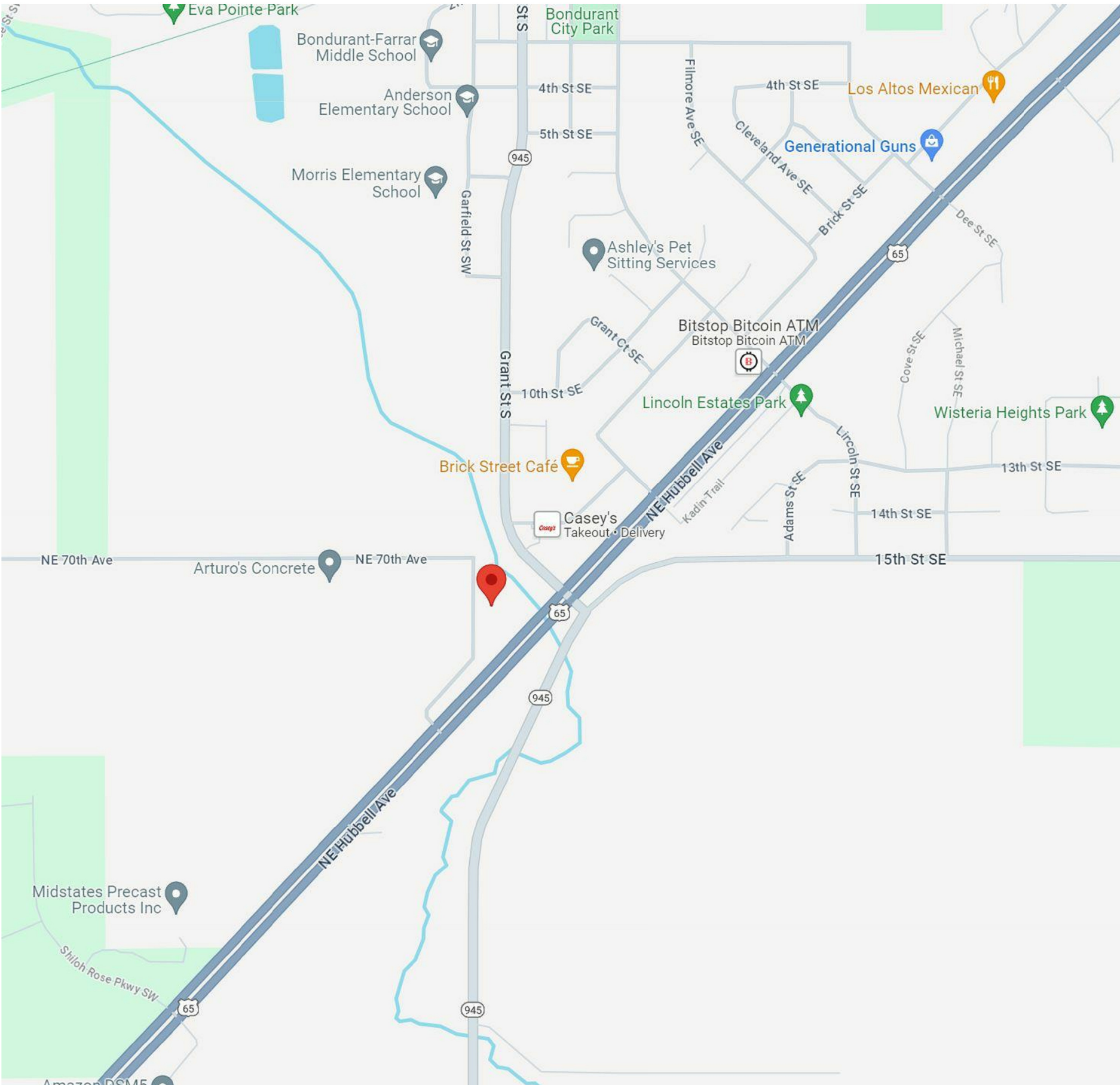
Elevated Builders LLC
1011 N Ankeny Blvd, #
1141, Ankeny, Iowa 50021
(515) 446-8126

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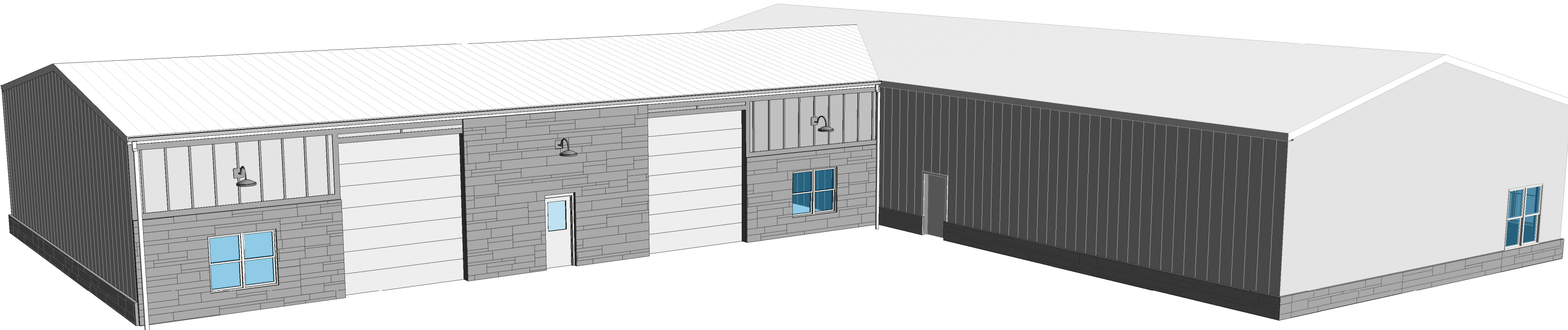
NOT FOR CONSTRUCTION

DO NOT RELEASE FOR PERMIT

LOCATION:



NOTE: THESE DOCUMENTS ARE FOR DESIGN INTENT ONLY. EACH CONTRACTOR IS RESPONSIBLE FOR MEETING MINIMUM CODE IN THE JURISDICTION HAVING AUTHORITY. ALL MATERIALS TO BE INSTALLED PER THE MANUFACTURERS INSTRUCTIONS. ALL EXISTING DIMENSIONS TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. ALL INTERIOR FINISHES TO BE SELECTED BY OWNER.



Alan's Seamless Gutters

1601 Garfield St SW
Bondurant, IA 50035

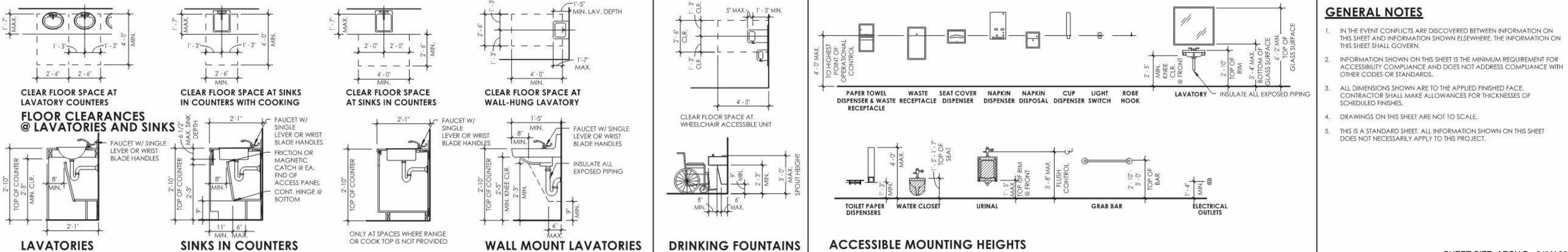
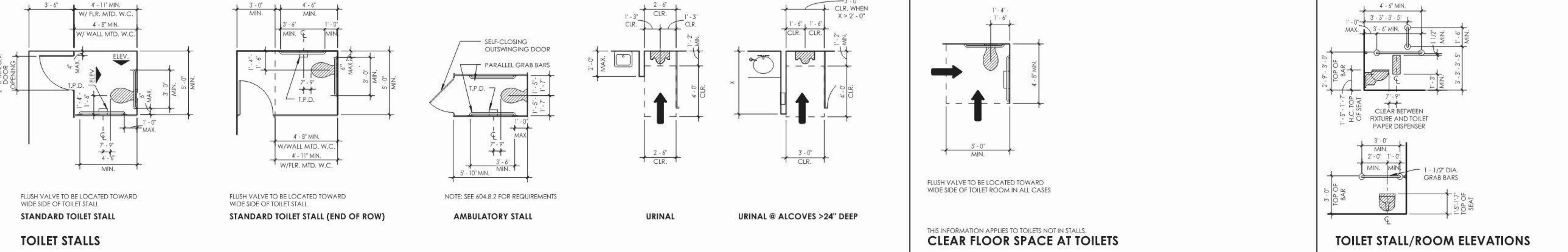
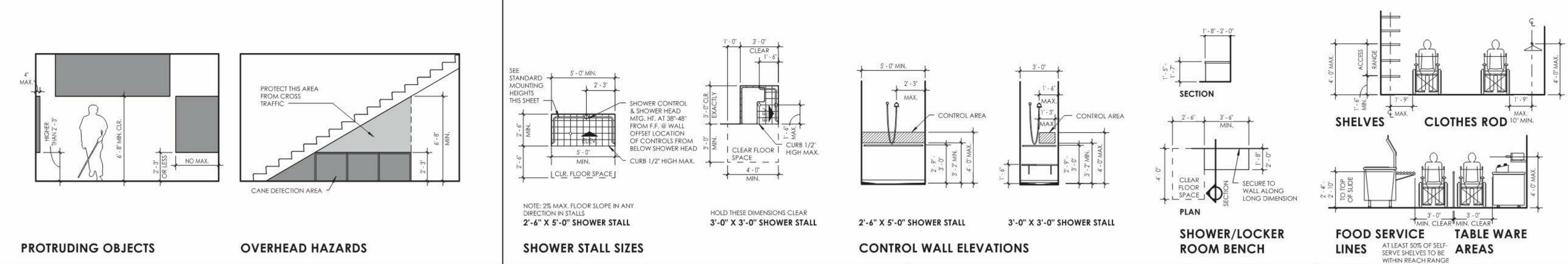
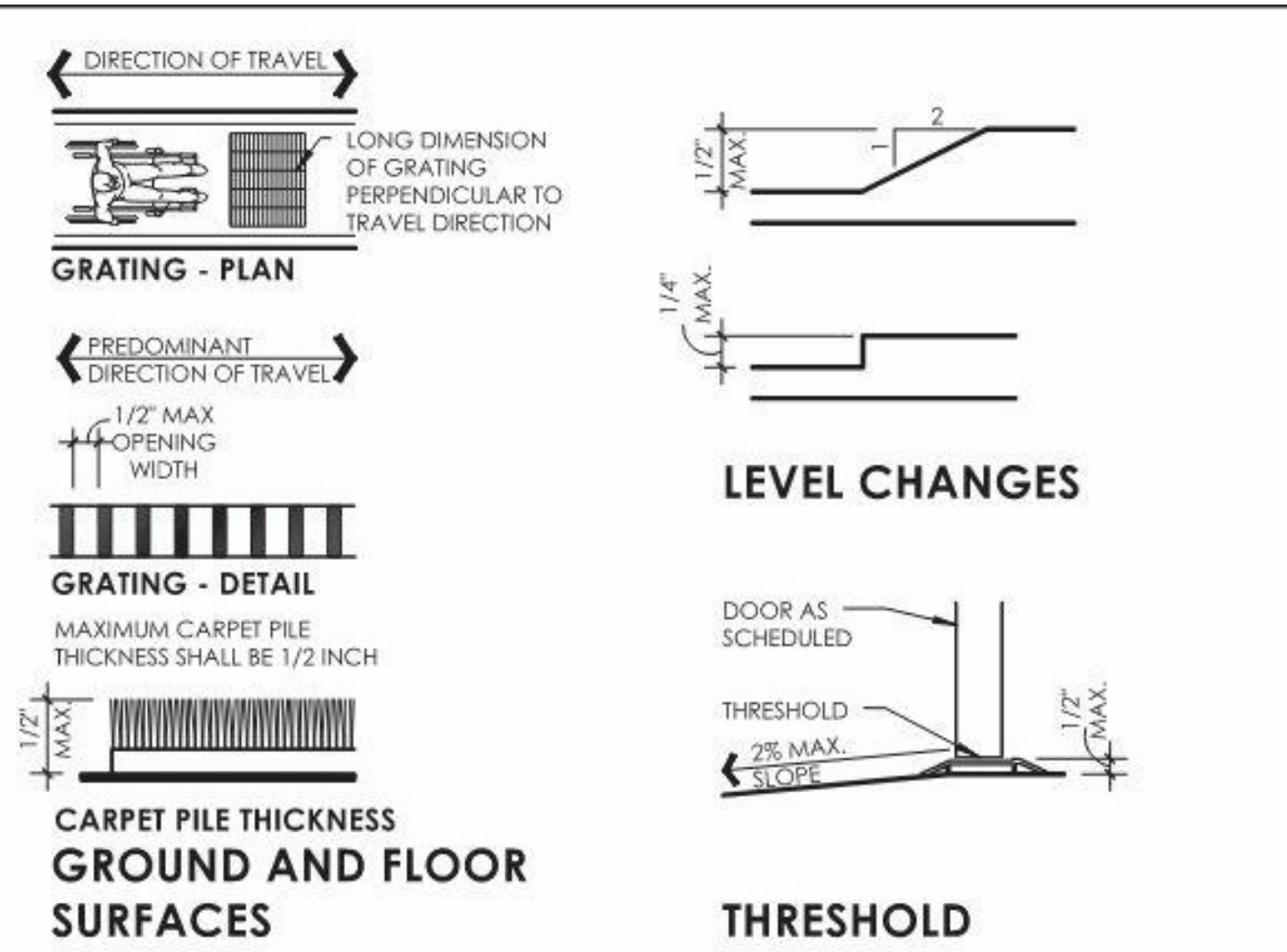


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Cover Page

A100



OCCUPANCY TYPE LEGEND

- WAREHOUSE 1:500
- EXISTING / OUT OF SCOPE

EGRESS LEGEND

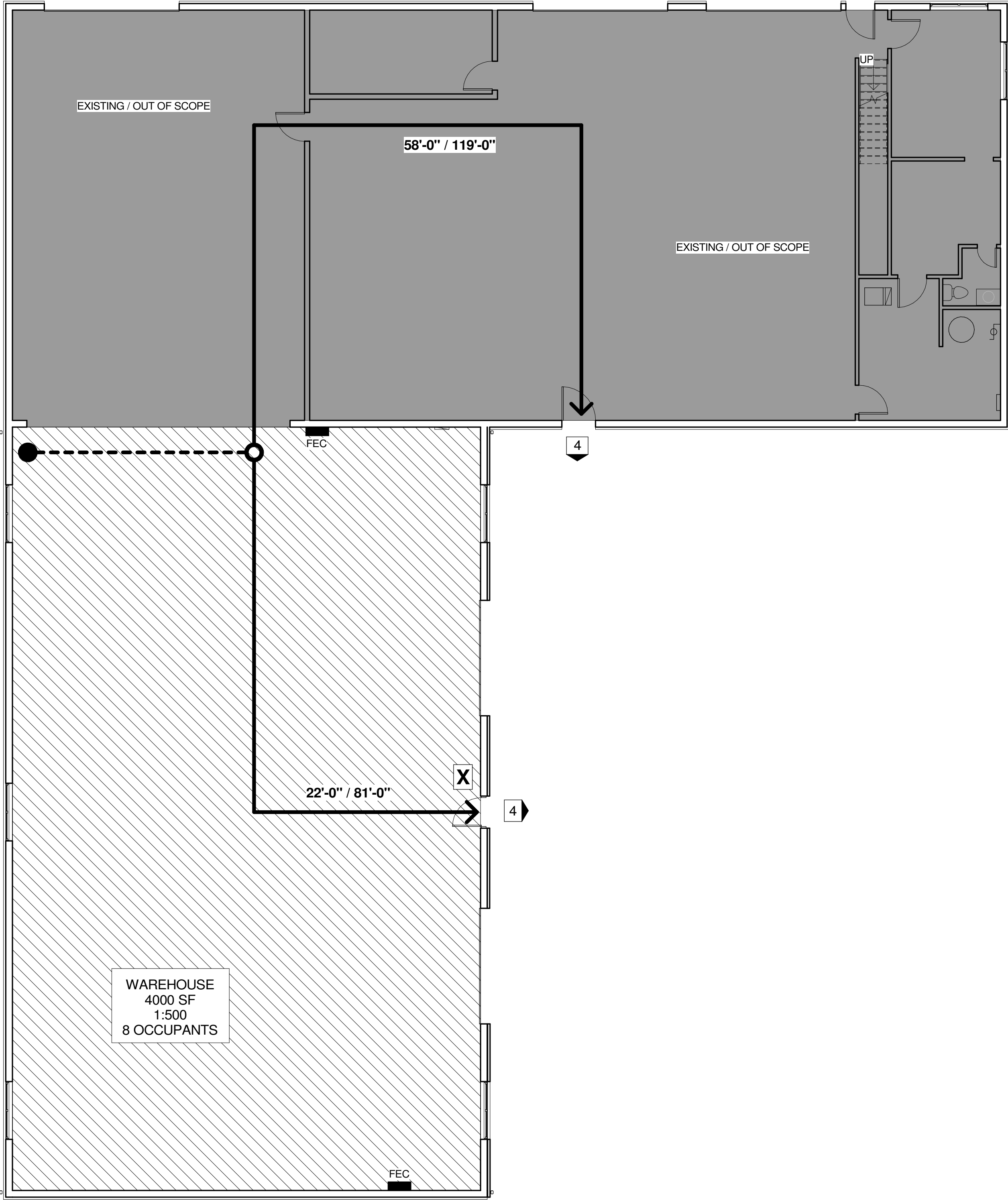
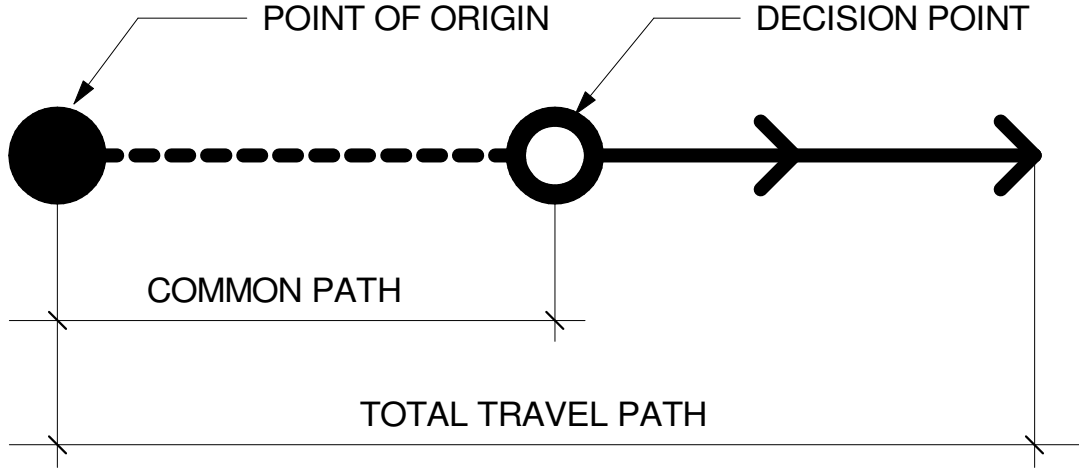
- XX

