



COMMUNITY DEVELOPMENT

CITY OF INDIANOLA
PLANNING AND ZONING COMMISSION
REGULAR MEETING
January 8, 2019
6:00 P.M.
CITY HALL COUNCIL CHAMBERS

AGENDA

1. Call to order
2. Roll call
3. Approval of December 11, 2018 minutes
4. Consider request from Snyder and Associates for Preliminary Plat approval of the McConnell Subdivision.
5. Consider request from Civil Engineering Consultants, Inc., on behalf of Doering Properties, LLC for Preliminary Plat and Site Plan approval of the Quail Meadows Townhomes.
6. Consider request from the Gilbert Johan Wigeland and Becky Sue Wigeland Trust and the City of Indianola for a vacation and conveyance of the north and south alley lying between 203 and 209 West Second Avenue.
7. Other Business
8. Adjournment

Distribution:

Planning and Zoning Commission
Mayor/ City Council
City Manager
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INDIANOLA PLANNING AND ZONING COMMISSION
REGULAR MEETING
December 11, 2018
6:00 P.M.

The meeting was called to order by Chairperson Joe Butler and on roll call the following members were present:

Joe Butler
Al Farris
Becky Needles
Josh Rabe
Sarah Ritchie
Misty Soldwisch
Jeromy Pribil

Also present: Donald Bendon, Regina Bendon, Ryan Waller, Charlie Dissell, Kristin Brekelmans.

Members of the Commission absent: Ron Fridley and Bob Ormsby. Erin Freeberg at the time of roll call.

The minutes of the November 13, 2018 meeting were approved on a motion made by Al Farris and seconded by Becky Needles. Question was called for and on voice vote Chairperson Butler declared the motion carried unanimously.

Commissioner Erin Freeberg arrived at the meeting once minutes were approved.

Consider Request from Donald and Regina Bendon for a waiver to the sidewalk construction requirements at 1210 South R Street.

Charlie Dissell, Director of Community and Economic Development, spoke to the Commission regarding the application and staff recommendations.

Applicant Don Bendon of 1210 S R Street, stood to speak to the Commission. He stated that if he put this sidewalk in, it would go nowhere since Deer Run Golf course has not constructed sidewalks that would meet with his at 1210 S R Street.

Al Farris asked Charlie Dissell if Deer Run Golf Course would be required to construct a sidewalk to meet up with Mr. Bendon's.

Charlie reported that during development of the golf course, they were not required to build a sidewalk, due to there not being any residential development plans for the property at that time.

Ryan Waller, City Manager, spoke to support this response by stating that the City will be looking into these issues more closely as they work with the Parks & Rec Department on the development of the Master Trails Plan.

Discussion between Commissioner members and city management continued.

Al Farris stated that he believes that once the Commission gives up on these policies of requiring sidewalks and does not enforce them, they won't get them back.

Discussion between Commission members continued.

Misty Soldwisch spoke about her concerns regarding the safety of having citizens walk on the street to get to R Street from the golf course. Those that walk and run in the community to the golf course and on cart paths expected that these sidewalks would be put in place once the corner lots were developed.

Joe Butler asked if anyone had comments they would like to add. Hearing none, Joe requested a motion.

Motion was made by Al Farris to disapprove this request to give a waiver to the sidewalk construction requirements at 1210 South R Street. Seconded by Misty Soldwisch. All ayes, the motion to disapprove was unanimous, 8 ayes - 0 nays.

Other Items

Charlie Dissell provided updates regarding building permits, site plans, and a follow up on previously approved items and any council responses regarding them. D&D lots were discussed along with future group home ideas for the community.

Meeting adjourned on a motion by Josh Rabe and seconded by Sarah Ritchie. 8 Ayes – 0 Nays. Unanimous.

Joe Butler, Chairperson

Charlie Dissell



COMMUNITY DEVELOPMENT

To: Planning and Zoning Commission
From: Charlie E. Dissell, AICP, Community and Economic Development Director
Subject: January 8, 2019 Meeting
Re: Item # 4: Consider request from Snyder and Associates for Preliminary Plat approval of the McConnell Subdivision.

Snyder and Associates, on behalf of Highway 92 Storage, LLC, have requested approval of the Preliminary Plat of the McConnell Subdivision, located to the north of Highway 92 Storage located at 2008 East 2nd Avenue, and west of the 1900 block of East 1st Avenue. Mitch Holtz, P.E. of FOX Engineering Associates, Inc. has provided professional assistance to the Commission in review of this proposed plat, and those review comments are attached.

FOX Engineering recommends approval of the McConnell Subdivision Preliminary Plat, subject to the comment letter attached and discussion by the Commission regarding the future alignment of E 1st Avenue and the placement of sanitary sewer below the dry detention basin. The following comments in the letter shall be addressed:

1. It is anticipated that Lot 9 will be an expansion of the mini storage to the east and will be combined with that lot, eliminating the need to have public right of way and utilities expanded to Lot 9.
2. As this proposed subdivision will stub in a road to the west, Snyder and Associates has provided a conceptual drawing of a roadway alignment that is possible to the west.
3. The Preliminary Plat shows sanitary sewer being installed below the proposed dry detention basin on the north side of the development. City staff would prefer that sewer not be rounded under detention basins where possible.

Upon review by Staff, one additional comment was noted:

1. The gravel cul-de-sac at the end of this street is marked as 45' in diameter. City code states that 85' is the minimum for a cul-de-sac and the International Fire Code says 96'. Due to the length of the street they will need to provide a turnaround more suitable for a fire apparatus, meeting at minimum the city code for a cul-de-sac, or they could provide a 60' Y or 120' Hammerhead.

The Planning and Zoning Commission shall examine the plat as to its compliance with this Code of Ordinances, and the Comprehensive Plan and within thirty (30) days, submit a recommendation to the Council.

Staff recommends approval of the McConnell Subdivision Preliminary Plat, with the following conditions

1. Staff and the developer work together to tie the future Lot 9 together with the existing lot, prior to final plat approval, so they can never be sold separately.
2. The proposed sanitary sewer line be routed around the dry detention basin, and the preliminary plat be updated prior to review by the Council.
3. A minimum 85' diameter temporary cul-de-sac be installed at the west end of East 1st Avenue, and the preliminary plat be updated prior to review by the Council.



December 12, 2018

Att: Matthew Steding, E.I.
Snyder & Associates, Inc.
2727 SW Snyder Blvd
Ankeny, IA 50023

McConnell Subdivision – Preliminary Plat
FOX Ref No: 8691-18A.210

FOX Engineering has completed the third review for the McConnell Subdivision Preliminary Plat dated December 7, 2018. Please address the following comments:

1. The Developer has stated that a geotechnical report will be included with the construction documents.
2. 170.11, 170.12, 170.13, 170.14 - FOX Engineering has reviewed the proposed streets, Blocks, Lots & Easements within this development in relation to the Comprehensive Plan:
 - a. The Developer is proposing a 26-ft street width which will connect to an existing 25-ft street width to the east. FOX recommends allowing the proposed 26-ft cross section to match the SUDAS design standard width. Note that SUDAS guidelines allows for parking on one side of the street on a 26-ft wide roadway, although the Developer has stated that no parking is intended along the streets at this time. Note that Indianola Code (170.11) states that residential streets shall be 25 feet or 31 feet within the discretion of the Council.
 - b. The Developer has stated that Lot 9 will be an expansion of the mini storage to the east and will be combined. This will eliminate the need to have public right of way and utilities be extended to Lot 9. FOX recommends that prior to final plat approval, the city should work with their legal counsel to determine the proper way to "tie" the future Lot 9 together with an existing lot so that they can never be sold separately.
 - c. **Discussion is necessary** regarding the proposed future alignment of E 1st Avenue (West Roadway Extension Exhibit). Snyder & Associates has provided a conceptual drawing of a roadway alignment that is possible with the currently proposed preliminary plat. The roadway is open for discussion as the Future Land Use Plan and Master Transportation Plan do not address the future street alignments in this area.
3. 170.21, FOX Engineering has reviewed the proposed storm sewer within this development in relation to the Comprehensive Plan and have no further comments. Further Storm Water Management Plan comments may be necessary after a review of the Construction Drawings.
4. 170.25, FOX Engineering has reviewed the proposed grading within this development and have no further comments.
5. 170.19, FOX Engineering has reviewed the proposed sanitary sewer within this development in relation to the Comprehensive Plan:
 - a. The plan shows sanitary sewer being installed below the dry detention basin. City staff has stated they prefer the sewer NOT be routed under the detention basin if possible. **Discussion is necessary** what the city would allow for the routing of the sanitary sewer at the detention basin. Please be prepared to discuss.

-
6. 170.22, FOX Engineering has reviewed the proposed water main within this development in relation to the Comprehensive Plan and have no further comments.
 7. 170.15, 170.16, FOX Engineering has reviewed the proposed Parks & Public Areas, Natural Drainage Courses, within this development in relation to the Comprehensive Plan:
 - a. The Comprehensive Plan shows no future parklands within this development. No parkland is being proposed for this development.

FOX Engineering **recommends approval** of the McConnell Subdivision Preliminary Plat subject to this comment letter and discussion by the P&Z Commission and Council regarding the future alignment of E 1st Avenue (west of the proposed McConnell Subdivision) and placement of sanitary sewer below the dry detention basin.

PRELIMINARY PLAT SCHEDULE:

PLANNING & ZONING: January 8, 2019 at 6:00 at the Indianola City Hall

COUNCIL MEETING: January 24, 2019 at 6:00 at the Indianola City Hall

If you have any questions or concerns, please contact John Gade or Mitch Holtz at (515) 233-0000.

FOX ENGINEERING ASSOCIATES, INC.

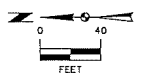
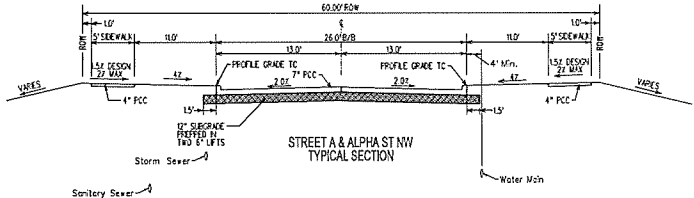
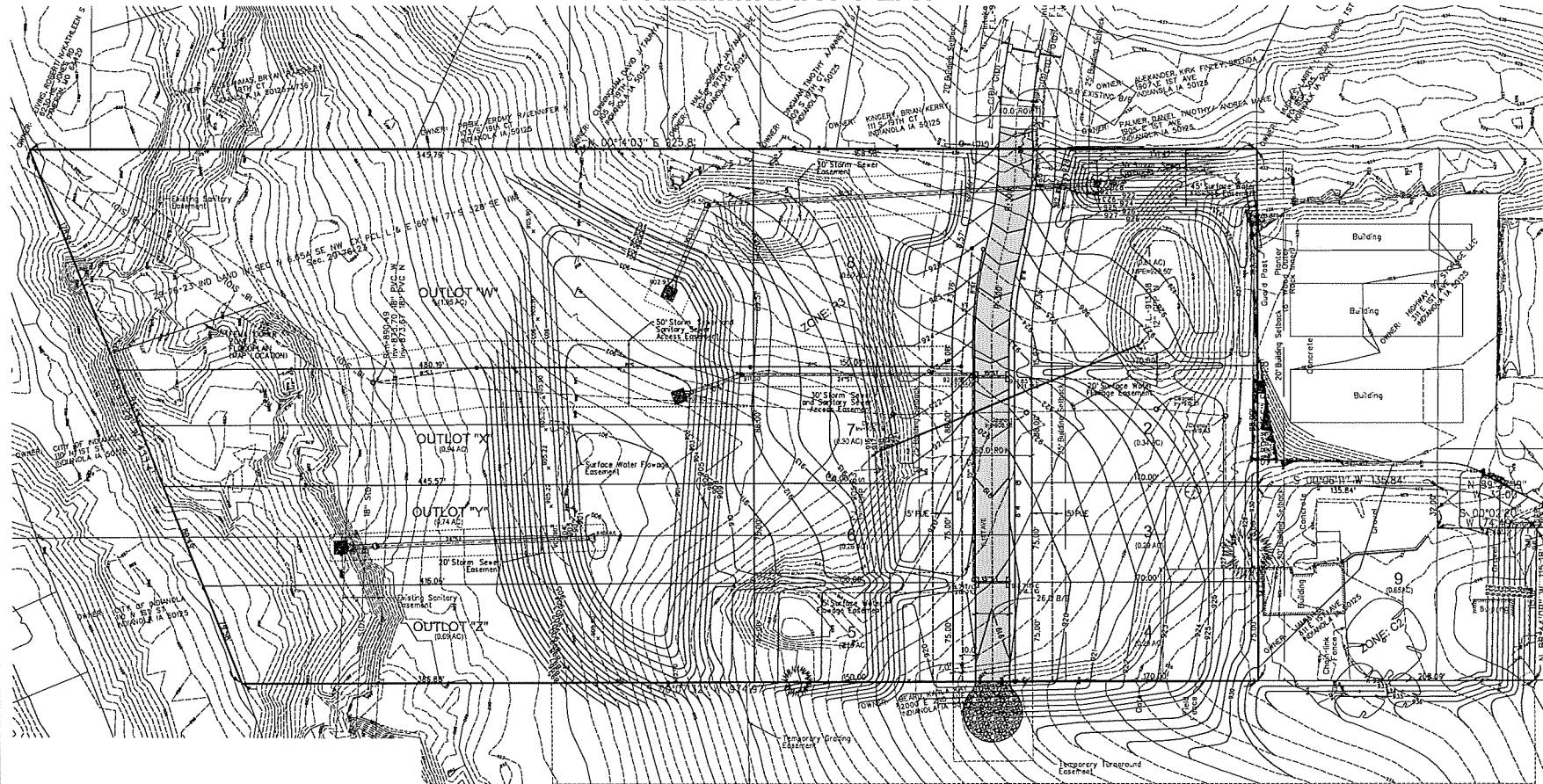


Mitch Holtz, P.E.

Copy to: Charlie Dissel, City of Indianola

McCONNELL SUBDIVISION

PRELIMINARY PLAT



McCONNELL ESTATES

PRELIMINARY PLAT

SNYDER & ASSOCIATES, INC. I



Project No: 118.0651

Sheet 2 of 2

INDIANOLA, IOWA

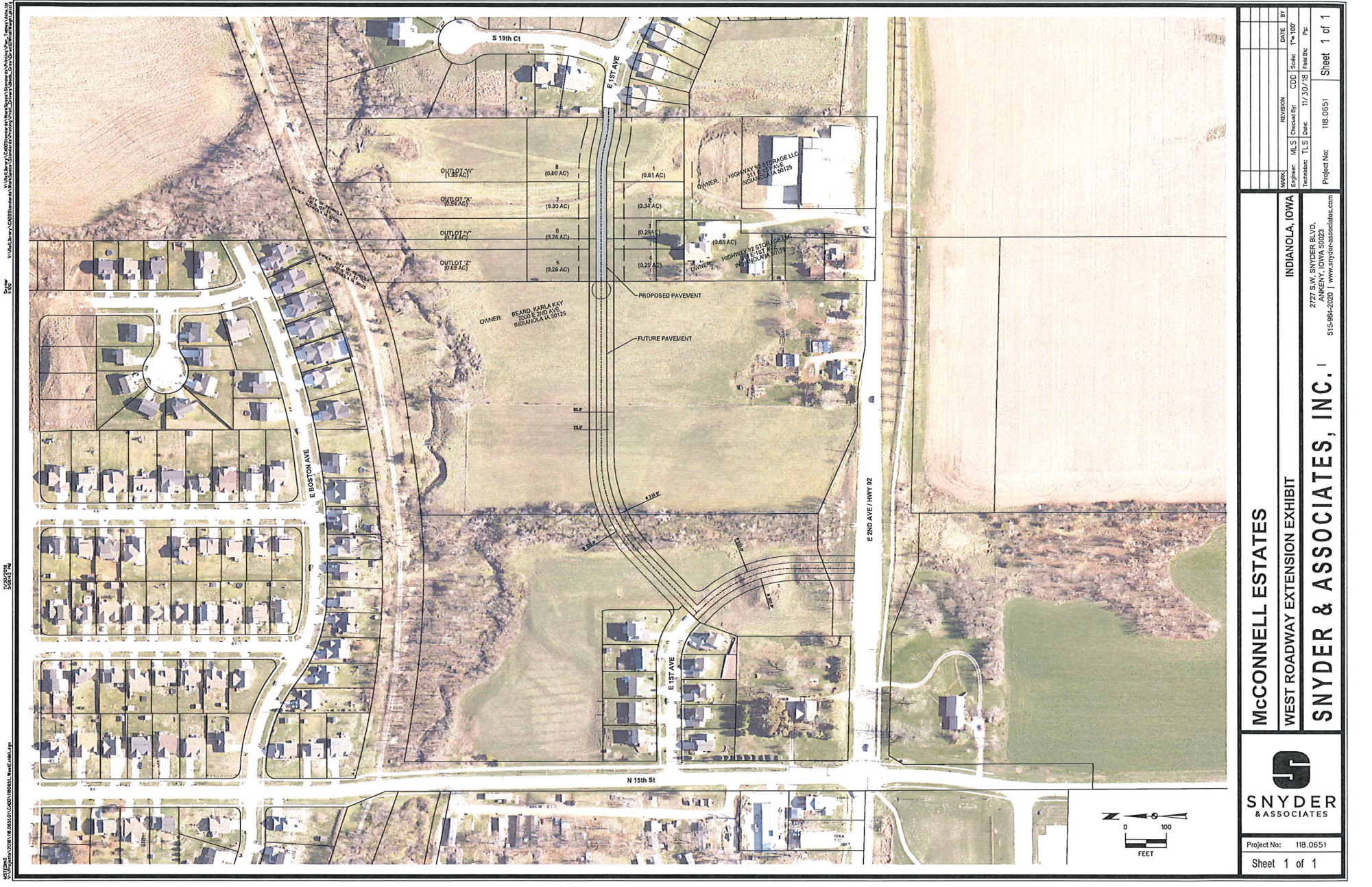
227 S.W. SNYDER BLVD.
AMKENY, IOWA 50023
515-364-2020 | www.snyder-associates.com

DATE: 12/07/18

Scale: 1"=40'

Project No: 118.0651

Sheet 2 of 2



McConnell Estates
West Roadway Extension Exhibit
Snyder & Associates, Inc.
Indianola, Iowa
2727 S.W. Snyder Blvd.
Indianola, Iowa 50023
515-964-2023
www.snyder-associates.com



Project No: 118.0651

Sheet 1 of 1

McCONNELL ESTATES
WEST ROADWAY EXTENSION EXHIBIT
SNYDER & ASSOCIATES, INC.
INDIANOLA, IOWA

MARK	REVISION	DATE	BY
Engineer	M.S.	11/30/18	Field Bk
Terminator	TLS	11/30/18	Field Bk
Project No:	118.0651	Sheet	1 of 1



COMMUNITY DEVELOPMENT

To: Planning and Zoning Commission
From: Charlie E. Dissell, AICP, Community and Economic Development Director
Subject: January 8, 2019 Meeting
Re: Item # 5: Consider request from Civil Engineering Consultants, Inc., on behalf of Doering Properties, LLC for Preliminary Plat and Site Plan approval of the Quail Meadows Townhomes.

