



PLANNING AND ZONING COMMISSION MEETING

July 22, 2025

6:00 PM

City Council Chambers

Agenda

- 1. Call to Order**
- 2. Roll Call**
- 3. Agenda Approval**
 - A. Approval of the July 22, 2025 agenda.
- 4. Minutes Approval**
 - A. Approval of the June 10, 2025 meeting minutes.
- 5. Public Comment**
- 6. New Business**
 - A. Approval of a site plan for Pickard Commerce Park Plat 1 Lots 4 & 5.
- 7. Comments**
 - A. Building Permit Report
 - B. Current Projects
- 8. Adjourn**



PLANNING AND ZONING COMMISSION MEETING

June 10, 2025

6:00 PM

City Council Chambers

Minutes

1. Call to Order

The meeting was called to order at 6:01 pm.

2. Roll Call

Members present: Cortney Marmon, Sarah Ritchie, Lin Stecker, Jake Vice, Justin Noethe, Rich Piper.

Members not present: Al Farris, Carrie Woerdeman, Misty Darling.

Staff members present: Bill Mettee, Tara Bosteder, Jacob Meshke.

3. Agenda Approval

A. Approval of the June 10, 2025 agenda.

Vice made a motion to approve the agenda.

Noethe seconded the motion.

Motion was passed with a unanimous vote.

4. Minutes Approval

A. Approval of the April 22, 2025 meeting minutes.

Vice made a motion to approve the meeting minutes.

Piper seconded the motion.

Motion was passed with a unanimous vote.

5. Public Comment

There were no public comments.

6. New Business

A. Approval of a final plat for Pickard Commerce Park Plat 1.

Mettee presented the final plat and related staff report.

Outlot Y will be an access ingress/egress easement to allow for access to the lots to the north. Lot 12 to the south will likely be accessed off of South 20th Street. Outlot Y will be owned and maintained by the association. Outlot Y was initially going to be an access point for the development; however, DOT denied that and Street Lot A was realigned to conform with the DOT requirements. Outlot Y will be built to specifications to allow for emergency services.

Jason Ledden, with Snyder and Associates, added that a DOT traffic study was completed for

this development which determined no turning lane was required.

Vice made a motion to approve the final plat as submitted.

Piper seconded the motion.

Motion was passed with a unanimous vote.

B. Approval of a site plan for New Era Homes (304 South 21st St).

Mettee presented the site plan and related staff report.

The north side exterior of the building is a mixture of materials, including stone. It is not required to be completely stone as there is one lot between this one and Highway 92.

The storm water detention area for this site is at the south end of the plat. Each lot in this plat has the infrastructure that leads to the same storm water detention.

Vice made a motion to approve the site plan as submitted.

Stecker seconded the motion.

Motion was passed with a unanimous vote.

C. Approval of a site plan for Lot 12 of Pickard Commerce Park Plat 1.

Mettee presented the site plan and related staff report.

The large open area at the south end of this lot would be available for an additional structure to be built. It would likely require a site plan to be reviewed by the Planning and Zoning Commission, followed by Council. The open area could potentially be parceled off, but is not likely and would need to be reviewed to ensure all requirements for that would be met.

The parking lot was designed to the west of the building to allow for the building to be situated as far north as possible, allowing for maximum visibility along Highway 92. This is consistent with the design of other businesses along Highway 92 as well.

Stecker made a motion to approve the site plan as submitted.

Vice seconded the motion.

Motion was passed with a unanimous vote.

7. Comments

A. Building Permit Report

There were no comments.

B. Current Projects

There were no comments on current projects.

The new city manager, Jacob Meshke, introduced himself to the Commission.

8. Adjourn

Piper made a motion to adjourn.

Vice seconded the motion.

The meeting was adjourned at 6:24 pm.



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Pickard Commerce Park Plat 1 Lots 4 & 5 - Site Plan

PREPARED BY: Bill Mettee – Senior Planner

REPORT DATE: July 18, 2025

MEETING DATE: July 22, 2025

GENERAL INFORMATION

Applicant / Owner:

I-Town Investment Group, LLC

Owner's Representative:

Jason Ledden, PE, Snyder & Associates

Request:

The applicant is requesting approval of a site plan for a commercial development.

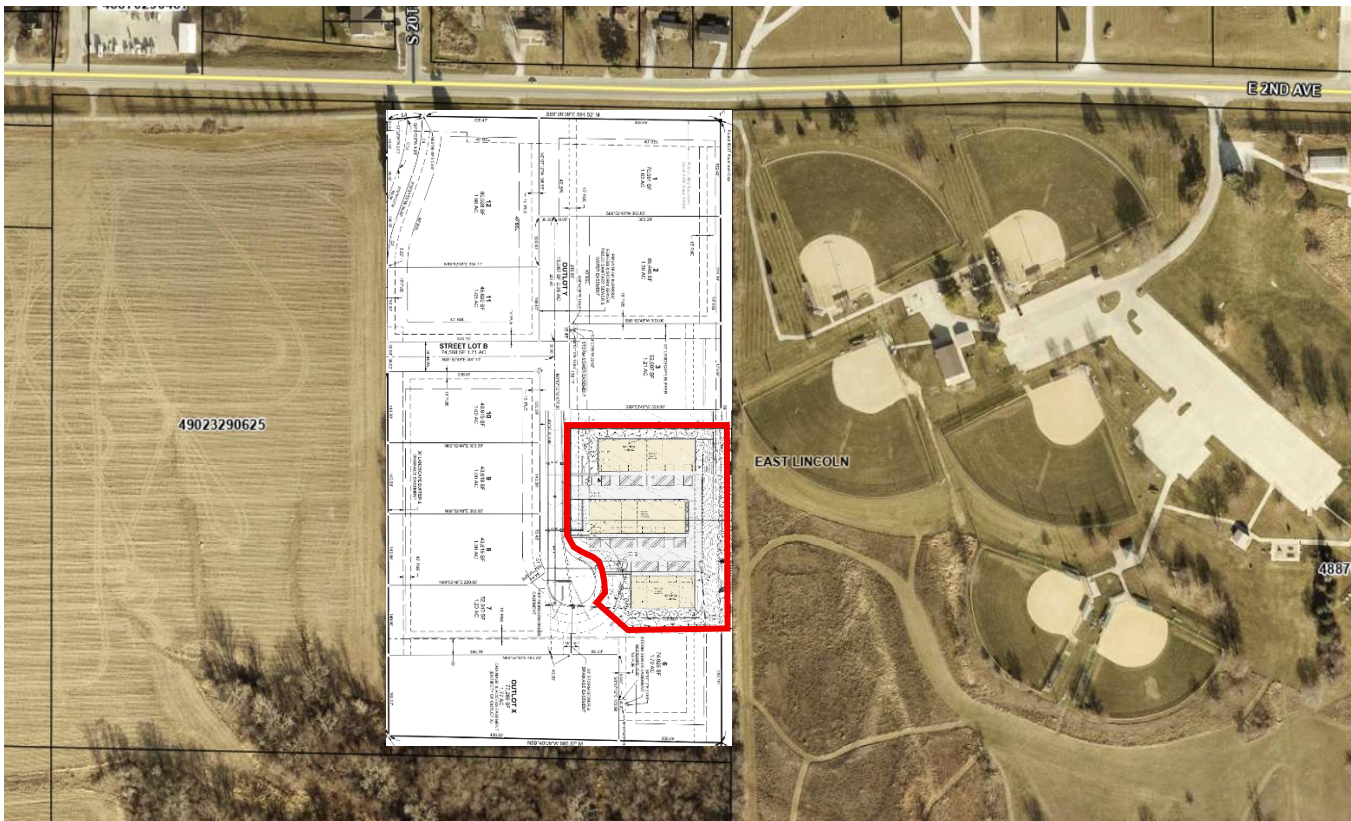
Location and Size:

Property is located south of Highway 92 and east of South 15th Street, containing approximately 2.40 acres.

Property Address:

404 South 21st 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	Vacant / Undeveloped	Industrial	M-2 (General Industrial District)
North	Single-Family and Two-Family Residential	Industrial	M-2 (General Industrial District)
South	Agricultural	Industrial	M-2 (General Industrial District)
East	Pickard Park	Parks and Recreation	A-1 (Agricultural / Open Space District)
West	Vacant / Undeveloped	Industrial	M-2 (General Industrial District)

PROJECT DESCRIPTION

The applicant is proposing a site plan for a commercial development. The proposed site plan for consideration is for a general warehousing facility comprising of three buildings on the site. Two buildings will be 60' x 180' and 10,800 square feet in area and have six units. The third building will 60' x 120' and 7,200 square feet and will have four units. The buildings will be approximately 23-feet in height. The subject parcel will be platted as Lot 4 & 5 of Packard Commerce Park Plat 1 and will tied together with a recorded Lot Tie Agreement.

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 M-2 Zoning District

Category	M-2 (minimum)
Front Yard Setback	35 feet
Rear Yard Setback	35 feet
Side Yard Setback	20 feet
Maximum Height Stories	50'

ACCESS AND PARKING

Access into the site will be from the future South 21st Street.

A total of 16 parking spaces are required (1 space per 10,000 sq ft GFA or 1 per employee at max shift) for the property. The applicant is providing 23 spaces, including one accessible space. The applicant is indicating that each warehouse unit will be one employee and is providing one space per unit and several additional spaces. The proposed site plan meets the parking requirements.

SIDEWALKS / TRAILS / TRAFFIC

A 5' sidewalk will be installed along the entirety of Lots 4 and 5 and three 5' pedestrian walkways are shown into the site from the public way. A traffic generation memo will be provided by the engineer prior to a Council meeting.

UTILITIES

The site will be serviced with public utilities, which have been installed with the plat improvements. Stormwater detention will be provided in a basin at the south end of the site.

