



PLANNING AND ZONING COMMISSION MEETING

August 9, 2022

6:00 PM

City Council Chambers

Agenda

- 1. Call to Order**
- 2. Roll Call**
- 3. Agenda Approval**
 - A. Approval of Agenda for the August 2022 meeting.
- 4. Minutes Approval**
 - A. Approval of the Minutes from July 2022 meeting.
- 5. Public Comment**
- 6. Old Business**
 - A. Consider recommendation on a major site plan application for Medicap Pharmacy located at 2105 North 3rd Lane
- 7. New Business**
 - A. Consider recommendation on request for approval of a Final Plat for Wadle Subdivision.
- 8. Comments**
 - A. Building Permit Report
 - B. Current Projects
- 9. Adjourn**



PLANNING AND ZONING COMMISSION MEETING

July 12, 2022

6:00 PM

City Council Chambers

Minutes

1. Call to Order

Meeting was called to order 6:00 PM

2. Roll Call

Commission Present: Al Farris, Erin Freeberg, Bob Ormsby, Jeromy Pribil, Linn Stecker, Misty Soldwisch, Sarah Ritchie

Staff Present: Charlie Dissell, Emily Rizvic, Miranda Chadwick

3. Agenda Approval

A. Consider approval of the July 12th, 2022 meeting

Al Farris made a motion to approve. Bob Ormsby seconded the motion. Approved

4. Minutes Approval

A. Consider approval of minutes from the June 14th, 2022 meeting

Al Farris made a motion to approve. Linn Stecker seconded the motion. Approved

5. Public Comment

6. Old Business

7. New Business

A. Consider recommendation on a major site plan application for an addition to CemenTech located at 1700 North 14th Street

Jeromy recused himself.

Al Farris makes a motion that the major site plan would be approved as submitted.

Sarah seconds the motion.

Motion passed.

B. Consider recommendation on a major site plan application for Medicap Pharmacy located at 2105 North 3rd Lane

Bob Ormsby made a motion to remand back and have the applicant add in additional glass.

Sarah Ritchie seconds it.

Jeromy recused himself. Motion passed

- C. Consider recommendation on request for approval of a Plat of Survey for Nick Welter of Downing Construction for Lot 2 of Summercrest Hills Plat 4 (2105 North 3rd Lane).

Al Farris made a motion that it would be approved as submitted. Bob Ormsby seconds the motion.

Jeromy Pribil recused himself.

Motion approved.

- D. Consider recommendation on request for approval of a Preliminary Plat for Trail View Plat 2.

Jeromy Pribil makes a motion towards alt 2. Remaining items listed on the review of the SWMP by Straud Associates be satisfied upon submittal of the public improvement plans. The City Council approve the waivers of Section 170.13(5) (lot depth to width ratio) and Section 170.42/170.43 (30-foot buffer park). The City Council review the recommendation of the Parks and Recreation Commission regarding the dedication of Outlot X to the City.

Lin Stecker seconds the motion.

Approved.

- E. Presentation regarding the North 6th Street and East Girard Avenue sub-area plan

8. Comments

- A. Building Permit Report
- B. Current Projects

9. Adjourn

Meeting adjourned at 7:02



MEMORANDUM

To: Planning and Zoning Commission

From:

Date: August 9, 2022

Subject: Consider recommendation on a major site plan application for Medicap Pharmacy located at 2105 North 3rd Lane

Recommendation:

Attachments:

1. 1. Resubmittal E-mail
2. 2- Staff Report_Medicap
3. 3- Site-Development-Application_3_NW
4. 4- SP_1220598_Medicap Indianola
5. 5- 2022.06.24 - MEDICAP INDIANOLA - EXT. ELEVATIONS

Charlie Dissell

From: Joe Butler <joeb@downingconstruct.com>
Sent: Tuesday, July 19, 2022 3:57 PM
To: Charlie Dissell
Subject: Medicap Indianola - P&Z resubmit

Charlie,

Thank you taking my call earlier today to discuss the status of the approval for the proposed Medicap Pharmacy project. City code (Section 165.09(7)(B)(6)(b)), states:

At least one street-facing building façade and the façade containing the main building entry, if different from the street façade, shall consist of no less than 20% clear glass fenestrations (windows and full glass doors) on the first level.

We have 2 street facing facades. The front entrance façade faces North 3rd. The city code states at least one street facing façade and the façade containing the main entry, IF different from the street façade. Our front entry is a street façade so every effort was made to make the east facing façade meet this requirement.

Per our call, we are resubmitting the previous plans and asking for an façade variance specific to the % of glass per the city ordinance for the following 2 reasons:

- 1.) The overall height of the building is being driven by the city ordinance mandating a 14' clear height under the drive thru. This pushed the overall height of the building up which created unnecessary building height, structure, and non-glass façade. This added façade skews the % of the glass shown compared to what the % would have been with a typical building height. We have successfully completed other Medicap Pharmacy projects in Central Iowa with drive thru clearances of 10'. Because of extended lead times on critical items (roof trusses, siding materials, etc.) we cannot go back and lower the building at this point. I strongly recommend the city reconsider the drive thru height requirement for future projects.
- 2.) The use of the building is specifically designed for the sale of prescription medication which makes it a frequent target of criminal burglaries. The glass that is currently shown is the maximum size and location for controlled security of this facility. We have added architectural features to the building with bump outs, awnings, siding color variations, etc. to provide façade variation inline with the intent of the city ordinance in lieu of glass due to these reasons.

We will have project representation at the August 9, Planning and Zoning Commission meeting if there are any questions or discussion items for this project.

Please feel free to include this email in the commission packet as needed.

If you have any questions or need anything from me prior to the meeting, please let me know.
Please confirm receipt of this email.

Thanks,



MR H#X WOHU

FHR

#

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[mheC grz qlj frqvwxfwfrp #;# z z grz qlj frqvwxfwfrp](#)

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



Community Development

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

Staff Report

Planning and Zoning Commission

Date of Meeting: July 12, 2022

Agenda Item: 7.B. Consider recommendation on a major site plan application for Medicap Pharmacy located at 2105 North 3rd Lane

Proposed Use: Retail Sales (Pharmacy/Drug Store)

Applicant: Nick Welter, Downing Construction

Property Owner: JOMLT Properties LLC

Property Address: 2105 North 3rd Lane

Zoning: C-2 Highway Commercial Zoning District

Application Summary: Approval of a major site plan for Medicap Indianola located at 2105 North 3rd Lane is requested to allow for the construction of a 2,750 square foot structure with related site improvements.

AERIAL MAP



APPLICABLE CODE SECTIONS

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

SECTION 165.06 SITE PLAN REGULATIONS AND PROCEDURES

1. SITE PLAN REQUIRED

Site plans, as provided herein this section, are required prior to approval of a building permit for the erection, relocation, expansion, or alteration of any structure or for the change in use of any structure or parcel.

2. SITE PLAN APPLICATION

The following site plans are required for all uses:

A. All Other New Uses, Buildings, and Structures. All other new uses, buildings, structures, conversions or changes of use, changes or modifications to building facades, and related additions and accessory structures that are not included in Section A herein above shall require the following:

- (1) Major Site Plan. A Major Site Plan Application is required for the development of a property, the construction of a new building or improvement, the redevelopment of an existing property (including a significant change in use), or an amendment or change to a previously approved site plan.

- a. **Major Site Plan Application** - A site plan (including required site plan details and 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 Major Site Plan Application fee as established by resolution of the City Council.
- b. **Major Site Plan Review Procedure** - The Major Site Plan 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.
- c. **Major Site Plan Review by Zoning Commission** - 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 Zoning Commission a copy of the Major Site Plan Application along with a written recommendation as to the plan's conformity with the rules and regulations of the city.
- d. The Commission shall subsequently hold a meeting as prescribed by their rules of procedures and review the Major Site Plan Application for conformity with the zoning regulations and standards and may confer with the applicant on changes deemed advisable in such Site Plan.
- e. The Commission shall forward its recommendation to the City Council for approval, approval with conditions, or denial of the Major Site Plan Application within 45 days of the receipt of a Major Site Plan Applicant deemed complete by the Zoning Administrator. If the Commission does not act within the 45 days as prescribed above, the Major Site Plan Application shall be deemed to be recommended for approved by the Commission unless the applicant agrees to an extension of time.
- f. **Findings for Approval** – In order for the Commission to make a recommendation for approval of a Major Site Plan, the Commission shall make the following findings:
 - i. 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;
 - ii. The property is of adequate size to accommodate the proposed use and site improvements including setbacks, open space, stormwater management, and off-street parking;
 - iii. 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 area;
 - iv. The proposed use and site improvements shall not unduly increase traffic congestion;
 - v. The proposed use and site improvements will not unduly burden public utilities or increase risk to flooding;
 - vi. 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; and,
 - vii. The proposed use and site improvements will not endanger, jeopardize or harm the health, safety or welfare of the properties and the community.
- g. **Major Site Plan Review by City Council** - The City Council, upon receipt of the recommendation of the Commission, shall either approve, approve with conditions, or disapprove the Major Site Plan Application. In order for the Council to approve a Major Site Plan, the Council shall confirm or make the aforementioned findings in subsection f. herein above.

ANALYSIS

Downing Construction is requesting approval of a major site plan to allow for the construction of a new 2,750 square foot building and associated site improvements to the vacant site located at 2105 North 3rd Lane. The property is located within the C-2, Highway Commercial Zoning District.

This property proposes to have a 25' driveway entrance from North 3rd Lane. This proposed driveway entrance will be shared with the property to the south, which is currently vacant. This driveway will be spaced well over 50' from the intersections of East Trail Ridge Avenue/North 3rd Lane and the private drive to the south. North 3rd Lane is a 31' local roadway.

The property proposes to use trash receptacles (bins) which will be opaquely screened by an enclosure on the north side of the building. This enclosure is proposed to match other like enclosures in the Summercrest Hills development. The proposed trash screen is opaque and painted to be compatible with the dominant architectural materials of the building. It is constructed with concrete piers, 6x6 posts and 1x6 painted horizontal boards. There will be HVAC equipment near the same area as the trash enclosure which will be screen by shrubs and plantings. The building proposes to use can lights under the drive through and lights that are required by building code above building emergency egresses doors; however, there will not be any parking lot lighting. The drive-thru canopy clearance will be 14' and all structural and supporting columns are proposed be wrapped in a material consistent with the primary building material of the principal building.

A stormwater management plan was submitted as part of this application. The grading of this site will have elevation that moves from the northeast corner to the southwest corner of the site. The stormwater will flow through the parking lot where it will eventually empty into a stormwater detention area to the southeast corner of the property. The parking lot will be constructed with 6" PCC on 12" of subgrade preparation, and surrounded by 6" PCC standard curb and gutter.

Chapter 165.07 stipulates that there must be one (1) parking spot per 250 square feet of gross floor area for retail sales uses. At 2,750 total square feet, this building would require 11 total parking spaces. The site provides for 21 parking stalls, with one of those spaces being a handicap van accessible space. The parking lot provides for 24' drive aisle where the parking lot provides for two-way traffic, and a minimum of 16.5' drive aisles in the drive thru area where there will be one-way traffic.

The total area of this site is 33,306 square feet, or 0.81 acres. With the 20% required open space, the site requires 7,061 square feet of open space, and provides for 17,337 square feet. Using the required open space of 20%, landscaping would require 4 deciduous shade trees, 8 deciduous ornamental trees, and 8 shrubs. The proposed site provides for 2 shade trees, 11 ornamental trees, and 31 shrubs. The applicant notes due to the minimal lot area and the existing 15' P.U.E., there is no room for additional tree plantings. While 4 shade trees are required, the site does provide for a total of 6 shade trees, 4 of which are in the parking lot island. However, the landscaping requirement of 4 shade trees shall be in addition to landscaping required for parking lot landscaping

Regarding the building design standards, each primary façade shall contain no less than three (3) different class 1 or class 2 façade materials, together composing at least 75% of the primary façade area. Class 3 and class 4 façade materials in aggregate shall not exceed 25% of any primary façade area. Class 4 façade materials shall not exceed 5% of any primary façade area. At least one street-facing building façade and the façade containing the main building entry, if different from the street façade, shall consist of no less than 20% clear glass fenestrations (windows and full glass doors) on the first level. EIFS shall not be permitted within ten (10) feet of the finished floor elevation of the façade on which it is located. All structures shall utilize Class 1 or 2 roofing materials. No primary façade shall exceed 60 feet in length without interruption by one or more of the following architectural features:

- Projection or recess in the wall plane of at least two (2) feet in depth.
- Columns, piers, pilasters or other equivalent structural and/or decorative elements.

The primary facades are on the east and north sides. The applicant proposes to use a combination of cultured stone veneer (class 2), Nichiha Illumination Series fiber cement panels (class 2), and clear glass (class 1). The west elevation meets the façade materials requirement, however, the two primary facades do not meet the 20% clear glass requirement. The applicant notes that for security reasons, the employee entrance door on the north elevation is a hollow metal door. For security, the applicant proposes to limit glass as the building is designed to be used as a pharmacy with controlled substances stored inside. The roof proposes to use a TPO membrane that will not be visible, making it a class 2 roofing material.

FINDINGS FOR APPROVAL

In order for the Commission to make a recommendation for approval of a Major Site Plan, the Commission 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 C-2 Zoning District, sans the shade tree requirement and the clear glass design standards. The applicant has asked that the shade tree requirement be waived due to the size of the site, and the clear glass requirement be waived due to security reason for the building. 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 this site is 33,306 square feet, or 0.81 acres. The site plan has been reviewed as to proposed setbacks, open space, and off-street parking. Additionally, Strand Associates have 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 should not be impacted.

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

Traffic congestion may increase with the proposed improvements. However, this is a newer subdivision that was designed for these vacant lots to be developed commercially. As such, it is not anticipated traffic congestion would unduly increase.

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 in this area. The proposed site improvements do connect sanitary sewer and water service to the existing mains along East Trail Ridge Avenue. 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 site is surrounded by C-2 zoning, these improvements should not diminish or impair established property values in adjoining or surrounding property.

7. The proposed use and site improvements 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 Planning and Zoning Commission may consider the following alternatives:

- 1) The City of Indianola Planning and Zoning Commission concludes that all findings of approval have been satisfied, and recommends the Major Site Plan be approved, as submitted.
- 2) The City of Indianola Planning and Zoning Commission concludes that all findings of approval have been satisfied, and recommends the Major Site Plan be approved, with conditions.
- 3) The City of Indianola Planning and Zoning Commission concludes that all findings of approval have not been satisfied and recommends the Major Site Plan be denied.
- 4) The City of Indianola Planning and Zoning Commission remands the Major Site Plan, back to the applicant and/or staff for further review and/or modifications and directs staff to place this item on a future Planning and Zoning agenda.

