



## **PLANNING AND ZONING COMMISSION MEETING**

September 24, 2024

6:00 PM

City Council Chambers

Agenda

- 1. Call to Order**
- 2. Roll Call**
- 3. Agenda Approval**
  - A. Approval of the September 24, 2024 agenda.
- 4. Minutes Approval**
  - A. Approval of the July 23, 2024 meeting minutes.
- 5. Public Comment**
- 6. Old Business**
- 7. New Business**
  - A. Approval of a Preliminary Plat for Wesley Life Village
  - B. Approval of a Site Plan for Wesley Life Village (1203 North E Street)
- 8. Comments**
  - A. Building Permit Report
  - B. Current Projects
- 9. Adjourn**



## PLANNING AND ZONING COMMISSION MEETING

July 23, 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, Carrie Woerdeman, Misty Darling, Lin Stecker, Justin Noethe.

Staff members present: Ben Reeves, Emily Rizvic, Kristen Hoss, Tara Bosteder.

### 3. Agenda Approval

A. Approval of the July 23, 2024 agenda.

Farris made a motion to approve the agenda.

Stecker seconded the motion.

Motion was passed.

### 4. Minutes Approval

A. Approval of the July 9, 2024 meeting minutes.

Darling made a motion to approve the meeting minutes.

Farris seconded the motion.

Motion was passed.

### 5. Public Comment

### 6. Old Business

### 7. New Business

A. Consider approval of a plat of survey request for Voldemars Pelds for Parcel "B" of the Fair Acres Addition.

Woerdeman made a motion to approve the request as submitted.

Farris seconded the motion.

Motion was passed by a unanimous vote.

### 8. Comments

A. Building Permit Report

B. Current Projects

### 9. Adjourn

Stecker made a motion to adjourn.

Darling seconded the motion.

The meeting was adjourned at 6:09 PM.





# MEMORANDUM

**To:** Planning and Zoning Commission

**From:**

**Date:** September 24, 2024

**Subject:** Approval of a Preliminary Plat for Wesley Life Village

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**Recommendation:** Staff recommends approval of the preliminary plat for Wesley Life subject to any remaining staff comments.

**Attachments:** None



# MEMORANDUM

**To:** Planning and Zoning Commission

**From:**

**Date:** September 24, 2024

**Subject:** Approval of a Site Plan for Wesley Life Village (1203 North E Street)

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**Recommendation:** The site plan is in general conformance with the Zoning Ordinance, Site Plan Ordinance, and Comprehensive Plan. Staff recommends approval of the site plan for Wesley Life subject to any remaining staff comments.

- Attachments:**
- 1. Staff Report\_Wesley Life\_PP\_SP\_091724
  - 2. The Village Exterior Elevations & Details-09-03-24
  - 3. Wesley Village-Preplat & SP-09-09-24



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Wesley Life Village – Preliminary Plat & Site Plan

**PREPARED BY:** Bill Mettee – Associate Planner

**REPORT DATE:** September 20, 2024

**MEETING DATE:** September 24, 2024

### GENERAL INFORMATION

**Applicant / Owner:**

Wesley Retirement Services, Inc.

**Owner's Representative:**

David Bentz, P.E., Bishop Engineering

**Request:**

The applicant is requesting approval of a site plan for additions to an independent and group care living facility.

**Location and Size:**

Property is located north of West Iowa Avenue and west of North E Street, containing approximately 33.01-acres.

**Property Address:**

1203 North E Street

### AREA MAP



**ABOVE:** Aerial of subject property (outlined in **RED**) in relation to the surrounding area.

## LAND USES AND ZONING

| Location             | Existing Land Use                 | Comprehensive Plan                                                      | Current Zoning                           |
|----------------------|-----------------------------------|-------------------------------------------------------------------------|------------------------------------------|
| Property in Question | Wesley Life Village Care Facility | Low & Medium-Density Residential and Medium a& High Density Residential | PUD (Planned Unit Development)           |
| North                | Single-Family Residential         | Low-Density Residential                                                 | R-1 (Single-Family Residential District) |
| South                | Single-Family Residential         | Low-Density Residential                                                 | R-1 (Single-Family Residential District) |
| East                 | Single-Family Residential         | Low-Density Residential                                                 | R-1 (Single-Family Residential District) |
| West                 | Single-Family Residential         | Low-Density Residential                                                 | R-1 (Single-Family Residential District) |

## PROJECT DESCRIPTION

The site plan identifies the extension of one public street, Angela Drive, which will be the location for 14 duplex buildings totaling 28 total units. Each unit will be approximately 2,350 square feet in area. The site plan also identifies improvements to the existing facility at the south side of the site. Along the east side of the building will be a front entrance, community room and café seating addition totaling 4,020 square feet in area and a 540 square foot addition for an additional entrance into the building. Along the west side of the building will a 10-unit transitional care addition that is 5,818 square feet in area and a dining deck addition that is 1,238 square feet in area. Lastly, the applicant is developing a 3-story, 28-unit independent living addition that is 19,614 square feet. The lower level includes 36 parking stalls. The trash enclosure will be in the southeast corner of the Maplecrest Building.

The applicant is proposing amenities such as a dog park, a patio adjacent to the gardening area, a pickleball court and a bocce court.

Table I below summarizes the bulk regulations that are applicable to the proposed development. The site plan demonstrates compliance with the bulk regulations.

**Table I: Bulk Regulations for the Wesley Life PUD District**

| Category                        | PUD (minimum)                                        |
|---------------------------------|------------------------------------------------------|
| <b>Front Yard Setback</b>       | 25 feet / 25', reduced to 20' on south and west side |
| <b>Rear Yard Setback</b>        | 30 feet                                              |
| <b>Side Yard Setback</b>        | 8 feet                                               |
| <b>Maximum Height   Stories</b> | 35 feet for duplex / 60 feet for group living        |

## ACCESS AND PARKING

Access into the site is provided in several different ways. There are two direct access drives into the site from North E Street. The site can also be accessed from Robin Glen Drive to the south and from Angela Drive and Wesley Lane to the north.

A total of 56 parking spaces are required for the duplex portion of the project and the applicant is providing those spaces in the form of two-car attached garages as well as driveway spaces. The independent care facility

at the south end of the site requires 44 parking spaces. The applicant is providing 175 spaces including nine accessible spaces. The proposed site plan meets the parking requirements.

### **SIDEWALKS/TRAILS**

A 5-foot-wide sidewalk will be constructed on both sides of Angela Drive, adjacent to the duplex buildings. A series of 5' pedestrian walkways are shown throughout the site to facilitate access between all areas of the site. A pedestrian sidewalk is also shown into the site from the public sidewalk along North E Street.

### **UTILITIES**

The site will be serviced with all public utilities, which are installed in the immediate vicinity of North E Street and Angela Drive. Water, storm and sanitary sewer will be extended from the stubs along Angela Drive and brought into the site from North E Street. Stormwater detention will be provided with a basin located at the center of the property.

### **LANDSCAPING & OPEN SPACE**

A minimum of 25% of the project area is required to be open space. The total amount of open space proposed is 63.4%. The plantings shown on the landscape plan meet the minimum requirements of the Landscape & Open Space Ordinance.

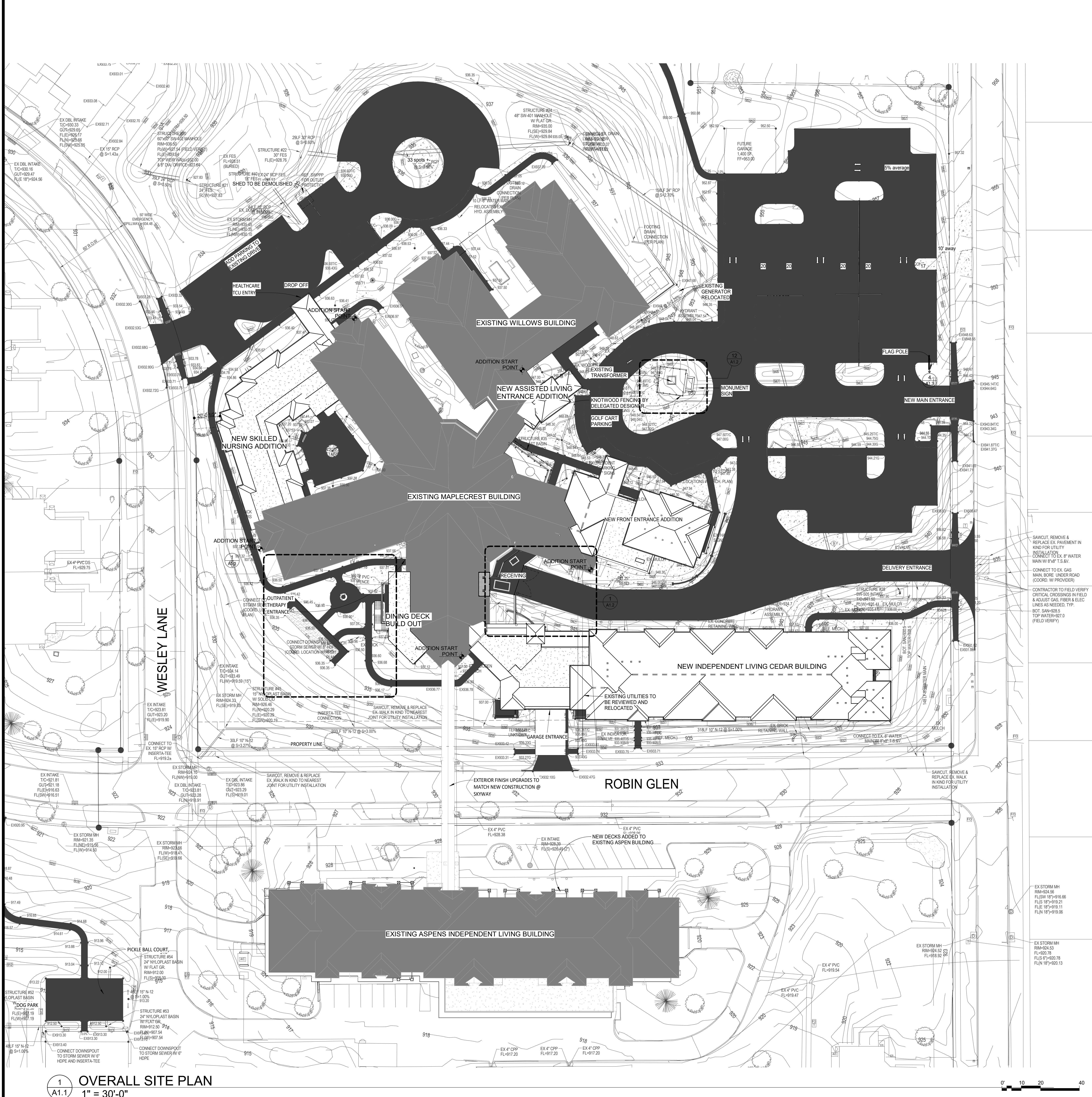
### **ELEVATIONS**

Colored building elevations are included for review. The buildings are proposed to be constructed predominantly of face brick, fiber cement board horizontal siding, fiber cement board and batten, fiber board cement panel and fenestration.

### **STAFF RECOMMENDATION**

The site plan is in general conformance with the Zoning Ordinance, Site Plan Ordinance, and Comprehensive Plan. Staff recommends approval of the preliminary plat and site plan for Wesley Life subject to any remaining staff comments.





## SITE PLAN GENERAL NOTES

- A) SITE INFORMATION HAS BEEN TAKEN FROM A SITE SURVEY PREPARED BY BISHOP ENGINEERING - 3501 104TH STREET DES MOINES, IOWA 50322 DATED 8-17-2022. GENERAL CONTRACTOR IS TO VERIFY ALL SITE INFORMATION BEFORE STARTING CONSTRUCTION. AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.
- B) REFER TO THE GENERAL NOTES FOR OTHER APPLICABLE INFORMATION.
- C) ALL NEW GROUND AND BUILDING SIGNAGE ARE REVIEWED SEPARATELY. A SIGN PERMIT MUST BE ACQUIRED THROUGH THE COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO THE ERECTION OF NEW SIGNAGE.
- D) BUILDING PERMIT(S) MUST BE OBTAINED BY THE CITY OF INDIANOLA COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO CONSTRUCTION.
- E) ALL EXTERIOR-MOUNTED AND ROOF-TOP BUILDING EQUIPMENT, INCLUDING HVAC, MECHANICAL EQUIPMENT, VENTS, PIPING, ROOF ACCESS LADDERS, AND UTILITY METERS SHALL BE LOCATED OUT OF VIEW AND SCREENED FROM ALL ADJACENT STREETS AND RESIDENTIALLY DEVELOPED OR ZONED PROPERTIES.
- PER CITY OF INDIANOLA EXCEPTIONS:
- 1) PVC VENTING ON MULTI STORY PITCHED ROOFS TO BE PAINTED THE COLOR OF THE ROOF.
  - 2) EXISTING TO REMAIN ROOF VENTS THAT ARE VISIBLE FROM ROAD TO BE PAINTED TO MATCH THE ROOF.
  - 3) OTHER ITEMS THAT ARE FAR AWAY FROM THE ROAD CAN BE PAINTED TO MATCH THE BUILDING IF NOT LARGE.
- F) SEE FLOOR PLANS FOR ADDITION START POINTS DIMENSIONED OF EXISTING BUILDING CORNERS.



POPE DESIGN GROUP  
767 N. EUSTIS STREET, SUITE 190  
ST. PAUL, MINNESOTA 55114  
651.642.9200  
WWW.POPEDESIGN.COM



WESLEYLIFE  
THE VILLAGE  
INDIANOLA,  
IOWA

## ARCHITECTURAL SITE PLAN

| ISSUES & REVISIONS | DATE       |
|--------------------|------------|
| 95% CD SET         | 08/16/2024 |

|                |             |
|----------------|-------------|
| COMMISSION NO: | 82748-23178 |
| DRAWN BY:      | Author      |
| CHECKED BY:    | Checker     |

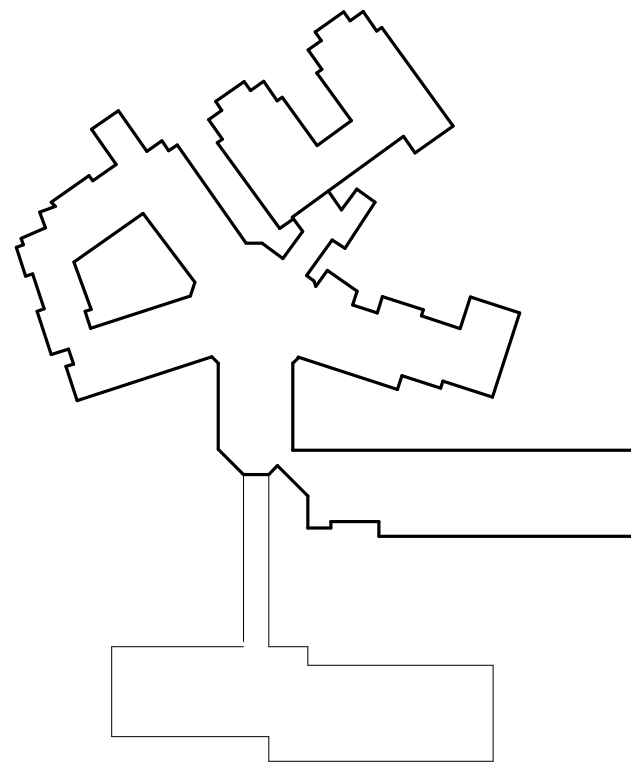
SHEET

# A1.1









Key Plan

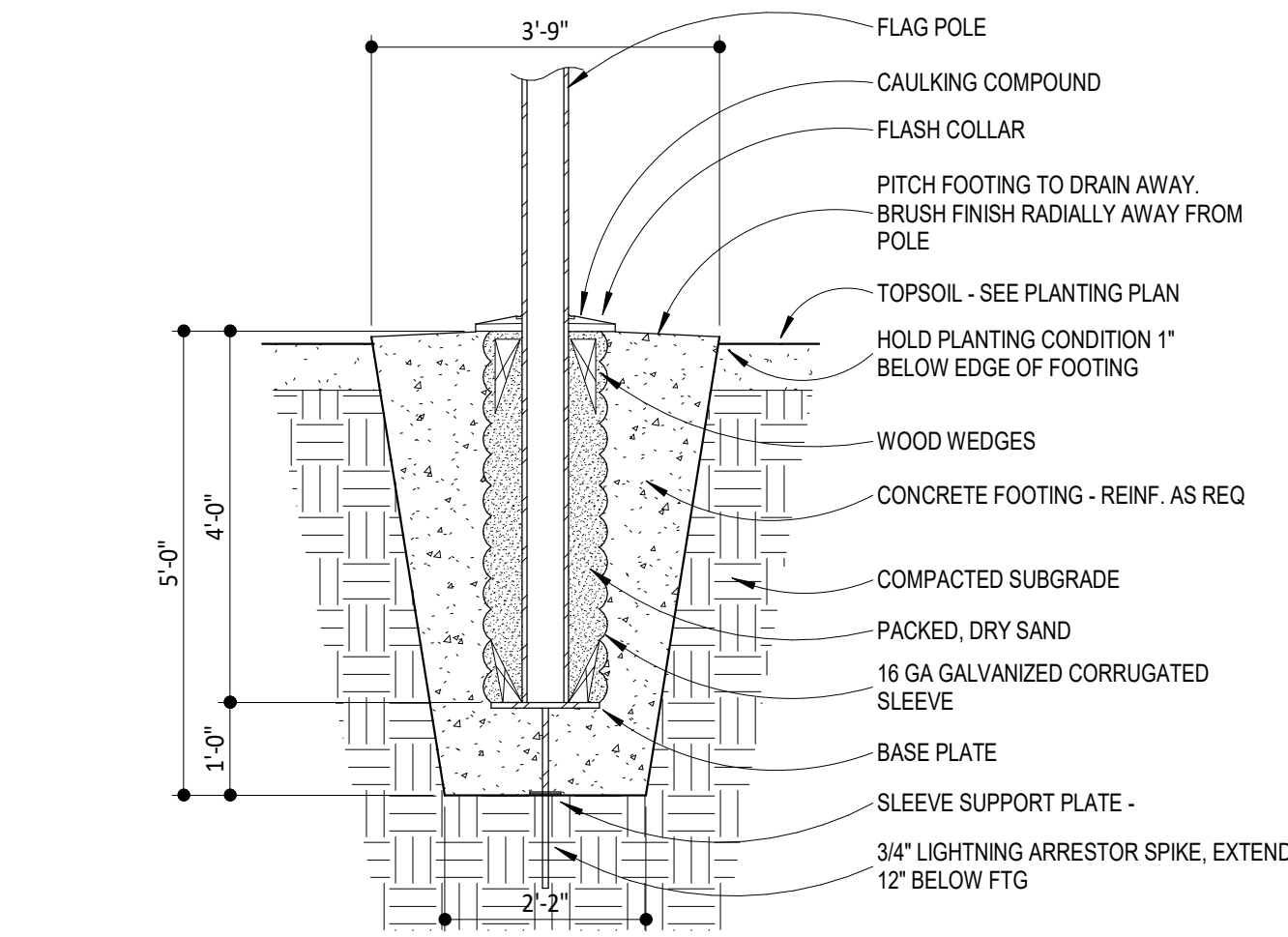
SITE ENLARGED  
PLANS AND DETAILS

| ISSUES & REVISIONS | DATE |
|--------------------|------|
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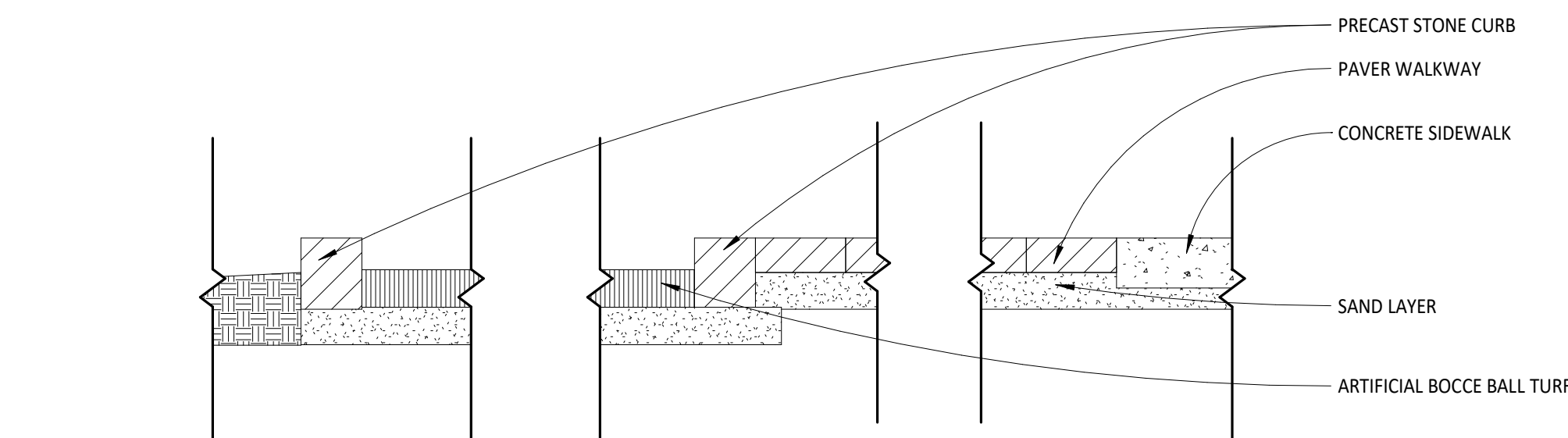
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| DRAWN BY:      | Author      |
| CHECKED BY:    | Checker     |

SHEET

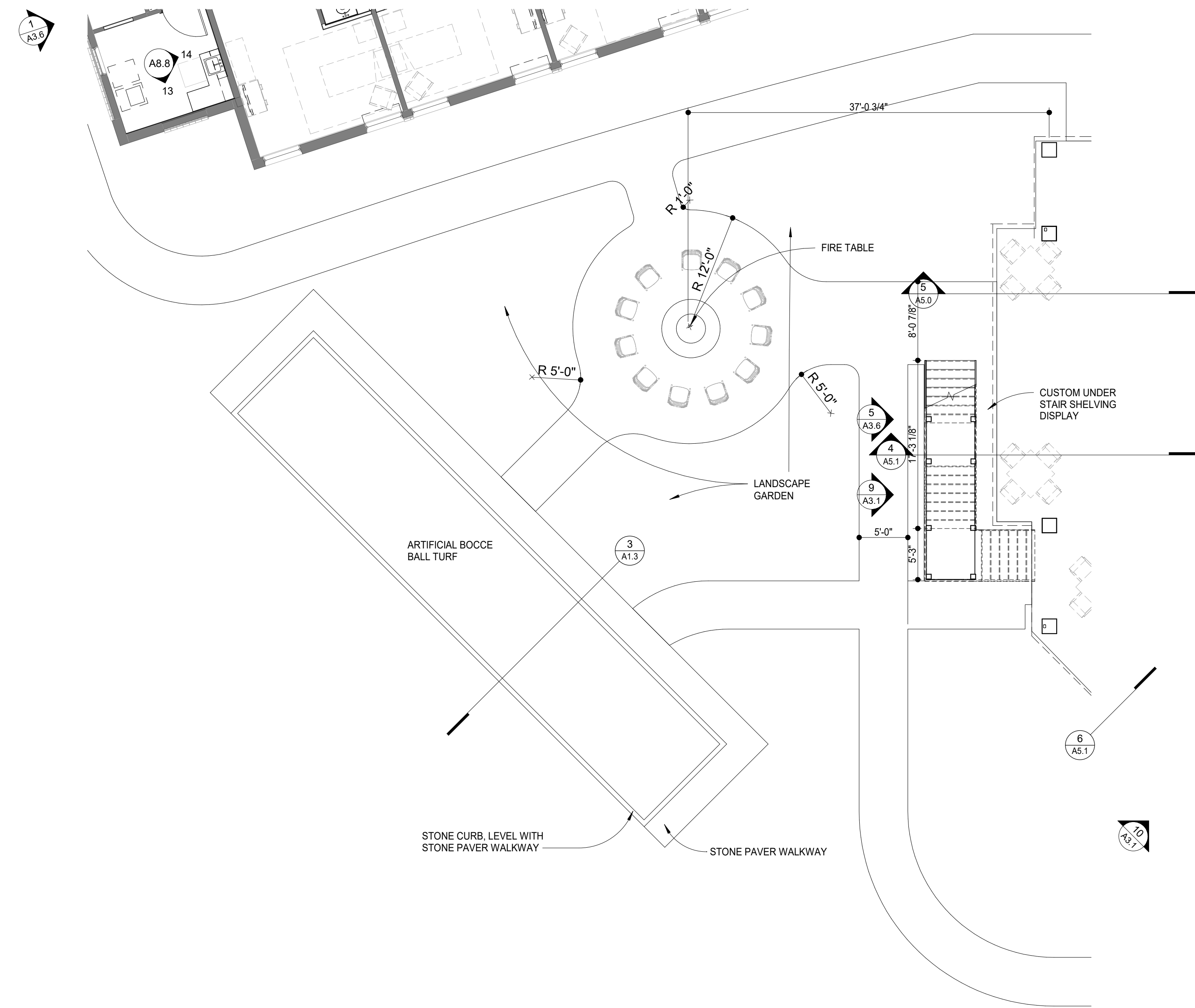
A1.3



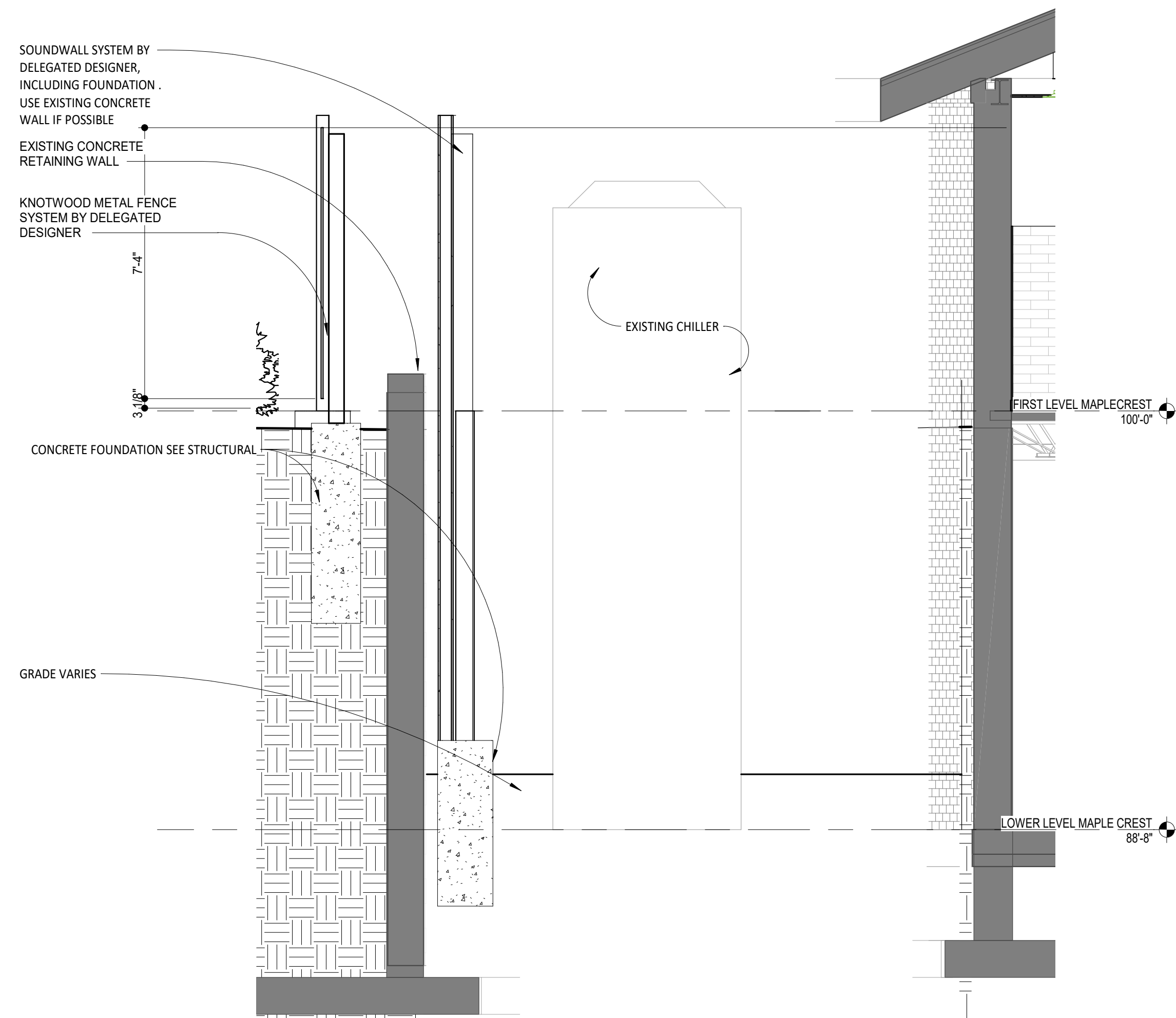
4 FLAG POLE  
1/2" = 1'-0"



3 BOCCE BALL COURT  
1" = 1'-0"



1 ENLARGED WELLNESS COURTYARD  
1/8" = 1'-0"

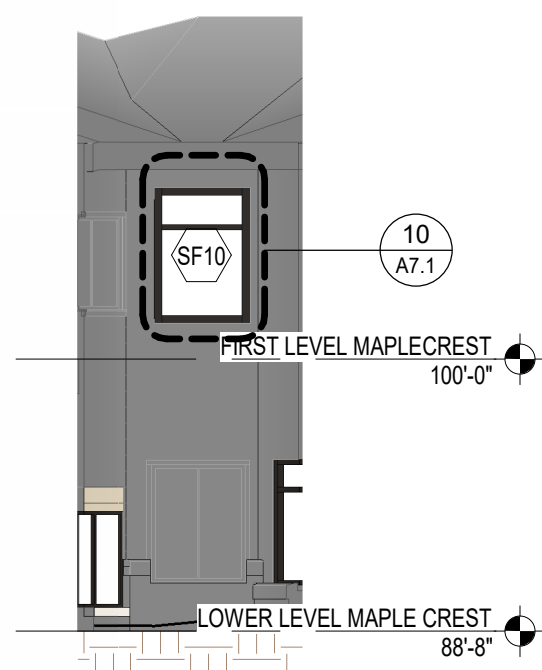
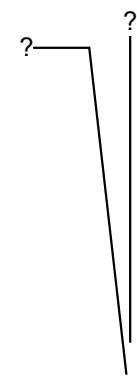


2 SECTION @ SCREEN WALL  
AT EXISTING AREA WELL  
3/8" = 1'-0"

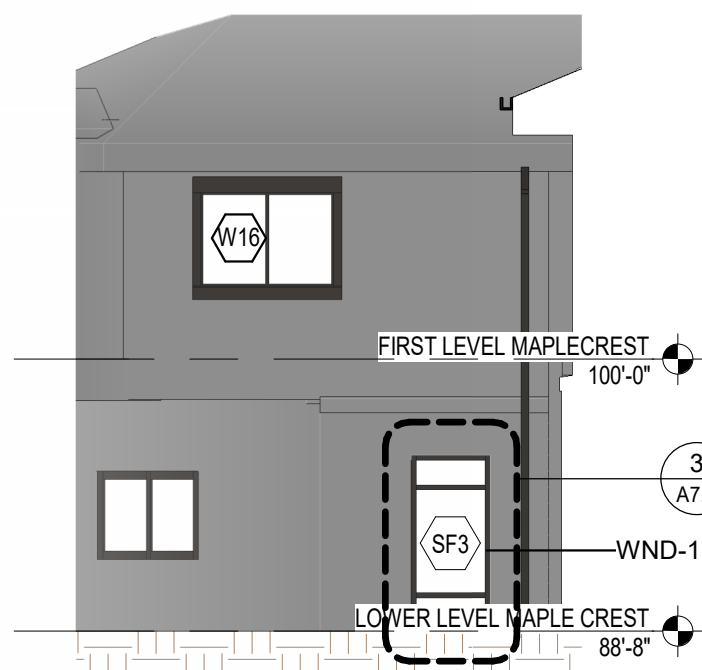


| EXTERIOR MATERIAL FINISH SCHEDULE |                                         |              |            |                |                       |                                                    |
|-----------------------------------|-----------------------------------------|--------------|------------|----------------|-----------------------|----------------------------------------------------|
| MATERIAL ID                       | MATERIAL                                | MANUFACTURER | FINISH     | COLOR          | NOTES                 | MATERIAL CLASS<br>(BASED ON INDIANOLA ZONING CODE) |
| BRICK-1                           | FACE BRICK                              | T.B.D.       | -          | DARK GREY      | -                     | CLASS 1                                            |
| BRICK-2                           | FACE BRICK                              | T.B.D.       | -          | 3 COLOR BLEND  | MATCH EXISTING        | CLASS 1                                            |
| FCB-1                             | FIBER CEMENT BOARD<br>HORIZONTAL SIDING | HARDIE       | ROUGH SAWN | NAVAJO BEIGE   | CORNER TRIMS TO MATCH | CLASS 3                                            |
| FCB-2                             | FIBER CEMENT<br>BOARD & BATTEN          | HARDIE       | ROUGH SAWN | MONTERAY TAUPE | CORNER TRIMS TO MATCH | CLASS 3                                            |
| FCB-3                             | FIBER BOARD<br>CEMENT TRIM              | HARDIE       | ROUGH SAWN | RICH EXPRESSO  | TRIM                  | CLASS 3                                            |
| FCB-4                             | FIBER BOARD<br>CEMENT PANEL             | HARDIE       | SMOOTH     | NAVAJO BEIGE   | CORNER TRIMS TO MATCH | CLASS 3                                            |
| SHNGL-1                           | ASPHALT SHINGLE                         | T.B.D.       | -          | DARK GREY      | MATCH EXISTING        | CLASS 2                                            |
| FSC-1                             | FASCIA                                  | HARDIE       | ROUGH SAWN | RICH EXPRESSO  | -                     | CLASS 3                                            |
| PCAST-1                           | PRECAST CAP                             | T.B.D.       | T.B.D.     | TAN            | -                     | N/A (NOT CONSIDERED "MAJOR<br>FACADE MATERIAL")    |
| GLU LAM-1                         | GLU LAM                                 | T.B.D.       | STAIN      | DARK BROWN     | -                     | CLASS 3                                            |
| MTL-1                             | KNOTWOOD METAL<br>SIDING/ FENCING       | KNOTWOOD     | WOODGRAIN  | WENGÉ          | SPECIAL ORDER COLOR   | CLASS 4                                            |
| WND-1                             | COMPOSITE WINDOW                        | PELLA        | -          | DARK BRONZE    | SEE SPEC              | CLASS 1 (CLEAR GLASS)                              |

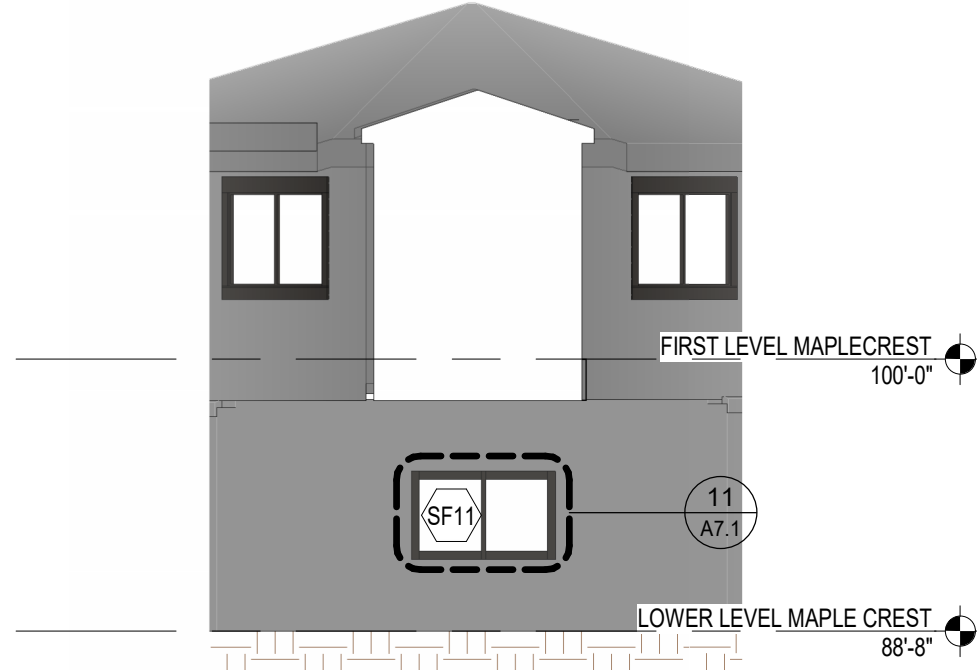
NOTE:  
THE "BASIS OF DESIGN" MATERIALS FOR THE PROJECT ARE LISTED ON THE SCHEDULE ABOVE. SEE SPECIFICATIONS FOR  
ADDITIONAL MATERIAL INFORMATION AND OTHER APPROVE D SUBSTITUTIONS.



AREA A - STOREFRONT  
INFILL 3  
1/8" = 1'-0"



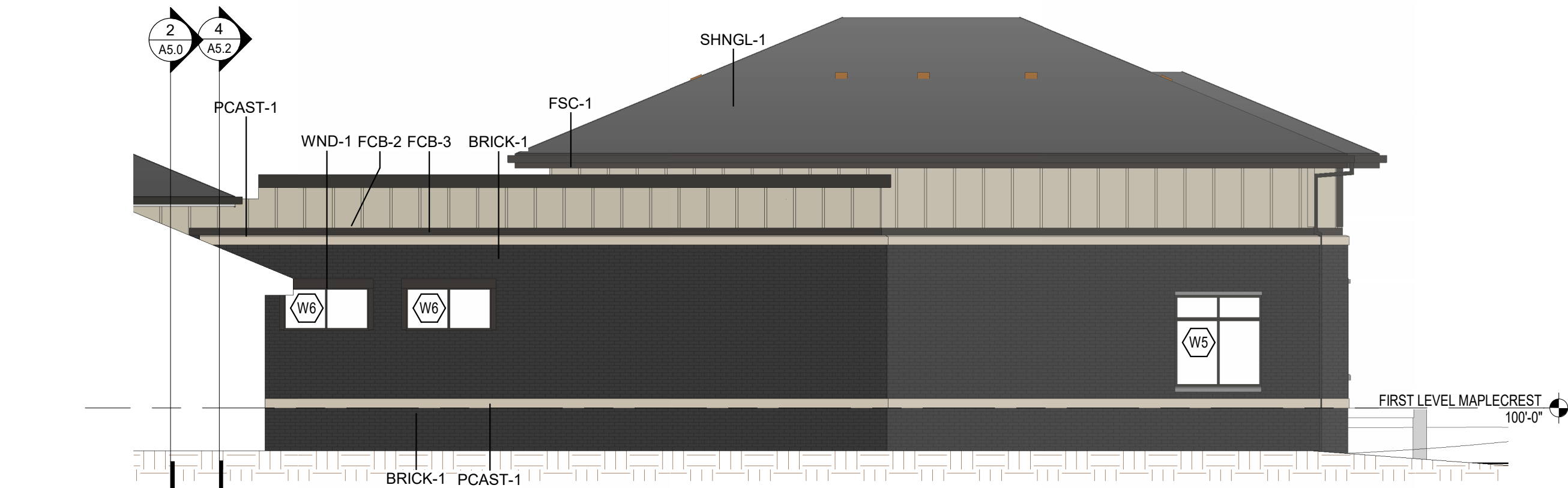
AREA A - STOREFRONT  
INFILL 2  
1/8" = 1'-0"



AREA A - STOREFRONT  
INFILL 1  
1/8" = 1'-0"



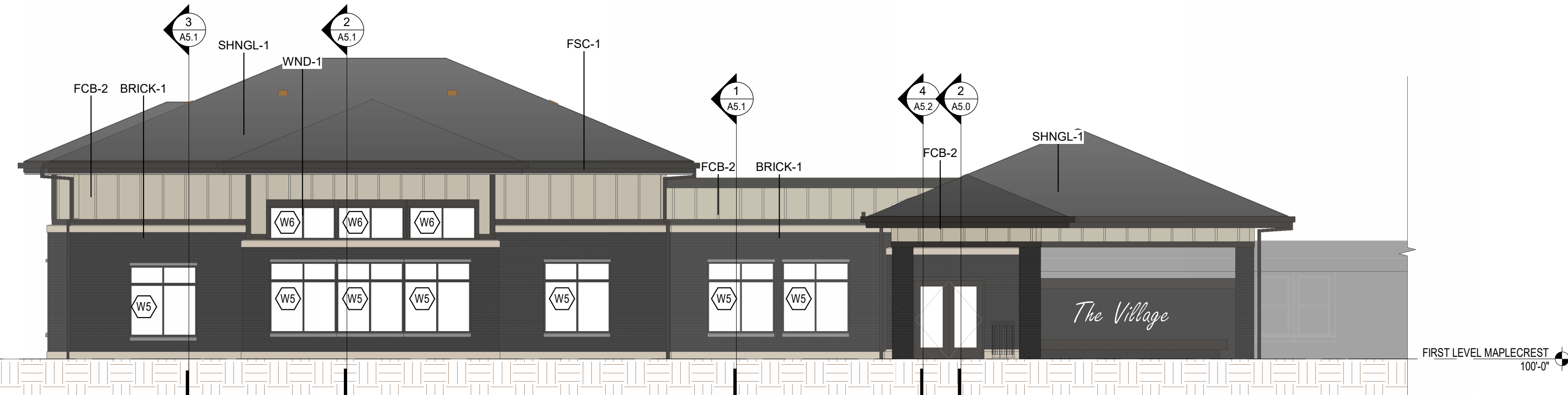
AREA A - WEST BUMPOUT  
NEW ADDITION ELEV  
1/8" = 1'-0"



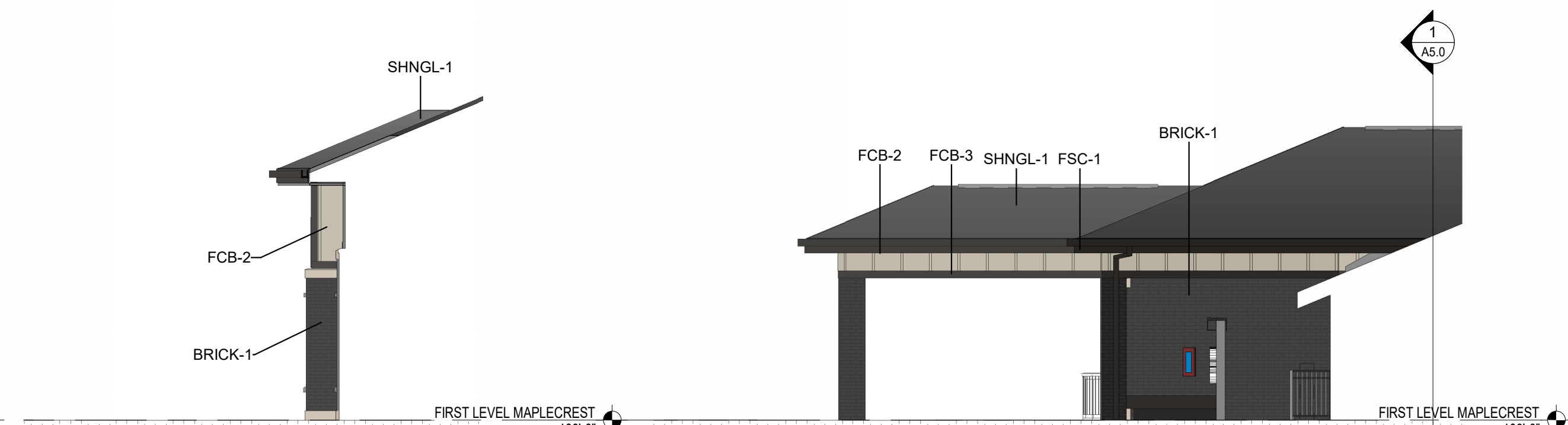
AREA A - SOUTH ELEV. NEW ADDITION  
1/8" = 1'-0"



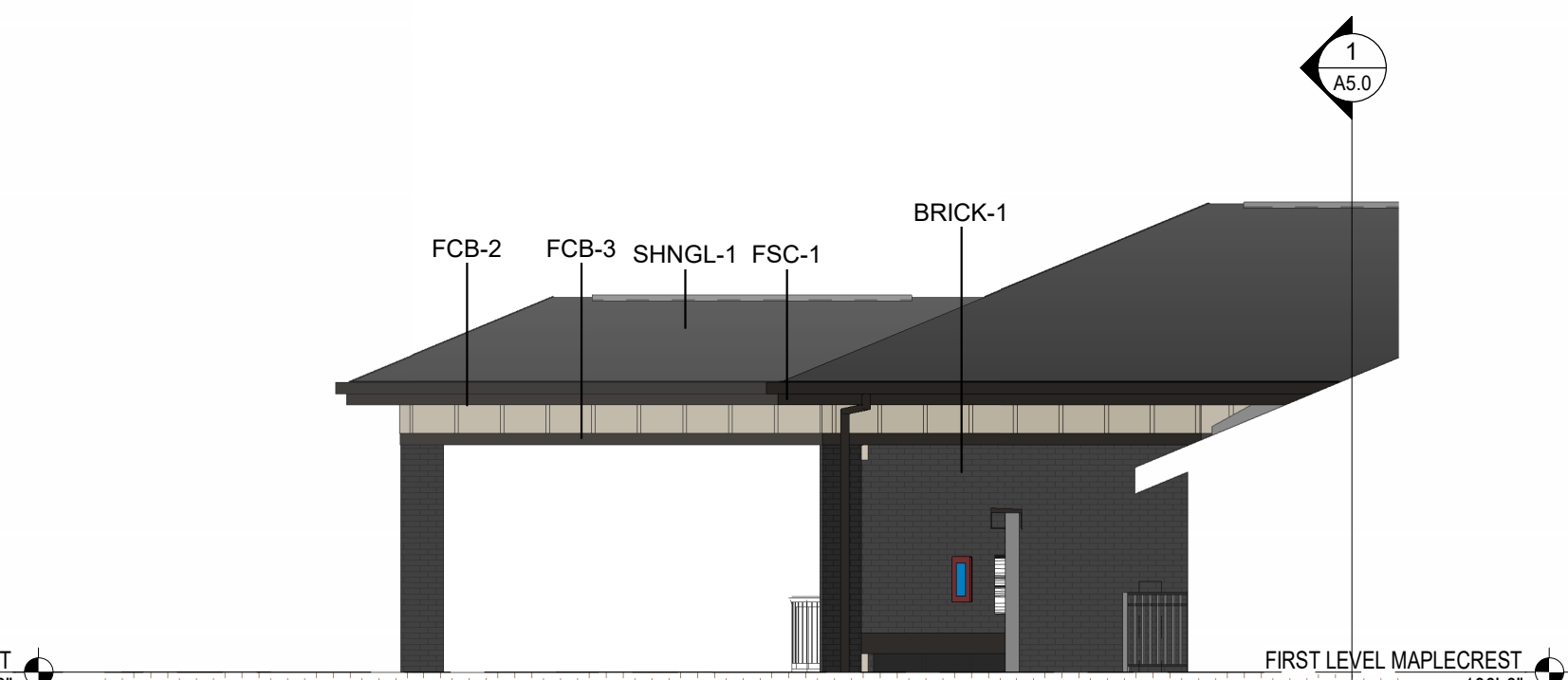
AREA A - EAST ELEV. NEW ADDITION  
1/8" = 1'-0"



