



PLANNING AND ZONING COMMISSION MEETING

July 14, 2026

6:00 PM

City Council Chambers

Agenda

- 1. Call to Order**
- 2. Roll Call**
- 3. Agenda Approval**
 - A. Approval of the July 14, 2026 agenda.
- 4. Minutes Approval**
 - A. Approval of the June 9, 2026 meeting minutes.
- 5. Public Comment**
- 6. New Business**
 - A. Approval of posting place for meeting agendas
 - B. Approval of sidewalk waiver at 1901 North Jefferson Way
 - C. Approval of a site plan for Culver's – Indianola [1901 North Jefferson Way]
 - D. Consider zoning code amendment for Chapter 165.05 Zoning District Regulations
- 7. Comments**
 - A. Building Permit Report
 - B. Current Projects
- 8. Adjourn**



PLANNING AND ZONING COMMISSION MEETING

June 9, 2026

6:00 PM

City Council Chambers

Minutes

1. Call to Order

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

2. Roll Call

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

Commission members not present: Carrie Woerdeman, Rich Piper.

Staff members present: Bill Mettee, Tara Bosteder.

3. Agenda Approval

A. Approval of the June 9, 2026 agenda.

Farris made a motion to approve the agenda.

Vice seconded the motion.

Motion was passed with a unanimous vote.

4. Minutes Approval

A. Approval of the May 12, 2026 meeting minutes.

Vice made a motion to approve the meeting minutes.

Marmon 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 rezoning related to a change from PUD [Planned Unit Development District] to C-2 [Highway Commercial District] [Kentucky Ridge Commercial].

Mettee presented the proposed rezoning and related staff report.

There were no comments or discussion.

Vice made a motion to approve the rezoning as submitted.

Ritchie seconded the motion.

Motion was passed with a unanimous vote.

- B. Approval of a site plan for Pickard Commerce Park Plat 1 Lot 7 [413 South 21st Street].

Mettee presented the proposed site plan and related staff report.

Commissioner Farris inquired about the Iowa Department of Transportation (IDOT) approval of the entrance to the plat off of E 2nd Ave. Mettee explained that IDOT has approved the entrance to this plat as shown on the plan. Furthermore, there is a proposed entrance off of E 2nd Ave to the plat abutting Pickard Commerce Park on the west, Pickard Estates. This proposed entrance has not yet been approved by IDOT, but will be addressed during the approval process of Pickard Estates plat.

Noethe 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.

8. Adjourn

Marmon made a motion to adjourn.

Darling seconded the motion.

The meeting was adjourned at 6:13 PM.



COMMUNITY DEVELOPMENT

To: Planning Commission
From: Bill Mettee, Senior Planner
Date: July 14, 2026
Re: Consideration of code amendments

Commissioners:

House File 2490 modified Chapter 21 Section 4 of Iowa Code relating to public meeting notice requirements. These amendments now require governing bodies to post open meeting notices in a prominent and conspicuous place that is annually designated for such purposes by the governmental body. Agendas must also be posted to the primary internet site owned or maintained and regularly updated by the governmental body. Agendas that have been "amended" must be marked and identify the amended provisions and notice provided.

To be in compliance, Planning and Zoning Commission agendas shall be posted on the bulletin board at the north and south entrances to City Hall, which are always available to the public. The Planning and Zoning Commission should identify and use a posting location for their agendas that is visible at all times. The Planning and Zoning Commission agendas shall be posted to the Agendas and Minutes page of the City's website. Amended agendas of the Planning and Zoning Commission shall be marked as amended, identify the amended provisions, and provide notice as requested.

The designation of the posting place for meeting agendas shall be passed annually by the Planning and Zoning Commission.

Bill Mettee
Senior Planner





PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Culver's Indianola - Site Plan

PREPARED BY: Bill Mettee – Senior Planner

REPORT DATE: July 10, 2026

MEETING DATE: July 14, 2026

GENERAL INFORMATION

Applicant / Owner:

JPJ Acquisitions, LLC | Community Choice Credit Union

Owner's Representative:

Brad Kuehl, PE, Bishop Engineering

Request:

The applicant is requesting approval of a site plan for a Culver's restaurant.

Location and Size:

Property is located west of North Jefferson Way and south of West Hillcrest Avenue, containing approximately 1.30 acres.