OCCUPANT LOAD AT EXIT
- XX' / XXX'

75' COMMON PATH OF TRAVEL MAX.
250' EXIT ACCESS PATH OF TRAVEL MAX.
- X

ILLUMINATED EXIT SIGN
- FEC

FIRE EXTINGUISHER CABINET



CITY OF BONDURANT, IA PLAN REVIEW DATA

PROJECT DESCRIPTION: THIS PROJECT IS INTENDED TO CONSTRUCT A WOOD FRAMED BUILDING ADDITION TO STORE TOOLS, MATERIALS, TRAILERS AND VEHICLES. THIS IS A SINGLE STORY SLAB ON GRADE POLE BARN STYLE BUILDING. THE BUILDING IS 50 FEET X 80 FEET AND APPROXIMATELY 15 FEET TALL (EAVE). THE BUILDING WILL NOT BE CLIMATE CONTROLLED AND THEREFORE DOES NOT REQUIRE INSULATION/COMCHECK

- I. APPLICABLE CODES:
- 2021 INTERNATIONAL RESIDENTIAL CODE
 - 2021 INTERNATIONAL BUILDING CODE
 - 2021 INTERNATIONAL EXISTING BUILDING CODE
 - 2018 INTERNATIONAL MECHANICAL CODE
 - 2021 UNIFORM PLUMBING CODE
 - 2020 NATIONAL ELECTRIC CODE
 - 2021 INTERNATIONAL FUEL GAS CODE
 - 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE
 - 2012 INTERNATIONAL ENERGY CONSERVATION CODE
 - 2021 INTERNATIONAL FIRE CODE
- II. OCCUPANCY CLASSIFICATION (PER IBC CHAPTER 3)
- GROUP S1 : GENERAL STORAGE, MODERATE HAZARD
NO STORAGE OF GROUP A PLASTICS, TIRES, OR COMBUSTIBLES. NO HIGH PILE STORAGE
- III. OCCUPANT LOAD (PER TABLE 1004.5, IBC)
- WAREHOUSE - NOT A REPAIR SHOP**
MAIN FLOOR, GROSS: 4000 SQ. FT.
OCCUPANT LOAD: 500 SQ FT GROSS SQ FT PER PERSON = **8 OCCUPANTS**
- TOTAL OCCUPANT LOAD = **8 OCCUPANTS**
- IV. CONSTRUCTION TYPE (PER IBC 601)
- TYPE V-B , UNPROTECTED, UN-SPRINKLERED (UNDER 10,000 SF)
0 HR FIRE RATING FOR ALL WALLS, PARTITIONS, STRUCTURAL FRAME,
FLOOR AND ROOF (PER TABLE 601, IBC)
- V. OTHER LIFE SAFETY ITEMS (PER IBC 1006-1017):
- GROUP I: EQUIPMENT STORAGE
MIN. NUMBER OF EXITS = 1
MAX. TRAVEL DISTANCE = 200'-0" (PER IBC TABLE 1017.2)
COMMON PATH OF TRAVEL = 100'-0" (PER IBC TABLE 1006.2.1)
MAX. DEAD END CORRIDOR LENGTH = 20'-0" (PER IBC TABLE 1020.4)
EGRESS WIDTH PER PERSON SERVED (PER TABLE 1005.3 IBC) = .2" (OTHER)
FIRST LEVEL: EXIT WIDTH REQUIRED = .2 X 8 OCC. = 2"
ACTUAL EXIT WIDTH PROVIDED = 96"
- MINIMUM CORIDOR AISLE WIDTH = 44"
MINIMUM CLEAR OPENING OF EXIT DOORS = 32"
EXIT SIGN LOCATIONS SHOWN ON LIFE SAFETY PLAN
PANIC HARDWARE NOT REQUIRED ON EXIT DOORS
- VI. FIRE PROTECTION
- FIRE ALARM AND DETECTION SYSTEM TO BE INSTALLED IN ACCORDANCE WITH NFPA 72
SPRINKLER SYSTEM NOT REQUIRED IN WAREHOUSES 6000 SF AND UNDER OR FOR GENERAL STORAGE AREAS UNDER 12,000 SF
FIRE EXTINGUISHERS TO BE TYPE 2-A WITH A MAXIMUM DISTANCE OF TRAVEL OF 75 FEET. EACH EXTINGUISHER IS GOOD FOR 11,250 SQUARE FEET MAX.
2 EXTINGUISHERS REQ'D
- VII. PLUMBING FIXTURE REQUIREMENTS (PER IBC TABLE 2902.1 STORAGE)
- WATER CLOSETS 1:100 = 1 REQUIRED FOR MEN/WOMEN, 2 PROVIDED (EXISTING)
LAVATORIES 1:100 = 1 REQUIRED FOR MEN/WOMEN, 2 PROVIDED (EXISTING)
DRINKING FOUNTAIN = NOT REQ'D PER IPC 410.2 (UNDER 15 OCCUPANTS)
SERVICE SINK = 1 TOTAL (EXISTING)
THERE ARE 2 EXISTING UNISEX RESTROOMS IN THE MAIN BUILDING.
SEPARATE FACILITIES FOR EACH SEX IS NOT REQUIRED PER IBC 2902.2
- VIII. CODE REVIEW NOTES:
- EXIT SIGNS SHALL COMPLY WITH IBC 1013.1
EXIT SIGNS SHALL BE ILLUMINATED PER IBC 1013.3
MEANS OF EGRESS ILLUMINATION REQUIRED TO BE NOT LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE
EMERGENCY ILLUMINATION REQUIRED AT ELECTRIC PANEL FOR A MINIMUM OF 90 MINUTES PER IBC 1008.3.3



Elevated Builders LLC
1011 N Ankeny Blvd, #
1141, Ankeny, Iowa 50021
(515) 446-8126

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Alan's Seamless Gutters

1601 Garfield St SW
Bondurant, IA 50035



0 Issue 01 xx.xx.xx
Issues Date

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Life Safety

A102



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Builders LLC**
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1601 Garfield St SW
Bondurant, IA 50035



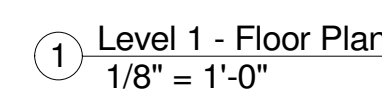
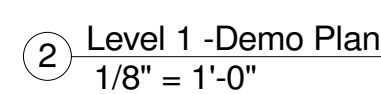
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△	Issues	Date

Drawn

Checked

Floor Plan

A103



MATERIAL SPECIFICATIONS:

ROOF METAL PANEL
PROFILE:
GAUGE:
COLOR: WHITE

WALL PANEL
PROFILE:
GAUGE:
COLOR:

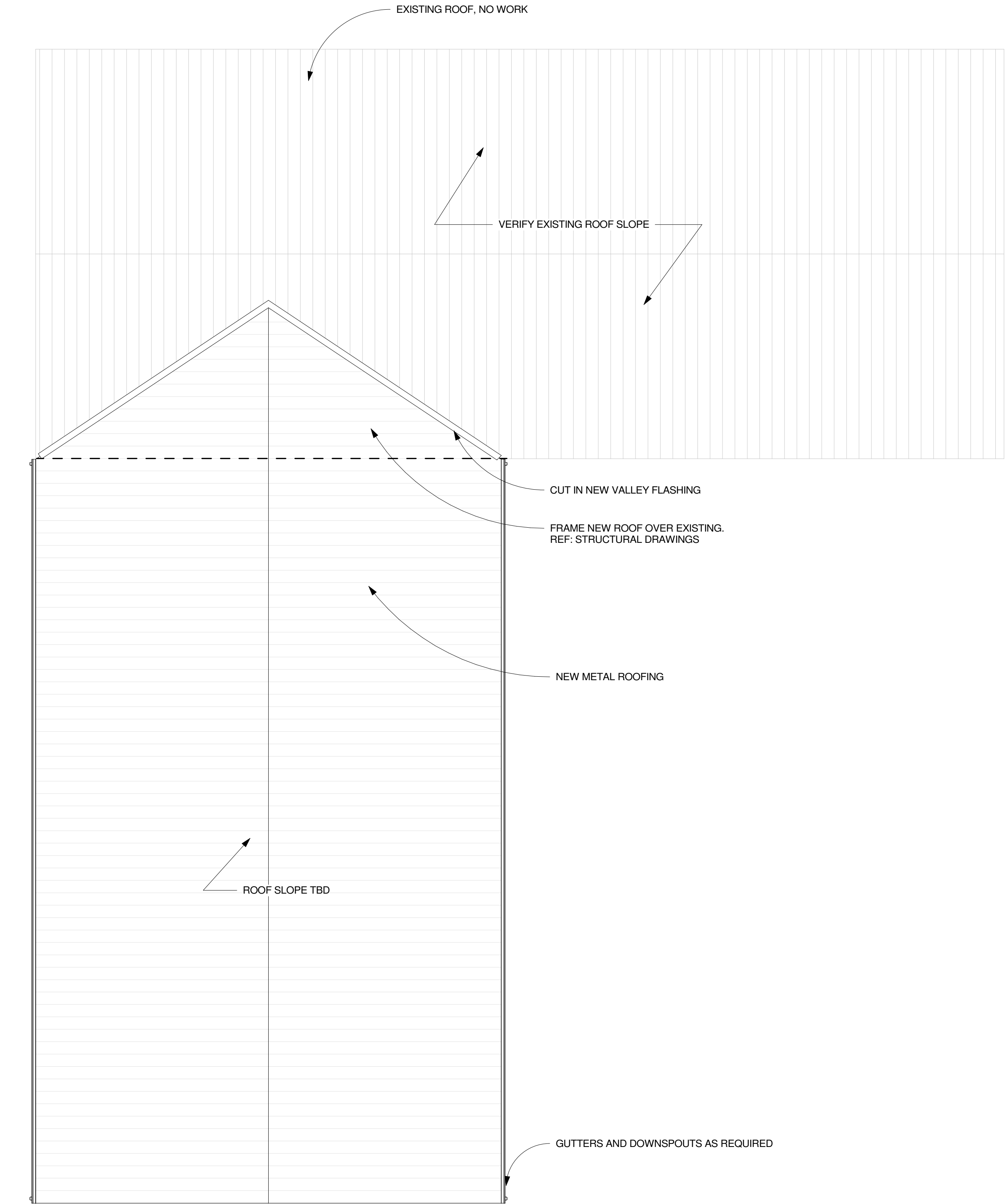
ADHERED STONE
MFR: DUTCH QUALITY STONE
COLOR: LIMESTONE - CHARCOAL
TYPE: ADHERED, GROUTED
USE: DECORATIVE
CONTACT: P&P STONE, SALVADOR PEREZ
CONTACT PH: 515-988-9863

BOARD AND BATT
MFR: JAMES HARDIE
SIZE: 4X8 BACKER BOARD, 2 INCH BATTONS, 6 INCH TRIM
COLOR:

