



CITY OF INDIANOLA BOARD OF ADJUSTMENT MEETING

May 4, 2022

6:00 PM

City Council Chambers

Agenda

- 1. Call to Order**
- 2. Roll Call**
- 3. Agenda Approval**
 - A. Approval of the BOA agenda for May 4th, 2022.
- 4. Minutes Approval**
 - A. Approval of February 2nd, 2022 meeting minutes due to recording issues at the last BOA.
 - B. Approval of April 5th, 2022 BOA meeting minutes.
- 5. New Business**
 - A. Consider the request from Eric Miller of Bishop Engineering, acting on behalf of Missouri Valley Line Constructors Apprenticeship and Training Program, for a special use permit, under the terms of Section 165.02 (3)(B)(3)(c) of the Code of Ordinances of Indianola, Iowa, that would permit the use of a trades school located at 1600 East Iowa Avenue
 - B. Consider the request from Jeremy Phillips for a variance under the terms of Section 165.35 (3) of the Code of Ordinances of Indianola, Iowa, to permit shed at 2405 W. Girard Ave, which if allowed as requested, would not be in conformity with the requirements of Section 165.04 (D) (1.) of the Code of Ordinances of Indianola, Iowa. A variance is requested to allow the placement of a shed in the front yard of a corner lot, opposite site of the primary addressed structure.
- 6. Comments**
- 7. Adjourn**



MEMORANDUM

To: Board of Adjustment
From:
Date: May 4, 2022
Subject: Approval of the BOA agenda for May 4th, 2022.

Recommendation:

Attachments: None



CITY OF INDIANOLA BOARD OF ADJUSTMENT MEETING

February 2, 2022

6:00 PM

City Council Chambers

Minutes

1. Call to Order

Called to order at 6:00 PM

Charlie Dissell opened the meeting and announced that Chairperson Bill Mettee was not able to join the meeting tonight, so a chair needs to be named.

Motion made by Lee Bash to act on agenda item 5. B and nominate Renee Soldwisch as vice-chair.

Second made by Amy Mitchell (motion carried unanimously)

2. Roll Call

Present: Lee Bash, Renee Soldwisch, Amy Mitchell, Jane Whalen

Staff Present: Charlie Dissell

3. Agenda Approval

Motion made by Mitchell to approve the agenda. Second by Bash. (motion carried unanimously)

4. Minutes Approval

Motion made by Bash to approve the minutes. Second by Mitchell. (motion carried unanimously)

A. January 05, 2022 Minutes

5. New Business

Item 5. A

Charlie Dissell explained the variance request, noting that the applicant explored two different variances, but staff supported the side setback variance over the drive width.

Dissell further noted that one public comment was received from Sherie Jones, who represents the property directly north of this property. The concern of that person was stormwater issues. Dissell explained that the stormwater issues would be addressed with the site plan review process.

Jane Whalen asked how far the parking lot of Walgreens was setback from this property line, and how the proposed variance may affect future redevelopment of that property. Dissell noted that while the side setback would still be met, the 20' separation may require the building to be setback more than 10' or request a variance.

Jane Whalen asked for clarification on the concerns from the neighbor and how it affects this request. Dissell provided some background on this site and noted that the engineer would be responsible for providing the data on the stormwater mitigation of this site.

Matthew Hovda, representing the applicant, noted that this site drains to the north, and the site would include stormwater infrastructure to catch rainfall on impervious surfaces and direct it to the north ditch.

Mitchell asked what, if any, action the Board needed to take regarding concerns of the neighbor. Dissell noted that no action was needed on the variance request as the concern would be addressed on the site plan.

Motion by Bash to approve the request as submitted. Second by Mitchell. (motion carried unanimously)

- A. Consider request from Lee Adams for a variance under the terms of Section 165.02 (3)(B) of the Code of Ordinances of Indianola, Iowa, to permit the construction of a new commercial building with a 6.23' side setback, which would not be in conformity to the requirements found in Section 165.05(3) of the Code of Ordinances of Indianola, Iowa.

- B. Election of Vice Chairperson

Motion made by Lee Bash to act on agenda item 5. B and nominate Renee Soldwisch as vice-chair. Second by Amy Mitchell (motion carried unanimously)

6. Comments

Dissell welcomed Jane Whalen to the Board.

7. Adjourn

Motion by Mitchell to adjourn meeting. Second by Bash. The meeting adjourned at 6:19 PM



CITY OF INDIANOLA BOARD OF ADJUSTMENT MEETING

April 6, 2022

6:00 PM

City Council Chambers

Minutes

1. Call to Order

The meeting was called to order at 6:00.

2. Roll Call

Present: Lee Bash, Renee Soldwisch, Amy Mitchell, Jane Whalen, Bill Mettee

Staff Present: Charlie Dissell, Tim Little

3. Agenda Approval

Agenda for April's BOA is approved

4. Minutes Approval

Minutes approval is moved to May 4th's meeting.

A. Approval of February Minutes

5. New Business

- A. 5.A. Consider request from Art Sathoff, on behalf of the Indianola Community School District for a special use permit, under the terms of Section 165.02 (3)(B)(3)(c) of the Code of Ordinances of Indianola, Iowa, that would permit the use of a public or private elementary, middle, or high school located at 403 South 15th Street.

Mr. Dissel gives an overview of the request on behalf of the Indianola School District and why a special use permit is needed.

A representative for the school district spoke about how the property would be used.

Mr. Bash makes a motion to approve the request as submitted. The motion was seconded and passed unanimously.

- B. 5.B. Consider request from Ethan Christensen for a variance under the terms of Section 165.02 (3)(B) of the Code of Ordinances of Indianola, Iowa, to permit construction of a fence at a height of six (6) feet in the side yard at 1712 East Boston Place. Such fence would not be in conformity to the height requirements found in Section 165.04(4)(A)(2) of the Code of Ordinances of Indianola, Iowa.

Mr. Little gave a brief overview as to why he thinks the variance should be approved. Renee Soldwisch made a motion to approve the request for a variance as submitted. The motion was seconded. It was passed unanimously.

6. Comments

Mr. Disssel announces that the city has hired Ben Reeves as the new City Manager.

7. Adjourn

Meeting was adjourned at 6:25.



MEMORANDUM

To: Board of Adjustment

From:

Date: May 4, 2022

Subject: Consider the request from Eric Miller of Bishop Engineering, acting on behalf of Missouri Valley Line Constructors Apprenticeship and Training Program, for a special use permit, under the terms of Section 165.02 (3)(B)(3)(c) of the Code of Ordinances of Indianola, Iowa, that would permit the use of a trades school located at 1600 East Iowa Avenue

Recommendation:

Attachments:

1. 1- Staff Report_MoValley
2. 2- Site Development Application-Signed
3. 3- MVJATC SP-04-27-22
4. 4- A200 TRUCK SHOP REVISIONS_20220429
5. 5- SAN EASEMENT-04-15-22



Community Development

110 N. First St., Indianola, IA 50125-0299 • www.indianolaiowa.gov
515-961-9430 • comdev@indianolaiowa.gov

Staff Report

Board of Adjustment

Date of Meeting: May 4, 2022

Agenda Item: 5.A. Consider request from Eric Miller of Bishop Engineering, acting on behalf of Missouri Valley Line Constructors Apprenticeship and Training Program, for a special use permit, under the terms of Section 165.02 (3)(B)(3)(c) of the Code of Ordinances of Indianola, Iowa, that would permit the use of a trades school located at 1600 East Iowa Avenue

Application Type: Special Use Permit

Proposed Use: College, university, vocational and trades schools

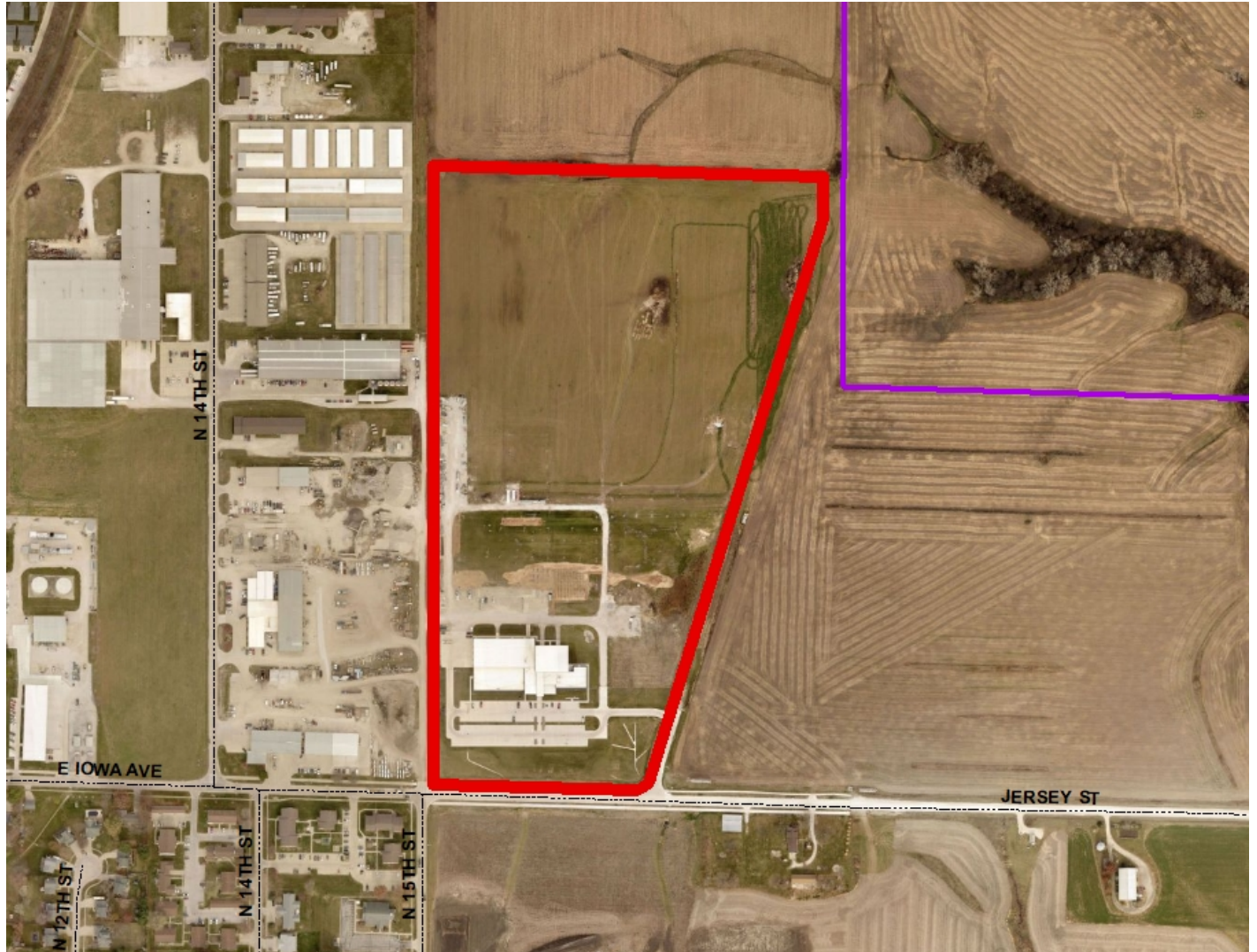
Applicant: Eric Miller of Bishop Engineering

Property Address: 1600 East Iowa Avenue

Zoning: M-1, Limited Industrial Zoning District

Application Summary: A special use permit is requested to allow for an addition to the main campus building, a new building, and site improvements, for the Missouri Valley Line Constructors Apprenticeship and Training Program, located at 1600 East Iowa Avenue.

AERIAL MAP



APPLICABLE CODE SECTIONS

The following sections of the Code of Ordinances of Indianola, Iowa apply to this request:

165.02 POWERS AND DUTIES OF THE BOARD OF ADJUSTMENT. The Board of Adjustment has the following powers and duties:

C. **Special Use Permits** - To review and consider approval of a Special Use Permit for a Special Use as identified Permitted and Special Uses Table contained in CHAPTER 165.05 of the Zoning Regulations. The following shall be required:

- i. Special Use Permit Application - A site plan (including number of copies), application form, and any additional information and details as specified and required by the Zoning Administrator as necessary to determine compliance with all applicable codes and requirements shall be submitted to the Zoning Administrator along with the Special Use Permit Application fee as established by resolution of the City Council.
- ii. Special Use Permit Procedure - The Special Use Permit Application shall be reviewed by the Zoning Administrator, or their designee, for completeness. Incomplete applications shall be returned to the applicant with a list of the missing items or details. Applications deemed completed shall be distributed to other city departments and other agencies as necessary for review and comment as to its compliance with all zoning regulations and other pertinent city codes, regulations, and policies.

- iii. Special Use Permit Review by Board of Adjustment - Subsequent to review by the Zoning Administrator and other city departments and agencies, the Zoning Administrator, or their designee, shall submit to all members of the Board a copy of the Special Use Permit Application along with a written recommendation as to the application's conformity with the rules and regulations of the city.
- iv. The Board shall subsequently hold a duly noticed public hearing as prescribed by their rules of procedures, and the noticing requirements contained herein, and review the Application for conformity with the zoning regulations and standards. The Board may approve, approve with conditions, or deny the Special Use Permit Application.