RECOMMENDATION

Staff recommends that the Indianola Planning and Zoning Commission concludes that all findings of approval have been satisfied, and recommends the Major Site Plan be approved, 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) GRX Holdings, LLC
(First Name) _____
(Address) 2929 Westown Parkway
(City) West Des Moines (State) IA (Zip) 50266
(Phone) _____ (Email) _____

APPLICANT (if not Property Owner)

(Last Name) Welter - Downing Construction
(First Name) Nick
(Address) 509 E Scenic Valley Avenue
(City) Indianola (State) IA (Zip) 50125
(Email) nickw@downingconstruct.com

☐ 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: Summercrest Hill Plat 4, Lot 2, except the south 133.48 feet
- ☒ Filing Fee: \$225, plus OEC
- ☒ Current Zoning: C-2 Highway Commercial
- ☒ 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

Digitally signed by Nick Welter
DN: cn=Nick Welter, o=Downing, cn=Nick Welter
Reason: I am the author of this document
Date: 2022.05.23 11:45:00-05'

Name (printed) Nick Welter - Downing Construction

Date 05/23/2022

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

Date Received: _____

Receipt No: _____

Receipt Amount: _____

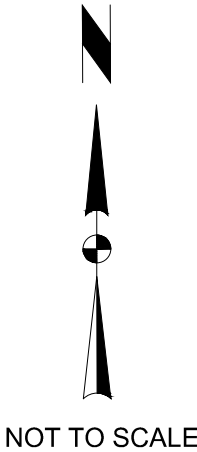
SITE PLAN
FOR
MEDICAP INDIANOLA
2105 NORTH 3RD LANE
CITY OF INDIANOLA, WARREN COUNTY, IOWA

OWNER
GRX HOLDINGS, LLC
2929 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

APPLICANT
DOWNING CONSTRUCTION, INC
509 E SCENIC VALLEY AVENUE
INDIANOLA, IA 50125
CONTACT: NICK WELTER
PHONE: 515-961-5386



VICINITY MAP



INDEX OF SHEETS

- C100 TITLE SHEET
- C101 PROJECT INFORMATION
- C200 DIMENSION PLAN
- C300 GRADING AND EROSION CONTROL PLAN
- C400 UTILITY PLAN
- C500 PLANTING PLAN

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.

Jon L. Hanson, P.E. _____ Date _____

License Number P15562

My License Renewal Date is December 31, 2022

Pages or sheets covered by this seal:

MEDICAP INDIANOLA

TITLE SHEET

INDIANOLA, IA

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

3	PER CITY COMMENTS	JRC	06/27/22
2	PER OWNER COMMENTS	JRC	06/22/22
1	PER CITY COMMENTS	TLS	06/15/22
MARK	REVISION	DATE	BY
Engineer: JRC	Checked By: MAA	Scale: 1" = 600'	
Technician: TLS	Date: 05-27-2022	T-R-S: TTN-RRW-SS	
Project No: 122.0598.01			Sheet C100

SNYDER & ASSOCIATES

Project No: 122.0598.01

Sheet C100

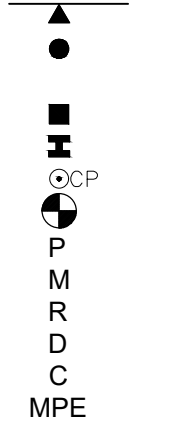
D:\projects\2022\122.0598.01\CAD\DWG\122.0598.01.dwg JANE E. CAMPOS PROJECT INFORMATION: 2/22/2022 2:12 PM ANSI FULL BLEED D (34.00 X 22.00 INCHES)

LEGEND

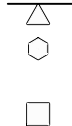
FEATURES

Section Corner
1/2" Rebar, Cap # 11579
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Minimum Protection Elevation
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

FOUND



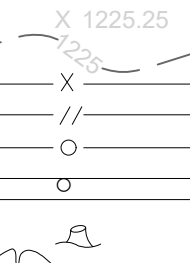
SET



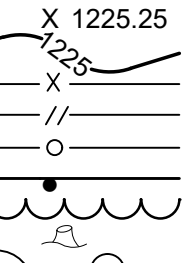
FEATURES

Spot Elevation
Contour Elevation
Fence (Barbed, Field, Hog)
Fence (Chain Link)
Fence (Wood)
Fence (Silt)
Tree Line
Tree Stump

EXISTING



PROPOSED



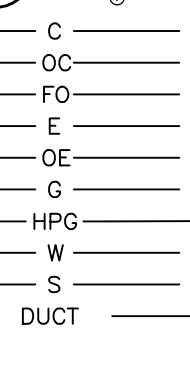
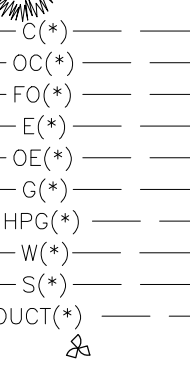
Deciduous Tree \ Shrub



Coniferous Tree \ Shrub



Communication
Overhead Communication
Fiber Optic
Underground Electric
Overhead Electric
Gas Main with Size
High Pressure Gas Main with Size
Water Main with Size
Sanitary Sewer with Size
Duct Bank
Test Hole Location for SUE w/ID

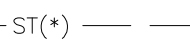


(*) Denotes the survey quality service level for utilities

Sanitary Manhole



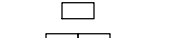
Storm Sewer with Size



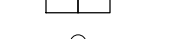
Storm Manhole



Single Storm Sewer Intake



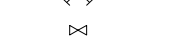
Double Storm Sewer Intake



Fire Hydrant



Fire Hydrant on Building



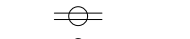
Water Main Valve



Water Service Valve



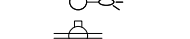
Well



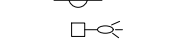
Utility Pole



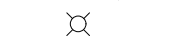
Guy Anchor



Utility Pole with Light



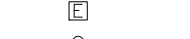
Utility Pole with Transformer



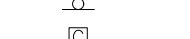
Street Light



Yard Light



Electric Box



Electric Transformer



Traffic Sign



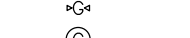
Communication Pedestal



Communication Manhole



Communication Handhole



Fiber Optic Manhole



Fiber Optic Handhole



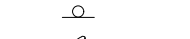
Gas Valve



Gas Manhole



Gas Apparatus



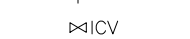
Fence Post or Guard Post



Underground Storage Tank



Above Ground Storage Tank



Sign



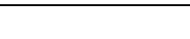
Satellite Dish



Mailbox



Sprinkler Head



Irrigation Control Valve



UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI / ASCE 38-02 STANDARD.

QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.

QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH

QUALITY D INFORMATION.

QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.

QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

UTILITY WARNING

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

NOTES

A. UTILITY WARNING: THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFY LOCATION OF ALL UTILITIES BEFORE CONSTRUCTION.

B. CONSTRUCTION OF ALL WATER MAIN IMPROVEMENTS SHALL CONFORM TO IMU RULES AND REGULATIONS. CONSTRUCTION OF ALL STREET AND ALL OTHER UTILITY IMPROVEMENTS SHALL CONFORM TO THE 2020 SUDAS STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND ANY SPECIFIC SOILS REPORTS PREPARED FOR THE PROPERTY.

C. LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.

D. ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY. FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS.

E. NOTIFY OWNER, ENGINEER, IMU AND CITY OF INDIANOLA AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.

F. CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.

G. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.

H. ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.

I. DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF LAYOUT. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION.

J. THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THIS PROJECT.

K. CONTRACTOR TO PROVIDE ANY NECESSARY POTHOLING AND FIELD CONFIRMATION OF EXISTING UTILITIES TO CONFIRM CONSTRUCTABILITY OF PROPOSED SITE IMPROVEMENTS AND NOTIFY ENGINEER AND OWNER OF DISCREPANCIES PRIOR TO CONSTRUCTION.

L. CONTRACTOR TO SEED AND MULCH ALL AREAS DISTURBED BY CONSTRUCTION UNLESS INDICATED DIFFERENTLY ON SITE PLANS.

NOTES

1. BUILDING LINES AND CORNERS ARE FOR USE IN PREPARING CIVIL SITE PLAN DOCUMENTS. BUILDING CORNERS AND BUILDING LINES SHOULD BE SPECIFICALLY VERIFIED, AS NECESSARY, PRIOR TO DESIGN FOR CONSTRUCTION OF ANY PROPOSED EXPANSION OR CONNECTION OF BUILDING COMPONENTS.

2. FOR CLARITY PURPOSES, SURVEY SPOT ELEVATIONS ARE NOT SHOWN ON THIS SURVEY, BUT ARE CONTAINED WITHIN THE DIGITAL CADD FILES.

3. FOR THE PURPOSE OF THIS SURVEY, STORM SEWER, SANITARY SEWER AND WATER MAIN LINES ARE ASSUMED TO FOLLOW A STRAIGHT LINE FROM STRUCTURE TO STRUCTURE.

4. UTILITY SERVICE LINES TO BUILDINGS ARE APPROXIMATE ONLY. AN INTERNAL BUILDING INVESTIGATION, EXCAVATION AND/OR SUBSURFACE LOCATING/DESIGNATING WOULD NEED TO BE PERFORMED TO DETERMINE THE LOCATION OF SERVICES ENTERING THE BUILDING.

5. UNDERGROUND PIPE MATERIALS AND SIZES ARE BASED UPON VISIBLE EVIDENCE VIEWED FROM ACCESS MANHOLES/STRUCTURES. DUE TO THE CONFIGURATION AND/OR CONSTRUCTION OF THE STRUCTURE, IT MAY BE DIFFICULT TO ACCURATELY DETERMINE THE PIPE MATERIAL AND/OR SIZE. THE SURVEYOR WILL USE THEIR JUDGMENT AND EXPERIENCE TO ATTEMPT TO DETERMINE, BUT COMPLETE ACCURACY CANNOT BE GUARANTEED.

6. BOUNDARY LINES SHOWN ON THE EXISTING SITE SURVEY ARE TO FACILITATE DESIGN OR CONCEPT NEEDS AND ENABLE CREATION OF SAID CONSTRUCTION DOCUMENTS. THESE LINES DO NOT CONSTITUTE A CERTIFIED BOUNDARY SURVEY AND MISSING MONUMENTS WILL NOT BE SET.

PROPERTY ADDRESS

2105 NORTH 3RD LANE

ZONING

C-2 - HIGHWAY COMMERCIAL

PROPERTY DESCRIPTION

SUMMERCREST HILLS PLAT 4, AN OFFICIAL PLAT, CITY OF INDIANOLA, WARREN COUNTY, IOWA EXCEPT THE SOUTH 133.48 FEET THEREOF.

GENERAL USE

RETAIL SALES (PHARMACY/DRUG STORE)

BUILDING DESCRIPTION

TOTAL BUILDING HEIGHT =18'-0"
FLOOR SF =2,750 SF

PARKING REQUIREMENTS

RETAIL SALES
1 SPACE PER 250 SF OF GROSS FLOOR AREA

REQUIRED:
1 SPACE PER 250 SF (2,750 / 250) =11 SPACES REQUIRED
=21 SPACES PROVIDED (INCLUDES 1 ACCESSIBLE SPACE)

BUILDING SETBACKS

FRONT YARD =40'
SIDE YARD =10'
REAR YARD =10'

IMPERVIOUS SURFACE

TOTAL LOT AREA =35,306 SF (0.81 AC)
TOTAL DISTURBED AREA =22,453 SF (0.52 AC)

PROPOSED BUILDING FOOTPRINT =2,750 SF

PROPOSED PAVEMENTS =15,218 SF

TOTAL IMPERVIOUS AREA (OVERALL) =17,968 SF

OPEN SPACE
=REQUIRED 7061 SF (20%)
=PROVIDED 17,338 SF (49%)

ERU CALCULATIONS

17,968 SF IMPERVIOUS= 5.28 ERU'S

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 551903014.

FO1-FIBER OPTIC
INDIANOLA MUNICIPAL UTILITIES
KURT RIPPERGER
515-962-5283
KRIPPERGER@INDIANOLAIAOWA.GOV

FO2-FIBER OPTIC
CENTURYLINK
SADIE HULL
918-547-0147
SADIE.HULL@LUMEN.COM

UNDERGROUND ELECTRIC
INDIANOLA MUNICIPAL UTILITIES
MIKE METCALF
515-962-5305
MMETCALF@INDIANOLAIAOWA.GOV

GAS MAIN
MIDAMER-GAS
CRAIG RANFELD
515-252-6632
MECDSDMDESIGNLOCATES@MIDAMERICAN.COM

NO RESPONSE
INDIANOLA MUNICIPAL UTILITIES
LOU ELBERT
515-962-5330
LELBERT@INDIANOLAIAOWA.GOV

NO RESPONSE
CITY OF INDIANOLA
RICK GRAVES
515-961-9416
RGRAVES@INDIANOLAIAOWA.GOV

NO RESPONSE
MEDIACOM
KEVIN COLLINS
515-246-6668
KCOLLINS1@MEDIACOMCC.COM



POLLUTION PREVENTION NOTES

A. POLLUTION PREVENTION AND EROSION PROTECTION

1. CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) NPDES PERMIT, THE U.S. CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.

2. DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT / ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY, INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER. FURTHER, IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.

B. STORM WATER DISCHARGE PERMIT

1. THIS PROJECT REQUIRES COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE IDNR, AS REQUIRED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH AND FULFILLMENT OF ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 AS SPECIFIED IN THE CONTRACT DOCUMENTS.

2. ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, INCLUDING, BUT NOT LIMITED TO, THE NOTICE OF INTENT, PROOF OF PUBLICATIONS, DISCHARGE AUTHORIZATION LETTER, CURRENT SWPPP, SITE INSPECTION LOG, AND OTHER ITEMS, SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED TO ANY JURISDICTIONAL AGENCIES UPON REQUEST. FAILURE TO COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS A VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF IOWA.

3. A "NOTICE OF DISCONTINUATION" MUST BE FILED WITH THE IDNR UPON FINAL STABILIZATION OF THE DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES. ALL PLANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FOR A PERIOD OF THREE YEARS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN A RECORD COPY AND PROVIDE THE ORIGINAL DOCUMENTS TO THE OWNER UPON PROJECT ACCEPTANCE AND/OR SUBMITTAL OF THE NOTICE OF DISCONTINUATION.

C. POLLUTION PREVENTION PLAN

1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT IN ADDITION TO THESE PLAN DRAWINGS. THE CONTRACTOR SHOULD REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO THE POLLUTION PREVENTION PLAN MADE DURING CONSTRUCTION.

2. THE SWPPP ILLUSTRATES GENERAL MEASURES AND BEST MANAGEMENT PRACTICES (BMP) FOR COMPLIANCE WITH THE PROJECT'S NPDES PERMIT COVERAGE. ALL BMP'S AND EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, NOTE AND IMPLEMENT. ADDITIONAL BMP'S FROM THOSE SHOWN ON THE PLAN MAY BE REQUIRED.

3. THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT CONSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.

4. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL PERMIT AND SWPPP, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE:

a. UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE WHEN DISCHARGING FROM BASINS, PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATERS, DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION, AND MINIMIZE SOIL COMPACTION.

b. INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.

c. PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.

d. MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.

e. INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR) EVERY SEVEN CALENDAR DAYS. RECORD THE FINDINGS OF THESE INSPECTIONS AND ANY RESULTING ACTIONS IN THE SWPPP WITH A COPY SUBMITTED WEEKLY TO THE OWNER OR ENGINEER DURING CONSTRUCTION. REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 DAYS.

f. PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.

g. INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF CONTROL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.

h. RESPREAD A MINIMUM OF 6 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOD) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.

i. STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, SOD, OR PAVEMENT IMMEDIATELY AS SOON AS POSSIBLE UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES IMMEDIATELY AFTER CONSTRUCTION ACTIVITY IS FINALLY COMPLETED OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WHICH WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.

j. COORDINATE LOCATIONS OF STAGING AREAS WITH THE OWNER AND RECORD IN THE SWPPP. UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN THE FOLLOWING: JOB TRAILERS, FUELING / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ONSITE.

k. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".