LANDSCAPING & OPEN SPACE

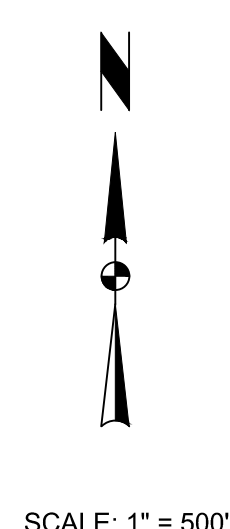
A minimum of 15% of the project area is required to be open space. The total amount of open space proposed is 47.7%. The plantings shown on the landscape plan meet the minimum requirements of the Landscape & Open Space Ordinance.

ELEVATIONS

Colored building elevations are included for review. The building is proposed to be constructed of white ribbed metal wall panels, dark metal wainscot panels, stone veneer masonry and windows. The elevations demonstrate compliance with the building design standards.

STAFF RECOMMENDATION

The proposed site plan is in general conformance with the Zoning Ordinance, Subdivision Ordinance, and Comprehensive Plan. Staff recommends approval of the site plan for Pickard Commerce Park Plat I Lots 4 & 5 subject to remaining staff comments.

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Sheet List Table

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

ENGINEER
SNYDER & ASSOCIATES, INC.
2727 SNYDER BLVD
ANKENY, IOWA 50023
JASON LEDDEN, P.E.
515-964-2020



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.

Jason A. Ledden, P.E.	Date
License Number P24117	
My License Renewal Date is December 31, 2026	
Pages or sheets covered by this seal:	
C100-C400	

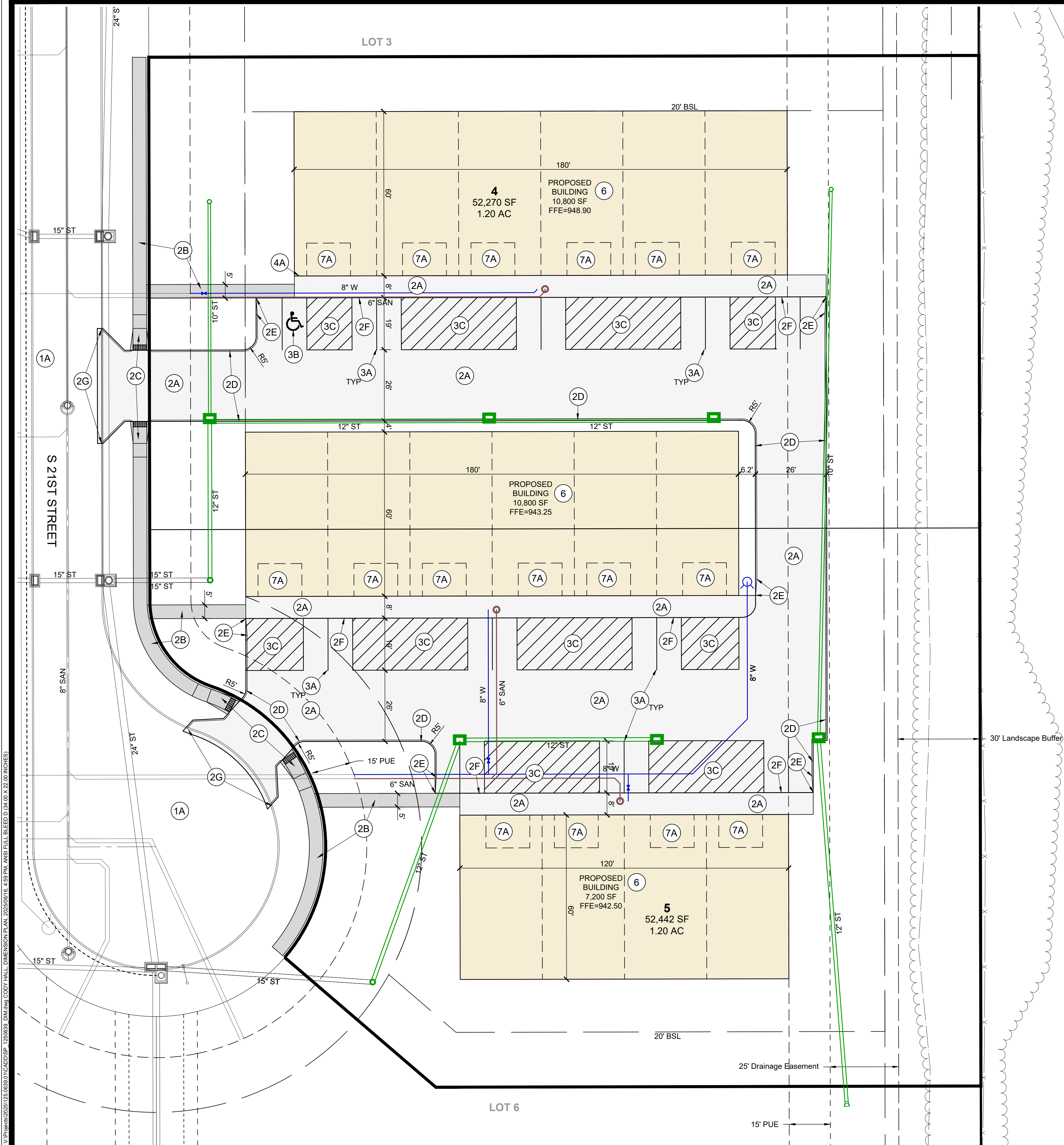
PICKARD COMMERCE PARK PLAT 1, LOTS 4 & 5

TITLE SHEET

INDIANOLA, IOWA

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

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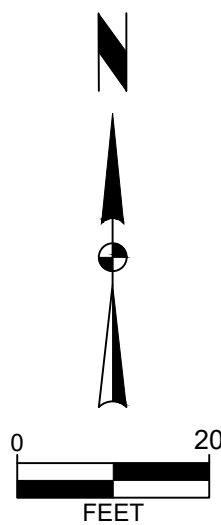
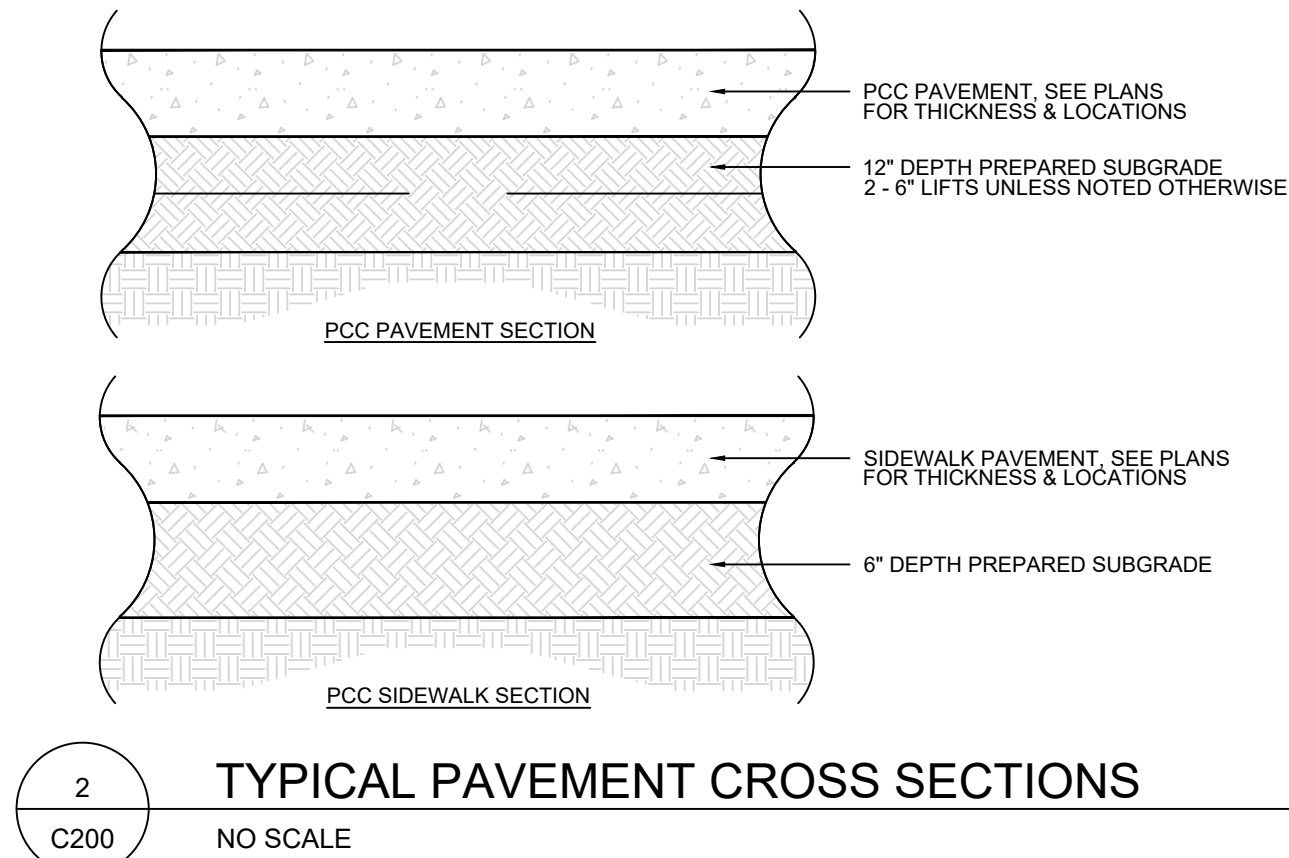
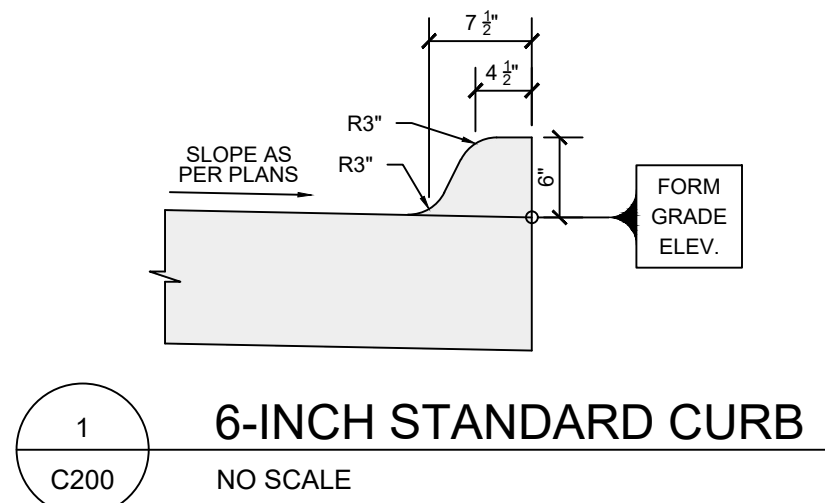