165.05(1)(4) PERMITTED AND SPECIAL USES. The following table identifies the allowable uses within each zoning district. A use identified with a "P" within a given zoning district column is a Permitted use. A use identified with a "S" within a given zoning district column requires approval of a Special Use Permit from the Board of Adjustment in accordance with city code. A blank space indicated that use is not permitted within the given zoning district. Uses not listed shall be considered not permitted uses. The definitions for each listed use shall coincide first with the definition contained within Chapter 165.03 of the Zoning Code, second as may be defined elsewhere in the City Code, and finally the commonly understood definition as determined by the Zoning Administrator. A proposed use may follow under more than one category; however, for the purposes of this section, the proposed use shall follow the closest, most similar or specific use as listed in the Use Matrix. It shall be the sole discretion of the Zoning Administrator to make the determine as to where a proposed use falls within the Uses Table, whether it fits within or is similar to a use listed within the Uses Table or is otherwise not listed and therefore not permitted. The determination by the Zoning Administrator is appealable to the Board of Adjustment per the procedures as provided in city code.

PERMITTED AND SPECIAL USE TABLE										
USE	ZONING DISTRICT									
	A-1	R-1	R-2	R-3	R-4	C-1	C-2	C-3	M-1	M-2
PUBLIC AND CIVIC USES										
College, university, vocational and trades schools	S	S	S	S	S	S	S	S	S	S

ANALYSIS

Eric Miller of Bishop Engineering is requesting a special use permit for an addition to the main campus building, a new building, and site improvements, for the Missouri Valley Line Constructors Apprenticeship and Training Program, located at 1600 East Iowa Avenue. The property is located within the M-1, Limited Industrial Zoning District. College, university, vocational and trades schools are permitted through a special use permit request in the M-1, Limited Industrial Zoning District.

The current campus is accessed from North 17th Street, which connects to East Iowa Avenue. Both roads are newly paved 31' roads that are classified as minor arterials on the City's Comprehensive Plan. Minor arterials are moderate-to high-capacity streets that primarily provide for the movement of through traffic and provide access to lower-capacity collector streets. North 17th Street is planned to connect with East Hillcrest Avenue to the north.

The subject improvements do not propose any additional parking. The current parking lot provides 159 parking spots. Chapter 165.07 Off-Street Parking Table stipulates that there must be one (1) parking spot per four (4) student desks or seats at max capacity plus one (1) per employee at max shift. The trade school has 112 desks and 15 employees, which requires a total of 43 parking stalls.

An updated stormwater management plan was submitted as part of this application. The stormwater is captured via inlets within the parking lot detained on site. The updated plan was reviewed and approved by Snyder and Associates.

The total area of campus is 1,883,644 square feet, or 43.24 acres. With the 15% required open space, the site would require 141 deciduous shade trees, 282 deciduous ornamental trees, and 282 shrubs. However, when this site was originally developed, there were no landscaping requirements for industrial properties that were not along a highway corridor. This site currently has eight (8) shade trees and 144 shrubs. In addition to what was provided with the original site, the applicant has proposed 12 new shade trees and 148 new shrubs. These additional trees and shrubs will be planted along the east side of the property to provide a landscape buffer of this site from North 17th Street.

Regarding the building design standards, each primary façade shall contain no less than two (2) different class 1, class 2, or class 3 façade materials, together composing at least 80% of the primary façade area. Class 4 façade materials in aggregate shall not exceed 10% of any primary façade area. This site is trade school with support buildings. The applicant proposes to maintain a cohesive look and feel of the buildings from East Iowa Avenue. All new buildings/additions have been designed to reflect the original building design of the front facades. The existing building is a single material (stained architectural precast sandwich panels), and the addition is designed to match the existing faced. The new truck building is proposed to have Class 1 and Class 2 materials. The Class 1 materials will be comprised of an architectural precast concrete panel at the base of the building approximately 24" tall, stained to match the existing building. The Class 2 material will be comprised of a PAC-CLAD architectural metal wall panel with matching color as the original adjacent stained architectural precast sandwich panels. This will allow the two buildings to look as similar as possible from approach on East Iowa Avenue and North 17th Street. Lastly, all structures shall utilize Class 1 or 2 roofing materials. The roofing materials is proposed to be Class 2-TPO roof membrane.

FINDINGS OF FACT

165.02(V) FINDINGS FOR APPROVAL. In order to approve a Special Use Permit, the Board shall make the following findings:

1. The proposed use, site improvements, and site plan comply with the minimum requirements of the zoning district in which it is proposed to be located

The applicant has provided a site plan with their application that shows the proposed use and proposed site improvements will comply with the minimum requirements of the M-1 Zoning District. This site plan has been reviewed by all members of the City's development review team, which includes Community Development, Fire, Parks and Recreation, Public Works, Water Pollution Control, IMU Electric, IMU Fiber and IMU Water.

2. The property is of adequate size to accommodate the proposed use and site improvements including setbacks, open space, stormwater management, and off-street parking

The total area of campus is 1,883,644 square feet, or 43.24 acres. The site plan has been reviewed as to proposed setbacks, open space, and off-street parking. Additionally, Snyder and Associates has reviewed the proposed Stormwater Management Plan submitted by the applicant. After these reviews, staff has no concerns regarding the size of the property and its proposed use.

3. The proposed use and site improvements will not unduly impact the health, safety, and general welfare of persons residing or working in adjoining property or surrounding areas

Based on the proposed use and improvements, the health, safety, and welfare of citizens would not be impacted. There is landscaping provided along North 17th Street that will help buffer this proposed use from the surrounding properties/future uses to the east.

4. The proposed use and site improvements shall not unduly increase traffic congestion

Traffic congestion should not increase with the proposed improvements as the use is already established. East Iowa Avenue and North 17th Street are paved, 31' roads that are classified as minor arterials on the City's Comprehensive Plan. Minor arterials are moderate- to high-capacity streets that primarily provide for the movement of through traffic and provide access to lower-capacity collector streets. Traffic will generally flow freely on these streets and lower classification roads will be STOP controlled when intersecting. Minor arterial intersections with major arterials will generally be controlled with a traffic signal or roundabout. These streets

will have more access than major arterials, may have two or four lanes, may provide turn lanes at intersections, and will have speed limits ranging from 25 to 45 mph.

5. The proposed use and site improvements will not unduly burden public utilities or increase risk to flooding

The proposed use will not unduly burden the existing public utilities available along East Iowa Avenue. The proposed site improvements do include a sanitary sewer extension behind the Missouri Valley Facility which will increase sanitary sewer capacity east of North 17th Street. As previously mentioned, a storm-water management plan has been submitted and reviewed and concluded there will not be an increased risk to flooding from the proposed improvements.

6. The proposed use and site improvements are compatible with the surrounding neighborhood and shall not diminish or impair established property values in adjoining or surrounding property

As this is an existing campus site for Missouri Valley with a proposed improvement, its compatibility with the surrounding neighborhood will not diminish established property values in the surrounding area.

7. The issuance of the Special Use Permit will not endanger, jeopardize, or harm the health, safety or welfare of the properties and the community

As previously mentioned, the proposed use and site improvements will not endanger or harm the health safety and welfare of properties or the community.

ALTERNATIVES

The City of Indianola Board of Adjustment may consider the following alternatives:

- 1)** The City of Indianola Board of Adjustment approves the special use permit request, as submitted.
- 2)** The City of Indianola Board of Adjustment approves the special use permit request, with conditions.
- 3)** The City of Indianola Board of Adjustment denies the special use permit request.
- 4)** The City of Indianola Board of Adjustment remands the special use permit request back to the applicant and/or staff for further review and/or modifications and directs staff to place this item on a future Board of Adjustment agenda.

RECOMMENDATION

Staff recommends that the City of Indianola Board of Adjustment move alternative 1, approving the special use permit request as submitted.

SITE DEVELOPMENT APPLICATION

Community Development

110 North 1st Street, Indianola, Iowa 50125-0299
(515) 961-9430 • comdev@indianolaiowa.gov



PROPERTY OWNER

(Last Name) FOXEN (MISSOURI VALLEY JATC)
(First Name) ROBERT
(Address) 1707 N. 14TH STREET
(City) INDIANOLA (State) IA (Zip) 50125
(Phone) 515-961-5062 (Email) rfoxen@movalleyjatc.org

APPLICANT (if not Property Owner)

(Last Name) MILLER (BISHOP ENGINEERING)
(First Name) ERIC
(Address) 3501 104TH STREET
(City) URBANDALE (State) IA (Zip) 50322

☐ CONSTRUCTION DOCUMENTS

Submittal Requirements:

All submittal requirements must be completed. Incomplete applications will not be considered

- ☐ Completed Application
- ☐ Filing Fee: \$100, plus OEC
- ☐ Subdivision: _____
- ☐ Proposed construction documents (hard copy)
- ☐ Proposed construction documents (electronic copy)
- ☐ Stormwater Management Plan
- ☐ Other Information as required by Director

☒ SITE PLAN

Submittal Requirements:

All submittal requirements must be completed. Incomplete applications will not be considered

- ☒ Completed Application
- ☒ Property Address: 1600 E. IOWA AVENUE
- ☒ Filing Fee: \$225, plus OEC
- ☒ Current Zoning: M-1
- ☒ All items as required by Chapter 165.06 of the Code of Ordinances of Indianola, Iowa
- ☐ Proposed site plan hard copy
- ☒ Proposed site plan (electronic copy)
- ☒ Stormwater Management Plan
- ☒ Other Information as required by Director

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that in filing this application I am acting with the knowledge, consent and authority of the owner(s) of the property. Pursuant to said authority, I hereby permit City officials to enter upon the property for the purpose of inspection related to this application.

Signature 

Name (printed) ERIC MILLER

Date 03/16/22

FOR OFFICE USE ONLY: Code to 45683 (Const Docs)
45680 (Site Plan)

Date Received: _____

Receipt No: _____

Receipt Amount: _____

MISSOURI VALLEY JATC

CLASSROOM/TRUCK WASH ADDITIONS

SHEET INDEX:

- C001 COVER SHEET
C101 EX. COND. / DEMO PLAN
C201 LAYOUT PLAN
C301 GRADING PLAN
C401 UTILITY PLAN
C402 PUBLIC SANITARY PLAN
C501 LANDSCAPE PLAN
C601 DETAILS SHEET
C701 SWPPP

PROPERTY DESCRIPTION:

PER TITLE COMMITMENT # IA19244850
PARCEL "C", OF THE SURVEY BEING THAT PART OF THE NORTHWEST QUARTER OF THE
SOUTHWEST QUARTER AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 76 NORTH, RANGE 23 WEST OF THE
5TH P.M., WARREN COUNTY, IOWA, AS SHOWN IN INSTRUMENT NO. 2018-01472 IN THE
OFFICE OF THE WARREN COUNTY RECORDER, IN THE CITY OF INDIANOLA, WARREN
COUNTY, IOWA. EXCEPT LAND CONVEYED TO THE CITY OF INDIANOLA, BY WARRANTY
DEED INST. NO. 2020-08414.

AREA:
43.21 ACRES (1,882,066 S.F.)

OWNER & PREPARED FOR:

MISSOURI VALLEY ELECTRICAL JATC
CONTACT: ROBERT FOXEN
1600 E. IOWA AVENUE
INDIANOLA, IA 50125
PH: (515) 961-5062

ADDRESS:

1600 E. IOWA AVENUE
INDIANOLA, IA 50125

USE:

COLLEGE, UNIVERSITY, VOCATIONAL AND TRADE SCHOOLS

ZONING:

M-1 LIGHT INDUSTRIAL

SETBACKS:
FRONT 35 FEET
REAR 35 FEET
SIDE 20 FEET

MIN. BUILDING SEPARATION = 20 FEET
MAX. BUILDING HEIGHT = 50 FEET

PARKING REQUIREMENTS:

REQUIRED PARKING (1 PER 4 DESKS/SEATS PLUS 1 PER EMPLOYEE)
REQUIRED PARKING (112 DESKS/SEATS + 15 EMPLOYEES) = 43 STALLS (INCL. 2 ADA)
REQUIRED ADD. FUTURE PARKING (36 DESKS/SEATS + 11 EMPLOYEES) = 20 STALLS
TOTAL FUTURE REQUIRED = 63 STALLS (INCL. 3 ADA)

EXISTING PARKING = 159 STALLS (INCL. 6 ADA)
FUTURE PARKING = 184 STALLS (INCL. 8 ADA)

OPEN SPACE / IMPERVIOUS AREAS:

TOTAL AREA = 1,883,844 SF = 43.24 ACRES (AFTER ROW DEDICATION)
REQUIRED OPEN SPACE = 282,546 SF (15.1%)

EXISTING OPEN SPACE = 1,723,790 SF = 39.57 ACRES (91.5%)
EXISTING IMPERVIOUS = 159,854 SF = 3.67 ACRES (8.5%)

PROPOSED OPEN SPACE = 1,703,986 SF = 39.12 ACRES (90.5%)
PROPOSED IMPERVIOUS = 179,658 SF = 4.12 ACRES (9.5%)

FUTURE OPEN SPACE = 1,687,845 SF = 38.75 ACRES (89.6%)
FUTURE IMPERVIOUS = 195,799 SF = 4.49 ACRES (10.4%)

ERU CALCULATION:

(3,400 SF OF IMPERVIOUS = 1 ERU. EACH ADDITIONAL 3400 SF OF IMPERVIOUS = 0.1 ERU)
PROPOSED ERU = 52.5

BENCHMARKS:

BENCHMARK DATUM = ELEVATIONS OBTAINED FROM
GPS OBSERVATIONS NAVD83, GEOID 12A

ARROW ON HYDRANT LOCATED AT THE SW CORNER
OF N 15TH ST. AND EAST IOWA AVE.
ELEVATION = 946.86

GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH SUDAS STANDARD SPECIFICATIONS AND ANY AND CITY OF INDIANOLA SUPPLEMENTAL SPECIFICATIONS. THE CITY OF INDIANOLA MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
- IN EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
- ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
- BISHOP ENGINEERING SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
- THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
- THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A SCHEDULE FOR PERFORMANCE OF WORK ITEMS. THIS SCHEDULE SHALL BE PROVIDED BY THE CONTRACTOR AT THE PROJECT PRECONSTRUCTION CONFERENCE. NO WORK SHALL BEGIN UNTIL A SCHEDULE HAS BEEN SUBMITTED AND ACCEPTED. THE CONTRACTOR SHALL THEN PERFORM WORK TO CONFORM TO THE ACCEPTED SCHEDULE.
- LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
- THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
- THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNERS REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF INDIANOLA.
- GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.
- THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
- DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.