Civil Engineering Consultants, Inc., on behalf of Doering Properties, LLC, have requested approval of the Preliminary Plat and Site Plan of the Quail Meadows Townhomes, located on the north side of East Hilcrest Avenue between North 9th Street and the Summerset Trail.

After review of the Preliminary Plat and Site Plan, staff offers the following comments:

1. Plans for lowering the air release manhole at the entrance drive shall be clarified.
2. The development proposes two fire hydrants, one at each dead-end of proposed Summit Ct. Staff requests that one of the hydrants be located at the intersection of N 10th ST and Summit CT instead of having the two hydrants at the very ends of Summit CT.
3. The developer has stated the roads proposed with this development will be private; however, the plans refer to this as a public road. Plans should be updated to reflect private roads.
4. The City requests an additional easement for the trail along Hillcrest, which can match the 20' Public Utility Easement.
5. The City requests more information about the timing of the closing of Summerset Trail for the sewer installation. The City would prefer this work to be done away from peak trail days as there may not be an adequate detour and will also want to post signs as well as notification on the City, Police and Parks and Recreation Facebook pages. Developer also needs to work with Warren County on this issue.
6. Summit Ct shall be renamed. The street name should start with an 'S' and should use the suffix of "Place".
7. The plat proposes a 50' easement for N 10th St, where the Code of Ordinances requires 60' of right-of-way for residential streets. Since this is a private road, 50' is acceptable, but it should be noted that if at any point in the distance future this development wants to have the private roads become public, the 50' easement may be an issue.

8. The depth to width ratio on lots shall not exceed 2.5 to 1 and will with this development. The applicant is requesting a waiver of this requirement.
9. Downspouts shall be shown on the proposed Site Plan.
10. Since this is a permitted use within a residential zoning classification that requires off-street parking for the new improvement exceeding and each dwelling unit does not have its own independent vehicle access to the City right-of-way, a buffer complying with section 166.04(2)(J) shall be installed adjacent to the single-family dwellings on the west side. The options for the buffer yard include:
 1. A buffer yard of twenty (20) feet or less in width with a five-foot high earth berm for the entire length of the lot; and three (3) overstory trees, six (6) understory trees and fifteen (15) shrubs per one hundred (100) lineal feet; or
 2. A buffer yard more than twenty (20) feet in width with five (5) overstory trees, ten (10) understory trees and ten (10) shrubs per one hundred (100) lineal feet; or
 3. A six-foot high double-face opaque wooden fence; or a six-foot high masonry wall, to be constructed with face brick, stucco or a similar finished surface toward the single-family dwellings.

One of these options shall be added to the west side of this development, where the develop meets the single-family lots of the Quail Meadows Subdivision and reflected on the site plan.

The Planning and Zoning Commission shall examine the plat as to its compliance with this Code of Ordinances, and the Comprehensive Plan and within thirty (30) days, submit a recommendation to the Council. The Planning Commission shall also review the proposed site plan and shall make a recommendation to Council for action.

Staff recommends approval of the Quail Meadows Townhomes Preliminary Plat and Site Plan, with the condition that a variance be granted for the design standards of Section 170.13(5) regarding the required depth to width ratio of lots, and that the other items noted above are resolved prior to Council reviewing the preliminary plat and site plan.



Civil Engineering Consultants, Inc.

December 19, 2018

City of Indianola

Attn: Mr. Charlie Dissell, AICP

RE: Quail Meadows Townhomes, Site Plan and Preliminary Plat

Dear Charlie:

On behalf of Doering Properties, L.L.C., we are submitting the Preliminary Plat and Site Plan for Quail Meadows Townhomes. Attached for your review are the following documents:

- (2) 34 x 22 Preliminary Plat and Site Plan drawings
- (2) sets of Preliminary Architectural Plans one set for each building type
- (2) Stormwater Management Plans (please note detention was previously provided in the existing pond north of this site)
- PDF's (sent Via Email)
- Signed DNR Forms for water and wastewater permitting
- A check for submittal fees (\$100 for the site plan + {\$150 + \$10 x 6 lots = \$210} for the preliminary plat = \$310 total)

Doering Properties is proposing to build four, four-unit, multi-family, rowhouse buildings on Lot 21 of Quail Meadows plat 1. This lot was originally zoned for M-1 Industrial and has recently been rezoned to R-3 to allow for this proposed use. As a part of this development process we are requesting the vacation of the existing 60 foot buffer easements that were platted on the west and north sides of this lot. The buffers are no longer necessary because the zoning has been modified.

A preliminary "not for construction" set of architectural plans have been enclosed for the two building styles being proposed. All buildings will include four two story units. The buildings shown north of Summit Court will have basements and the buildings to the south of the drive will be slab on grade. The units will have a mix of two and three bedrooms with the north buildings having the ability to have a fourth bedroom in the basement.

The site also has some challenges due to the shallow depth of the sewer located at the southwest corner of the site. Both sanitary and water were extended to the southwest corner of the site but the site would need be raised significantly in order to utilize the onsite sanitary sewer. We are proposing to extend a new sewer line from the northwest corner of the Norwalk Ready Mix site to serve this piece to avoid having to haul in dirt to raise the site. The new sewer line would be extended west across the Summerset Bike Trail and Laramy K Optical site and then north across E Hillcrest. We will utilize the existing 20.00 foot sanitary sewer easements on both of the private properties south of the street. We would like to request that the City pothole the 12" water main at the proposed pipe crossing on E Hillcrest so we



Civil Engineering Consultants, Inc.

can determine the depth of the main and what will be required at the crossing of the existing main and proposed sanitary sewer. Our surveyors can field locate the crossing prior to potholing the main.

Public Sanitary Sewer and Water Main plans have been incorporated into our drawing set for review and signed DNR permits for water and wastewater permitting have been enclosed. The notice for stormwater discharge has been sent for publishing and we will copy you on our NPDES permit upon DNR approval.

Please let me know if you need anything additional for your review. Feel free to call or email me if you have questions or comments. 515-276-4884 Ext. 225 hills@ceclac.com

Sincerely,

CIVIL ENGINEERING CONSULTANTS, INC.

Melissa Hills, P.E.

Cc: Jake Doering, Doering Properties, L.L.C.
Tim Hogan, Hogan Law Office
Rod Curtis, AIA, Curtis Architecture and Design, P.C.

PRELIMINARY PLAT - SITE PLAN

QUAIL MEADOWS TOWNHOMES

INDIANOLA, IOWA

DOERING PROPERTIES, L.L.C., 9028 HARDING STREET, INDIANOLA, IA 50125



VICINITY SKETCH



QUANTITIES:

SANITARY SEWER

650 LF. 8-INCH SANITARY SEWER
1 EA. TYPE 54-501 MANHOLE
1 EA. TYPE 54-501 SANITARY SERVICE

STORM SEWER

340 LF. 8-INCH CLASS II RCP
250 LF. 8-INCH PVC STORM SEWER
1 EA. TYPE 54-501 MANHOLE
1 EA. TYPE 54-501 STORM SERVICE
1 EA. 4-INCH CLEANOUT
1 EA. 8-INCH RCP
1 EA. 8-INCH RCP
1 EA. 8-INCH RCP

WATER MAIN

340 LF. 8-INCH WATER MAIN
3 EA. 8-INCH VALVE
1 EA. 4-INCH VALVE
2 EA. HYDRANT, TEE & 8-INCH VALVE
1 EA. (RELOCATED)
1 EA. HYDRANT, REDUCER & 8-INCH VALVE
1 EA. WATER SERVICE

PAVING

1301 SQ. Y. 8-INCH NO-REINFORCED P.C.C.
1025 SQ. Y. SUBGRADE PREP
225 SQ. Y. #1 SIDEWALK
1025 SQ. Y. P.C.C. TRAIL REMOVAL
1025 SQ. Y. P.C.C. TRAIL REFILL
40 SQ. Y. 1/2\"/>

GRADING & EROSION CONTROL:

- ALL GRADING & EROSION CONTROL NOTES & QUANTITIES SHOWN ON GRADING & SWPPP PLANS

SANITARY NOTES

1. ALL INVERTS LOCATED AT AN ELEVATION ABOVE CENTERLINE OF EXISTING THROUGH PIPE AND LESS THAN 2' ABOVE MANHOLE FLOOR SHALL HAVE A SLOTER INVERT.
2. ALL SANITARY SEWER SERVICE AND STORM SEWER FROM MANHOLES SHALL BE CAPPED.
3. ALL SANITARY SEWERS SHALL BE CLEANED AND TESTED AT CONTRACTOR'S EXPENSE PRIOR TO FINAL APPROVAL. VIDEO AND FIBER REPORTS TO BE SUBMITTED TO INDIANOLA WATER POLLUTION CONTROL DEPARTMENT.
4. ALL SANITARY SERVICES ARE TO BE EXTENDED TO WITHIN 10 FEET OF BUILDING HALL.
5. STEEL FENCE POSTS ON END OF ALL UTILITY SERVICES AND AT SANITARY SEWER MANHOLES ARE REQUIRED. TOP ONE FOOT OF POST TO BE PAINTED GREEN FOR SANITARY. 100% AT SANITARY MANHOLES SHALL BE PAINTED GREEN FROM TOP OF POST TO GRADE.
6. ALL MANHOLES SHALL BE INSTALLED WITH GREASE TRAP RINGS OR EQUIVALENT.
7. FOR CONNECTION TO AN EXISTING MANHOLE, CORE DRILL MANHOLE & FOUR INCH DEFINED INVERT.
8. SANITARY MANHOLES SHALL BE PROVIDED WITHOUT STEPS.
9. ALL MANHOLES SHALL CONTAIN ADVERTISING CONTROL SHIELD ANTI RADIANT ADVERTISING AS MANUFACTURED BY GORHAM TECHNOLOGY GROUP.
10. ALL SANITARY SEWER MANHOLES SHALL HAVE TYPE 'A' CASTING UNLESS OTHERWISE SPECIFIED.
11. SANITARY MANHOLE TYPE 'A' CASTING SHALL BE BOLTED TO TOP OF MANHOLE WITH A MINIMUM OF TWO (2) 1/2\"/>

STORM NOTES

1. FLARED END SECTIONS AND LAST 3 PIPE SECTIONS MUST BE TIED AND ALL FLARED END SECTIONS SHALL HAVE 48-INCH FOOTINGS AND APRON GUARDS.
2. USE ROBERTS GASKETS FOR ALL SUBURBAN OUTLETS. REFER TO SUDAS 400-2039 FOR DETAILS AND NOTES.
3. THESE STORM SEWER CROSSINGS OVER OR IS LESS THAN 18 INCHES BELIEVE A HATER MAIN LOCATE ONE FULL LENGTH OF SEWER TYPE 'A' HATER MAIN MATERIAL OR REINFORCED CONCRETE PIPE (RCP) WITH FLEXIBLE G-RING GASKET JOINTS SO BOTH JOINTS ARE AS FAR AS POSSIBLE FROM WATER MAIN.

WATER NOTES

1. ALL WATER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT EDITION OF SUDAS IN EFFECT AT TIME OF CONSTRUCTION.
2. HYDRANTS, MANHOLE COVERS, AND VALVE BOXES SHALL BE SET TO CONFORM WITH FINISHED PAVEMENT ELEVATIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT LOCATIONS OF ALL WATER SERVICES.
4. ALL WATER SERVICES ARE TO BE EXTENDED TO WITHIN 10 FEET OF BUILDING HALL.
5. ALL HYDRANTS TO BE PAINTED YELLOW.
6. GROUND STORM SEWER SHALL BE INSTALLED 10 TO 12 FEET BACK OF CURB & BETWEEN THE CURB & SIDEWALK. FENCE POST TO IDENTIFY WATER BOX, NOT END OF SERVICE.
7. THESE STORM SEWER CROSSINGS OVER OR IS LESS THAN 18 INCHES BELIEVE A HATER MAIN LOCATE ONE FULL LENGTH OF 36-INCH PIPE OF WATER MAIN MATERIAL OR REINFORCED CONCRETE PIPE (RCP) WITH FLEXIBLE G-RING GASKET JOINTS SO BOTH JOINTS ARE AS FAR AS POSSIBLE FROM WATER MAIN.

PAVING NOTES

1. ALL PAVING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT EDITION OF SUDAS IN EFFECT AT TIME OF CONSTRUCTION.
2. ALL ELEVATIONS ARE PROPOSED FINISHED GRADE AT TOP OF SLAB UNLESS OTHERWISE NOTED.
3. ALL STREETS SHALL HAVE A THICK ROLL CURB.
4. ALL PAVING TO BE THICK NO-REINFORCED P.C.C. OR 8-INCH REINFORCED P.C.C.
5. DIVISION OF CONSTRUCTION MATERIALS FOR THE CITY OF INDIANOLA WILL TEST ALL REQUIRED SOIL, TESTING OF PAVEMENT BASE PRIOR TO FLAREMENT OF PAVING.
6. ALL SOIL AND CONCRETE TESTING RESULTS SHALL BE FURNISHED TO CONSTRUCTION DEVELOPMENT DEPARTMENT FOR CITY OF INDIANOLA AS SOON AS THEY ARE AVAILABLE.

OWNER / DEVELOPER:
DOERING PROPERTIES, L.L.C.
9028 HARDING STREET
INDIANOLA, IA 50125
ATTN: JACE DOERING
515-225-4115
JACE@DOERINGPROPERTIES.COM

LEGAL DESCRIPTION
LOT 20, QUAIL MEADOWS PLAT 1, AN OFFICIAL PLAT,
RECORDED IN BOOK 2054, PAGE 1471, CITY OF
INDIANOLA, HARRIS COUNTY, IOWA, CONTAINING 1.70
ACRES MORE OR LESS.

BUILDING FOOTPRINT
4-FLX 50. FT. NO. TOTAL
4360 14 18540 SQ. FT.

PARKING
REQUIRED SPACES: 2 SPACES/ST
PROVIDED SPACES: 18 SPACES + 32 SPACES
32 GARAGE SPACES
32 SURFACE SPACES
64 TOTAL SPACES

AREAS:
BUILDINGS = 18540 SQ. FT. 22.4%
PARKING = 26192 SQ. FT. 36.4%
TOTAL = 44732 SQ. FT. 61.8%
DEVELOPED TOTAL: 14,571 SQ. FT. 100%

UTILITIES
WATER, INDIANOLA MUNICIPAL SERVICES
SANITARY, CITY OF INDIANOLA

LIST OF DRAWINGS

SHEET #	SHEET TITLE
1	COVER
2	DEMOLITION PLAN
3	GEOMETRIC PLAN
4	UTILITY PLAN
5	SANITARY SEWER PLAN
6	SANITARY SEWER PLAN
7	WATER MAIN PLAN
8	GRADING PLAN-SWPPP
9	SWPPP NOTES
10	LANDSCAPE PLAN

DENSITY
PROPOSED IN UNITS / 1.70 ACRES = 4.41 DU/AC

ZONING
EXISTING: R-8 MIXED RESIDENTIAL
PROPOSED: R-8 MIXED RESIDENTIAL

LAND USE
RESIDENTIAL

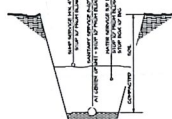
BULK REQUIREMENTS
25' FRONT YARD SETBACK
15' SIDEYARD SETBACK
30' REAR YARD SETBACK

FEMA MAP

PANEL 18100-0406
DATE: 03/01/2004
ZONE: "X" AREA DETERMINED TO BE
OUTSIDE OF 500-YR. FLOOD PLAIN.

GENERAL NOTES

1. ONE WEEK PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONTACT:
A. CITY OF INDIANOLA (661-4101)
B. DOERING PROPERTIES, L.L.C. ATTN: JACE DOERING PH. 515-225-4115
C. CIVIL ENGINEERING CONSULTANTS INC. (276-4684)
D. ALL PUBLIC AND PRIVATE UTILITY COMPANIES
E. IOWA ONE CALL
2. LOCATION OF EXISTING FACILITIES AND APPURTENANCES SHOWN ON PLANS ARE BASED ON AVAILABLE INFORMATION WITHOUT INVESTIGATION AND MEASUREMENT TO DETERMINE EXACT FACILITIES LOCATIONS. CIVIL ENGINEERING CONSULTANTS INC. SHALL BE RESPONSIBLE FOR OBTAINING LOCATION OF EXISTING FACILITIES AS SHOWN, OR THAT ALL EXISTING FACILITIES ARE SHOWN. IT IS CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL PUBLIC AND PRIVATE UTILITY PROVIDERS SERVING THIS AREA, AND IOWA ONE CALL, TO DETERMINE EXISTENT AND PRECISE LOCATION OF EXISTING FACILITIES AND APPURTENANCES BEFORE CONSTRUCTION BEGINS.
3. IF DISCREPANCY EXISTS BETWEEN DETAILED PLANS AND QUANTITIES, DETAILED PLANS SHALL GOVERN.
4. ALL MATERIALS AND PLACEMENT SHALL BE IN ACCORDANCE WITH CURRENT EDITION OF SUDAS IN EFFECT AT TIME OF CONSTRUCTION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND STRUCTURES, DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY CONTRACTOR AT CONTRACTOR'S EXPENSE TO SATISFACTION OF OWNER.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT LOCATIONS OF UTILITY SERVICES.
7. CONTRACTOR SHALL EITHER RECONSTRUCT OR CONNECT ALL FIELD INTERCEPTED EXISTING CONSTRUCTION TO STORM SEWER. CONTRACTOR SHALL PROMPTLY NOTIFY CITY OF INDIANOLA IF FIELD TILE IS ENCOUNTERED.
8. ALL STATINGS IS BASED ON STREET CENTERLINE MEASUREMENT AND SPECIFICATIONS.
9. CONTRACTOR SHALL RECONSTRUCT AND REPAIR EXISTING AND APPURTENANCES DURING CONSTRUCTION IN ACCORDANCE WITH MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
10. ALL FIELD AREAS - TREES, BACKSILL AND PAVING SUBGRADE SHALL BE PROTECTED TO A MINIMUM OF 10%.
11. EXISTING PROCTOR HILL AREA IS TO BE REMOVED FROM THE PROJECT AND HILL.
12. CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL DEBRIS SPILLED ON PUBLIC STREETS AND ADJACENT PROPERTIES.
13. NOTIFY INDIANOLA POLICE DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO ANY STREET OR LAINE CLOSURE.
14. CONTRACTOR SHALL SUPPLY A FOUR YEAR MAINTENANCE BONDS FOR ALL PUBLIC WATER, STORM SEWER, SANITARY SEWER, AND PAVING IMPROVEMENTS.
15. ALL SERVICES SHALL BE EXTENDED TO WITHIN 10 FEET OF BUILDING HALL.
16. STEEL FENCE POSTS ON END OF ALL UTILITY SERVICES REQUIRED. GREEN FOR SANITARY, BLUE FOR WATER, & WHITE FOR STORM SEWER.
17. ALL UTILITIES NOTED ON PLAT ARE PUBLIC UNLESS OTHERWISE NOTED.
18. ALL WORK SHALL BE IN COMPLIANCE WITH IOWA CODES AND STANDARDS. NOTINGS INDICATED ON THESE PLANS SHALL RELIEVE CONTRACTOR FROM FOLLOWING THESE SAFETY STANDARDS.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION FOR ALL NEW CONSTRUCTION. CONTRACTOR SHALL PROVIDE EROSION CONTROL AND KEEP DRAWINGS UP TO DATE AS WORK PROGRESSES. CONTRACTOR SHALL PROVIDE ENGINEER WITH ORIGINAL RECORD DRAWINGS ONCE CONSTRUCTION IS COMPLETED.
20. THE SOUTH BUILDING(S) H-140 ARE TO BE SLAB ON GRADE CONSTRUCTION. THE NORTH BUILDING(S) H-140 WILL HAVE BASEMENTS & WILL REQUIRE SWPPP SERVICES.



