PLANNING AND ZONING COMMISSION MEETING

March 25, 2025
6:00 PM
Indianola Wellness Campus Conference Room
Agenda

1. **Call to Order**
2. **Roll Call**
3. **Agenda Approval**
   A. Approval of the March 25, 2025 agenda.
4. **Minutes Approval**
   A. Approval of the March 11, 2025 meeting minutes.
5. **Public Comment**
6. **New Business**
   A. Approval of a Preliminary Plat for Summercrest Hills North.
   B. Approval of a Final Plat for Summercrest Hills North Plat 1.
   C. Approval of a Site Plan for Summercrest Hills North Athletic Facility – Phase 1.
7. **Comments**
   A. Current Projects
8. **Adjourn**

PLANNING AND ZONING COMMISSION MEETING
March 11, 2025
6:00 PM
City Council Chambers
Minutes

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

2. Roll Call
Members present: Al Farris, Carrie Woerdeman, Misty Darling (Zoom), Lin Stecker, Jake Vice, Justin Noethe.

Staff members present: Bill Mettee, Tara Bosteder, Wade Wagoner.

3. Agenda Approval

A. Approval of the March 11, 2025 agenda.

Farris made a motion to approve the agenda.
Vice seconded the motion.
Motion was passed.

4. Minutes Approval

A. Approval of the February 25, 2025 meeting minutes.

Stecker made a motion to approve the meeting minutes.
Vice seconded the motion.
Motion was passed.

5. Public Comment
There were no public comments.

6. New Business

A. Approval of Rezoning and Comprehensive Plan Amendment for Pickard Estates.

Mettee presented the rezoning request, the comprehensive plan amendment, and the related staff report.

A street connection to the south was considered as part of the development of this lot, but it didn't make sense with the ravine/wooded area that exists along the southern border of this plot. It will likely be developed as part of the parcel to the west. There will be a connection on this parcel created for access to the west.

Mettee added that the wooded area is a low point and where this parcel and the parcel to the east are directing their storm water to outlet further on down the creek. A storm water plan will be included with the preliminary plat and construction drawings. The wooded area also

provides a natural buffer for the parcel to the south if it were to ever be developed.

A traffic impact letter is being conducted to assess the traffic needs/changes with the addition of this parcel development. Additionally, the Iowa Department of Transportation (IDOT) has made some changes to their corridor policies and is in the process of reevaluating the traffic corridors through the city. The city is working with the IDOT on this, but it will not be a quick process.

Along the eastern border of this parcel, the street acts as a buffer, as allowed by city ordinance, between this parcel and the commercial area of the parcel to the east. The remaining portion of the eastern border has a natural landscape buffer between this parcel and the industrial area of the parcel to the east.

Vice made a motion to approve the requests as submitted.
Noethe seconded the motion.
Motion was passed by a unanimous vote.

7. Comments

A. Building Permit Report

There were no comments on the building report.

B. Current Projects

There were no updates to any current projects.

8. Adjourn

Vice made a motion to adjourn.
Stecker seconded the motion.
The meeting was adjourned at 6:20 PM.

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Summercrest Hills North – Preliminary Plat, Final Plat & Site Plan

PREPARED BY: Bill Mettee – Senior Planner

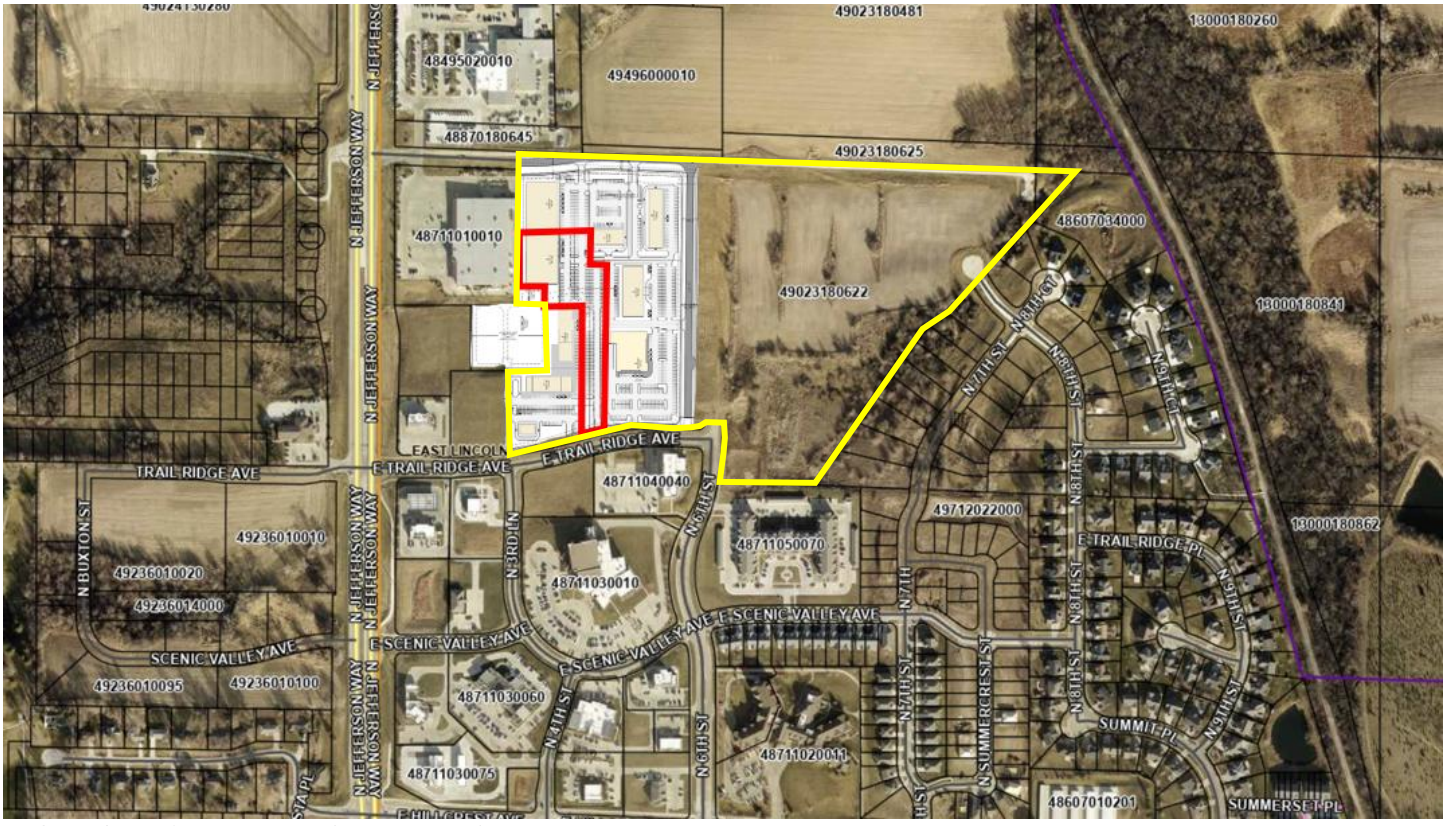
REPORT DATE: March 21, 2025

MEETING DATE: March 25, 2025

GENERAL INFORMATION

Applicant / Owner:	IDG 3, LLC
Owner's Representative:	Monte Applegate, PLA, Snyder & Associates
Request:	The applicant is requesting approval of a preliminary plat, final plat and site plan for a commercial development.
Location and Size:	Property is generally located east of North Jefferson Way and north of East Trail Ridge Avenue, containing approximately 42.03-acres.
Property Address:	404 East Trail Ridge Avenue

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	Vacant – Undeveloped	Community Mixed-Use	C-2 (Highway Commercial District) / PUD (Planned Unit Development)
North	DeYarman Car Dealership / Vacant and Undeveloped	Community Mixed-Use	C-2 (Highway Commercial District) and A-1 (Agricultural and Open Space District)
South	Hotel / Multi-Family Residential / Single-Family Residential	Community Mixed-Use / Medium and High-Density Residential	C-2 (Highway Commercial District) / R-3 (Multi-Family Residential District) and R-2 (Single-Family Residential Attached District)
East	Quail Meadows Development	Low / Medium Density Residential	R-2 (Single-Family Residential Attached District)
West	Summercrest Hills Plat 1 Commercial Development	Community Mixed-Use	C-2 (Highway Commercial District)

HISTORY

The subject parcel was recently rezoned from C-2 Highway Commercial District to PUD Planned Unit Development. The Planning Commission reviewed the rezoning at their February 11, 2025 meeting and the rezoning will have its third and final reading at the March 24, 2025 City Council meeting.

PROJECT DESCRIPTION

The applicant is proposing a preliminary plat, final plat and site plan for a commercial development revolving around an indoor athletic complex. The preliminary plat identifies 10 lots for commercial development and one lot for residential development. The proposed site plan for consideration is for an indoor athletic facility that is approximately 135' x 203' and 27,540 square feet in area. The athletic facility will be approximately 32-feet in height.

The final plat identifies two lots and three outlots for future development. Lot 1 will be approximately 2.91-acres in area and Lot 2 will be approximately 1.58-acres in area. The first phase of the athletic facility will be on Lot 1 and potential second phase on Lot 2. The street lots for East Willowcrest Avenue, North 6th Street and North 7th Street will be identified and deeded on future final plats.

The development agreement states that the City of Indianola is responsible for the design and construction of the extensions of East Willowcrest Avenue and North 7th Street. The developer is responsible for the design and construction of North 6th Street. Those construction drawings will be reviewed in the future.

Table 1 below summarizes the bulk regulations that are applicable to the proposed development. The site plan demonstrates compliance with the bulk regulations.

Table 1: Bulk Regulations for the Summercrest Hills North PUD District

Category	C-2 / PUD (minimum)
Front Yard Setback	25 feet
Rear Yard Setback	10 feet
Side Yard Setback	0 feet
Maximum Height | Stories	50'

ACCESS AND PARKING

Access into the site will be provided off of East Trail Ridge Avenue via flag lot. Per the Subdivision Ordinance, flag lots shall be prohibited, unless approved by the Zoning Administrator under specific and extreme situations and conditions exist for the site. The City has agreed to the flag lot for the athletic facility due to the circumstances surrounding the development. Extensions of East Willowcrest Avenue, North 6th Street and North 7th Streets are not constructed and without those, the only access into the site would be from East Trail Ridge Avenue. The Development Agreement dictates that the additional street extensions must be completed by 2028, though they may be constructed earlier.

A total of 105 parking spaces are required (1 space per 4 seats at maximum capacity) for the athletic facility. The applicant is providing 114 spaces, including five accessible spaces. The proposed site plan meets the parking requirements.

SIDEWALKS / TRAILS / TRAFFIC

A short segment of 10' trail will be constructed on the north side of East Trail Ridge Avenue, adjacent to the development. A series of 5' pedestrian walkways are shown throughout the site to facilitate access between all future developable areas of the site. A series of public trails and sidewalks are shown along all the public streets in the development. All sidewalks will be between 5' and 8' wide and trails will be 10' wide.

The City Engineer is taking the lead on a traffic impact study as part of a three-party agreement that will analyze the entire Willowcrest corridor.

UTILITIES

The site will be serviced with all public utilities, which exist in the immediate vicinity. Utilities will be extended north from East Trail Ridge Avenue to service the athletic facility. Stormwater detention will be provided in the existing basin to the west, as well as in Outlot 'X' adjacent to the athletic facility. Lot 11 is also proposed to be a future location for regional stormwater detention.

LANDSCAPING & OPEN SPACE

A minimum of 15% of the project area is required to be open space per the approved PUD. The total amount of open space proposed is 28.5%. A landscape buffer was provided and installed with Quail Meadows Plat 5 so no additional buffering is required at this point. 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 Class 2 metal panels, Class 1 Brick Veneer and fenestration. The elevations are in compliance with the Site Plan Ordinance and approved PUD.

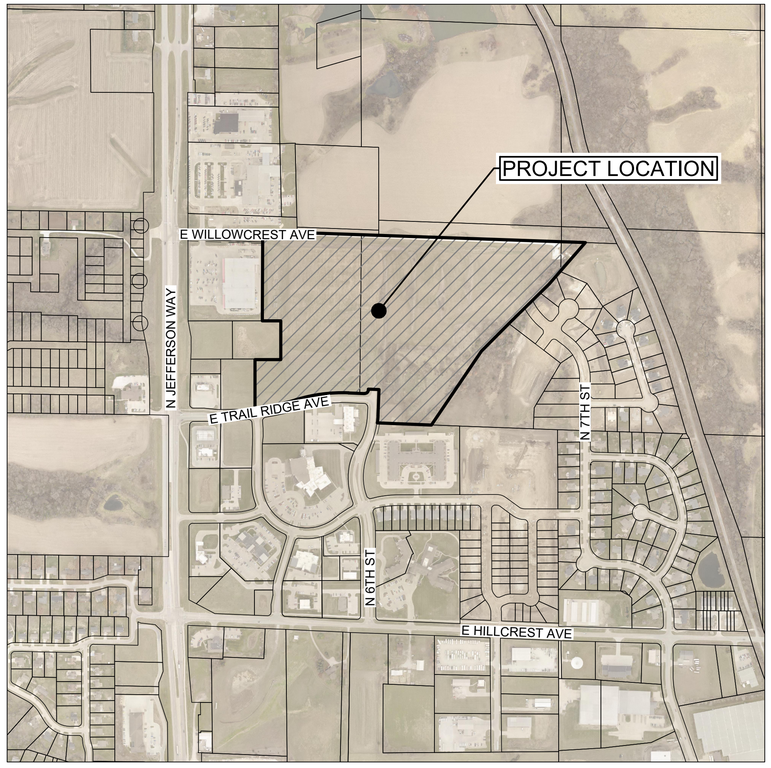
STAFF RECOMMENDATION

The proposed preliminary plat, final plat and site plan are in general conformance with the Zoning Ordinance, Subdivision Ordinance, and Comprehensive Plan. Staff recommends approval of the preliminary plat, final plat

and site plan for Summercrest Hills North subject to remaining staff comments and review of the legal documents.

SUMMERCREST HILLS NORTH

PRELIMINARY PLAT - 2025



Sheet List Table

C100	TITLE SHEET
C200	PRELIMINARY PLAT - WEST
C201	PRELIMINARY PLAT - EAST
C300	GRADING AND UTILITIES - WEST
C301	GRADING AND UTILITIES - EAST

LEGAL DESCRIPTION

THE NW ¼ OF THE SE ¼ OF SECTION 18, TOWNSHIP 76 NORTH, RANGE 23 WEST OF THE 5TH P.M., WARREN COUNTY IOWA LYING WEST OF THE RAILROAD RIGHT OF WAY EXCEPT THE NORTH 100 FEET THEREOF AND EXCEPT ALL PORTIONS PLATTED AS A PART OF QUAIL MEADOWS PLAT 3 AND QUAIL MEADOWS PLAT 4, OFFICIAL PLATS, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF INDIANOLA, WARREN COUNTY, IOWA

AND

THE NORTH ½ OF THE SW ¼ OF SECTION 18, TOWNSHIP 76 NORTH, RANGE 23 WEST OF THE 5TH P.M., WARREN COUNTY, IOWA EXCEPT THE NORTH 100 FEET THEREOF

AND EXCEPT

ALL THAT PART OF SUMERCREST HILLS PLAT 1, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF INDIANOLA, WARREN COUNTY, IOWA

AND EXCEPT

ALL THAT PART OF SUMMERCREST HILLS PLAT 4, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF INDIANOLA, WARREN COUNTY, IOWA

AND EXCEPT

ANY REAL PROPERTY LOCATED THEREON AS A PART OF QUAIL MEADOW PLAT 4, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF INDIANOLA, WARREN COUNTY, IOWA.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

OWNER/APPLICANT

IDG3, LLC
509 E SCENIC VALLEY DR
INDIANOLA, IOWA 50125
JUSTIN BROWN
EMAIL: 515-202-3129
PHONE: justinb@downingconstruct.com

ENGINEER/SURVEYOR

SNYDER AND ASSOCIATES, INC.
2727 SW SNYDER BLVD
ANKENY, IOWA 50023
JON HANSON, P.E.
EMAIL: (515) 964-2020
PHONE: jhanson@snyder-associates.com
ERIN D. GRIFFIN, P.L.S.
PHONE: (515) 964-2020
EMAIL: egriffin@snyder-associates.com

ZONING

SUMMERCREST HILLS NORTH PUD
C-2 COMMERCIAL HIGHWAY ORIENTATED UNDERLYING

BULK REGULATIONS

SUMMERCREST HILLS NORTH PUD

MINIMUM LOT WIDTH:	25' (EXCEPT CORNER LOTS)
FRONT YARD SETBACK:	25'
REAR YARD SETBACK:	10'
SIDE YARD SETBACK:	0'
MAXIMUM HEIGHT EQUALS = 4 STORIES OR 50'	
MAX DWELLING UNITS PER ACRES = 35 UNITS	
MINIMUM OPEN SPACE	15% FOR C-2
	20% FOR R-3

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
IARTN DERIVED - US SURVEY FEET

BM500 N=7413147- E=18543942- Z=953.55
SE BOLT ON HYDRANT LOCATED AT SE QUADRANT E TRAIL RIDGE AVE & N 3RD LN. (AS SHOWN ON SURVEY)

BM501 N=7413921- E=18545733- Z=914.00
BURY BOLT ON HYDRANT LOCATED EAST SIDE N 8TH ST, +-150' NORTH OF N 8TH CT. (AS SHOWN ON SURVEY)