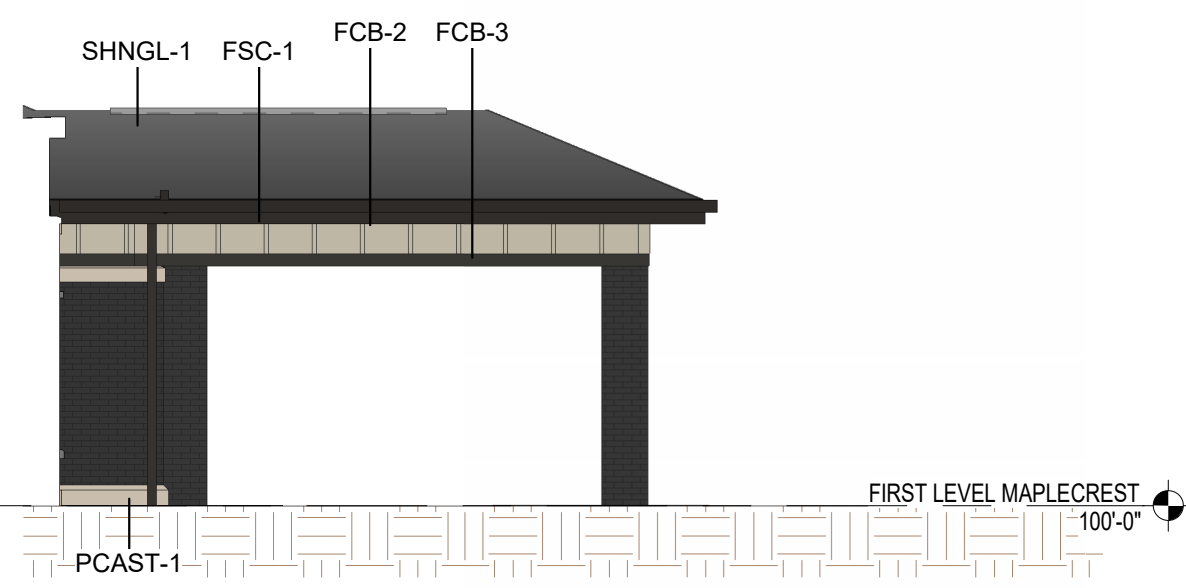
AREA A - NORTH ELEV. NEW ADDITION  
1/8" = 1'-0"



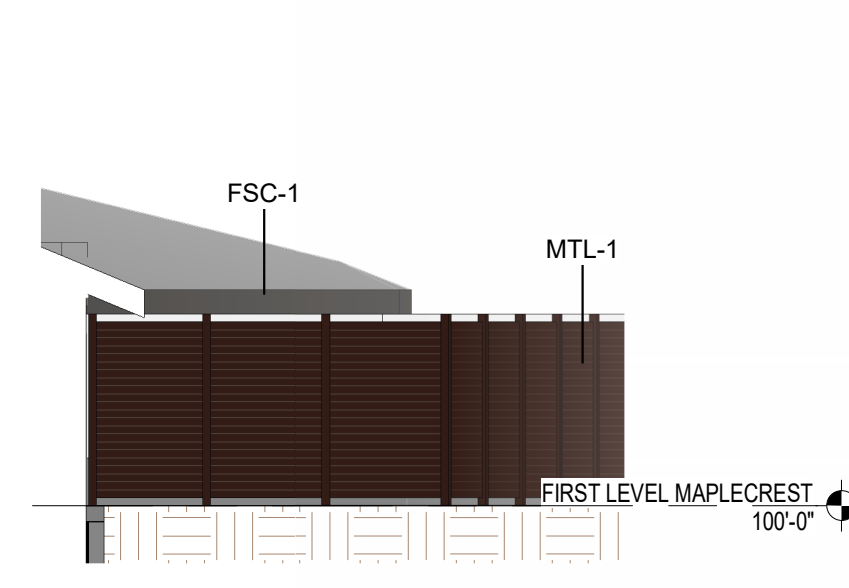
AREA A - WEST ELEV.  
NEW ADDITION  
1/8" = 1'-0"



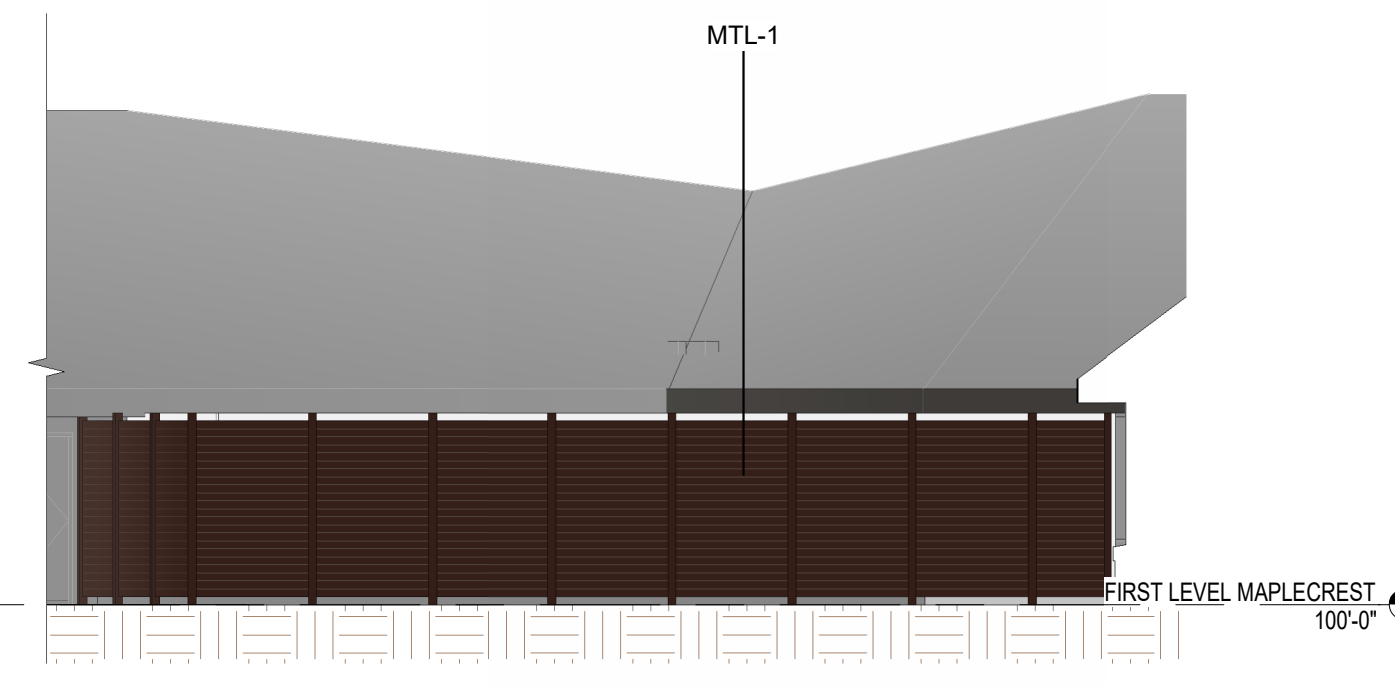
AREA A - WEST ELEV. NEW ADDITION  
1/8" = 1'-0"



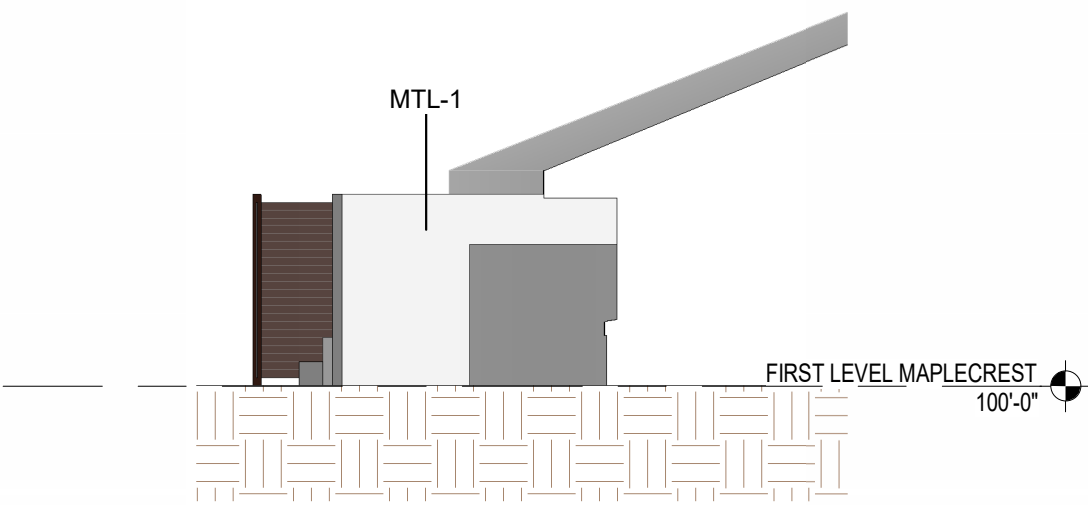
AREA A - EAST ELEV. NEW  
ADDITION @ ENTRANCE  
1/8" = 1'-0"



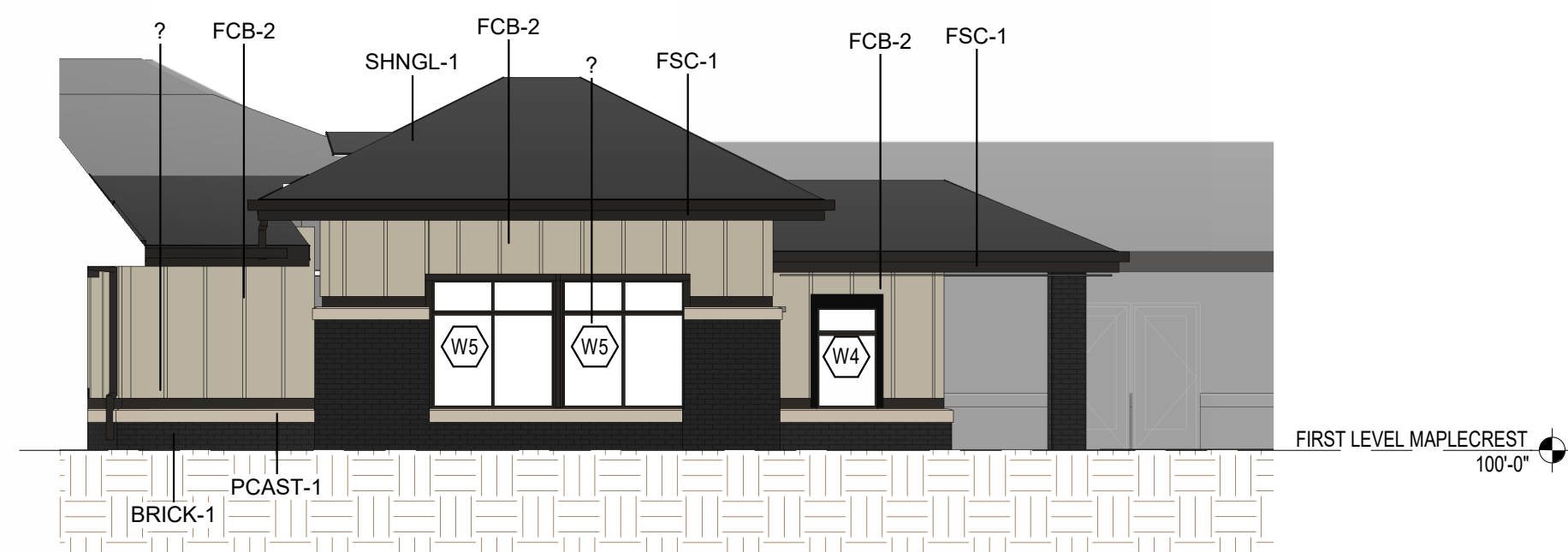
AREA A - EAST ELEV. @  
COOLING TOWER  
1/8" = 1'-0"



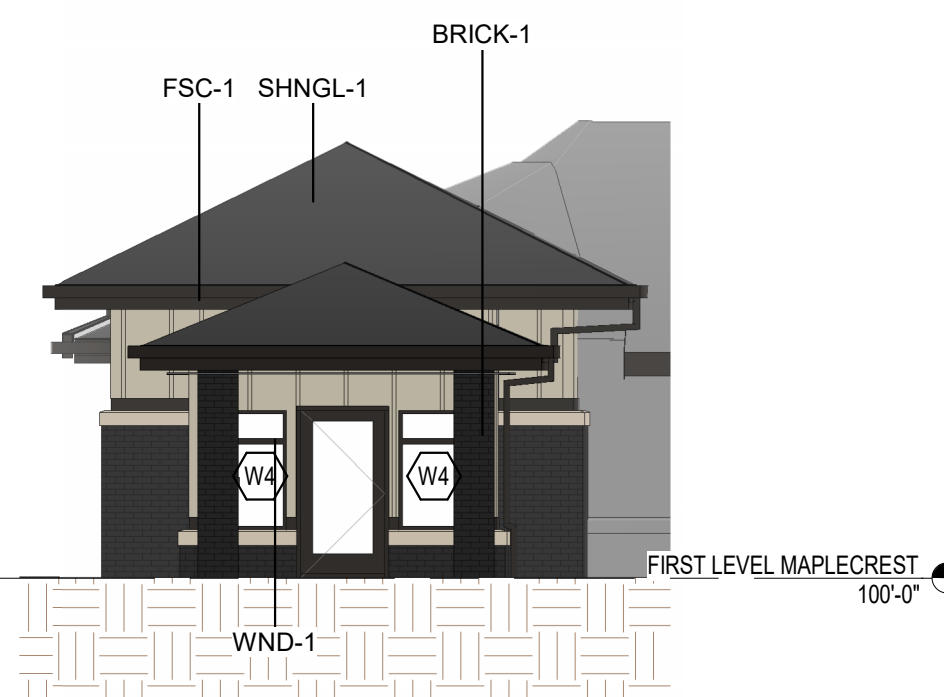
AREA A - NORTH ELEV. @  
COOLING TOWER  
1/8" = 1'-0"



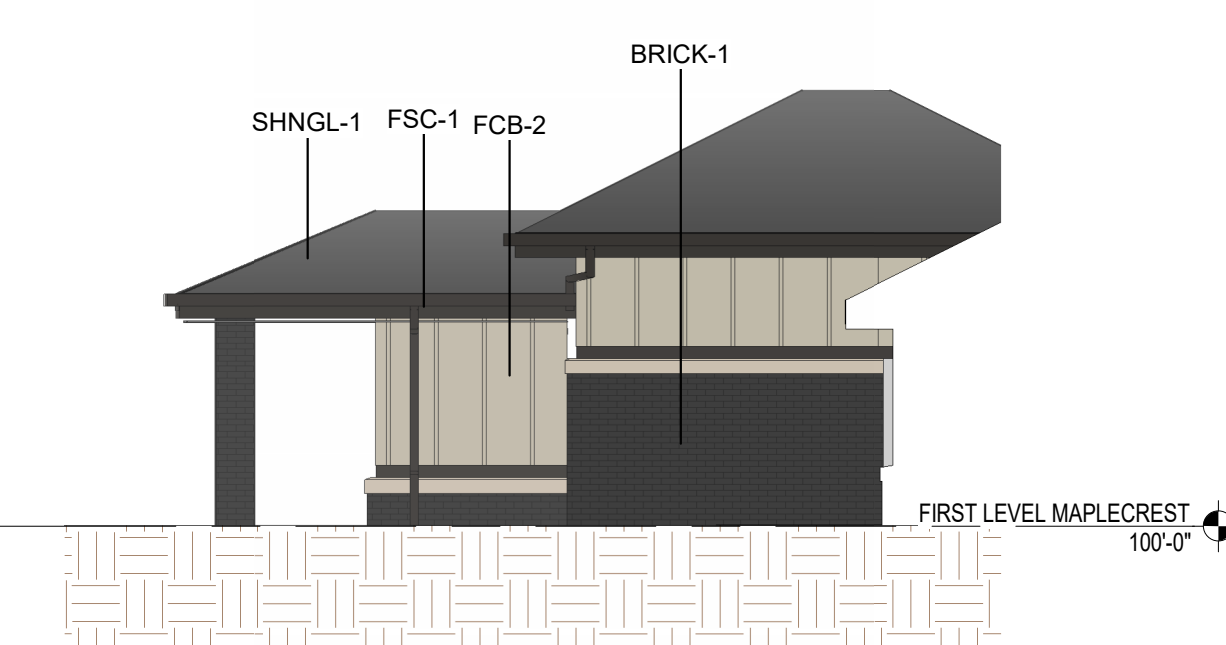
AREA A - WEST ELEV. @  
COOLING TOWER  
1/8" = 1'-0"



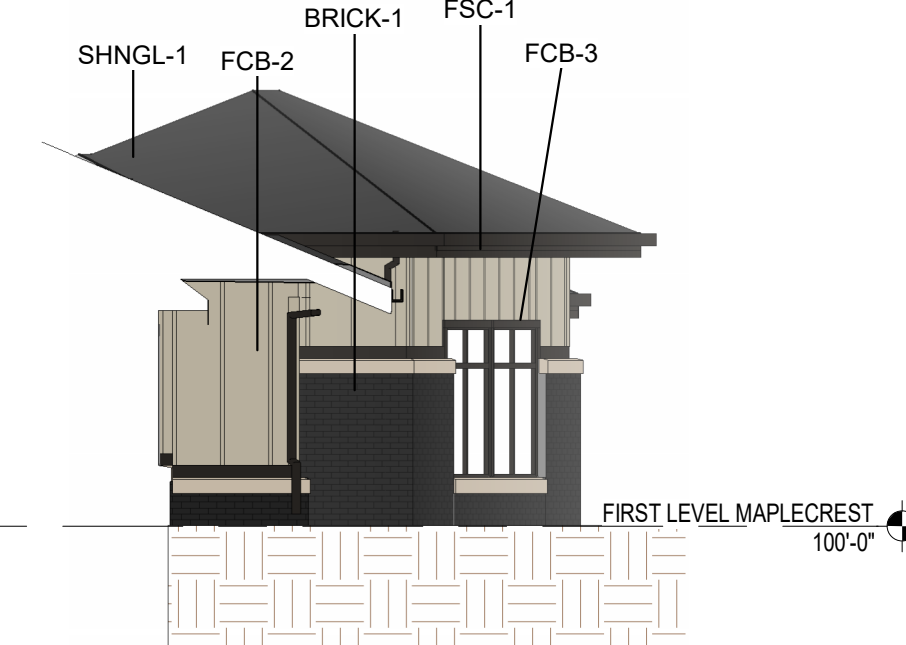
AREA E - EAST ELEV. NEW ENTRANCE  
1/8" = 1'-0"



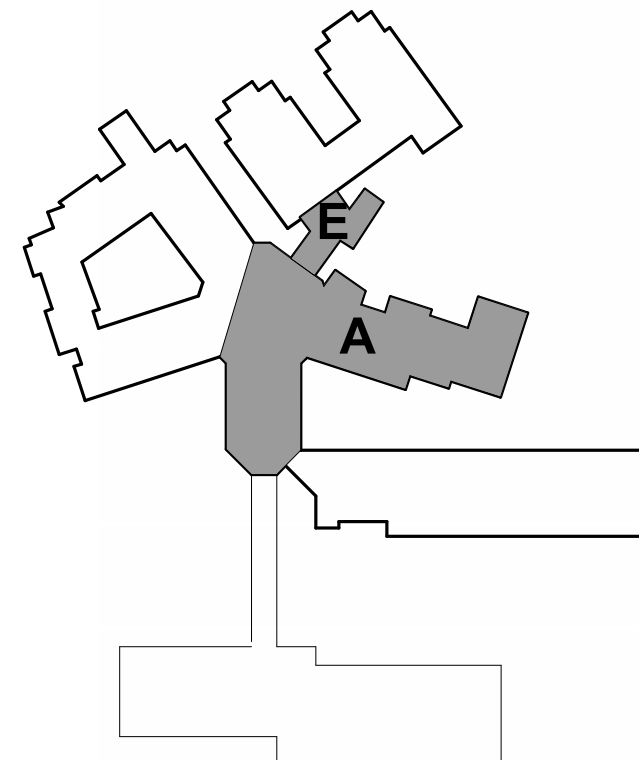
AREA E - NORTH ELEV.  
NEW ENTRANCE  
1/8" = 1'-0"



AREA E - WEST ELEV.  
NEW ENTRANCE  
1/8" = 1'-0"



AREA E - SOUTH ELEV.  
NEW ENTRANCE  
1/8" = 1'-0"



Key Plan

EXTERIOR  
ELEVATIONS,  
EXTERIOR MATERIAL  
FINISH SCHEDULE -  
AREA A & E

ISSUES & REVISIONS

DATE

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COMMISSION NO: 82748-23178

DRAWN BY: Author

CHECKED BY: Checker

SHEET

A3.0



| MATERIAL ID | MATERIAL                                | MANUFACTURER | FINISH     | COLOR          | NOTES                 | MATERIAL CLASS<br>(BASED ON INDIANLA ZONING CODE) |
|-------------|-----------------------------------------|--------------|------------|----------------|-----------------------|---------------------------------------------------|
| BRICK-1     | FACE BRICK                              | T.B.D.       | -          | DARK GREY      | -                     | CLASS 1                                           |
| BRICK-2     | FACE BRICK                              | T.B.D.       | -          | 3 COLOR BLEND  | MATCH EXISTING        | CLASS 1                                           |
| FCB - 1     | FIBER CEMENT BOARD<br>HORIZONTAL SIDING | HARDIE       | ROUGH SAWN | NAVAJO BEIGE   | CORNER TRIMS TO MATCH | CLASS 3                                           |
| FCB- 2      | FIBER CEMENT<br>BOARD & BATTEN          | HARDIE       | ROUGH SAWN | MONTERAY TAUPE | CORNER TRIMS TO MATCH | CLASS 3                                           |
| FCB- 3      | FIBER BOARD<br>CEMENT TRIM              | HARDIE       | ROUGH SAWN | RICH EXPRESSO  | TRIM                  | CLASS 3                                           |
| FCB- 4      | FIBER BOARD<br>CEMENT PANEL             | HARDIE       | SMOOTH     | NAVAJO BEIGE   | CORNER TRIMS TO MATCH | CLASS 3                                           |
| SHNGL - 1   | ASPHALT SHINGLE                         | T.B.D.       | -          | DARK GREY      | MATCH EXISTING        | CLASS 2                                           |
| FSC - 1     | FASCIA                                  | HARDIE       | ROUGH SAWN | RICH EXPRESSO  | -                     | CLASS 3                                           |
| PCAST - 1   | PRECAST CAP                             | T.B.D.       | T.B.D.     | TAN            | -                     | N/A (NOT CONSIDERED "MAJOR<br>FACADE MATERIAL")   |
| GLU LAM - 1 | GLU LAM                                 | T.B.D.       | STAIN      | DARK BROWN     | -                     | CLASS 3                                           |
| MTL - 1     | KNOTWOOD METAL<br>SIDING/ FENCING       | KNOTWOOD     | WOODGRAIN  | WENGE          | SPECIAL ORDER COLOR   | CLASS 4                                           |
| WND - 1     | COMPOSITE WINDOW                        | PELLA        | -          | DARK BRONZE    | SEE SPEC              | CLASS 1 (CLEAR GLASS)                             |

INSTALL NEW BUILDING WRAP AND NEW FCB-1

AREA A - SOUTH  
DECK ELEV.

11  
A3.1

1/8" = 1'-0"

10  
A3.1

AREA A- SW DECK ELEV.  
1/8" = 1'-0"

7  
A3.1

AREA B - NORTH ELEV. NEW ADDITION  
1/8" = 1'-0"

6 AREA B - EAST ELEV. NEW ADDITION  
A3.1 1/8" = 1'-0"

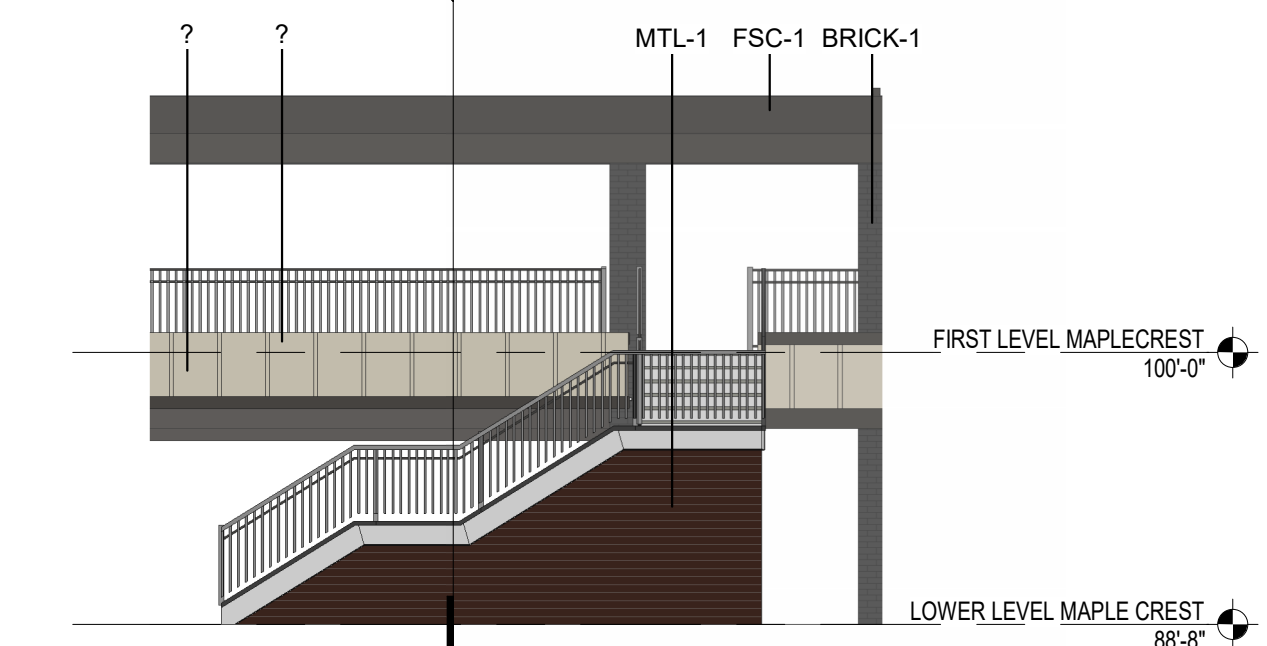
5 AREA B - SOUTH ELEV. NEW ENTRANCE  
A3.1 1/8" = 1'-0"

4 BUMP OUT TYP.  
A3.1 1/8" = 1'-0"

3 BUMP OUT TYP.  
A3.1 1/8" = 1'-0"

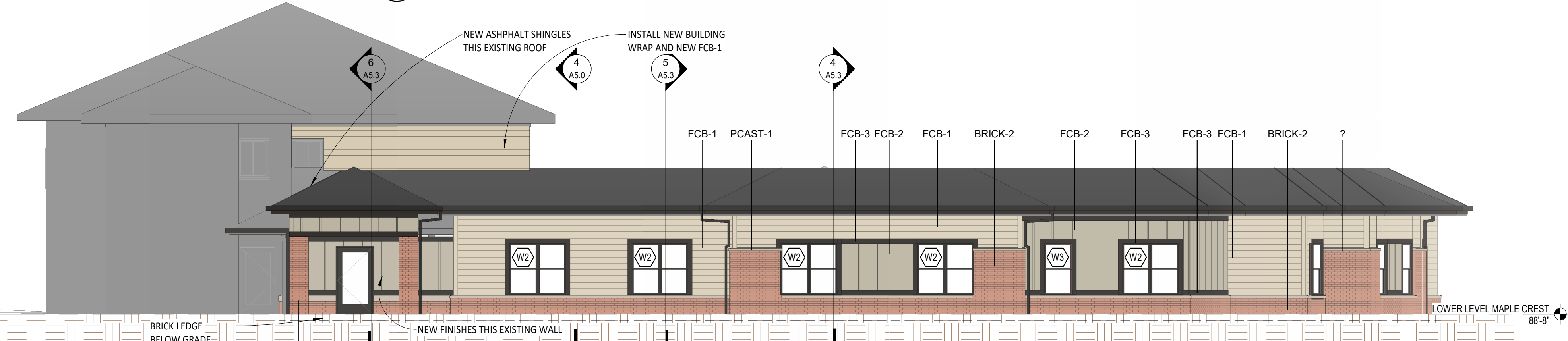
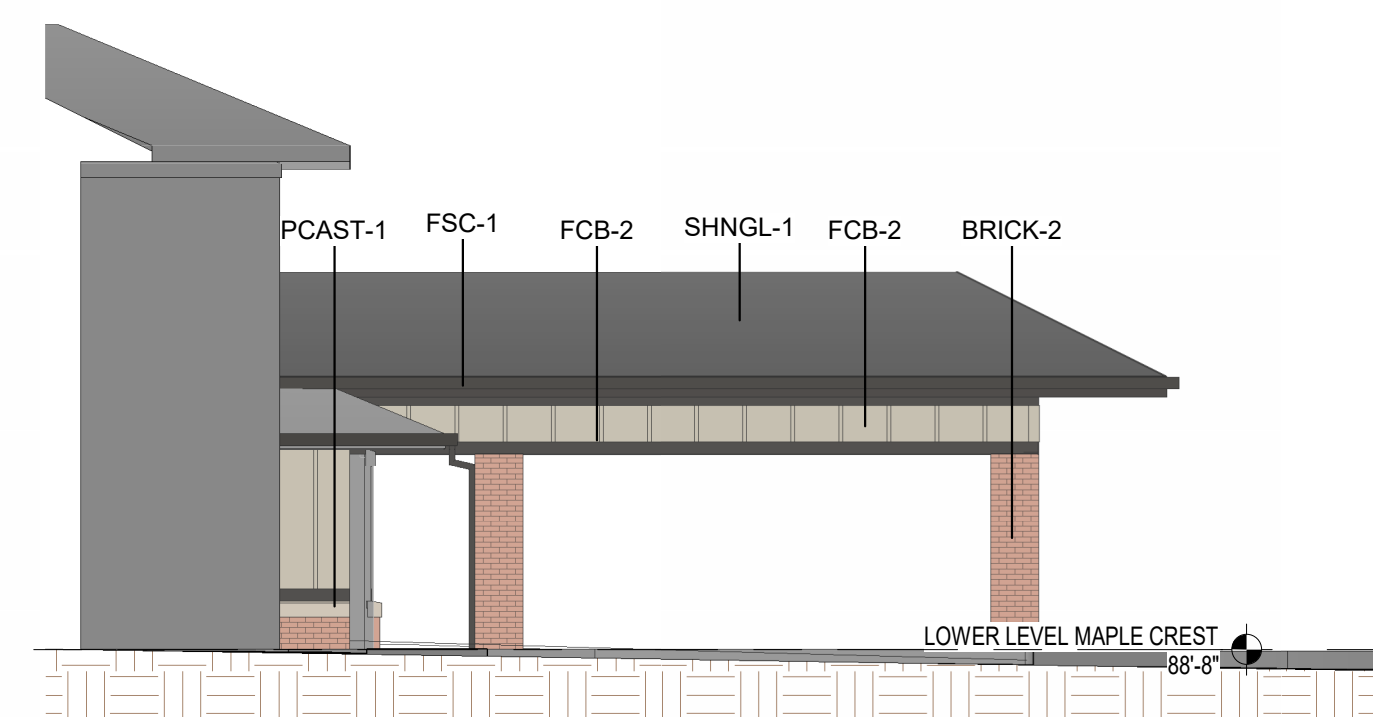
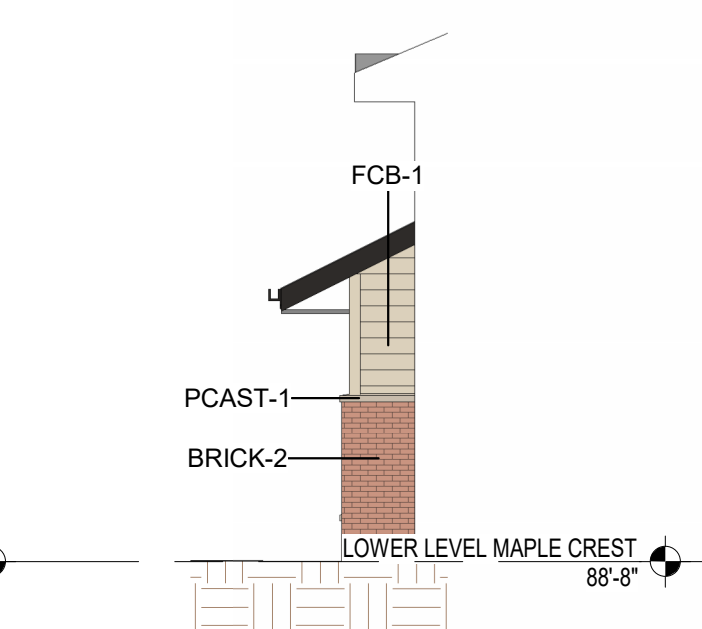
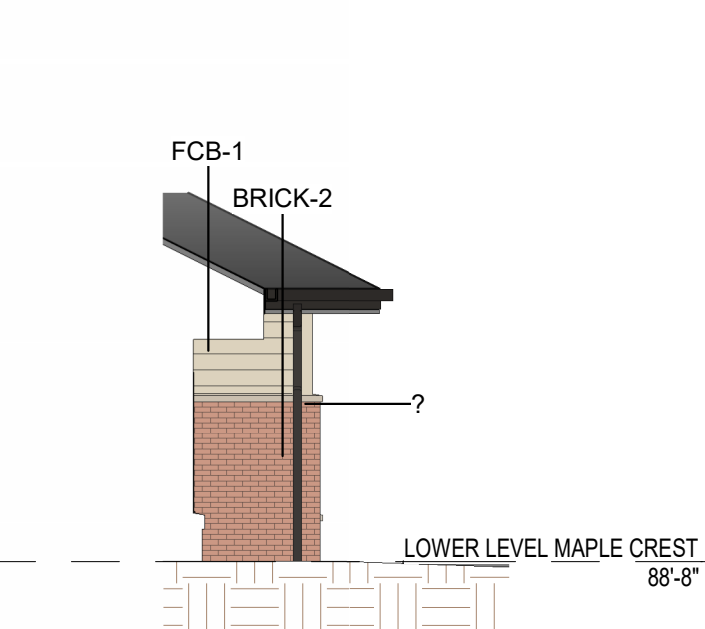
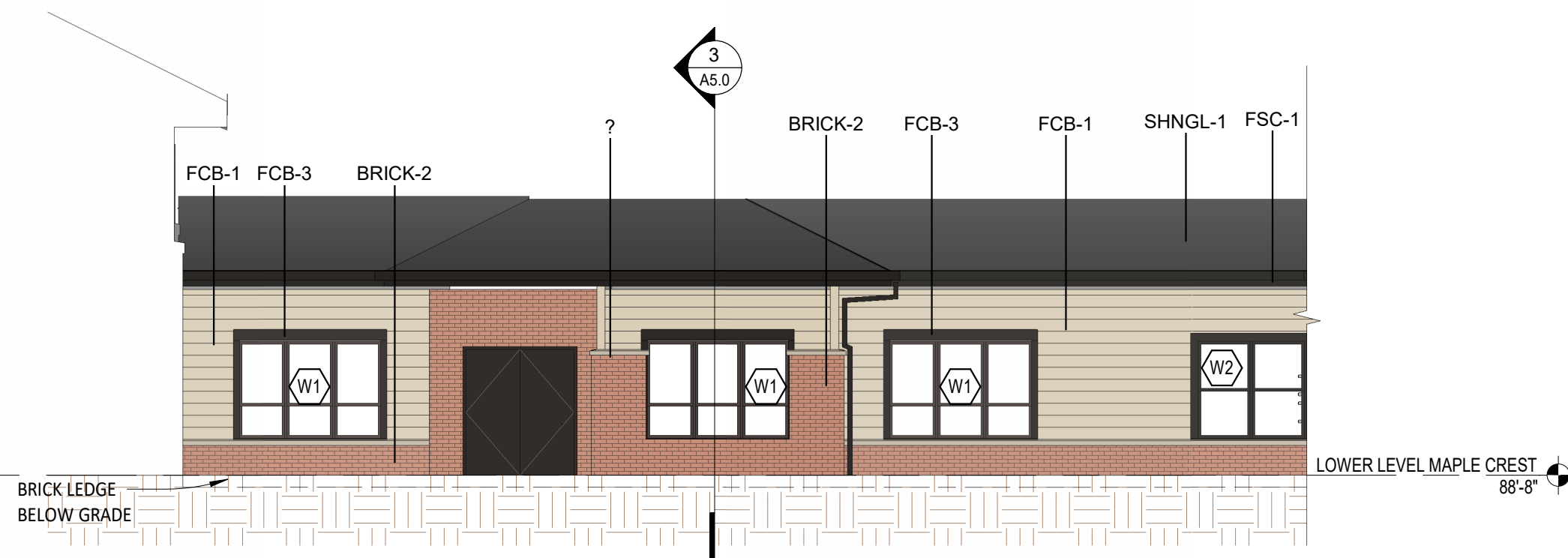
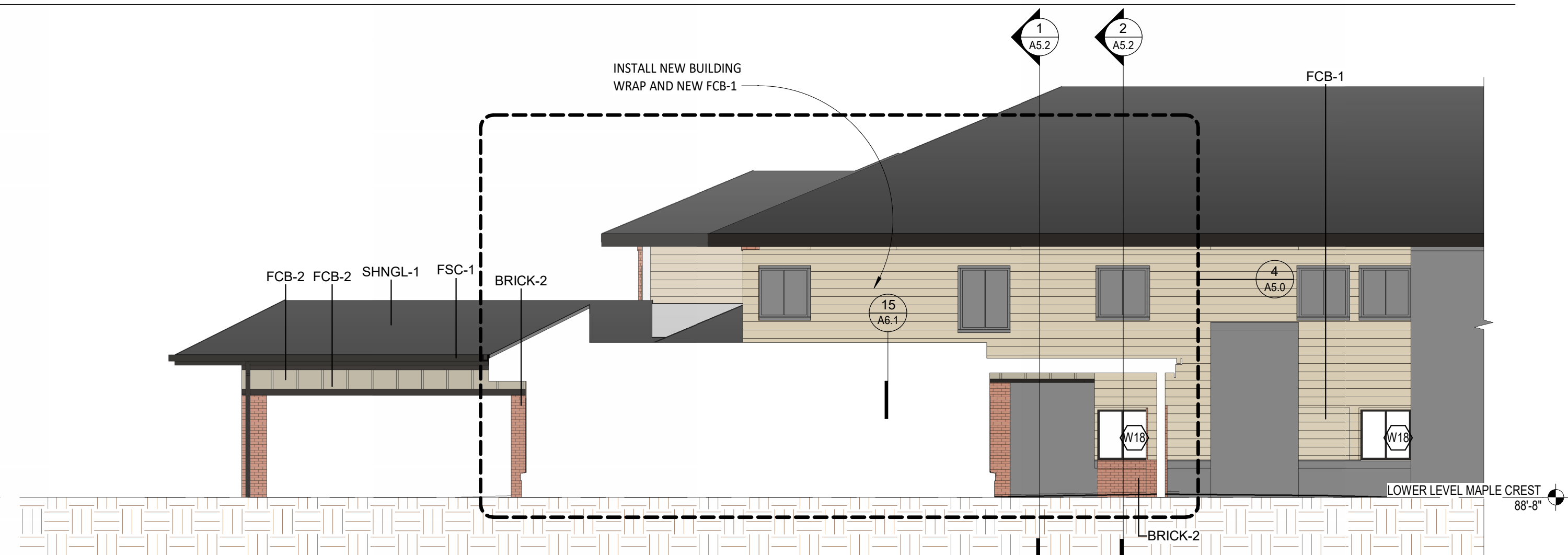
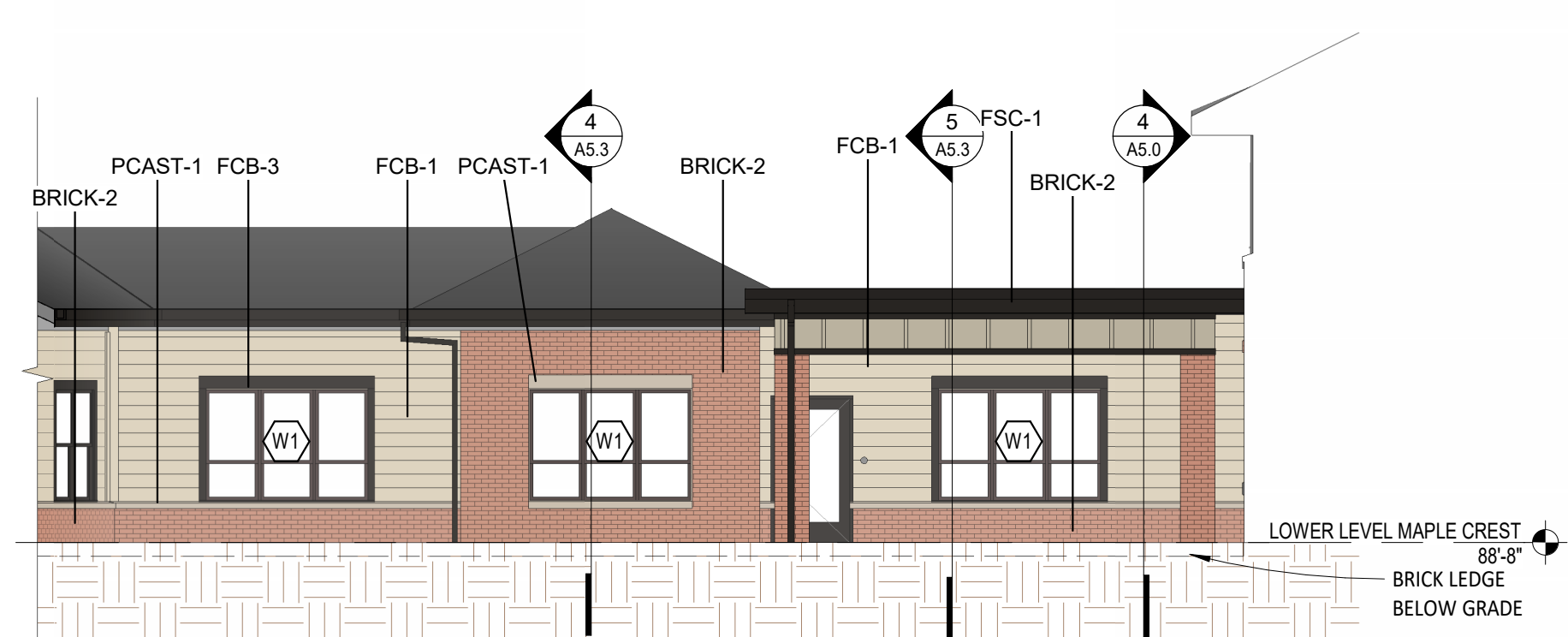
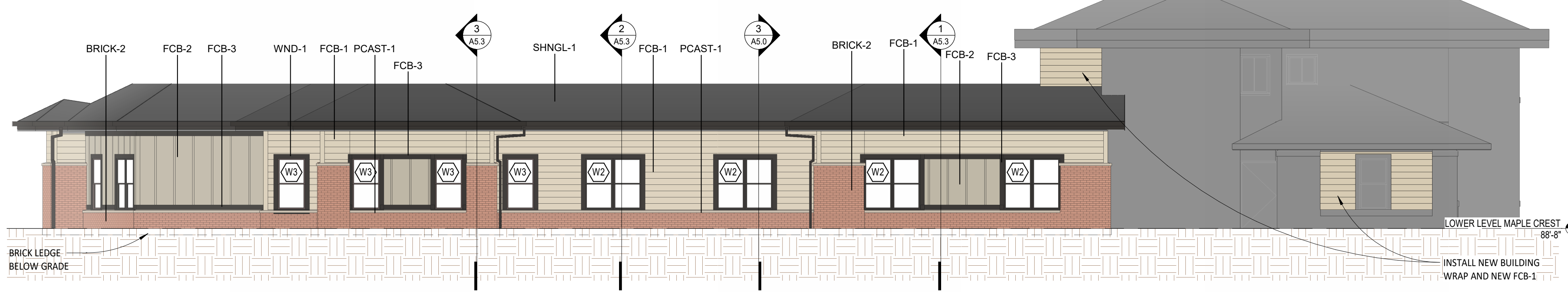
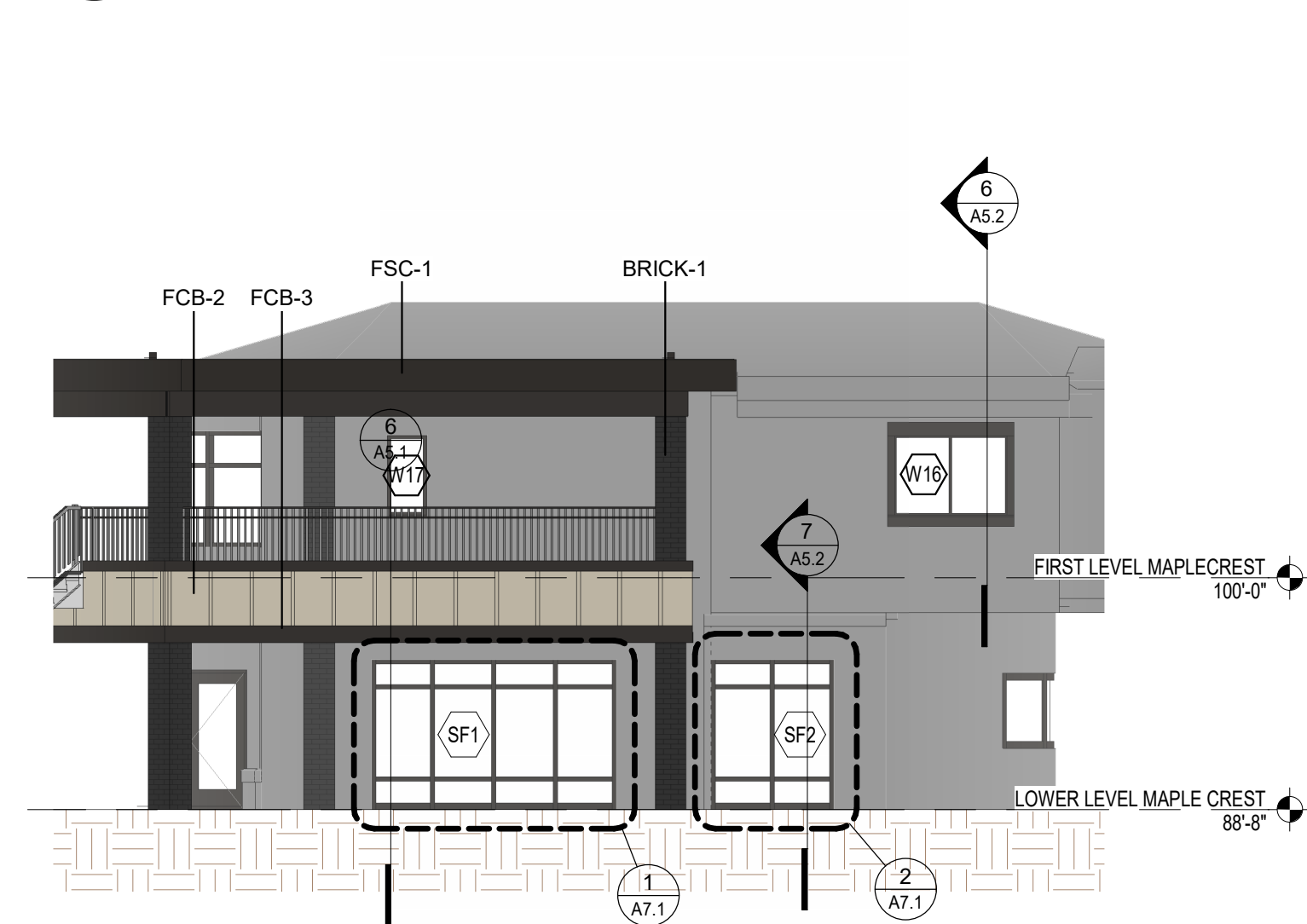
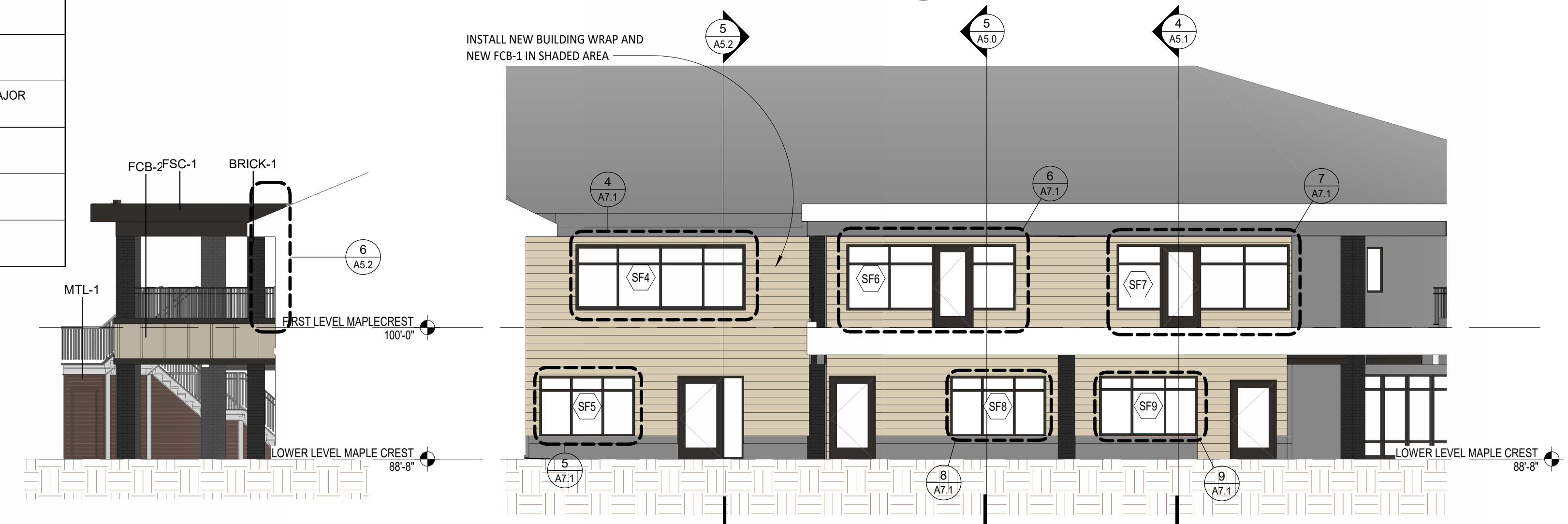
AREA B - NORTH ELEV.  
NEW ENTRANCE  
1/8" = 1'-0"