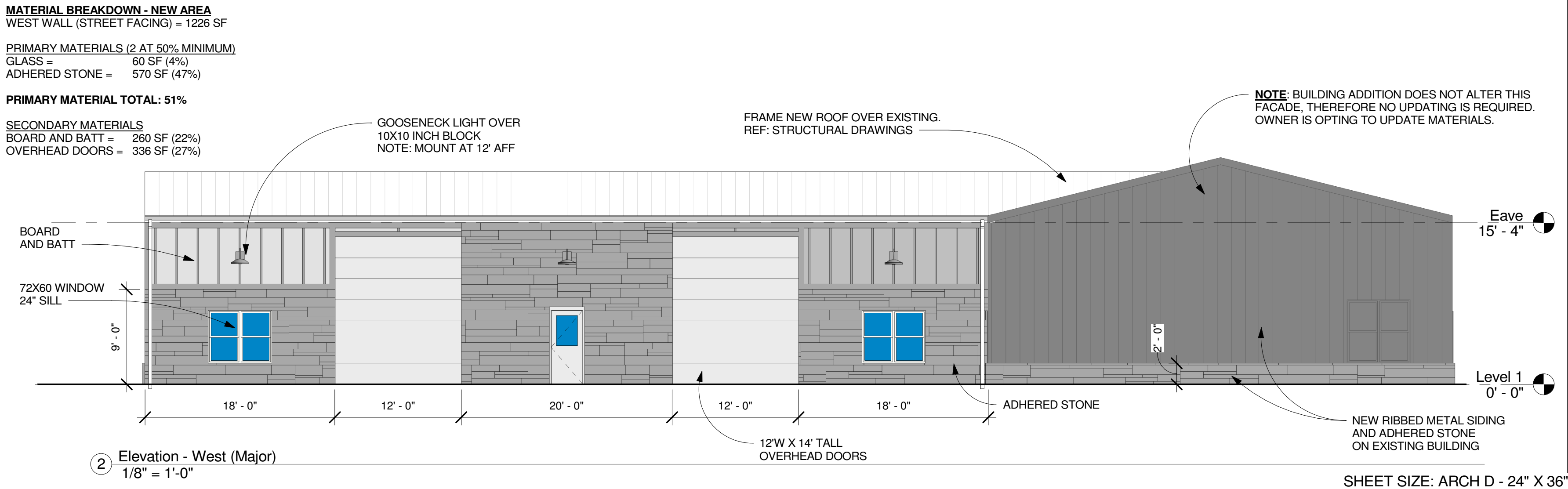
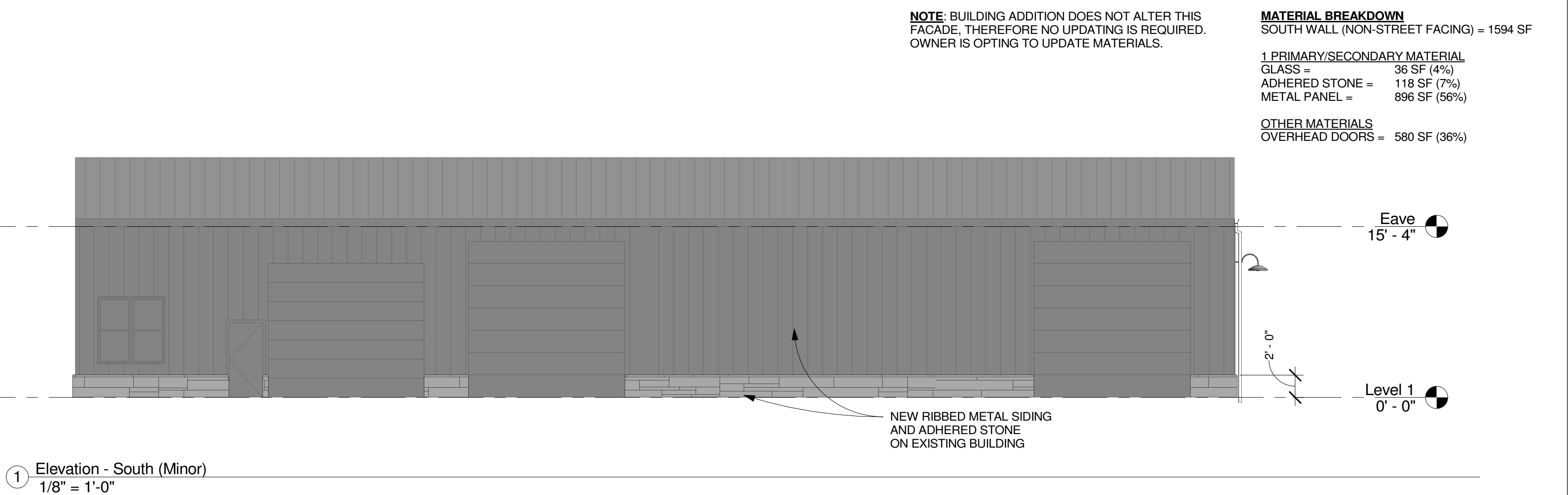
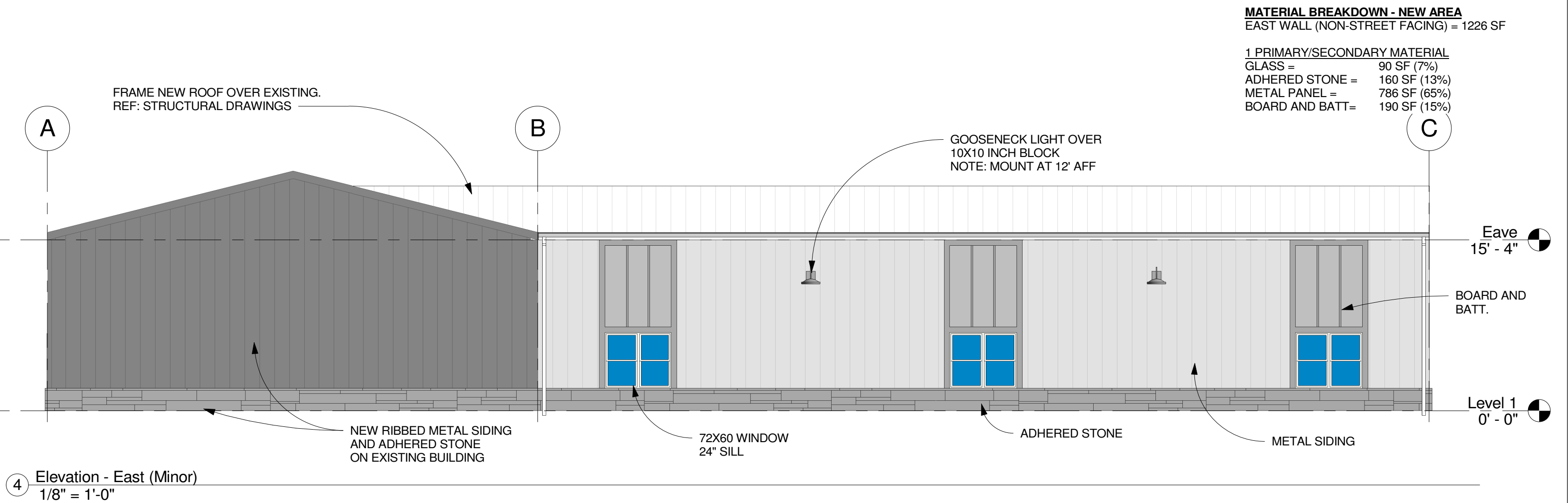
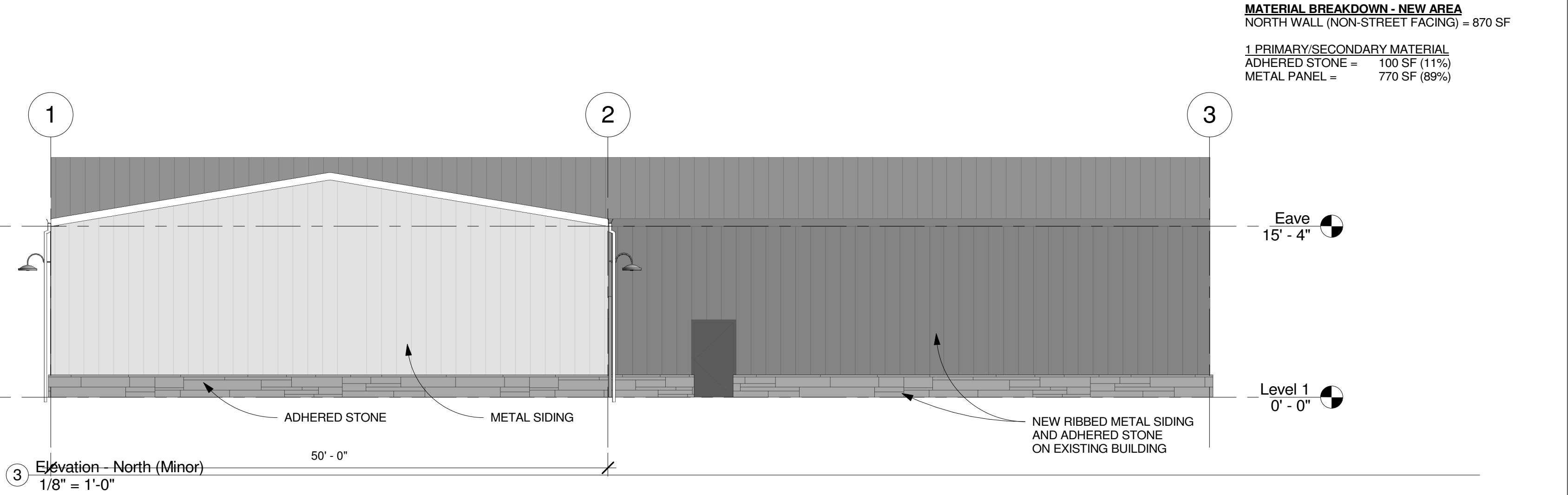
WINDOWS
MFR: WINDSOR WINDOWS
TYPE: SINGLE HUNG
COLOR: WHITE
TRANSMITTANCE: 56% (50% MIN.)
REFLECTANCE: <25%
U VALUE: .26

GUTTERS AND DOWNSPOUTS
COLOR: PREFINISHED WHITE

GARAGE DOORS
COLOR: TO MATCH SIDING PER ZONING



5 Roof Plan
1/8" = 1'-0"



SHEET SIZE: ARCH D - 24" X 36"



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Alan's Seamless Gutters

1601 Garfield St SW
Bondurant, IA 50035



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Roof + Elevations

A104

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-240208-05

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE SITE PLAN FOR
ALAN'S SEAMLESS GUTTERS AT 1601 GARFIELD STREET SW, BONDURANT,
IOWA

WHEREAS, Vic Piagentini, with Associated Engineering Company of Iowa, on behalf of the applicant, Todd Cooney, has submitted the site plan for an addition at 1601 Garfield Street SW, property described as follows;

BEG AT PT 226F S OF NW COR THN E 291.36F SE 42.11F SW 195F W 190F N 184F
TO POB NW ¼ NW ¼ LESS RD EAS SEC 5-79-22

AND

-EX NE 70TH AVE ROW- BEG NW COR THN S 226F E 291.36F NW RO N LN W 135F
TO POB NW ¼ NW ¼ LESS RD EAS SEC 6-79-22.

WHEREAS, the zoning for the property is Light Industrial District (M-1) and a contractor's office and/or storage building use is permitted per Sections 178.13.1.B of the Zoning Code; AND

WHEREAS, the zoning for a portion of the property is Conservancy (U-1), and no portion of the contractor's office and/or storage building may be located in this area.

NOW, THEREFORE, BE IT RESOLVED, that the Planning & Zoning Commission recommends approval of the submitted site plan for Alan's Seamless Gutters at 1601 Garfield Street SW, subject to the following City Code/Policy clarification recommendation items;

1. A copy of the recorded lot-tie agreement is submitted to the City.
2. Address comments from Veenstra & Kimm.

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 February 8, 2024; 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				
Pitt				
Torres				
Vore				

Karen Keeran, Commission Chair



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

Item No. 6.h.
For Meeting of 2/8/2024
Resolution

TITLE: Resolution PZ-240208-06 - Resolution considering recommended approval of The Grain District Downtown Redevelopment Plan.

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS: In August 2023 the Bondurant City Council hired ISG Inc. to prepare a Downtown Landus Redevelopment 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. ISG Inc. and the potential developer presented a draft of the Landus Redevelopment Plan to the Planning and Zoning Commission at their November 9, 2023 meeting and to the City Council at their November 20, 2023 meeting. ISG Inc. took the Commission's, Council's, and City staff's comments and have created the attached Grain District Downtown Redevelopment Plan.

The redevelopment plan shows downtown commercial development in the northwestern portion of the site. This area includes the extension of Lincoln Street NE to 2nd Street NE. Additional parking will be created along 2nd Street NE, Main Street NE and Lincoln Street NE as well as interior parking lots. Extension of the Chichaqua Valley Trail to the northeast is shown in the redevelopment plan and coincides with the City's plan to create an arboretum trail through this area.

The southeast corner of the site shows townhome development, this residential development will include the extension of Filmore Avenue NE and 1st Street SE. Grain Street NE is also shown traveling east ultimately intersecting with Truman Parkway. Just north of the townhome development area is a recreation center. Finally, the plan shows redevelopment of the existing silos into restaurant and retail space, condominiums, hotel and event space.

FUNDING SOURCE:

STAFF RECOMMENDATION: Staff's recommendation is to approve the Grain District Downtown Redevelopment Plan.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION PZ-240208-06 - Recommended Approval of Grain District Plan
2. The Grain District Downtown Redevelopment Master Plan

CITY OF BONDURANT
RESOLUTION PZ-240208-06

RESOLUTION CONSIDERING RECOMMENDED APPROVAL OF THE GRAIN
DISTRICT DOWNTOWN REDEVELOPMENT PLAN.

WHEREAS, the Grain District Downtown Redevelopment Plan provides guidance on how the Grain District can be developed as a cohesive extension of downtown Bondurant; AND

WHEREAS, the Building Bondurant Comprehensive Plan supports implementation of the Grain District Downtown Redevelopment Plan; AND

NOW, THEREFORE, BE IT RESOLVED, that the Planning & Zoning Commission recommends approval of the Grain District Downtown Redevelopment Plan.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 8th day of February 2024.

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 February 8, 2024; 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				
Pitt				
Torres				
Vore				

Karen Keeran, Commission Chair



GRAIN DISTRICT DOWNTOWN REDEVELOPMENT PLAN

Bondurant, Iowa

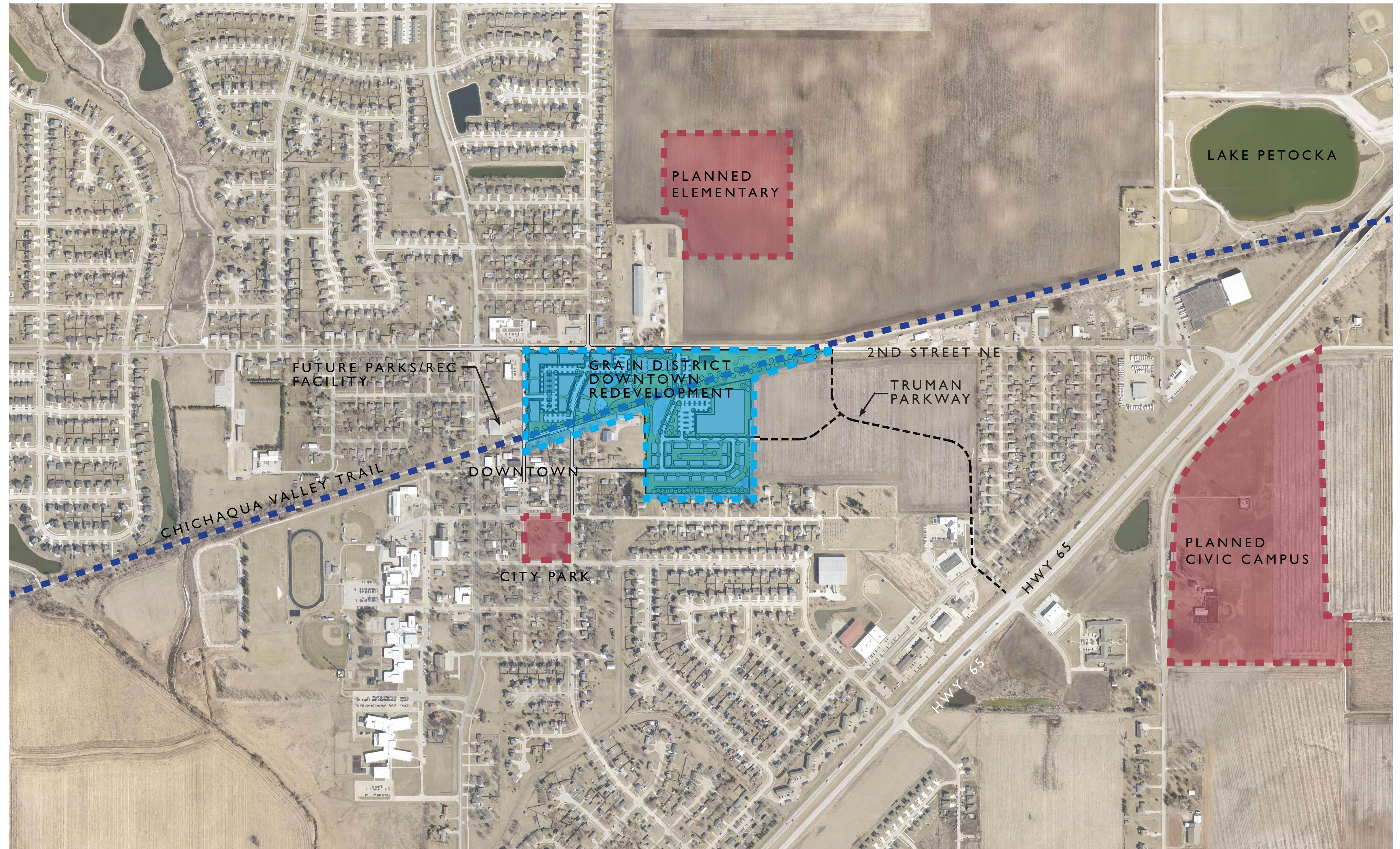
SITE CONTEXT

GRAIN DISTRICT DOWNTOWN REDEVELOPMENT PLAN

SITE CONTEXT:

“The Grain District” Downtown Redevelopment Plan envisions extending downtown Bondurant with the creation of a dynamic mixed-use development. This new development, located south of 2nd Street NE and East of Main St, will include an extension of Chichaqua Valley Trail, mixed-use retail and commercial district, redevelopment of the grain silos, a recreational facility and residential community of townhomes. The planned redevelopment looks to create a walkable destination that encourages community engagement and fosters economic growth.

The Grain District development builds upon the momentum of other planned future developments in Bondurant, including a new elementary school, Civic Campus, and Parks and Recreation Facility. To the north of The Grain District is the site for a new elementary school, with connectivity to the proposed Truman Parkway via the Townhome portion of the development. The Chichaqua Valley Trail extension running through The Grain District development will create a destination experience for users of the trail and tie into regional trail networks. Further to the east of the study site is the proposed development of the Bondurant Civic Campus, which will serve as the future home of a variety of civic and private uses including City Hall, Emergency Services, retail space, Public Works facilities, among others.