STEEL FENCE POSTS SHALL MARK THE END OF ALL UTILITY SERVICES REQUIRED, GREEN FOR SANITARY, BLUE FOR WATER, & WHITE FOR STORM SEWER.
SERVICE LOCATION DETAIL
NO SCALE

GENERAL LEGEND

PROPOSED
--- FLAT BOUNDARY
--- SECTION LINE
--- LOT LINE
--- CENTERLINE
--- SANITARY LINE
--- FLARED END SECTION

EXISTING
--- LOT LINE
--- SANITARY/STORM MANHOLE
--- WATER VALVE
--- FIRE HYDRANT
--- STORM SEWER SINGLE INTAKE
--- STORM SEWER DOUBLE INTAKE
--- STORM SEWER ROUND INTAKE
--- FLARED END SECTION

DECIDUOUS TREE
CONIFEROUS TREE
SHRUB

POWER POLE
STREET LIGHT
GUY ANCHOR
ELECTRIC TRANSFORMER
GAS METER
TELEPHONE RISER
SIGN

UNDERGROUND TELEVISION
UNDERGROUND ELECTRIC
UNDERGROUND GAS
UNDERGROUND FIBER OPTIC
UNDERGROUND TELEPHONE

OVERHEAD ELECTRIC
SANITARY SEWER WITH SIZE
STORM SEWER WITH SIZE
WATER MAIN WITH SIZE
8-INCH SANITARY SEWER
FORCE MAIN

EXISTING CENTERLINE
BUILDING SETBACK LINE
PUBLIC UTILITY EASEMENT
MINIMUM OPENING ELEVATION
CRITICAL CROSSING NUMBER

BENCHMARKS
ARCH ON HYDRANT AT SOUTH END OF NORTH 4TH STREET AND NORTH OF DRIVE TO DOCKS AT DELEGATA-SHIELDS
ELEVATION = 811.71
ARCH ON HYDRANT SOUTH OF INTERSECTION OF NORTH 4TH STREET AND HIGHWAY 206
ELEVATION = 810.13

CONSTRUCTION SCHEDULE
04/01/2018 TO 04/30/2018 - CLEARING, ROUGH GRADING, SILT FENCE, SEDIMENT BASIN & TEMPORARY SEEDING
04/30/2018 TO 05/31/2018 - UTILITY CONSTRUCTION
05/01/2018 TO 05/31/2018 - PAVING
05/01/2018 TO 05/31/2018 - FINAL GRADING/SEEDING

CERTIFICATIONS
I HEREBY CERTIFY THAT THIS LAND SURVEY DOCUMENT WAS PREPARED AND THE RELATED SURVEY INSTRUMENTS WERE USED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
JEREMY A. DOERING, LAND SURVEYOR NO. 10001 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
PAGES OR SHEETS COVERED BY THIS SEAL: 1-2

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED AND THE RELATED SURVEY INSTRUMENTS WERE USED 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.
MELISSA M. HILLS, LAND SURVEYOR NO. 10001 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
PAGES OR SHEETS COVERED BY THIS SEAL: 1-2

IOWA ONE CALL
1-800-292-4683
www.iowaonecall.com



Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884 • Fax: 515.276.7084 • mail@cecinc.com

DATE: 02/01/2018
DATE OF SURVEY: AUGUST 2017
DESIGNED BY: JACE DOERING
DRAWN BY: JACE DOERING

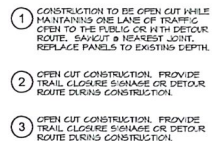
QUAIL MEADOWS TOWNHOMES
INDIANOLA, IOWA

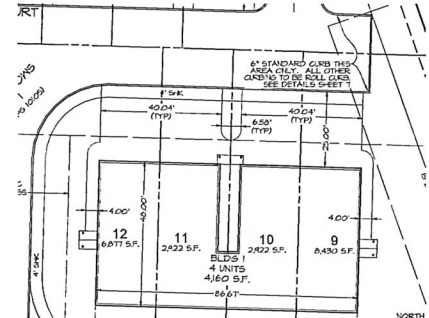
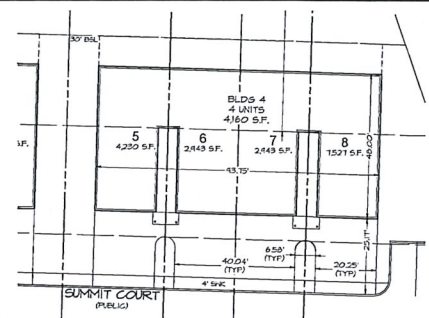
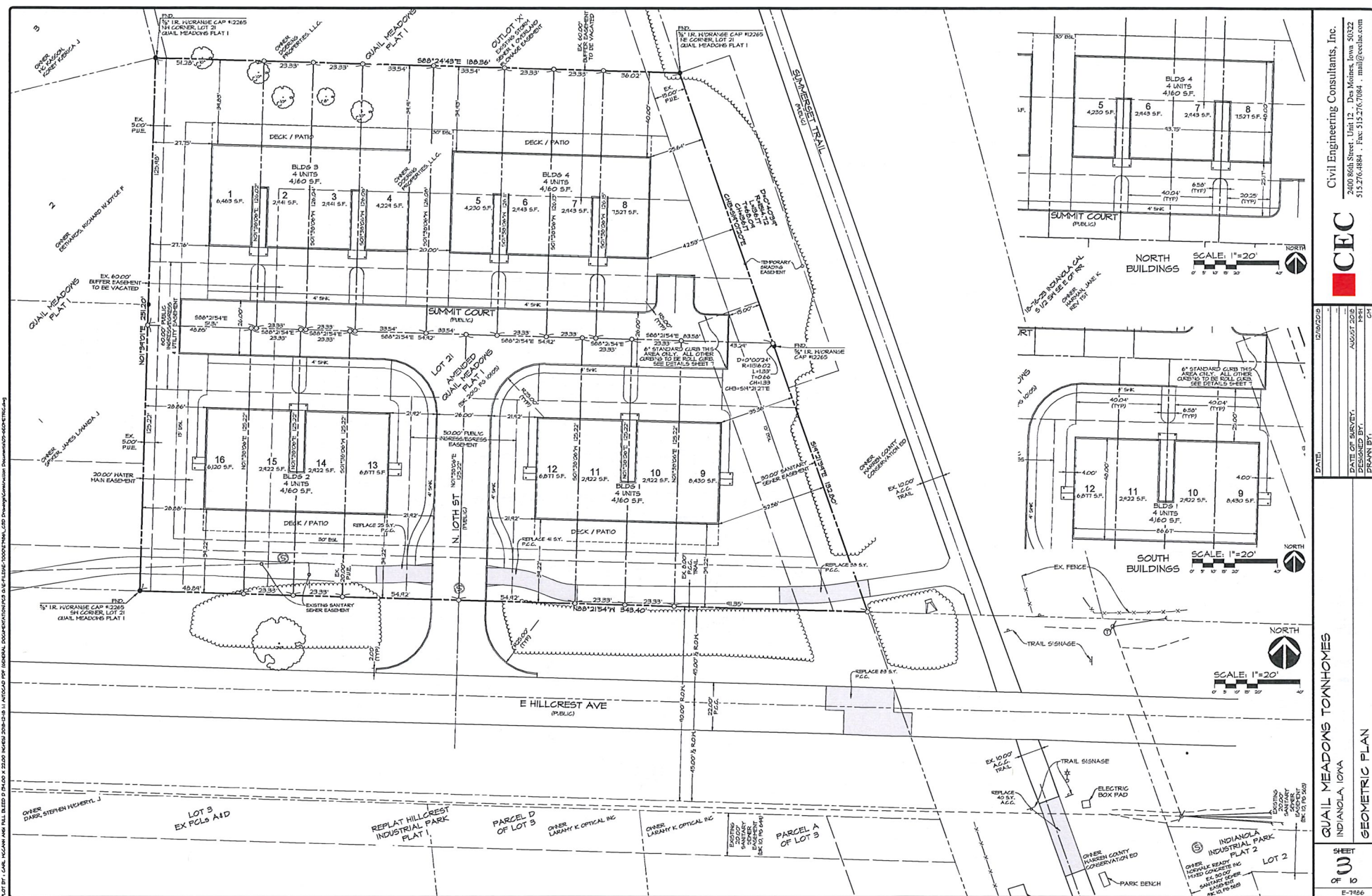
COVER

SHEET

OF 10

E-7166





QUAIL MEADOWS TOWNHOMES INDIANOLA, IOWA	DATE	12/19/2019
	DATE OF SURVEY	AUGUST 2019
GEOMETRIC PLAN	DESIGNED BY	MMH
	DRAWN BY	CH

OF 10 SHEETS

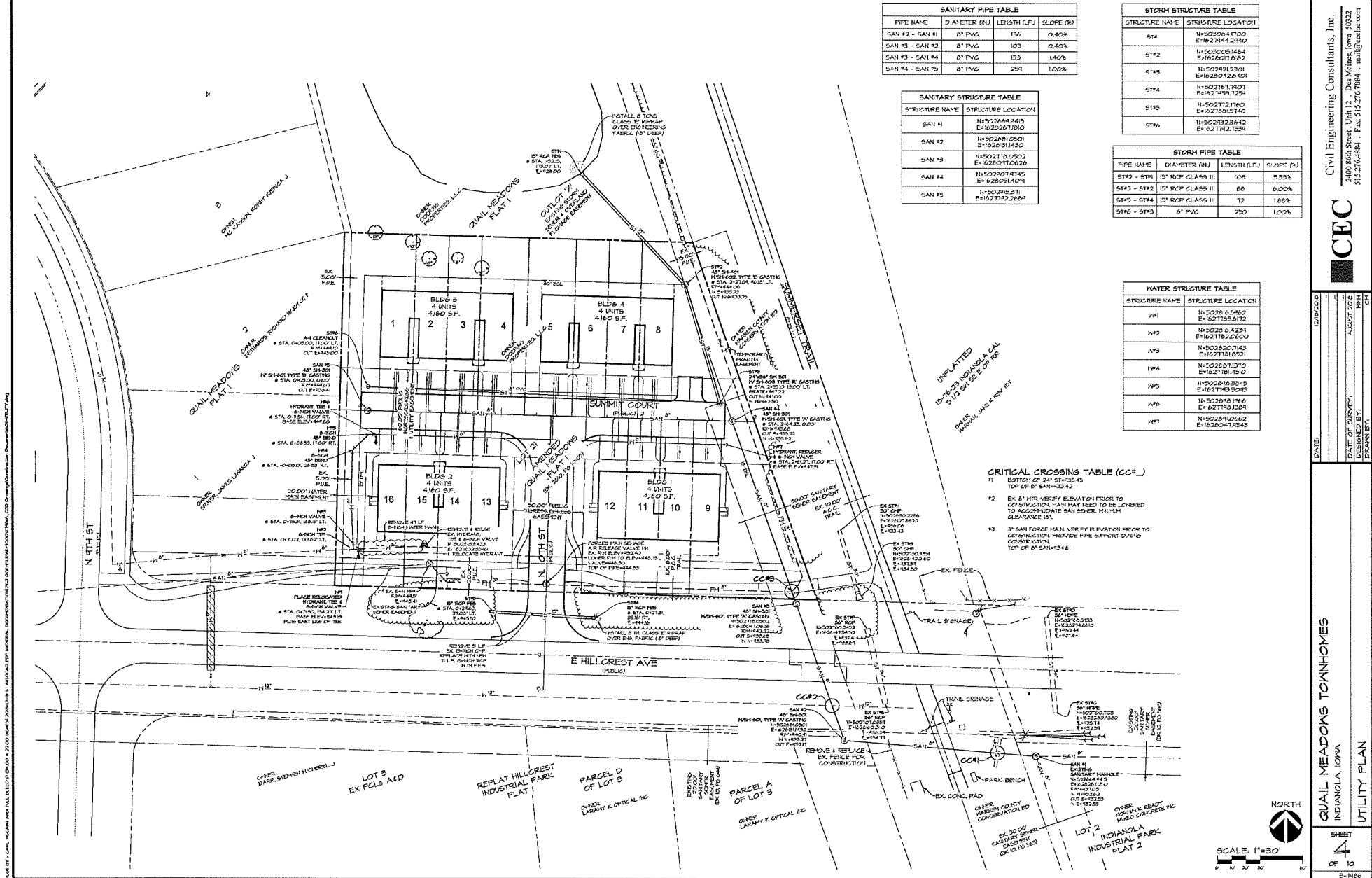
E-1742a

Civil Engineering Consultants, Inc.

2400 86th Street, Unit 12, Des Moines, Iowa 50322

515.276.4884, Fax: 515.276.7084, mail@cecinc.com





PIPE NAME	DIAMETER (IN)	LENGTH (LF)	SLOPE (%)
SAN #2 - SAN #1	8" PVC	136	0.40%
SAN #3 - SAN #2	8" PVC	103	0.40%
SAN #3 - SAN #4	8" PVC	153	1.40%
SAN #4 - SAN #5	8" PVC	254	1.00%

SANITARY STRUCTURE TABLE	
STRUCTURE NAME	STRUCTURE LOCATION
SAN #1	N=50264.8415 E=162026.71010
SAN #2	N=50264.0501 E=162031.1430
SAN #3	N=502716.0502 E=162017.0626
SAN #4	N=502707.1745 E=162051.4071
SAN #5	N=502745.3711 E=162772.2684

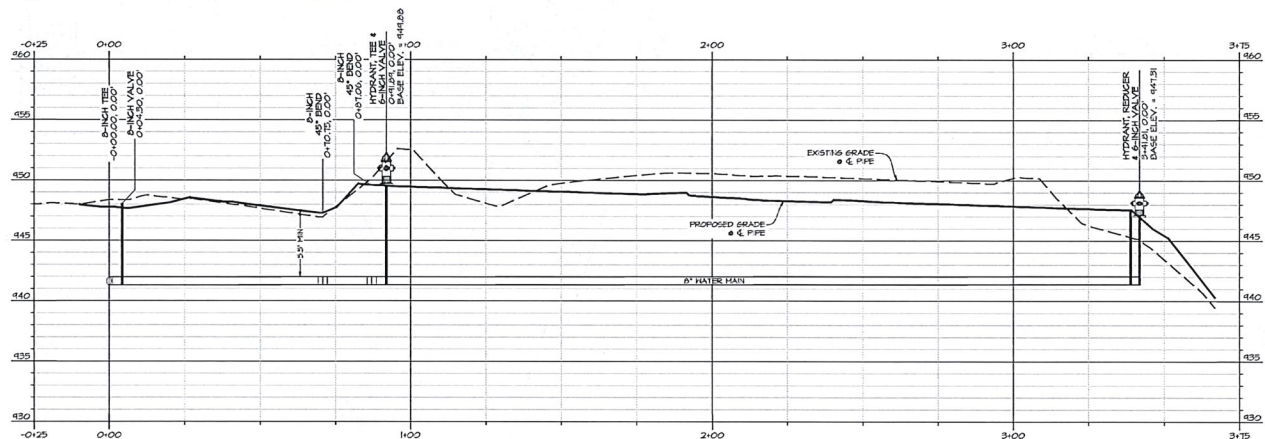
STORM STRUCTURE TABLE	
STRUCTURE NAME	STRUCTURE LOCATION
ST#1	N=503005.4700 E=162794.2840
ST#2	N=503005.1484 E=1628017.8.62
ST#3	N=502821.2301 E=1628024.6401
ST#4	N=502761.7807 E=1627453.1254
ST#5	N=502712.7160 E=1627895.5140
ST#6	N=502493.3642 E=1627742.7534

PIPE NAME	DIAMETER (IN)	LENGTH (LF)	SLOPE (%)
ST#2 - ST#1	15" RCP CLASS III	08	5.33%
ST#3 - ST#2	15" RCP CLASS III	20	6.00%
ST#5 - ST#4	15" RCP CLASS III	12	12.0%
ST#6 - ST#3	8" PVC	250	1.00%

WATER STRUCTURE TABLE	
STRUCTURE NAME	STRUCTURE LOCATION
#1	N=502676.59467 E=1627175.6172
#2	N=502676.4234 E=1627172.6200
#3	N=502620.7143 E=1627181.8521
#4	N=502681.1370 E=1627181.4530
#5	N=502683.3945 E=1627173.3045
#6	N=502684.3766 E=1627176.1394
#7	N=502841.0162 E=1628247.4545

CRITICAL CROSSING TABLE (CC#_)

#1	BOTTOM OF 24" ST-135.45 TOP OF 6" SAN-143.42
#2	EX. 8" HTR-VERIFY ELEVATION PRIOR TO CONSTRUCTION. MAIN MAY NEED TO BE LOWERED TO ACCOMMODATE SAN SEWER MIN-MAIN CLEARANCE 18".
#3	3" SAN FORCE MAIN-VERIFY ELEVATION PRIOR TO CONSTRUCTION. PROVIDE PIPE SUPPORT DURING CONSTRUCTION. TOP OF 6" SAN-143.42