DIMENSION PLAN CONSTRUCTION NOTES

- EXISTING FEATURES, PROTECT THE FOLLOWING:
 - PAVEMENT TO REMAIN.
 - EXISTING UTILITIES. COORDINATE ANY RELOCATIONS OR ADJUSTMENTS WITH UTILITY SERVICE PROVIDER AS NECESSARY.
- PAVEMENTS, PROVIDE THE FOLLOWING WHERE INDICATED ON PLAN:
 - 7" DEPTH PCC PAVEMENT ON 12" PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - 5" DEPTH PCC SIDEWALKS ON 6" PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - PEDESTRIAN RAMP WITH A MAXIMUM SLOPE OF 8.33%. PROVIDE DETECTABLE WARNINGS WHERE SHOWN.
 - 6" STANDARD CURB. SEE DETAIL ON THIS SHEET.
 - TAPER TO NO CURB IN 6 FEET.
 - NO CURB.
 - GRIND CURB. CONNECT TO EXISTING PAVEMENT WITH SUDAS TYPE B CONNECTION.
- PAVEMENT MARKINGS, PROVIDE THE FOLLOWING:
 - 4" WIDE PAINTED PARKING STALL LINES.
 - PAINTED STATE OF IOWA APPROVED ACCESSIBLE PARKING SYMBOL.
 - 45" STRIPING AT 3' ON CENTER SPACING WHERE SHOWN.
- SIGNS, PROVIDE THE FOLLOWING:
 - PROVIDE BUILDING MOUNTED VAN ACCESSIBLE PARKING SIGNAGE AS PER ADAAG REQUIREMENTS.
- PROVIDE THE FOLLOWING SITE IMPROVEMENTS WHERE SHOWN ON PLAN.
 - BOLLARD. PAINTED AND FILLED WITH CONCRETE. PAINT COLOR TO BE DETERMINED BY OWNER.
- BUILDING. SEE ARCHITECTURAL PLANS FOR DETAILS.
- DOORS, SEE ARCHITECTURAL PLANS FOR DETAILS:
 - AT-GRADE 16' X 14' OVERHEAD ENTRANCE DOOR.

PAVEMENT LEGEND

- 5" PCC SIDEWALK
- 6" PCC PAVEMENT



PICKARD COMMERCE PARK PLAT 1, LOTS 4 & 5

DIMENSION PLAN

INDIANOLA, IOWA

SNYDER & ASSOCIATES, INC. I



Project No: 125.0639.01

Sheet C200

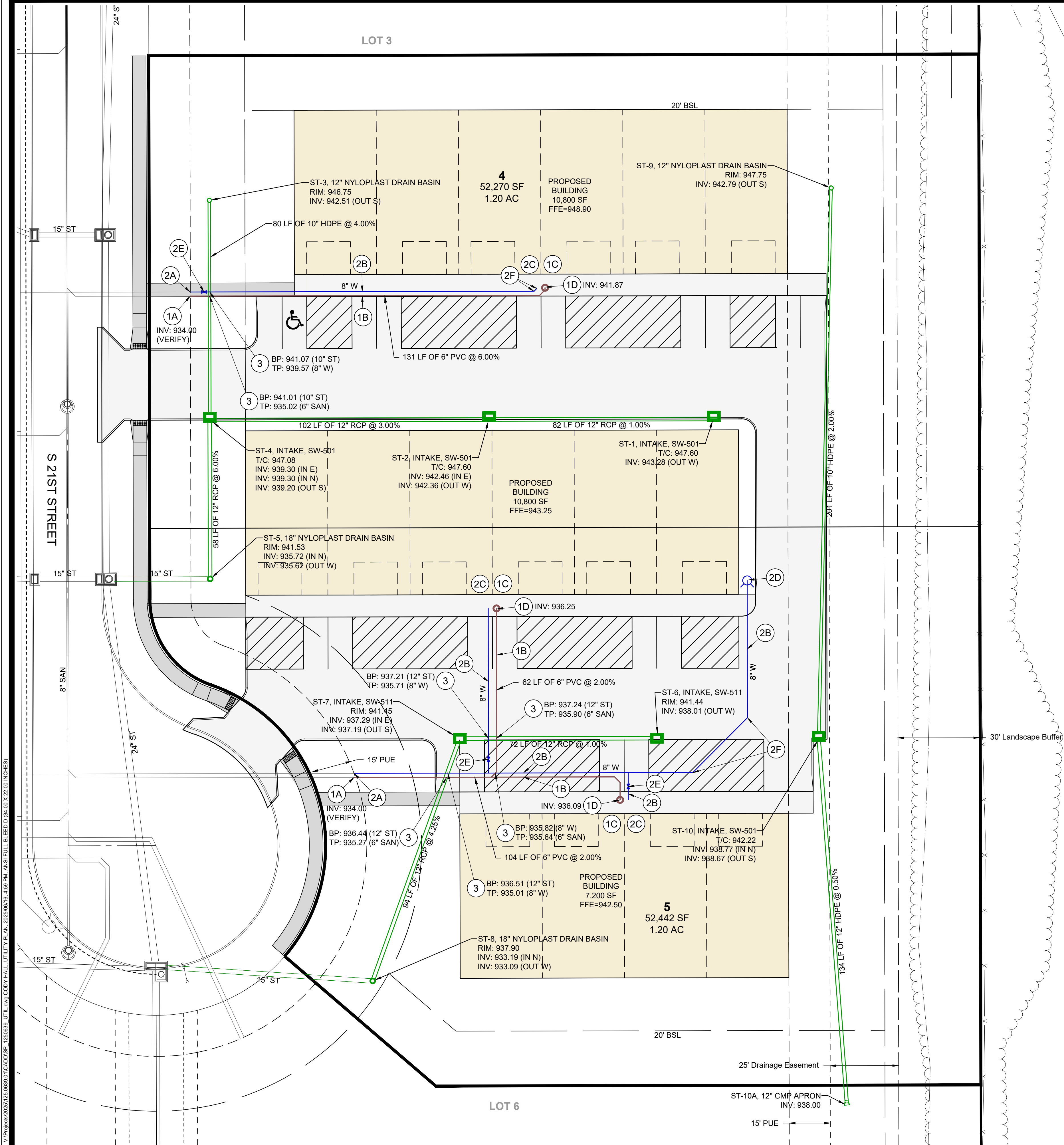
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

MARK	REVISION	DATE	BY
Engineer: CJH	Checked By: JAL	Scale: 1" = 20'	
Technician: LJM	Date: 05-30-25	T-R-S: TTN-RRW-SS	

Project No: 125.0639.01

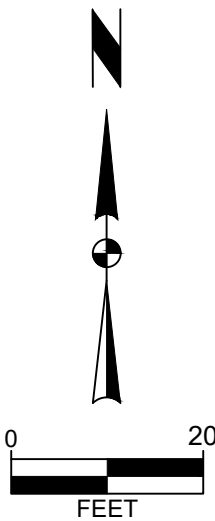
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UTILITY PLAN CONSTRUCTION NOTES

- SANITARY SEWER SERVICE, PROVIDE AND INSTALL THE FOLLOWING:
 - CONNECT TO EXISTING SANITARY SEWER SERVICE STUB. VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.
 - 6" PVC SANITARY SEWER SERVICE LINE AT 2.00% SLOPE (1/4" PER FOOT) MINIMUM. PROVIDE 1:1 RISER AS NECESSARY AT SERVICE CONNECTION TO MATCH INVERT AT CLEANOUT.
 - COORDINATE THE EXACT LOCATION AND DEPTH WHERE SANITARY SEWER SERVICE LINE ENTERS THE BUILDING WITH THE ARCHITECTURAL AND MECHANICAL PLANS PRIOR TO CONSTRUCTION.
 - CLEANOUT.
- WATER SERVICE, PROVIDE THE FOLLOWING AS PER CITY OF INDIANOLA REQUIREMENTS AND GUIDELINES:
 - CONNECTION TO EXISTING 8" WATER SERVICE.
 - 8" WATER SERVICE LINE.
 - SPLIT FIRE AND DOMESTIC SERVICE INSIDE OF BUILDING. COORDINATE THE EXACT LOCATION WHERE WATER SERVICE LINE ENTERS THE BUILDING WITH THE ARCHITECTURAL AND MECHANICAL PLANS PRIOR TO CONSTRUCTION.
 - HYDRANT ASSEMBLY.
 - 8" WATER VALVE.
 - 45° WATER BEND.
- CONTRACTOR TO MAINTAIN 18" MINIMUM SEPARATION BETWEEN UTILITIES. VERIFY SEPARATION PRIOR TO CONSTRUCTION.



