



PLANNING AND ZONING COMMISSION MEETING

March 26, 2024

6:00 PM

City Council Chambers

Agenda

1. **Call to Order**
2. **Roll Call**
3. **Agenda Approval**
 - A. Approval of the agenda
4. **Minutes Approval**
 - A. Approval of the meeting minutes from February 27th, 2024
5. **Public Comment**
6. **Old Business**
7. **New Business**
 - A. Consider approval of a plat of survey request for Schoolyard Development LLC, for property addressed as 1602 E 2nd Avenue
 - B. Consider recommendation on a major site plan application for townhouse dwellings at 1602 E 2nd Avenue
 - C. Consider approval of a plat of survey request for Axel Johnston, for property addressed as 510 E Euclid Avenue
 - D. Consider recommendation on a Waiver of Sidewalk Requirement and Installation Covenant for natural/physical conditions or limitations at 1305 West 2nd Avenue
 - E. Consider approval of a preliminary plat request for Pickard Commerce Park Plat 1 - **WITHDRAWN FROM AGENDA BY APPLICANT**
8. **Comments**
 - A. Building Permit Report
 - B. Current Projects
 - C. Introduction to Planning and Zoning Training - Iowa State University Extension and Outreach
9. **Adjourn**



PLANNING AND ZONING COMMISSION MEETING

February 27, 2024

6:00 PM

City Council Chambers

Minutes

1. Call to Order

The meeting was called to order at 6:00 PM.

2. Roll Call

Commission members present: Sarah Ritchie, Al Farris, Misty Darling, Lin Stecker, Jake Vice, Justin Noethe, Rich Piper.

Staff members present: Charlie Dissell, Emily Rizvic, Miranda Chadwick

3. Agenda Approval

A. Approval of the agenda for February 27th, 2024.

Jake Vice made a motion to approve the agenda.

Rich Piper seconded the motion.

Motion passed.

4. Minutes Approval

A. Approval of January 23rd, 2024 meeting minutes.

Justin Noethe made a motion to approve the meeting minutes.

Lin Stecker seconded the motion.

Motion was passed.

5. Public Comment

6. Old Business

7. New Business

A. Consider vacation request from New Heights Church for an alley located east of the 100 block of South 1st Street and west of the 100 block of South Jefferson Way.

Lin Stecker made a motion to approve the request as submitted.

Jake Vice seconded the motion.

The motion was passed.

B. Consider the request from David Bentz for a modification to a Planned Unit Development (PUD) for a property located at 1203 North E Street

Justin Noethe made a motion to approve the request as submitted.

Lin Stecker seconded the motion.

The motion was passed.

C. Fair Acres Second Addition

1. Consider the request from Mark Lee to rezone property identified as Lot 3 and Lot 26 of Block M of the Fairacres Addition (Parcels #482/3713-0260, -0030), from the A-1 Zoning District to the R-1 Zoning District.

Jake Vice made a motion to approve the request as submitted.

Lin Stecker seconded the motion.

Motion was passed.

2. Consider the request from Mark Lee for final plat approval of Fairacres Second Addition.

Lin Stecker made a motion to approve the request as submitted.

Justin Noethe seconded the motion.

The motion was passed.

- D. Consider the request from Jesse Rognes for recommendation of approval of a preliminary plat for Emerald Bay Development.

Jake Vice made a motion to approve the request with conditions.

Lin Stecker seconded the motion.

The motion was passed.

8. Comments

- A. Building Permit Report
- B. Current Projects
- C. Indianola Housing Study and Needs Assessment

9. Adjourn

The meeting was adjourned at 6:46 PM.



MEMORANDUM

To: Planning and Zoning Commission

From: Charlie Dissell, Deputy City Manager Development and Operations, Emily Rizvic, Associate Planner

Date: March 26, 2024

Subject: Consider approval of a plat of survey request for Schoolyard Development LLC, for property addressed as 1602 E 2nd Avenue

Recommendation: Staff recommends that the Indianola Planning and Zoning Commission move alternative 1, that the request be approved, as submitted.

Attachments:

1. 1. Staff Report
2. 2. Application
3. 3. Plat of Survey
4. 4. Landscape Buffer Easement
5. 5. Public Utility Easement



COMMUNITY DEVELOPMENT

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

STAFF REPORT

PLANNING AND ZONING COMMISSION

Date of Meeting: March 26, 2024

Agenda Item: 7.A Consider approval of a plat of survey request for Schoolyard Development LLC, for property addressed as 1602 E 2nd Avenue

Application Type: Land Division

Applicant/Property Owner: Schoolyard Development LLC

Property Address/Parcel: 1602 E 2nd Avenue (Parcel #488/6000-0330)

Current Zoning: R-2 '*Single-Family Residential Attached*' Zoning District
C-2 '*Highway Commercial*' Zoning District

Application Summary

Schoolyard Development LLC has submitted a plat of survey request for property addressed as 1602 E 2nd Avenue (Parcel #488/6000-0330). The split would result in Parcel 'D', a 0.95-acre lot, developable for a commercial type use allowable in the C-2 Zoning District.

AERIAL MAP



APPLICABLE CODE SECTIONS

The following code 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 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 that may be required by law.

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 50 feet to one inch, provided that if the resulting drawing would be over 36 inches in its shortest dimension, a scale of 100 feet to one 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 foot in 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.

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- 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.
4. The final plat shall be accompanied by the following instruments:
- A. A statement by the proprietors and their spouses, if any, that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before an officer authorized to take the acknowledgments of deeds. The statement by the proprietors may also include a dedication to the public of all lands within the plat that are designated for streets, alleys, parks, open areas, school property, or other public use, if the dedication is approved by the Council.
 - B. A statement by the Auditor approving the name or title on the subdivision plat.
 - C. Either (i) a certificate bearing the approval of the Council stating that all improvements and installations in the subdivision required by this chapter have been made or installed in accordance with the City specifications, or (ii) a certificate from the owner or developer stating that all improvements required by this chapter shall be made or installed in accordance with City specifications before an occupancy compliance certificate is issued under the Zoning Ordinance, except as otherwise provided for in this chapter.
 - D. A petition by the subdivider to the Council to provide the necessary improvements and to assess the costs thereof against the subdivided property in accordance with the requirements regarding special assessments, provided, however, that the subdivider or property owners shall furnish the necessary waivers to permit the assessment of the entire cost of the improvement plus the necessary and reasonable cost of the assessment proceedings against the platted property even though the total amount exceeds the statutory limitations. The final plat shall state that the subdivider, the grantees, assignees and successors in interest agree that public services including but not limited to street maintenance, snow removal, rubbish, refuse and garbage collection will not be extended to this subdivision until the improvements have been completed and accepted by the City.
 - E. Easement(s) for Overland Drainage and/or Public Storm Sewer is required by and shall be in a form approved by the City.
 - F. A letter from the owner's engineer designing the public improvement stating that all public improvements completed have been made or installed in accordance with City Specifications prior to acceptance of maintenance bonds for such improvements.

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Schoolyard Development LLC, for property addressed as 1602 E 2nd Avenue**

5. The final plat shall also be accompanied by the following at the time it is presented for filing at the Warren County Recorder's Office.

- A. A statement from the mortgage holders or lienholders, if any, that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before an officer authorized to take the acknowledgment of deeds. An affidavit and bond as provided for in Section 354.12 of the Code of Iowa may be recorded in lieu of the consent of the mortgage or lienholder. When a mortgage or lienholder consents to the subdivision, a release of mortgage or lien shall be recorded for any areas conveyed to the City or dedicated to the public.
- B. An opinion by an attorney-at-law who has examined the abstract of title of the land being platted. The opinion shall state the names of the proprietors and holders of mortgages, liens or other encumbrances on the land being platted and shall note the encumbrances, along with any bonds securing the encumbrances. Utility easements shall not be construed to be encumbrances for the purpose of this section.
- C. A certificate of the County Treasurer that the land is free from certified taxes and certified special assessments or that the land is free from certified taxes and that the certified special assessments are secured by bond in compliance with Section 354.12 of the Code of Iowa.

The Council or Commission may request drafts or copies of any of the above instruments for examination at the time of processing the final plat if, in their opinion, the review of such instruments is deemed necessary to properly evaluate the proposed subdivision.

170.11 DESIGN STANDARDS – STREETS

1. General Considerations that must comply with the current Iowa Statewide Urban Design Standards for Public Improvements ("SUDAS").

- A. The street and alley layout shall provide access to all lots and parcels of land within the subdivision.
- B. Street jogs of less than 150 feet shall be avoided.
- C. Cul-de-sacs shall not exceed 700 feet in length.
- D. New subdivisions shall make provisions for continuation and extension of thoroughfares and collector streets and roads.
- E. No dead-end streets will be permitted except at subdivision boundaries and in no event shall any dead-end street be in excess of 500 feet.
- F. Thoroughfare and collector streets in a subdivision shall extend through to the boundaries thereof, unless a terminal point within the subdivision is shown in the master street plan.
- G. Alleys shall be discouraged in residential areas but shall be provided in commercial and industrial areas unless other suitable public or private access to loading and service areas is provided.
- H. Intersection of road centerlines shall be between 80 degrees and 100 degrees.
- I. Intersection of more than two streets at a point shall not be permitted.
- J. Where parkways or special types of streets are proposed, the Commission may apply special standards for the design of such parkways or streets.
- K. Proposed streets that are extensions of or in alignment with existing streets shall bear the name of the existing street. Names of new streets shall avoid duplication of or similarity to existing names of streets, or public and semi-public buildings and areas.
- L. Streets, avenues, places, and courts shall be named in the following manner:

General Direction	Long Streets	Short Streets
North and South	Streets	Courts
East and West	Avenues	Places
Diagonal	Roads	Ways
Curving	Drives	Lanes

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2. Minimum rights-of-way shall be provided as follows:

- A. Thoroughfares - 100 feet. In addition, access spacing on thoroughfares is as follows: (i) intersection spacing – 600 foot minimum; (ii) entrance spacing – 300 foot minimum; (iii) separation of entrance from intersection – 150 foot minimum.
- B. Residential collector streets - 70 feet.
- C. Commercial collector streets - 80 feet.
- D. Residential streets - 60 feet.
- E. Cul-de-sacs - 110 feet in diameter.
- F. Alleys - 20 feet.

3. The minimum width of surfacing to be provided shall be as follows:

- D. Residential Street – 25 feet or 31 feet within the discretion of the Council.
- E. Cul-de-sacs – 85 feet in diameter.
- F. Alleys – 20 feet.
- G. Sidewalks – 4 feet.

4. Grades. No street grade shall be less than one-half of one percent and shall not exceed the following limits:

- A. Thoroughfare streets – 4 percent.
- B. Collector streets – 6 percent.
- C. Residential streets – 8 percent.

170.13 DESIGN STANDARDS – LOTS

- 1. All lots shall abut on a street or place. Corner lots which abut on a thoroughfare or collector street shall have a minimum radius of 25 feet at the intersection.
- 2. Sidelines of lots shall approximate right angles to straight street lines and radial angles to curbed street lines except where a variation will provide better lot layout.
- 3. Lots with double frontage shall be avoided, except in specific locations where good planning indicates their use. In that event a planting screen shall be provided along the rear of the lot.
- 4. Corner lots shall not be less than 80 feet in width and interior lots shall not be less than 70 feet in width at the building line.
- 5. Lot depth shall not exceed two and one-half times the width.
- 6. No lot shall have less area than required by the Zoning Ordinance for the district in which it is located.

170.14 EASEMENTS

- 1. Easement not less than 15 feet in width shall be provided along each side of the front yard lot lines of all lots, and in the case of corner lots, the side street yard, and along such other lot liens as may be required by public and private utility companies.
- 2. Easements of greater width may be required for trunk lines, pressure lines, open drainage courses or high voltage lines and shall be provided as determined by the utility or Council.
- 3. Utility easements shall convey to the City, its successors and assigns, the perpetual right within the areas shown on the plat and described in the easement, to construct, reconstruct, operate and maintain electric lines consisting of poles, wires, cables, conduits, fixtures, anchors and other similar equipment, including the right to trim or remove trees within such areas where necessary to secure a clearance of four feet from the wires or poles, together with the right to extend to any telephone, telegraph, electric or power company, the right to use separately or jointly with the City, the areas included in the easement for the purposes above enumerated.

170.15 PARKS, SCHOOL SITES AND PUBLIC AREAS.

In subdividing property, consideration shall be given to suitable sites for schools, parks, playgrounds and other common areas for public use so as to conform to any recommendations of the most current Comprehensive Plan. Any provision for schools, parks and playgrounds should be indicated on the preliminary plan in order that it may be determined when and in what manner such areas will be provided or acquired by an appropriate taxing agency.

170.16 NATURAL DRAINAGE COURSES

Whenever any stream or important surface drainage course is located in an area which is being subdivided, the subdivider shall provide an adequate easement along each side of the stream for the purpose of widening, deepening, sloping, improving or protecting the stream or drainage course.

170.17 EROSION CONTROL (DESIGN STANDARDS)

Methods for controlling soil erosion shall be in accordance with current Iowa Department of Natural Resources Standards and requirements of NPDES permit.

170.19 SANITARY SEWERS

The subdivider shall at the subdivider's expense provide the subdivision with a complete sanitary sewer system including all necessary pumping stations, force mains, pumping equipment and other appurtenances, which shall connect with a sanitary sewer outlet or treatment facility approved by the Council. The sewers shall extend to the subdivision boundaries as necessary to provide for the extension of the sewers by adjacent property. Where sewers in excess of 15 inches in diameter are required, the additional cost shall be borne by the City.

170.20 PROHIBITED DISCHARGE

No storm water, surface water, ground water, roof runoff, swimming pool, subsurface drainage, cooling water or unpolluted water shall be discharged into the City sanitary sewer system. Any such discharge into the City sanitary sewer system shall be deemed a public nuisance and a municipal infraction.

170.21 STORM DRAINS

1. The subdivider shall, at the subdivider's expense, provide the subdivision with adequate drains, ditches, culverts, complete bridges, storm sewers, intakes and manholes to provide the collection and removal of all surface waters. These improvements shall extend to the boundaries of the subdivision so as to provide for extension by adjoining properties. Where oversize storm sewers or drainage structures are required to serve other areas of the watershed, the additional cost shall be borne by the developer.

2. The subdivider shall, at the subdivider's expense, provide the subdivision with a storm sewer system to adequately handle a five-year rain storm. The system shall include culverts, ditches, intakes, manholes, or any structure deemed necessary. All such structures shall meet the City of Indianola Standard Specifications. In addition, the subdivider shall, at the subdivider's expense, provide the subdivision with overland drainage courses and easements to adequately handle storm water in excess of a five-year rain storm and up to a 100-year rain storm. For any subdivision containing new streets, the system shall be designed by a licensed engineer registered to practice in the State of Iowa.

- A. Each lot shall be provided with minimum six-inch diameter storm sewer service line that is a minimum of four feet below ground level, stubbed to the property line, unless the Director of Community Development determines that sump lines can be taken to an existing overland drainage area. The sump pump line shall be a minimum of one and one-half inches in diameter.
- B. The storm sewer system line shall be made of reinforced concrete pipe or polyvinyl chloride (PVC) pipe. The sump pump lines shall be made of PVC, PVC Truss, or PVC corrugated pipe. All structures shall be built in accordance with City of Indianola Standard Construction Specifications for Subdivisions.
- C. The storm sewer system shall be large enough to provide for anticipated extension of use to serve additional areas, as set out in Indianola Comprehensive Plan.
- D. Storm sewer service lines shall be connected to the City storm sewer system at intakes, manholes, or directly into the City storm sewer pipe. Tapping storm sewer service lines into the City storm sewers shall be by using approved methods.

Should it not be possible to install a storm sewer service, as described above, alternate plans may be submitted for review by the City's consulting engineer and City staff.

170.22 WATER

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The subdivider shall at the subdivider's expense provide the subdivision with a complete water main supply system including hydrants, valves and other appurtenances which shall be extended into and through the subdivision to the boundary lines, and which shall provide a water connection for each lot, and shall be connected to the City water system. Fire hydrants shall be uniform throughout the subdivision and shall meet the standards and design approved by the Utilities Board of Trustees. Where water mains in excess of eight inches are required, the additional cost shall be borne by the City if the area is zoned R-2 or R-3. If at the time the main is to be installed the area in question is zoned R-4, any commercial or any industrial classification, the subdivider may be required to put in a water main in excess of eight inches at the subdivider's own expense. Whether the City shall pay a portion of the additional cost shall be discretionary with the Board of Trustees. Water mains shall extend to the boundaries of the subdivision so as to provide for extension by adjoining properties.

170.23 SIDEWALKS

The subdivider, developer or owner of the lot shall at their expense provide a four-foot wide concrete sidewalk along each lot frontage prior to the occupancy of the structure on the lot except as otherwise provided herein. In commercial or industrial areas where it can be demonstrated that there will be limited or no need for sidewalks, the Council may waive or modify the requirement for the installation of sidewalks after review and report from the Commission. The Council may waive the sidewalk requirement on cul-de-sacs. Any such waiver shall not be acted upon until the Council has received the recommendation of the Commission.

170.24 MARKERS

The subdivider shall at the subdivider's expense place an iron rod not less than one-half inch in diameter and 24 inches in length as follows:

1. Set in concrete three feet deep at the intersection of all lines forming angles in the boundary of the subdivision, and at all street intersections.
2. At lot corners and changes in direction of block and lot boundaries.

170.25 GRADING

The subdivider shall at the subdivider's expense bring all streets and alleys with the platted area which are being dedicated for public use to the grade approved by the Council.

170.26 CURB AND GUTTER

The subdivider shall at the subdivider's expense install curb and gutter on all streets in the plat being dedicated for public use. Curb and gutter shall be constructed of Portland cement concrete in accordance with designs and specifications and at grades approved by the Council.

170.27 EROSION CONTROL (REQUIRED IMPROVEMENTS)

The subdivider shall be responsible for controlling soil erosion and surface water runoff within the subdivision during its construction and development and shall provide erosion and runoff control measures as work progresses on site grading, the installation of sewers or other improvements or phases of work. Insofar as practical, erosion control measures shall be undertaken prior to any other development within the subdivision which will contribute to runoff or erosion.

170.28 SURFACING

The subdivider shall at the subdivider's expense surface all streets being dedicated for public use from curb to curb. Surfacing shall consist of not less than six inches of Portland cement concrete over a prepared subgrade and shall be constructed in accordance with designs and specifications and at grades approved by the Council. Where a surface width in excess of 31 feet is required, the cost of the additional surface width, which shall be assumed to be the center portion of the roadway surface, shall be paid by the City. On collector and thoroughfare streets where a higher standard than is herein required or a thickness of greater than eight inches is deemed necessary by the Council, the additional cost shall be born by the City. Where unimproved street right-of-way exists the owner or developer at the owner's or developer's own expense shall improve such right-of-way as required by this section for the entire width of the lot or lots (or for the entire width and the length of the lot or lots in the case of lot or lots

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bordered by more than one street) prior to or contemporaneous with the development of the lot or lots. The owner or developer shall also improve all other portions of unimproved street right of way serving such areas.

170.29 SPECIFICATIONS

The type of construction, the materials, the methods, the standards of subdivision improvements and the maintenance bonds shall be in accordance with the specifications found in a bound volume which is entitled Iowa Statewide Urban Design and Specification for Public Improvements which is on file in the Clerk's office. The Council may from time to time amend by resolution the standard construction specifications for subdivisions found in the volume. The Clerk shall keep a record of all amendments made to the specifications. Plans and specifications for subdivisions shall be submitted to the Community Development for approval prior to construction, accompanied by a fee as set by resolution of the City Council, and construction shall not be started until the plans and specifications have been approved.

170.30 APPROVAL OF PLANS AND SPECIFICATIONS

The approval of plans and specifications relative to improvements required by this chapter shall be effective for a period of two years after the approval. If the required improvements are not in place and accepted by the City within the times specified, the approval shall lapse and construction shall not be started and construction under way shall cease until resubmitted plans and specifications have been approved. The City shall have the right, at the time of the new request for approval, to require the subdivider to use the type of construction, the materials, the methods and standard of subdivision improvements equal to the specifications of the City for like work which are in effect at that time. The City may also require that the subdivider comply with any amended ordinance or ordinances relative to improvements under this chapter or any successor chapter relative to subdivision improvements which have been adopted between the time of initial approval and the renewed approval as herein required. The reapproval as required by this section specifically applies only to the plans and specifications relative to subdivision improvements and has no application as to lot sizes, set backs, lot boundaries, street location or other platting requirements which shall be final on Council approval unless changed by some other method permitted by law.

170.31 INSPECTION

The subdivider or developer shall cause the installation of all improvements to be inspected to ensure compliance with the requirements of this chapter. The cost of the inspection shall be borne by the subdivider or developer. All inspection reports and certificates of compliance shall be filed with the Clerk before any improvements are accepted by the Council. Before accepting any portion of paving, storm water improvement or sanitary sewer system and maintenance thereof which has been constructed under the provisions of Sections 170.19 and Section 170.29 above, the Council reserves the right to have all mains within the sewer system to be dedicated, televised in order to determine whether they have been properly constructed. The televising shall be at the expense of the subdivider or party making the dedication.

170.32 ACCEPTANCE

All of the improvements required in this chapter under **Sections 170.19** through **170.28** shall, upon their completion, inspection, approval and acceptance by the City of Indianola, become the property of the City.

170.33 ELECTRICAL SERVICE

The City, by and through Indianola Municipal Utilities, shall extend electric service to the subdivision and shall make electric service available to each lot in the subdivision that is within Indianola Municipal Utilities' assigned area of service pursuant to Code of Iowa Chapter 476. The City, by and through Indianola Municipal Utilities, shall install street lighting that is within Indianola Municipal Utilities' assigned area of service pursuant to Code of Iowa Chapter 476 to current Indianola Municipal Utilities' standards and specifications. In residential subdivisions, all electric lines, including individual house service lines installed by the owner or developer, shall be placed underground.

170.34 CHARGE FOR INSTALLATION OF ELECTRICAL SERVICE

The City, by and through Indianola Municipal Utilities, reserves the right to make a reasonable charge to be paid by the developer, builder or owner for any service extended as provided by Section 170.33 above. Said charges may be changed from time to time, but shall be in accordance with a schedule of charges set by the Indianola Municipal Utilities Board of Trustees.

170.36 FEES

Each plat of survey, preliminary plat and final plat submitted for approval shall be accompanied by a fee as set by Resolution of the City Council.

170.38 ENFORCEMENT

In addition to other remedies and penalties as prescribed by law, the provisions of this chapter shall not be violated subject to the following:

1. No plat of survey or subdivision in the City of within two miles thereof shall be recorded or filed with the County Auditor or County Recorder, nor shall any plat of subdivision have any validity until it complies with the provisions of this chapter and has been approved by the Council as prescribed herein.

ANALYSIS

Subject Property

Schoolyard Development LLC has submitted a plat of survey application for 1602 E 2nd Avenue (Parcel #488/6000-0330). The subject property is currently vacant and has a pending site plan application for review by the city, for the remaining portions north of proposed Parcel 'D'. Parcel 'D' is proposed as a 0.95-acre lot, for future commercial uses. Uses for the parcel is speculative.

To the north of the subject area is McVay Trail. To the east exists several parcels, including a 11.02-acre vacant parcel zoned for residential use and 2 single-family dwellings. To the south exists two commercially zoned and used lots, as well as Indianola Middle School. To the west is the Indianola High School.

The subject parcel for the split fronts along E 2nd Avenue and South 15th Street. E 2nd Avenue, which proposed Parcel "D" will front along, has an Annual Average Daily Traffic (AADT) of 6,200, according to the Iowa Department of Transportation (IDOT) as of 2022. E 2nd Avenue has an AADT of 3,300 as of 2016.

Historical aerial imagery shows that the subject area at one point contained a mobile home neighborhood, with approximately 52 mobile-home units. These mobile home units have since been removed.

The subject area is currently split zoned with the area proposed as Parcel "D" zoned as C-2 '*Highway Commercial*' and the remainder portions zoned for the R-2 '*Single-Family Residential Detached*' Zoning District.

The subject property does not appear to contain any environmentally sensitive features.

Future Land Use

The subject property is designated for medium to high density residential within the "Elevate Indianola" Comprehensive Plan. This land use designation guides for up to 25 residential units per gross acre and may incorporate a mix of housing types, including single-family detached, attached, and multi-family complexes. The designation may also include businesses that primarily serve residents if compatibility standards are met through a conditional use review.

The proposed division, if approved, would create Parcel "D", a proposed 0.95-acre parcel. The applicant has indicated that the intent of the division would be to split off commercial zoned areas of the parcel for sale or transfer, resulting in a lot buildable for commercial development.

COMMENTS FROM THE GENERAL PUBLIC

Notification letters were mailed to surrounding property owners within 200 feet of the subject property regarding the request on March 1, 2024. No comments have been received by the general public at the time of writing this report.

ALTERNATIVES

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

- 1) The City of Indianola Planning and Zoning Commission recommends approving the request as submitted.**
- 2) The City of Indianola Planning and Zoning Commission recommends approving the request with conditions.
- 3) The City of Indianola Planning and Zoning Commission recommends denying the request.
- 4) The City of Indianola Planning and Zoning Commission remands the request, 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 move alternative 1, that the request 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) Schoolyard Development LLC,
 (First Name) _____
 (Address) 2331 University Ave, Suite 200
 (City) Des Moines (State) IA (Zip) 50301
 (Phone) _____ (Email) _____

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: \$125 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*

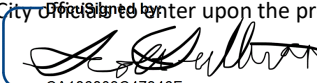
- ☐ Completed Application
- ☐ Filing Fee: \$350, plus \$10.00 for each lot in excess of 10 lots, land plus Outside Engineering
- ☒ Proposed preliminary plat (hard copy)
- ☐ Proposed preliminary plat (electronic copy)
- ☐ Legal description (electronic in word format)
- ☐ All items as required by Section 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: \$200, plus \$10.00 for each lot in excess of 10 lots, land plus Outside Engineering
- ☒ 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 of Indianola to enter upon the property for the purpose of inspection related to this application.

Signature 
 CA186803C47346F

Name (printed) SCOTT SULLIVAN

Date 1/15/2024

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

Date Received: _____
 Receipt No: _____
 Receipt Amount: _____

INDEX LEGEND

LOCATION: PART OF OUTLOT 33,
AUDITOR'S PLAT OF OUTLOTS IN
THE CITY OF INDIANOLA

REQUESTED BY: SCHOOLYARD DEVELOPMENT LLC
PROPRIETOR: 2331 UNIVERSITY AVE STE 200
DES MOINES, IA 50311

SURVEYOR: MATTHEW J. THOMAS, PLS

PREPARED BY: CIVIL DESIGN ADVANTAGE, LLC
& RETURN TO: 4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH: 515-369-4400

FIELD SURVEY: DECEMBER 15, 2023

PLAT LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, RED PLASTIC CAP#19968 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	(M)	
RECORDED BEARING & DISTANCE	(R)	
DEEDED BEARING & DISTANCE	(D)	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	

PLAT OF SURVEY - PARCEL "D"
PART OF OUTLOT 33 OF AUDITOR'S
PLAT OF OUTLOTS IN INDIANOLA

OUTLOT 32
AUDITOR'S PLAT OF
OUTLOTS IN INDIANOLA
OWNER: INDIANOLA
SCHOOL DISTRICT
1304 E 1ST AVE

WEST CORNER OF
PARCEL "A"
SURVEY IN IRR PLAT BK
4 PG 14 OF INDIANOLA
FND 5/8"IR W/YELLOW
CAP #3754

PART OF OUTLOT 33
AUDITOR'S PLAT OF
OUTLOTS IN INDIANOLA
OWNER: SCHOOLYARD
DEVELOPMENT, LLC
1602 E 2ND AVE

PROPOSED
30.00'
LANDSCAPE
BUFFER
EASEMENT

EXISTING 5.00'
GAS EASEMENT
BK 28 PG 583-584

NE CORNER
SEC 30-76-23
FND CUT 'X'

EXISTING 10.00'
GAS EASEMENT
BK 28 PG 451-452

N88°07'08"W 148.00'(M)
N90°00'00"W 148.00'(R)

NW CORNER
E 148' OF S 300' OF OUTLOT 33

NE CORNER
E 148' OF S 300' OF OUTLOT 33
FND 1/2"IR
0.7' NORTH
0.8' WEST

EXISTING 10.00'
GAS EASEMENT
BK 78 PG 503

N 118.9' E 148'
S 300' OUTLOT 33
IN INDIANOLA
SURVEY IN
IRR PLAT BK 7 PG
5 IN INDIANOLA
OWNER: SCOTT & JULIE A MILLER
209 S 15TH STREET

PARCEL "D"
41305 SF
0.95 AC

S00°07'25"W 229.97'(M)
S01°45'39"E 229.80'(R)

W 74' E 148'
S 181'
EXCEPT S 70'
OUTLOT 33
OWNER: INGRID L
ROOSE
1606 E 2ND AVE

E 74' E 148'
S 181'
EXCEPT S 70'
OUTLOT 33
OWNER: SHIRLEY
U BAKER
1810 E 2ND AVE

74.00'(M&R)
148.00'(M&R)
74.00'(M&R)

POINT OF BEGINNING
FND 5/8"IR
0.4' SOUTH
RESET MONUMENT

N88°07'08"W 181.90'(M)
N89°56'13"W 181.99'(R)

N00°07'25"E
70.03'
WARRANTY DEED
BK 250 PG 182
(FEE TITLE ROW)
OWNER: STATE OF IOWA

N 88°07'08" W
329.90'(M) 330.00'(R)

N88°07'08"W 2663.14'(M)
N88°09'24"W 2663.24'(R)

E 2ND AVENUE
(IOWA HWY 92)

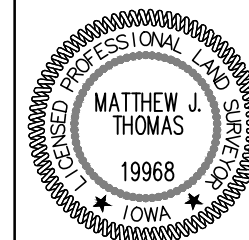
E1/4 CORNER
SEC 30-76-23 &
SE CORNER OUTLOT 33
FND 1/2"IR IN CUT 'X'
POINT OF COMMENCEMENT

S 15TH STREET
(70' R/W)

AREA ABOVE RESERVED FOR RECORDER
PARCEL "D" - PROPERTY DESCRIPTION

A part of OUTLOT 33 of the AUDITOR'S PLAT OF
OUTLOTS IN INDIANOLA, as shown in Plat Book 1
Page 139 of the Office of the Warren County
Recorder, more particularly described as follows:

Commencing at the East Quarter Corner of
Section 30, Township 76 North, Range 23 West of
the 5th P.M., City of Indianola, Warren County,
also being the Southeast Corner of said OUTLOT
33; thence North 88°07'08" West along the South
Line of the Southeast Quarter of the Northeast
Quarter of said Section 30 and the South Line of
said OUTLOT 33, a distance of 329.90 feet to
the Southwest Corner of said OUTLOT 33; thence
North 00°07'25" East along the West Line of said
OUTLOT 33, a distance of 70.03 feet to the
Point of Beginning and a point on the North
Right-of-Way Line of East 2nd Avenue; thence
continuing North 00°07'25" East along said West
Line, 224.39 feet; thence South 89°52'35" East,
181.82 feet to the Northwest Corner of the East
148 feet of the South 300 feet of said OUTLOT
33; thence South 00°07'25" West along the West
Line of the East 148 feet of the South 300 feet
of said OUTLOT 33, a distance of 229.97 feet to
a point on the North Right-of-Way Line of East
2nd Avenue; thence North 88°07'08" West along
said North Right-of-Way Line, 181.90 feet to the
Point of Beginning, containing 0.95 Acres (41,305
Square Feet), subject to all easements,
restrictions and covenants of record.



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS
PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED
BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND
THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR
UNDER THE LAWS OF THE STATE OF IOWA.

MATTHEW J. THOMAS, P.L.S.

DATE

LICENSE NUMBER 19968
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL:

THIS SHEET

DATE	REVISIONS	REVISED	FINAL
02/09/24			
12/19/23			

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

REVIEW:

TECH:

ENGINEER:



CIVIL DESIGN ADVANTAGE
INDIANOLA, IOWA

PLAT OF SURVEY - PARCEL "D"
PART OF OUTLOT 33 OF AUDITOR'S
PLAT OF OUTLOTS IN INDIANOLA

1/1

2301.034

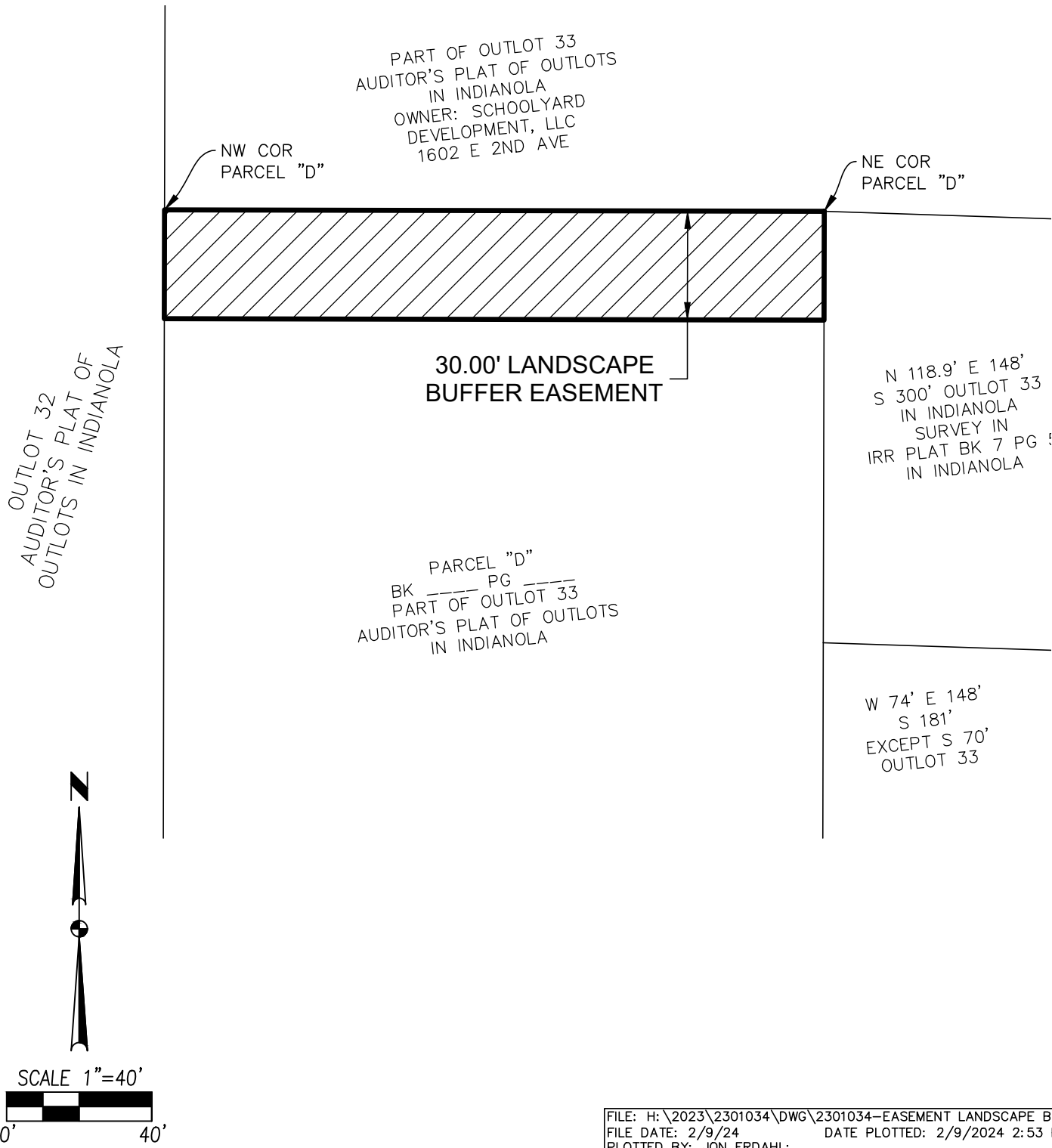
EXHIBIT 'A' - EASEMENT PLAT

OWNER

SCHOOLYARD DEVELOPMENT LLC
2331 UNIVERSITY AVE STE 200
DES MOINES, IA 50311

LANDSCAPE BUFFER EASEMENT DESCRIPTION

THE NORTH 30.00 FEET OF PARCEL "D" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK _____, PAGE _____, BEING A PART OF OUTLOT 33, AUDITOR'S PLAT OF OUTLOTS IN INDIANOLA, AN OFFICIAL PLAT IN THE CITY OF INDIANOLA, WARREN COUNTY, IOWA.



FILE: H:\2023\2301034\DWG\2301034-EASEMENT LANDSCAPE BUFFER.DWG
FILE DATE: 2/9/24 DATE PLOTTED: 2/9/2024 2:53 PM
PLOTTED BY: JON ERDAHL:

EXHIBIT 'A' - EASEMENT PLAT

OWNER

SCHOOLYARD DEVELOPMENT LLC
2331 UNIVERSITY AVE STE 200
DES MOINES, IA 50311

PUBLIC UTILITY EASEMENT DESCRIPTION

THE SOUTH 15.00 FEET OF PARCEL "D" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK _____, PAGE _____, BEING A PART OF OUTLOT 33, AUDITOR'S PLAT OF OUTLOTS IN INDIANOLA, AN OFFICIAL PLAT IN THE CITY OF INDIANOLA, WARREN COUNTY, IOWA.

PART OF OUTLOT 33
AUDITOR'S PLAT OF OUTLOTS
IN INDIANOLA
OWNER: SCHOOLYARD
DEVELOPMENT, LLC
1602 E 2ND AVE

OUTLOT 32
AUDITOR'S PLAT OF
OUTLOTS IN INDIANOLA

PARCEL "D"
BK _____ PG _____
PART OF OUTLOT 33
AUDITOR'S PLAT OF OUTLOTS
IN INDIANOLA

N 118.9' E 148'
S 300' OUTLOT 33
IN INDIANOLA
SURVEY IN
IRR PLAT BK 7 PG 1
IN INDIANOLA

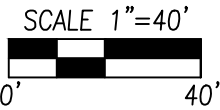
W 74' E 148'
S 181'
EXCEPT S 70'
OUTLOT 33

15.00' PUBLIC
UTILITY EASEMENT

SW COR
PARCEL "D"

E 2ND AVENUE
(IOWA HWY 92)

SE COR
PARCEL "D"



FILE: H:\2023\2301034\DWG\2301034-EASEMENT PUE.DWG
FILE DATE: 2/9/24 DATE PLOTTED: 2/9/2024 3:04 PM
PLOTTED BY: JON ERDAHL:



MEMORANDUM

To: Planning and Zoning Commission

From: Emily Rizvic, Associate Planner, Charlie Dissell, Deputy City Manager Development and Operations

Date: March 26, 2024

Subject: Consider recommendation on a major site plan application for townhouse dwellings at 1602 E 2nd Avenue

Recommendation: Staff recommends that the Indianola Planning and Zoning Commission move alternative 2, that the request be approved, with the following conditions:

- 1. Any areas of issues/concerns with the SWMP and SWPPP must be addressed prior to construction.

- Attachments:**
- 1. 1. Staff Report
 - 2. 2. Application
 - 3. 3. Site Plan
 - 4. 4. Architectural Elevations
 - 5. 5. Photometric Plan



COMMUNITY DEVELOPMENT

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

STAFF REPORT

PLANNING AND ZONING COMMISSION

Date of Meeting: March 26, 2024

Agenda Item: 7.B Consider recommendation on a major site plan application for townhouse dwellings at 1602 E 2nd Avenue

Application Type: Site Plan

Applicant/Property Owner: Schoolyard Townhomes LLC

Property Address/Parcel: 1602 E 2nd Avenue

Current Zoning: R-2 '*Single-Family Residential Attached*' Zoning District

Comprehensive Plan Designation: Medium to High Density Residential

Application Summary

Schoolyard Townhomes LLC is requesting approval for a major site plan application for property located at 1602 E 2nd Avenue (Parcel #488/6000-0330). The request would allow for 52 residential units (9.25 units/acre) to be developed at the site, built over four bi-attached horizontal residential buildings.

AERIAL MAP



APPLICABLE CODE SECTIONS

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

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, 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.

**Agenda Item: 7.B consider recommendation on a major site plan application
for townhouse dwellings at 1602 E 2nd Avenue**

- 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

Subject Property

Schoolyard Townhomes LLC has submitted a major site plan application for property located at 1602 E 2nd Avenue. The proposal shows four horizontal residential structures (townhomes), containing a total of 52 residential units. The four structures equate to approximately 56,540 square feet of building space. A total of 142,112 impervious surface area is shown.

To the north of the subject area is McVay Trail. To the east exists several parcels, including a 11.02-acre vacant parcel zoned for residential use and 2 single-family dwellings. To the south exists two commercially zoned and used lots, as well as Indianola Middle School. To the west is the Indianola High School. The property is a lot located on a cul-de-sac, and takes access off of E Orchard Place. No Annual Average Daily Traffic (AADT) is available for this road at this time.

The subject parcel fronts along E 2nd Avenue and South 15th Street. E 2nd Avenue, which has an Annual Average Daily Traffic (AADT) of 6,200, according to the Iowa Department of Transportation (IDOT) as of 2022. E 2nd Avenue has an AADT of 3,300 as of 2016.

Historical aerial imagery shows that the subject area at one point contained a mobile home neighborhood, with approximately 52 mobile-home units. These mobile home units have since been removed.

Zoning Analysis

Chapter 165.07 requires two (2) off-street parking spots per dwelling unit. A total of 104 parking spaces is required on the site. A total of 128 parking spaces (including 6 handicap parking spaces) are provided. Off-street parking on the site exceeds the minimum amount required.

The total area of this site is 286,011 square feet (6.57-acres). The site requires 25% minimum of open space. The property is showing approximately 37.5% of open space, exceeding minimum open space requirements. The landscape buffer is required for the site between commercial lot Parcel 'D' to the south and the residential development. This buffer will be implemented at the time of development of Parcel D. Landscaping throughout open spaces and parking lots areas are shown as required.

The building is classified as a horizontally attached residential building (townhouses). This building type requires that dwellings and accessory structures utilize a combination of Class 1, 2, 3, and 4 building exterior and roofing materials, utilizing at least 3 different type of façade materials. Architectural renderings show that the building façade is utilizing lap-siding, board & batten, glass, and shingles.

Horizontally attached residential buildings also require for each individual dwelling unit to have a change in the wall plane and a change in the exterior material type, texture, and/or color to differentiate it from the adjoining units. The architectural renderings show that lap-siding and board & batten will be on an alternating color schedule, to create differentiation between the units. Wall planes are also shown at a variety, rather than one continuous plane.

Future Land Use

According to the 'Elevate Indianola' Comprehensive Plan, the future land use of this area is designated as Medium to High Density Residential. This land use designation guides for up to 25 residential units per gross acre and may incorporate a mix of housing types, including single-family detached, attached, and multi-family complexes. The designation may also include businesses that primarily serve residents if compatibility standards are met through a conditional use review.

The site is proposing 52 residential units, at a density of 9.25 units per acre. The proposed use and density is consistent with guidance in the Comprehensive Plan.

COMMENTS FROM THE GENERAL PUBLIC

No notification letters were sent out as part of this request. No public comments have been submitted at the time of writing this report.

FINDINGS OF FACT

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

The applicant has provided a site plan with their application that shows the proposed use and proposed site improvements. Minimum zoning code requirements for this site are met. All members of the Development Review Team (DRT) have reviewed this site plan, including Community Development, Fire, Parks and Recreation, Public Works, Water Resources Recovery, IMU Electric, Fiber, and Water.

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

The total area of this site is 244,890 (5.62 acres). The site plan has been reviewed for proposed setbacks, open space requirements, stormwater management, and off-street parking, and other applicable sections of city code and state/federal regulations.

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 areas

The proposed use is not anticipated to unduly impact the health, safety, and general welfare of persons residing or working in adjoining property or surrounding areas. Existing topography and proposed buffers will provide buffering of the proposed use and surrounding commercial uses.

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

The property will contain two access points along S 15th Street, into the residential development. The siting of these access points and the development is not anticipated to increase traffic congestion unduly.

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

The proposed use has been reviewed by the Development Review Team (DRT), including relating utility contacts, the Public Works Director, and the City Engineer. A condition is placed on the request to update the Stormwater Management Plan and Stormwater Pollution Prevention Plan upon additional review from the City Engineer.

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

The proposed use and site improvements are compatible with the surrounding neighborhood and are not anticipated to diminish or impair established property values. The site and density proposed is consistent with guidance in the City Comprehensive Plan.

vii. 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.

COMMENTS FROM THE GENERAL PUBLIC

The following comments have been received relating to this request:

1. I believe with the increased number of vehicles that type of housing creates, the intersection of highway 92 and 15th street needs addressed as well. The stop light already has delays and student crossing can be challenging at best during early morning pre and post school start times. Turn lanes/turn light for the 15th street traffic should be considered as well. With the number of new homes built north of 15th in the Diligent Development, we are already seeing a fairly significant increase in traffic. This possible development compounds the issue.

Stephen Jenkins, 1501 E 1st Avenue

RECOMMENDATION

Staff recommends that the Indianola Planning and Zoning Commission move alternative 2, that the request be approved, with the following conditions:

1. Any areas of issues/concerns with the SWMP and SWPPP must be addressed prior to construction.

SITE DEVELOPMENT APPLICATION

Community Development

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



PROPERTY OWNER

(Last Name) Schoolyard Development LLC,
(First Name) _____
(Address) 2331 University Ave, Suite 200
(City) Des Moines (State) IA (Zip) 50301
(Phone) _____ (Email) _____

APPLICANT (if not Property Owner)

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



CONSTRUCTION DOCUMENTS

Submittal Requirements:

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

- ☐ Completed Application
- ☐ Filing Fee for minor review: \$200 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: 1602 E. 2nd Avenue
- ☒ Filing Fee for major review: \$300, plus OEC
- ☒ Current Zoning: R-2 and C-2
- ☒ 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)

Scott Sullivan
Scott Sullivan

Date

1/11/23

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

Date Received: _____
Receipt No: _____
Receipt Amount: _____

FILE: H:\2023\2301034\DWG\2301034-SITE.DWG
DATE PLOTTED: 3/8/2024 3:31 PM
PLOTTER: HP
DRAWN BY: JESWK

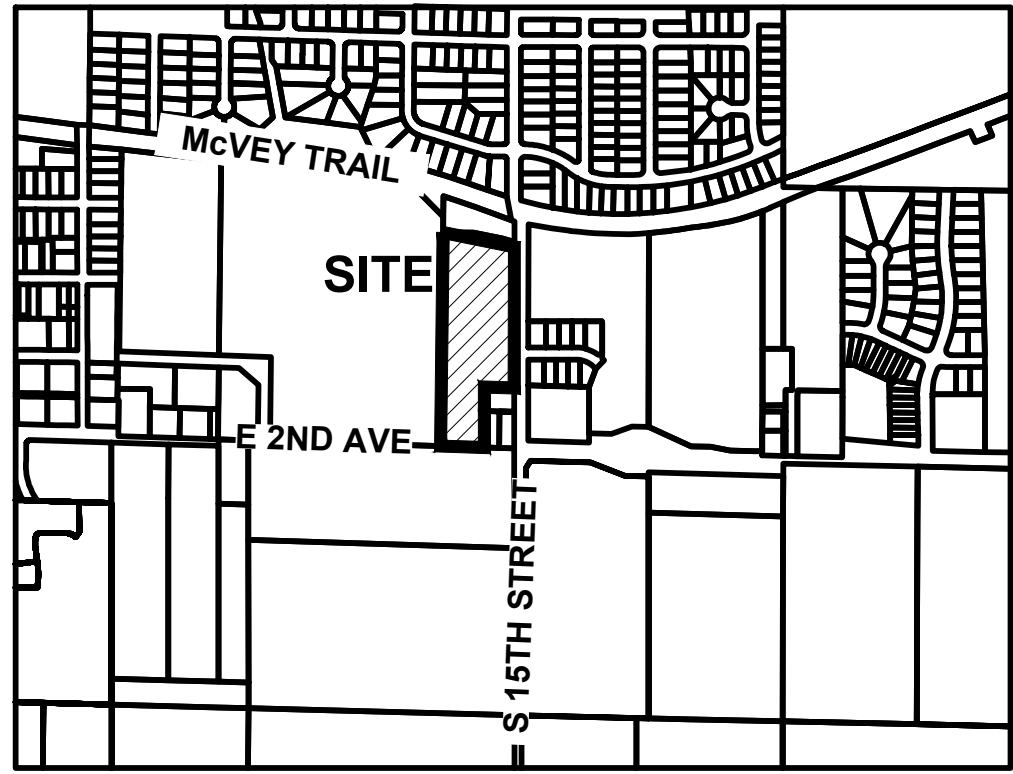
SITE PLAN/PRELIMINARY PLAT FOR:

SCHOOLYARD TOWNHOMES

INDIANOLA, IOWA

VICINITY MAP

NOT TO SCALE



INDIANOLA, IOWA

OWNER/APPLICANT

SCHOOLYARD DEVELOPMENT, LLC
2331 UNIVERSITY AVE STE 200
DES MOINES, IA 50311
CONTACT: JOSH JENSEN
EMAIL: JJENSEN.BUILDER@GMAIL.COM
PH: (515) 865-1310

ENGINEER

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

SURVEYOR

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

ARCHITECT

RIESBERG GROUP DESIGN
CONTACT: KEVIN REISBERG
BUILDING DESIGN PROFESSIONAL
EMAIL: REISBERGGROUP@GMAIL.COM
PH: (515) 202-3386

DATE OF SURVEY

08/30/2023
11/15/2023

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = 03/01/2024
ANTICIPATED FINISH DATE = 03/01/2025

SUBMITTAL DATES

FIRST SUBMITTAL: 01/12/2024
SECOND SUBMITTAL: 02/12/2024
THIRD SUBMITTAL: 02/27/2024
FOURTH SUBMITTAL: 03/08/2024

LEGAL DESCRIPTION

OUTLOT 33 OF AUDITOR'S PLAT OF OUTLOTS IN INDIANOLA, WARREN COUNTY, IOWA;
EXCEPT THE SOUTH 300 FEET OF THE EAST 148 FEET;
AND EXCEPT BEGINNING AT A POINT 982.5 FEET NORTH OF THE SOUTHEAST CORNER OF THE S 1/2 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 76 NORTH, RANGE 23 WEST OF THE 5TH P.M., IOWA; THENCE NORTH 75° 55' WEST A DISTANCE OF 337 FEET TO THE WEST LINE OF OUTLOT 33; THENCE NORTH A DISTANCE OF 172 FEET ALONG SAID LOT LINE TO THE JUNCTION OF C.B. & Q RAILROAD RIGHT-OF-WAY, THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 343 FEET TO THE SECTION LINE, THENCE SOUTH A DISTANCE OF 178.1 FT TO POINT OF BEGINNING;
AND EXCEPT A PARCEL OF LAND LOCATED IN OUTLOT 33 OF THE AUDITOR'S PLAT OF OUTLOTS IN THE CITY OF INDIANOLA, BEING A PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 76 NORTH, RANGE 23 WEST OF THE 5TH P.M., WARREN COUNTY, IOWA, AS SHOWN ON ACQUISITION PLAT EXHIBIT "A" : COMMENCING AT THE E 1/4 CORNER OF SAID SECTION 30; THENCE N 89° 43' 1/4' W, 148.0 FEET ALONG THE SOUTH LINE OF THE NE 1/4 OF SAID SECTION 30, TO THE POINT OF BEGINNING; THENCE CONTINUING N 89° 43' 1/4' W, 182.0 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID OUTLOT 33; THENCE N 01° 29' W, 70.0 FEET ALONG SAID WEST LINE; THENCE S 89° 46' 1/4' E, 181.9 FEET TO THE WEST LINE OF A CERTAIN TRACT OF LAND DESCRIBED IN BOOK 233, PAGE 40 IN THE OFFICE OF THE WARREN COUNTY RECORDER; THENCE S 01° 29' E 70.2 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING; CONTAINING 0.29 ACRES, MORE OR LESS, INCLUDING 0.14 ACRE, MORE OR LESS, WITHIN THE PRESENTLY ESTABLISHED RIGHT-OF-WAY, NOTE: THE SOUTH LINE OF THE NE 1/4 OF SAID SECTION 30 IS ASSUMED TO BEAR N 89° 43' 1/4' W;
AND

PARCEL "A" OF THE REVISED PLAT OF SURVEY OF AUDITOR'S OUTLOT 33 OF AUDITOR'S PLAT OF OUTLOTS IN INDIANOLA, WARREN COUNTY, IOWA, AS SHOWN IN IRREGULAR PLAT BOOK 11, PAGE 15 OF INDIANOLA IN THE OFFICE OF THE WARREN COUNTY RECORDER.