PAVING NOTES:

- THE PAVING/ GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE SEEDED IN ACCORDANCE WITH CITY OF INDIANOLA STANDARD SPECIFICATIONS AND THE CURRENT VERSION OF SUDAS.
- SUBGRADE PREPARATION AND PAVEMENTS WILL BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT. APPROVED SOILS ENGINEER MUST SIGN OFF ON SUBBASE PRIOR TO ANY PAVEMENT BEING PLACED.
- SEE DETAILS FOR ALL PAVEMENT THICKNESS.
- DETECTABLE WARNING PANEL(S) CALLED OUT ON PLANS SHALL BE PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.
- ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.

UTILITY NOTES:

- QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
- THE CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES.
- THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE.
- ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH RF-14 TYPE II CONNECTORS. ALL APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD.
- ALL RIP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEERING FABRIC.
- ALL STRUCTURE SIZES CALLED OUT ON PLANS ARE MINIMUM INSIDE WALL DIMENSIONS.
- SANITARY SEWER SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATERMAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.
- MANDREL AND PRESSURE TESTS SHALL BE REQUIRED FOR ALL PROPOSED SANITARY LINES. TELEVISION OF THE SANITARY SEWER SYSTEM SHALL BE COMPLETED PRIOR TO PAVING UNLESS OTHERWISE APPROVED BY JURISDICTION.
- WATERMANS SHALL BE C-900. SIZE OF WATERMAIN AS SHOWN ON PLANS.
- THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATERMAIN CONSTRUCTION.
- PROPOSED WATERMAIN SHALL BE PRESSURE TESTED, BACTERIA TESTED AND CHLORINATED. THE FILLING OF THE WATER MAIN SHALL BE DONE BY THE CITY OF INDIANOLA.
- TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
- ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF INDIANOLA WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
- THE MINIMUM HYDRANT LEAD SHALL BE 3.5 FEET.
- ANY AND ALL HYDRANT AND VALVE EXTENSIONS, TOGETHER WITH VERTICAL BENDS, SHALL BE CONSIDERED INCIDENTAL TO WATER MAIN CONSTRUCTION. NO ADDITIONAL PAYMENT WILL BE PROVIDED FOR INCIDENTAL ITEMS.

WETLAND NOTES:

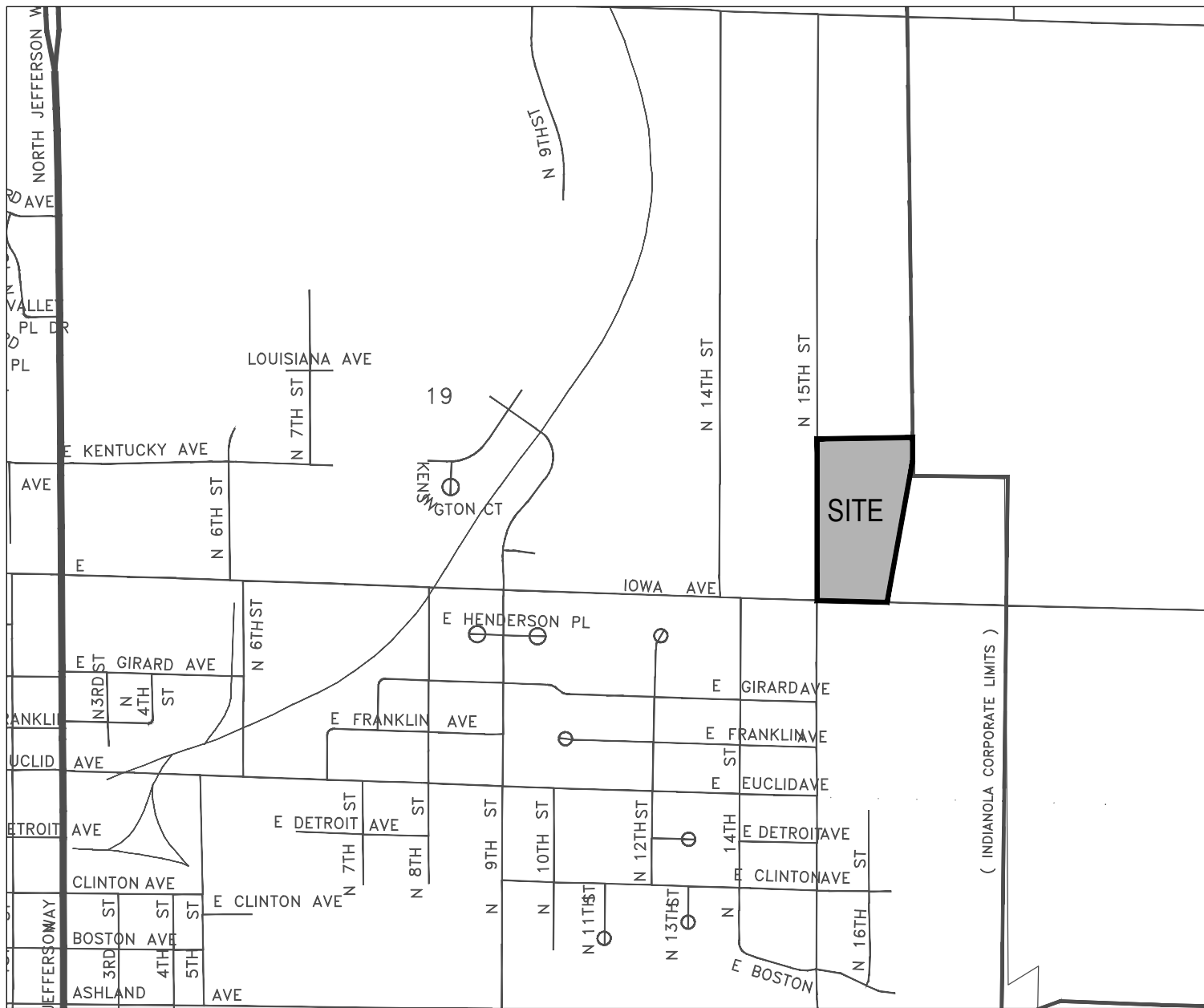
- BISHOP ENGINEERING DOES NOT PERFORM WETLAND STUDIES OR WETLAND MITIGATION. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE IF ANY WETLANDS ARE LOCATED ON THE PROJECT SITE AND PERFORM ANY NECESSARY MITIGATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

UTILITY CONFLICT NOTES:

- UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
- CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION.
- CONTRACTOR SHALL COMPLY WITH ALL DNR REQUIREMENTS FOR PIPE MATERIAL, PIPE JOINTS, AND ANY OTHER APPLICABLE REQUIREMENTS ANY TIME A STORM SEWER OR SANITARY SEWER CROSSES OVER OR LESS THAN 18" BELOW A WATER MAIN.
- FOR ALL CRITICAL CROSSINGS WITH EXISTING UTILITIES, THE ELEVATION OF THE EXISTING UTILITY SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY BISHOP ENGINEERING PRIOR TO CONSTRUCTION IF A CONFLICT EXISTS.

REQUIRED AS-BUILT NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COST OF AS-BUILT TOPO OF ALL DETENTION PONDS & DETENTION POND STORM SEWER.
- CONTRACTOR SHALL CONTACT BISHOP ENGINEERING (BISHOP ENGINEERING AT 515-276-0467) TO PERFORM SAID AS-BUILT SURVEYS.
- IF ANYTHING HAS BEEN CONSTRUCTED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT AS-BUILT SURVEYS UNTIL ISSUES HAVE BEEN RECTIFIED.



VICINITY MAP
NOT TO SCALE

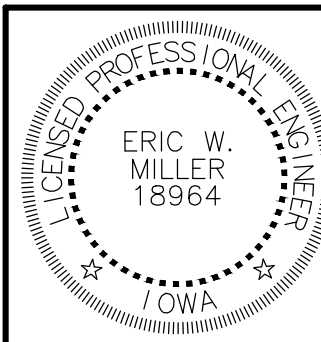
LEGEND:

- SAN — SANITARY SEWER
- ST — STORM SEWER
- W — WATER LINE
- G — GAS LINE
- UE — UNDERGROUND ELECTRIC
- O/E — OVERHEAD ELECTRIC
- TELE — TELEPHONE LINE
- FIO — FIBER OPTIC
- CATV — CABLE TV

- ① STORM MANHOLE
- ② CURB INTAKE
- ③ SURFACE INTAKE
- ④ FLARED END SECTION
- ⑤ SANITARY MANHOLE
- ⑥ CLEANOUT
- ⑦ FIRE HYDRANT
- ⑧ SPRINKLER
- ⑨ IRRIGATION CONTROL VALVE
- ⑩ WATER MANHOLE
- ⑪ WELL
- ⑫ WATER VALVE
- ⑬ WATER SHUT OFF
- ⑭ YARD HYDRANT
- ⑮ ELECTRIC MANHOLE
- ⑯ ELECTRIC METER
- ⑰ ELECTRIC RISER
- ⑱ ELECTRIC VAULT
- ⑲ POWER POLE
- ⑳ TRANSFORMER POLE
- ⚡ LIGHT POLE
- ⚡ ELECTRIC JUNCTION BOX
- ⚡ ELECTRIC PANEL
- ⚡ TRANSFORMER
- ⚡ GROUND LIGHT
- ⚡ GUY WIRE
- ⚡ ELECTRIC HANDHOLE
- ⚡ GAS METER
- ⚡ GAS VALVE
- ⚡ AIR CONDITIONING UNIT
- ⚡ TELEPHONE RISER
- ⚡ TELEPHONE VAULT
- ⚡ TELEPHONE MANHOLE
- ⚡ TRAFFIC SIGNAL MANHOLE
- ⚡ FIBER OPTIC RISER
- ⚡ FIBER OPTIC FAULT
- ⚡ CABLE TV RISER
- ⚡ SIGN
- ① DENOTES NUMBER OF PARKING STALLS
- PROPERTY CORNER - FOUND AS NOTED
- PROPERTY CORNER, PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #4475
- ⬤ SECTION CORNER - FOUND AS NOTED

ABBREVIATIONS:

- AC ACRES
- ASPH ASPHALT
- BK BOOK
- CONC CONCRETE
- D DECEDED DISTANCE
- EX EXISTING
- ENCL ENCLOSURE
- FF FINISHED FLOOR
- FL FLOW LINE
- FRAC FRACTIONAL
- M MEASURED DISTANCE
- MH MANHOLE
- OPC ORANGE PLASTIC CAP
- P PLATTED DISTANCE
- PG PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRA PREVIOUSLY RECORDED AS
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT OF WAY
- RPC RED PLASTIC CAP
- SF SQUARE FEET
- SAN SANITARY
- TYP TYPICAL
- YPC YELLOW PLASTIC CAP
- N NORTH
- S SOUTH
- E EAST
- W WEST



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.