		06/27/22	JRC
3	PER CITY COMMENTS	08/22/22	JRC
2	PER OWNER COMMENTS	06/15/22	TLS
1	PER CITY COMMENTS	06/15/22	TLS
	REVISION	DATE	BY
	MARK	Engineer: JRC	Scale: 1" = 4'
		Checked By: MAA	T-R-S: TTN-RRW-SS
		Date: 05-27-2022	
		Technician: TLS	
			Project No: 122.0598.01
			Sheet C101

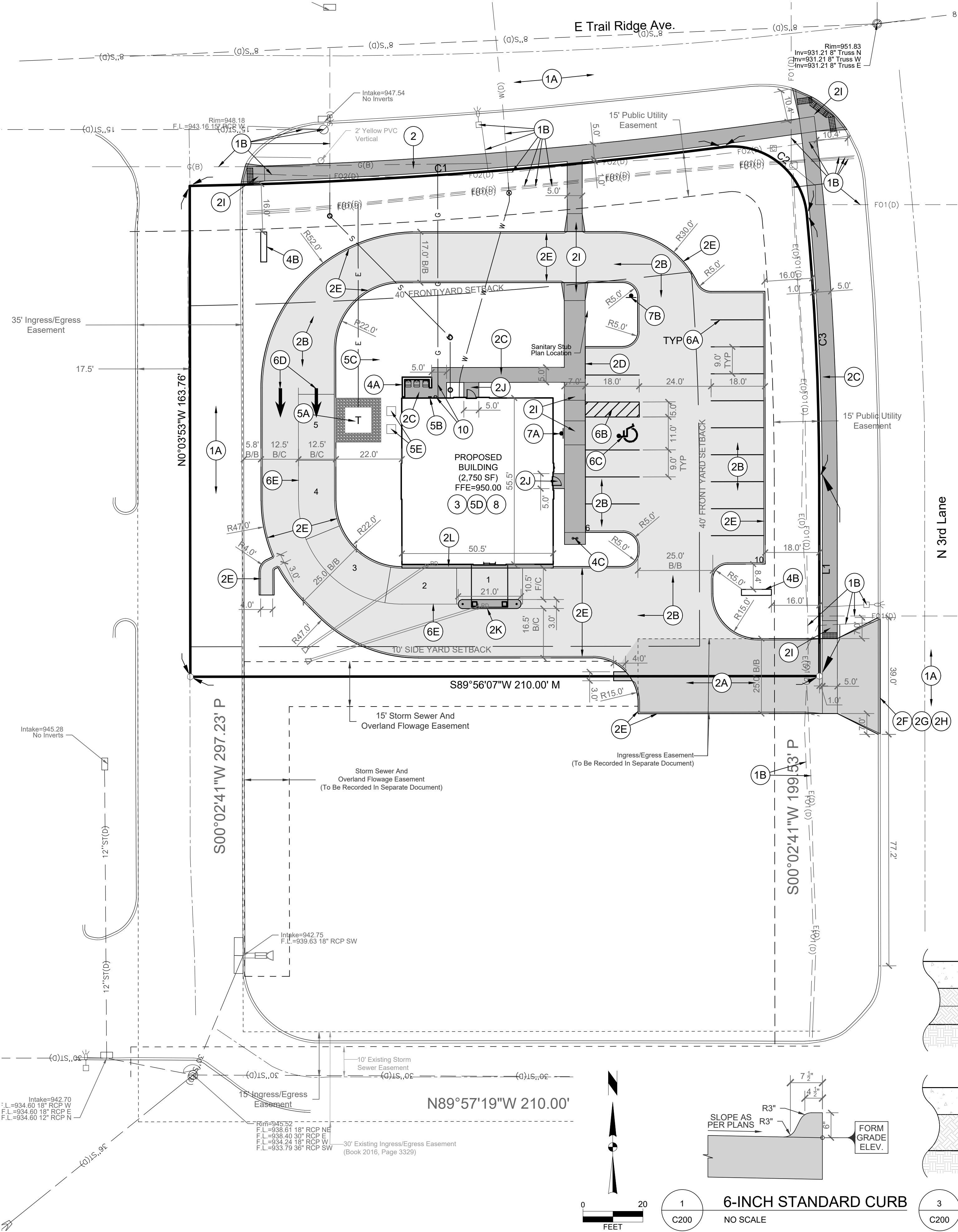
MEDICAP INDIANOLA	INDIANOLA, IA
PROJECT INFORMATION	
2727 S.W. SNYDER BLVD ANKENY, IOWA 50023 515-964-2020 www.snyder-associates.com	
SNYDER & ASSOCIATES, INC.	



Project No: 122.0598.01

Sheet C101

\\snp\cadd\2022\1220598-01\CADD\SP_02_1220598.DWG JAKE R. CAMPOS DIMENSION PLAN, 2022/06/27, 2:12 PM, ANS FULL BLEED (18.00 X 22.00 INCHES)



DIMENSION PLAN GENERAL NOTES

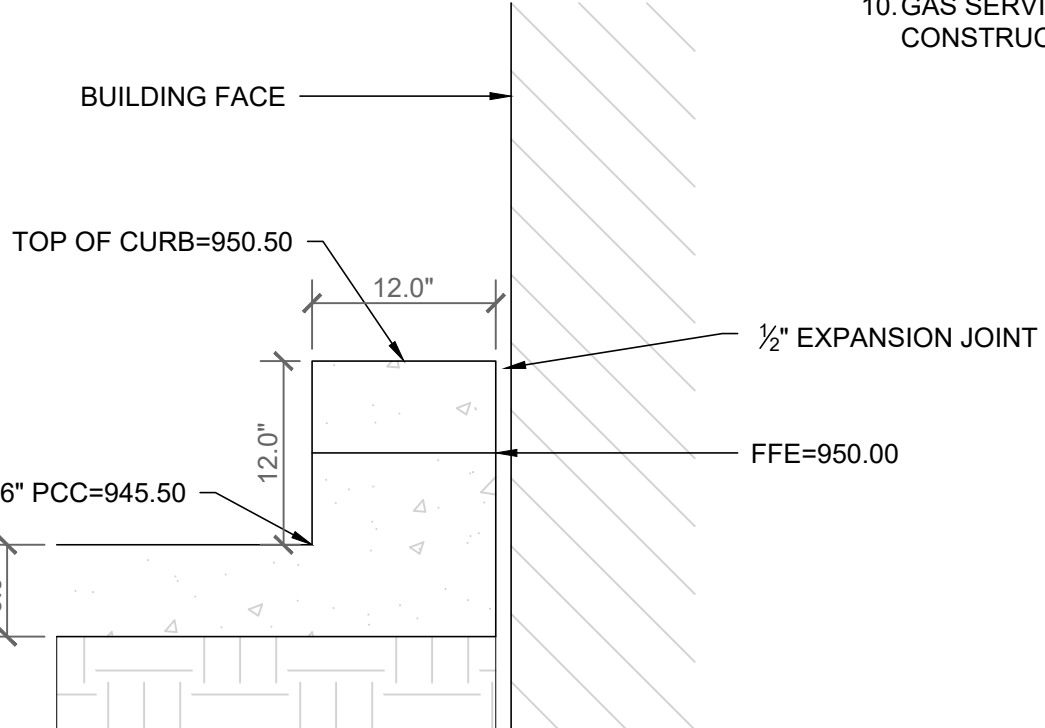
- UTILITY WARNING:**
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION.** CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND FEATURES WHICH ARE TO REMAIN.** DAMAGE TO EXISTING UTILITIES OR SITE IMPROVEMENTS SHALL BE REPAIRED BY THE CONTRACTOR TO THE OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
- THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.** CONTRACTOR TO CONSTRUCT ALL SITE IMPROVEMENTS AND UTILITIES IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING TRAFFIC CONTROL IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 'MUTCD'. ALL PROPOSED SIGNS SHALL CONFORM TO THE 'MUTCD' MANUAL. COORDINATE TRAFFIC CONTROL REQUIREMENTS WITH CITY OF INDIANOLA PUBLIC WORKS DEPARTMENT.**
- THE CONTRACTOR SHALL LOAD AND TRANSPORT ALL MATERIALS NOT DESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.**
- SAW-CUT AT TERMINATION TO FULL DEPTH ALL PAVEMENTS TO BE REMOVED.**

PAVEMENT LEGEND

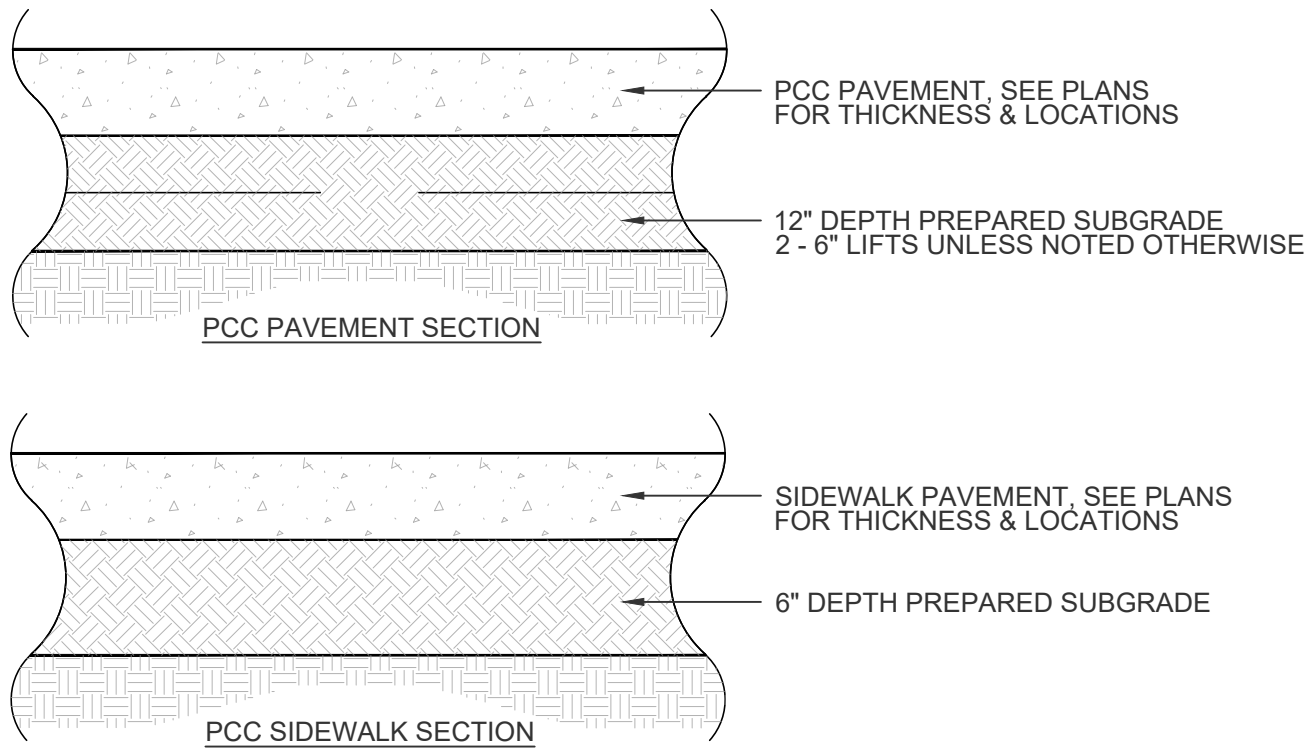
- 5" PCC SIDEWALK
- 6" PCC PAVEMENT
- 7" PCC PAVEMENT

DIMENSION PLAN CONSTRUCTION NOTES

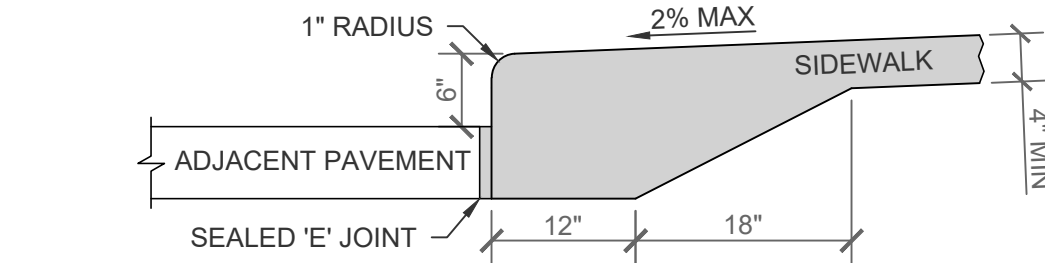
- EXISTING FEATURES, PROTECT THE FOLLOWING:**
 - PAVEMENTS TO REMAIN.
 - PROTECT EXISTING UTILITIES. ANY DAMAGES TO EXISTING UTILITIES THAT ARE NOT SCHEDULED FOR MODIFICATION OR DEMOLITION SHALL BE REMEDIATED AT THE CONTRACTOR'S EXPENSE WITH THE WORK BEING PERFORMED TO THE UTILITY OWNER'S SPECIFICATIONS.
- PAVEMENTS, PROVIDE THE FOLLOWING:**
 - 7" DEPTH PCC DRIVES ON 12" SUBGRADE PREPARATION COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - 6" DEPTH PCC DRIVES AND PARKING AREA ON 12" SUBGRADE PREPARATION COMPACTED TO 95% STANDARD PROCTOR.
 - 5" DEPTH PCC SIDEWALK ON 6" SUBGRADE PREPARATION COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - INTEGRAL CURB AND SIDEWALK.
 - 6" PCC STANDARD CURB AND GUTTER.
 - GRIND CURB AT DRIVEWAY LOCATION.
 - SUDAS TYPE A DRIVEWAY WITH FLARED APPROACH.
 - CONNECT TO EXISTING PAVEMENT SLAB WITH BT-5 JOINT.
 - PEDESTRIAN RAMP WITH MAXIMUM SLOPE OF 8.33%. PROVIDE DETECTABLE WARNING WHERE DEPICTED ON PLANS.
 - PCC STOOP. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS.
 - PCC RAISED ISLAND. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS.
 - DRIVE THRU CURB. SEE DETAILS THIS SHEET.
- REFER TO ARCHITECTURAL/BUILDING PLANS FOR DETAILED INFORMATION REGARDING BUILDING AND STRUCTURAL CONSTRUCTION.**
- SITE AMENITIES, PROVIDE THE FOLLOWING:**
 - TRASH ENCLOSURE. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
 - MONUMENT SIGN. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
 - BIKE RACK.
- SITE ELECTRICAL:**
 - TRANSFORMER PAD. CONTRACTOR TO COORDINATE LOCATION AND INSTALLATION WITH INDIANOLA MUNICIPAL UTILITIES (IMU).
 - ELECTRICAL METER. COORDINATE LOCATION AND INSTALLATION WITH ARCHITECTURAL PLANS AND UTILITY PROVIDER.
 - ELECTRICAL SERVICE. COORDINATE WITH LOCAL UTILITY PROVIDER PRIOR TO CONSTRUCTION.
 - EXTERIOR LIGHTING, IF PROVIDED, TO BE ORIENTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES AS TO NOT LET LIGHT EXIT FROM PROPERTY. REFER TO ARCHITECTURAL PLANS REGARDING ANY PROPOSED LIGHTING.
 - GROUND AIR CONDITIONER UNITS, REFER TO ARCHITECTURAL AND MECHANICAL PLANS FOR DETAILS.
- PAVEMENT MARKINGS, PROVIDE THE FOLLOWING:**
 - PAINTED PARKING STALL LINE.
 - PAINTED 45° STRIPING AT 3' O.C.
 - PAINTED STATE OF IOWA APPROVED HANDICAP SYMBOL.
 - PAINTED DIRECTIONAL ARROWS.
 - PAINTED 4" WIDE LANE LINES.
- SIGNAGE, PROVIDE THE FOLLOWING PER ADAAG REQUIREMENTS:**
 - BLUE SIGN WITH HANDICAP SYMBOL. SECURE SIGNS TO 2" SQUARE STEEL CHANNEL POST.
 - POST MOUNTED 'ONE WAY' SIGNAGE.
- SEE STRUCTURAL PLANS FOR BUILDING FOUNDATION, STOOP LOCATIONS AND DETAILED CONSTRUCTION.**
- COORDINATE ELECTRICAL, GAS, TELEPHONE AND CABLE SERVICES WITH PROVIDERS PRIOR TO CONSTRUCTION.**
- GAS SERVICE AND METER. COORDINATE LOCATION AND INSTALLATION WITH UTILITY PROVIDER PRIOR TO CONSTRUCTION. COORDINATE WITH ARCHITECTURAL PLANS.**