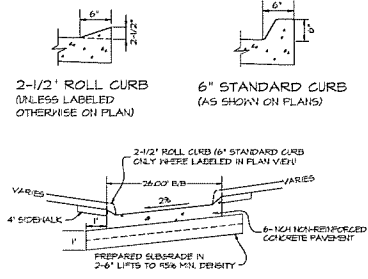
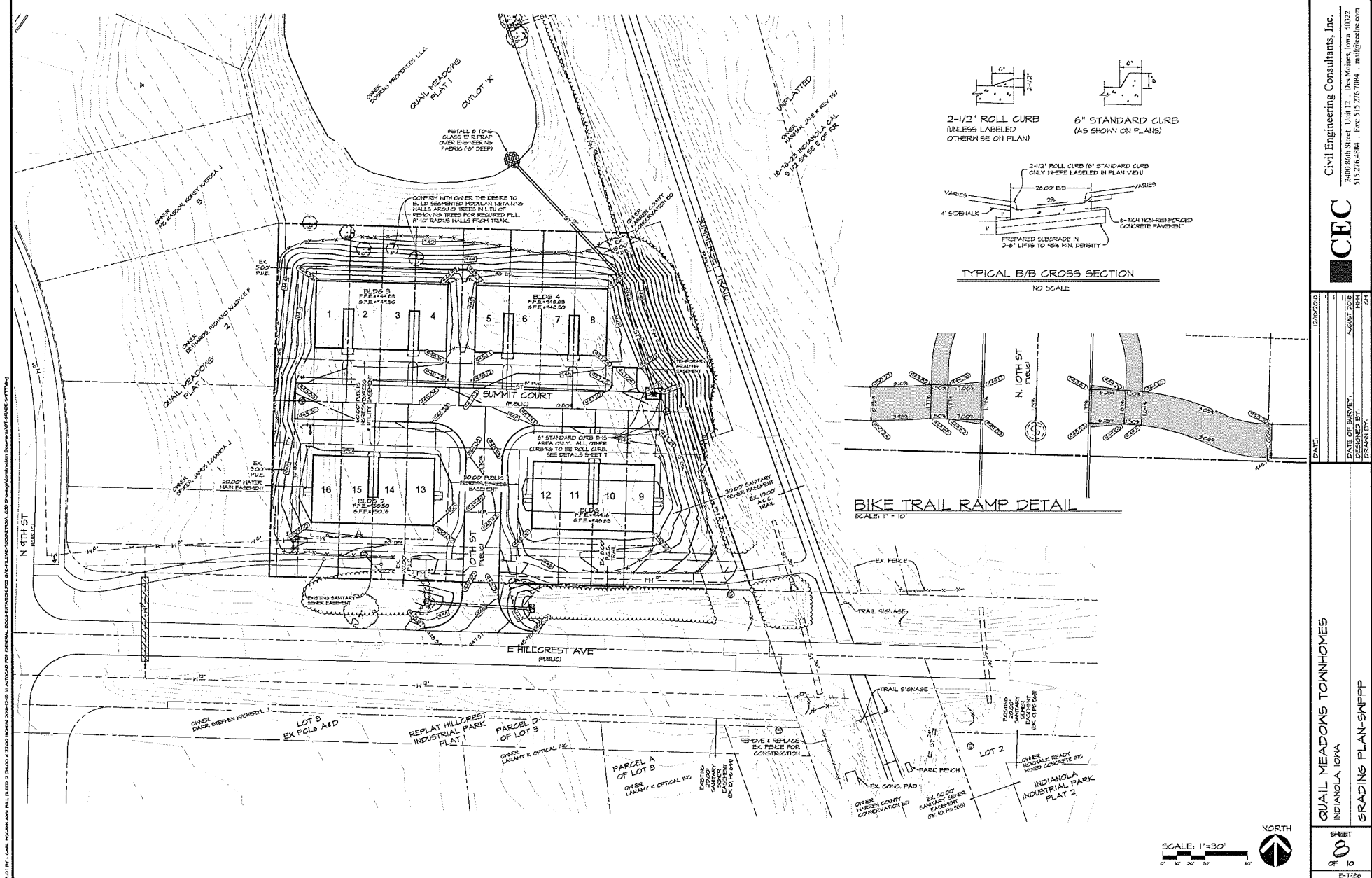
NORTH

A circular icon with a black border and a white background. Inside the circle is a black arrow pointing upwards, with a vertical stem and two diagonal branches at the top, resembling a stylized 'Y' or a compass rose.

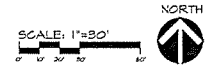
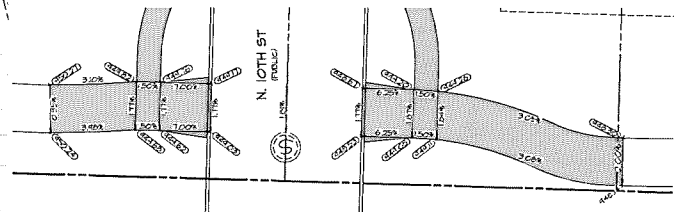
SCALE: 1"=20'

SHEET
7
OF 10

E-7426



TYPICAL B/B CROSS SECTION



1. SITE DESCRIPTION/APPLICANT/SCHEDULE

3. CONTRACTORS
- GENERAL CONTRACTOR SHALL HAVE THE PRIMARY RESPONSIBILITY OF IMPLEMENTING THE MEASURES CONTAINED IN THIS PLAN.
- ALL CONTRACTORS AND SUBCONTRACTORS SHALL SIGN A CERTIFICATION STATEMENT BEFORE CONDUCTING ANY PROFESSIONAL SERVICE AT SITE RELATING TO NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. SEE CERTIFICATION THIS SHEET.

- BUILDING SUBCONTRACTORS ARE REMINDED TO ALSO COMPLY WITH SWPPP REQUIREMENTS. PLUMBERS SHALL TAKE CARE TO CATCH ALL AND PROPERLY DISPOSE OF TRIMMINGS FROM PIPE THREADING ACTIVITIES. PAINTERS, DRYWALLERS AND MASONS SHALL NOT CLEANING EQUIPMENT ON GRADE, ETC.

- #### 4. INCUBATION / MAINTENANCE

- [illegible]

1. REPORT ANY HAZARDOUS CONDITIONS CONDITION AND UPDATE PLAN
- IOWA LAW REQUIRES THAT A HAZARDOUS CONDITION OR SPILL IS REPORTED NOT MORE THAN SIX HOURS AFTER ONSET OF SAID CONDITION OR SPILL. IDNR AND LOCAL OR COUNTY SHERIFFS OFFICE MUST BE NOTIFIED.
 - MODIFY SWPPP WITHIN 14 CALENDAR DAYS OF HAZARDOUS CONDITION PLAN UPDATE SHALL INCLUDE RELEASE AND DISCONTINUATION OF RELEASE AND PLANS TO PREVENT FUTURE REOCCURENCE OF SUCH RELEASES.
- B. NOTICE OF DISCONTINUATION (NOD)
- 100 SHALL BE USED DURING FINAL STABILIZATION OWNER OR GENERAL CONTRACTOR MUST SUBMIT NOTICE OF DISCONTINUATION TO IDNR. THE NOD SHALL INCLUDE:
 - NAME OF OWNER OR OPERATOR TO WHOM COVERAGE UNDER GENERAL PERMIT WAS ISSUED
 - GENERAL PERMIT NUMBER AND PERMIT AUTHORIZATION NUMBER
 - DATE CONSTRUCTION SITE REACHED FINAL STABILIZATION
 - SWPPP CERTIFICATION
 - NOD SHALL BE MAILED TO:
 - STATE WATER COORDINATOR
 - IOWA DEPARTMENT OF NATURAL RESOURCES
 - 502 E. 9TH STREET
 - DES MOINES, IOWA 50319-0034

1. SWPPP SHOULD BE UPDATED EXPEDITIOUSLY

1. PRE-CONSTRUCTION SILT FENCE WILL BE PLACED BY CONTRACTOR PRIOR TO BEGINNING GRADING OR CLEARING AND GRUBBING OPERATIONS ALONG PERIMETER OF PROJECT AT LOCATIONS IN WHICH RUNOFF CAN MOVE OFFSITE. VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION SHALL BE PRESERVED. SILT FENCE SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ACHIEVED.

2. **GRADING:** AFTER GRADING OPERATIONS HAVE BEEN COMPLETED, ALL AREAS THAT WILL NOT BE DISTURBED BY SUBSEQUENT CONSTRUCTION ACTIVITIES SHALL BE SEEDED.
3. **FINISH GRADING AND SEEDING:** FINISH GRADING AND PERMANENT SEEDING SHALL BE COMPLETED AS SOON AS PRACTICAL.

RESULTS

-
- Figure 1: Symbols for flood control features. The figure is divided into two columns. The left column lists features with their corresponding symbols: Flat Boundary (solid line), Sanitary Sewer 4' size (line with 'S-4'), Water Main 4' size (line with 'W-4'), Storm Sewer 1' size (line with 'S-1'), Manhole (circle with 'M'), Storm Intake (circle with 'SI'), Fire Hydrant (circle with 'H'), Valve (circle with 'V'), Spot Elevation (circle with 'SE'), Existing Contours (dashed line), Proposed Contours (line with 'P'), Inlet Protection (Filter Sock) (square with 'X'), Silt Fence (line with 'S'), and Type III Barricade (line with 'B'). The right column lists features with their corresponding symbols: Temporary Sediment Basin (circle with 'SB'), Sediment Trap (circle with 'ST'), Tree Protection Fencing (line with 'T'), Edge of Water (dashed line), 100-Yr Elevation (line with '100'), Creek (wavy line), 100 Yr Base Flood Elevation (line with '100'), 100-Yr FEMA Floodway Zone A (line with '100'), and Diversion Ditch (line with 'D').

[illegible]

1. OWNER AND/OR CONTRACTOR ARE REQUIRED TO OBTAIN NPDES PERMIT AND FOLLOW REQUIREMENTS OF ASSOCIATED STORM WATER POLLUTION PREVENTION PLAN PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.

[illegible]

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL INFORMATION HEREIN WERE OBTAINED UNDER MY PERSONAL OR SUPERVISORY AUTHORITY AND THAT THE INFORMATION HEREIN IS TRUE AND ACCURATE IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALITY PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR THE INFORMATION. THE INFORMATION HEREIN IS SUBMITTED AS TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

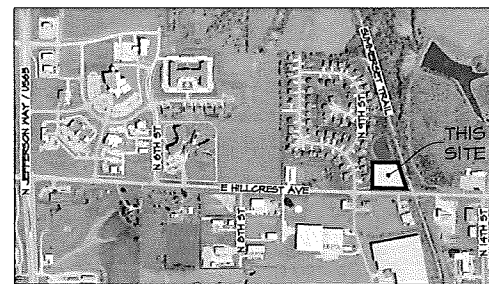
I CERTIFY UNDER PENALTY OF LAWF THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (GNDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE AS PART OF THIS CERTIFICATION. FURTHER, I CERTIFY THAT I AM AN AUTHORIZED REPRESENTATIVE OF THE OWNER OR CO-PERMITTEE, ALONG WITH THE OWNER(S) AND OTHER CONTRACTORS AND SUBCONTRACTORS SIGNING SUCH CERTIFICATIONS, TO THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) AND THE IOWA DIVISION OF SOILS (IDS) FOR "STORM WATER DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY FOR CONSTRUCTION ACTIVITIES" AT THE IDENTIFIED SITE. I CERTIFY THAT I AM AWARE OF THE REQUIREMENTS OF THE GNDES AND LEGALLY REQUIRED UNDER THE CLEAN WATER ACT AND THE CODE OF IOWA, TO ENSURE COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE IDENTIFIED PERMIT AND THE GNDES. I CERTIFY THAT I AM AWARE OF THE IDNR PERMIT AND THE TERMS OF THIS IDNR PERMIT.

NAME / TITLE: _____
COMPANY: _____ DATE: _____
TELEPHONE NUMBER: _____

NAME / TITLE: _____
COMPANY: _____ DATE: _____
TELEPHONE NUMBER: _____

NAME / TITLE: _____
 COMPANY: _____ DATE: _____
 TELEPHONE NUMBER: _____

NAME / TITLE _____
 COMPANY _____ DATE _____
 TELEPHONE NUMBER _____



VICINITY SKETCH



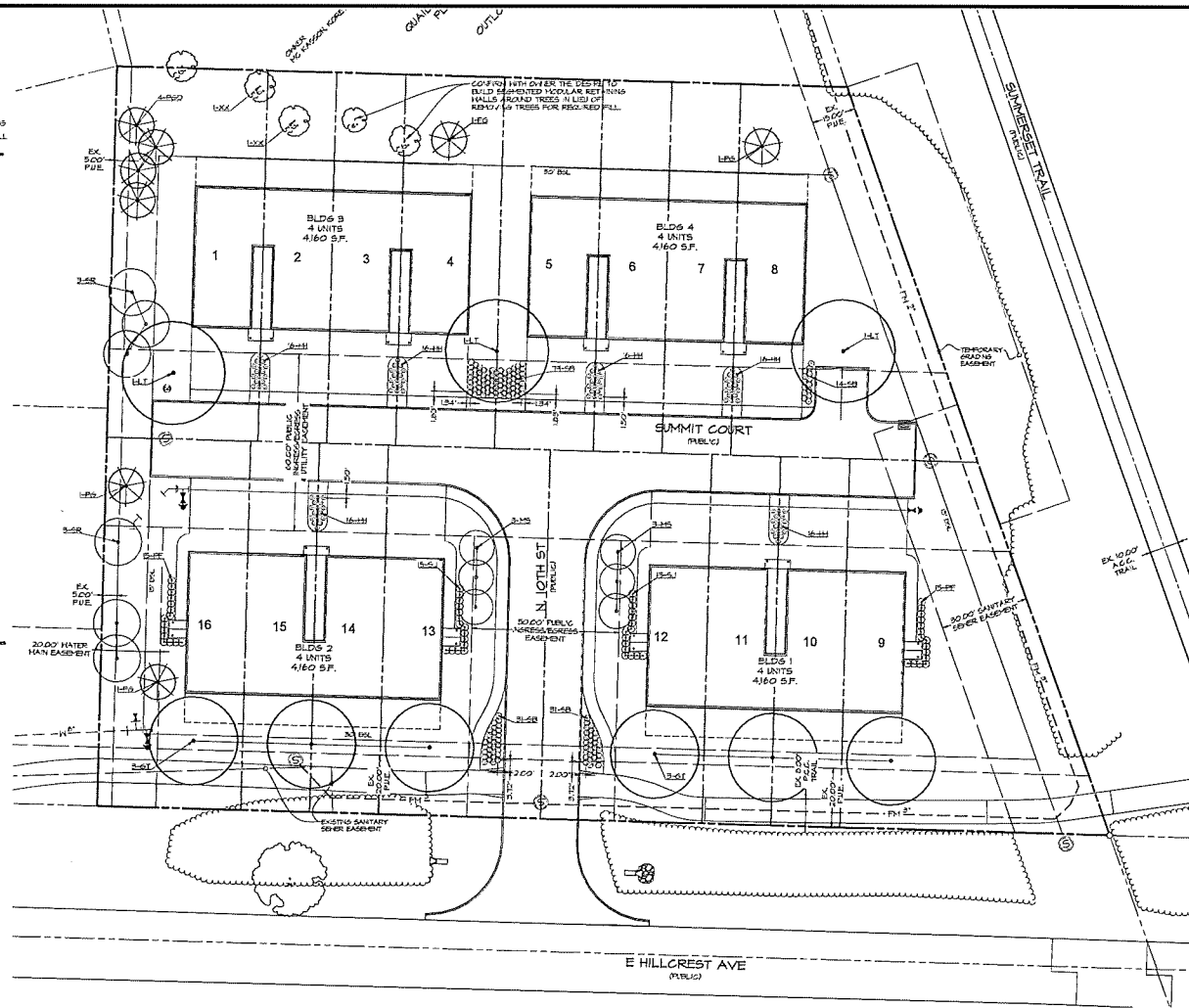
DATE:	DATE OF SURVEY:	DESIGNED BY:	DRAWN BY:
	AUG-57 200		CM

QUAIL MEADOWS TOWNHOMES
INDIANOLA, IOWA

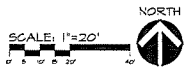
SWPPP NOTES

SHEET
9
OF 10

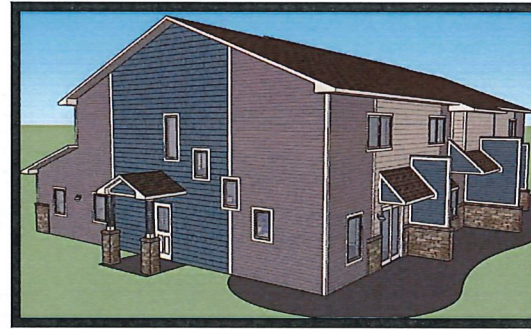
DRY BR / CARL MCCANN AND FULL BLEED @ 24.00 X 22.00 INCHES) 2018-12-18 (1) AUTOCAD PDF (SPECIAL DOCUMENT) PCS G 10-PLATE-300027854L_CSD Drawing/Construction Documents/OT-GRACE-superv.dwg



LANDSCAPING CALCULATION:
 SITE AREA: 7423 S.F.
 REQUIRED GREEN SPACE: 10% = 742.3 S.F. = 742 S.F.
 REQUIRED LANDSCAPING: 7422 / 3000 = 2.47 PLANT
 UNITS
 REQUIRED LANDSCAPING: 2.47*2 TREES=5 TREES
 2.47*3 SHRUBS=8 SHRUBS
 PROPOSED LANDSCAPING: 3 TREES + 60 SHRUBS

[illegible]

A 3D architectural rendering of a two-story house. The house features a dark brown gabled roof. The upper story has blue horizontal siding and a large double window. The lower story has a large white garage door with a stone base and a small front porch with a stone pillar. The house is set on a green lawn under a blue sky.