BM502 N=7413884- E=18543883- Z=947.41
BURY BOLT ON HYDRANT LOCATED +-20' SW OF SE CORNER THEISENS BUILDING. (AS SHOWN ON SURVEY)

DATE OF SURVEY

JULY 03, 2024

0 500
FEET

CONTROL POINTS

IOWA REGIONAL COORDINATE SYSTEM ZONE 8 (IA-AMES-DSM)
NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET

CP100 N=7413327.99 E=18544631.84 Z=955.86
SET 1/2" REBAR WITH RED PLASTIC CAP LOCATED AT NW QUADRANT N 6TH ST & E TRAIL RIDGE AVE, +-15' NORTH OF HYDRANT. (AS SHOWN ON SURVEY)

CP101 N=7414284.47 E=18545918.26 Z=903.97
SET 1/2" REBAR WITH RED PLASTIC CAP LOCATED +-10' NE OF NE FENCE CORNER AT QUAIL MEADOWS 3 LIFT STATION, NE CORNER SITE. (AS SHOWN ON SURVEY)

CP102 N=7414377.23 E=18544777.07 Z=952.94
SET 1/2" REBAR WITH RED PLASTIC CAP LOCATED +-10' EAST OF WEST GRAVEL DRIVE TO LIFT STATION, +-40' NORTH OF ELECTRIC TRANSFORMER, NORTH OF N-S CROP LINE. (AS SHOWN ON SURVEY)

CP103 N=7414437.19 E=18543817.19 Z=951.45
SET CUT "X" AT NE CORNER OF EASTERN MOST ELECTRIC BOX PAD, SOUTH OF FORD DEALERSHIP BUILDING, EAST OF ELECTRIC CAR CHARGING STATIONS. (AS SHOWN ON SURVEY)

CP104 N=7413860.07 E=18543669.22 Z=945.32
SET CUT "X" ON TOP CURB LOCATED +-30' SW OF SW CORNER THEISENS BUILDING, +-1' NW OF BACK OF CURB INTAKE. (AS SHOWN ON SURVEY)

CP105 N=7413158.22 E=18543638.47 Z=946.07
SET CUT "X" ON TOP CURB LOCATED SW QUADRANT OF E TRAIL RIDGE AVE & PRAIRIE, AT END OF RADIUS. (AS SHOWN ON SURVEY)

CP106 N=7412801.37 E=18543909.35 Z=950.20
SET CUT "X" ON TOP CURB LOCATED WEST SIDE OF N 3RD LN AT END OF RADIUS OF FRONTAGE ROAD TO CENTRAL IOWA ORTHODONTICS. (AS SHOWN ON SURVEY)

CP107 N=7412586.14 E=18544581.74 Z=959.74
SET CUT "X" ON TOP CURB LOCATED NW QUAD E SCENIC VALLEY AVE & N 6TH ST. AT MID RADIUS. (AS SHOWN ON SURVEY)

CP108 N=7413069.99 E=18545161.77 Z=952.30
SET CUT "X" ON TOP CURB LOCATED +-50' NE OF NE CORNER CONNECT 55+ BUILDING, +-30' WEST OF TRASH ENCLOSURE AT CORNER OF PARKING AREA. (AS SHOWN ON SURVEY)

NOTES

1. OUTLOT "X" SHALL BE USED FOR REGIONAL STORM WATER MANAGEMENT AND OWNED BY THE PROPERTY OWNERS ASSOCIATION. OUTLOT "X", SUMMERCREST HILLS PLAT 4 TO BE USED AS A REGIONAL DETENTION BASIN FOR THIS PLAT.
2. CONSTRUCTION OF ALL WATER MAIN IMPROVEMENTS SHALL CONFORM TO IMU WATER UTILITY PROCEDURE MANUAL FOR MATERIALS AND CONSTRUCTION STANDARDS (2018). CONSTRUCTION OF ALL STREET AND ALL OTHER UTILITY IMPROVEMENTS SHALL CONFORM TO THE 2025 SUDAS STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND INDIANOLA SUPPLEMENTAL SPECIFICATIONS.
3. DEVELOPER RESPONSIBLE TO INSTALL STREETLIGHTS ALONG N 6TH ST.
4. CITY OF INDIANOLA TO INSTALL E WILLOWCREST AVE PAVING, STORM SEWER, WATER MAIN AND STREET LIGHTS PER THE TERMS OF THE DEVELOPMENT AGREEMENT APPROVED DEC 2ND, 2024.
5. CITY OF INDIANOLA TO INSTALL N 7TH ST PAVING, STORM SEWER, WATER MAIN, SIDEWALK AND STREET LIGHTS PER TERMS OF THE DEVELOPMENT AGREEMENT APPROVED DEC 2ND, 2024.
6. LOT 11 SHALL BE USED FOR REGIONAL STORM WATER MANAGEMENT AND OWNED BY THE PROPERTY OWNERS ASSOCIATION.
7. LOT G TO BE DESIGNATED AS MULTI-FAMILY PER THE APPROVED PUD.

FEMA CLASSIFICATION

THIS PROPERTY IS LOCATED WITHIN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE. FLOOD PLAIN FIRM PANEL NUMBER 19181C0168F - EFFECTIVE 11/16/2018.

IOWA PROFESSIONAL ENGINEER
JON L. HANSON
P15562
IOWA

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Jon L. Hanson, P.E. Date

License Number P15562

My License Renewal Date is December 31, 2026

Pages or sheets covered by this seal:
C100-C301

MARK	REVISION	DATE	BY
1	CITY SECOND SUBMITTAL	03/20/25	CLY

Engineer: JLH Checked By: MAA Scale: 1" = 500'
Technician: CLY Date: 02/28/2025 T-R-S: TTN-RRW-SS
Project No: 124.0580.01A Sheet C100

INDIANOLA, WARREN COUNTY, IOWA

SUMMERCREST HILLS NORTH

TITLE SHEET

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

SNYDER & ASSOCIATES

Project No: 124.0580.01A
Sheet C100

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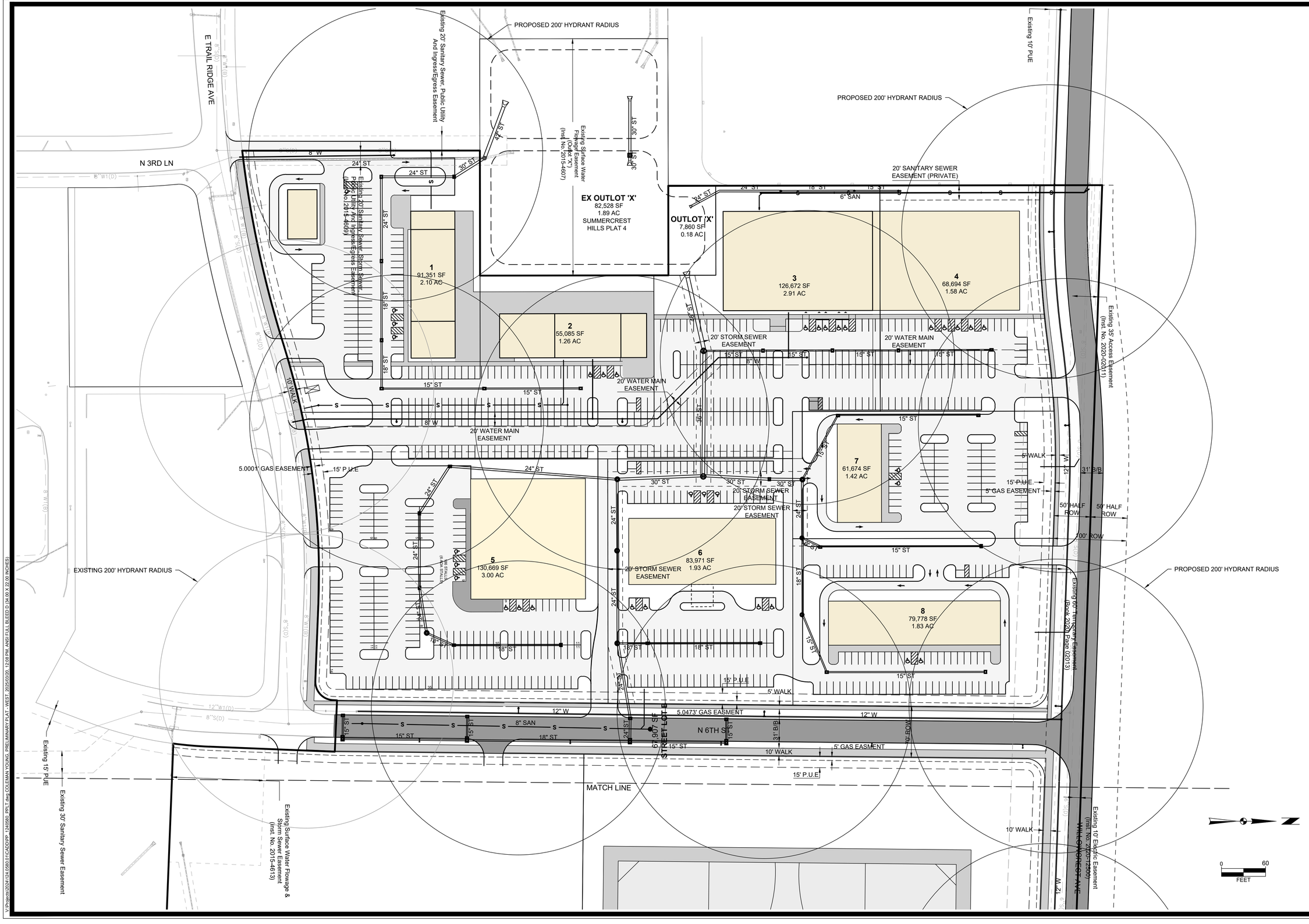

MARK	REVISION	DATE	BY
1	CITY SECOND SUBMITTAL	03/20/2025	CLY

Engineer: JLH | Checked By: MAA | Scale: 1" = 60'
Technician: CLY | Date: 02/28/2025 | T-R-S: TTN-RRW-SS
Project No: 124.0580.01A

Sheet C200

INDIANOLA, WARREN COUNTY, IOWA

SUMMERCREST HILLS NORTH

PRELIMINARY PLAT - WEST

SNYDER & ASSOCIATES, INC.

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

SNYDER & ASSOCIATES

Project No: 124.0580.01A

Sheet C200

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MATCH LINE

EXISTING 200' HYDRANT RADIUS

PROPOSED 200' HYDRANT RADIUS

Existing 15' PUE

Existing 30' Sanitary Sewer Easement

Existing Surface Water Flowage & Storm Sewer Easement (Inst. No. 2015-4613)

9
295,619 SF
6.79 AC

10
567,571 SF
13.03 AC

8
38,293 SF

7
28,778 SF

6
25,493 SF

5
22,693 SF

4
20,103 SF

3
19,680 SF

2
18,827 SF

1
17,974 SF

11
77,013 SF
1.77 AC

12

N 6TH ST

STREET LOT B
61,907 SF

STREET LOT A
225,941 SF

STREET LOT C
29,783 SF

N 7TH ST

5' WALK

10' WALK

12" W

8" SAN

15" S/I

15" ST

18" ST

24" ST

31' B/B

70' ROW

100' ROW

50' HALF ROW

5' GAS EASEMENT

15' P.U.E.

8" W

Existing 10' Electric Easement (Inst. No. 2020-12867)

WILLOWCREST AVE

Existing 35' Public Utility Easement (Inst. No. 2020-02012)

25' SANITARY SEWER EASEMENT

TEMPORARY LIFT STATION ACCESS DRIVEWAY

30' BUFFER PARK EASEMENT

Existing 30' Buffer Park Easement

Existing 40' Drainage Easement

Existing Lift Station Site Easement (Inst. No. 2020-02012)

0 60
FEET

MARK	REVISION	DATE	BY
1	CITY SECOND SUBMITTAL	03/20/25	CLY

Engineer: JLH | Checked By: MAA | Scale: 1" = 60'
Technician: CLY | Date: 02/28/2025 | T-R-S: TTN-RRW-SS

Project No: 124.0580.01A

Sheet C201

INDIANOLA, WARREN COUNTY, IOWA

SUMMERCREST HILLS NORTH

PRELIMINARY PLAT - EAST

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

SNYDER & ASSOCIATES

Project No: 124.0580.01A
Sheet C201

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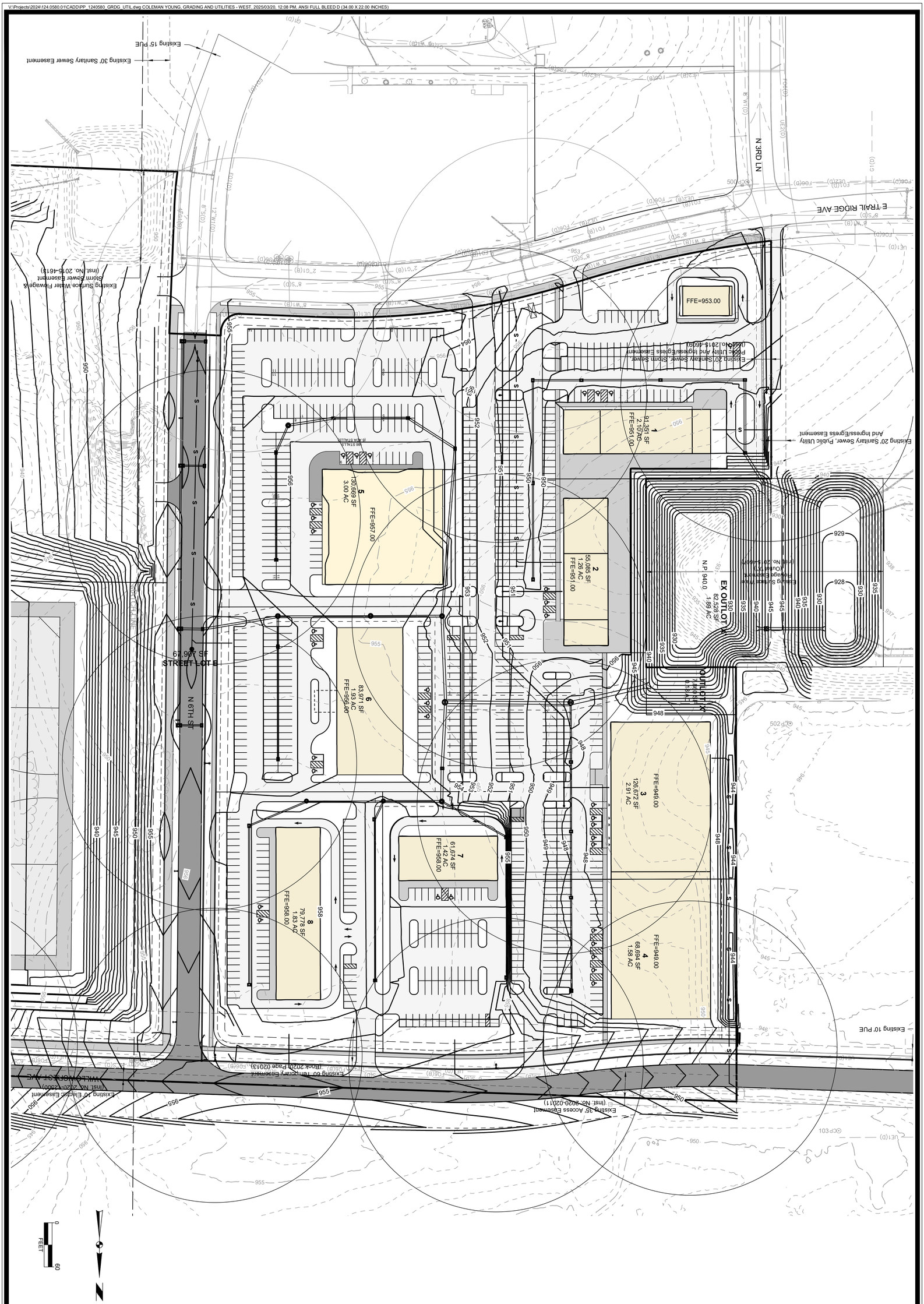

SUMMERCREST HILLS NORTH

GRADING AND UTILITIES - WEST

INDIANOLA, WARREN COUNTY, IOWA

MARK	REVISION	DATE	BY
1	CITY SECOND SUBMITTAL	03/20/25	CLY

Engineer: JLH | Checked By: MAA | Scale: 1" = 60'

Technician: CLY | Date: 02/28/2025 | T-R-S: TTN-RRW-SS

Project No: 124.0580.01A | Sheet C300

SNYDER & ASSOCIATES

SNYDER & ASSOCIATES, INC.