Property Address:

1901 North Jefferson Way

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	Regional Mixed Use	C-2 (Highway Commercial District)
North	Single-Family Residential	Low-Density Residential	R-1 (Single-Family Residential Detached District)
South	Champion Car Wash	Regional Mixed Use	C-2 (Highway Commercial District)
East	Unity Point Clinic	Regional Mixed Use	C-2 (Highway Commercial District)
West	Single-Family Residential	Low-Density Residential	R-1 (Single-Family Residential Detached District)

BACKGROUND

The subject property was platted in 2003 as lot 5 of Scenic Pointe. The lot is 1.30 acres in area and was platted with a 10' PUE along the eastern boundary, a 30' ingress-egress easement that encompasses the frontage road, a 30' landscape buffer easement along the western boundary and a 20' PUE along the western boundary. The parcel generally aligns with the curve of Rolling Vista Place with a restrictive 90 degree angle instead of a gradual bend. The lot is also a triple-frontage lot with street frontages on three sides.

PROJECT DESCRIPTION

The applicant is proposing a site plan for a Culver's restaurant. The building will be 4,100 square feet (approximately 49' x 88') and will be approximately 23-feet in height at its tallest point. The project includes two drive-thru lanes and associated menu boards with canopies and an outdoor patio seating area.

A monument sign is proposed near the northeast corner of the site, and the trash enclosure is proposed to be located near the southwest corner of the site.

Table I below summarizes the bulk regulations that are applicable to the proposed development. The site plan demonstrates compliance with the bulk regulations. The site plan is in compliance with the bulk regulations. A variance was approved for the west side's front yard setback.

Table I: Bulk Regulations for the C-2 Zoning District

Category	C-2 (minimum)
Front Yard Setback	40 feet
Rear Yard Setback	10 feet [40 feet when adjacent to residential]
Side Yard Setback	10 feet [30 feet when adjacent to residential]
Maximum Height Stories	50'

ACCESS AND PARKING

Three driveways will provide access into and out of the site. One access is proposed off of Rolling Vista Place, and two main accesses are proposed off of the frontage road.

A total of 38 parking spaces is required (1 space per 150 sf GFA + 10 vehicle queuing spaces) for the property. The applicant is providing 41 spaces including two accessible stalls. The proposed site plan meets the parking requirements.

SIDEWALKS / TRAILS / TRAFFIC

A 5' sidewalk will be installed along the entirety of Rolling Vista Place and a portion of the frontage road adjacent to the site. Due to topographical constraints, the developer is requesting a sidewalk waiver for remainder of the sidewalk not installed along the frontage road. As a compromise, the developer has proposed a 5' sidewalk through the site from Rolling Vista Place to the east.

Two 5' pedestrian walkways are shown into the site from the public way. A sidewalk connection is also proposed along West Hillcrest Avenue through the intersection with North Jefferson Way allowing connection to the trails and sidewalk network east of Highway 65/69.

UTILITIES

All utilities have been installed with the plat improvements and will be extended as needed to service the site. Stormwater detention will be provided in a basin at the west end of the site.

PHOTOMETRIC PLAN

A photometric plan for the site lighting has been submitted and complies with the requirements of the Site Plan Ordinance.

LANDSCAPING & OPEN SPACE

A minimum of 20% of the project area is required to be open space. The total amount of open space proposed is 54%. An existing landscape buffer is provided between the subject property and the residential properties to the west. 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 thin brick veneer, stone veneer, EIFS and fenestration. The trash enclosure is proposed to be constructed of brick and stone veneer. The elevations demonstrate compliance with the building design standards.

VACATIONS

The complex nature of this project and the unorthodox shape of the platted lot requires two easement vacations and a right-of-way vacation to allow the development to proceed.

Landscape Buffer Easement: The zoning ordinance at the time of platting required landscape buffers between different zoning districts, regardless of if a public street separated the districts. The current zoning ordinance dictates that properties separated by a public street right-of-way are not considered adjoining for the purpose of installing landscape buffers. As no development is permitted within a recorded landscape buffer easement, the vacation was required. Easement vacations are not required to be heard at Planning Commission meetings; therefore, no action is required.

Right of Way: The original concept plan showed the drive-thru lanes encroaching into the City ROW. After discussion with city staff and the developer, and with only Indianola Municipal Utility (IMU) Fiber in the area, it was determined that there was a mutual benefit to vacate 812 sf of ROW to assist in facilitating the development. The area was staked and the fiber line remained within the City ROW. The vacated ROW will allow the parcel to have that gradual bend similar to Rolling Vista Place and eliminates the restrictive 90-degree angle. The ROW vacation allows the entire Culver's project to remain on privately owned land. If Council approves the ROW vacation, a lot-tie agreement will combine the two lots. Right-of-Way vacations are not required to be heard at Planning Commission meetings; therefore, no action is required.