AND EXCEPT PARCEL "D" AS SHOWN IN INSTRUMENT # 2024-***** IN THE OFFICE OF THE WARREN COUNTY RECORDER.

DEVELOPMENT SUMMARY

AREA: 6.57 ACRES (286,011 SF)

ZONING: R-2 - SINGLE FAMILY RESIDENTIAL ATTACHED

SETBACKS:

FRONT: 30 FEET PARKING & BUILDING
SIDE: 10 FEET PARKING, 30 FEET BUILDING
REAR: 10 FEET PARKING, 30 FEET BUILDING

OPEN SPACE CALCULATION:

LOT 1 -
TOTAL SITE: = 244,890 (5.62 AC.)
BUILDING = 56,540 SF
PARKING AREAS = 20,963 SF
DRIVEWAYS = 50,454 SF
6" SIDEWALK = 6,595 SF
4" SIDEWALK = 18,487 SF
OPEN SPACE PROVIDED = 91,851 SF (37.5%)
OPEN SPACE REQUIRED = 61,151 SF (25.0%)

LOT 2 -
TOTAL SITE: = 41,305 (0.95 AC.)
FUT. COMMERCIAL DEVELOPMENT = 33,044 SF
OPEN SPACE PROVIDED = 41,305 SF (100%)

UNITS:

52 UNITS (9.25 UNITS PER ACRE)

PARKING:

TOTAL REQUIRED = 2 PER DWELLING UNIT
= 52 UNITS x 2
= 104 SPACES
TOTAL PROVIDED = 128 SPACES
ACCESSIBLE SPACES REQUIRED = 5 SPACES
VAN SPACES REQUIRED = 1 SPACE
ACCESSIBLE SPACES PROVIDED = 6 SPACES
VAN SPACES PROVIDED = 1 SPACE

INDEX OF SHEETS

NO.	DESCRIPTION
C0.1	COVER SHEET
C1.1-C1.2	DETAILS
C2.1	TOPOGRAPHIC AND DEMOLITION PLAN
C3.1	OVERALL SITE MAP
C3.2	DIMENSION PLAN
C4.1-C4.4	GRADING PLAN
C5.1	EROSION AND SEDIMENT CONTROL PLAN
C6.1	UTILITY PLAN
C7.1	LANDSCAPE PLAN

ZONING

LOT 1 - R-2: SINGLE FAMILY RESIDENTIAL ATTACHED DISTRICT

LOT 2 - C-2: HIGHWAY COMMERCIAL ZONING DISTRICT

PROJECT SITE ADDRESS

1602 E 2ND AVENUE & 101, 103, 105, & 107 S 15TH STREET
INDIANOLA, IA 50125

EXISTING/ PROPOSED USE

EXISTING: VACANT LOT

PROPOSED: MULTI-FAMILY RESIDENTIAL

BENCHMARKS

- BURY BOLT ON THE HYDRANT AT THE NE ENTRANCE OF THE SITE ON THE WEST SIDE OF N 15TH STREET.
ELEV.=901.32
- CUT "X" IN THE BACK OF THE CURB INT HE NE CORNER OF THE INTERSECTION BETWEEN EAST 2ND AVE AND N 15TH STREET.
ELEV.=939.68

EQUIVALENT RESIDENTIAL UNITS (ERU)

IMPERVIOUS AREA = 244,603 - 102,491 = 142,112 SF
ERU = 1 + (IMPERV. AREA-3,400)/3,400
= 1 + ((142112 - 3,400)/3,400)
= 1 + 40.8 = 41.8

GENERAL LEGEND

PROPOSED	EXISTING
PROPERTY BOUNDARY	SANITARY MANHOLE
SECTION LINE	WATER VALVE BOX
CENTER LINE	FIRE HYDRANT
RIGHT OF WAY	WATER CURB STOP
BUILDING SETBACK	WELL
PERMANENT EASEMENT	STORM SEWER MANHOLE
TEMPORARY EASEMENT	STORM SEWER SINGLE INTAKE
TYPE SW-501 STORM INTAKE	STORM SEWER DOUBLE INTAKE
TYPE SW-502 STORM INTAKE	FLARED END SECTION
TYPE SW-503 STORM INTAKE	DECIDUOUS TREE
TYPE SW-505 STORM INTAKE	CONIFEROUS TREE
TYPE SW-506 STORM INTAKE	DECIDUOUS SHRUB
TYPE SW-512 STORM INTAKE	CONIFEROUS SHRUB
TYPE SW-513 STORM INTAKE	ELECTRIC POWER POLE
TYPE SW-401 STORM MANHOLE	GUY ANCHOR
TYPE SW-402 STORM MANHOLE	STREET LIGHT
FLARED END SECTION	POWER POLE W/ TRANSFORMER
TYPE SW-301 SANITARY MANHOLE	UTILITY POLE W/ LIGHT
STORM/SANITARY CLEANOUT	ELECTRIC BOX
WATER VALVE	ELECTRIC TRANSFORMER
FIRE HYDRANT ASSEMBLY	ELECTRIC MANHOLE OR VAULT
SIGN	TRAFFIC SIGN
DETECTABLE WARNING PANEL	TELEPHONE JUNCTION BOX
WATER CURB STOP	TELEPHONE MANHOLE/VAULT
SANITARY SEWER	TELEPHONE POLE
SANITARY SERVICE	GAS VALVE BOX
STORM SEWER	CABLE TV JUNCTION BOX
STORM SERVICE	CABLE TV MANHOLE/VAULT
WATERMAIN WITH SIZE	MAIL BOX
WATER SERVICE	BENCHMARK
SAWCUT (FULL DEPTH)	SOIL BORING
SILT FENCE	UNDERGROUND TV CABLE
USE AS CONSTRUCTED	GAS MAIN
MINIMUM PROTECTION ELEVATION	FIBER OPTIC
TOP OF WALL	UNDERGROUND TELEPHONE
FORM GRADE WALL	OVERHEAD ELECTRIC
TOP OF STAIRS	UNDERGROUND ELECTRIC
BOTTOM OF STAIRS	FIELD TILE



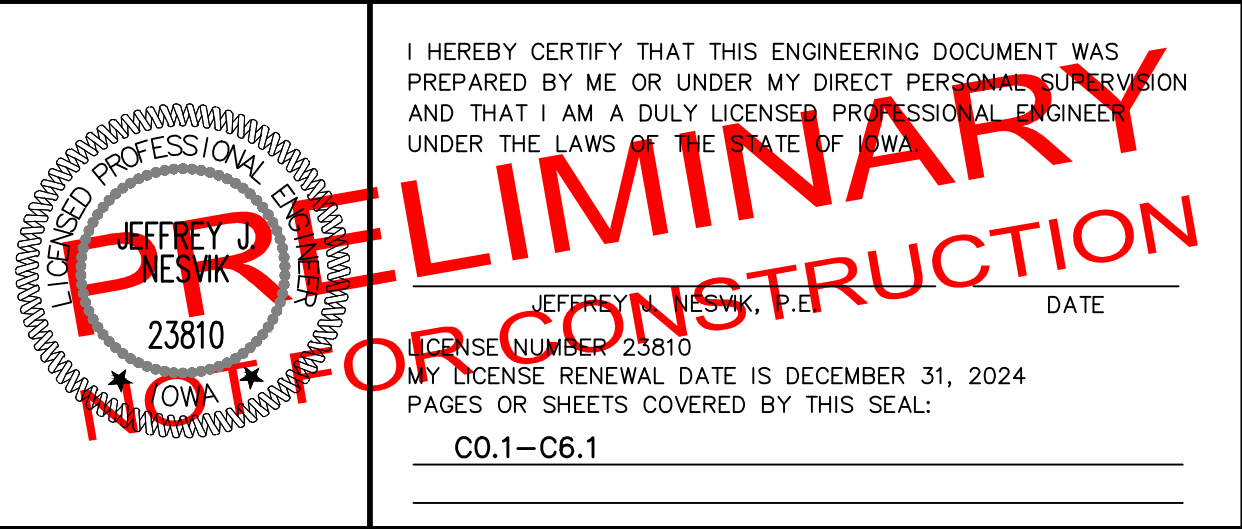
UTILITY WARNING

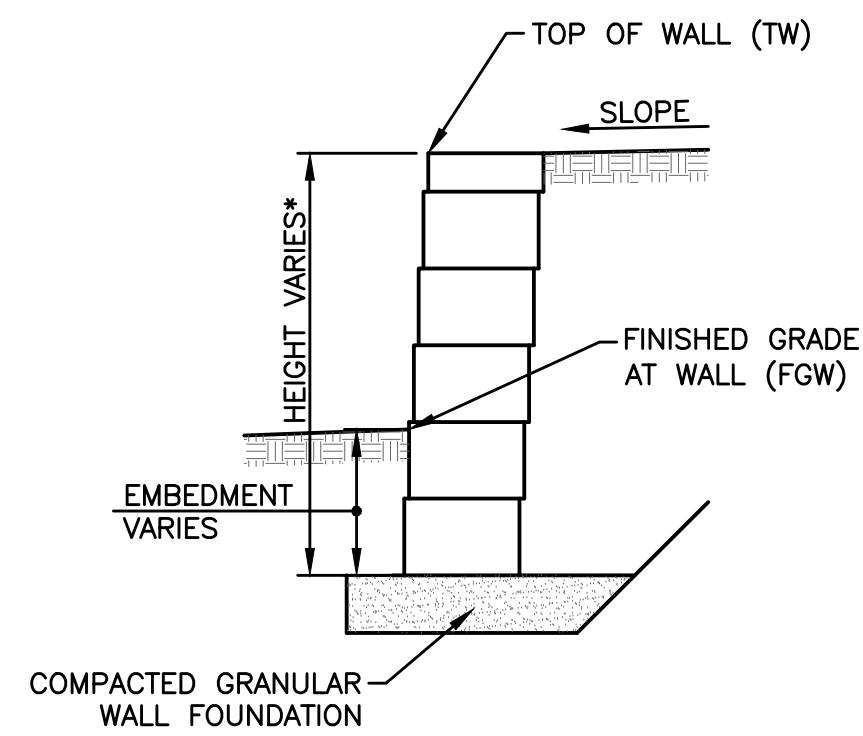
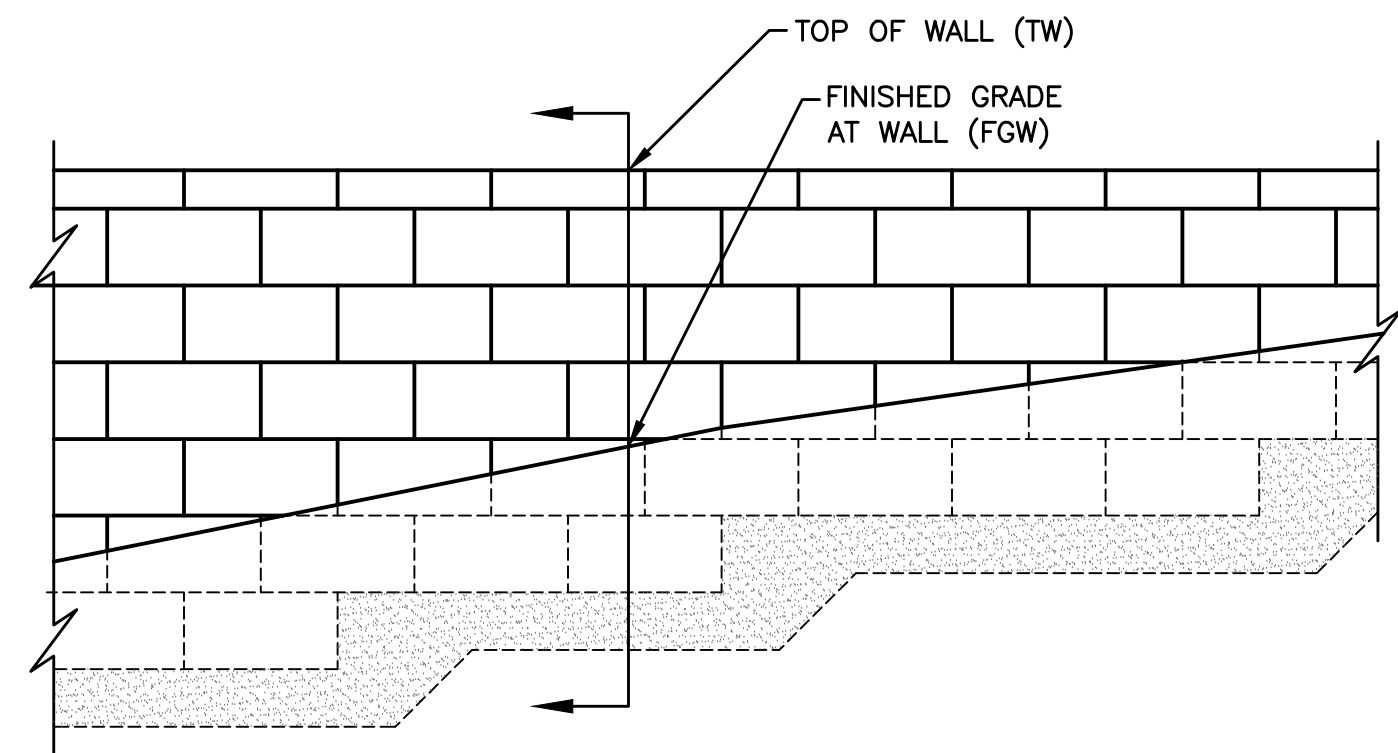
ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT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

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

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

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

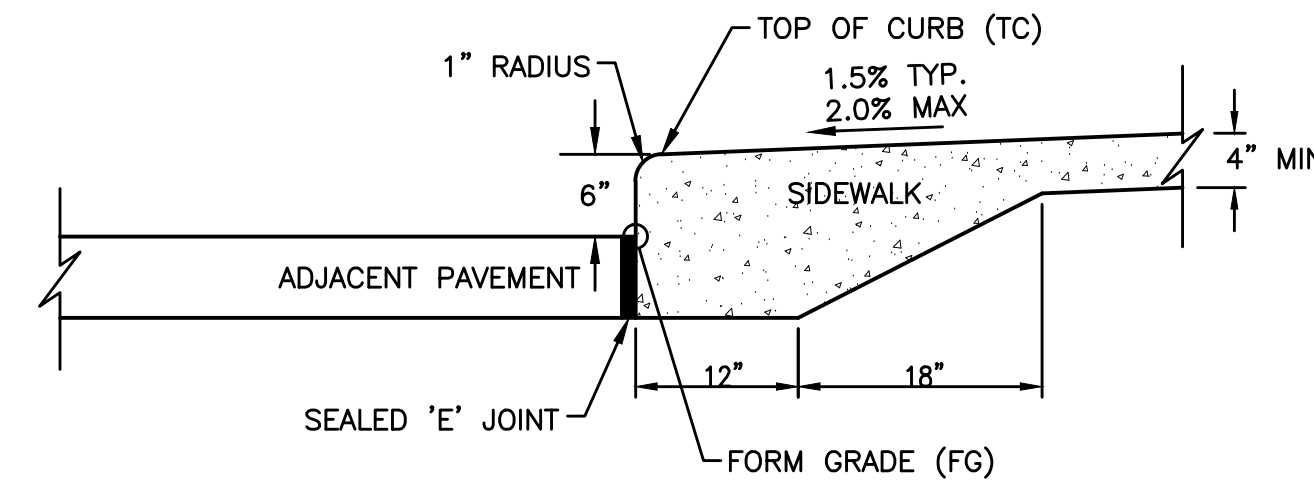




**MODULAR BLOCK RETAINING WALL SPOT
ELEVATION DETAIL**

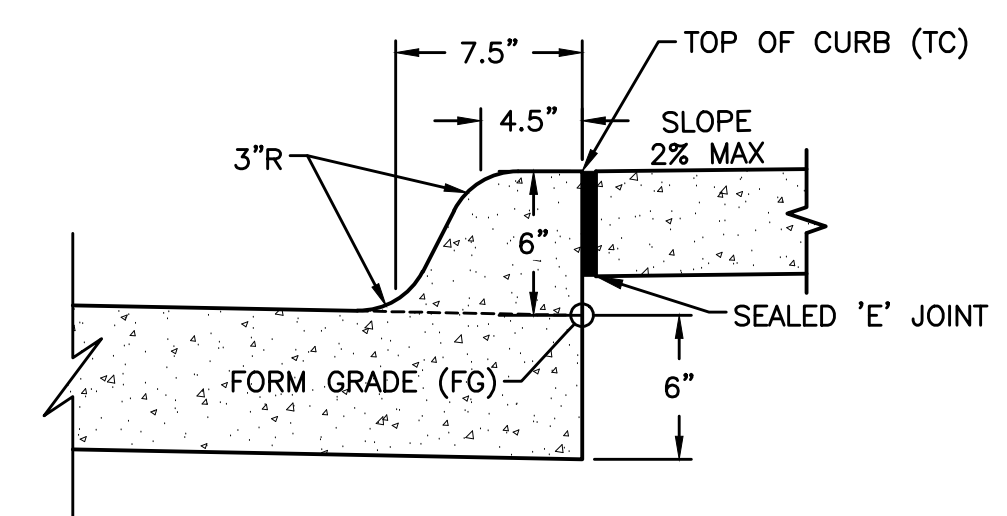
1 NOT TO SCALE

* REFER TO BLOCK WALL SUPPLIER SHOP
DRAWINGS FOR FULL HEIGHT DIMENSION(S)
OF MODULAR BLOCK WALL.



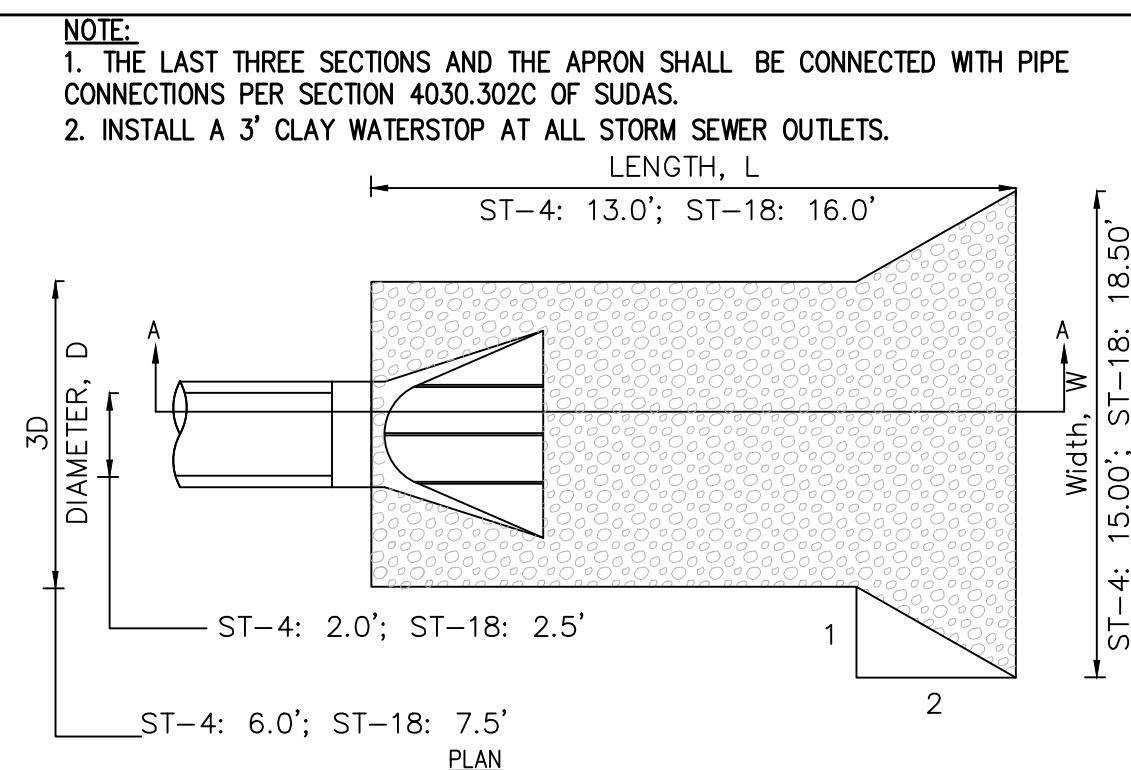
2 CLASS 'A' INTEGRAL CURB AND SIDEWALK

NOT TO SCALE



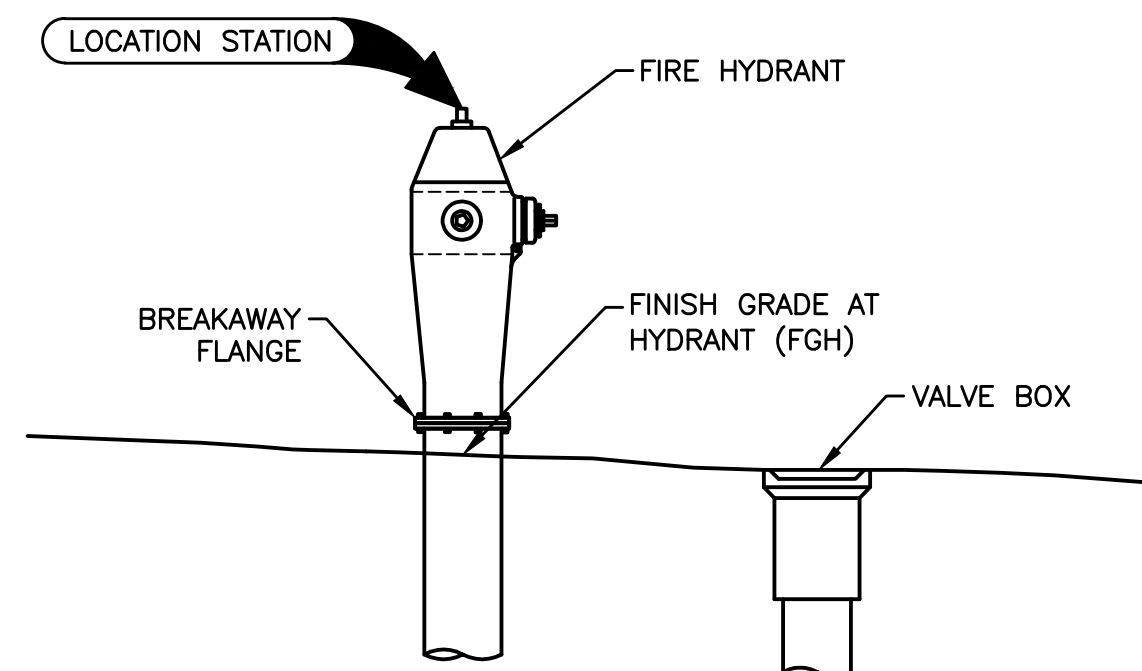
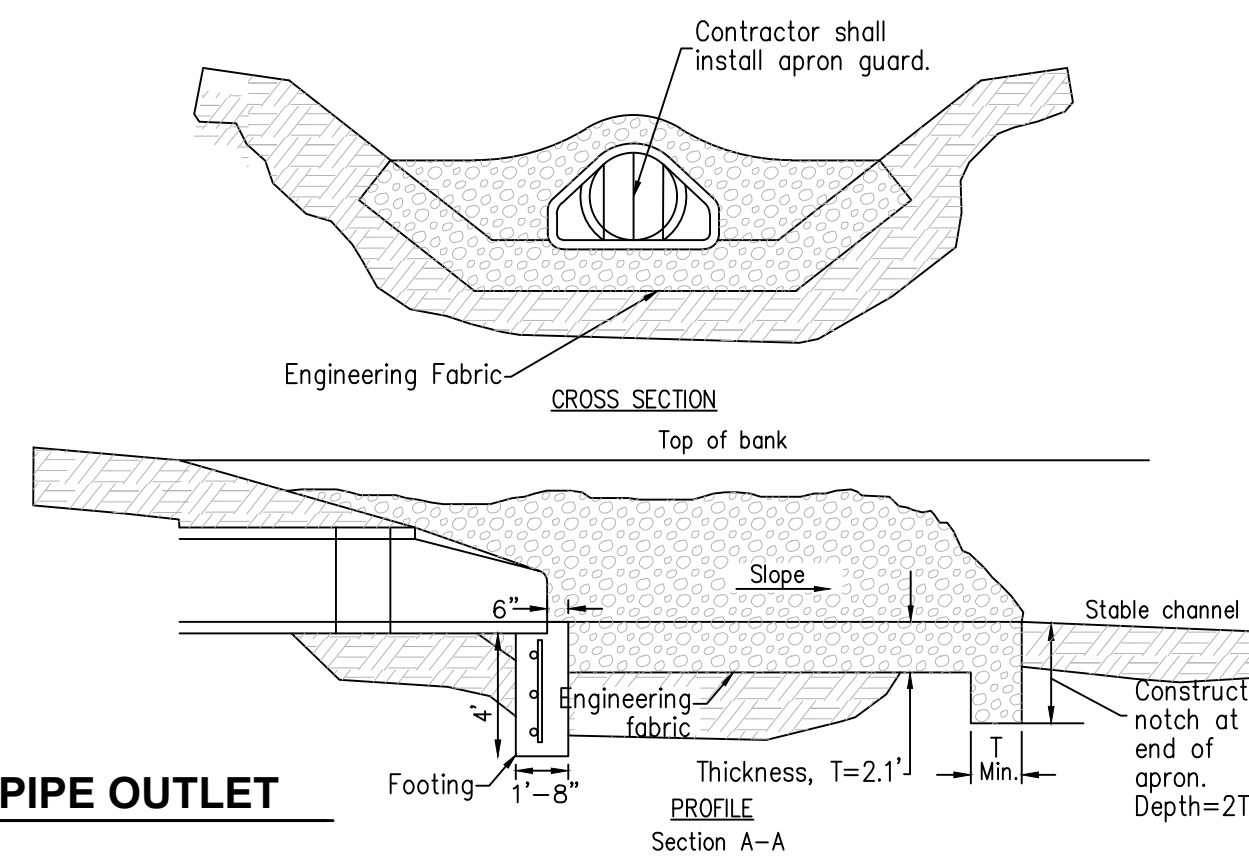
② 6" STANDARD CURB AND SIDEWALK

NOT TO SCALE



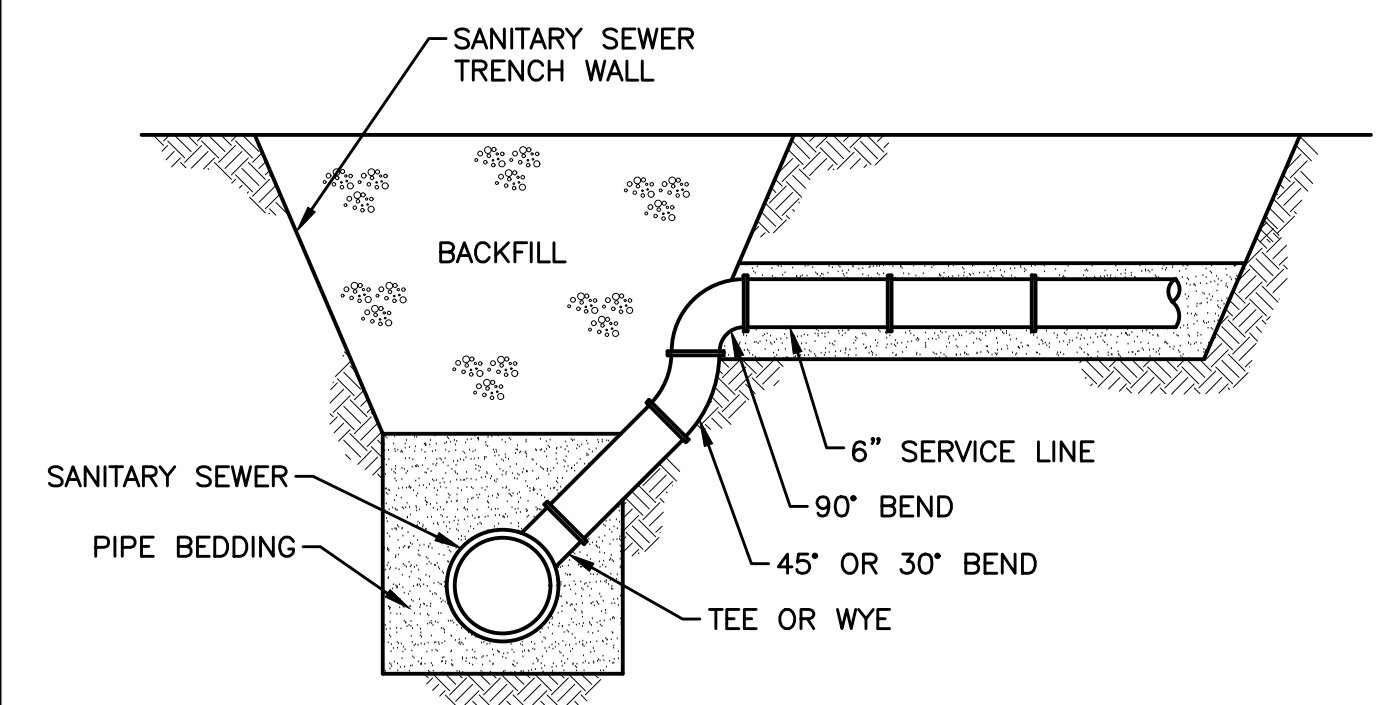
4 ROCK APRON FOR PIPE OUTLET

4 NOT TO SCALE



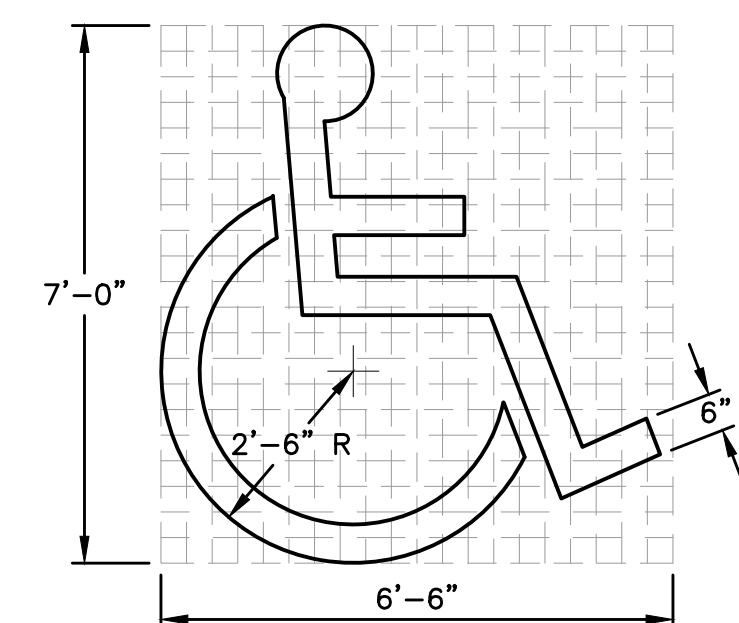
(F) HYDRANT ASSEMBLY SPOT ELEVATION REFERENCE

NOT TO SCALE



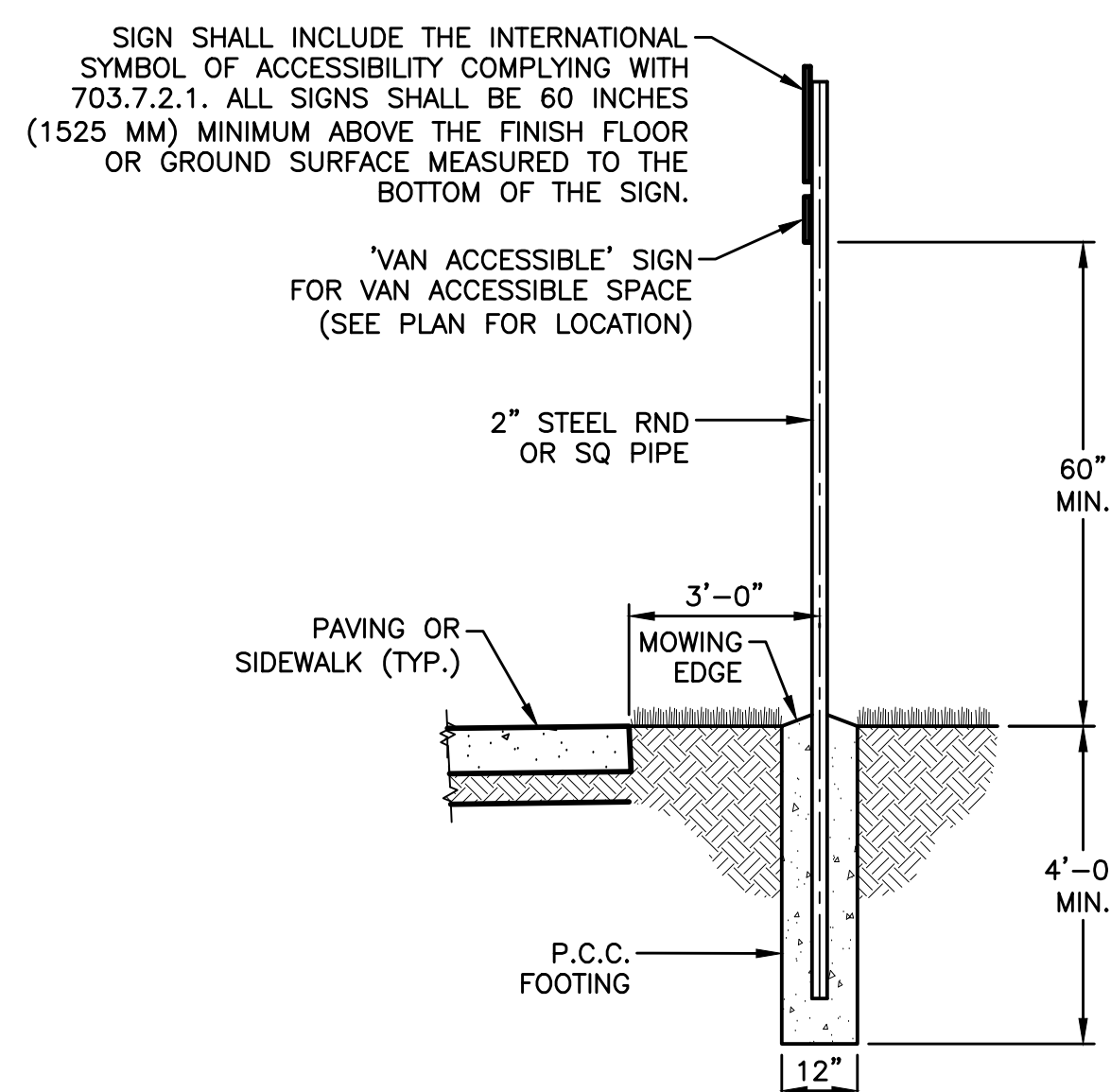
6 SANITARY SEWER SERVICE RISER

NOT TO SCALE



 WHEELCHAIR SYMBOL

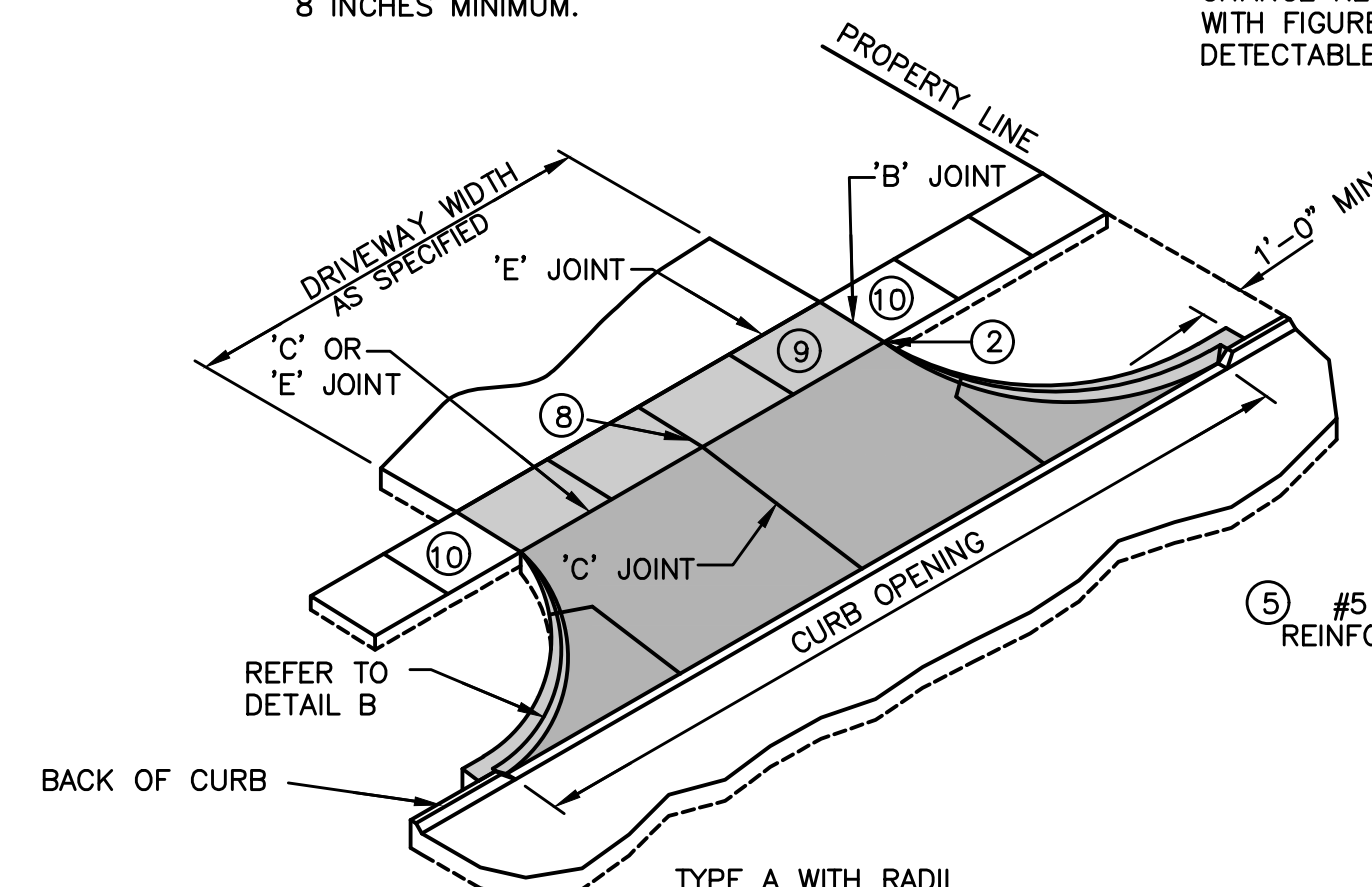
NOT TO SCALE



ACCESSIBLE PARKING SIGN

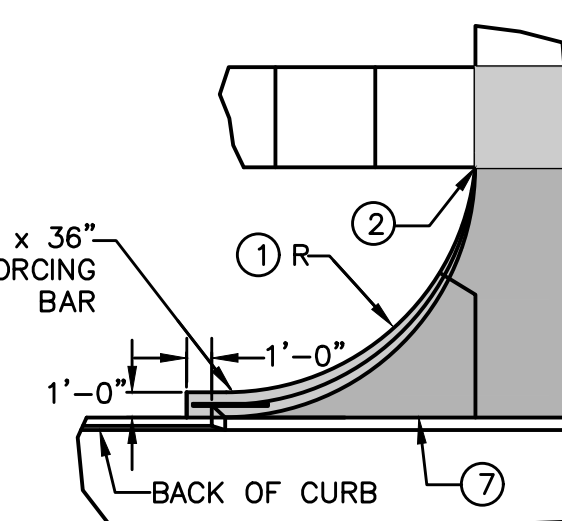
NOT TO SCALE

- | | |
|--|--|
| ① DRIVEWAY RADIUS (R). | ⑦ PROVIDE 'E' JOINT AT BACK OF CURB UNLESS 'B' JOINT IS SPECIFIED. |
| ② TRANSITION THE CURB HEIGHT TO 0 INCHES AT END OF TAPER/RADIUS OR AT THE FRONT EDGE OF SIDEWALK. DO NOT EXTEND RAISED CURB ACROSS SIDEWALK. | ⑧ FOR ALLEYS, INVERT THE PAVEMENT CROWN 2% TOWARD CENTER OF ALLEY. |
| ③ PAVEMENT THICKNESS.
RESIDENTIAL: 6 INCHES MINIMUM.
COMMERCIAL AND INDUSTRIAL: 7 INCHES MINIMUM. | ⑨ TARGET CROSS SLOPE OF 1.5% WITH A MAXIMUM CROSS SLOPE OF 2.0%. IF SPECIFIED IN THE CONTRACT DOCUMENTS, CONSTRUCT THE SIDEWALK THROUGH THE DRIVEWAY 5 FEET WIDE TO SERVE AS A PASSING SPACE. |
| ④ SIDEWALK THICKNESS THROUGH DRIVEWAY TO MATCH THICKNESS OF DRIVEWAY. | ⑩ IF CROSS SLOPE OF ADJACENT SIDEWALK PANEL EXCEEDS 2.0%, REMOVE AND REPLACE TO TRANSITION FROM EXISTING SIDEWALK TO SIDEWALK THROUGH DRIVEWAY. IF ELEVATION CHANGE REQUIRES A CURB RAMP, COMPLY WITH FIGURE 7030.205; VERIFY NEED FOR DETECTABLE WARNING PANEL WITH ENGINEER. |
| ⑤ CENTER REINFORCING BAR VERTICALLY IN THE PAVEMENT. | |
| ⑥ MATCH THICKNESS OF ADJACENT ROADWAY, 8 INCHES MINIMUM. | |



SUDAS TYPE 'A' PCC DRIVEWAY

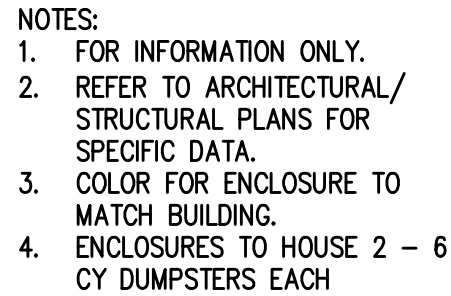
NOT TO SCALE



DETAIL B

FILE: H:\2023\2301034\DWG\2301034-SITE.DWG
FILE DATE: 3/8/24 DATE PLOTTED: 3/8/2024 3:31 PM

COMMENT:



NOT TO SCALE

REVISIONS	DATE
FOURTH SUBMITTAL	03-08-24
THIRD SUBMITTAL	02-27-24
SECOND SUBMITTAL	02-12-24
FIRST SUBMITTAL	01-12-24

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

PM: DAM

ENGINEER: JJN

CIVIL DESIGN ADVANTAGE

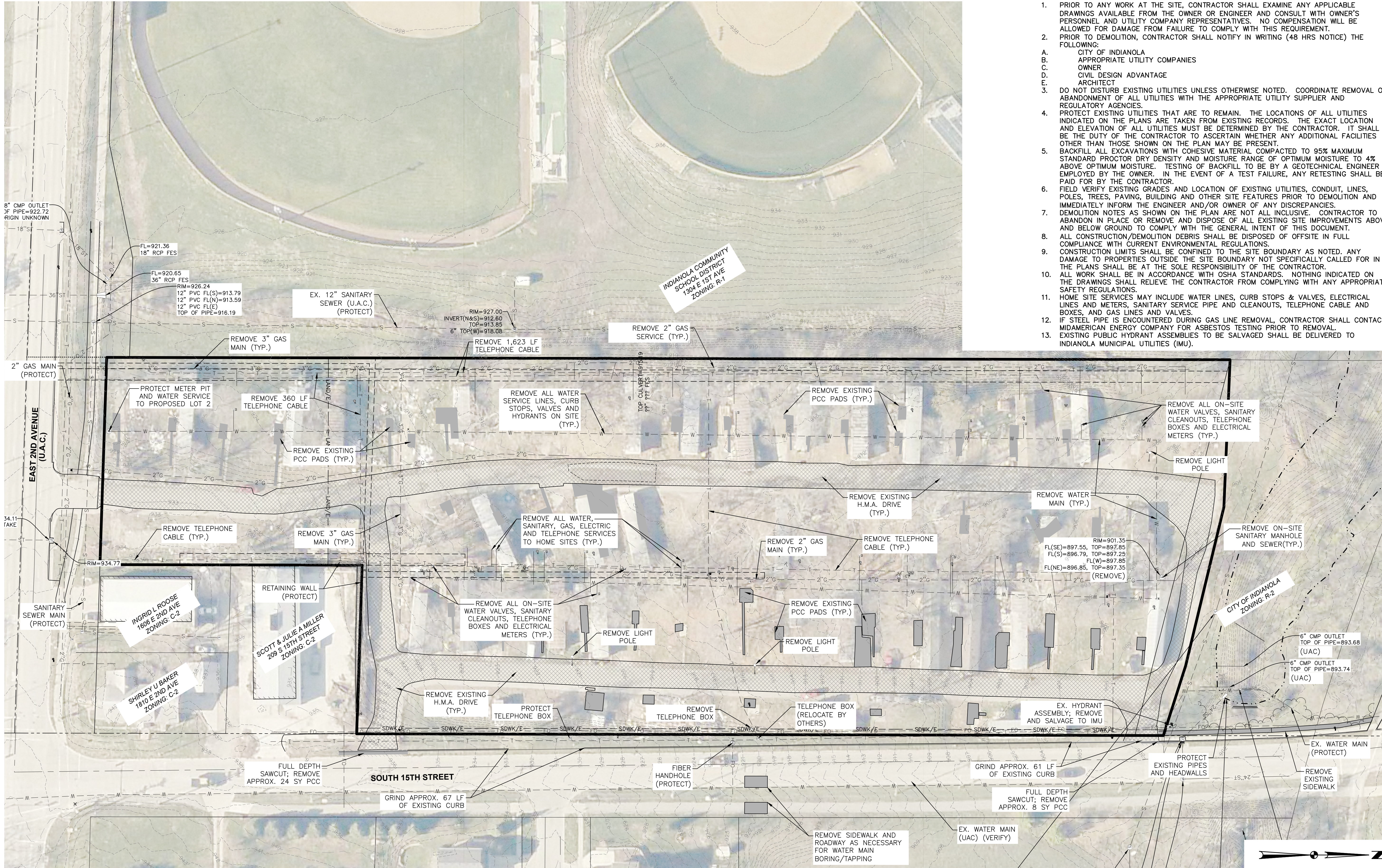
INDIANOLA, IOWA

SCHOOLYARD TOWNHOMES

DETAILS

C1.3

2301.034



DEMOLITION NOTES

1. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT. PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY IN WRITING (48 HRS NOTICE) THE FOLLOWING:
A. CITY OF INDIANOLA
B. APPROPRIATE UTILITY COMPANIES
C. OWNER
D. CIVIL DESIGN ADVANTAGE
E. ARCHITECT
2. DO NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE NOTED. COORDINATE REMOVAL OR ABANDONMENT OF ALL UTILITIES WITH THE APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
3. PROTECT EXISTING UTILITIES THAT ARE TO REMAIN. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
4. BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 95% MAXIMUM STANDARD PROCTOR DRY DENSITY AND MOISTURE RANGE OF OPTIMUM MOISTURE TO 4% ABOVE OPTIMUM MOISTURE. TESTING OF BACKFILL TO BE BY A GEOTECHNICAL ENGINEER EMPLOYED BY THE OWNER. IN THE EVENT OF A TEST FAILURE, ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR.
5. FIELD VERIFY EXISTING GRADES AND LOCATION OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE FEATURES PRIOR TO DEMOLITION AND IMMEDIATELY INFORM THE ENGINEER AND/OR OWNER OF ANY DISCREPANCIES.
6. DEMOLITION NOTES AS SHOWN ON THE PLAN ARE NOT ALL INCLUSIVE. CONTRACTOR TO ABANDON IN PLACE OR REMOVE AND DISPOSE OF ALL EXISTING SITE IMPROVEMENTS ABOVE AND BELOW GROUND TO COMPLY WITH THE GENERAL INTENT OF THIS DOCUMENT.
7. ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
8. CONSTRUCTION LIMITS SHALL BE CONFINED TO THE SITE BOUNDARY AS NOTED. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY NOT SPECIFICALLY CALLED FOR IN THE PLANS SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
10. HOME SITE SERVICES MAY INCLUDE WATER LINES, CURB STOPS & VALVES, ELECTRICAL LINES AND METERS, SANITARY SERVICE PIPE AND CLEANOUTS, TELEPHONE CABLE AND BOXES, AND GAS LINES AND VALVES.
11. IF STEEL PIPE IS ENCOUNTERED DURING GAS LINE REMOVAL, CONTRACTOR SHALL CONTACT MIDAMERICAN ENERGY COMPANY FOR ASBESTOS TESTING PRIOR TO REMOVAL.
12. EXISTING PUBLIC HYDRANT ASSEMBLIES TO BE SALVAGED SHALL BE DELIVERED TO INDIANOLA MUNICIPAL UTILITIES (IMU).