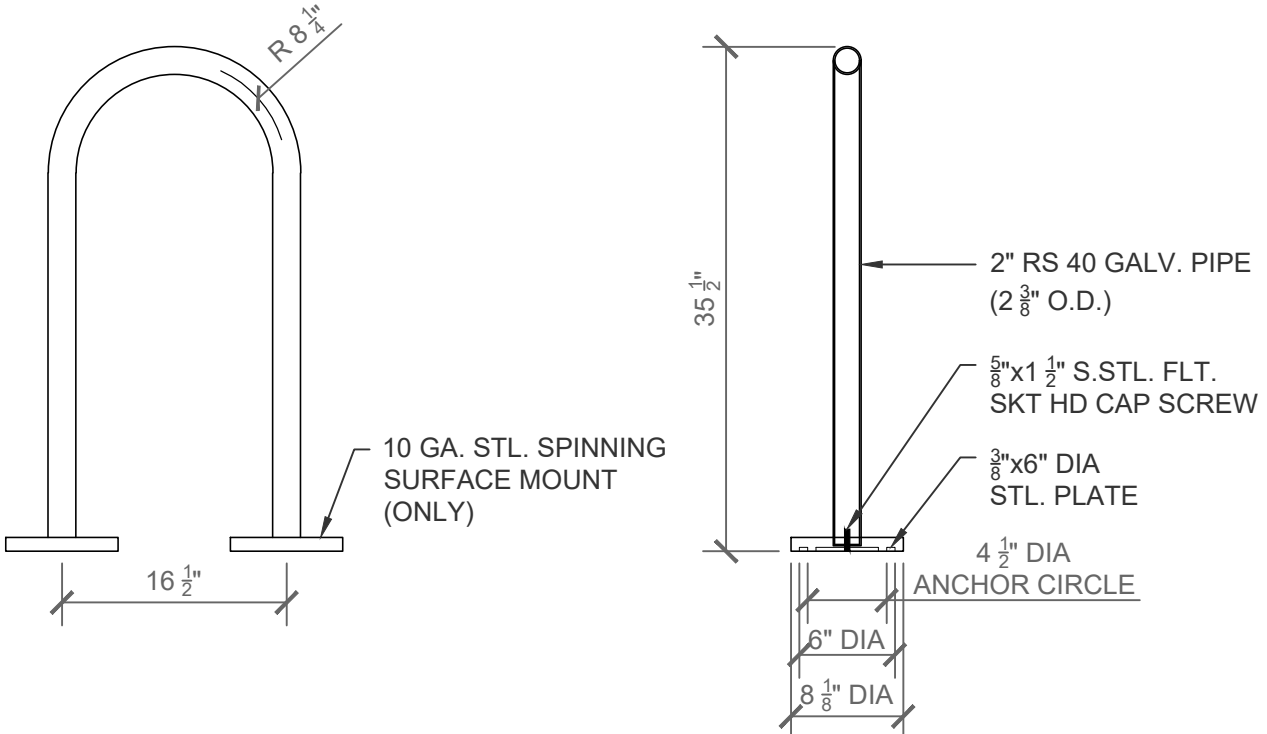
2 DRIVE THRU CURB DETAIL
NO SCALE



3 TYPICAL PAVEMENT CROSS SECTIONS
NO SCALE



4 INTEGRAL SIDEWALK AND CURB DETAIL
NO SCALE



- FINISH OPTIONS:**
COATED WITH ZINC RICH EPOXY THEN FINISHED WITH POLYESTER COATING. COLOR AS PER OWNER.
- NOTES:**
1. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS.
2. 1/2"x3 3/8" EXPANSION ANCHOR BOLTS PROVIDED FOR SURFACE MOUNT.

5 LOOP BIKE RACK
NO SCALE

MEDICAP INDIANOLA

DIMENSION PLAN

INDIANOLA, IA

SNYDER & ASSOCIATES, INC. | 2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-364-2020 | www.snyder-associates.com



Project No: 122.0598.01

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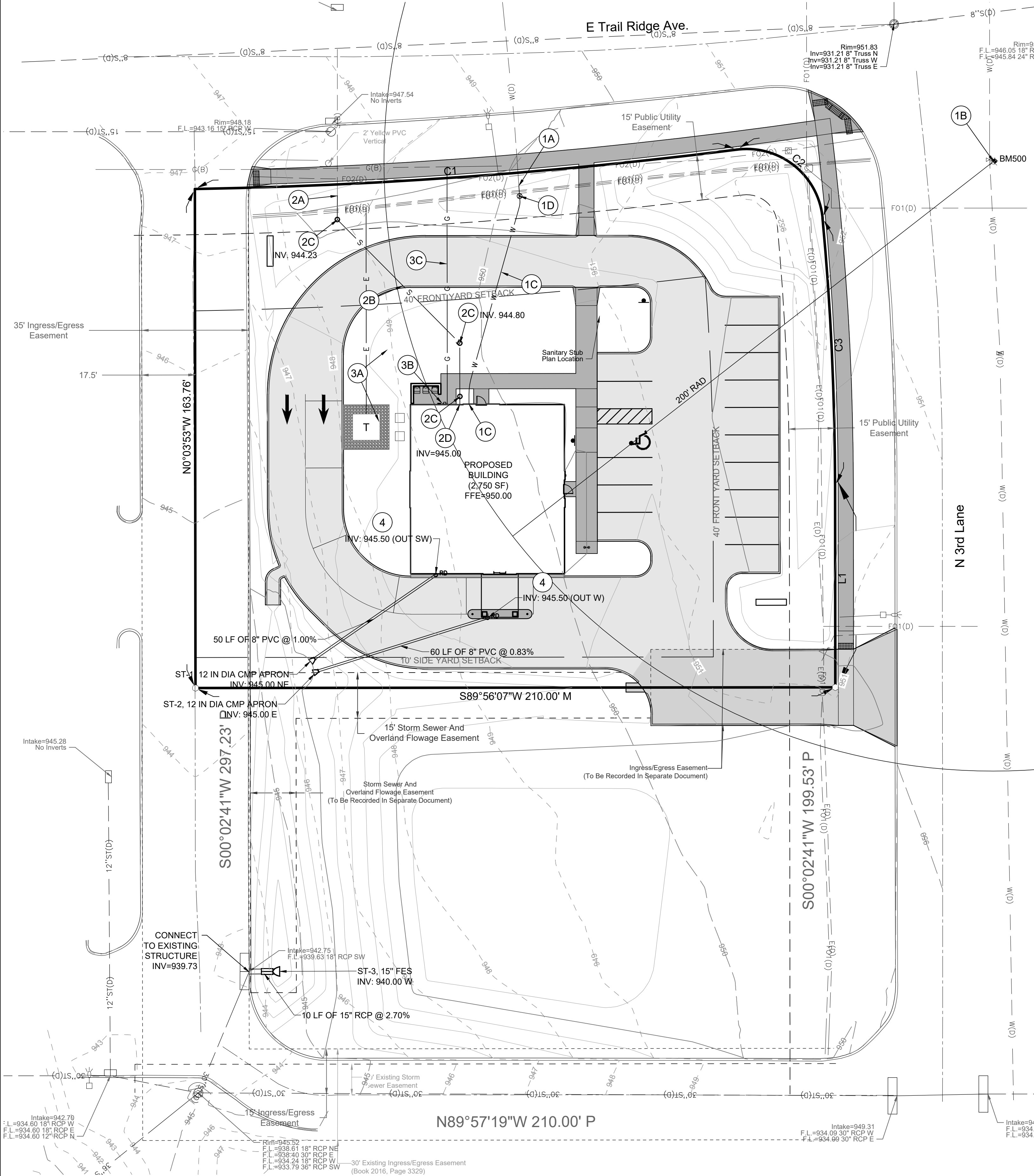
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Project No: 122.0598.01

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-364-2020 | www.snyder-associates.com

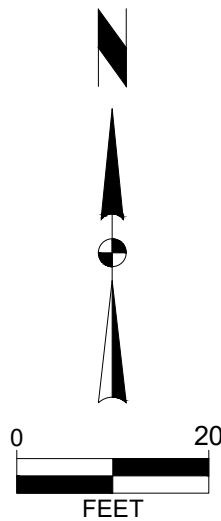
SNYDER & ASSOCIATES, INC. |

V:\proj\1220598\1220598-01\CAD\DWG\1220598-01\INDIANOLA\INDIANOLA-01\INDIANOLA-01-01.dwg JANE R. CAMPOS UTILITY PLAN 20220627 2:13 PM. ANS FULL BLEED D (34.00 X 22.00 INCHES)



UTILITY PLAN CONSTRUCTION NOTES

1. WATER SERVICES, PROVIDE THE FOLLOWING:
 - A. CONNECT TO EXISTING 8" WATER MAIN SERVICE STUB. THE EXISTING WATER SERVICE SIZE IS ASSUMED TO BE 6". CONTRACTOR TO CONFIRM. PROVIDE REDUCER FITTING AS NEEDED TO MAKE THE 1" CONNECTION. COORDINATE CONNECTION WITH THE CITY OF INDIANOLA WATER DEPARTMENT.
 - B. EXISTING HYDRANT ASSEMBLY.
 - C. 1" WATER SERVICE. PROVIDE TRACER WIRE IF PLASTIC WATER SERVICE IS INSTALLED. CONFIRM WITH MECHANICAL PLANS FOR SIZE, LOCATION AND ELEVATION TO ENTER THE BUILDING.
 - D. 1" DOMESTIC CURB STOP ENCASED IN MINIMUM 12" OF CONCRETE.
2. SANITARY SEWER SERVICES, PROVIDE THE FOLLOWING:
 - A. CONNECT TO EXISTING 6" SANITARY SERVICE STUB. VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. USE 45° BENDS AS NEEDED TO ACHIEVE DESIGN FLOWLINE ELEVATION AT BUILDING.
 - B. 6" SANITARY SEWER SERVICE LINE AT 1.0% MINIMUM SLOPE (1/8" PER FOOT). PROVIDE 1:1 RISER AS NECESSARY TO ACHIEVE DESIGN ELEVATION.
 - C. SANITARY CLEANOUT (SUDAS TYPE SW-203).
 - D. CONNECT TO PROPOSED BUILDING SERVICE. CONFIRM WITH MECHANICAL PLANS FOR SIZE, LOCATION AND ELEVATION.
3. SITE UTILITIES, COORDINATE UTILITY SERVICES WITH LOCAL PROVIDERS AND ARCHITECTURAL AND MECHANICAL PLANS.
 - A. ELECTRICAL SERVICE AND TRANSFORMER. COORDINATE EXACT LOCATION WITH OWNER AND FRANCHISE UTILITY OWNER PRIOR TO CONSTRUCTION.
 - B. ELECTRICAL AND GAS METER LOCATION. COORDINATE EXACT LOCATION WITH ARCHITECTURAL AND MECHANICAL PLANS.
 - C. COORDINATE GAS SERVICE WITH UTILITY PROVIDER PRIOR TO CONSTRUCTION.
4. ROOF DRAIN. PROVIDE ROOF DRAINS AND STORM PIPING AS DEPICTED ON PLANS. COORDINATE LOCATION AND OUTLET ELEVATION WITH ARCHITECTURAL PLANS.



MEDICAP INDIANOLA

UTILITY PLAN

INDIANOLA, IA

SNYDER & ASSOCIATES, INC. |



Project No: 122.0598.01

Sheet C400

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

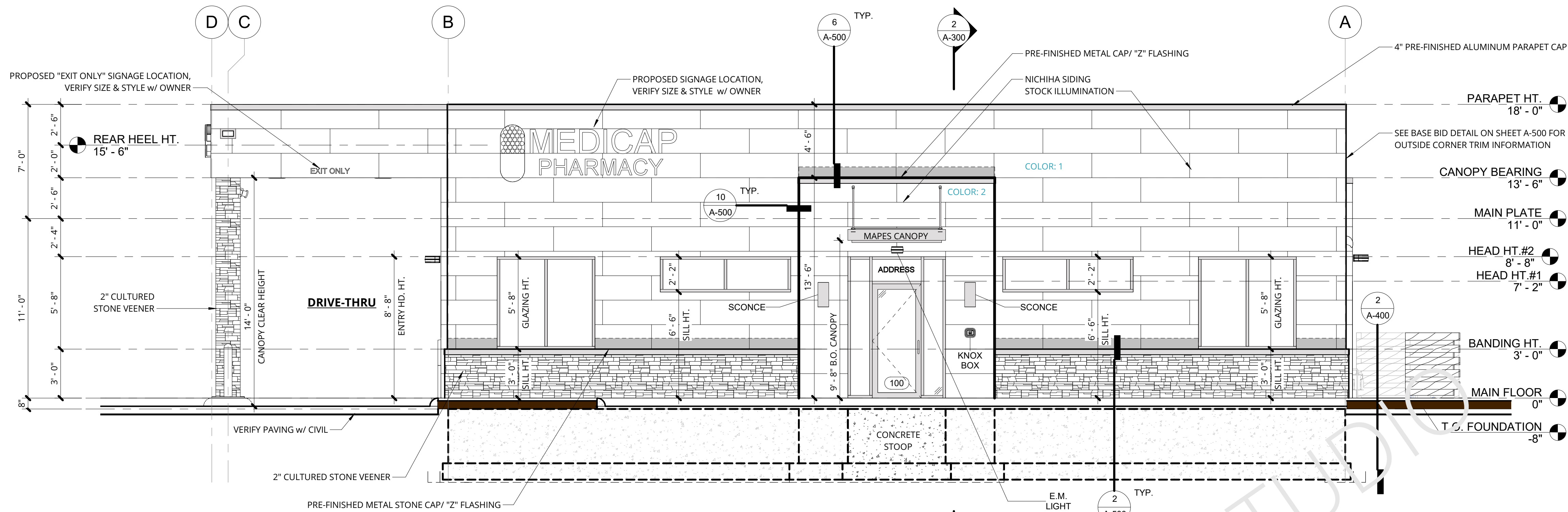
Project No: 122.0598.01

Sheet C400

MARK	REVISION	DATE	BY
3	PER CITY COMMENTS	06/27/22	JRC
2	PER OWNER COMMENTS	06/22/22	JRC
1	PER CITY COMMENTS	06/15/22	TLS