Public Utility Easement: Within the aforementioned ROW is a 20' Public Utility Easement where a portion is proposed to be vacated. The PUE will be redefined and relocated at a later time during the project. The remainder of the PUE will remain in place to allow any placement of utilities now or in the future. Easement vacations are not required to be heard at Planning Commission meetings; therefore, no action is required.

VARIANCE

At their June 3, 2026, meeting, the Board of Adjustment approved a variance request for a front yard setback reduction of 10' 6" for a total of a 29.73' setback along Rolling Vista Place. The variance will allow the building to be a standard sized Culver's restaurant while meeting all other setback requirements. The restrictive 90-degree angle property line and the triple-frontage lot were proven hardships justifying the request to approve the setback variance.

SIDEWALK WAIVER

Due to topographical constraints and existing grading near the northeast corner of the site, the developer is requesting a sidewalk waiver for a portion of the sidewalk required to be installed. The developer is proposing a sidewalk along the entire length of Rolling Vista Place, about half the length of the frontage road and an extension from Rolling Vista Place to North Jefferson Way. As a compromise, the developer is also proposing a sidewalk from Rolling Vista Place through the site to the frontage road. Brick Gentry, the city's legal counsel, reviewed the proposal and agreed that while it meets the intent, it does not satisfy the strict application of the language in Chapter 136.06(1) because the sidewalk does not extend the entire length of the lot along the side which abuts the street.

STAFF RECOMMENDATION

The proposed site plan is in general conformance with the Zoning Ordinance and Comprehensive Plan. Staff recommends approval of the site plan for Culver's Indianola subject to remaining staff comments.

Staff would also recommend approval of the sidewalk waiver request as proposed.

CULVER'S - INDIANOLA

SITE PLAN

SHEET INDEX:

C0.1	COVER SHEET
C1.1	SITE SURVEY AND REMOVALS
C2.1	LAYOUT PLAN
C3.1	GRADING PLAN
C4.1	UTILITY PLAN
C5.1	LANDSCAPE PLAN
C6.1	DETAILS
C-1	CULVERS SITE DETAILS
C7.1	EROSION CONTROL PLAN - SWPPP

PROPERTY DESCRIPTION:

LOT 5 IN SCENIC POINTE AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF INDIANOLA, WARREN COUNTY, IOWA

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

AREA:

EXISTING: 56,711 SQUARE FEET - 1.30 ACRES
PROPOSED: 57,526 SQUARE FEET - 1.32 ACRES

ADDRESS:

1901 NORTH JEFFERSON WAY,
INDIANOLA, IOWA 50125

OWNER:

COMMUNITY CHOICE CREDIT UNION
8404 NW 62ND AVENUE
JOHNSTON, IOWA 50131

PREPARED FOR:

SVN / CREATE
HEATH BULLOCK
2700 WESTOWN PARKWAY, SUITE 200
WEST DES MOINES, IA 50266
(515) 554-7412

ZONING:

INFORMATION OBTAINED FROM WARREN COUNTY ASSESSORS PAGE
ZONED: C-2 (HIGHWAY COMMERCIAL DISTRICT)
FOR AN OFFICIAL ZONING REPORT PLEASE CALL CITY OF INDIANOLA AT 515-961-9430

SETBACKS

FRONT: 40 FEET
SIDE: 10 FEET
REAR: 10 FEET; 40 FEET ABUTTING R-1 OR R-2 ZONING

VARIANCE APPROVED BY THE BOARD OF ADJUSTMENT AT THEIR REGULAR MEETING ON JUNE 3, 2026 FOR THE FRONT YARD SETBACK ALONG ROLLING VISTA PLACE

BUILDING HEIGHT:

MAXIMUM = 50'
PROVIDED = 23'-3"

PARKING REQUIREMENTS:

PARKING REQUIRED:
RESTAURANT: ONE SPACE PER 150 SF (4,100 SF) = 28 SPACES
PLUS, 10 VEHICLE QUEUING SPACES PER DRIVE UP LANE (1) = 10 SPACES

PARKING REQUIRED: = 38 SPACES

PARKING PROVIDED (INC 2 ADA SPACES): = 41 SPACES

IMPERVIOUS SURFACE:

TOTAL SITE AREA = 57,526 SF
PROPOSED IMPERVIOUS
BUILDING = 4,100 SF
PAVEMENT = 24,843 SF
SIDEWALK = 2,110 SF
TOTAL = 31,053 SF (54%)

ERU CALCULATION (57,526 SF / 4,000 SF) = 14.4 ERUS

OPEN SPACE REQUIRED (20%) = 11,505 SF
OPEN SPACE PROVIDED = 26,473 SF (46%)

DISTURBED AREA:

DISTURBED AREA: = 47,615 SF (1.09 AC)