N.T.S. IMAGE COURTESY OF GOOGLE EARTH

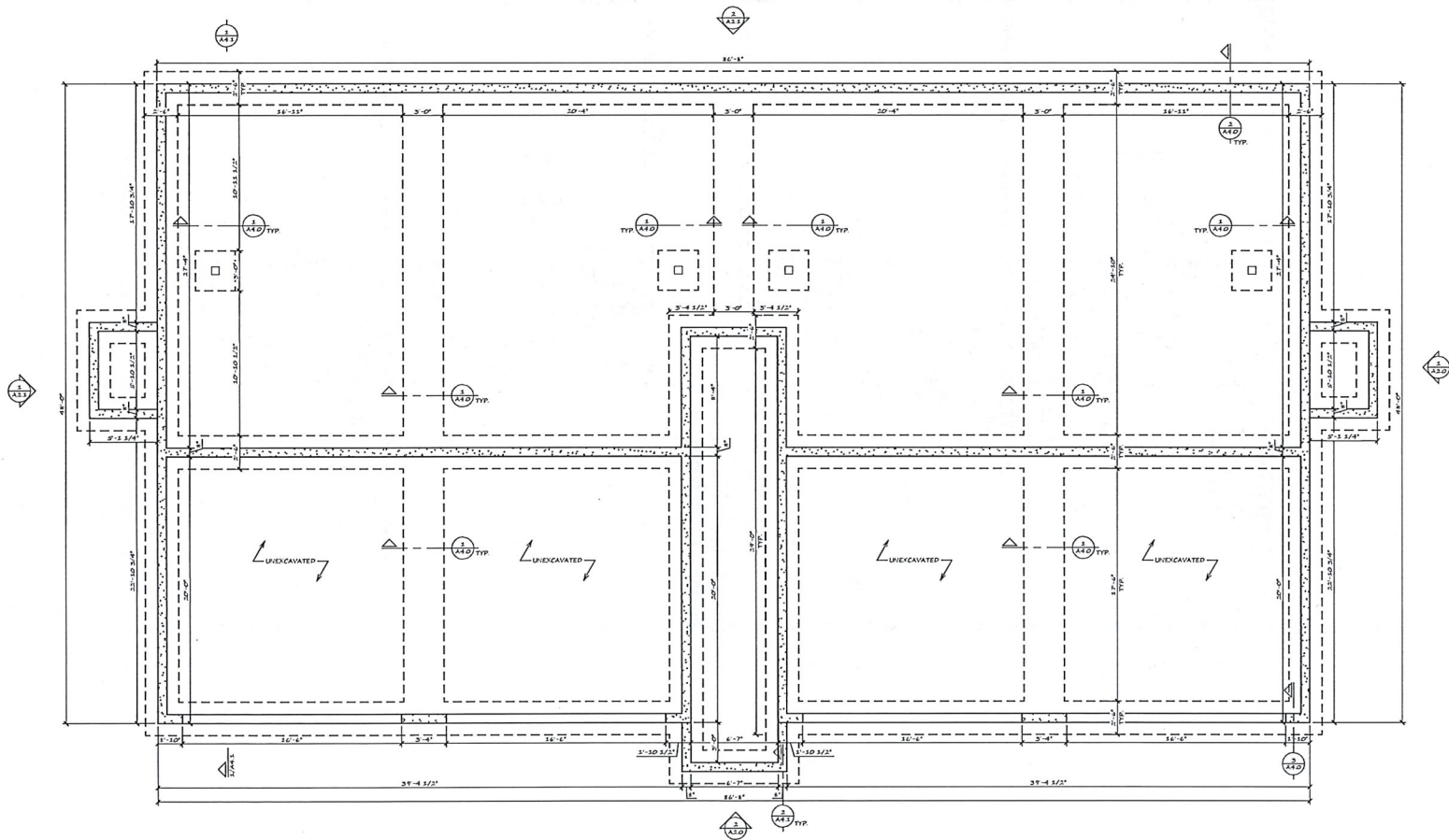


	I HEREBY CERTIFY THAT THE ARCHITECT'S FIRM OR FIRMAL ARCHITECT IDENTIFIED HEREON AND PRINTED HEREON IS THE ONLY FIRM AND ONLY SIGNATORY LAW FIRM FOR THIS CASE. I AM A VALIDLY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF FLORIDA.	
	ERIN L. CURTIS	10-1-2019
	ARCHITECT	DATE
	01/01/2019	10/01/2019
	01/01/2019	10/01/2019
I AM OF SOUND MIND AND SOUND		

FOOTINGS AND FOUNDATIONS:

LEGEND:

REINFORCED CONCRETE



FOUNDATION FLOOR PLAN

1/4" = 1'-0"



SUMMERSET TRAIL ROW HOUSES

E. HILLCREST AVE. INDIANOLA, IOWA 50125

DATE: 11/09/2018

REVISIONS:

PRELIMINARY

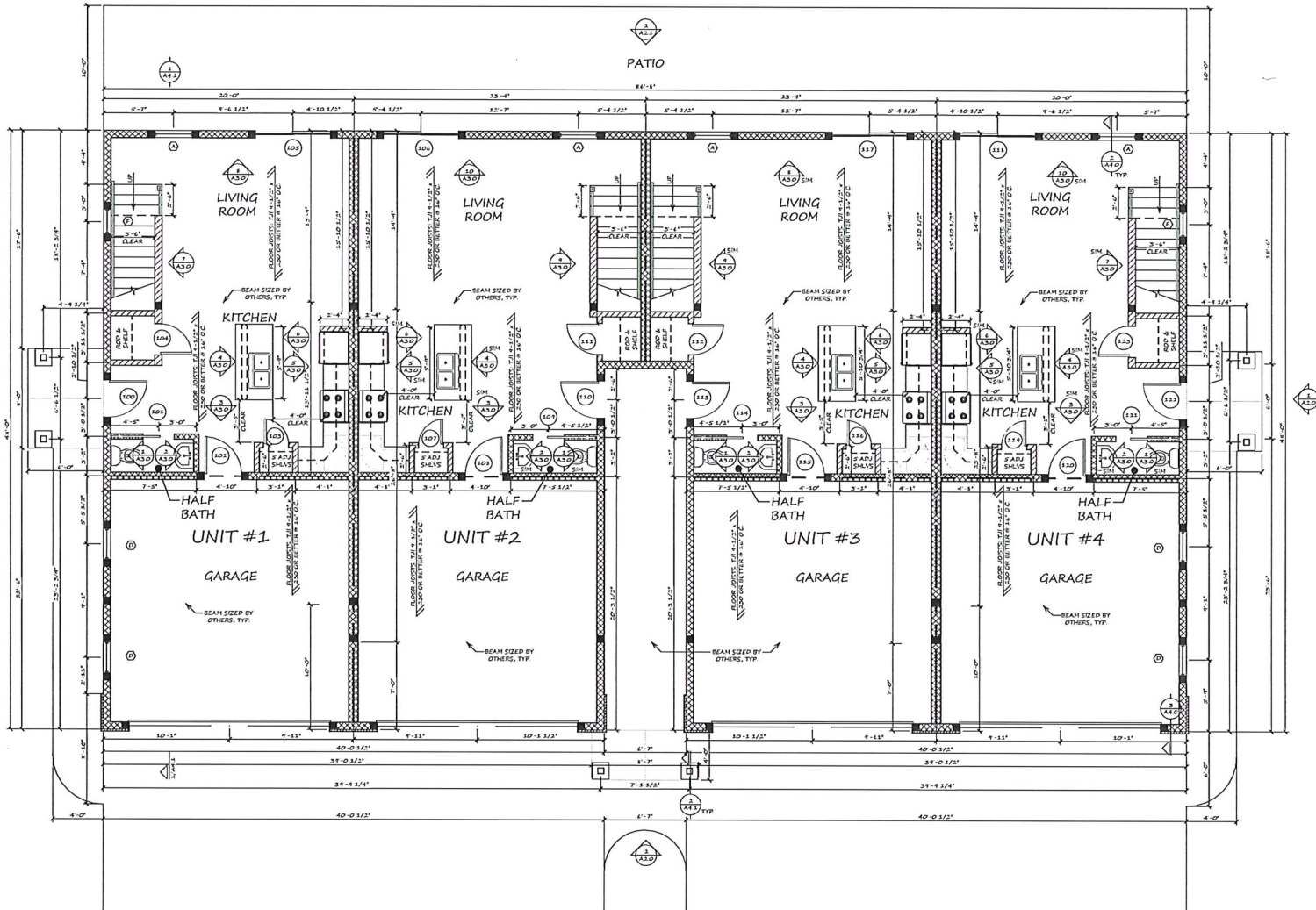
NOT FOR
CONSTRUCTION

PROJECT # 1822
FOUNDATION
LEVEL FLOOR
PLAN

A1.0

LEGEND:

	WOOD FRAMED
	WOOD FRAMED INSULATED
	STONE VENEER
	BEAM SIZED BY OTHERS
	INDICATES 3-24 STRUCTURAL COLUMN IN 2-4 FRAME WALL OR 3-24 STRUCTURAL COLUMN IN 2-4 FRAME WALL



MAIN LEVEL FLOOR PLAN

3/4" = 1'-0"



SUMMERSET TRAIL ROW HOUSES

E. HILLCREST AVE. INDIANOLA, IOWA 50125

DATE: 11/09/2018

REVISIONS:

PRELIMINARY

NOT FOR
CONSTRUCTION

PROJECT # 1822
MAIN LEVEL
FLOOR PLAN

A1.1

SUMMERSET TRAIL ROW HOUSES

E. HILLCREST AVE. INDIANOLA, IOWA 50125

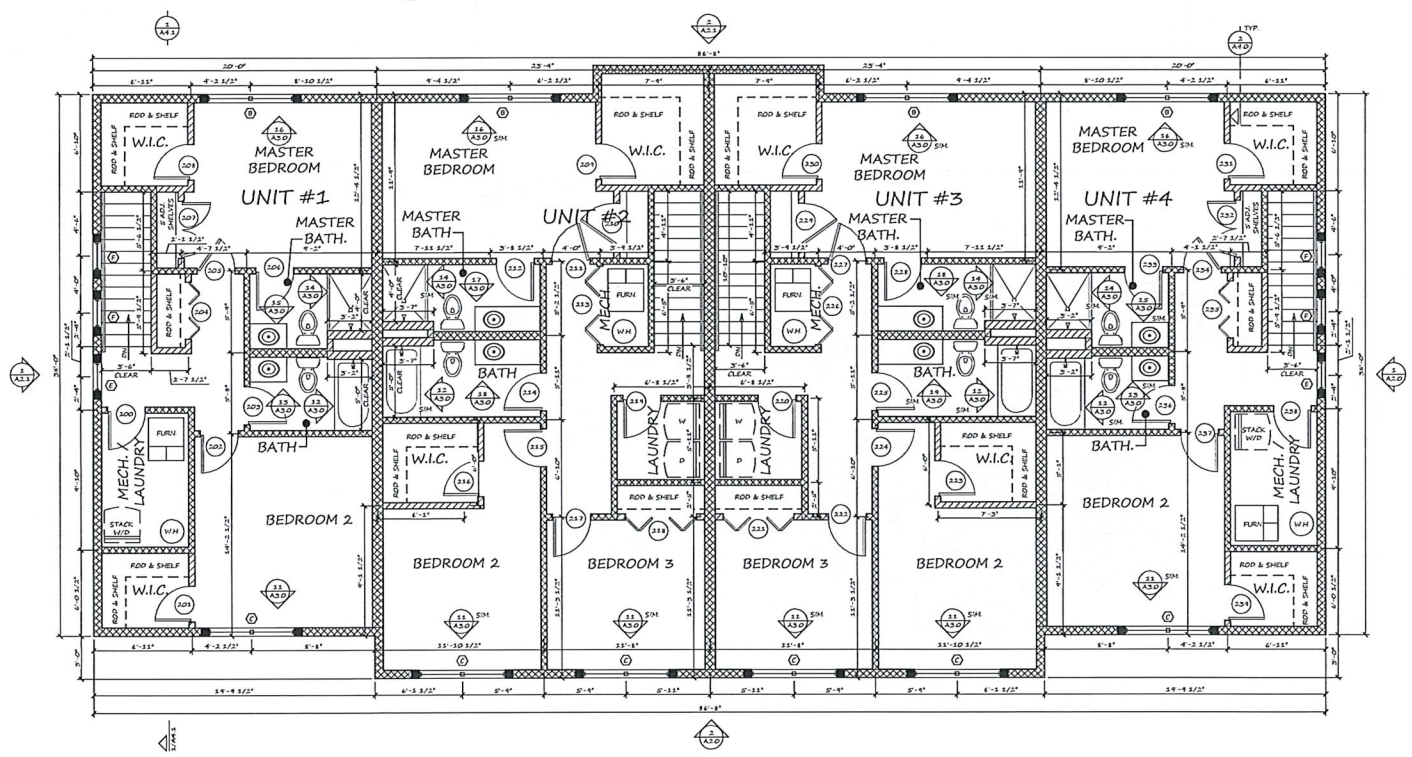
DATE: 11/09/2018

REVISIONS:
 PRELIMINARY
 NOT FOR
 CONSTRUCTION

PROJECT # 1822
 UPPER LEVEL
 FLOOR PLAN

LEGEND:

-  WOOD FRAMED
-  WOOD FRAMED INSULATED
-  BEAM SIZED BY OTHERS
-  INDICATES 3" x 3/4" STRUCTURAL COLUMN BY 3/4" FRAME WALL OR 3" x 3/4" STRUCTURAL COLUMN BY 3/4" FRAME WALL



UPPER LEVEL FLOOR PLAN

1/4" = 1'-0"



SUMMERSET TRAIL ROW HOUSES

E. HILLCREST AVE. INDIANOLA, IOWA 50125

DATE: 11/09/2018

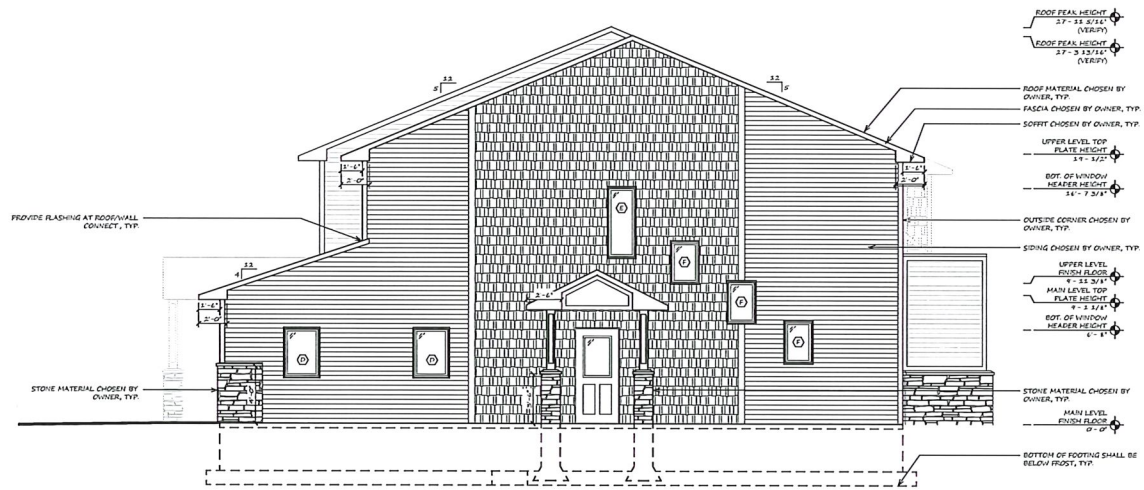
REVISIONS:

PRELIMINARY

NOT FOR CONSTRUCTION

PROJECT # 1822
 EXTERIOR ELEVATIONS

A2.0



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



2 EXTERIOR ELEVATION
 1/4" = 1'-0"

SUMMERSET TRAIL ROW HOUSES

E. HILLCREST AVE. INDIANOLA, IOWA 50125

DATE: 11/09/2018

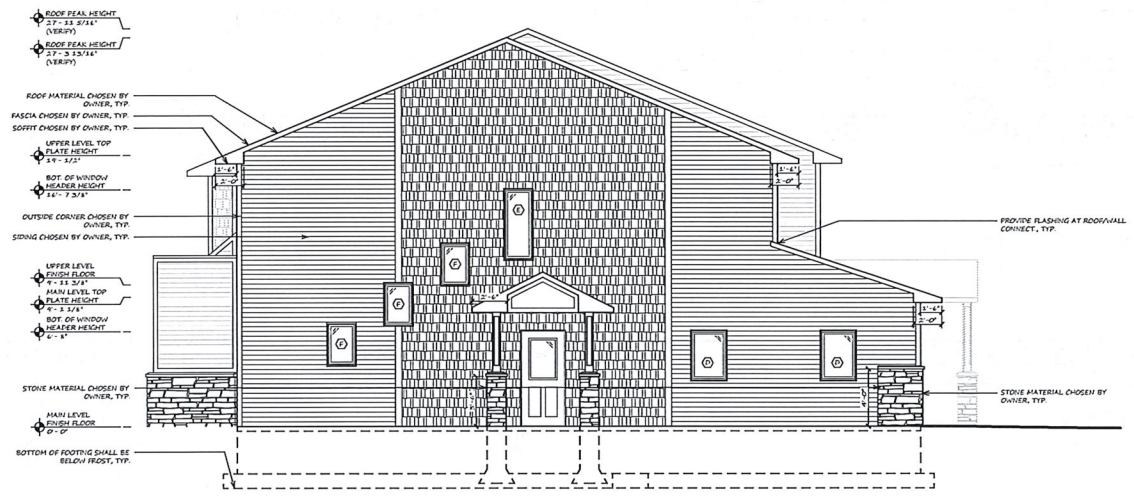
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PRELIMINARY

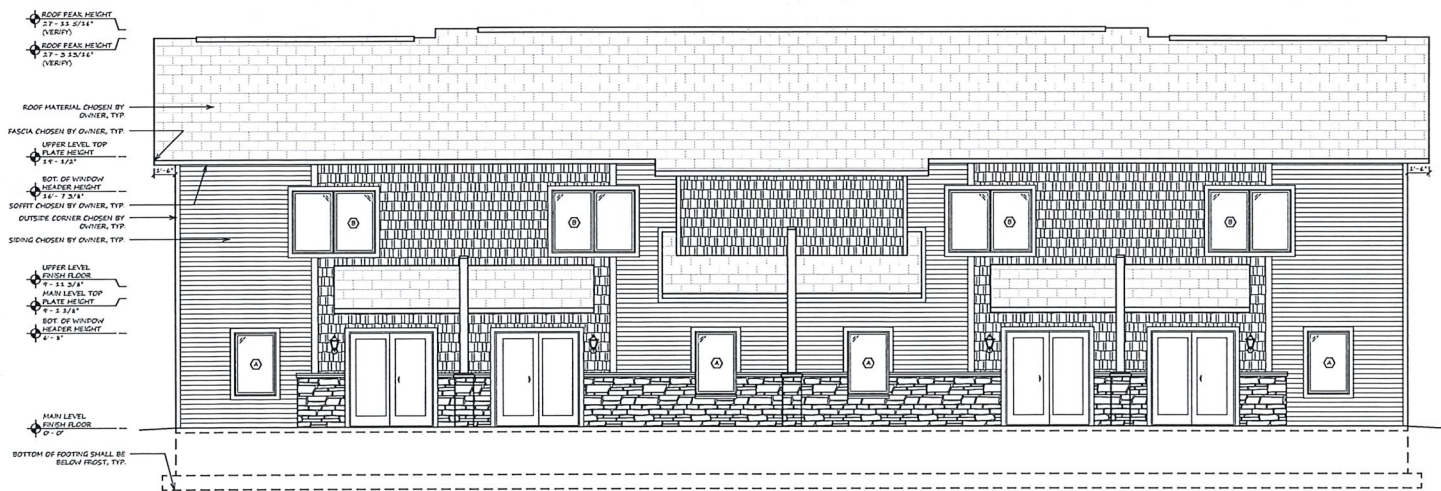
NOT FOR CONSTRUCTION

PROJECT # 1822
EXTERIOR ELEVATIONS

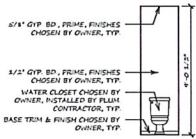
A2.1



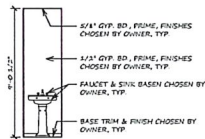
1 EXTERIOR ELEVATION
3/4" = 1'-0"



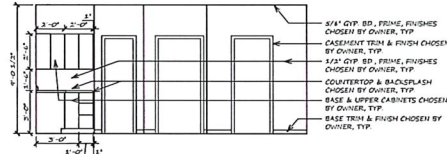
2 EXTERIOR ELEVATION
3/4" = 1'-0"



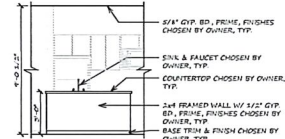
1 INTERIOR ELEVATION
1/4" = 1'-0"