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

Project No: 124.0580.01A
Sheet C300

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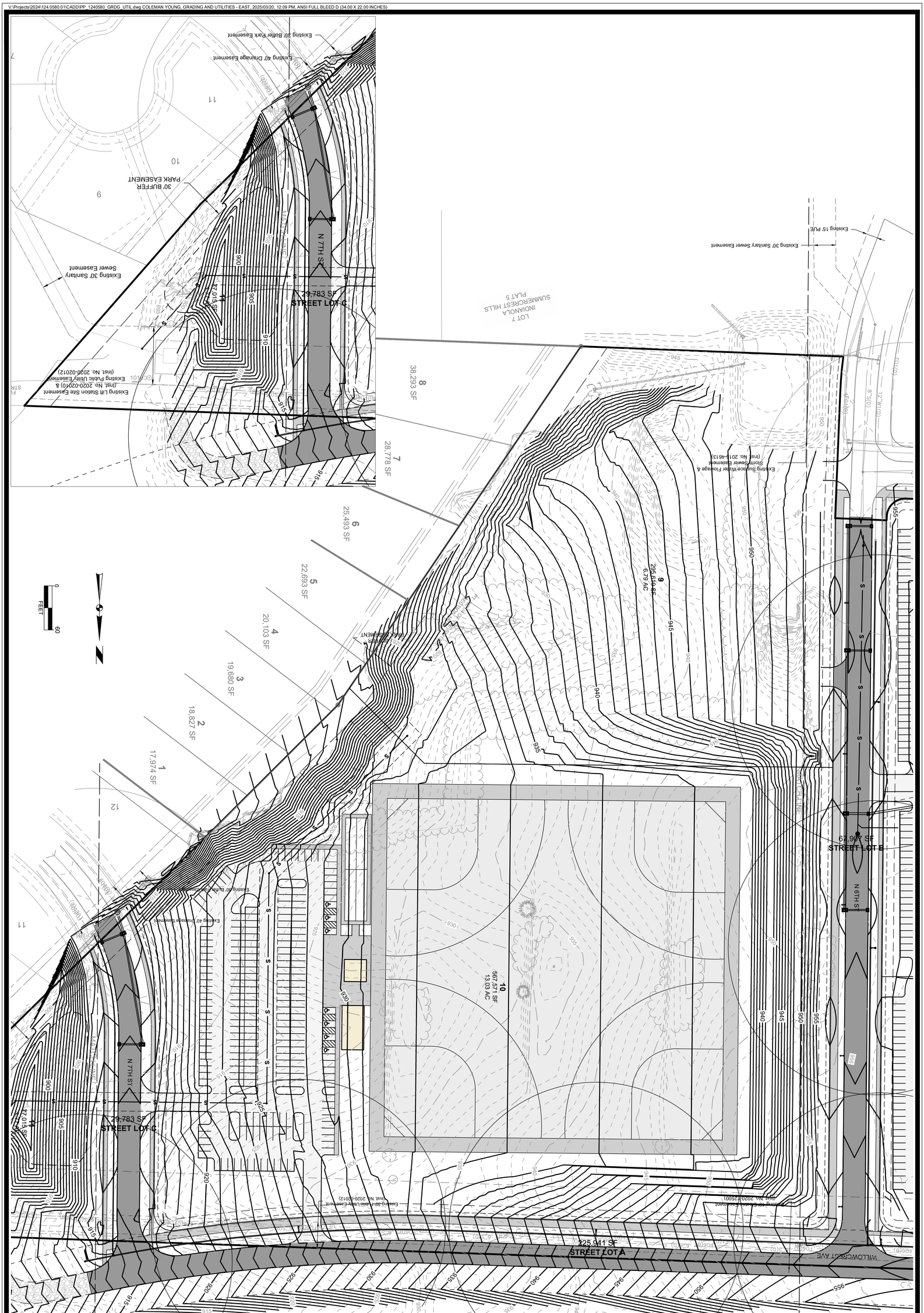


SUMMERCREST HILLS NORTH

GRADING AND UTILITIES - EAST

INDIANOLA, WARREN COUNTY, IOWA

MARK	REVISION	DATE	BY
1	CITY SECOND SUBMITTAL	03/20/25	CLY

Engineer: JLH | Checked By: MAA | Scale: 1" = 60'

Technician: CLY | Date: 02/28/2025 | T-R-S: TTN-RRW-SS

Project No: 124.0580.01A | Sheet C301

SNYDER & ASSOCIATES, INC.

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

Project No: 124.0580.01A
Sheet C301

SUMMERCREST HILLS NORTH PLAT 1

FINAL PLAT

AREA ABOVE RESERVED FOR RECORDER

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020
egriffin@snyder-associates.com
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
PT. NW1/4-SE1/4 &
PT. N1/2-SW1/4 OF
SEC. 18-76-23
REQUESTED BY:
IDG 3, LLC

ZONING

PUD - SUMMERCREST HILLS NORTH WITH UNDERLYING C-2 HIGHWAY COMMERCIAL.

BULK REGULATIONS

PUD - SUMMERCREST HILLS NORTH WITH UNDERLYING C-2 HIGHWAY COMMERCIAL.

FRONT YARD SETBACK= 25 FEET
SIDE YARD SETBACK= 0 FEET
REAR YARD SETBACK= 10 FEET
MINIMUM LOT STREET FRONTAGE= 25 FEET
MINIMUM LOT WIDTH= 150 FEET
MINIMUM LOT AREA= N/A
MAXIMUM HEIGHT= 50 FEET
MAXIMUM OPEN SPACE= 15% FOR C-2, 20% FOR R-3
MAXIMUM DWELLINGS PER ACRE= 35 MULTIFAMILY

VICINITY MAP

INDIANOLA, IOWA

(NOT TO SCALE)

DEEDED DESCRIPTION

THE NW 1/4 OF THE SE 1/4 OF SECTION 18, TOWNSHIP 76 NORTH, RANGE 23 WEST OF THE 5TH P.M., WARREN COUNTY IOWA LYING WEST OF THE RAILROAD RIGHT OF WAY EXCEPT THE NORTH 100 FEET THEREOF AND EXCEPT ALL PORTIONS PLATTED AS A PART OF QUAIL MEADOWS PLAT 3 AND QUAIL MEADOWS PLAT 4, OFFICIAL PLATS, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF INDIANOLA, WARREN COUNTY, IOWA

AND

THE NORTH 1/2 OF THE SW 1/4 OF SECTION 18, TOWNSHIP 76 NORTH, RANGE 23 WEST OF THE 5TH P.M., WARREN COUNTY, IOWA EXCEPT THE NORTH 100 FEET THEREOF

AND EXCEPT

ALL THAT PART OF SUMMERCREST HILLS PLAT 1, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF INDIANOLA, WARREN COUNTY, IOWA

AND EXCEPT

ALL THAT PART OF SUMMERCREST HILLS PLAT 4, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF INDIANOLA, WARREN COUNTY, IOWA

AND EXCEPT

ANY REAL PROPERTY LOCATED THEREON PLATTED AS A PART OF QUAIL MEADOW PLAT 4, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF INDIANOLA, WARREN COUNTY, IOWA

PLAT DESCRIPTION

A PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 AND A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 ALL BEING A PART OF SECTION 18, TOWNSHIP 76 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF INDIANOLA, WARREN COUNTY, IOWA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT A, SUMMERCREST HILLS PLAT 1, AN OFFICIAL PLAT; THENCE SOUTH 87°59'06" EAST ALONG THE SOUTH LINE OF THE NORTH 100 FEET OF THE SOUTHWEST 1/4, AND ALONG THE SOUTH LINE OF THE NORTH 100 FEET OF THE SOUTHEAST 1/4 SAID SECTION 18, A DISTANCE OF 2,133.29 FEET TO THE NORTHWEST CORNER OF OUTLOT "X", QUAIL MEADOWS PLAT 3, AN OFFICIAL PLAT; THENCE SOUTH 41°08'53" WEST ALONG THE WEST LINE OF SAID QUAIL MEADOWS PLAT 3, AND ALONG THE WEST LINE OF QUAIL MEADOWS PLAT 4, AN OFFICIAL PLAT, 364.18 FEET; THENCE SOUTH 45°31'57" WEST CONTINUING ALONG SAID WEST LINE OF QUAIL MEADOWS PLAT 4, A DISTANCE OF 350.58 FEET; THENCE SOUTH 44°59'54" WEST CONTINUING ALONG SAID WEST LINE OF QUAIL MEADOWS PLAT 4, AND ALONG THE WEST LINE OF QUAIL MEADOWS PLAT 5, AN OFFICIAL PLAT, 276.43 FEET; THENCE SOUTH 34°06'44" WEST CONTINUING ALONG THE WEST LINE OF SAID QUAIL MEADOWS PLAT 5, A DISTANCE OF 588.60 FEET TO THE SOUTHWEST CORNER OF SAID QUAIL MEADOWS PLAT 5 AND TO THE NORTH LINE OF LOT 7, SUMMERCREST HILLS PLAT 5, AN OFFICIAL PLAT; THENCE NORTH 87°46'37" WEST ALONG SAID NORTH LINE OF LOT 7, A DISTANCE OF 356.95 FEET TO THE NORTHWEST CORNER OF SAID LOT 7 AND TO THE EAST LINE OF STREET LOT "B", SUMMERCREST HILLS PLAT 4, AN OFFICIAL PLAT; THENCE NORTHEASTERLY ALONG THE EAST LINE OF SAID STREET LOT "B" AND ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 535.00 FEET, WHOSE ARC LENGTH IS 49.35 FEET, AND WHOSE CHORD BEARS NORTH 04°56'39" EAST, 49.33 FEET; THENCE NORTH 02°17'52" EAST CONTINUING ALONG SAID EAST LINE, 170.73 FEET TO THE NORTHEAST CORNER OF SAID STREET LOT "B"; THENCE NORTH 87°37'05" WEST ALONG THE NORTH LINE OF SAID STREET LOT "B", 70.00 FEET TO THE NORTHWEST CORNER OF SAID STREET LOT "B"; THENCE SOUTH 02°17'53" WEST ALONG THE WEST LINE OF SAID STREET LOT "B", 5.55 FEET TO THE NORTHEAST CORNER OF STREET LOT "A", OF SAID SUMMERCREST HILLS PLAT 4; THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF SAID STREET LOT "A" AND ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.30 FEET, AND WHOSE CHORD BEARS SOUTH 47°27'10" WEST, 35.38 FEET; THENCE NORTH 87°44'18" WEST CONTINUING ALONG SAID NORTH LINE, 104.37 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID NORTH LINE AND ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 1,035.00 FEET, WHOSE ARC LENGTH IS 355.34 FEET, AND WHOSE CHORD BEARS SOUTH 82°26'58" WEST, 353.60 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID NORTH LINE AND ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 1,465.00 FEET, WHOSE ARC LENGTH IS 273.30 FEET, AND WHOSE CHORD BEARS SOUTH 77°55'02" WEST, 272.91 FEET TO THE SOUTHEAST CORNER OF LOT 6, OF SAID SUMMERCREST HILLS PLAT 4; THENCE NORTH 00°01'29" WEST ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 323.35 FEET TO THE NORTHEAST CORNER OF SAID LOT 6 AND TO THE SOUTH LINE OF OUTLOT "X", OF SAID SUMMERCREST HILLS PLAT 4; THENCE NORTH 89°54'48" EAST ALONG THE SOUTH LINE OF SAID OUTLOT "X", 170.14 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT "X"; THENCE NORTH 00°05'22" WEST ALONG THE EAST LINE OF SAID OUTLOT "X", 256.28 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT "X"; THENCE SOUTH 89°52'38" WEST ALONG THE NORTH LINE OF SAID OUTLOT "X", 121.76 FEET TO THE SOUTHEAST CORNER OF LOT 1, OF SAID SUMMERCREST HILLS PLAT 1; THENCE NORTH 00°05'29" WEST ALONG THE EAST LINE OF SAID LOT 1, AND ALONG THE EAST LINE OF SAID LOT A, 590.45 FEET TO THE POINT OF BEGINNING.

DATE OF SURVEY

02-17-2025

PROPERTY OWNER

IDG 3, LLC
509 E SCENIC VALLEY AVE
INDIANOLA, IA 50125

PROPOSED ADDRESSES

LOT 1: 402 EAST TRAIL RIDGE AVENUE
LOT 2: 404 EAST TRAIL RIDGE AVENUE
LOT 3: 406 EAST TRAIL RIDGE AVENUE

AREA SUMMARY

GROSS AREA: 42.03 ACRES (1,830,931 SF)

NOTES

1. THE UNADJUSTED ERROR OF CLOSURE IS LESS THAN ONE IN TEN THOUSAND FOR THE SUBDIVISION BOUNDARY AND LESS THAN ONE IN FIVE THOUSAND FOR THE INDIVIDUAL LOTS.
2. THE PLAT AND DEEDED DESCRIPTION ARE ONE IN THE SAME.
3. OUTLOT "X" TO BE HELD BY THE COMMON PROPERTY OWNERS ASSOCIATION AND USED FOR REGIONAL STORM WATER DETENTION.
4. OUTLOT "X" IN ITS ENTIRETY WILL FUNCTION AS A STORM WATER MANAGEMENT EASEMENT.
5. INDIVIDUAL LOT OWNERS ARE RESPONSIBLE TO INSTALL SIDEWALKS ALONG PUBLIC STREET FRONTAGES WITH INDIVIDUAL LOT SITE PLAN IMPROVEMENTS.

LEGEND

FEATURES	FOUND	SET
Section Corner	▲	△
1/2" Rebar, Yellow Plastic Cap # 19710 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	⋈	⋈
Control Point	⊙CP	
Bench Mark	⌖	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Yellow Plastic Cap	YPC	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

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

Erin D. Griffin, PLS — Date

License Number 19710

My License Renewal Date is December 31, 2025

Pages or sheets covered by this seal:
Sheets 1 and 2, of 2

ERIN D. GRIFFIN 19710 LICENSED PROFESSIONAL LAND SURVEYOR IOWA

DRAFT

MARK	REVISION	DATE	BY
1	REVISED PER CITY COMMENTS	03-19-25	AJD

Engineer: EDG | Checked By: | Scale: 1" = 1'
Technician: AJD | Date: 02-28-2025 | T-R-S: 76N-23W-18
Project No: 124.0580.01B

Sheet 1 of 2

SUMMERCREST HILLS NORTH PLAT 1
FINAL PLAT
INDIANOLA, IA

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

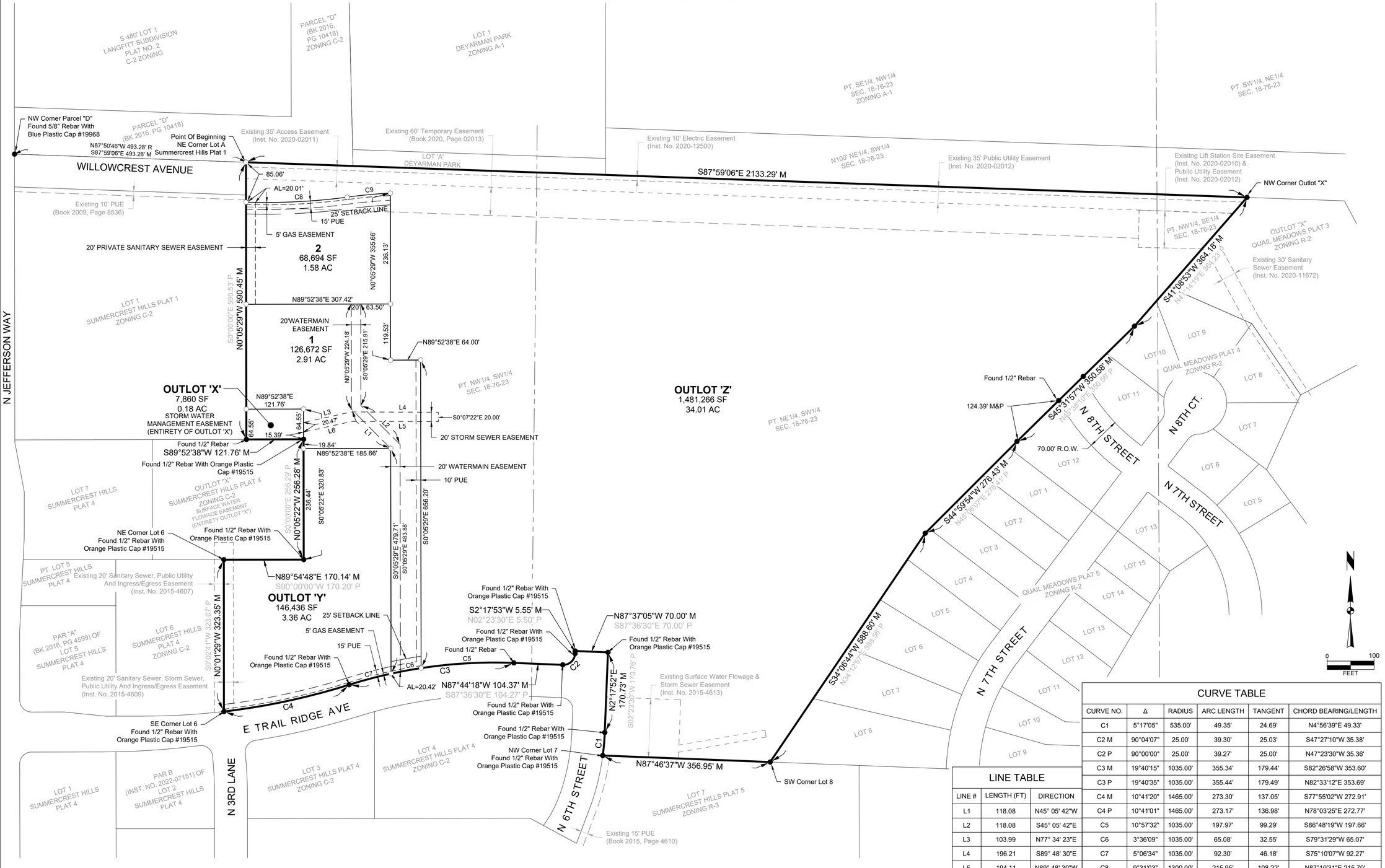
SNYDER & ASSOCIATES

Project No: 124.0580.01B
Sheet 1 of 2

V:\Projects\2024\124.0580.01B\CAD\FP-PLT_124580B.dwg AUSTIN DAVENPORT 22X34 EXHIBIT L 2025/03/19 8:53 AM ANSI FULL BLEED D (34.00 X 22.00 INCHES)