ESTIMATED CONSTRUCTION SCHEDULE:

BEGIN CONSTRUCTION SPRING 2026
COMPLETE CONSTRUCTION SUMMER/FALL 2026



UTILITY NOTE:

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

GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH 2026 SUDAS STANDARD SPECIFICATIONS AND ANY AND ALL CITY/COUNTY SUPPLEMENTAL SPECIFICATIONS. THE CITY OF INDIANOLA MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
- IN EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
- ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
- BISHOP ENGINEERING SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
- THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
- THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A SCHEDULE FOR PERFORMANCE OF WORK ITEMS. THIS SCHEDULE SHALL BE PROVIDED BY THE CONTRACTOR AT THE PROJECT PRE-CONSTRUCTION CONFERENCE. NO WORK SHALL BEGIN UNTIL A SCHEDULE HAS BEEN SUBMITTED AND ACCEPTED. THE CONTRACTOR SHALL THEN PERFORM WORK TO CONFORM TO THE ACCEPTED SCHEDULE.
- LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
- THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
- THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNERS REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF INDIANOLA.
- GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.
- THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY AND PRIOR TO A RAIN EVENT.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
- DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.

PAVING NOTES:

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

UTILITY NOTES:

- QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
- THE CONTRACTOR SHALL PROVIDE AS-BUILT OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES.
- THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE.
- ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH RF-14 TYPE I CONNECTORS. ALL APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD.
- ALL RIP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEERING FABRIC.
- SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2%. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATERMAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.
- MANDREL AND PRESSURE TESTS SHALL BE REQUIRED FOR ALL PROPOSED SANITARY LINES. TELEVISION OF THE SANITARY SEWER SYSTEM SHALL BE COMPLETED PRIOR TO PAVING UNLESS OTHERWISE APPROVED BY JURISDICTION.
- WATERMANS SHALL BE C-900. SIZE OF WATERMAIN AS SHOWN ON PLANS.
- THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATERMAIN CONSTRUCTION.
- PROPOSED WATERMAIN SHALL BE PRESSURE TESTED, BACTERIA TESTED AND CHLORINATED. THE FILLING OF THE WATER MAIN SHALL BE DONE BY THE CITY OF INDIANOLA.
- TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
- ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF INDIANOLA WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
- THE MINIMUM HYDRANT LEAD SHALL BE 3.5 FEET.

UTILITY MAPS PROVIDED BY:

- ELECTRIC (MID AMERICAN / 515-962-5330)
- STREETS AND STORM SEWER (CITY OF INDIANOLA / 515-962-5254)
- SANITARY SEWER (CITY OF INDIANOLA / 515-961-9416)
- WATER (INDIANOLA MUNICIPAL UTILITIES / 515-962-5330)
- FIBER OPTIC (CENTURYLINK / 918-547-0147)
- FIBER OPTIC (INDIANOLA MUNICIPAL UTILITIES / 515-965-5283)
- GAS (MID AMERICAN / 515-252-6972)

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UTILITY CONFLICT NOTES:

- UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
- CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION

WETLAND NOTES:

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

SURVEY NOTES:

- SURVEY WORK WAS COMPLETED BY BISHOP ENGINEERING ON 12/06/2022. SEE SITE SURVEY PROVIDED AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION.

SOILS REPORT:

- REFERENCE SOILS REPORT PROJECT NO. XXXX DATED XXXX, PREPARED BY XXXX FOR SOILS INFORMATION.
- SOILS REPORT SHALL GOVERN FOR ANY PREP OR SOILS MITIGATION REQUIREMENTS UNLESS CALL OUT ON PLANS IS MORE STRINGENT.

LIGHTING NOTES:

- PARKING LOT LIGHTING SHALL BE PEDESTRIAN IN SCALE WITH CUT-OFF DOWN DIRECTIONAL LIGHT FIXTURES.
- REFER TO SEPARATE SITE LIGHTING PLAN FOR LIGHT POLE LOCATIONS AND DETAILS

EROSION CONTROL NOTES:

- SWPPP INCLUDED WITH THE SITE PLAN. ALL EROSION CONTROL SHALL MEET CITY REQUIREMENTS.