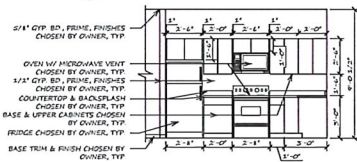
2 INTERIOR ELEVATION
1/4" = 1'-0"



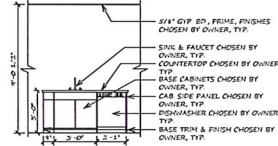
3 INTERIOR ELEVATION
1/4" = 1'-0"



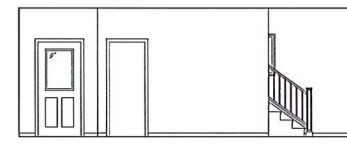
4 INTERIOR ELEVATION
1/4" = 1'-0"



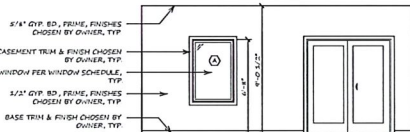
5 INTERIOR ELEVATION
1/4" = 1'-0"



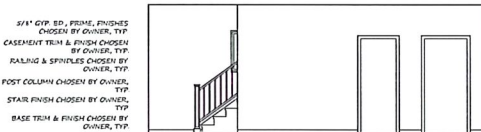
6 INTERIOR ELEVATION
1/4" = 1'-0"



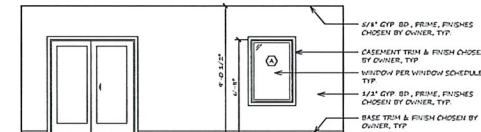
7 INTERIOR ELEVATION
1/4" = 1'-0"



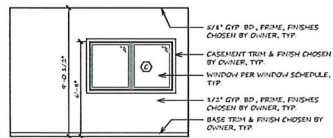
8 INTERIOR ELEVATION
1/4" = 1'-0"



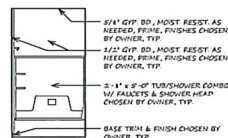
9 INTERIOR ELEVATION
1/4" = 1'-0"



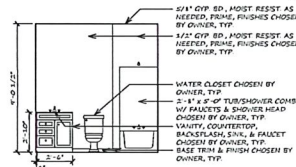
10 INTERIOR ELEVATION
1/4" = 1'-0"



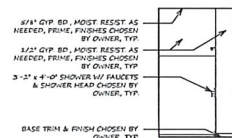
11 INTERIOR ELEVATION
1/4" = 1'-0"



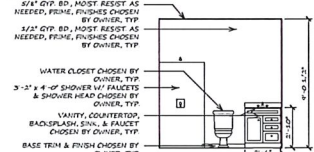
12 INTERIOR ELEVATION
1/4" = 1'-0"



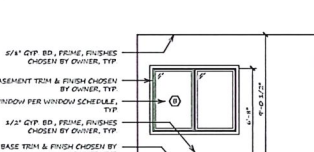
13 INTERIOR ELEVATION
1/4" = 1'-0"



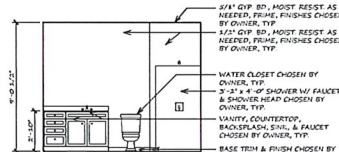
14 INTERIOR ELEVATION
1/4" = 1'-0"



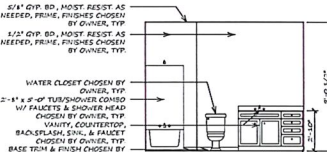
15 INTERIOR ELEVATION
1/4" = 1'-0"



16 INTERIOR ELEVATION
1/4" = 1'-0"



17 INTERIOR ELEVATION
1/4" = 1'-0"



18 INTERIOR ELEVATION
1/4" = 1'-0"

SUMMERSET TRAIL ROW HOUSES

E. HILLCREST AVE. INDIANOLA, IOWA 50125

DATE: 11/09/2018

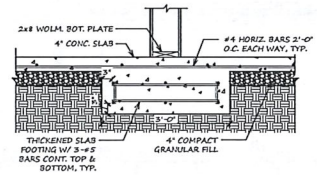
REVISIONS:

PRELIMINARY

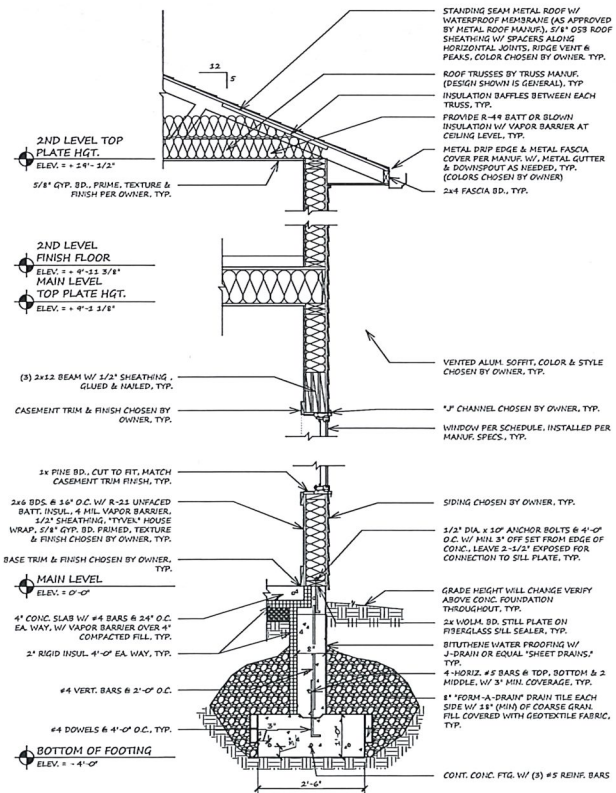
NOT FOR CONSTRUCTION

PROJECT # 1822
WALL SECTIONS

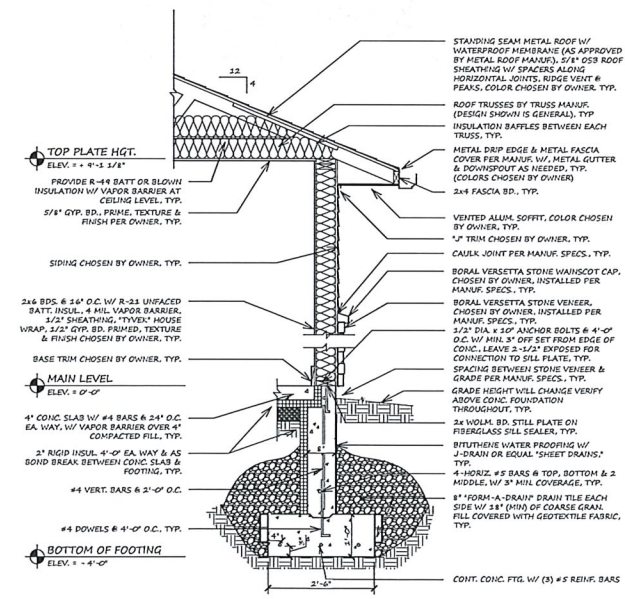
A4.0



STRUCTURAL WALL SECTION
1
3/4" = 1'-0"



2 WALL SECTION
3/4" = 1'-0"



3 WALL SECTION
3/4" = 1'-0"

SUMMERSET TRAIL ROW HOUSES

E. HILLCREST AVE. INDIANOLA, IOWA 50125

DATE: 11/09/2018

REVISIONS:

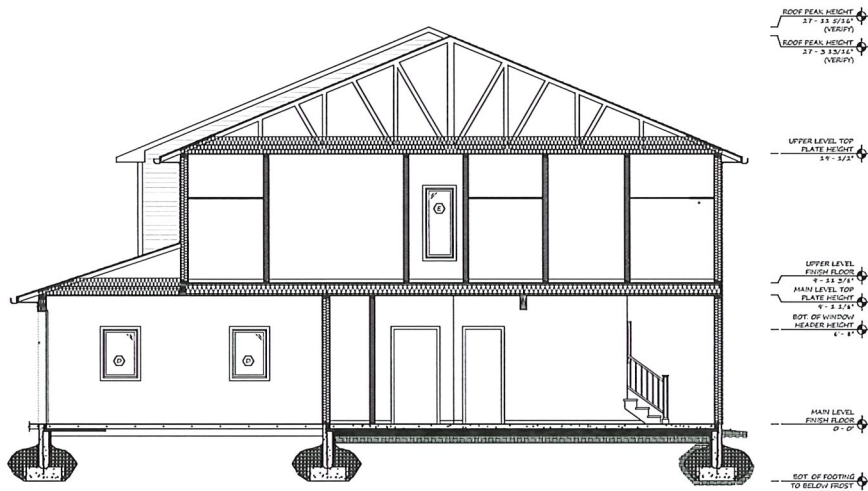
PRELIMINARY

NOT FOR
CONSTRUCTION

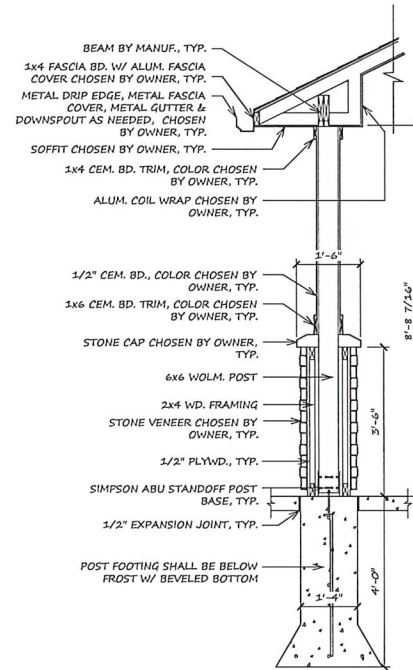
PROJECT # 1822

BUILDING
SECTION /
SECTION

A4.1



1 BUILDING SECTION
3/4" = 1'-0"



2 COLUMN SECTION
3/4" = 1'-0"

SUMMERSET TRAIL ROW HOUSES

E. HILLCREST AVE. INDIANOLA, IOWA 50125

DATE: 11/09/2019

REVISIONS:

PRELIMINARY

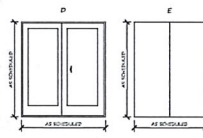
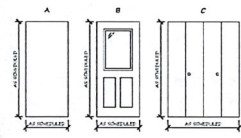
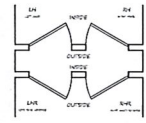
NOT FOR CONSTRUCTION

PROJECT # 1822

OPENING
 SCHEDULE /
 WINDOW
 SCHEDULE

A5.0

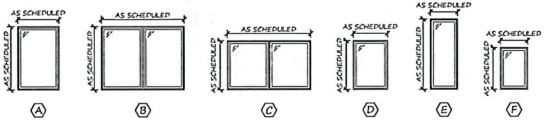
OPENING SCHEDULE											
MARK	DOOR						HARDWARE				REMARKS
	SIZE	SWG	MTL	TYPE	FINISH	UL RATING	HINGES	LOCK-SET	KNOB / HANDLE		
UNIT #1 MAIN LEVEL											
100	3'-0" x 6'-8" x 3'-3/4"	LH	MTL CLAD	B	PANT	--	TBD	ENTRY	LEVER	3	
101	3'-4" x 6'-8" x 3'-3/4"	--	WOOD	A	STAIN	--	TBD	ENTRY	MANUE	2	
102	3'-0" x 6'-8" x 3'-3/4"	LH	MTL CLAD	A	PANT	20 MIN	TBD	ENTRY	LEVER	3, 2, 4	
103	3'-0" x 6'-8" x 3'-3/4"	RHR	WOOD	A	STAIN	--	TBD	PASSAGE	LEVER	3	
104	3'-4" x 6'-8" x 3'-3/4"	LHR	WOOD	A	STAIN	--	TBD	PASSAGE	LEVER	4	
105	4'-0" x 6'-8" x 3'-3/4"	--	MTL CLAD	D	PANT	--	TBD	ENTRY	LEVER	3	
UNIT #1 UPPER LEVEL											
200	3'-4" x 6'-8" x 3'-3/4"	RH	WOOD	A	STAIN	--	TBD	PASSAGE	LEVER	4	
201	3'-4" x 6'-8" x 3'-3/4"	LH	WOOD	A	STAIN	--	TBD	PASSAGE	LEVER	4	
202	3'-4" x 6'-8" x 3'-3/4"	RH	WOOD	A	STAIN	--	TBD	ENTRY	LEVER	4	
203	3'-4" x 6'-8" x 3'-3/4"	RH	WOOD	A	STAIN	--	TBD	ENTRY	LEVER	4	
204	4'-0" x 6'-8" x 3'-3/4"	--	WOOD	C	STAIN	--	TBD	ENTRY	KNOB	3	
205	3'-4" x 6'-8" x 3'-3/4"	LH	WOOD	A	STAIN	--	TBD	ENTRY	LEVER	4	
206	3'-4" x 6'-8" x 3'-3/4"	RH	WOOD	A	STAIN	--	TBD	ENTRY	LEVER	4	
207	4'-0" x 6'-8" x 3'-3/4"	--	WOOD	E	STAIN	--	TBD	PASSAGE	LEVER	3	
208	3'-4" x 6'-8" x 3'-3/4"	LH	WOOD	A	STAIN	--	TBD	PASSAGE	LEVER	4	
UNIT #2 MAIN LEVEL											
106	6'-0" x 6'-8" x 3'-3/4"	--	MTL CLAD	D	PANT	--	TBD	ENTRY	LEVER	3	
107	2'-0" x 6'-8" x 3'-3/4"	LHR	WOOD	A	STAIN	--	TBD	PASSAGE	LEVER	3	
108	3'-0" x 6'-8" x 3'-3/4"	RH	MTL CLAD	A	PANT	20 MIN	TBD	ENTRY	LEVER	3, 2, 4	
109	2'-4" x 6'-8" x 3'-3/4"	--	WOOD	A	STAIN	--	TBD	ENTRY	MANUE	2	
110	3'-0" x 6'-8" x 3'-3/4"	LH	MTL CLAD	B	PANT	--	TBD	ENTRY	LEVER	3	
111	2'-4" x 6'-8" x 3'-3/4"	LHR	WOOD	A	STAIN	--	TBD	PASSAGE	LEVER	3	
UNIT #2 UPPER LEVEL											
209	3'-4" x 6'-8" x 3'-3/4"	RH	WOOD	A	STAIN	--	TBD	PASSAGE	LEVER	4	
210	3'-0" x 6'-8" x 3'-3/4"	RHR	WOOD	A	STAIN	--	TBD	PASSAGE	LEVER	3	
211	3'-4" x 6'-8" x 3'-3/4"	LHR	WOOD	A	STAIN	--	TBD	ENTRY	LEVER	4	
212	3'-4" x 6'-8" x 3'-3/4"	LH	WOOD	A	STAIN	--	TBD	ENTRY	LEVER	4	
213	3'-4" x 6'-8" x 3'-3/4"	--	WOOD	C	STAIN	--	TBD	PASSAGE	KNOB	3	
214	3'-4" x 6'-8" x 3'-3/4"	LH	WOOD	A	STAIN	--	TBD	ENTRY	LEVER	4	
215	3'-4" x 6'-8" x 3'-3/4"	RH	WOOD	A	STAIN	--	TBD	ENTRY	LEVER	4	
216	2'-4" x 6'-8" x 3'-3/4"	LH	WOOD	A	STAIN	--	TBD	PASSAGE	LEVER	4	
217	3'-4" x 6'-8" x 3'-3/4"	RH	WOOD	A	STAIN	--	TBD	PASSAGE	LEVER	4	
218	2'-0" x 6'-8" x 3'-3/4"	--	WOOD	C	STAIN	--	TBD	PASSAGE	KNOB	3	
219	2'-4" x 6'-8" x 3'-3/4"	RH	WOOD	A	STAIN	--	TBD	PASSAGE	LEVER	4	
UNIT #3 MAIN LEVEL											
112	3'-4" x 6'-8" x 3'-3/4"	RHR	WOOD	A	STAIN	--	TBD	PASSAGE	LEVER	3	
113	3'-0" x 6'-8" x 3'-3/4"	LH	MTL CLAD	B	PANT	--	TBD	ENTRY	LEVER	3	
114	2'-4" x 6'-8" x 3'-3/4"	--	WOOD	A	STAIN	--	TBD	ENTRY	MANUE	2	
115	3'-0" x 6'-8" x 3'-3/4"	LH	MTL CLAD	A	PANT	20 MIN	TBD	ENTRY	LEVER	3, 2, 4	
116	3'-0" x 6'-8" x 3'-3/4"	RHR	WOOD	A	STAIN	--	TBD	PASSAGE	LEVER	3	
117	4'-0" x 6'-8" x 3'-3/4"	--	MTL CLAD	D	PANT	--	TBD	ENTRY	LEVER	3	
UNIT #3 UPPER LEVEL											
220	3'-4" x 6'-8" x 3'-3/4"	LH	WOOD	A	STAIN	--	TBD	PASSAGE	LEVER	4	
221	3'-0" x 6'-8" x 3'-3/4"	--	WOOD	C	STAIN	--	TBD	PASSAGE	LEVER	3	
222	3'-4" x 6'-8" x 3'-3/4"	LH	WOOD	A	STAIN	--	TBD	PASSAGE	LEVER	4	
223	3'-4" x 6'-8" x 3'-3/4"	RH	WOOD	A	STAIN	--	TBD	PASSAGE	LEVER	4	
224	3'-4" x 6'-8" x 3'-3/4"	LH	WOOD	A	STAIN	--	TBD	ENTRY	LEVER	4	
225	3'-4" x 6'-8" x 3'-3/4"	RH	WOOD	A	STAIN	--	TBD	ENTRY	LEVER	4	
226	3'-4" x 6'-8" x 3'-3/4"	--	WOOD	C	STAIN	--	TBD	PASSAGE	KNOB	3	
227	3'-4" x 6'-8" x 3'-3/4"	RHR	WOOD	A	STAIN	--	TBD	PASSAGE	LEVER	4	
228	3'-4" x 6'-8" x 3'-3/4"	RH	WOOD	A	STAIN	--	TBD	ENTRY	LEVER	4	
229	3'-0" x 6'-8" x 3'-3/4"	RHR	WOOD	A	STAIN	--	TBD	PASSAGE	LEVER	3	
230	3'-4" x 6'-8" x 3'-3/4"	LH	WOOD	A	STAIN	--	TBD	PASSAGE	LEVER	4	
UNIT #4 MAIN LEVEL											
118	6'-0" x 6'-8" x 3'-3/4"	--	MTL CLAD	D	PANT	--	TBD	ENTRY	LEVER	3	
119	2'-4" x 6'-8" x 3'-3/4"	LHR	WOOD	A	STAIN	--	TBD	PASSAGE	LEVER	3	
120	3'-0" x 6'-8" x 3'-3/4"	RH	MTL CLAD	A	PANT	20 MIN	TBD	ENTRY	LEVER	3, 2, 4	
121	2'-4" x 6'-8" x 3'-3/4"	--	WOOD	A	STAIN	--	TBD	ENTRY	MANUE	2	
122	3'-0" x 6'-8" x 3'-3/4"	RH	MTL CLAD	B	PANT	--	TBD	ENTRY	LEVER	3	
123	2'-4" x 6'-8" x 3'-3/4"	RHR	WOOD	A	STAIN	--	TBD	PASSAGE	LEVER	4	
UNIT #4 UPPER LEVEL											
231	3'-4" x 6'-8" x 3'-3/4"	RH	WOOD	A	STAIN	--	TBD	PASSAGE	LEVER	4	
232	4'-0" x 6'-8" x 3'-3/4"	--	WOOD	E	STAIN	--	TBD	PASSAGE	LEVER	3	
233	3'-4" x 6'-8" x 3'-3/4"	LH	WOOD	A	STAIN	--	TBD	PASSAGE	LEVER	4	
234	2'-4" x 6'-8" x 3'-3/4"	RH	WOOD	A	STAIN	--	TBD	ENTRY	LEVER	4	
235	4'-0" x 6'-8" x 3'-3/4"	--	WOOD	C	STAIN	--	TBD	PASSAGE	KNOB	3	
236	3'-4" x 6'-8" x 3'-3/4"	LH	WOOD	A	STAIN	--	TBD	ENTRY	LEVER	4	
237	3'-4" x 6'-8" x 3'-3/4"	RH	WOOD	A	STAIN	--	TBD	ENTRY	LEVER	4	
238	3'-4" x 6'-8" x 3'-3/4"	RH	WOOD	A	STAIN	--	TBD	PASSAGE	LEVER	4	
239	3'-4" x 6'-8" x 3'-3/4"	RH	WOOD	A	STAIN	--	TBD	PASSAGE	LEVER	4	



- DOOR NOTES**
- DOOR #1 ON FLOOR PLAN SHEET TALE
 - PREFERENCE OVER ALL OTHER PLAN
 - ALL WOOD DOORS TO BE CORE, FINISH
 - ALL INTERIOR DOORS TO BE CORE, FINISH
 - VERIFY W/ OWNER FOR DOOR TYPE, CORE, FRAME, & FINISH
 - VERIFY SLURR DIRECTION W/ OWNER

- REMARKS**
- 1. FINISH FLOOR
 - 2. R-5 INSULATION VALUE
 - 3. CENTER DOOR ON INTERIOR OPENING
 - 4. DOOR OPENING SHALL BE 2" OFF OF FINISH SEE WALL
 - 5. HOOKET DOOR, PRIVACY LOCK, PER MANUFACTURER WITH HARDWARE TOLER.