SITE PLAN

GRAIN DISTRICT DOWNTOWN REDEVELOPMENT PLAN

A ADDITIONAL PARKING MAY BE NEEDED BASED ON PLANNED USE DENSITY



TOWNHOME DEVELOPMENTS

>2 BEDROOMS

PEDESTRIAN-ORIENTED DESIGN

1 TOWNHOME



2 SCULPTURE GARDEN



3 RECREATION CENTER



4 MIXED-USE



5 LAND USE REDEVELOPMENT



6 UNIQUE PUBLIC SPACE



7 TRAIL



PEDESTRIAN AND VEHICULAR MOVEMENT

GRAIN DISTRICT DOWNTOWN REDEVELOPMENT PLAN



① RAISED PEDESTRIAN CROSSING



② DOWNTOWN WALK



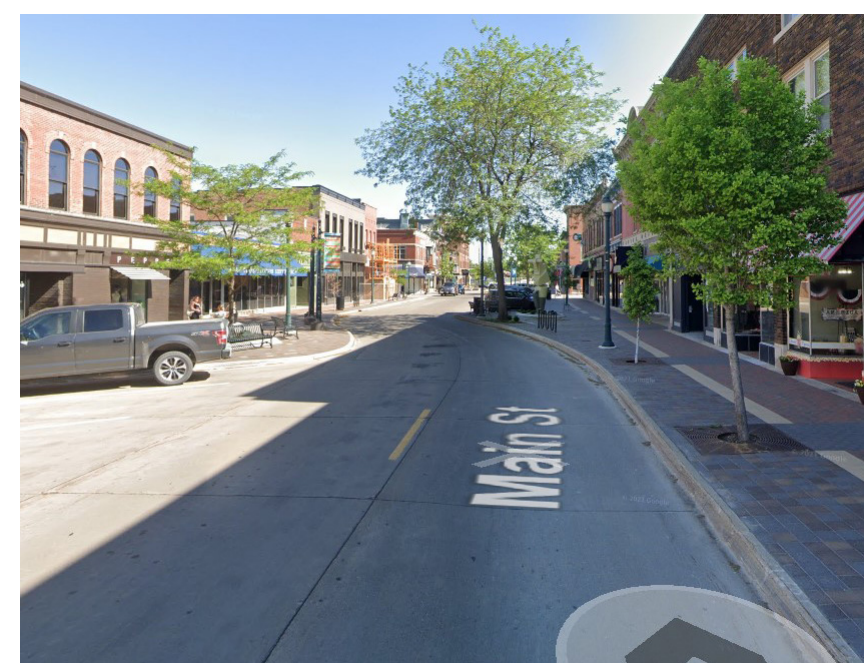
③ CURB EXTENSION



④ ON STREET PARKING



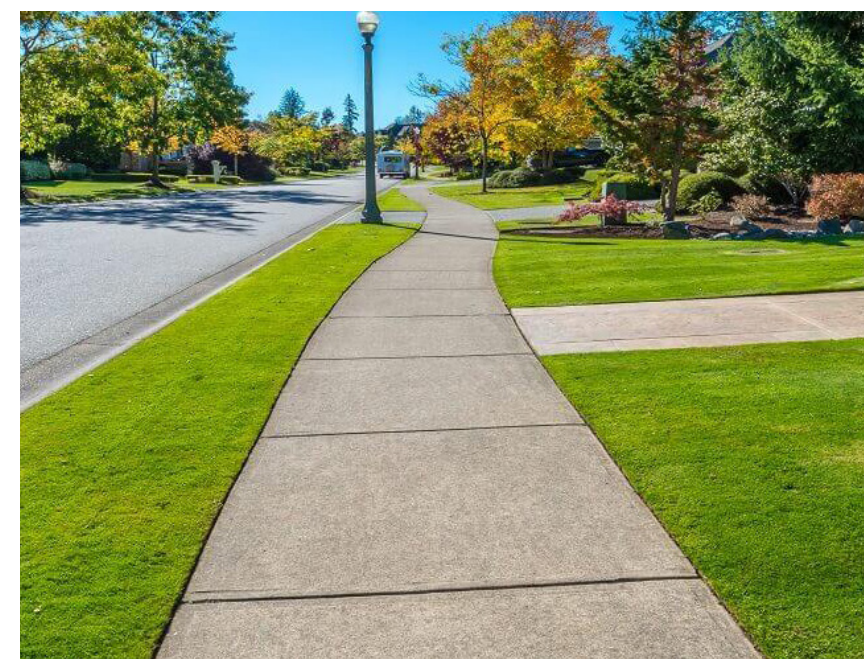
⑤ PLANTED STREETScape



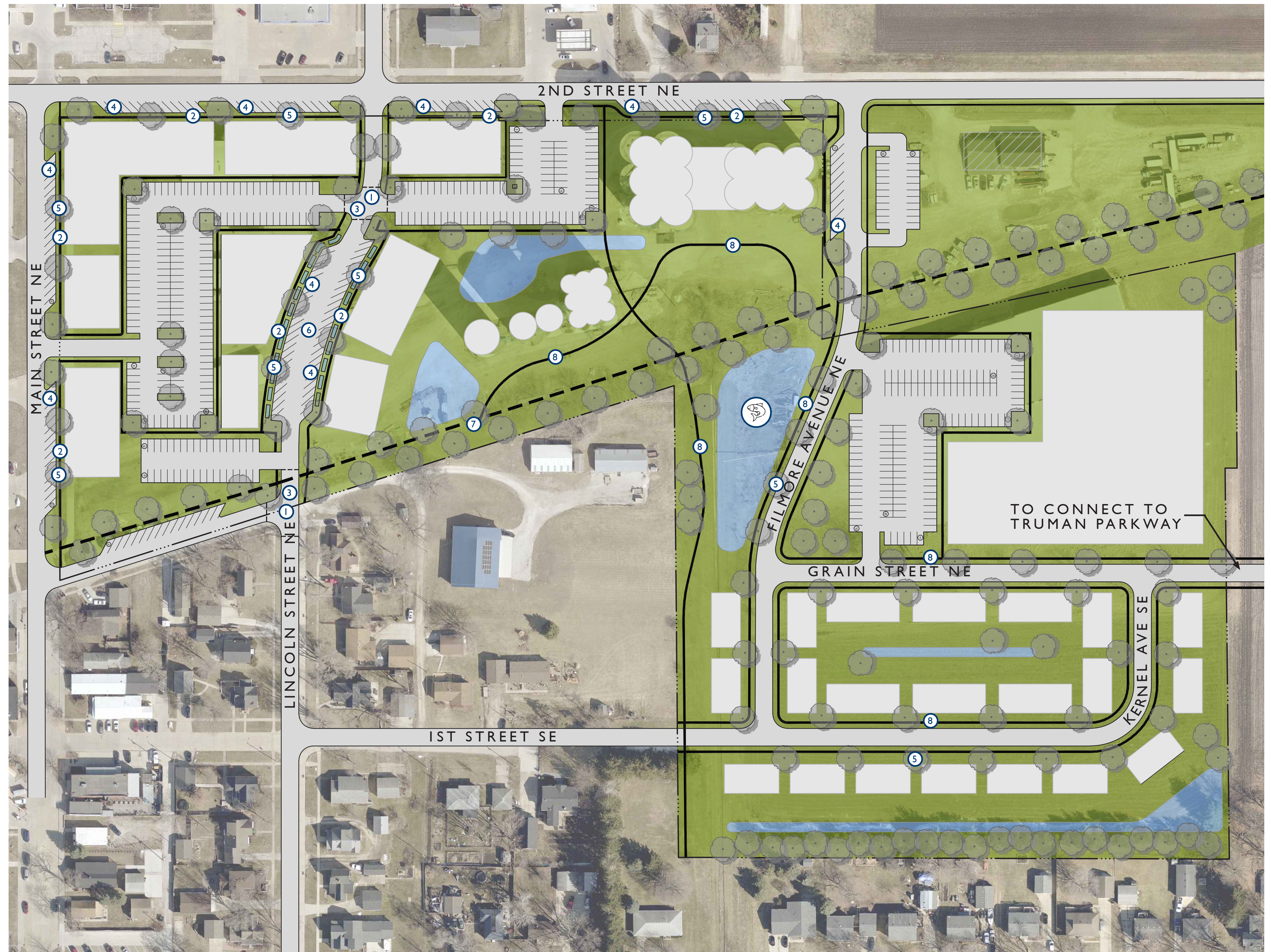
⑥ CHICANE/CURVED ROADWAY



⑦ RAILROAD TRAIL - RE-PURPOSED



⑧ RESIDENTIAL WALK



STORMWATER MANAGEMENT STRATEGIES

GRAIN DISTRICT DOWNTOWN REDEVELOPMENT PLAN



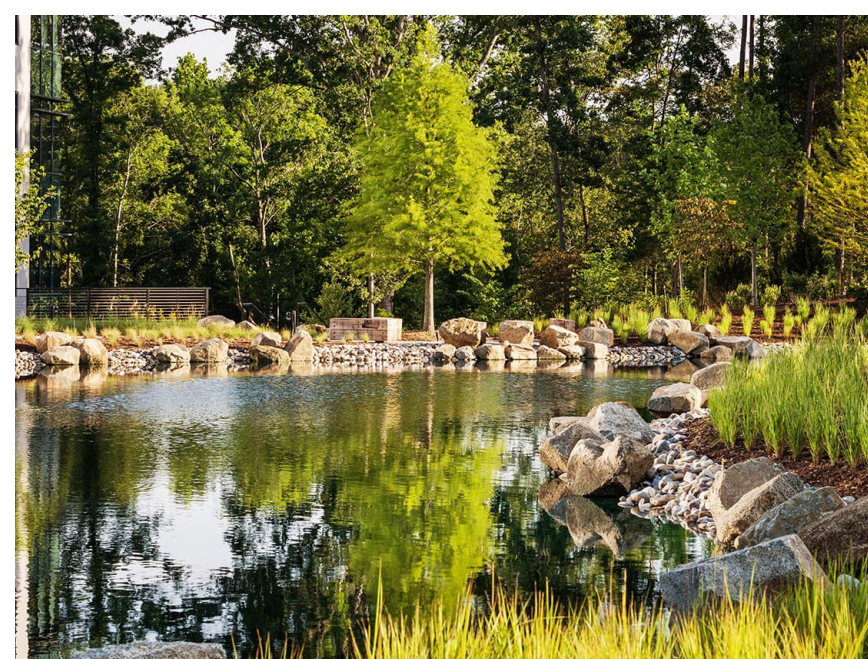
1 RESIDENTIAL STORMWATER DETENTION



3 STORMWATER FEATURE



5 PERMEABLE PAVEMENT



7 STORMWATER FEATURE



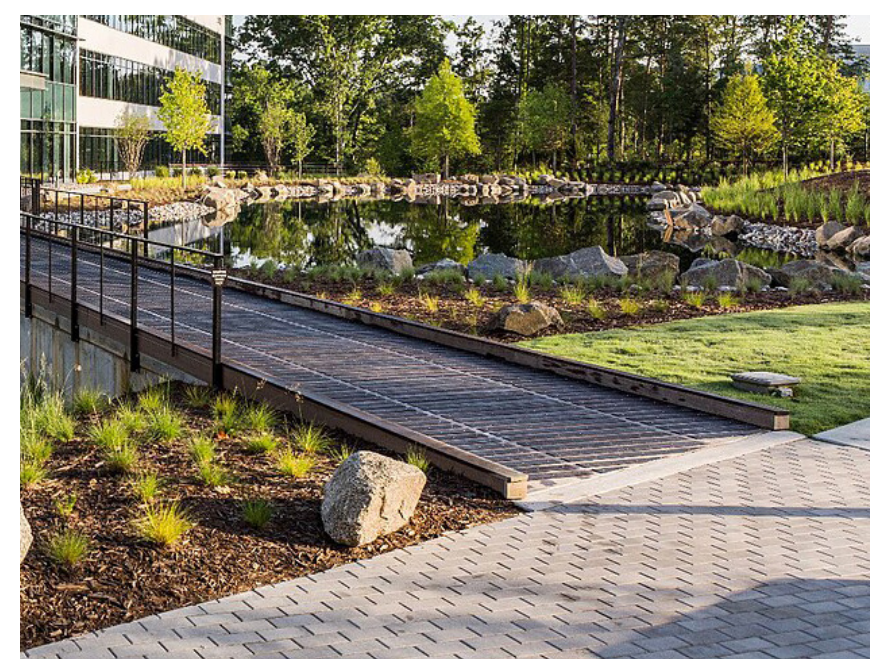
2 GREEN INFRASTRUCTURE - BIOCELL



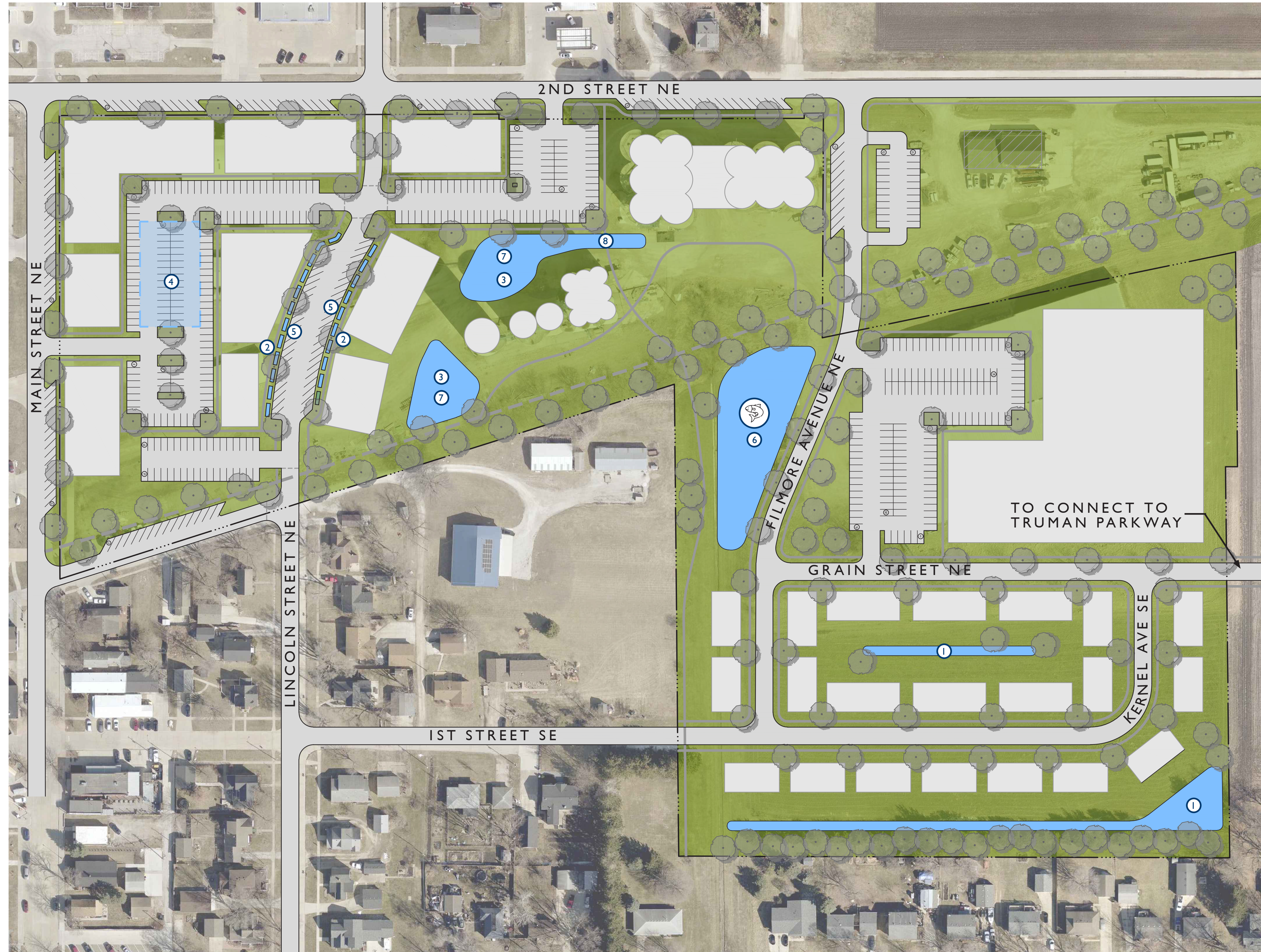
4 STORMWATER UNDERGROUND STORAGE



6 STORMWATER RETENTION POND

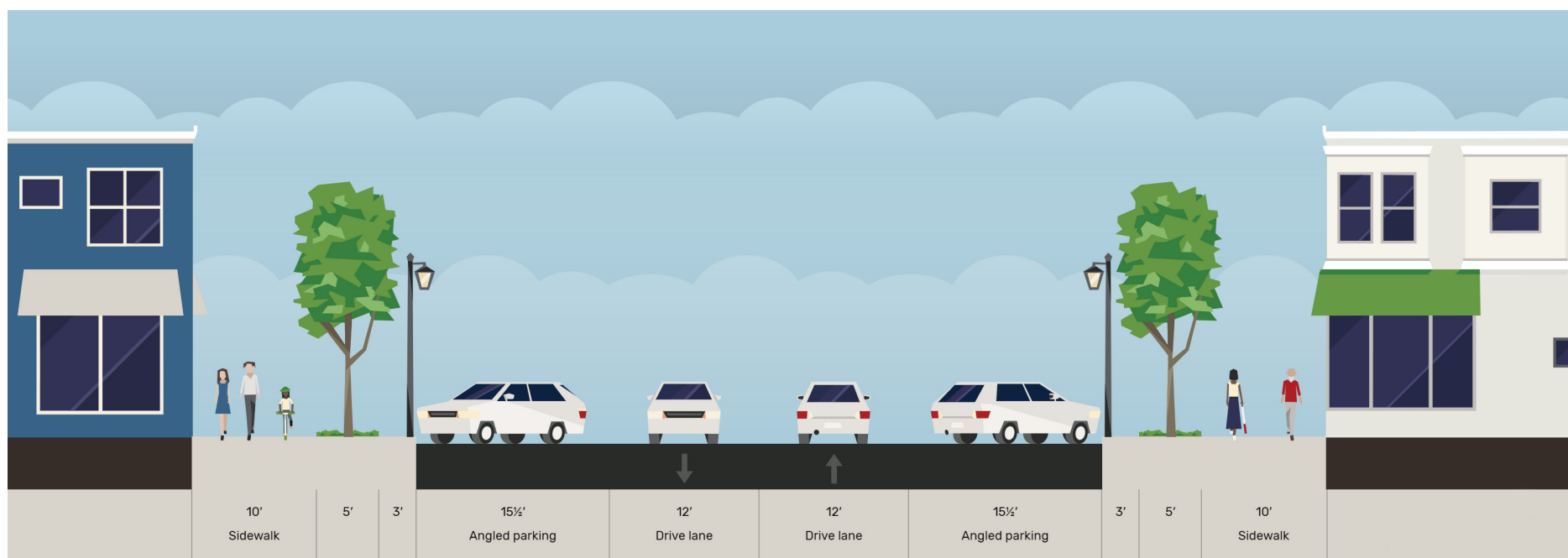


8 STORMWATER FEATURE/BRIDGE



DOWNTOWN CORRIDOR AESTHETICS

GRAIN DISTRICT DOWNTOWN REDEVELOPMENT PLAN



SECTION VIEW - LINCOLN STREET NE



DOWNTOWN EXTENSION - LINCOLN STREET NE PERSPECTIVE

The proposed mixed-use and downtown corridor development is to act as an extension of downtown Bondurant, engaging the community through new experiences such as shopping, dining, recreation, education, and community festivals. The design is intended to channel the features currently found downtown and features pedestrian scale low-rise commercial development and welcoming views between buildings and sidewalks. Additional design elements include a connected lighted streetscape, providing opportunities for banners and other community branding, and green infrastructure elements to provide stormwater management while also creating an engaging landscape. Building finishes use a traditional palette of materials and colors, including brick, natural stone, glass store fronts, and canopies and awnings. All elements in The Grain District development are integrated to create a seamless transition for all users experiencing this dynamic expansion of downtown.