SITE PLAN NOTES:

- BUILDING PERMITS MUST BE OBTAINED BY THE CITY OF INDIANOLA COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO CONSTRUCTION
- ALL EXTERIOR-MOUNTED AND ROOF-TOP MOUNTED BUILDING EQUIPMENT SHALL BE LOCATED OUT OF VIEW AND SCREENED FROM ALL ADJACENT STREETS AND RESIDENTIALLY DEVELOPED OR ZONED PROPERTIES
- ANY PROPOSED CHANGES TO THE SITE PLAN SHALL BE APPROVED IN WRITING BY THE CITY OF INDIANOLA COMMUNITY DEVELOPMENT DEPARTMENT
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT BEEN GRANTED APPROVAL IN WRITING BY THE CITY OF INDIANOLA COMMUNITY DEVELOPMENT DEPARTMENT

UTILITY CONTACTS:

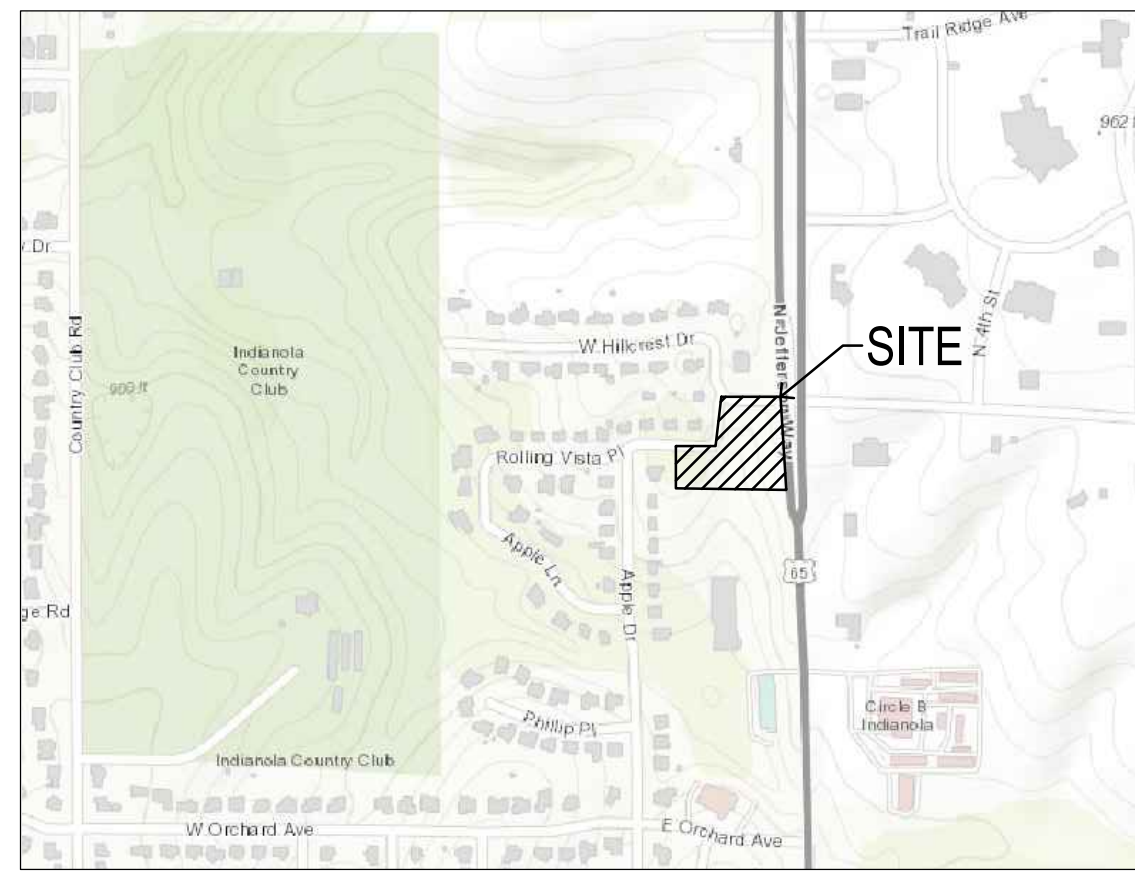
STREETS/STORM SEWER
CITY OF INDIANOLA
CALEB ADAMS-BROWN
515-962-5254
CADAMSBROWN@INDIANOLA.IOWA.GOV

SANITARY SEWER
CITY OF INDIANOLA
TY HERRICK
515-961-9416
THERRICK@INDIANOLA.IOWA.GOV

WATER
INDIANOLA MUNICIPAL UTILITIES
MIKE METCALF
515-962-5305
MMETCALF@INDIANOLA.COM

INDIANOLA MUNICIPAL UTILITIES
JUSTIN BRAND
515-962-5330
JBRAND@INDIANOLA.COM

FIBER
INDIANOLA MUNICIPAL UTILITIES
KURT RIPPERGER
515-962-5283
KRIPPERGER@INDIANOLA.COM



VICINITY MAP
SCALE: 1" = 600'

ABBREVIATIONS:

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

LEGEND:

— SAN — SANITARY SEWER
— ST — STORM SEWER
— W — WATER LINE
— G — GAS LINE
— U/E — UNDERGROUND ELECTRIC
— O/E — OVERHEAD ELECTRIC
— TELE — TELEPHONE LINE
— F/O — FIBER OPTIC
— CATV — CABLE TV
① STORM MANHOLE
② CURB INTAKE
③ SURFACE INTAKE
④ FLARED END SECTION
⑤ SANITARY MANHOLE
⑥ CLEANOUT
⑦ FIRE HYDRANT
⑧ SPRINKLER
⑨ IRRIGATION CONTROL VALVE
⑩ WATER MANHOLE
⑪ WELL
⑫ WATER VALVE
⑬ WATER SHUT OFF
⑭ YARD HYDRANT
⑮ ELECTRIC MANHOLE
⑯ ELECTRIC METER
⑰ ELECTRIC RISER
⑱ ELECTRIC VAULT
⑲ POWER POLE
⑳ TRANSFORMER POLE
⚡ LIGHT POLE
⑳ ELECTRIC JUNCTION BOX
㉑ ELECTRIC PANEL
㉒ TRANSFORMER
㉓ GROUND LIGHT
㉔ GUY WIRE
㉕ ELECTRIC HANDHOLE
㉖ GAS METER
㉗ GAS VALVE
㉘ AIR CONDITIONING UNIT
㉙ TELEPHONE RISER
㉚ TELEPHONE VAULT
㉛ TELEPHONE MANHOLE
㉜ TRAFFIC SIGNAL MANHOLE
㉝ FIBER OPTIC MANHOLE
㉞ FIBER OPTIC RISER
㉟ FIBER OPTIC FAULT
㊱ CABLE TV RISER
㊲ SIGN
● BOLLARD
⑦ DENOTES NUMBER OF PARKING STALLS
● PROPERTY CORNER - FOUND AS NOTED
● PROPERTY CORNER - PLACED AS NOTED
● SECTION CORNER - FOUND AS NOTED

SITE PLAN

CULVERS - INDIANOLA
1901 N. JEFFERSON WAY
INDIANOLA, IOWA

REFERENCE NUMBER:
220538

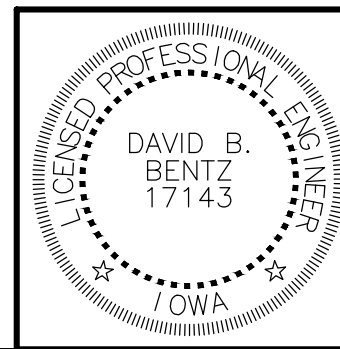
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PROJECT NUMBER:
260125