DATE

03-08-24

02-27-24

02-12-24

01-12-24

REVISIONS

FOURTH SUBMITTAL

THIRD SUBMITTAL

SECOND SUBMITTAL

FIRST SUBMITTAL

4121 NW URBANDALE DRIVE

URBANDALE, IA 50322

PHONE: (515) 369-4400

ENGINEER: JJN

PM: DAM

CIVIL DESIGN ADVANTAGE

INDIANOLA, IOWA

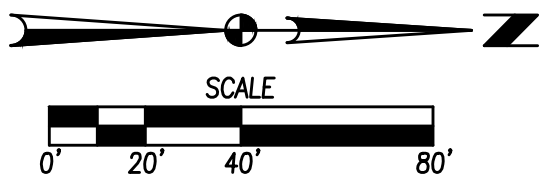
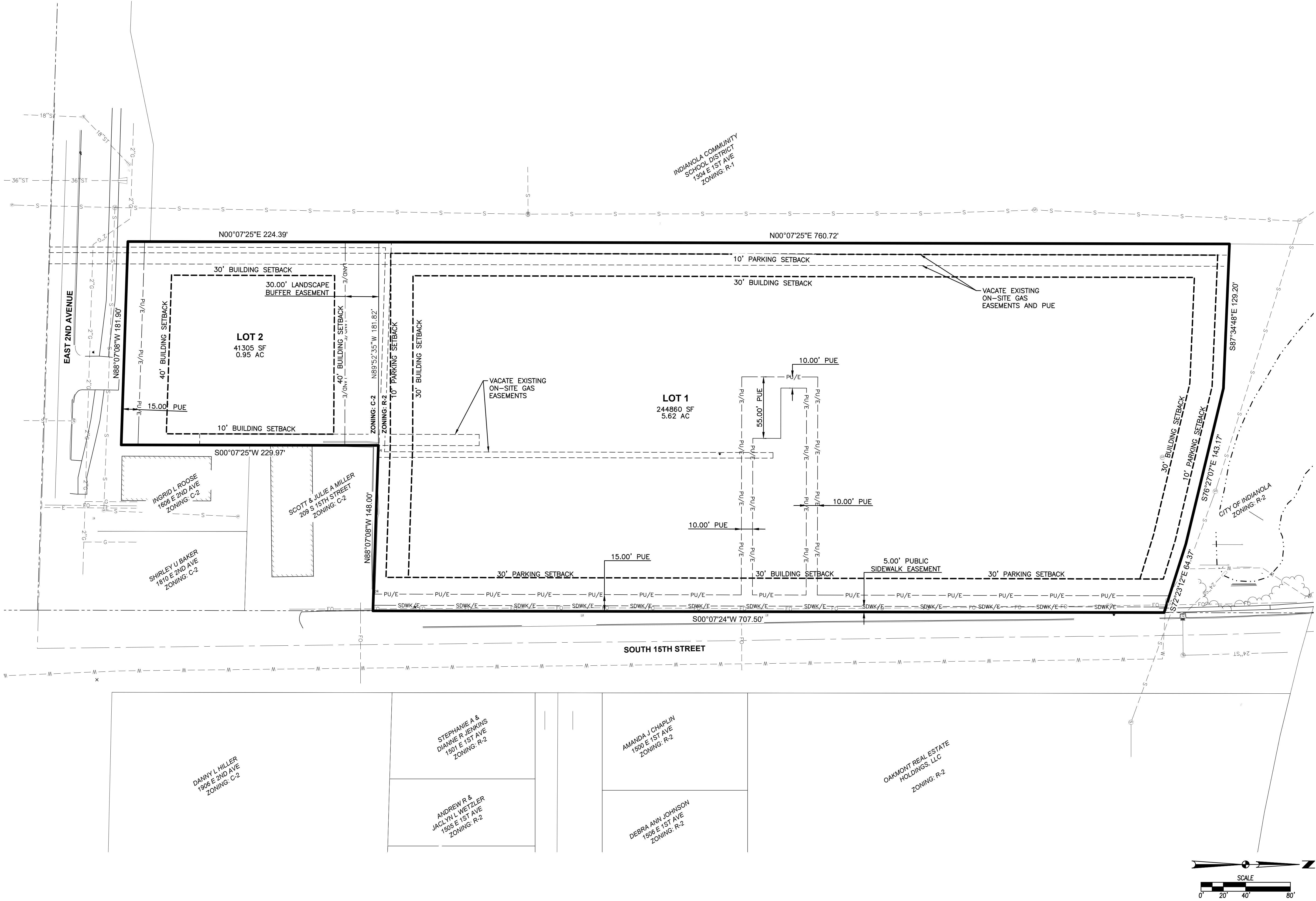
SCHOOLYARD TOWNHOMES

TOPOGRAPHIC AND DEMOLITION PLAN

C2.1

2301.034

Page 31 of 90



C3.1

2301.034

SCHOOLYARD TOWNHOMES

OVERALL SITE MAP

INDIANOLA, IOWA

CIVIL DESIGN ADVANTAGE

ENGINEER: JJN

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

PM: DAM

REVISIONS

DATE	
03-08-24	FOURTH SUBMITTAL
02-27-24	THIRD SUBMITTAL
02-12-24	SECOND SUBMITTAL
01-12-24	FIRST SUBMITTAL

Page 32 of 90

TRAFFIC CONTROL NOTES

1. ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
2. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
4. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
5. SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES.
6. THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
7. ALL SIGNING AND LANE STRIPING WILL NEED TO COMPLY WITH MUTCD. MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.

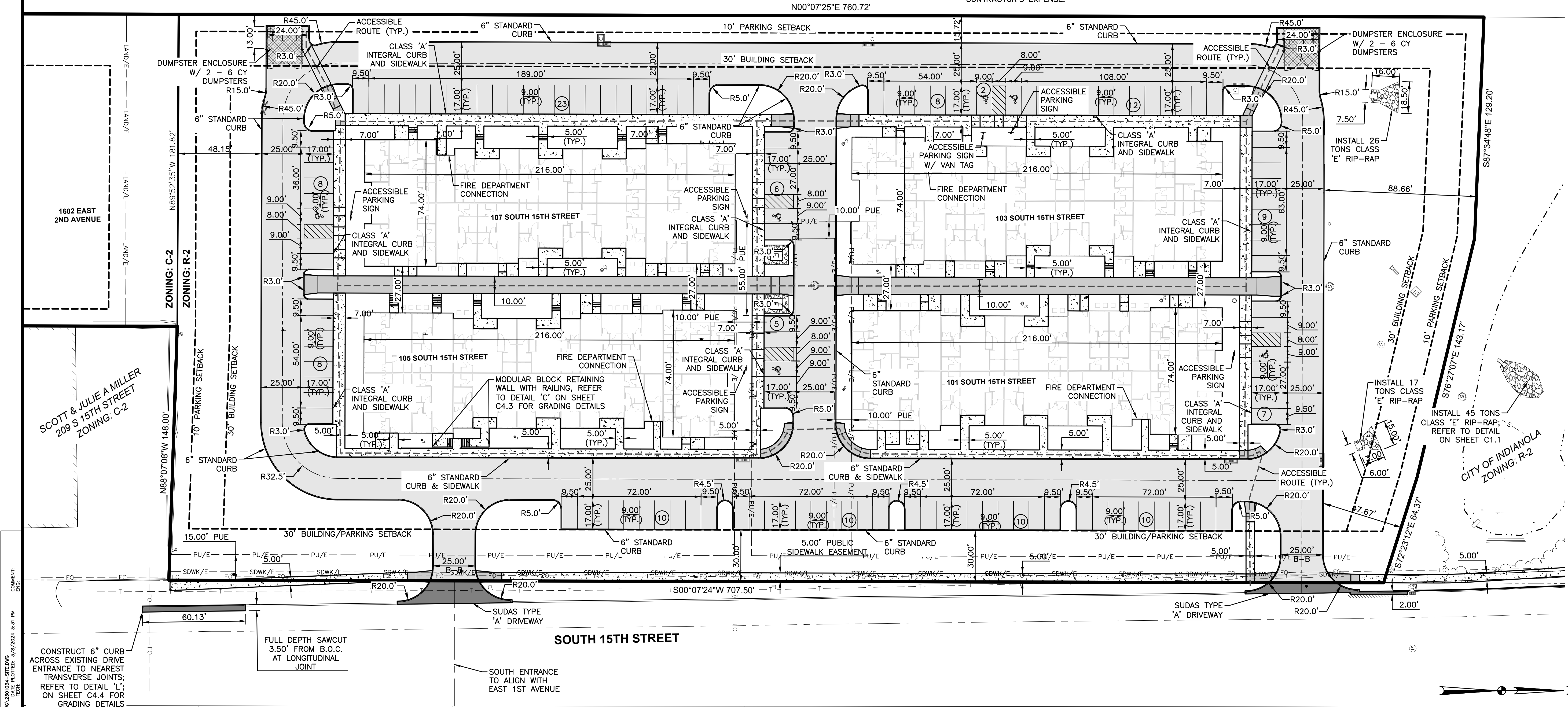
PAVEMENT THICKNESS

- | | | |
|--------------------------------|-----------|--|
| 1. SIDEWALKS | 4" P.C.C. | |
| 2. DRIVEWAYS & PARKING | 6" P.C.C. | |
| 3. PEDESTRIAN RAMPS | 6" P.C.C. | |
| 4. PRIVATE ROADS WITHIN R.O.W. | 7" P.C.C. | |
| 5. TRASH ENCLOSURE | 8" P.C.C. | |

INDIANOLA COMMUNITY
SCHOOL DISTRICT
1304 E 1ST AVE
ZONING: R-1

GENERAL NOTES

1. THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
18. ALL SCOUR STOP SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR ACCORDING TO SCOUR STOP PRODUCT SPECIFICATIONS.
19. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
20. A RENTAL CERTIFICATE MUST BE OBTAINED FROM THE COMMUNITY DEVELOPMENT DEPARTMENT SHOULD THE RESIDENTIAL UNITS BECOME NON-OWNER OCCUPIED.
21. ALL STEPS AND WALLS SHALL HAVE A HANDRAIL INSTALLED PER THE STANDARD DETAIL ON SHEET C1.2.



DATE

03-08-24

02-27-24

02-12-24

01-12-24

REVISIONS

FOURTH SUBMITTAL

THIRD SUBMITTAL

SECOND SUBMITTAL

FIRST SUBMITTAL

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

ENGINEER: J.N.

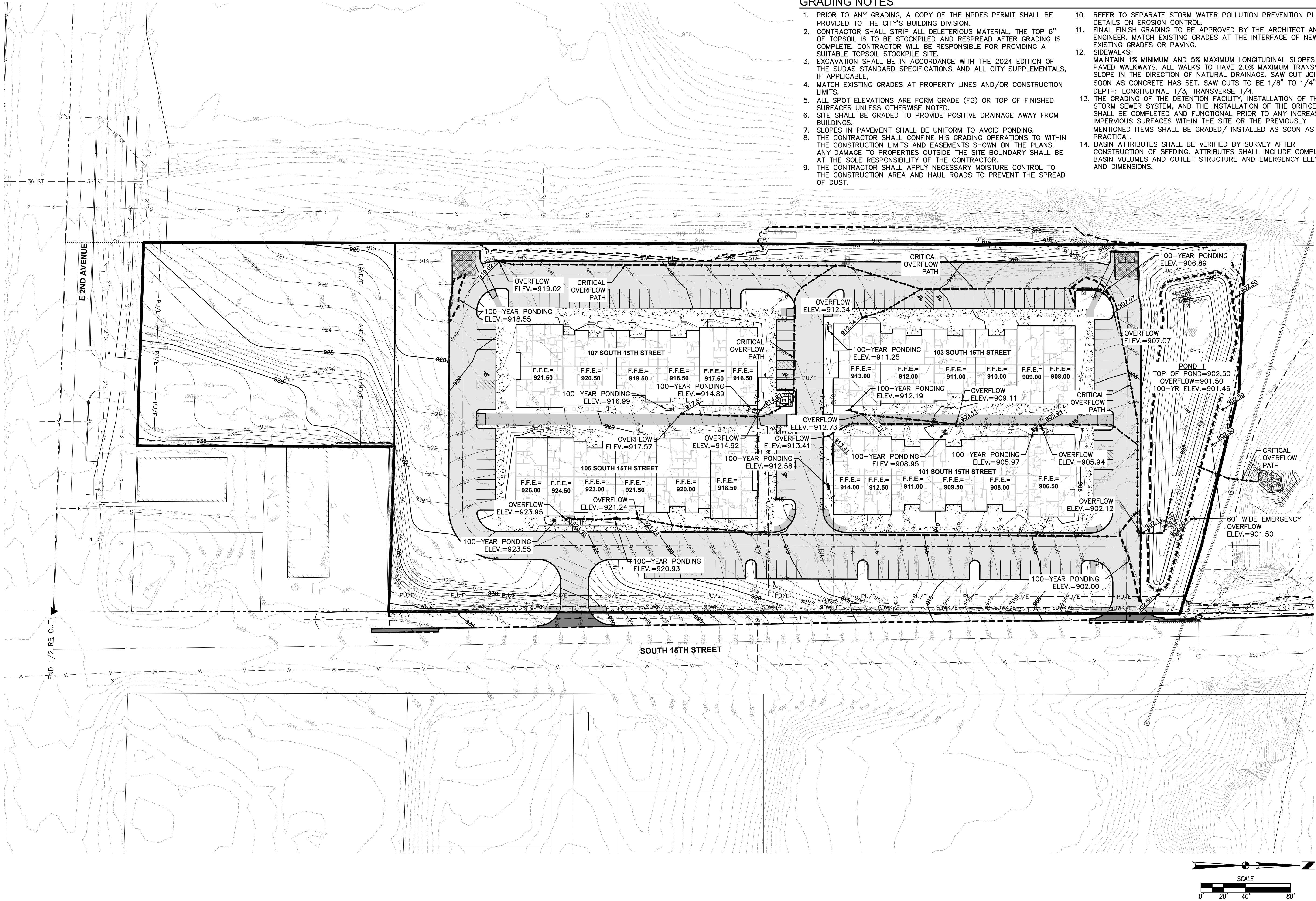
PM: DAM

SCHOOLYARD TOWNHOMES

DIMENSION PLAN

C3.2

2301.034



GRADING NOTES

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S BUILDING DIVISION.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE.
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS:
MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.
13. THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM, AND THE INSTALLATION OF THE ORIFICE PLATE SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS PRACTICAL.
14. BASIN ATTRIBUTES SHALL BE VERIFIED BY SURVEY AFTER CONSTRUCTION OF SEEDING. ATTRIBUTES SHALL INCLUDE COMPUTED BASIN VOLUMES AND OUTLET STRUCTURE AND EMERGENCY ELEVATIONS AND DIMENSIONS.

DATE

03-08-24

02-27-24

01-12-24

REVISIONS

FOURTH SUBMITTAL

THIRD SUBMITTAL

SECOND SUBMITTAL

FIRST SUBMITTAL

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

ENGINEER: JN

PM: DAM

SCHOOLYARD TOWNHOMES

GRADING ALAN

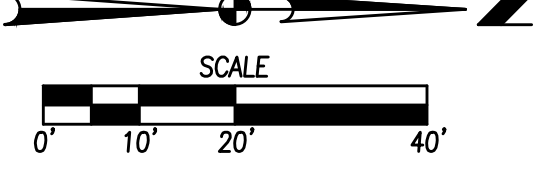
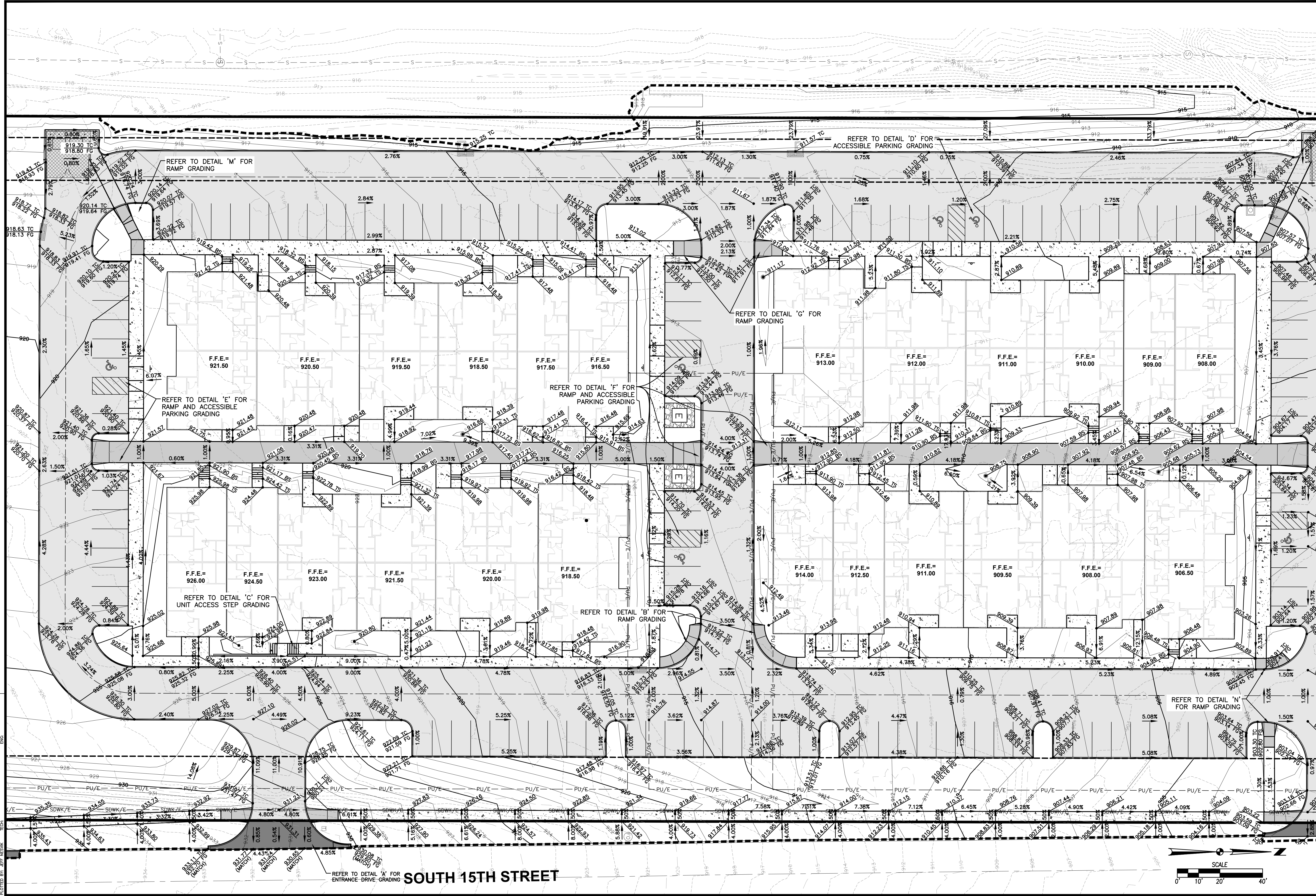
C4.1

2301.034

INDIANOLA, IOWA

CIVIL DESIGN ADVANTAGE

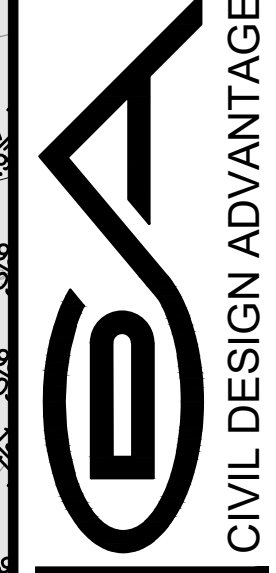
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DATE: 3/7/2024 3:31 PM
COMMENT:
END



SCHOOLYARD TOWNHOMES
GRADING PLAN

C4.2
2301.034

INDIANOLA, IOWA



CIVIL DESIGN ADVANTAGE
ENGINEER: JJN

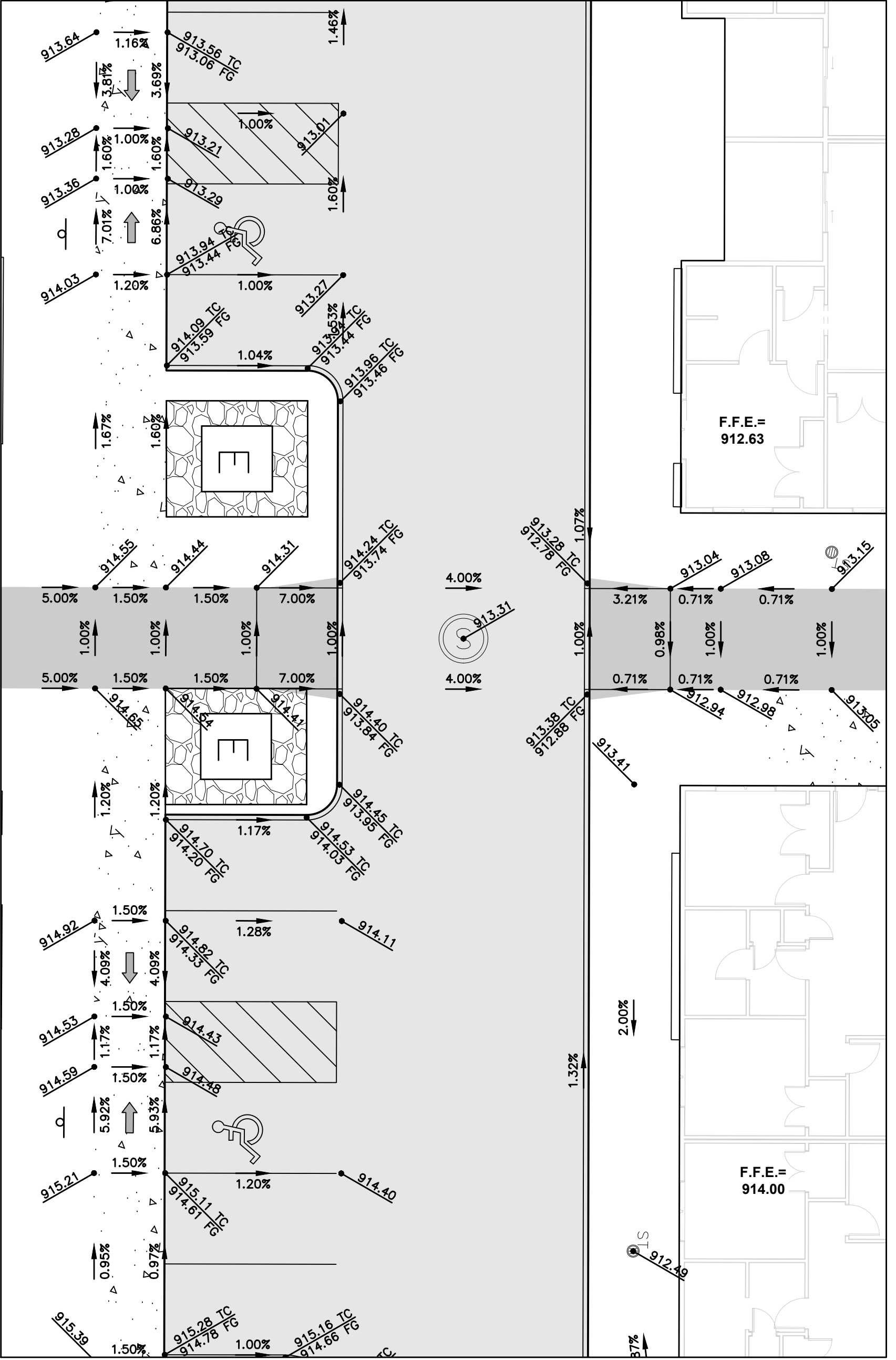
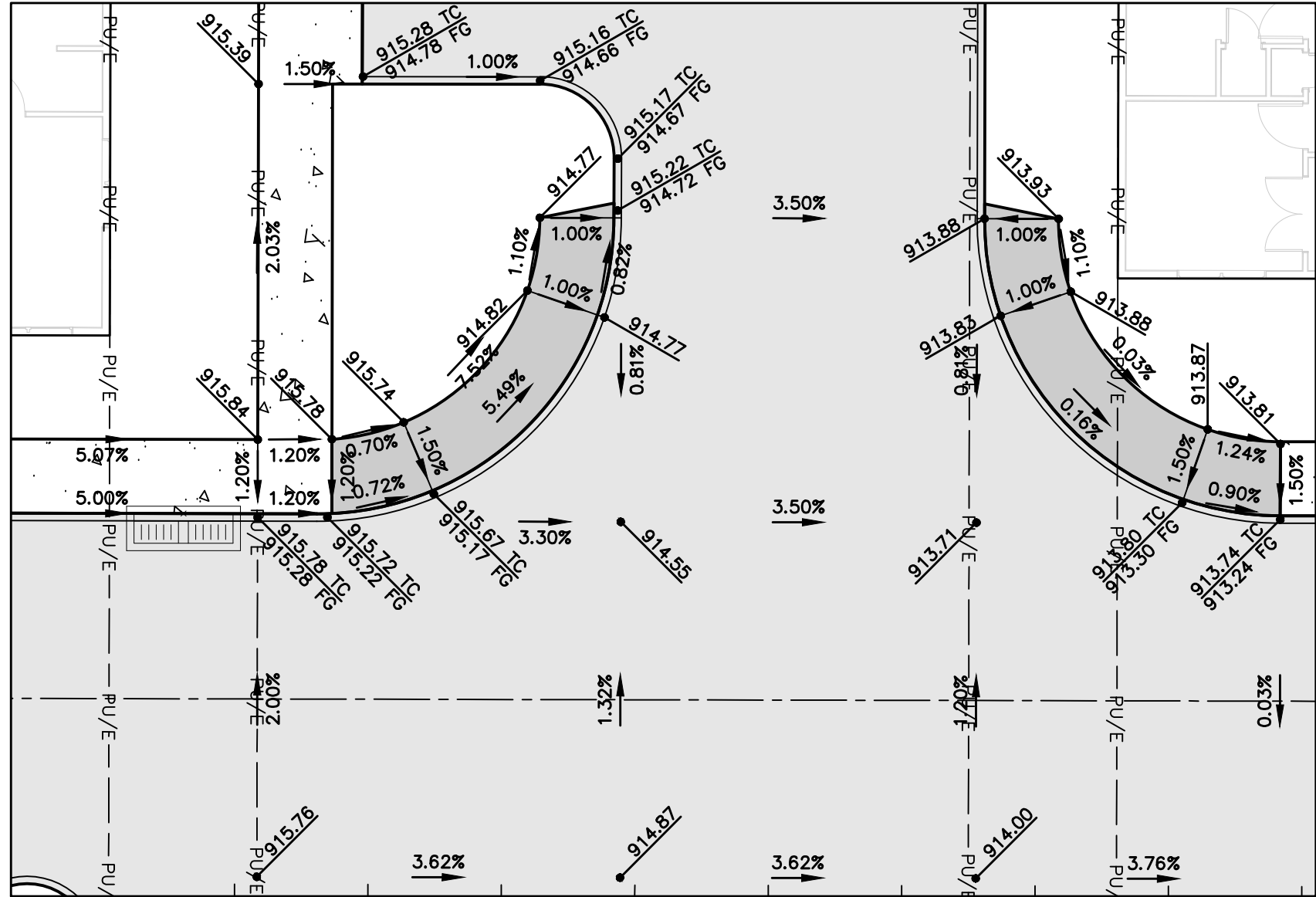
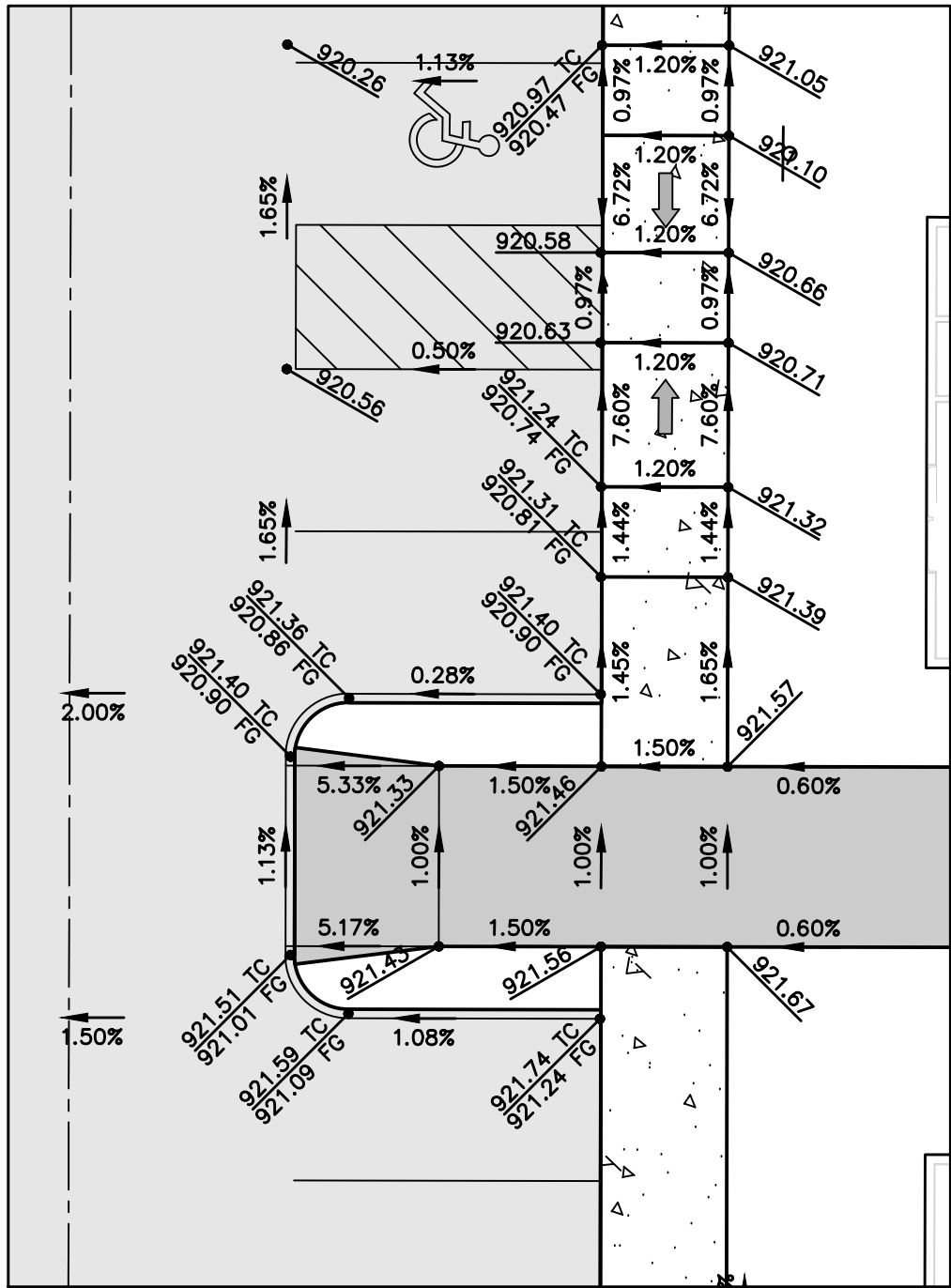
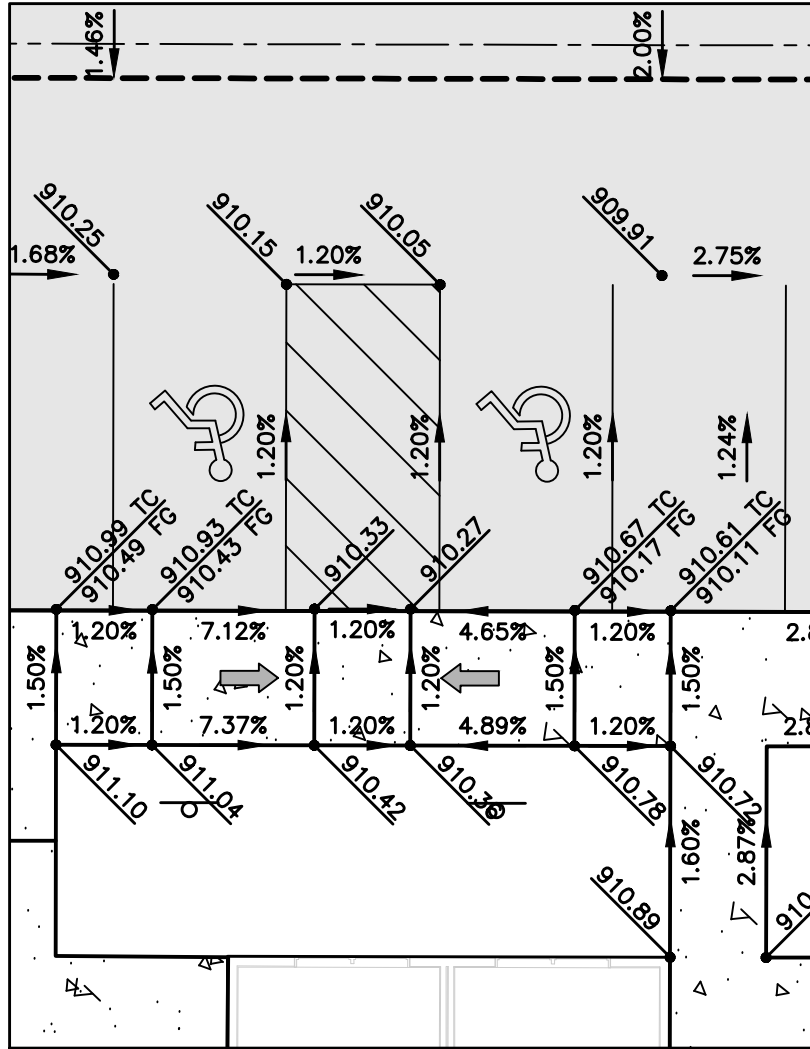
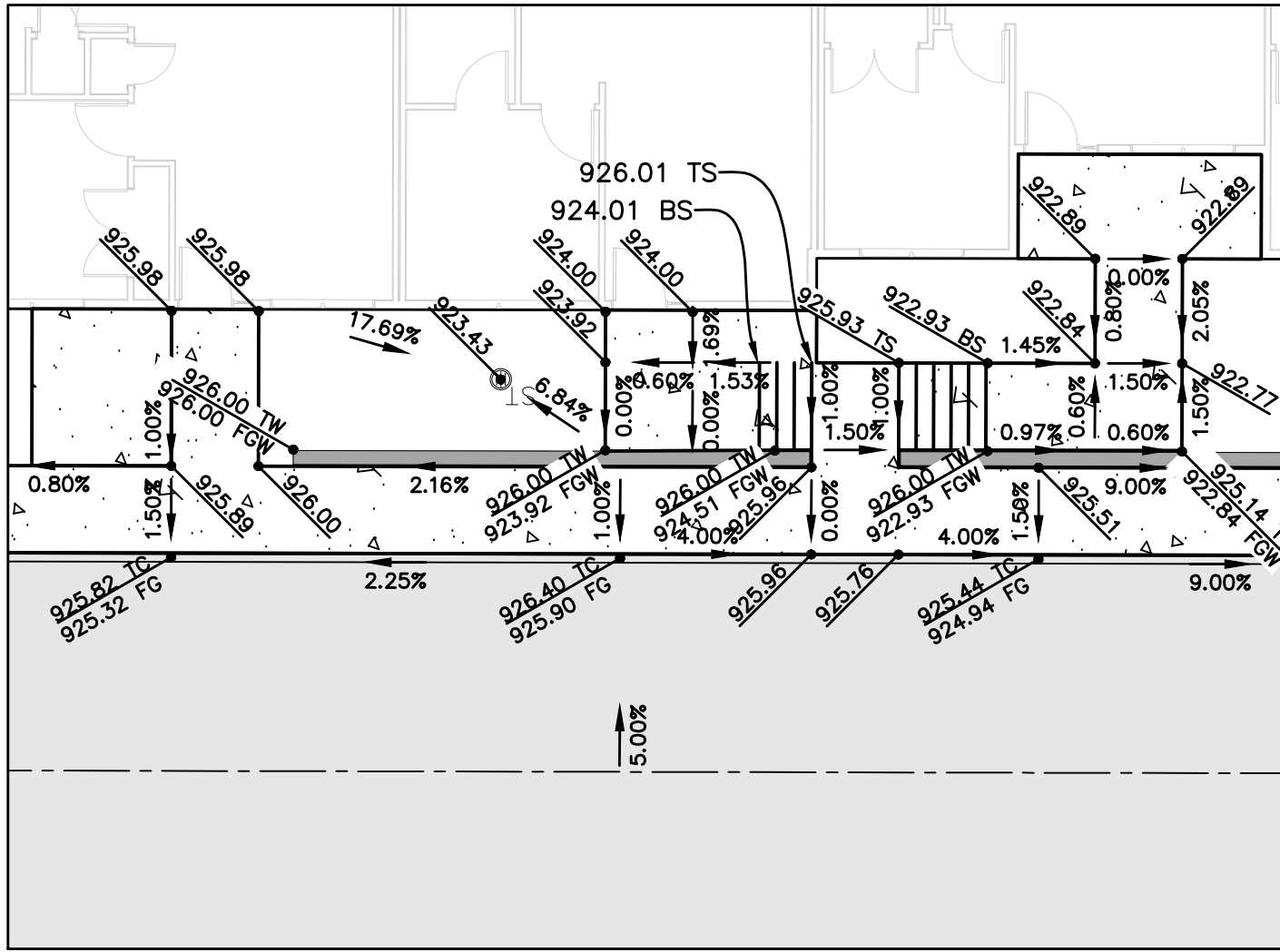
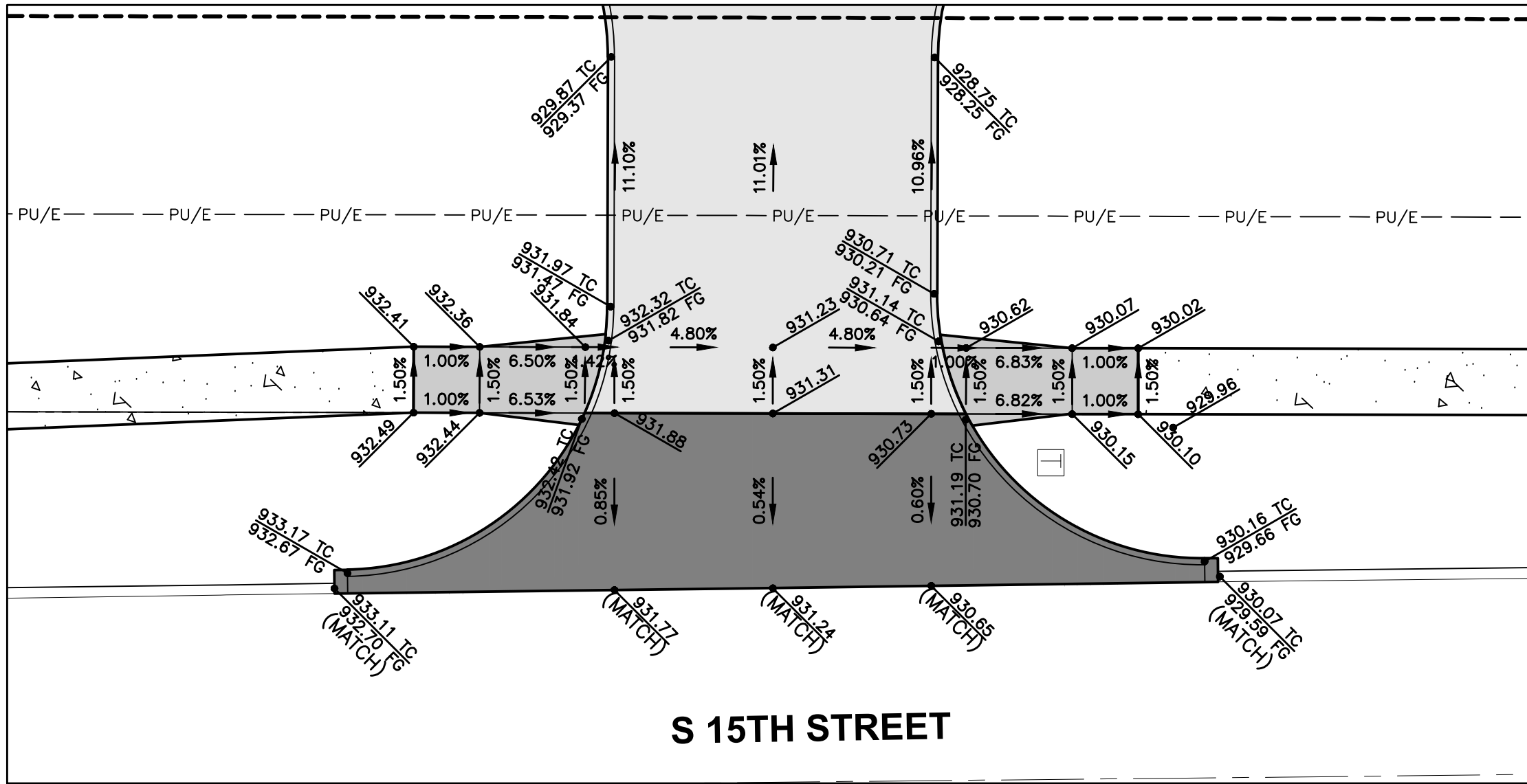
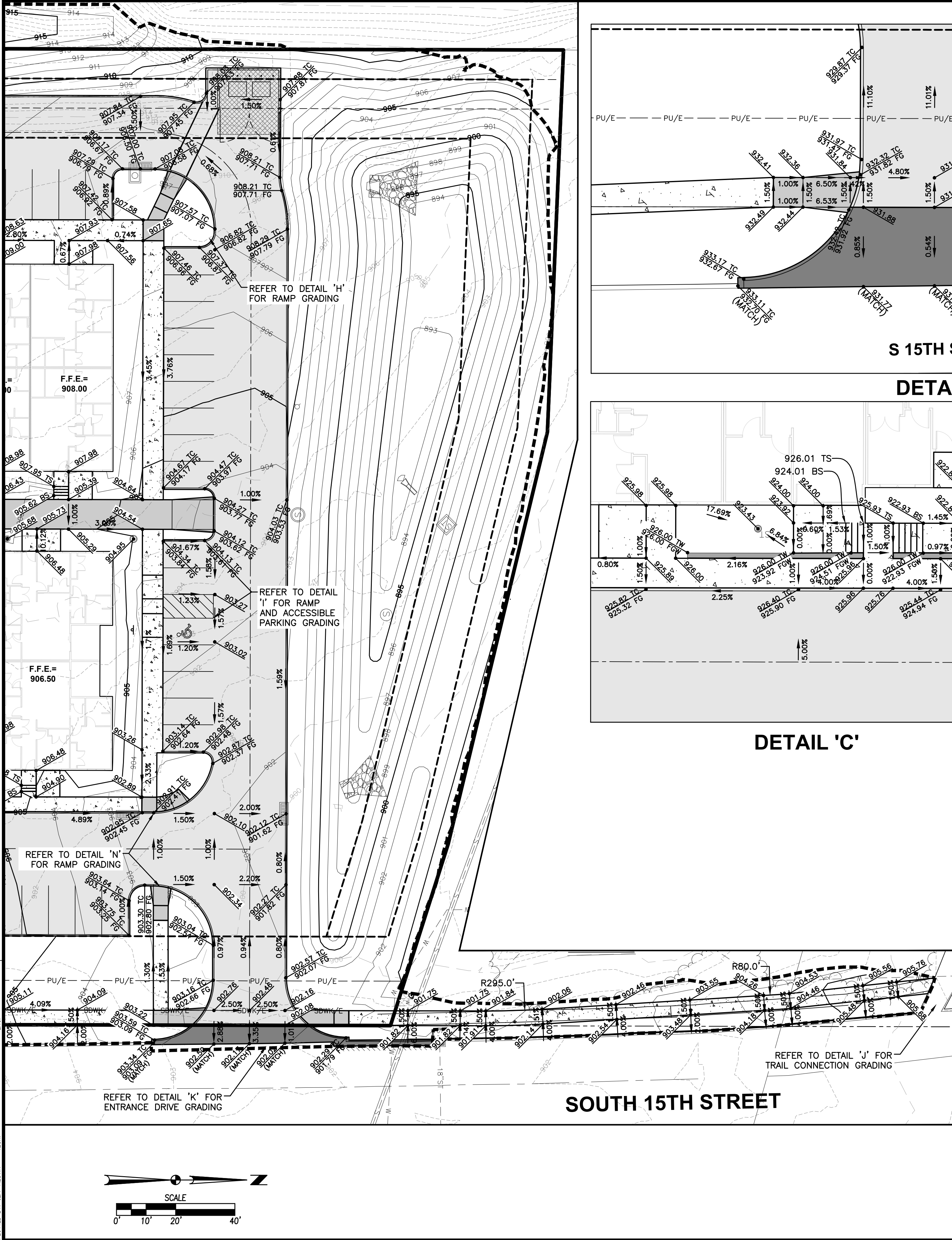
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

PM: DAM

REVISIONS	
FOURTH SUBMITTAL	03-08-24
THIRD SUBMITTAL	02-27-24
SECOND SUBMITTAL	02-12-24
FIRST SUBMITTAL	01-12-24

DATE	
03-08-24	
02-27-24	
02-12-24	
01-12-24	

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PLOT DATE: 3/7/2024 3:31 PM
PLOTED BY: J. J. JENSEN



REVISIONS		DATE	
FOURTH SUBMITTAL	03-08-24		
THIRD SUBMITTAL	02-27-24		
SECOND SUBMITTAL	02-12-24		
FIRST SUBMITTAL	01-12-24		

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

ENGINEER: JJN

PM: DAM

CIVIL DESIGN ADVANTAGE

INDIANOLA, IOWA

SCHOOLYARD TOWNHOMES

GRADING PLAN

C4.3

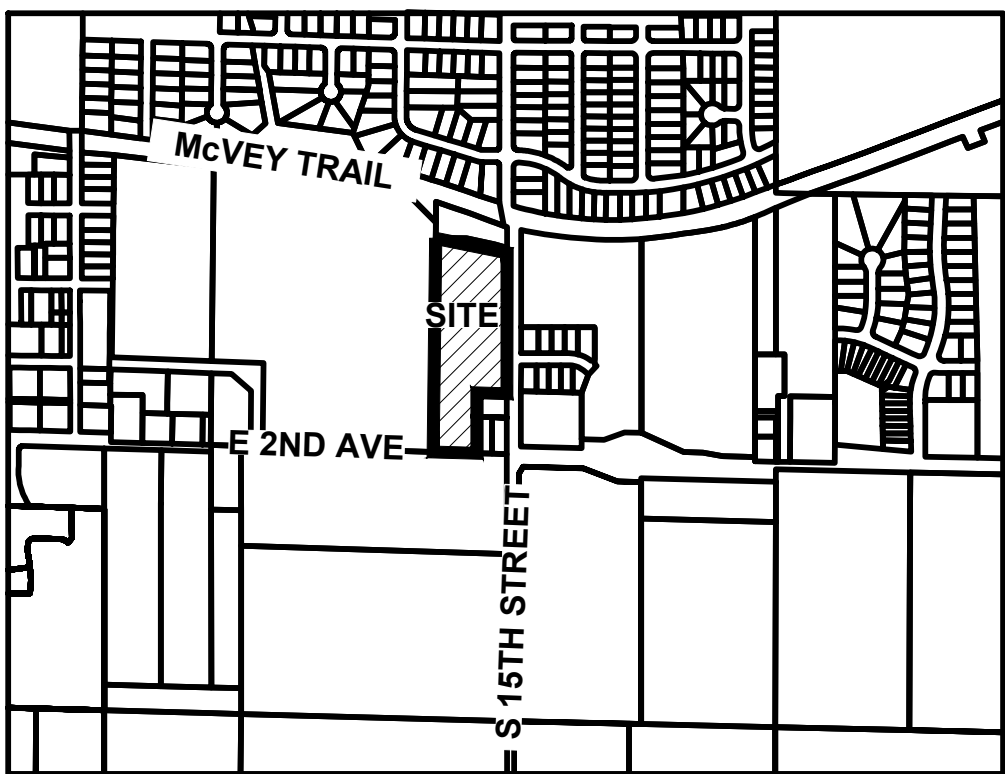
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SCHOOLYARD TOWNHOMES

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

NOT TO SCALE



INDIANOLA, IOWA

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	3,560
2	FILTER SOCK	LF	130
3	SEEDING, FERTILIZING, AND MULCHING	AC	13.17
4	INLET PROTECTION DEVICES	EA	8
5	CONCRETE WASHOUT PIT	EA	1
6	12" PVC TEMPORARY STANDPIPE	EA	1

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 DIRECTLY TO SHORT CREEK
TOTAL AREA DISTURBED TO DISCHARGE POINT
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)
VOLUME PROVIDED IN FILTER SOCK (130 LF @ 2.0 CU FT/LF OF SOCK)
VOLUME PROVIDED IN SILT FENCE (3,560 LF @ 4.5 CU FT/LF OF FENCE)
VOLUME PROVIDED IN TSB
TOTAL VOLUME PROVIDED

6.85 ACRES
24,660 CU FT
260 CU FT
16,020 CU FT
12,993 CU FT
29,273 CU FT

NOTES:

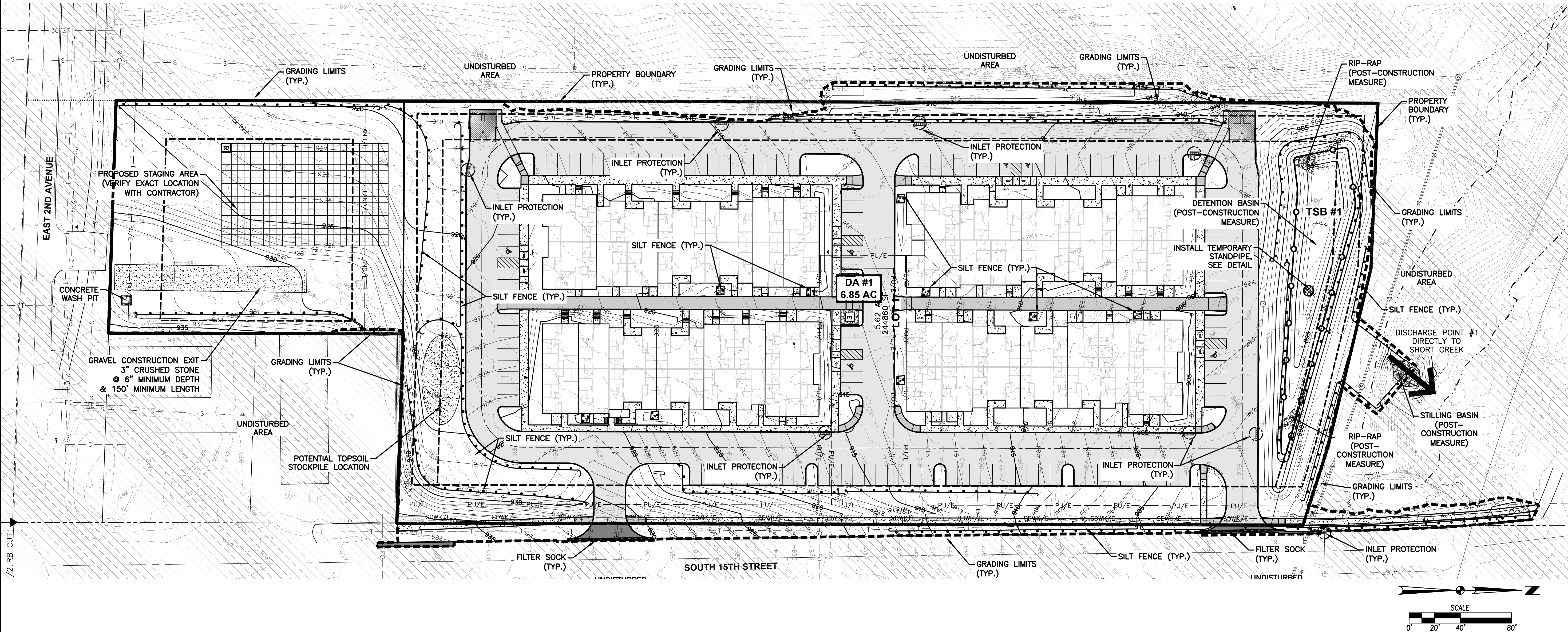
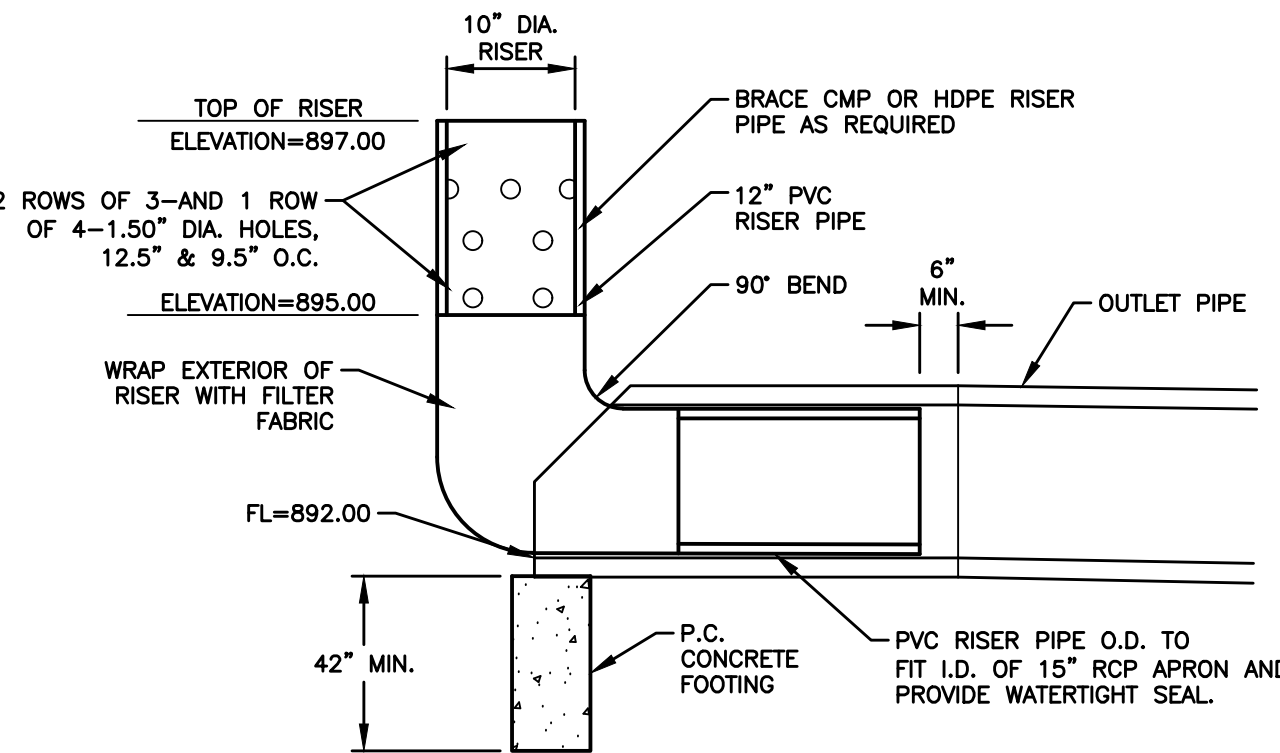
- IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
- DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
- STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.
- CONTRACTOR SHALL COORDINATE ULTIMATE CONSTRUCTION ENTRANCE WITH CITY STAFF.