SIGNED: ERIC W. MILLER, P.E. 18964 DATE: _____
LICENSE RENEWAL DATE: DEC. 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL: _____



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PROJECT NAME:
MVJATC CLASSROOM/
TRUCK WASH ADDITIONS
1600 EAST IOWA AVENUE
INDIANOLA, IA 50125

OWNER:
MISSOURI VALLEY JATC

DRAWING ISSUE INFORMATION:
ISSUE FOR: BIDDING + CONST.
ISSUE DATE: 04.15.22

MARK DATE DESCRIPTION

MANAGEMENT INFORMATION:

PROJECT NO.: 2021.164.1
PRINCIPAL IN CHARGE: TIM OLSON PROJECT ARCHITECT: JS
DRAWN BY: CHECKED BY:

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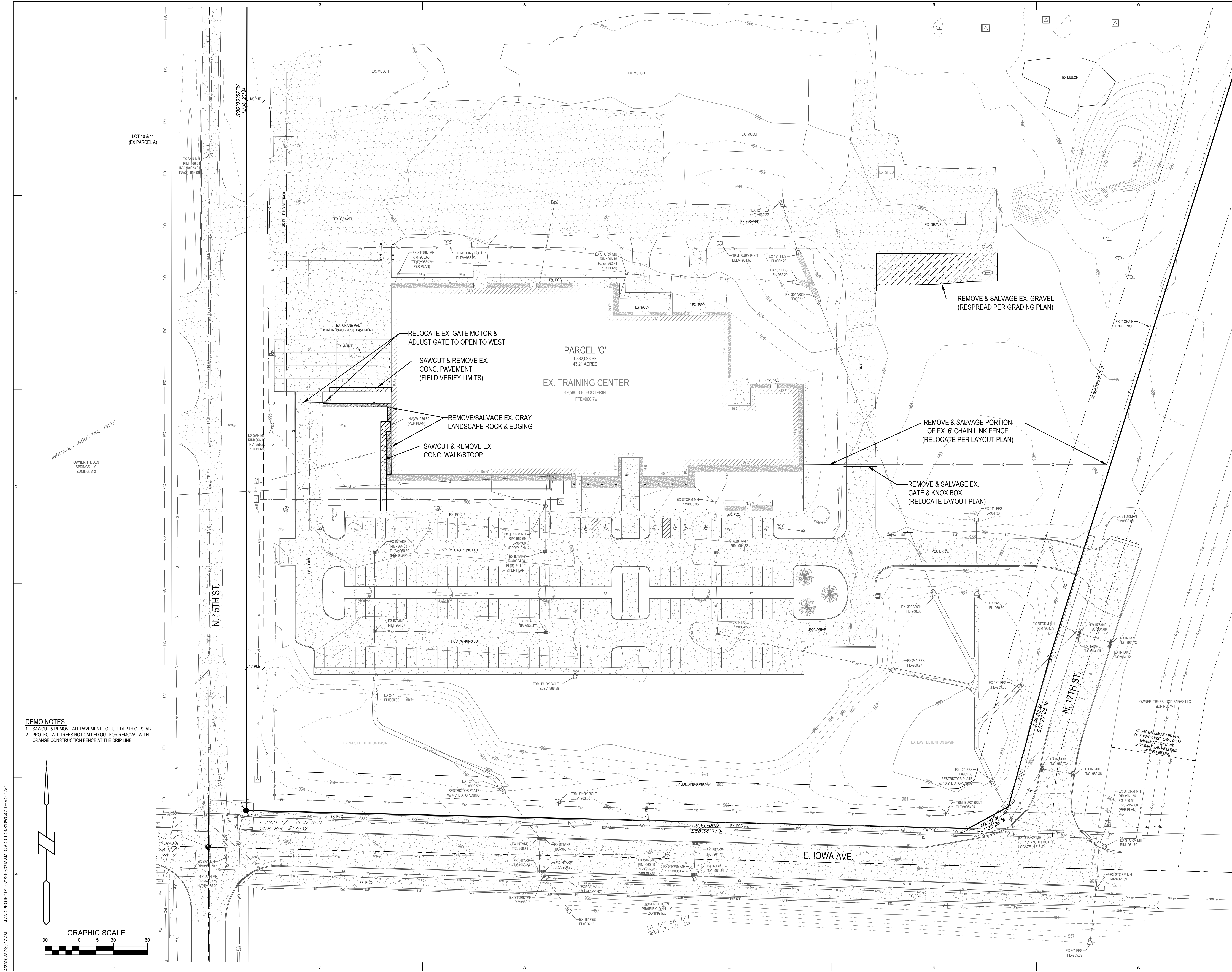
C001



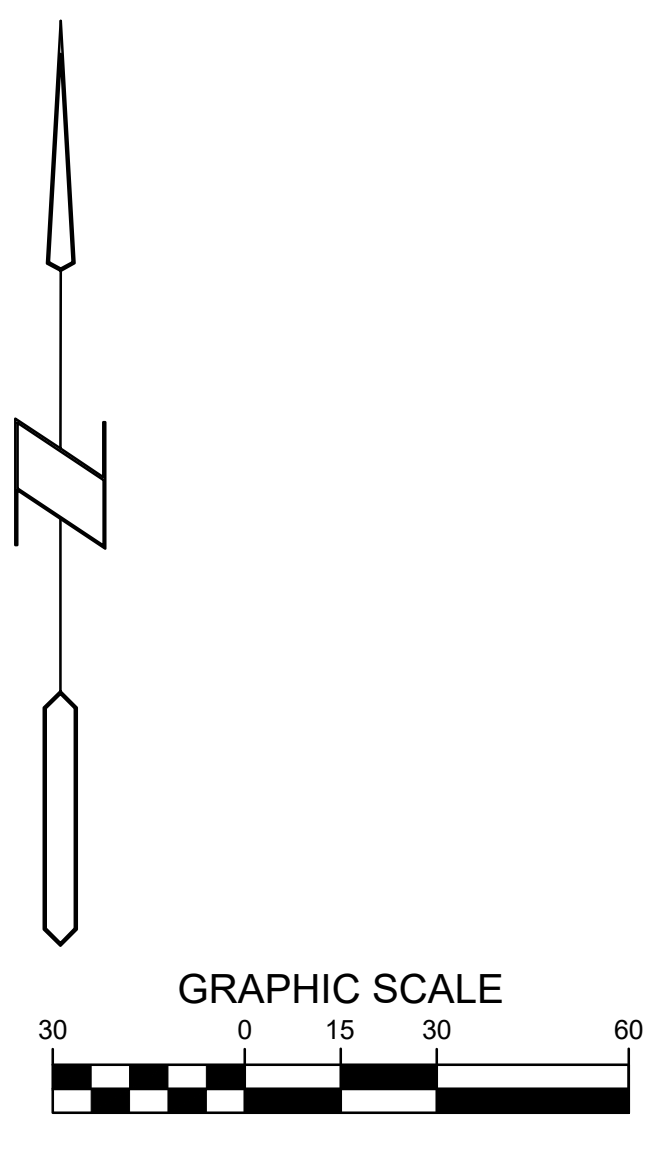
UTILITY NOTE:

THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT, A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.

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DEMO NOTES:
1. SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB.
2. PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE CONSTRUCTION FENCE AT THE DRIP LINE.



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PROJECT NAME
**MVJATC CLASSROOM/
TRUCK WASH ADDITIONS**
1800 EAST IOWA AVENUE
INDIANOLA, IA 50125

OWNER
MISSOURI VALLEY JATC

ISSUE	FOR	DATE
1	BIDDING + CONST.	04.15.22

MARK	DATE	DESCRIPTION
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MANAGEMENT INFORMATION

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PRINCIPAL IN CHARGE: TIM OLSON PROJECT ARCHITECT: JS

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SHEET TITLE
**EXIST. COND. /
DEMO PLAN**

SHEET NO.
C101

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OWNER .
MISSOURI VALLEY JATC

DRAWING ISSUE INFORMATION.
ISSUE FOR : BIDDING + CONST.
ISSUE DATE : 04.15.22

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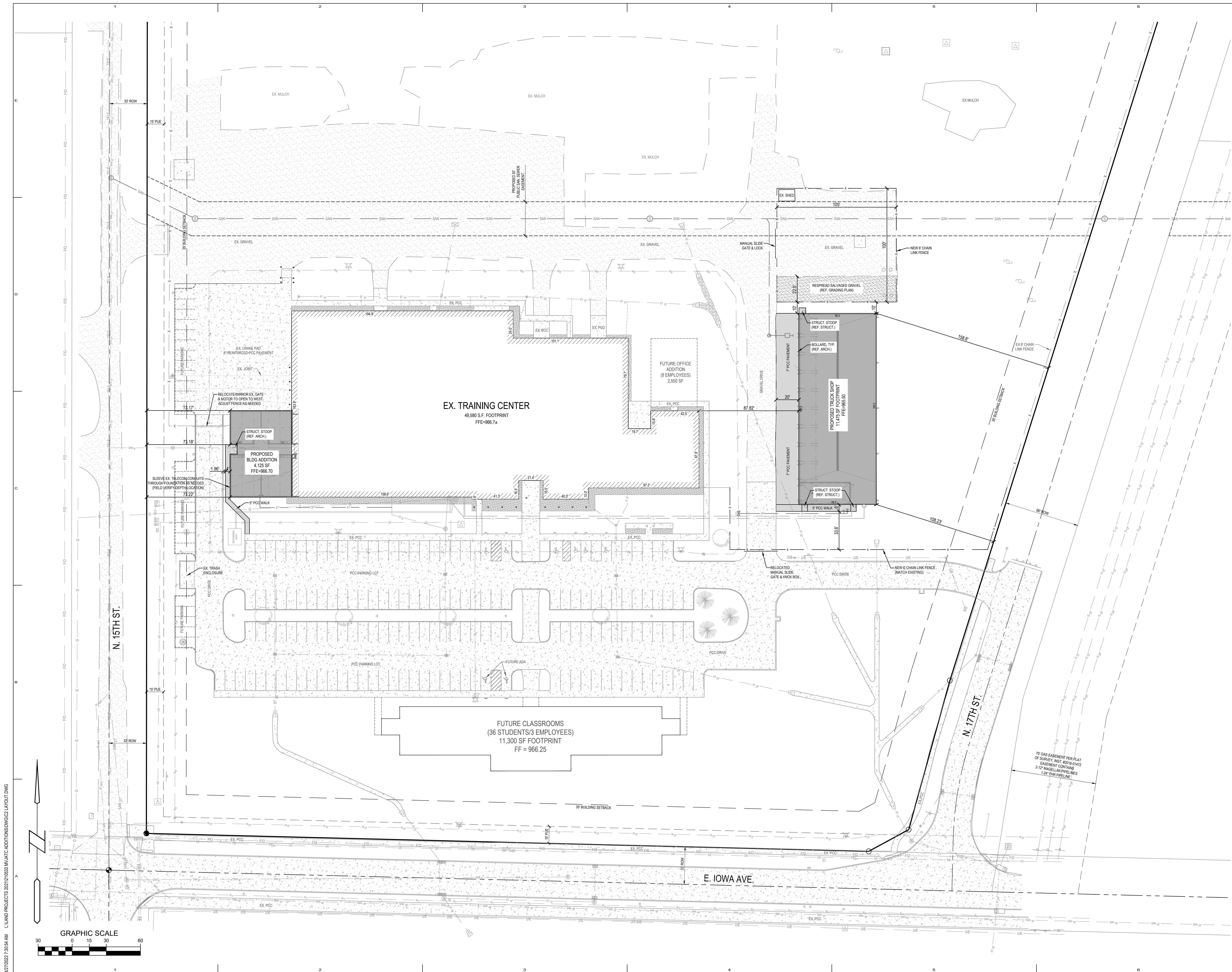
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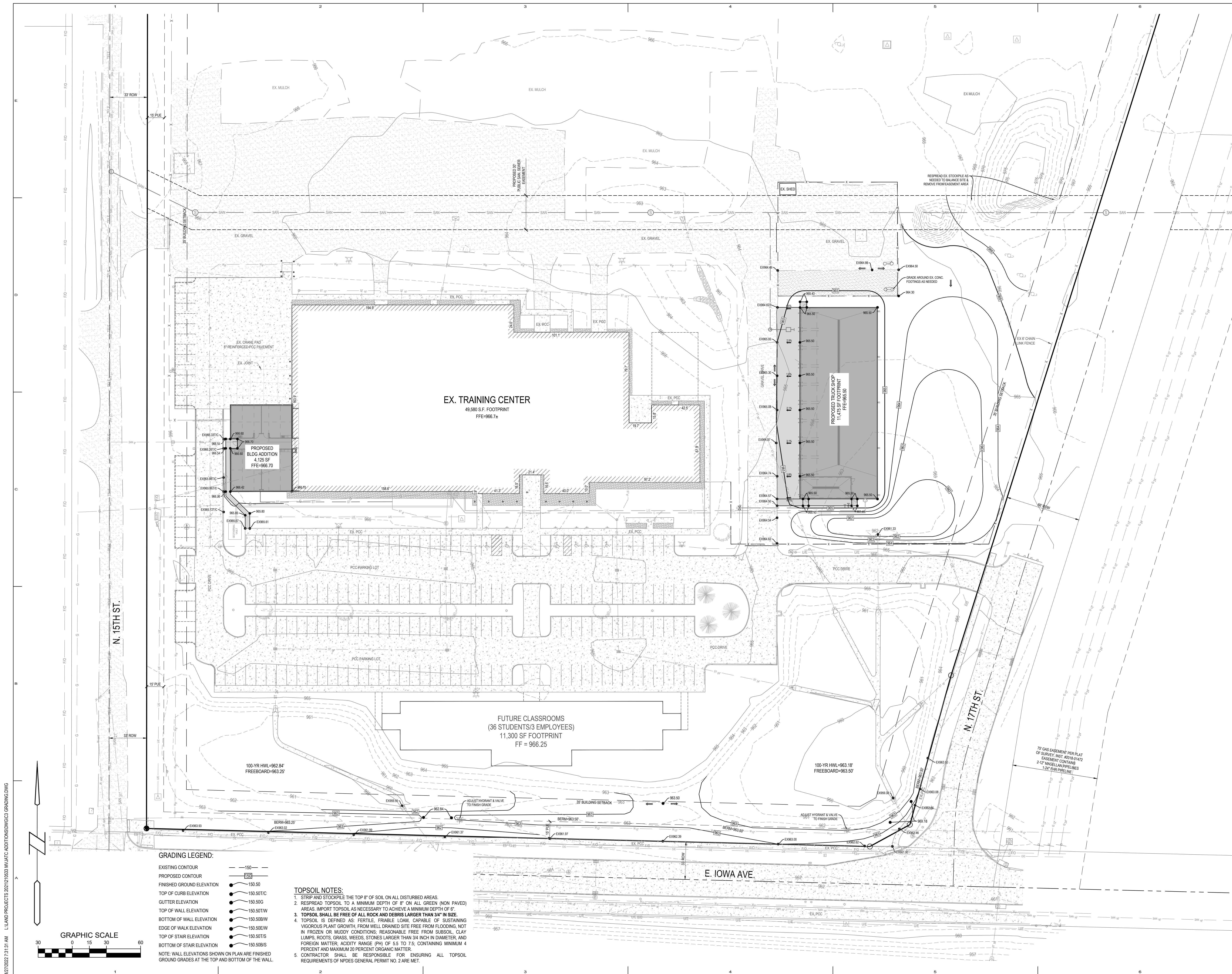
SHEET TITLE.