PICKARD COMMERCE PARK PLAT 1, LOTS 4 & 5

UTILITY PLAN

INDIANOLA, IOWA

SNYDER & ASSOCIATES, INC. I

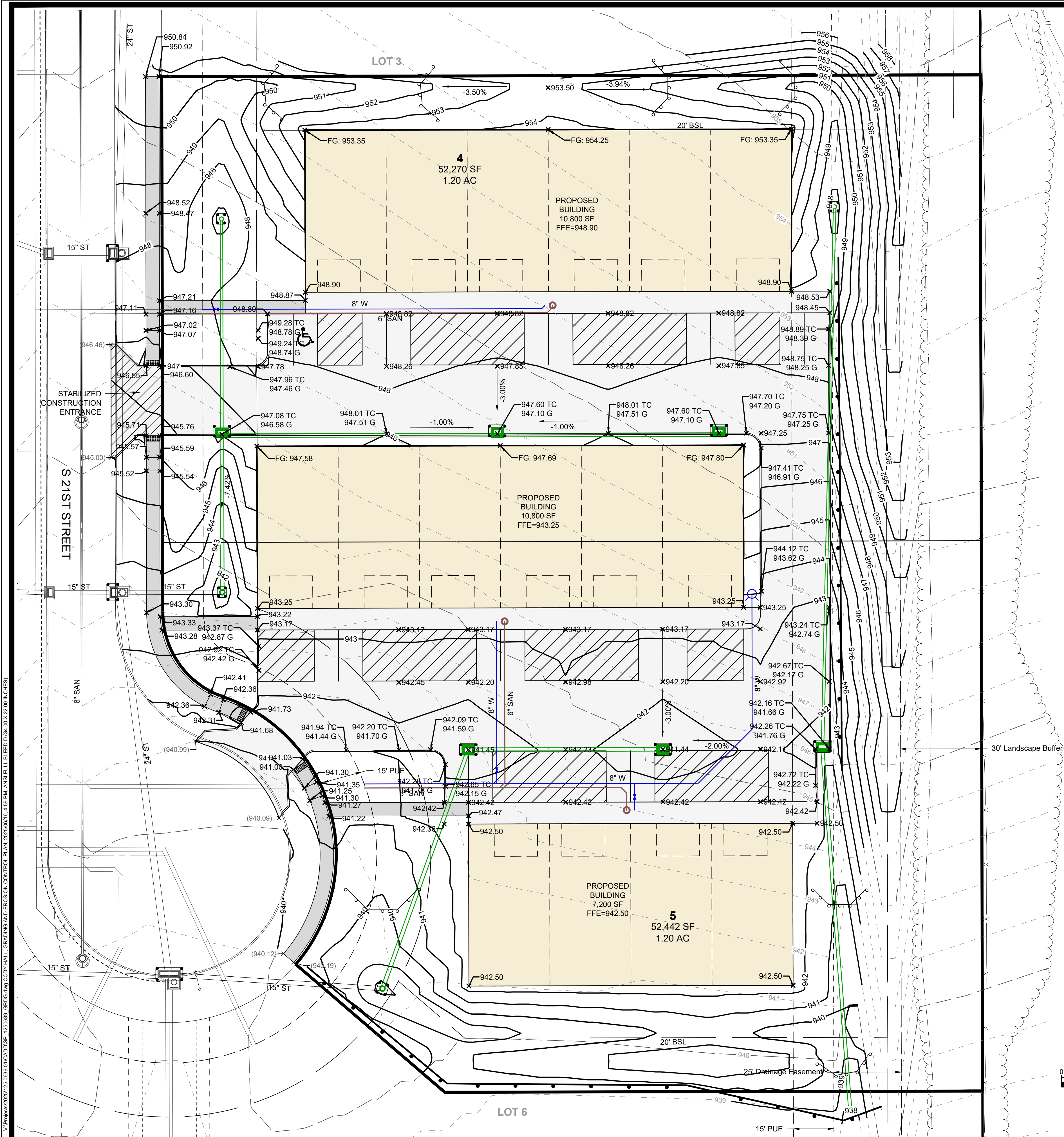


Project No: 125.0639.01

Sheet C300

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

MARK	ENGINEER	CHECKED	DATE	REVISION	DATE	BY
	CJH	JAL	05-30-25			
	LJM					
T-R-S: TTN-RRW-SS						Scale: 1" = 20'
Project No: 125.0639.01						Sheet C300

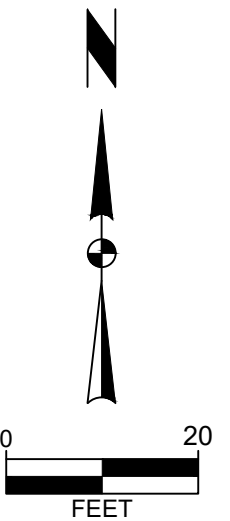
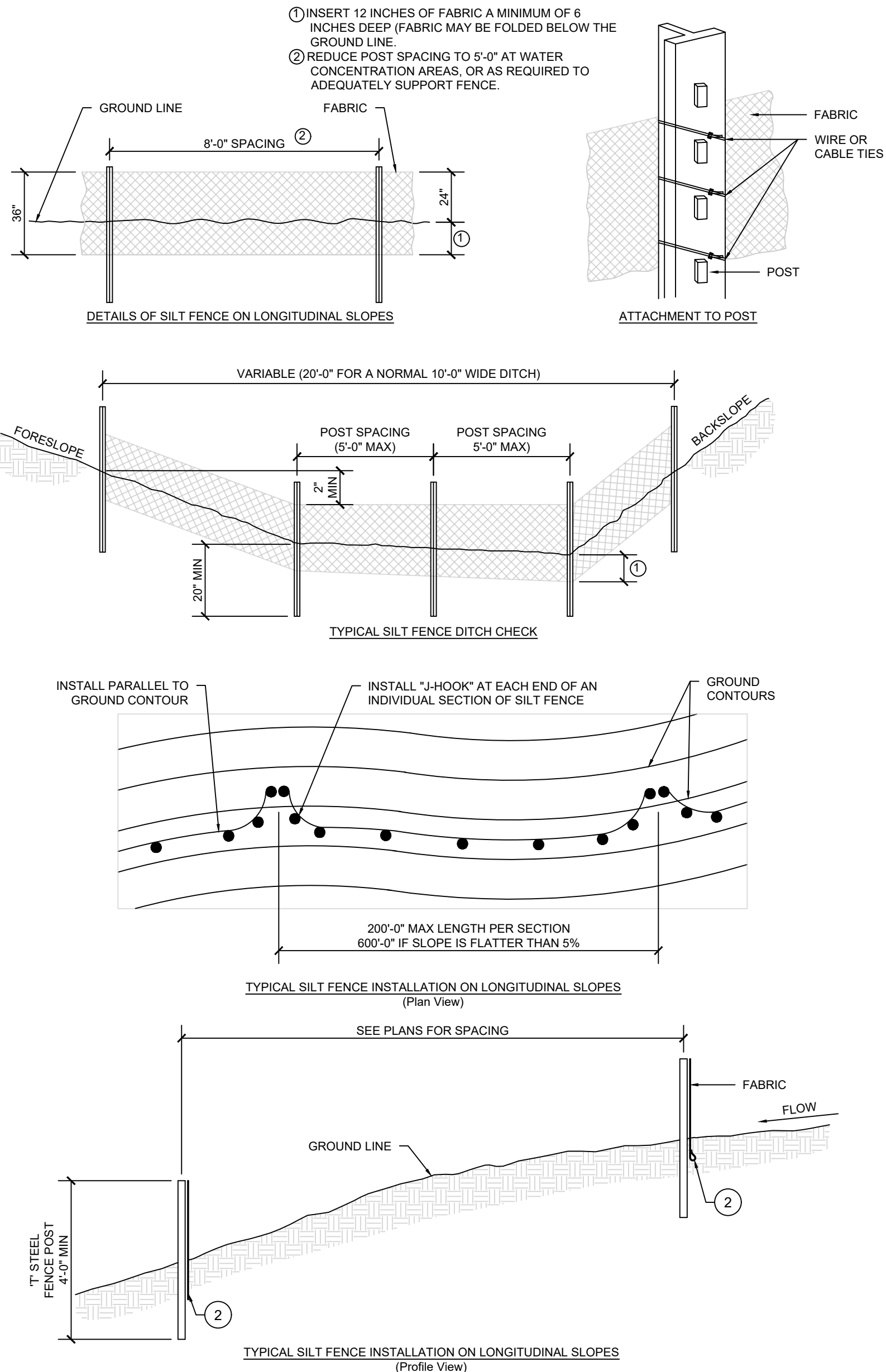


GRADING PLAN GENERAL NOTES

- 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. ALL DRAINAGE SWALES AND SLOPES 5 TO 1 OR GREATER TO BE SEEDED USING COMMERCIALY AVAILABLE EROSION CONTROL SEED. MIXTURE APPLIED AT RATE RECOMMENDED BY SUPPLIER.
- D. 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.
- E. PROVIDE BELOW GRADE INLET PROTECTION IN PAVED AREAS FOLLOWING PAVING OPERATIONS.