SWPPP LEGEND

DRAINAGE ARROW	X.XX %
GRADING LIMITS	---
FILTER SOCK	
SILT FENCE	—●—
INLET PROTECTION	○
PORTABLE RESTROOM	R
TEMPORARY STANDPIPE	⊙
CONCRETE WASHOUT PIT	□
AREA TO BE SEEDED	▨
UNDISTURBED AREA	▩
RIP-RAP	▧
GRAVEL ENTRANCE	▦
STAGING AREA	▤
TEMPORARY SEDIMENT BASIN	TSB #

TEMPORARY STAND PIPE DETAIL

NOT TO SCALE



1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMANS.
5. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
6. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
8. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES.
8. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
9. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
10. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.

- |  | |
|--|----------|
| REVISIONS | DATE |
| FOURTH SUBMITTAL | 03-08-24 |
| THIRD SUBMITTAL | 02-27-24 |
| SECOND SUBMITTAL | 02-12-24 |
| FIRST SUBMITTAL | 01-12-24 |



C6.1
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1. ONE (1) DECIDUOUS SHADE TREE, TWO (2) DECIDUOUS ORNAMENTAL TREES, AND TWO (2) SHRUBS SHALL BE PLANTED FOR EVERY 2,000 SQUARE FEET OF REQUIRED OPEN SPACE. HOWEVER, THE MINIMUM REQUIRED LANDSCAPE FOR ALL SITES SHALL BE NO LESS THAN ONE (1) DECIDUOUS SHADE TREE, TWO (2) DECIDUOUS ORNAMENTAL TREES, AND TWO (2) SHRUBS.
2. THIS LANDSCAPING IS IN ADDITION TO LANDSCAPING REQUIRED FOR PARKING LOT LANDSCAPING AND OPEN SPACE PLANT MATERIALS SHALL NOT COUNT TOWARDS THE FULFILLMENT OF ANY OTHER LANDSCAPING REQUIREMENT.
3. ALL PARKING LOT ISLANDS SHALL BE LANDSCAPED WITH A COMBINATION OF TURF GRASS, PRAIRIE GRASS PLANTINGS, PLANT BEDS, SHRUBS, AND TREES.
4. NO LESS THAN ONE (1) DECIDUOUS SHADE TREE SHALL BE PLANTED WITHIN EACH REQUIRED LANDSCAPED ISLAND.
5. WHENEVER AN OFF-STREET PARKING AREA FRONTS ALONG A PUBLIC STREET AN AVERAGE OF ONE (1) DECIDUOUS SHADE TREE AND TWO (2) DECIDUOUS ORNAMENTAL TREES SHALL BE PLANTED EVERY 50 FEET WITHIN THE PARKING LOT SETBACK AREA.
6. ADDITIONALLY, A MINIMUM THREE (3) FOOT TALL VEHICLE HEADLIGHT SCREEN SHALL BE INSTALLED BETWEEN THE PARKING LOT AND THE ADJOINING STREET. THIS SCREEN CAN BE CONSTRUCTED WITH ANY COMBINATION OF PRAIRIE PLANTINGS, SHRUBS, ORNAMENTAL GRASSES, EARTH BERMING, AND LOW MASONRY WALLS.
7. PLANT SUBSTITUTION: SUBSTITUTION OF REQUIRED PLANT MATERIALS MAY BE MADE AS FOLLOWS:
 - A. 1 OVERTORY MAY BE SUBSTITUTED IN PLACE OF 10 REQUIRED SHRUBS.
 - B. 1 ORNAMENTAL MAY BE SUBSTITUTED IN PLACE OF 5 REQUIRED SHRUBS.
 - C. 1 EVERGREEN MAY BE SUBSTITUTED IN PLACE OF 1 REQUIRED DECIDUOUS OVERTORY.
 - D. 1 OVERTORY TREE MAY BE SUBSTITUTED IN PLACE OF 2 REQUIRED ORNAMENTAL.
 - E. 3 ORNAMENTAL GRASSES MAY BE SUBSTITUTED FOR 1 REQUIRED SHRUB.

TOPSOIL: IN ORDER TO PROVIDE AN ADEQUATE GROWING MEDIUM, A MINIMUM OF 6 INCHES OF TOPSOIL SHOULD BE PLACED OVER THE DISTURBED AREA PRIOR TO SEEDING. DEEPER TOPSOIL DEPTHS (8-12 INCHES OR MORE) ARE DESIRABLE. THEY INCREASE THE ORGANIC MATTER AVAILABLE FOR USE BY THE PLANTS, ALLOW FOR DEEPER ROOT PENETRATION AND INCREASE THE MOISTURE HOLDING ABILITY OF THE SOIL. THESE BENEFITS WILL INCREASE THE DROUGHT TOLERANCE AND LONG-TERM HEALTH OF THE VEGETATION. WHERE SUFFICIENT TOPSOIL IS NOT AVAILABLE, COMPOSTED MATERIAL MAY BE INCORPORATED AT THE RATE OF 1 INCH OF COMPOST FOR EVERY 3 INCHES OF DEFICIENT TOPSOIL. THIS WILL INCREASE THE ORGANIC MATTER CONTENT OF THE SOIL, AND PROVIDE AN ADEQUATE GROWING MEDIUM FOR VEGETATION.

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS, AND ALL CITY SUPPLEMENTS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. SEED (TYPE 1) OR SOD ALL DISTURBED AREAS AS DIRECTED BY OWNER.
6. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
7. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE ANY PLANTING IN ALL PLANT BEDS PER MANUFACTURER'S RECOMMENDATIONS.
8. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3".
9. ALL EDGING SHALL BE SPADE CUT EDGE.
10. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
11. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH DAY.
12. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
13. CONTRACTOR SHALL PROVIDE INSTALLATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.

OPEN SPACE:

OPEN SPACE REQUIRED 244,603 X 25% = 61,151 SF
1 SHADE, 2 ORNAMENTAL, AND 2 SHRUBS PER 2,000 SF OF REQUIRED OPEN SPACE
REQUIRED 61,151/2000= 30.57 = 31

<u>REQUIRED</u>		<u>PROVIDED</u>
SHADE	= 31	22 TREES
EVERGREEN	=	12 TREES
ORNAMENTAL	= 62	39 TREES
SHRUBS	= 62	93 SHRUBS
GRASSES	=	40 GRASSES

PARKING LOT

REQUIRED: 1 SHADE AND 2 ORNAMENTAL PER 50 LF
707 LF- 50 LF (DRIVEWAYS)= 657 LF
657/50= 13.14= 13

<u>REQUIRED</u>		<u>PROVIDED</u>
SHADE	= 13	13 TREES
ORNAMENTAL	= 26	18 TREES
		45 SHRUBS



A graphic scale bar is provided below the plan view. It is labeled "SCALE" and has markings for 0', 20', 40', and 80'.

NOTE: THIS DRAWING AND ELEVATION VIEWS ARE AN ARTISTIC INTERPRETATION OF THE GENERAL APPEARANCE OF THE DESIGN. VERIFY WITH BUILDER FOR FINAL MATERIAL AND COLORS

Schoolyard Townhomes

VICINITY LOCATION

PROJECT LOCATION

APPLICABLE CODES CITY OF Indianola, Iowa

1. BUILDING CODE	2015 INTERNATIONAL BUILDING CODE (IRC) WITH LOCAL AMENDMENTS
2. FIRE CODE	2018 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS
3. MECHANICAL CODE	2021 INTERNATIONAL MECHANICAL CODE WITH LOCAL AMENDMENTS
4. ELECTRICAL CODE	2020 NATIONAL ELECTRICAL CODE (NEC) WITH STATE AMENDMENTS
5. PLUMBING CODE	2021 INTERNATIONAL PLUMBING CODE (IPC) WITH LOCAL AMENDMENTS
6. ENERGY CODE	2012 INTERNATIONAL ENERGY AND CONSERVATION CODE, WITH LOCAL AND STATE AMENDMENTS
7. FUEL GAS CODE	
8. ICC/ANSI A117.1 2009 (ADA STANDARDS)	2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
FIRE ALARM AND SUPPRESSION PLANS TO BE SUBMITTED TO FIRE MARSHALL OFFICE FOR REVIEW AND APPROVAL	

PROJECT TEAM

ARCHITECTURAL DRAFTING

COMPANY NAME	Riesberg Group Design
COMPANY ADDRESS	Grimes, IA
PHONE:	515-202-3386
FAX:	

STRUCTURAL

COMPANY NAME	Raker Rhoads Engineering
COMPANY ADDRESS	4717 Grand Avenue Des Moines, IA 50312
PHONE:	515-277-0275
FAX:	

CIVIL ENGINEER

COMPANY NAME	
COMPANY ADDRESS	
PHONE:	
FAX:	

HVAC/PLUMBING/ELECTRICAL/ DESIGN/ENERGY REVIEW

COMPANY NAME	-
COMPANY ADDRESS	-
PHONE:	-
FAX:	-

MECHANICAL CONTRACTOR

COMPANY NAME	-
COMPANY ADDRESS	-
PHONE:	-
FAX:	-

ELECTRICAL CONTRACTOR

COMPANY NAME	-
COMPANY ADDRESS	-
PHONE:	-
FAX:	-

PLUMBING CONTRACTOR

COMPANY NAME	-
COMPANY ADDRESS	-
PHONE:	-
FAX:	-

SPRINKLER SYSTEMS CONTRACTOR

COMPANY NAME	-
COMPANY ADDRESS	-
PHONE:	-
FAX:	-

ABBREVIATIONS

ABV: Above ACOUS: Acoustical ADDL: Additional ADH: Adhesive ADJ: Adjustable APF: Above Finish Floor AGG: Aggregate AHL: Authority Having Jurisdiction ALT: Alternate ALUM: Aluminum ANC: Anchor, Anchorage AB: Anchor Bolt ANOD: Anodized APX: Approximate APT: Apartment ARCH: Architect (architectural) ASPH: Asphalt AUTO: Automatic AVE: Avenue AVR: Average AWN: Awning BSMT: Basement BM: Beam BVL: Beveled BITUM: Bituminous BLK: Block BLKG: Blocking BLW: Below BLDV: Boulevard BTW: Between BD: Board BOT: Bottom BLDG: Building BUR: Built Up Roofing B/O: By Others BO: Bottom Of BR: Bedroom CAB: Cabinet CALC: Calculation CD: Cabinet Door CG: Corner Guard CL: Cantilever CO: Clean Out CONTR: Contract (or) COORD: Coordinate CRPT: Carpet CIP: Cast-In-Place CLK: Caulking CAS: Casement CB: Catch Basin CLG: Ceiling CT: Ceramic Tile CIR: Circle CLR: Clear COL: Column CONC: Concrete CMU: Concrete Masonry Unit CONST: Construction CONT: Continuous CJT: Control Joint CORR: Corrugated CUFT: Cubic Foot CUYD: Cubic Yard	DP: Dampproofing DTL: Detail DIA: Diameter DIM: Dimension DW: Dishwasher DIV: Division DR: Door DH: Double Hung DS: Downspout DRWR: Drawer DT: Drain Tile DWG: Drawing D: Nail Size EW: Each Way E: East EL: Elevation ELEV: Elevation EQ: Equal EQP: Equipment EXCV: Excavate EXH: Exhaust EXIST: Existing EXT: Exterior FOC: Face of Concrete FOF: Face of Finish FOM: Face of Masonry FOS: Face of Slab FOW: Face of Wall FSB: Floorboard FCB: Fiber Cement Board FGL: Fiberglass FIN: Finish FTE: Finished Floor Elevation FA: Fire Alarm FE: Fire Extinguisher FPL: Fireplace FIR: Floor FLOR: Fluorescent FT: Foot, Feet FTG: Footing FND: Foundation FRM: Fram(D), (Ing) FRO: Furnished by Others FUR: Furred GA: Gage, Gauge GAL: Gallon GL: Glass, Glazing GL: Galvanized Iron GLBK: Glass Block GLB: Glue Laminated Beam GT: Grout GRD: Grade, Grading GWB: Gypsum Wall Board HWD: Hardware HDR: Header HTG: Heating HVAC: Heating, Ventilation-Air Conditioning HT: Height HC: Hollow Core HOR: Horizontal HB: Hose Bib	IN: Inch INCL: Include ID: Inside Diameter INS: Insulate INT: Interior INV: Invert JNT: Joint JST: Joist KD: Kin Dried KIT: Kitchen LB: Pound LAM: Laminated(d) LAV: Lavatory LH: Left Hand L: Length LOA: Length Overall LT: Light LF: Lineal Feet LL: Live Load LVL: Laminated Veneer Lumber LVR: Lower MFR: Manufacturer MO: Masonry Opening MAX: Maximum MAS: Masonry MECH: Mechanical(al) MC: Medicine Cabinet MED: Medium MDF: Medium Density Fiberboard MDO: Medium Density Overlay MR: Mirror MMB: Membrane MTL: Metal MWK: Millwork MIN: Minimum MISC: Miscellaneous MOD: Module MLD: Moulding MLB: Micro Laminated Beam NOM: Nominal N: North NIC: Not in Contract NTS: Not To Scale NO, #: Number O: Non-Operable Window Section OP: Opaque OPS: Opening OSB: Orientated Strand Board OD: Outside Diameter	PMT: Painted PBD: Particle Board PRT: partition PVMT: Pavement PERF: Perforate(d) PLAS: Plaster PLAM: Plastic Laminate PLT: Plate PLYWD: Plywood PCC: Precast Concrete PCF: Pounds Per Cubic Foot PLF: Pounds Per Linear Foot PSF: Pounds Per Square Foot PSI: Pounds Per Square Inch PBF: Prefabricated PRF: Preformed PT: Pressure Treated PL: Property Line PH: Toilet Paper Hanger QTY: Quantity QT: Quarry Tile RAD: Radius REF: Reference RFL: Reflected(ly),(ive),(or) REFR: Ref REG: Register RE: Reinforced REQD: Required RA: Return Air REV: Revision R: Riser RD: Rod RBS: Rod and Shelf RFG: Roofing RM: Room RO: Rough Opening SCH: Schedule SCH: Screen SECT: Section SGD: Sliding Glass Door SHTH: Sheathing SHT: Sheet SH: Shelf, Shelving SIM: Similar SKL: Skylight S: South SLB: Slab SLD: Sliding(Ing) SPEC: Specification SQ: Square STD: Standard STV: Stove STL: Steel STR: Structural SA: Supply Air SC: Solid Core SW: Shear Wall SS: Stainless Steel SYS: System	TEL: Telephone TEMP: Tempered TK: Tight Knot T&G: Tongue and Groove T/O: Top of TOC: Top of Concrete TOW: Top of Wall TB: Towel Bar T: Tread TS: Tubular Steel TYP: Typical UL: Underwriters Laboratory UNF: Unfinished UNO: Unless Noted Otherwise VB: Vapor Barrier VAR: Varnish VIF: Verify In Field VRN: Vener VERT: Vertical VG: Vertical Grain VIN: Vinyl Sheet WL: Wall WC: Water Closet WH: Water Heater WP: Water Proofing WR: Weather Resistant WRB: Weather Resistive Barrier WWF: Welded Wire Fabric WWM: Welded Wire Mesh W: West WN: Window WO: Without WI: With WD: Wood X: Operable Window Section
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DRAWING LIST

A.0-0	Cover Page
A.0-1	Code Review
A.0-2	Code Review Separation
A.0-3	Accessibility Standards
A.0-4	Accessibility Standards Type A
A.0-5	Accessibility Standards Type B
A.0-6	Schedules
A.0-7	Wall Types
A.1-0	Elevations
A.1-1	Roof Plan
A.2-0	Foundation
A.2-1	First Floor Plan
A.2-2	Enlarged Floor Plan - South
A.2-3	Enlarged Floor Plan - North
A.3-1	First Floor Reflected Ceiling Plan
A.4-1	Unit 1 - 1 Bedroom - Type B
A.4-2	Unit 2 - 2 Bedroom - Type B
A.4-3	Unit 3 - 3 Bedroom - Type B
A.4-4	Unit 3A - 2 Bedroom - Type A
A.5-0	Building Sections
A.5-1	Building Sections
A.5-2	Wall Sections
A.6-0	Details

MISC. SYMBOLS

	FROST PROOF HOSE BIB
	FLOOR LINE ABOVE
	STRUCTURAL BEAM / HEADER OR GIRDER TRUSS
	LOAD BEARING WALL
	SOLID BLOCKING FROM CONCENTRATED LOAD
	CONCENTRATED LOAD FROM ABOVE, SOLID BLOCK TO FOUNDATION OR BEAM/HEADER BELOW.
	SMOKE DETECTOR
	CARBON MONOXIDE AND SMOKE DETECTOR COMBO

DRAWING SYMBOLS LEGEND

	CEILING TAG		CEILING HEIGHT
	CEILING TYPE IN LEGEND		DOOR CALLOUT IN SCHEDULE
	DOOR TAG		DOOR WIDTH
	STAIR TAG		RISER HEIGHT PER TREAD
	# OF RISER		WINDOW TAG
	WINDOW CALL OUT IN SCHEDULE		WINDOW SIZE (INCHES)
	HEADER HGT FROM FLOOR DECKING		WINDOW SILL HGT FROM FLOOR DECKING ROUGH FRAMING OPENING
	ELEVATION REFERENCE		NAME AND SCALE OF ELEVATION
	DETAIL REFERENCE ON PAGE		INDICATES PAGE NUMBER SECTION CAN BE FOUND ON
	BUILDING SECTION REFERENCE		INDICATES DIRECTION SECTION IS LOOKING
	INDICATES PAGE NUMBER SECTION CAN BE FOUND ON		INDICATES PAGE NUMBER SECTION CAN BE FOUND ON

PAPER SCALE :
24" X 36" SHEET (D SIZE)= SCALE ON PLAN



RIESBERG GROUP DESIGN

Grimes, Iowa
riesberggroup@gmail.com
Phone: 515-202-3386

MEMBER



Project ID:
23-2356

Drawn by: KMR

REVIEW

Rev. Date : 09-12-23
Rev. Date : 10-02-23
Rev. Date : 12-22-23
Rev. Date : 01-23-24
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Rev. Date : 02-06-24
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Date:SET:

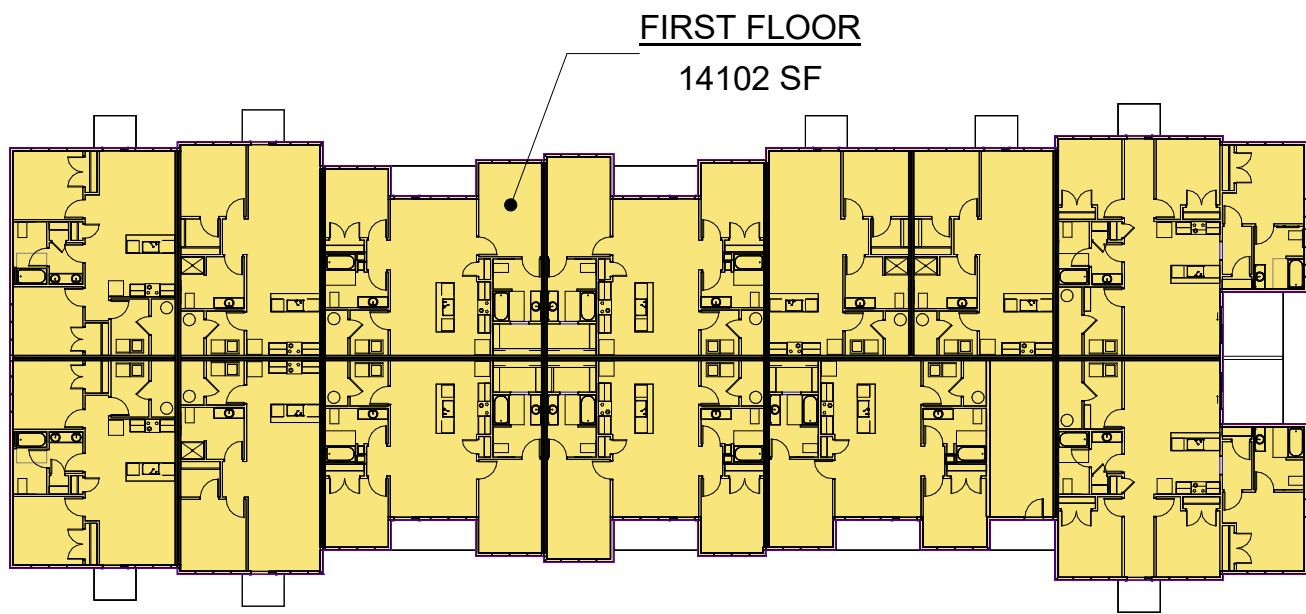
New Residential Home For:
Schoolyard Development LLC
Schoolyard Townhomes
Project Location:
1602 E 2nd Ave
Indianola, Iowa 50125

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Cover Page

A.0-0

Scale: As indicated



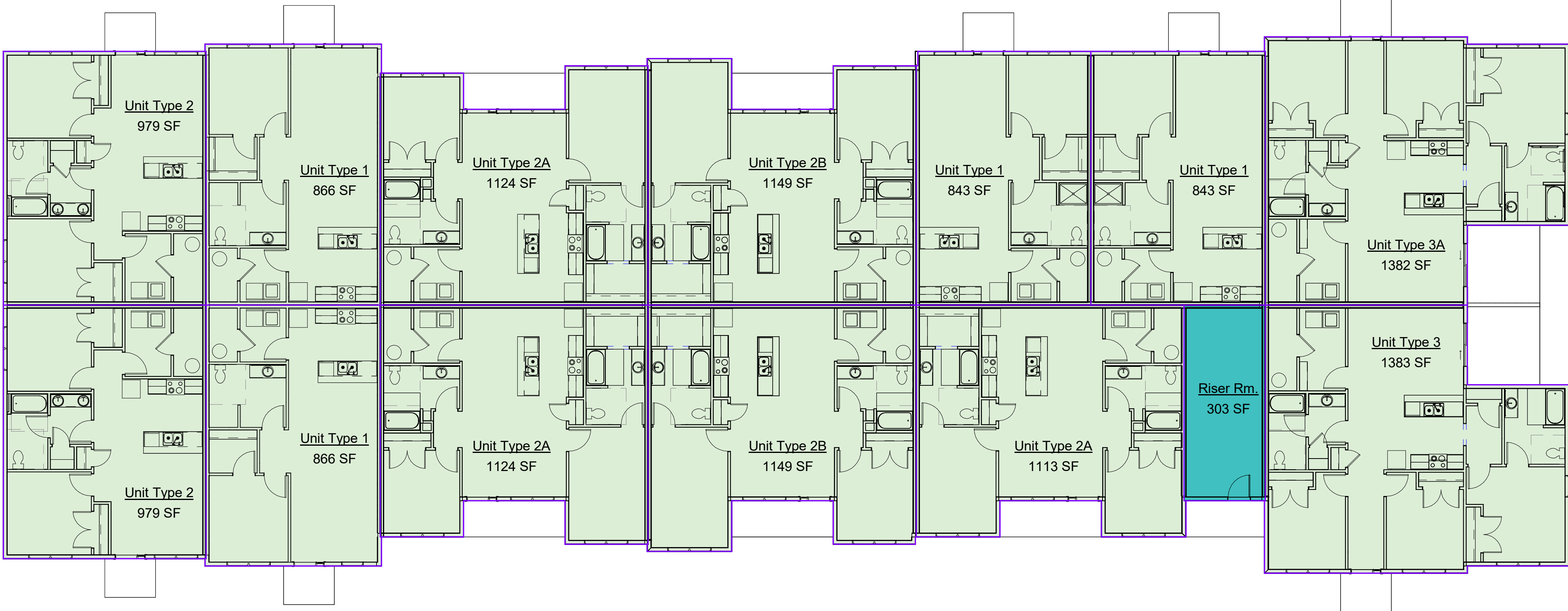
GROSS AREA SCHEDULE		
NAME		SQ FT
FIRST FLOOR		14102 SF
Grand total: 1		14102 SF

UNIT BREAKDOWN	
First Floor- Per Building: Unit Type 1 (1 Bed) ANSI Type B = 4 Units Unit Type 2 (2 Bed) ANSI Type B= 2 Units Unit Type 2A (2 Bed) ANSI Type B= 3 Units Unit Type 2B (2 Bed) ANSI Type B= 2 Units Unit Type 3 (3 Bed) ANSI Type A = 1 Units Unit Type 3A (3 Bed) ANSI Type B = 1 Units	
TOTAL: 13	
Per Site: TYPE A: Units Required 13 PLEX X 4 BUILDING = 52 Units 2% X 52 Units = 1.04 Units	
BUILDING 1- 1 TYPE 3 UNIT	

Area Schedule (Occupant Load)				
Name	Occupancy Type	Area	SF/Occupant Factor	Occupants
Riser Rm.	Utility	303 SF	300 SF	2
Unit Type 1	Group R-2	843 SF	200 SF	5
Unit Type 1	Group R-2	843 SF	200 SF	5
Unit Type 1	Group R-2	866 SF	200 SF	5
Unit Type 1	Group R-2	866 SF	200 SF	5
Unit Type 2	Group R-2	979 SF	200 SF	5
Unit Type 2	Group R-2	979 SF	200 SF	5
Unit Type 2A	Group R-2	1124 SF	200 SF	6
Unit Type 2A	Group R-2	1113 SF	200 SF	6
Unit Type 2A	Group R-2	1124 SF	200 SF	6
Unit Type 2B	Group R-2	1149 SF	200 SF	6
Unit Type 2B	Group R-2	1149 SF	200 SF	6
Unit Type 3	Group R-2	1383 SF	200 SF	7
Unit Type 3A	Group R-2	1382 SF	200 SF	7
First Floor 914.00: 14				76

BUILDING INFORMATION -NEW BUILDING - preliminary				
	CODE SECTION	ALLOWED	PROVIDED	COMMENTS
OCCUPANCY TYPE:	304		R-2 - Residential	18 unit Apartment Building
SPRINKLER SYSTEM			NFPA 13R Sprinkler system per section 903.3.1.2 (S1- one story) / Draft Stop Attic - No Sprinkler in Attic space	
HEIGHTS AND AREA LIMITATION ALLOWABLE HEIGHTS LIMITATION: ALLOWABLE BUILDING STORIES: ALLOWABLE AREA LIMITATION:	504.3 504.4 506.2	60'-0" FEET 3 STORIES 28,000 SQUARE FEET	21'-9" 1 STORY 14,102 SQUARE FEET	AREA INCREASE NOT NEEDED (S1- ON STORY BLDG.)
AREA INCREASE CALCULATIONS	506.2	Aa = [A1 + (NS x I1)] x Sa If = [F / P - 25] W / 30 =	NA / SF	Aa = [X + (X x .75)] x 3 = X SF
OCCUPANCY SEPARATION	508.4	NO SEPARATION REQUIRED R2-R2 - NONE 1 HOUR BETWEEN UNITS	1 HOUR	
BUILDING ELEMENTS FIRE RESISTANCE STRUCTURAL FRAME BEARING WALLS - EXTERIOR BEARING WALLS - INTERIOR NONBEARING WALLS / PARTITIONS - EXTERIOR NONBEARING WALLS / PARTITIONS - INTERIOR FLOOR CONSTRUCTION ROOF CONSTRUCTION	601	TYPE V-B 0HR 0HR 0HR 0HR 0HR 0HR	TYPE V-B 0HR 0HR 0HR 0HR 0HR 0HR	
FIRE-RESISTANCE -EXTERIOR WALLS	602	0 HR	0 HR	10'-0" < X < 30'-0"
CONSTRUCTION CLASSIFICATION	602.5		TYPE VB - SPRINKLER	
FIRE AND SMOKE PROTECTION FEATURES FIRE RESISTANCE RATING ALLOWABLE AREA OF EXTERIOR OPENINGS VERTICAL SEPARATION OF OPENINGS PARAPETS FIRE RESISTANCE RATING HORIZONTAL ASSEMBLIES SHAFT ENCLOSURE	705.5 705.8 705.8.5 705.11 708.3 711.2.4.3 713.4	X>10 = 1 HOUR FROM INSIDE NO LIMIT NO LIMIT NOT REQ 1 HOUR CORRIDOR 1/2 HOUR - EX- 1 BETWEEN DWELLING UNITS 1 HOUR- LESS THEN 3 STORIES	1 HOUR FROM INSIDE - - 1 HOUR BETWEEN UNIT 1/2 HOUR CORRIDOR 1 HR FIRE RISTANCE RATED 1 HOUR FIRE BARRIER	
INTERIOR FINISHES WALLS AND CEILING ROOMS AND ENCLOSED SPACES CORRIDORS AND EXIT ACCESS INTERIOR EXIT STAIRWAYS INTERIOR FLOOR FINISHES ACOUSTICAL CEILING SYSTEMS	803.13 804 808	CLASS C CLASS C CLASS C		OCCUPANCY GROUP R2 - SPRINKLER ASTM E848 OR NFPA 253 COMPLIANCE INSTALL PER ASTM C635 AND ASTM C636
MEANS OF EGRESS TOTAL OCC. LOAD EXIT CAPACITY STAIRS OTHER EGRESS NUMBER OF EXITS COMMON PATH OF TRAVEL ACCESSIBLE ELEVATORS EXIT ACCESS STAIR WIDTH TRAVEL DISTANCE EXIT STAIRWAY STAIRWAY CORRIDORS CORRIDOR WIDTH DEAD ENDS INTERIOR EXIT STAIRWAYS	1004.5 1006.3 1006 1006.2.1 1009.2.1 1011.2 1017 1019.3 1020.1 1020.2 1020.4 1023	SEE OCC. SCHEDULE (3 X OCC) (2 X OCC) 2 X 7 = 14 REQ 1 EXIT per unit 125 FT MAX NOT REQUIRED 44" MIN 250 FT MAX ENCLOSED SHAFT-PER 713 .5 HOUR 44" MIN 20 FEET MAX PER 707 - 1 HOUR FB	X NONE PROVIDED 36 PROVIDED 1 20 FEET MAX NOT REQUIRED NONE 40'-0" FEET MAX NONE NONE 44" MIN NONE 1 HOUR FB	36 INCH DOOR / 0.2 INCHES = 180 OCCUPANT CAPACITY 36 INCH DOOR / .02 INCHES = 36 OCCUPANT CAPACITY PROVIDED WITH SPRINKLER SYSTEM
PLUMBING FIXTURES	UPC 422			

1. PROVIDE PORTABLE 2-A RATED FIRE EXTINGUISHERS AS REQUIRED IN LIGHT (LOW) HAZARD AREAS IN SUITE TO MEET NFPA 10 AND THE FOLLOWING CONDITIONS:
1. MAXIMUM FLOOR AREA PER EXTINGUISHER IS 6,000 SF
2. MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER IS 75 FEET
3. CABINET TO BE RECESSED / MAINTAIN 1 HOUR RATING PARTITION RATING / TO NOT PROJECT MORE THAN 4" FROM THE FACE OF WALL.
1A. PORTABLE 2-A RATED FIRE EXTINGUISHERS PER DWELLING UNIT



1 First Floor - Occupancy
A.0-1 3/32" = 1'-0"



RIESBERG GROUP DESIGN

Grimes, Iowa
riesberggroup@gmail.com
Phone: 515-202-3386



Project ID:
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Drawn by: KMR

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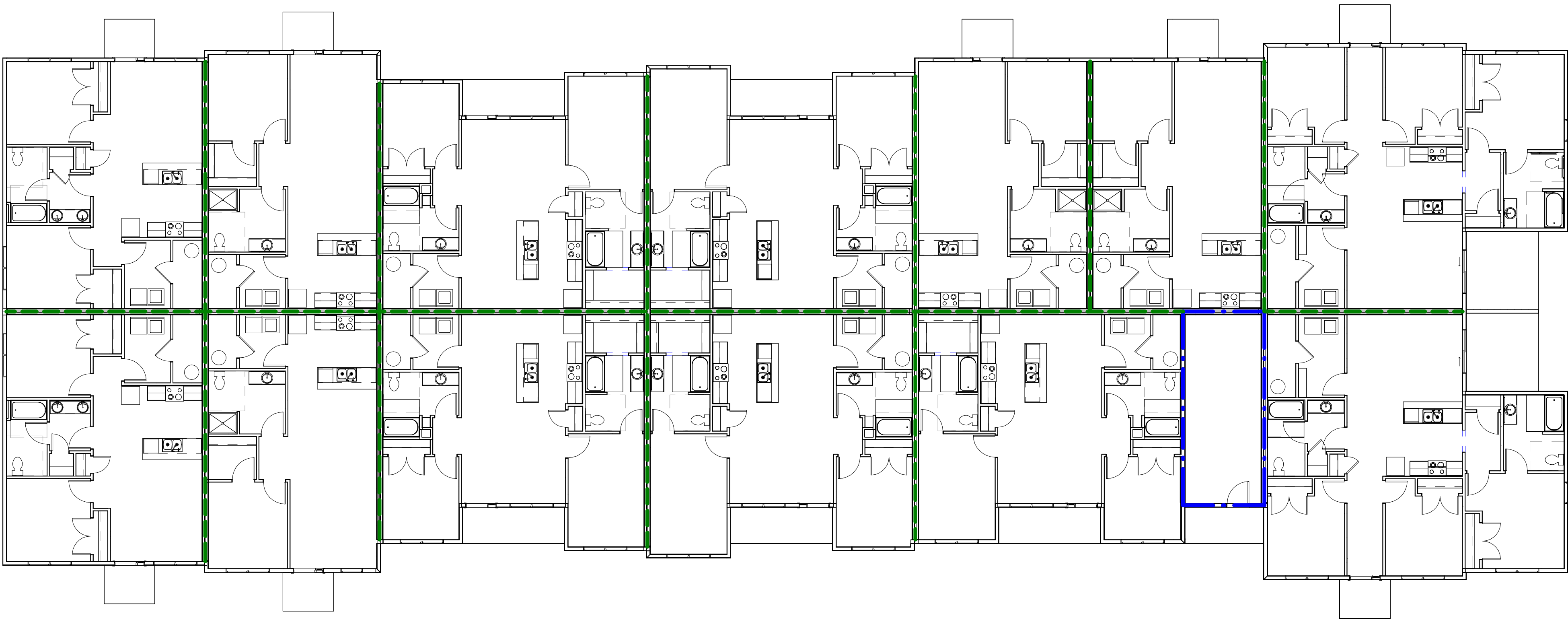
Code Review

A.0-1

Scale: As indicated

SEPARATION LEGEND		
LABEL	PROTECTION	NOTATION
1/2-FP	1/2 HOUR FIRE BARRIER	
1-FR	1 HOUR FIRE RESISTANCE RATING	
1-FB	1 HOUR FIRE BARRIER	
1-FP	1 HOUR FIRE PARTITION	

CONSTRUCTION TYPE = V-B
SPINKLER SYSTEM - UNITS = NFPA -13R
SPRINKLER SYSTEM - ATTIC - NONE- DRAFT STOPPING



1 First Floor - Vertical Separation
A.0-2 3/32" = 1'-0"



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Code Review
Separation

A.0-2

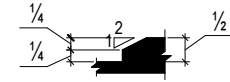
Scale: 3/32" = 1'-0"

NOTES:
1. PAGES X, X AND X ARE PROVIDED FOR GENERAL REFERENCE. IT IS THE BUILDER/CONTRACTOR'S RESPONSIBILITY TO VERIFY AND COMPLY WITH ALL CURRENT CODES, ORDINANCES, AND/OR LAWS GOVERNING THIS PROJECT. REFER TO LOCAL JURISDICTION FOR ANY MODIFICATIONS AND/OR AMENDMENTS.

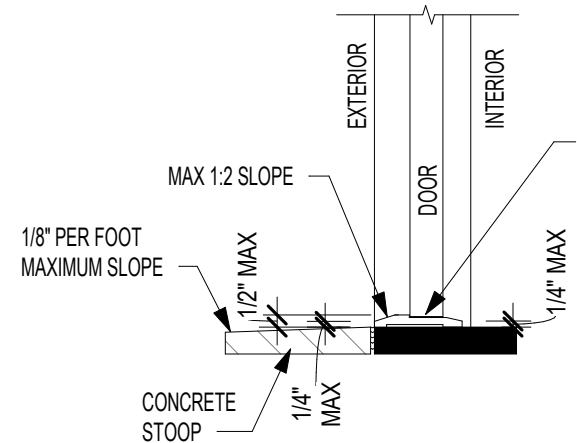
REFERENCE STANDARDS:
2010 AMERICAN WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN
2009 ACCESSIBLE AND USEABLE BUILDING AND FACILITIES (ICC A117.1-2009)

CHAPTER 3-BUILDING BLOCKS

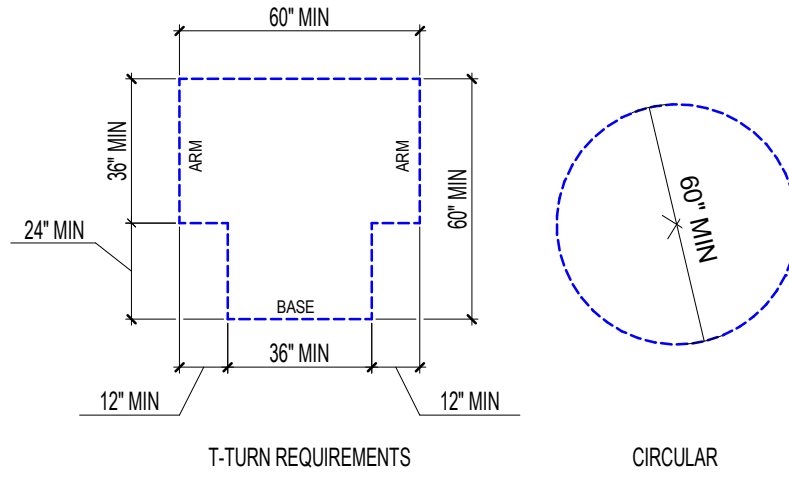
FLOOR OR GROUND SURFACES SHALL BE STABLE, FIRM AND SLIP RESISTANT AND SHALL COMPLY WITH ADA/ANSI 302.
CARPET OR CARPET TILE SHALL COMPLY WITH ADA/ANSI 302.2
OPENING IN FLOORS OR GROUND SURFACES SHALL COMPLY WITH ADA/ANSI 302.3
CHANGES IN LEVEL SHALL COMPLY WITH ADA/ANSI 303



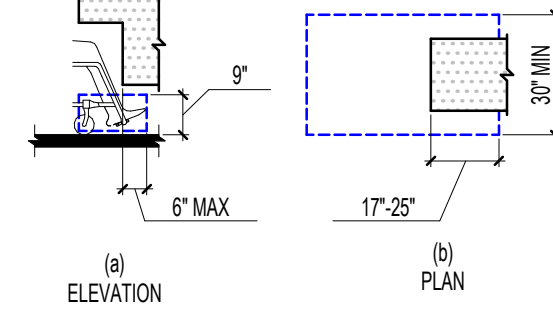
1 Beveled Change in Level
A.O-3 3" = 1'-0"



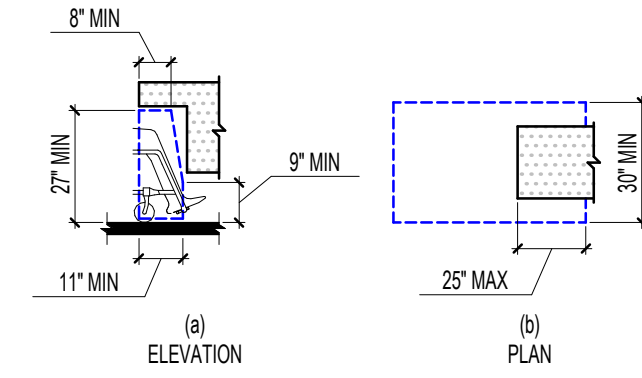
2 Vertical Change in Level - Exterior Door
A.O-3 1 1/2" = 1'-0"



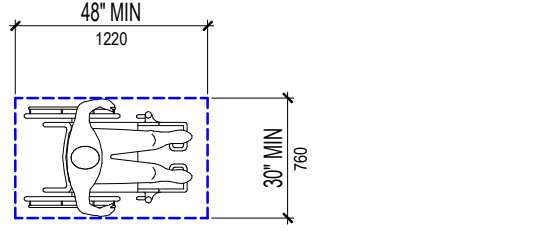
3 Turning Space
A.O-3 1/4" = 1'-0"



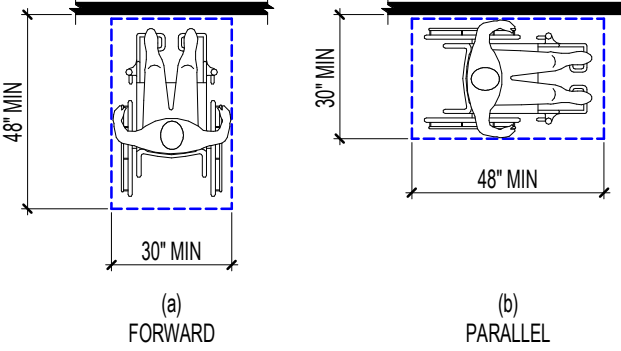
4 Toe Clearance
A.O-3 1/4" = 1'-0"



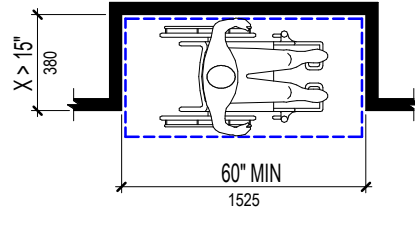
5 Knee Clearance
A.O-3 1/4" = 1'-0"



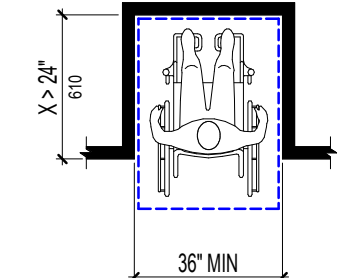
6 Clear Floor Space
A.O-3 1/4" = 1'-0"



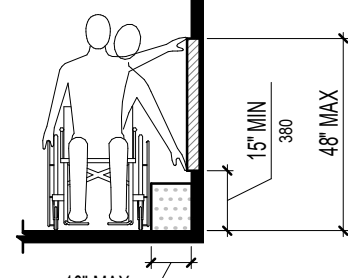
7 Position of Clear Floor Space
A.O-3 1/4" = 1'-0"



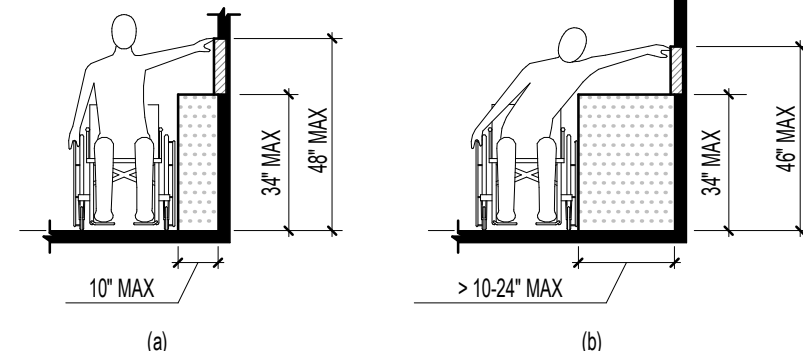
8 Maneuvering Clearance in an Alcove, Parallel Approach
A.O-3 1/4" = 1'-0"



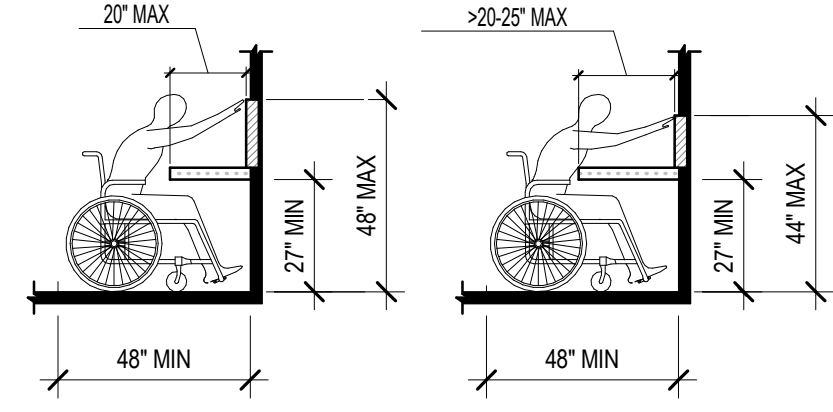
9 Maneuvering Clearance in an Alcove, Forward Approach
A.O-3 1/4" = 1'-0"



10 Unobstructed Side Reach
A.O-3 1/4" = 1'-0"



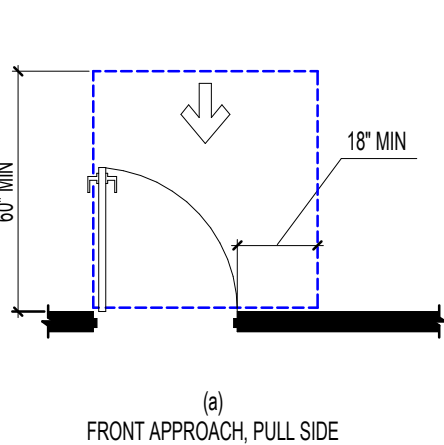
11 Obstructed High Side Reach
A.O-3 1/4" = 1'-0"



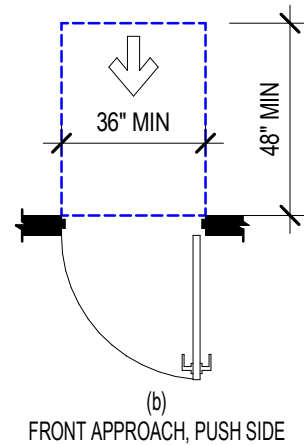
12 Obstructed High Forward Reach
A.O-3 1/4" = 1'-0"

CHAPTER 4-ACCESSIBLE ROUTES

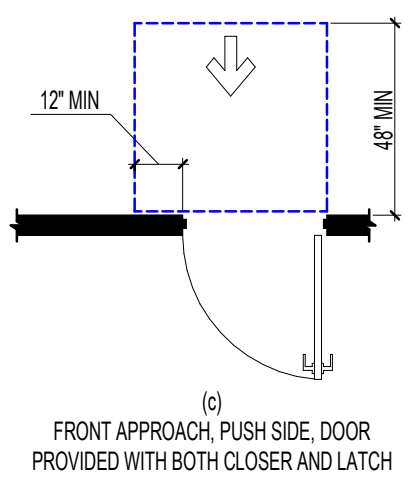
1. THRESHOLDS AT DOORWAYS SHALL BE 1/2" MAX IN HEIGHT. RAISED THRESHOLDS AND CHANGE IN LEVEL AT DOORWAYS SHALL COMPLY WITH ADA/ANSI 302 AND 302.2.
2. DOOR HARDWARE: HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERABLE PARTS ON A DOOR AND GATES SHALL COMPLY WITH ADA/ANSI 308.4. OPERABLE PARTS OF SUCH SHALL BE 34" MINIMUM AND 48" MAXIMUM ABOVE FINISH FLOOR OR GROUND.
3. DOOR CLOSURES SHALL COMPLY WITH ADA 404.2.8/ANSI 404.2.7



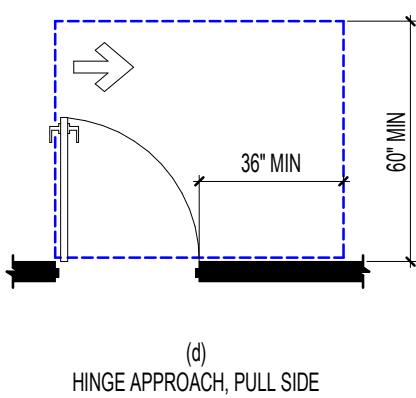
13 Maneuvering Clearance at Manual Swinging Door
A.O-3 1/4" = 1'-0"



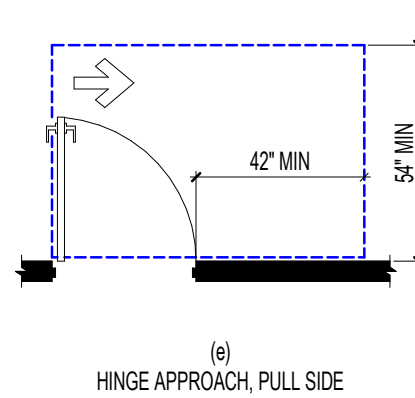
14 Maneuvering Clearance at Manual Swinging Door
A.O-3 1/4" = 1'-0"



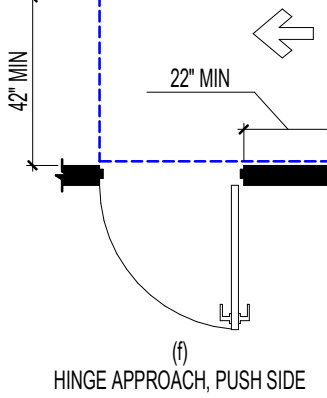
15 Maneuvering Clearance at Manual Swinging Door
A.O-3 1/4" = 1'-0"



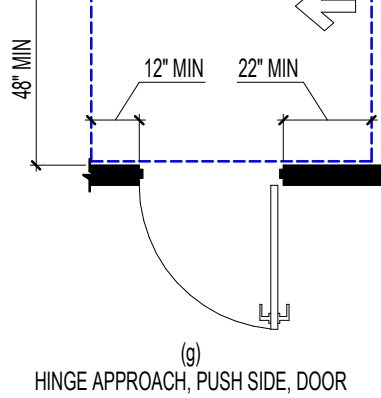
16 Maneuvering Clearance at Manual Swinging Doors
A.O-3 1/4" = 1'-0"