SITE LAYOUT PLAN

SHEET NO.

C201





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PROJECT NAME.
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TRUCK WASH ADDITIONS
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INDIANOLA, IA 50125

OWNER .
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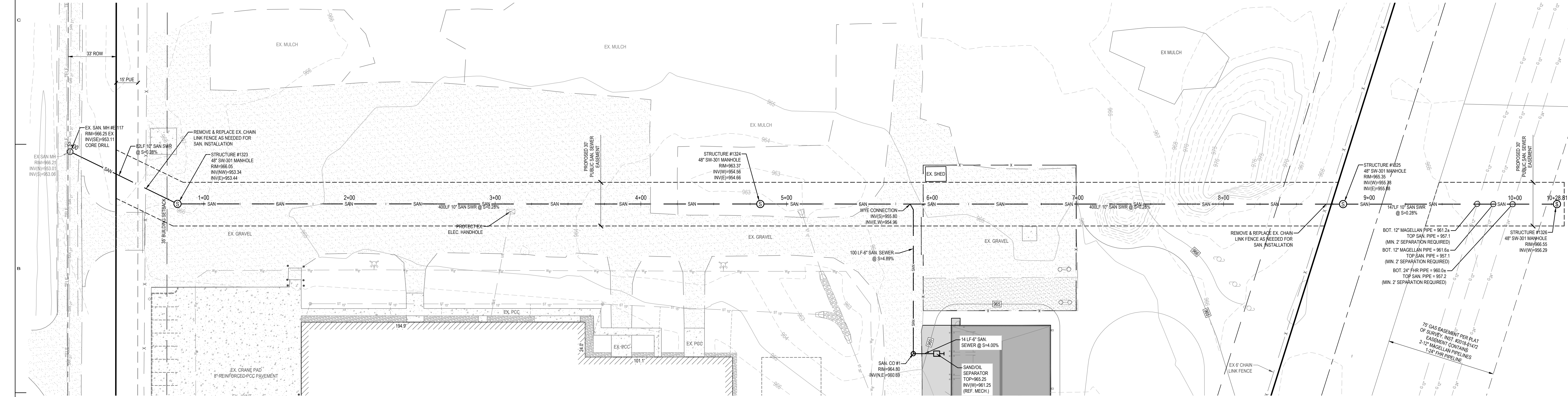
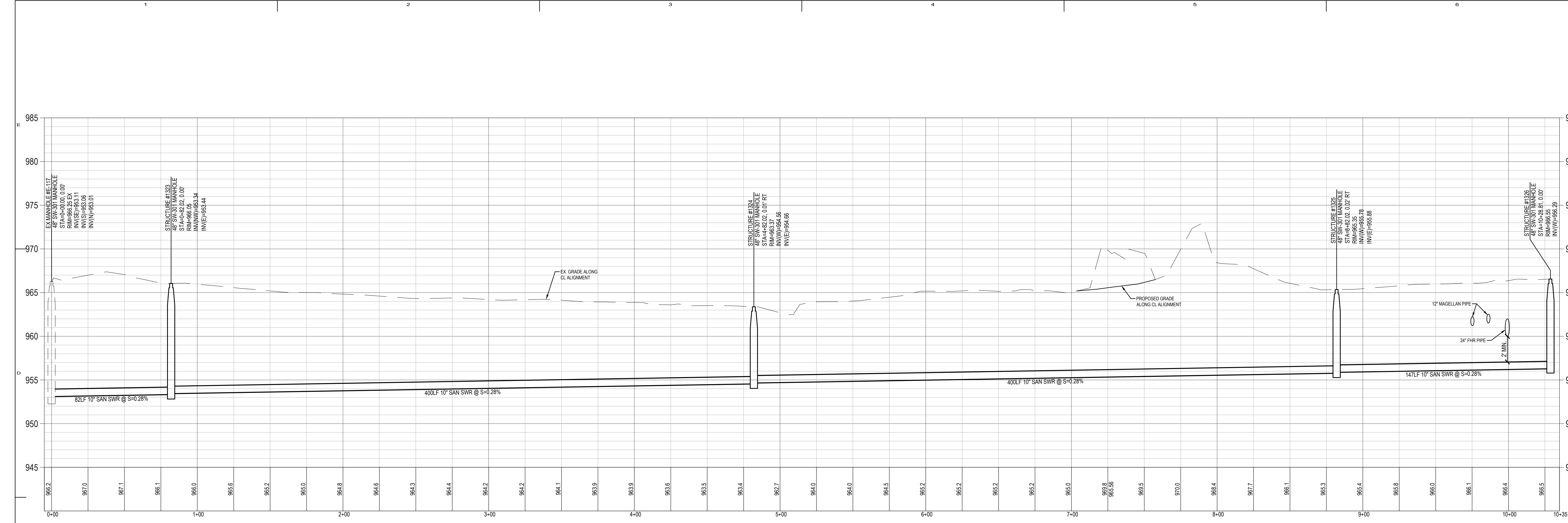
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SHEET TITLE.

GRADING PLAN

SHEET NO. _____

C301

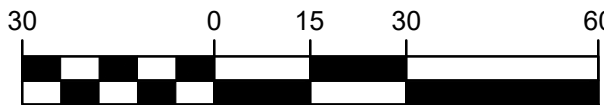


4/27/2022 1:32:25 AM L:\LAND PROJECTS\2021\1033\MAJATC-ADDITIONS\DWG\C4 UTILITY.DWG

QUANTITY ESTIMATE

- | | |
|-------------------------------|---------|
| 1. SANITARY SEWER MANHOLE | 4 EA |
| 2. 10" SANITARY SEWER | 1025 LF |
| 3. CORE DRILL EX. SANITARY MH | 1 EA |

GRAPHIC SCALE



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PROJECT NAME
**MJATC CLASSROOM/
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1800 EAST IOWA AVENUE
INDIANOLA, IA 50125

OWNER
MISSOURI VALLEY JATC

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SHEET TITLE:

**PUBLIC SANITARY
PLAN & PROFILE**

SHEET NO.

C402

LANDSCAPE NOTES:

1. ALL SEEDING, SODDING, AND LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
2. SEED ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. SEED LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES.
3. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. ACCEPTANCE WILL TAKE PLACE ONLY AFTER ALL PLANT MATERIAL HAS BEEN INSTALLED ACCORDING TO THE PLANS.
4. THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
5. NO LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
6. ALL EDGING SHALL BE DURAEDGE 1/8" STEEL EDGING - COLOR BLACK, OR APPROVED EQUAL.
7. ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL, BEFORE AND AFTER MULCH OR ROCK IS INSTALLED.
8. CONTRACTOR SHALL MAINTAIN AND TAKE CARE AS NOT TO DAMAGE OR TERMINATED EXISTING LANDSCAPE MATERIAL.
9. ANY LANDSCAPE MATERIAL DAMAGED SHALL BE REPLACED AT THE COST OF THE LANDSCAPE CONTRACTOR AND REPLACED WITH THE EXACT PLANT MATERIAL WHICH WAS DAMAGED.

LEGEND:

- DECORATIVE ROCK:** TYPAR 3301 NONWOVEN LANDSCAPE FABRIC (OR SIMILAR) 3" THICK LAYER OF DRESSER TRAP ROCK 1 1/2" NOMINAL (PRODUCT 822 OR APPROVED EQUAL)
- SOD:** PROVIDE AND INSTALL SOD FROM LOCAL SUPPLIERS. AREAS TO BE SODDED MUST BE FREE OF ALL CONSTRUCTION DEBRIS AND ANY DIRT CLUMPS OVER 1" IN DIAMETER. THOROUGHLY WATER SOD UPON INSTALLATION. CONTRACTOR TO MAINTAIN WATERING UNTIL SOD IS ESTABLISHED (ROOTS KNITTED INTO SUBSURFACE)
- TURF SEED: ULTRA SUN AND SHADE MIX:** SEED TYPE TO BE "ULTRA SUN AND SHADE MIX" SUPPLIED BY UNITED SEEDS (OR APPROVED EQUAL). INSTALL SEED WITH MECHANICAL DRILL TYPE SEEDER AT A RATE OF 10 LBS PER 1,000 SF. SEEDING DATES, SITE PREPARATION, SEEDING INSTALLATION, WATER REQUIREMENTS, FERTILIZING, AND MOWING PER UNITED SEEDS TECH BULLETIN FOR SEED TYPE.

EXISTING PLANTING SCHEDULE

CODE	QUAN	COMMON NAME	LATIN NAME	SIZE	ROOT	NOTES
SH	3	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	2" CAL	B&B	MATCHED SPECIMENS
RO	2	RED OAK	QUERCUS RUBRA	2" CAL	B&B	MATCHED SPECIMENS
DF	3	DOUGLAS FIR	PSEUDOTSUGA MENZIESII	6"	B&B	MATCHED SPECIMENS
BX	36	CHICAGO LAND BOXWOOD	BUXUS X 'GLENCOE'	36"	B&B	FULL FORM - MATCHED
KF	76	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSIS ACUTIFOLIA 'KARL FOERSTER'	#1	CONT	FULLY ROOTED IN CONTAINER
LM	32	LILTURF	LIRIOPE MUSCARI	4"	CONT	FULLY ROOTED IN CONTAINER

PLANTING SCHEDULE

CODE	QUAN	COMMON NAME	LATIN NAME	OVERSTORY TREES	SIZE	ROOT	NOTES
SH	7	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'		2.0" CAL	B&B	MATCHED SPECIMENS
RO	5	RED OAK	QUERCUS RUBRA		2.0" CAL	B&B	MATCHED SPECIMENS
SHRUBS							
AC	77	ALPINE CURRANT	RIBES ALPINUM		#5	CONT	FULL FORM - MATCHED
DY	71	DENSIFORMIS YEW	TAXUS MEDIA 'DENSIFORMIS'		36"	B&B	FULL FORM - MATCHED

OPEN SPACE / IMPERVIOUS AREAS:
TOTAL AREA = 1,883,644 SF = 43.24 ACRES (AFTER ROW DEDICATION)
REQUIRED OPEN SPACE = 282,546 SF (15.0%)
EXISTING OPEN SPACE = 1,723,790 SF = 39.57 ACRES (91.5%)
EXISTING IMPERVIOUS = 159,854 SF = 3.67 ACRES (8.5%)
PROPOSED OPEN SPACE = 1,704,839 SF = 39.14 ACRES (90.5%)
PROPOSED IMPERVIOUS = 178,805 SF = 4.10 ACRES (9.5%)
FUTURE OPEN SPACE = 1,686,735 SF = 38.70 ACRES (89.5%)
FUTURE IMPERVIOUS = 197,909 SF = 4.54 ACRES (10.5%)