QUANTITIES

SEEDING AND MULCHING =2.3 AC
SILT FENCE =600 LF
INLET PROTECTION =12 EA



C400
NO SCALE
SILT FENCE DETAIL

PICKARD COMMERCE PARK PLAT 1, LOTS 4 & 5

GRADING AND EROSION CONTROL PLAN

INDIANOLA, IOWA

SNYDER & ASSOCIATES, INC. I



Project No: 125.0639.01

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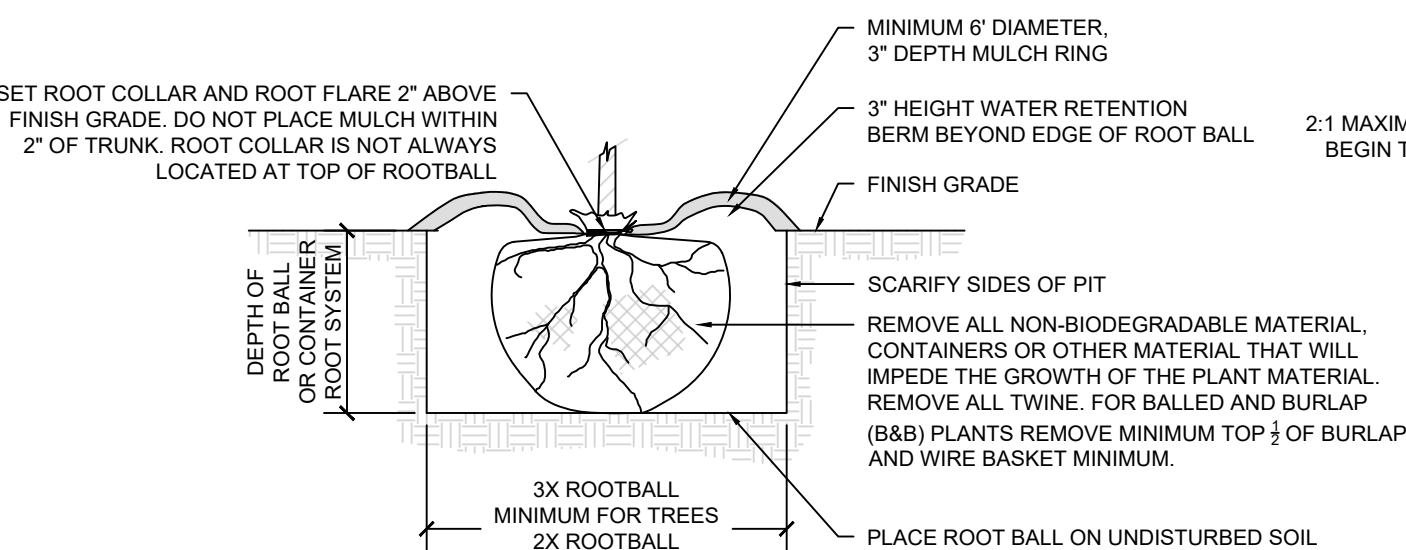
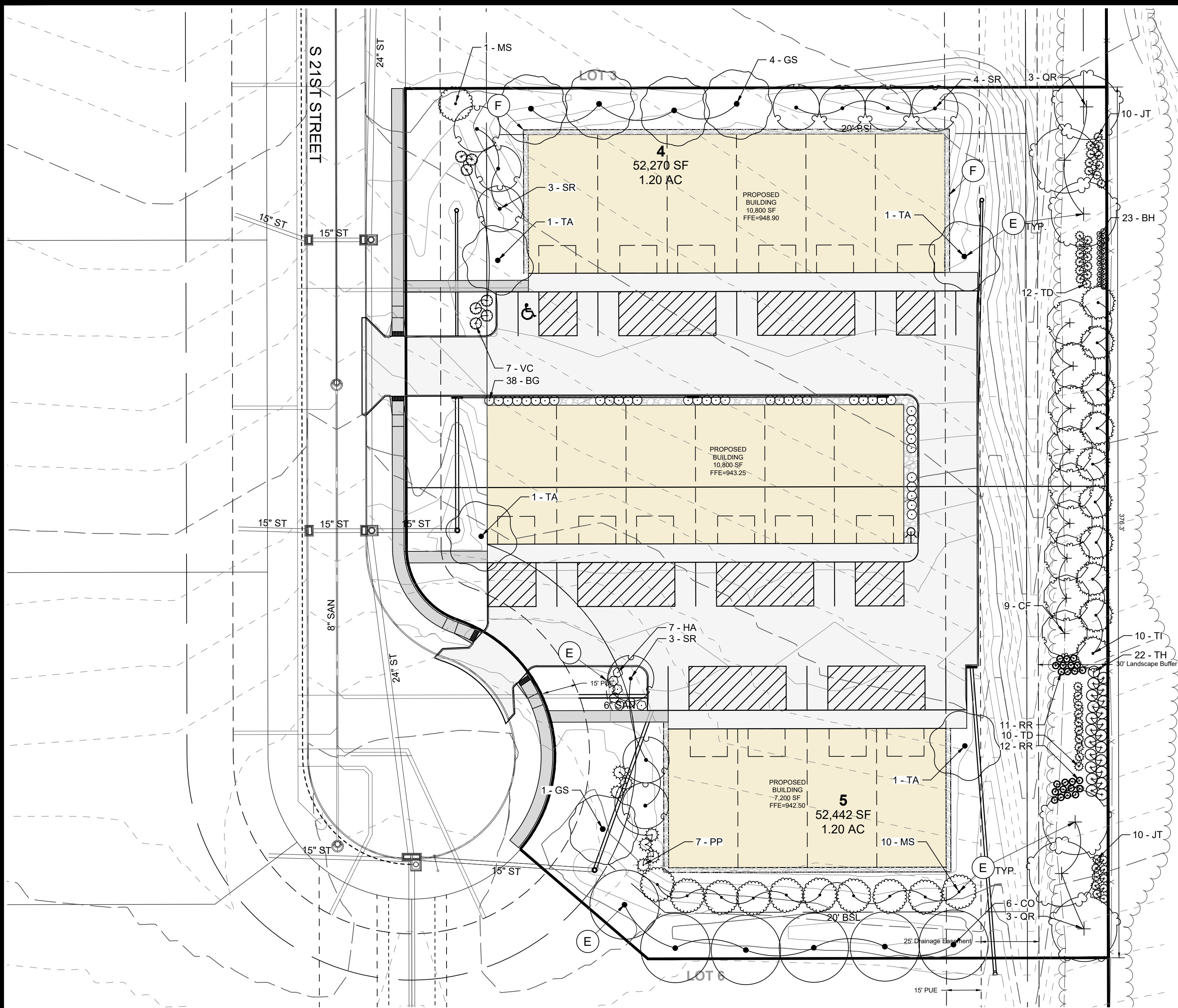
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Project No: 125.0639.01

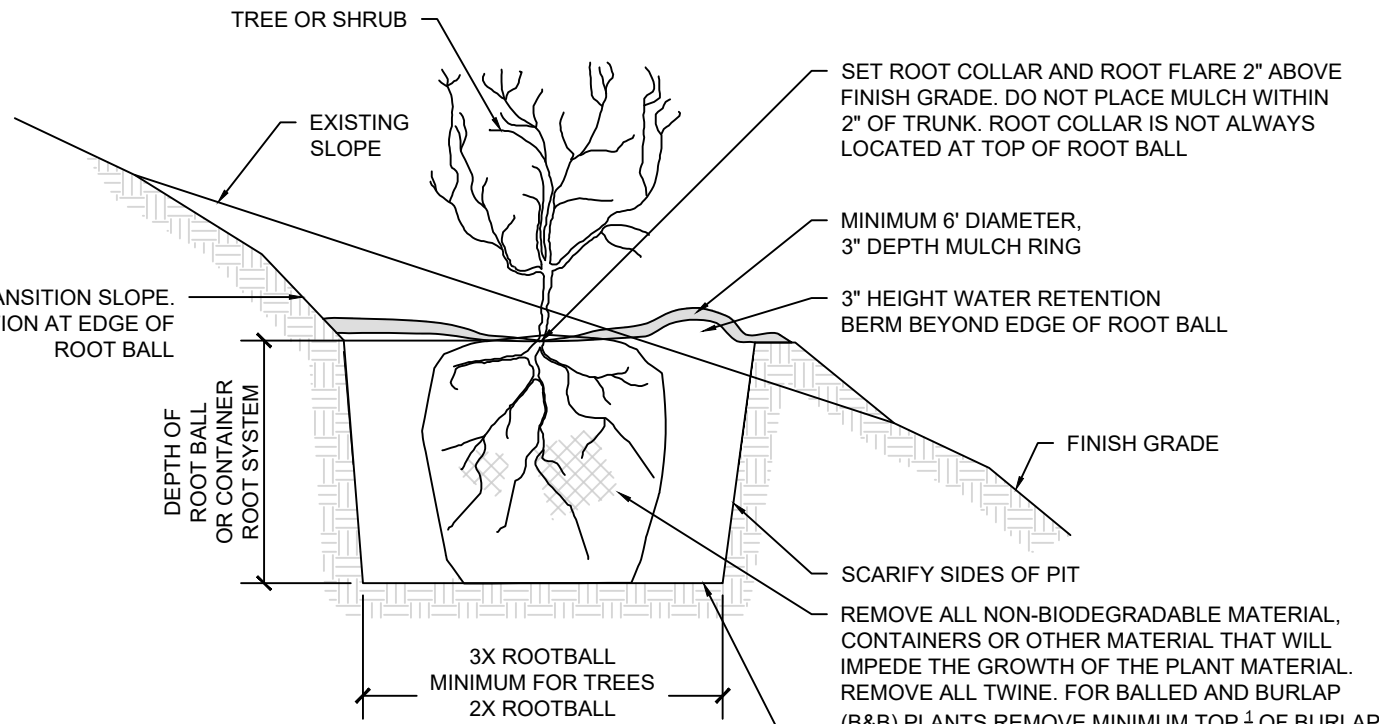
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Engineer: C/JH	Checked By: JAL	Scale: 1" = 20'	
Technician: LJM	Date: 05-30-25	T-R-S: TTN-RRW-SS	

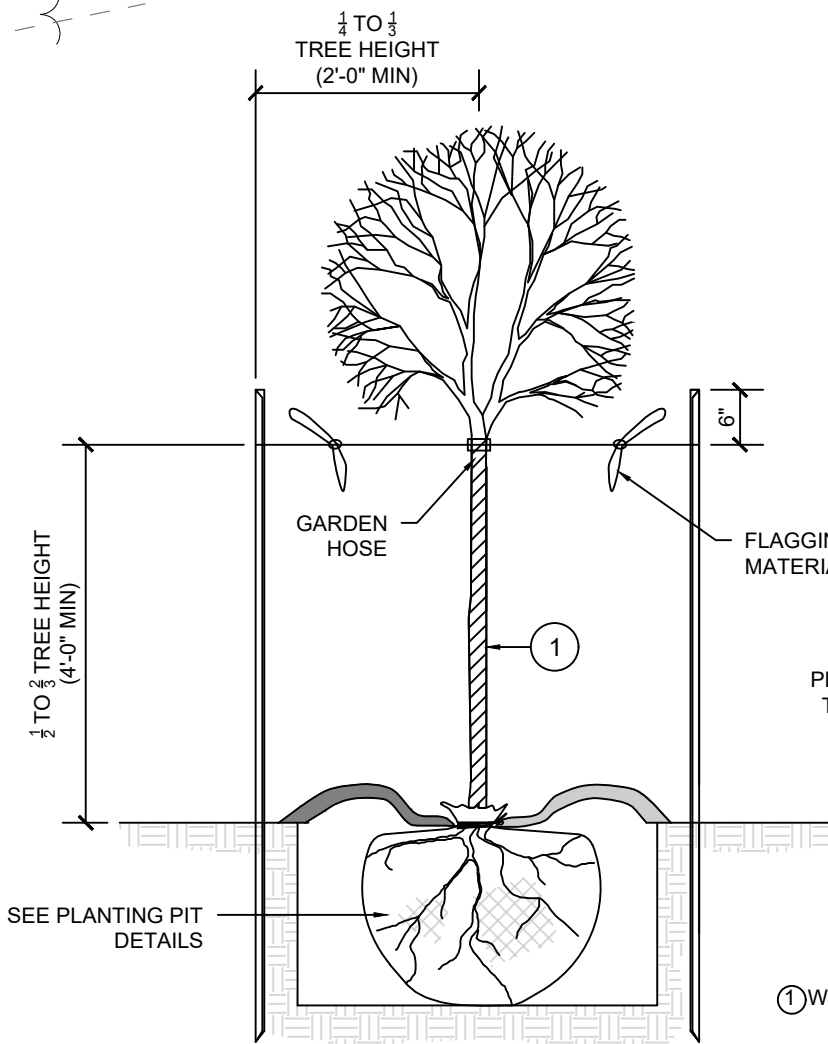
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TYPICAL PLANTING PIT DETAIL