SUMMERCREST HILLS NORTH PLAT 1

FINAL PLAT



LINE TABLE		
LINE #	LENGTH (FT)	DIRECTION
L1	118.08	N45° 05' 42"W
L2	118.08	S45° 05' 42"E
L3	103.99	N77° 34' 23"E
L4	196.21	S89° 48' 30"E
L5	194.11	N89° 48' 30"W
L6	106.16	S77° 34' 23"W

CURVE TABLE					
CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C1	5°17'05"	535.00'	49.35'	24.69'	N4°56'39"E 49.33'
C2 M	90°04'07"	25.00'	39.30'	25.03'	S47°27'10"W 35.38'
C2 P	90°00'00"	25.00'	39.27'	25.00'	N47°23'30"W 35.36'
C3 M	19°40'15"	1035.00'	355.34'	179.44'	S82°26'58"W 353.60'
C3 P	19°40'35"	1035.00'	355.44'	179.49'	N82°33'12"E 353.69'
C4 M	10°41'20"	1465.00'	273.30'	137.05'	S77°55'02"W 272.91'
C4 P	10°41'01"	1465.00'	273.17'	136.98'	N78°03'25"E 272.77'
C5	10°57'32"	1035.00'	197.97'	99.29'	S86°48'19"W 197.66'
C6	3°36'09"	1035.00'	65.08'	32.55'	S79°31'29"W 65.07'
C7	5°06'34"	1035.00'	92.30'	46.18'	S75°10'07"W 92.27'
C8	9°31'03"	1300.00'	215.95'	108.22'	N87°10'31"E 215.70'
C9	4°24'39"	1200.00'	92.38'	46.21'	S84°37'18"W 92.36'

MARK	REVISION	DATE	BY
1	REVISED PER CITY COMMENTS	03-19-25	AJD

Engineer: Checked By: EDG | Scale: 1" = 100'
Technician: AJD | Date: 02-28-2025 | T-R-S: 76N-23W-18

Project No: 124.0580.01B

Sheet 2 of 2

SUMMERCREST HILLS NORTH PLAT 1

FINAL PLAT

INDIANOLA, IA

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

SNYDER & ASSOCIATES

Project No: 124.0580.01B

Sheet 2 of 2

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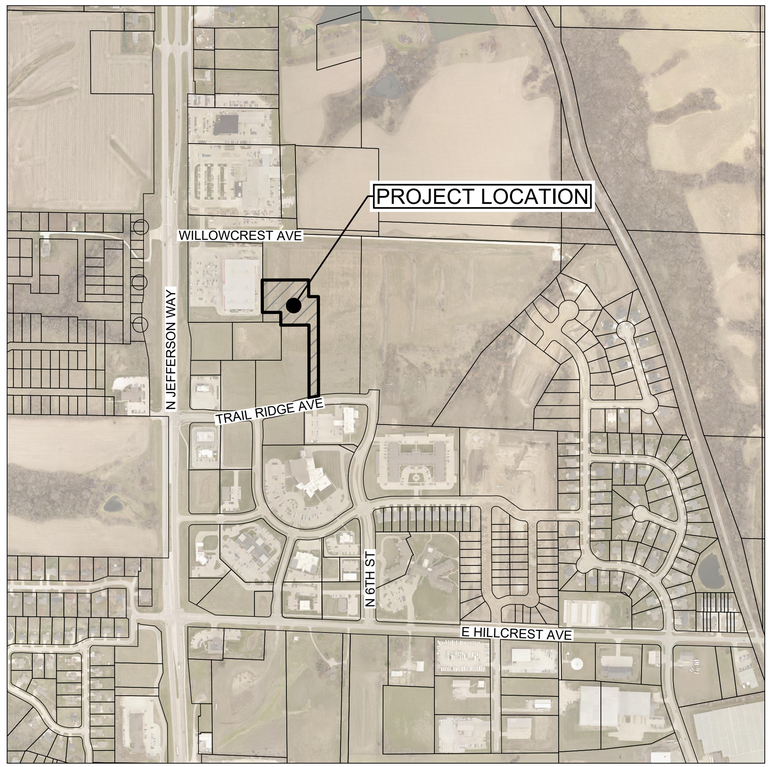
SITE PLAN
FOR
ATHLETIC FACILITY - PHASE 1
LOT 1, SUMMERCREST HILLS NORTH PLAT 1
404 E TRAIL RIDGE AVE
CITY OF INDIANOLA, WARREN COUNTY, IOWA



OWNER/APPLICANT
IDG3, LLC
509 E SCENIC VALLEY DR
INDIANOLA, IOWA 50125
JUSTIN BROWN
PHONE: 515-202-3129
EMAIL: justinb@downingconstruct.com

ENGINEER/SURVEYOR
SNYDER AND ASSOCIATES, INC.
2727 SW SNYDER BLVD
ANKENY, IOWA 50023
JON HANSON, P.E.
PHONE: (515) 964-2020
EMAIL: jhanson@snyder-associates.com

Sheet List Table

C100 TITLE SHEET
C101 PROJECT INFORMATION
C200 SITE AND DIMENSION PLAN
C201 SITE AND DIMENSION PLAN
C300 OVERALL GRADING AND EROSION CONTROL PLAN
C301 GRADING AND EROSION CONTROL PLAN
C302 GRADING AND EROSION CONTROL PLAN
C400 UTILITY PLAN
C401 UTILITY PLAN
C500 LANDSCAPE PLAN

THIS SITE PLAN IS BEING CONSTRUCTED CONCURRENT TO THE SUMMERCREST HILLS NORTH PLAT 1 PUBLIC IMPROVEMENTS. SITE CONTRACTOR TO COORDINATE ALL ASPECTS OF CONSTRUCTION WITH THE OTHER PROJECT WORK.

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Jon L. Hanson, P.E. Date

License Number P15562

My License Renewal Date is December 31, 2026

Pages or sheets covered by this seal:
C100-C401

I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed Professional Landscape Architect under the laws of the State of Iowa.

Monte A. Appelgate, PLA Date

License Number 342

Pages or sheets covered by this seal:
C500

License Expires:
June 30, 2026

MARK	REVISION	DATE	BY
1	CITY SECOND SUBMITTAL	03/20/25	CLY

Engineer: JLH Checked By: MAA Scale: 1" = 500'
Technician: CLY Date: 02/28/2025 T-R-S: TTN-RRW-SS
Project No: 125.0259.01 Sheet C100

ATHLETIC FACILITY - PHASE 1
TITLE SHEET
INDIANOLA, IOWA

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

SNYDER & ASSOCIATES

Project No: 125.0259.01
Sheet C100

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LEGEND

FEATURES	FOUND	SET
Section Corner		
1/2" Rebar, Cap # 11579 (Unless Otherwise Noted)		
ROW Marker		
ROW Rail		
Control Point	CP	
Bench Mark		
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

FEATURES	EXISTING	PROPOSED
Spot Elevation	X (1225.25)	X 1225.25
Contour Elevation	1225	1225
Fence (Barbed, Field, Hog)	X	X
Fence (Chain Link)	//	//
Fence (Wood)		
Fence (Silt)		
Tree Line		
Tree Removal Limits		
Tree Stump		
Deciduous Tree \\ Shrub		
Coniferous Tree \\ Shrub		
Communication	C(*)	C
Overhead Communication	OC(*)	OC
Fiber Optic	FO(*)	FO
Underground Electric	E(*)	E
Overhead Electric	OE(*)	OE
Duct Bank	DUCT(*)	DUCT
Gas Main with Size	G(*)	G
High Pressure Gas Main with Size	HPG(*)	HPG
Water Main with Size	W(*)	
Sanitary Sewer with Size	S(*)	
Sanitary Manhole		
Storm Sewer with Size	ST(*)	
Storm Manhole		
Single Storm Sewer Intake		
Double Storm Sewer Intake		

(*) Denotes the survey quality service level for utilities

	EXISTING	PROPOSED
Fire Hydrant		
Fire Hydrant on Building		
Water Main Valve		
Water Service Valve		
Well	W	W
Utility Pole		
Guy Anchor		
Utility Pole with Light		
Utility Pole with Transformer		
Street Light		
Yard Light		
Electric Box	EB	EB
Electric Transformer	E	E
Traffic Sign		
Communication Pedestal	C	C
Communication Manhole	C	C
Communication Handhole	C	C
Fiber Optic Manhole	FO	FO
Fiber Optic Handhole	FO	FO
Gas Valve	G	G
Gas Manhole	G	G
Gas Apparatus	G	G
Fence Post or Guard Post		
Underground Storage Tank	UST	
Above Ground Storage Tank	AST	
Sign		
Satellite Dish		
Mailbox		
Sprinkler Head	+	+
Irrigation Control Valve	ICV	ICV
Soil Boring	B-2	
Test Hole Location for SUE w/ID		

UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI / ASCE 38-02 STANDARD.
QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.
QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION.
QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.
QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

UTILITY WARNING

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

NOTES

1. BUILDING LINES AND CORNERS ARE FOR USE IN PREPARING CIVIL SITE PLAN DOCUMENTS. BUILDING CORNERS AND BUILDING LINES SHOULD BE SPECIFICALLY VERIFIED, AS NECESSARY, PRIOR TO DESIGN FOR CONSTRUCTION OF ANY PROPOSED EXPANSION OR CONNECTION OF BUILDING COMPONENTS.
2. FOR CLARITY PURPOSES, SURVEY SPOT ELEVATIONS ARE NOT SHOWN ON THIS SURVEY, BUT ARE CONTAINED WITHIN THE DIGITAL CADD FILES.
3. FOR THE PURPOSE OF THIS SURVEY, STORM SEWER, SANITARY SEWER AND WATER MAIN LINES ARE ASSUMED TO FOLLOW A STRAIGHT LINE FROM STRUCTURE TO STRUCTURE.
4. UTILITY SERVICE LINES TO BUILDINGS ARE APPROXIMATE ONLY. AN INTERNAL BUILDING INVESTIGATION, EXCAVATION AND/OR SUBSURFACE LOCATING/DESIGNATING WOULD NEED TO BE PERFORMED TO DETERMINE THE LOCATION OF SERVICES ENTERING THE BUILDING.
5. UNDERGROUND PIPE MATERIALS AND SIZES ARE BASED UPON VISIBLE EVIDENCE VIEWED FROM ACCESS MANHOLES/STRUCTURES. DUE TO THE CONFIGURATION AND/OR CONSTRUCTION OF THE STRUCTURE, IT MAY BE DIFFICULT TO ACCURATELY DETERMINE THE PIPE MATERIAL AND/OR SIZE. THE SURVEYOR WILL USE THEIR JUDGMENT AND EXPERIENCE TO ATTEMPT TO DETERMINE, BUT COMPLETE ACCURACY CANNOT BE GUARANTEED.
6. BOUNDARY LINES SHOWN ON THE EXISTING SITE SURVEY ARE TO FACILITATE DESIGN OR CONCEPT NEEDS AND ENABLE CREATION OF SAID CONSTRUCTION DOCUMENTS. THESE LINES DO NOT CONSTITUTE A CERTIFIED BOUNDARY SURVEY AND MISSING MONUMENTS WILL NOT BE SET.

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 552404155.

G1-GAS MAIN	MIDAMER-GAS JAIME NEER 515-252-6972 MECDSMDESIGNLOCATES@MIDAMERICAN.COM
FO1-FIBER OPTIC	CENTURYLINK SADIE HULL 918-547-0147 SADIE.HULL@LUMEN.COM
UE2-UNDERGROUND ELECTRIC	INDIANOLA MUNICIPAL UTILITIES MIKE METCALF 515-962-5308 MMETCALF@INDIANOLAIOWA.GOV
FO6-FIBER OPTIC	INDIANOLA MUNICIPAL UTILITIES KURT RIPPERGER 515-962-5283 KRIPPERGER@INDIANOLAIOWA.GOV
NO RESPONSE	INDIANOLA MUNICIPAL UTILITIES JUSTIN BRAND 515-962-5330 JBRAND@INDIANOLAIOWA.GOV
CITY SANITARY SEWER	INDIANOLA, CITY OF JARROD KEENAN 515-961-9416 JKEENAN@INDIANOLAIOWA.GOV
FO4-FIBER OPTIC	AUREON NETWORK SERVICES JEFF KLOCKO 515-830-0445 JEFF.KLOCKO@AUREON.COM
UE1-UNDERGROUND ELECTRIC	MIDAMER-ELEC JAIME NEER 515-252-6972 MECDSMDESIGNLOCATES@MIDAMERICAN.COM
FO13-FIBER OPTIC	VERIZON INVESTIGATIONS 469-886-4090 INVESTIGATIONS@VERIZON.COM
CO1-COMMUNICATION	MEDIACOM JERRY BROUGHTON 845-587-2521 JBROUGHTON@MEDIACOMCC.COM
FO1-FIBER OPTIC	CENTURYLINK TECH ON DUTY 877-366-8344 NATIONALRELO@CENTURYLINK.COM
CITY STORM SEWER UTILITY & TRAFFIC SIGNAL	INDIANOLA, CITY OF CALEB ADAMS-BROWN 515-962-5254 CADAMSBROWN@INDIANOLAIOWA.GOV

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com
811 Know what's below. Call before you dig.

PROPERTY DESCRIPTION

LOT 1, SUMMERCREST HILLS NORTH PLAT 1

PROPERTY ADDRESS

404 E TRAIL RIDGE AVE

GENERAL USE

ATHLETIC FACILITY: 32' - 2 3/4" HEIGHT

ZONING

PUD - PLANNED UNIT DEVELOPMENT (SUMMERCREST HILLS NORTH PUD)
C-2: HIGHWAY COMMERCIAL (UNDERLYING)

PARKING REQUIREMENTS

SPORTS AND RECREATIONS PARTICIPANT = 1 SPACE PER 4 SEATS AT MAXIMUM CAPACITY

TOTAL OCCUPANCY = 417 SEATS
= 105 SPACES REQUIRED

TOTAL PROPOSED = 114 SPACES (INCLUDING 5 ACCESSIBLE)

BUILDING SETBACKS

FRONT YARD = 25'
SIDE YARD = 0'
REAR YARD = 10'

IMPERVIOUS SURFACE

TOTAL LOT AREA (OVERALL)	= 126,672 SF (2.91 AC)
IMPERVIOUS AREA (BUILDING AND PAVEMENT)	= 90,592 SF (71.5%)
OPEN SPACE REQUIRED	= 19,001 SF (15%)
OPEN SPACE PROVIDED	= 36,080 SF (28.5%)

ERU CALCULATIONS

1 ERU = 3,400 SF
90,592 SF / 3400 = 26.7 ERU's

BULK REGULATIONS

MINIMUM LOT WIDTH	= 150'
MINIMUM LOT STREET FRONTAGE	= 40'
MINIMUM SEPARATION BETWEEN BUILDINGS NOT ATTACHED	= 20'
MAXIMUM BUILDING HEIGHT	= 50'
MINIMUM OPEN SPACE	= 15%

OFF-STREET PARKING REGULATIONS

FRONT YARD SETBACK = 15'
REAR YARD SETBACK = 10'
SIDE YARD SETBACK = 10'

PROPOSED CONSTRUCTION SCHEDULE

TBD

CONTROL POINTS

IOWA REGIONAL COORDINATE SYSTEM ZONE 8 (IA-AMES-DSM)
NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET

CP100 N=7413327.99 E=18544631.84 Z=955.86
SET 1/2" REBAR WITH RED PLASTIC CAP LOCATED AT NW QUADRANT N 6TH ST & E TRAIL RIDGE AVE, +-15' NORTH OF HYDRANT. (AS SHOWN ON SURVEY)

CP101 N=7414284.47 E=18545918.26 Z=903.97
SET 1/2" REBAR WITH RED PLASTIC CAP LOCATED +-10' NE OF NE FENCE CORNER AT QUAIL MEADOWS 3 LIFT STATION, NE CORNER SITE. (AS SHOWN ON SURVEY)

CP102 N=7414377.23 E=18544777.07 Z=952.94
SET 1/2" REBAR WITH RED PLASTIC CAP LOCATED +-10' EAST OF WEST GRAVEL DRIVE TO LIFT STATION, +-40' NORTH OF ELECTRIC TRANSFORMER, NORTH OF N-S CROP LINE. (AS SHOWN ON SURVEY)

CP103 N=7414437.19 E=18543817.19 Z=951.45
SET CUT "X" AT NE CORNER OF EASTERN MOST ELECTRIC BOX PAD, SOUTH OF FORD DEALERSHIP BUILDING, EAST OF ELECTRIC CAR CHARGING STATIONS. (AS SHOWN ON SURVEY)

CP104 N=7413860.07 E=18543669.22 Z=945.32
SET CUT "X" ON TOP CURB LOCATED +-30' SW OF SW CORNER THEISENS BUILDING, +-1' NW OF BACK OF CURB INTAKE. (AS SHOWN ON SURVEY)

CP105 N=7413158.22 E=18543638.47 Z=946.07
SET CUT "X" ON TOP CURB LOCATED SW QUADRANT OF E TRAIL RIDGE AVE & PRAIRIE, AT END OF RADIUS. (AS SHOWN ON SURVEY)

CP106 N=7412801.37 E=18543909.35 Z=950.20
SET CUT "X" ON TOP CURB LOCATED WEST SIDE OF N 3RD LN AT END OF RADIUS OF FRONTAGE ROAD TO CENTRAL IOWA ORTHODONTICS. (AS SHOWN ON SURVEY)

CP107 N=7412586.14 E=18544581.74 Z=959.74
SET CUT "X" ON TOP CURB LOCATED NW QUAD E SCENIC VALLEY AVE & N 6TH ST. AT MID RADIUS. (AS SHOWN ON SURVEY)

CP108 N=7413069.99 E=18545161.77 Z=952.30
SET CUT "X" ON TOP CURB LOCATED +-50' NE OF NE CORNER CONNECT 55+ BUILDING, +-30' WEST OF TRASH ENCLOSURE AT CORNER OF PARKING AREA. (AS SHOWN ON SURVEY)

PROJECT INFORMATION GENERAL NOTES

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

B. CONSTRUCTION OF ALL WATER MAIN IMPROVEMENTS SHALL CONFORM TO IMU WATER UTILITY PROCEDURE MANUAL FOR MATERIALS AND CONSTRUCTION STANDARDS (2018). CONSTRUCTION OF ALL STREET AND ALL OTHER UTILITY IMPROVEMENTS SHALL CONFORM TO THE 2025 SUDAS STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND INDIANOLA SUPPLEMENTAL SPECIFICATIONS.