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PROJECT NAME:
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TRUCK WASH ADDITIONS**
1600 EAST IOWA AVENUE
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OWNER:
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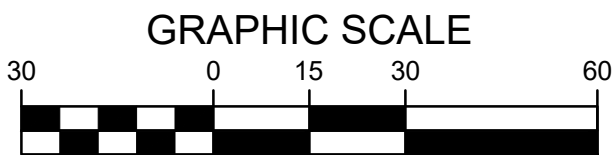
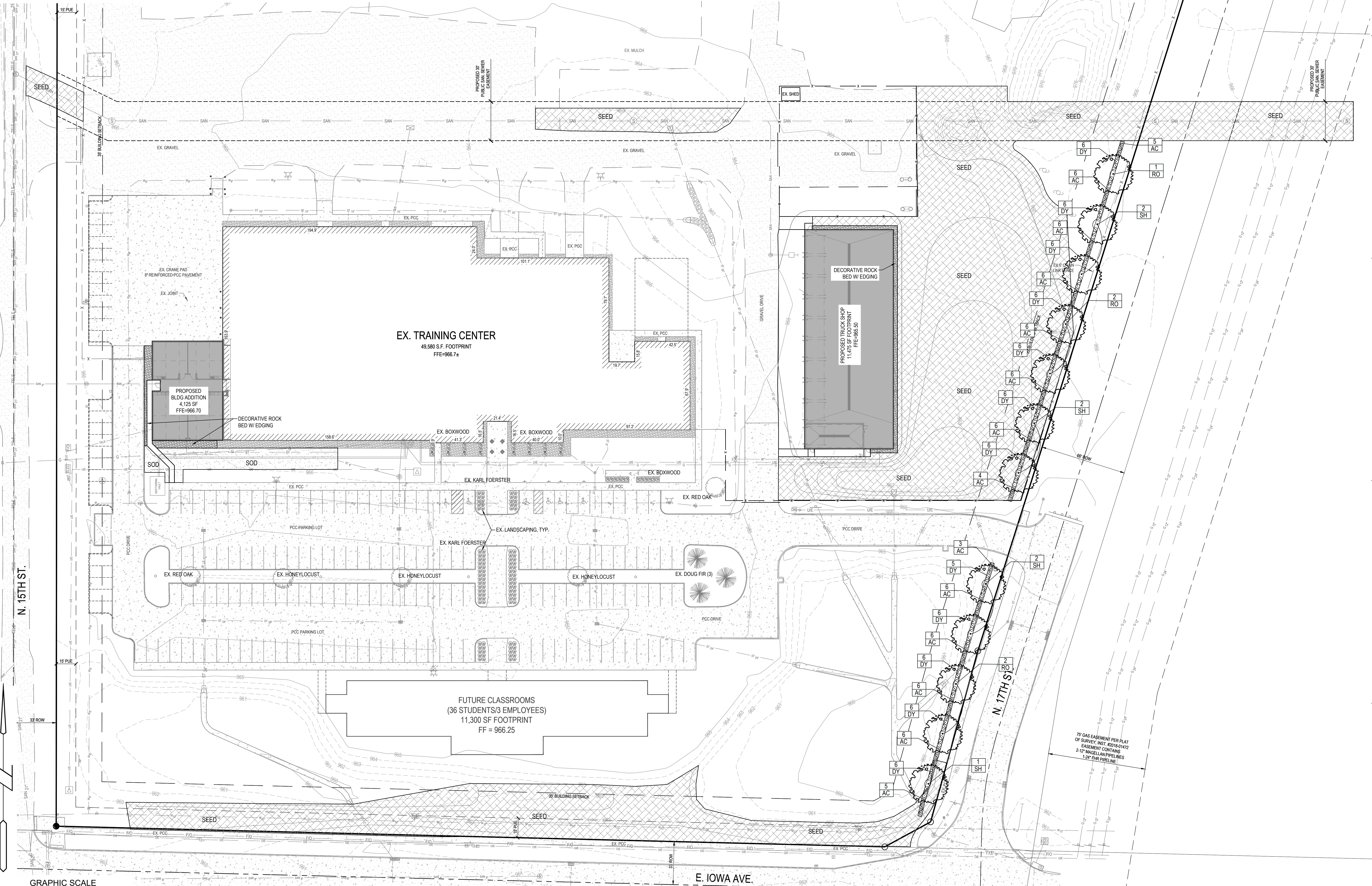
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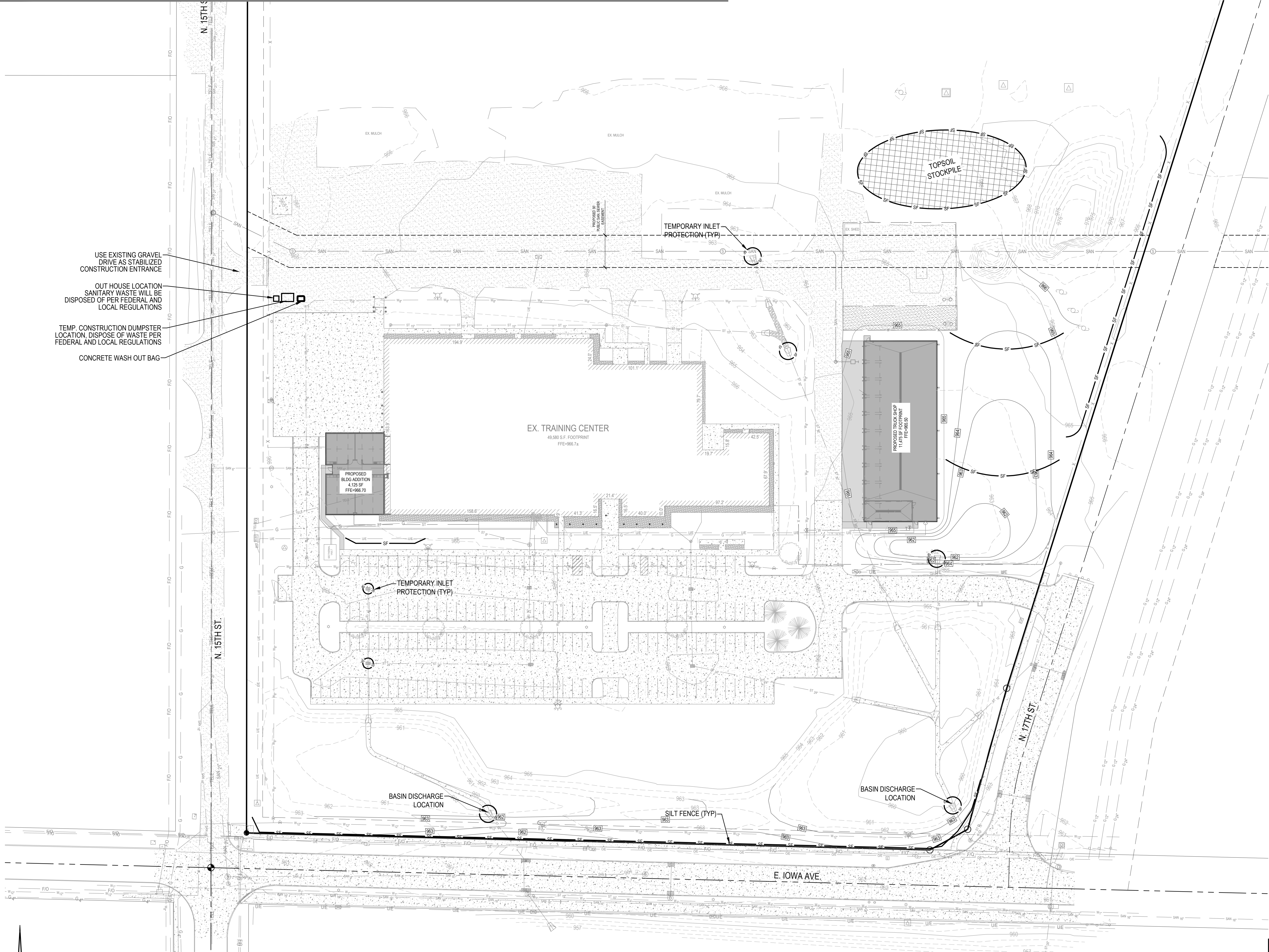
LANDSCAPE PLAN

SHEET NO.

C501

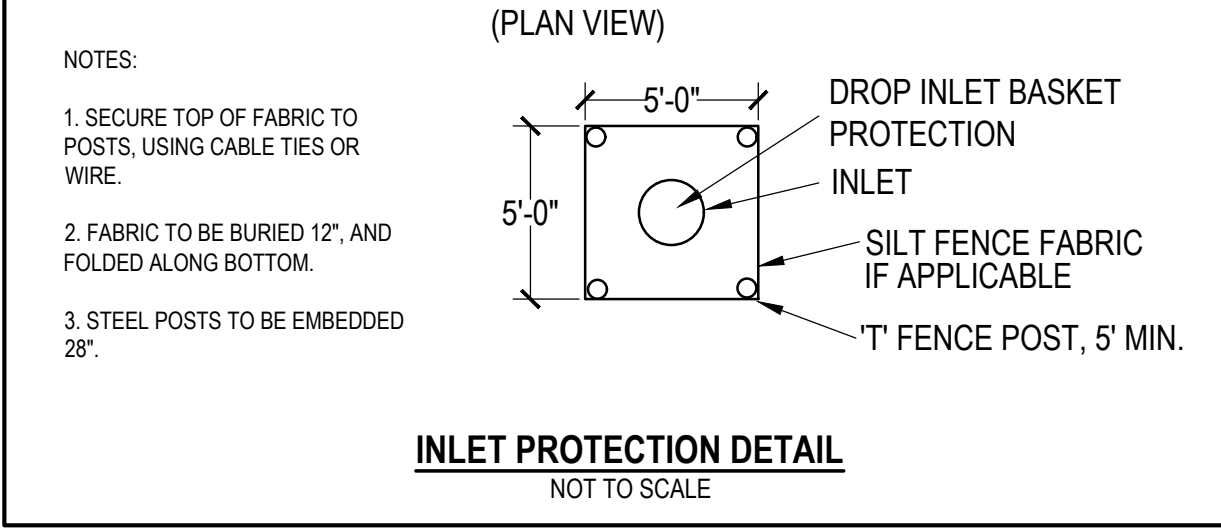
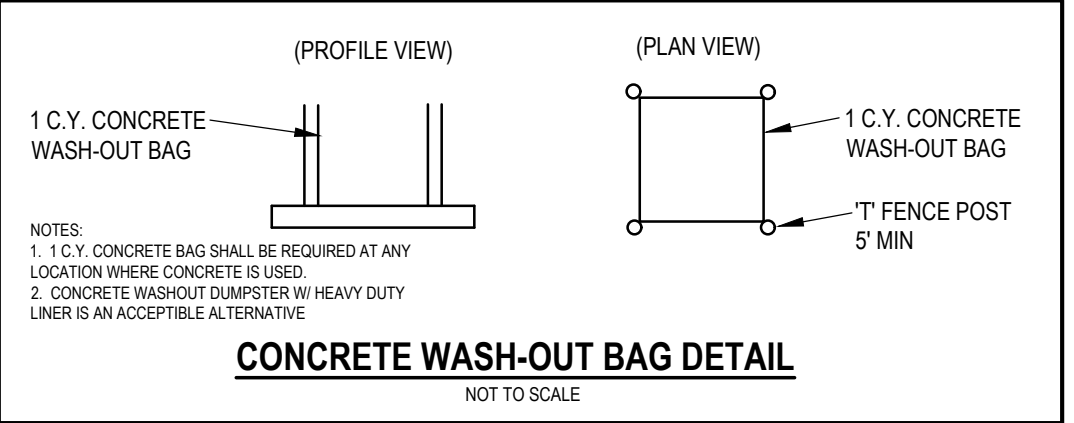
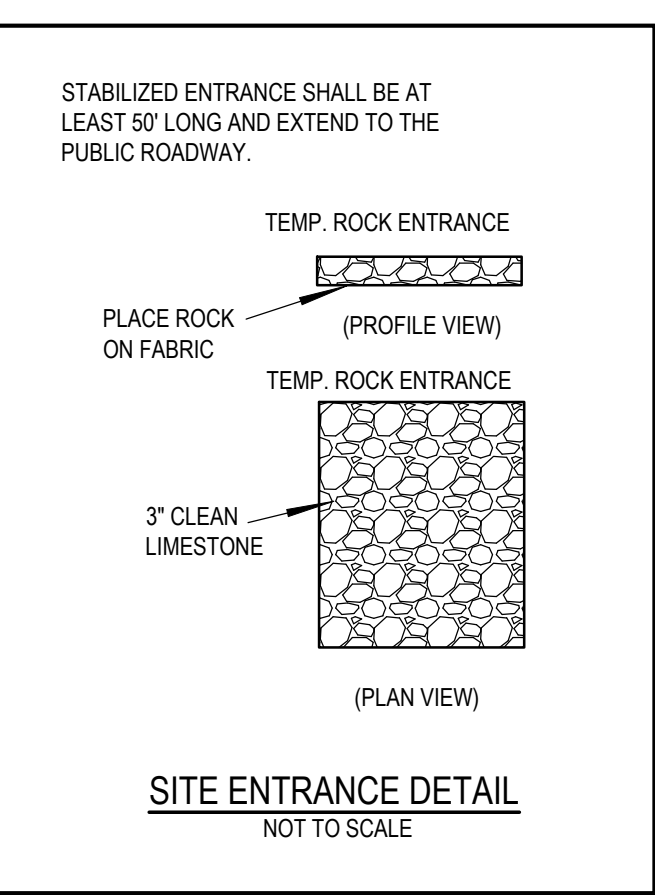
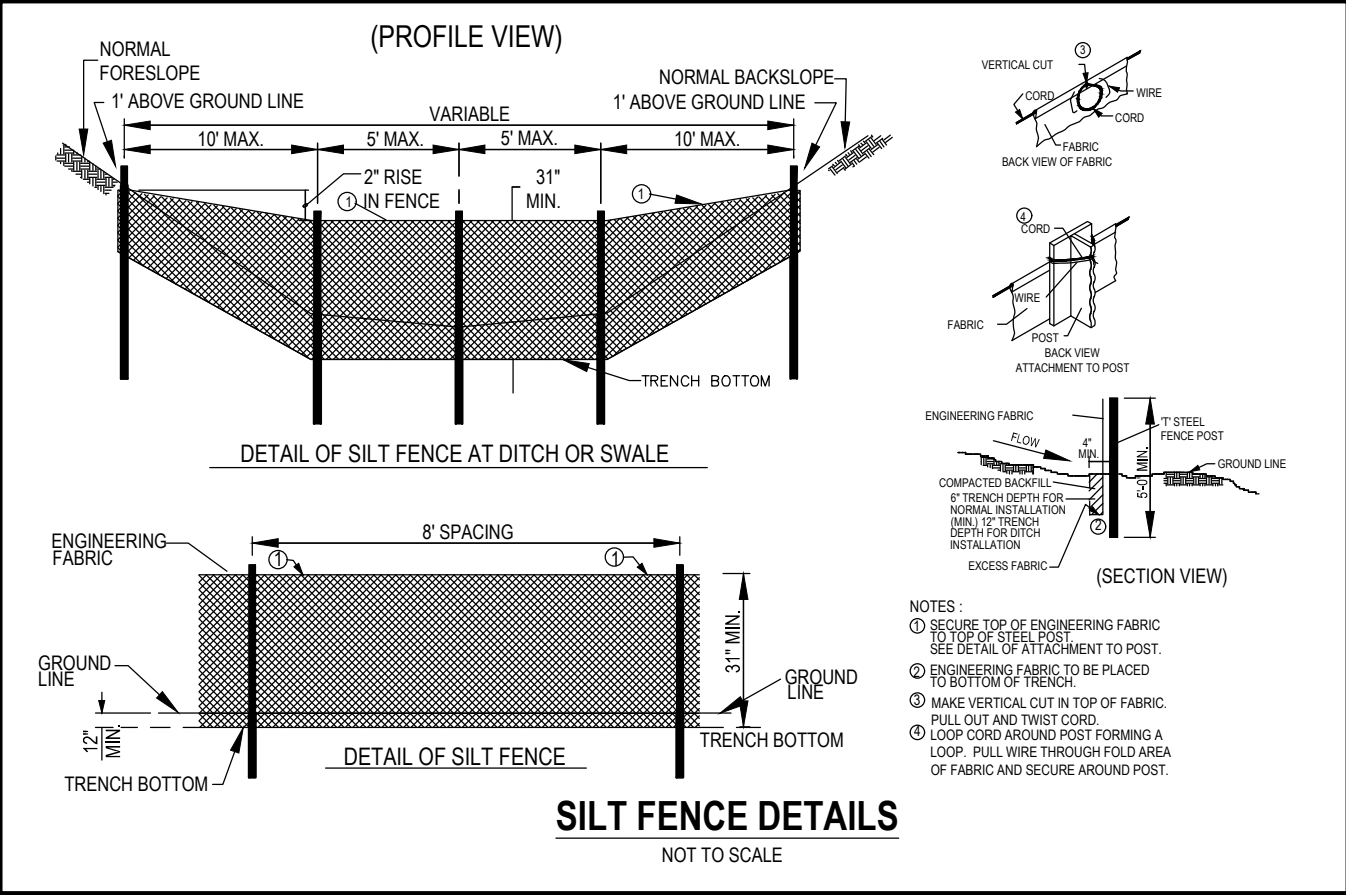