1 AREA B - WEST ELEV. NEW ENTRANCE  
A3.1 1/8" = 1'-0"



13 AREA A - SOUTH STAIR ELEV.  
A3.1 1/8" = 1'-0"

12  
A3.1 AREA A - WEST STAIR ELEV.  
 $1/8" = 1'-0"$



Page 12 of 12

TRUE SHEET SCALE



0" 1/2" 1"

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Page 12 of

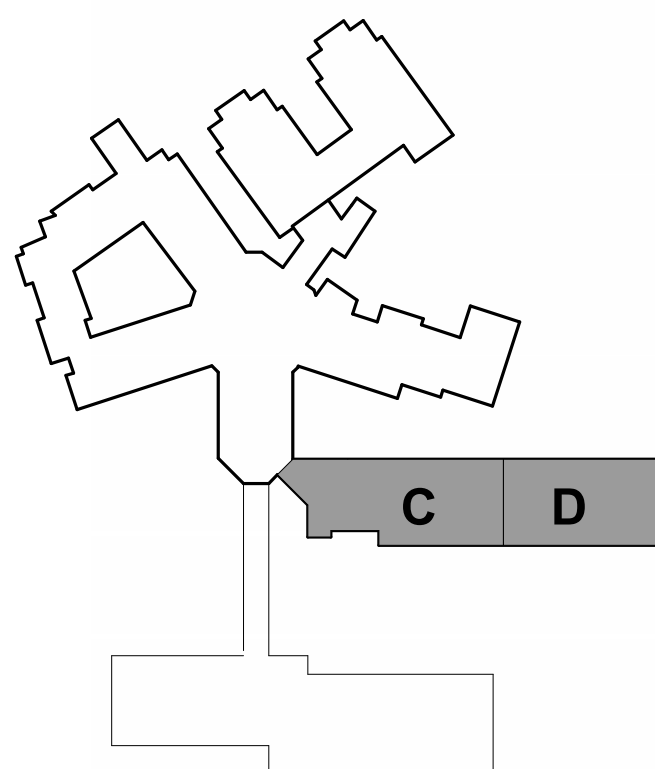


| MATERIAL ID | MATERIAL                                | MANUFACTURER | FINISH     | COLOR          | NOTES                 | MATERIAL CLASS<br>(BASED ON INDIANOLA ZONING CODE) |
|-------------|-----------------------------------------|--------------|------------|----------------|-----------------------|----------------------------------------------------|
| BRICK-1     | FACE BRICK                              | T.B.D.       | -          | DARK GREY      | -                     | CLASS 1                                            |
| BRICK-2     | FACE BRICK                              | T.B.D.       | -          | 3 COLOR BLEND  | MATCH EXISTING        | CLASS 1                                            |
| FCB - 1     | FIBER CEMENT BOARD<br>HORIZONTAL SIDING | HARDIE       | ROUGH SAWN | NAVAJO BEIGE   | CORNER TRIMS TO MATCH | CLASS 3                                            |
| FCB- 2      | FIBER CEMENT<br>BOARD & BATTEN          | HARDIE       | ROUGH SAWN | MONTERAY TAUPE | CORNER TRIMS TO MATCH | CLASS 3                                            |
| FCB- 3      | FIBER BOARD<br>CEMENT TRIM              | HARDIE       | ROUGH SAWN | RICH EXPRESSO  | TRIM                  | CLASS 3                                            |
| FCB- 4      | FIBER BOARD<br>CEMENT PANEL             | HARDIE       | SMOOTH     | NAVAJO BEIGE   | CORNER TRIMS TO MATCH | CLASS 3                                            |
| SHNGL - 1   | ASPHALT SHINGLE                         | T.B.D.       | -          | DARK GREY      | MATCH EXISTING        | CLASS 2                                            |
| FSC - 1     | FASCIA                                  | HARDIE       | ROUGH SAWN | RICH EXPRESSO  | -                     | CLASS 3                                            |
| PCAST - 1   | PRECAST CAP                             | T.B.D.       | T.B.D.     | TAN            | -                     | N/A (NOT CONSIDERED "MAJOR<br>FACADE MATERIAL")    |
| GLU LAM - 1 | GLU LAM                                 | T.B.D.       | STAIN      | DARK BROWN     | -                     | CLASS 3                                            |
| MTL - 1     | KNOTWOOD METAL<br>SIDING/ FENCING       | KNOTWOOD     | WOODGRAIN  | WENGE          | SPECIAL ORDER COLOR   | CLASS 4                                            |
| WND - 1     | COMPOSITE WINDOW                        | PELLA        | -          | DARK BRONZE    | SEE SPEC              | CLASS 1 (CLEAR GLASS)                              |

Architectural drawing of a brick archway. The drawing shows a cross-section of the arch with the following dimensions and labels:

- TOP OF BRICK ACCENT**: 9'-2" VER.
- BRICK ACCENT**: 8'-0"
- LOWER LEVEL NEW BLDG**: 8'-0"
- 9** (circled) **A6.5**
- 12** (circled) **5.5**

3  
A3.2



TRUE SHEET SCALE



0" 1/2" 1"

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| MATERIAL ID | MATERIAL                                | MANUFACTURER | FINISH     | COLOR          | NOTES                 | MATERIAL CLASS<br>(BASED ON INDIANLA ZONING CODE) |
|-------------|-----------------------------------------|--------------|------------|----------------|-----------------------|---------------------------------------------------|
| BRICK-1     | FACE BRICK                              | T.B.D.       | -          | DARK GREY      | -                     | CLASS 1                                           |
| BRICK-2     | FACE BRICK                              | T.B.D.       | -          | 3 COLOR BLEND  | MATCH EXISTING        | CLASS 1                                           |
| FCB - 1     | FIBER CEMENT BOARD<br>HORIZONTAL SIDING | HARDIE       | ROUGH SAWN | NAVAJO BEIGE   | CORNER TRIMS TO MATCH | CLASS 3                                           |
| FCB- 2      | FIBER CEMENT<br>BOARD & BATTEN          | HARDIE       | ROUGH SAWN | MONTERAY TAUPE | CORNER TRIMS TO MATCH | CLASS 3                                           |
| FCB- 3      | FIBER BOARD<br>CEMENT TRIM              | HARDIE       | ROUGH SAWN | RICH EXPRESSO  | TRIM                  | CLASS 3                                           |
| FCB- 4      | FIBER BOARD<br>CEMENT PANEL             | HARDIE       | SMOOTH     | NAVAJO BEIGE   | CORNER TRIMS TO MATCH | CLASS 3                                           |
| SHNGL - 1   | ASPHALT SHINGLE                         | T.B.D.       | -          | DARK GREY      | MATCH EXISTING        | CLASS 2                                           |
| FSC - 1     | FASCIA                                  | HARDIE       | ROUGH SAWN | RICH EXPRESSO  | -                     | CLASS 3                                           |
| PCAST - 1   | PRECAST CAP                             | T.B.D.       | T.B.D.     | TAN            | -                     | N/A (NOT CONSIDERED "MAJOR<br>FACADE MATERIAL")   |
| GLU LAM - 1 | GLU LAM                                 | T.B.D.       | STAIN      | DARK BROWN     | -                     | CLASS 3                                           |
| MTL - 1     | KNOTWOOD METAL<br>SIDING/ FENCING       | KNOTWOOD     | WOODGRAIN  | WENGE          | SPECIAL ORDER COLOR   | CLASS 4                                           |
| WND - 1     | COMPOSITE WINDOW                        | PELLA        | -          | DARK BRONZE    | SEE SPEC              | CLASS 1 (CLEAR GLASS)                             |

|                     |                       |
|---------------------|-----------------------|
| SPECIAL ORDER COLOR | CLASS 4               |
| SEE SPEC            | CLASS 1 (CLEAR GLASS) |

DULE ABOVE. SEE SPECIFICATIONS FOR

FCB-3 FCB-2 FCB-1 FCB-3 FCB-2 PCAST-1 BRICK-2 ? FCB-3 FCB-2 FCB-1

FSC-1 SHINGL-1 FCB-2 FSC-1 FSC-1 ?

W12 W2 DS DS DS DS W2 W2 W2 W2 W2 W2 W8 W8

20'-0" 19'-5"

DASHED LINE INDICATES  
LINE OF BRICK LEDGE -  
COORDINATE HEIGHT WITH  
CIVIL AND STRUCTURAL

FIRST LEVEL MAPLECREST  
100'-0"

LOWER LEVEL MAPLECREST  
88'-0"

3 AREA C - NORTH ELEV. NEW IL  
A3.3 1/8" = 1'-0"



2 AREA D - EAST ELEV. NEW IL  
A3.3 1/8" = 1'-0"

1 AREA D - NORTH ELEV. NEW IL  
A3.3 1/8" = 1'-0"

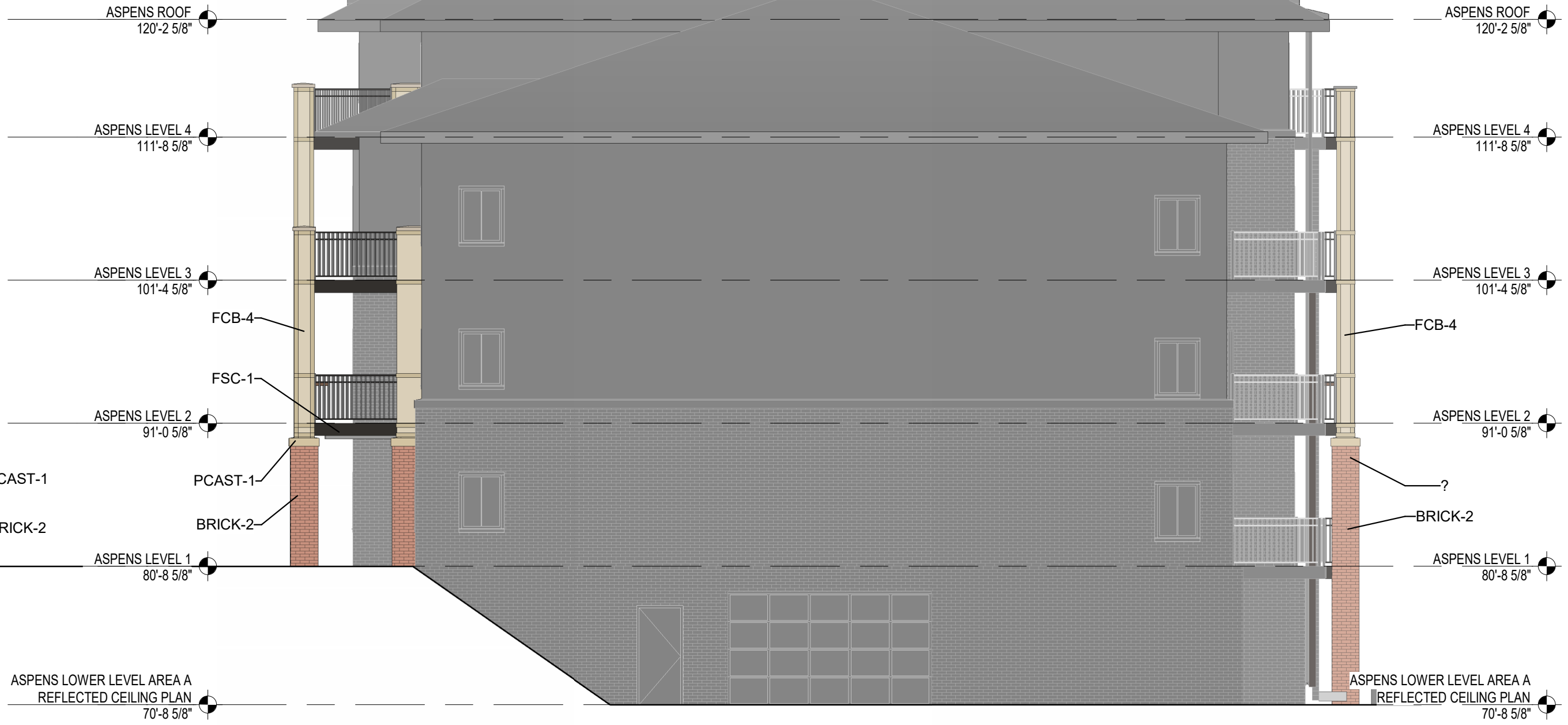


| MATERIAL ID | MATERIAL                                | MANUFACTURER | FINISH     | COLOR          | NOTES                 | MATERIAL CLASS<br>(BASED ON INDIANGLA ZONING CODE) |
|-------------|-----------------------------------------|--------------|------------|----------------|-----------------------|----------------------------------------------------|
| BRICK-1     | FACE BRICK                              | T.B.D.       | -          | DARK GREY      | -                     | CLASS 1                                            |
| BRICK-2     | FACE BRICK                              | T.B.D.       | -          | 3 COLOR BLEND  | MATCH EXISTING        | CLASS 1                                            |
| FCB - 1     | FIBER CEMENT BOARD<br>HORIZONTAL SIDING | HARDIE       | ROUGH SAWN | NAVAJO BEIGE   | CORNER TRIMS TO MATCH | CLASS 3                                            |
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| FCB- 3      | FIBER BOARD<br>CEMENT TRIM              | HARDIE       | ROUGH SAWN | RICH EXPRESSO  | TRIM                  | CLASS 3                                            |
| FCB- 4      | FIBER BOARD<br>CEMENT PANEL             | HARDIE       | SMOOTH     | NAVAJO BEIGE   | CORNER TRIMS TO MATCH | CLASS 3                                            |
| SHNGL - 1   | ASPHALT SHINGLE                         | T.B.D.       | -          | DARK GREY      | MATCH EXISTING        | CLASS 2                                            |
| FSC - 1     | FASCIA                                  | HARDIE       | ROUGH SAWN | RICH EXPRESSO  | -                     | CLASS 3                                            |
| PCAST - 1   | PRECAST CAP                             | T.B.D.       | T.B.D.     | TAN            | -                     | N/A (NOT CONSIDERED "MAJOR<br>FACADE MATERIAL")    |
| GLU LAM - 1 | GLU LAM                                 | T.B.D.       | STAIN      | DARK BROWN     | -                     | CLASS 3                                            |
| MTL - 1     | KNOTWOOD METAL<br>SIDING/ FENCING       | KNOTWOOD     | WOODGRAIN  | WENGE          | SPECIAL ORDER COLOR   | CLASS 4                                            |
| WND - 1     | COMPOSITE WINDOW                        | PELLA        | -          | DARK BRONZE    | SEE SPEC              | CLASS 1 (CLEAR GLASS)                              |

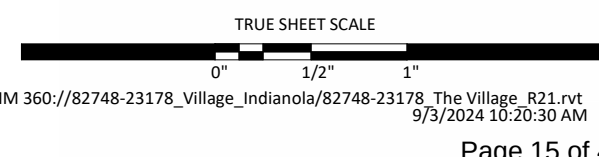
EXISTING DECK STACK - REPAINT/STAIN  
ALL EXISTING SURFACES



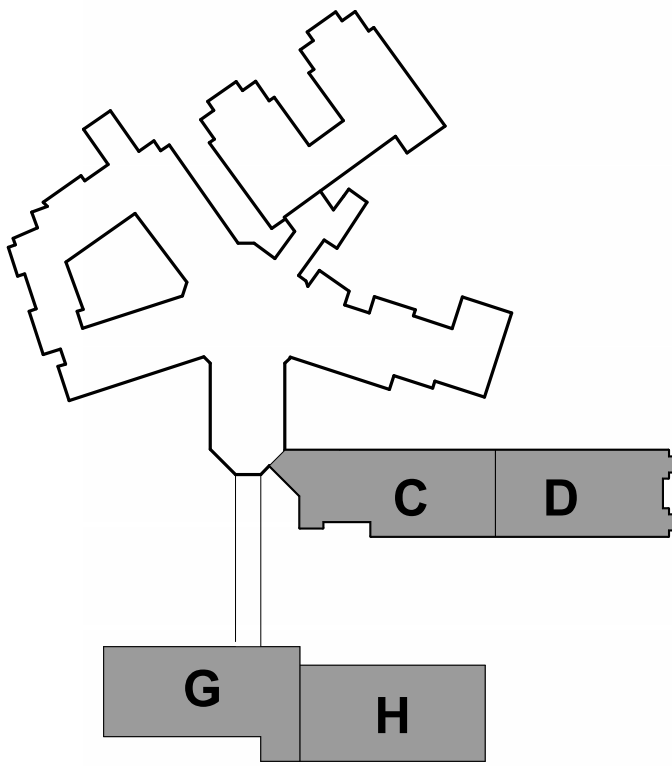
CONCRETE PIER AND  
FOOTING, TYP AT NEW  
DECKS, SEE STRUCT.



4 ASPENS WEST ELEVATION  
A3.4 1/8" = 1'-0"







Key Plan

ENLARGED DECK  
ELEVATIONS

ISSUES & REVISIONS

DATE

| ISSUES & REVISIONS | DATE |
|--------------------|------|
|                    |      |
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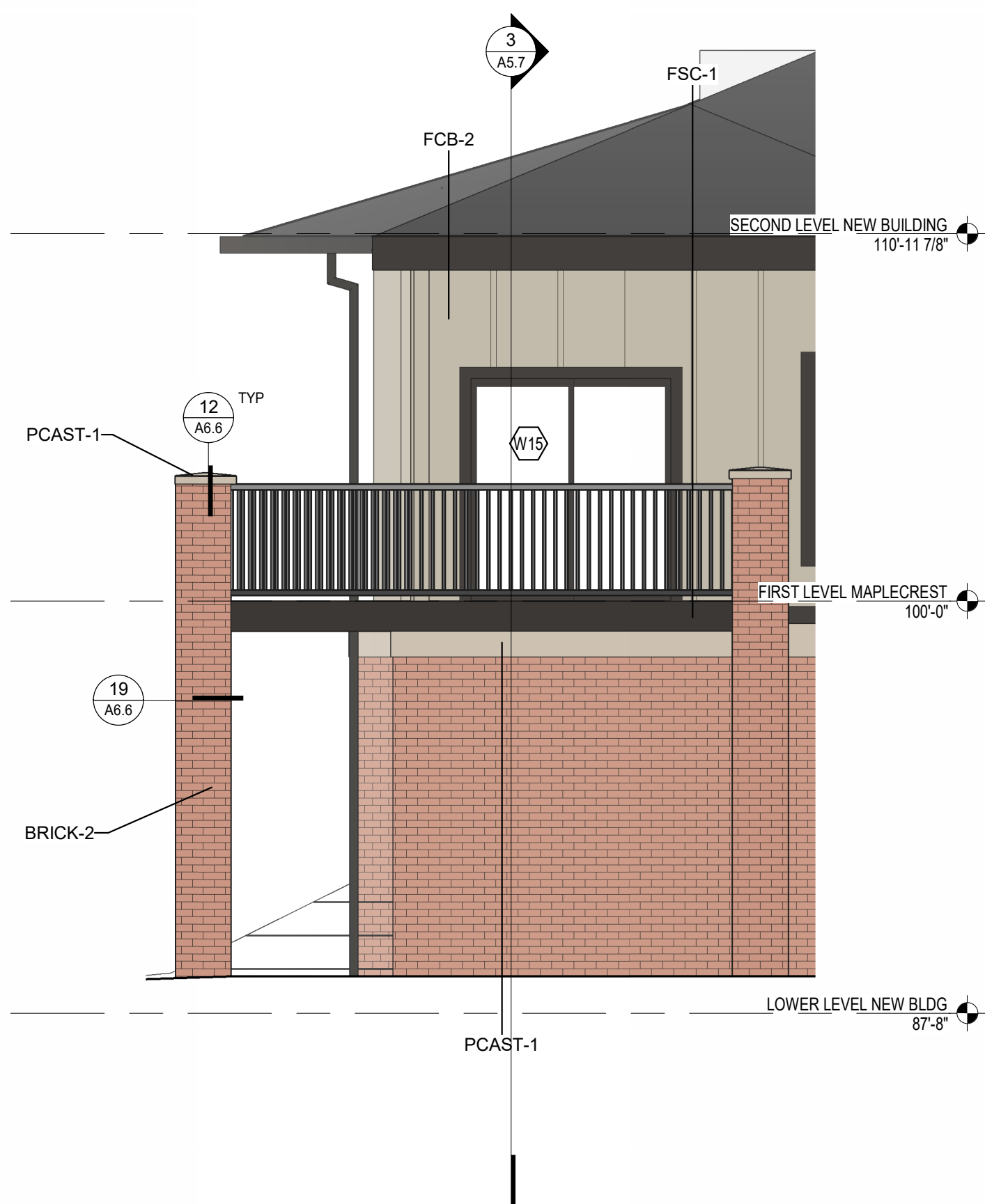
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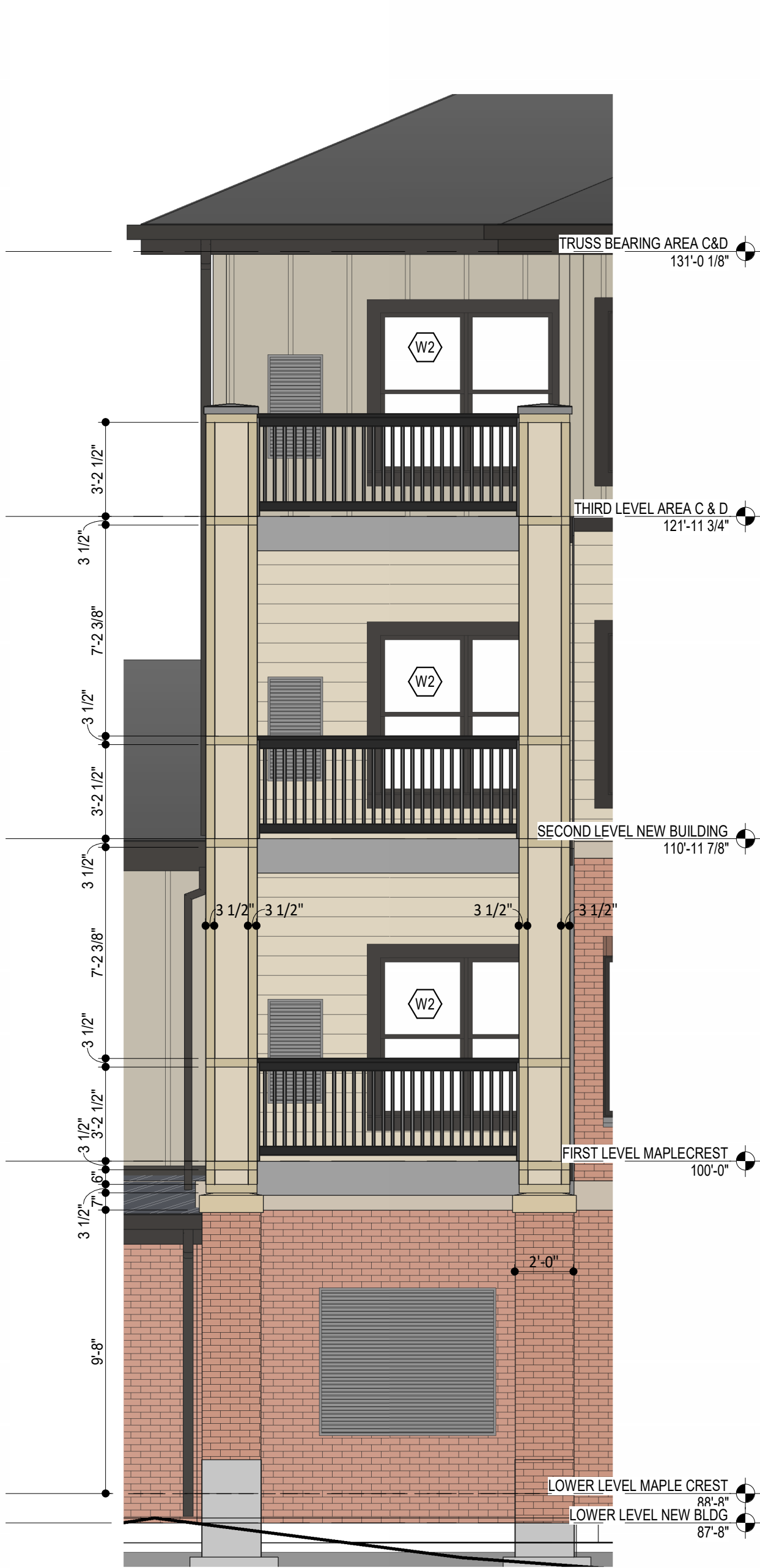
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SHEET

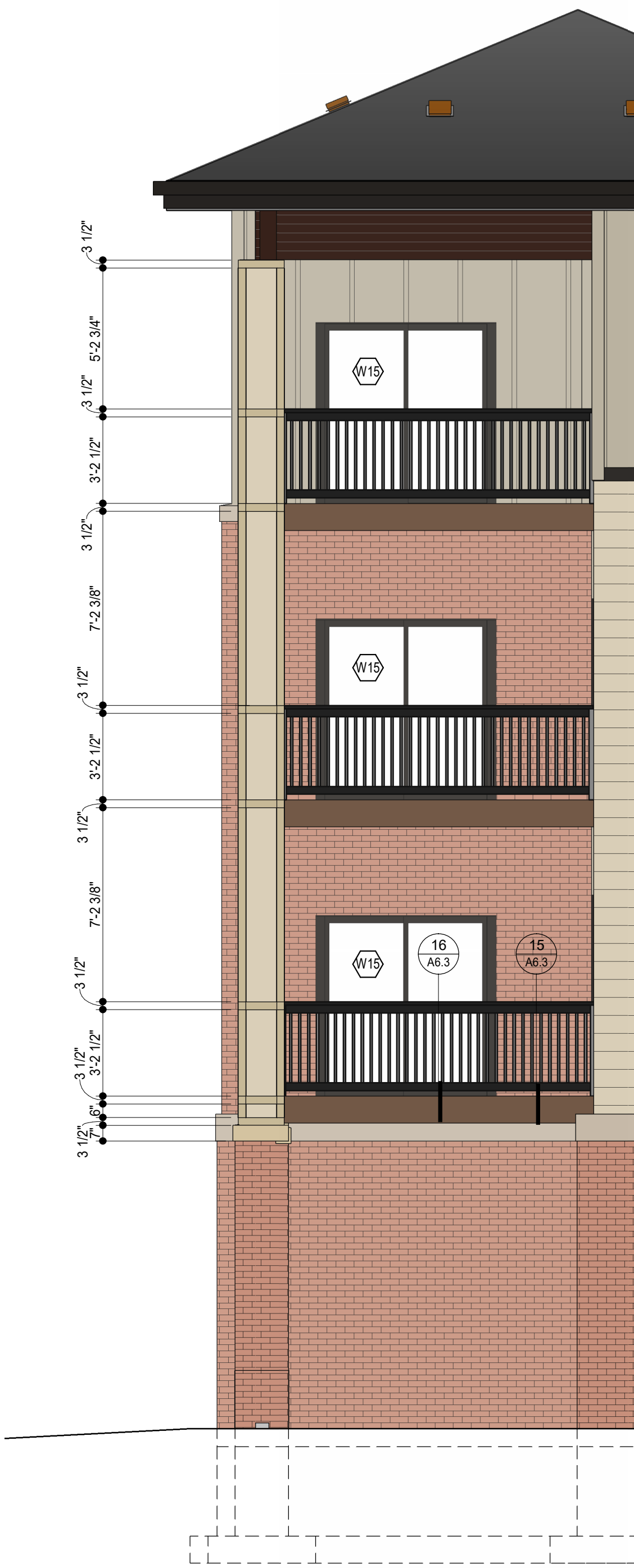
A3.5



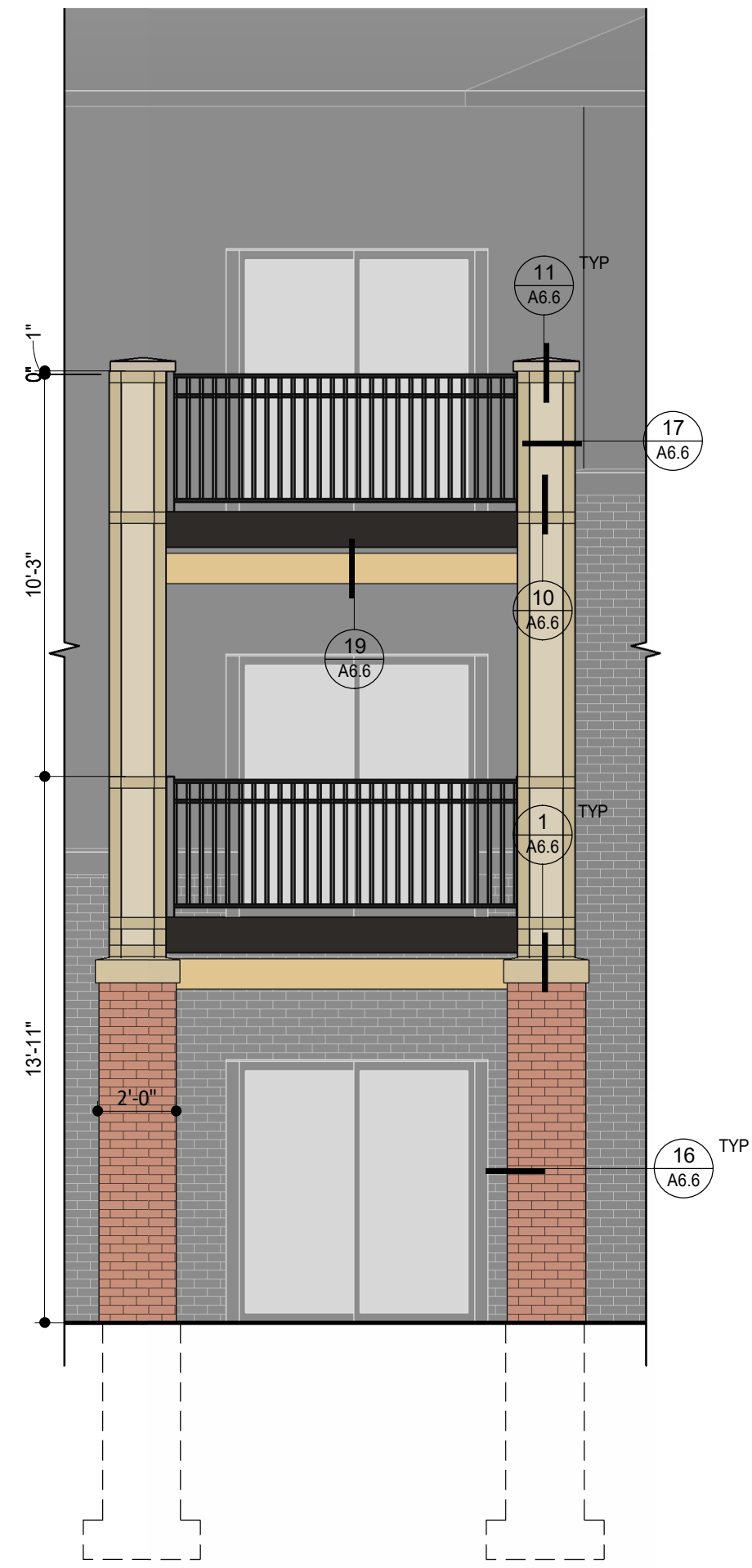
ENLARGED CORNER DECK  
PIER ELEVATION - AREA C  
1/4" = 1'-0"



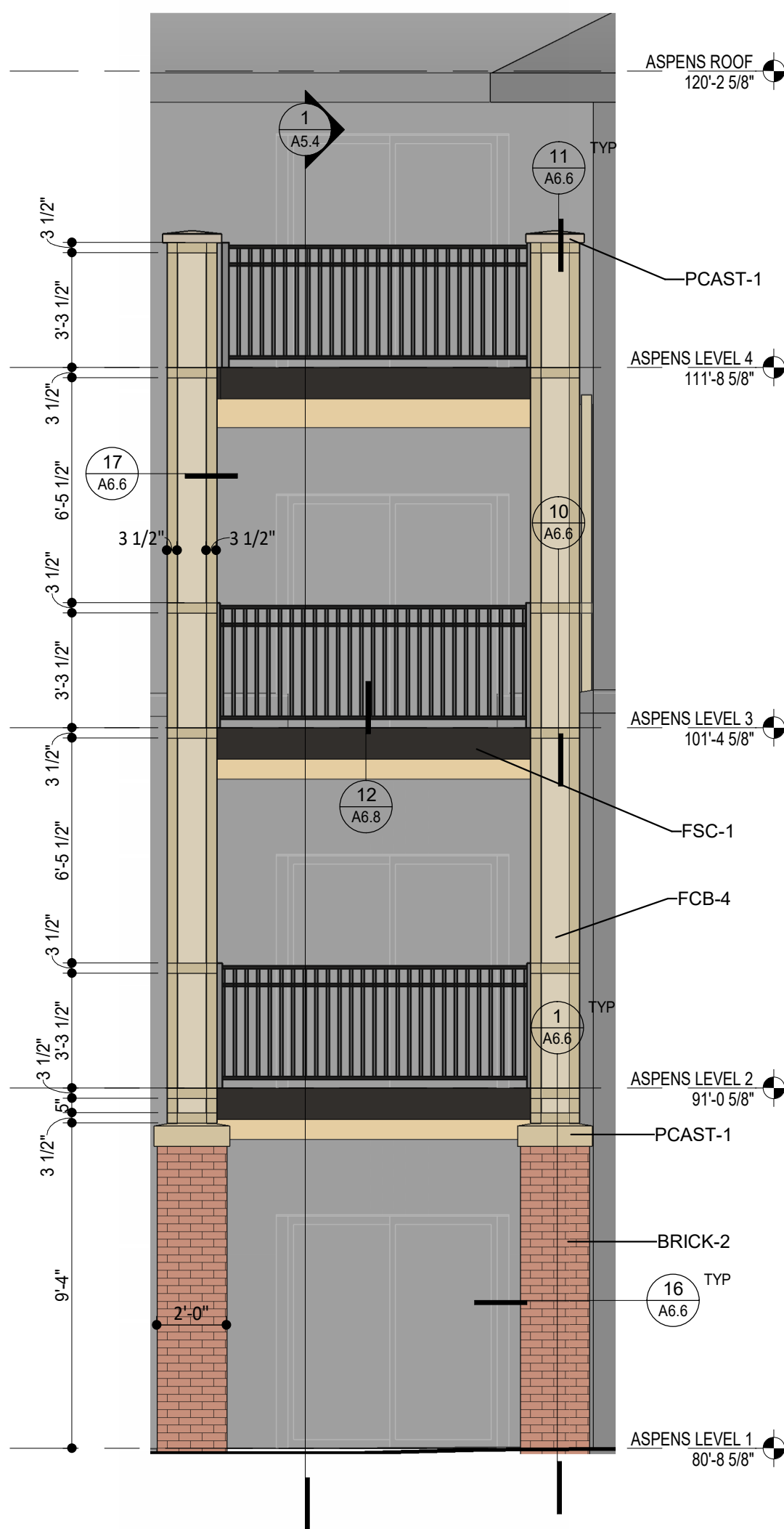
ENLARGED DECK PIER  
ELEVATION - AREA C  
1/4" = 1'-0"



ENLARGED CORNER DECK PIER  
ELEVATION - AREAS C & D  
1/4" = 1'-0"



ENLARGED DECK PIER -  
AREAS G & H  
1/4" = 1'-0"



ENLARGED DECK PIER  
ELEVATION - AREAS G & H  
1/4" = 1'-0"



# THE VILLAGE, A WESLEYLIFE COMMUNITY

## PRELIMINARY PLAT / SITE PLAN

### SHEET INDEX:

- C0.1 COVER SHEET  
C0.2 EXISTING CONDITIONS  
C1.1 DEMO PLAN  
C2.0 PRELIMINARY PLAT  
C2.1-C2.5 LAYOUT PLAN  
C3.1-C3.5 GRADING PLAN  
C4.1-C4.5 UTILITY PLAN  
C4.6 ANGELA DR PLAN & PROFILE  
C5.1-C5.4 LANDSCAPE PLAN  
C6.1 DETAILS SHEET  
C7.1-C7.5 SWPPP

### PROPERTY DESCRIPTION:

(FROM PLAT OF SURVEY BOOK 2008, PAGE 10102)  
LOT 1 OF PARCEL "P" AND LOT 2 OF PARCEL "P", AS SHOWN ON THE PLAT OF SURVEY  
RECORDED IN BOOK 2008 AT PAGE 10102, ALL IN SECTION 24, TOWNSHIP 78 NORTH, RANGE 24  
WEST OF THE 5TH P.M., CITY OF INDIANOLA, WARREN COUNTY, IOWA.  
PARCEL CONTAINING 1,438,143 SQUARE FEET, (33.01 ACRES)  
PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

### ADDRESS:

1203 N E ST  
INDIANOLA, IA 50125

### OWNER/PREPARED FOR:

WESLEY RETIREMENT SERVICES INC  
CONTACT: MIKE SCHMITZ (DEVELOPMENT MANAGER)  
5505 NW 88TH ST  
JOHNSTON, IA 50131

### ZONING:

WESLEY THE VILLAGE PUD (PLANNED UNIT DEVELOPMENT)

### LAND USE:

INDEPENDENT & GROUP CARE LIVING

### OPEN SPACE / IMPERVIOUS AREAS:

TOTAL AREA = 1,588,126 SF = 36.69 ACRES (INCLUDES PUBLIC ROW WITHIN PUD BOUNDARY)  
REQUIRED OPEN SPACE = 399,532 SF (25.0%)

EXISTING OPEN SPACE = 1,195,174 SF = 27.44 ACRES (74.8%)  
EXISTING IMPERVIOUS = 402,952 SF = 9.25 ACRES (25.2%)

PROPOSED OPEN SPACE = 1,013,551 SF = 23.27 ACRES (63.4%)  
PROPOSED IMPERVIOUS = 584,575 SF = 13.42 ACRES (36.6%)

### PARKING REQUIREMENTS:

TOWNHOUSE/DUPLEX DWELLINGS  
REQUIRED PARKING = 2 PER DWELLING UNIT  
PARKING PROVIDED = 2 PER UNIT (ATTACHED GARAGE)

GROUP LIVING/INDEPENDENT LIVING  
REQUIRED PARKING = 1/4 RESIDENTS + 1/EMPLOYEE = 694 + 26 = 44 STALLS  
PARKING PROVIDED = 175 STALLS  
NORTH MAPLECREST LOT = 37 STALLS (INCL. 2 ADA)  
EAST MAPLECREST LOT = 102 STALLS (INCL. 5 ADA)  
SOUTH MAPLECREST GARAGE = 36 STALLS (INCL. 2 ADA)

### SITE CONTROL AND BENCHMARKS:

BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS  
DATUM = NAD 83, IOWA SOUTH  
BENCHMARK DATUM = NAVD83, GEOID 18

POINT #61.925, ARROW ON HYDRANT  
NORTHING = 499,570.91  
EASTING = 1,621,702.67  
ELEVATION = 930.00'  
DESCRIPTION: AT THE N.W. CORNER, ROBIN GLEN DR. & N. E. ST.

POINT #9007, ARROW ON HYDRANT  
NORTHING = 499,888.38'  
EASTING = 1,621,065.58'  
ELEVATION = 935.04'  
DESCRIPTION: WEST OF INTERSECTION NEAR 1215 WESLEY LANE

POINT #85515, BURY BOLT ON HYDRANT  
NORTHING = 500,459.62'  
EASTING = 1,620,693.41'  
ELEVATION = 934.13'  
DESCRIPTION: AT THE N.E. CORNER, ANGELA DR. & WESLEY LANE

### GENERAL NOTES:

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

### PAVING NOTES:

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

### UTILITY NOTES:

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

### WETLAND NOTES:

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

### UTILITY CONFLICT NOTES:

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

### SOILS REPORT:

- REFERENCE SOILS REPORT PREPARED BY TERRACON (PN 08235308) FOR ADDITIONAL SOILS INFORMATION INCLUDING BUT NOT LIMITED TO SUBGRADE INFORMATION, FOOTING DESIGN, AND ANY POSSIBLE OVER EXCAVATION DUE TO POOR SOILS. CONTRACTOR RESPONSIBLE FOR ALL INFORMATION IN THE SOILS REPORT. NO CHANGE ORDERS WILL BE ISSUED AS IT RELATES TO ANYTHING SHOWN IN THE SOILS REPORT. PAVEMENT SECTIONS ON THE PLANS GOVERN OVER PAVEMENT THICKNESS IN THE SOILS REPORT.

### ANGELA DRIVE EXTENSION:

- FOR THE PUBLIC ANGELA DRIVE EXTENSION THE PRELIMINARY PLAT / SITE PLAN SHEETS SHALL BE USED FOR ROUGH GRADING, LANDSCAPING AND EROSION CONTROL PURPOSES ONLY. REFERENCE SEPARATE ANGELA DRIVE CONSTRUCTION PLANS FOR FINAL GRADING, PAVING & UTILITY DETAILS.

### PERMITTED LAND USES & BULK REGULATIONS:

#### TOWNHOUSE/DUPLEX DWELLINGS

SETBACKS:  
FRONT = 25 FEET  
SIDE = 8 FEET  
REAR = 30 FEET  
(REF. SETBACKS SHOWN ON PUD MASTER PLAN)

MIN. BUILDING SEPARATION = 20 FEET

MAX. BUILDING HEIGHT = 35 FEET (TO ROOF PEAK OF 2-STORY UNIT)

REQUIRED PARKING = 2 PER DWELLING UNIT (TO BE PROVIDED BY ATTACHED GARAGE AND/OR DRIVEWAY)

MINIMUM OPEN SPACE = 25.0%

FRONT STOOPS, STAIRS, DECKS AND PORCHES MAY ENCR OACH UP TO 6 FEET INTO THE REQUIRED FRONT YARD SETBACK

HORIZONTALLY PROJECTING ROOF OVERHANGS AND OTHER SIMILAR BUILDING PROJECTIONS MAY EXTEND UP TO 3 FEET INTO A REQUIRED SIDE YARD SETBACK PROVIDED NO PART OF A BUILDING IS CLOSER THAN 5 FEET TO A LOT LINE

STOOPS, STAIRS, DECKS AND PATIOS NOT ENCLOSED OR COVERED BY A ROOF MAY ENCR OACH UP TO 10 FEET INTO THE REQUIRED REAR SETBACK

REGULATIONS NOT COVERED WITHIN THIS PUD SHALL MEET CITY CODE OF ORDINANCES SECTION 165.09

#### GROUP LIVING/INDEPENDENT LIVING

SETBACKS:  
FRONT = 25 FEET, REDUCED TO 20' ON SOUTH & WEST SIDES OF MAPLECREST BUILDING  
SIDE = 8 FEET  
REAR = 30 FEET  
(REF. SETBACKS SHOWN ON PUD MASTER PLAN)

MIN. BUILDING SEPARATION = 20 FEET

MAX. BUILDING HEIGHT = 60 FEET

REQUIRED PARKING = 1 PER 4 RESIDENTS PLUS 1 PER EMPLOYEE AT MAX SHIFT

MINIMUM OPEN SPACE = 25.0%

REGULATIONS NOT COVERED WITHIN THIS PUD SHALL MEET CITY CODE OF ORDINANCES SECTION 165.09

### ARCHITECTURAL BUILDING GUIDELINES:

BUILDING DESIGN STANDARDS SHALL COMPLY WITH THE DESIGN STANDARDS CONTAINED WITHIN SECTION 165.09 OF THE CITY CODE.

### LANDSCAPE GUIDELINES:

SITE LANDSCAPING SHALL BE PROVIDED THROUGHOUT THE PUD AS THE PROPERTY DEVELOPS TO COMPLY WITH THE DESIGN STANDARDS CONTAINED WITHIN SECTION 165.08 OF THE CITY CODE.

ADDITIONAL LANDSCAPE SCREENING SHALL BE ADDED ALONG THE NORTH & EAST PROPERTY LINES TO SCREEN THE PROPOSED SITE IMPROVEMENTS FROM THE ADJACENT NEIGHBORHOODS. THE LANDSCAPING SHOWN ON THE MASTER PLAN IS FOR CONCEPTUAL PURPOSES ONLY AND THE EXACT AMOUNT OF SCREENING WILL BE DETERMINED WITH CITY STAFF DURING THE SITE PLANNING PROCESS.

### STORMWATER MANAGEMENT:

STORMWATER RUNOFF FROM PORTIONS OF THE EXISTING SITE DISCHARGES OFFSITE UNDETAINED AND IT MAY NOT BE FEASIBLE TO CAPTURE ALL OF THESE AREAS IN THE PROPOSED CONDITION. THEREFORE, STORMWATER BASINS & STORAGE WILL BE PROVIDED THROUGHOUT THE PROPOSED PUD TO CAPTURE AS MUCH STORMWATER RUNOFF AS POSSIBLE AS DEEMED ACCEPTABLE BY CITY STAFF.