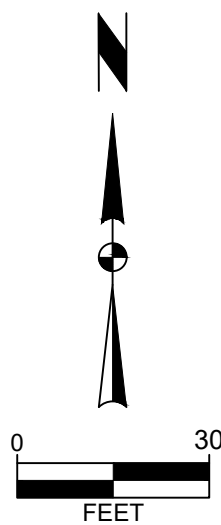
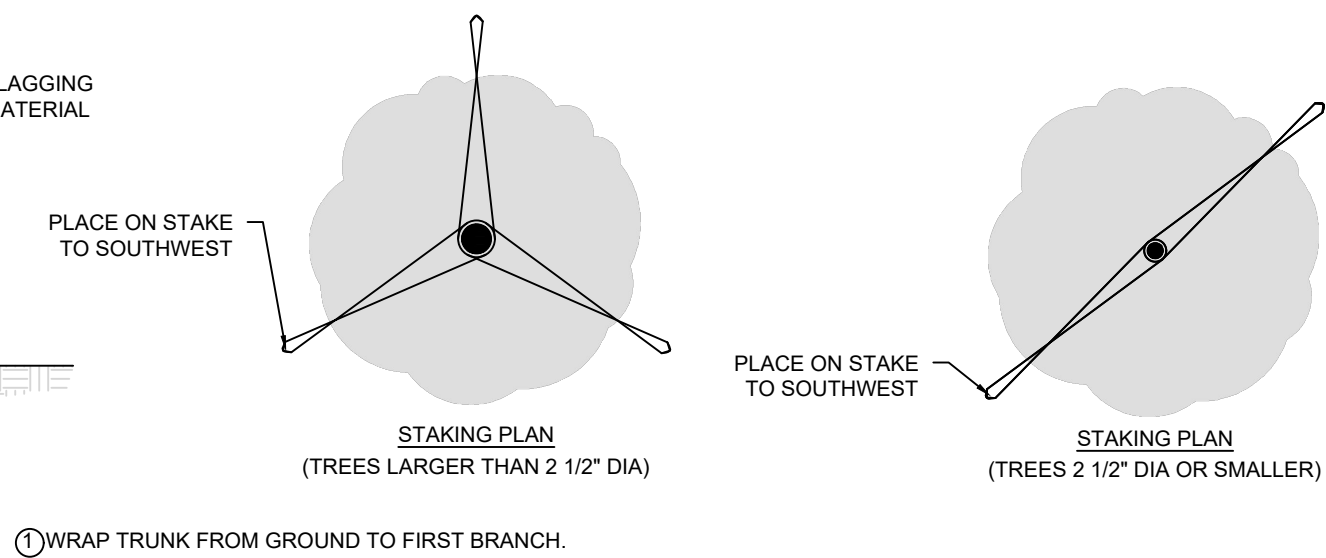


SLOPE PLANTING PIT DETAIL



DECIDUOUS TREES STAKING DETAIL

PLANT SCHEDULE					
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
TREES					
CF	9	Carpinus betulus 'Fastigiata'	Upright European Hornbeam	1.5" Cal.	B&B
CO	6	Celtis occidentalis	Common Hackberry	1.5" Cal.	B&B
GS	5	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honey Locust	1.5" Cal.	B&B
QR	6	Quercus rubra	Red Oak	1.5" Cal.	B&B
TA	4	Tilia americana	American Linden	1.5" Cal.	B&B
EVERGREEN TREES					
JT	20	Juniperus virginiana 'Taylor'	Taylor Eastern Redcedar	5' Ht.	B&B
TI	10	Thuja x 'Green Giant'	Green Giant Arborvitae	5' Ht.	B&B
ORNAMENTAL TREES					
MS	11	Malus x 'Spring Snow'	Spring Snow Crabapple	1.5" Cal.	B&B
SR	10	Syringa reticulata	Japanese Tree Lilac	1.5" Cal.	B&B
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
SHRUBS					
BH	23	Berberis thunbergii 'Helmond Pillar'	Helmond Pillar Japanese Barberry	4" Plug	Pot
BG	38	Buxus x 'Green Gem'	Green Gem Boxwood	3 gal.	Pot
HA	7	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	3 gal.	Pot
PP	7	Pinus mugo 'Pumilio'	Dwarf Mugo Pine	3 gal.	Pot
RR	23	Rhamnus frangula 'Ron Williams'	Fine Line® Alder Buckthorn	4" Plug	Pot
TH	22	Taxus x media 'Hicksii'	Hicks Anglo-Japanese Yew	4" Plug	Pot
TD	22	Thuja occidentalis 'Degroot's Spire'	Degroot's Spire Arborvitae	4" Plug	Pot
VC	7	Viburnum carlesii	Koreanspice Viburnum	2.5' Ht.	Pot



1
C500

PLANTING PIT DETAILS

NO SCALE

2
C500

DECIDUOUS TREES STAKING DETAIL

NO SCALE

PLANTING PLAN CONSTRUCTION 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 SHREDDED HARDWOOD MULCH IN A MIN 3-FOOT PERIMETER RING AROUND ALL TREES. PROVIDE VERTICAL CUT NATURAL EDGE TO A DEPTH OF 4-INCHES.
- F. PROVIDE 2-INCH RIVER GRAVEL PLACED TO A DEPTH OF 4-INCHES WITH WEED BARRIER FABRIC UNDERLAYMENT IN AREAS SHOWN ON PLAN. PROVIDE 6-INCH POWDER COATED BLACK STEEL EDGING WHEN NOT ADJACENT TO SIDEWALK.
- G. CONTRACTOR TO SEED ALL AREAS DISTURBED BY CONSTRUCTION WITH 90/10 GREENYARD OR AN APPROVED EQUAL AT 450LBS / AC SEED RATE UNLESS NOTED OTHERWISE.
- H. ALL WIRE, TWINE AND BURLAP SHALL BE REMOVED FROM THE ROOT BALL OF TREES PRIOR TO PLANTING.

PRODUCT: GREENYARD 90 / 10 OR EQUAL.
AGRILAND FS, INC
INDIANOLA, IA 50125
WWW.AGRILANDFS.COM
CONTACT: CURT MYERS
T: (515) 961-8408

PLANTING PLAN REQUIREMENTS

LANDSCAPE REQUIREMENTS AND CALCULATIONS:
(AS PER CITY OF INDIANOLA SITE PLAN OPEN SPACE AND LANDSCAPING REQUIREMENTS)

OPEN SPACE REQUIREMENTS:
LOT 4 + 5
104,717 SF (2.40 AC) OVERALL PROPERTY X 20% MINIMUM OPEN SPACE= 20,943 SF OPEN SPACE REQUIRED
TOTAL HARD SURFACE (DRIVES, PARKING AND BUILDING) = 54,771 SF
(49,946 SF) = 47.7% TOTAL OPEN SPACE PROVIDED

OPEN SPACE LANDSCAPE REQUIREMENTS:
20,943 SF / 2000 SF = 10.47 PLANT UNITS REQUIRED
10.47 PU X 1 SHADE TREE = 10.47 SHADE TREES REQUIRED (11 PROVIDED)
10.47 PU X 2 ORNAMENTAL TREES = 20.94 ORNAMENTAL TREES REQUIRED (21 PROVIDED)
10.47 PU X 2 SHRUBS = 20.94 SHRUBS REQUIRED (21 PROVIDED)

OFF-STREET PARKING LOT REQUIREMENTS:
189 LF OF PARKING / 50 = 3.78 PLANT UNITS REQUIRED
3.78 PU X 1 SHADE TREE = 3.78 SHADE TREES REQUIRED (4 PROVIDED)
3.78 PU X 2 ORNAMENTAL TREE = 7.56 ORNAMENTAL TREES REQUIRED
SUBSTITUTION: 1 ORNAMENTAL TREE CAN BE REPLACED BY 5 SHRUBS
7.56 ORN. TREES X 5 SHRUBS = 37.8 SHRUBS (38 PROVIDED)

30' BUFFER YARD REQUIREMENTS:
376 LF / 25 LF = 15.04 PLANT UNITS REQUIRED
15 PU X 1 SHADE TREE = 15 SHADE TREES REQUIRED (15 PROVIDED)
15 PU X 2 EVERGREEN TREE = 30 EVERGREEN TREES REQUIRED (30 PROVIDED)
15 PU X 6 SHRUBS = 90 SHRUBS (90 PROVIDED)