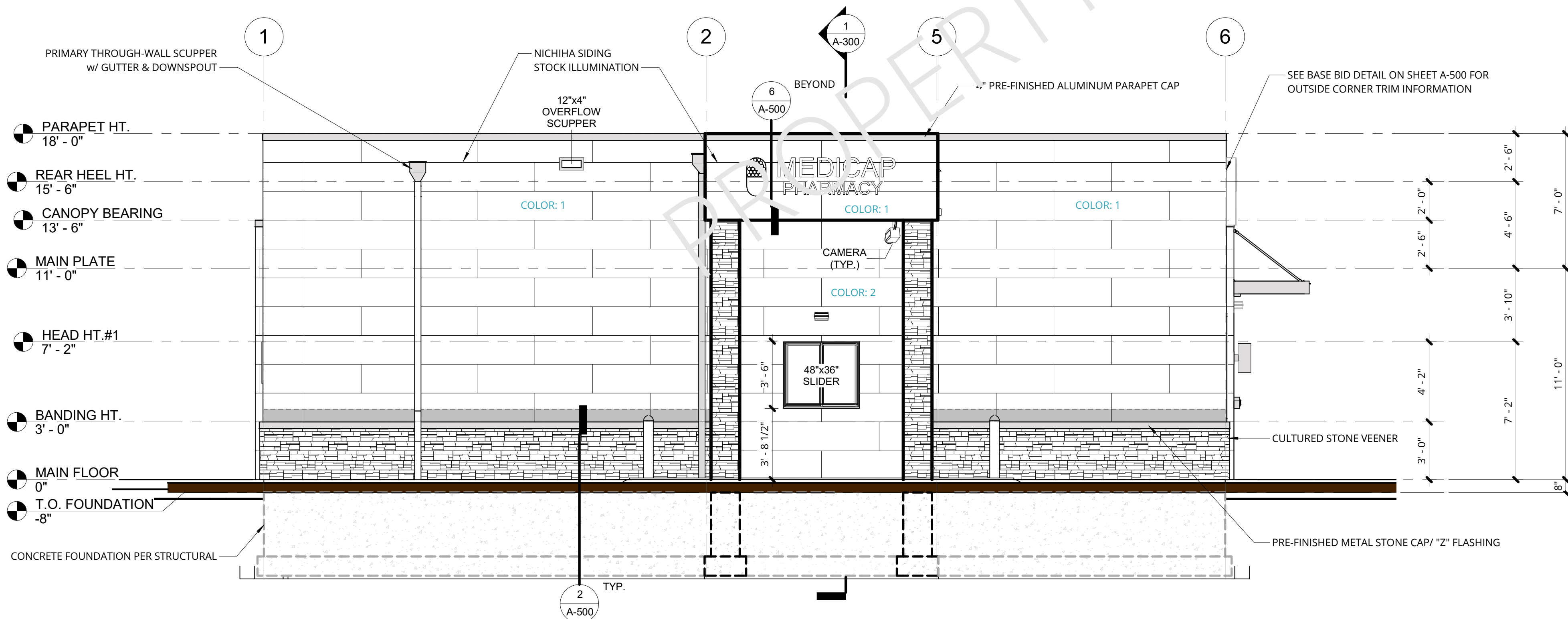
Engineer: JRC
Checked By: MAA
Technician: TLS

Scale: 1" = 20'
Date: 05-27-2022
T-R-S: TTN-RRW-SS



EAST (FRONT) ELEVATION

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



SOUTH (DRIVE-THRU) ELEVATION

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

THIS PLAN IS THE PROPERTY OF
DOWNING CONSTRUCTION INC.

ANY USE WITHOUT WRITTEN
PERMISSION IS STRICTLY
PROHIBITED!



509 East Scenic Valley Ave.
Indianola, Iowa 50125
p: 515.961.5386
f: 515.961.0468
www.downingconstruct.com
www.downingplanroom.com

MEDICAP INDIANOLA

T.B.D.
INDIANOLA, IA

CONSTRUCTION DOCUMENT SET - PLANS FOR CONSTRUCTION

DELIVER

COMMIT

DEVELOP

DISCOVER/ ANALYZE

DRAWN BY: Precon. Team

ORIGINAL
CONSTRUCTION DOCUMENT
XX/XX/XXXX

REVISIONS

04/20/2022 - DD Set
04/21/2022 - DD Set
04/25/2022 - DD Revisions
05/18/2022 - Bid Set
05/19/2022 - Permit Set
--/--/----

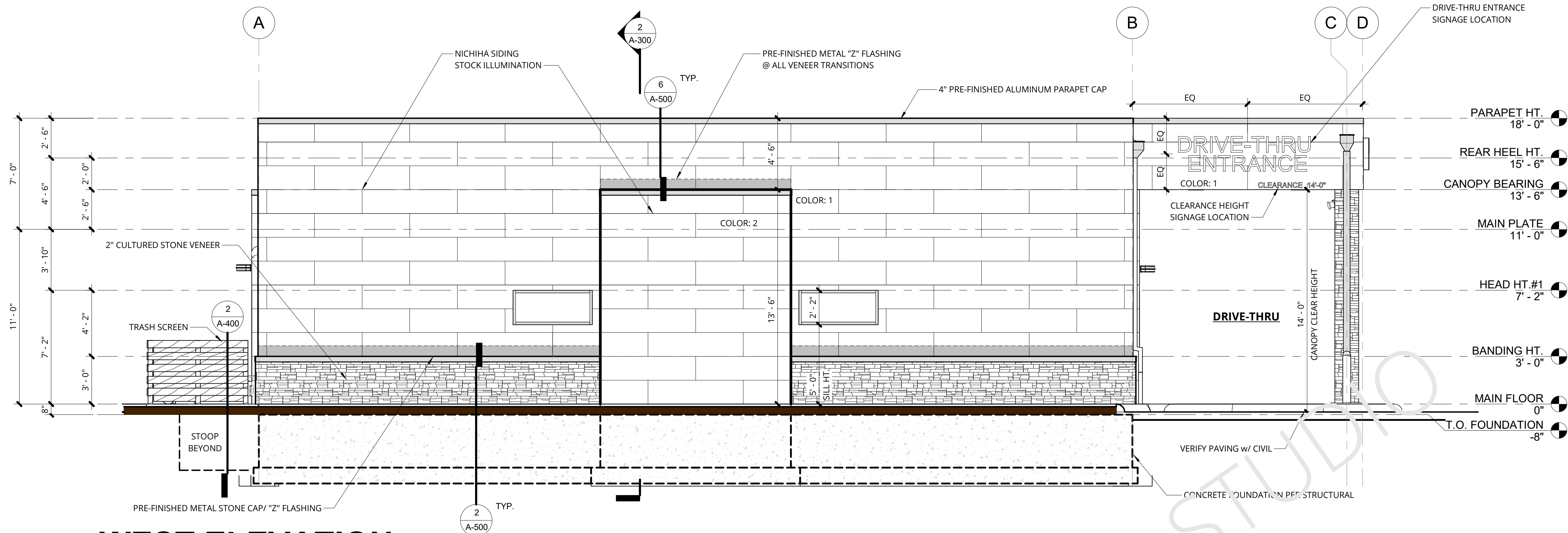
PLAN NO. = 90-124

DWG. LIST

EXTERIOR
ELEVATIONS

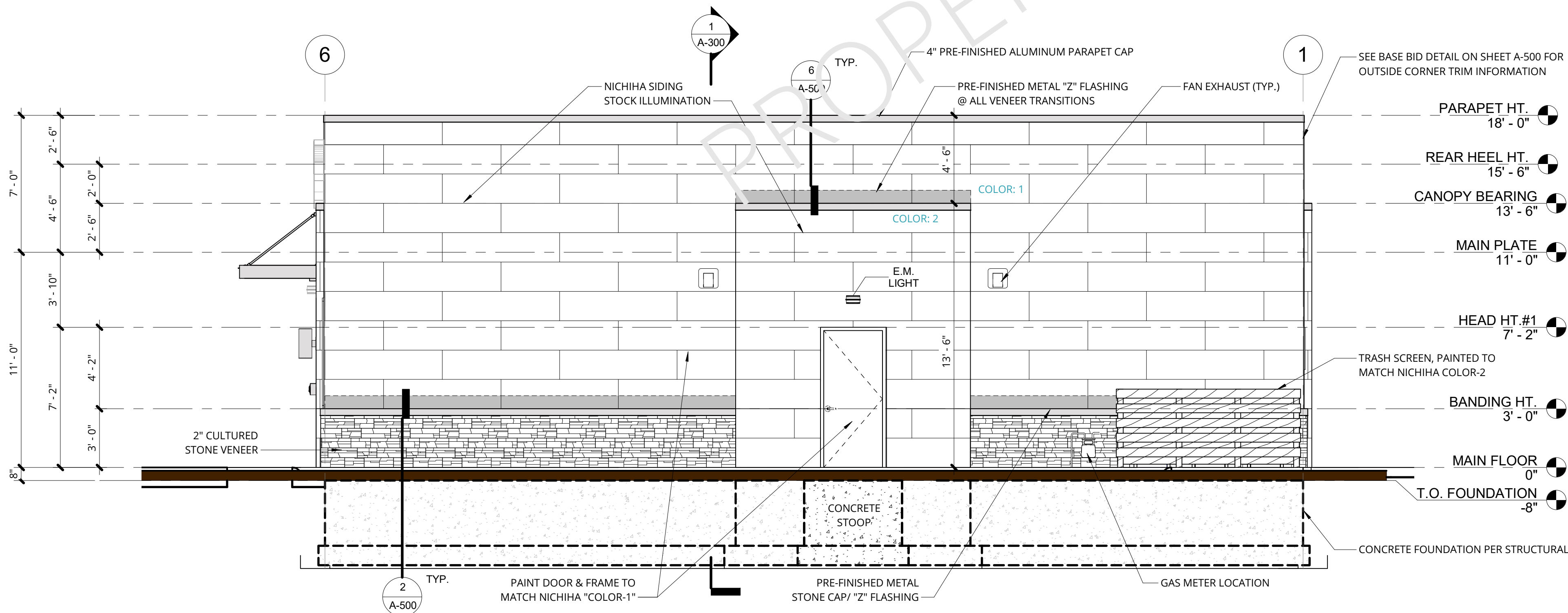
SHEET NO.

A-200



1 WEST ELEVATION

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



2 NORTH ELEVATION

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

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--/--/----

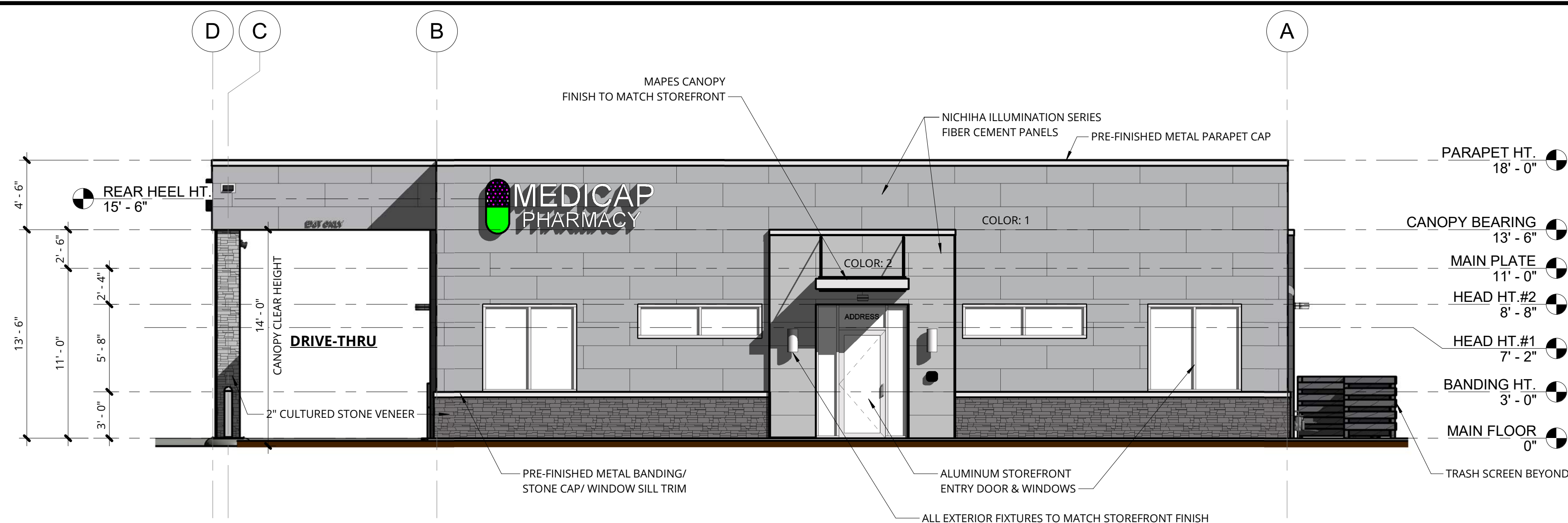
PLAN NO. = 90-124

DWG. LIST

EXTERIOR
ELEVATIONS

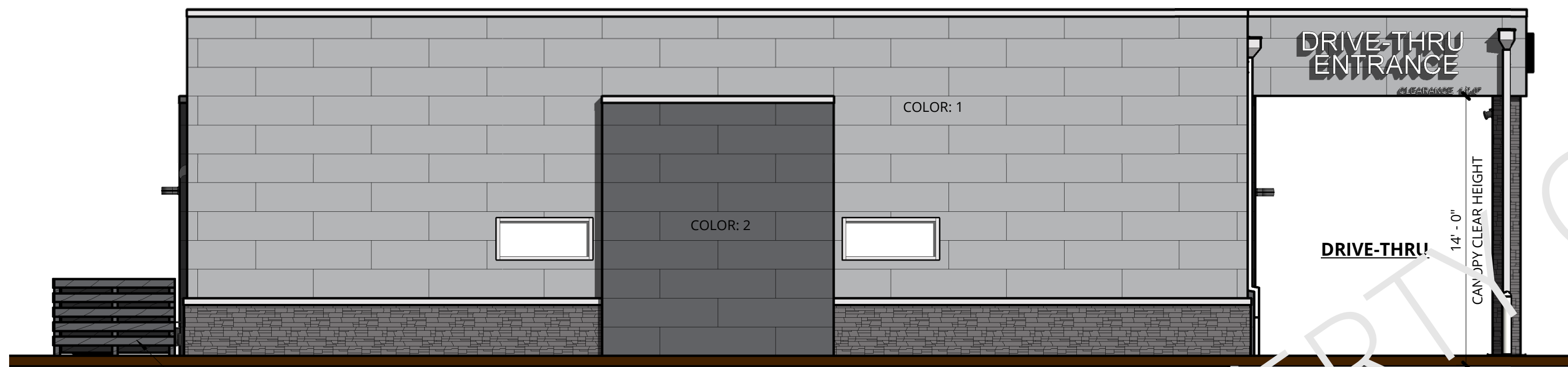
SHEET NO.