### VEHICULAR CIRCULATION:

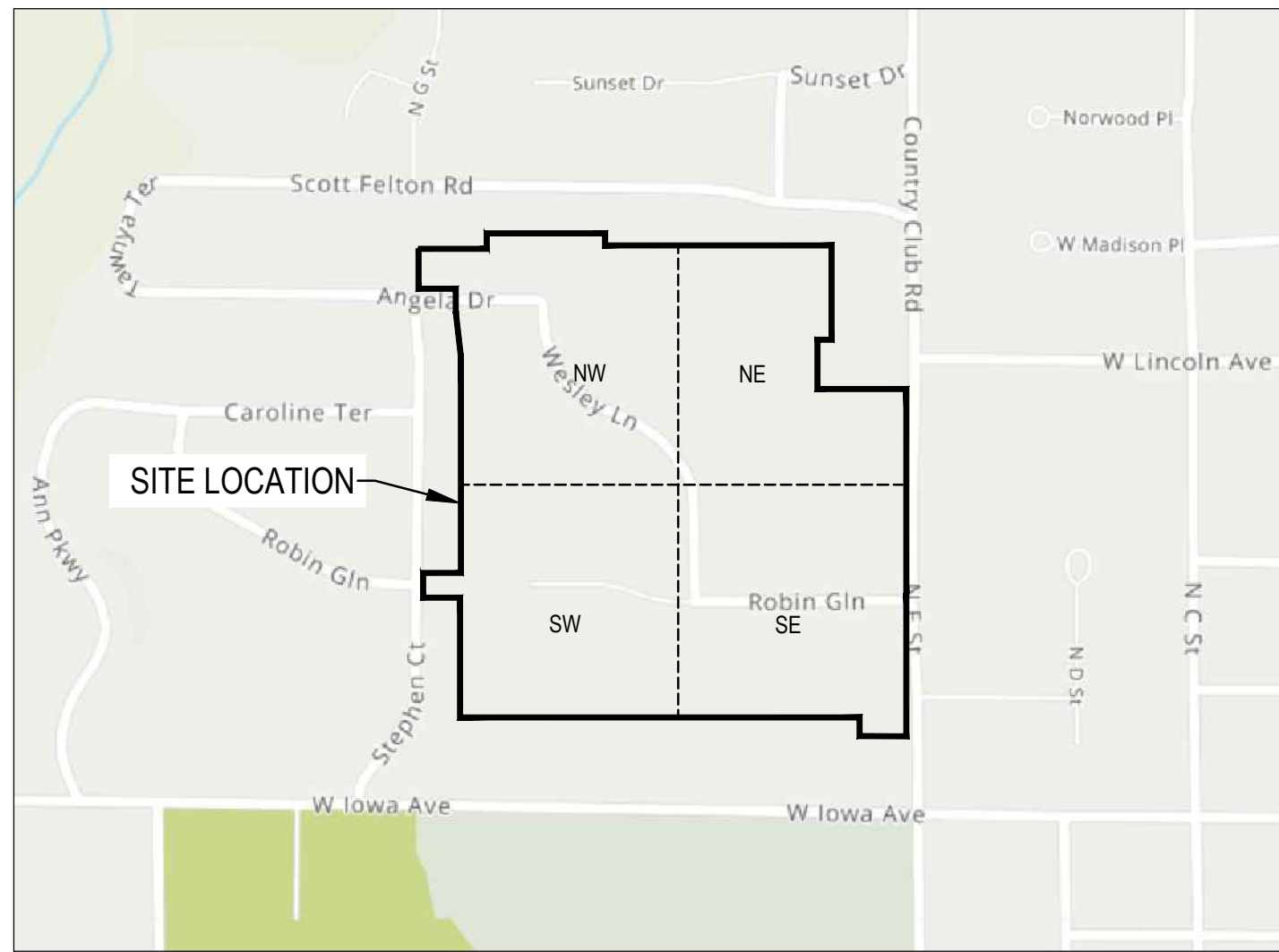
IN THE EXISTING & PROPOSED CONDITIONS ANGELA DRIVE IS CONNECTED TO ROBIN GLEN DRIVE VIA WESLEY LANE. ROBIN GLEN DRIVE CONNECTS TO N E STREET WHICH ACTS AS THE PRIMARY NORTH SOUTH COLLECTOR FOR THE DEVELOPMENT. THE NEW PUBLIC ROADWAYS WILL BE CONSTRUCTED IN ACCORDANCE WITH CITY SPECIFICATIONS.

### PEDESTRIAN CIRCULATION:

IN THE EXISTING CONDITION PUBLIC SIDEWALKS ARE PROVIDED ALONG ANGELA DRIVE, WESLEY LANE AND ROBIN GLEN DRIVE WHICH PROVIDES WALK CONNECTIONS TO THE EXISTING PUBLIC SIDEWALK ALONG N E STREET. IN THE PROPOSED CONDITION NEW S' PUBLIC SIDEWALKS WILL BE ADDED ALONG BOTH SIDES OF THE NEW ANGELA DRIVE EXTENSION. ADDITIONAL SIDEWALKS WILL BE PROVIDED THROUGHOUT THE SITE TO PROVIDE CONNECTIONS TO THE EXISTING PUBLIC WALKS IN ACCORDANCE WITH CITY & ADA SPECIFICATIONS.

### CITY NOTES:

- 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.
- THE SUBDIVIDER SHALL CAUSE THE INSTALLATION OF ALL IMPROVEMENTS TO BE INSPECTED TO ENSURE COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF INDIANOLA'S SUBDIVISION CODE.
- THE OWNER/DEVELOPER AND THE CONTRACTOR ARE RESPONSIBLE TO PROVIDE AS-BUILT SURVEYS OF BASINS AND OVERFLOW CHANNELS AND PROVIDE A REPORT DEMONSTRATING THAT SURFACE ELEVATIONS AND BASIN VOLUMES MEET THOSE INDICATED ON APPROVED CONSTRUCTION DOCUMENTS. OWNER SHALL SUBMIT CAD OUTPUT FILES VERIFYING THAT COMPLETED BASINS MATCH OR EXCEED DESIGN VOLUMES.
- ALL PUBLIC STORM SEWER PIPES AND STRUCTURES SHALL BE CONCRETE.
- ALL NEW GROUND AND BUILDING SIGNAGE ARE REVIEWED SEPARATELY. A SIGN PERMIT MUST BE ACQUIRED THROUGH THE COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO ERECTION OF NEW SIGNAGE.
- BUILDING PERMIT(S) MUST BE OBTAINED FROM THE CITY OF INDIANOLA COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO CONSTRUCTION.
- ALL EXTERIOR-MOUNTED AND ROOF-TOP BUILDING EQUIPMENT, INCLUDING HVAC, MECHANICAL EQUIPMENT, VENTS, PIPING, ROOF ACCESS LADDER, AND UTILITY METERS SHALL BE LOCATED OUT OF VIEW AND SCREENED FROM ALL ADJACENT STREETS AND RESIDENTIALLY DEVELOPED OR ZONED PROPERTIES.
- ALL ADA SIGNAGE TO COMPLY WITH APPLICABLE STATE AND FEDERAL REQUIREMENTS.
- ALL RETAINING WALLS OVER 4 FEET IN HEIGHT WILL REQUIRE ENGINEERING AND A BUILDING PERMIT TO BE SUBMITTED AND REVIEWED TO THE CITY OF INDIANOLA COMMUNITY DEVELOPMENT DEPARTMENT.



VICINITY MAP  
SCALE: 1" = 500'

#### LEGEND:

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

⊙ STORM MANHOLE

⊙ CURB INTAKE

⊙ SURFACE INTAKE

⊙ FLARED END SECTION

⊙ SANITARY MANHOLE

⊙ CLEANOUT

⊙ FIRE HYDRANT

⊙ SPRINKLER

⊙ IRRIGATION CONTROL VALVE

⊙ WATER MANHOLE

⊙ WELL

⊙ WATER VALVE

⊙ WATER SHUT OFF

⊙ YARD HYDRANT

⊙ ELECTRIC MANHOLE

⊙ ELECTRIC METER

⊙ ELECTRIC RISER

⊙ ELECTRIC VAULT

⊙ POWER POLE

⊙ TRANSFORMER POLE

⊙ LIGHT POLE

⊙ ELECTRIC JUNCTION BOX

⊙ ELECTRIC PANEL

⊙ TRANSFORMER

⊙ GROUND LIGHT

⊙ GUY WIRE

⊙ ELECTRIC HANDHOLE

⊙ GAS METER

⊙ GAS VALVE

⊙ AIR CONDITIONING UNIT

⊙ TELEPHONE RISER

⊙ TELEPHONE VAULT

⊙ TELEPHONE MANHOLE

⊙ TRAFFIC SIGNAL MANHOLE

⊙ FIBER OPTIC MANHOLE

⊙ FIBER OPTIC RISER

⊙ FIBER OPTIC VAULT

⊙ CABLE TV RISER

⊙ SIGN

⊙ BOLLARDS

⊙ DENOTES NUMBER OF PARKING STALLS

⊙ PROPERTY CORNER - FOUND AS NOTED

⊙ PROPERTY CORNER- PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID # 14775 OR AS NOTED

⊙ SECTION CORNER - FOUND AS NOTED

▲ SITE CONTROL POINT - MONUMENT AS NOTED

#### ABBREVIATIONS:

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

#### UTILITY MAPS PROVIDED BY & CONTACT INFO:

- ELECTRIC (IMU ELECTRIC / 515-962-5283)
- STORM AND SANITARY (CITY OF INDIANOLA / 515-961-9416)
- FIBER OPTIC CENTURYLINK / 918-547-0147 & IMU FIBER / 515-962-5283)
- CABLE (PROVIDER / CONTACT INFO)
- GAS (MIDAMERICAN / 515-252-6632)
- WATER (IMU WATER / 515-961-9444)



#### UTILITY NOTE:

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



#### REFERENCE NUMBER:

#### DRAWN BY:

EWV

#### REVISION DATE:

04-17-24 CITY SUBMITTAL  
06-12-24 50% CD SET  
07-01-24 CITY SUBMITTAL  
07-10-24 75% CD SET  
08-06-24 CITY SUBMITTAL  
08-16-24 95% CD SET  
09-09-24 CITY SUBMITTAL

#### PROJECT NUMBER:

210592-2

#### SHEET NAME:

COVER SHEET

#### SHEET NUMBER:

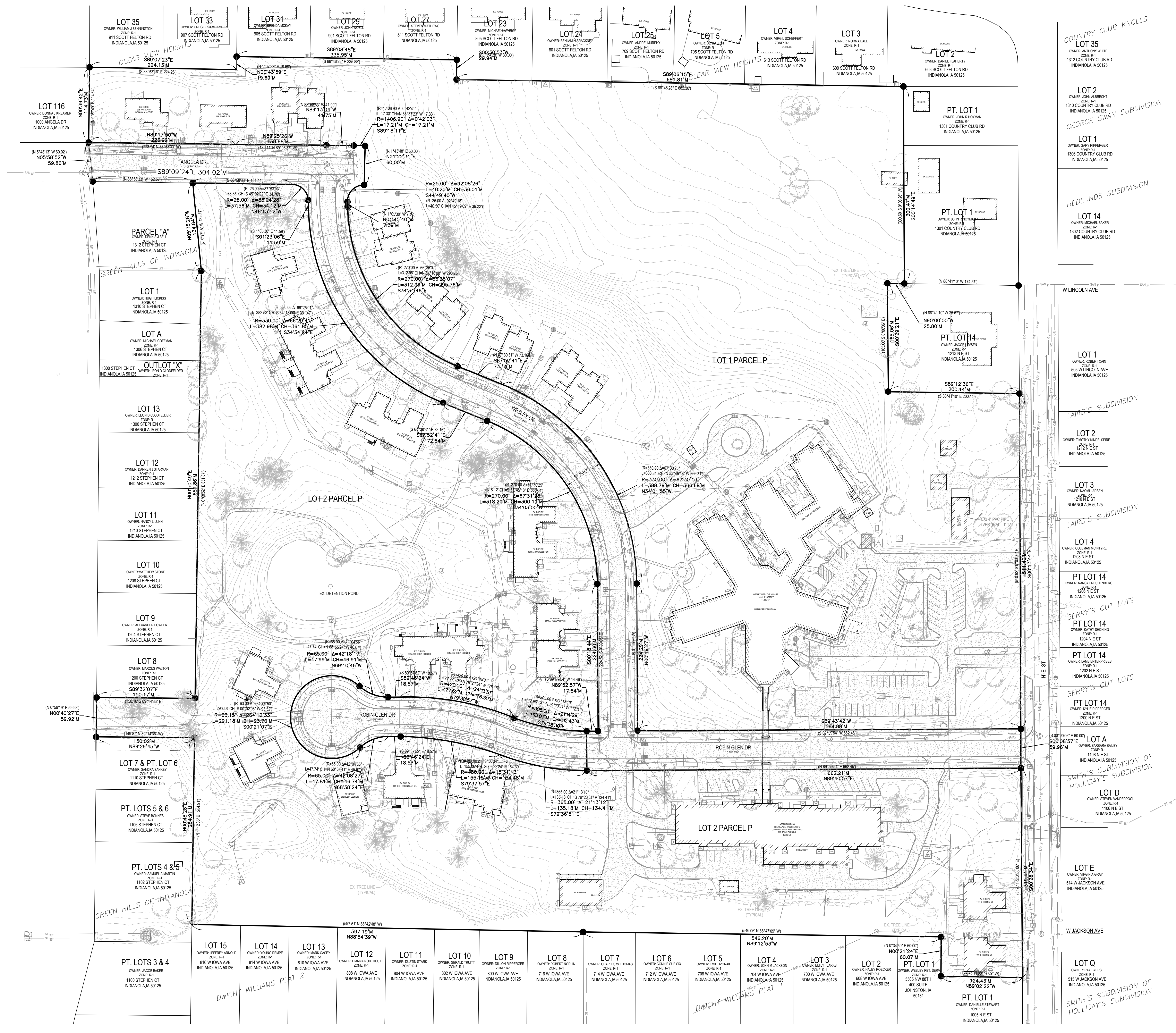
C0.1



# THE VILLAGE, A WESLEYLIFE COMMUNITY

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## PRELIMINARY PLAT / SITE PLAN



**BISHOP**  
**ENGINEERING +**  
1106 N. Dodge St, Iowa City, IA 52240 Ph: 319-259-7220

PRELIMINARY PLAT / SITE PLAN

**THE VILLAGE, A WESLEYLIFE COMMUNITY**

**1203 N E STREET**

INDIANOLA, IOWA

|                                                                                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| REFERENCE NUMBER:                                                                                                                                                                               |
| DRAWN BY:<br>EWM                                                                                                                                                                                |
| REVISION DATE:<br>04-17-24 CITY SUBMITTAL<br>06-12-24 50% CD SET<br>07-01-24 CITY SUBMITTAL<br>07-10-24 75% CD SET<br>08-06-24 CITY SUBMITTAL<br>08-16-24 95% CD SET<br>09-09-24 CITY SUBMITTAL |
| PROJECT NUMBER:<br><b>210592-2</b>                                                                                                                                                              |
| SHEET NAME:<br>EXISTING<br>CONDITIONS                                                                                                                                                           |
| SHEET NUMBER:<br><b>C0.2</b>                                                                                                                                                                    |

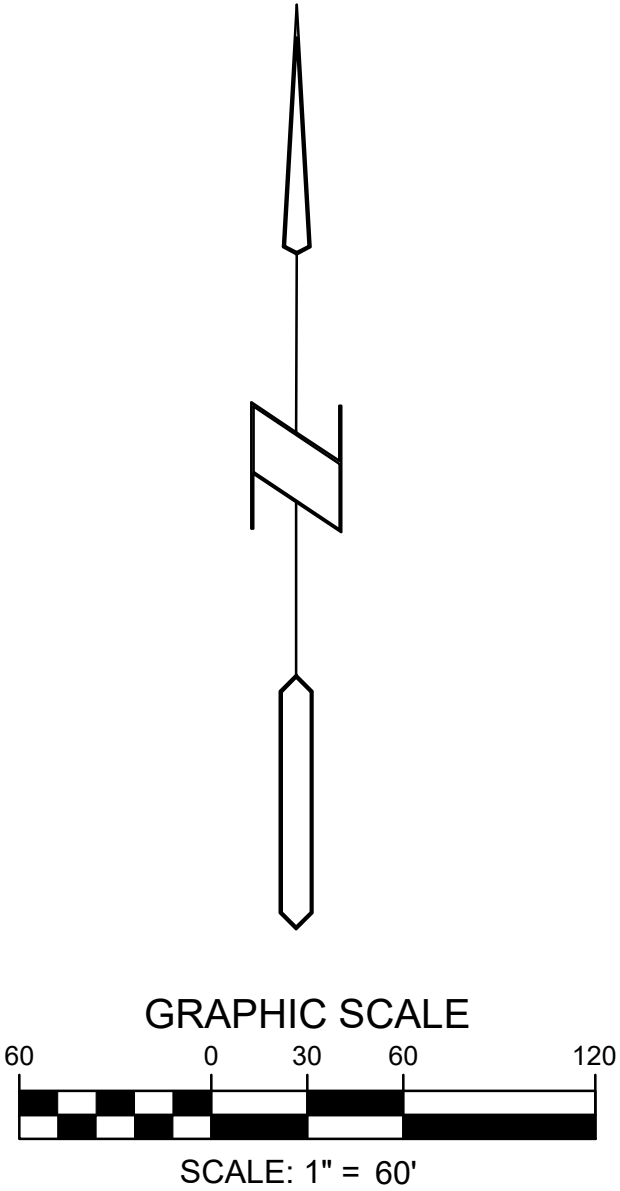


THE VILLAGE, A WESLEYLIFE COMMUNITY  
PRELIMINARY PLAT / SITE PLAN



- DEMO NOTES:
1. SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB.
  2. PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE CONSTRUCTION FENCE AT THE DRIP LINE.
  3. A BUILDING PERMIT WILL BE REQUIRED FOR THE RELOCATION OF THE ENCROACHING SHED. SHOULD THE SHED BE DEMOLISHED, A DEMOLITION PERMIT MAY BE REQUIRED BY THE CITY OF INDIANOLA.
  4. WORK WITHIN THE RIGHT-OF-WAY WILL REQUIRE A RIGHT-OF-WAY PERMIT FROM THE CITY OF INDIANOLA.
  5. COORDINATE REMOVAL OF ALL ELECTRICAL & MECHANICAL EQUIPMENT WITH ELEC/MECH PLANS.
  6. COORDINATE REMOVAL OF ALL BUILDING/CANOPY AREAS WITH STRUCTURAL & ARCHITECTURAL PLANS.

- DEMO LEGEND:
- AREA TO BE REMOVED
  - EX. TREE/STUMP TO BE REMOVED



PRELIMINARY PLAT / SITE PLAN  
THE VILLAGE, A WESLEYLIFE COMMUNITY  
1203 N E STREET  
INDIANOLA, IOWA

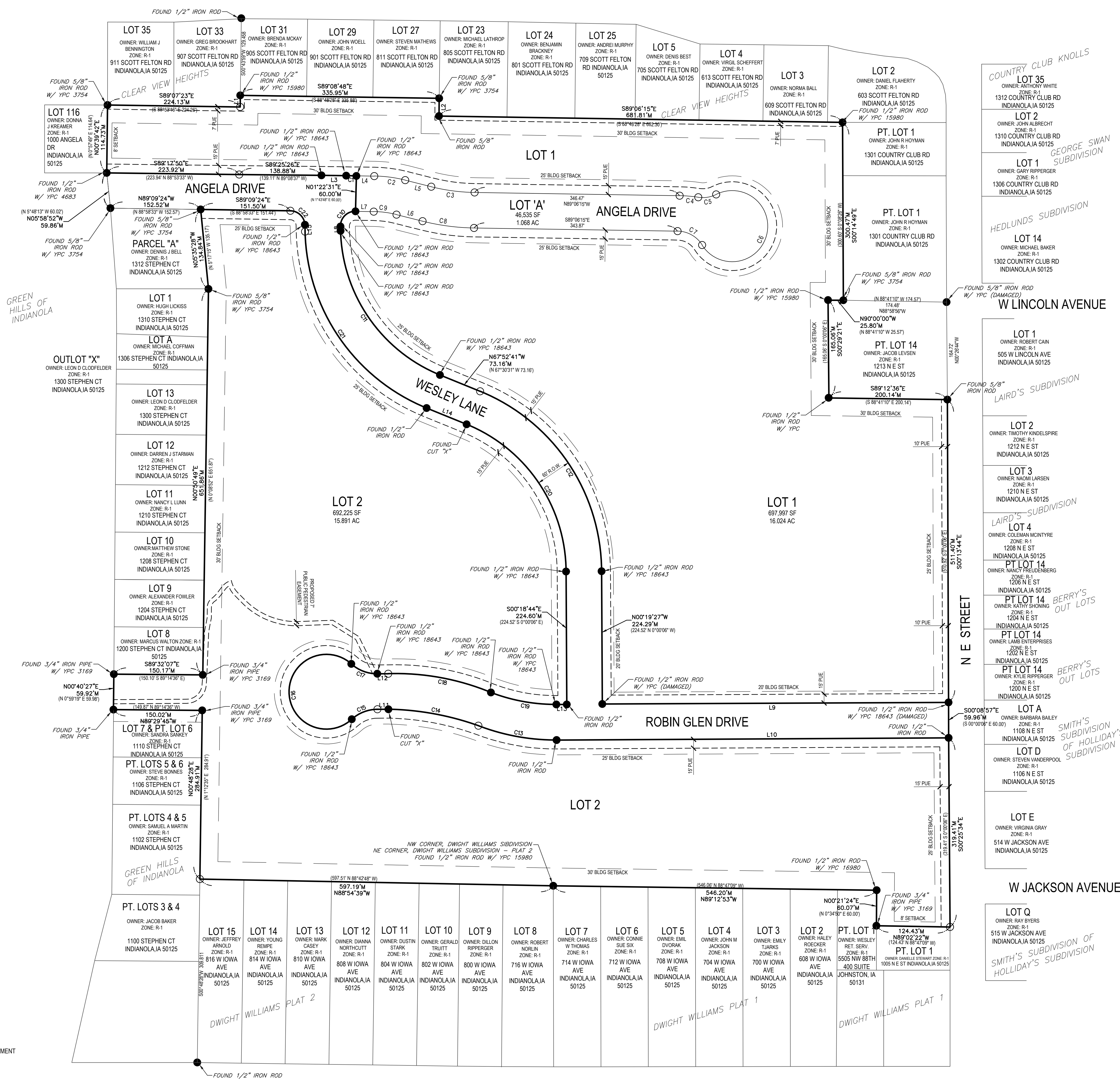
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| DRAWN BY:<br>EWM                                                                                                                                                                                |
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| PROJECT NUMBER:<br>210592-2                                                                                                                                                                     |
| SHEET NAME:<br>DEMO PLAN                                                                                                                                                                        |
| SHEET NUMBER:<br>C1.1                                                                                                                                                                           |



ABBREVIATIONS:  
AC ACRES  
PUE PUBLIC UTILITY EASEMENT  
TYP TYPICAL  
N NORTH  
S SOUTH  
E EAST  
W WEST  
YPC YELLOW PLASTIC CAP  
MPE MINIMUM PROTECTION ELEVATION  
SF SQUARE FOOTAGE  
POB POINT OF BEGINNING  
POC POINT OF COMMENCEMENT

LEGEND:

- PROPERTY CORNER - FOUND AS NOTED
- PROPERTY CORNER- PLACED 5/8" IRON ROD WITH YELLOW PLASTIC CAP ID #14775
- ⊕ SECTION CORNER - FOUND AS NOTED
- ✕ CUT "X" IN PAVEMENT
- ADDRESS



SURVEY NOTES:

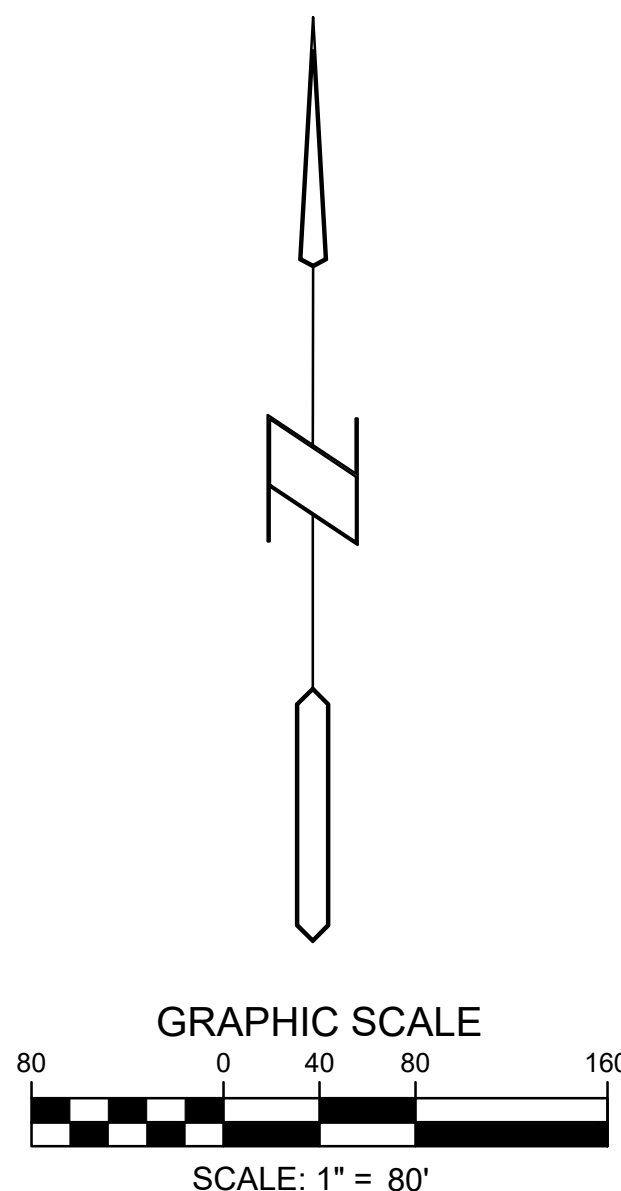
THIS PLAT HAS AN ERROR OR CLOSURE OF LESS THAN 1.0 FEET IN 10,000.0 FEET. EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 5,000.0 FEET.

ALL CORNERS HAVE BEEN PLACED WITH A 5/8 INCH IRON ROD UNLESS NOTED OTHERWISE. ALL CORNERS PLACED HAVE A YELLOW PLASTIC IDENTIFICATION CAP NO. 14775.

LOT 'A' IS A STREET LOT AND WILL BE DEEDED TO THE CITY OF INDIANOLA.

| Curve Table |                      |                              |                    |                    |
|-------------|----------------------|------------------------------|--------------------|--------------------|
| CURVE #     | RADIUS               | DELTA                        | LENGTH             | CHORD              |
| C1          | 1406.90<br>(1409.90) | 0° 42' 03"<br>(0°42'41")     | 17.21<br>(17.33)   | 17.21<br>(17.33)   |
| C2          | 228.00               | 013° 15' 12"                 | 52.74              | 52.62              |
| C3          | 320.00               | 013° 15' 12"                 | 74.02              | 73.86              |
| C4          | 228.00               | 007° 57' 13"                 | 31.65              | 31.62              |
| C5          | 50.00                | 035° 40' 14"                 | 31.13              | 30.63              |
| C6          | 60.00                | 264° 41' 38"                 | 277.19             | 88.69              |
| C7          | 50.00                | 056° 58' 36"                 | 49.72              | 47.70              |
| C8          | 380.00               | 013° 15' 12"                 | 87.90              | 87.70              |
| C9          | 168.00               | 013° 15' 12"                 | 38.86              | 38.77              |
| C10         | 25.00                | 092° 08' 26"<br>(92°49'18")  | 40.20<br>(40.50)   | 36.01<br>(36.22)   |
| C11         | 270.00               | 066° 25' 07"<br>(66°25'01")  | 312.99<br>(312.98) | 295.76<br>(298.75) |
| C12         | 330.00               | 067° 30' 13"<br>(67°30'25")  | 388.79<br>(388.81) | 366.69<br>(366.71) |
| C13         | 365.00<br>(365.00)   | 021° 13' 12"<br>(21°13'10")  | 135.18<br>(135.18) | 134.41<br>(134.41) |
| C14         | 480.00<br>(480.00)   | 018° 31' 13"<br>(18°30'34")  | 155.15<br>(155.06) | 154.48<br>(154.39) |
| C15         | 65.00<br>(65.00)     | 042° 08' 27"<br>(42°04'55")  | 47.81<br>(47.74)   | 46.74<br>(46.67)   |
| C16         | 63.00<br>(63.00)     | 264° 12' 33"<br>(264°09'50") | 291.18<br>(290.46) | 93.70<br>(93.52)   |
| C17         | 65.00<br>(65.00)     | 042° 18' 17"<br>(42°04'55")  | 47.89<br>(47.74)   | 46.91<br>(46.87)   |
| C18         | 420.00<br>(420.00)   | 024° 13' 51"<br>(24°13'04")  | 177.62<br>(177.77) | 176.30<br>(176.45) |
| C19         | 305.00<br>(305.00)   | 021° 14' 29"<br>(21°13'10")  | 113.07<br>(112.96) | 112.43<br>(112.31) |
| C20         | 270.00<br>(270.00)   | 067° 31' 28"<br>(67°30'25")  | 318.20<br>(318.12) | 300.10<br>(300.04) |
| C21         | 330.00<br>(330.00)   | 066° 29' 41"<br>(66°29'41")  | 382.98<br>(382.98) | 361.85<br>(361.85) |
| C22         | 25.00<br>(25.00)     | 086° 04' 28"<br>(87°50'05")  | 37.56<br>(38.35)   | 34.12<br>(34.70)   |

| Line Table |                  |
|------------|------------------|
| L1         | 19.69<br>(19.69) |
| L2         | 29.94<br>(30.00) |
| L3         | 41.75<br>(41.90) |
| L4         | 30.36            |
| L5         | 45.38            |
| L6         | 45.38            |
| L7         | 30.86            |
| L8         | 7.39<br>(7.42)   |
| L9         | 584.88           |
| L10        | 662.21           |
| L11        | 18.57<br>(18.57) |
| L12        | 18.57<br>(18.57) |
| L13        | 17.54<br>(14.46) |
| L14        | 72.84<br>(73.16) |
| L15        | 11.59<br>(11.59) |



PRELIMINARY PLAT / SITE PLAN  
THE VILLAGE, A WESLEYVILLE COMMUNITY  
1203 N E STREET  
INDIANOLA, IOWA

REFERENCE NUMBER:

DRAWN BY:  
EWM

REVISION DATE:  
04-17-24 CITY SUBMITTAL  
06-12-24 50% CD SET  
07-01-24 CITY SUBMITTAL  
07-10-24 75% CD SET  
08-06-24 CITY SUBMITTAL  
08-16-24 95% CD SET  
09-09-24 CITY SUBMITTAL

PROJECT NUMBER:  
210592-2

SHEET NAME:  
PRELIMINARY  
PLAT

SHEET NUMBER:  
C2.0



THE VILLAGE, A WESLEYLIFE COMMUNITY  
PRELIMINARY PLAT / SITE PLAN





THE VILLAGE, A WESLEYLIFE COMMUNITY  
PRELIMINARY PLAT / SITE PLAN



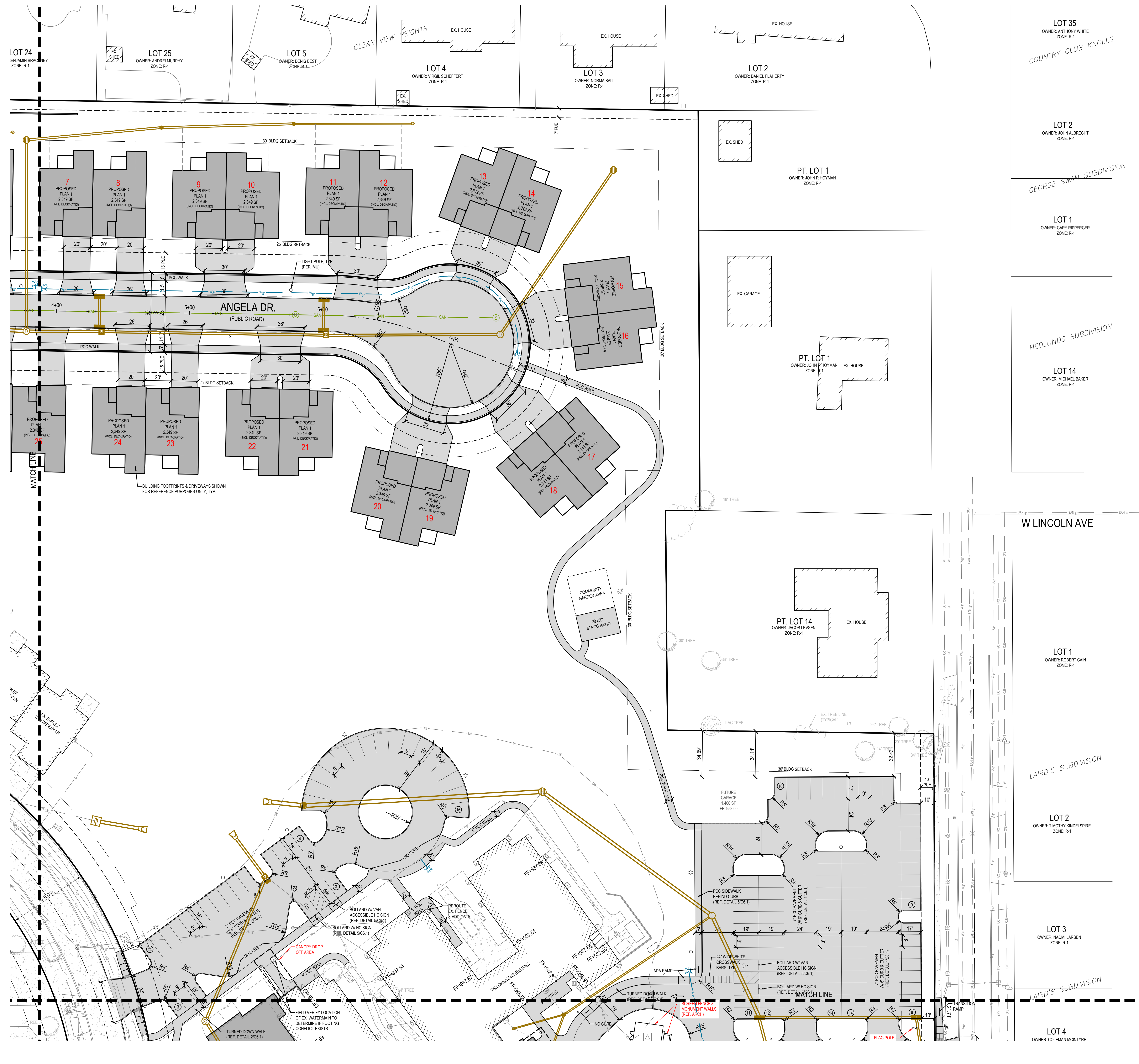
PRELIMINARY PLAT / SITE PLAN  
THE VILLAGE, A WESLEYLIFE COMMUNITY  
1203 N E STREET  
INDIANOLA, IOWA

**BISHOP**  
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|                                                                                                                                                                                                 |
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| PROJECT NUMBER:<br>210592-2                                                                                                                                                                     |
| SHEET NAME:<br>PROPOSED<br>NW LAYOUT<br>PLAN                                                                                                                                                    |
| SHEET NUMBER:<br>C2.2                                                                                                                                                                           |



**THE VILLAGE, A WESLEYLIFE COMMUNITY**  
**PRELIMINARY PLAT / SITE PLAN**



PRELIMINARY PLAT / SITE PLAN

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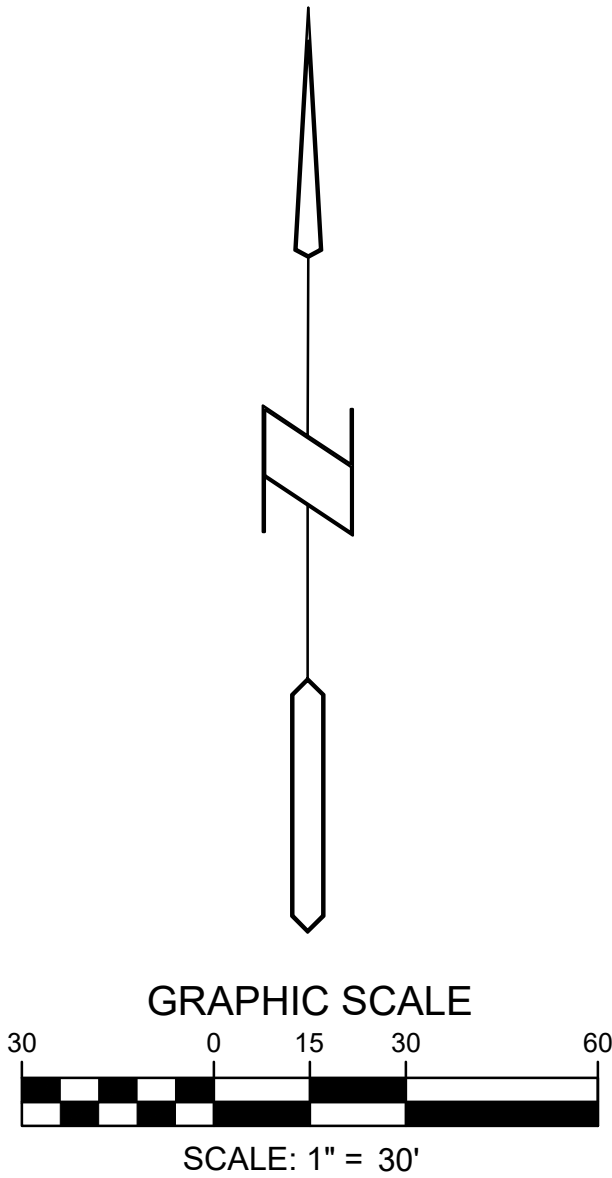
**THE VILLAGE, A WESLEYLIFE COMMUNITY**  
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| PROJECT NUMBER:<br>210592-2                                                                                                                                                                     |
| SHEET NAME:<br>PROPOSED<br>NE LAYOUT<br>PLAN                                                                                                                                                    |
| SHEET NUMBER:<br>C2.3                                                                                                                                                                           |

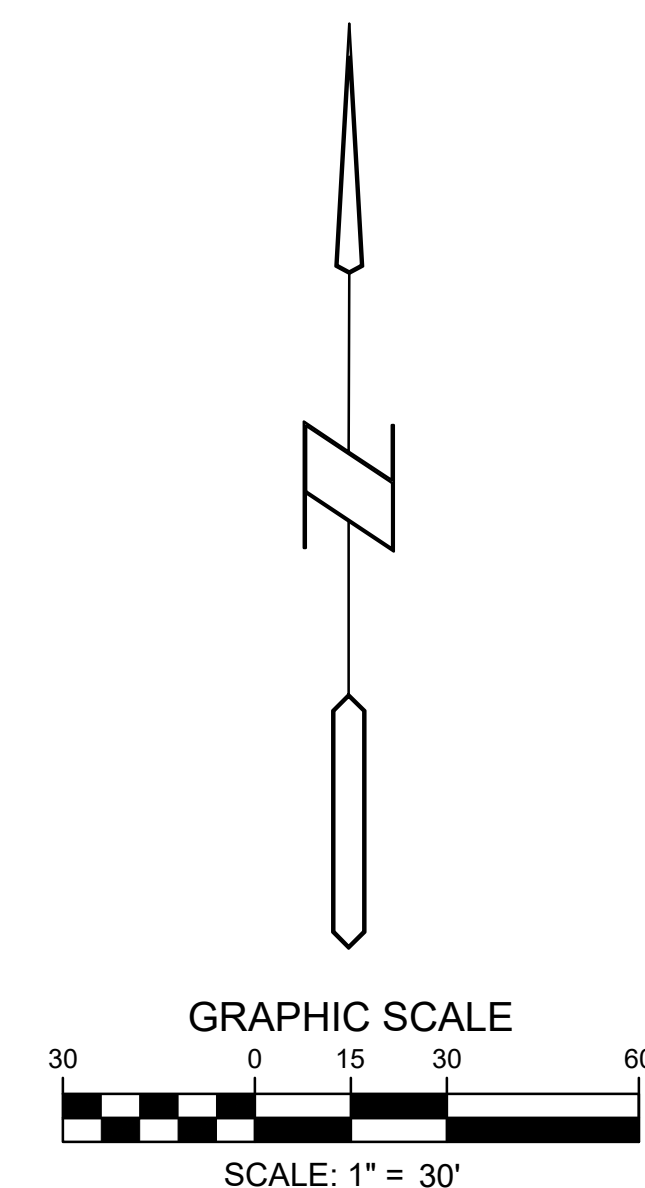
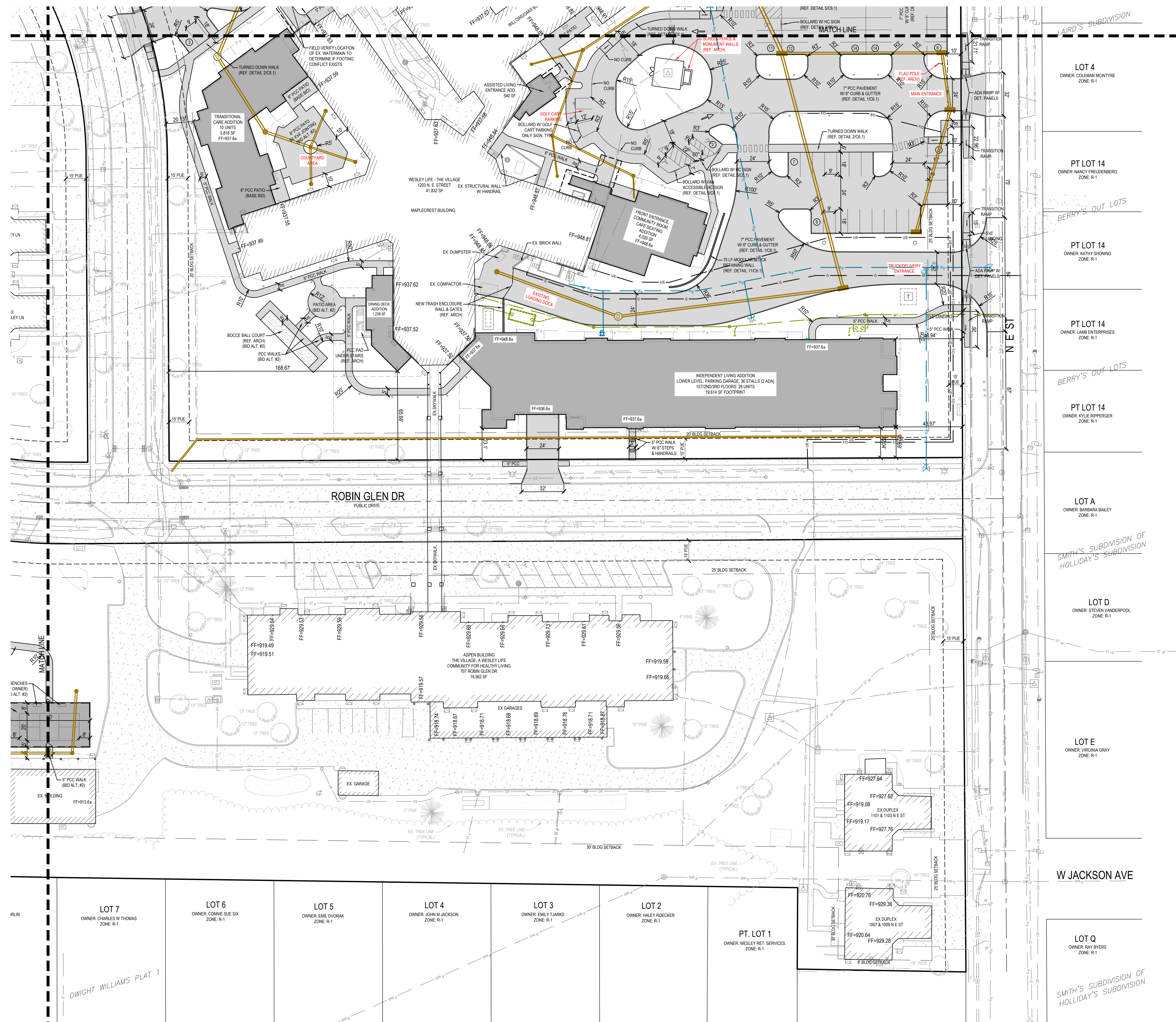


9/9/2024 9:02:59 AM L:\LAND PROJECTS 2021\210592-2 WESLEY\DWG\PRELIMINARY PLAT DWG\01 PRELIMINARY PLAT COVER & DEMO & LAYOUT.DWG





**THE VILLAGE, A WESLEYLIFE COMMUNITY**  
**PRELIMINARY PLAT / SITE PLAN**



PRELIMINARY PLAT / SITE PLAN

**THE VILLAGE, A WESLEYLIFE COMMUNITY**

**1203 N E STREET**

INDIANOLA, IOWA

**BISHOP**  
ENGINEERING +

1106 N. Dodge St., Iowa City, IA 52240 Ph: 319-259-7220

|                                                                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| REFERENCE NUMBER:                                                                                                                                                                           |
| DRAWN BY:<br>EWM                                                                                                                                                                            |
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| PROJECT NUMBER:<br>210592-2                                                                                                                                                                 |
| SHEET NAME:<br>PROPOSED<br>SE LAYOUT<br>PLAN                                                                                                                                                |
| SHEET NUMBER:<br>C2.5                                                                                                                                                                       |

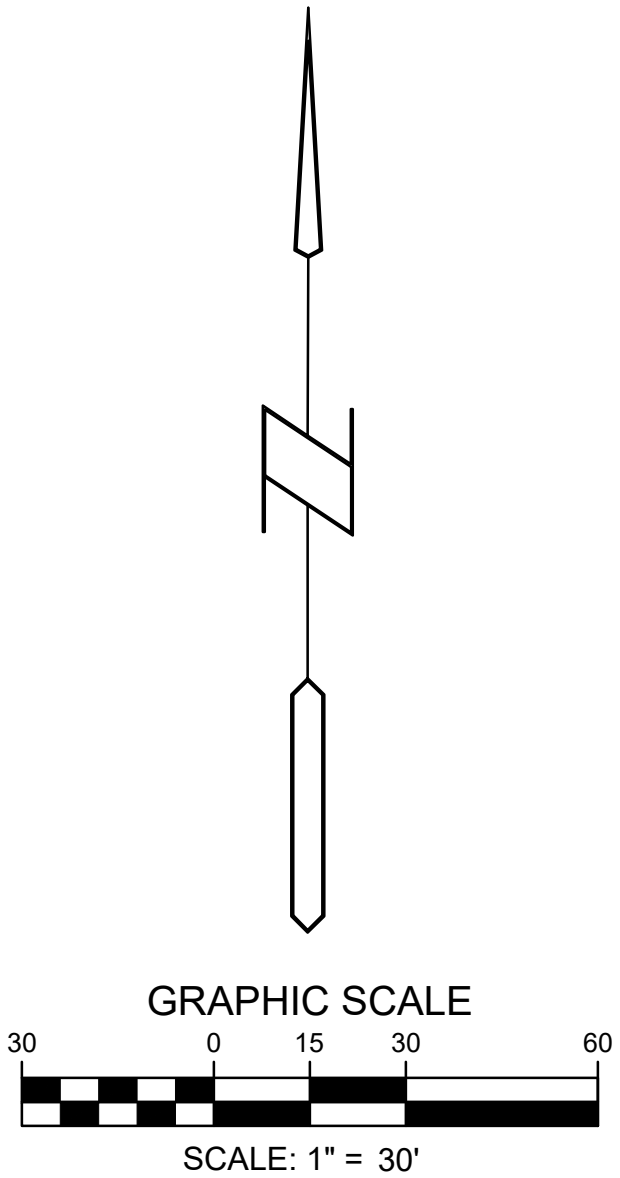


THE VILLAGE, A WESLEYLIFE COMMUNITY  
PRELIMINARY PLAT / SITE PLAN





THE VILLAGE, A WESLEYLIFE COMMUNITY  
PRELIMINARY PLAT / SITE PLAN

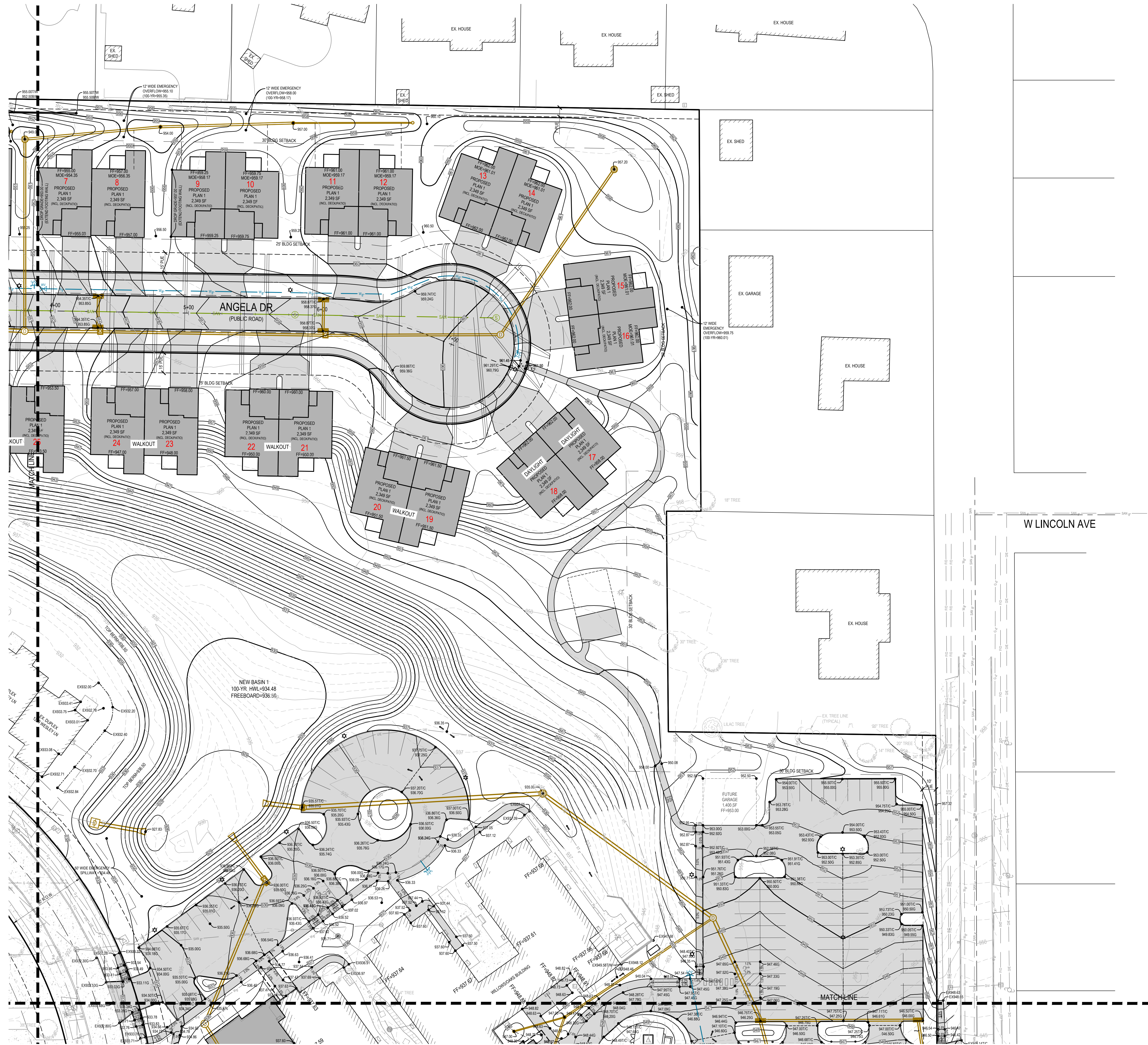


PRELIMINARY PLAT / SITE PLAN  
THE VILLAGE, A WESLEYLIFE COMMUNITY  
1203 N E STREET  
INDIANOLA, IOWA

|                                                                                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| REFERENCE NUMBER:                                                                                                                                                                               |
| DRAWN BY:<br>EWM                                                                                                                                                                                |
| REVISION DATE:<br>04-17-24 CITY SUBMITTAL<br>06-12-24 50% CD SET<br>07-01-24 CITY SUBMITTAL<br>07-10-24 75% CD SET<br>08-06-24 CITY SUBMITTAL<br>08-16-24 95% CD SET<br>09-09-24 CITY SUBMITTAL |
| PROJECT NUMBER:<br>210592-2                                                                                                                                                                     |
| SHEET NAME:<br>PROPOSED<br>NW GRADING<br>PLAN                                                                                                                                                   |
| SHEET NUMBER:<br>C3.2                                                                                                                                                                           |