PICKARD COMMERCE PARK PLAT 1, LOTS 4 & 5

PLANTING PLAN

INDIANOLA, IOWA

SNYDER & ASSOCIATES, INC. I



Project No: 125.0639.01

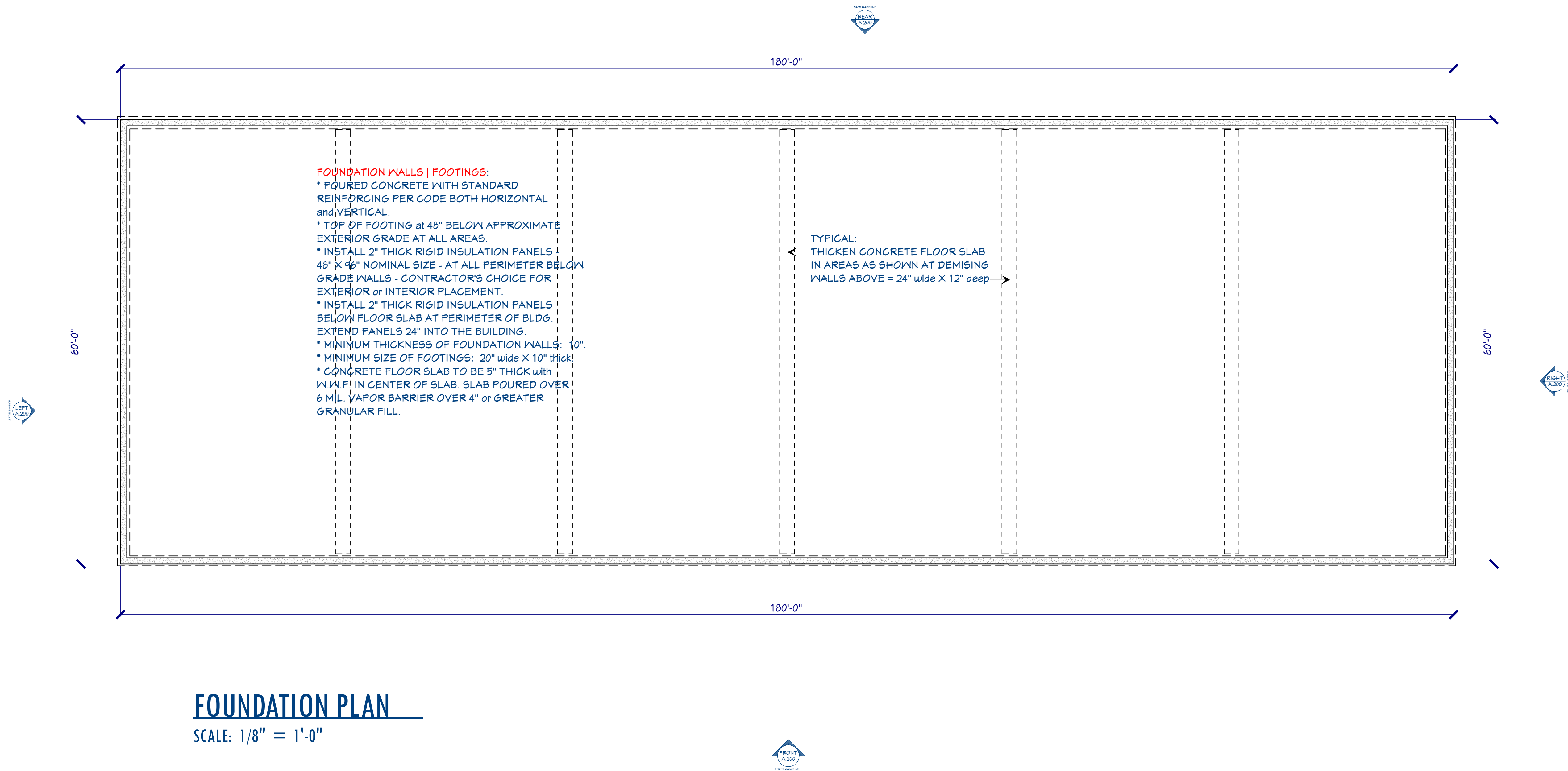
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2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

INDIANOLA, IOWA

MARK
Engineer: CJH
Technician: LJM
Project No: 125.0639.01

REVISION
Checked By: JAL
Date: 05-30-25
Scale: 1" = 30'
T-R-S: TTN-RRW-SS
BY
DATE
Sheet C500



GRAYSCALE ARCHITECTURE, LLC

13762 MCGREGOR STREET

INDIANOLA, IA 50125-8118

515.423.8439

GENERAL CONTRACTOR

NEW ERA HOMES

105 S. 20th STREET

INDIANOLA, IA

50125

515.238.2877

PROJECT NAME

NEW WAREHOUSE BUILDING

FOR:

LEE ADAMS

INDIANOLA, IOWA

50125

DRAWING INFORMATION

ISSUED FOR:

REVIEW BIDDING CONSTRUCTION

ISSUE DATE:

05 | 19 | 2025

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PROJECT INFORMATION

PROJECT No.:

25005

SHEET TITLE:

FOUNDATION PLAN

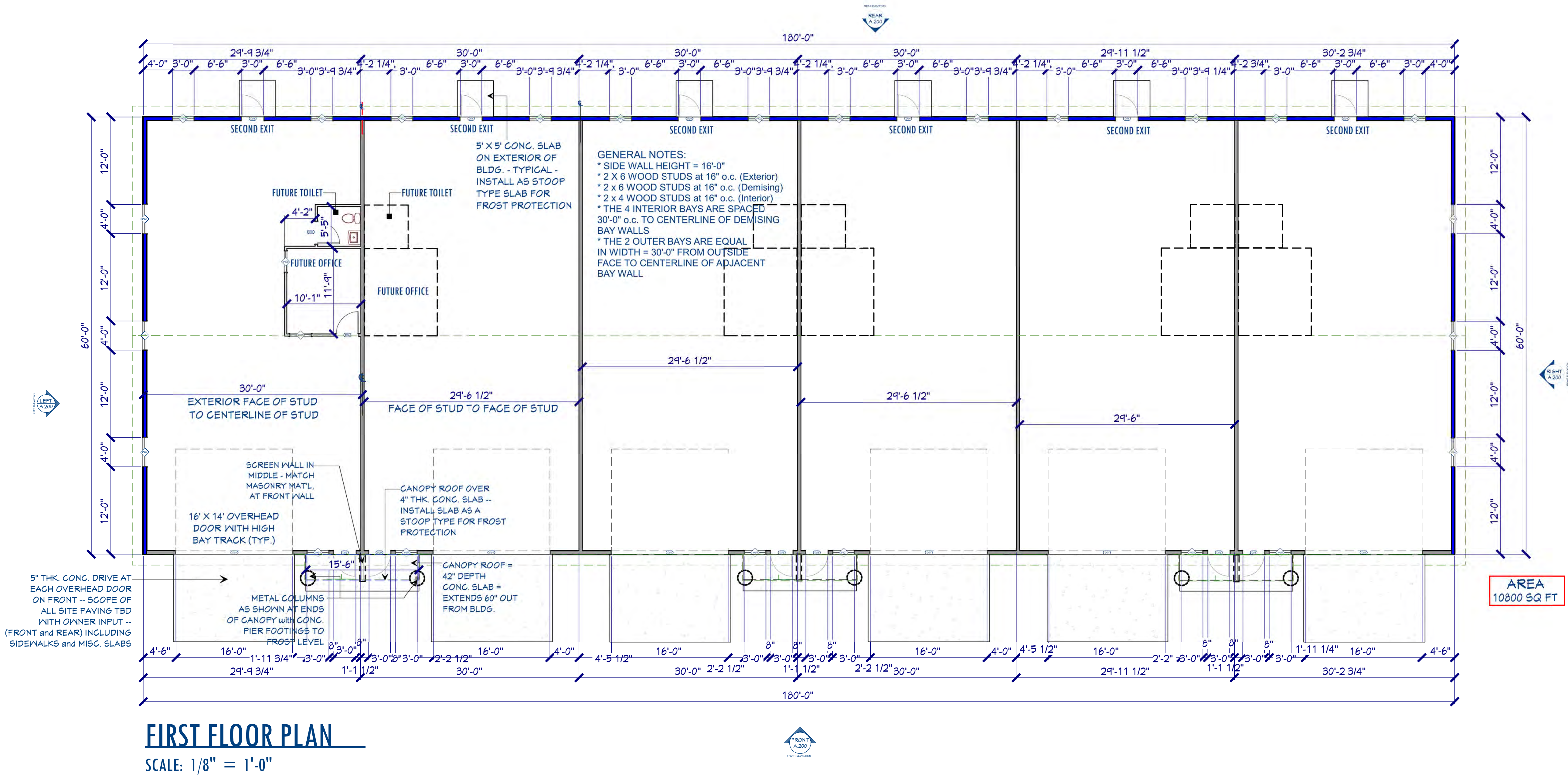
SHEET No.:

A.100

SCHEDULES

DOOR SCHEDULE						
NUMBER	LABEL	QTY	FLOOR	SIZE	DESCRIPTION	COMMENTS
D01	160140	6	1	160140	GARAGE-MODERN STEEL - FLUSH	
D03	3070	3	1	3070 L EX	EXT. HINGED-GLASS PANEL	
D04	3070	6	1	3070 L EX	EXT. HINGED-SLAB	
D05	3070	3	1	3070 R EX	EXT. HINGED-GLASS PANEL	
D06	3070	2	1	3070 R IN	HINGED-SLAB	

WINDOW SCHEDULE						
NUMBER	LABEL	QTY	FLOOR	SIZE	DESCRIPTION	COMMENTS
W01	3030FX	6	1	3030FX	FIXED GLASS	
W02	3030RS	12	1	3030RS	RIGHT SLIDING	
W03	3040RS	2	1	3040RS	RIGHT SLIDING	
W04	4030RS	6	1	4030RS	RIGHT SLIDING	