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

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

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

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

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

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

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

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

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

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

M. 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.

N. BUILDING PERMIT(S) MUST BE OBTAINED BY THE CITY OF INDIANOLA COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO CONSTRUCTION.

O. ALL EXTERIOR-MOUNTED AND ROOF-TOP BUILDING EQUIPMENT, INCUDING HVAC, MECHANICAL EQUIPMENT, VENTS, PIPING, ROOD ACCESS LADDER, AND UTILITY METERS SHALL BE LOCATED OUT OF VIEW AND SCREENED FROM ALL ADJACENT STREETS AND RESIDENTIALLY DEVELOPED OR ZONED PROPERTIES.

P. ANY IMPROVEMENTS IN STATE RIGHT OF WAY IS CONTINGENT ON IOWA DOT APPROVAL.

Q. ROW AND ADJACENT STREETS SHALL BE CLEANED UP AT THE END OF EACH WORK DAY AND PRIOR TO A RAIN EVENT.

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
IARTN DERIVED - US SURVEY FEET

BM500 N=7413147- E=18543942- Z=953.55
SE BOLT ON HYDRANT LOCATED AT SE QUADRANT E TRAIL RIDGE AVE & N 3RD LN. (AS SHOWN ON SURVEY)

BM501 N=7413921- E=18545733- Z=914.00
BURY BOLT ON HYDRANT LOCATED EAST SIDE N 8TH ST, +-150' NORTH OF N 8TH CT. (AS SHOWN ON SURVEY)

BM502 N=7413884- E=18543883- Z=947.41
BURY BOLT ON HYDRANT LOCATED +-20' SW OF SE CORNER THEISENS BUILDING. (AS SHOWN ON SURVEY)

DATE OF SURVEY

JULY 03, 2024

A. POLLUTION PREVENTION AND EROSION PROTECTION

1. CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) NPDES PERMIT, THE U.S. CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.
2. DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT / ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY, INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER. FURTHER, IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.

B. STORM WATER DISCHARGE PERMIT

1. THIS PROJECT REQUIRES COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE IDNR, AS REQUIRED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH AND FULFILLMENT OF ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 AS SPECIFIED IN THE CONTRACT DOCUMENTS.
2. ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, INCLUDING, BUT NOT LIMITED TO, THE NOTICE OF INTENT, PROOF OF PUBLICATIONS, DISCHARGE AUTHORIZATION LETTER, CURRENT SWPPP, SITE INSPECTION LOG, AND OTHER ITEMS, SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED TO ANY JURISDICTIONAL AGENCIES UPON REQUEST. FAILURE TO COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS A VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF IOWA.
3. A "NOTICE OF DISCONTINUATION" MUST BE FILED WITH THE IDNR UPON FINAL STABILIZATION OF THE DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES. ALL PLANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FOR A PERIOD OF THREE YEARS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN A RECORD COPY AND PROVIDE THE ORIGINAL DOCUMENTS TO THE OWNER UPON PROJECT ACCEPTANCE AND/OR SUBMITTAL OF THE NOTICE OF DISCONTINUATION.

C. POLLUTION PREVENTION PLAN

1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT IN ADDITION TO THESE PLAN DRAWINGS. THE CONTRACTOR SHOULD REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO THE POLLUTION PREVENTION PLAN MADE DURING CONSTRUCTION.
2. THE SWPPP ILLUSTRATES GENERAL MEASURES AND BEST MANAGEMENT PRACTICES (BMP) FOR COMPLIANCE WITH THE PROJECT'S NPDES PERMIT COVERAGE. ALL BMP'S AND EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, NOTE AND IMPLEMENT. ADDITIONAL BMP'S FROM THOSE SHOWN ON THE PLAN MAY BE REQUIRED.
3. THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT CONSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.
4. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL PERMIT AND SWPPP, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE:
   a. UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE WHEN DISCHARGING FROM BASINS, PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATERS, DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION, AND MINIMIZE SOIL COMPACTION.
   b. INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.
   c. PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.
   d. MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.
   e. INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR) EVERY SEVEN CALENDAR DAYS. RECORD THE FINDINGS OF THESE INSPECTIONS AND ANY RESULTING ACTIONS IN THE SWPPP WITH A COPY SUBMITTED WEEKLY TO THE OWNER OR ENGINEER DURING CONSTRUCTION. REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 DAYS.
   f. PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.
   g. INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF CONTROL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.
   h. RESPREAD A MINIMUM OF 8 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOD) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.
   i. STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, SOD, OR PAVEMENT IMMEDIATELY AS SOON AS POSSIBLE UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES IMMEDIATELY AFTER CONSTRUCTION ACTIVITY IS FINALLY COMPLETED OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WHICH WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
   j. COORDINATE LOCATIONS OF STAGING AREAS WITH THE OWNER AND RECORD IN THE SWPPP. UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN THE FOLLOWING: JOB TRAILERS, FUELING / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ONSITE.
   k. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".

MARK	REVISION	DATE	BY
1	CITY SECOND SUBMITTAL	03/20/25	CLY

Engineer: JLH | Checked By: MAA | Scale: 1" = NONE
Technician: CLY | Date: 02/28/2025 | T-R-S: TTN-RRW-SS
Project No: 125.0259.01 | Sheet C101

INDIANOLA, IOWA

ATHLETIC FACILITY - PHASE 1

PROJECT INFORMATION

SNYDER & ASSOCIATES, INC.

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

SNYDER & ASSOCIATES

Project No: 125.0259.01
Sheet C101

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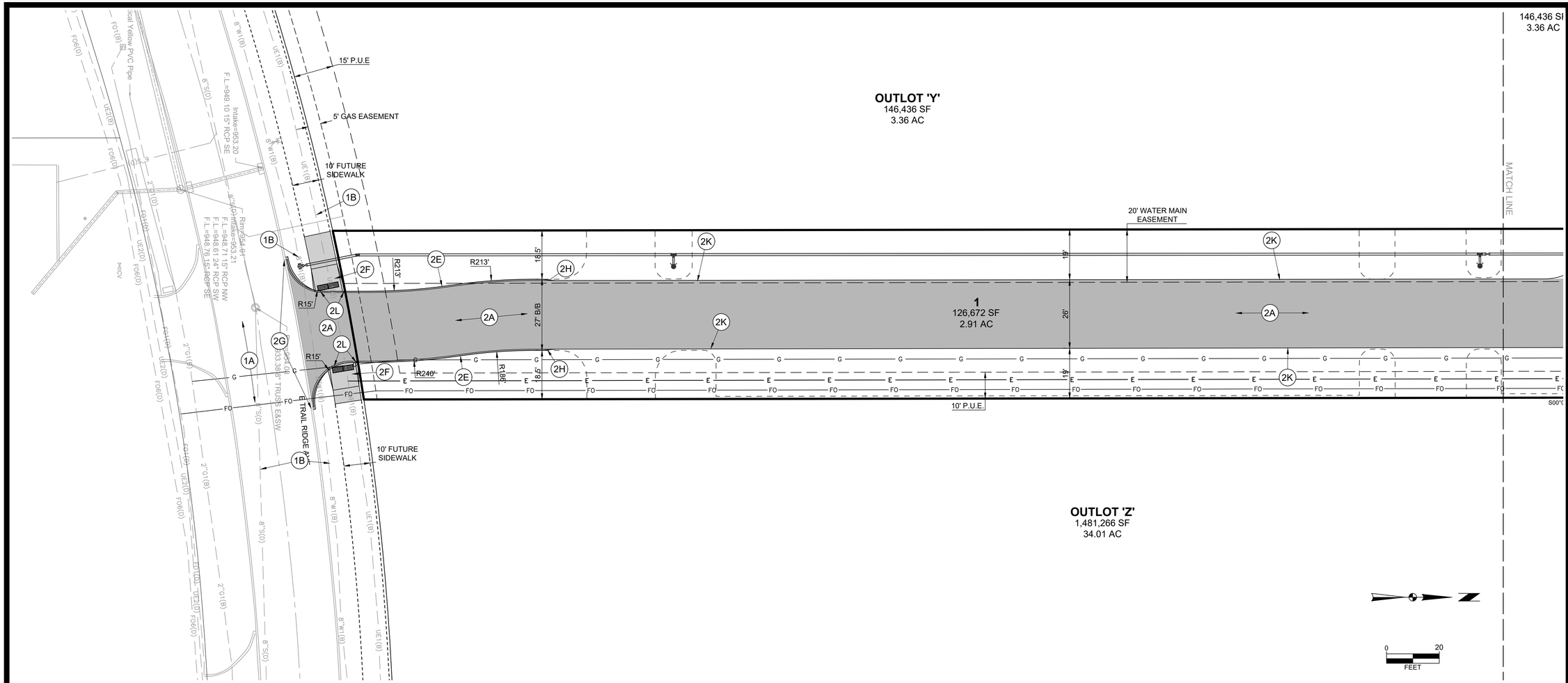

DIMENSION PLAN CONSTRUCTION NOTES

1. EXISTING FEATURES. PROTECT THE FOLLOWING:
   A. PAVEMENT TO REMAIN.
   B. EXISTING UTILITIES. COORDINATE ANY RELOCATIONS OR ADJUSTMENTS WITH UTILITY SERVICE PROVIDER AS NECESSARY.

2. PAVEMENTS. PROVIDE THE FOLLOWING WHERE INDICATED ON PLAN:
   A. 7" DEPTH PCC DRIVE AND PARKING ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
   B. 6" DEPTH PCC DRIVE AND PARKING ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
   C. 5" DEPTH PCC SIDEWALK ON 6" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
   D. 5" DEPTH PCC INTEGRAL SIDEWALK AND CURB ON 6" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY. SEE DETAIL.
   E. 6" HEIGHT STANDARD CURB.
   F. PEDESTRIAN RAMP WITH A MAXIMUM SLOPE OF 8.33%. PROVIDE CAST IRON DETECTABLE WARNING PANELS WHERE SHOWN.
   G. CONNECT TO EXISTING PAVEMENT WITH SUDAS TYPE A DRIVEWAY CONNECTION.
   H. TAPER TO NO CURB IN 5'.
   I. WHEEL STOP, PRECAST CONCRETE.
   J. PCC STOOP. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS.
   K. NO CURB.
   L. CURB DROP FOR 8' WIDE SIDEWALK INSTALLATION.
   M. 5" DEPTH PCC EQUIPMENT PAD WITH THICKENED EDGE ON 6" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.

3. PAVEMENT MARKINGS. PROVIDE THE FOLLOWING:
   A. 4" WIDE PAINTED PARKING STALL LINES.
   B. PAINTED STATE OF IOWA APPROVED ACCESSIBLE PARKING SYMBOL.
   C. ACCESSIBLE AISLE. 45° STRIPING AT 3' ON CENTER SPACING WHERE SHOWN.
   D. 45° STRIPING AT 3' ON CENTER SPACING WHERE SHOWN.

4. SIGNS. PROVIDE THE FOLLOWING:
   A. VAN ACCESSIBLE PARKING SIGNAGE AS PER ADAAG REQUIREMENTS. REFER TO STRUCTURAL PLANS FOR FOOTING DETAILS. ADA SIGNAGE TO COMPLY WITH APPLICABLE STATE AND FEDERAL REQUIREMENTS.
   B. ACCESSIBLE PARKING SIGNAGE AS PER ADAAG. SIGN MOUNTED IN PROTECTIVE BOLLARD. ADA SIGNAGE TO COMPLY WITH APPLICABLE STATE AND FEDERAL REQUIREMENTS.

5. SITE AMENITIES. PROVIDE THE FOLLOWING:
   A. TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAIL.
   B. BIKE RACK (1). MODEL: OLYMPIA SKOLY (BLACK) BY FORMS + SURFACES. SURFACE MOUNTED TO PCC PER MANUFACTURER GUIDELINES. 3 LOOPS TOTAL TO INSTALL.

6. PROVIDE PARKING LOT LIGHTING. SEE SITE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.

PAVEMENT LEGEND

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

MARK	REVISION	DATE	BY
1	CITY SECOND SUBMITTAL	03/20/25	CLY

Engineer: JLH | Checked By: MAA | Scale: 1" = 20'
Technician: CLY | Date: 02/28/2025 | T-R-S: TTN-RRW-SS

Project No: 125.0259.01

Sheet C200

INDIANOLA, IOWA

ATHLETIC FACILITY - PHASE 1

DIMENSION PLAN

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

SNYDER & ASSOCIATES

Project No: 125.0259.01

Sheet C200

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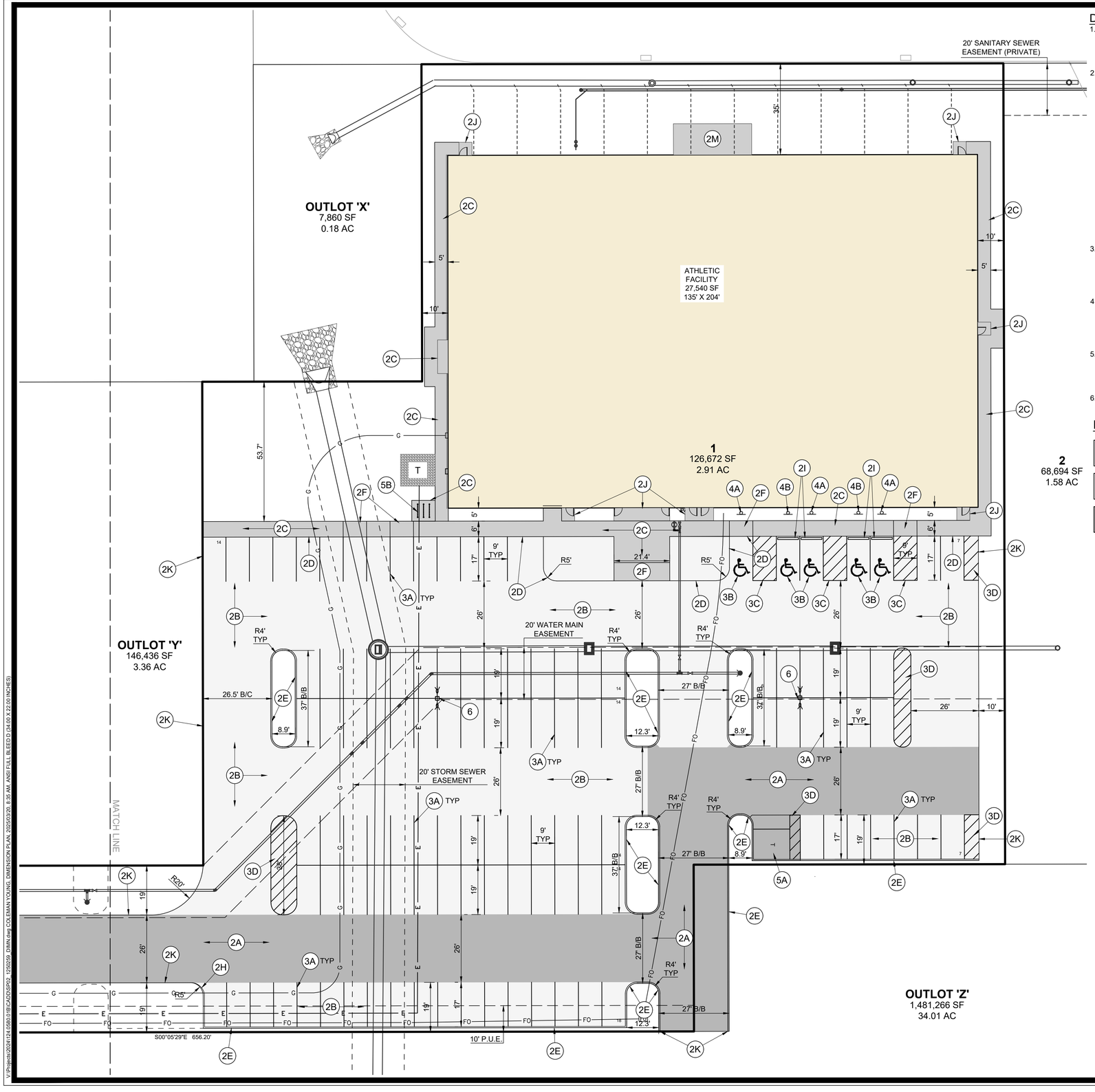

DIMENSION PLAN CONSTRUCTION NOTES

1. EXISTING FEATURES. PROTECT THE FOLLOWING:
   A. PAVEMENT TO REMAIN.
   B. EXISTING UTILITIES. COORDINATE ANY RELOCATIONS OR ADJUSTMENTS WITH UTILITY SERVICE PROVIDER AS NECESSARY.