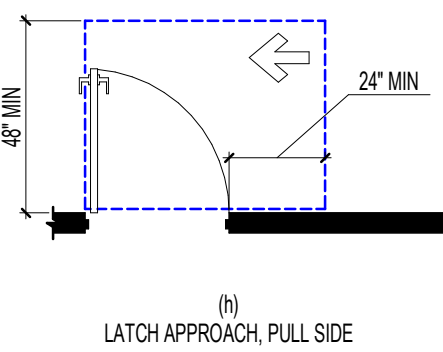
17 Maneuvering Clearance at Manual Swinging Doors
A.O-3 1/4" = 1'-0"



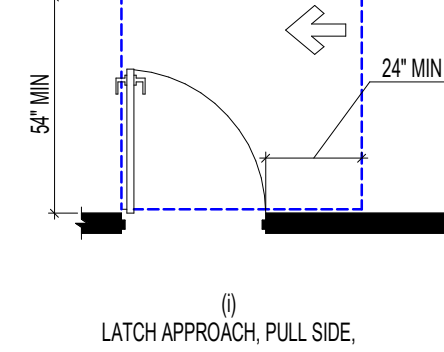
18 Maneuvering Clearance at Manual Swinging Doors
A.O-3 1/4" = 1'-0"



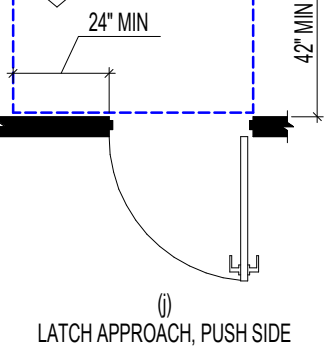
19 Maneuvering Clearance at Manual Swinging Doors
A.O-3 1/4" = 1'-0"



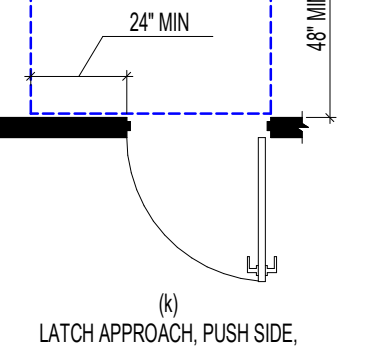
20 Maneuvering Clearance at Manual Swinging Doors
A.O-3 1/4" = 1'-0"



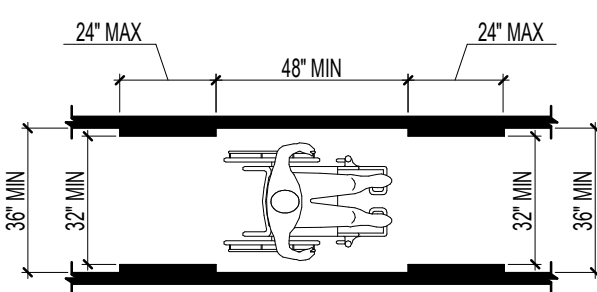
21 Maneuvering Clearance at Manual Swinging Doors
A.O-3 1/4" = 1'-0"



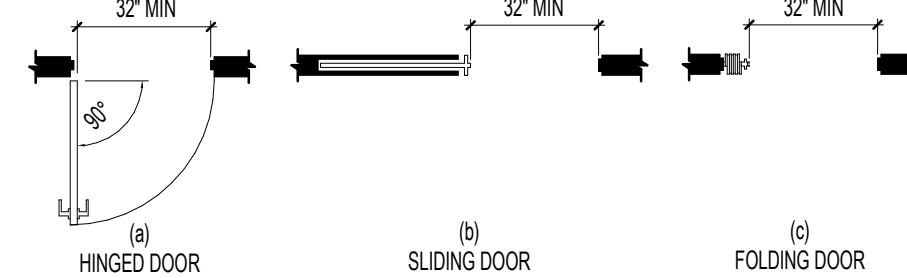
22 Maneuvering Clearance at Manual Swinging Doors
A.O-3 1/4" = 1'-0"



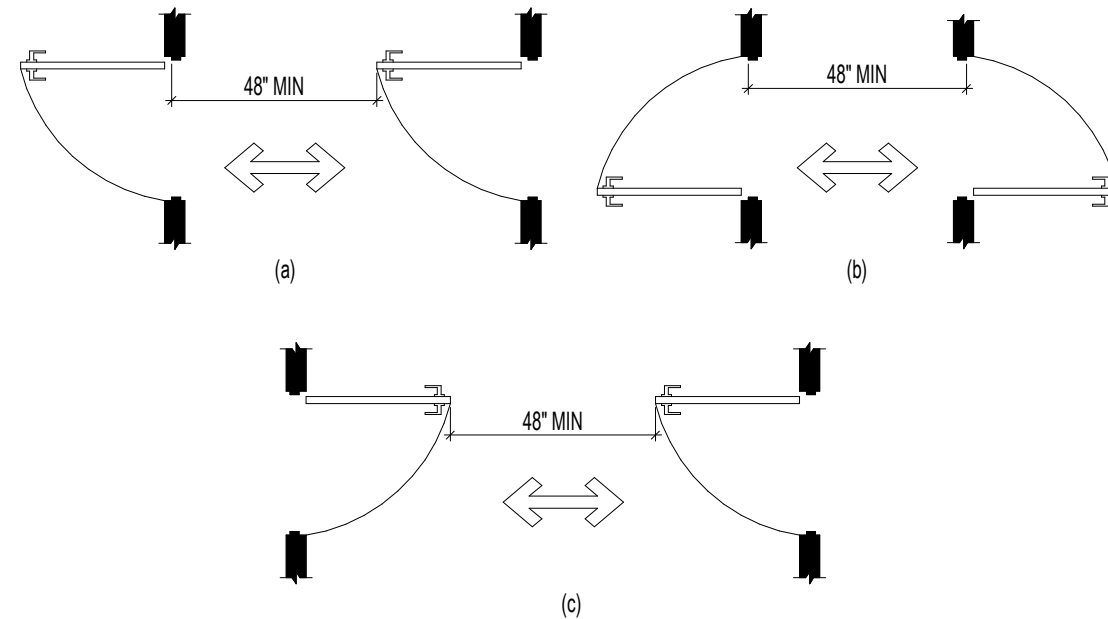
23 Maneuvering Clearance at Manual Swinging Doors
A.O-3 1/4" = 1'-0"



24 Clear Width of an Accessible Route
A.O-3 1/4" = 1'-0"

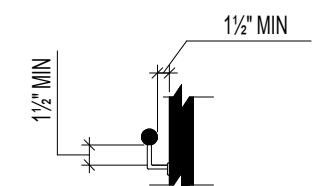


25 Clear Width of Doorways
A.O-3 1/4" = 1'-0"

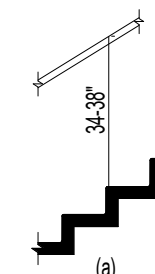


26 Doors in Series
A.O-3 1/4" = 1'-0"

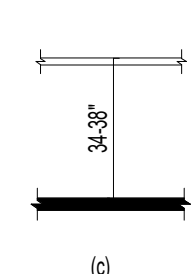
CHAPTER 5 GENERAL SITE AND BUILDING ELEMENTS



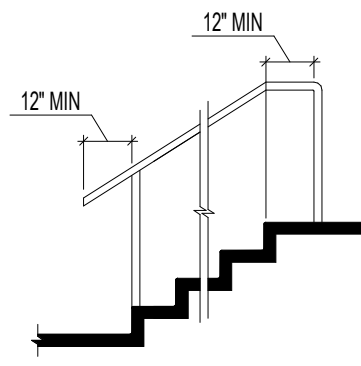
27 Handrail Clearance
A.O-3 1/2" = 1'-0"



28 Handrail Height
A.O-3 1/4" = 1'-0"

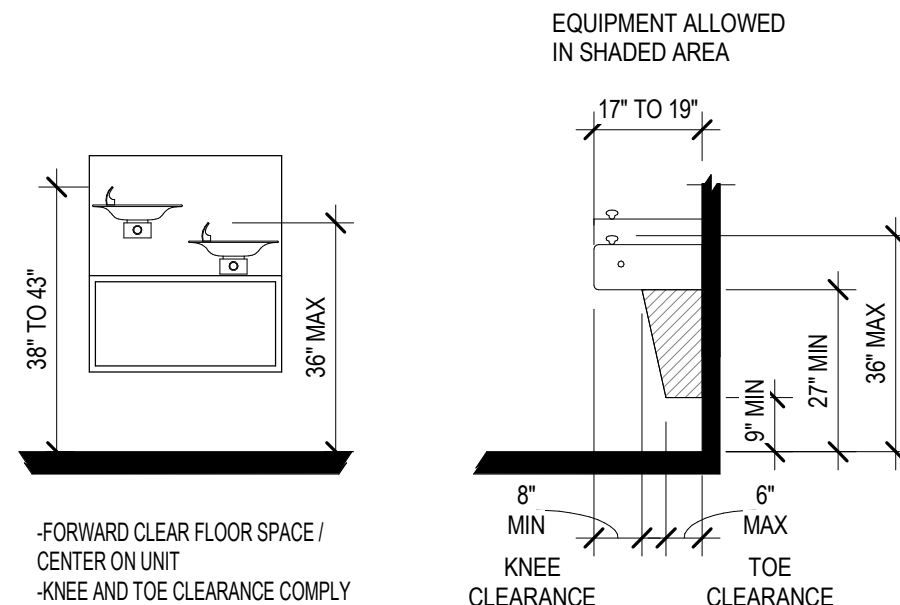


29 Handrail Extension at Ramps
A.O-3 1/4" = 1'-0"

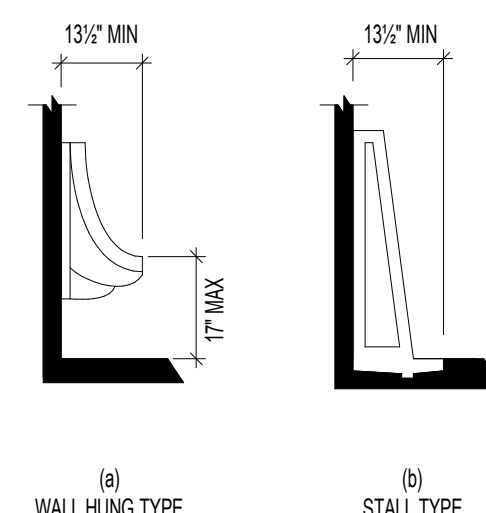


30 Handrail Extension at Stairs
A.O-3 1/4" = 1'-0"

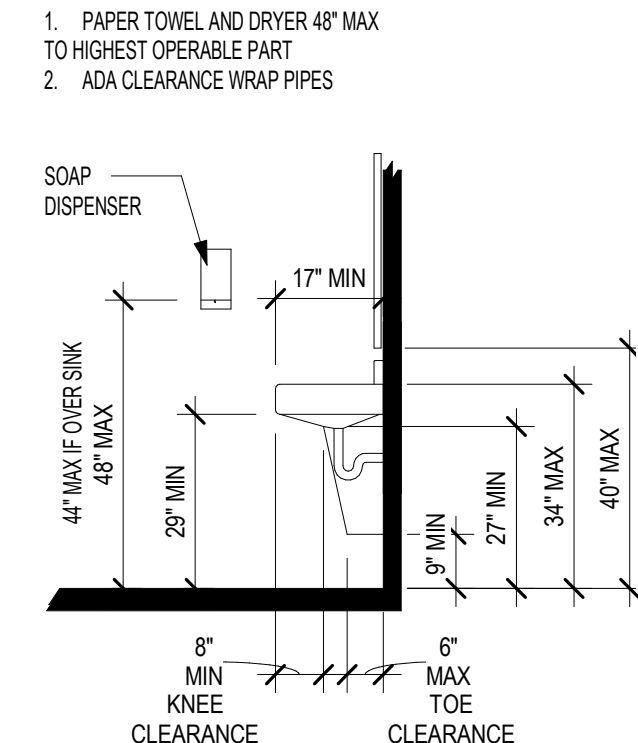
CHAPTER 6 PLUMBING ELEMENTS- PUBLIC SPACES



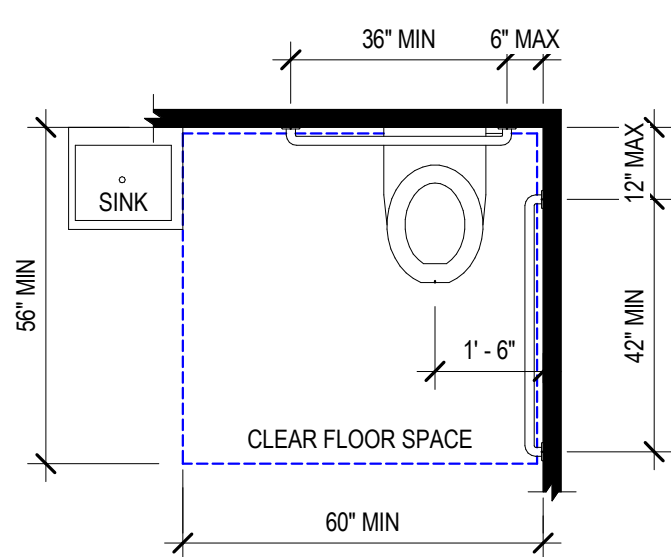
31 Drinking Fountain Spout Location
A.O-3 3/8" = 1'-0"



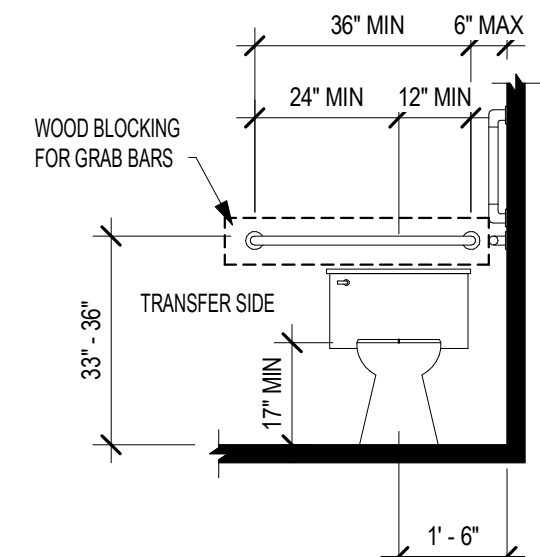
32 Height and Depth of Urinals
A.O-3 3/8" = 1'-0"



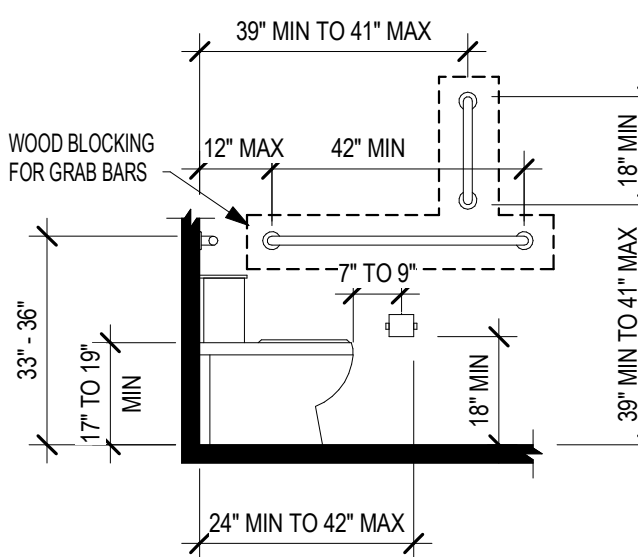
33 Lavatories and Sink
A.O-3 3/8" = 1'-0"



34 Clearance at Water Closets
A.O-3 3/8" = 1'-0"



35 Rear Wall Grab Bar at Water Closets
A.O-3 3/8" = 1'-0"



36 Side Wall Grab Bar at Water Closets
A.O-3 3/8" = 1'-0"



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Accessability

Standards

A.O-3

Scale: As indicated

Page 44 of 90

ANSI 117.1-2009 -Type A Units

Type A units are considered to provide a higher level of accessibility than Type B units, but less accessibility than Accessible units. Type A units have some elements constructed as wheelchair accessible such as clear doors with maneuvering clearances, controls with reach ranges, and some element that allow for planning for those elements to made accessible such as sink and work space in the kitchen and the bathroom lavatory.

Primary Entrance -Shall be on an accessible route from Public and Common areas. Primary access shall not be to a bedroom, unless only entrance

Accessible routes At least one accessible route shall connect all spaces and elements that are a part of the unit. Where only one accessible route is provided, it shall not pass through bedrooms and toilet rooms, closets, or similar spaces and should not run through areas that are subject to locking (36 inches interior unit/ 48 inches exterior)
Exception: An accessible route is not required to unfinished attics and unfinished basements that are part of the unit.

Turning spaces All rooms served by accessible route shall have a turning space
Exception: 1. Not required in toilet rooms and bathrooms that are not required to comply with section 1103.1.2
2. Not required within closets or pantries that are not 48 inches max depth

Components Accessible routes shall consist of one or more of the following elements: walking surfaces with a slope not steeper than 1:20, ramps, elevators, and platform lifts.

Walking Surface Walking surfaces that are part of an accessible route must be stable, usable, and not contain obstructions that would prevent their use in reaching an accessible element. Walking surfaces shall comply with ICC/ANSI A117.1 Section 403.

Doors The provisions for doors and doorways are applicable only to doors that are part of the accessible route. Doors that are not part of the accessible route need not comply with ICC/ANSI A117.1 Section 404
- Only one bathroom in a multi bathroom Type A unit need be accessible. Maneuvering is not required on the inside of the door, but is required on the outside.

The primary entrance, and all other doors intended for user passage shall comply with section 404.
Doorways shall have a clear opening width of 32 inches measured between the face of the door and stop, with the door open 90 degrees. 1/2" max threshold
Exceptions: 1. Thresholds at exterior sliding doors shall be permitted to be 3/4" max height, provided they are beveled with a slope
2. In toilet rooms and bathrooms not required to comply with section 1103.11.2, maneuvering clearance shall not be required on the toilet side of the door
3. A turning space between doors in a series is not required
4. Storm and Screen doors shall not be required to comply
5. Communicating doors between sleeping units shall not be required to comply
6. At other than the primary entrance door, where the exterior space dimensions of balconies are less than the required maneuver clearance is not required on the exterior side of the door
7. The Maneuvering clearance required in section 404 shall not be required within a closet or pantry complying with exception 2 of section 1103.3.2

Operable Parts -Lighting controls, electrical switches and receptacle outlets, environmental controls, appliance controls, operating hardware for operable windows, plumbing fixtures control and user controls for security or intercom systems shall comply with Section 309 (reach)

Laundry Equipment Washing machines and clothes dryer shall comply with section 611
-clear floor space for parallel approach shall be required
-top loading machines- the clear floor space shall be centered
-front loading machines the centerline of the clear floor space shall be offset 24 inches max. from the centerline of the door opening
Exception: -Operable parts, including doors, lint screen, detergent compartments shall comply with Section 308 and 309 (Reach requirements)
1. The height of the obstruction in Section 308.3.2 shall be permitted to be 36 inches max. above the floor
-Height: Top loading machines shall have the door to the laundry compartment 36 inches max. above the floor
Front loading machines shall have the bottom of the laundry compartment 15 inches and 36 inches max above the floor

Toilet and Bathing facilities At least one toilet and bathing facility shall comply with section 1103.11.2. All toilet and bathing facility shall comply with section 1103.11.1
Mirrors above the lavatories shall have bottom edge of reflecting surface 40 inches max off finished floor

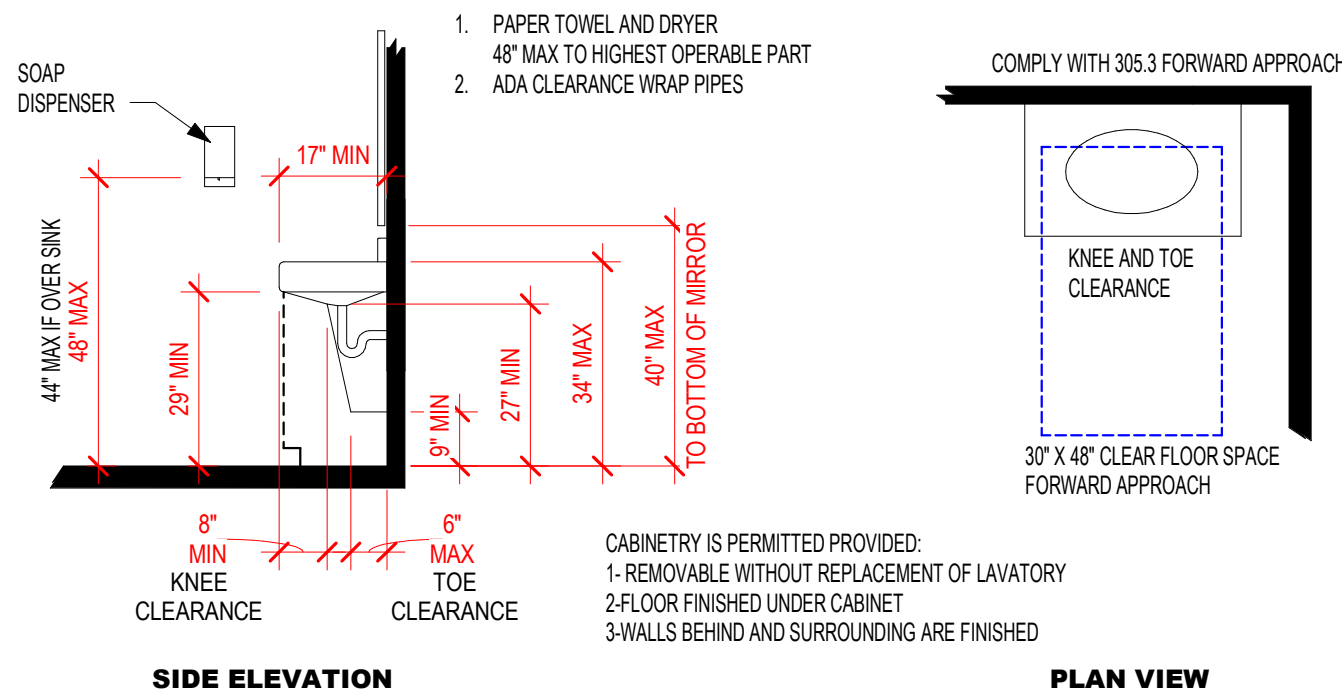
Grab Bars Reinforcement shall be provided for the future installation of grab bars complying with Section 604.5 at water closets, grab bars complying with section Section 607.4 at bathtubs and for grab bars and shower seats comply with Section 608.3, 608.2.1.3, 608.2.2.3, and 608.2.3.2 at shower.
Exceptions: 1. At fixtures not required to comply with section 1103.11.3, reinforcement in accordance with 1104.11.1 shall be permitted
2. Reinforcement is not required in rooms containing a water closet and lavatory, provided the room does not contain the only lavatory and water closet in the dwelling
3. Reinforcement for the water closet side wall vertical grab bar component required in section 604.5 is not required
4. Where the lavatory overlaps the water closet clearance in accordance with exception 1103.11.2.4.4 reinforcement at the water closet rear wall for a 24 inch min. length grab bar, center on the water closet shall be provided

Doors Shall not swing into the clear floor space for any fixtures
Exception: 1. Where a clear floor space is provided with in the room beyond the arc of the door swing

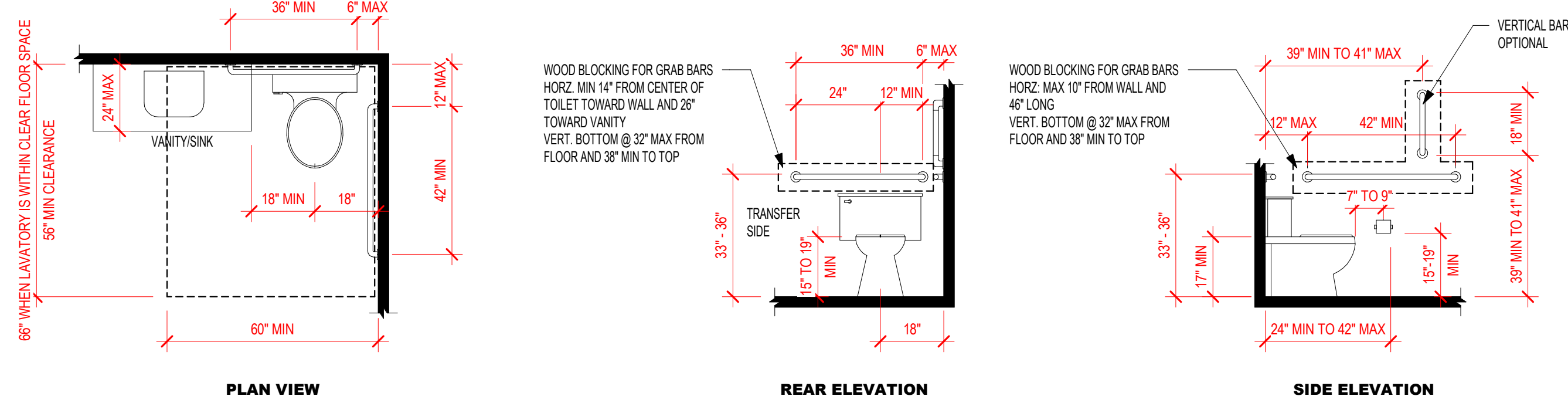
Windows Operable windows shall comply with Section 1103.13
Exceptions 1. Windows in Kitchens shall not be required to comply
2. Windows in bathrooms shall not be required to comply

Natural Ventilation - Operable windows required to provide natural ventilation shall comply with Section 309.2 and 309.3
Emergency Escape - Operable windows required to provide emergency escape and rescue shall comply with Section 309.2

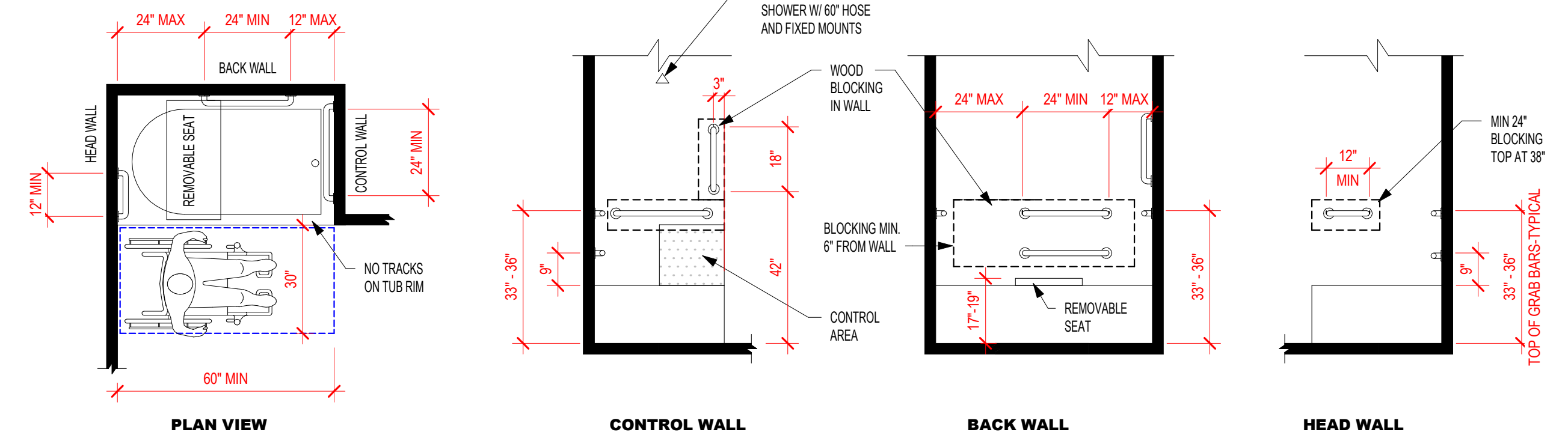
Storage Facilities A clear floor space required for either parallel or forward approach
A portion of the storage area of each storage shall accommodate a forward or side reach clearance ranges



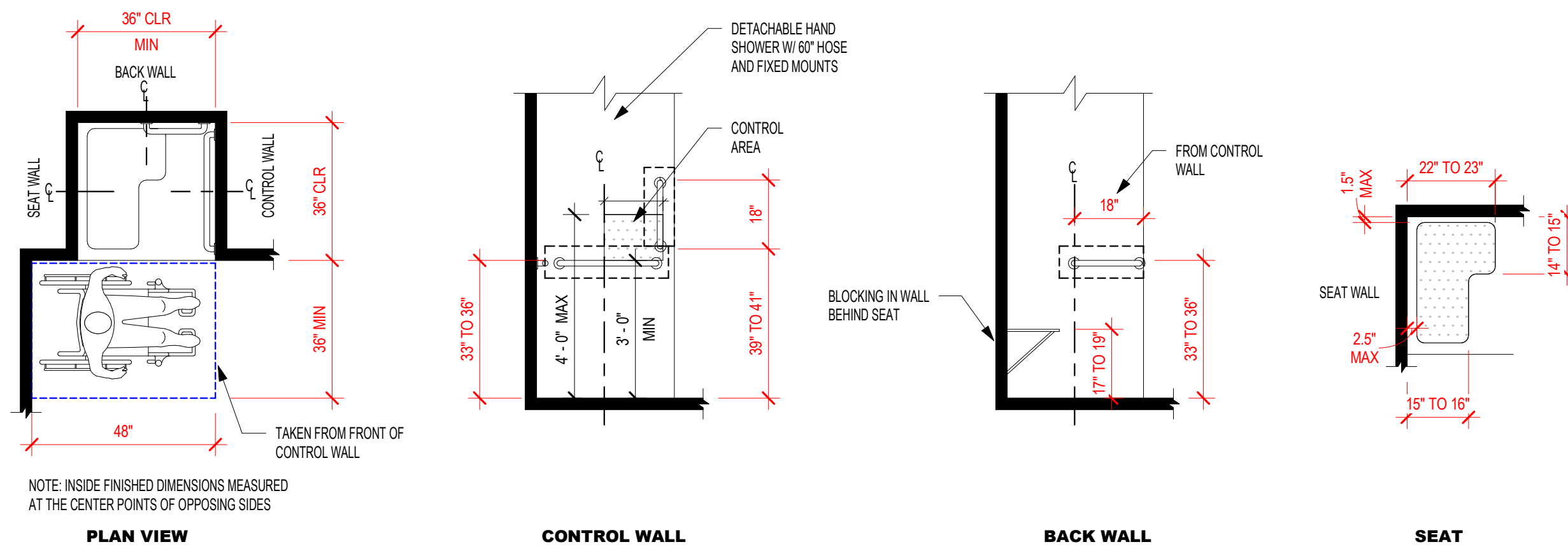
2 Type A Unit - Lavatory
3/8" = 1'-0"



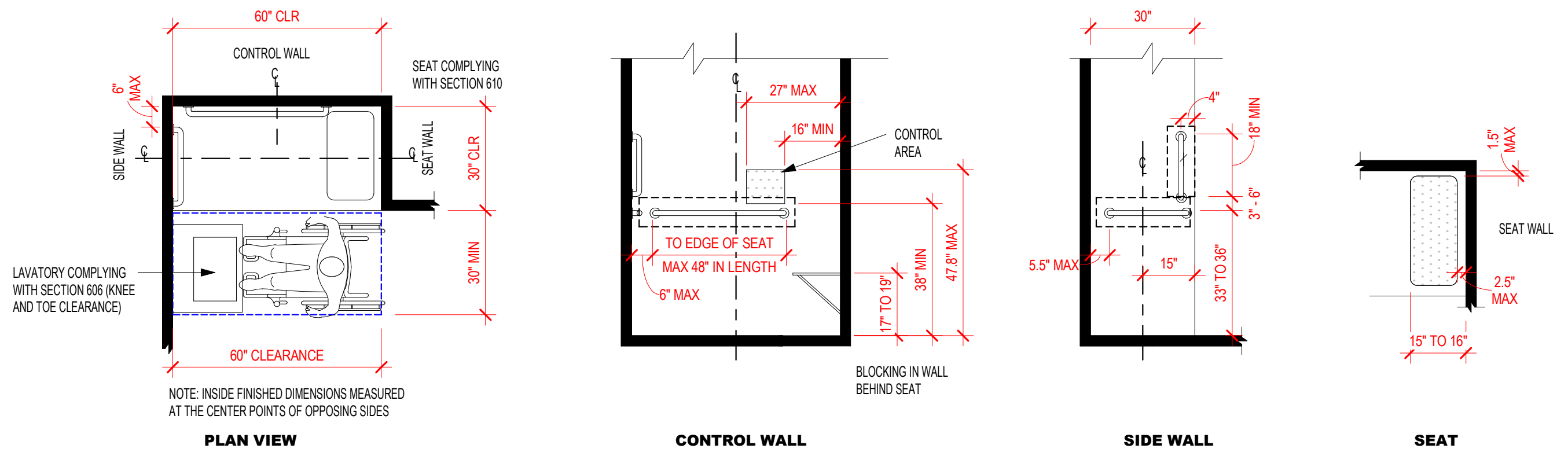
3 Type A Unit - Water Closet
3/8" = 1'-0"



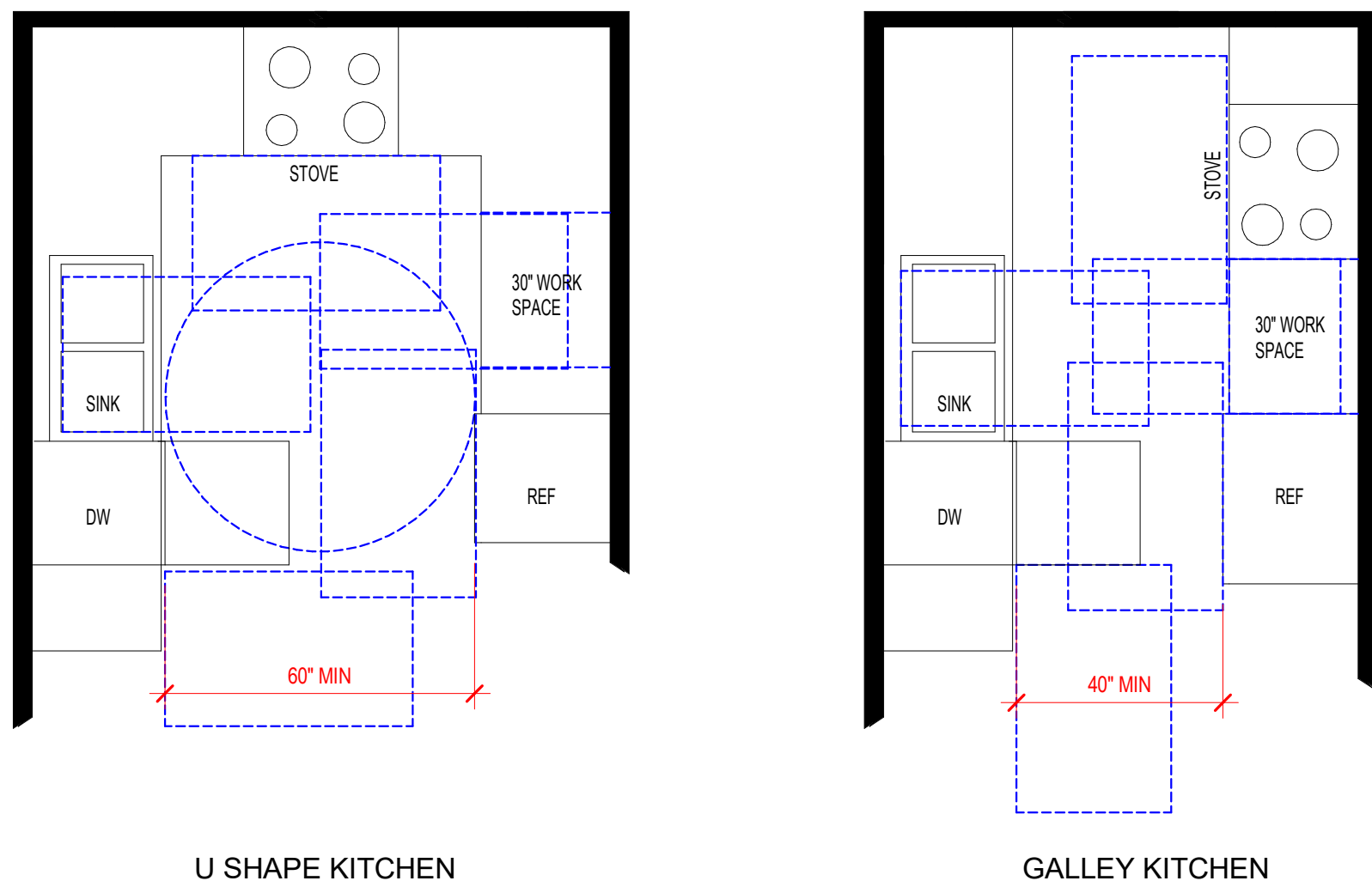
4 Type A Unit - Bathtub
3/8" = 1'-0"



5 Type A Unit -Transfer Shower
3/8" = 1'-0"



6 Type A Unit - Roll In Shower
3/8" = 1'-0"



1 Type A Unit - Kitchen
3/8" = 1'-0"

WORK SURFACE
• AT LEAST ONE SECTION OF COUNTER SHALL PROVIDE AN ACCESSIBLE WORK SURFACE OF 30" EXCEPTION: SPACE THAT DOES NOT PROVIDE COOKTOP OR CONVENTIONAL OVEN SHALL NOT REQUIRE WORK SURFACE
• FORWARD APPROACH SHALL BE REQUIRED, KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 306 EXCEPTION: CABINETS SHALL BE PERMITTED PROVIDED THE FOLLOWING:
1. CABINETS CAN BE REMOVED WITHOUT REMOVAL OF WORK SURFACE
2. THE FLOOR EXTENDS UNDER THE CABINET
3. WALLS BEHIND AND SURROUNDING THE CABINET ARE FINISHED
• HEIGHT OF COUNTER IS 34" ABOVE FLOOR
• NO SHARP OR ABRASIVE SURFACES UNDER THE COUNTER

SINK
• FORWARD APPROACH SHALL BE REQUIRED, KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 306. KNEE AND TOE CLEARANCE ONLY APPLIES TO ONE BOWL OF MULTI BOWL SINK
EXCEPTION: CABINETS SHALL BE PERMITTED PROVIDING THE FOLLOWING:
1. CABINETS CAN BE REMOVED WITHOUT REMOVAL OF WORK SURFACE
2. THE FLOOR EXTENDS UNDER THE CABINET
3. WALLS BEHIND AND SURROUNDING THE CABINET ARE FINISHED
• HEIGHT OF COUNTER IS 34" ABOVE FLOOR
• BOWL DEPTH MAX 6 1/2"
• FAUCETS SHALL COMPLY WITH SECTION 309
• WATER SUPPLY AND DRAIN PIPES UNDER THE SINK SHALL BE INSULATED OR CONFIGURED TO PROTECT AGAINST CONTACT
• NO SHARP OR ABRASIVE SURFACES UNDER SINK

APPLIANCES
• 30" X 48" CLEAR FLOOR SPACE POSITION FOR A PARALLEL OR FORWARD APPROACH AT EACH APPLIANCE

DISHWASHER
• CLEAR FLOOR SPACE POSITION FOR A PARALLEL OR FORWARD APPROACH
• CLEAR FLOOR SPACE POSITION ADJACENT TO THE DISHWASHER DOOR
• THE DISHWASHER DOOR IN THE OPEN POSITION SHALL NOT OBSTRUCT THE CLEAR FLOOR SPACE FOR THE DISHWASHER OR ADJACENT SINK

COOKTOP
• CLEAR FLOOR SPACE POSITION FOR A PARALLEL OR FORWARD APPROACH
FORWARD APPROACH- TOE AND KNEE CLEARANCE COMPLY WITH SECTION 306
PARALLEL APPROACH- CENTER ON APPLIANCE CONTROLS. LOCATION OF CONTROLS SHALL NOT BE REQUIRED REACHING ACROSS BURNER

OVEN
• CLEAR FLOOR SPACE POSITION FOR A PARALLEL OR FORWARD APPROACH/CENTER ON UNIT CONTROLS. LOCATION OF CONTROLS SHALL NOT BE REQUIRED REACHING ACROSS BURNER

REFRIGERATOR/FREEZER
• CLEAR FLOOR SPACE POSITION FOR A PARALLEL OR FORWARD APPROACH/ CENTER ON UNIT



RIESBERG GROUP DESIGN

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MEMBER
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AMERICAN INSTITUTE of
BUILDING DESIGN

Project ID:
23-2356

Drawn by: KMR

REVIEW
Rev. Date : 09-12-23
Rev. Date : 10-02-23
Rev. Date : 12-22-23
Rev. Date : 01-23-24
Rev. Date : 01-23-24
Rev. Date : 02-06-24

BID
Date : SET:

PERMIT
Date : SET:

New Residential Home For:
Schoolyard Development LLC
Schoolyard Townhomes
Project Location:
1602 E 2nd Ave
Indianola, Iowa 50125

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Accessibility
Standards
Type A

A.0-4

Scale: 3/8" = 1'-0"

ANSI 117.1-2009 Type B Units

Primary Entrance -Shall be on an accessible route from Public and Common areas. Primary access shall not be to a bedroom, unless only entrance

Accessible Routes At least one route shall connect all spaces and elements that are part of the unit- min 36 inches

Exception: -Route not required to unfinished attics and basements that are part of the unit
-one of the following is not required:
-A raised floor area in a portion of a living, dining, or sleeping OR
-A sunken area in a portion of a living, dining, or sleeping OR
-A mezzanine that does not have plumbing fixtures or an enclosed habitable space

Components Accessible routes shall consist of one or more of the following elements: walking surfaces with a slope not steeper than 1:20, ramps, elevators, and platform lifts.

Walking Surface • Walking surfaces that are part of an accessible route shall comply with ICC/ANSI A117.1 Section 1104.4

Clear Width The clear width of an accessible route shall comply with Section 403.5 (36 inches interior unit/ 48 inches exterior)

Change in Level Exception: Where a deck, patio, or balcony surface material are impervious, the finished exterior impervious surface shall be 4 inches max. below the floor level of the adjacent interior space of the unit.

Doors The primary entrance door to the unit shall comply with section 404. Clear width of not less than 32" Exceptions: -Storm and Screen doors shall not be required to comply
-For the maneuvering clearance at swinging doors for the front approach direction on the push side, the dimension perpendicular to the door shall be 48 inches minimum
-For the maneuvering clearance at sliding and folding doors for the front approach, the dimension perpendicular to the door shall be 48 inches minimum
-For doorways without doors, the dimension perpendicular to the doorway for the front approach shall be 48 inches minimum

User passage doorway Doorways should have clear opening of 31 3/4 inches minimum. clear opening of swinging doors shall be measured between the face of the door and stop, with the door open at 90 degrees

Threshold -Threshold shall comply with Section 303.3, 1/2" max
Exception: -Threshold at exterior sliding doors shall be permitted to be 3/4" maximum on height, provided with a slope not steeper than 1:2

Operable Parts -Lighting controls, electrical switches and receptacle outlets, environmental controls, electrical paneboard, and user controls for security or intercom systems shall comply with Section 309.3 (switch) and 1104.1.1 (clear floor space)
Exceptions: -Receptacle outlets serving a dedicated use
-In a kitchen where 2 or more receptacles outlets are provided above a length of countertop that is uninterrupted by a sink or appliance, only one receptacle shall be required to comply
-Floor receptacle outlets
-HVAC diffusers
-Controls mounted on ceiling fan
-Controls or switches mounted on appliances
-Plumbing fixtures control
-Reset buttons and shutoffs serving appliances, piping and plumbing fixtures
-Where redundant controls other than light switches are provided for a single elements, one control in each space shall not be required to comply
-Within kitchens and bathrooms, lighting controls, electrical switches and receptacle outlets are permitted to located over cabinets with a countertops 36 inches maximum in height and 25 1/2 inches in depth (48" max height control)

Laundry Equipment Washing machines and clothes dryer shall comply with section 1104.10
-clear floor space for shall be required (30"x48")
-top loading machines- the clear floor space shall be centered/ parallel
-front loading machines- the clear floor space shall be centered/ parallel or forward

Toilet and Bathing Facilities Mirrors above the lavatories shall have bottom edge of reflecting surface 40 inches max off finished floor

Grab Bars Reinforcement shall be provided for the future installation of grab bars complying with Section 604.5 at water closets, grab bars complying with section Section 607.4 at bathtubs and for grab bars and shower seats comply with Section 608.3, 608.2.1.3, 608.2.2.3, and 608.2.3.2 at shower
Exceptions: -Reinforcement is not required in rooms containing a water closet and lavatory, provided the room does not contain the only lavatory and water closet in the dwelling
-Reinforcement for the water closet side wall vertical grab bar component required in section 604.5 is not required
-At water closet where a wall space will not permit a grab bar complying with Section 604.5.2, reinforcement for a rear wall grab bar 24 inches minimum in length center on the water closet
-At water closet where a side wall space is not available for 42 inches grab bar, reinforcement for a sidewall grab bar 24 inches length, located 12" from the rear wall
-At water closet where a side wall space is not available for 42 inches grab bar, reinforcement for a swing-up grab bar shall be permitted
-At water closet where a side wall space is not available for 42 inches grab bar, reinforcement for two swing-up grab bar shall be permitted, in lue of rear wall and side wall grab bars
-in shower compartments larger than 36 inches in width and 36 inches in depth reinforcement for a shower seat is not required

Doors Shall not swing into the clear floor space for any fixtures
Exception: Where a clear floor space is provided with in the room beyond the arc of the door swing

Toilet and bathing areas -Either all toilets and bathing areas provided shall comply with Section 1104.11.3.1 (Option A) or one toilet and bathing area shall comply with Section 1104.11.3.2 (Option B)

Option A bathroom: Each fixture provided in unit shall comply (Option A the water closet or lavatory is next to the bathing area in clear floor area)
Exceptions: -Where multiple lavatories are provided in a single toilet and bathing area such that travel between fixtures does not require travel through other parts of the unit
-A lavatory and a water closet in a room containing only a lavatory and water closet, provided the room does not contain the only lavatory or water closet in the unit

Lavatory -A clear floor space positioned for parallel approach/ centered on the lavatory, 24 inches from wall to center of sink
Exception: -A lavatory complying with 606.3 (34" maximum height), 606.4 (facets) and 1104.4.1 shall be permitted. Cabinetry shall be permitted under the lavatory provided the following criteria is met
-the cabinetry can be removed without the removal or replacement of the lavatory and
-the floor finish extends under the cabinetry and
-walls behind and surrounding the cabinetry are finished

Bathing fixtures Parallel approach to bathtubs. A clearance of 60 inches in length and 30 inches in width shall be provided in front of the bathtub. Lavatories complying with Section 606 (knee ad toe clearance) shall be permitted in the clearance. A lavatory complying with Section 1104.11.3.1.1 (removable cabinetry) shall be permitted at one end of the bathtub if a clearance of 48 inches minimum in length and 30 inches minimum is width is provided
Forward approach to bathtubs. A clearance of 60 inches minimum in length and 48 inches minimum in width shall be provided in front of bathtubs. A water closet and a lavatory shall be permitted in the clearance at one end of the bathtub

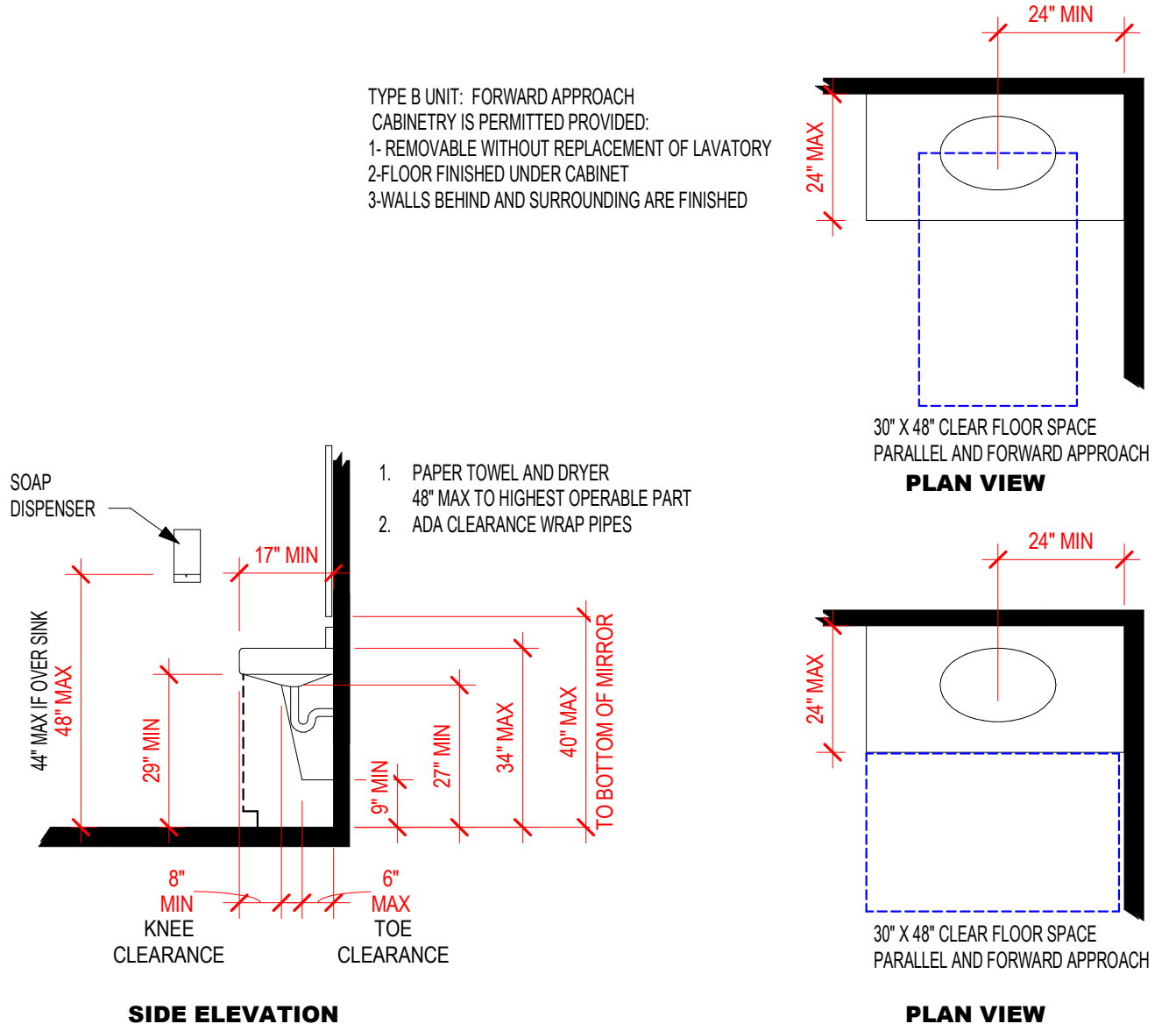
Option B bathroom: One of each fixture provided shall comply (Option B the water closet is next to wall and 30 x 48 clear floor space in front of bathing fixtures)
These fixtures shall be in a single toilet/bathing area, such travel between fixtures does not require travel through other parts of the unit