- HARDWARE NOTES**
- ENTRY - KEVED ENTRY W/ DEADBOLT
 - PRIVACY LOCK (PRIVACY/REDBATH)
 - PASSAGE - NO LOCKS (PASSAGE/HALL/CLOSET)
 - DOOR KNOBS TO BE 2" W/ LEVER/KNOB STYLE
 - ALL LOCKS TO BE VERIFIED BY OWNER



WINDOW SCHEDULE				
MARK	UNIT SIZE (W x H)	STYLE	MATERIAL	REMARKS
A	3'-0" x 4'-4"	CASEMENT	ALUM CLAD	3
B	6'-0" x 4'-4"	CASEMENT	ALUM CLAD	3
C	6'-0" x 3'-4"	CASEMENT	ALUM CLAD	3
D	3'-1/2" x 3'-4"	CASEMENT	ALUM CLAD	3
E	2'-0" x 3'-0"	CASEMENT	ALUM CLAD	3
F	3'-0" x 3'-0"	CASEMENT	ALUM CLAD	3

- WINDOW NOTES**
- VERIFY ALL WINDOWS AND OPENINGS
 - VERIFY ALL WINDOWS AND FINISHES W/ EXISTING ARCHITECT

- REMARKS**
- 1. TELA WIND SERIES ALUMINUM CLAD, LOW E, INSULATED, ALL OTHER OPTIONS TBD

WINDOW SCHEDULE

OPENING SCHEDULE

ELECTRICAL NOTES

- PROVIDE ALLOWANCE OF \$1,000 FOR SPECIALTY LIGHTING IN EACH UNIT
- SPECIALTY LIGHTING CONSISTS OF CEILING FAUCS, PENDANTS, WALL MOUNTED FIXTURES, AND TRAIL LIGHTING CHOSEN BY OWNER. ALL OTHER LIGHTING SHALL BE PROVIDED BY ELECTRICAL CONTRACTOR
- ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL ALL FAN / LIGHT CONDITIONS IN BATHROOMS
- ELECTRICAL CONTRACTOR TO PROVIDE ALL RECESSED CANS WITH A REFLECTANCE RATING (SILVER) AND WHITE TRIM
- ELECTRICAL CONTRACTOR TO PROVIDE LIGHT ALUMINUM "DECO" STYLE SWITCH, OUTLET AND PLATE
- ELECTRICAL CONTRACTOR TO PROVIDE 3 WATERS PER UNIT
- ELECTRICAL CONTRACTOR SHALL PROVIDE OUTLET AND SWITCH TO GARAGE DISPOSAL IN KITCHEN. LOCATE IN BASE CABINET
- ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL "CAT 5" CABLE FOR ALL TELEPHONE AND DATA OUTLETS
- ELECTRICAL CONTRACTOR SHALL INSTALL HEATS ON ALL CABLE, TELEPHONE AND DATA OUTLETS
- THE MAIN BUS (M.B.P.) - WIRELESS ACCESS POINTS FOR ALL "CAT 5" CABLE SHALL BE LOCATED PER REFLECTED CEILING PLAN AND VENDOR BY OWNER
- ELECTRICAL CONTRACTOR TO PETERHINE PANEL SIZE, MIN. 400 AMP
- ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL DESIGN AND CODE COMPLIANCE

- LABEL PANEL "CLEARLY" WRITTEN
- PROVIDE LED LAMPS FOR EACH FIXTURE
- ELECTRICAL CONTRACTOR SHALL VERIFY THE REQUIRED POWER SOURCE FOR THE KITCHEN VENT HOOD & MICROWAVE COMBO (HARDWIRE OR PLUG-IN)
- ELECTRICAL CONTRACTOR TO PROVIDE ALL BULBS DURING AND UP TO FINAL CONNECTION
- ELECTRICAL CONTRACTOR SHALL PROVIDE VAC LIGHTING LED-T24F-S-VIT WHITE OR APPROVED EQUAL LATER CABINET LIGHTING
- ELECTRICAL CONTRACTOR SHALL PROVIDE LED, UL LISTED, LIGHT BULBS IN ALL NEW FIXTURES. BULBS ARE TO BE FROM CREE, GE, Sylvania, OR ETC.
- ELECTRICAL CONTRACTOR SHALL INSTALL ALL MATERIALS AND ACCESSORIES PER MANUFACTURER SPECIFICATIONS
- ELECTRICAL CONTRACTOR SHALL INSTALL DUAL CENSED SHOCK ALARMS INSIDE EACH SLEEPING ROOM, OUTSIDE OF EACH SEPARATE SLEEPING AREA, AND ON EACH INHABITABLE STORY OF A DWELLING
- ELECTRICAL CONTRACTOR SHALL INSTALL CARBON MONOXIDE OUTSIDE OF EACH SEPARATE SLEEPING AREA, AND ON EACH INHABITABLE STORY OF A DWELLING. WHERE FUEL BURNING FORCED AIR FURNACES ARE USED, CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN EACH SLEEPING ROOM IN ADDITION TO OUTSIDE OF EACH SLEEPING AREA.

- ELECTRICAL CONTRACTOR SHALL INSTALL INTERCONNECTED UNDER CABINET LIGHTING THROUGHOUT THE KITCHEN PER MANUFACTURER SPECIFICATIONS. PROVIDE HORIZONTAL OUTLET WITH THE BOTTOM END 3" ABOVE UPPER CABINET TO REDUCE VISIBILITY SWITCH IN LOCATION PER PLAN.

SUMMERSET TRAIL ROW HOUSES

E. HILLCREST AVE. INDIANOLA, IOWA 50125

DATE: 11/09/2018

REVISIONS:

PRELIMINARY

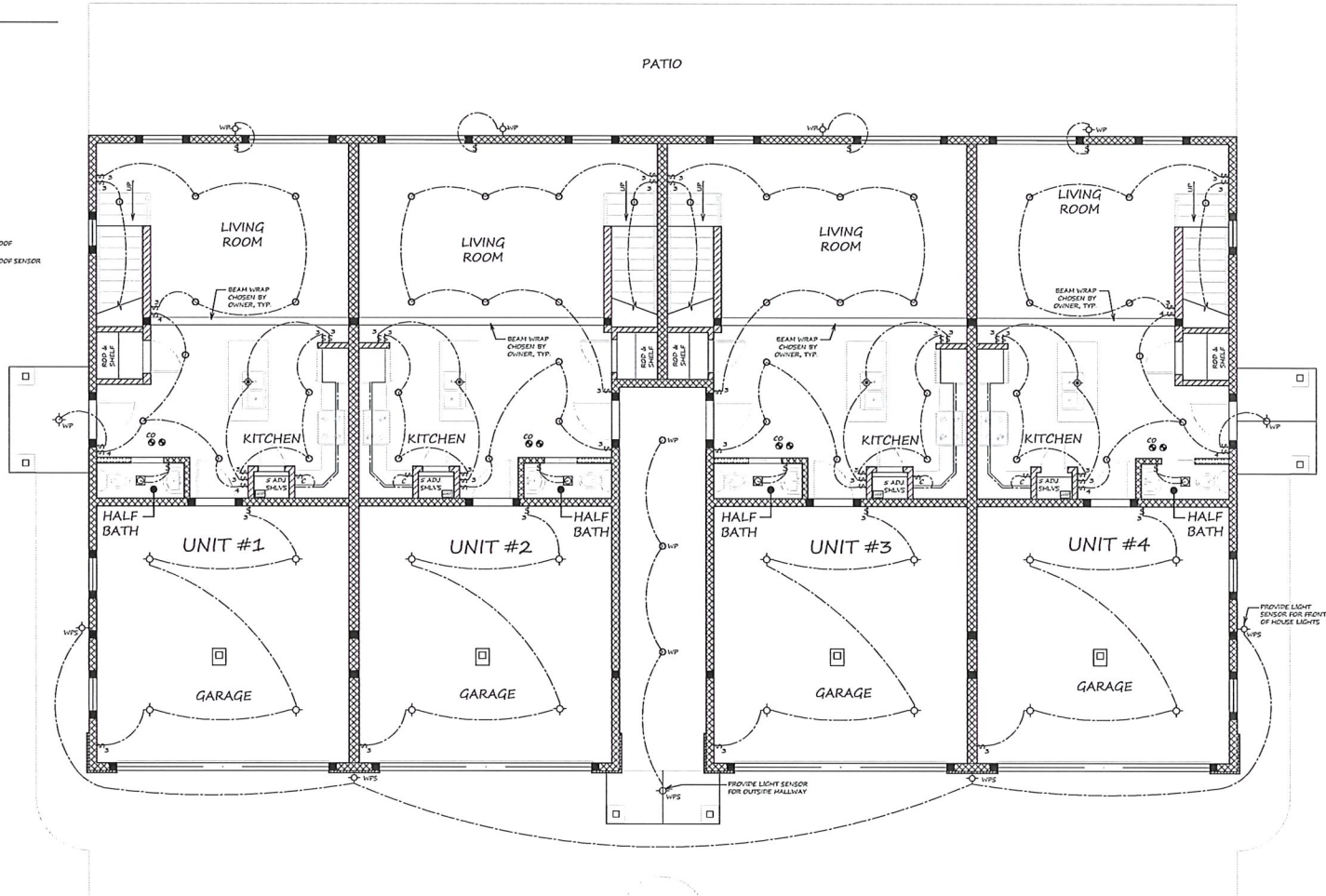
NOT FOR CONSTRUCTION

PROJECT # 1822
 MAIN LEVEL
 REFLECTED
 CEILING PLAN
 / ELECTRICAL
 NOTES

E1.0

ELECTRICAL FIXTURE SCHEDULE

- EXHAUST FAN & LIGHT
- WALL SCONCE
- CEILING FIXTURE - PENDANT SHALL
- 4" RECESSED CAN
- WATER PROOF RECESSED CAN
- DUAL SENSOR SHOCK ALARM
- CARBON MONOXIDE DETECTOR
- SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- UNDER CABINET LIGHTING SWITCH
- WIRELESS ACCESS POINT
- GARAGE DOOR OPENER W/ LIGHT
- CEILING FIXTURE - SURFACE MOUNTED WATER PROOF
- CEILING FIXTURE - SURFACE MOUNTED WATER PROOF SENSOR
- WALL SCONCE - WATER PROOF SENSOR



MAIN LEVEL RELECTED CEILING PLAN

1/4" = 1'-0"



DATE: 11/09/2018

REVISIONS:

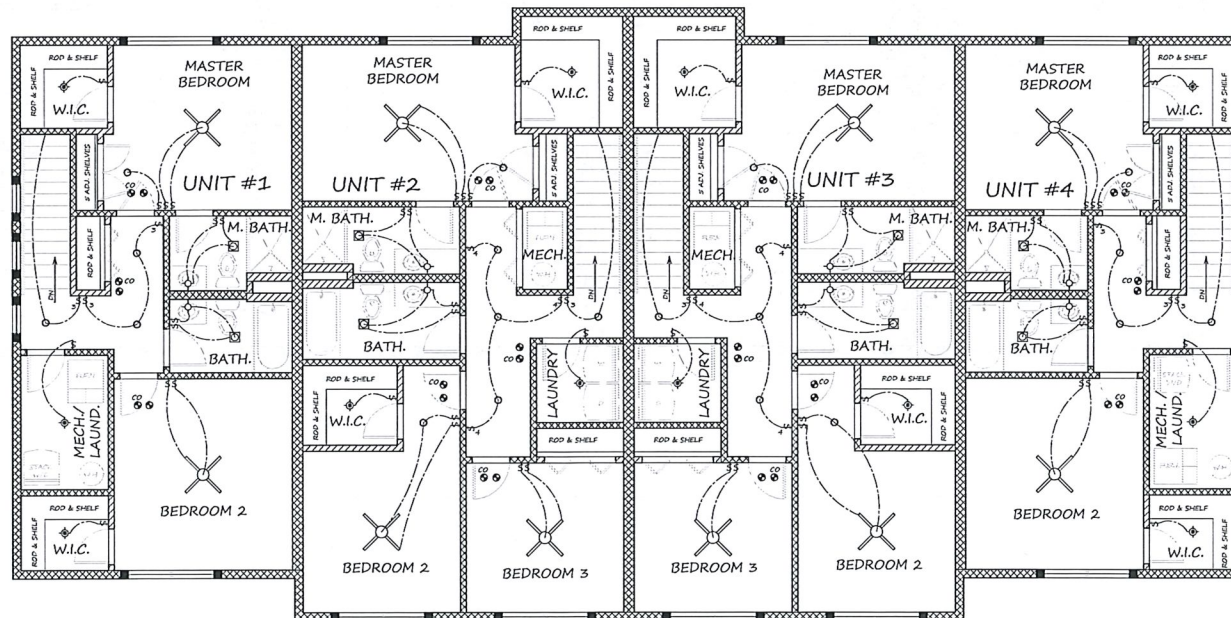
PRELIMINARY

NOT FOR
CONSTRUCTION

PROJECT # 1822
UPPER LEVEL
REFLECTED
CEILING PLAN

ELECTRICAL
FIXTURE SCHEDULE

-  CEILING FAN / LIGHT COMBINATION
-  EXHAUST FAN & LIGHT
-  WALL SCONCE
-  4" RECESSED CAN
-  DUAL SENSOR SMOKE ALARM
-  CARBON MONOXIDE DETECTOR
-  SWITCH
-  3-WAY SWITCH
-  4-WAY SWITCH
-  CEILING FIXTURE - PENDANT SHALL



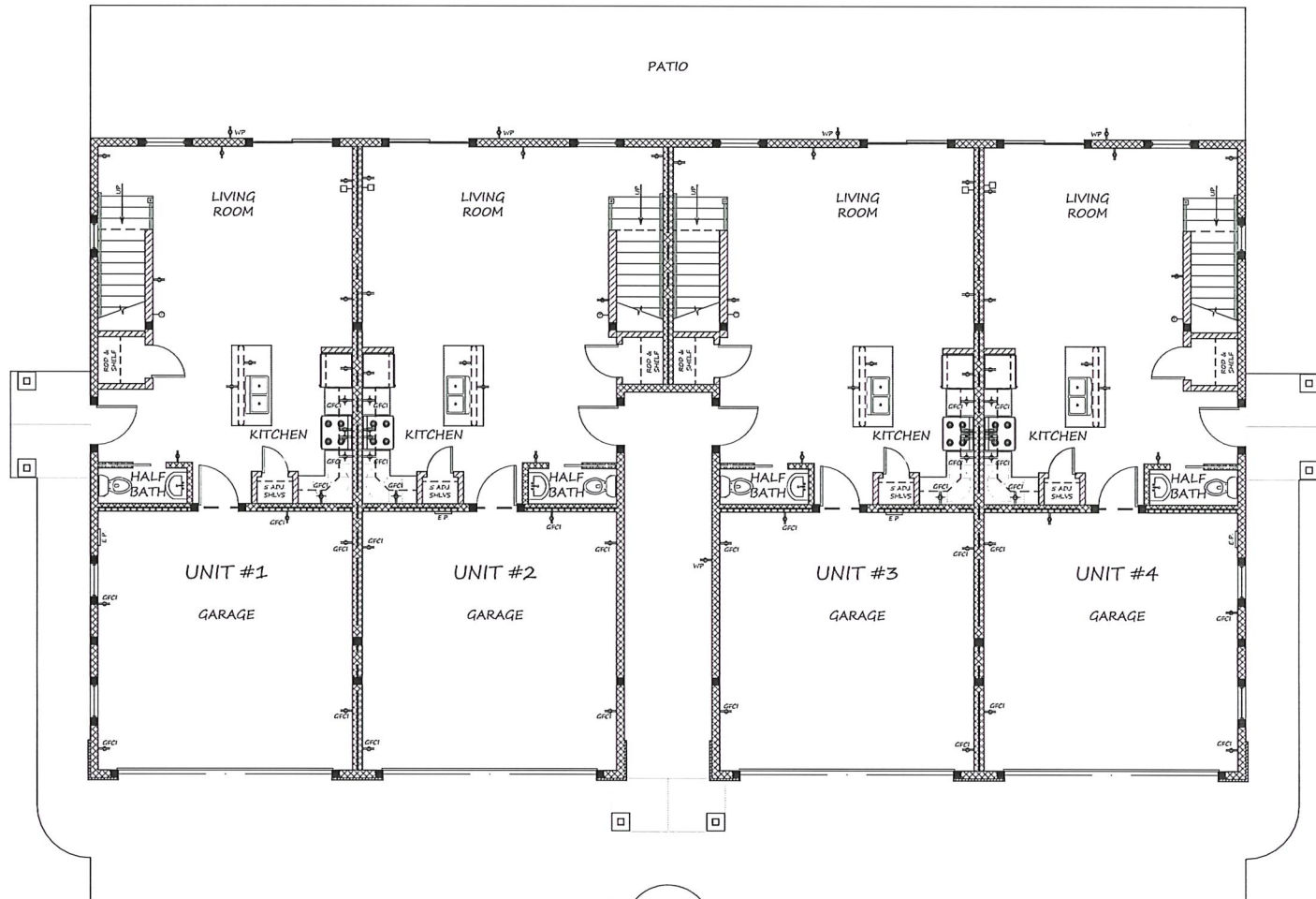
UPPER LEVEL REFLECTED CEILING PLAN

1/4" = 1'-0"