2. PAVEMENTS. PROVIDE THE FOLLOWING WHERE INDICATED ON PLAN:
   A. 7" DEPTH PCC DRIVE AND PARKING ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
   B. 6" DEPTH PCC DRIVE AND PARKING ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
   C. 5" DEPTH PCC SIDEWALK ON 6" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
   D. 5" DEPTH PCC INTEGRAL SIDEWALK AND CURB ON 6" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY. SEE DETAIL.
   E. 6" HEIGHT STANDARD CURB.
   F. PEDESTRIAN RAMP WITH A MAXIMUM SLOPE OF 8.33%. PROVIDE CAST IRON DETECTABLE WARNING PANELS WHERE SHOWN.
   G. CONNECT TO EXISTING PAVEMENT WITH SUDAS TYPE A DRIVEWAY CONNECTION.
   H. TAPER TO NO CURB IN 5'.
   I. WHEEL STOP, PRECAST CONCRETE.
   J. PCC STOOP. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS.
   K. NO CURB.
   L. CURB DROP FOR 8' WIDE SIDEWALK INSTALLATION.
   M. 5" DEPTH PCC EQUIPMENT PAD WITH THICKENED EDGE ON 6" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.

3. PAVEMENT MARKINGS. PROVIDE THE FOLLOWING:
   A. 4" WIDE PAINTED PARKING STALL LINES.
   B. PAINTED STATE OF IOWA APPROVED ACCESSIBLE PARKING SYMBOL.
   C. ACCESSIBLE AISLE. 45° STRIPING AT 3' ON CENTER SPACING WHERE SHOWN.
   D. 45° STRIPING AT 3' ON CENTER SPACING WHERE SHOWN.

4. SIGNS. PROVIDE THE FOLLOWING:
   A. VAN ACCESSIBLE PARKING SIGNAGE AS PER ADAAG REQUIREMENTS. REFER TO STRUCTURAL PLANS FOR FOOTING DETAILS. ADA SIGNAGE TO COMPLY WITH APPLICABLE STATE AND FEDERAL REQUIREMENTS.
   B. ACCESSIBLE PARKING SIGNAGE AS PER ADAAG. SIGN MOUNTED IN PROTECTIVE BOLLARD. ADA SIGNAGE TO COMPLY WITH APPLICABLE STATE AND FEDERAL REQUIREMENTS.

5. SITE AMENITIES. PROVIDE THE FOLLOWING:
   A. TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAIL.
   B. BIKE RACK (1). MODEL: OLYMPIA SKOLY (BLACK) BY FORMS + SURFACES. SURFACE MOUNTED TO PCC PER MANUFACTURER GUIDELINES. 3 LOOPS TOTAL TO INSTALL.

6. PROVIDE PARKING LOT LIGHTING. SEE SITE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.

PAVEMENT LEGEND

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

0 20 FEET

MARK	REVISION	DATE	BY
1	CITY SECOND SUBMITTAL	03/20/25	CLY

Engineer: JLH | Checked By: MAA | Scale: 1" = 20'
Technician: CLY | Date: 02/28/2025 | T-R-S: TTN-RRW-SS
Project No: 125.0259.01 | Sheet C201

ATHLETIC FACILITY - PHASE 1
DIMENSION PLAN
INDIANOLA, IOWA

SNYDER & ASSOCIATES, INC.
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ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

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Project No: 125.0259.01
Sheet C201

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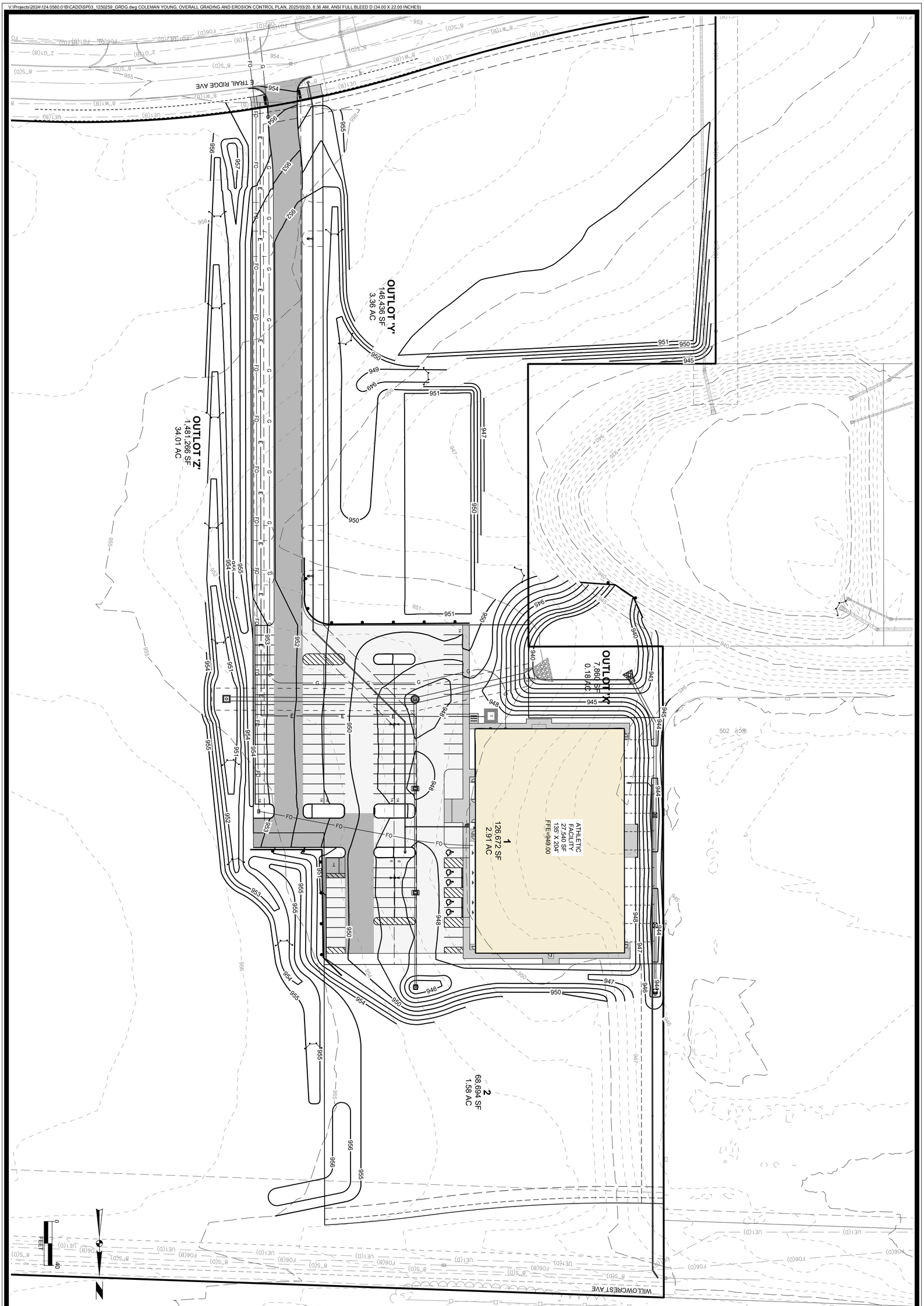

ATHLETIC FACILITY - PHASE 1

OVERALL GRADING AND EROSION CONTROL PLAN

INDIANOLA, IOWA

MARK	REVISION	DATE	BY
1	CITY SECOND SUBMITTAL	03/20/25	CLY

Engineer: JLH | Checked By: MAA | Scale: 1" = 40'

Technician: CLY | Date: 02/28/2025 | T-R-S: TTN-RRW-SS

Project No: 125.0259.01 | Sheet C300

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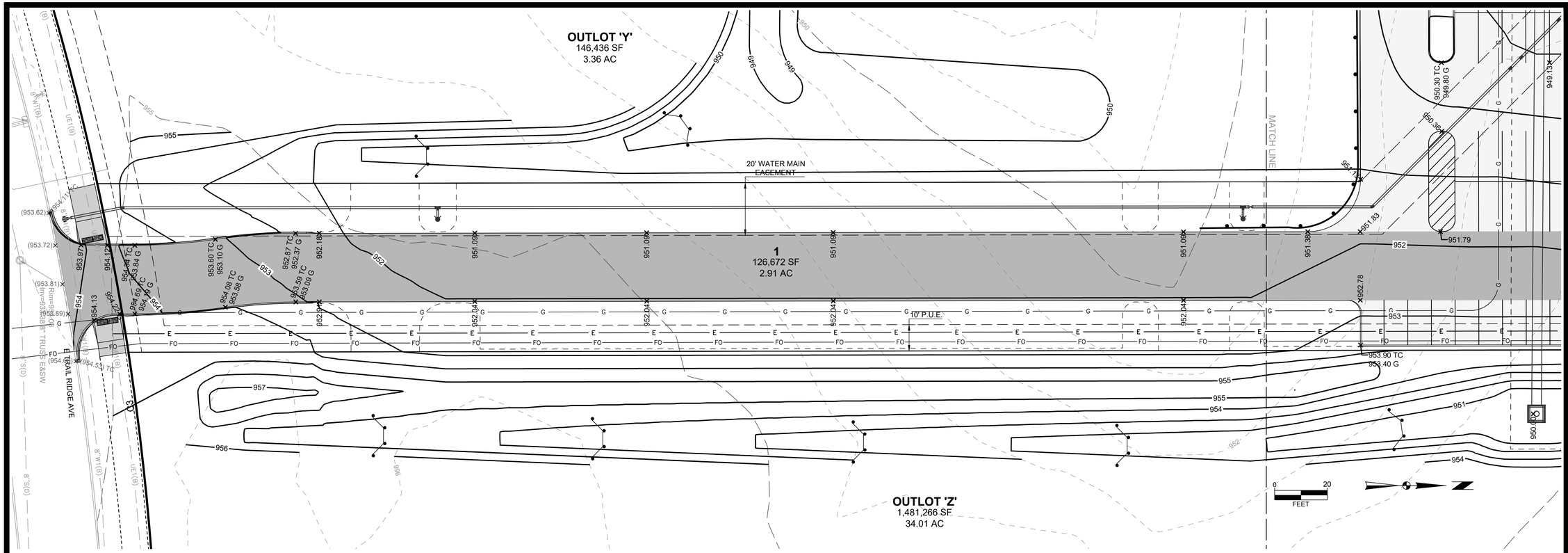
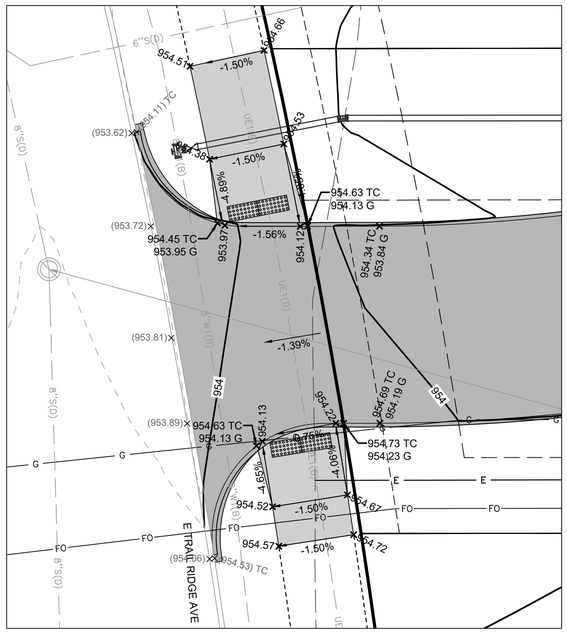
515-964-2020 | www.snyder-associates.com

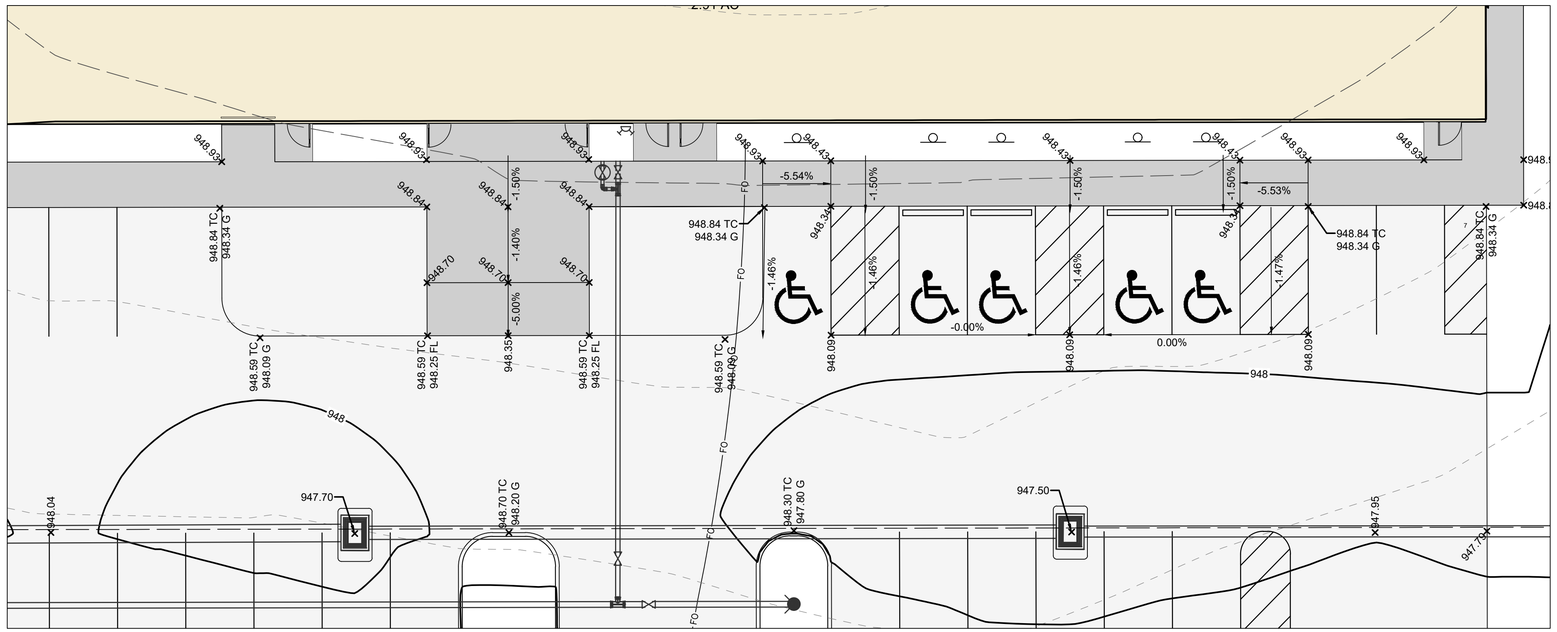
Project No: 125.0259.01

Sheet C300





1 C301 SITE ENTRANCE GRADING DETAIL
1"=10'



2 C301 ADA AND BUILDING ENTRANCE GRADING DETAIL
1"=10'

MARK	REVISION	DATE	BY
1	CITY SECOND SUBMITTAL	03/20/25	CLY

Engineer: JLH | Checked By: MAA | Scale: 1" = 20'
Technician: CLY | Date: 02/28/2025 | T-R-S: TTN-RRW-SS

Project No: 125.0259.01

Sheet C301

INDIANOLA, IOWA

ATHLETIC FACILITY - PHASE 1

GRADING AND EROSION CONTROL PLAN

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

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Project No: 125.0259.01
Sheet C301

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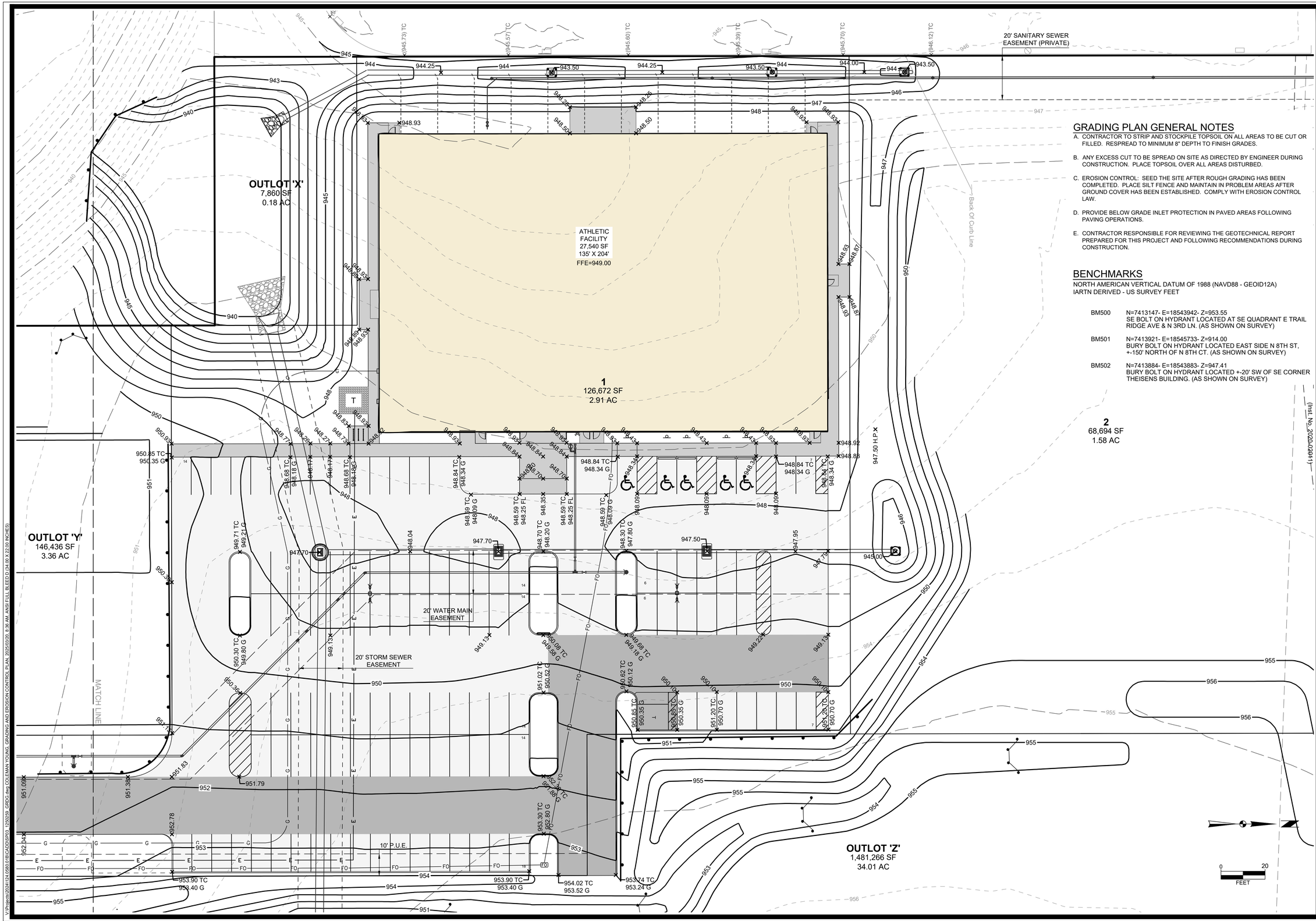


GRADING PLAN GENERAL NOTES

A. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.