Lavatory -A clear floor space positioned for parallel approach/ centered on the lavatory, 24 inches from wall to center of sink / 34" in height
Exception: -A lavatory complying with 606.3 (34" maximum height), 606.4 (facets) and 1104.4.1 shall be permitted. Cabinetry shall be permitted under the lavatory provided the following criteria is met
-the cabinetry can be removed without the removal or replacement of the lavatory and
-the floor finish extends under the cabinetry and
-walls behind and surrounding the cabinetry are finished

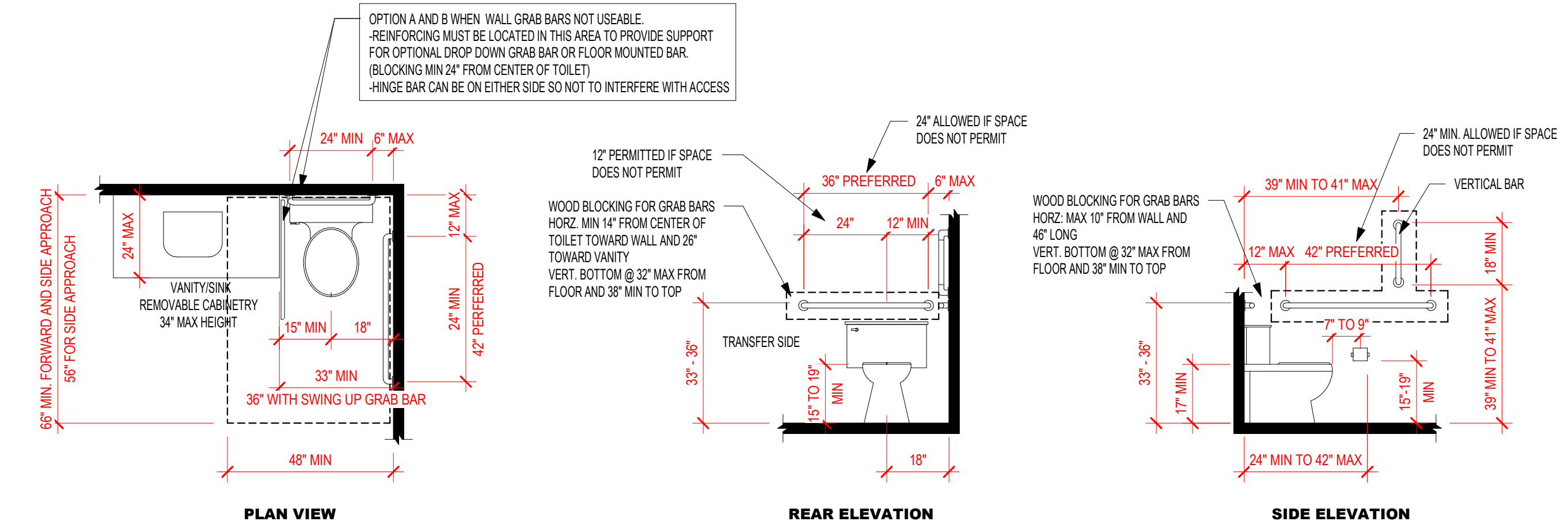
Bathing fixtures The bathing fixtures shall be a bathtub or shower compartment.
-A clearance of 48" minimum in length measured perpendicular from the control end of the bathtub and 30" minimum in width shall be provided in front of bathtubs

Windows Operable windows shall comply with Section 1103.13
Exceptions: -Windows in Kitchens shall not be required to comply
-Windows in bathrooms shall not be required to comply
Natural ventilation - Operable windows required to provide natural ventilation shall comply with Section 309.2 and 309.3
Emergency Escape - Operable windows required to provide emergency escape and rescue shall comply with Section 309.2

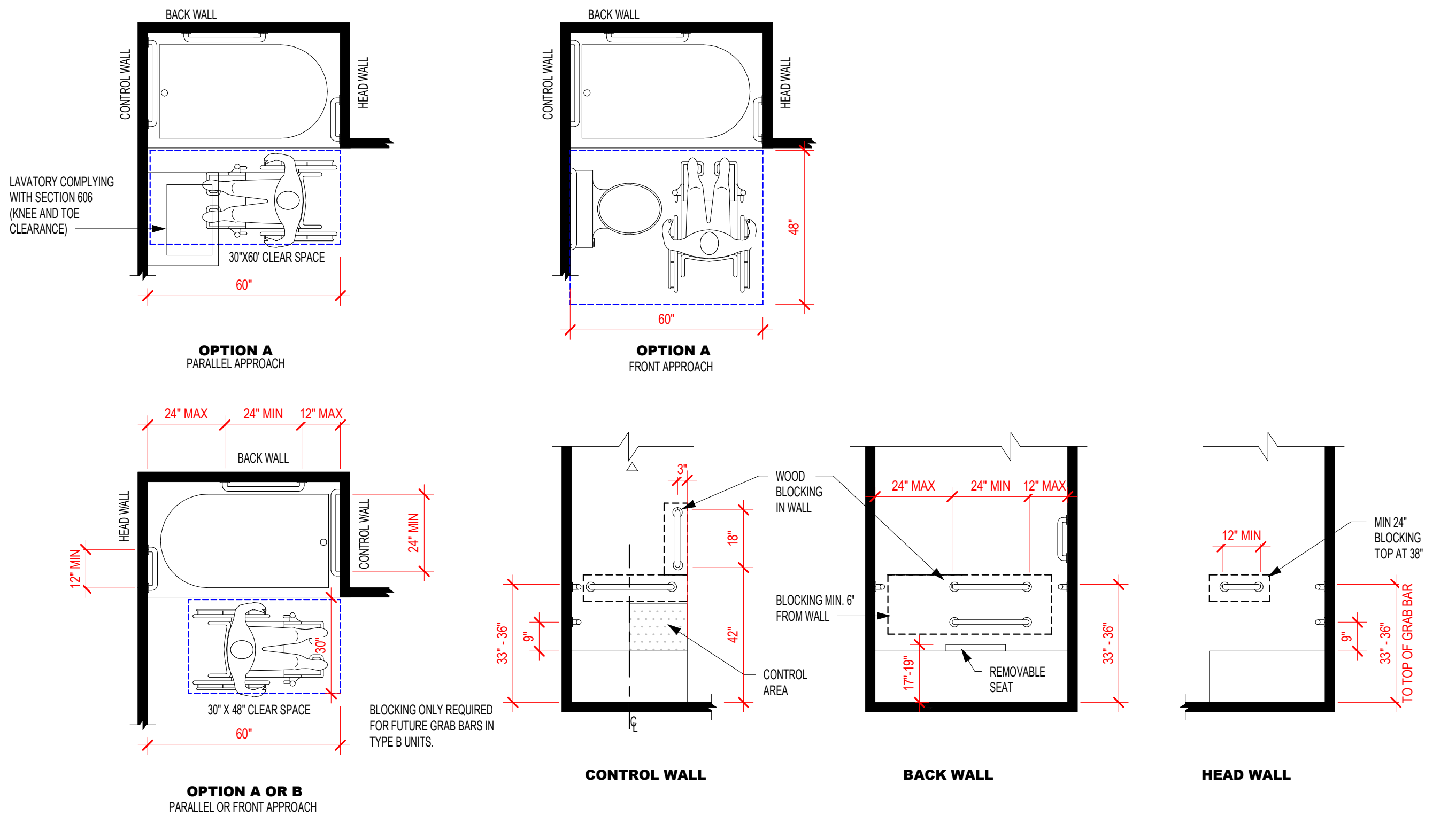
Storage Facilities A clear floor space required for either parallel or forward approach
A portion of the storage area of each storage shall accommodate a forward or side reach clearance ranges



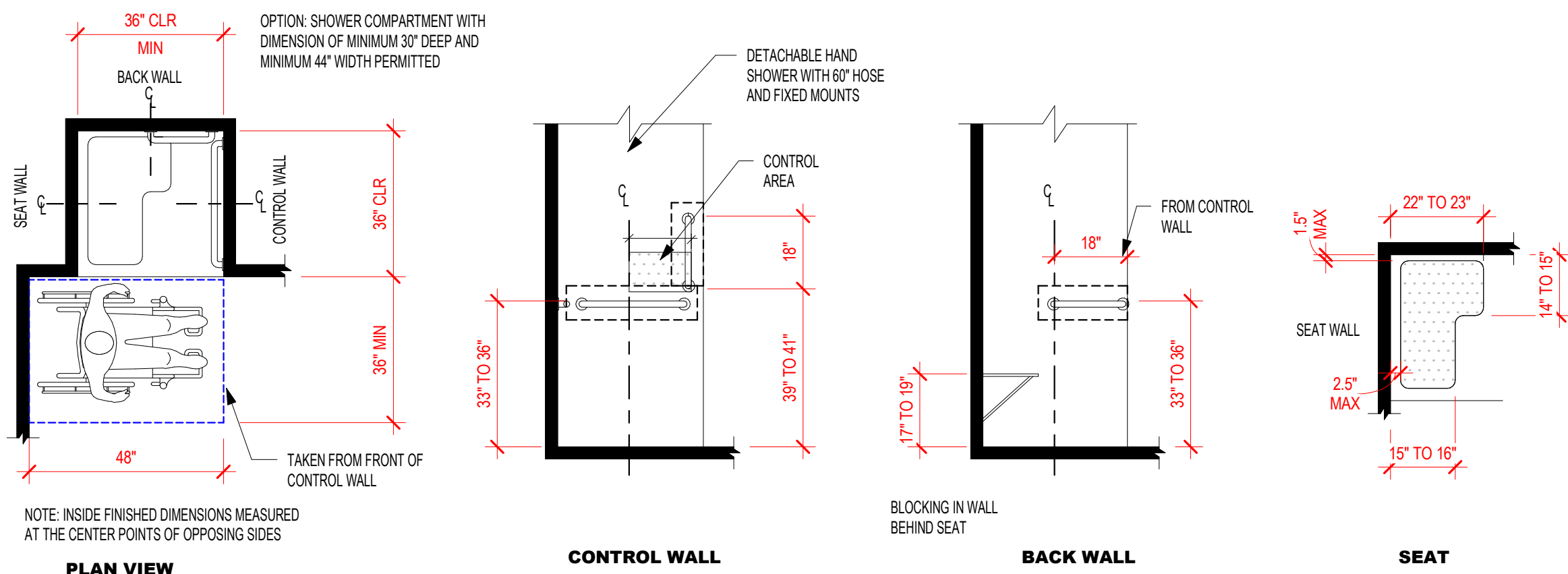
2 Type B Unit- Lavatory
A.0-5 3/8" = 1'-0"



3 Type B Unit - Water Closet
A.0-5 3/8" = 1'-0"

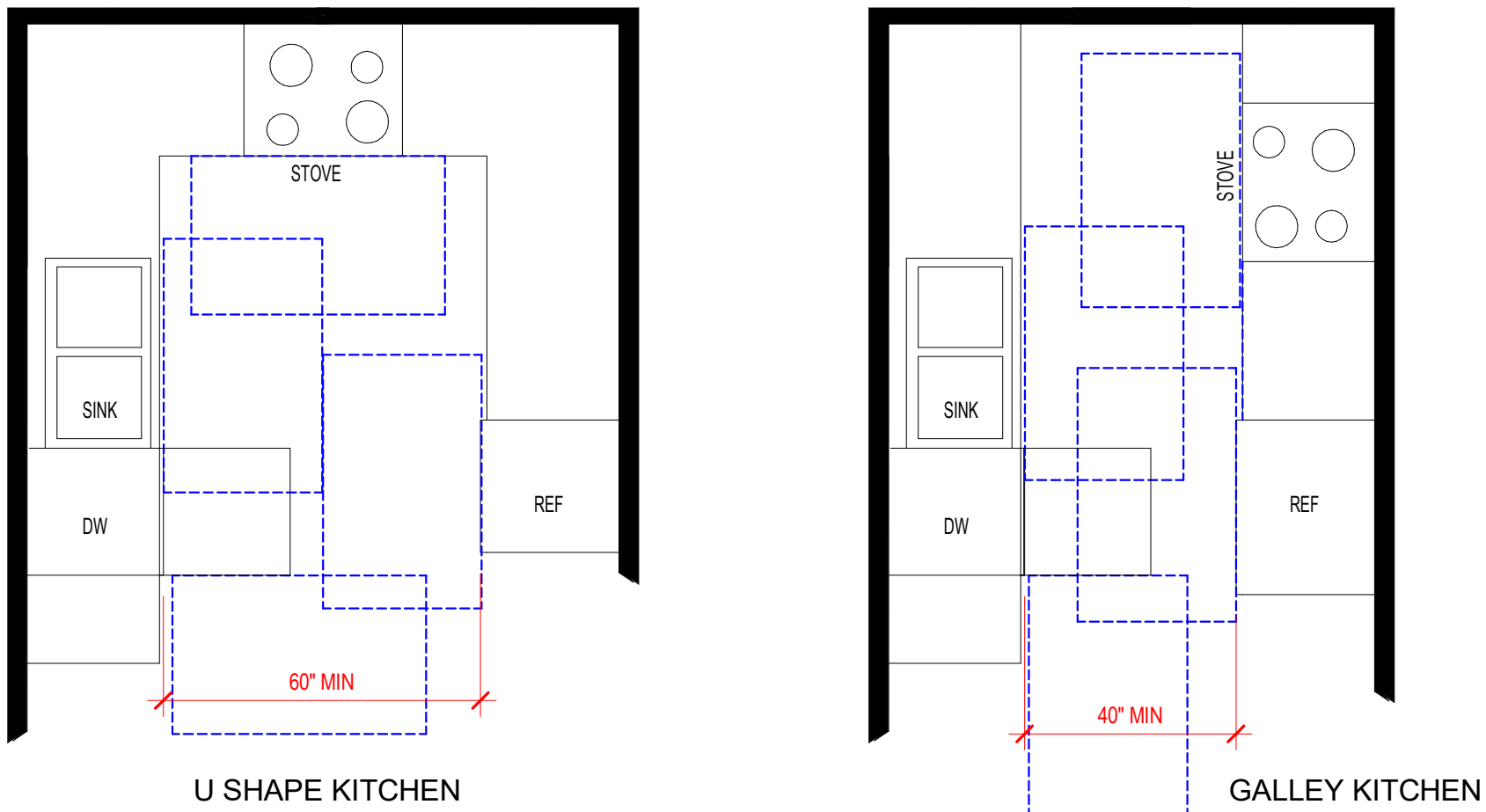


4 Type B Unit - Bathtub
A.0-5 3/8" = 1'-0"



TYPE B UNITS - TRANSFER SHOWER- OPTION A AND B

5 Type B Unit -Transfer Shower
A.0-5 3/8" = 1'-0"



1 Type B Unit- Kitchen
A.0-5 3/8" = 1'-0"

SINK
• CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH TO THE SINK, CENTER ON THE SINK BOWL
EXCEPTION: A SINK WITH A FORWARD APPROACH SHALL COMPLY WITH 1103.12.4.1

APPLIANCES
• 30" X 48" CLEAR FLOOR SPACE POSITION FOR A PARALLEL OR FORWARD APPROACH AT EACH APPLIANCE

DISHWASHER
• CLEAR FLOOR SPACE POSITION FOR A PARALLEL OR FORWARD APPROACH
• CLEAR FLOOR SPACE POSITION ADJACENT TO THE DISHWASHER DOOR.
• THE DISHWASHER DOOR IN THE OPEN POSITION SHALL NOT OBSTRUCT THE CLEAR FLOOR SPACE FOR THE DISHWASHER

COOKTOP
• CLEAR FLOOR SPACE POSITION FOR A PARALLEL OR FORWARD APPROACH
FORWARD APPROACH- TOE AND KNEE CLEARANCE COMPLY WITH SECTION 306
PARALLEL APPROACH- CENTER ON APPLIANCE

OVEN
• CLEAR FLOOR SPACE POSITION FOR A PARALLEL OR FORWARD APPROACH / CENTER ON UNIT

REFRIGERATOR/FREEZER
• CLEAR FLOOR SPACE POSITION FOR A PARALLEL OR FORWARD APPROACH/ CENTER ON UNIT



RIESBERG GROUP DESIGN

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MEMBER
A I
B D
AMERICAN INSTITUTE of
BUILDING DESIGN

Project ID:
23-2356

Drawn by: KMR

REVIEW
Rev. Date : 09-12-23
Rev. Date : 10-02-23
Rev. Date : 12-22-23
Rev. Date : 01-23-24
Rev. Date : 01-23-24
Rev. Date : 02-06-24
Rev. Date :

BID
Date :SET:

PERMIT
Date:SET:

New Residential Home For:
Schoolyard Townhomes
Project Location:
1602 E 2nd Ave
Indianola, Iowa 50125

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Accessibility
Standards
Type B

A.0-5

Scale: 3/8" = 1'-0"

WALL AND CEILING SCHEDULES

Exterior Wall Covering Material - Estimate			
MATERIAL TYPE	MATERIAL SF	MATERIAL %	MATERIAL ELEVATION
BOARD & BATTEN	1090 SF	14.7%	
LAP SIDING COLOR 1	3100 SF	41.9%	
LAP SIDING COLOR 2	1286 SF	17.4%	
SHINGLES	645 SF	8.7%	
Stone Veneer	1275 SF	17.2%	

* SQUARE FOOTAGE IN THIS SCHEDULE FOR MATERIAL IS TAKEN FROM THE EXPOSED SURFACE OF THE WALLS.
1. THE AREA INCLUDES SURFACES BELOW DECORATIVE TRIM BOARDS.
2. THE AREA EXCLUDES WINDOW AND DOOR OPENINGS.

Ceiling Area - Estimate		
LEVEL	CEILING TYPE	AREA
First Floor 906.50	Ceiling - House	2448 SF
First Floor 908.00	Ceiling - House	2788 SF
First Floor 909.50	Ceiling - House	2207 SF
First Floor 911.00	Ceiling - House	2004 SF
First Floor 912.50	Ceiling - House	1558 SF
First Floor 914.00	Ceiling - House	1733 SF
		12738 SF

ROOF AND ROOF VENT SCHEDULES

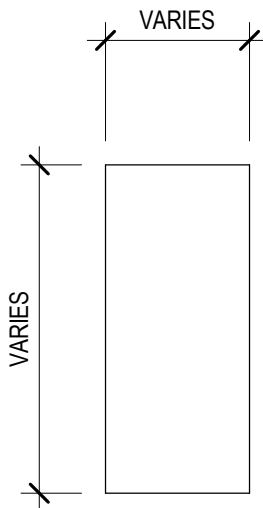
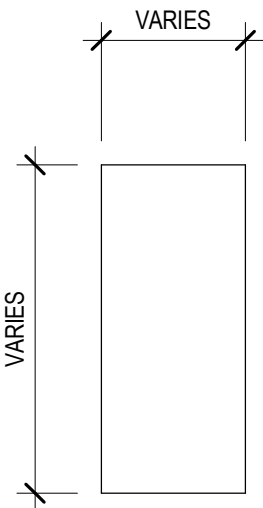
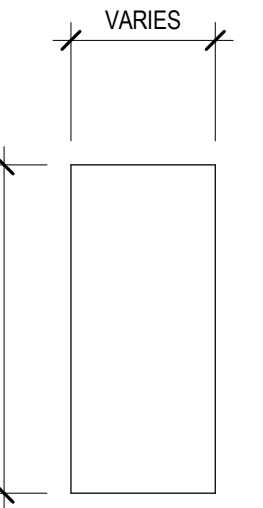
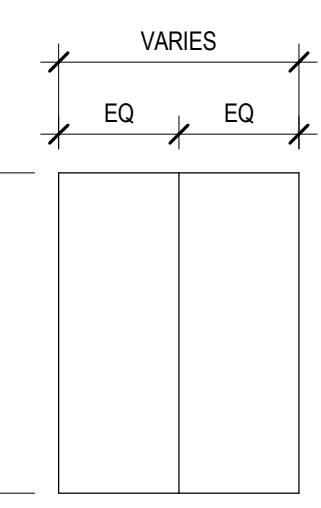
Roof Area - Estimate		
ASPHALT SHINGLES		20172 SF

Exhaust System - Roof Vents							
Zone	Sq. Ft. (Area)	Calculation Rule (1/x)	Per Vent (Net Free Area (in. sq.))	Number of Roof Vents	Per Linear Foot/Ridge (Net Free Area (in. sq.))	Required Ridge Vent (Feet)	Intake Requirements (Net Free Area)
Area	2868 SF						688.5

DOOR SCHEDULE

Door Schedule					
ID	QTY	DOOR SIZE	ROUGH OPENINGS		SPECIAL NOTES
			WIDTH	HEIGHT	
D1	80	3-0 x 6-8	3'- 2"	6'- 10 1/2"	
D2	13	2-4 x 6-8	2'- 6"	6'- 10 1/2"	
D3	13	5-0 x 6-8	5'- 2"	6'- 10 1/2"	
D5	2	4-0 x 6-8	4'- 2"	6'- 10 1/2"	
DO-1	7	3-0 X 6-8	3'- 1"	6'- 8 1/2"	Interior Drywall Opening
X1	13	3-0 X 6-8 Entry w/ 12" Sidelight	4'- 3 1/4"	6'- 10 5/16"	
X2	1	3-0 x 6-8 Entry	3'- 2 1/4"	6'- 10 3/4"	Therma Tru RO + 3/4" Pad - Verify RO
X3	2	6-0 x 6-10 Slider	6'- 0"	6'- 10 1/2"	Windsor - ND Pro - 2-Panel Slider - RO includes 1/2" Pad

- NOTE:
1. VERIFY ROUGH OPENING WITH BUILDER
 2. PROVIDE LEVER HARDWARE FOR ALL LOCKSETS
 3. PROVIDE CONDUIT IN CONCEALED CONSTRUCTION FOR ELECTRIC STRIKE
 4. MAX 1/2" THERSHOLD ON ALL MAIN FLOOR UNIT AND EXTERIOR DOORS
 5. LOCATE ACCESSIBLE HARDWARE BETWEEN 34" AND 48" ABOVE FINISHED FLOOR
 6. ALL GLAZING IN DOORS TO BE SAFETY GLASS TO MEET CODE

DOOR PANEL TYPES			
			
TYPE 1 EXTERIOR ENTRY DOOR SINGLE NO RATING	TYPE 2 UTILITY/MECHANICAL DOOR/STAIR SINGLE	TYPE 4 INTERIOR STANDARD WOOD DOOR - SINGLE	TYPE 5 INTERIOR STANDARD WOOD DOOR - DOUBLE
1. LOCATE ACCESSIBLE HARDWARE BETWEEN 34" AND 48" ABOVE FINISHED FLOOR. 2. ALL GLAZING IN DOORS TO BE SAFETY GLASS TO MEET CODE.			
HARDWARE SCHEDULE			
GROUP A - ENTRY DOORS FROM EXTERIOR -KEYED CYLINDER -ELECTRIC STRIKE -ADA COMPLIANT THRESHOLD -CLOSER/ MAX PULL 5 LBS -WALL STOP (WALL OR HINGE) -EXISTING DEVICE	GROUP B - INTERIOR CORRIDOR MECH./STOR. DOORS -KEYED LOCKSET -CLOSER/ MAX PULL 5 LBS -WALL STOP (WALL OR HINGE)	GROUP C - EXTERIOR CORRIDOR MECH./STOR. DOORS -PASSAGE LOCKSET -DEAD BOLT -PEEP HOLE -LOW THRESHOLD -CLOSER/ MAX PULL 5 LBS -WALL STOP (WALL OR HINGE) -STRIKE PLATE AND INSERT	GROUP E - UNIT BEDROOM / BATHROOM DOORS -PRIVACY LOCKSET -WALL STOP (WALL OR HINGE)
GROUP F - UNIT CLOSET/MECH./LAUNDRY DOORS -PASSAGE LOCKSET -WALL STOP (WALL OR HINGE)			

WINDOW SCHEDULE

Window Schedule							
ID	QTY	TYPE	ROUGH OPENINGS		HEADER HEIGHT	SILL HEIGHT	SPECIAL NOTES
			WIDTH	HEIGHT			
W1	31	7260 SLDR	6'- 0"	5'- 0"	8'- 0"	3'- 0 1/4"	Meets Egress
W2	6	3660 CA	3'- 0"	5'- 0"	8'- 0"	3'- 0 1/4"	Meets Egress
W3	8	3024-2 F	5'- 0"	2'- 0"	<varies>	<varies>	Fixed

- NOTE:
1. VERIFY COLOR AND GRILLES WITH BUILDER
 2. VERIFY ROUGH OPENING WITH WINDOW MANUFACTURE
 3. PROVIDED WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION 1013.8.1 TO RESTRICT OPENING TO 4" WITH WINDOW SILL LOWER THAN 36" AFF ON OPERABLE WINDOWS ON SECOND AND THIRD FLOOR
 4. SAFTY GLASS AS REQUIRED BY SECTION 2406.1



RIESBERG GROUP DESIGN

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Project ID:
23-2356

Drawn by: KMR

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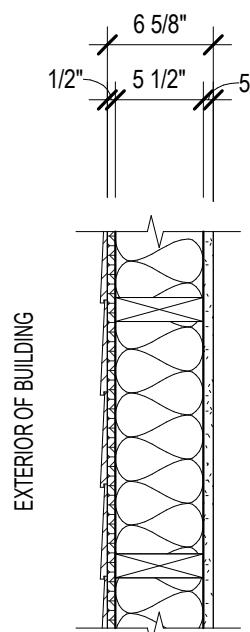
New Residential Home For:
Schoolyard Development LLC
Schoolyard Townhomes
Project Location:
1602 E 2nd Ave
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Schedules

A.0-6

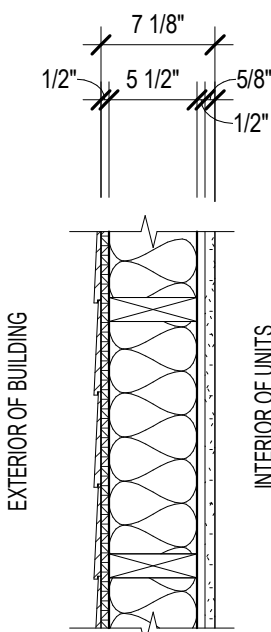
Scale: 1/4" = 1'-0"



**1 EXTERIOR WALL
JAMES HARDIE SIDING**

FIRE RATING - 1 HR
UL RATING NO. - U356

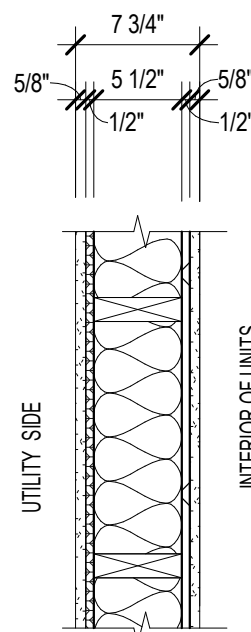
- JAMES HARDIE LAP SIDING/PANEL - SEE ELEV
- BUILDING WEATHER WRAP
- 7/16" OSB
- 2X6 DF STUDS @ 16" O/C / 2X6 SPF PLATES
- R-21 BATT INSULATION
- 5/8" GYP. TYPE X OVER 6 MIL POLY VAPOR BARRIER



**2 EXTERIOR WALL
JAMES HARDIE SIDING**

FIRE RATING - 1 HR
UL RATING NO. - U356

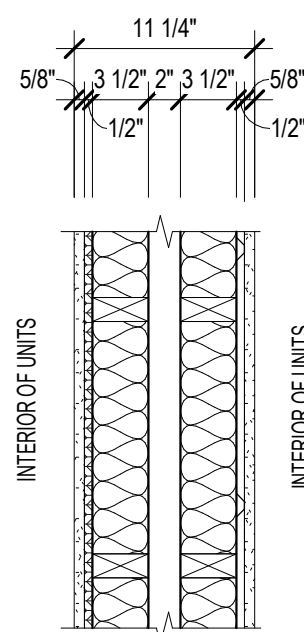
- JAMES HARDIE LAP SIDING OR PANEL - SEE ELEV
- BUILDING WEATHER WRAP
- 7/16" OSB
- 2X6 DF STUDS @ 16" O/C / 2X6 SPF PLATES
- R-21 BATT INSULATION
- 1/2" FURRING STRIPS OR 1/2" RESILIENT CHANNEL
- 5/8" GYP. TYPE X OVER 6 MIL POLY VAPOR BARRIER



**3 INTERIOR WALL
UTILITY**

FIRE RATING - 1 HR
UL RATING NO. - U327
STC 50

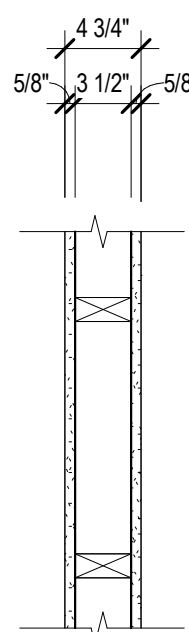
- 5/8" TYPE X GYP. BOARD
- 7/16" OSB
- 2X6 DF STUDS @ 16" O/C / 2X6 SPF PLATES
- R-19 BATT INSULATION
- 1/2" RESILIENT CHANNEL @ 16" O/C
- 5/8" TYPE X GYP. BOARD
- ACOUSTICAL SEALANT @ TOP AND BOTTOM OF GYP.



**4 INTERIOR WALL
UNIT SEPARATION**

FIRE RATING - 1 HR
UL RATING NO. - U341
STC 50

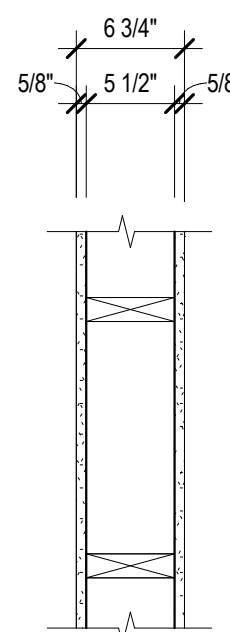
- 5/8" TYPE X GYP. BOARD
- 7/16" OSB
- 2X4 DF STUDS @ 16" O/C / 2X4 SPF PLATES
- R-19 BATT INSULATION
- 2" AIR GAP
- 2X4 DF STUDS @ 16" O/C / 2X4 SPF PLATES
- R-19 BATT INSULATION
- 1/2" RESILIENT CHANNEL @ 16" O/C
- 5/8" TYPE X GYP. BOARD
- ACOUSTICAL SEALANT @ TOP AND BOTTOM OF GYP.



**5 PARTITION WALL
2X4 WALLS**

FIRE RATING - N/A
UL RATING NO. - N/A

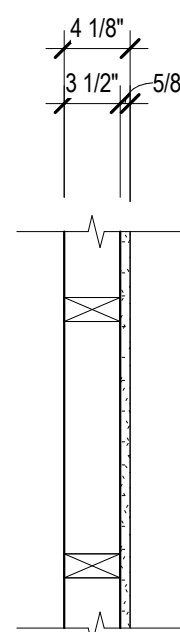
- 5/8" GYP. BOARD
- 2X4 DF STUDS @ 16" O/C / 2X4 SPF PLATES
- 5/8" GYP. BOARD



**6 PARTITION WALL
2X6 WALLS**

FIRE RATING - N/A
UL RATING NO. - N/A

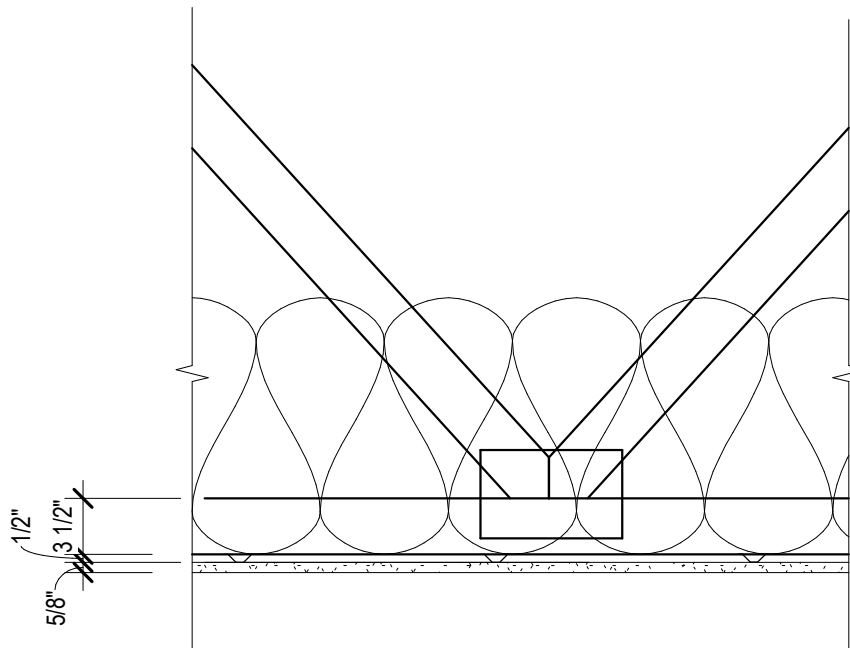
- 5/8" GYP. BOARD
- 2X6 DF STUDS @ 16" O/C / 2X6 SPF PLATES
- 5/8" GYP. BOARD



**7 FURRING WALL
2X4 WALLS**

FIRE RATING - N/A
UL RATING NO. - N/A

- 2X4 DF STUDS @ 16" O/C / 2X4 SPF PLATES
- 5/8" GYP. BOARD



30 ROOF ASSEMBLY

FIRE RATING - 1 HOUR
UL RATING NO. - PS22

- ROOF TRUSS @ 24" O/C MAX. SPACING
- R-38 INSULATION
- 1/2" RESILIENT CHANNEL @ 12" O/C PERPENDICULAR TO TRUSSES
- 5/8" TYPE C GYP. BOARD
- DUCT & DAMPERS ALLOWED



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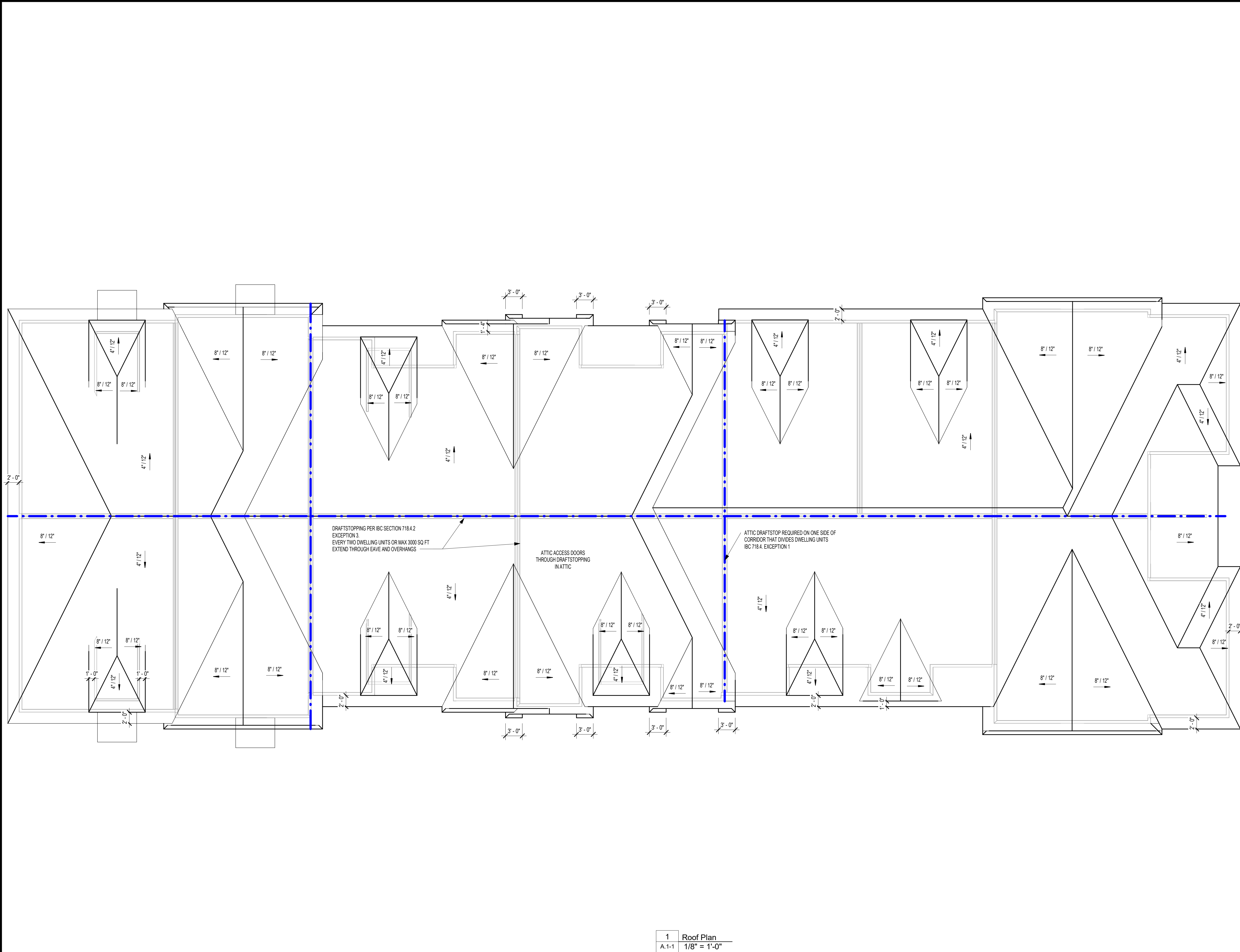
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Wall Types

A.0-7

Scale: 1" = 1'-0"



1 Roof Plan
A.1-1 1/8" = 1'-0"

GENERAL NOTES:

ROOF TRUSSES.
WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE. THE DESIGN AND MANUFACTURE OF METAL-PLATED WOOD TRUSS SHALL COMPLY WITH ANSI/TPI.

REFER TO TRUSS MANUFACTURER TRUSS DESIGN DRAWINGS FOR THE FOLLOWING:

- A. TRUSS BEARING REQUIREMENTS
- B. HANGERS CONNECTION FOR TRUSS TO TRUSS CONNECTION
- C. MULTIPLY PLY TRUSS NAILING
- D. TRUSS UPLIFT FOR TRUSS TIE DOWNS REQUIREMENTS

TRUSS BRACING. TRUSSES SHALL BE BRACED TO PREVENT ROTATION AND PROVIDE LATERAL STABILITY. REFER TO THE INDIVIDUAL TRUSS DESIGN DRAWINGS AND SBCA'S BCSI GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES.

FLASHING

1. FLASHING SHALL BE INSTALLED IN MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPING, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTION WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE.

2. FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, WHEREVER THERE IS A CHANGE IN ROOF OR DIRECTION AND AROUND ROOF OPENINGS.

ROOFING UNDERLAYMENT

1. UNDERLAYMENT FOR ASPHALT SHINGLES, CLAY, AND CONCRETE TILE, METAL ROOF SHINGLES, MINERAL SURFACED ROLL ROOFING, SLATE AND SLATE-TYPE SHINGLES, WOOD SHINGLES AND METAL ROOF PANELS SHALL CONFORM TO THE APPLICABLE STANDARDS LISTED IN THIS CHAPTER.

2. UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D 226, D 1970, D 4869 AND D 6757 SHALL BEAR A LABEL INDICATING COMPLIANCE. UNDERLAYMENT SHALL BE ATTACHED IN ACCORDANCE WITH TABLE R905.1.1(5).

ICE BARRIERS

IF AREAS WHERE THERE HAS BEEN A HISTORY OF ICE FORMING ALONG EAVES CAUSING BACKUP OF WATER AS DESIGNATED IN TABLE R901.2(1), AN ICE BARRIER SHALL BE INSTALLED. THE ICE BARRIER SHALL CONSIST OF TWO LAYERS OF UNDERLAYMENT OR SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET SHALL BE USED IN PLACE OF NORMAL UNDERLAYMENT AND EXTEND NOT LESS THAN 24" INSIDE THE EXTERIOR WALL. ON ROOFS OVER 8/12, THE ICE BARRIER SHALL BE APPLIED NOT LESS THAN 36".

ROOFING MATERIAL

WHERE CALLED OUT ON PLANS, ASPHALT SHINGLES CAN BE USED ON ROOF SLOPES OF 2/12 OR GREATER. FOR SLOPES FROM 2/12 UP TO 4/12, DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1

A. SQUARE FOOTAGE LISTED IN SCHEDULE IS TAKEN FROM EXPOSED SURFACE OF THE ROOF AS SEEN FROM TOP VIEW.

1. AREA UNDER VALLEY THAT MAY BE SHEATHED WITH OSB IS NOT INCLUDED.

2. NO WASTE FACTOR HAS BEEN ADDED TO THESE NUMBER.

ROOF VENTILATION

ENCLOSED ATTIC AND ENCLOSED RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. REQUIRED VENTILATION OPENINGS SHALL BE DIRECTLY TO THE OUTSIDE AIR.

A. THE SQUARE FOOTAGE OF ATTIC SPACE IN THE SCHEDULE IS TAKEN FROM THE OUTSIDE OF BUILDING AND DOES NOT INCLUDE COVERED ROOF AREA IN PORCHES/DECKS THAT ARE NOT CONDITION OR ENCLOSED.

B. INSTALL A BALANCED SYSTEM OF INTAKE AND EXHAUST VENTILATION (50% INTAKE & 50% EXHAUST) ABOVE CALCULATION ARE FOR EXHAUST ONLY.

C. INSTALL VENTS AT SAME HEIGHT IN COMMON ROOF ZONES.

D. JOINT MIX DIFFERENT TYPES OF EXHAUST VENTS.

E. SEPARATE SPACES/ZONES WITH POLY OR OTHER DRAFTSTOPPING MATERIAL.

GENERAL ELEVATION NOTES:

1. ALL HORIZONTAL TRANSITIONS BETWEEN DIFFERENT MATERIALS SHALL BE FLASHED CONTINUOUS FROM UP BEHIND UPPER MATERIAL AND EXTEND OVER TO EXTERIOR FACE OF LOWER MATERIAL WITH Drip Edge.

2. FLASHING TO BE INSTALLED AT WALL AND ROOF INTERSECTIONS AND WHEREVER THERE'S A CHANGE IN ROOF SLOPE DIRECTION AND ROOF OPENINGS.

3. ANY RETURNS OR BLIND ELEVATIONS NOT SHOWN SHALL BE SIMILAR IN MATERIAL AND MAKEUP TO ADJACENT CONDITIONS OR OTHER SIMILAR CONDITIONS.

4. CALK & SEAL ALL TRANSITION-CONTROL-EXPANSION AT ALL EXTERIOR MATERIALS.

5. INSULATE AND SEAL TO ENSURE ADEQUATE AIR INFILTRATION BARRIER AROUND ALL EXTERIOR PENETRATIONS TO PREVENT WATER AND PIPE FREEZING.

6. GROUND LINES SHOWN FOR REFERENCE ONLY AND VARY DEPENDING ON SITE CONDITIONS.

7. UNFINISHED ATTIC SPACES TO BE FILLED WITH INSULATION TO MEET CODES.

GENERAL DRAFTSTOPPING

1. DRAFTSTOPPING IN FLOORS SHALL BE INSTALLED TO SUBDIVIDE FLOOR/CEILING ASSEMBLIES

- SHALL BE LOCATED ABOVE AND IN-LINE WITH THE DWELLING UNIT AND SLEEPING UNIT SEPARATIONS

2. DRAFTSTOPPING IN ATTICS SHALL BE INSTALLED TO SUBDIVIDE ATTIC SPACES AND CONCEALED ROOF SPACES

- SHALL BE LOCATED ABOVE AND IN-LINE WITH THE SLEEPING UNIT AND DWELLING UNIT SEPARATION WALLS THAT DO NOT EXTEND TO THE UNDERSIDE OF THE ROOF SHEATHING ABOVE AND EXTEND THROUGH OVERHANGS.

- EXCEPTION 1: WHERE CORRIDOR WALLS PROVIDE A SEPARATION, DRAFTSTOPPING IS ONLY REQUIRED ABOVE ONE OF THE CORRIDOR WALLS.

- EXCEPTION 3 - R2 THAT DO NOT EXCEED 4 STORES ABOVE GRADE, THE ATTIC SPACE SHALL DIVIDED INTO AREAS NOT EXCEEDING 3,000 SF OR ABOVE EVERY 2 UNITS, WHICHEVER IS SMALLER

3. DRAFTSTOPPING MATERIAL SHALL BE NO LESS THAN 1/2 GYPBOARD OR 3/8" OSB.

4. OPENING IN THE DRAFTSTOPPING SHALL BE PROTECTED BY SELF CLOSING DOORS WITH AUTOMATIC LATCHES CONSTRUCTED AS REQUIRED FOR DRAFTSTOPPING PARTITIONS.