SHEET NAME:
COVER
SHEET

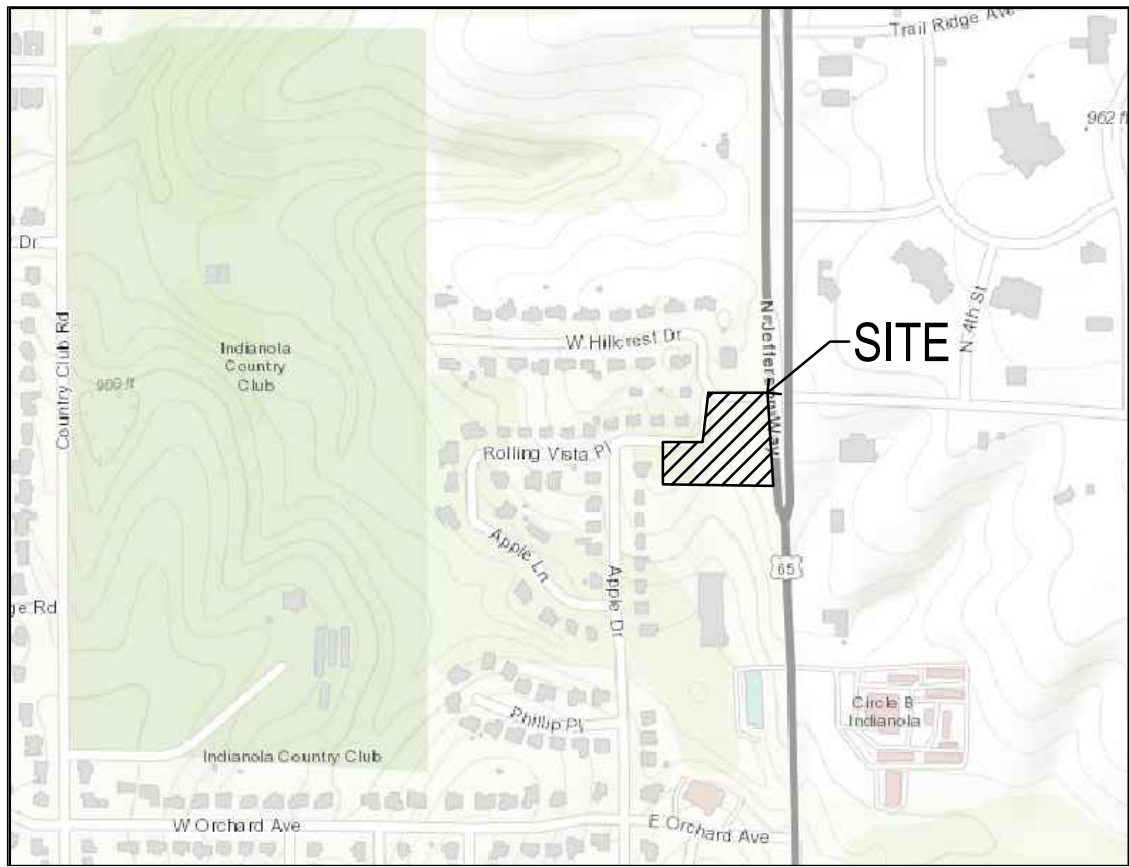
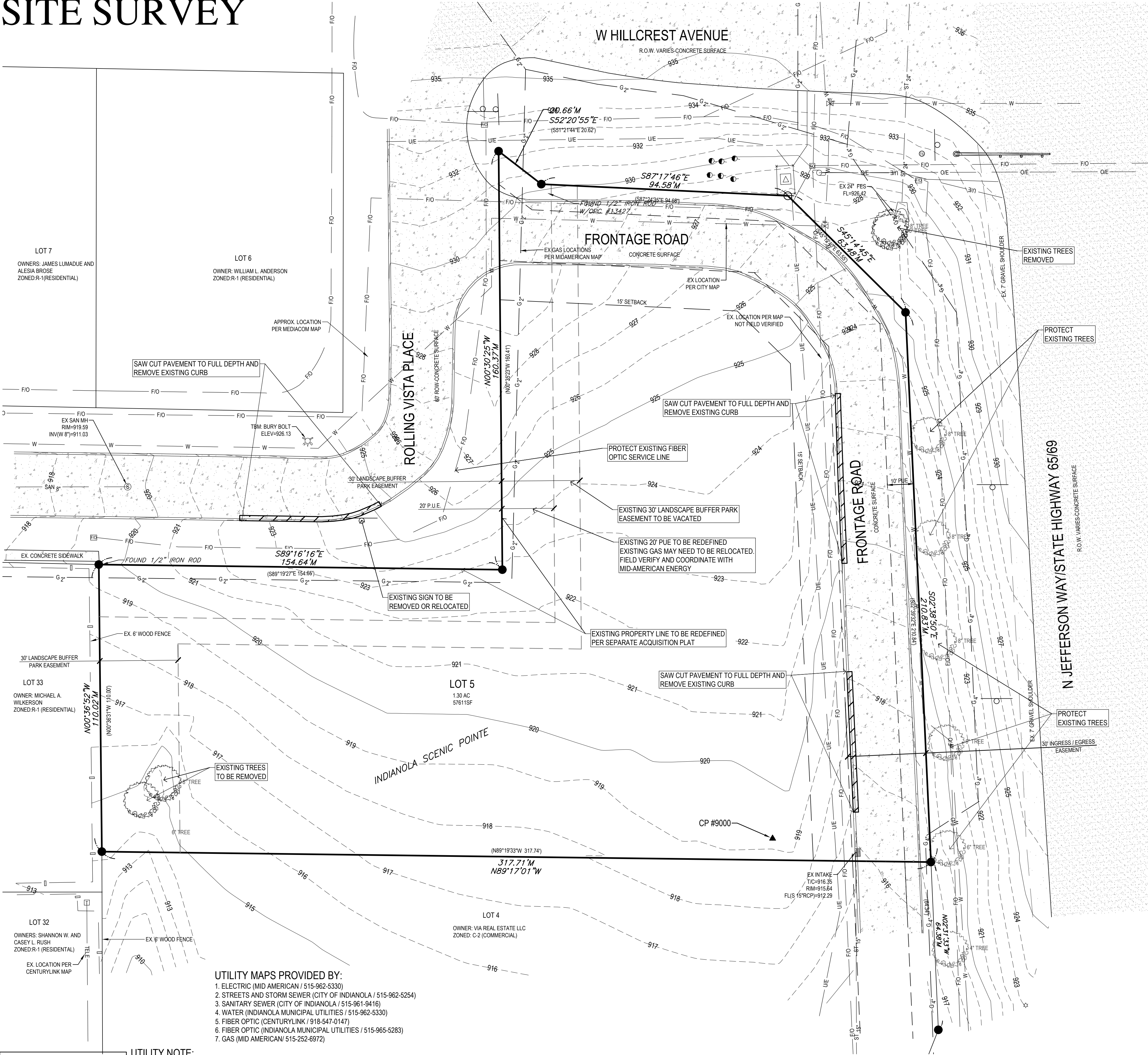
SHEET NUMBER:
C0.1



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PERFORMED 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.