THE VILLAGE, A WESLEYLIFE COMMUNITY  
PRELIMINARY PLAT / SITE PLAN

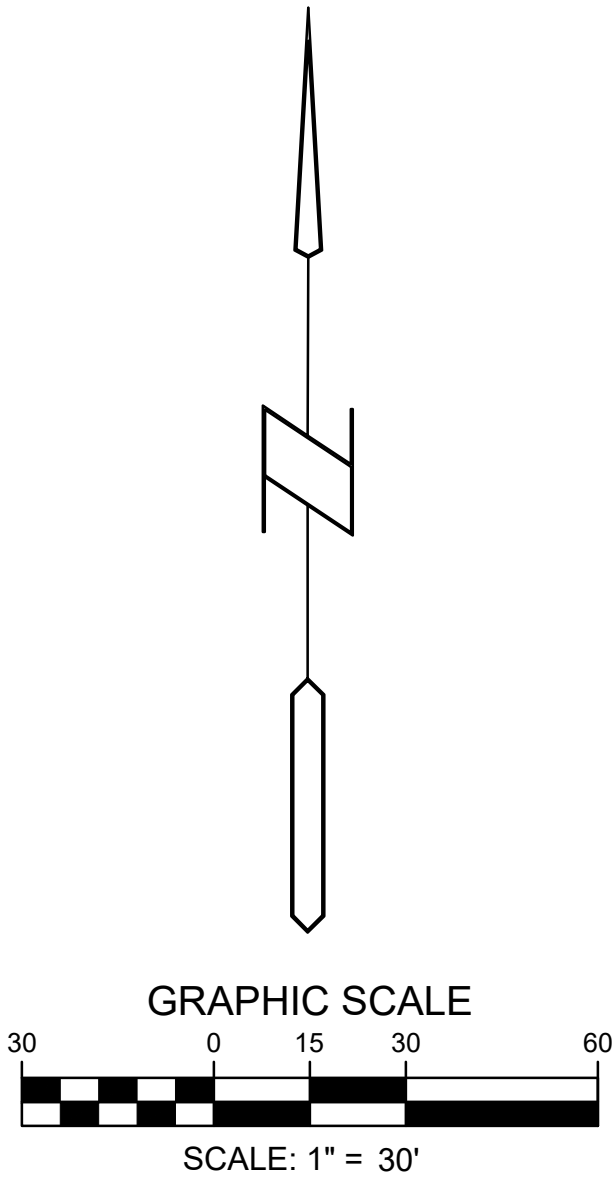
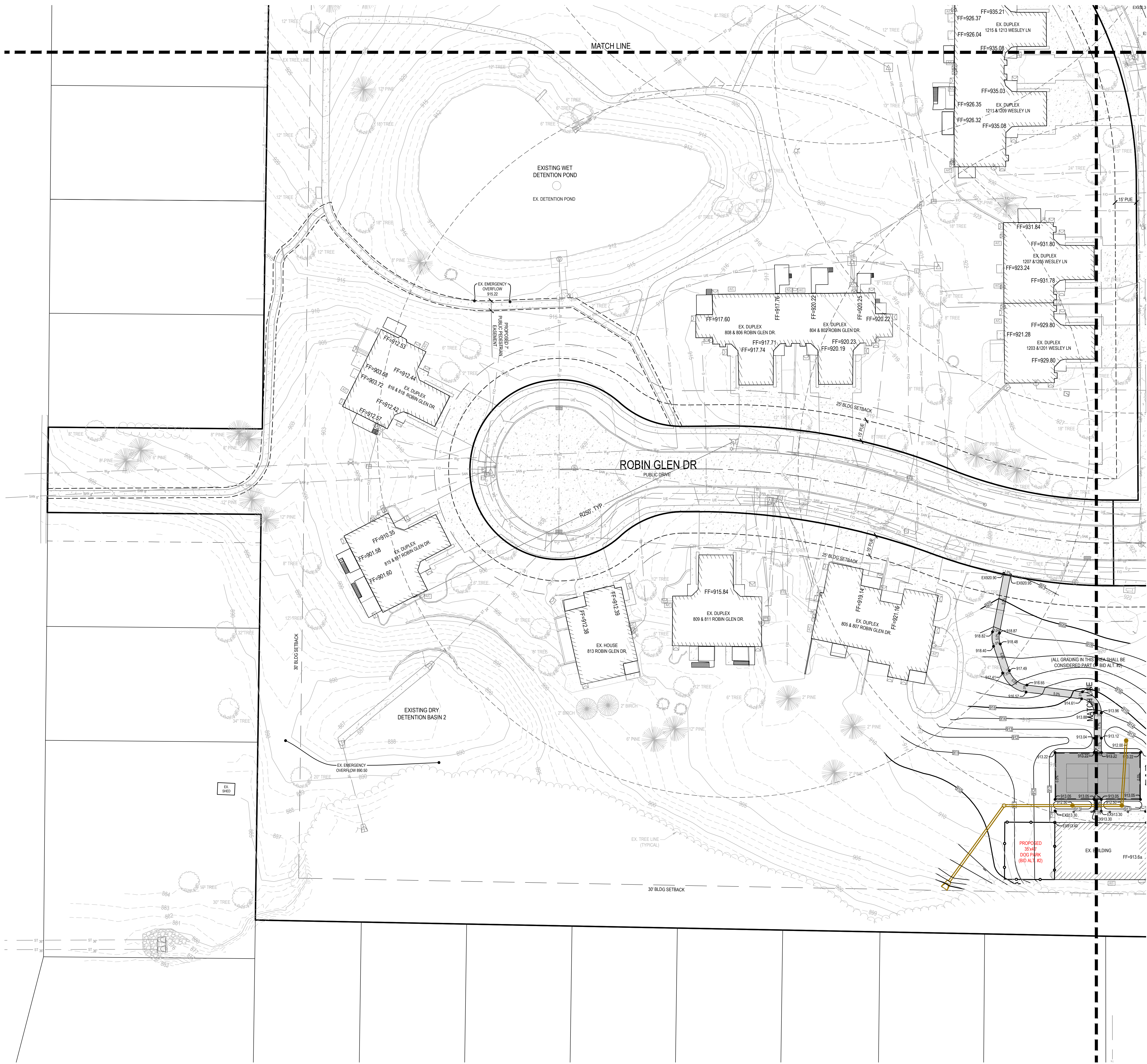


PRELIMINARY PLAT / SITE PLAN  
THE VILLAGE, A WESLEYLIFE COMMUNITY  
1203 N E STREET  
INDIANOLA, IOWA

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| REFERENCE NUMBER:                                                                                                                                                                               |
| DRAWN BY:<br>EWM                                                                                                                                                                                |
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| PROJECT NUMBER:<br>210592-2                                                                                                                                                                     |
| SHEET NAME:<br>PROPOSED<br>NE GRADING<br>PLAN                                                                                                                                                   |
| SHEET NUMBER:<br>C3.3                                                                                                                                                                           |



THE VILLAGE, A WESLEYLIFE COMMUNITY  
PRELIMINARY PLAT / SITE PLAN

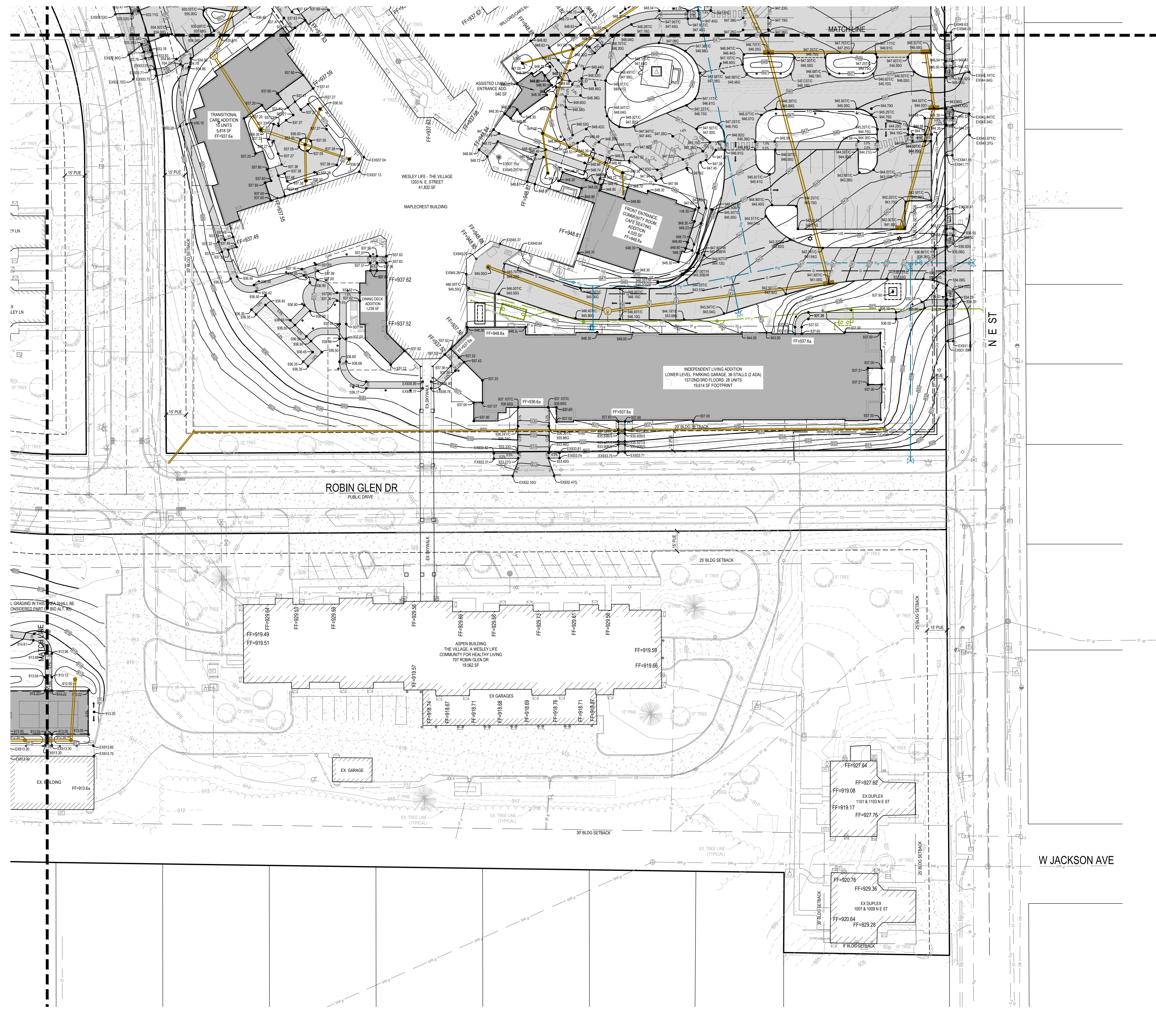


PRELIMINARY PLAT / SITE PLAN  
THE VILLAGE, A WESLEYLIFE COMMUNITY  
1203 N E STREET  
INDIANOLA, IOWA

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| REFERENCE NUMBER:                                                                                                                                                                               |
| DRAWN BY:<br>EWM                                                                                                                                                                                |
| REVISION DATE:<br>04-17-24 CITY SUBMITTAL<br>06-12-24 50% CD SET<br>07-01-24 CITY SUBMITTAL<br>07-10-24 75% CD SET<br>08-06-24 CITY SUBMITTAL<br>08-16-24 95% CD SET<br>09-09-24 CITY SUBMITTAL |
| PROJECT NUMBER:<br>210592-2                                                                                                                                                                     |
| SHEET NAME:<br>PROPOSED<br>SW GRADING<br>PLAN                                                                                                                                                   |
| SHEET NUMBER:<br>C3.4                                                                                                                                                                           |

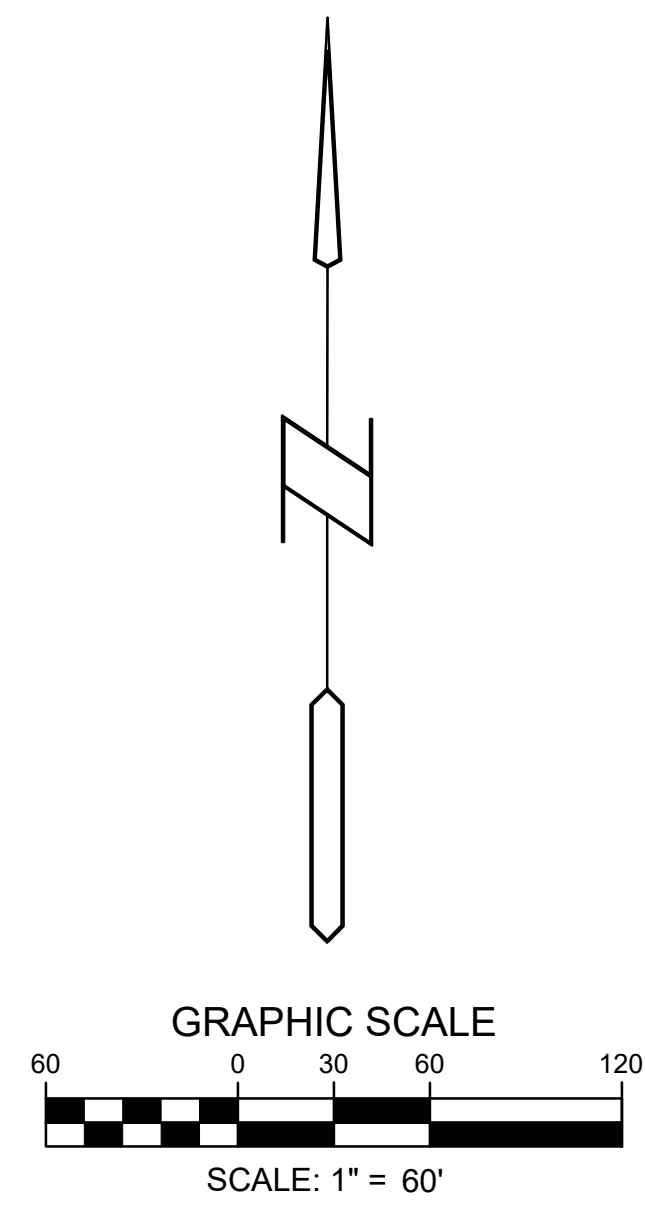


**THE VILLAGE, A WESLEYLIFE COMMUNITY**  
**PRELIMINARY PLAT / SITE PLAN**





THE VILLAGE, A WESLEYLIFE COMMUNITY  
PRELIMINARY PLAT / SITE PLAN



PRELIMINARY PLAT / SITE PLAN  
THE VILLAGE, A WESLEYLIFE COMMUNITY  
1203 N E STREET  
INDIANOLA, IOWA

|                                                                                                                                                                                                 |
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| REFERENCE NUMBER:                                                                                                                                                                               |
| DRAWN BY:<br>EWM                                                                                                                                                                                |
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| PROJECT NUMBER:<br>210592-2                                                                                                                                                                     |
| SHEET NAME:<br>PROPOSED<br>OVERALL<br>UTILITY PLAN                                                                                                                                              |
| SHEET NUMBER:<br>C4.1                                                                                                                                                                           |

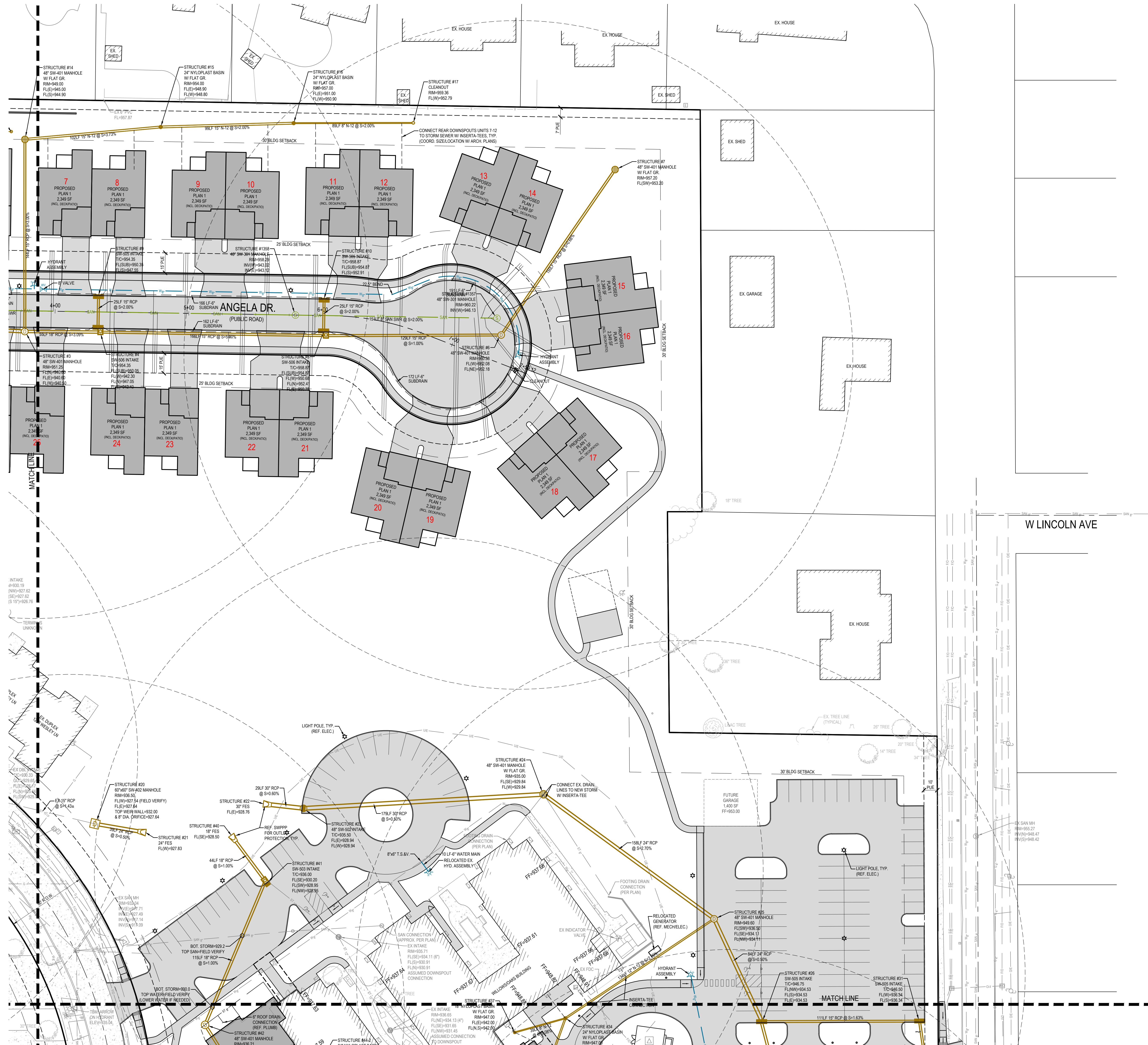


THE VILLAGE, A WESLEYLIFE COMMUNITY  
PRELIMINARY PLAT / SITE PLAN



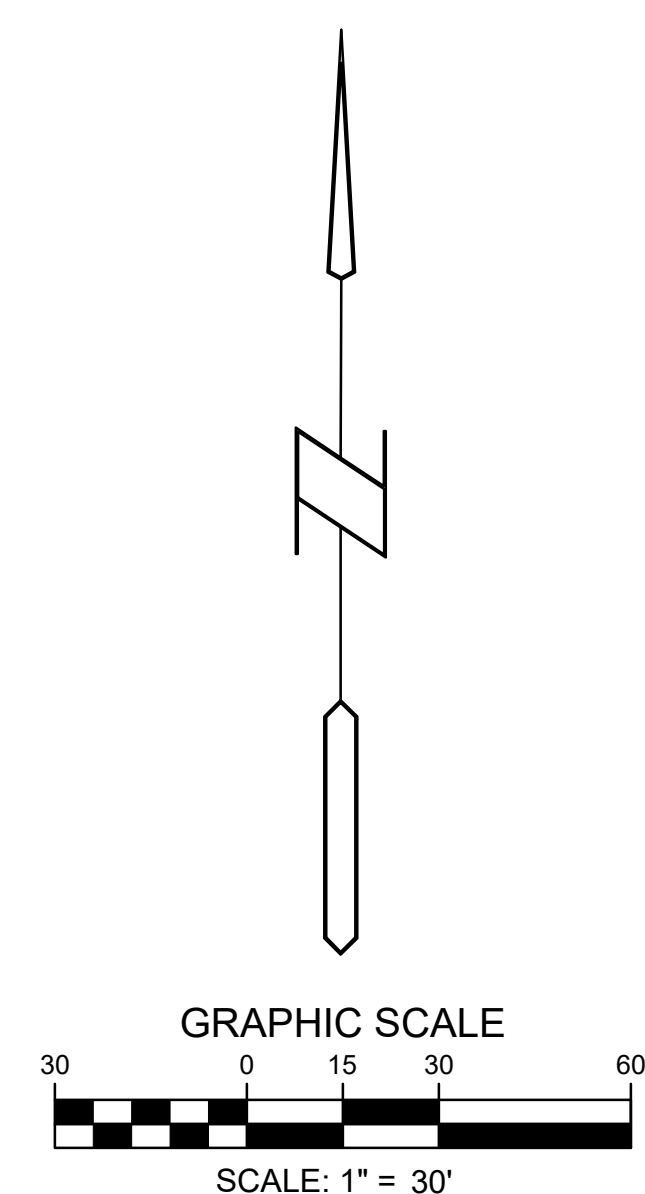


THE VILLAGE, A WESLEYLIFE COMMUNITY  
PRELIMINARY PLAT / SITE PLAN



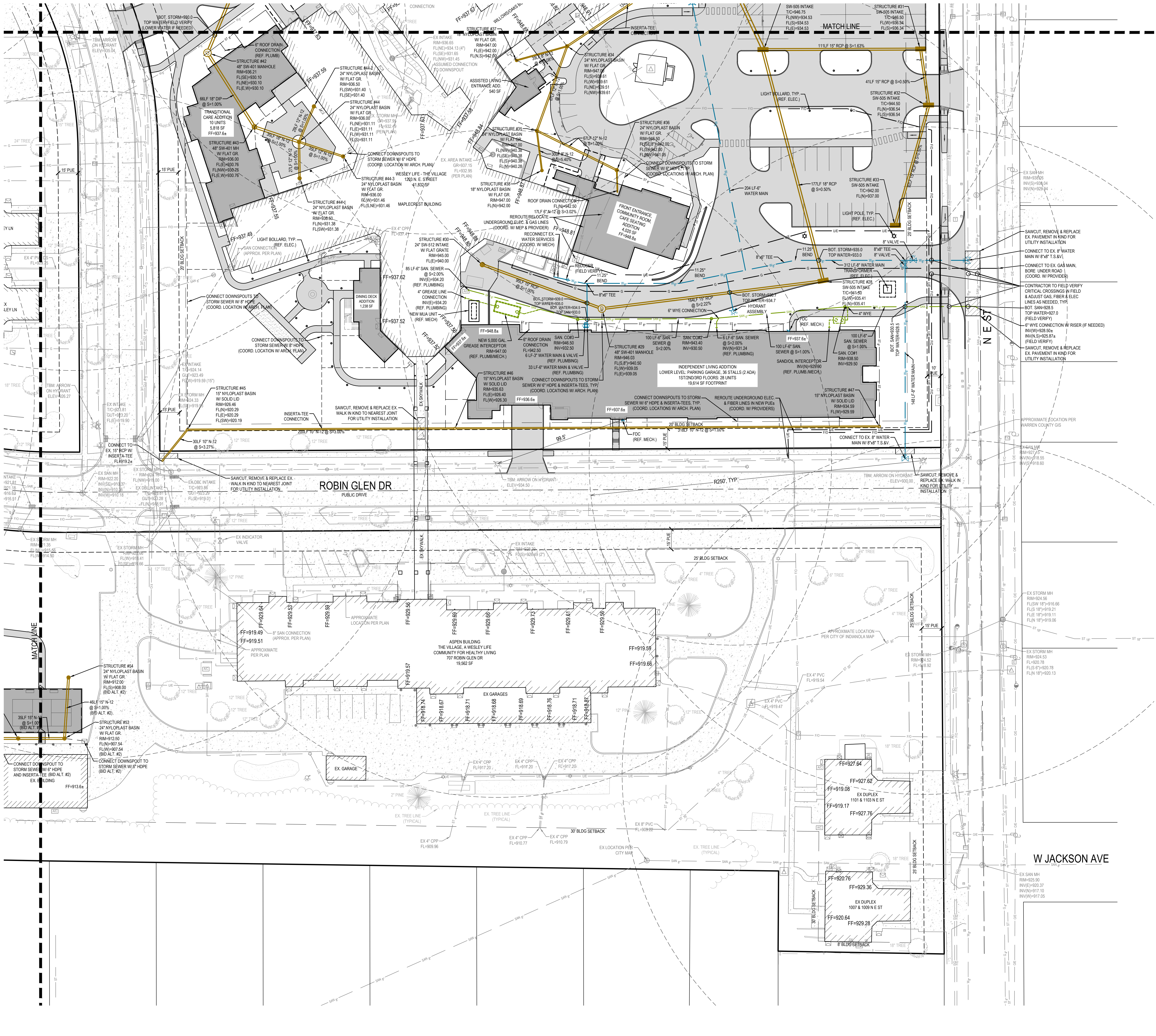


09/20/2024 9:06:14 AM L:\LAND PROJECTS 2021\210592-2 WESLEY\DWG\PRELIMINARY PLAT DWGS\02 PRELIMINARY PLAT-GRD & UTIL.DWG



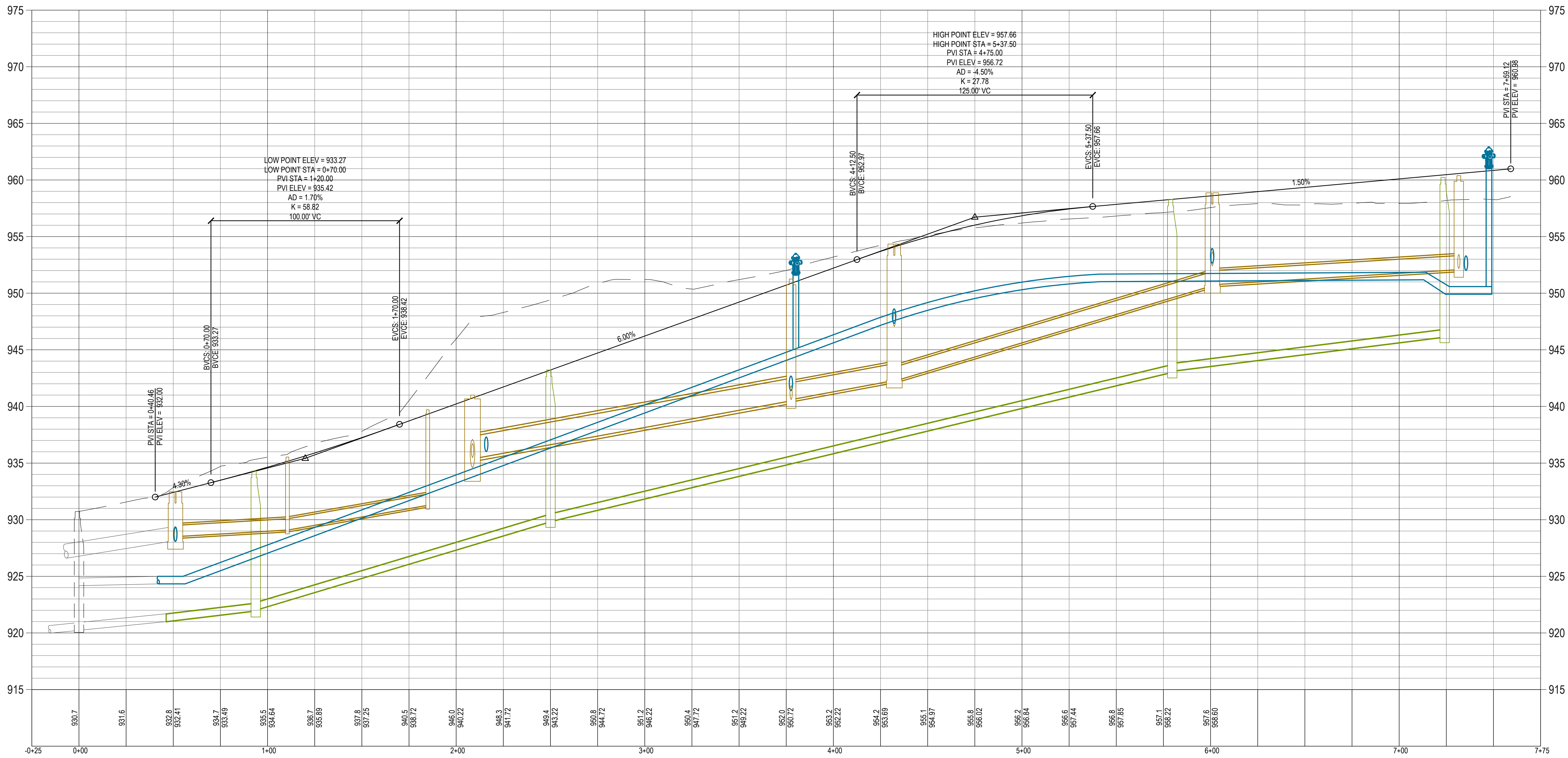


THE VILLAGE, A WESLEYLIFE COMMUNITY  
PRELIMINARY PLAT / SITE PLAN

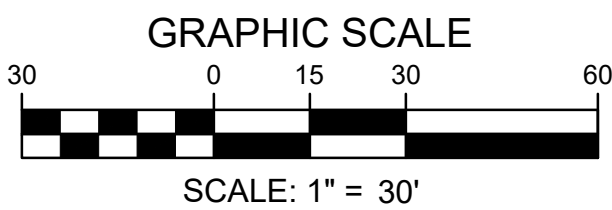
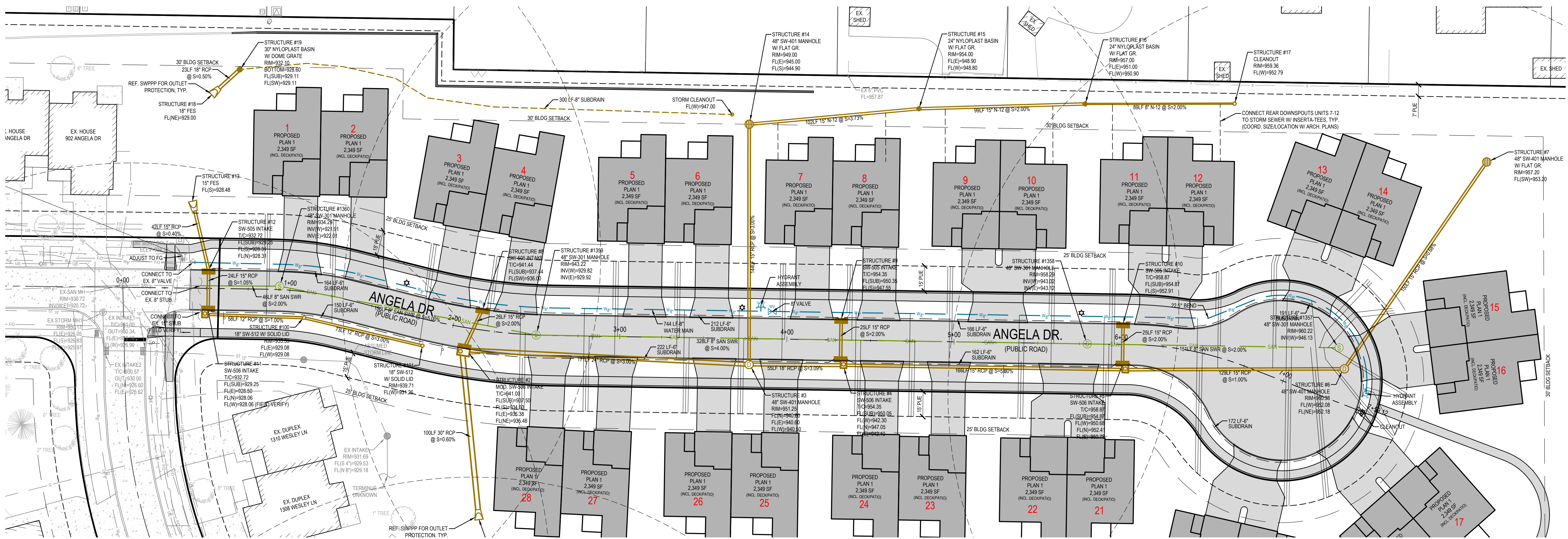




THE VILLAGE, A WESLEYLIFE COMMUNITY  
PRELIMINARY PLAT / SITE PLAN



PROPOSED ANGELA DRIVE NOTES:  
THIS SHEET IS FOR MASS GRADING REFERENCE ONLY.  
SEPARATE PUBLIC CONSTRUCTION PLANS WILL BE  
PROVIDED FOR CONSTRUCTION OF ANGELA DRIVE  
ROADWAY & PUBLIC UTILITIES.



PRELIMINARY PLAT / SITE PLAN  
THE VILLAGE, A WESLEYLIFE COMMUNITY  
1203 N E STREET  
INDIANOLA, IOWA

|                                                                                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| REFERENCE NUMBER:                                                                                                                                                                               |
| DRAWN BY:<br>EWM                                                                                                                                                                                |
| REVISION DATE:<br>04-17-24 CITY SUBMITTAL<br>06-12-24 50% CD SET<br>07-01-24 CITY SUBMITTAL<br>07-10-24 75% CD SET<br>08-06-24 CITY SUBMITTAL<br>08-16-24 95% CD SET<br>09-09-24 CITY SUBMITTAL |
| PROJECT NUMBER:<br>210592-2                                                                                                                                                                     |
| SHEET NAME:<br>PROPOSED ANGELA DR.<br>PLAN & PROFILE                                                                                                                                            |
| SHEET NUMBER:<br>C4.6                                                                                                                                                                           |



THE VILLAGE, A WESLEYLIFE COMMUNITY  
PRELIMINARY PLAT / SITE PLAN



LANDSCAPE NOTES:

1. ALL SODDING/SEEDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
2. SOD/SEED ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. SOD/SEED LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES.
3. STAKE SOD ON ALL SLOPES 3:1 OR GREATER.
4. PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
5. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
6. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF INITIAL ACCEPTANCE.
7. FOR WARRANTY PURPOSES, THE DATE OF INITIAL ACCEPTANCE SHALL BE SUBMITTED IN WRITING TO THE OWNER AND/OR OWNER'S REPRESENTATIVE AFTER ALL PLANT MATERIALS HAVE BEEN INSTALLED AND REVIEWED BY OWNER OR OWNER'S REPRESENTATIVE. PLANT MATERIALS WILL ONLY BE ACCEPTED IF THEY ARE IN AN ALIVE AND THRIVING CONDITION.
8. ONCE INITIAL ACCEPTANCE OF PLANT MATERIAL MAY BE GIVEN FOR PLANTS INSTALLED IN A DORMANT CONDITION WITH INITIAL ACCEPTANCE OCCURRING THE FOLLOWING SPRING ONCE THEY ARE SHOWN TO BE ALIVE AND THRIVING.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REMOVE IDENTIFICATION TAGS AND CORDS ON ALL PLANT MATERIAL PRIOR TO THE COMPLETION OF THE CONTRACT. IDENTIFICATION TAGS (INCLUDING SIZING INFORMATION) MUST BE LEFT ON UNTIL AFTER ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
10. CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH AROUND ALL TREES, SHRUBS AND GROUND COVER BEDS TO A DEPTH OF 4 INCHES, UNLESS NOTED.
11. STAKING AND GUYING OF TREES SHALL BE AT THE DISCRETION OF THE CONTRACTOR BASED ON CURRENT ACCEPTED NURSERY STANDARDS. GENERALLY, TREES IN LARGE OPEN AREAS SUBJECT TO SIGNIFICANT WIND SHALL BE STAKED. STAKE AND WRAP TREES IMMEDIATELY AFTER PLANTING. CONTRACTOR SHALL ADJUST AND MAINTAIN GUYING TENSION THROUGHOUT THE PLANT ESTABLISHMENT PERIOD. REMOVE ALL STAKES AND GUY WIRES NO MORE THAN ONE YEAR AFTER INSTALLATION.
12. THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
13. NO LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
14. ALL EDGING SHALL BE DURAEDGE 3/16" STEEL EDGING - COLOR BLACK, OR APPROVED EQUAL.
15. CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
16. ALL SHRUB AND PERENNIAL PLANTING BEDS SHALL BE MULCHED WITH 4" THICK SHREDDED HARDWOOD MULCH.
17. ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER MULCH/ROCK IS INSTALLED.
18. A MINIMUM OF 50% OF ALL PLANTINGS MUST BE NATIVE TO THE STATE OF IOWA.

TOWNHOME PLANTING SCHEDULE

| CODE             | QUAN | COMMON NAME                          | LATIN NAME                                | OVERSTORY TREES | SIZE     | IA NATIVE | ROOT | NOTES               |
|------------------|------|--------------------------------------|-------------------------------------------|-----------------|----------|-----------|------|---------------------|
| AH               | 3    | AMERICAN HORNEBEAM                   | CARPINUS CAROLINIANA                      |                 | 2'0" CAL | YES       | B&B  | MATCHED SPECIMENS   |
| GB               | 3    | GINKGO                               | GINKGO BILOBA                             |                 | 2'0" CAL | NO        | B&B  | MATCHED SPECIMENS   |
| SH               | 4    | SKYLINE HONEYLOCUST                  | GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'   |                 | 2'0" CAL | YES       | B&B  | MATCHED SPECIMENS   |
| KC               | 3    | KENTUCKY COFFEETREE                  | GYMNOCLADUS DIOICUS                       |                 | 2'0" CAL | YES       | B&B  | MATCHED SPECIMENS   |
| TT               | 2    | TULIP TREE                           | LIRIODENDRON TULIPIFERA                   |                 | 2'0" CAL | YES       | B&B  | MATCHED SPECIMENS   |
| LD               | 1    | LONDON PLANETREE                     | PLATANUS ACERIFOLIA 'BLOODGOOD'           |                 | 2'0" CAL | NO        | B&B  | MATCHED SPECIMENS   |
| SW               | 2    | SWAMP WHITE OAK                      | QUERCUS BICOLOR                           |                 | 2'0" CAL | YES       | B&B  | MATCHED SPECIMENS   |
| RO               | 3    | RED OAK                              | QUERCUS RUBRA                             |                 | 2'0" CAL | YES       | B&B  | MATCHED SPECIMENS   |
| ORNAMENTAL TREES |      |                                      |                                           |                 |          |           |      |                     |
| CR               | 19   | CANADA RED CHOKECHERRY               | PRUNUS VIRGINIANA 'CANADA RED SHUBERT'    |                 | 1'5" CAL | YES       | B&B  | MATCHED SPECIMENS   |
| ST               | 8    | SHOW TIME CRABAPPLE                  | MALUS X 'SHOW TIME'                       |                 | 1'5" CAL | NO        | B&B  | MATCHED SPECIMENS   |
| SC               | 11   | SNOWDRIFT CRABAPPLE                  | MALUS X 'SNOWDRIFT'                       |                 | 1'5" CAL | NO        | B&B  | MATCHED SPECIMENS   |
| MS               | 20   | ROYAL STAR MAGNOLIA                  | MAGNOLIA STELLATA                         |                 | 1'5" CAL | NO        | B&B  | MATCHED SPECIMENS   |
| NP               | 3    | NEWPORT PLUM                         | PRUNUS CERASIFERA                         |                 | 1'5" CAL | YES       | B&B  | MATCHED SPECIMENS   |
| PD               | 10   | PAGODA DOGWOOD                       | CORNUS ALTERNIFOLIA                       |                 | 1'5" CAL | YES       | B&B  | MATCHED SPECIMENS   |
| EVERGREEN TREES  |      |                                      |                                           |                 |          |           |      |                     |
| SS               | 4    | SERBIAN SPRUCE                       | PICEA OMORICA                             |                 | 6'       | NO        | B&B  | FULL FORM TO GROUND |
| WP               | 11   | EASTERN WHITE PINE                   | PINUS STROBUS                             |                 | 6'       | YES       | B&B  | FULL FORM TO GROUND |
| PA               | 9    | NORWAY SPRUCE                        | PICEA ABIES                               |                 | 6'       | NO        | B&B  | FULL FORM TO GROUND |
| WC               | 5    | HETZ WINTERGREEN EASTERN WHITE CEDAR | THUJA OCCIDENTALIS 'HETZ WINTERGREEN'     |                 | 6'       | YES       | B&B  | FULL FORM TO GROUND |
| PP               | 3    | PONDEROSA PINE                       | PRUNUS PONDEROSA                          |                 | 6'       | NO        | B&B  | FULL FORM TO GROUND |
| AO               | 6    | NORTH POLE ARBORVITAE                | THUJA OCCIDENTALIS 'ART BOE'              |                 | 6'       | YES       | B&B  | FULL FORM TO GROUND |
| SHRUBS           |      |                                      |                                           |                 |          |           |      |                     |
| BC               | 20   | BLACK CHOKEBERRY                     | ARONIA MELANOCARPA                        |                 | #5       | YES       | CONT | FULL FORM - MATCHED |
| HC               | 20   | HUMMINGBIRD CLETHRA                  | CLETHRA ALNIFOLIA 'HUMMINGBIRD'           |                 | #5       | NO        | CONT | FULL FORM - MATCHED |
| RS               | 24   | RED SPRITE WINTERBERRY               | ILEX VERTICILLATA 'RED SPRITE'            |                 | #5       | YES       | CONT | FULL FORM - MATCHED |
| VS               | 24   | MERLOT VIRGINIA SWEETSPICE           | ITEA VIRGINICA 'MERLOT'                   |                 | #3       | NO        | CONT | FULL FORM - MATCHED |
| LD               | 24   | LITTLE DEVIL NINEBARK                | PHYSCOCARPUS OPILOLIFOLIUS 'LITTLE DEVIL' |                 | #3       | YES       | CONT | FULL FORM - MATCHED |
| KV               | 42   | KOREANSPICE VIBURNUM                 | VIBURNUM CARLESII                         |                 | #5       | NO        | CONT | FULL FORM - MATCHED |
| AV               | 27   | ARROWWOOD VIBURNUM                   | VIBURNUM DENTATUM                         |                 | #5       | YES       | CONT | FULL FORM - MATCHED |
| VT               | 27   | HIGHBUSH CRANBERRY                   | VIBURNUM TRILOBUM                         |                 | #5       | YES       | CONT | FULL FORM - MATCHED |

LEGEND

- SEED: MIX TO BE "SUPER TURF II" BY UNITED SEEDS (OR APPROVED EQUAL). SEED AT A RATE OF 440 LBS PER ACRE. SEEDING DATES: SITE PREPARATION, SEEDING INSTALLATION, WATER REQUIREMENTS, FERTILIZING AND MOWING PER UNITED SEEDS TECH BULLETIN FOR SEED TYPE. OVERSEEDING (IF REQUIRED) TO BE INSTALLED AT 220 LBS PER ACRE.
- SEED: SEED TYPE TO BE "LOW GROW GRASS MIXTURE" SUPPLIED BY UNITED SEEDS (OR APPROVED EQUAL). INSTALL WITH MECHANICAL DRILL TYPE SEEDER AT A RATE OF 32 LBS PER ACRE. SEEDING DATES: SITE PREPARATION, SEEDING INSTALLATION, WATER REQUIREMENTS, FERTILIZING, AND MOWING PER UNITED SEEDS TECH BULLETIN FOR SEED TYPE.
- SEED MIX X: LOW GROW GRASS AND WILDFLOWER MIX. SEED TYPE TO BE "LOW GROW GRASS AND WILDFLOWER MIXTURE" SUPPLIED BY UNITED SEEDS (OR APPROVED EQUAL). INSTALL SEED WITH MECHANICAL DRILL TYPE SEEDER AT A RATE OF 30 LBS PER ACRE. SEEDING DATES: SITE PREPARATION, SEEDING INSTALLATION, WATER REQUIREMENTS, FERTILIZING, AND MOWING PER UNITED SEEDS TECH BULLETIN FOR SEED TYPE.
- HYDRO MULCH: HYDRO MULCH ALL SEEDED AREAS. WOOD CELLULOSE HYDRAULIC MULCH WITH TACKIFIER SHALL BE APPLIED AT A RATE OF 2,500 LBS PER ACRE.