ACCESS TO UNOCCUPIED SPACES:

1. CRAWL SPACE BE PROVIDED WITH NO LESS THAN 1 ACCESS OPENING - MIN SIZE IS 18" X 24"

2. ALL OPENING TO ANY ATTIC SPACE SHOULD NOT LESS THAN 20"X 30" WITH MIN 30" CLEARANCE ABOVE ATTIC OPENING.



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Roof Plan

A.1-1

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



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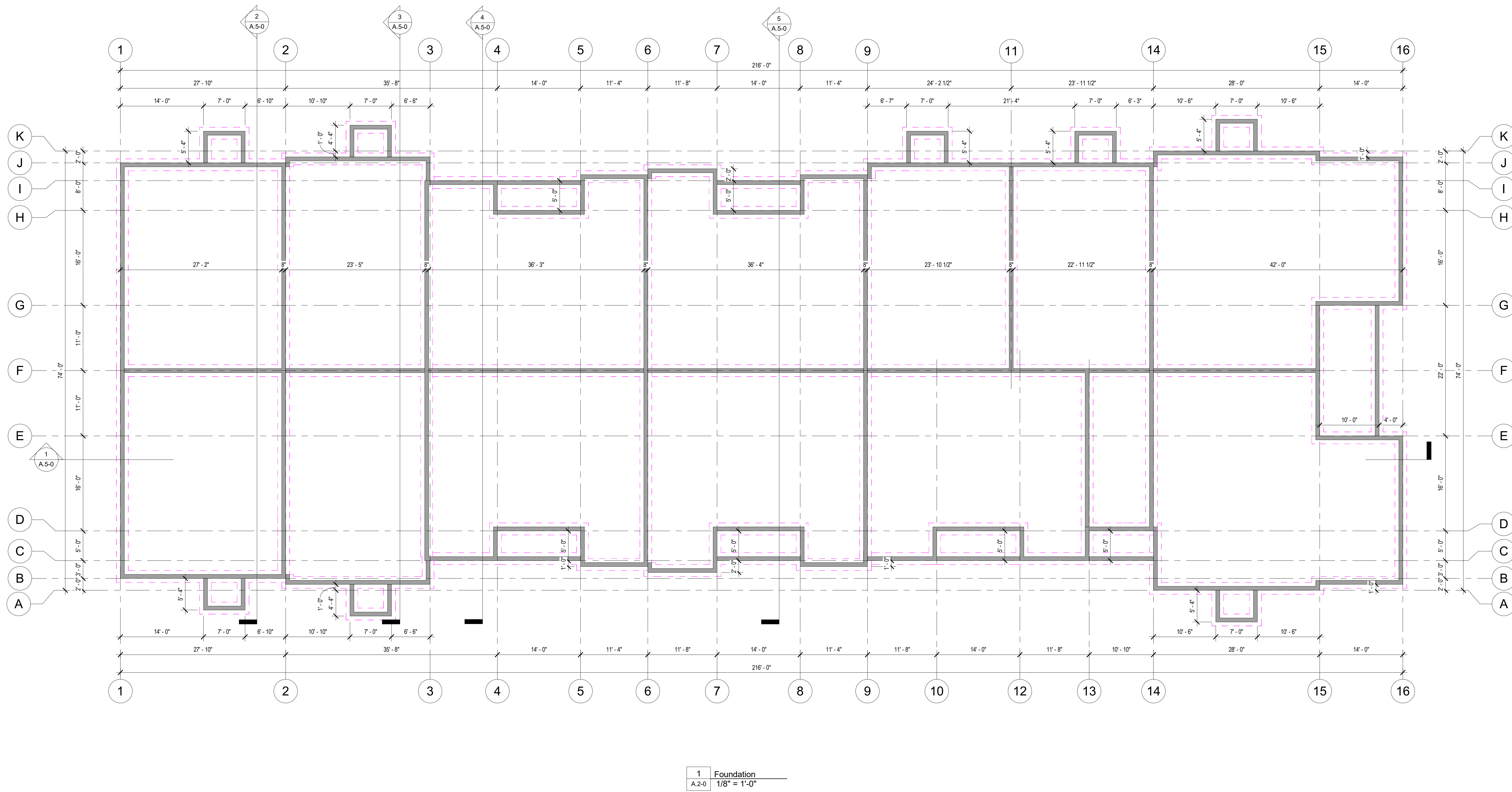
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Foundation

A.2-0

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





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First Floor Plan

A.2-1

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

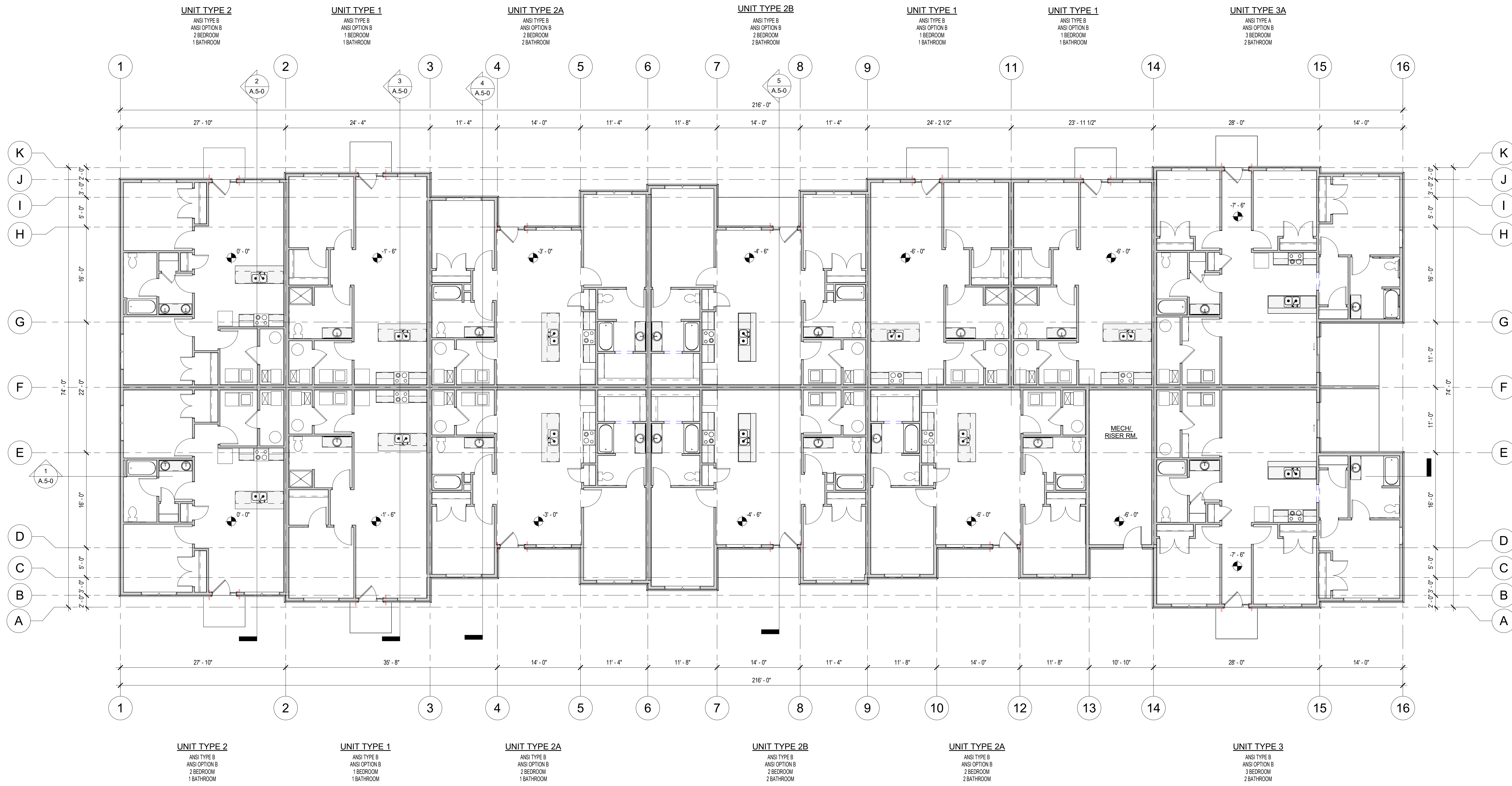
GENERAL FLOOR PLAN NOTES

DIMENSION ON PLAN:

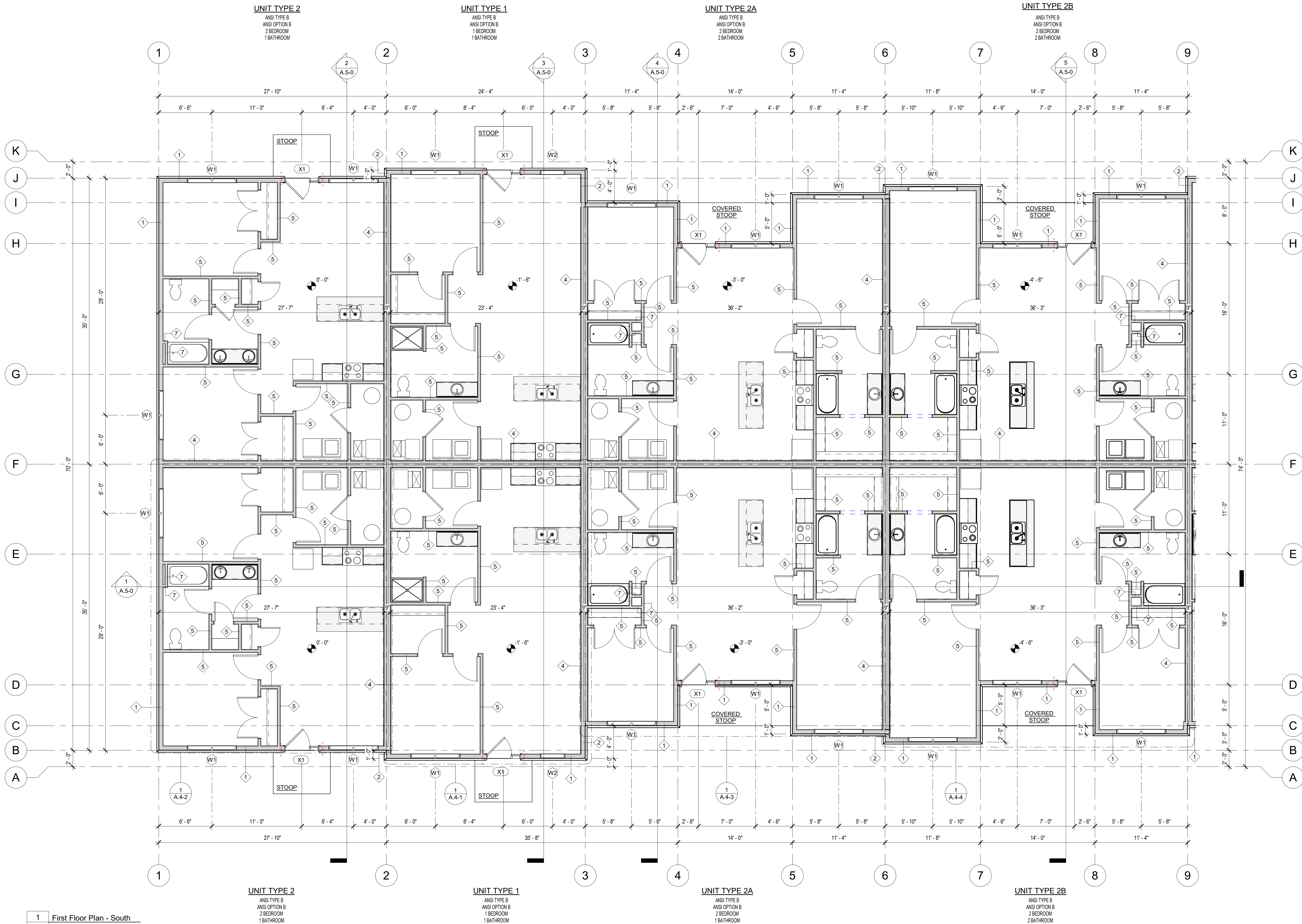
1. EXTERIOR DIMENSIONS ARE FROM THE OUTSIDE OF SHEATHING TO OUTSIDE OF SHEATHING OR FROM FACE OF MASONRY TO FACE OF MASONRY.
2. INTERIOR DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD.
3. CEILING HEIGHT NOTES ARE FROM TOP OF FLOOR DECKING TO BOTTOM OF CEILING FRAMING MATERIAL.
4. PORCH / DECK HEIGHTS NOTED ARE TAKEN FROM TOP OF MAIN FLOOR DECK AND NOT FROM DECK OR CONCRETE HGT. (UNLESS NOTED)

GENERAL:

1. ALL SITE INFO, FURNITURE, AND FIXTURES SHOWN ARE CONCEPTUAL. REFER TO CIVIL, FIRE SUPPRESSION, PLUMBING, MECHANICAL, ELECTRICAL, COMMUNICATIONS DOCUMENTS OR CONSULTANTS FOR SPECIFIC DESIGN INFORMATION
2. PROVIDED POSITIVE DRAINAGE AWAY FROM THE BUILDING
3. INSTALL VERTICAL EXPANSION JOINTS WHERE REQUIRED FOR STANDARD MATERIAL PRACTICE TO REDUCE STRESS CRACKING.
4. CAULK AND SEAL ALL CONTROL - EXPANSION, SAWCUT JOINTS AT ALL INTERIOR AND EXTERIOR CONCRETE



1 First Floor Plan - Overall
A.2-1 1/8" = 1'-0"



1 First Floor Plan - South
A.2-2 3/16" = 1'-0"



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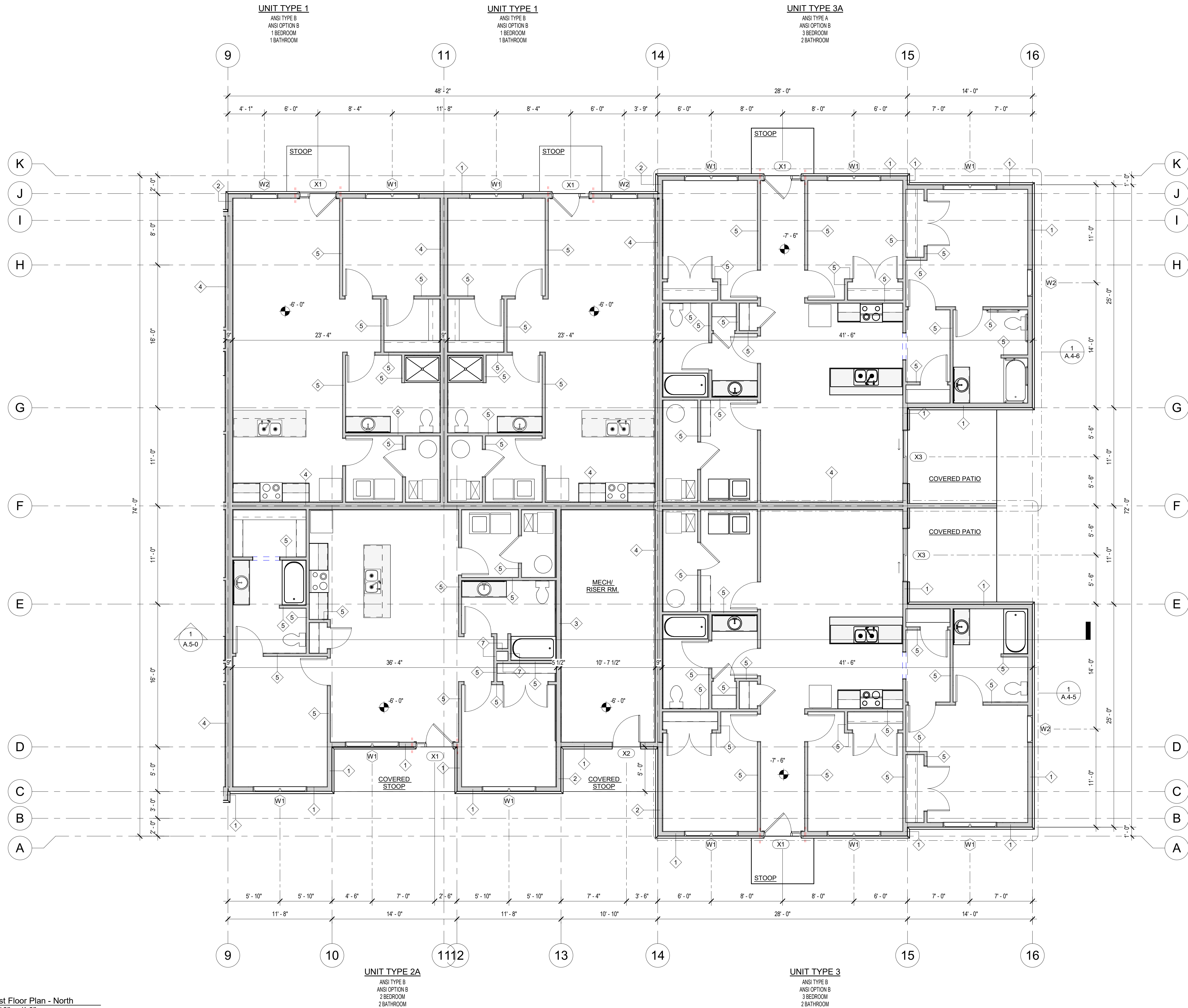
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Enlarged Floor
Plan - South

A.2-2

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



1 First Floor Plan - North
A.2-3 3/16" = 1'-0"



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Enlarged Floor
Plan - North

A.2-3

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



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First Floor
Reflected
Ceiling Plan

A.3-1

Scale: As indicated

CEILING TYPES

- A 5/8" GYPSUM BOARD & 1/2" RESILIENT CHANNEL
B 5/8" GYPSUM BOARD
C SOFFIT

UNIT TYPE 2

ANSI TYPE B
ANSI OPTION B
2 BEDROOM
1 BATHROOM

UNIT TYPE 1

ANSI TYPE B
ANSI OPTION B
1 BEDROOM
1 BATHROOM

UNIT TYPE 2A

ANSI TYPE B
ANSI OPTION B
2 BEDROOM
2 BATHROOM

UNIT TYPE 2B

ANSI TYPE B
ANSI OPTION B
2 BEDROOM
2 BATHROOM

UNIT TYPE 1

ANSI TYPE B
ANSI OPTION B
1 BEDROOM
1 BATHROOM

UNIT TYPE 1

ANSI TYPE B
ANSI OPTION B
1 BEDROOM
1 BATHROOM

UNIT TYPE 3A

ANSI TYPE A
ANSI OPTION B
3 BEDROOM
2 BATHROOM

UNIT TYPE 2

ANSI TYPE B
ANSI OPTION B
2 BEDROOM
1 BATHROOM

UNIT TYPE 1

ANSI TYPE B
ANSI OPTION B
1 BEDROOM
1 BATHROOM

UNIT TYPE 2A

ANSI TYPE B
ANSI OPTION B
2 BEDROOM
1 BATHROOM

UNIT TYPE 2B

ANSI TYPE B
ANSI OPTION B
2 BEDROOM
2 BATHROOM

UNIT TYPE 2A

ANSI TYPE B
ANSI OPTION B
2 BEDROOM
2 BATHROOM

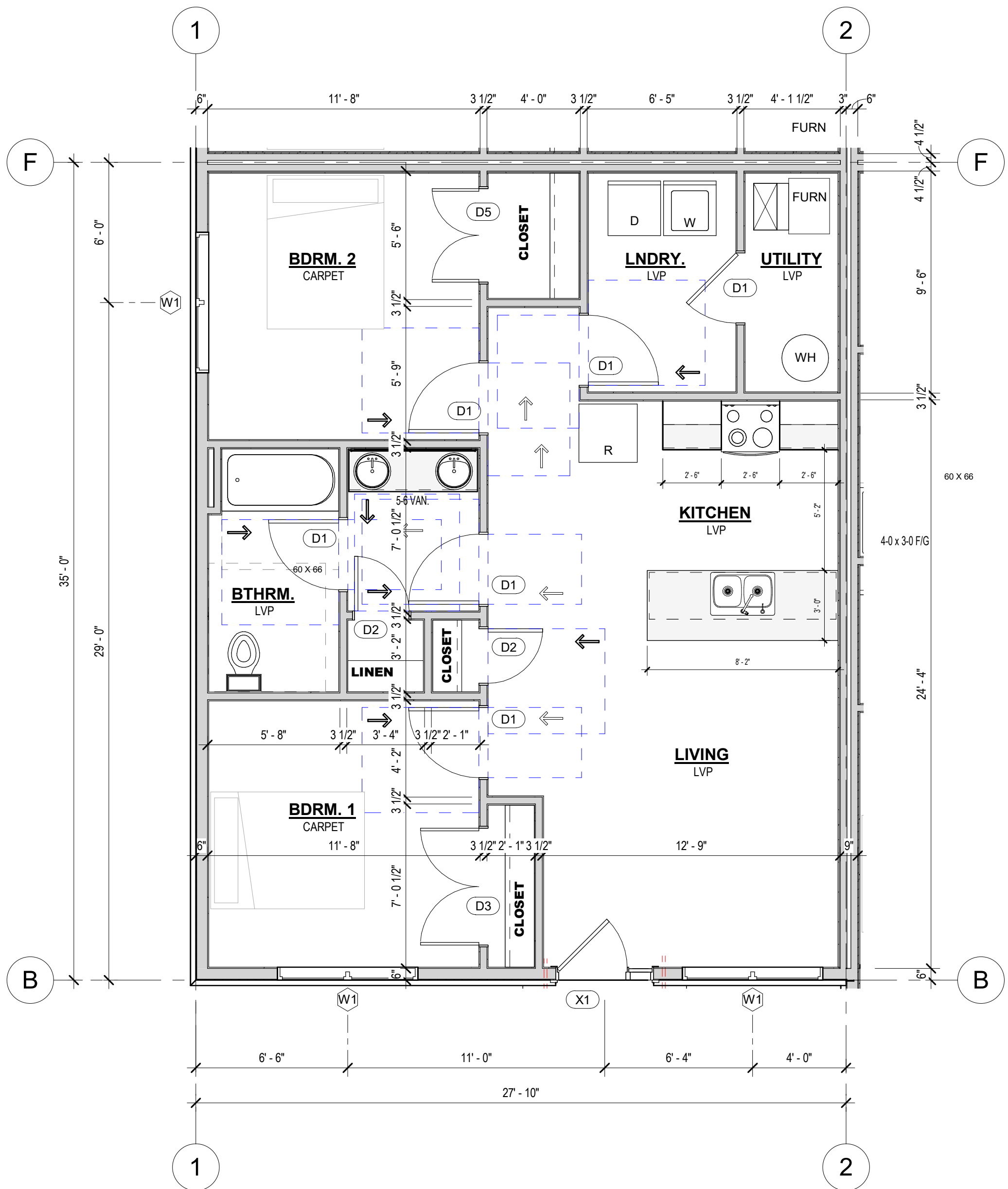
UNIT TYPE 3

ANSI TYPE B
ANSI OPTION B
3 BEDROOM
2 BATHROOM

1 First Floor Reflected Ceiling Plan
A.3-1 1/8" = 1'-0"

2

Window Schedule							
ID	QTY	TYPE	ROUGH OPENINGS		HEADER HEIGHT	SILL HEIGHT	SPECIAL NOTES
			WIDTH	HEIGHT			
W1	31	7260 SLDL	6' - 0"	5' - 0"	8' - 0"	3' - 0 1/4"	Meets Egress
W2	6	3660 CA	3' - 0"	5' - 0"	8' - 0"	3' - 0 1/4"	Meets Egress
W3	8	3024-2 F	5' - 0"	2' - 0"	<varies>	<varies>	Fixed



1	First Floor - UNIT TYPE 2
A.4-2	1/4" = 1'-0"



RIESBERG GROUP DESIGN

Grimes, Iowa
riesberggroup@gmail.com
Phone: 515-202-3386

MEMBER



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BUILDING DESIGN

Project ID:
23-2356

Drawn by: KMR

REVIEW

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New Residential Home For:

Schoolyard Development LLC

Schoolyard Townhomes

Project Location:

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Unit 2A - 2
Bedroom - Type
B

A.4-3

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

GENERAL UNIT PLAN NOTES:

DIMENSION ON PLAN:

1. EXTERIOR DIMENSIONS ARE FROM THE OUTSIDE OF SHEATHING TO OUTSIDE OF SHEATHING OR FROM FACE OF MASONRY TO FACE OF MASONRY.
2. INTERIOR DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD.
3. CEILING HEIGHT NOTES ARE FROM TOP OF FLOOR DECKING TO BOTTOM OF CEILING FRAMING MATERIAL.
4. PORCH / DECK HEIGHTS NOTED ARE TAKEN FROM TOP OF MAIN FLOOR DECK AND NOT FROM DECK OR CONCRETE HGT. (UNLESS NOTED)

DOOR SIZES ON PLAN:

1. DOOR ARE LISTED OUT AS WIDTH OF DOOR PANEL.
2. DOORS ARE TYPICALLY CENTER IN OPENING OR KEEP AWAY FROM INTERIOR WALL STUD 3". UNLESS NOTED.
3. VERIFY ALL ROUGH OPENING WITH MANUFACTURE

WINDOW SIZES ON PLAN:

1. WINDOWS ARE LISTED OUT IN INCHES. EXAMPLE: 3000 F = 2'-6" X 5'-0" FIXED WINDOW
2. WINDOWS ARE TYPICALLY DIMENSION TO THE CENTER OF THE WINDOW ON THE PLAN VIEW
3. VERIFY ALL ROUGH OPENING WITH MANUFACTURE

BATHROOMS:

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KITCHEN:

1. KITCHEN LAYOUT AND CABINETS ARE FOR GENERAL LAYOUT ONLY. VERIFY FINAL LAYOUT PRIOR TO CONSTRUCTION

GENERAL:

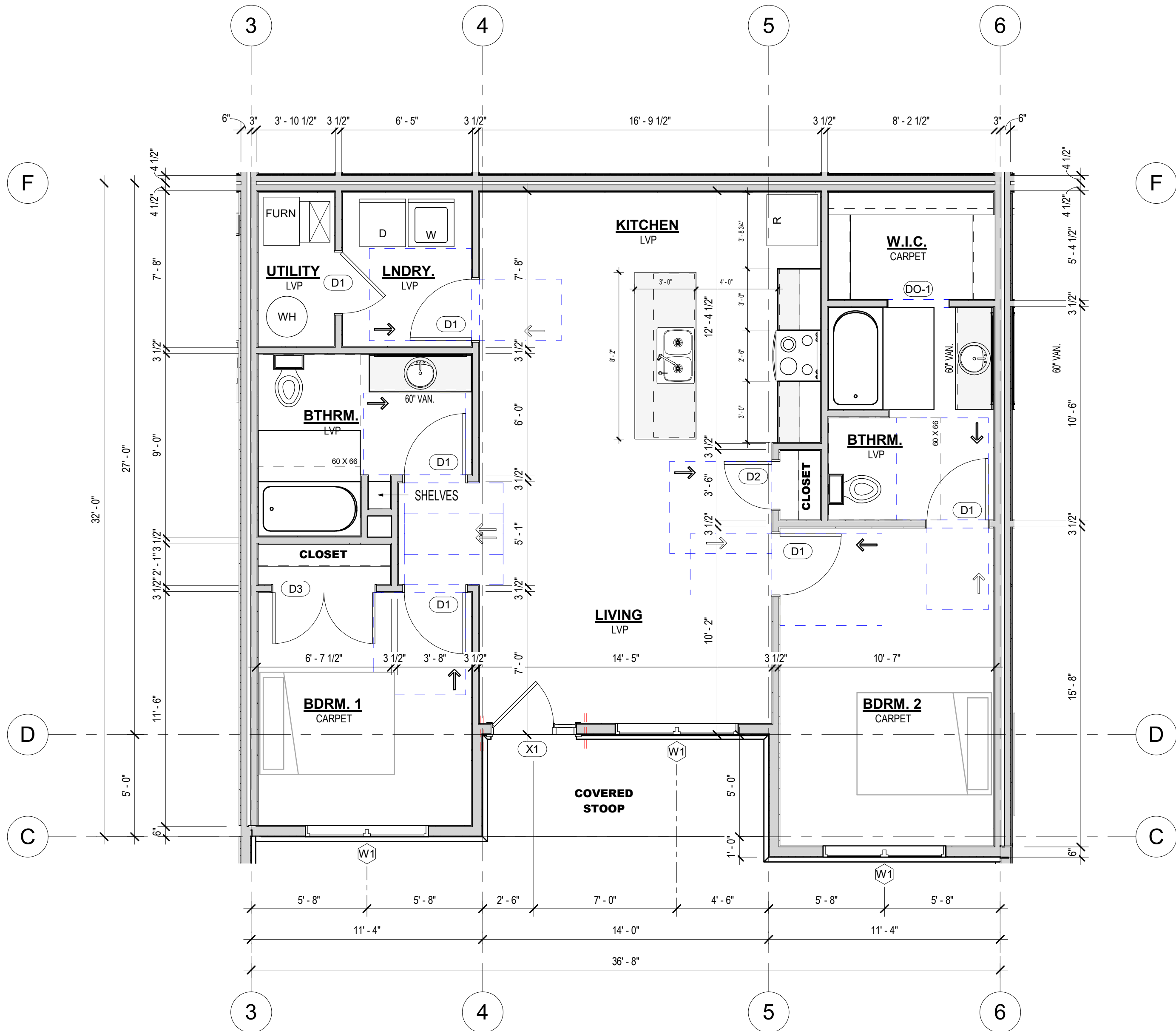
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Door Schedule

ID	QTY	DOOR SIZE	ROUGH OPENINGS		SPECIAL NOTES
			WIDTH	HEIGHT	
D1	80	3-0 x 6-8	3'-2"	6'-10 1/2"	
D2	13	2-4 x 6-8	2'-6"	6'-10 1/2"	
D3	13	5-0 x 6-8	5'-2"	6'-10 1/2"	
D5	2	4-0 x 6-8	4'-2"	6'-10 1/2"	
DO-1	7	3-0 X 6-8	3'-1"	6'-8 1/2"	Interior Drywall Opening
X1	13	3-0 X 6-8 Entry w/ 12" Sidelight	4'-3 1/4"	6'-10 5/16"	
X2	1	3-0 x 6-8 Entry	3'-2 1/4"	6'-10 3/4"	Therma Tru RO + 3/4" Pad - Verify RO
X3	2	6-0 x 6-10 Slider	6'-0"	6'-10 1/2"	Windsor - ND Pro - 2-Panel Slider - RO includes 1/2" P

Window Schedule

ID	QTY	TYPE	ROUGH OPENINGS		HEADER HEIGHT	SILL HEIGHT	SPECIAL NOTES
			WIDTH	HEIGHT	HEIGHT	HEIGHT	
W1	31	7260 SLDR	6'-0"	5'-0"	8'-0"	3'-0 1/4"	Meets Egress
W2	6	3660 CA	3'-0"	5'-0"	8'-0"	3'-0 1/4"	Meets Egress
W3	8	3024-2 F	5'-0"	2'-0"	<varies>	<varies>	Fixed



1 First Floor - UNIT TYPE 2A
A.4-3 1/4" = 1'-0"



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Unit 2B - 2
Bedroom - Type
B

A.4-4

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

GENERAL UNIT PLAN NOTES:

DIMENSION ON PLAN:

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DOOR SIZES ON PLAN:

1. DOOR ARE LISTED OUT AS WIDTH OF DOOR PANEL.
2. DOORS ARE TYPICALLY CENTER IN OPENING OR KEEP AWAY FROM INTERIOR WALL STUD 3". UNLESS NOTED.
3. VERIFY ALL ROUGH OPENING WITH MANUFACTURE

WINDOW SIZES ON PLAN:

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BATHROOMS:

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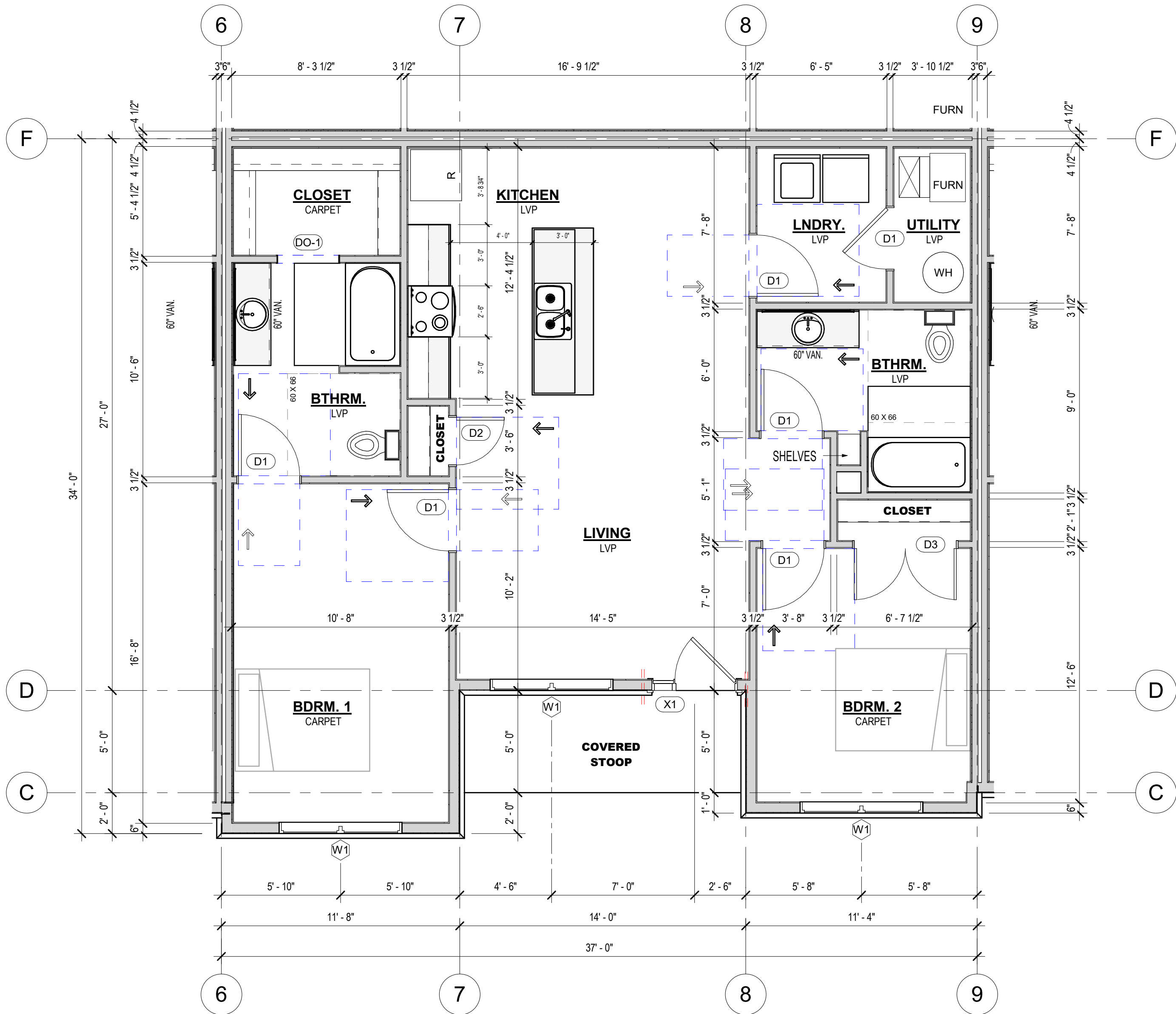
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1 First Floor - UNIT TYPE 2B
A.4-4 1/4" = 1'-0"



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MEMBER



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Schoolyard Townhomes

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Unit 3 - 3
Bedroom - Type
B

A.4-5

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

GENERAL UNIT PLAN NOTES:

DIMENSION ON PLAN:

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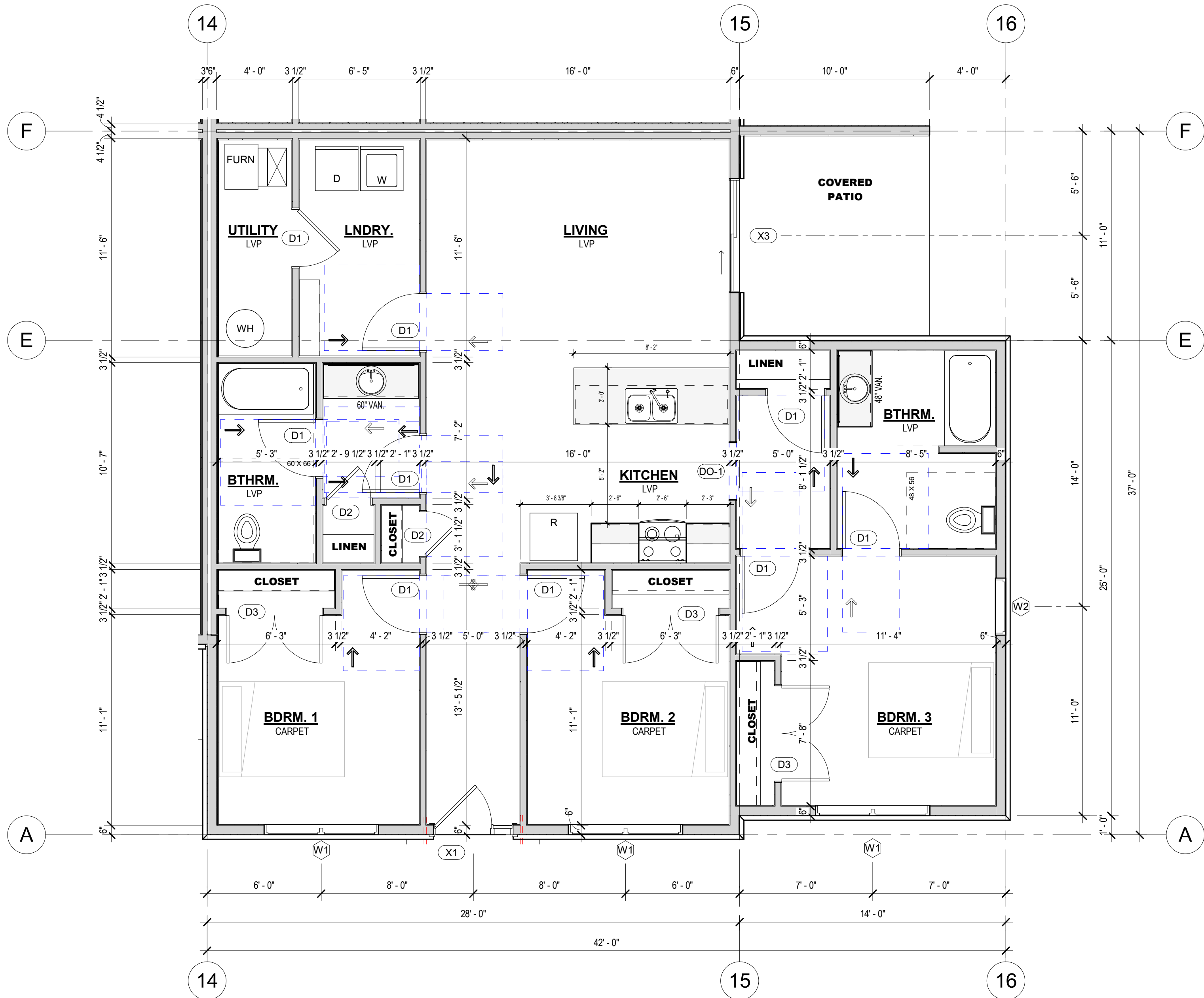
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1 First Floor - UNIT TYPE 3
A.4-5 1/4" = 1'-0"



RIESBERG GROUP DESIGN

Grimes, Iowa
riesberggroup@gmail.com
Phone: 515-202-3386

MEMBER



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Unit 3A - 2
Bedroom - Type
A

A.4-6

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

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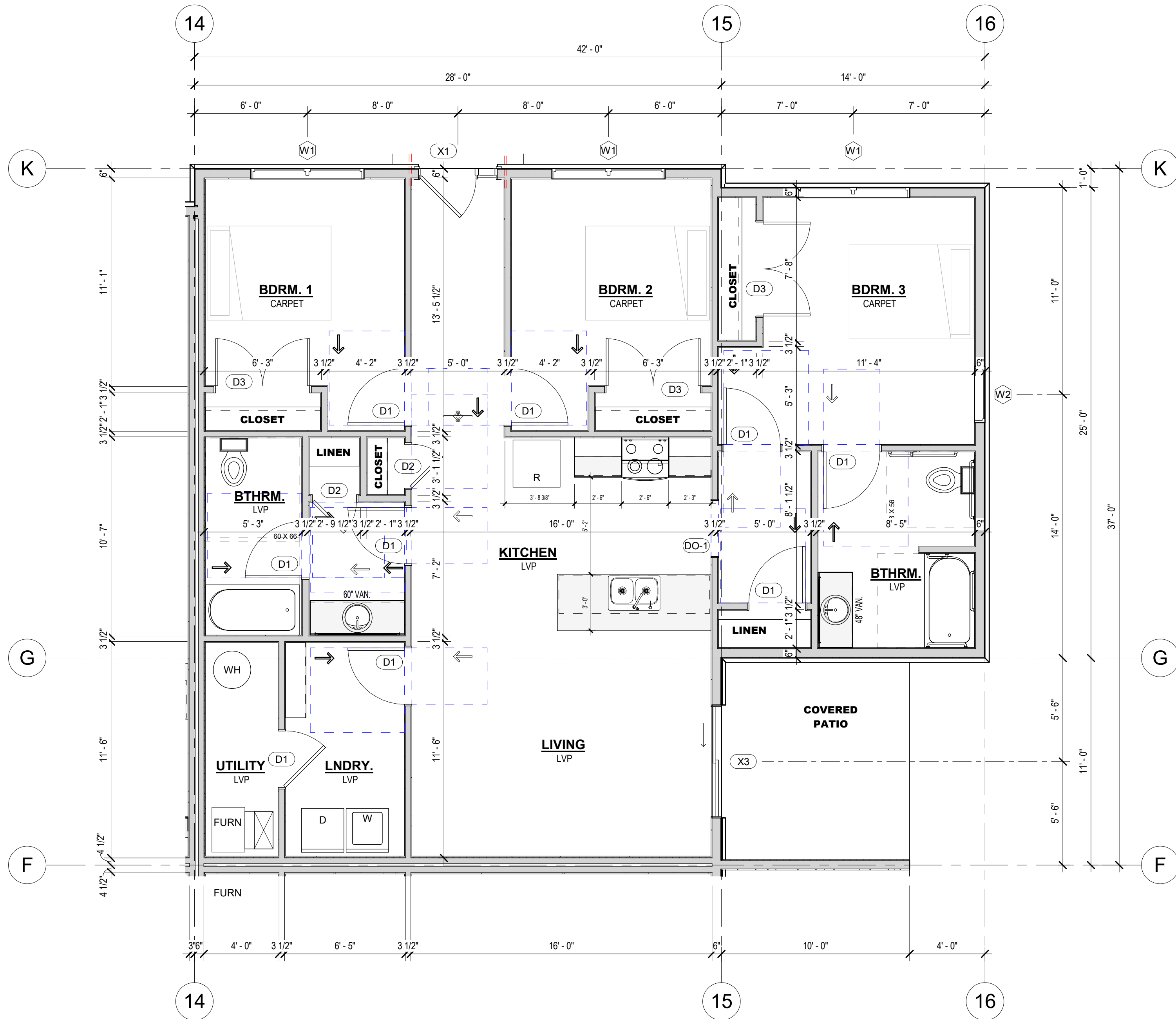
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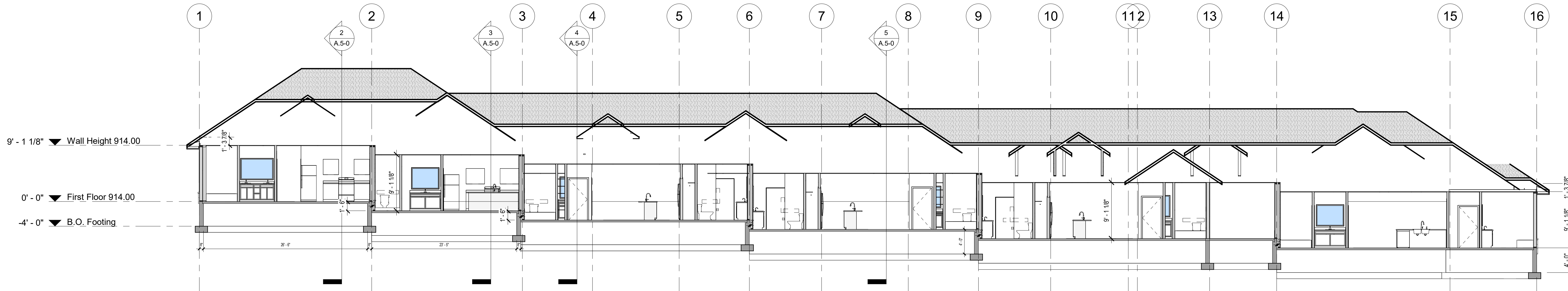
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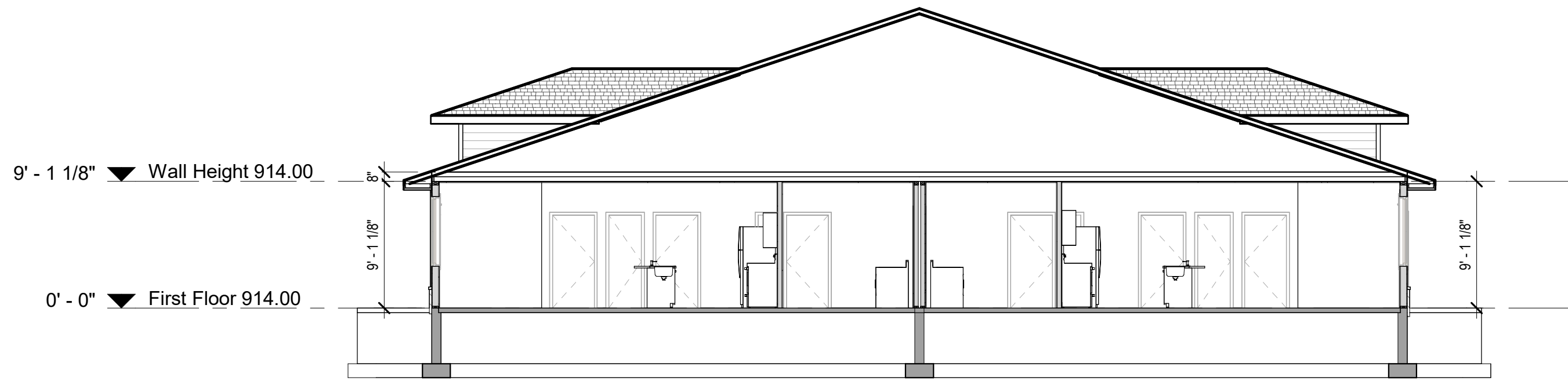


1	First Floor - UNIT TYPE 3A
A.4-6	1/4" = 1'-0"

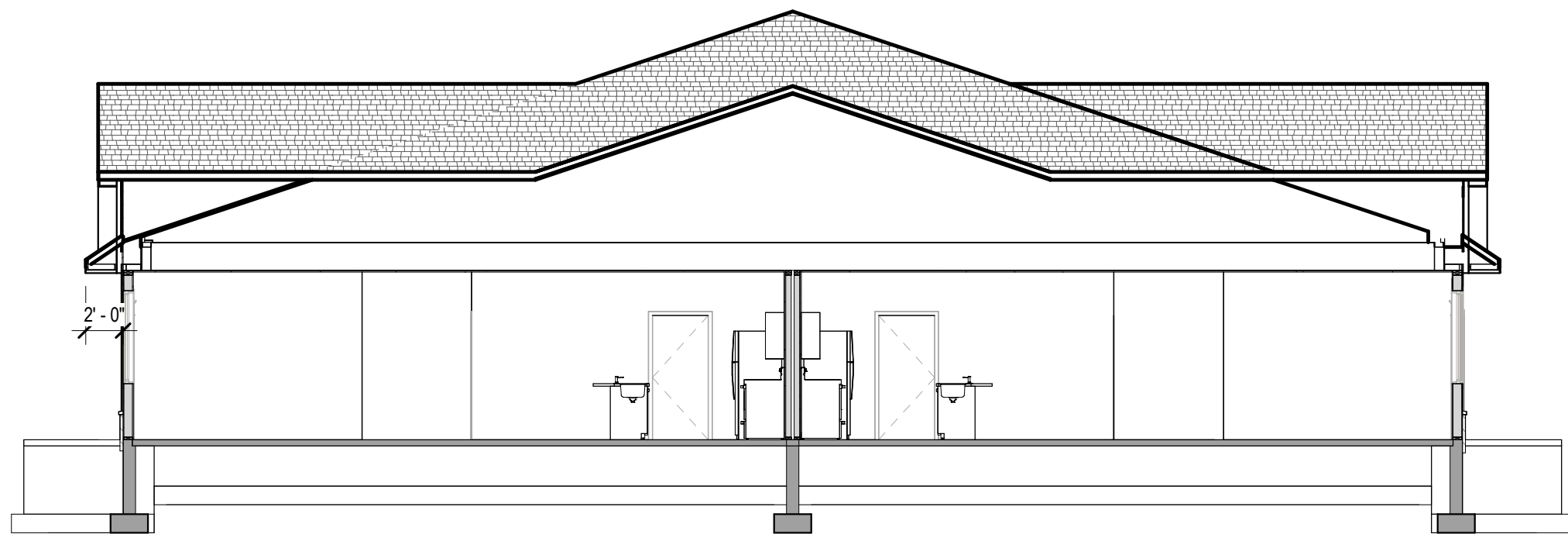
NOTE: SEE ACCESSIBILITY STANDARDS ON SHEET
A.0-4 & A.0-5 FOR ADDITIONAL INFORMATION



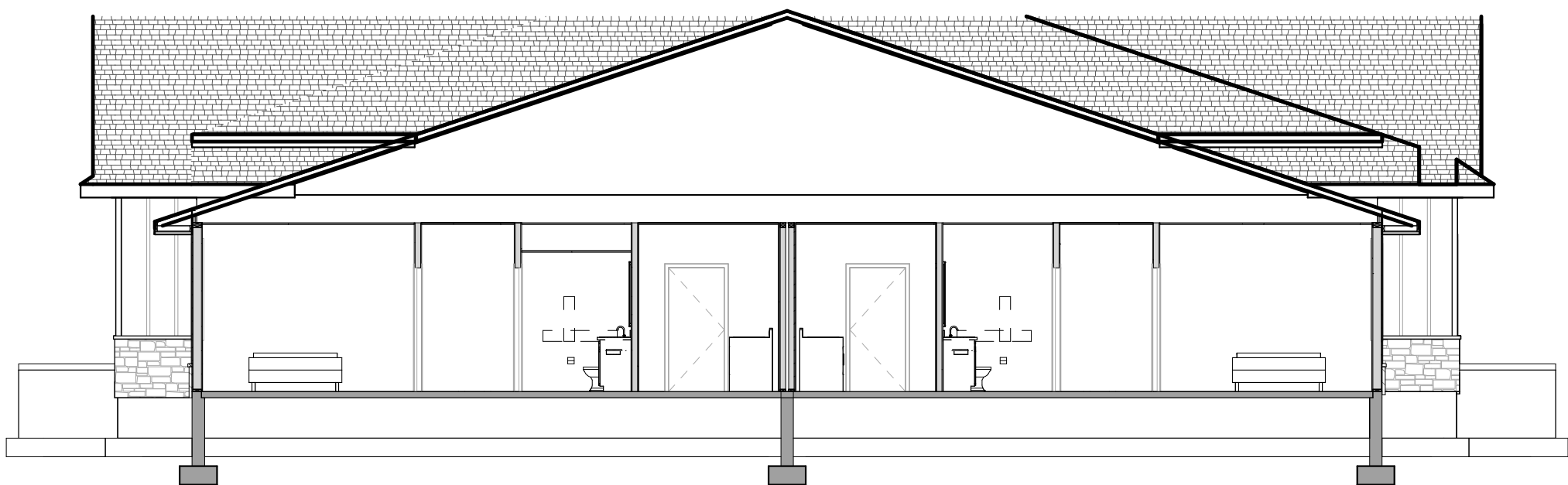
1 Section 12
A.5-0 1/8" = 1'-0"



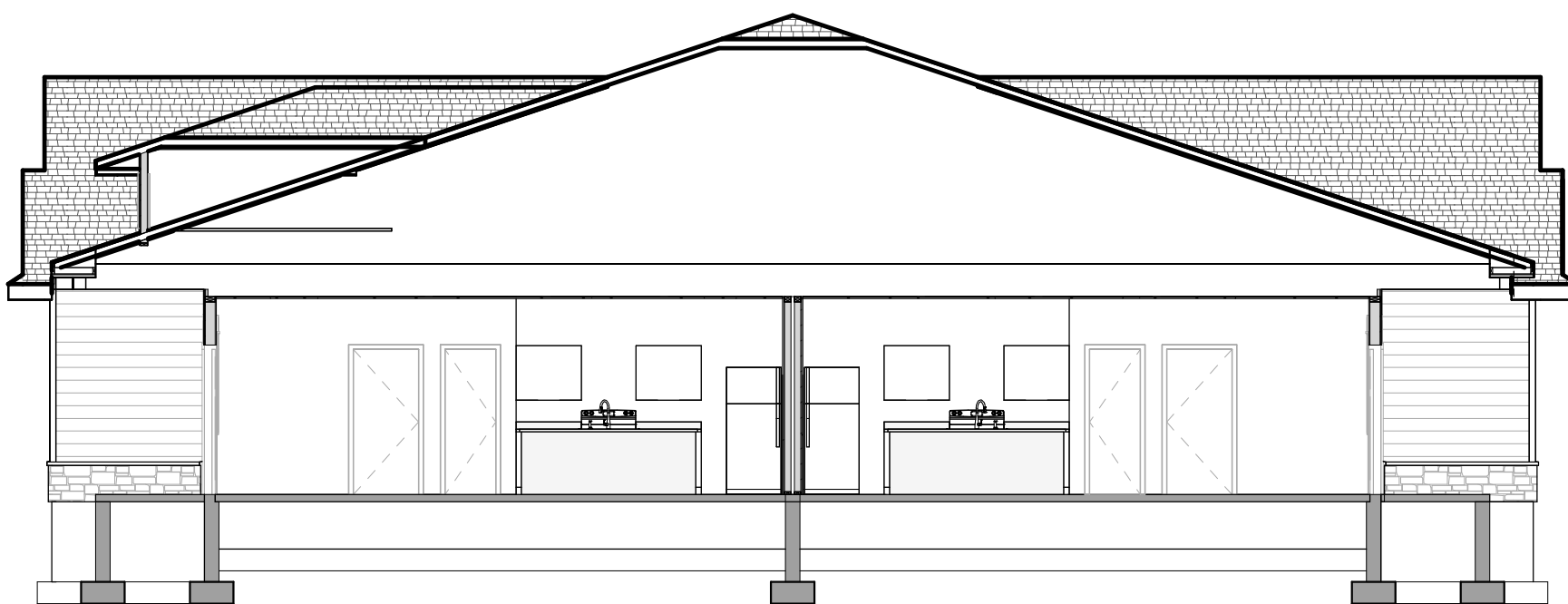
2 Section 5
A.5-0 1/8" = 1'-0"



3 Section 8
A.5-0 1/8" = 1'-0"



4 Section 9
A.5-0 1/8" = 1'-0"



5 Section 6
A.5-0 1/8" = 1'-0"



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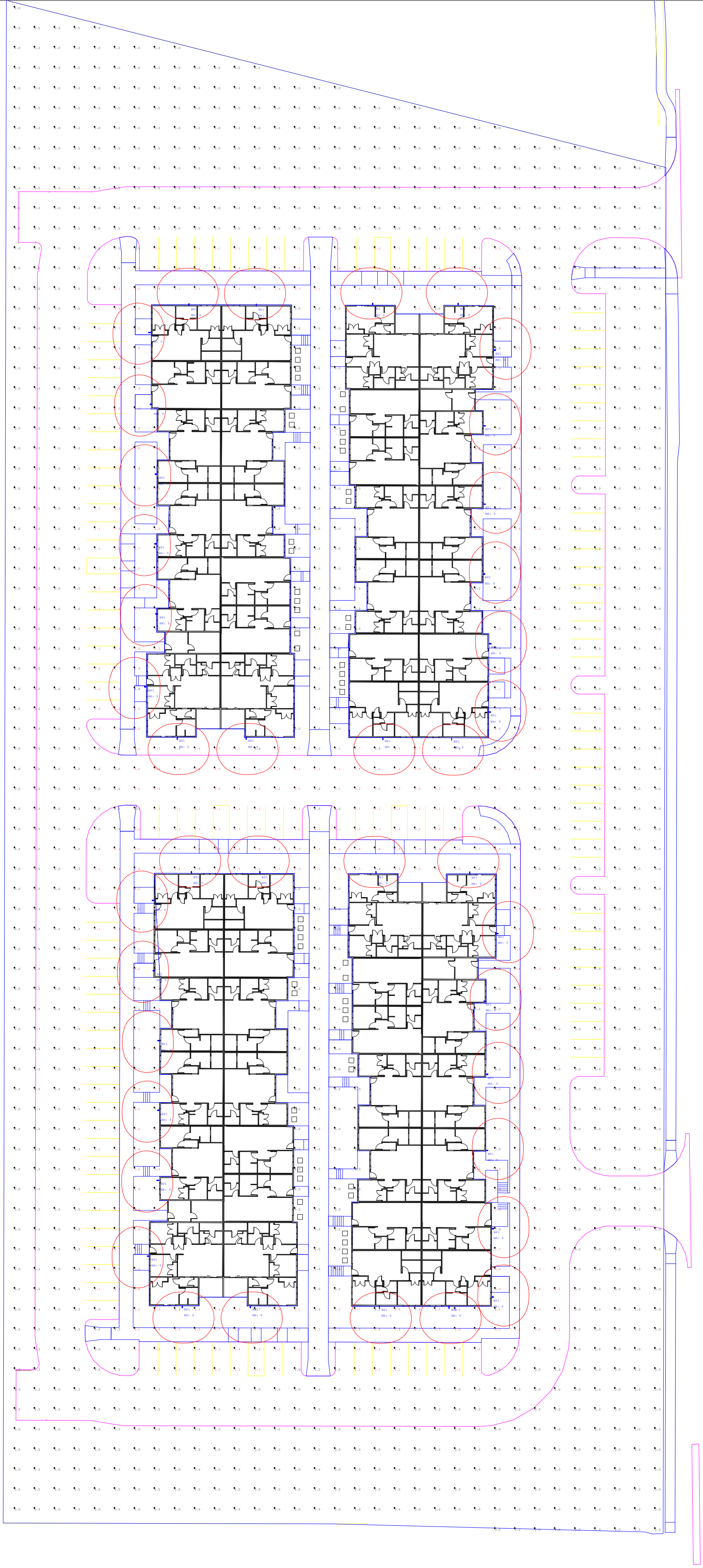
Building
Sections

A.5-0

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

Not to Scale

This drawing and the related fixture schedule are the intellectual property of 3E. All documents and the information contained within are intended for the purpose of dealing with 3E and its agents. Any use for any other purpose is strictly prohibited and may result in charges for design services.