Additionally, the Lincoln Street NE downtown corridor extension has a unique opportunity to be closed for the numerous festivals and events that welcome visitors to the community, such as the Sidewalk Chalk Art Festival, Summerfest, and Celebrate Bondurant.

SILO REDEVELOPMENT - EXTERIOR ELEVATIONS

GRAIN DISTRICT DOWNTOWN REDEVELOPMENT PLAN

REDEVELOPMENT CONCEPT:

The silo redevelopment at “The Grain District” envisions a multi-use strategy that saves and re-purposes the iconic grain silos. This strategy affords the community the opportunity to showcase the continued use of these facilities and bring them into a new light. The existing silos are stooped within the communities agricultural history and brought strong economic development. Future redevelopment will continue the economic tradition of the silos and adapt them into a mixed use destination. This includes restaurant and retail space, condominiums, hotel and event space. A secondary group of silos will remain to showcase the original intended use and be integrated into “The Grain District” as a central feature.

Feasibility Study Results:

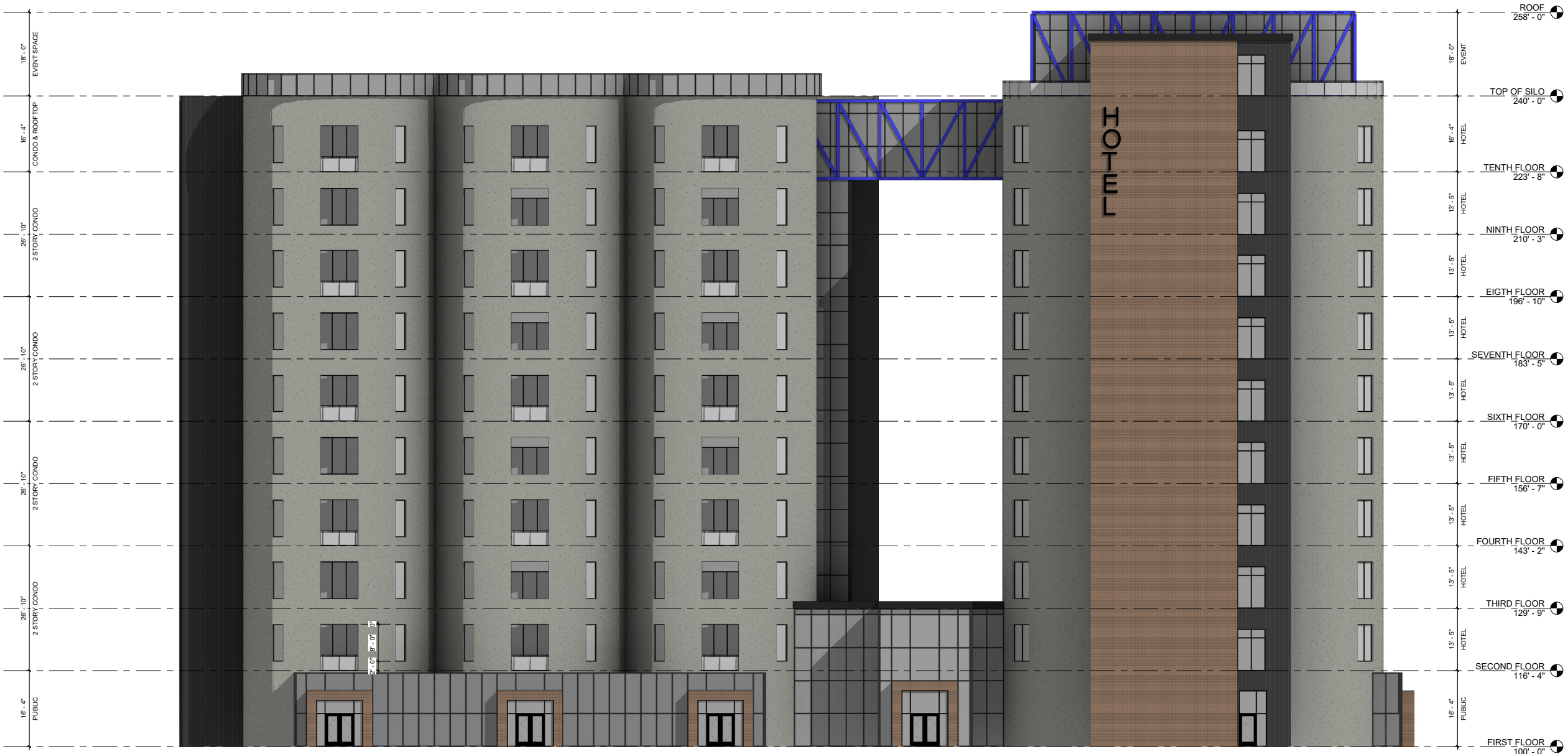
- Re-purposing of the silos is promising
- Structurally the silos are in good condition
- Cosmetic repairs are recommended
- An environmental assessment was favorable for proposed development

Considerations for Re-Use:

- Building code requirements for high rise buildings
- Building code requirements for living units
- Repairs to the roof and other cosmetic repairs
- Improvements to the building envelope

Recommended Re-Use Includes a Combination of:

- Retail and restaurant space
- Condo-style living units with mezzanines
- Hotel suites
- Additional upper level for an event venue