REFERENCE NUMBER:

DRAWN BY:  
EWM

REVISION DATE:  
04-17-24 CITY SUBMITTAL  
06-12-24 50% CD SET  
07-01-24 CITY SUBMITTAL  
07-10-24 75% CD SET  
08-06-24 CITY SUBMITTAL  
08-16-24 95% CD SET  
09-09-24 CITY SUBMITTAL

PROJECT NUMBER:  
210592-2

SHEET NAME:  
PROPOSED  
LANDSCAPE  
PLAN

SHEET NUMBER:

C5.1



THE VILLAGE, A WESLEYLIFE COMMUNITY  
PRELIMINARY PLAT / SITE PLAN

GENERAL LANDSCAPE REQUIREMENTS

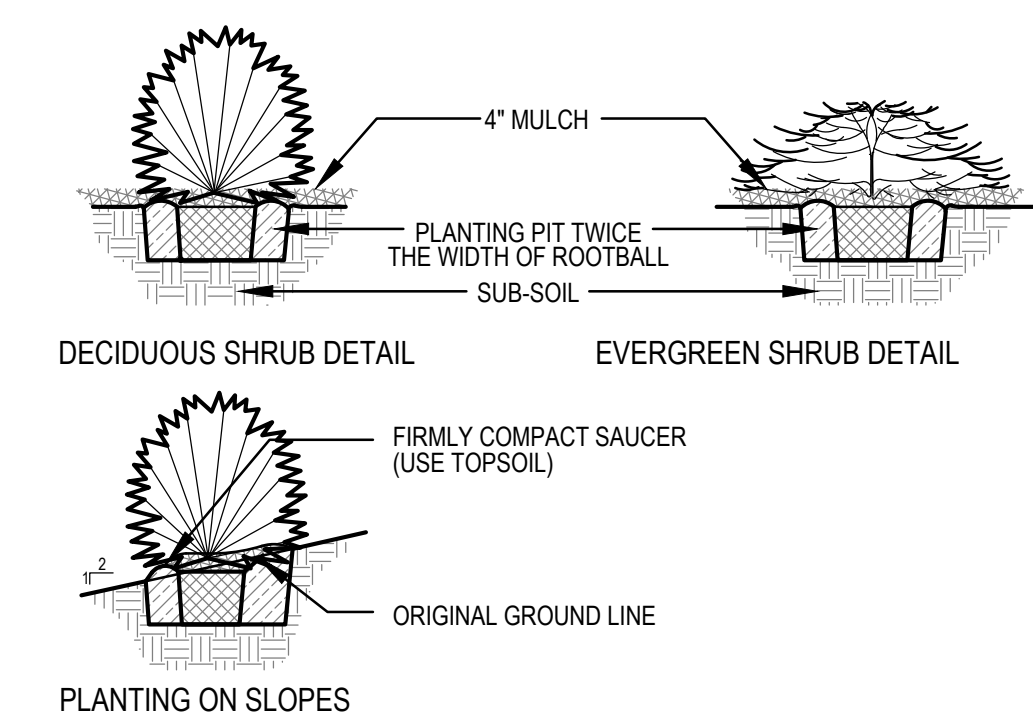
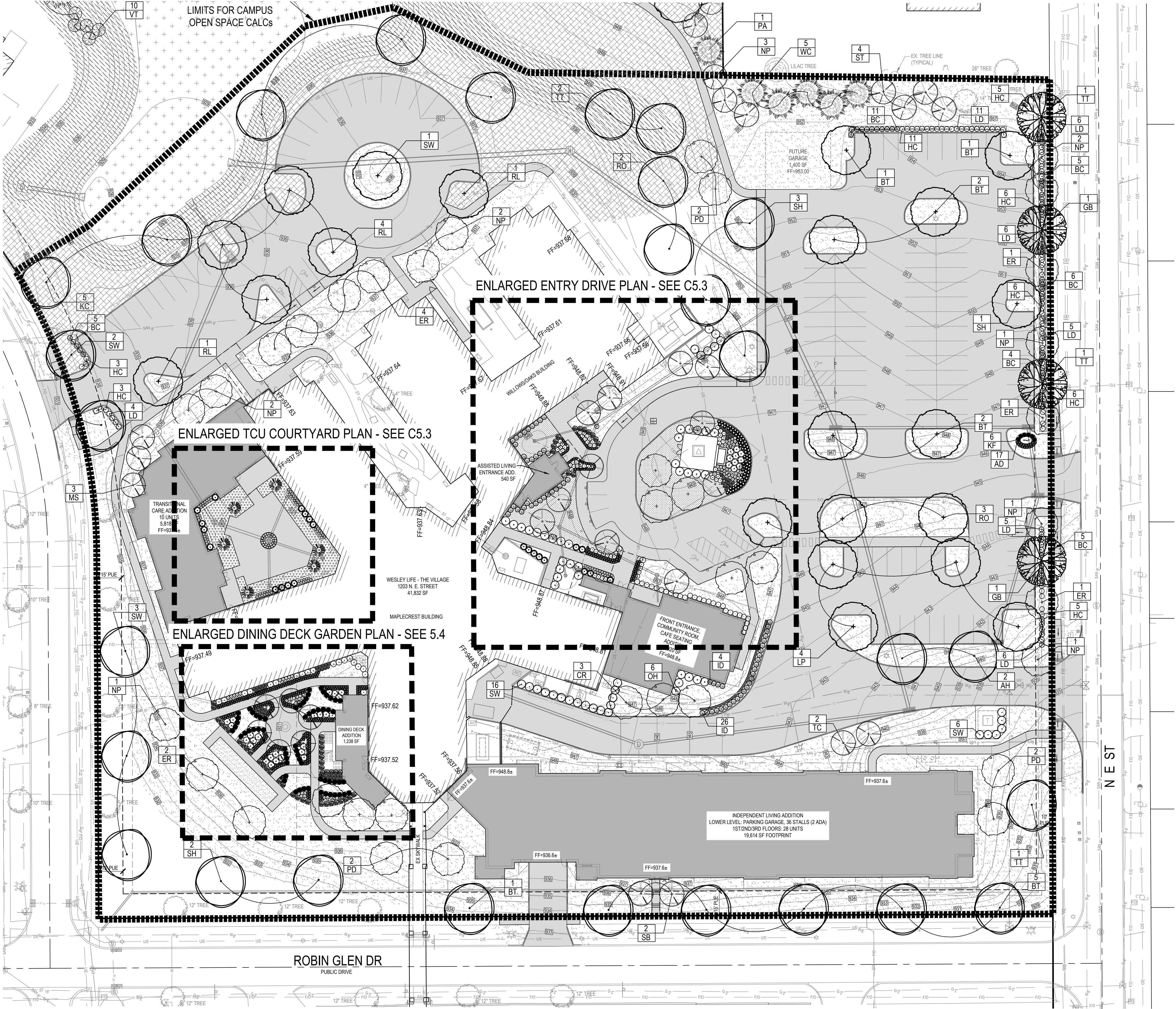
|                                                           |            |
|-----------------------------------------------------------|------------|
| TOTAL SQUARE FOOTAGE OF PROJECT AREA                      | 305,070 SF |
| REQUIRED OPEN SPACE(25%)                                  | 76,268 SF  |
| <b>GENERAL OPEN SPACE REQUIREMENT</b>                     |            |
| TOTAL REQUIRED OVERSTORY TREES                            | 38         |
| CREDIT FOR OVERSTORY TREE PRESERVATION                    | 10         |
| OVERSTORY TREES PROVIDED                                  | 28         |
| TOTAL REQUIRED ORNAMENTAL TREES                           | 76         |
| CREDIT FOR ORNAMENTAL TREE PRESERVATION                   | 9          |
| ORNAMENTAL TREES PROVIDED                                 | 67         |
| TOTAL REQUIRED SHRUBS                                     | 76         |
| <b>PARKING PERIMETER REQUIREMENTS</b>                     |            |
| TOTAL LENGTH OF PARKING PERIMETER ADJACENT TO N E STREET  | 220 LF     |
| REQUIRED OVERSTORY TREES (1 / 50 LF)                      | 4          |
| REQUIRED ORNAMENTAL TREES (2 / 50 LF)                     | 8          |
| REQUIRED HEADLIGHT SCREENING SHRUBS                       | 111        |
| <b>ORNAMENTAL TREES</b>                                   |            |
| TOTAL LENGTH OF PARKING PERIMETER ADJACENT TO WESLEY LANE | 66 LF      |
| REQUIRED OVERSTORY TREES (1 / 50 LF)                      | 1          |
| REQUIRED ORNAMENTAL TREES (2 / 50 LF)                     | 2          |
| REQUIRED HEADLIGHT SCREENING SHRUBS                       | 15         |
| <b>INTERIOR PARKING LOT REQUIREMENTS</b>                  |            |
| REQUIRED OVERSTORY TREES (1 PER REQUIRED ISLAND)          | 19         |

CAMPUS PLANTING SCHEDULE

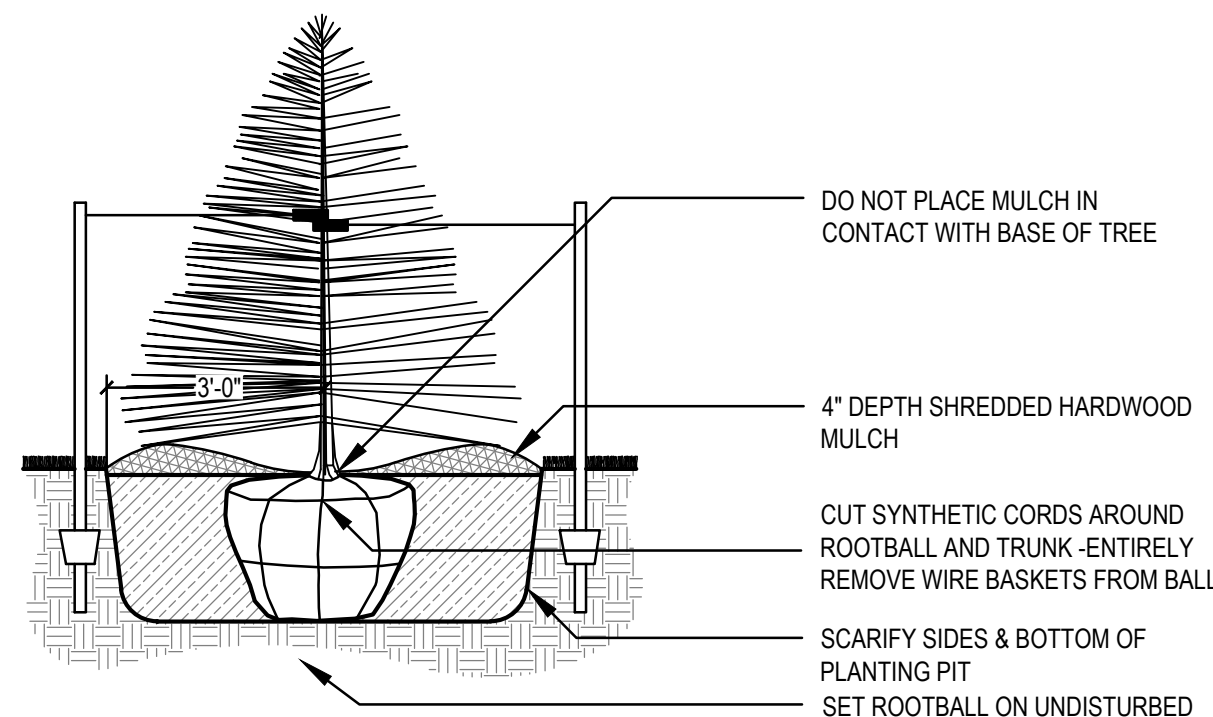
| CODE                      | QUAN     | COMMON NAME                          | LATIN NAME                                  | OVERSTORY TREES | SIZE | IA NATIVE | ROOT                             | NOTES |
|---------------------------|----------|--------------------------------------|---------------------------------------------|-----------------|------|-----------|----------------------------------|-------|
| AH                        | 2        | AMERICAN HORNBEE                     | CARPINUS CAROLINIANA                        | 2.0" CAL        | YES  | B&B       | MATCHED SPECIMENS                |       |
| GB                        | 2        | GINKGO                               | GINKGO BILOBA                               | 2.0" CAL        | NO   | B&B       | MATCHED SPECIMENS                |       |
| SH                        | 6        | SKYLINE HONEYLOCUST                  | GLEDITSIA TRIACANTHOS 'INERMIS' 'SKYLINE'   | 2.0" CAL        | YES  | B&B       | MATCHED SPECIMENS                |       |
| KC                        | 5        | KENTUCKY COFFEETREE                  | GYMNOCLADUS DIORIX                          | 2.0" CAL        | YES  | B&B       | MATCHED SPECIMENS                |       |
| TT                        | 5        | TULIP TREE                           | LIRIODENDRON TULIPIFERA                     | 2.0" CAL        | YES  | B&B       | MATCHED SPECIMENS                |       |
| BT                        | 12       | BLACK TUPELO                         | NYSSA SYLVATICA                             | 2.0" CAL        | NO   | B&B       | MATCHED SPECIMENS                |       |
| LP                        | 4        | LONDON PLANETREE                     | PLATANUS ACERFOLIA 'BOODGOOD'               | 2.0" CAL        | NO   | B&B       | MATCHED SPECIMENS                |       |
| SW                        | 6        | SWAMP WHITE OAK                      | QUERCUS BICOLOR                             | 2.0" CAL        | YES  | B&B       | MATCHED SPECIMENS                |       |
| RO                        | 5        | RED OAK                              | QUERCUS RUBRA                               | 2.0" CAL        | YES  | B&B       | MATCHED SPECIMENS                |       |
| RL                        | 6        | REDMOND LINDEN                       | TILIA AMERICANA 'REDMOND'                   | 2.0" CAL        | YES  | B&B       | MATCHED SPECIMENS                |       |
| <b>ORNAMENTAL TREES</b>   |          |                                      |                                             |                 |      |           |                                  |       |
| SB                        | 12       | AUTUMN BRILLIANCE SERVICEBERRY       | AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE' | 1.5" CAL        | YES  | B&B       | MATCHED SPECIMENS (SINGLE TRUNK) |       |
| ER                        | 11       | EASTERN REDBUD                       | CERCIS CANADENSIS                           | 1.5" CAL        | YES  | B&B       | MATCHED SPECIMENS                |       |
| TC                        | 4        | THORNLESS COCKSPUR HAWTHORN          | CRATAEGUS CRUS-GALLI 'INERMIS'              | 1.5" CAL        | YES  | B&B       | MATCHED SPECIMENS                |       |
| CR                        | 6        | CANADA RED CHOKECHERRY               | PRUNUS VIRGINIANA 'CANADA RED SHUBERT'      | 1.5" CAL        | YES  | B&B       | MATCHED SPECIMENS                |       |
| ST                        | 4        | SHOW TIME CRABAPPLE                  | MALUS X 'SHOW TIME'                         | 1.5" CAL        | NO   | B&B       | MATCHED SPECIMENS                |       |
| SC                        | 2        | SHOW MEET CRABAPPLE                  | MALUS X 'SHOW MEET'                         | 1.5" CAL        | NO   | B&B       | MATCHED SPECIMENS                |       |
| MS                        | 8        | ROYAL STAR MAGNOLIA                  | MAGNOLIA STELLATA                           | 1.5" CAL        | NO   | B&B       | MATCHED SPECIMENS                |       |
| NP                        | 14       | NEWPORT PLUM                         | PRUNUS CERASIFERA                           | 1.5" CAL        | NO   | B&B       | MATCHED SPECIMENS                |       |
| PD                        | 6        | PAGODA DOGWOOD                       | CORNUS ALTERNIFOLIA                         | 1.5" CAL        | YES  | B&B       | MATCHED SPECIMENS                |       |
| <b>EVERGREEN TREES</b>    |          |                                      |                                             |                 |      |           |                                  |       |
| SS                        | 4        | SERBIAN SPRUCE                       | PICEA OMORICA                               | 6"              | NO   | B&B       | FULL FORM TO GROUND              |       |
| WC                        | 5        | HETZ WINTERGREEN EASTERN WHITE CEDAR | THUJA OCCIDENTALIS 'HETZ WINTERGREEN'       | 6"              | YES  | B&B       | FULL FORM TO GROUND              |       |
| PP                        | 3        | PONDEROSA PINE                       | PINUS PONDEROSA                             | 6"              | NO   | B&B       | FULL FORM TO GROUND              |       |
| AO                        | 6        | NORTH POLE ARBORVITAE                | THUJA OCCIDENTALIS 'ART BOE'                | 6"              | YES  | B&B       | FULL FORM TO GROUND              |       |
| <b>SHRUBS</b>             |          |                                      |                                             |                 |      |           |                                  |       |
| BC                        | 36       | BLACK CHOKEBERRY                     | ARONIA MELANOCARPA                          | #5              | YES  | CONT      | FULL FORM - MATCHED              |       |
| HC                        | 45       | HUMMINGBIRD CLETHERA                 | CLETHRA ALNIFOLIA 'HUMMINGBIRD'             | #5              | NO   | CONT      | FULL FORM - MATCHED              |       |
| ID                        | 30       | ISANTI DOGWOOD                       | CORNUS SERICEA 'ISANTI'                     | #5              | YES  | CONT      | FULL FORM - MATCHED              |       |
| OH                        | 33       | ALICE OAKLEAF HYDRANGEA              | HYDRANGEA QUERCIFOLIA 'ALICE'               | #5              | NO   | CONT      | FULL FORM - MATCHED              |       |
| HA                        | 23       | SMOOTH HYDRANGEA                     | HYDRANGEA ARBORESCENS 'ANNABELLE'           | #5              | YES  | CONT      | FULL FORM - MATCHED              |       |
| RS                        | 28       | REDLOT WINTERBERRY                   | ILEX VERTICILLATA 'RED SPRITE'              | #5              | YES  | CONT      | FULL FORM - MATCHED              |       |
| YS                        | 35       | MERLOT VIRGINIA SWEETSPIRE           | ITEA VIRGINICA 'MERLOT'                     | #3              | NO   | CONT      | FULL FORM - MATCHED              |       |
| LD                        | 43       | LITTLE DEVIL NINEBARK                | PHYSCARPUS OPULIFOLIUS 'LITTLE DEVIL'       | #3              | YES  | CONT      | FULL FORM - MATCHED              |       |
| SN                        | 29       | SUMMER WINE NINEBARK                 | PHYSCARPUS OPULIFOLIUS 'SEWARD'             | #5              | YES  | CONT      | FULL FORM - MATCHED              |       |
| KB                        | 4        | BLUSHING KNOCK OUT ROSE              | ROSA X 'RADYOD'                             | #5              | NO   | CONT      | FULL FORM - MATCHED              |       |
| KY                        | 5        | EASY BEE-ZY KNOCK OUT ROSE           | ROSA X 'SRPLYWKO'                           | #5              | NO   | CONT      | FULL FORM - MATCHED              |       |
| KR                        | 3        | KNOCK OUT ROSE                       | ROSA X 'RADRAZZ'                            | #5              | NO   | CONT      | FULL FORM - MATCHED              |       |
| KO                        | 3        | ORANGE GLOW KNOCK OUT ROSE           | ROSA X 'RADJAM'                             | #5              | NO   | CONT      | FULL FORM - MATCHED              |       |
| RC                        | 16       | RAINBOW KNOCK OUT ROSE               | ROSA X 'RADCOR'                             | #5              | NO   | CONT      | FULL FORM - MATCHED              |       |
| KW                        | 4        | WHITE KNOCK OUT ROSE                 | ROSA X 'RADWHITE'                           | #5              | NO   | CONT      | FULL FORM - MATCHED              |       |
| DY                        | 53       | DWARF YEW                            | TAXUS CUSPIDATA 'NANA'                      | 18"             | NO   | B&B       | FULL FORM - MATCHED              |       |
| <b>ORNAMENTAL GRASSES</b> |          |                                      |                                             |                 |      |           |                                  |       |
| KF                        | 6        | KARL FOERSTER FEATHER REED GRASS     | CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'    | #1              | NO   | CONT      | FULLY ROOTED IN CONTAINER        |       |
| JF                        | 97       | JAPANESE FOREST GRASS                | HAKONECHLOA MACRA 'AUREOLA'                 | #1              | NO   | CONT      | FULLY ROOTED IN CONTAINER        |       |
| NR                        | 21       | NORTHWIND SWITCHGRASS                | PANICUM VIRGATUM 'NORTHWIND'                | #1              | YES  | CONT      | FULLY ROOTED IN CONTAINER        |       |
| DB                        | 16       | DALLAS BLUES SWITCHGRASS             | PANICUM VIRGATUM 'DALLAS BLUES'             | #1              | YES  | CONT      | FULLY ROOTED IN CONTAINER        |       |
| DS                        | 68       | PRAIRIE DROPSEED                     | SPOROBOLUS HETEROLEPSIS                     | #1              | YES  | CONT      | FULLY ROOTED IN CONTAINER        |       |
| <b>PERENNIALS</b>         |          |                                      |                                             |                 |      |           |                                  |       |
| DG                        | 30       | DWARF GOAT BEARD                     | ARUNCUS AETHUSIFOLIUS                       | #1              | NO   | CONT      | FULLY ROOTED IN CONTAINER        |       |
| EH                        | 81       | ASSORTED CONEFLOWER                  | ECHINACEA HYBRIDA                           | #1              | YES  | CONT      | FULLY ROOTED IN CONTAINER        |       |
| AD                        | 360      | ASSORTED DAYLILY                     | HEMEROCALLIS SP.                            | #1              | NO   | CONT      | FULLY ROOTED IN CONTAINER        |       |
| HS                        | 42       | ASSORTED HOSTA                       | HOSTA SP.                                   | #1              | NO   | CONT      | FULLY ROOTED IN CONTAINER        |       |
| EL                        | 63       | ENGLISH LAVENDER                     | LAVENDULA ANGUSTIFOLIA                      | #1              | NO   | CONT      | FULLY ROOTED IN CONTAINER        |       |
| VT                        | 100      | VARIEGATED LILYTURF                  | LIRIOPE MUSCARI 'VARIEGATA'                 | #1              | NO   | CONT      | FULLY ROOTED IN CONTAINER        |       |
| JS                        | 1,786 SF | JAPANESE SPURGE                      | PACHYSANDRA TERMINALIS                      | #4              | NO   | CONT      | FULLY ROOTED IN CONTAINER        |       |
| BE                        | 57       | BLACK EYED SUSAN                     | RUDBECKIA FULGIDA 'GOLDSTRUM'               | #1              | YES  | CONT      | FULLY ROOTED IN CONTAINER        |       |
| VM                        | 3,146 SF | PERIWINKLE                           | VINCA MINOR                                 | #4              | NO   | CONT      | FULLY ROOTED IN CONTAINER        |       |

LEGEND

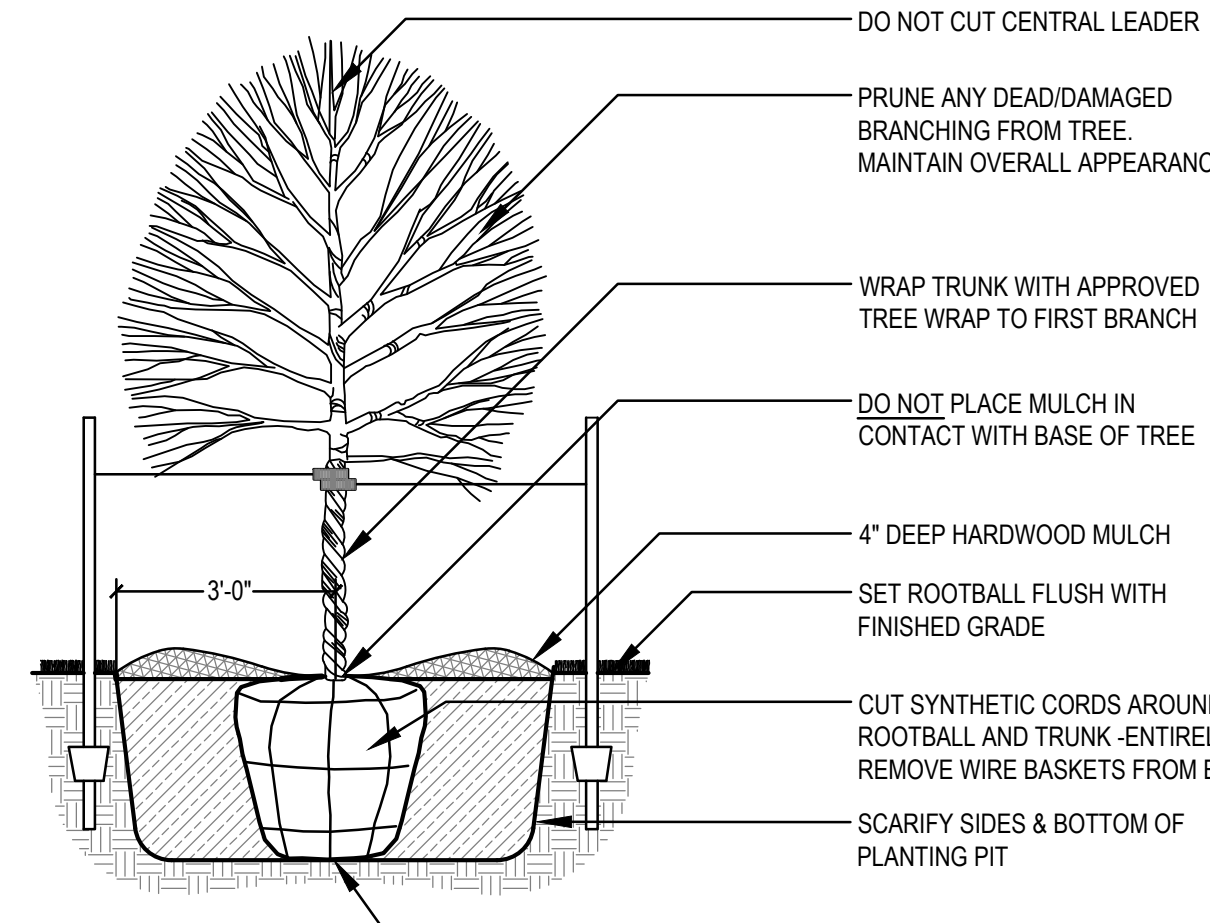
|  |                                                                                                                                                                                                                                                                                                                                                                                           |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | PLANTING BED - PACHYSANDRA GROUND COVER - 18" O.C.                                                                                                                                                                                                                                                                                                                                        |
|  | PLANTING BED - VINCA GROUND COVER - 18" O.C.                                                                                                                                                                                                                                                                                                                                              |
|  | <b>SOD:</b> PROVIDE AND INSTALL SOD FROM LOCAL SUPPLIERS. AREAS TO BE SODDED MUST BE FREE OF ALL CONSTRUCTION DEBRIS AND ANY DIRT CLUMPS OVER 1" IN DIAMETER. THOROUGHLY WATER SOD UPON INSTALLATION. CONTRACTOR TO MAINTAIN WATERING UNTIL SOD IS ESTABLISHED (ROOTS KNITTED INTO SUBSURFACE)                                                                                            |
|  | <b>SEED:</b> MIX TO BE "SUPER TURF II" BY UNITED SEEDS (OR APPROVED EQUAL). SEED AT A RATE OF 440 LBS PER ACRE. SEEDING DATES, SITE PREPARATION, SEEDING INSTALLATION, WATER REQUIREMENTS, FERTILIZING, AND MOWING PER UNITED SEEDS TECH BULLETIN FOR SEED TYPE. OVERSEEDING (IF REQUIRED) TO BE INSTALLED AT 220 LBS PER ACRE.                                                           |
|  | <b>SEED:</b> SEED TYPE TO BE "LOW GROW GRASS MIXTURE" SUPPLIED BY UNITED SEEDS (OR APPROVED EQUAL). INSTALL WITH MECHANICAL DRILL TYPE SEEDER AT A RATE OF 32 LBS PER ACRE. SEEDING DATES, SITE PREPARATION, SEEDING INSTALLATION, WATER REQUIREMENTS, FERTILIZING, AND MOWING PER UNITED SEEDS TECH BULLETIN FOR SEED TYPE.                                                              |
|  | <b>SEED MIX X: LOW GROW GRASS AND WILDFLOWER MIX:</b> SEED TYPE TO BE "LOW GROW GRASS AND WILDFLOWER MIXTURE" SUPPLIED BY UNITED SEEDS (OR APPROVED EQUAL). INSTALL SEED WITH MECHANICAL DRILL TYPE SEEDER AT A RATE OF 30 LBS PER ACRE. SEEDING DATES, SITE PREPARATION, SEEDING INSTALLATION, WATER REQUIREMENTS, FERTILIZING, AND MOWING PER UNITED SEEDS TECH BULLETIN FOR SEED TYPE. |
|  | <b>HYDRO MULCH:</b> HYDRO MULCH ALL SEEDED AREAS. WOOD CELLULOSE HYDRAULIC MULCH WITH TACKIFIER SHALL BE APPLIED AT A RATE OF 2,500 LBS PER ACRE.                                                                                                                                                                                                                                         |



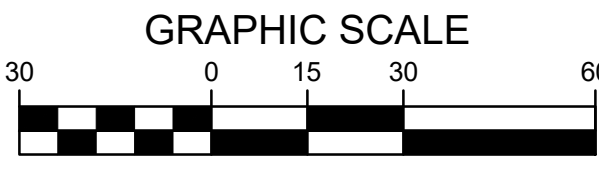
SHRUB PLANTING (TYP)  
SCALE: NOT TO SCALE



EVERGREEN TREE PLANTING (B&B)  
SCALE: NOT TO SCALE

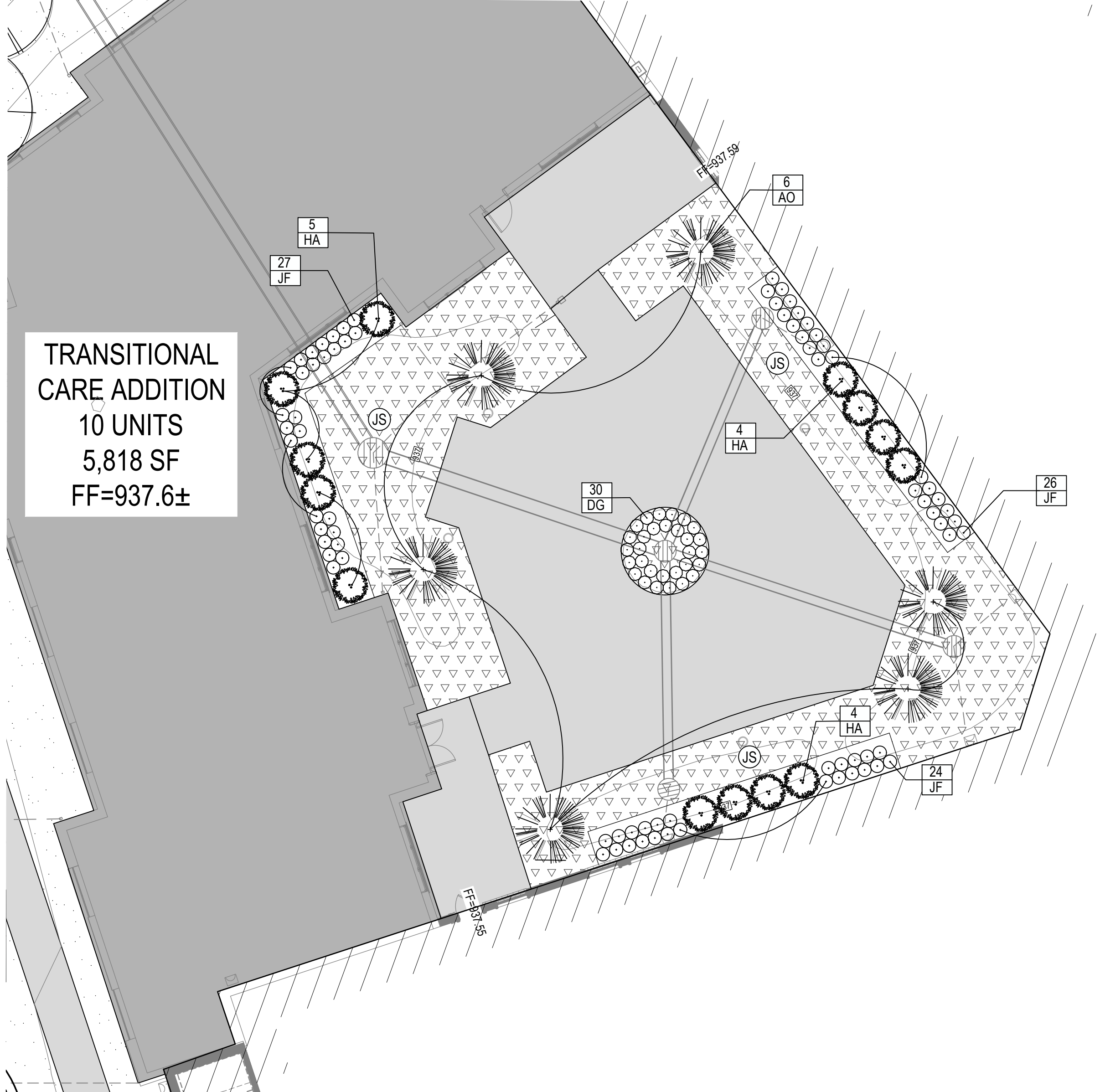
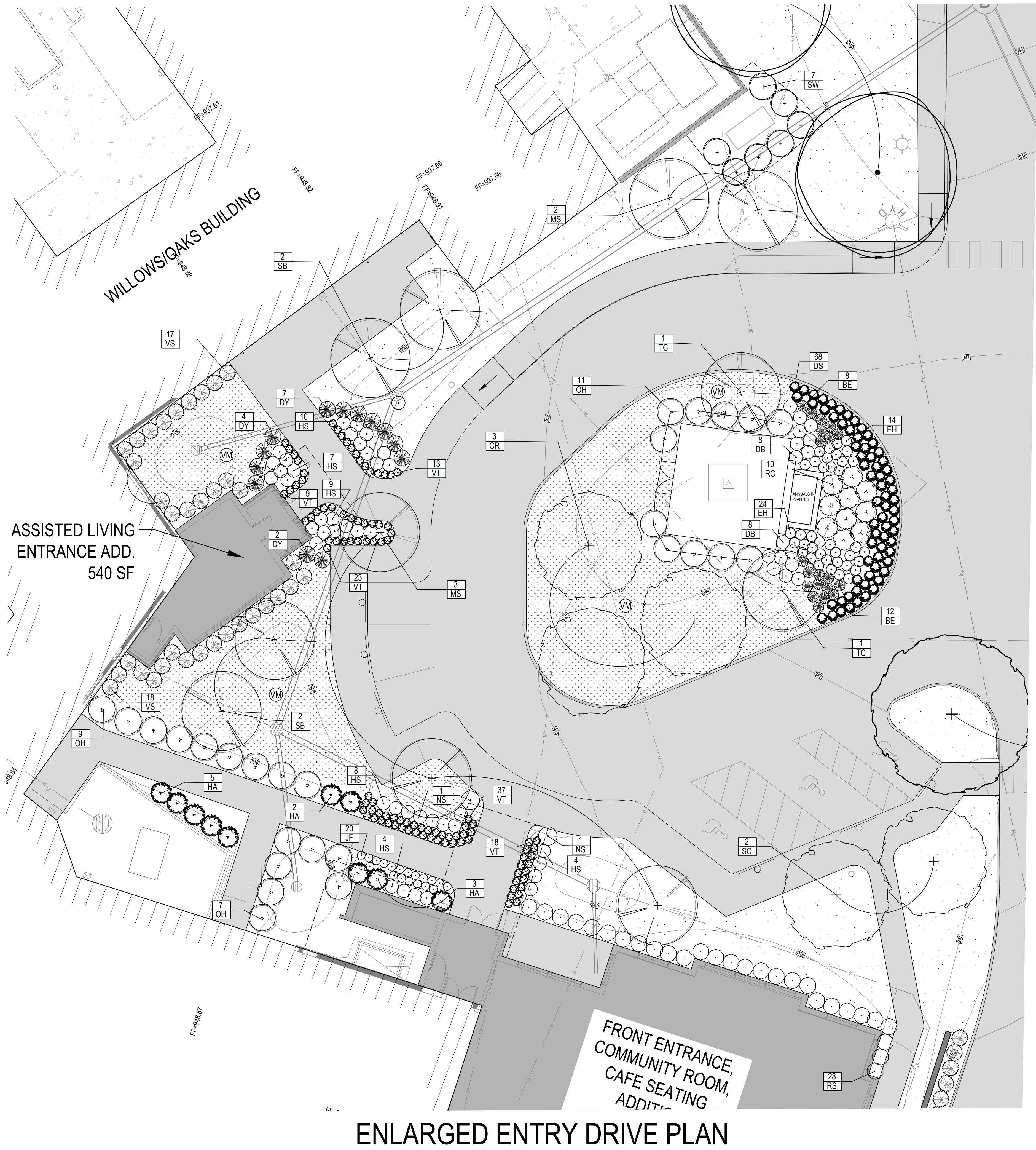


DECIDUOUS TREE PLANTING (TYP.)  
SCALE: NOT TO SCALE

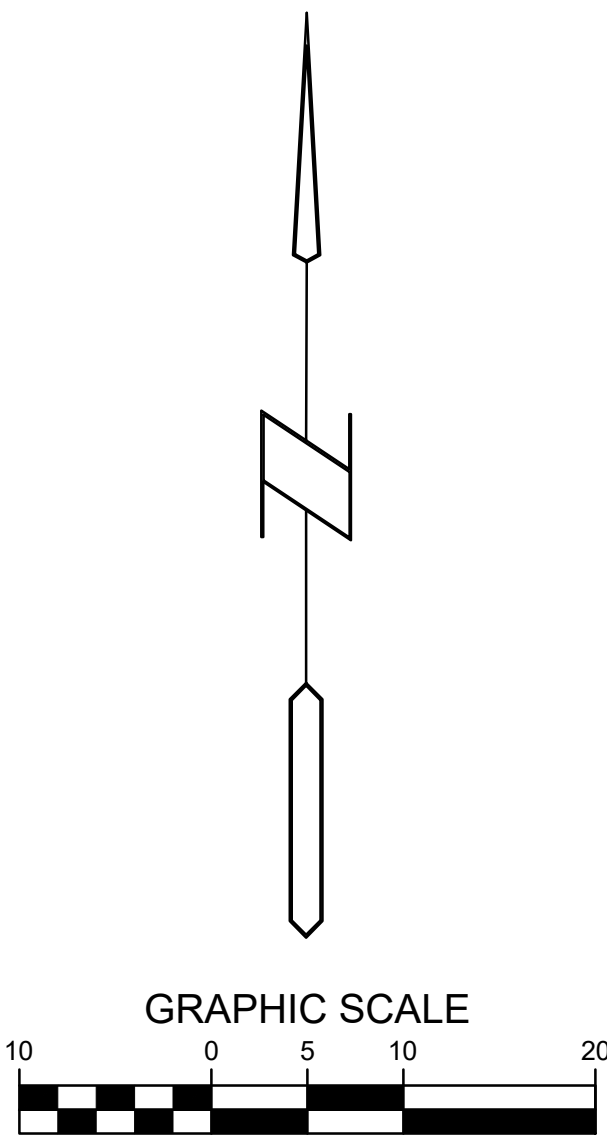




THE VILLAGE, A WESLEYLIFE COMMUNITY  
PRELIMINARY PLAT / SITE PLAN

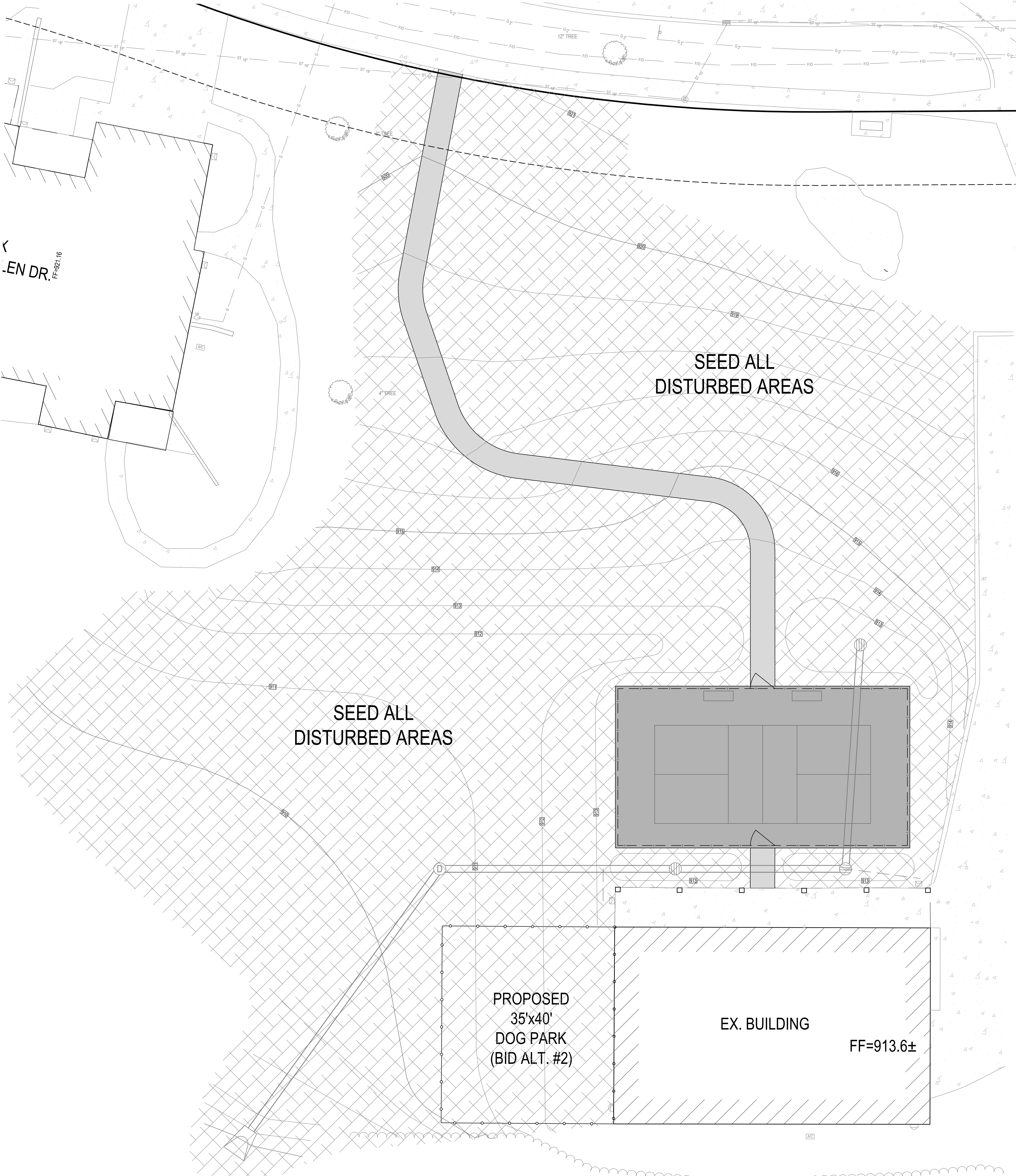


ENLARGED TCU COURTYARD PLAN  
(BASE BID - SEED COURTYARD)  
(BID ALT. #2 - ALL PLANTINGS & BEDS)

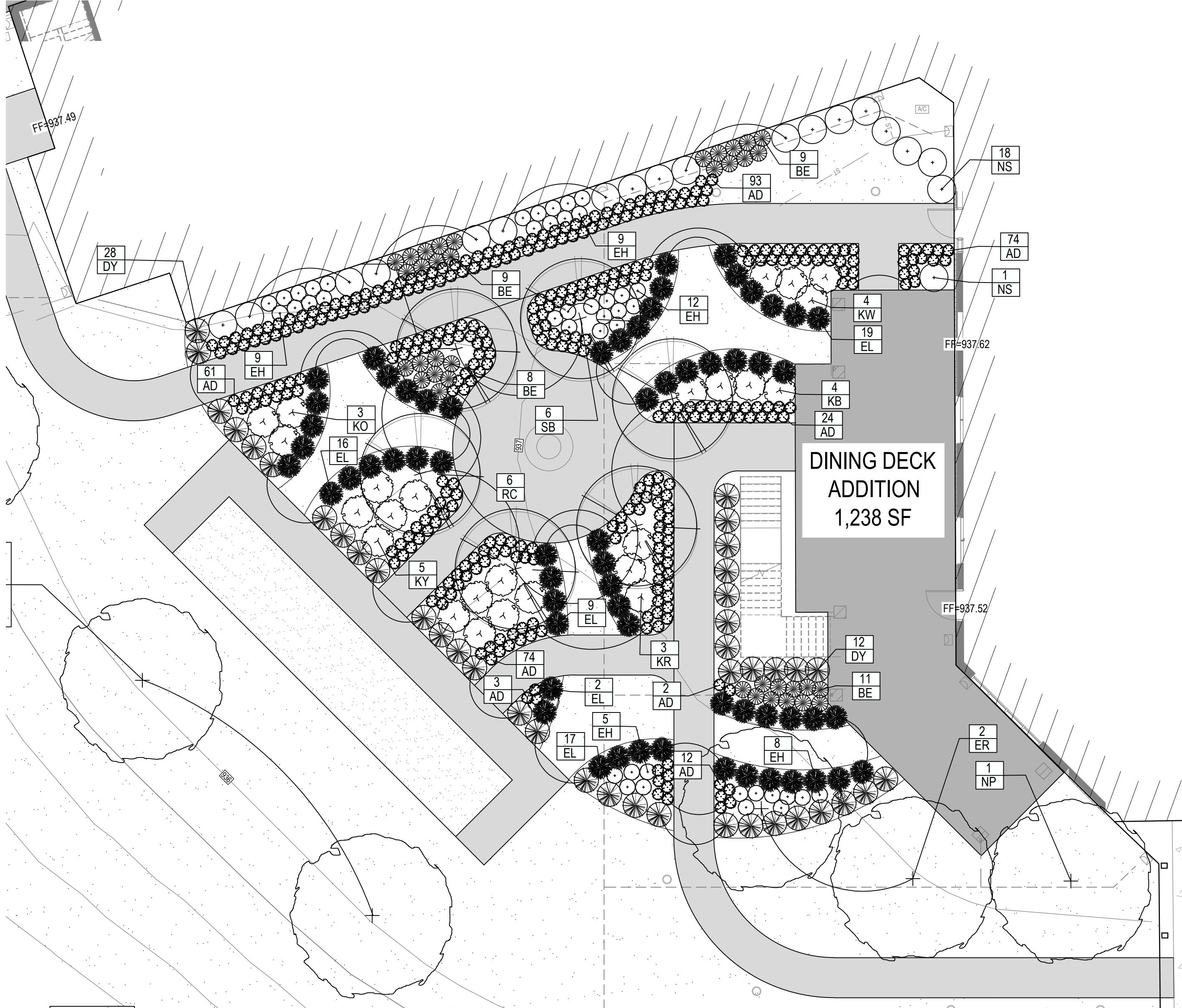




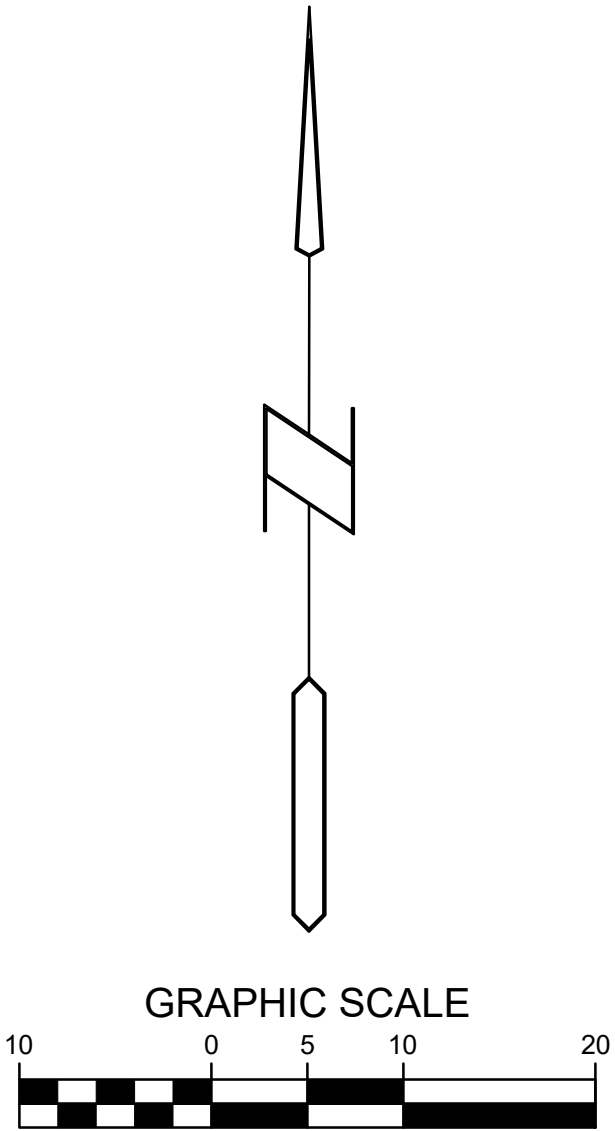
THE VILLAGE, A WESLEYLIFE COMMUNITY  
PRELIMINARY PLAT / SITE PLAN



ENLARGED PICKLEBALL AREA PLAN  
(BID ALT. #2)