A-201



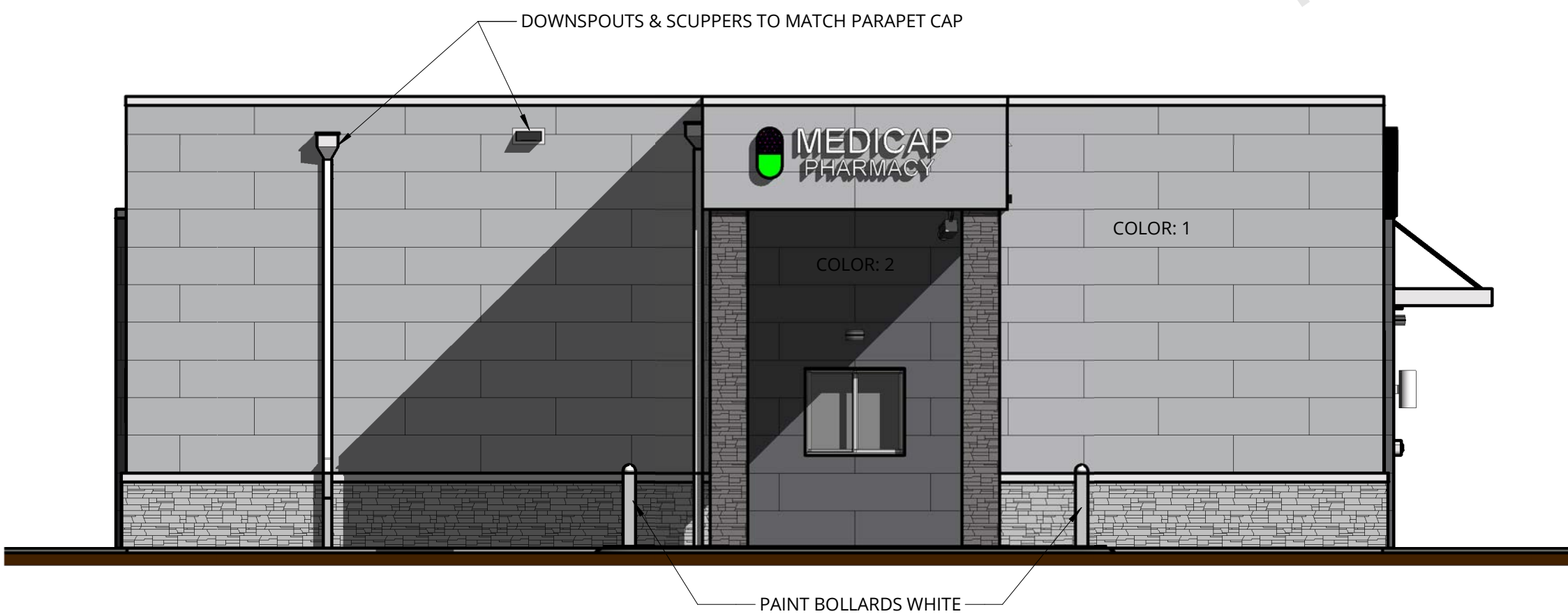
1 COLOR - EAST (FRONT) ELEVATION

SCALE: 3/16" = 1'-0"



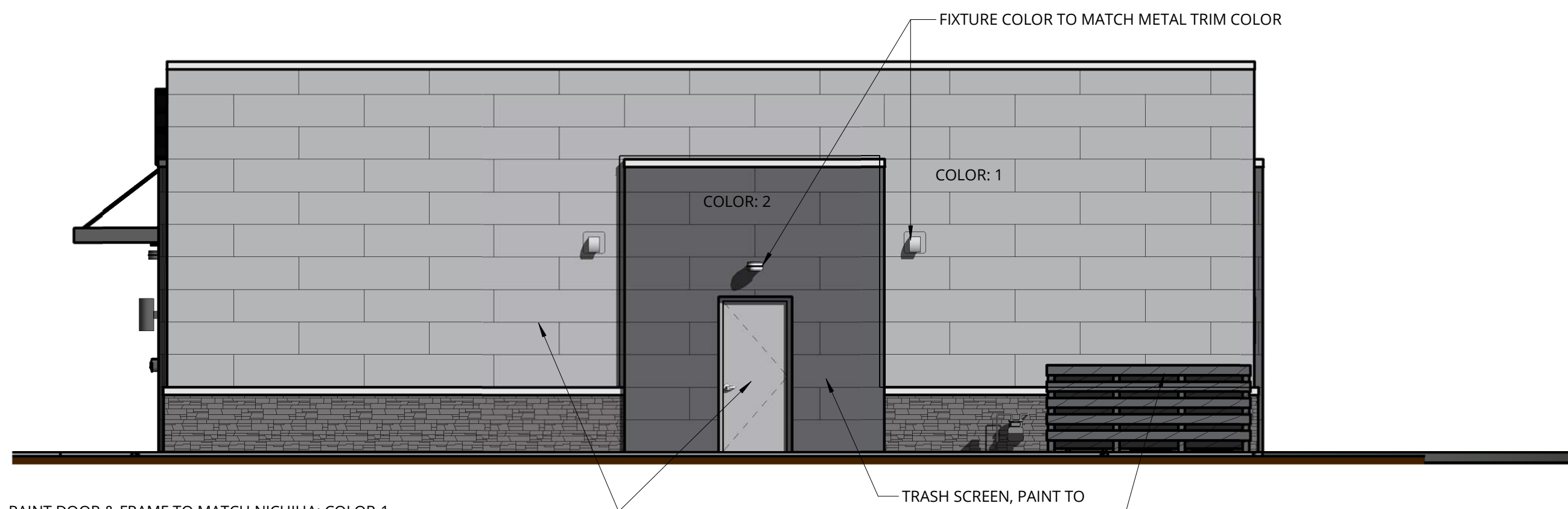
2 COLOR - WEST ELEVATION

SCALE: 3/16" = 1'-0"



3 COLOR - SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



4 COLOR - NORTH ELEVATION

SCALE: 3/16" = 1'-0"

BUILDING DESIGN STANDARDS:

FOR STREET FACING ELEVATIONS:
MUST USE AT LEAST (3) DIFFERENT CLASS-1 OR CLASS-2 MATERIALS = 75%
AND NOT MORE THAN 25% OF CLASS-3 OR CLASS-4 MATERIALS. CLASS 4 FACADE
MATERIALS SHALL NOT EXCEED 5% OF ANY PRIMARY FACADE AREA.

CLASS-1 MATERIALS USED ON THIS PROJECT:
- CULTURED STONE

CLASS-2 MATERIALS USED ON THIS PROJECT:
- NICHHA CEMENT FIBER BOARD COLOR 1
- NICHHA CEMENT FIBER BOARD COLOR 2

FRONT ELEVATION: (EAST)

(CLASS-1) STONE VENEER
(CLASS-2) NICHHA COLOR 1
(CLASS-2) NICHHA COLOR 2
GLAZING

CALCULATION %
13 %
62 %
10 %
15 %

WEST ELEVATION

(CLASS-1) STONE VENEER
(CLASS-2) NICHHA COLOR 1
(CLASS-2) NICHHA COLOR 2
GLAZING

CALCULATION %
13 %
70 %
15 %
2 %

SOUTH ELEVATION

(CLASS-1) STONE VENEER
(CLASS-2) NICHHA COLOR 1
(CLASS-2) NICHHA COLOR 2
GLAZING

CALCULATION %
13 %
70 %
16 %
1 %

NORTH ELEVATION

(CLASS-1) STONE VENEER
(CLASS-2) NICHHA COLOR 1
(CLASS-2) NICHHA COLOR 2
HM DOOR

CALCULATION %
13 %
70 %
15 %
2 %

EXTERIOR MATERIAL SELECTIONS

NOTE:
THESE SELECTIONS ARE PROVIDED TO SHOW
"COLOR AND DESIGN INTENT".

**FINAL SELECTIONS CAN/ OR WILL BE MADE BY THE
OWNER AS THIS PROJECT PROGRESSES.**

PARAPET CAPS & VISIBLE METAL TRIM

FIRESTONE or EQUAL
- MATCH STOREFRONT
- ANODIZED CLEAR ALUM.

ROOFING: TPO

ANY MANUFACTURER
- TPO
- WHITE

ROOFING: SOFFIT PANELS

FIRESTONE or EQUAL
- MATCH NICHHA COLOR-2
- INCLUDES: TRIM

NICHHA: COLOR-1

NICHHA FIBER CEMENT
- ILLUMINATION SERIES
- COLOR: FOG
- INSTALLATION
- STAGGERED 1/2

NICHHA: COLOR-2

NICHHA FIBER CEMENT
- ILLUMINATION SERIES
- COLOR: NICKEL
- INSTALLATION
- STAGGERED 1/2

TRASH SCREEN

1x6 EXTERIOR GRADE
- PAINT TO MATCH NICHHA
- COLOR-2

DRIVE-THRU WINDOW CLAD EXTERIOR FINISH

ANY MANUFACTURER
- MATCH STOREFRONT or
- WHITE
- INCLUDES:
- VISIBLE FLASHINGS

STOREFRONT EXTERIOR FINISH

KAWNEER
- ANODIZED
- ALUMINUM CLEAR
- INCLUDES
- VISIBLE FLASHINGS

STONE BANDING CAP TRIM/ WDW. SILL TRIM

FIRESTONE or EQUAL
- MATCH STOREFRONT
- (ANODIZED ALUM. CLEAR)

CULTURED STONE VENEER

ANY MANUFACTURER
- SELECTION = T.B.D.
- SUBMIT FOR APPROVAL
- BASIS OF DESIGN:
- VIOLA CHARCOAL

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INDIANOLA, IA

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--/--/----

PLAN NO. = 90-124

DWG. LIST

COLOR EXTERIOR
ELEVATIONS

SHEET NO.

A-202



MEMORANDUM

To: Planning and Zoning Commission

From:

Date: August 9, 2022

Subject: Consider recommendation on request for approval of a Final Plat for Wadle Subdivision.

Recommendation:

Attachments:

1. 1. Staff Report
2. 2. Application
3. 3. Site Plan
4. 4. Signed Attachments



Community Development

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

Staff Report

Planning and Zoning Commission

Date of Meeting: August 9, 2022

Agenda Item: 7. A. Consider recommendation on request for approval of a Final Plat for Wadle Subdivision.

Application Type: Final Subdivision Plat

Applicant: Jody Wadle

Zoning: R-1, Single-Family Residential Detached Zoning District

Comprehensive Plan Designation: Low-density Residential

Application Summary: Request for final plat approval of a minor subdivision to create one buildable lot for residential development and one unbuildable outlot.

AERIAL MAP



APPLICABLE CODE SECTIONS

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

170.06 FINAL PLATTING PROCEDURE.

1. A final plat shall be submitted within six (6) months of the approval of the preliminary plat, or such approval shall expire and the preliminary plat shall be resubmitted for approval prior to the preparation of a final plat.
2. Procedures for final plats shall be the same as set out for preliminary plats in Section 170.05 above.
3. Upon approval of the final plat, a certification of approval signed by the Mayor and attested by the Clerk shall be affixed to the original tracing of the final plat and copies of the same filed with the Clerk, County Auditor and County Recorder, along with such other certifications and instruments as may be required by law.
4. Final platting of townhome lots and as built surveys shall be completed and recorded prior to occupancy of the units.

170.10 FINAL PLAT REQUIREMENTS. The final plat shall meet the following specifications:

1. It may include all or only part of the preliminary plat.
2. The plat shall be drawn to the scale of fifty (50) feet to one (1) inch, provided that if the resulting drawing would be over thirty-six (36) inches in its shortest dimension, a scale of one hundred (100) feet to one (1) inch may be used. An electronic file is required to be filed prior to Planning and Zoning action with the Clerk.
3. The final plat shall contain the following:
 - A. Accurate boundary lines, with dimensions and angles, which provide a survey of the tract, closing with an error of not more than one (1) foot in three thousand (3,000) feet.
 - B. Accurate references to known or permanent monuments, giving the bearing and distance from some corner of a congressional division of the county of which the subdivision is a part.
 - C. Accurate locations of all existing and recorded streets intersecting the boundaries of the tract.
 - D. Accurate metes and bounds description of the boundary.
 - E. Street names.
 - F. Complete curve notes for all curves included in the plat.

- G. Street right-of-way lines with accurate dimensions in feet and hundredths of feet with angles to right-of-way lines and lot lines.
- H. Lot numbers and dimensions.
- I. Accurate locations and descriptions of easements for utilities and any limitations on such easements.
- J. Accurate dimensions for any property to be dedicated or reserved for public, semi-public or community use.
- K. Building lines and dimensions.
- L. The location, type, material and size of all monuments and markers.
- M. The name of the subdivision.
- N. The name and address of the owner and the subdivider.
- O. North point, scale and date.
- P. Certification by a registered land surveyor of the State of Iowa.
- Q. Certification of dedication of streets, easements and other public property.
- R. A resolution and certificate of approval by the Council for signatures of the Mayor and Clerk, stating that the plat, as described, has been acted upon and approved as required by Chapter 354, Code of Iowa, and that all dedications of streets easements and public lands have been accepted by the City.
- S. Location and dimensions of sidewalks to be installed prior to the occupancy of a developed lot.

ANALYSIS

The request is for final plat approval of a residential subdivision to create one (1) buildable lot for single-family development. The division would create Lot 1, a buildable lot for a single-family dwelling that is 0.366 acres in size and Outlot A, which is 0.346 acres in size and is undevelopable.

Access for lot 1 would take place off of W Euclid Avenue. According to the Iowa Department of Transportation (IDOT), 2012 data shows that W Euclid Avenue has an Annual Average Daily Traffic Count (AADT) of 1,840 vehicle. This street is classified as a minor collector street. Minor collector streets generally have a speed limit of twenty-five miles per hour (25 mph) and provide a continuous path for traffic on one side of US Highway 65/69. Minor collectors also provide connections to major collectors and arterial streets. They are the primary routes for trip destinations such as the Downtown Square, Irving, Wilder and Whittier Elementary Schools, as well as the High School. Additionally, Lot 1 of the proposed Wadle Subdivision contains a sidewalk.

Letters were mailed to property owners within 200 feet of the property on July 25, 2022. No comments were received as a result of these notifications being sent out.

ALTERNATIVES

The City of Indianola Planning and Zoning Commission may consider the following alternatives:

- 1) **The City of Indianola Planning and Zoning Commission recommends the final plat be approved, as submitted.**
- 2) The City of Indianola Planning and Zoning Commission recommends the final plat be approved, with conditions.
- 3) The City of Indianola Planning and Zoning Commission recommends the final plat be denied.
- 4) The City of Indianola Planning and Zoning Commission remands final plat, back to the applicant and/or staff for further review and/or modifications and directs staff to place this item on a future Planning and Zoning agenda.

RECOMMENDATION

Staff recommends that the City of Indianola Planning and Zoning Commission move alternative 1, recommending the final plat be approved, as submitted.