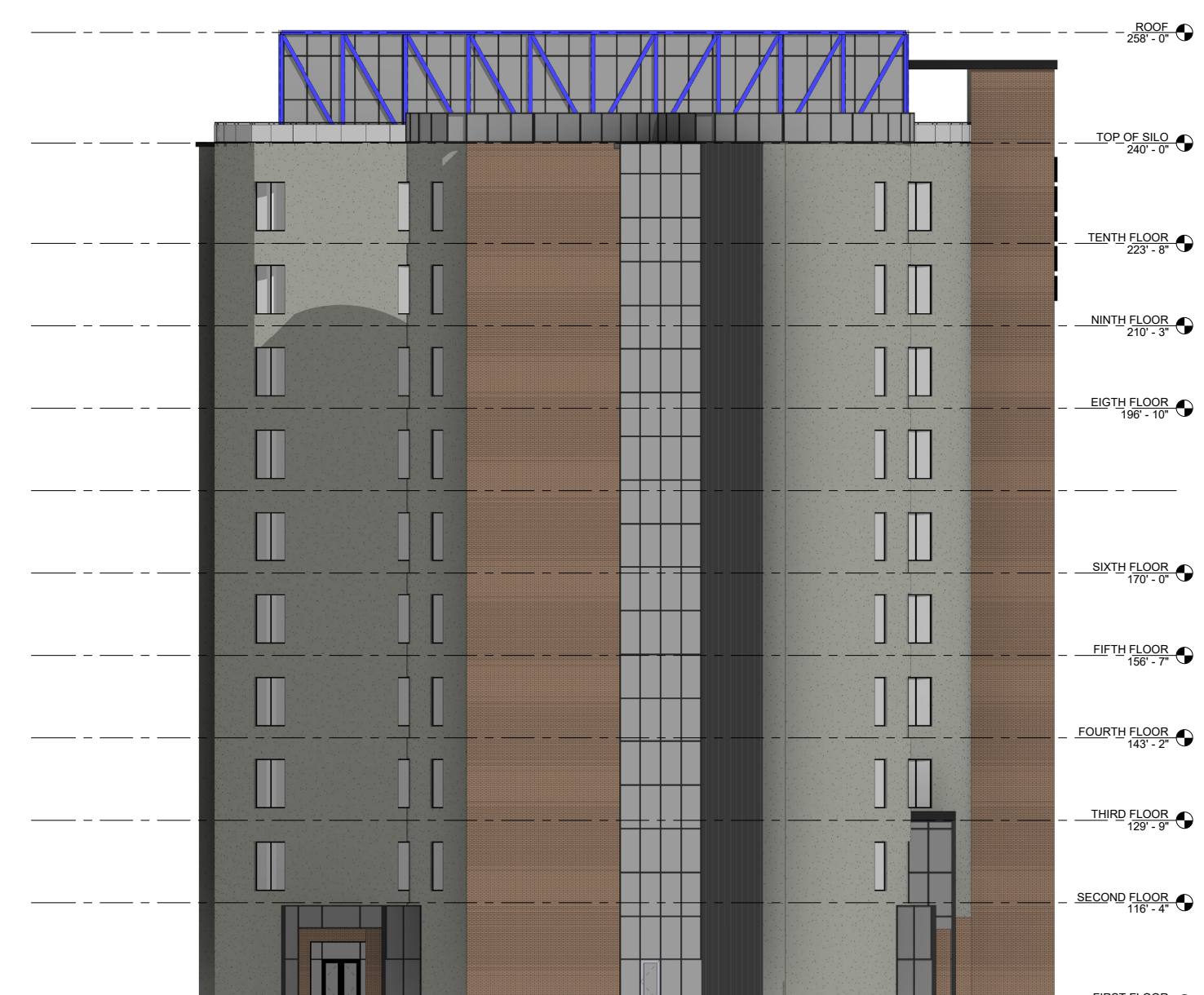
CONCEPTUAL ELEVATION - NORTH



CONCEPTUAL ELEVATION - SOUTH



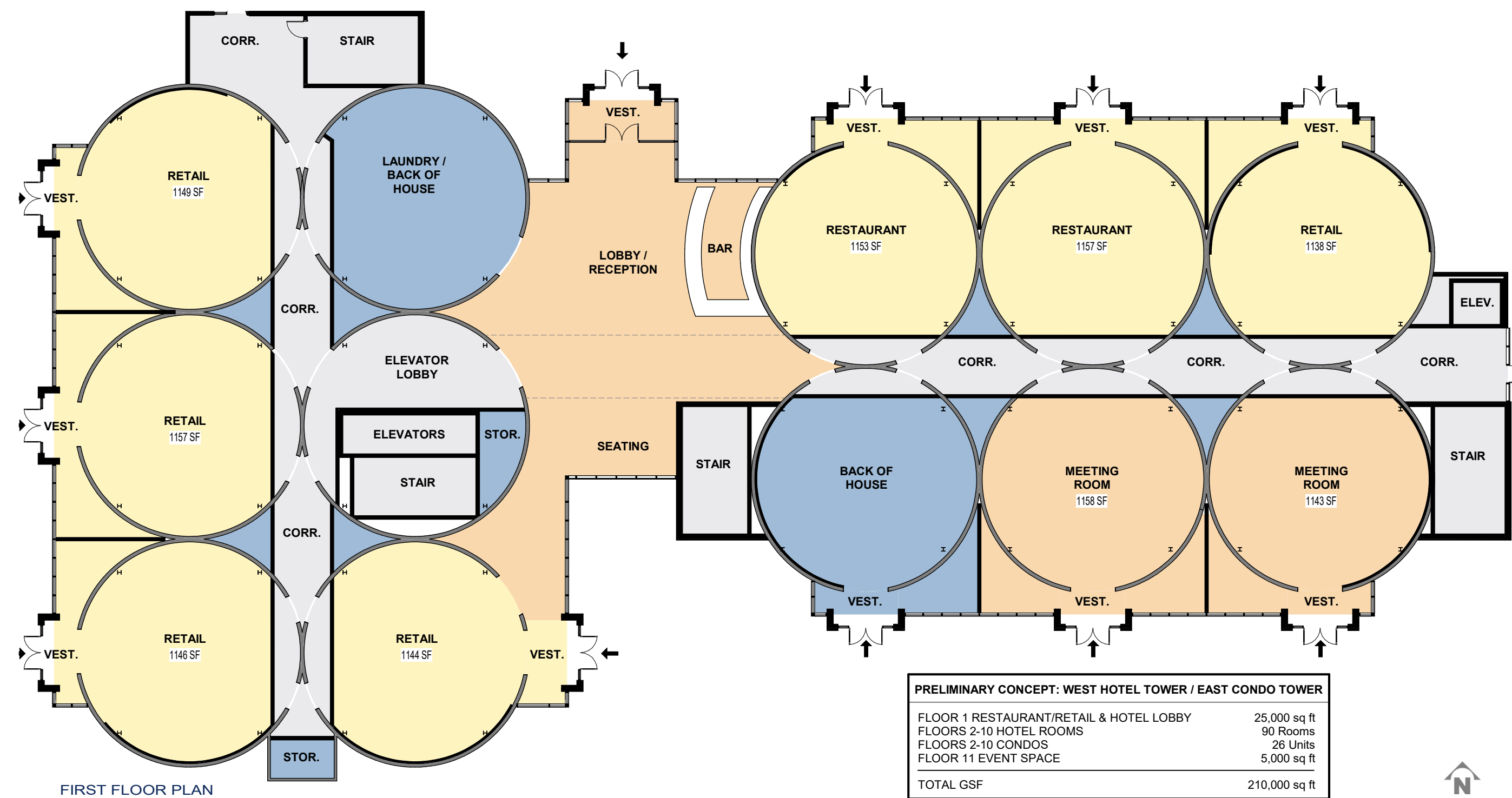
CONCEPTUAL ELEVATION - WEST



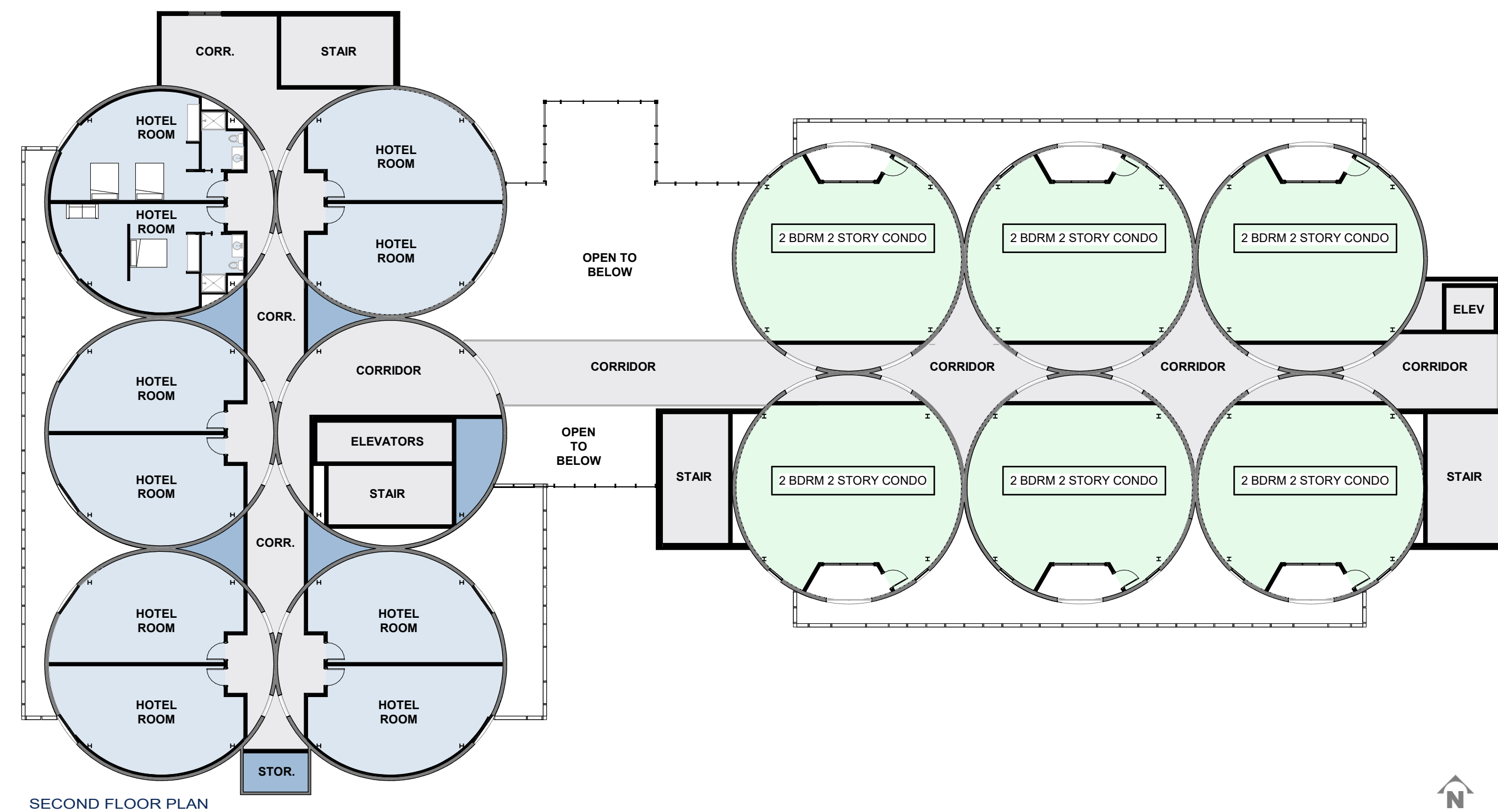
CONCEPTUAL ELEVATION - EAST

SILO REDEVELOPMENT - FLOOR PLANS

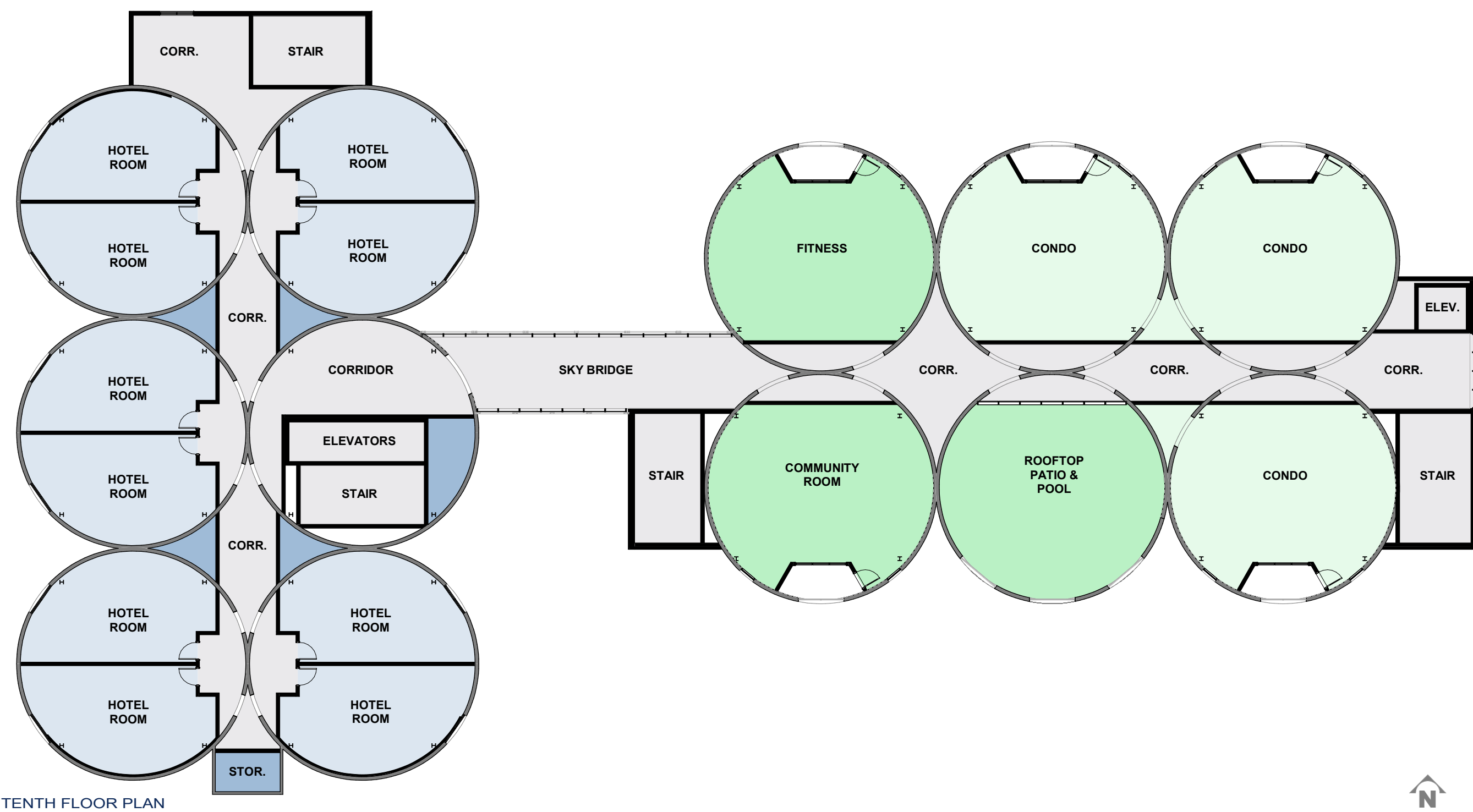
GRAIN DISTRICT DOWNTOWN REDEVELOPMENT PLAN



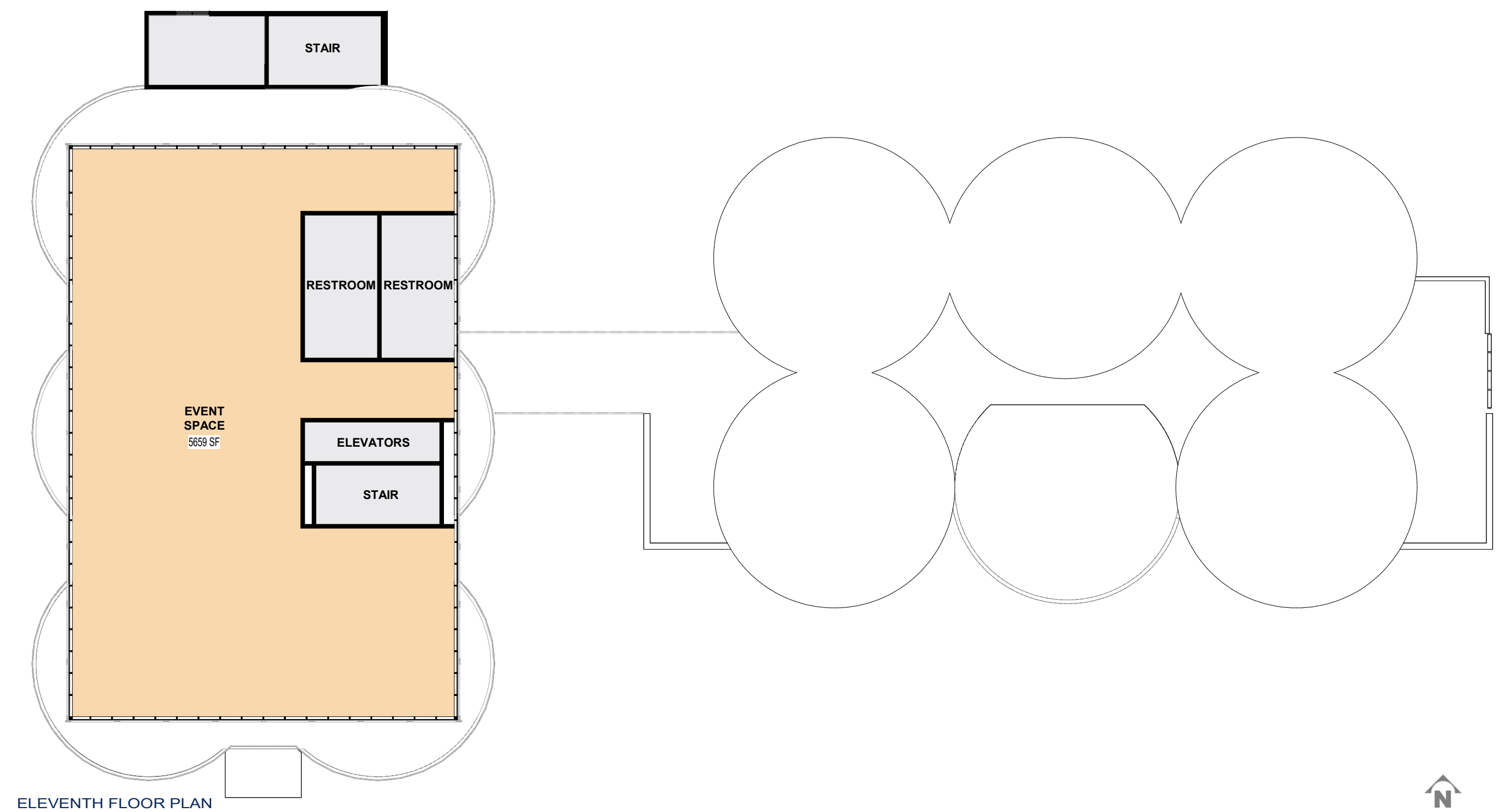
FIRST FLOOR PLAN



SECOND FLOOR PLAN



TENTH FLOOR PLAN



ELEVENTH FLOOR PLAN

DEVELOPMENT + INFRASTRUCTURE

GRAIN DISTRICT DOWNTOWN REDEVELOPMENT PLAN



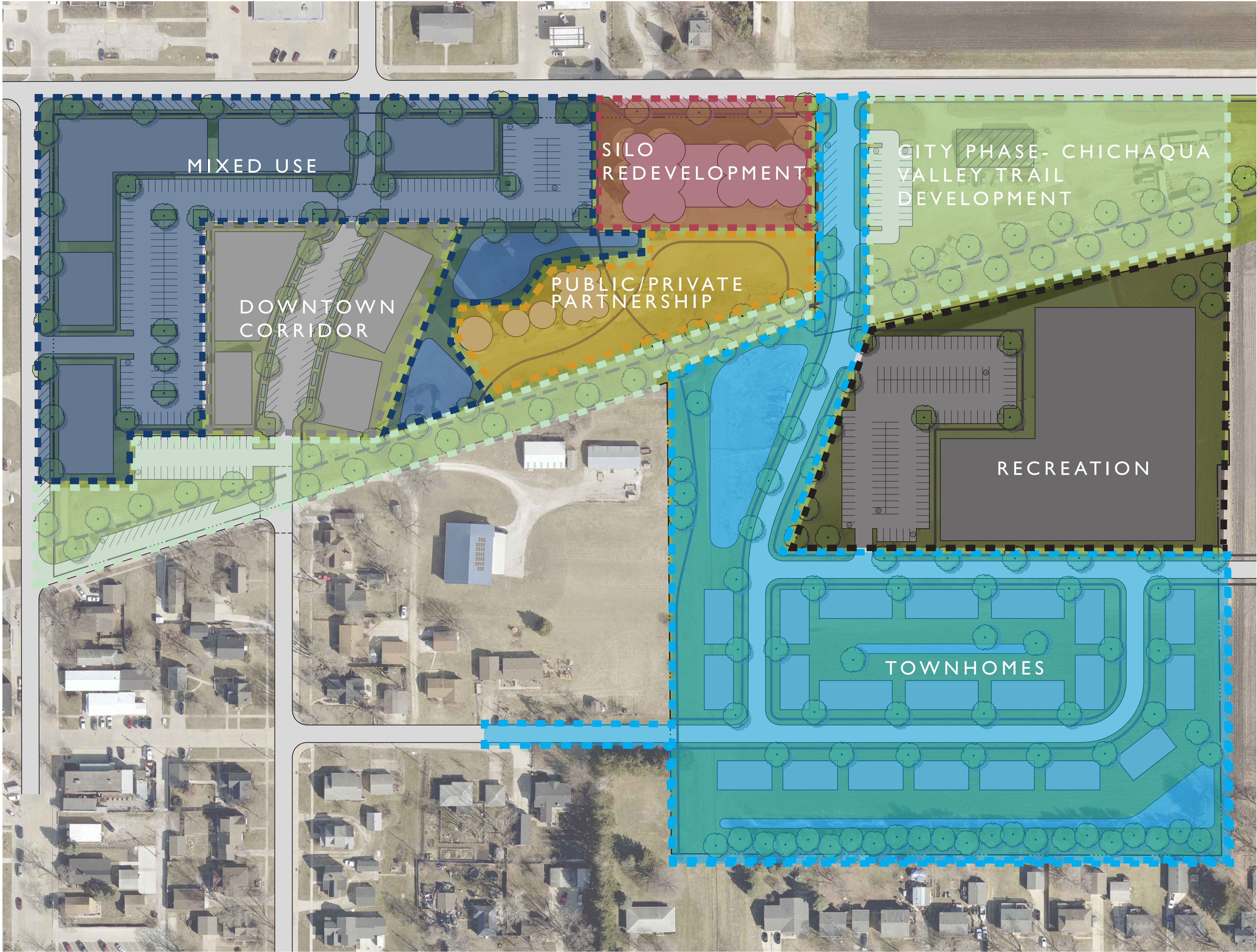
GRAIN DISTRICT DOWNTOWN REDEVELOPMENT

The redevelopment plan is to be a market lead development, with seven anticipate build outs. The recommended first area for development is the residential townhomes and necessary infrastructure. The Second and third developmental areas include mixed-use and downtown corridor, with the recreation facility and silo redevelopment occurring in later developmental planning and construction. With Chichaqua Valley Trail extension and Public/Private Partnership occurring in conjunction with development phases.

OVERALL OPINION OF PROBABLE COST - INFRASTRUCTURE

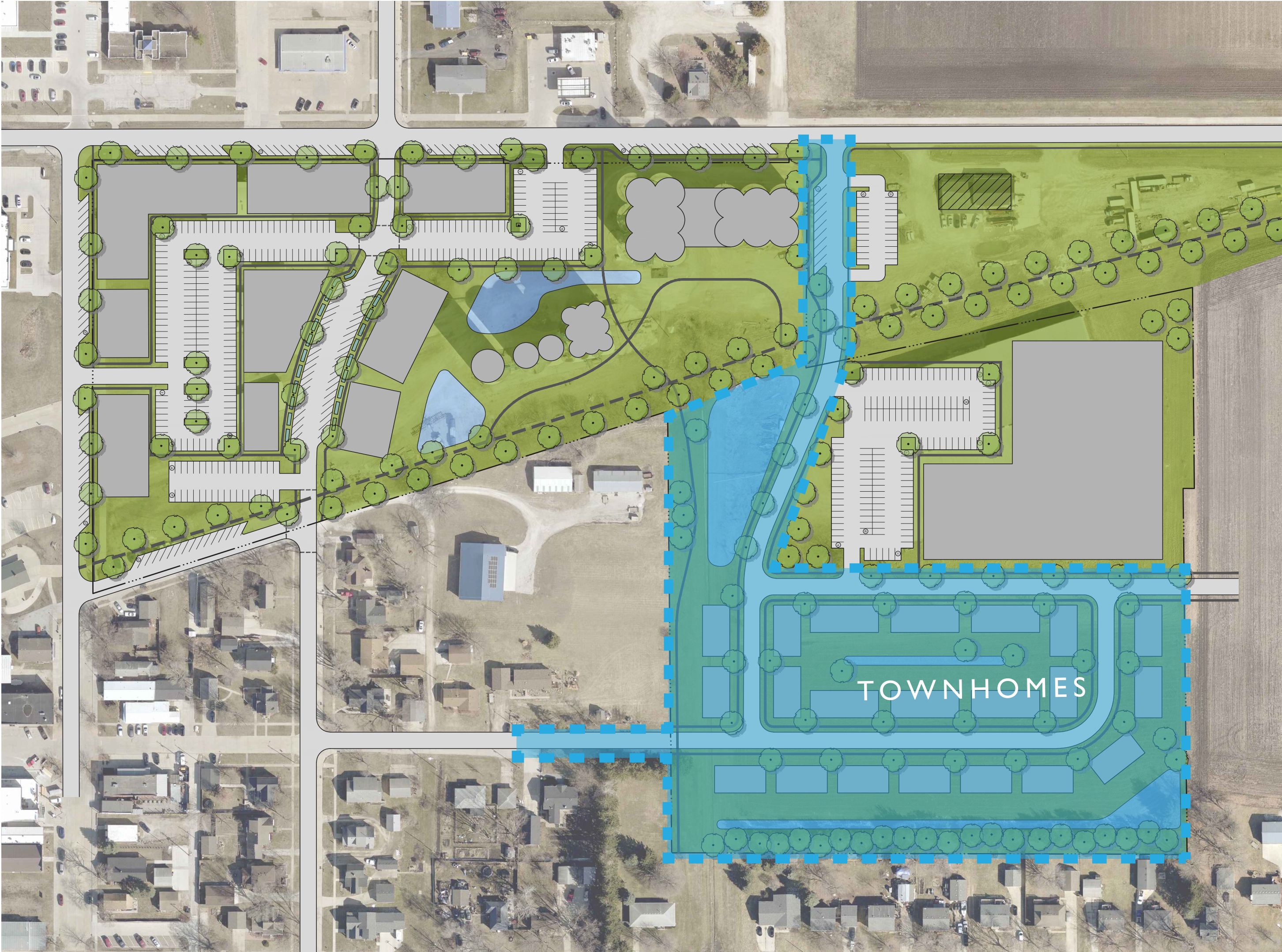
No.	ITEM DESCRIPTION	TOTAL AMOUNT
1	Townhomes	\$3,473,589.17
2	Mixed Use	\$2,848,495.00
3	Downtown Corridor	\$1,765,276.50
4	Recreation	\$1,265,189.60
5	Silo Redevelopment	\$554,450.00
6	Chichaqua Valley Trail Development - Arboretum Plaza and Trail	\$1,584,570.00
7	Public Private Partnership	\$485,875.00
8	Site Demo (assumes all buildings within development footprint)	\$910,000.00
Construction Costs		\$12,887,445.27
TOTAL PROJECT COST		\$12,887,445.27

Note: All estimates are based on current estimated construction costs (January 2024) and factor in 10% contingency and 20% non-construction costs.