STORM WATER POLLUTION PREVENTION PLAN



- EROSION CONTROL NOTES:**
- SEE SUPPLEMENTAL DETAIL: STORM WATER POLLUTION PLAN NARRATIVE FOR ALL EROSION CONTROL MEASURES, ADDITIONAL DETAILS AND NOTE. ADDITIONAL NOTES AND MEASURES IN NARRATIVE SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE ORIGINAL BID.
 - SWPPP PLAN AND NARRATIVE ARE CONSIDERED A LIVING DOCUMENT AND WILL NEED PERIODIC UPDATES AND ADJUSTMENTS AS NECESSARY DEPENDING ON SITE CONDITIONS TO ASSURE COMPLIANCE WITH NPDES GENERAL PERMIT NO. 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UPDATE THE SWPPP AND IMPLEMENT ANY AND ALL MEASURES NECESSARY TO COMPLY WITH SAID PERMIT NO. 2.
 - INSTALL PERIMETER SILT FENCE AS SHOWN ON PLANS PRIOR TO CONSTRUCTION.
 - INSTALL INTAKE PROTECTION WITH SILT FENCE IMMEDIATELY AFTER STORM SEWER CONSTRUCTION.
 - INSTALL FINISHED PAVING INLET PROTECTION IMMEDIATELY AFTER PAVING IS COMPLETED AROUND INTAKE.
 - OTHER EROSION CONTROL TYPES MAY NOT BE SUBSTITUTED FOR SILT FENCE.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING A CONCRETE WASHOUT IN ACCORDANCE WITH NPDES GENERAL PERMIT NO. 2 DURING ALL CONCRETE WORK.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY RESTROOM FACILITIES. SANITARY WASTE SHALL BE DISPOSED OF PER ALL FEDERAL, STATE AND LOCAL REGULATIONS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.
- EROSION CONTROL REMOVAL NOTES:**
- AFTER FINAL STABILIZATION HAS OCCURRED, AS DEFINED IN NPDES GENERAL PERMIT NO. 2, CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY EROSION CONTROL DEVICES INCLUDING, BUT NOT LIMITED TO: SILT FENCE, INLET PROTECTION, AND TEMPORARY STANDPIPES.

- LEGEND:**
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - SILT FENCE
 - SANITARY SEWER
 - STORM SEWER
 - WATER LINE
 - GAS LINE
 - UNDERGROUND ELECTRIC
 - OVERHEAD ELECTRIC
 - TELEPHONE LINE
 - FIBER OPTIC
 - CABLE TV
 - STORM MANHOLE
 - CURB INTAKE
 - SURFACE INTAKE
 - FLARED END SECTION
 - SANITARY MANHOLE
 - CLEANOUT
 - FIRE HYDRANT
 - SPRINKLER
 - IRRIGATION CONTROL VALVE
 - WATER MANHOLE
 - WELL
 - WATER VALVE
 - WATER SHUT OFF
 - YARD HYDRANT
 - ELECTRIC MANHOLE
 - ELECTRIC METER
 - ELECTRIC RISER
 - ELECTRIC VAULT
 - POWER POLE
 - TRANSFORMER POLE
 - LIGHT POLE
 - ELECTRIC JUNCTION BOX
 - ELECTRIC PANEL
 - TRANSFORMER
 - GROUND LIGHT
 - GUY WIRE
 - ELECTRIC HANDHOLE
 - GAS METER
 - GAS VALVE
 - AIR CONDITIONING UNIT
 - TELEPHONE RISER
 - TELEPHONE VAULT
 - TELEPHONE MANHOLE
 - TRAFFIC SIGNAL MANHOLE
 - FIBER OPTIC RISER
 - FIBER OPTIC FAULT
 - CABLE TV RISER
 - SIGN



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KPFF
604 LOCUST STREET, SUITE 202
DES MOINES, IOWA 50309
Tel. 515.279.3900

MEP & ELECTRICAL ENGINEER
KCL ENGINEERING
300 4TH STREET
VEST DES MOINES, IOWA 50265
Tel. 515.724.7938



PROJECT NAME:
MVJATC CLASSROOM/
TRUCK WASH ADDITIONS
1800 EAST IOWA AVENUE
INDIANOLA, IA 50125

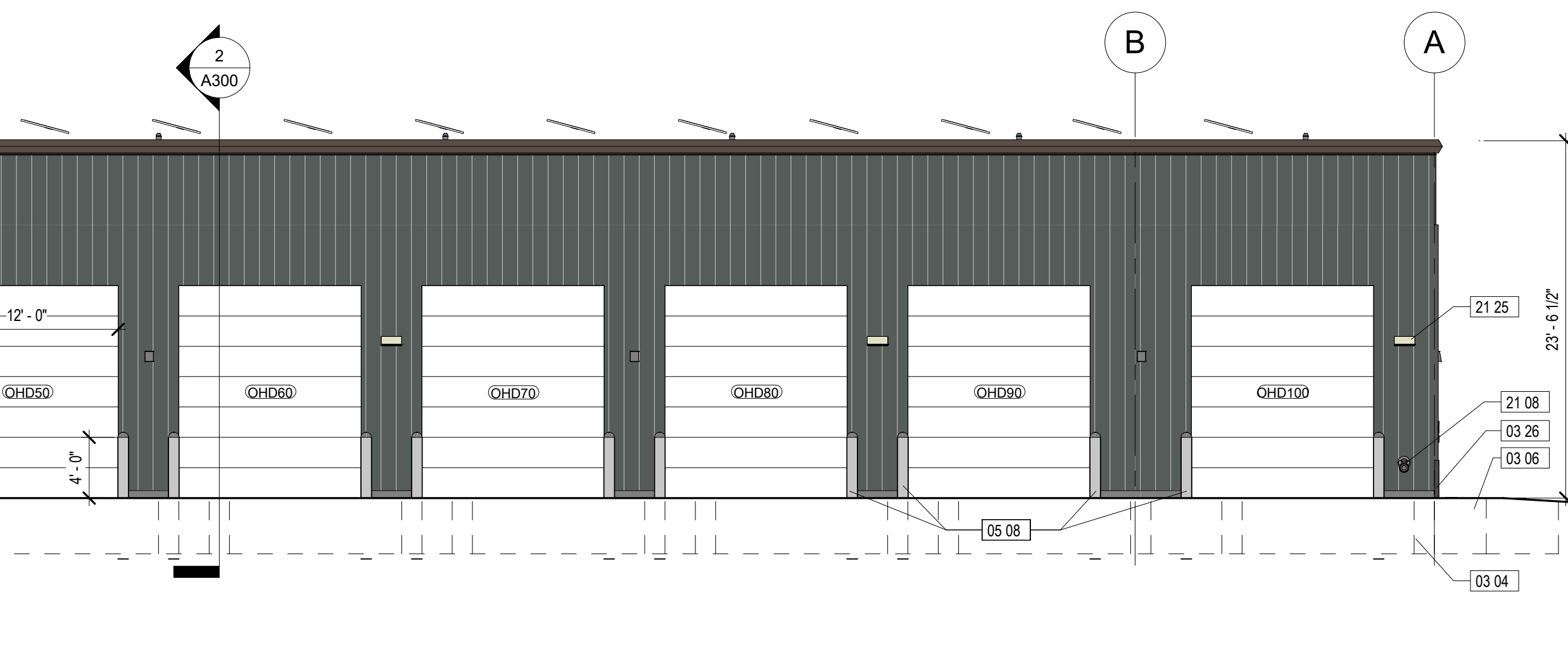
OWNER:
MISSOURI VALLEY JATC

DRAWING ISSUE INFORMATION:
ISSUE FOR : BIDDING + CONST.
ISSUE DATE : 04.15.22

MANAGEMENT INFORMATION:
PROJECT NO : 2021.164.1
PRINCIPAL IN CHARGE : TIM OLSON
PROJECT ARCHITECT : JS
DRAWN BY :
CHECKED BY :

SHEET TITLE:
SWPPP

SHEET NO.:
C701



KEYNOTES	
TAG	COMMENTS
03 04	CONCRETE FOOTING, SEE STRUCTURAL.
03 06	CONCRETE STOOP ON VOID FORM, SLOPE AWAY FROM BUILDING, SEE STRUCTURAL.
03 26	CAST STONE RAINSCREEN PANEL.
05 08	8" GALVANIZED STEEL BOLLARD, CONCRETE FILLED, YELLOW POLYDOME COVER SLEEVE, SEE SPEC
05 27	EXTERIOR ROOF ACCESS LADDER.
07 24	PREFINISHED METAL COPING, MATCH EXISTING.
07 37	7" PREFINISHED CONTINUOUS ROLL FORMED METAL GUTTER AND GUTTER STRAP, MATCH EXISTING.
07 39	DOWNSPOUT CONCRETE SPLASH PAD.
07 50	PREFINISHED METAL COPING PROFILE, MATCH EXISTING ADJACENT METAL BUILDING.
07 51	TPO ROOF SYSTEM, SEE SPEC.
07 52	DOWNSPOUT TO CONC. SPLASH BLOCK BELOW.
07 70	FLUSH METAL PANEL SIDING, ON WEATHER RESISTANT BARRIER, MATCH EXISTING BUILDING PRECAST.
21 08	FIRE DEPARTMENT CONNECTION (FDC)
21 17	FAN, SEE MECHANICAL.
21 18	EXISTING LOUVER TO REMAIN, SEE MECHANICAL.
21 25	EXTERIOR LIGHT, MATCH EXISTING, SEE ELECTRICAL.
21 31	SECURITY CARD READER - SEE ELECTRICAL.
21 35	PHOTOVOLTAIC PANEL SYSTEM, BY OTHERS

MARK	DATE	DESCRIPTION
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SHEET NO. _____

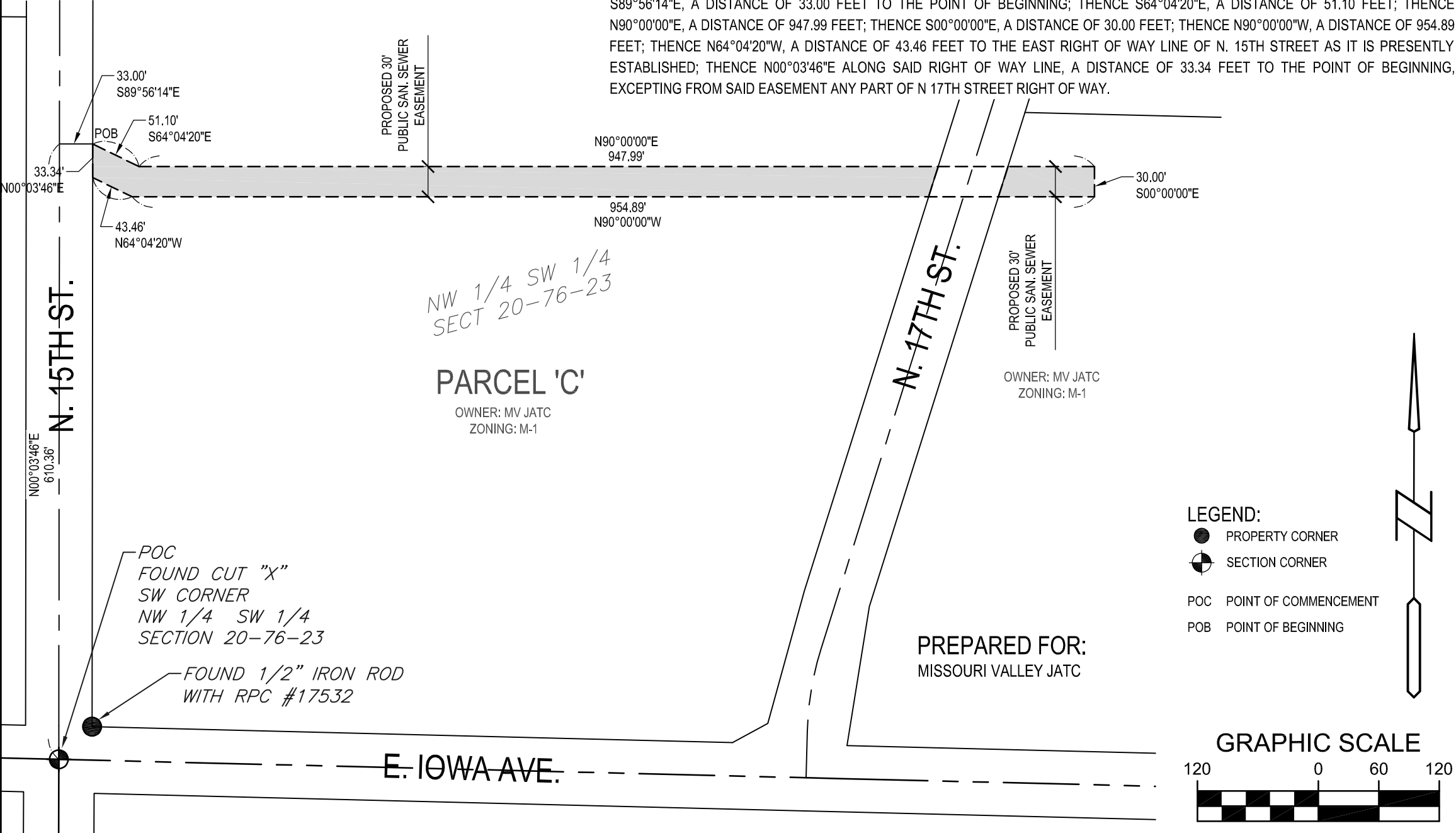
A200

EASEMENT EXHIBIT

PUBLIC SANITARY SEWER EASEMENT

EASEMENT DESCRIPTION:

A 30.00 FOOT WIDE EASEMENT OVER, UNDER AND ACROSS THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 76 NORTH, RANGE 23 WEST OF THE 5TH P.M., WARREN COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20; THENCE N00°03'46"E ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20, A DISTANCE OF 610.36 FEET; THENCE S89°56'14"E, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE S64°04'20"E, A DISTANCE OF 51.10 FEET; THENCE N90°00'00"E, A DISTANCE OF 947.99 FEET; THENCE S00°00'00"E, A DISTANCE OF 30.00 FEET; THENCE N90°00'00"W, A DISTANCE OF 954.89 FEET; THENCE N64°04'20"W, A DISTANCE OF 43.46 FEET TO THE EAST RIGHT OF WAY LINE OF N. 15TH STREET AS IT IS PRESENTLY ESTABLISHED; THENCE N00°03'46"E ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 33.34 FEET TO THE POINT OF BEGINNING, EXCEPTING FROM SAID EASEMENT ANY PART OF N 17TH STREET RIGHT OF WAY.



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**PUBLIC SANITARY SEWER
EASEMENT**

EASEMENT EXHIBIT

REFERENCE NUMBER:
180511

DRAWN BY:
EWM

PROJECT NUMBER:
210533



Community Development

110 N. First St., Indianola, IA 50125-0299 • www.indianolaiowa.gov
515-961-9430 • comdev@indianolaiowa.gov

Staff Report

Board of Adjustment

Date of Meeting:

Agenda Item: 5.B. Consider request from Jeremy Phillips for a variance under the terms of Section 165.35 (3) of the Code of Ordinances of Indianola, Iowa, to permit shed at 2405 W. Girard Ave, to which if allowed as requested, would not be in conformity with the requirements of Section 165.04 (D) (1.) of the Code of Ordinances of Indianola, Iowa. A variance is requested to allow placement of a shed in front yard of a corner lot, opposite site of the primary addressed structure.

Application Type: Variance

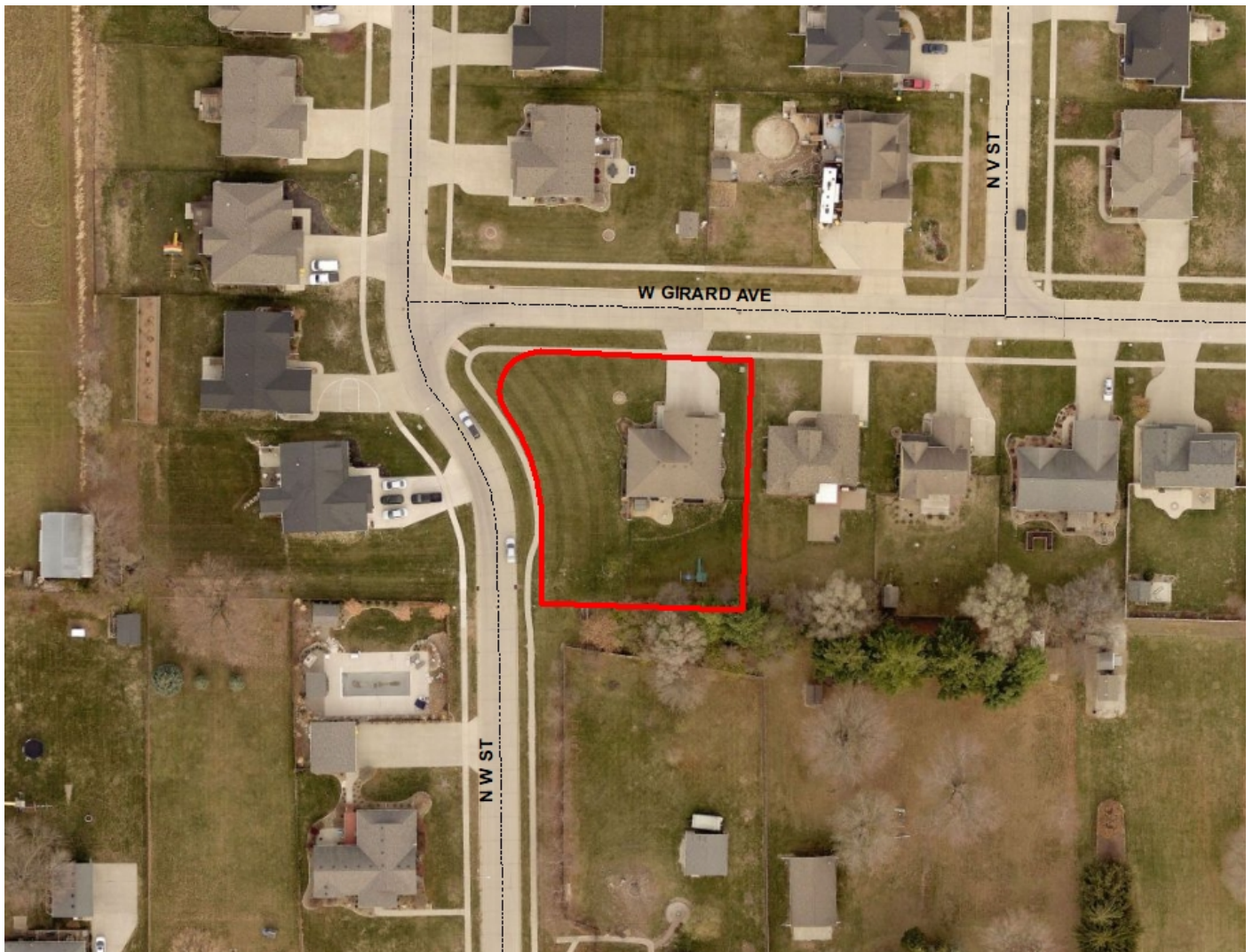
Applicant: Jeremy Phillips

Property Address: 2405 W. Girard Ave

Zoning: R-1 Single-Family Residential

Application Summary: A variance is requested to allow placement of a shed in the front yard of a corner lot.

AERIAL MAP



APPLICABLE CODE SECTIONS

The following sections of the Code of Ordinances of Indianola, Iowa apply to this request:

Section 165.02 (3)(B)(3) Power and Duties: The Board shall have the following powers and duties:

b. Variances - To grant a variance from the terms of the Zoning Ordinance when a property owner can show that the owner's property was acquired in good faith and where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property, or where by reason of exceptional topographical conditions or other extraordinary or exceptional situation, the strict application of the terms of the Zoning Ordinance actually prohibits the use of such property in a manner reasonably similar to that of other property in the same district, and where the Board is satisfied under the evidence before it that a literal enforcement of the provisions of the Zoning Ordinance would result in unnecessary hardship; provided, however, all variations granted under this clause shall be in harmony with the general purpose and intent of the Zoning Ordinance. Furthermore, the following findings shall be made in order to grant a variance:

- i. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;

- ii. That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance;
- iii. That the special conditions and circumstances do not result from the actions of the applicant;
- iv. That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district. No nonconforming use of neighboring lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

In granting any variance, the Board may prescribe appropriate conditions and safeguards in conformity with this Ordinance. Violation of any such conditions and safeguards shall be deemed a violation of this Ordinance. Under no circumstances shall the Board grant a variance to allow a use not permissible under the terms of the Zoning Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of the Zoning Ordinance in said district. If relevant and applicable, the Board may prescribe a time limit within which the action for which the variance is required shall begin or be completed, or both. Failure to begin or complete, or both, such action within the time limit shall void the variance. If no time limit is set by the Board and if relevant to the variance, then the granted variances shall become void eighteen months after the date of the Board approval unless a building permit has been issued for the construction provided for by the variance. In the event the building permit for the construction provided for by the variance expires or is canceled, then the variance approval shall become void.

SECTION 165.04 (2)(E) Area and Height Limit

- 1) Accessory buildings and structures shall be limited to a maximum of two (2) total buildings, including a garage, of which all total accessory buildings shall not occupy more than ten (10) percent of the total lot area nor exceed a total square footage of 1,800 square feet. However, this regulation shall not prohibit the construction of at least one garage not to exceed six hundred (600) square feet gross building area and at least one accessory storage building not to exceed one hundred twenty (120) square feet gross building area.
- 2) Accessory buildings and structures shall not be taller nor encompass more floor area than the principal structure that is located on the same and shall in no case more than one and one-half (1.5) stories in height and shall not exceed a height of 24-feet.

ANALYSIS

The shed Mr. Phillips will be placing in the “front yard” of the side and rear yard is relatively small in size, 12x16 to be exact. Its location will be against the fence and what is considered the dividing line between the front and rear yards, along the furthest south portion of yard It will be placed over a concrete pad and its architecture will allow it to blend in with its surroundings. Unlike a couple of pools, a handful of sheds and a large garage taking up real estate in the front yards of 6 corner lot properties within a ½ mile radius of Mr. Phillips property.

ALTERNATIVES

The City of Indianola Board of Adjustment may consider the following alternatives:

- 1) The City of Indianola Board of Adjustment approves the variance request, as submitted.
- 2) The City of Indianola Board of Adjustment approves request, with conditions.
- 3) The City of Indianola Board of Adjustment denies the variance request.
- 4) The City of Indianola Board of Adjustment remands the variance request back to the applicant and/or staff for further review and/or modifications and directs staff to place this item on a future Board of Adjustment agenda.

RECOMMENDATION

Staff recommends that the City of Indianola Board of Adjustment approve the variance as requested.

BOARD OF ADJUSTMENT APPLICATION

Community Development

110 North 1st Street, Indianola, Iowa 50125-0299
(515) 961-9430 • comdev@indianolaiaowa.gov



PROPERTY OWNER

(Last Name) Phillips
(First Name) Jeremy
(Address) 2405 W Girard Ave
(City) Indianola (State) IA (Zip) 50125
(Phone) 515-971-9474 (Email) Jeremy.P@phillipsfloors.com

APPLICANT (if not Property Owner)

(Last Name) _____
(First Name) _____
(Address) _____
(City) _____ (State) _____ (Zip) _____
(Phone) _____ (Email) _____

☐ APPEAL

Submittal Requirements:

*All submittal requirements must be completed.
Incomplete applications will not be considered*

- ☐ Completed Application
- ☐ Filing Fee: \$150 per request
- ☐ Written narrative indicating where it is alleged there is error in any order, requirement, decision, or determination made by the Administrative Officer in the enforcement of this Code of Ordinances of Indianola, Iowa.
- ☐ Other Information as required by Director

☐ SPECIAL EXCEPTION

Submittal Requirements:

*All submittal requirements must be completed.
Incomplete applications will not be considered*

- ☐ Property Address: _____
- ☐ Completed Application
- ☐ Filing Fee: \$150 per request
- ☐ Site Plan and Elevations
- ☐ Written narrative indicating the Section of Chapter 165 of the Code of Ordinances of Indianola, Iowa under which the special exception is sought and stating the grounds on which it is requested.
- ☐ Other Information as required by Director

☒ VARIANCE

Submittal Requirements:

*All submittal requirements must be completed.
Incomplete applications will not be considered*

- ☒ Property Address: 2405 W Girard Ave
- ☒ Completed Application
- ☒ Filing Fee: \$150 per request
- ☒ Site Plan and Elevations
- ☐ Written narrative indicating justification for proposed variance and response to the criteria outlined in Section 165.35(3)(A) of the Code of Ordinances of Indianola, Iowa
- ☐ Other Information as required by Director

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that in filing this application I am acting with the knowledge, consent and authority of the owner(s) of the property. Pursuant to said authority, I hereby permit City officials to enter upon the property for the purpose of inspection related to this application.

Signature [Signature]

Name (printed) Jeremy Phillips

Date 4-11-22

FOR OFFICE USE ONLY:

Code to 45180

Date Received: 4/11/2022

Receipt No: _____

Receipt Amount: _____

BOA Agenda Date: _____