LAND DIVISION APPLICATION

Community Development

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



PROPERTY OWNER

(Last Name) Wadle
(First Name) Jody
(Address) 1807 West Euclid Avenue
(City) Indianola (State) IA (Zip) 50125
(Phone) 515-202-6343 (Email) jodywadle@gmail.com

APPLICANT (if not Property Owner)

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

☐

PLAT OF SURVEY

Submittal Requirements:

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

- ☐ Completed Application
- ☐ Filing Fee: \$75 per request
- ☐ Proposed plat of survey (hard copy)
- ☐ Proposed plat of survey (electronic copy)
- ☐ Legal description (electronic in word format)
- ☐ Other Information as required by Director

☐

PRELIMINARY PLAT

Submittal Requirements:

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

- ☐ Completed Application
- ☐ Filing Fee: \$250, plus \$10.00 for each lot in excess of 10 lots, land plus Outside Engineering Costs
- ☐ Proposed preliminary plat (hard copy)
- ☐ Proposed preliminary plat (electronic copy)
- ☐ Legal description (electronic in word format)
- ☐ All items as required by Section 170.09 of the Code of Ordinances of Indianola, Iowa
- ☐ Other Information as required by Director

☒

FINAL PLAT

Submittal Requirements:

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

- ☐ Completed Application
- ☐ Filing Fee: \$150, plus \$10.00 for each lot in excess of 10 lots, land plus Outside Engineering Costs
- ☐ Proposed plat of survey (hard copy)
- ☐ Proposed plat of survey (electronic copy)
- ☐ Legal description (electronic in word format)
- ☐ All items as required by Section 170.10 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 Jody Wadle

Name (printed) Jody Wadle

Date 6/14/22

FOR OFFICE USE ONLY: Code to 45685 (prelim & final)
Code to 45686 (plat of survey)

Date Received: _____

Receipt No: _____

Receipt Amount: _____

INDEX LEGEND

Location:: Kenwood Place Lot 25,26,27

Requestor: Jody Wadle

Proprietor:Jody Wadle

Project: 21031 Orig. date of Survey: 6/15/21

Surveyor Co: Boldman Surveying & Consulting

Prepared by/Return to: Craig S.Boldman

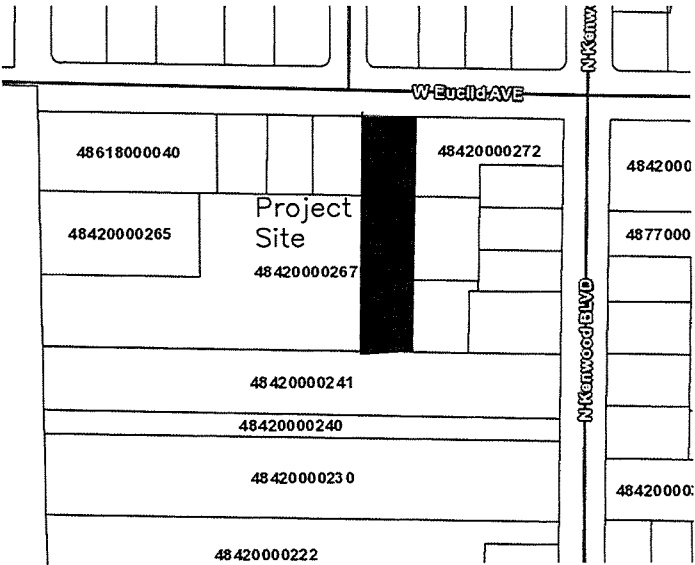
521 West Green Street, Winterset, Ia 50273

Phone/fax: 515-462-9242

FINAL PLAT of WADLE SUBDIVISION

Wadle Subdivison being a Subdivision of Parcel "B" of Parcel "A" in Section 26, Township 76 North, Range 24 West of the 5th P.M., according to the plat thereof recorded November 15, 2016 as Document # 2016-10211. Said Wadle Subdivision described as follows:

Beginning at the NE corner of Schlotterback Subdivison, an Official Plat,; thence S 89°14'27" E, along the North line of said Parcel "B" of Parcel "A" (also South right of way line of Euclid Avenue), a distance of 80.00' to the Northeast corner thereof; thence S 00°57'10" W, along the East line of said Parcel "B" of Parcel "A", a distance of 390.79' to the Southeast corner thereof; thence N 88°59'51" W, along the South line of said Parcel "B" of Parcel "A", a distance of 79.34'; thence N 00° 51' 21" E, along the Southerly extension of the East line of said Lot 1 a distance of 390.57' to the point of beginning. Containing 0.714 acres. Subject to a 20.00' Easement for Ingress and Egress along the East 20.00' of Lot 4 in Schlotterback Subdivision. Also subject to a Lot Tie Agreement between Lot 1 and Outlot "A"



Developer:
Jody Wadle
515-202-6343

Surveyor:
Boldman Surveying & Consulting
515-462-9242

Zoning: R-1

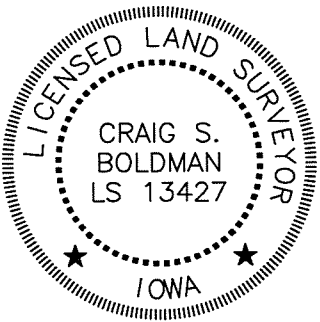
Front setback-30'
Rear setback-35'
Side yard-8' minimum total of 18'

Utilities:

Water, electric-Indianola Municipal Utilities
Sewer- City of Indianola.
Gas-Mid American
Cable- Indianola Municipal Utilities

LEGEND

1/2"IRON ROD w/ORANGE CAP #13427 SET ○
1/2"IRON ROD w/YELLOW CAP #5301 FOUND ■
IRON ROD FOUND (AS DESCRIBED) ●
NOTHING FOUND OR SET x
RECORD OR DEED DIMENSION (XXX)
P.U.E.=PUBLIC UTILITY EASEMENT



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa

Signature Craig S. Boldman Date 7/6/22

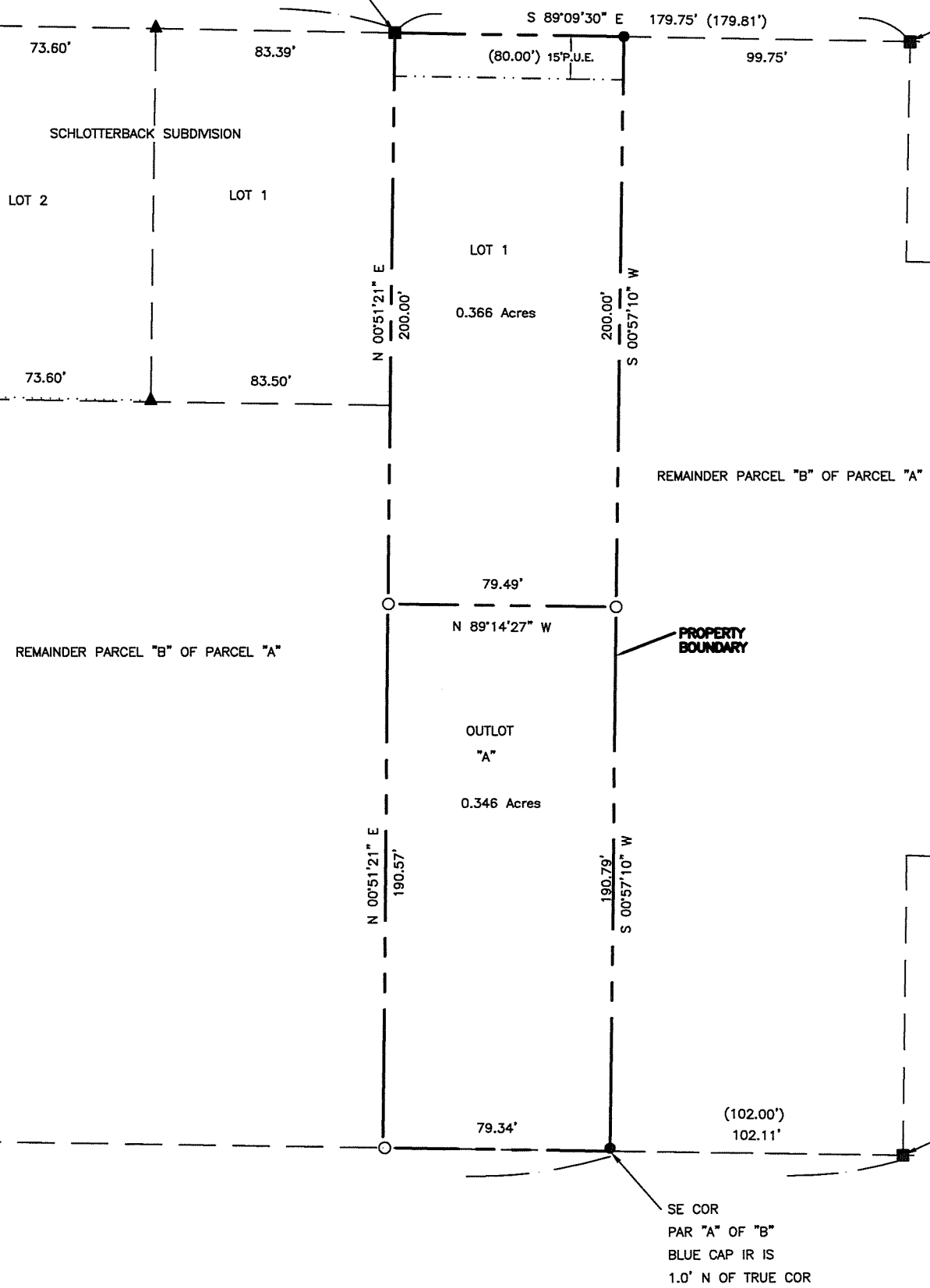
Name Craig S. Boldman P.L.S No. 13427

Renewal date is December 31, 2022

Pages or sheets covered by this seal All



P.O.B .
NE COR
SCHLOTTERBACK
SUB.
W.EUCLID AVENUE



PLACE



Prepared by and Return to: David J. Hellstern, Sullivan & Ward, 6601 Westown Parkway, Ste.200, W.D.M., IA 50266;
Telephone: 515-244-3500

PROPRIETOR CONSENT TO SUBDIVISION PLATTING

Know All Persons:

We, Jody R. Wadle and Cory K. Shaw, are the sole, lawful Owners and proprietors of the Real Property located in Warren County, Iowa, and legally described as follows:

Being a part of Parcel "B" of Parcel "A" in Section 26, Township 76 North, Range 24 West of the 5th P.M., as recorded in Book 2016 Page 10211 on November 15, 2016, described as follows:

Beginning at the NE corner of Schlotterback Subdivision, an Official Plat, thence S89°14'27"E, along the North line of said Parcel "B" of Parcel "A" (also South right of way line of Euclid Avenue), a distance of 80.00' to the Northeast corner thereof; thence S00°57'10"W, along the East line of said Parcel "B" of Parcel "A", a distance of 390.79' to the Southeast corner thereof; thence N88°59'51"W along the South line of said Parcel "B" of Parcel "A", a distance of 79.34'; thence N 00°51' 21"E, along the Southerly extension of the East line of said Lot 1 a distance of 390.57' to the point of beginning. Containing 0.714 acres. Subject to a 20.00' Easement for Ingress and Egress along the East 20.00' of Lot 4 in Schlotterback Subdivision. Also subject to a Lot Tie Agreement between Lot 1 and Outlot "A".

The Owners have caused to be filed herewith a subdivision plat of said Real Property together with all instruments required by law attached hereto and by this reference incorporated as if set out fully, all in accordance with the requirements of chapters 354 and 355 of the Code of Iowa and the ordinances of Indianola, Iowa, the Owners do hereby consent to the subdivision plat, which shall hereafter be known as: Wadle Subdivision, Warren County, Iowa.

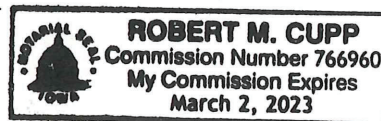
In Witness Whereof the Owners execute this instrument on the ____ day of May, 2022.


Jody R. Wadle


Cory K. Shaw

STATE OF IOWA, COUNTY OF WARREN, SS:

This record was acknowledged before me on the 13th day of May, 2022, by Jody R. Wadle and Cory K. Shaw.



NOTARY PUBLIC


513 122

Prepared by: Jason A. Springer, 148 W. 2nd Street, Suite 4, Madrid, IA 50156 515-419-1471
Return to: Same

Certificate of the County Auditor of Warren County, Iowa.

STATE OF IOWA)
)ss
COUNTY OF WARREN)

The undersigned, on behalf of the Warren County Auditor's office, having examined the records of my office, in accordance with the provisions of Section 354.11 and Section 354.6 of the Code of Iowa pertaining to the following described real estate:

Wadle Subdivision being a Subdivision of Parcel "B" of Parcel "A" in Section 26, Township 76 North, Range 24 West of the 5th P.M., according to the plat thereof recorded November 15, 2016 as Document # 2016-10211. Said Wadle Subdivision described as follows:

Beginning at the NE corner of Schlotterback Subdivision, an Official Plat,; thence S89°14'27" E, along the North line of said Parcel "B" of Parcel "A" (also South right of way line of Euclid Avenue), a distance of 80.00' to the Northeast corner thereof; thence S 00°57' 1 0" W,, along the East line of said Parcel "B" of Parcel "A", a distance of 390.79' to the Southeast corner thereof; thence N 88°59'51" W, along the South line of said Parcel "B" of Parcel "A", a distance of 79.34'; thence N 00°51' 21" E, along the Southerly extension of the East line of said Lot 1 a distance of 390.57' to the point of beginning. Containing 0.714 acres. Subject to a 20.00' Easement for Ingress and Egress along the East 20.00' of Lot 4 in Schlotterback Subdivision. Also subject to a Lot Tie Agreement between Lot 1 and Out lot "A"

to be known and platted as:

WADLE SUBDIVISION

do hereby certify that the name **WADLE SUBDIVISION** is available in Warren County, Iowa and that **WADLE SUBDIVISION** is hereby approved without objection by the Auditor's Office of Warren County, Iowa.

Dated this 9 day of June, 2022.

WARREN COUNTY AUDITOR

Traci VanderLinden
County Auditor of Warren County, Iowa

STATE OF IOWA, COUNTY OF WARREN

This record was acknowledged before me on June 9, 2022, by
Traci VanderLinden as Auditor of Warren County, Iowa.

Miranda C. Rodriguez
Signature of Notary Public



MIRANDA C. RODRIGUEZ
Commission Number
837816
My Commission Expires
3/2/2025

Prepared by: Jason A. Springer, 148 W. 2nd Street, Suite 4, Madrid, IA 50156 515-419-1471
Return to: Same

Certificate of the County Treasurer of WARREN County, Iowa.

STATE OF IOWA)
)ss
COUNTY OF WARREN)

The undersigned, on behalf of the Warren County Treasurer's office, hereby certifies that I have examined the records in my office in accordance with the provisions of Section 354.11 of the Code of Iowa pertaining to the following described real estate:

Wadle Subdivision being a Subdivision of Parcel "B" of Parcel "A" in Section 26, Township 76 North, Range 24 West of the 5th P.M., according to the plat thereof recorded November 15, 2016 as Document # 2016-10211. Said Wadle Subdivision described as follows:

Beginning at the NE corner of Schlotterback Subdivision, an Official Plat;; thence S89°14'27" E, along the North line of said Parcel "B" of Parcel "A" (also South right of way line of Euclid Avenue), a distance of 80.00' to the Northeast corner thereof; thence S 00°57' 1 0" W,, along the East line of said Parcel "B" of Parcel "A", a distance of 390.79' to the Southeast corner thereof; thence N 88°59'51" W, along the South line of said Parcel "B" of Parcel "A", a distance of 79.34'; thence N 00°51' 21" E, along the Southerly extension of the East line of said Lot 1 a distance of 390.57' to the point of beginning. Containing 0.714 acres. Subject to a 20.00' Easement for Ingress and Egress along the East 20.00' of Lot 4 in Schlotterback Subdivision. Also subject to a Lot Tie Agreement between Lot 1 and out lot "A"

to be hereinafter designated as **WADLE SUBDIVISION**, do hereby certify that the same is free from certified taxes, special assessments and special rates and charges, nor are there any taxes due for Monies and Credits, Bushels of Grain, Industrial Machinery, Data Processing Equipment, Utilities or Buildings. Taxes for fiscal year 2020-2021, payable 2021-2022, are paid through this date.