B. ANY EXCESS CUT TO BE SPREAD ON SITE AS DIRECTED BY ENGINEER DURING CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.

C. EROSION CONTROL: SEED THE SITE AFTER ROUGH GRADING HAS BEEN COMPLETED. PLACE SILT FENCE AND MAINTAIN IN PROBLEM AREAS AFTER GROUND COVER HAS BEEN ESTABLISHED. COMPLY WITH EROSION CONTROL LAW.

D. PROVIDE BELOW GRADE INLET PROTECTION IN PAVED AREAS FOLLOWING PAVING OPERATIONS.

E. CONTRACTOR RESPONSIBLE FOR REVIEWING THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT AND FOLLOWING RECOMMENDATIONS DURING CONSTRUCTION.

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
IARTN DERIVED - US SURVEY FEET

BM500 N=7413147- E=18543942- Z=953.55
SE BOLT ON HYDRANT LOCATED AT SE QUADRANT E TRAIL RIDGE AVE & N 3RD LN. (AS SHOWN ON SURVEY)

BM501 N=7413921- E=18545733- Z=914.00
BURY BOLT ON HYDRANT LOCATED EAST SIDE N 8TH ST, +-150' NORTH OF N 8TH CT. (AS SHOWN ON SURVEY)

BM502 N=7413884- E=18543883- Z=947.41
BURY BOLT ON HYDRANT LOCATED +-20' SW OF SE CORNER THEISENS BUILDING. (AS SHOWN ON SURVEY)

MARK	REVISION	DATE	BY
1	CITY SECOND SUBMITTAL	03/20/25	CLY

Engineer: JLH | Checked By: MAA | Scale: 1" = 20'
Technician: CLY | Date: 02/28/2025 | T-R-S: TTN-RRW-SS

Project No: 125.0259.01

Sheet C302

INDIANOLA, IOWA

ATHLETIC FACILITY - PHASE 1

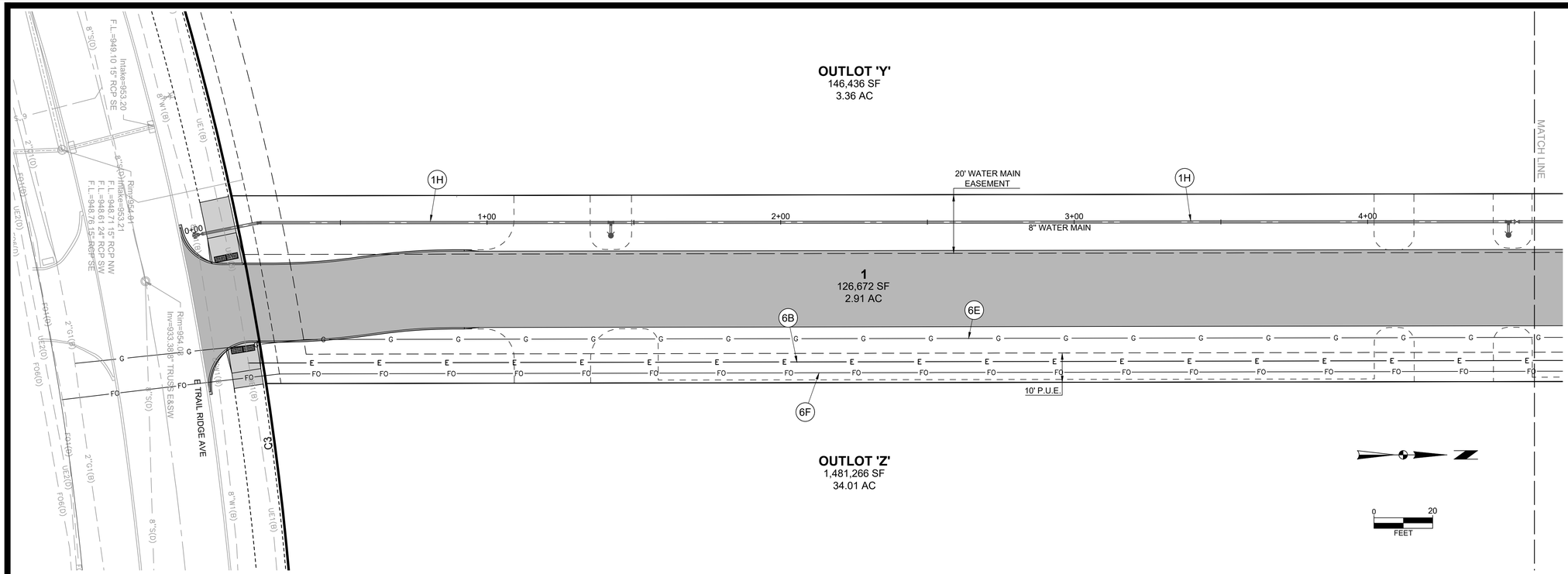
GRADING AND EROSION CONTROL PLAN

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

SNYDER & ASSOCIATES

Project No: 125.0259.01
Sheet C302

V:\Projects\2024\125.0259.01\BCAD\Sht\3_125025g_GRDG.dwg COLEMAN YOUNG, GRADING AND EROSION CONTROL PLAN, 2025/03/20, 8:36 AM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)



UTILITY PLAN CONSTRUCTION NOTES

1. WATER SERVICES, PROVIDE THE FOLLOWING:
   A. CONNECT TO EXISTING 6" WATER SERVICE STUB.
   B. 6" WATER SERVICE WITH TRACER WIRE. INSTALL WITH MINIMUM 5' COVER TO TOP OF PIPE.
   C. 4" DOMESTIC WATER SERVICE SPLIT WITH 6"X4" TEE EXTERIOR TO BUILDING. CONFIRM WITH MECHANICAL PLANS FOR SIZE, LOCATION AND ELEVATION.
   D. 6" RW VALVE.
   E. 4" RW VALVE.
   F. CONFIRM FINAL SERVICE LOCATION AND DEPTH OF FIRE AND DOMESTIC SERVICES WITH ARCHITECTURAL AND PLUMBING PLANS.
   G. WALL MOUNTED FIRE DEPARTMENT CONNECTION. CONFIRM FINAL LOCATION WITH ARCHITECTURAL PLANS.
   H. PUBLIC WATER MAIN. SEE CONSTRUCTION PLANS FOR DETAILS.

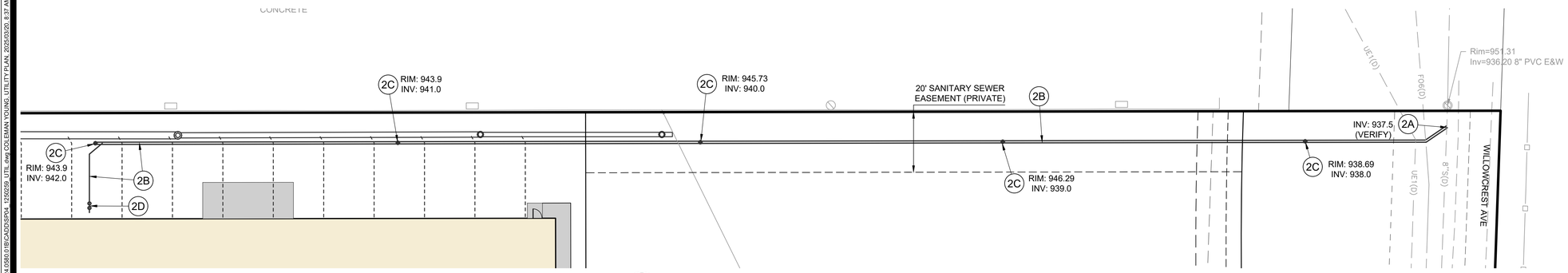
2. SANITARY SEWER SERVICES. PROVIDE THE FOLLOWING:
   A. CONNECT TO EXISTING 8" SANITARY MAIN WITH INSERTA TEE TYPE FITTING CONNECTION.
   B. 6" SANITARY SEWER SERVICE LINE AT 1.0% MINIMUM SLOPE (⅛" PER FOOT).
   C. SANITARY CLEANOUT (SUDAS SW-203).
   D. DOUBLE SANITARY CLEANOUT (SUDAS SW-203) LOCATED OUTSIDE OF BUILDING. PROVIDE SERVICE AT ELEVATION TO SERVICE ENTIRE BUILDING.
   E. CONNECT TO PROPOSED BUILDING SERVICE. CONFIRM WITH MECHANICAL PLANS FOR SIZE, LOCATION AND ELEVATION.

3. SITE LIGHTING. PROVIDE THE FOLLOWING:
   A. CONTRACTOR TO COORDINATE WITH THE UTILITY OWNER AND PROPERTY OWNER ALL ASPECTS OF ELECTRICAL SERVICE PRIOR TO CONSTRUCTION.
   B. SITE LIGHTING SHOWN. SEE ELECTRICAL PLANS.

4. PROVIDE STORM SEWER IMPROVEMENTS AS SHOWN:
   A. ROOF DRAINS. PROVIDE 8" HDPE ROOF DRAIN LEADER. EXTEND 12" ABOVE GRADE. CONFIRM DOWNSPOUT LOCATIONS WITH ARCHITECTURAL PLANS.
   B. PUBLIC STORM SEWER. SEE CONSTRUCTION PLANS FOR DETAILS.

5. CRITICAL CROSSING. CONTRACTOR TO MAINTAIN MINIMUM 18" SEPARATION.

6. SITE FRANCHISE UTILITIES, PROVIDE THE FOLLOWING:
   A. TRANSFORMER PAD. COORDINATE FINAL SIZE AND LOCATION WITH MID-AMERICAN ENERGY AND ELECTRICAL SITE PLAN.
   B. ELECTRICAL SERVICE ROUTE TO BE FINALIZED BY UTILITY PROVIDER. SEE SITE ELECTRICAL PLANS.
   C. ELECTRIC METER. SEE ARCHITECTURAL PLANS.
   D. GAS METER. SEE ARCHITECTURAL PLANS.
   E. GAS SERVICE ROUTE TO BE FINALIZED BY UTILITY PROVIDER.
   F. FIBER COMMUNICATION SERVICE.



1 C400 PRIVATE SANITARY SEWER CONNECTION DETAIL
1" = 20'

MARK	REVISION	DATE	BY
1	CITY SECOND SUBMITTAL	03/20/25	CLY

Engineer: JLH | Checked By: MAA | Scale: 1" = 20'
Technician: CLY | Date: 02/28/2025 | T-R-S: TTN-RRW-SS
Project No: 125.0259.01
Sheet C400

INDIANOLA, IOWA

ATHLETIC FACILITY - PHASE 1

UTILITY PLAN

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

SNYDER & ASSOCIATES

Project No: 125.0259.01
Sheet C400

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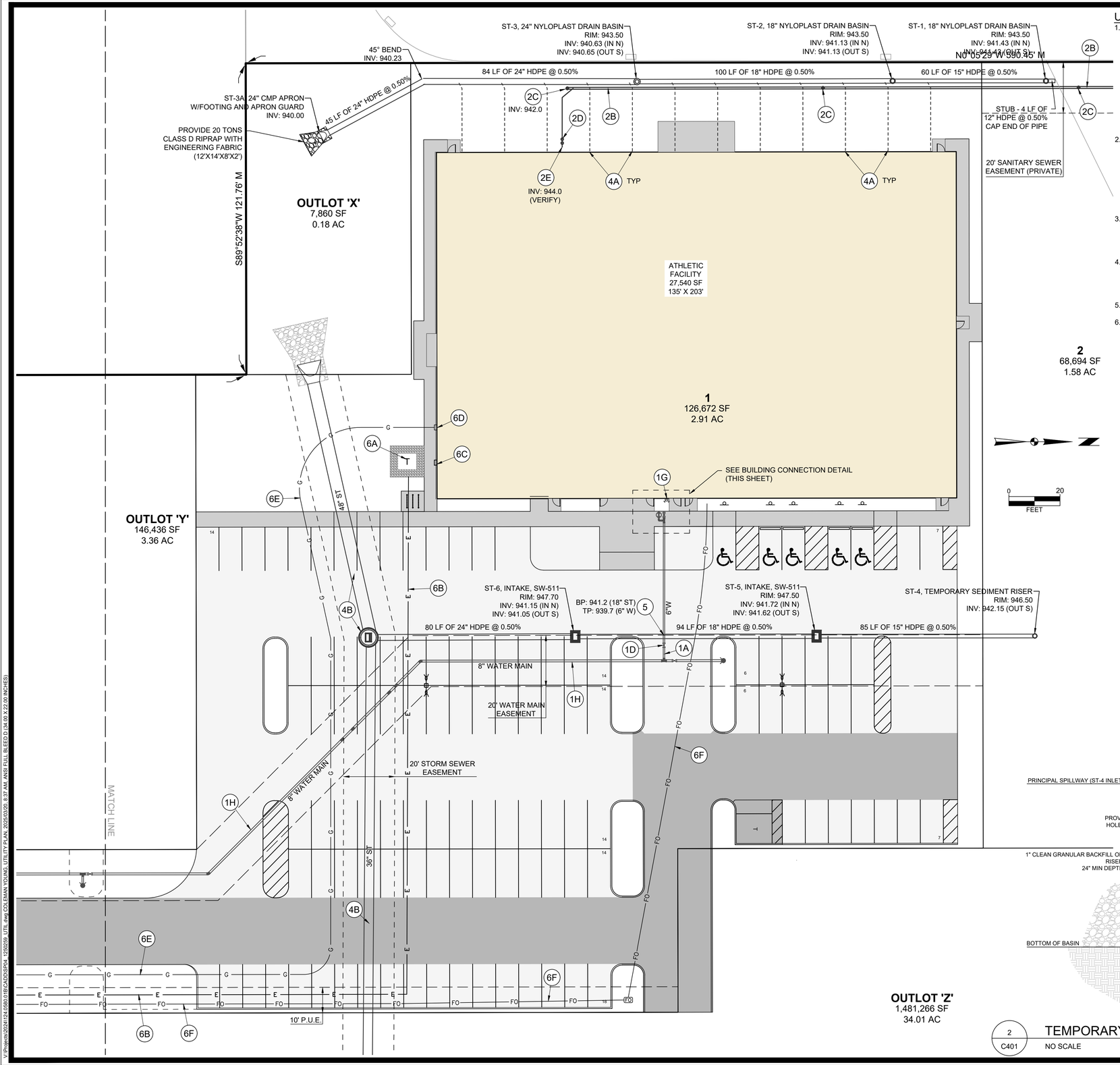

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3. SITE LIGHTING. PROVIDE THE FOLLOWING:
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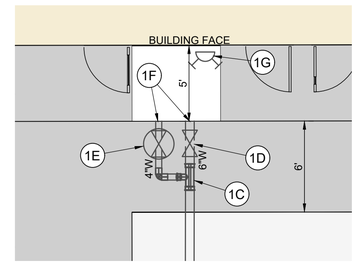
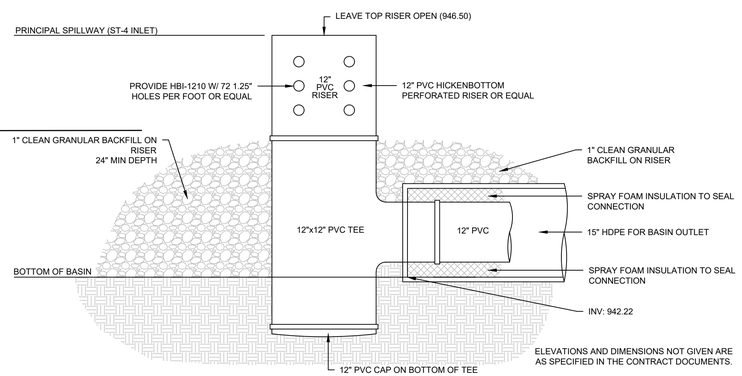
   D. GAS METER. SEE ARCHITECTURAL PLANS.
   E. GAS SERVICE ROUTE TO BE FINALIZED BY UTILITY PROVIDER.
   F. FIBER COMMUNICATION SERVICE.