FIRST FLOOR PLAN

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

GRAYSCALE ARCHITECTURE, LLC

13762 MCGREGOR STREET
INDIANOLA, IA 50125-8118
515.423.8439

GENERAL CONTRACTOR
NEW ERA HOMES
105 S. 20th STREET
INDIANOLA, IA
50125
515.238.2877

PROJECT NAME
**NEW WAREHOUSE
BUILDING
FOR:**

LEE ADAMS

INDIANOLA, IOWA
50125

DRAWING
INFORMATION

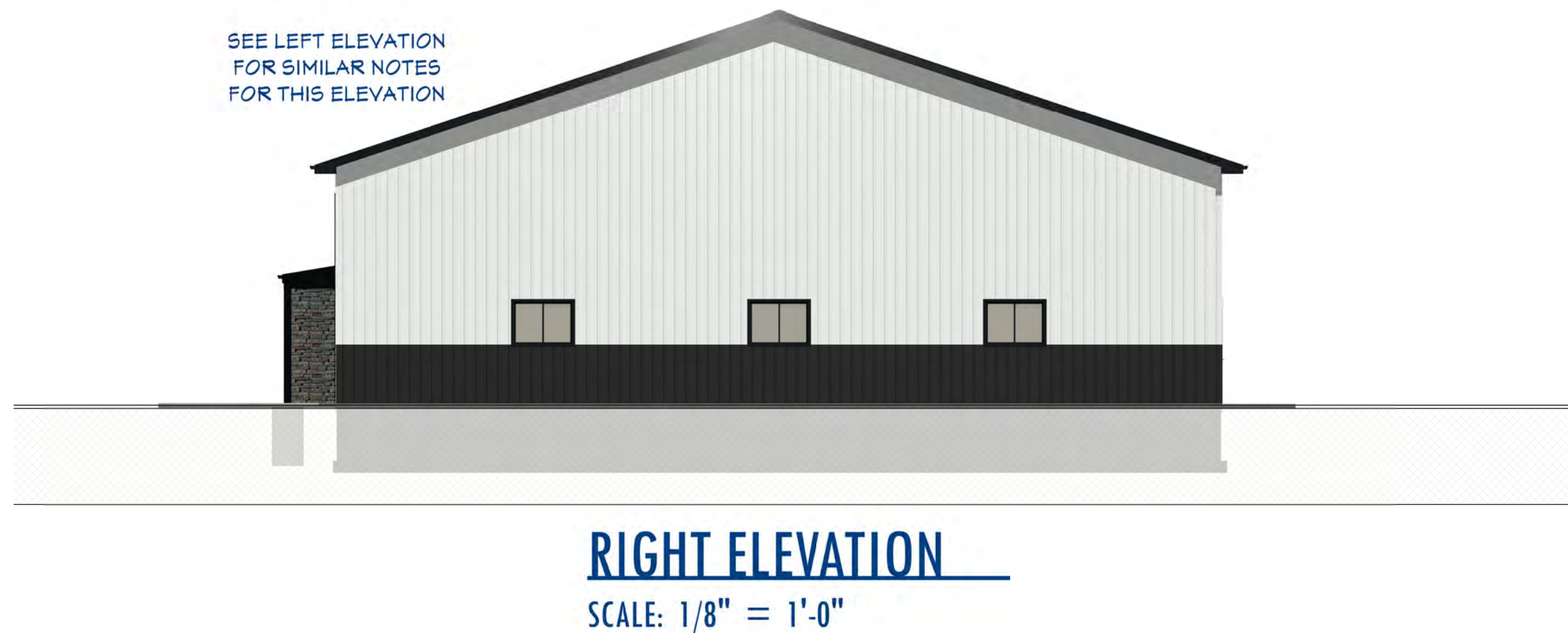
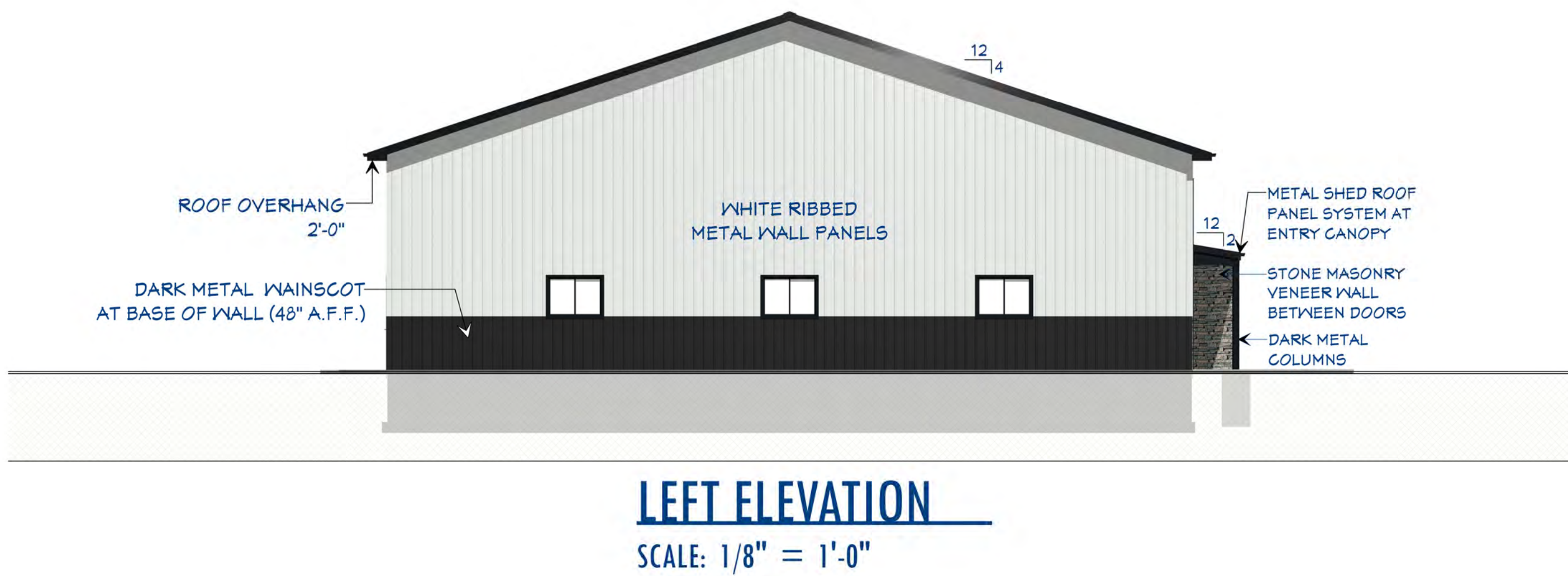
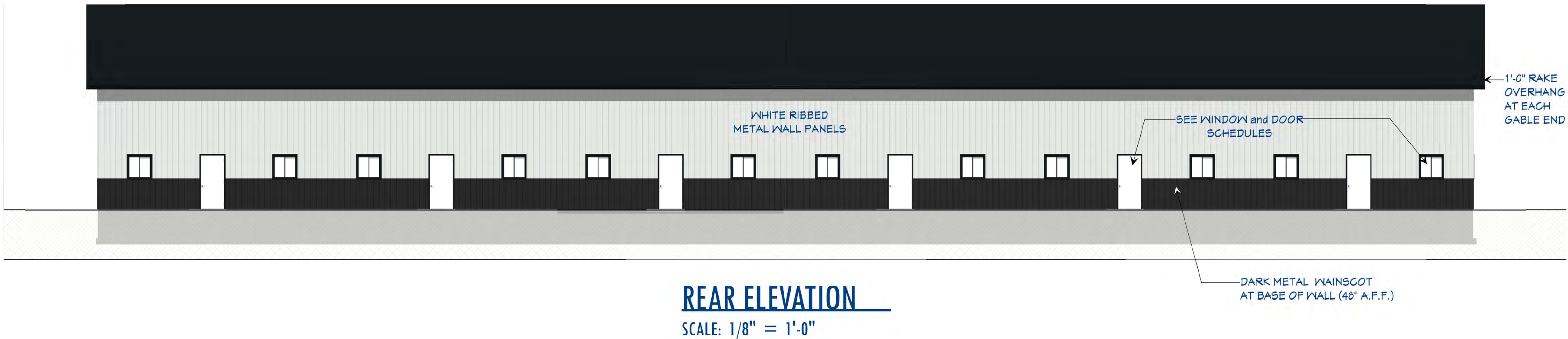
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PROJECT INFORMATION
PROJECT No.:
25005
SHEET TITLE:
**FIRST FLOOR
PLAN
SCHEDULES**

SHEET No.:
A.101





GRAYSCALE ARCHITECTURE, LLC

13762 MCGREGOR STREET
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GENERAL CONTRACTOR
NEW ERA HOMES
105 S. 20th STREET
INDIANOLA, IA
50125
515.238.2877

PROJECT NAME
**NEW WAREHOUSE
BUILDING
FOR:**

LEE ADAMS

INDIANOLA, IOWA
50125

DRAWING
INFORMATION
ISSUED FOR:
**REVIEW
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CONSTRUCTION**

ISSUE DATE:
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PROJECT INFORMATION
PROJECT No.:
25005
SHEET TITLE:
RENDERINGS

SHEET No.:
A.900



Community Development

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

June 2025

<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	\$1,328,980.00	\$332,245.00
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		\$2,050,000.00	
329	Pool	0		\$0.00	
434	Residential Add/Alt	8		\$245,115.90	
437	Non-residential add/alt	1		\$165,000.00	\$165,000.00
438	Res garage/carports	1		\$29,698.00	
645	Demo - residential	1		\$3,145.00	
649	Demo - commercial	0		\$0.00	
June Total		16		\$3,821,938.90	
Residential Value		Commercial Value			
42.0%		58.0%			

YEAR TO DATE TOTAL

<u>Code</u>	<u>Type</u>	<u>Permits Issued</u>	<u># of Units</u>	<u>Amount</u>	<u>Average</u>
101	Single Family Home	40	40	\$12,477,488.02	\$311,937.20
102	Single Family Attach			\$0.00	
103	Two Family			\$0.00	
104	Three or More Families			\$0.00	
	Mobile Homes			\$0.00	
322	Service Stations	1		\$2,499,000.00	
324	Office	1		\$300,379.00	
328	Non-resident buildings	3		\$9,968,815.91	
329	Pool	1		\$73,548.00	
434	Residential add/alt	47		\$1,242,219.87	
437	Non-residential add/alt	11		\$33,860,358.00	
438	Res garage/carports	6		\$132,098.00	
645	Demo - sfd	3		\$3,145.00	
649	Demo - commercial			\$0.00	
YTD TOTAL		113	40	\$60,557,051.80	
Residential Value		Commercial Value			
20.9%		77.0%			58.0%