Dated this 9 day of June, 2022.

WARREN COUNTY TREASURER

Daugherty
Treasurer of Warren County, Iowa

STATE OF IOWA, COUNTY OF WARREN

This record was acknowledged before me on June 9, 2022, by
Julie Daugherty Treasurer of Warren County, Iowa.

Tabitha Clark
Signature of Notary Public





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[1919-1999]

Of Counsel
Robert M. Holliday
Michael J. Streit

**Law Offices
Sullivan & Ward, P.C.**

May 9, 2022

Jody Wadle
1807 West Euclid Avenue
Indianola, IA 50125

TITLE GUARANTY DIVISION
Member No. 10016

Re: Our File No. 4331.000
Part of Parcel "B" of Parcel "A", 26-76N-24W, Indianola, IA 50125

Dear Jody:

At your request we have examined Abstract of Title #70895 prepared by Iowa Title Company to the following described real estate:

Being a part of Parcel "B" of Parcel "A" in Section 26, Township 76 North, Range 24 West of the 5th P.M., as recorded in Book 2016 Page 10211 on November 15, 2016, described as follows:

Beginning at the NE corner of Schlotterback Subdivision, an Official Plat, thence S89°14'27"E, along the North line of said Parcel "B" of Parcel "A" (also South right of way line of Euclid Avenue), a distance of 80.00' to the Northeast corner thereof; thence S00°57'10"W, along the East line of said Parcel "B" of Parcel "A", a distance of 390.79' to the Southeast corner thereof; thence N88°59'51"W along the South line of said Parcel "B" of Parcel "A", a distance of 79.34'; thence N 00°51' 21"E, along the Southerly extension of the East line of said Lot 1 a distance of 390.57' to the point of beginning. Containing 0.714 acres. Subject to a 20.00' Easement for Ingress and Egress along the East 20.00' of Lot 4 in Schlotterback Subdivision. Also subject to a Lot Tie Agreement between Lot 1 and Outlot "A".

This preliminary title opinion, based upon that examination, is rendered for use and reliance by you and the City of Indianola. The Abstract has been certified as full and complete from the date of Original Entry (Root of Title) to August 17, 2021 at 6:00 a.m.

At the latter date and time, I find title to this property to be vested in Jody R. Wadle and Cory K. Shaw, as joint tenants with full rights of survivorship, pursuant to a Warranty Deed dated March 1, 2021 and recorded March 2, 2021 in Book 2021 at Page 2586 in the records of the Warren County Recorder.

Title to this property is subject to the following observations and comments:

SPECIAL PROVISIONS

1. None.

GENERAL PROVISIONS

1. The Abstract should be continued to show your interest.
2. The Abstract shows the real estate taxes for the tax year 2020-2021 for Parcel No. 48420000267 as due in the amount of \$84.00 for the first installment and due in the amount of \$84.00 for the second installment. Later taxes are not shown.
3. Any conveyance by the titleholder should show the marital status and should be executed by the spouse, if married.
4. You should be aware that certain activities that may result in environmental liability are not determinable from examining the Abstract of Title. Certain local, state and federal laws may require remedial and other action as well as impose civil and criminal liability. The violation of said laws could result in liens against the real estate related to certain activities.
5. You should note that assessment liens are created by the filing of certain documents in the office of the County Treasurer
6. You should be aware of the following items which relate to the subject property, which are not necessarily determinable from the Abstract of Title:
 - a. Zoning compliance;
 - b. Housing Codes compliance
 - c. Rights of parties in possession of the property;
 - d. Claims of materialmen, suppliers, laborers, and contractors arising during the last ninety days;
 - e. The boundaries of the property of any encroachments;
 - f. Easements;
 - g. Leases;

- h. The procuring of adequate insurance coverage.

If you desire assistance in resolving any of the above matters, please feel free to contact us.

7. This is only a preliminary title opinion. Once your transaction has closed and the documents have been recorded, you should have the entire Abstract continued in final form and have it returned to us for final examination, so we can render an Attorney's Certificate of Title for you.

8. Searches are shown in the abstract to have been made against Lois E. McPherson, Lois C. McPherson, Lois McPherson Enga, Craig Allen Wadle, Estate of Craig Allen Wadle, Jody Ray Wadle as Executor, Jody Ray Wadle, and Cory K. Shaw for the past ten years and no other liens were found. Searches should be continued to the date and time of recording your interest, to obtain a complete examination of title.

Sincerely,

SULLIVAN & WARD, P.C.

A handwritten signature in black ink, appearing to read "David J. Hellstern", with a stylized flourish at the end.

David J. Hellstern



Community Development

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

July 2022 Permit Report

<u>Code</u>	<u>Type</u>	<u>Permits Issued</u>	<u># of Units</u>	<u>Amount</u>	<u>Average</u>	<u>Non-Taxable</u>
101	Single Family Home	2	0	\$968,847.00	\$484,423.50	
102	Single Family Attach	0	0	\$0.00		
103	Two Family	0	0	\$0.00		
104	Three or More Families	0	0	\$0.00		
	Mobile Homes	0	0	\$0.00		
322	Service Stations	0		\$0.00		
324	Office	0		\$0.00		
328	Non-resident buildings	0		\$0.00	\$0.00	
329	Pool	2		\$110,135.00		
434	Residential Add/Alt	8		\$66,890.00	\$8,361.25	
437	Non-residential add/alt	0		\$0.00	#DIV/0!	
438	Res garage/carports	2		\$35,000.00		
645	Demo - sfd	1		\$0.00		
649	Demo - commercial	0		\$0.00		
July Total		15	0	\$1,180,872.00		
Residential Value		Commercial Value		All Non-Taxable		
100.0%		0.0%		0.0%		

YEAR TO DATE TOTAL						
<u>Code</u>	<u>Type</u>	<u>Permits Issued</u>	<u># of Units</u>	<u>Amount</u>	<u>Average</u>	<u>Non-Taxable</u>
101	Single Family Home	25	25	\$8,379,176.00	\$335,167.04	
102	Single Family Attach	0	0	\$0.00		
103	Two Family	0	0	\$0.00		
104	Three or More Families	0	0	\$0.00		
	Mobile Homes	0	0	\$0.00		
322	Service Stations	0		\$0.00		
324	Office	0		\$0.00		
328	Non-resident buildings	2		\$2,539,540.00	\$1,269,770.00	
329	Pool	6		\$310,135.00		
434	Residential add/alt	59		\$627,223.89	\$10,630.91	
437	Non-residential add/alt	5		\$2,710,500.00	\$542,100.00	
438	Res garage/carports	6		\$121,600.00		
645	Demo - sfd	6		\$0.00		
649	Demo - commercial	1		\$0.00		
YTD TOTAL		110	25	\$14,688,174.89		
Residential Value		Commercial Value		All Non-Taxable		
64.3%		35.7%		0.0%		



COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Charlie E. Dissell, AICP, Community and Economic Development Director
Date: August 4, 2022
Subject: Current Projects Update

The purpose of this memorandum is to provide a brief synopsis of different projects that may be of interest to the Council. Of the 26 projects listed, eight (8) are in review, four (4) have been approved and are awaiting construction to begin, 11 are in construction, two (2) have been completed, and one (1) has been withdrawn. All dates are 2022, unless noted otherwise.

1. Storage Units (1818 North 7th Street)

Status: Review

- Site plan submitted on July 22

2. TruBank (1807 North Jefferson Way)

Status: Review

- Site plan submitted on June 24
- Review comments returned on July 8
- Updated site plan submitted on July 21
- Review comments returned on August 4

3. Champion Express Car Wash (1807 North Jefferson Way)

Status: Review

- Site plan submitted on May 22
- Review comments returned on June 16
- Updated site plan submitted on June 24
- Review comments returned on July 11
- Updated site plan submitted on July 22
- Review comments returned on August 3

4. Medicap (2105 North 3rd Lane)

Status: Review

- Site plan submitted on May 26
- Review comments returned on June 7
- Updated site plan submitted on June 23
- Review comments returned on June 24
- Updated site plan submitted on June 28
- Planning and Zoning Commission reviewed site plan on July 12
- Planning and Zoning Commission to review site plan on August 9

5. CemenTech (1700 North 14th Street)

Status: Construction

- Site plan submitted on April 15
- Planning and Zoning Commission reviewed site plan on July 12
- City Council approved site plan on July 18

6. Missouri Valley JATC Expansion (1600 East Iowa Avenue)

Status: Approved

- Site plan and stormwater management plan submitted on March 16
- Review comments returned on April 6
- Revised site plan and stormwater management plan submitted on April 15
- Site plan and special use permit approved by the Board of Adjustment on May 4

7. New Commercial Building (1010 North Jefferson Way)

Status: Construction

- Site plan and stormwater management plan submitted on February 22
- City Council approved major site plan on May 16
- Site work has begun
- City Council approved an amended façade plan on June 20
- Amended site plan submitted on August 2 for second building on property.

8. Indianola Community School District Auxiliary Building (403 South 15th Street)

Status: Approved

- Site plan and stormwater management plan submitted on December 20, 2021
- Site plan and special use permit approved by the Board of Adjustment on April 6

9. Executive Laser Wash (2001 North 4th Street)

Status: Construction

- Site plan for building and site improvements submitted on July 27, 2021
- Site plan approved December 29, 2021
- Site work has begun

10. Southtown Chrysler Dodge Jeep Ram (2412 North Jefferson Way)

Status: Approved

- Site plan for building and site improvements submitted on July 22, 2021
- Review comments returned on August 6, 2021
- Updated site plan submitted on September 1, 2021
- Site plan approved on September 8, 2021

11. Overton Funeral Home (501 West Ashland Avenue)

Status: Construction

- Site plan submitted on June 15, 2021
- Site plan approved on July 14, 2021

12. Phillips Floor (1605 North 9th Street)

Status: Construction

- Site plan and building permit submitted on May 3, 2021
- Site plan approved on June 9, 2021
- Building permit issued on June 29, 2021

13. Des Moines Metro Opera Warehouse (1909 North 14th Street)

Status: Construction

- Site plan submitted on April 8, 2021, for a building addition
- Site plan approved on June 18, 2021
- Building permit issued on June 18, 2021

14. DeYarman Ford (2406 North Jefferson Way)

Status: Construction

- Alternate site plan for building elevations was approved by the City Council on March 23, 2021
- City Council approved minor subdivision plat on April 19, 2021
- Site plan submitted on May 14, 2021
- Site plan approved on August 23, 2021
- Building permit issued on August 23, 2021

15. All Creatures Small (2400 West 2nd Avenue)

Status: Construction

- Site Plan/Stormwater Management Plan submitted on January 25, 2021
- Site plan approved April 11
- Site work has begun

16. Williams Terrace (1600 Block of North 9th Street)

STATUS: Construction

- Developer hosted a neighborhood meeting on March 9, 2020
- City Council approved the rezoning request on July 6, 2020
- City Council approved the final plat on January 19, 2021
- Building permit application/plans received on February 26, 2021
- Site Plan submitted on March 26, 2021
- Easement vacation application submitted on May 18, 2021
- City Council approved site plan at its June 21, 2021, meeting
- Building permit issued on July 14, 2021
- Easement vacation approved on July 19, 2021
- Site work has begun

17. Trail View Plat 2

Status: Review

- Located east of South 15th Street and East 1st Avenue
- Preliminary plat submitted on May 13
- Review comments returned on June 7
- Updated preliminary plat submitted on June 15
- Review comments returned on June 22
- Updated preliminary plat submitted on June 24
- Planning and Zoning Commission reviewed preliminary plat on July 12
- City Council approved preliminary plat on July 18
- Developer withdrew application on July 25

18. Prairie Glynn 4

Status: Review

- Located north of East Euclid Avenue, along North 18th Street
- Preliminary plat application submitted on January 14
- Preliminary plat approved by the City Council on April 18
- Construction documents submitted on June 21 (no SWMP submitted)

19. Deer Ridge

Status: Review

- Located west of 1909 South K Street
- Preliminary plat application submitted on January 14
- Review comments returned on February 15
- Updated preliminary plat and stormwater management plan submitted on March 24
- Review comments returned on April 5
- Updated preliminary plat and stormwater management plan submitted on April 26
- Meeting with engineer on stormwater concerns took place on May 9
- Updated preliminary plat and stormwater management plan submitted on May 27
- Review comments returned on June 22

20. Ashton Park Plats 8-10

Status: Review

- Located on the east end of East Euclid Avenue
- Preliminary plat application received on November 30, 2021
- Preliminary plat approved by the City Council on April 18
- Construction documents submitted on May 10
- Construction document review comments returned on June 2
- Updated construction documents submitted on July 14
- Construction document review comments returned on August 3

21. Quail Meadows 4

Status: Completed

- Located on the north end of North 8th Street
- Construction documents received on August 27, 2021
- Review comments returned on September 8, 2021
- Revised construction documents received on September 29, 2021
- Review comments returned on October 19, 2021
- Updated construction documents received on December 15, 2021
- Review comments returned on December 28, 2021
- Updated construction documents submitted on February 1
- Review comments returned on February 7
- Updated construction documents submitted on February 15
- Final plat application submitted on March 22
- Planning and Zoning Commission approved final plat on June 14
- City Council approved final plat on August 1

22. Heritage Hills 12

Status: Review

- Located on the west end of Trail Ridge Road
- Preliminary plat received on August 10, 2021
- Review comments returned on August 25, 2021
- Revised preliminary plat submitted on September 8, 2021
- Comments on revised preliminary plat returned on September 22, 2021

23. Fox Run 2

Status: Approved

- Located north of the intersection of North 7th Court and East Lincoln Avenue
- Preliminary plat received on April 23, 2021
- Revised preliminary plat submitted on August 18, 2021
- Revised preliminary plat approved by the City Council on September 20, 2021
- Construction documents submitted on September 24, 2021
- Construction Documents approved on March 10

24. Heritage Hills 11

Status: Construction

- Located north of the intersection of North G Street and West Orchard Avenue
- Preliminary plat received on April 16, 2021
- City Council approved preliminary plat at its June 7, 2021 meeting
- Construction documents submitted on June 10, 2021
- Construction documents approved on December 1, 2021
- Site work has begun
- Planning and Zoning Commission approved final plat on June 14

25. Prairie Glynn Plat 3

STATUS: Completed

- Located southeast of the intersection of North 15th Street and East Iowa Avenue
- Preliminary plat received on October 20, 2020
- City Council approved preliminary plat at its meeting on May 17, 2021
- Construction documents approved on October 20, 2021
- Site work has begun
- Staff did a site inspection on June 1 with a punch list sent on June 3
- Planning and Zoning Commission approved final plat on June 14
- City Council approved final plat on August 1

26. Summercrest

STATUS: Construction

- Located north of the intersection of North 7th Street and East Hillcrest Avenue
- The City Council approved the Rezoning/PRD plan and preliminary plat on July 6, 2020
- Construction documents approved on September 25, 2020
- Site work has begun