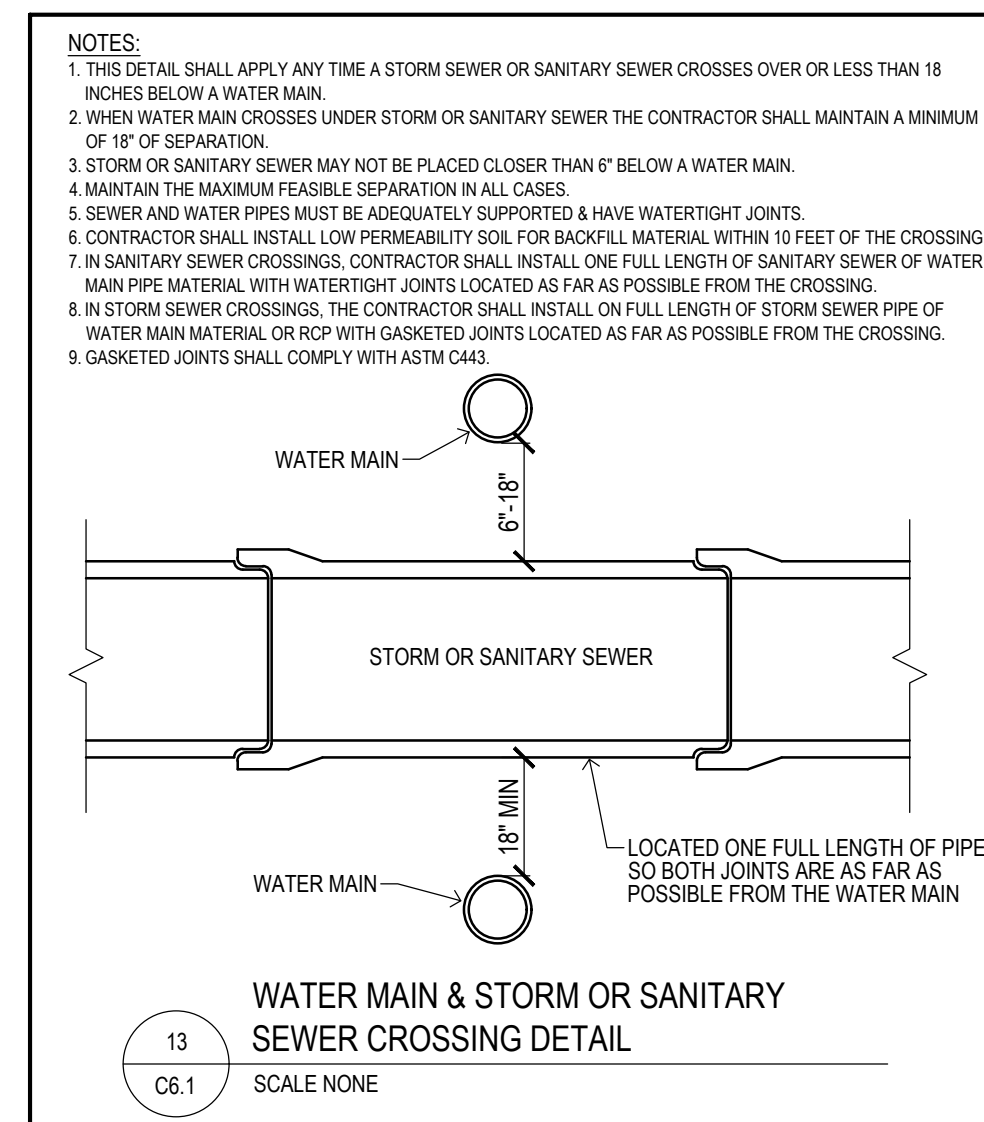
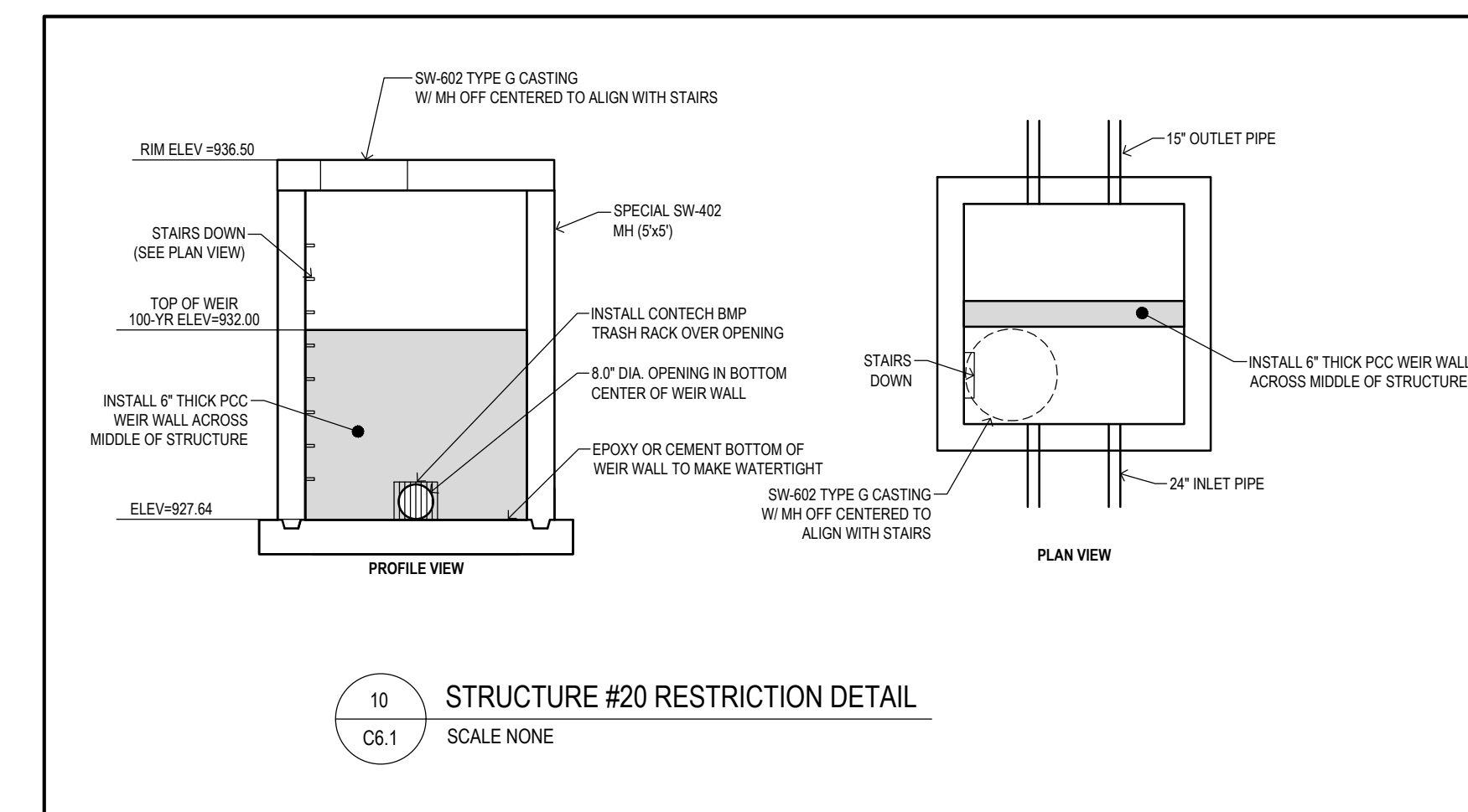
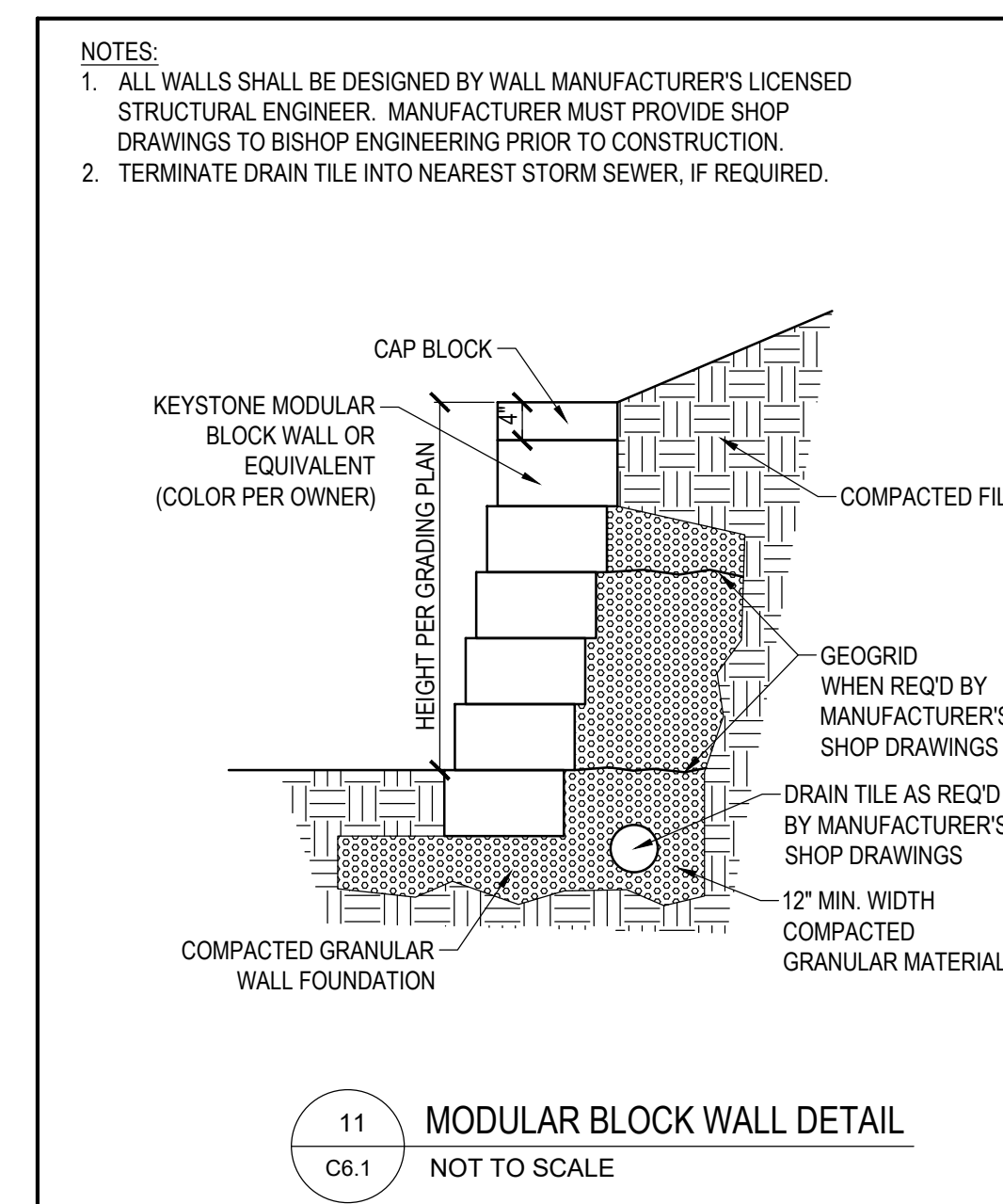
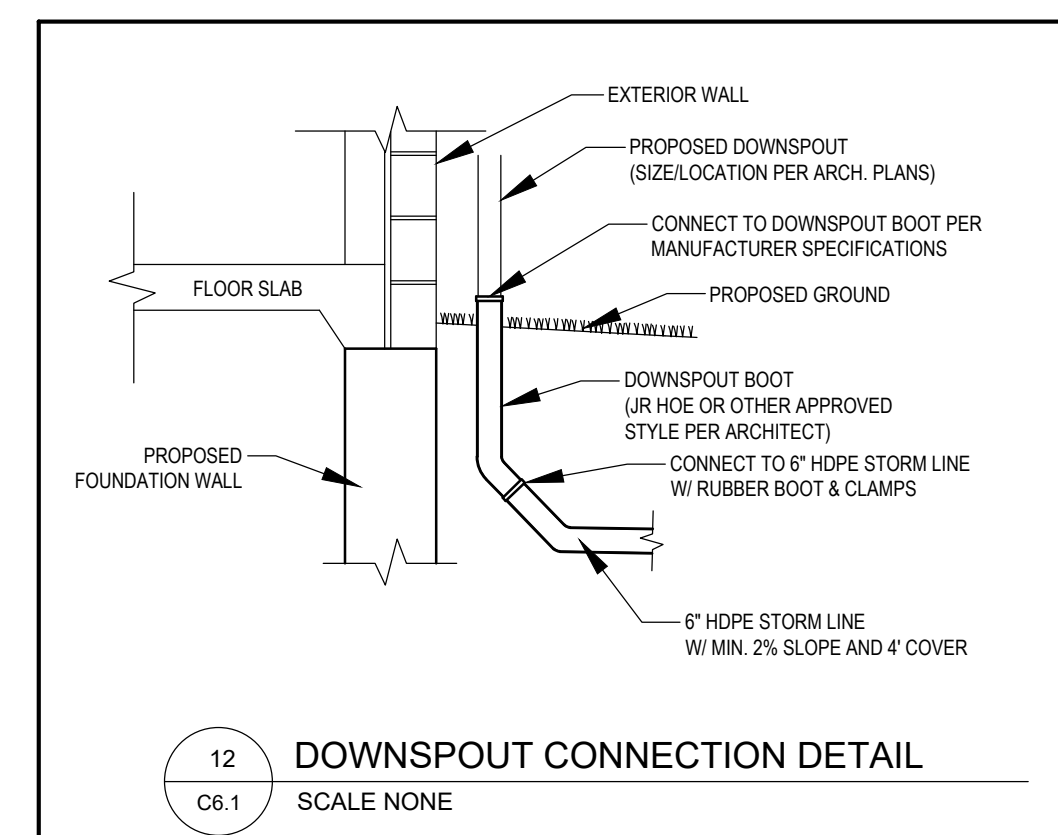
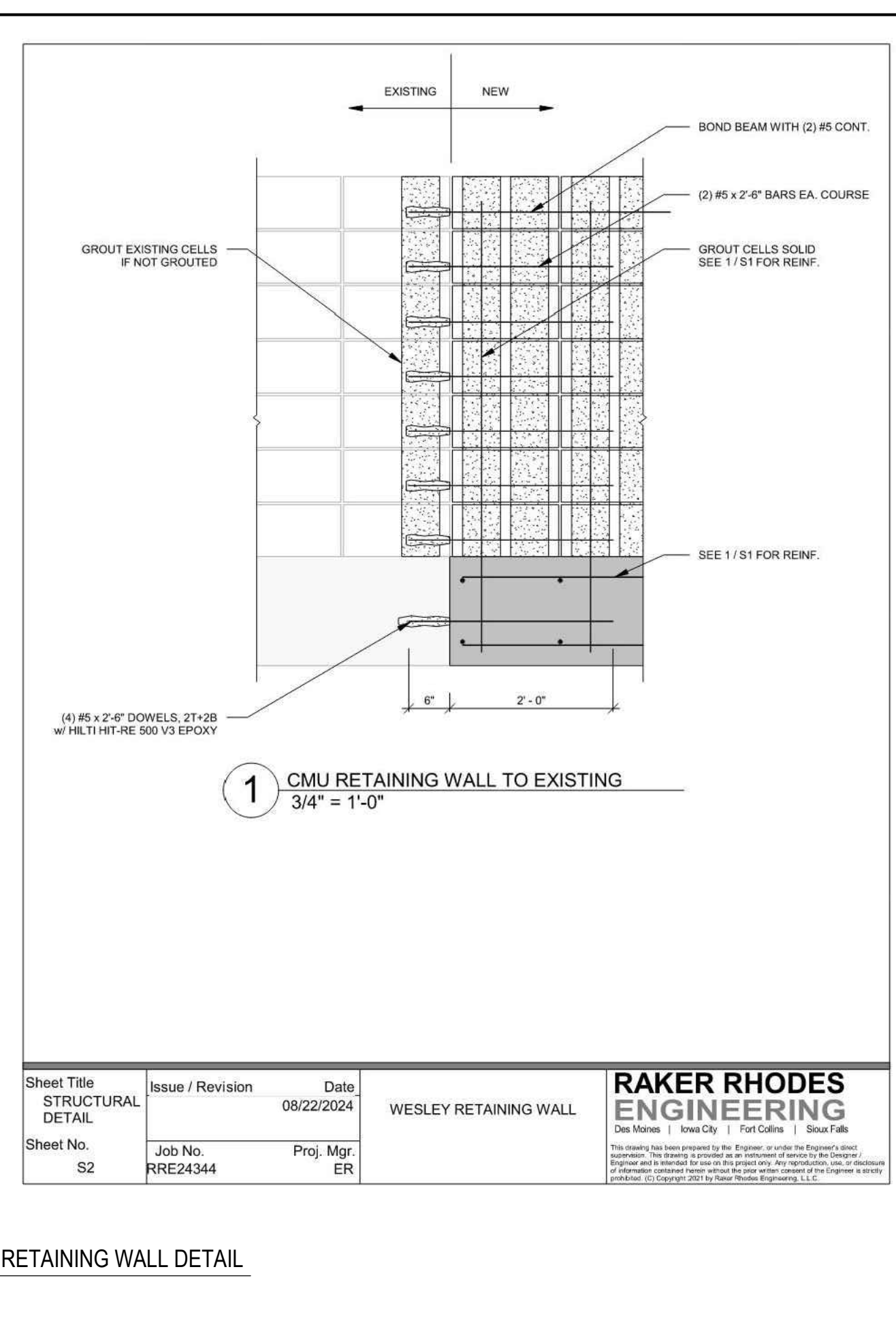
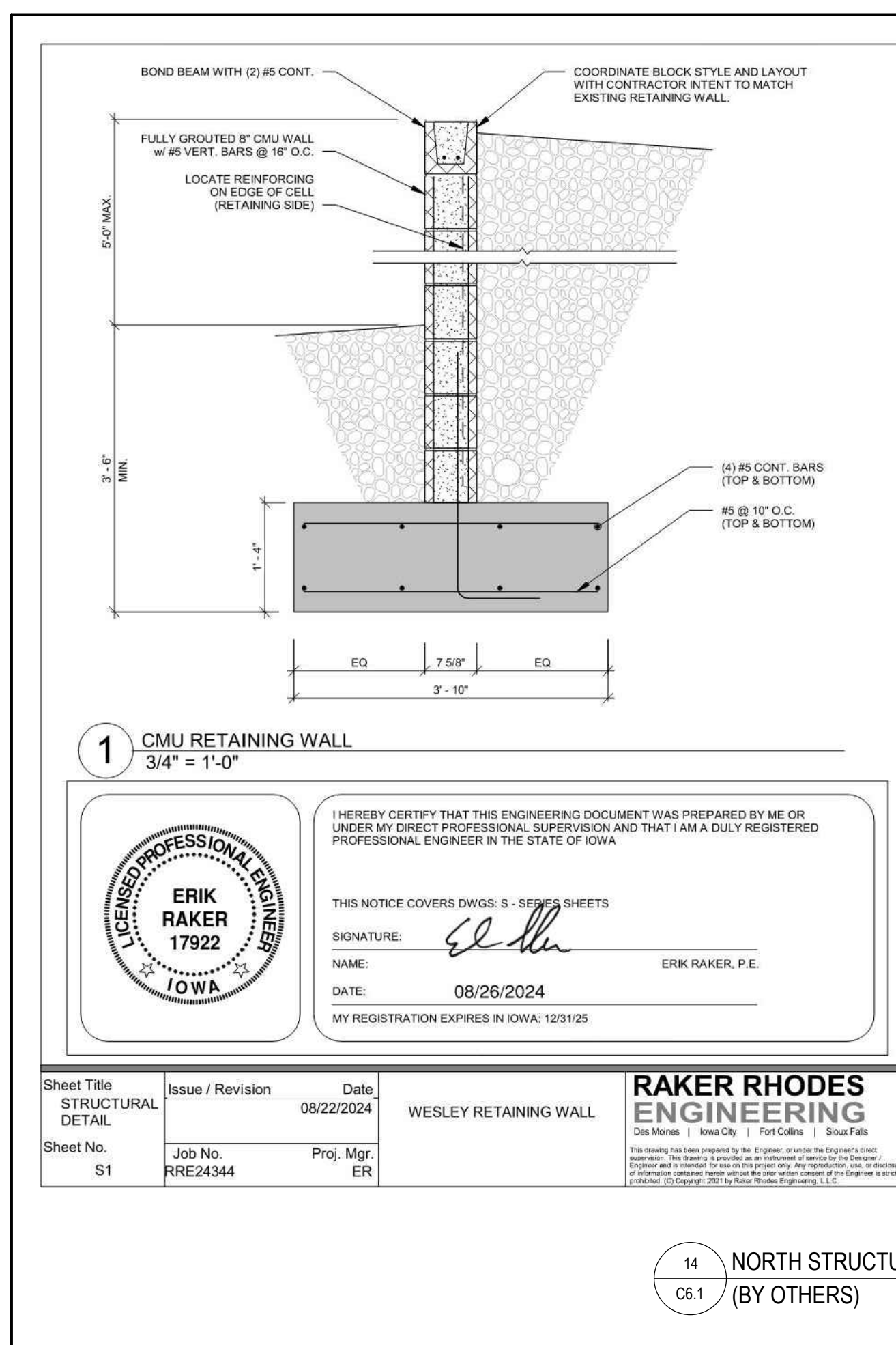
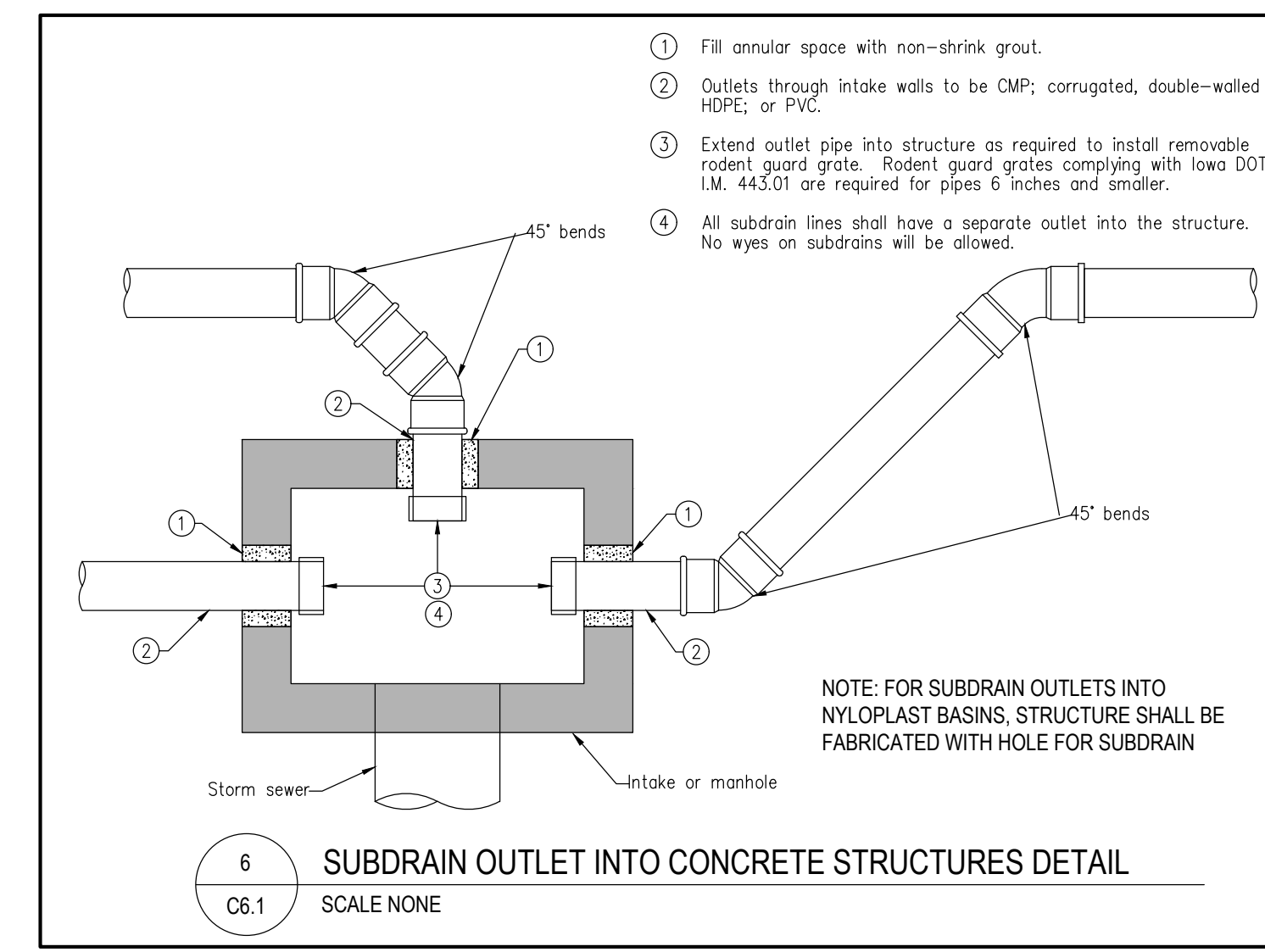
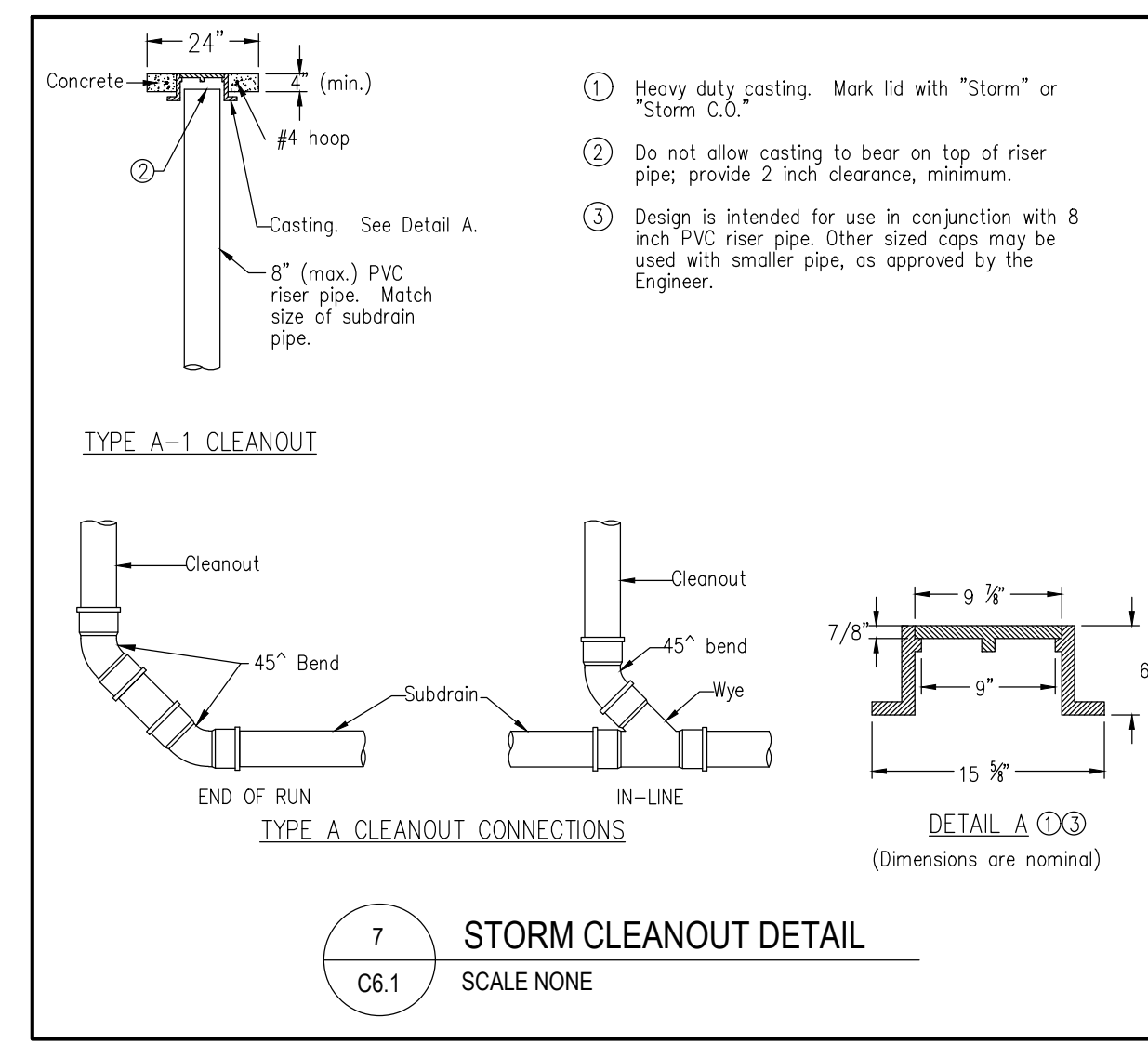
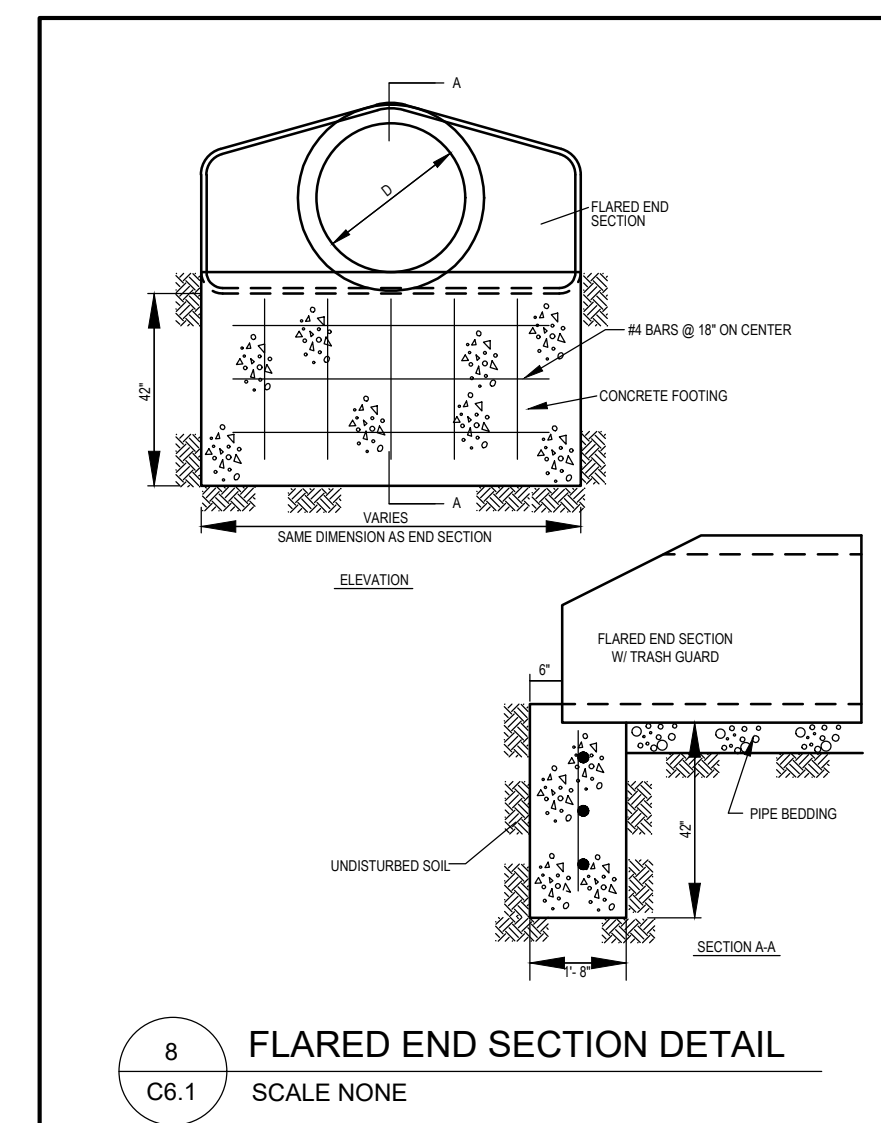
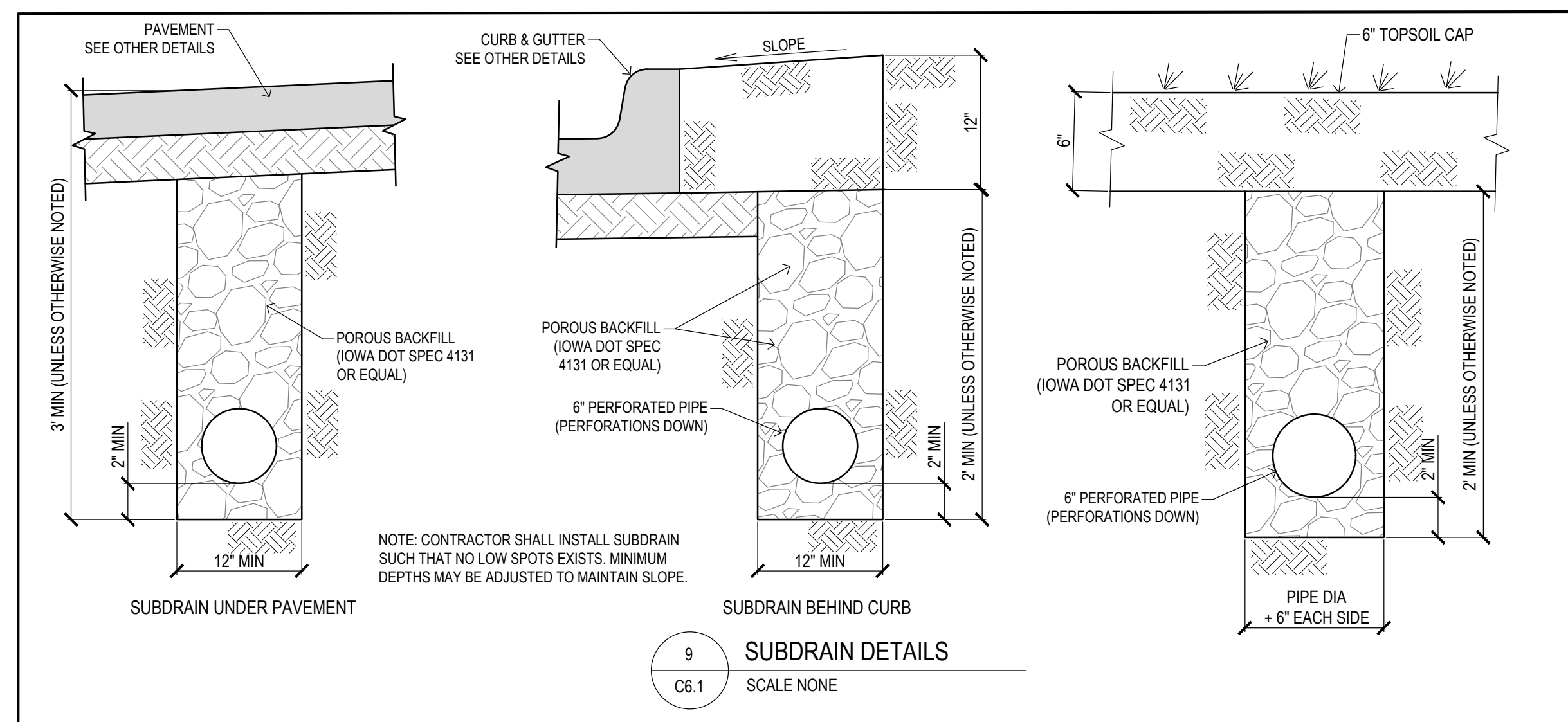
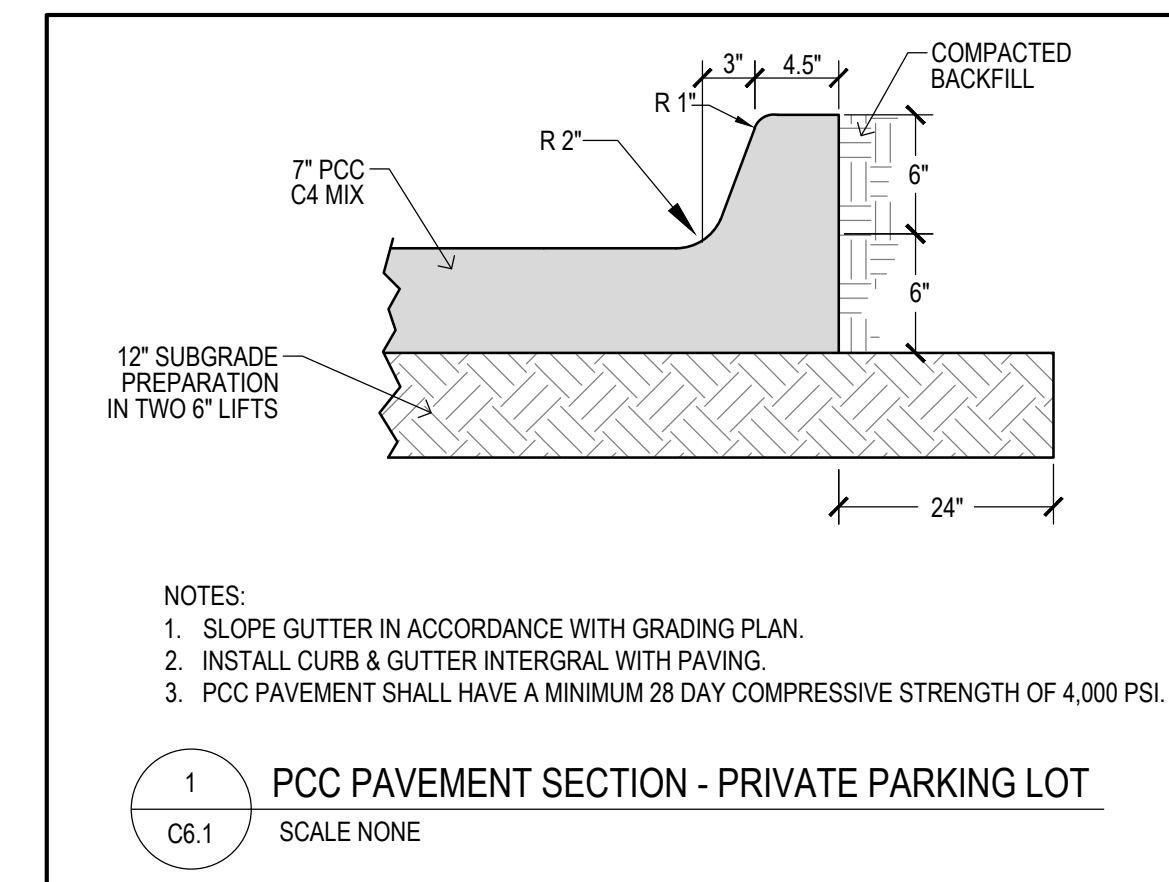
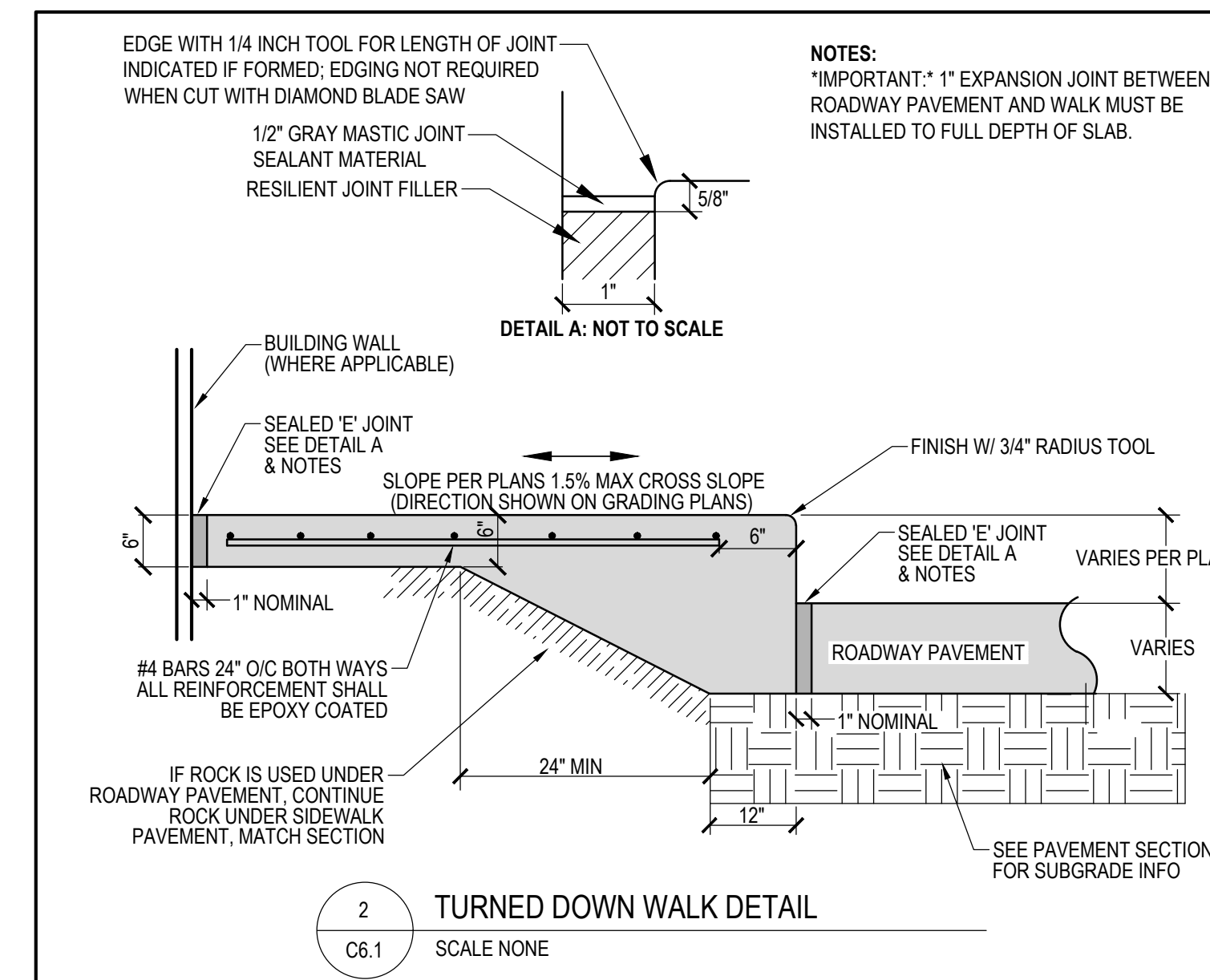
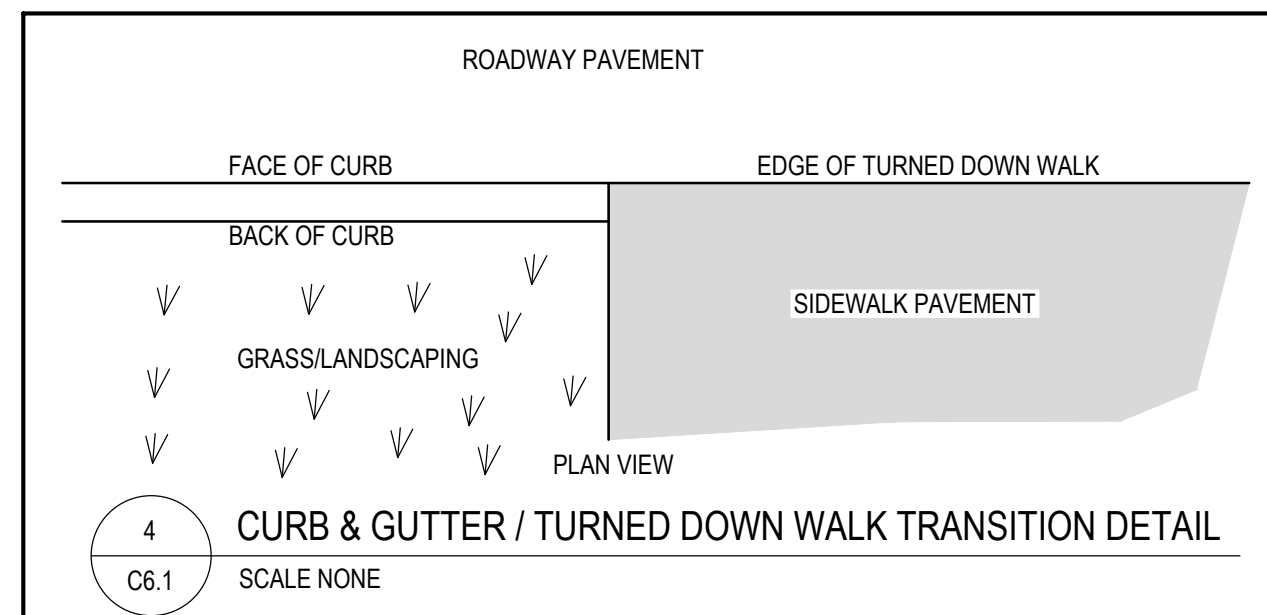
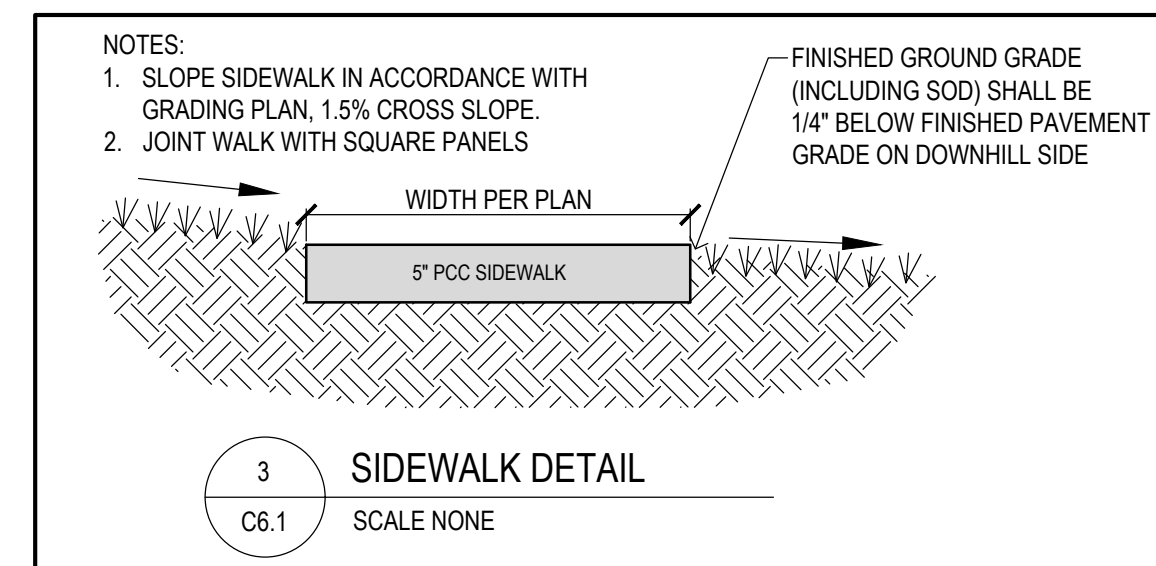
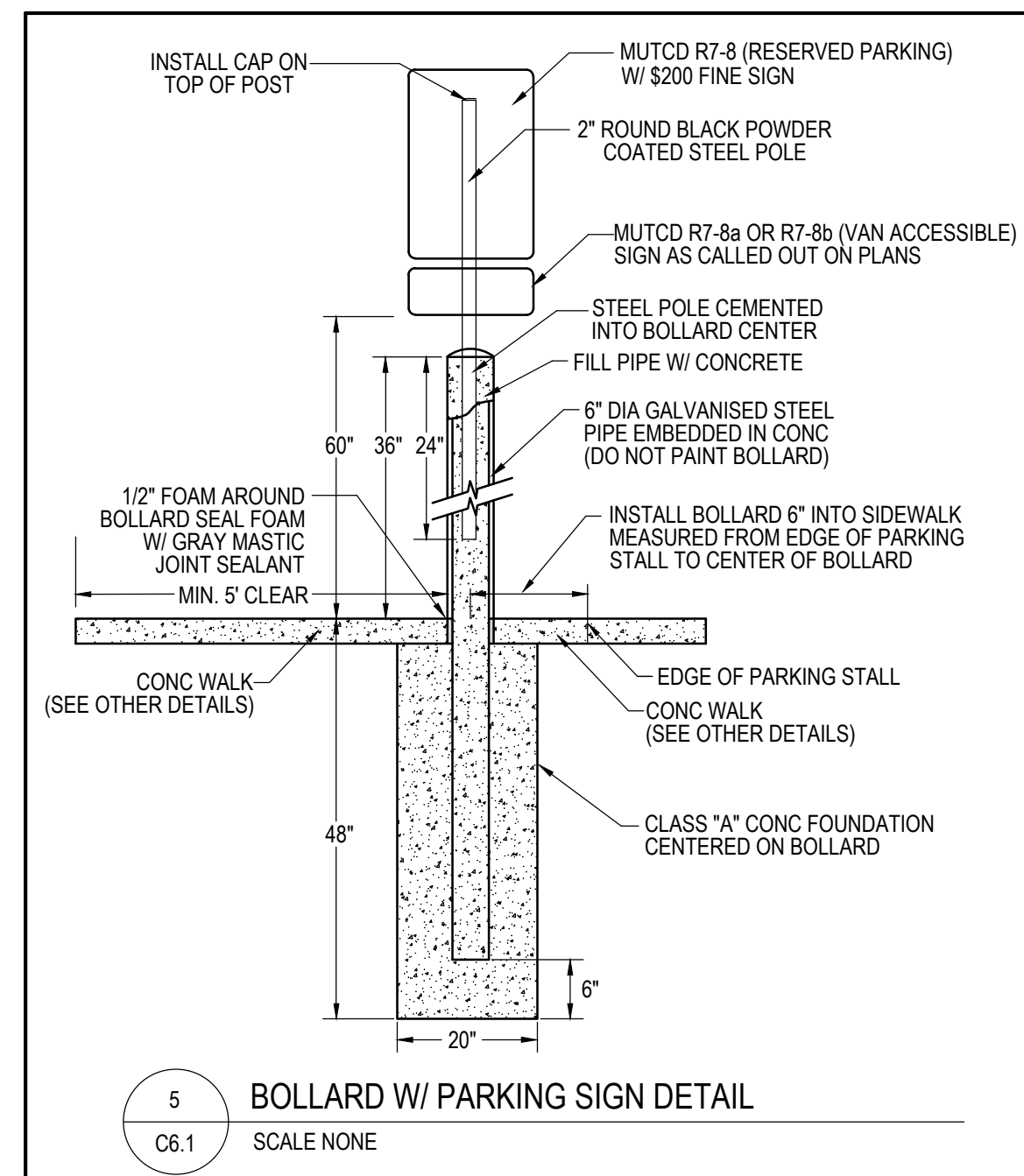
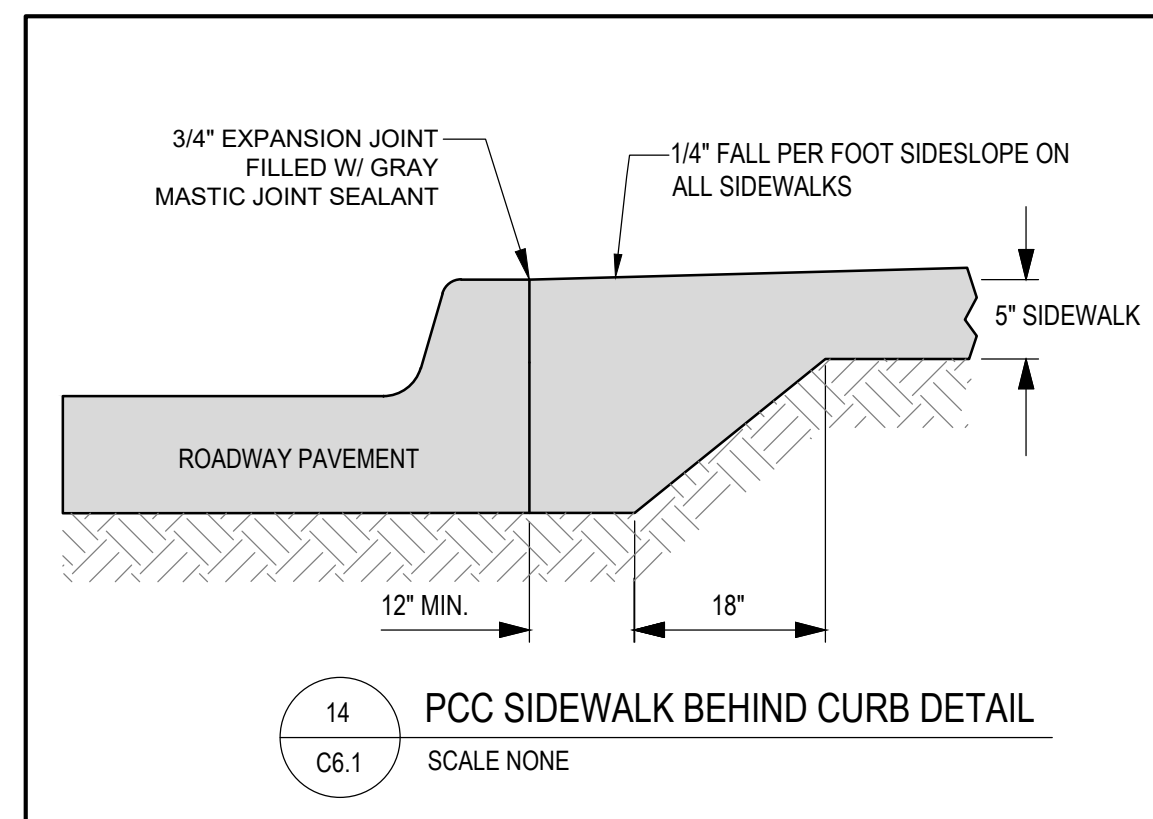