DEVELOPMENT + INFRASTRUCTURE - TOWNHOMES

GRAIN DISTRICT DOWNTOWN REDEVELOPMENT PLAN



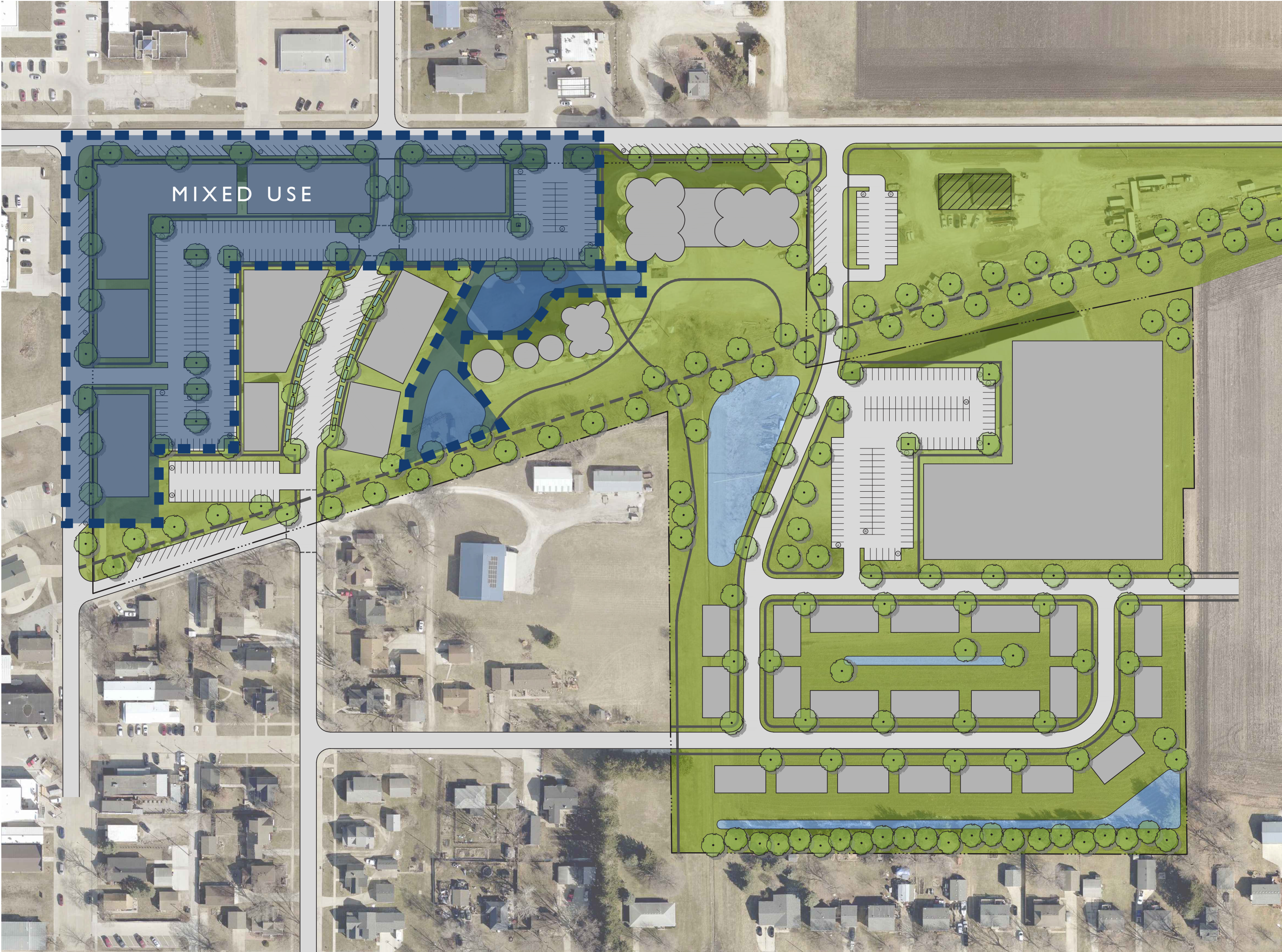
OPINION OF PROBABLE COST - INFRASTRUCTURE - TOWNHOMES

No.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT
1	Traffic Control	LS	1	\$5,000.00	\$5,000.00
2	Strip, Salvage, and Spread Topsoil	CY	9700	\$15.00	\$145,500.00
3	Subgrade Preparation	SY	8100	\$6.00	\$48,600.00
4	Detention Pond (Excavation)	CY	6000	\$6.00	\$36,000.00
5	Aggregate Subbase, 6"	SY	8100	\$20.00	\$162,000.00
6	PCC Pavement	SY	8100	\$80.00	\$648,000.00
7	PCC Sidewalk	SY	2400	\$65.00	\$156,000.00
8	Water Main, 8" C900	LF	2500	\$60.00	\$150,000.00
9	Water Service Stubs, 1" per unit	EA	42	\$2,200.00	\$92,400.00
10	Gate Valve and Valve Box, 8"	EA	10	\$1,500.00	\$15,000.00
11	Hydrant Assembly	EA	5	\$5,000.00	\$25,000.00
12	Connect to Existing Water Main	EA	2	\$2,000.00	\$4,000.00
13	Sanitary Sewer, 8" PVC	LF	2100	\$75.00	\$157,500.00
14	Sanitary Service Stubs, 4" per unit	EA	42	\$2,200.00	\$92,400.00
15	Circular Sanitary Manhole	EA	5	\$6,500.00	\$34,125.00
16	Connect to Existing Sanitary Sewer	EA	1	\$2,000.00	\$2,000.00
17	Subdrain, 6" Perforated HDPE	LF	4600	\$15.00	\$69,000.00
18	Subdrain Cleanout	EA	15	\$650.00	\$9,966.67
19	Storm Sewer, RCP	LF	2700	\$85.00	\$229,500.00
20	Storm Drain Intake	EA	11	\$5,000.00	\$54,000.00
21	Circular Storm Manhole	EA	4	\$5,000.00	\$20,000.00
22	RCP Apron	EA	5	\$3,000.00	\$15,000.00
23	Electrical, Lighting-Wiring-Control Cabinet	LS	1	\$120,000.00	\$120,000.00
24	Landscaping	LS	1	\$200,000.00	\$200,000.00
25	Erosion Control	LS	1	\$15,000.00	\$15,000.00
26	Testing	LS	1	\$15,000.00	\$15,000.00
27	Mobilization	LS	1	\$151,000.00	\$151,000.00
				Construction Costs	\$2,671,991.67
				10% Contingency	\$267,199.17
				20% Non-Construction Cost	\$534,398.33
				TOTAL PROJECT COST	\$3,473,589.17



DEVELOPMENT + INFRASTRUCTURE - MIXED USE

GRAIN DISTRICT DOWNTOWN REDEVELOPMENT PLAN

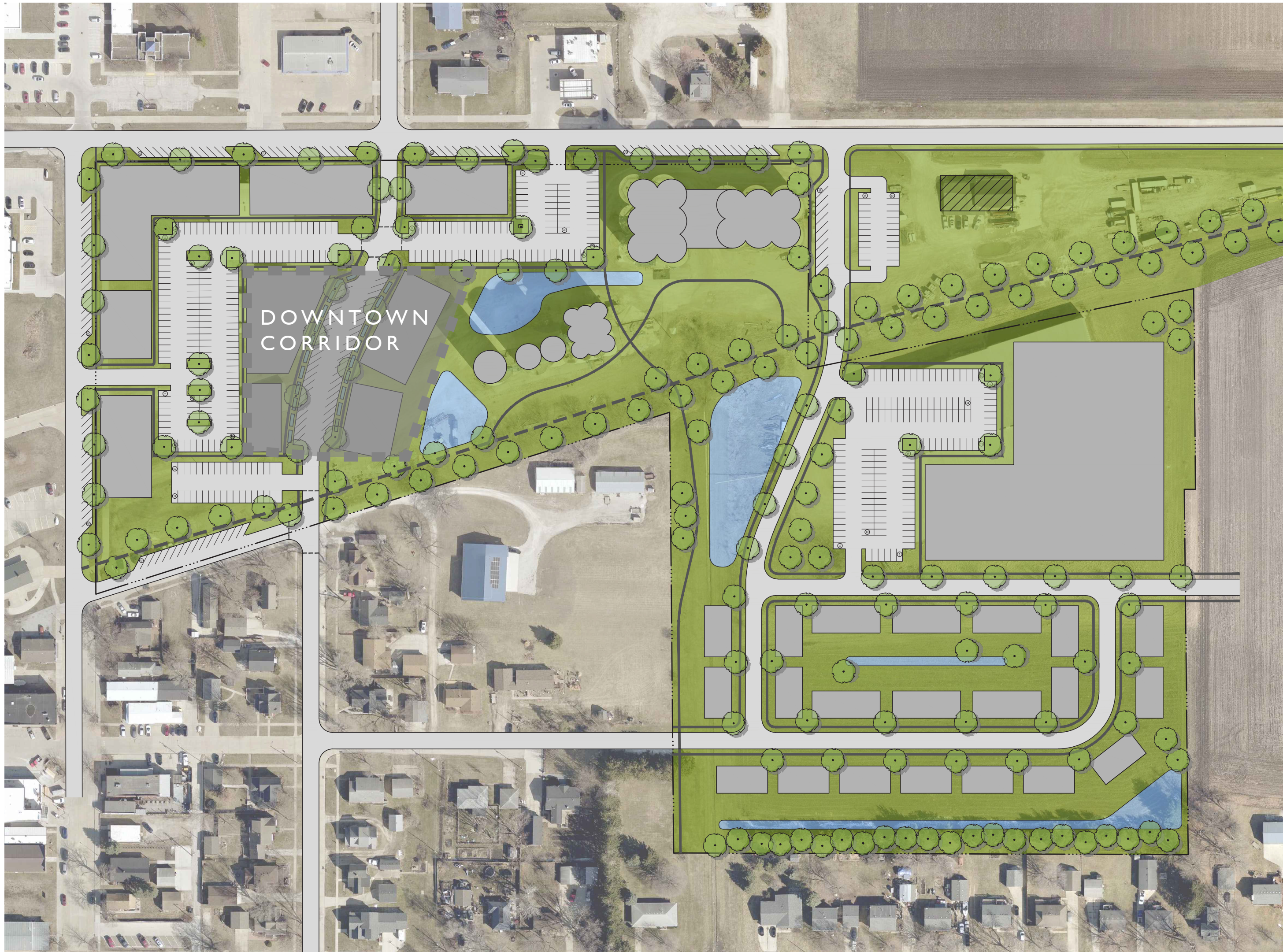


OPINION OF PROBABLE COST - INFRASTRUCTURE

No.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT
1	Traffic Control	LS	1	\$5,000.00	\$5,000.00
2	Strip, Salvage, and Spread Topsoil	CY	5600	\$15.00	\$84,000.00
3	Detention Pond (Excavation)	CY	3700	\$6.00	\$22,200.00
3	Subgrade Preparation	SY	10100	\$6.00	\$60,600.00
4	Aggregate Subbase, 6"	SY	8300	\$20.00	\$166,000.00
5	PCC Pavement, Parking Lot, Grant and 2nd Street Parking	SY	8300	\$80.00	\$664,000.00
6	PCC Sidewalk	SY	1700	\$65.00	\$110,500.00
7	Water Main, 8" C900	LF	1100	\$60.00	\$66,000.00
8	Gate Valve and Valve Box, 8"	EA	4	\$1,500.00	\$6,600.00
9	Hydrant Assembly	EA	2	\$5,000.00	\$11,000.00
10	Water Service Connections, 6"	EA	7	\$5,000.00	\$35,000.00
11	Connect to Existing Water Main	EA	2	\$2,000.00	\$4,000.00
12	Sanitary Sewer, 8" PVC	LF	600	\$75.00	\$45,000.00
13	Circular Sanitary Manhole	EA	2	\$6,500.00	\$9,750.00
14	Sanitary Service Connection, 6"	EA	7	\$4,000.00	\$28,000.00
15	Storm Sewer, RCP	LF	700	\$85.00	\$59,500.00
16	Storm Drain Intake	EA	3	\$5,000.00	\$14,000.00
17	Circular Storm Manhole	EA	4	\$5,000.00	\$20,000.00
18	RCP Apron	EA	2	\$3,000.00	\$6,000.00
19	**Underground Detention	EA	1	\$200,000.00	\$200,000.00
20	Electrical, Lighting-Wiring-Control Cabinet	LS	1	\$180,000.00	\$180,000.00
20	Landscaping	LS	1	\$200,000.00	\$200,000.00
21	Site Amenities	LS	1	\$40,000.00	\$40,000.00
22	Erosion Control	LS	1	\$15,000.00	\$15,000.00
23	Testing	LS	1	\$15,000.00	\$15,000.00
24	Mobilization	LS	1	\$124,000.00	\$124,000.00
				Construction Costs	\$2,191,150.00
				10% Contingency	\$219,115.00
				20% Non-Construction Cost	\$438,230.00
				TOTAL PROJECT COST	\$2,848,495.00

DEVELOPMENT + INFRASTRUCTURE - DOWNTOWN CORRIDOR

GRAIN DISTRICT DOWNTOWN REDEVELOPMENT PLAN



OPINION OF PROBABLE COST - INFRASTRUCTURE

No.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT
1	Traffic Control	LS	1	\$5,000.00	\$5,000.00
2	Strip, Salvage, and Spread Topsoil	CY	2000	\$15.00	\$30,000.00
3	Subgrade Preparation	SY	2600	\$6.00	\$15,600.00
4	Aggregate Subbase, 6"	SY	2600	\$20.00	\$52,000.00
5	PCC Pavement	SY	2600	\$80.00	\$208,000.00
6	Green Infrastructure along roadway	SF	2640	\$230.00	\$607,200.00
7	Water Main, 8" C900	LF	400	\$60.00	\$24,000.00
8	Gate Valve and Valve Box, 8"	EA	2	\$1,500.00	\$2,400.00
9	Hydrant Assembly	EA	1	\$5,000.00	\$4,000.00
10	Water Service Connections, 6"	EA	2	\$5,000.00	\$10,000.00
11	Connect to Existing Water Main	EA	2	\$2,000.00	\$4,000.00
12	Sanitary Sewer, 8" PVC	LF	300	\$75.00	\$22,500.00
13	Circular Sanitary Manhole	EA	1	\$6,500.00	\$4,875.00
14	Sanitary Service Connection, 6"	EA	2	\$4,000.00	\$8,000.00
15	Connect to Existing Sanitary Sewer	EA	1	\$2,000.00	\$2,000.00
16	Subdrain, 6" Perforated HDPE	LF	660	\$15.00	\$9,900.00
17	Subdrain Cleanout	EA	2	\$650.00	\$1,430.00
18	Storm Sewer, RCP	LF	400	\$85.00	\$34,000.00
19	Storm Drain Intake	EA	2	\$5,000.00	\$8,000.00
20	Circular Storm Manhole	EA	4	\$5,000.00	\$20,000.00
21	RCP Apron	EA	1	\$3,000.00	\$3,000.00
22	Electrical, Lighting-Wiring-Control Cabinet	LS	1	\$50,000.00	\$50,000.00
22	Landscaping	LS	1	\$100,000.00	\$100,000.00
23	Site Amenities	LS	1	\$25,000.00	\$25,000.00
24	Erosion Control	LS	1	\$15,000.00	\$15,000.00
25	Testing	LS	1	\$15,000.00	\$15,000.00
26	Mobilization	LS	1	\$77,000.00	\$77,000.00
				Construction Costs	\$1,357,905.00
				10% Contingency	\$135,790.50
				20% Non-Construction Cost	\$271,581.00
				TOTAL PROJECT COST	\$1,765,276.50