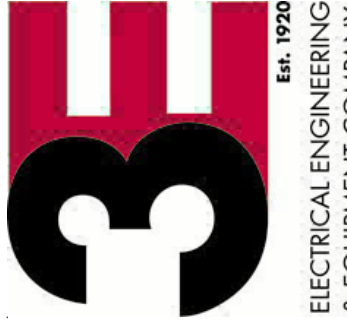


Luminaire Schedule					
Symbol	Qty	Label	Description	LF	Tag
	40	AR051A (4)	AR051A	0.305	NFI

Drawn By: Steve Rigolle
Checked By:
Date: 2/19/2024
Scale:

Revisions

#	Date	Comments
1		



Steve Rigolle
953 73rd Street
Windsor Heights, IA 50324
Phone: (515) 273-0100
Fax: (515) 273-0108
Steve.Rigolle@3e-co.com



MEMORANDUM

To: Planning and Zoning Commission

From: Charlie Dissell, Deputy City Manager Development and Operations, Emily Rizvic, Associate Planner

Date: March 26, 2024

Subject: Consider approval of a plat of survey request for Axel Johnston, for property addressed as 510 E Euclid Avenue

Recommendation: Staff recommends that the Indianola Planning and Zoning Commission move alternative 1, that the request be approved, as submitted.

Attachments:

1. 1. Staff Report
2. 2. Application
3. 3. Plat of Survey



COMMUNITY DEVELOPMENT

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

STAFF REPORT

PLANNING AND ZONING COMMISSION

Date of Meeting: March 26, 2024

Agenda Item: 7.C Consider approval of a plat of survey request for Axel Johnston, for property addressed as 510 E Euclid Avenue

Application Type: Plat of Survey

Applicant: Axel Johnston, Beck Engineering, Inc.

Property Owner: Vanderpool Plumbing & Heating

Property Address/Parcel: 510 E Euclid Avenue (Parcel #488/4015-0200)

Current Zoning: M-2 'General Industrial' Zoning District

Application Summary

Axel Johnston of Beck Engineering, Inc. has submitted a plat of survey request for property addressed as 510 E Euclid Avenue (Parcel #488/4015-0200). The plat of survey request is a boundary survey, outlining the legal description of the property.

AERIAL MAP



APPLICABLE CODE SECTIONS

The following code 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 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 that may be required by law.

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 50 feet to one inch, provided that if the resulting drawing would be over 36 inches in its shortest dimension, a scale of 100 feet to one 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 foot in 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.

Agenda Item: 7.C Consider approval of a plat of survey request for Axel Johnston, for property addressed as 510 E Euclid Avenue

- 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.
4. The final plat shall be accompanied by the following instruments:
- A. A statement by the proprietors and their spouses, if any, that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before an officer authorized to take the acknowledgments of deeds. The statement by the proprietors may also include a dedication to the public of all lands within the plat that are designated for streets, alleys, parks, open areas, school property, or other public use, if the dedication is approved by the Council.
 - B. A statement by the Auditor approving the name or title on the subdivision plat.
 - C. Either (i) a certificate bearing the approval of the Council stating that all improvements and installations in the subdivision required by this chapter have been made or installed in accordance with the City specifications, or (ii) a certificate from the owner or developer stating that all improvements required by this chapter shall be made or installed in accordance with City specifications before an occupancy compliance certificate is issued under the Zoning Ordinance, except as otherwise provided for in this chapter.
 - D. A petition by the subdivider to the Council to provide the necessary improvements and to assess the costs thereof against the subdivided property in accordance with the requirements regarding special assessments, provided, however, that the subdivider or property owners shall furnish the necessary waivers to permit the assessment of the entire cost of the improvement plus the necessary and reasonable cost of the assessment proceedings against the platted property even though the total amount exceeds the statutory limitations. The final plat shall state that the subdivider, the grantees, assignees and successors in interest agree that public services including but not limited to street maintenance, snow removal, rubbish, refuse and garbage collection will not be extended to this subdivision until the improvements have been completed and accepted by the City.
 - E. Easement(s) for Overland Drainage and/or Public Storm Sewer is required by and shall be in a form approved by the City.
 - F. A letter from the owner's engineer designing the public improvement stating that all public improvements completed have been made or installed in accordance with City Specifications prior to acceptance of maintenance bonds for such improvements.

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5. The final plat shall also be accompanied by the following at the time it is presented for filing at the Warren County Recorder's Office.

- A. A statement from the mortgage holders or lienholders, if any, that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before an officer authorized to take the acknowledgment of deeds. An affidavit and bond as provided for in Section 354.12 of the Code of Iowa may be recorded in lieu of the consent of the mortgage or lienholder. When a mortgage or lienholder consents to the subdivision, a release of mortgage or lien shall be recorded for any areas conveyed to the City or dedicated to the public.
- B. An opinion by an attorney-at-law who has examined the abstract of title of the land being platted. The opinion shall state the names of the proprietors and holders of mortgages, liens or other encumbrances on the land being platted and shall note the encumbrances, along with any bonds securing the encumbrances. Utility easements shall not be construed to be encumbrances for the purpose of this section.
- C. A certificate of the County Treasurer that the land is free from certified taxes and certified special assessments or that the land is free from certified taxes and that the certified special assessments are secured by bond in compliance with Section 354.12 of the Code of Iowa.

The Council or Commission may request drafts or copies of any of the above instruments for examination at the time of processing the final plat if, in their opinion, the review of such instruments is deemed necessary to properly evaluate the proposed subdivision.

170.11 DESIGN STANDARDS – STREETS

1. General Considerations that must comply with the current Iowa Statewide Urban Design Standards for Public Improvements ("SUDAS").

- A. The street and alley layout shall provide access to all lots and parcels of land within the subdivision.
- B. Street jogs of less than 150 feet shall be avoided.
- C. Cul-de-sacs shall not exceed 700 feet in length.
- D. New subdivisions shall make provisions for continuation and extension of thoroughfares and collector streets and roads.
- E. No dead-end streets will be permitted except at subdivision boundaries and in no event shall any dead-end street be in excess of 500 feet.
- F. Thoroughfare and collector streets in a subdivision shall extend through to the boundaries thereof, unless a terminal point within the subdivision is shown in the master street plan.
- G. Alleys shall be discouraged in residential areas but shall be provided in commercial and industrial areas unless other suitable public or private access to loading and service areas is provided.
- H. Intersection of road centerlines shall be between 80 degrees and 100 degrees.
- I. Intersection of more than two streets at a point shall not be permitted.
- J. Where parkways or special types of streets are proposed, the Commission may apply special standards for the design of such parkways or streets.
- K. Proposed streets that are extensions of or in alignment with existing streets shall bear the name of the existing street. Names of new streets shall avoid duplication of or similarity to existing names of streets, or public and semi-public buildings and areas.
- L. Streets, avenues, places, and courts shall be named in the following manner:

General Direction	Long Streets	Short Streets
North and South	Streets	Courts
East and West	Avenues	Places
Diagonal	Roads	Ways
Curving	Drives	Lanes

Agenda Item: 7.C Consider approval of a plat of survey request for Axel Johnston, for property addressed as 510 E Euclid Avenue

2. Minimum rights-of-way shall be provided as follows:

- A. Thoroughfares - 100 feet. In addition, access spacing on thoroughfares is as follows: (i) intersection spacing – 600 foot minimum; (ii) entrance spacing – 300 foot minimum; (iii) separation of entrance from intersection – 150 foot minimum.
- B. Residential collector streets - 70 feet.
- C. Commercial collector streets - 80 feet.
- D. Residential streets - 60 feet.
- E. Cul-de-sacs - 110 feet in diameter.
- F. Alleys - 20 feet.

3. The minimum width of surfacing to be provided shall be as follows:

- D. Residential Street – 25 feet or 31 feet within the discretion of the Council.
- E. Cul-de-sacs – 85 feet in diameter.
- F. Alleys – 20 feet.
- G. Sidewalks – 4 feet.

4. Grades. No street grade shall be less than one-half of one percent and shall not exceed the following limits:

- A. Thoroughfare streets – 4 percent.
- B. Collector streets – 6 percent.
- C. Residential streets – 8 percent.

170.13 DESIGN STANDARDS – LOTS

- 1. All lots shall abut on a street or place. Corner lots which abut on a thoroughfare or collector street shall have a minimum radius of 25 feet at the intersection.
- 2. Sidelines of lots shall approximate right angles to straight street lines and radial angles to curbed street lines except where a variation will provide better lot layout.
- 3. Lots with double frontage shall be avoided, except in specific locations where good planning indicates their use. In that event a planting screen shall be provided along the rear of the lot.
- 4. Corner lots shall not be less than 80 feet in width and interior lots shall not be less than 70 feet in width at the building line.
- 5. Lot depth shall not exceed two and one-half times the width.
- 6. No lot shall have less area than required by the Zoning Ordinance for the district in which it is located.

170.14 EASEMENTS

- 1. Easement not less than 15 feet in width shall be provided along each side of the front yard lot lines of all lots, and in the case of corner lots, the side street yard, and along such other lot liens as may be required by public and private utility companies.
- 2. Easements of greater width may be required for trunk lines, pressure lines, open drainage courses or high voltage lines and shall be provided as determined by the utility or Council.
- 3. Utility easements shall convey to the City, its successors and assigns, the perpetual right within the areas shown on the plat and described in the easement, to construct, reconstruct, operate and maintain electric lines consisting of poles, wires, cables, conduits, fixtures, anchors and other similar equipment, including the right to trim or remove trees within such areas where necessary to secure a clearance of four feet from the wires or poles, together with the right to extend to any telephone, telegraph, electric or power company, the right to use separately or jointly with the City, the areas included in the easement for the purposes above enumerated.

170.15 PARKS, SCHOOL SITES AND PUBLIC AREAS.

In subdividing property, consideration shall be given to suitable sites for schools, parks, playgrounds and other common areas for public use so as to conform to any recommendations of the most current Comprehensive Plan. Any provision for schools, parks and playgrounds should be indicated on the preliminary plan in order that it may be determined when and in what manner such areas will be provided or acquired by an appropriate taxing agency.

170.16 NATURAL DRAINAGE COURSES

Whenever any stream or important surface drainage course is located in an area which is being subdivided, the subdivider shall provide an adequate easement along each side of the stream for the purpose of widening, deepening, sloping, improving or protecting the stream or drainage course.

170.17 EROSION CONTROL (DESIGN STANDARDS)

Methods for controlling soil erosion shall be in accordance with current Iowa Department of Natural Resources Standards and requirements of NPDES permit.

170.19 SANITARY SEWERS

The subdivider shall at the subdivider's expense provide the subdivision with a complete sanitary sewer system including all necessary pumping stations, force mains, pumping equipment and other appurtenances, which shall connect with a sanitary sewer outlet or treatment facility approved by the Council. The sewers shall extend to the subdivision boundaries as necessary to provide for the extension of the sewers by adjacent property. Where sewers in excess of 15 inches in diameter are required, the additional cost shall be borne by the City.

170.20 PROHIBITED DISCHARGE

No storm water, surface water, ground water, roof runoff, swimming pool, subsurface drainage, cooling water or unpolluted water shall be discharged into the City sanitary sewer system. Any such discharge into the City sanitary sewer system shall be deemed a public nuisance and a municipal infraction.

170.21 STORM DRAINS

1. The subdivider shall, at the subdivider's expense, provide the subdivision with adequate drains, ditches, culverts, complete bridges, storm sewers, intakes and manholes to provide the collection and removal of all surface waters. These improvements shall extend to the boundaries of the subdivision so as to provide for extension by adjoining properties. Where oversize storm sewers or drainage structures are required to serve other areas of the watershed, the additional cost shall be borne by the developer.

2. The subdivider shall, at the subdivider's expense, provide the subdivision with a storm sewer system to adequately handle a five-year rain storm. The system shall include culverts, ditches, intakes, manholes, or any structure deemed necessary. All such structures shall meet the City of Indianola Standard Specifications. In addition, the subdivider shall, at the subdivider's expense, provide the subdivision with overland drainage courses and easements to adequately handle storm water in excess of a five-year rain storm and up to a 100-year rain storm. For any subdivision containing new streets, the system shall be designed by a licensed engineer registered to practice in the State of Iowa.

- A. Each lot shall be provided with minimum six-inch diameter storm sewer service line that is a minimum of four feet below ground level, stubbed to the property line, unless the Director of Community Development determines that sump lines can be taken to an existing overland drainage area. The sump pump line shall be a minimum of one and one-half inches in diameter.
- B. The storm sewer system line shall be made of reinforced concrete pipe or polyvinyl chloride (PVC) pipe. The sump pump lines shall be made of PVC, PVC Truss, or PVC corrugated pipe. All structures shall be built in accordance with City of Indianola Standard Construction Specifications for Subdivisions.
- C. The storm sewer system shall be large enough to provide for anticipated extension of use to serve additional areas, as set out in Indianola Comprehensive Plan.
- D. Storm sewer service lines shall be connected to the City storm sewer system at intakes, manholes, or directly into the City storm sewer pipe. Tapping storm sewer service lines into the City storm sewers shall be by using approved methods.

Should it not be possible to install a storm sewer service, as described above, alternate plans may be submitted for review by the City's consulting engineer and City staff.

170.22 WATER

Agenda Item: 7.C Consider approval of a plat of survey request for Axel Johnston, for property addressed as 510 E Euclid Avenue

The subdivider shall at the subdivider's expense provide the subdivision with a complete water main supply system including hydrants, valves and other appurtenances which shall be extended into and through the subdivision to the boundary lines, and which shall provide a water connection for each lot, and shall be connected to the City water system. Fire hydrants shall be uniform throughout the subdivision and shall meet the standards and design approved by the Utilities Board of Trustees. Where water mains in excess of eight inches are required, the additional cost shall be borne by the City if the area is zoned R-2 or R-3. If at the time the main is to be installed the area in question is zoned R-4, any commercial or any industrial classification, the subdivider may be required to put in a water main in excess of eight inches at the subdivider's own expense. Whether the City shall pay a portion of the additional cost shall be discretionary with the Board of Trustees. Water mains shall extend to the boundaries of the subdivision so as to provide for extension by adjoining properties.

170.23 SIDEWALKS

The subdivider, developer or owner of the lot shall at their expense provide a four-foot wide concrete sidewalk along each lot frontage prior to the occupancy of the structure on the lot except as otherwise provided herein. In commercial or industrial areas where it can be demonstrated that there will be limited or no need for sidewalks, the Council may waive or modify the requirement for the installation of sidewalks after review and report from the Commission. The Council may waive the sidewalk requirement on cul-de-sacs. Any such waiver shall not be acted upon until the Council has received the recommendation of the Commission.

170.24 MARKERS

The subdivider shall at the subdivider's expense place an iron rod not less than one-half inch in diameter and 24 inches in length as follows:

1. Set in concrete three feet deep at the intersection of all lines forming angles in the boundary of the subdivision, and at all street intersections.
2. At lot corners and changes in direction of block and lot boundaries.

170.25 GRADING

The subdivider shall at the subdivider's expense bring all streets and alleys with the platted area which are being dedicated for public use to the grade approved by the Council.

170.26 CURB AND GUTTER

The subdivider shall at the subdivider's expense install curb and gutter on all streets in the plat being dedicated for public use. Curb and gutter shall be constructed of Portland cement concrete in accordance with designs and specifications and at grades approved by the Council.

170.27 EROSION CONTROL (REQUIRED IMPROVEMENTS)

The subdivider shall be responsible for controlling soil erosion and surface water runoff within the subdivision during its construction and development and shall provide erosion and runoff control measures as work progresses on site grading, the installation of sewers or other improvements or phases of work. Insofar as practical, erosion control measures shall be undertaken prior to any other development within the subdivision which will contribute to runoff or erosion.

170.28 SURFACING

The subdivider shall at the subdivider's expense surface all streets being dedicated for public use from curb to curb. Surfacing shall consist of not less than six inches of Portland cement concrete over a prepared subgrade and shall be constructed in accordance with designs and specifications and at grades approved by the Council. Where a surface width in excess of 31 feet is required, the cost of the additional surface width, which shall be assumed to be the center portion of the roadway surface, shall be paid by the City. On collector and thoroughfare streets where a higher standard than is herein required or a thickness of greater than eight inches is deemed necessary by the Council, the additional cost shall be born by the City. Where unimproved street right-of-way exists the owner or developer at the owner's or developer's own expense shall improve such right-of-way as required by this section for the entire width of the lot or lots (or for the entire width and the length of the lot or lots in the case of lot or lots

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bordered by more than one street) prior to or contemporaneous with the development of the lot or lots. The owner or developer shall also improve all other portions of unimproved street right of way serving such areas.

170.29 SPECIFICATIONS

The type of construction, the materials, the methods, the standards of subdivision improvements and the maintenance bonds shall be in accordance with the specifications found in a bound volume which is entitled Iowa Statewide Urban Design and Specification for Public Improvements which is on file in the Clerk's office. The Council may from time to time amend by resolution the standard construction specifications for subdivisions found in the volume. The Clerk shall keep a record of all amendments made to the specifications. Plans and specifications for subdivisions shall be submitted to the Community Development for approval prior to construction, accompanied by a fee as set by resolution of the City Council, and construction shall not be started until the plans and specifications have been approved.

170.30 APPROVAL OF PLANS AND SPECIFICATIONS

The approval of plans and specifications relative to improvements required by this chapter shall be effective for a period of two years after the approval. If the required improvements are not in place and accepted by the City within the times specified, the approval shall lapse and construction shall not be started and construction under way shall cease until resubmitted plans and specifications have been approved. The City shall have the right, at the time of the new request for approval, to require the subdivider to use the type of construction, the materials, the methods and standard of subdivision improvements equal to the specifications of the City for like work which are in effect at that time. The City may also require that the subdivider comply with any amended ordinance or ordinances relative to improvements under this chapter or any successor chapter relative to subdivision improvements which have been adopted between the time of initial approval and the renewed approval as herein required. The reapproval as required by this section specifically applies only to the plans and specifications relative to subdivision improvements and has no application as to lot sizes, set backs, lot boundaries, street location or other platting requirements which shall be final on Council approval unless changed by some other method permitted by law.

170.31 INSPECTION

The subdivider or developer shall cause the installation of all improvements to be inspected to ensure compliance with the requirements of this chapter. The cost of the inspection shall be borne by the subdivider or developer. All inspection reports and certificates of compliance shall be filed with the Clerk before any improvements are accepted by the Council. Before accepting any portion of paving, storm water improvement or sanitary sewer system and maintenance thereof which has been constructed under the provisions of Sections 170.19 and Section 170.29 above, the Council reserves the right to have all mains within the sewer system to be dedicated, televised in order to determine whether they have been properly constructed. The televising shall be at the expense of the subdivider or party making the dedication.

170.32 ACCEPTANCE

All of the improvements required in this chapter under **Sections 170.19** through **170.28** shall, upon their completion, inspection, approval and acceptance by the City of Indianola, become the property of the City.

170.33 ELECTRICAL SERVICE

The City, by and through Indianola Municipal Utilities, shall extend electric service to the subdivision and shall make electric service available to each lot in the subdivision that is within Indianola Municipal Utilities' assigned area of service pursuant to Code of Iowa Chapter 476. The City, by and through Indianola Municipal Utilities, shall install street lighting that is within Indianola Municipal Utilities' assigned area of service pursuant to Code of Iowa Chapter 476 to current Indianola Municipal Utilities' standards and specifications. In residential subdivisions, all electric lines, including individual house service lines installed by the owner or developer, shall be placed underground.

170.34 CHARGE FOR INSTALLATION OF ELECTRICAL SERVICE

The City, by and through Indianola Municipal Utilities, reserves the right to make a reasonable charge to be paid by the developer, builder or owner for any service extended as provided by Section 170.33 above. Said charges may be changed from time to time, but shall be in accordance with a schedule of charges set by the Indianola Municipal Utilities Board of Trustees.

170.36 FEES

Each plat of survey, preliminary plat and final plat submitted for approval shall be accompanied by a fee as set by Resolution of the City Council.

170.38 ENFORCEMENT

In addition to other remedies and penalties as prescribed by law, the provisions of this chapter shall not be violated subject to the following:

1. No plat of survey or subdivision in the City of within two miles thereof shall be recorded or filed with the County Auditor or County Recorder, nor shall any plat of subdivision have any validity until it complies with the provisions of this chapter and has been approved by the Council as prescribed herein.

ANALYSIS

Subject Property

Axel Johnston of Beck Engineering Inc. has submitted a plat of survey application for 510 E Euclid Avenue (Parcel #488/4015-0200). The subject property currently contains a nonconforming legal 72'x47' structure, built in 1970. If the structure were to ever be removed or demolished, the structure would not be able to be rebuilt on the property due to its configuration, location, and size. The proposed plat of survey is requested to correct boundary lines and legal descriptions for the property, including portions of the trailway that is located to the north.

To the north of the subject area is McVay Trail. To the east exists two parcels, including an industrial zoned lot and a residentially developed lot. To the south exists two single-family residential dwellings. To the west is an industrially zoned lot.

The lot does not have street frontage; however, the property owner does have a draft access easement prepared for recordation should the plat of survey application be approved. An access easement will be necessary between the structures to E Euclid Avenue, to ensure access between the properties. According to the Iowa Department of Transportation (IDOT), as of 2016 the Annual Average Daily Traffic (AADT) for E Euclid Avenue is 2,210.

No known environmentally sensitive areas or features exist on the property.

Future Land Use

According to the 6th Street Sub-Area Plan, the subject property is designated for future commercial. The area plan guides for the development of small pedestrian malls/retail/restaurants, as well as bicycle centered businesses.

The proposed division, if approved, will not create new properties however will correct boundary lines and legal descriptions.

COMMENTS FROM THE GENERAL PUBLIC

Notification letters were mailed to surrounding property owners within 200 feet of the subject property regarding the request on March 1, 2024 and March 15, 2024. No comments have been received by the general public at the time of writing this report.

ALTERNATIVES

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

- 1) The City of Indianola Planning and Zoning Commission recommends approving the request as submitted.**
- 2) The City of Indianola Planning and Zoning Commission recommends approving the request with conditions.
- 3) The City of Indianola Planning and Zoning Commission recommends denying the request.
- 4) The City of Indianola Planning and Zoning Commission remands the request, 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 move alternative 1, that the request 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) _____
(First Name) _____
(Address) _____
(City) _____ (State) _____ (Zip) _____
(Phone) _____ (Email) _____

APPLICANT (if not Property Owner)

(Last Name) Johnston
(First Name) Axel
(Address) 2480 Berkshire Pkwy
(City) Clive (State) Iowa (Zip) 50325
(Phone) 712-320-0393 (Email) ajohnston@beck-engineering.net

☒ PLAT OF SURVEY

Submittal Requirements:

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

- ☒ Completed Application
- ☒ Filing Fee: \$125 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: \$350, plus \$10.00 for each lot in excess of 10 lots, land plus Outside Engineering
- ☒ ~~Cost~~ 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: \$200, plus \$10.00 for each lot in excess of 10 lots, land plus Outside Engineering
- ☒ ~~Cost~~ 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 Axel J.

Name (printed) Axel Johnston

Date 2-29-2024

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

Date Received: _____

Receipt No: _____

Receipt Amount: _____

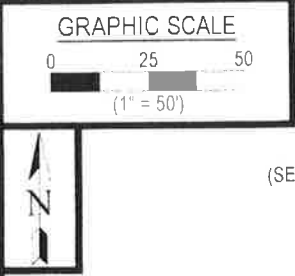
Legal Description:

Being a portion of the Parcel of Land previously described in a Quit Claim Deed filed in Book 2001, Page 8582, located at the Warren County Recorder's Office, more particularly described as follows:

The Vacated Street lying between Block 15 and 16, and lying South of the abandoned Carlisle Branch of the Union Pacific Railroad, Windle's Addition to Indianola, Warren County, Iowa, EXCEPT the West 10 feet thereof, AND EXCEPT the South 100 feet thereof. Containing a total of 7,505 Square Feet, and being subject to any and all easements be they of record or not.

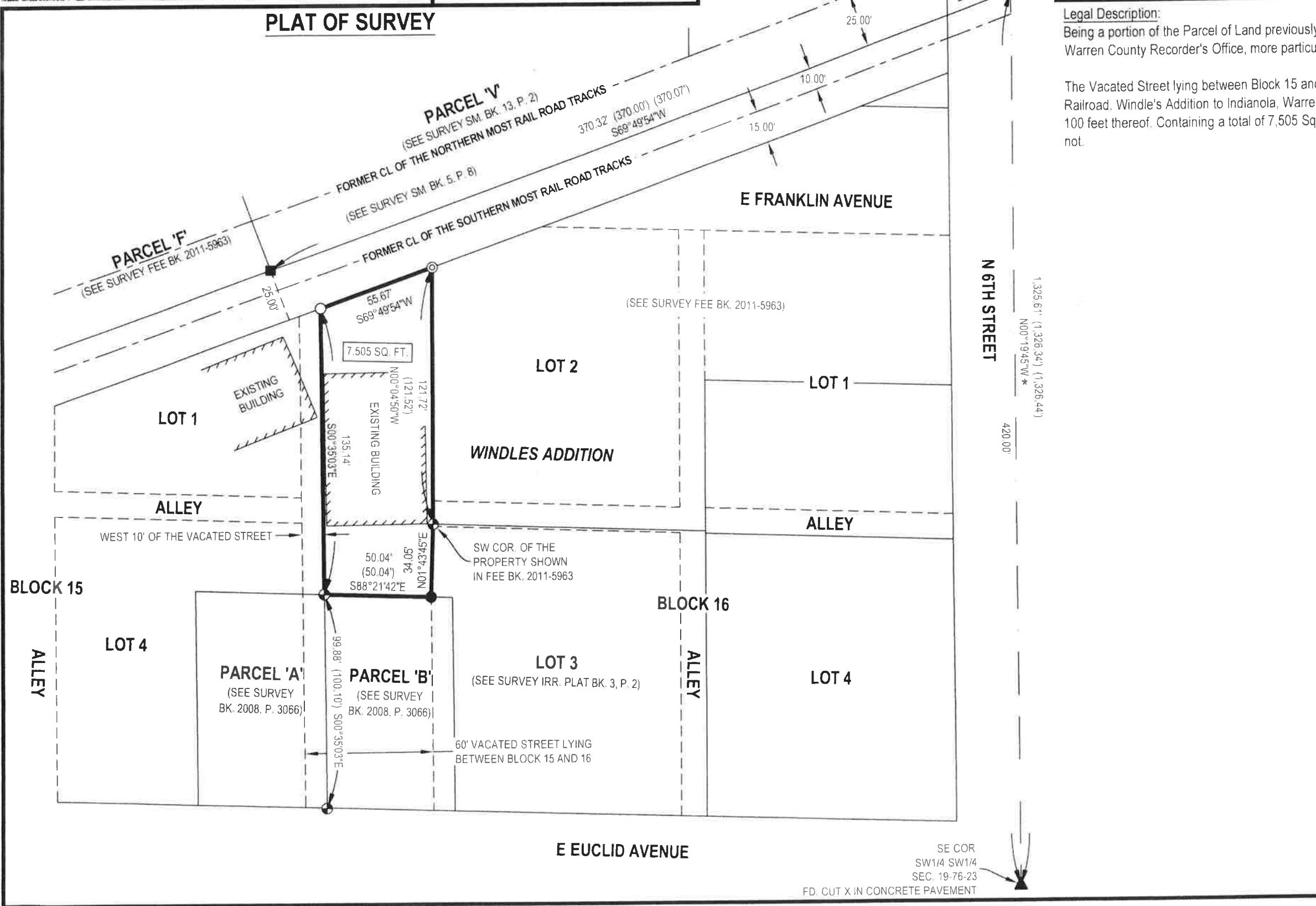
INDEX LEGEND
Location: Subdivision: Windles Addition
Part of Vacated Street between Blocks 15 and 16
Requestor: Brandy Werner
Proprietor: Vanderpool Plumbing and Heating, Inc.
Surveyor: Brad M. Beck, P.E., P.L.S. #17765
Prepared by/Return to:
Beck Engineering, Inc.
2480 Berkshire Pkwy.
Clive, Iowa 50325
(515)330-1538

- LEGEND**
- ▲ FOUND SECTION CORNER AS NOTED
 - FOUND RED CAPPED 1/2" REBAR #17532
 - ⊙ FOUND SMASHED YELLOW CAPPED 1/2" REBAR
 - ⊕ FOUND 1/2" REBAR
 - FOUND PK NAIL IN ASPHALT PAVEMENT
 - SET YELLOW CAPPED 1/2" REBAR #17765
 - ◆ CALCULATED CORNER (NOTHING SET)
 - () RECORD DIMENSION
 - * ASSUMED BEARING



NE COR.
SW1/4 SW1/4
SEC. 19-76-23
FD. 1/4" IRON ROD
IN CONCRETE
PAVEMENT
(SEE FEE BOOK 2014-4904)

SURVEYOR'S NOTES:
-SEE PREVIOUS UNITED STATES PUBLIC SECTION
CORNER CERTIFICATE RECORDED IN CORNER
CERTIFICATE BOOK 1, PAGE 140, LOCATED AT THE
WARREN COUNTY RECORDER'S OFFICE
-USED THE NORTHERLY EXTENSION OF THE WEST
LINE OF PARCEL 'B' PREVIOUSLY DESCRIBED IN
PLAT OF SURVEY FILED IN BOOK 2008, PAGE 3066,
LOCATED AT THE WARREN COUNTY RECORDER'S
OFFICE, FOR THE EAST LINE OF THE WEST 10 FEET
OF THE VACATED STREET LYING BETWEEN BLOCK
15 AND 16.
-ALL BUILDINGS SHOWN ARE NOT ENCROACHING.



Legal Description:
Being a portion of the Parcel of Land previously described in a Quit Claim Deed filed in Book 2001, Page 8582, located at the Warren County Recorder's Office, more particularly described as follows:

The Vacated Street lying between Block 15 and 16, and lying South of the abandoned Carlisle Branch of the Union Pacific Railroad, Windle's Addition to Indianola, Warren County, Iowa, EXCEPT the West 10 feet thereof, AND EXCEPT the South 100 feet thereof, Containing a total of 7,505 Square Feet, and being subject to any and all easements be they of record or not.

PAGE: 1 OF 1	BECK ENGINEERING, INC. BEI Civil Engineering - Land Surveying Landscape Architecture
BEI PROJECT #: S23326	
SURVEYED: DEC, 2023 BY AJ	
DRAFTED: JAN, 2024 BY AJ	

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

2/8/24
Date: Brad M. Beck, P.E., P.L.S. #17765
License renewal date: 12/31/2025
Pages certified by this seal: 1

BRAD M. BECK
17765



MEMORANDUM

To: Planning and Zoning Commission

From: Charlie Dissell, Deputy City Manager Development and Operations

Date: March 26, 2024

Subject: Consider recommendation on a Waiver of Sidewalk Requirement and Installation Covenant for natural/physical conditions or limitations at 1305 West 2nd Avenue

Recommendation: Staff recommends that the Indianola Planning and Zoning Commission move alternative 1, that the request be approved, as submitted.

Attachments:

1. Staff Report
2. 2004 Waiver
3. Waiver of Sidewalk Requirement and Installation Covenant



staff report

planning and zoning commission

Date of Meeting: March 26, 2024

Agenda Item: 7.D Consider recommendation on a Waiver of Sidewalk Requirement and Installation Covenant for natural/physical conditions or limitations at 1305 West 2nd Avenue.

Application Type: Sidewalk Waiver

Property Owner: Bunnell Properties LLC

Property Addresses: 1305 West 2nd Avenue

Current Zoning: C-2 'Highway Commercial' and R-1 'Single-Family Residential Detached' Zoning District

Comprehensive Plan Designation: Regional Mixed Use

Application Summary: Bunnell Properties LLC have requested a waiver of sidewalk requirement and installation covenant for physical conditions at 1305 West 2nd Avenue. On November 15, 2004, a sidewalk waiver was approved by the City Council along South K Street as no curb and gutter was present on this section of road. The South K Street paving project proposes to add a curb and gutter adjacent to 1305 West 2nd Avenue, which would trigger the requirement for a sidewalk on this property.

aerial map



applicable code sections

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

136.06 SIDEWALK CONSTRUCTION REQUIRED.

1. Before any new dwelling, business building or commercial building is occupied or put into its ultimate use, or when any existing dwelling, business building or commercial building, including the real estate on which the dwelling or building is located, is improved, reconstructed or replaced by \$7,500.00 or more as determined by the Building Official's most current valuation data, a permanent sidewalk shall be built in front of the building for the entire width of the lot and where the lot in question is a corner lot, the sidewalk shall be built for the entire length of the lot along the side which abuts the street. However, sidewalks shall not be required on improved property where the improvements are only accessory building or structures.
2. Notwithstanding any other provisions of this Code of Ordinances, all dwellings, business buildings and commercial buildings, whether occupied or unoccupied, shall have, after January 1, 1996, a permanent sidewalk built for the entire width and/or length of the lot or lots upon which the dwelling, business building or commercial building is located, and the sidewalks shall be built for the entire width and/or length of all sides of the lot or lots which abut a street. This subsection applies only to the sidewalk installations recommended in the School Route Sidewalk Study performed by JBM Engineers and Planners in 1994 and approved by the City Council in 1994.
3. Notwithstanding any other provisions of this Code of Ordinances, all dwellings, business buildings and commercial buildings, whether occupied or unoccupied, shall have, after January 1, 1999, a permanent sidewalk built for the entire width and/or length of the lot or lots upon which the dwelling, business building or

Agenda Item: 7.D Consider recommendation on a Waiver of Sidewalk Requirement and Installation Covenant for natural/physical conditions or limitations at 1305 West 2nd Avenue.

commercial building is located, and the sidewalks shall be built for the entire width and/or length of all sides of the lot or lots which abut a street.

4. In the event that no grade has been set or there is no curb and gutter on the street upon which the sidewalk, is to be placed, the Council may waive the sidewalk requirement on application of the affected property owner and upon the affected property owner signing an agreement to install such a sidewalk within 120 days after the property owner has been notified that a curb and gutter has been installed and/or that the grade has been set. The agreement shall be verified and placed on record in the office of the Warren County Recorder, and shall be a covenant running with the land binding the heirs and assigns of the property owner.
5. **When the strict application of standards or requirements established by this section would cause substantial hardship or impose unreasonable restrictions regarding the installation of a sidewalk because of natural or physical conditions or limitations not created by the owner or developer, the Council may grant such waivers and/or variances from these standards or requirements as may be necessary pursuant to the following procedure. At such time when the conditions or limitations are eliminated, the owner or developer will be required to install such sidewalk within 120 days after notification by the City.**
 - A. The applicant under this subsection shall prepare an application to the Planning and Zoning Commission for review of the required sidewalk. The applicant may request a waiver of the sidewalk requirement or a variance of the sidewalk requirement. Within 45 days after receiving the application, the Planning and Zoning Commission shall recommend to the Council to either approve, approve subject to conditions, or disapprove the request. Failure by the Commission to act within 45 days shall be deemed a recommendation for approval of the request.
 - B. The Council shall establish criteria and specific design standards to assist it and the Planning and Zoning Commission when considering applications for waivers and/or variances. All such criteria and specific design standards shall be established in such a way as to ensure the orderly and harmonious development of a City-wide sidewalk system in such a manner as will safeguard the public's health, safety and general welfare.
 - C. Upon recommendation from the Planning and Zoning Commission to the Council, the applicant's request will be put on the agenda for the next regularly scheduled Council meeting for final approval or disapproval by the Council. If the Council rejects the request, the Council will advise the applicant of any changes which are desired or that should have consideration before approval will be given. The applicant shall then submit the revised original for certification by the Council. The Commission and the Council, in approving or disapproving any requests and in making requests for alterations or amendments to the request as presented, shall be governed by the general policies as set out by this chapter and by the criteria and specific design standards established by the Council.
6. The Council may order the construction of permanent sidewalks upon any street or court in the City and may specially assess the cost of such improvement to abutting property owners in accordance with the provisions of Chapter 384 of the Code of Iowa.

analysis

As part of negotiations for easements and right-of-way between the City of Indianola and Bunnell Properties LLC for the South K Street paving project, the property owner has requested Waiver of Sidewalk Requirement and Installation Covenant for natural/physical conditions or limitations at 1305 West 2nd Avenue. This property is located on a corner lot with South K Street also abutting the east side of the property.

The commercial structure located at 1305 West 2nd Avenue was built in 2004. With the construction of a new business building or commercial building, a permanent sidewalk is required to be built in front of the building for the entire width of the lot and for the entire length of the lot along the side which abuts the street (if a corner lot). In 2004, a sidewalk was built along West 2nd Avenue, but a waiver was granted by the City Council for the sidewalk required along South K

Agenda Item: 7.D Consider recommendation on a Waiver of Sidewalk Requirement and Installation Covenant for natural/physical conditions or limitations at 1305 West 2nd Avenue.

Street as there was no curb and gutter. The waiver, which was approved on November 15, 2004, states that when a curb and gutter is constructed so that the location of a sidewalk along the property can be ascertained, the owners are required to install a sidewalk, at the owner's expense, within 120 days of notification from the City.

The South K Street paving project proposes to add a curb and gutter adjacent to the subject property, but not for the full length of South K Street. Additionally, the South K Street paving project does not plan to add any new sidewalks along South K Street. The reason for both is due to a large drainage area that begins on the south end of the subject property and continues for nearly 2,000 feet directly adjacent to the west side of South K Street.

Through negotiations for easements and right-of-way for this project, Bunnell Properties LLC has requested a waiver for the sidewalk requirements along South K Street until such time a sidewalk is constructed along the west side of South K Street that abuts any of the subject property. If approved, a sidewalk would not be required on this property along South K Street until such time a sidewalk was constructed along South K Street along any portion of this property, or the property to the south, assuring that any newly constructed sidewalk would have a connection to the sidewalk along West 2nd Avenue.

comments from the general public

No comments have been received by the general public at the time of writing this report.

alternatives

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

- 1) **The City of Indianola Planning and Zoning Commission recommends that the request be approved, as submitted.**
- 2) The City of Indianola Planning and Zoning Commission recommends the request be approved, with conditions.
- 3) The City of Indianola Planning and Zoning Commission recommends the request to be denied.
- 4) The City of Indianola Planning and Zoning Commission remands the request, 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 move alternative 1, that the request be approved, as submitted.

R1 City of Indianola
PO Box 299
Indianola, Ia.
50125

WARREN COUNTY, IOWA
FILED FOR RECORD

04 NOV 17 PM 12:22

BOOK 2004 PAGE 12747
JUDITH K. LATHROP, RECORDER

DEPUTY

WAIVER OF SIDEWALK REQUIREMENT
AND INSTALLATION COVENANT
(No Curb and Gutter)

700 ag

WHEREAS, Sections 26-73 and 26-75 of the Indianola Code of Ordinances require that all structures within the city be serviced with a sidewalk before occupancy and

WHEREAS, the underground owner has erected or improved a structure adjacent to a street which has no curb and gutter,

IT IS HEREBY AGREED AS FOLLOWS:

1. When the curb and gutter are constructed so that the location of a sidewalk along the real estate described below can definitely be ascertained, the undersigned owner will install the sidewalk at the owner's expense within 120 days after having been notified by the City of Indianola that the curb and gutter have in fact been installed and the location of the sidewalk determined.
2. This waiver and covenant relate to real estate locally known as:
1305 West Second Avenue
And legally described as:
Lot 2 of FSI Addition

And shall be binding on the undersigned owner, the owner's heirs and assigns and shall be considered a covenant running with the land.

3. In the event the City of Indianola shall at any time in the future, but before the installation of the above described sidewalk adopt a resolution of necessity requiring the installation of sidewalks of which the above is one or a part, the owner hereby consents to the installation of the sidewalk, waives any right of objection thereto and agrees to pay any deficiency that might result as the result of the construction ordered.
4. This agreement is executed by Tim A. Zisoff, City Manager of City of Indianola, Iowa under the authority of a motion dated the 15 day of November, 2004.

CITY OF INDIANOLA, IOWA

Tim A. Zisoff
TIM A. ZISOFF, CITY MANAGER

Rodney Bunnell
OWNER

STATE OF IOWA, WARREN COUNTY, ss:

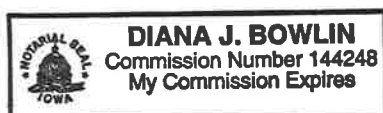
On this 1st day of November, 20 04, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Rodney Bunnell to me known to be the identical person (s) named in and who executed this instrument and acknowledged that they executed the same as their voluntary act and deed.

Mary Zimmerman
NOTARY PUBLIC IN AND FOR THE STATE OF IOWA



STATE OF IOWA, WARREN COUNTY, ss:

On this 15 day of November, 20 04, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Tim A. Zisoff, to me personally known, who being by me duly sworn, did say that he is the City Manager of the City of Indianola, Iowa, who executed this instrument, that the seal affixed thereto is the seal of the City; that the instrument was signed and sealed on behalf of the City by authority of its council; and that Tim A Zisoff as such officer acknowledged the execution of the instrument to be the voluntary act and deed of the City, by it and by them voluntarily executed.



Diana Bowlin
NOTARY PUBLIC IN AND FOR THE STATE OF IOWA

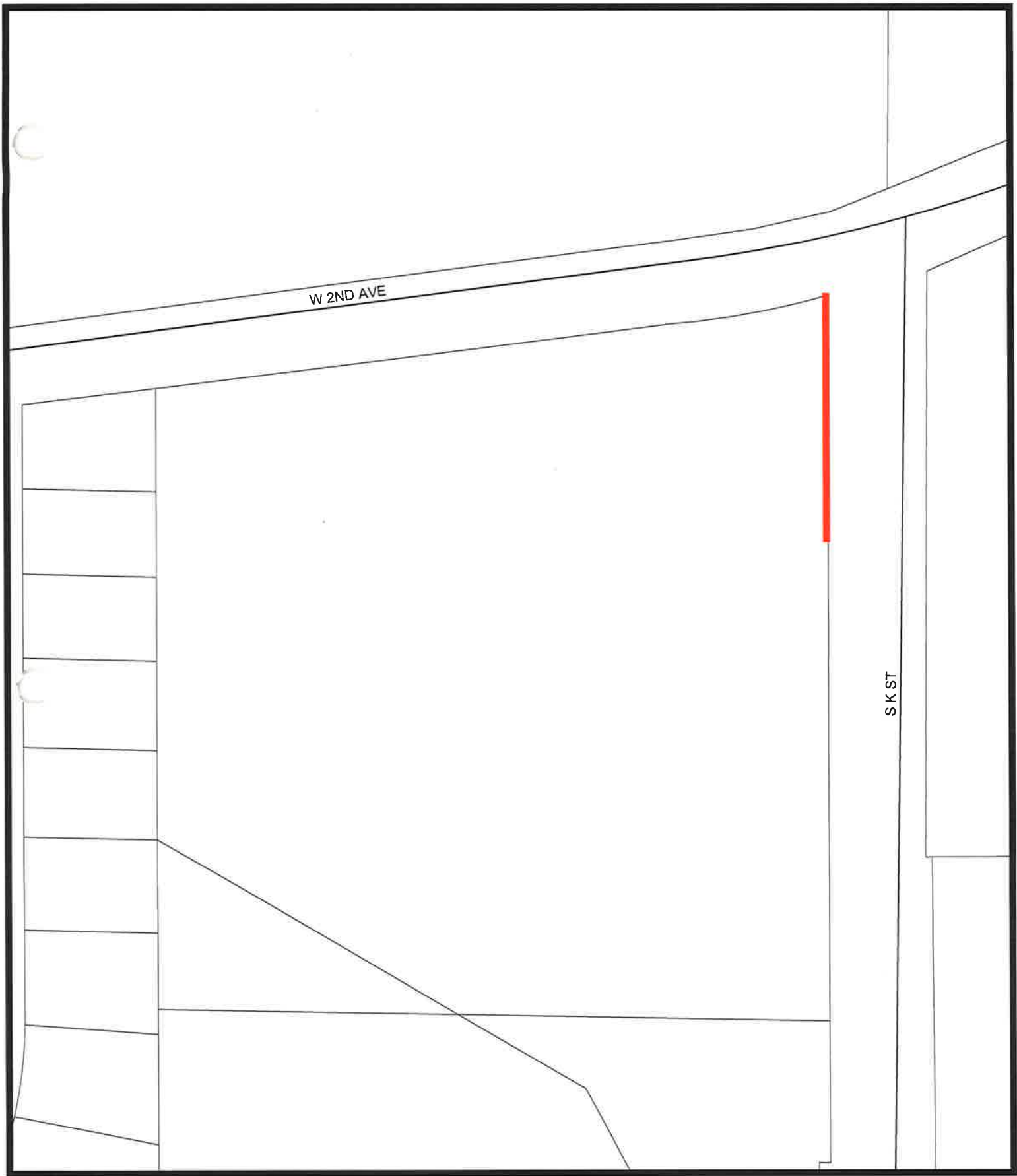


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Requested Sidewalk Waiver for 1305 W. 2nd



November 9, 2004

WAIVER OF SIDEWALK REQUIREMENT
AND INSTALLATION COVENANT
(Natural/Physical Conditions or Limitations)

WHEREAS, Bunnell Properties LLC own property at 1305 West 2nd Avenue; and

WHEREAS, the property at 1305 West 2nd Avenue is a corner lot that is also adjacent to South K Street on its east side; and

WHEREAS, Section 136.06 paragraph 1 of the Indianola Code of Ordinances require that all structures within the city be serviced with a sidewalk before occupancy; and

WHEREAS, on November 15, 2004, the City of Indianola approved a sidewalk waiver for no curb and gutter for the portion of the property at 1305 West 2nd Avenue that is adjacent to South K Street; and

WHEREAS, the City of Indianola intends to construct a curb and gutter adjacent to a portion of 1305 West 2nd Avenue as part of the South K Street paving project; and

WHEREAS, there is no sidewalk on the west side of South K Street between West 2nd Avenue and the southern City Limits, and the South K Street paving project will not construct a sidewalk along South K Street; and

WHEREAS, the strict application of standards or requirements established by Sections 136.06 will cause substantial hardship or impose unreasonable restrictions on the undersigned owner because of the there is no other sidewalk along South K Street.

IT IS HEREBY AGREED AS FOLLOWS:

1. At such time that a sidewalk is constructed along the west side of South K Street that abuts any of the undermentioned property, the real estate owner shall be required to install such a sidewalk, so that the abutting sidewalk connects to the sidewalk on West 2nd Avenue, **within one hundred twenty** (120) days after notification as provided in Section 136.06 paragraph 5.
2. The installation shall be at the real estate owner's expense.
3. This waiver and covenant relate to real estate locally known as: 1305 West 2nd Avenue,
and legally described as: Lot 2 and Outlot X in F.S.I. ADDITION, an Official Plat now included in and forming a part of the City of Indianola, Warren County, Iowa
4. The agreement shall be verified and placed on record in the office of the Warren County Recorder and shall be binding on the undersigned real estate's owner, the real estate owner's heirs and assigns and shall be considered a covenant running with the land.
5. In the event the City of Indianola shall at any time in the future, but before the installation of the above described sidewalk adopt a resolution of necessity (including, but not limited to a resolution of necessity in conjunction with street replacement projects) requiring the installation of sidewalks of which the above is one or a part, the real estate owners hereby consents to the installation of the sidewalk, waives any right of objection thereto and agrees to pay any deficiency that might result as the result of the construction ordered.
6. This agreement is executed by Stephanie Erickson, Mayor, City of Indianola, Iowa under the authority of a motion dated the 1st day of April 2024.

CITY OF INDIANOLA, IOWA:

BUNNELL PROPERTIES LLC:

STEPHANIE ERICKSON, MAYOR

RODNEY J. BUNNELL

RONDA BUNNELL-HARVEY

STATE OF IOWA, WARREN COUNTY, ss: (PLEASE PRINT)

On this _____ day of March 2024, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Rodney J. Bunnell and Ronda Bunell-Harvey to me known to be the identical person(s) named in and who executed this instrument and acknowledged that they executed the same as their voluntary act and deed.

NOTARY PUBLIC IN AND FOR THE STATE OF IOWA

STATE OF IOWA, WARREN COUNTY, ss:

On this _____ day of April 2024, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Stephanie Erickson, to me personally know, who being by me duly sworn, did say that he is the Mayor of the City of Indianola, Iowa, who executed this instrument, that the seal affixed thereto is the seal of the City; that this instrument was signed and sealed on behalf of said city by authority of its council; and that Stephanie Erickson as such officer acknowledged the execution of this instrument to be the voluntary act and deed of the city, by it and by them voluntarily executed.

NOTARY PUBLIC IN AND FOR THE STATE OF IOWA



MEMORANDUM

To: Planning and Zoning Commission

From: Charlie Dissell, Deputy City Manager Development and Operations, Emily Rizvic, Associate Planner

Date: March 26, 2024

Subject: Consider approval of a preliminary plat request for Pickard Commerce Park Plat 1
- ***WITHDRAWN FROM AGENDA BY APPLICANT***

Recommendation: No action required. Application withheld by the applicant from this agenda.

Attachments: None



Community Development

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

February 2024

<u>Code</u>	<u>Type</u>	<u>Permits Issued</u>	<u># of Units</u>	<u>Amount</u>	<u>Average</u>
101	Single Family Home	1	1	\$256,317.00	\$256,317.00
102	Single Family Attach	0		\$0.00	
103	Two Family	0		\$0.00	
104	Three or More Families	0		\$0.00	
	Mobile Homes	0		\$0.00	
322	Service Stations	0		\$0.00	
324	Office	0		\$0.00	
328	Non-resident buildings	1		\$3,721,875.00	
329	Pool	0		\$0.00	
434	Residential Add/Alt	5		\$152,155.00	\$30,431.00
437	Non-residential add/alt	0		\$0.00	
438	Res garage/carports	0		\$0.00	
645	Demo - residential	0		\$0.00	
649	Demo - commercial	0		\$0.00	
February Total		7		\$4,130,347.00	
<u>Residential Value</u>			<u>Commercial Value</u>		
9.9%			90.1%		

<u>YEAR TO DATE TOTAL</u>					
<u>Code</u>	<u>Type</u>	<u>Permits Issued</u>	<u># of Units</u>	<u>Amount</u>	<u>Average</u>
101	Single Family Home	5	5	\$1,559,277.00	\$311,855.40
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	1		\$3,721,875.00	
329	Pool	0		\$0.00	
434	Residential add/alt	5		\$152,155.00	\$30,431.00
437	Non-residential add/alt	2		\$69,550.00	\$34,775.00
438	Res garage/carports	0		\$0.00	
645	Demo - sfd	0		\$0.00	
649	Demo - commercial	0		\$0.00	
YTD TOTAL		13	5	\$5,502,857.00	
<u>Residential Value</u>			<u>Commercial Value</u>		
31.1%			68.9%		



MEMORANDUM

To: Planning and Zoning Commission

From:

Date: March 26, 2024

Subject: Introduction to Planning and Zoning Training - Iowa State University Extension and Outreach

Recommendation:

Attachments: None