ENLARGED DINING DECK GARDEN PLAN  
(BASE BID - ALL TREES & SOD)  
(BID ALT. #2 - ADD SHRUBS & PLANTING BEDS)



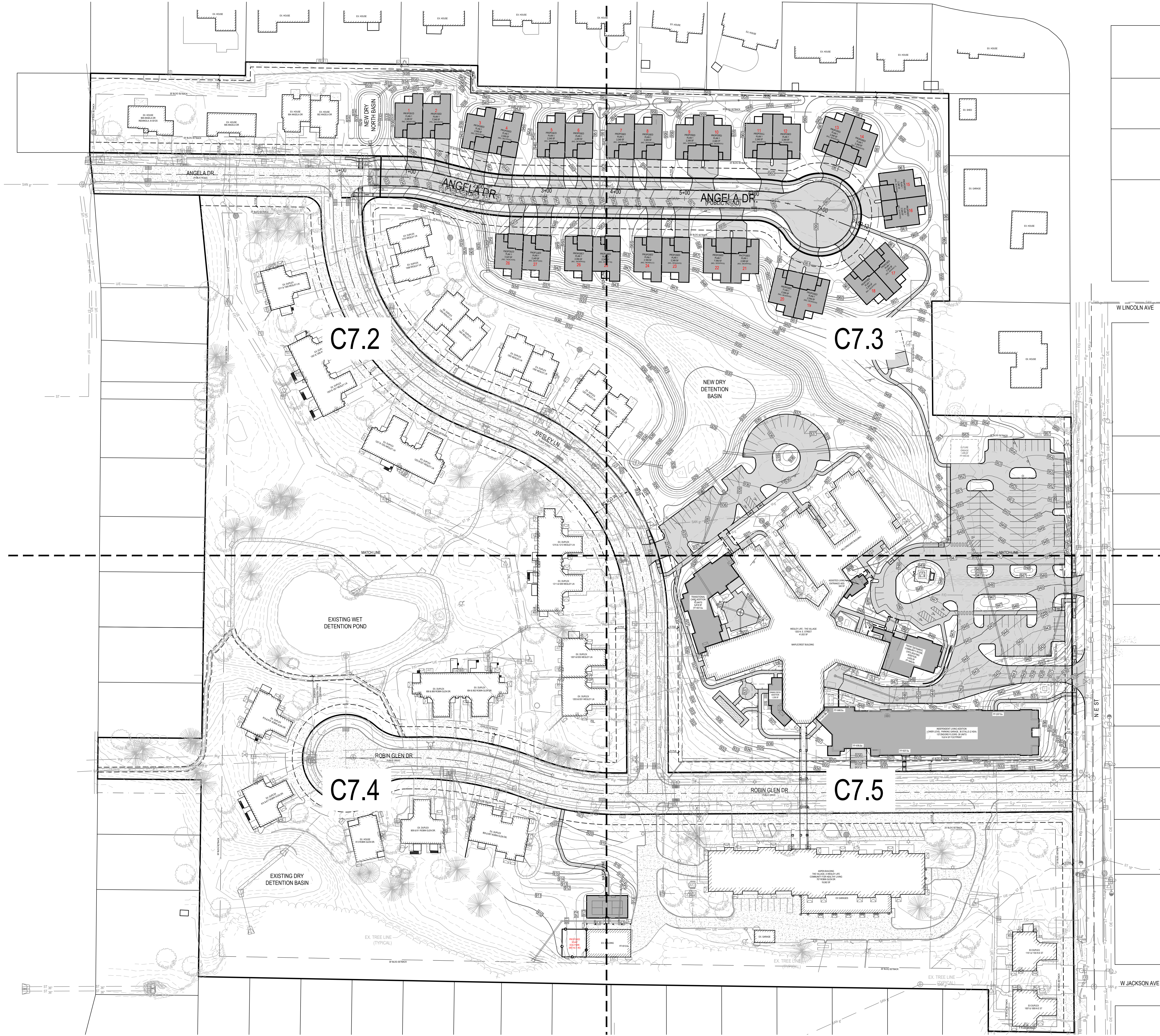


THE VILLAGE, A WESLEYLIFE COMMUNITY  
PRELIMINARY PLAT / SITE PLAN





THE VILLAGE, A WESLEYLIFE COMMUNITY  
PRELIMINARY PLAT / SITE PLAN

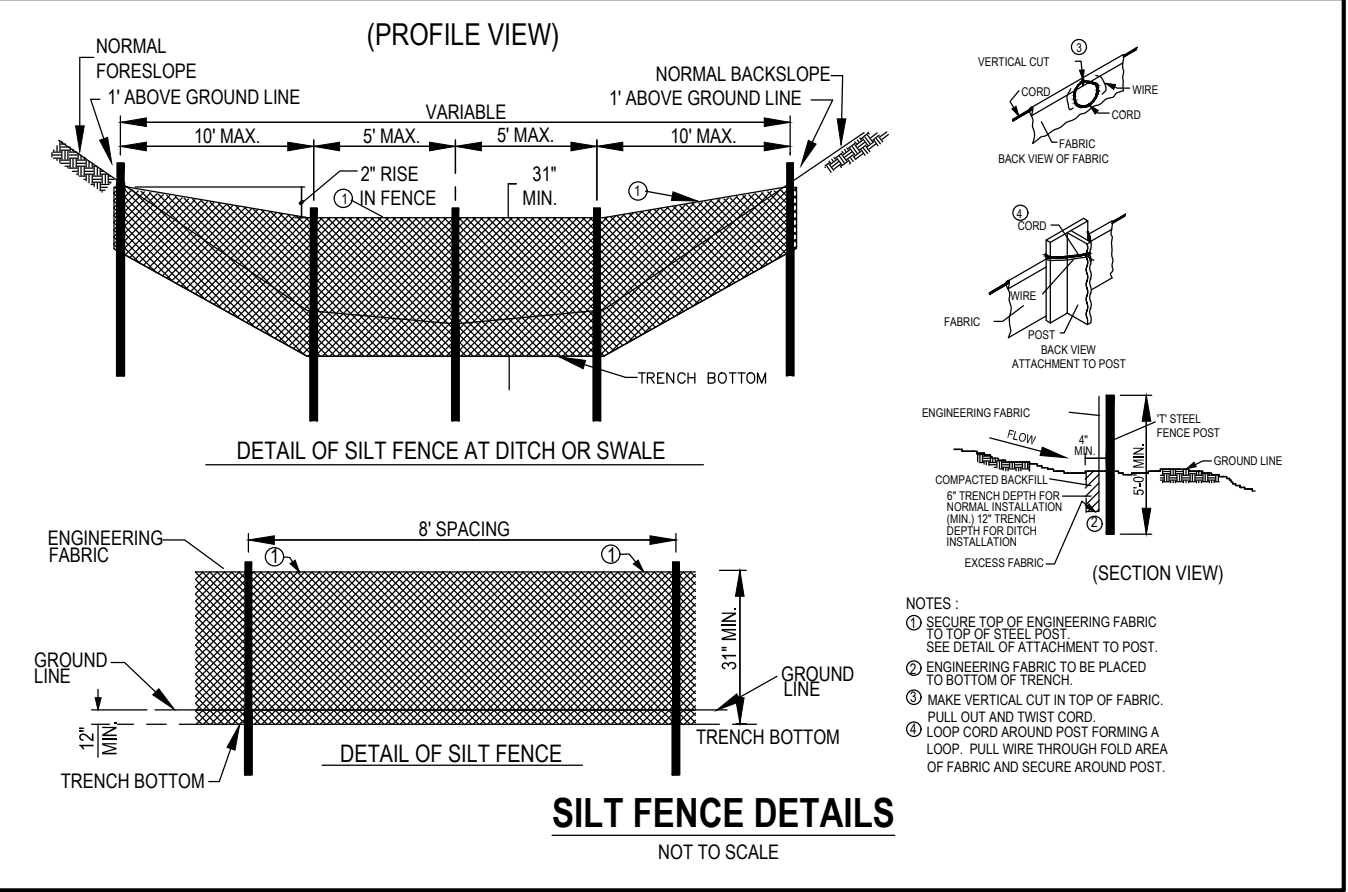
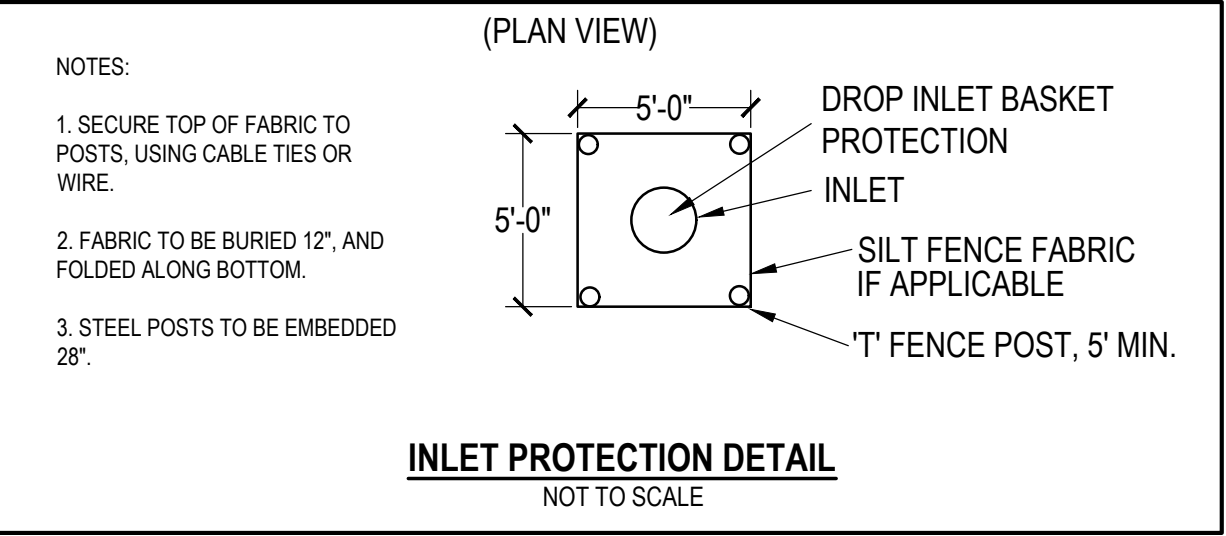
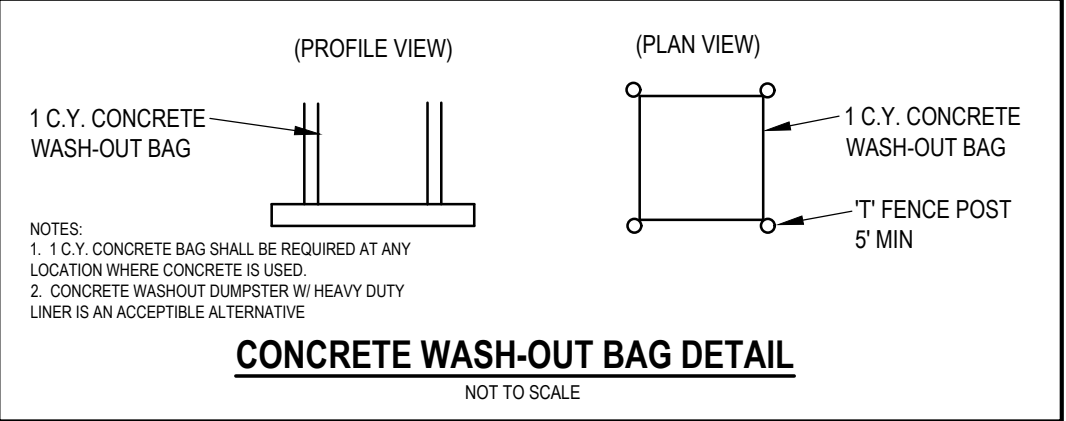


- EROSION CONTROL NOTES:**
- SEE SUPPLEMENTAL DETAIL STORM WATER POLLUTION PLAN NARRATIVE FOR ALL EROSION CONTROL MEASURES, ADDITIONAL DETAILS AND NOTE. ADDITIONAL NOTES AND MEASURES IN NARRATIVE SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE ORIGINAL BID.
  - SWPPP PLAN AND NARRATIVE ARE CONSIDERED A LIVING DOCUMENT AND WILL NEED PERIODIC UPDATES AND ADJUSTMENTS AS NECESSARY DEPENDING ON SITE CONDITIONS TO ASSURE COMPLIANCE WITH NPDES GENERAL PERMIT NO. 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UPDATE THE SWPPP AND IMPLEMENT ANY AND ALL MEASURES NECESSARY TO COMPLY WITH SAID PERMIT NO. 2.
  - INSTALL PERIMETER SILT FENCE AS SHOWN ON PLANS PRIOR TO CONSTRUCTION.
  - INSTALL INTAKE PROTECTION WITH SILT FENCE IMMEDIATELY AFTER STORM SEWER CONSTRUCTION.
  - INSTALL FINISHED PAVING INLET PROTECTION IMMEDIATELY AFTER PAVING IS COMPLETED AROUND INTAKE.
  - OTHER EROSION CONTROL TYPES MAY NOT BE SUBSTITUTED FOR SILT FENCE.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING A CONCRETE WASHOUT IN ACCORDANCE WITH NPDES GENERAL PERMIT NO. 2 DURING ALL CONCRETE WORK. CONCRETE WASHOUT SHALL MEET SUDAS SPEC 11050.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY RESTROOM FACILITIES. SANITARY WASTE SHALL BE DISPOSED OF PER ALL FEDERAL, STATE AND LOCAL REGULATIONS.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.
  - THIS PROJECT INCLUDES SAWCUTTING OR CONCRETE GRINDING SO PROTECTION OF STORM SEWERS AND DRAINAGE WAYS WILL NEED TO BE PROVIDED FROM SLURRY FROM THE CONCRETE OPERATIONS TO DISCHARGE OFFSITE. SEE SWPPP SHEET AND NARRATIVE FOR ADDITIONAL DETAILS.
  - CONTRACTOR SHALL PROVIDE APPROPRIATE CONTROLS TO PREVENT DISCHARGES FROM ANY AND ALL DEWATERING ACTIVITIES.
  - SEE LANDSCAPE PLAN FOR FINAL STABILIZATION INCLUDING SEEDING AND SODDING AREAS.
  - PER NPDES GENERAL PERMIT NO. 2, IF CONSTRUCTION ACTIVITY IS NOT PLANNED FOR AT LEAST 14 DAYS, ALL DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY BY TEMPORARY EROSION CONTROL MEASURES.
  - THE FOLLOWING DISCHARGES ARE PROHIBITED: WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OIL, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS, FUEL, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE, AND SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.

- EROSION CONTROL REMOVAL NOTES:**
- AFTER FINAL STABILIZATION HAS OCCURRED, AS DEFINED IN NPDES GENERAL PERMIT NO. 2, CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY EROSION CONTROL DEVICES INCLUDING, BUT NOT LIMITED TO: SILT FENCE, INLET PROTECTION, AND TEMPORARY STANDPIPES.

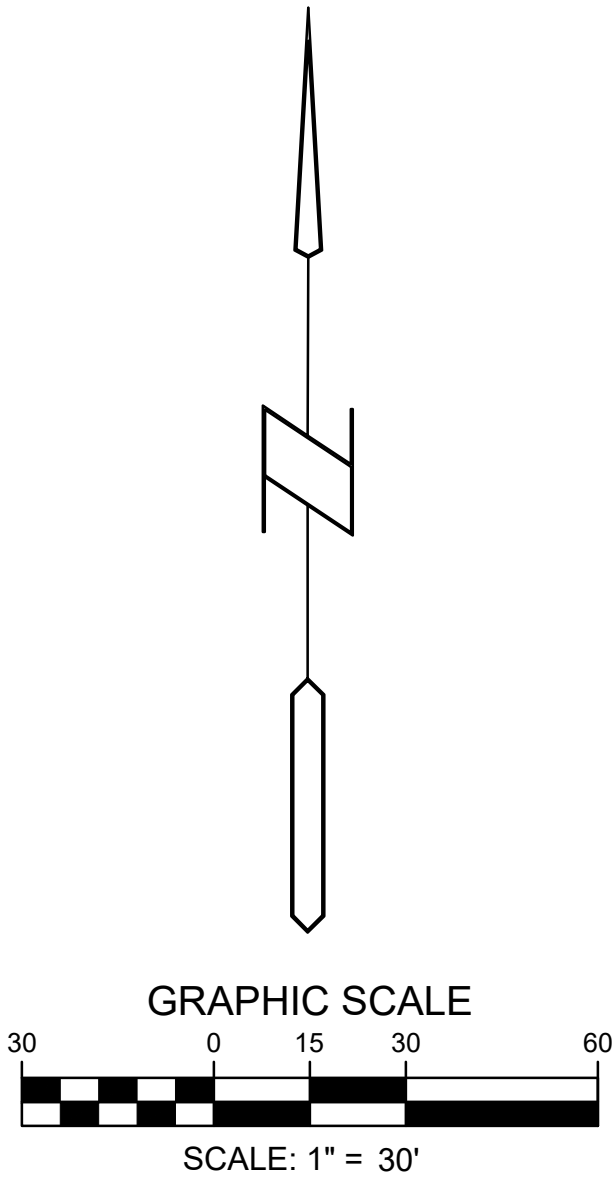
- TOPSOIL NOTES:**
- STRIP AND STOCKPILE THE TOP 8" OF SOIL ON ALL DISTURBED AREAS.
  - RESPEAD TOPSOIL TO A MINIMUM DEPTH OF 8" ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 6".
  - TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
  - TOPSOIL IS DEFINED AS: FERTILE, FRAGILE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4" IN DIAMETER, AND FOREIGN MATTER; ACIDITY RANGE (PH) OF 5.5 TO 7.5; CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

- CITY NOTE:**
- THE OWNER/DEVELOPER AND THE CONTRACTOR ARE RESPONSIBLE TO PROVIDE AS-BUILT SURVEYS OF BASINS AND OVERFLOW CHANNELS AND PROVIDE A REPORT DEMONSTRATING THAT SURFACE ELEVATIONS AND BASIN VOLUMES MEET THOSE INDICATED ON APPROVED CONSTRUCTION DOCUMENTS. OWNER SHALL SUBMIT CAD OUTPUT FILES VERIFYING THAT COMPLETED BASINS MATCH OR EXCEED DESIGN VOLUMES.





THE VILLAGE, A WESLEYLIFE COMMUNITY  
PRELIMINARY PLAT / SITE PLAN



PRELIMINARY PLAT / SITE PLAN  
THE VILLAGE, A WESLEYLIFE COMMUNITY  
1203 N E STREET  
INDIANOLA, IOWA

|                                                                                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| REFERENCE NUMBER:                                                                                                                                                                               |
| DRAWN BY:<br>EWM                                                                                                                                                                                |
| REVISION DATE:<br>04-17-24 CITY SUBMITTAL<br>06-12-24 50% CD SET<br>07-01-24 CITY SUBMITTAL<br>07-10-24 75% CD SET<br>08-06-24 CITY SUBMITTAL<br>08-16-24 95% CD SET<br>09-09-24 CITY SUBMITTAL |
| PROJECT NUMBER:<br>210592-2                                                                                                                                                                     |
| SHEET NAME:<br>SWPPP NW                                                                                                                                                                         |
| SHEET NUMBER:<br>C7.2                                                                                                                                                                           |



THE VILLAGE, A WESLEYLIFE COMMUNITY  
PRELIMINARY PLAT / SITE PLAN

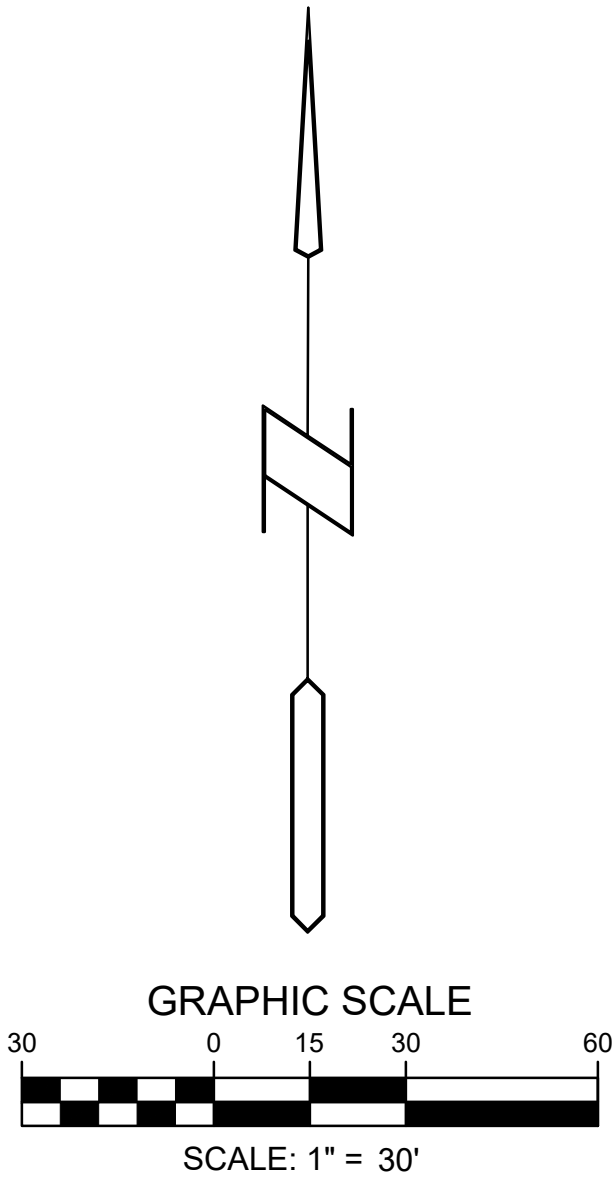


**TEMPORARY STANDPIPE NOTES:**  
A TEMPORARY C.M.P. STANDPIPE, ONE STANDARD PIPE SIZE SMALLER THAN THE PERMANENT R.C.P. INLET, SHALL BE INSTALLED IN THE INLET.  
THE OPEN TOP OF THE STANDPIPE SHALL BE 24" FROM THE FLOWLINE OF THE PIPE.  
THE STAND PIPE SHALL CONSIST OF A 90° ELBOW, WITH 1" DIAMETER HOLES ON 6" CENTERS. STEEL SPACERS SHALL BE WELDED LONGITUDINALLY TO THE PIPE TO PROVIDE A SNUG FIT. ENGINEERING FABRIC (TREVIRA SPUNBOND OR EQUAL) SHALL BE SECURELY WRAPPED AROUND THE PIPE. LOW STRENGTH GROUT SHALL BE POURED BETWEEN THE 2 PIPES TO PROVIDE STABILITY AND PREVENT LEAKAGE.  
ONCE FINAL STABILIZATION HAS BEEN ACHIEVED, THE TEMPORARY STAND PIPE AND GROUT SHALL BE REMOVED.

**TEMPORARY STANDPIPE DETAIL**  
NOT TO SCALE

(SECTION VIEW)  
FLARED END SECTION AS SPECIFIED

(SECTION VIEW)  
R.C.P. AS SPECIFIED  
GROUT BETWEEN PIPES  
STEEL SPACERS WELDED TO C.M.P.  
C.M.P. ONE STANDARD SIZE SMALLER THAN R.C.P.

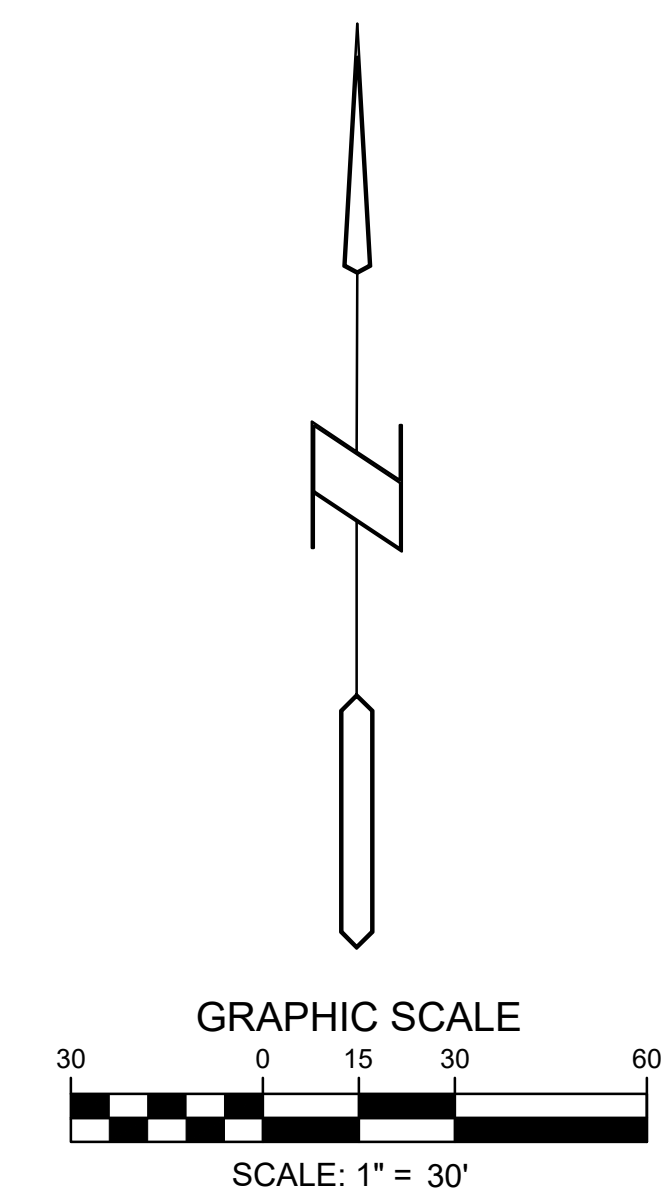
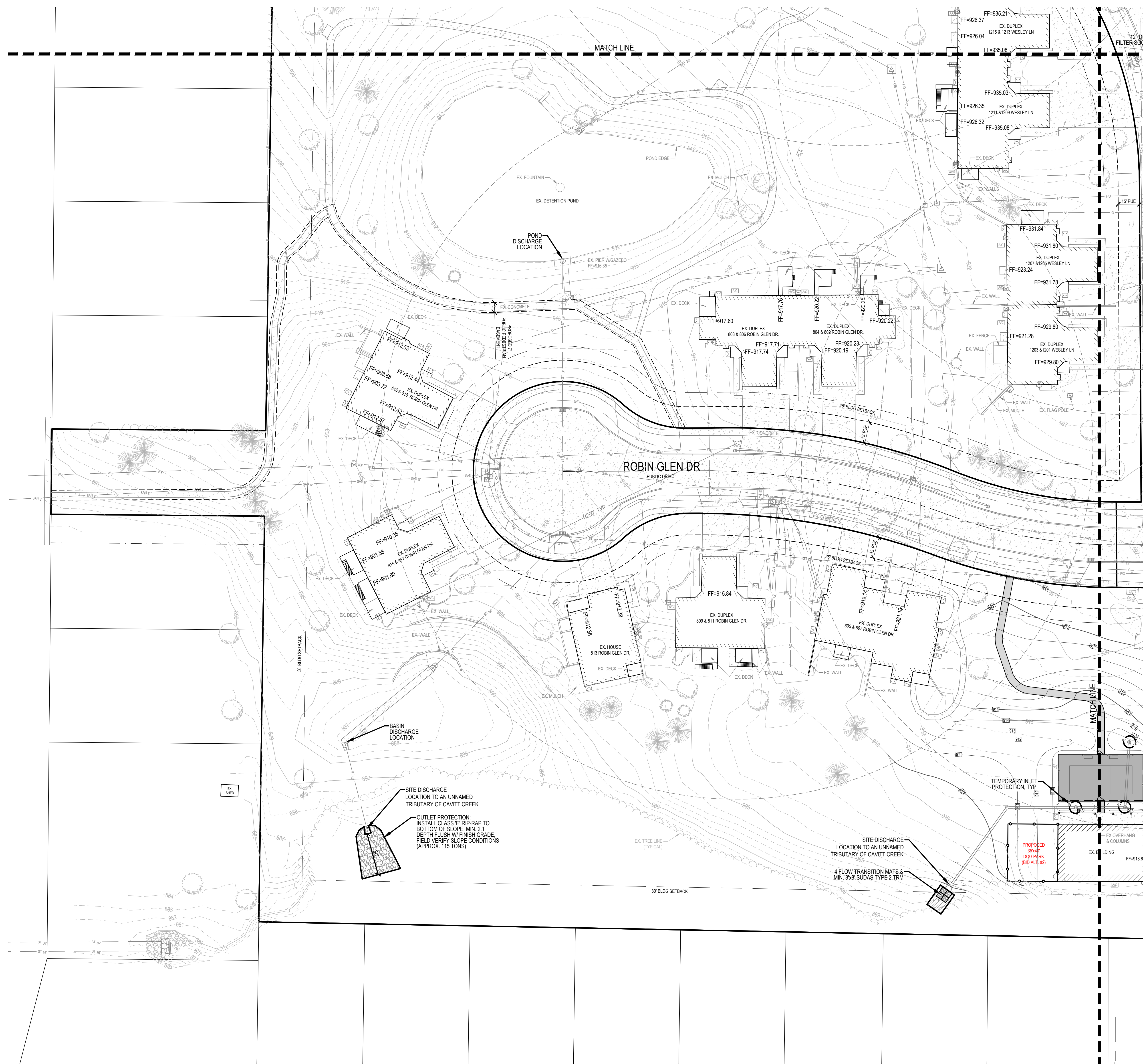


PRELIMINARY PLAT / SITE PLAN  
THE VILLAGE, A WESLEYLIFE COMMUNITY  
1203 N E STREET  
INDIANOLA, IOWA

|                                                                                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| REFERENCE NUMBER:                                                                                                                                                                               |
| DRAWN BY:<br>EWM                                                                                                                                                                                |
| REVISION DATE:<br>04-17-24 CITY SUBMITTAL<br>06-12-24 50% CD SET<br>07-01-24 CITY SUBMITTAL<br>07-10-24 75% CD SET<br>08-06-24 CITY SUBMITTAL<br>08-16-24 95% CD SET<br>09-09-24 CITY SUBMITTAL |
| PROJECT NUMBER:<br>210592-2                                                                                                                                                                     |
| SHEET NAME:<br>SWPPP NE                                                                                                                                                                         |
| SHEET NUMBER:<br>C7.3                                                                                                                                                                           |

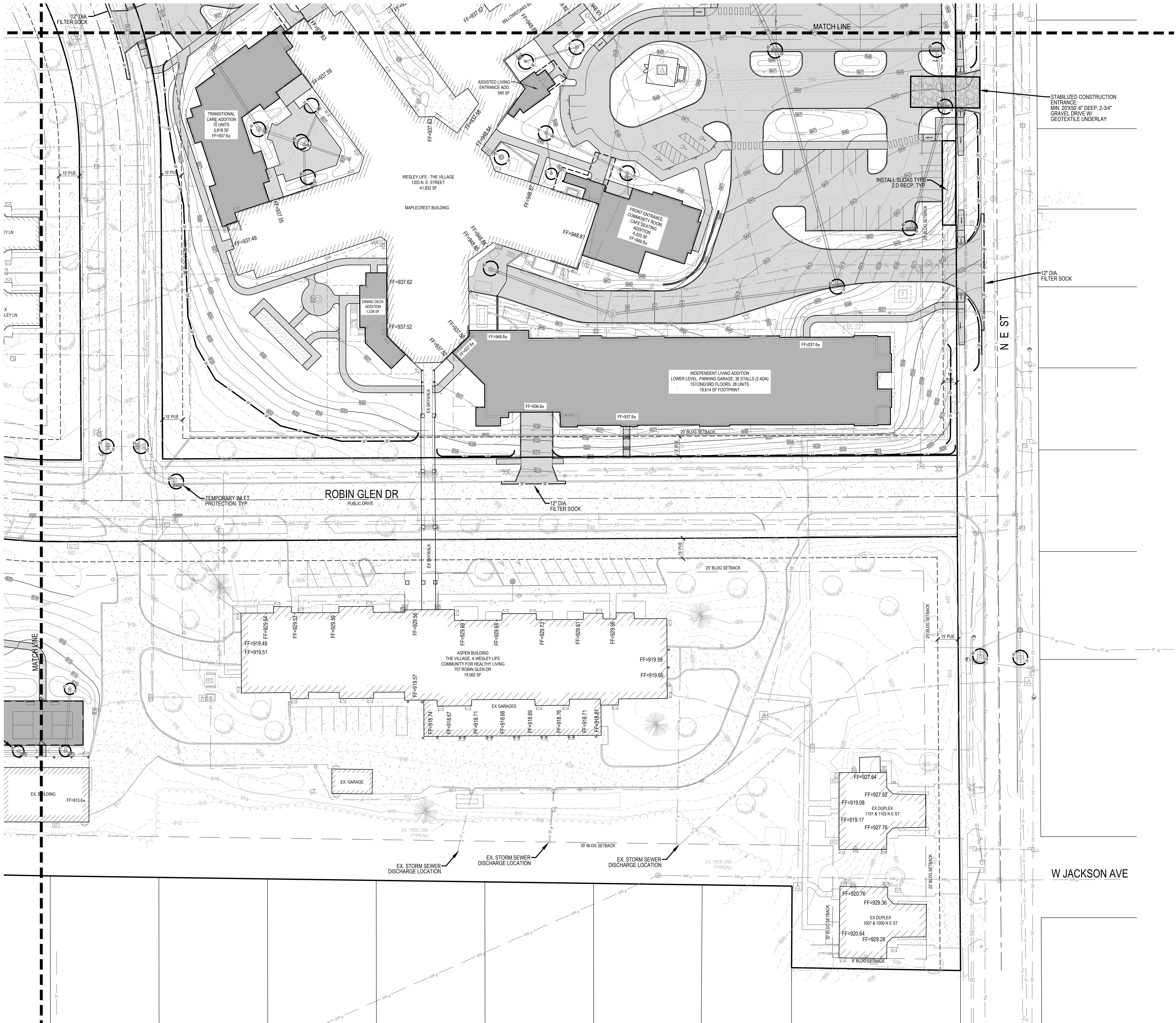


**THE VILLAGE, A WESLEYLIFE COMMUNITY**  
**PRELIMINARY PLAT / SITE PLAN**





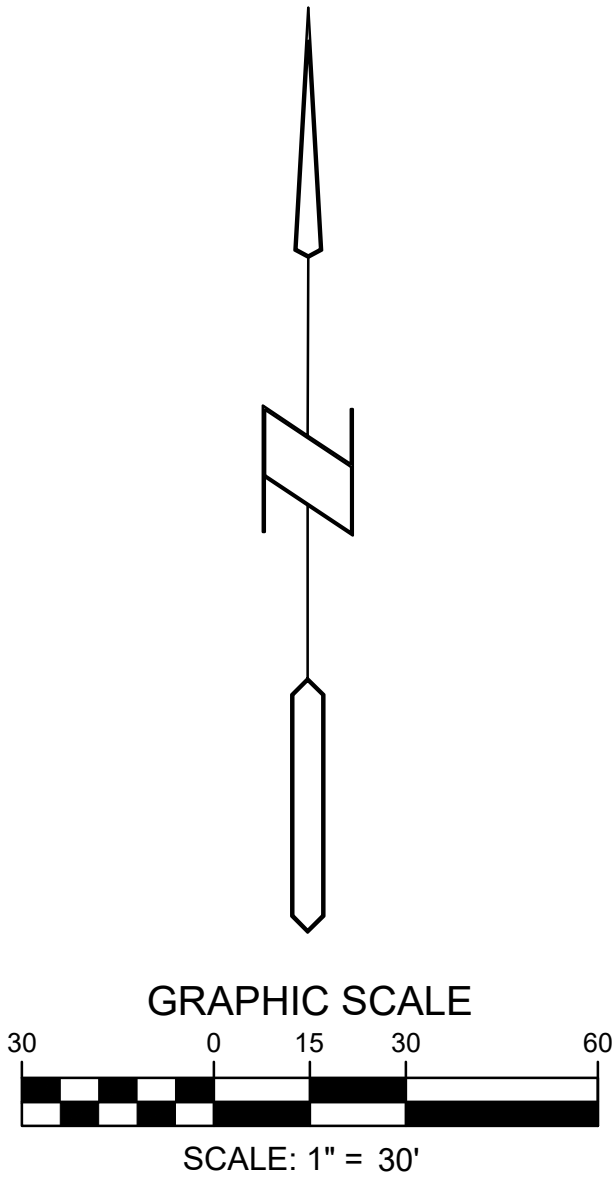
THE VILLAGE, A WESLEYLIFE COMMUNITY  
PRELIMINARY PLAT / SITE PLAN



PRELIMINARY PLAT / SITE PLAN  
THE VILLAGE, A WESLEYLIFE COMMUNITY  
1203 N E STREET  
INDIANOLA, IOWA



|                                                                                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| REFERENCE NUMBER:                                                                                                                                                                               |
| DRAWN BY:<br>EWM                                                                                                                                                                                |
| REVISION DATE:<br>04-17-24 CITY SUBMITTAL<br>06-12-24 50% CD SET<br>07-01-24 CITY SUBMITTAL<br>07-10-24 75% CD SET<br>08-06-24 CITY SUBMITTAL<br>08-16-24 95% CD SET<br>09-09-24 CITY SUBMITTAL |
| PROJECT NUMBER:<br>210592-2                                                                                                                                                                     |
| SHEET NAME:<br>SWPPP SE                                                                                                                                                                         |
| SHEET NUMBER:<br>C7.5                                                                                                                                                                           |







## Community Development

110 N. First St., Indianola, IA 50125-0299 • [www.indianolaiowa.gov](http://www.indianolaiowa.gov)  
515-961-9430 • [comdev@indianolaiowa.gov](mailto:comdev@indianolaiowa.gov)

August 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                       | \$344,000.00          | \$344,000.00   |
| 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                     |                         | \$1,850,000.00        |                |
| 329                      | Pool                    | 1                     |                         | \$27,424.00           |                |
| 434                      | Residential Add/Alt     | 16                    |                         | \$986,750.00          |                |
| 437                      | Non-residential add/alt | 4                     |                         | \$319,500.00          | \$79,875.00    |
| 438                      | Res garage/carports     | 2                     |                         | \$42,500.00           |                |
| 645                      | Demo - residential      | 0                     |                         | \$0.00                |                |
| 649                      | Demo - commercial       | 0                     |                         | \$0.00                |                |
| <b>August Total</b>      |                         | <b>25</b>             |                         | <b>\$3,570,174.00</b> |                |
| <b>Residential Value</b> |                         |                       | <b>Commercial Value</b> |                       |                |
| <b>38.5%</b>             |                         |                       | <b>60.8%</b>            |                       |                |

| <b>YEAR TO DATE TOTAL</b> |                         |                       |                         |                        |                |
|---------------------------|-------------------------|-----------------------|-------------------------|------------------------|----------------|
| <u>Code</u>               | <u>Type</u>             | <u>Permits Issued</u> | <u># of Units</u>       | <u>Amount</u>          | <u>Average</u> |
| 101                       | Single Family Home      | 30                    | 30                      | \$9,784,670.00         | \$326,155.67   |
| 102                       | Single Family Attach    | 2                     | 4                       | \$750,000.00           |                |
| 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  | 3                     |                         | \$5,728,875.00         |                |
| 329                       | Pool                    | 5                     |                         | \$107,241.00           |                |
| 434                       | Residential add/alt     | 59                    |                         | \$1,551,843.32         |                |
| 437                       | Non-residential add/alt | 13                    |                         | \$68,510,350.00        |                |
| 438                       | Res garage/carports     | 4                     |                         | \$100,600.00           |                |
| 645                       | Demo - sfd              | 1                     |                         | \$0.00                 |                |
| 649                       | Demo - commercial       | 0                     |                         | \$0.00                 |                |
| <b>YTD TOTAL</b>          |                         | <b>117</b>            | <b>34</b>               | <b>\$86,533,579.32</b> |                |
| <b>Residential Value</b>  |                         |                       | <b>Commercial Value</b> |                        |                |
| <b>12.4%</b>              |                         |                       | <b>85.8%</b>            |                        | 60.8%          |





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July 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      | 4                       | 4                 | \$1,147,300.00        | \$286,825.00   |
| 102                      | Single Family Attach    | 1                       | 2                 | \$375,000.00          |                |
| 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  | 0                       |                   | \$0.00                |                |
| 329                      | Pool                    | 2                       |                   | \$71,000.00           |                |
|                          |                         |                         |                   |                       |                |
| 434                      | Residential Add/Alt     | 5                       |                   | \$129,343.32          | \$66,200.00    |
| 437                      | Non-residential add/alt | 2                       |                   | \$132,400.00          |                |
| 438                      | Res garage/carports     | 0                       |                   | \$0.00                |                |
| 645                      | Demo - residential      | 0                       |                   | \$0.00                |                |
| 649                      | Demo - commercial       | 0                       |                   | \$0.00                |                |
| <b>July Total</b>        |                         | <b>14</b>               |                   | <b>\$1,855,043.32</b> |                |
| <b>Residential Value</b> |                         | <b>Commercial Value</b> |                   |                       |                |
| <b>89.0%</b>             |                         | <b>7.1%</b>             |                   |                       |                |

| YEAR TO DATE TOTAL       |                         |                         |                   |                 |                |
|--------------------------|-------------------------|-------------------------|-------------------|-----------------|----------------|
| <u>Code</u>              | <u>Type</u>             | <u>Permits Issued</u>   | <u># of Units</u> | <u>Amount</u>   | <u>Average</u> |
| 101                      | Single Family Home      | 29                      | 29                | \$9,440,670.00  | \$325,540.34   |
| 102                      | Single Family Attach    | 2                       | 4                 | \$750,000.00    |                |
| 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  | 2                       |                   | \$3,878,875.00  |                |
| 329                      | Pool                    | 4                       |                   | \$79,817.00     |                |
| 434                      | Residential add/alt     | 43                      |                   | \$565,093.32    |                |
| 437                      | Non-residential add/alt | 9                       |                   | \$68,190,850.00 |                |
| 438                      | Res garage/carports     | 2                       |                   | \$58,100.00     |                |
| 645                      | Demo - sfd              | 1                       |                   | \$0.00          |                |
| 649                      | Demo - commercial       | 0                       |                   | \$0.00          |                |
| YTD TOTAL                |                         | 92                      | 33                | \$82,963,405.32 |                |
| <u>Residential Value</u> |                         | <u>Commercial Value</u> |                   |                 |                |
| 12.4%                    |                         | 86.9%                   |                   |                 | 7.1%           |