DEVELOPMENT + INFRASTRUCTURE - RECREATION

GRAIN DISTRICT DOWNTOWN REDEVELOPMENT PLAN

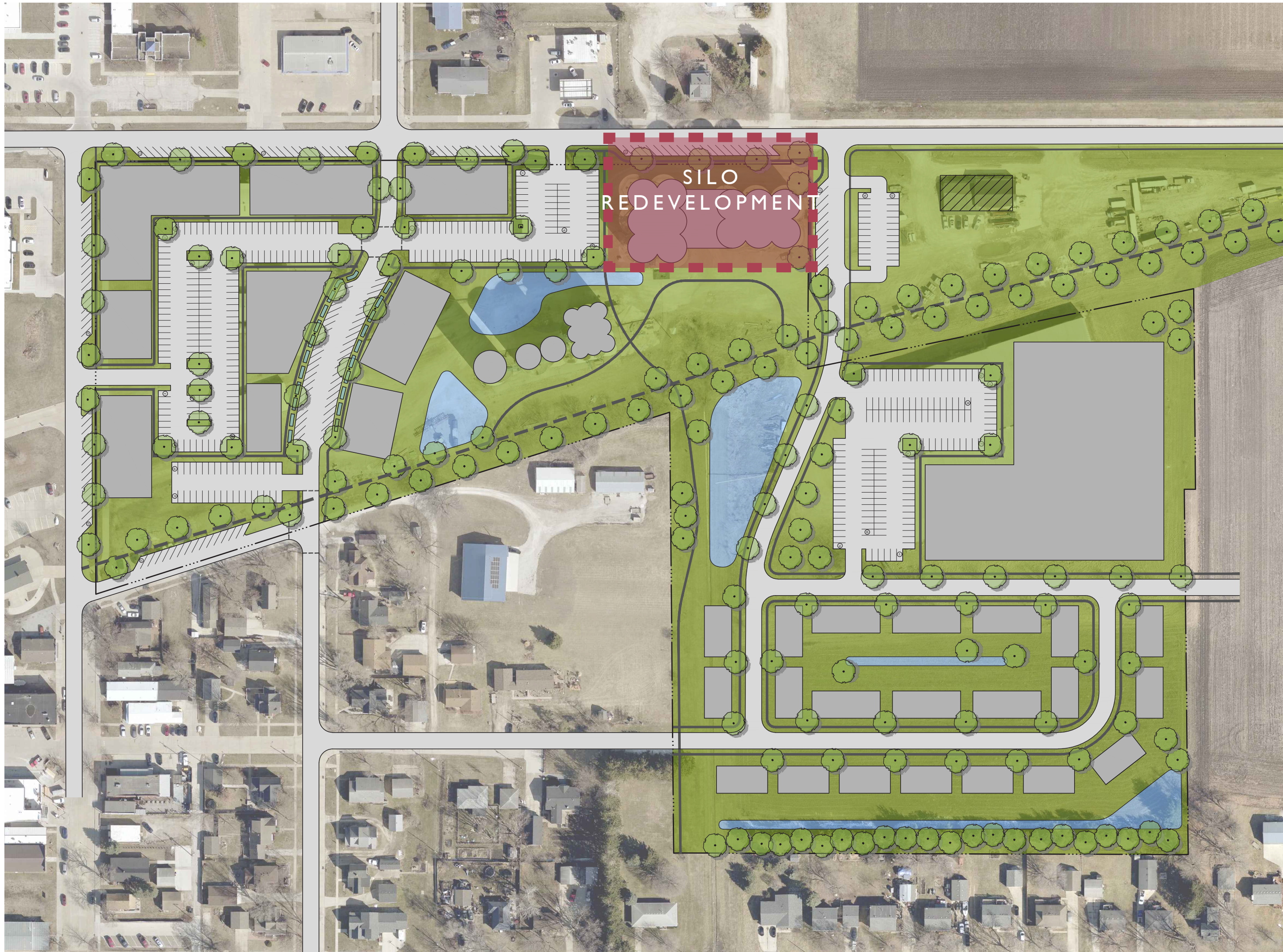


OPINION OF PROBABLE COST - INFRASTRUCTURE

No.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT
1	Strip, Salvage, and Spread Topsoil	CY	5100	\$15.00	\$76,500.00
2	Subgrade Preparation	SY	5000	\$6.00	\$30,000.00
3	Aggregate Subbase, 6"	SY	5000	\$20.00	\$100,000.00
4	PCC Pavement	SY	5000	\$80.00	\$400,000.00
5	PCC Sidewalk	SY	700	\$65.00	\$45,500.00
6	Hydrant Assembly	EA	2	\$5,000.00	\$10,000.00
7	Water Service Connections, 6" & fire considerations	EA	1	\$15,000.00	\$15,000.00
7	Subdrain, 6" Perforated HDPE	LF	450	\$15.00	\$6,748.05
8	Subdrain Cleanout	EA	1	\$650.00	\$974.72
9	Sanitary Service Connection, 8"	EA	1	\$5,000.00	\$5,000.00
9	Storm Sewer, RCP	LF	300	\$85.00	\$25,500.00
10	Storm Drain Intake	EA	3	\$5,000.00	\$15,000.00
11	Circular Storm Manhole	EA	1	\$5,000.00	\$5,000.00
12	RCP Apron	EA	1	\$3,000.00	\$3,000.00
13	Landscaping	LS	1	\$150,000.00	\$150,000.00
14	Erosion Control	LS	1	\$15,000.00	\$15,000.00
15	Testing	LS	1	\$15,000.00	\$15,000.00
16	Mobilization	LS	1	\$55,000.00	\$55,000.00
				Construction Costs	\$973,222.77
				10% Contingency	\$97,322.28
				20% Non-Construction Cost	\$194,644.55
				TOTAL PROJECT COST	\$1,265,189.60

DEVELOPMENT + INFRASTRUCTURE - SILO REDEVELOPMENT

GRAIN DISTRICT DOWNTOWN REDEVELOPMENT PLAN

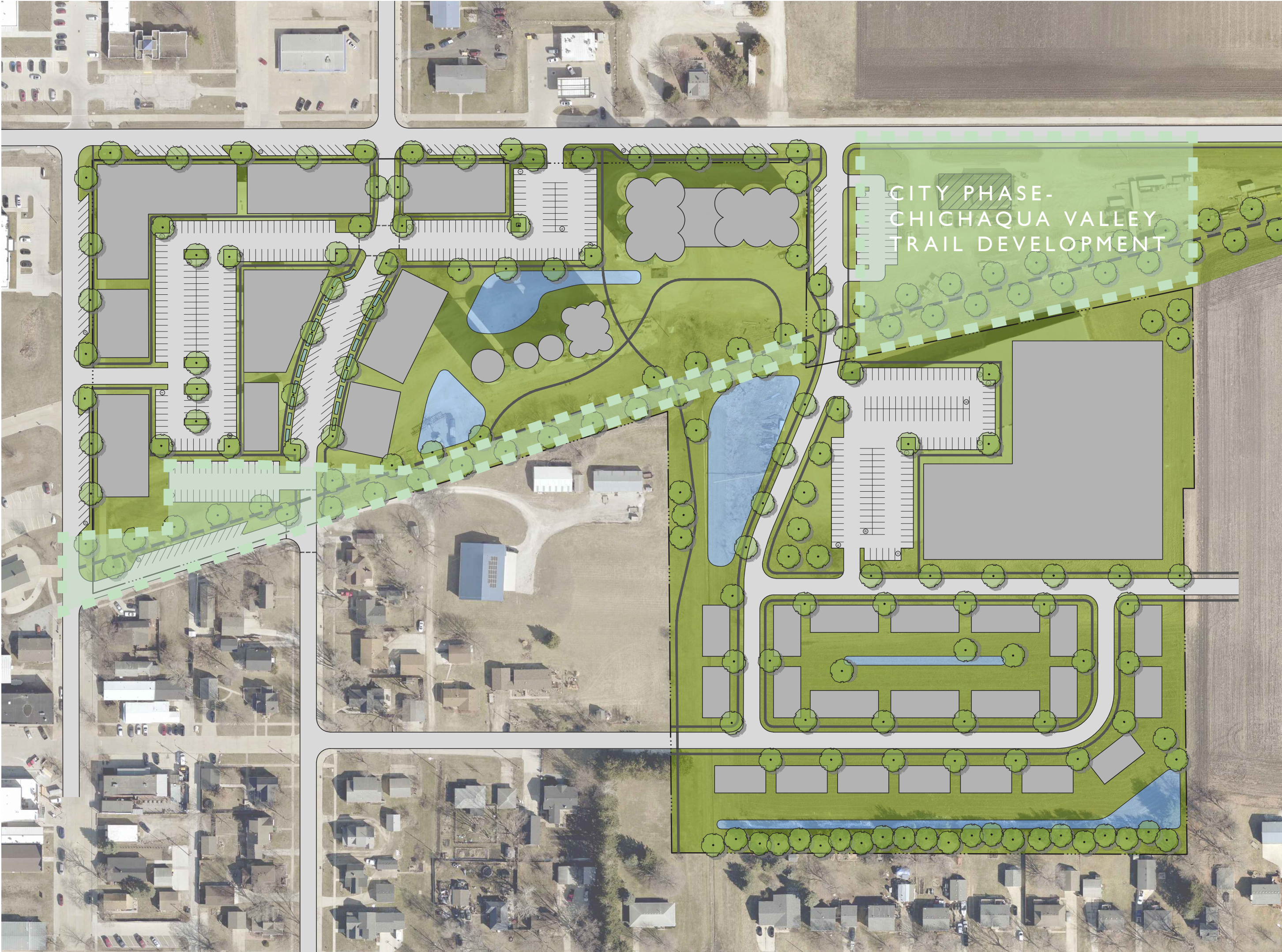


OPINION OF PROBABLE COST - INFRASTRUCTURE

No.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT
1	Strip, Salvage, and Spread Topsoil	CY	1200	\$15.00	\$18,000.00
2	Subgrade Preparation	SY	400	\$6.00	\$2,400.00
3	Aggregate Subbase, 6"	SY	400	\$20.00	\$8,000.00
4	PCC Pavement, 2nd Street Off-street parking	SY	400	\$80.00	\$32,000.00
5	PCC Sidewalk	SY	200	\$65.00	\$13,000.00
6	Hydrant Assembly	EA	2	\$5,000.00	\$10,000.00
7	Water Service Connections, 6" & fire considerations	EA	1	\$15,000.00	\$15,000.00
8	Connect to Existing Water Main	EA	1	\$2,000.00	\$2,000.00
9	Sanitary Service Connection, 8"	EA	1	\$5,000.00	\$5,000.00
10	Connect to Existing Sanitary Sewer	EA	1	\$2,000.00	\$2,000.00
11	Subdrain, 6" Perforated HDPE	LF	200	\$15.00	\$3,000.00
12	Subdrain Cleanout	EA	4	\$650.00	\$2,600.00
13	Storm Sewer, RCP	LF	100	\$85.00	\$8,500.00
14	Storm Drain Intake	EA	1	\$5,000.00	\$5,000.00
15	Circular Storm Manhole	EA	4	\$5,000.00	\$20,000.00
16	RCP Apron	EA	1	\$3,000.00	\$3,000.00
17	Electrical, Lighting-Wiring-Control Cabinet	LS	1	\$23,000.00	\$23,000.00
18	Landscaping	LS	1	\$150,000.00	\$150,000.00
19	Site Amenities	LS	1	\$50,000.00	\$50,000.00
20	Erosion Control	LS	1	\$15,000.00	\$15,000.00
21	Testing	LS	1	\$15,000.00	\$15,000.00
22	Mobilization	LS	1	\$24,000.00	\$24,000.00
				Construction Costs	\$426,500.00
				10% Contingency	\$42,650.00
				20% Non-Construction Cost	\$85,300.00
				TOTAL PROJECT COST	\$554,450.00

DEVELOPMENT + INFRASTRUCTURE - CHICHAQUA VALLEY TRAIL

GRAIN DISTRICT DOWNTOWN REDEVELOPMENT PLAN

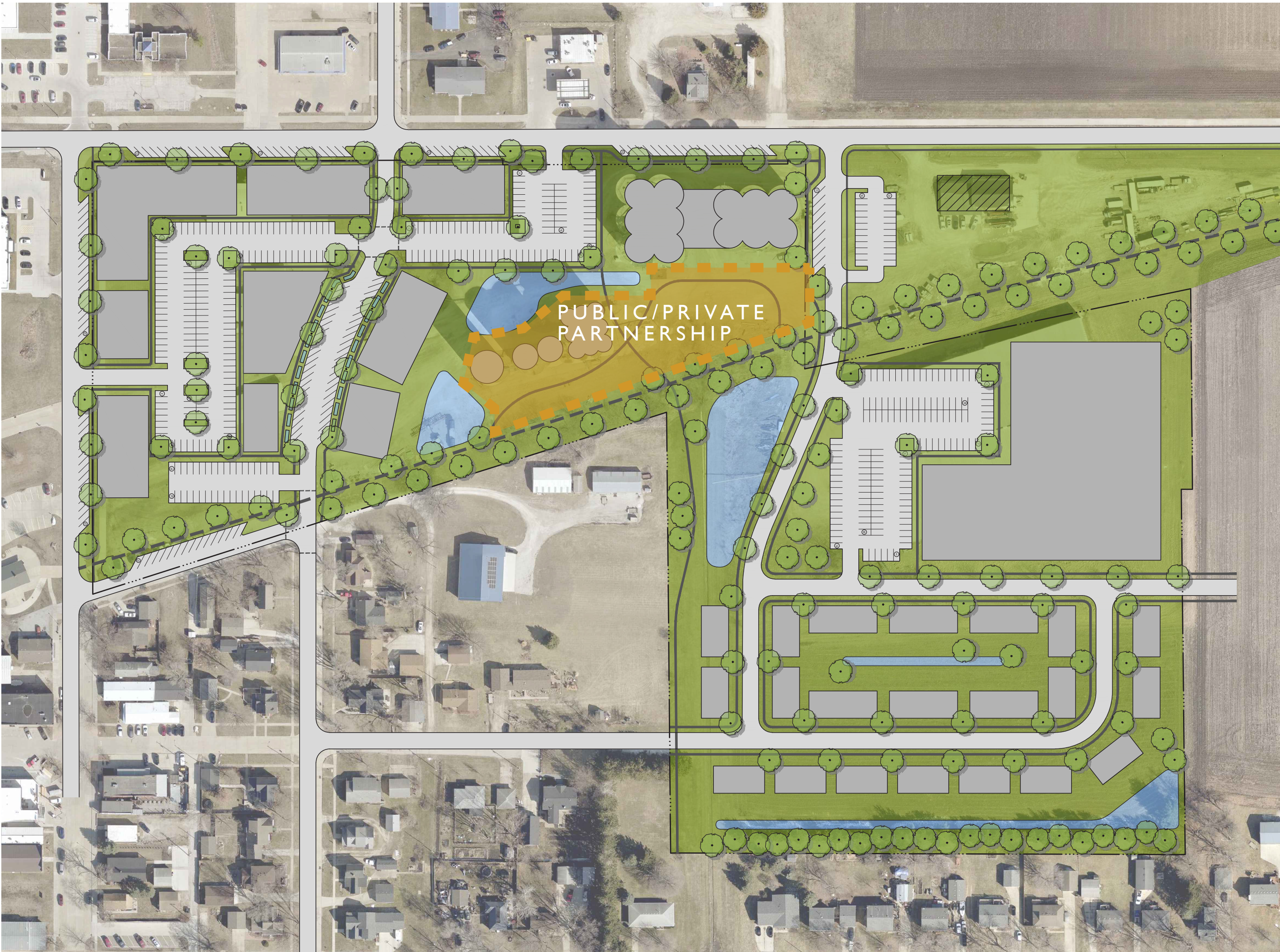


OPINION OF PROBABLE COST - INFRASTRUCTURE

No.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT
1	Strip, Salvage, and Spread Topsoil	CY	5000	\$15.00	\$75,000.00
2	Subgrade Preparation	SY	1000	\$6.00	\$6,000.00
3	Aggregate Subbase, 6"	SY	3800	\$20.00	\$76,000.00
4	Subgrade Preparation	SY	3800	\$6.00	\$22,800.00
5	PCC Pavement, Parking and Access Drive	SY	2700	\$80.00	\$216,000.00
6	PCC Trail, 10'	SY	2100	\$70.00	\$147,000.00
7	PCC West Pavement	SY	1000	\$80.00	\$80,000.00
8	PCC Sidewalk, 5' Walk	SY	400	\$65.00	\$26,000.00
9	Hydrant Assembly	EA	1	\$5,000.00	\$5,000.00
10	Subdrain, 6" Perforated HDPE	LF	200	\$15.00	\$3,000.00
11	Subdrain Cleanout	EA	4	\$650.00	\$2,600.00
12	Storm Sewer, RCP	LF	100	\$85.00	\$8,500.00
13	Storm Drain Intake	EA	1	\$5,000.00	\$5,000.00
14	Erosion Control	LS	1	\$15,000.00	\$15,000.00
15	Arboretum Tree - 3"-4" Caliper	EA	48	\$1,500.00	\$72,000.00
16	Landscaping	LS	1	\$150,000.00	\$150,000.00
17	Site Furnishings - Bicycle Racks, Benches, Tables etc.	LS	1	\$100,000.00	\$100,000.00
18	Site Lighting	LS	1	\$125,000.00	\$125,000.00
19	Testing	LS	1	\$15,000.00	\$15,000.00
20	Mobilization	LS	1	\$69,000.00	\$69,000.00
				Construction Costs	\$1,218,900.00
				10% Contingency	\$121,890.00
				20% Non-Construction Cost	\$243,780.00
				TOTAL PROJECT COST	\$1,584,570.00

DEVELOPMENT + INFRASTRUCTURE - PUBLIC/PRIVATE PARTNERSHIP

GRAIN DISTRICT DOWNTOWN REDEVELOPMENT PLAN



OPINION OF PROBABLE COST - INFRASTRUCTURE

No.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT
1	Traffic Control	LS	1	\$5,000.00	\$5,000.00
2	Strip, Salvage, and Spread Topsoil	CY	1700	\$15.00	\$25,500.00
3	PCC Sidewalk	SY	400	\$65.00	\$26,000.00
4	Storm Sewer, RCP	LF	250	\$85.00	\$21,250.00
5	Storm Drain Intake	EA	1	\$5,000.00	\$5,000.00
6	Circular Storm Manhole	EA	2	\$5,000.00	\$10,000.00
7	Erosion Control	LS	1	\$15,000.00	\$15,000.00
8	Landscaping	LS	1	\$150,000.00	\$150,000.00
9	Site Amenities	LS	1	\$50,000.00	\$50,000.00
10	Lighting	LS	1	\$30,000.00	\$30,000.00
11	Testing	LS	1	\$15,000.00	\$15,000.00
12	Mobilization	LS	1	\$21,000.00	\$21,000.00
				Construction Costs	\$373,750.00
				10% Contingency	\$37,375.00
				20% Non-Construction Cost	\$74,750.00
				TOTAL PROJECT COST	\$485,875.00