ELECTRICAL POWER SCHEDULE

- 120V DUPLEX CONVENIENCE OUTLET
- ABOVE COUNTER OUTLET
- ABOVE COUNTER GROUND FAULT CIRCUIT INTERRUPTER OUTLET
- 220 OUTLET
- TELEVISION AND CAT 5 (DATA)



MAIN LEVEL POWER PLAN

1/4" = 1'-0"

NORTH

SUMMERSET TRAIL ROW HOUSES

E. HILLCREST AVE. INDIANOLA, IOWA 50125

DATE: 11/09/2018

REVISIONS:

PRELIMINARY

NOT FOR
CONSTRUCTION

PROJECT # 1822
MAIN LEVEL
POWER PLAN

E2.0

SUMMERSET TRAIL ROW HOUSES

E. HILLCREST AVE. INDIANOLA, IOWA 50125

DATE: 11/09/2018

REVISIONS:

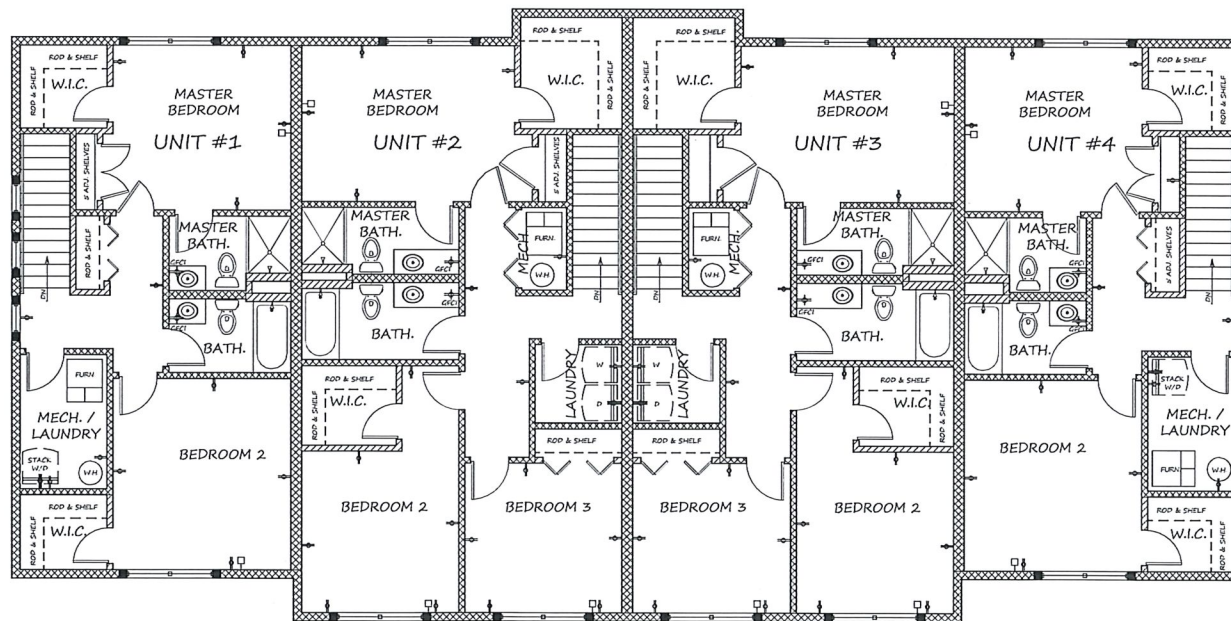
PRELIMINARY

NOT FOR
CONSTRUCTION

PROJECT # 1822
UPPER LEVEL
POWER PLAN

ELECTRICAL POWER SCHEDULE

- 110V DUPLEX CONVENIENCE OUTLET
- 180V/COUNTER OUTLET
- ABOVE COUNTER GROUND FAULT CIRCUIT INTERRUPTER OUTLET
- 220 OUTLET
- TELEVISION AND CAT 5 (DATA)



UPPER LEVEL POWER PLAN

1/4" = 1'-0"



E2.1



COMMUNITY DEVELOPMENT

To: Planning and Zoning Commission
From: Charlie E. Dissell, AICP, Community and Economic Development Director
Subject: January 8, 2019 Meeting
Re: Item # 6: Consider request from the Gilbert Johan Wigeland and Becky Sue Wigeland Trust and the City of Indianola for a vacation and conveyance of the north and south alley lying between 203 and 209 West Second Avenue.

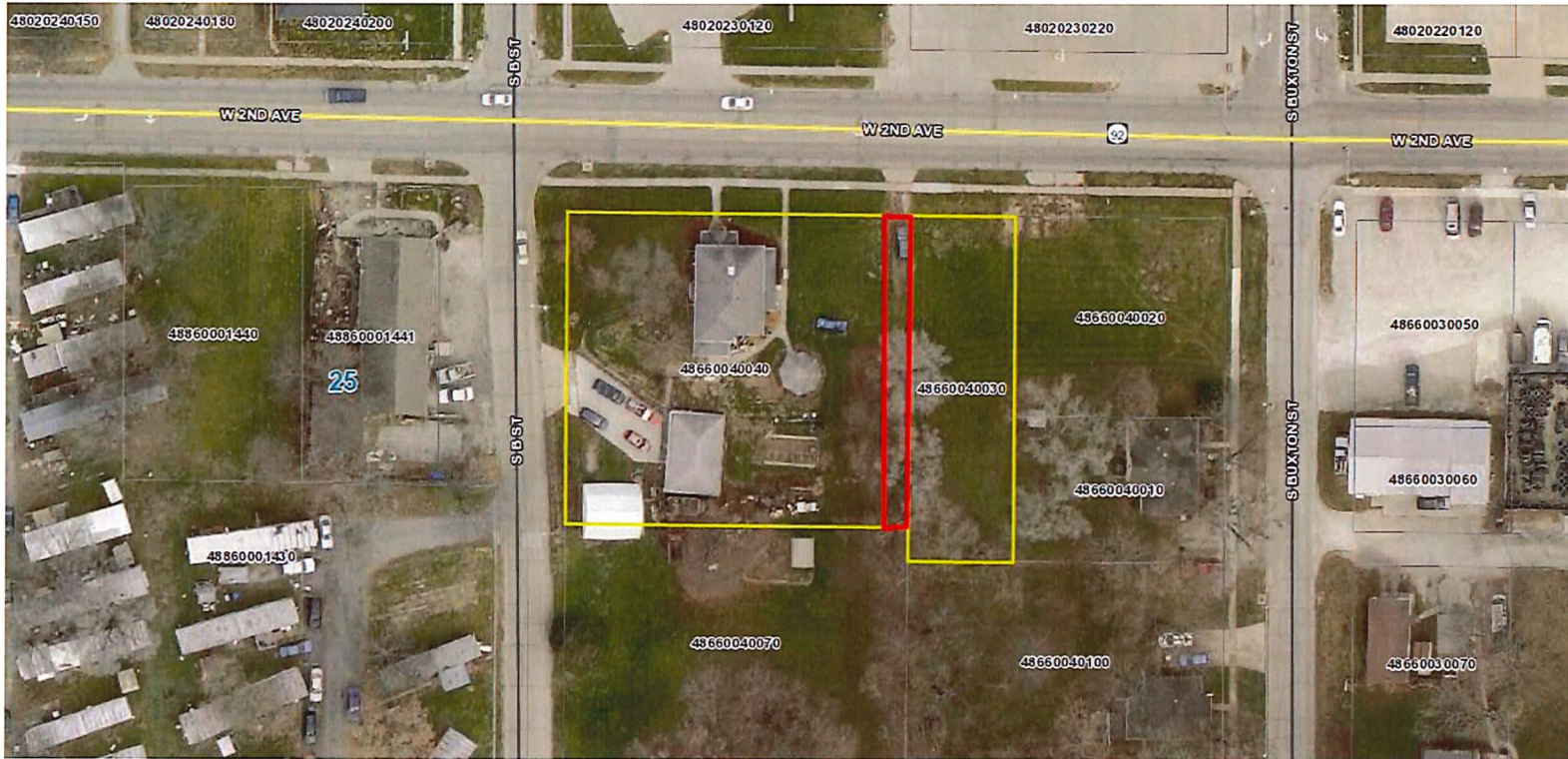
The City is in the process of selling the Dangerous and Dilapidated (D&D) property located at 203 West Second Avenue. As part of the purchase, the City has agreed to vacate the north/south alley located between 203 and 209 West Second Avenue.

Prior to the vacation of an alley, the proposal shall be referred by the Council to the Planning and Zoning Commission for its study and recommendation prior to further consideration by the Council. When reviewing a vacation request, the Council shall determine if:

1. The street, alley, portion thereof or any public ground proposed to be vacated is not needed for the use of the public, and therefore, its maintenance at public expense is no longer justified. 2.
2. The proposed vacation will not deny owners of property abutting on the street or alley reasonable access to their property.

As the subject alley is vacant and unused, and is not used by the public or any abutting property owners for access, staff recommends approval of the alley vacation request.

CITY OF
INDIANOLA
EST. 1849





Summary

Parcel ID 48660040040
 Alternate ID
 Property Address 209 W 2ND AVE
 INDIANOLA IA 50125
 Sec/Twp/Rng N/A
 Brief Tax Description 25-76-24 SOUTH INDIANOLA LOTS 4-5 & 6 BLK 4
 (Note: Not to be used on legal documents)
 Deed Book/Page 2011-3414 (5/2/2011)
 Contract Book/Page
 Gross Acres 0.00
 Net Acres 0.00
 Class R - Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 District 48300 - INDIANOLA CITY/INDIANOLA SCH
 School District INDIANOLA SCHOOL



Owner

Deed Holder Wigeland, Gilbert Johan Tst/Wigeland, Becky Sue Tst
 209 W 2nd Ave
 Indianola IA 50125
 Contract Holder

Mailing Address
 Wigeland, Gilbert Johan Tst/Wigeland, Becky Sue Tst
 209 W 2nd Ave
 Indianola IA 50125

Land - Assessor

Lot Dimensions Regular Lot: 150.00 x 150.00
 Lot Area 0.52 Acres; 22,500 SF

Residential Dwellings - Assessor

Residential Dwelling
 Occupancy Single-Family / Owner Occupied
 Style 2 Story Frame
 Architectural Style N/A
 Year Built 1900
 Exterior Material Wd Lap
 Total Gross Living Area 2,180 SF
 Attic Type None;
 Number of Rooms 7 above; 0 below
 Number of Bedrooms 4 above; 0 below
 Basement Area Type Full
 Basement Area 1,078
 Basement Finished Area
 Plumbing 2 Full Bath;
 Central Air Yes
 Heat FHA - Gas
 Fireplaces
 Porches 1S Frame Open (208 SF); 1S Frame Enclosed (112 SF); 1S Frame Open (112 SF);
 Decks
 Additions 1 Story Frame (24 SF);
 Garages 748 SF (22F W x 34F L) - Det Frame (Built 1998);

Agricultural Buildings - Assessor

Plot #	Type	Description	Width	Length	Year Built
0	Barn - Small	FR	24	24	1930

Yard Extras - Assessor

#1 - (1) FR GAZEBO 8-6' SIDES Quantity=174.00, Units=Square Feet, Height=0, Built 1990



Summary

Parcel ID 48660040030
 Alternate ID
 Property Address 203 W 2ND AVE
 INDIANOLA IA 50125
 Sec/Twp/Rng N/A
 Brief Tax Description 25-76-24 SOUTH INDIANOLA LOT 3 & ALLEY ON S LOT 3 BLK 4
 (Note: Not to be used on legal documents)
 Deed Book/Page 2013-9111 (9/10/2013)
 Contract Book/Page
 Gross Acres 0.00
 Net Acres 0.00
 Class C - Commercial
 (Note: This is for tax purposes only. Not to be used for zoning.)
 District 48300 - INDIANOLA CITY/INDIANOLA SCH
 School District INDIANOLA SCHOOL

Owner

Deed Holder
 City Of Indianola
 110 N 1st St
 Indianola IA 50125

Contract Holder

Mailing Address
 City Of Indianola
 110 N 1st St
 Indianola IA 50125

Land - Assessor

Lot Area 0.19 Acres; 8,300 SF

Sales - Assessor

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
9/10/2013	PEOPLES SAVINGS BANK	CITY OF INDIANOLA	2013-9111	Sale to/by Government/Exempt Organization	Deed	Y	\$79,000.00
7/25/2013	REED, DARREN E	PEOPLES SAVINGS BANK	2013-7437	Foreclosures, forfeitures, Sheriff and Tax Sales or transfers arising from default	Deed	Y	\$0.00
10/24/2008	ARCHER, LINDA S TST	REED, DARREN E	2008-9404	FULLFILLMENT OF PRIOR YEAR CONTRACT	Deed	Y	\$0.00
8/18/2008	ARCHER, LINDA S	ARCHER, LINDA S TST	2008-7158	ASSUMPTION OF CONTRACT	Deed	Y	\$0.00
1/30/2007	ARCHER, IVAN W	ARCHER, LINDA S	2007-916	ASSUMPTION OF CONTRACT	Deed		\$0.00
4/20/2005	ARCHER, IVAN W	REED, DARREN E	2005-3820	SALE OF TWO OR MORE SEPARATELY ASSESSED PARCELS - SINGLE CONSIDERATION	Contract		\$80,000.00
3/10/2005	WOOD, JAMES WILLIAM JR	ARCHER, IVAN W	2005-2313	CONTRACT FORFEITURE	Deed		\$0.00
3/10/2005		ARCHER, IVAN W	2005-2405	TRANSFERS TO CORRECT OR MODIFY CONVEYANCE	Deed		\$0.00
1/2/2001	ARCHER, IVAN W	WOOD, JAMES WILLIAM JR	2001-1216	SALE OF TWO OR MORE SEPARATELY ASSESSED PARCELS - SINGLE CONSIDERATION	Contract		\$77,500.00
4/21/1999	VANGELDER, CHARLES G/ROCHELLE R	ARCHER, IVAN W	1999-4029	VACANT LOTS	Deed		\$90,000.00
6/10/1996			267-455	VACANT LOTS	Deed		\$65,000.00

- There are other parcels involved in one or more of the above sales:

Recording: 2013-9111 - Parcel: 48660040020
 Recording: 2013-7437 - Parcel: 48020220120
 Recording: 2013-7437 - Parcel: 48020220160
 Recording: 2013-7437 - Parcel: 48660040020
 Recording: 2008-9404 - Parcel: 48660040020
 Recording: 2008-7158 - Parcel: 48660040020
 Recording: 2007-916 - Parcel: 48660040020
 Recording: 2005-3820 - Parcel: 48660040020
 Recording: 2005-2313 - Parcel: 48660040020
 Recording: 2005-2405 - Parcel: 48660040020
 Recording: 2001-1216 - Parcel: 48660040020
 Recording: 1999-4029 - Parcel: 48660040010
 Recording: 1999-4029 - Parcel: 48660040020
 Recording: 267-455 - Parcel: 48660040010
 Recording: 267-455 - Parcel: 48660040020



COMMUNITY DEVELOPMENT

Item # 7

Other Business





COMMUNITY DEVELOPMENT

To: Planning and Zoning Commission
From: Charlie E. Dissell, AICP, Community and Economic Development Director
Subject: Current Projects Update-January 8, 2019

The purpose of this memorandum is to provide a brief synopsis of different projects that may be of interest to Commissioners. Staff can update to include other projects that you may have questions about.

- 116 W Ashland Avenue (Groggy Dog)
 - Opened of December 21, 2018. Temporary CO to open establishment without food sales was issued and they will get final CO once kitchen facilities are completed.
- Gritt Performance
 - Staff has met with the business owners to go over necessary permits and requirements for the new building on the south side of E. Hillcrest, just to the east of 1009 E Hillcrest Ave.
- Missouri Valley JATC Training Facility
 - Staff has been working with the Architect on this project to answer specific code questions related to the design on this new facility.
- Items included from last month with no change
 - 204 West Salem
 - Chumbley's Auto Service (308 E 1st Avenue)
 - Deer Creek Plat 2
 - Kacee West Athletic Training Facility
 - Kappelman Appliance
 - New Heights Church
- Other Items
 - City Council received a presentation from the Iowa DOT regarding the proposed 4-lane to 3-lane conversion on Hwy 92 on the east side of town. To gather feedback from the public, the City will have a short video and a survey on the City's website soon regarding this proposal.
 - Over the past month, the City has received inquiries concerning ice build on streets and sidewalks caused by sump pump discharge. Staff has begun enforcement on properties



COMMUNITY DEVELOPMENT

where the discharge of sump pumps is closer than 5 feet to a property line and properties that have ice and accumulations on sidewalks.

- The City Council Administrative and Policy Committee will interview RFP proposals for the Square Streetscape Proposals on January 16, 2019.
- The City Council Administrative and Policy Committee will interview RFP proposals for the Comprehensive Plan Update Proposals on January 16, 2019.
- The City is hosting a contractor's breakfast on Thursday, January 17, 2019 from 7 AM to 8 AM at the Indianola Activity Center, located at 2204 W 2nd Ave. Please see the attached invitation letter.
- Building permit reports and listings were included in your packets for the month of December, along with yearly totals.



INDIANOLA



COMMUNITY DEVELOPMENT

To Whom it may Concern:

The purpose of this letter is to introduce myself and invite you to a free breakfast meeting on **Thursday, January 17, 2019 from 7:00 AM to 8:00 AM**. This meeting will take place at the **Indianola Activity Center, located at 2204 West 2nd Avenue**.

As you may be aware, one month ago I began as the new Community and Economic Development Director for the City of Indianola. As I and the Department look ahead to the future, we are exploring changes that will hopefully be mutually beneficial. The focus of this meeting is to share some items concerning the department, but more importantly to solicit your input. During this meeting, I will share our current processes and start to outline our plan for the future. To help us plan for the future, understanding your needs as a contractor is important, so there will be time for a roundtable discussion on how we can both move Indianola forward.

Please contact the Indianola Community Development Department at (515) 961-9430 or by e-mail at comdev@indianolaiowa.gov for more information or to RSVP for the breakfast. Please RSVP by Monday, January 14, 2019. I look forward to meeting you!

Sincerely,

Charlie E. Dissell, AICP
Director of Community & Economic Development
City of Indianola