1 / C401 BUILDING CONNECTION DETAIL
1" = 5'



2 / C401 TEMPORARY SEDIMENT RISER DETAIL
NO SCALE

MARK	REVISION	DATE	BY
1	CITY SECOND SUBMITTAL	03/20/25	CLY

Engineer: JLH | Checked By: MAA | Scale: 1" = 20'
Technician: CLY | Date: 02/28/2025 | T-R-S: TTN-RRW-SS
Project No: 125.0259.01

Sheet C401

INDIANOLA, IOWA

ATHLETIC FACILITY - PHASE 1

UTILITY PLAN

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

SNYDER & ASSOCIATES

Project No: 125.0259.01
Sheet C401

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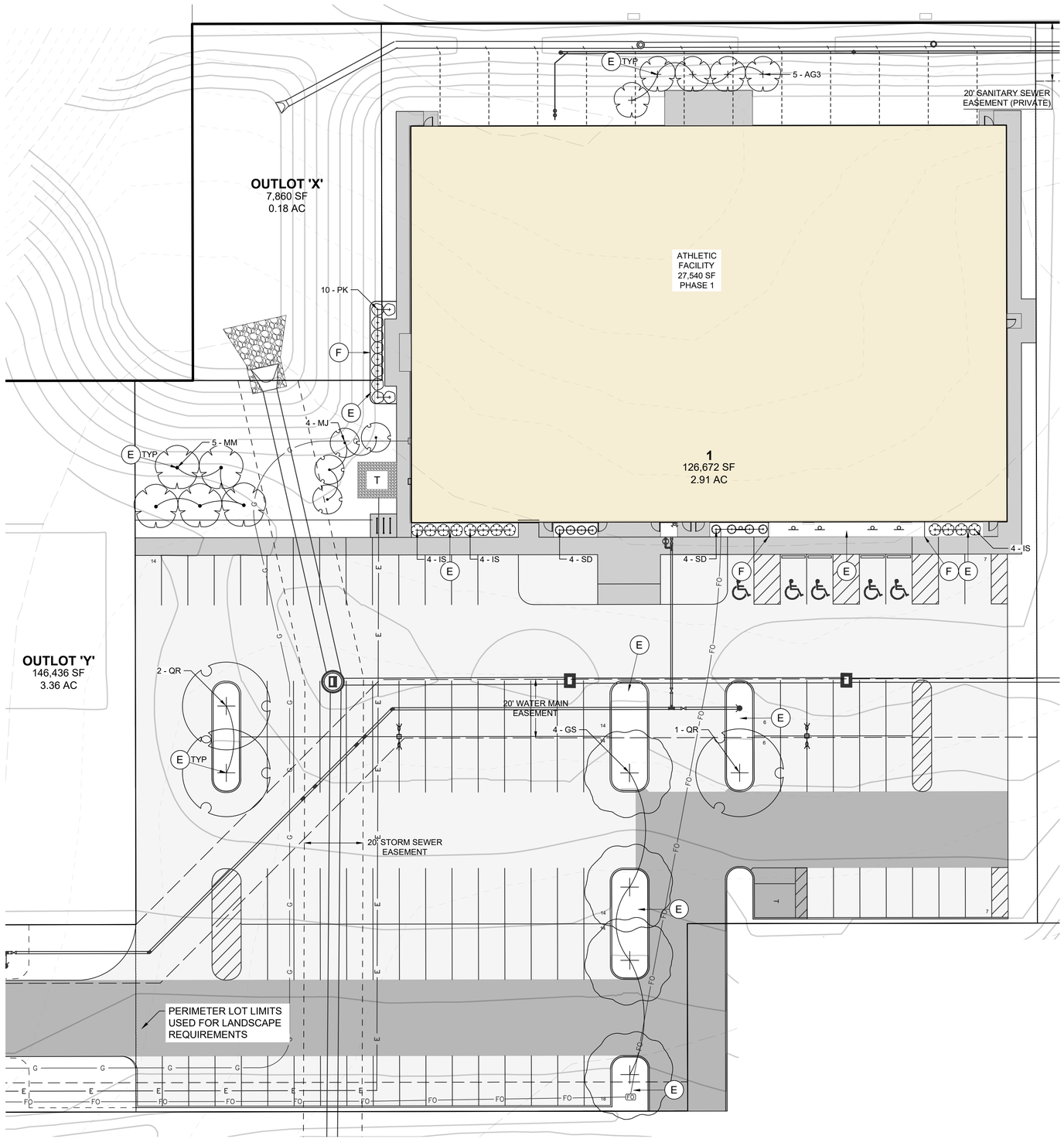

PLANTING PLAN GENERAL NOTES

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

B. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.

C. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).

D. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.

E. PROVIDE 3-INCH DEPTH RIVER ROCK MULCH IN EARTH TONES IN PLANT BED AREAS AS INDICATED ON PLAN AND PROVIDE A MIN 3-FOOT PERIMETER RING AROUND ALL INDIVIDUAL TREES UNLESS IN A ISLAND. PROVIDE VERTICAL CUT NATURAL EDGE TO A DEPTH OF 4-INCHES.

F. PROVIDE 6-INCH BLACK POWDER COATED METAL EDGER IN PLANT BED AREAS SHOWN ON PLAN.

PLANTING PLAN REQUIREMENTS

LANDSCAPE REQUIREMENTS AND CALCULATIONS:
(AS PER CITY OF INDIANOLA SITE PLAN OPEN SPACE AND LANDSCAPING REQUIREMENTS BASED ON C-2 ZONING)

OPEN SPACE REQUIREMENTS:
96,391 SF (2.21 AC) PROPERTY (SEE LIMITS ON PLAN)
75,327 SF = IMPERVIOUS SURFACE (PARKING AND BUILDING)
21,064 SF TOTAL OPEN SPACE PROVIDED

OPEN SPACE LANDSCAPE REQUIREMENTS:
21,064 SF / 3000 SF = 7 PLANT UNITS REQUIRED
7 PU x 1 DECIDUOUS TREE = 7 DECIDUOUS TREES REQ'D (7 PROVIDED)
7 PU x 2 ORNAMENTAL TREES = 14 ORNAMENTAL TREES REQ'D (14 PROVIDED)
7 PU x 2 SHRUBS = 14 SHRUBS REQ'D (30 PROVIDED)

WAIVER REQUESTED: SUBSTITUTION OF 6 SHRUBS FOR 1 ORNAMENTAL TREE

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
TREES					
GS	4	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honey Locust	1.5" Cal.	B&B
QR	3	Quercus rubra	Red Oak	1.5" Cal.	B&B
ORNAMENTAL TREES					
AG3	5	Acer ginnala	Amur Maple	1.5" Cal.	B&B
MM	5	Magnolia stellata	Star Magnolia Multi-Trunk	5` Ht.	Pot
MJ	4	Malus x 'Jarmin' TM	Marilee Crabapple	5` Ht.	B&B
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
SHRUBS					
IS	12	Itea virginica 'Sprich'	Little Henry® Sweetspire	3 gal.	Pot
PK	10	Physocarpus opulifolius 'UMNHarpell' TM	Fireside Ninebark	3 gal.	Pot
SD	8	Spiraea x 'NCSX2' TM	Double Play Doozie Spirea	3 gal.	Pot

MARK	REVISION	DATE	BY
1	CITY SECOND SUBMITTAL	03/20/25	CLY

Engineer: JLH | Checked By: MAA | Scale: 1" = ##
Technician: CLY | Date: 02/28/2025 | T-R-S: TTN-RRW-SS
Project No: 125.0259.01
Sheet C500

INDIANOLA, IOWA

ATHLETIC FACILITY - PHASE 1

LANDSCAPE PLAN

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

SNYDER & ASSOCIATES

Project No: 125.0259.01
Sheet C500

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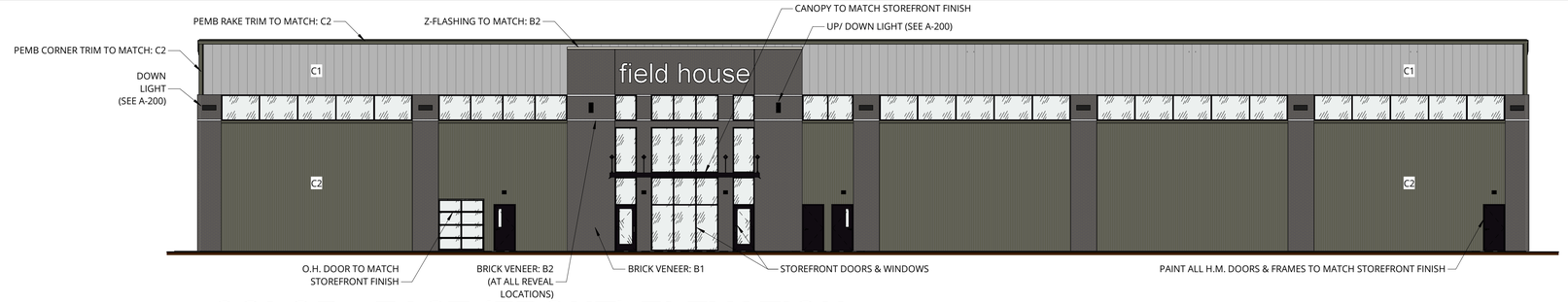
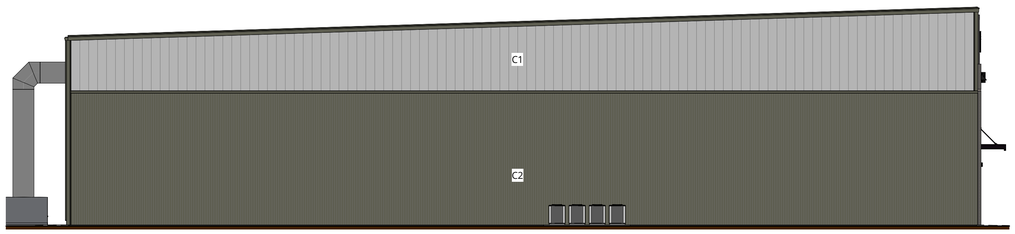


1 COLOR - EAST (FRONT) ELEVATION

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



3 COLOR - SOUTH ELEVATION

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

VENEER CALCULATIONS:

NORTH

MATERIAL CLASS	MATERIAL DESCRIPTION	AREA (S.F.)	%
CLASS-2	METAL PANEL: C1	1,373	34
CLASS-2	METAL PANEL: C2	2,689	66
CLASS-1	BRICK VENEER: B1	0	0
CLASS-1	BRICK VENEER: B2	0	0
CLASS-1	CLEAR GLAZING	0	0
CLASS-OTHER	H.M. DOOR OPENINGS	24	>1
TOTALS:		4,086 S.F.	100%

SOUTH

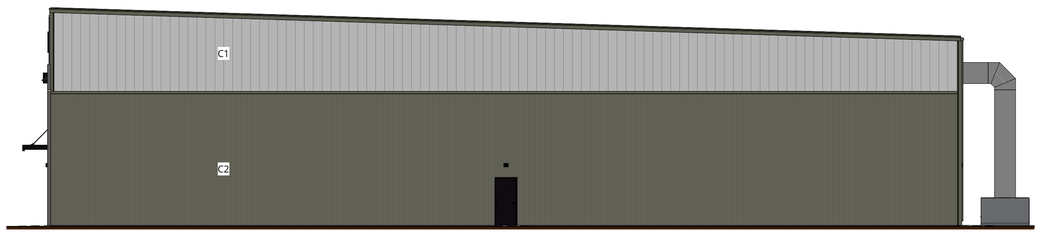
MATERIAL CLASS	MATERIAL DESCRIPTION	AREA (S.F.)	%
CLASS-2	METAL PANEL: C1	1,373	34
CLASS-2	METAL PANEL: C2	2,713	66
CLASS-1	BRICK VENEER: B1	0	0
CLASS-1	BRICK VENEER: B2	0	0
CLASS-1	CLEAR GLAZING	0	0
CLASS-OTHER	H.M. DOOR OPENINGS	0	0
TOTALS:		4,068 S.F.	100%

EAST (FRONT)

MATERIAL CLASS	MATERIAL DESCRIPTION	AREA (S.F.)	%
CLASS-2	METAL PANEL: C1	1,410	21
CLASS-2	METAL PANEL: C2	2,747	42
CLASS-1	BRICK VENEER: B1	1,283	20
CLASS-1	BRICK VENEER: B2	14	>1
CLASS-1	CLEAR GLAZING	913	14
CLASS-OTHER	H.M. DOOR OPENINGS	199	3
TOTALS:		6,566 S.F.	100%

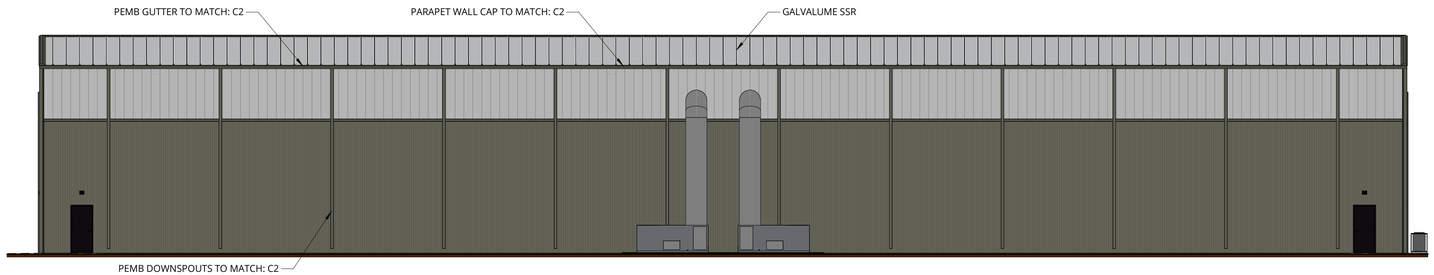
WEST (REAR)

MATERIAL CLASS	MATERIAL DESCRIPTION	AREA (S.F.)	%
CLASS-2	METAL PANEL: C1	1,628	29
CLASS-2	METAL PANEL: C2	4,022	71
CLASS-1	BRICK VENEER: B1	0	0
CLASS-1	BRICK VENEER: B2	0	0
CLASS-1	CLEAR GLAZING	0	0
CLASS-OTHER	H.M. DOOR OPENINGS	48	>1
TOTALS:		5,698 S.F.	100%



4 COLOR - NORTH ELEVATION

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



2 COLOR - WEST (REAR) ELEVATION

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

ROOFING: SSR
PEMB SUPPLIER: V.P.
- SSR
  - COLOR: BARE GALVALUME

ROOFING: GUTTER & RAKE TRIM
PEMB SUPPLIER: V.P.
- COLOR: MATCH C2

ROOFING: DOWNSPOUTS
PEMB SUPPLIER: V.P.
- COLOR: MATCH C2

PEMB CORNER TRIM
PEMB SUPPLIER: V.P.
- COLOR: MATCH C2

PEMB ARCHITECTURAL METAL PANEL: C1
PEMB SUPPLIER: V.P.
- TEXTURECLAD PANELS
  - COLOR: PLATNUM

PEMB ARCHITECTURAL METAL PANEL: C2
PEMB SUPPLIER: V.P.
- TECH-FOUR PANELS
  - COLOR: COOL ZINC GRAY

PRE-FINISHED METAL BRICK CAP
MANUFACTURER: PER SPECS.
- COLOR: MATTE BLACK
  - COLOR MATCH S.F.

BRICK MASONRY VENEER: B1
GLEN GERY - T.B.D.
- SIZE: MODULAR
  - IRONSPOT VINEYARD-T.B.D.

BRICK MASONRY VENEER: B2 (REVEALS)
GLEN GERY - T.B.D.
- SIZE: MODULAR
  - WHITE VELOUR - T.B.D.

EXTERIOR STOREFRONT FINISH
MANUFACTURER: PER SPECS.
- ANODIZED BLACK
  - INCLUDES:
    - VISIBLE FLASHINGS

C1: COLOR MATCHED METAL FLASHING
MANUFACTURER: PER SPECS
- COLOR: MATCH C2

B2: COLOR MATCHED METAL FLASHING
MANUFACTURER: PER SPECS
- COLOR: MATCH B2

CONTRACTOR TO PROVIDE PHYSICAL SAMPLE FOR APPROVAL TO DOWNING

THIS PLAN IS THE PROPERTY OF DOWNING CONSTRUCTION INC.

ANY USE WITHOUT WRITTEN PERMISSION IS STRICTLY PROHIBITED!

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

Indianola Athletic Building
Street Address - T.B.D.
Indianola, Iowa 50125

DESIGN DEVELOPMENT PLAN(S) - NOT FOR CONSTRUCTION

DISCOVER/ ANALYZE | DESIGN DEVELOP | COMMIT | DELIVER

PROJECT DESIGNER-INTERIOR
CGL-AKS

ISSUED DATE:
02/26/2025

REVISIONS

REV #	DESCP.	DATE

PLAN NO. = **90-214**

DWG. LIST

COLOR EXTERIOR ELEVATIONS

SHEET NO.

A-202

2/27/2025 3:09:05 PM
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