SIGNED: _____ PRELIMINARY _____ DATE: _____
DAVID B. BENTZ, PE. 17143
LICENSE RENEWAL DATE: DEC. 31, 2027
PAGES OR SHEETS COVERED BY THIS SEAL: C0.1 - C4.1, C6.1 AND C7.1

CULVER'S - INDIANOLA
SITE SURVEY



VICINITY MAP
SCALE: 1" = 600'

PROPERTY DESCRIPTION:

LOT 5 IN SCENIC POINTE AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF INDIANOLA, WARREN COUNTY, IOWA

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

AREA:
56,711 SQUARE FEET - 1.30 ACRES

ADDRESS:

1901 NORTH JEFFERSON WAY,
INDIANOLA, IOWA 50125

OWNER:

COMMUNITY CHOICE CREDIT UNION
8404 NW 62ND AVENUE
JOHNSTON, IOWA 50131

PREPARED FOR:

SVN / CREATE
HEATH BULLOCK
2700 WESTOWN PARKWAY, SUITE 200
WEST DES MOINES, IA 50266
(515) 554-7412

ZONING:

INFORMATION OBTAINED FROM WARREN COUNTY ASSESSORS PAGE
ZONED: C-2 (HIGHWAY COMMERCIAL DISTRICT)
FOR AN OFFICIAL ZONING REPORT PLEASE CALL CITY OF INDIANOLA AT 515-961-9430

SITE CONTROL AND BENCHMARKS:

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

POINT #9000, 1/2" IRON ROD WIPINK PLASTIC CAP
NORTHING = 502593.75
EASTING = 1624189.16
ELEVATION = 919.25

DESCRIPTION: APPROX 10' NORTH OF SOUTH PROPERTY LINE
APPROX. 15' WEST OF CURB, SE. SIDE OF SITE

POINT #9002, BURY BOLT ON HYDRANT

NORTHING = 502746.14
EASTING = 1624011.03
ELEVATION = 926.13
DESCRIPTION: HYDRANT WEST OF CURVE OF ROLLING VISTA PLACE, NW SIDE OF SITE

REMOVAL NOTES:

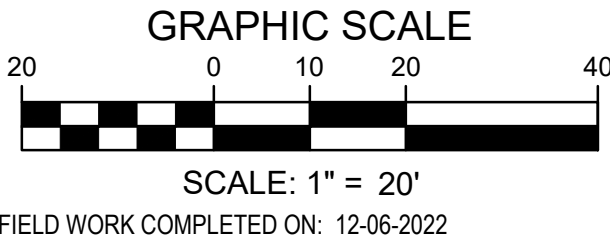
1. SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB.
2. PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE CONSTRUCTION FENCE AT THE DRIP LINE
3. CONTRACTOR TO COORDINATE SIGNAGE AND PERMITS WITH THE CITY FOR ANY WORK WITHIN THE ROAD RIGHT-OF-WAY
4. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS FOR ANY DISCONNECT AND REMOVAL OF EXISTING UTILITY SERVICES ASSOCIATED WITH THE BUILDING STRUCTURE DEMOLITION/REMOVAL
5. CONTRACTOR TO PROTECT ALL UTILITIES, PAVEMENTS AND STRUCTURES THAT ARE NOT SCHEDULED FOR REMOVAL. CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY DAMAGED UTILITIES, PAVEMENTS AND STRUCTURES NOT SCHEDULED FOR REMOVAL AT THE CONTRACTORS EXPENSE
6. CONTRACTOR TO LOCATE AND VERIFY DEPTH OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND CONTACT THE OWNER/ENGINEER IF DIFFERENT FROM THE PLANS OR IN CONFLICT WITH PROPOSED IMPROVEMENTS

LEGEND

— SAN —	SANITARY SEWER	⬢	ELECTRIC VAULT
— ST —	STORM SEWER	⊕	TRANSFORMER POLE
— W —	WATER LINE	⊕	TRANSFORMER POLE
— G —	GAS LINE	☆	LIGHT POLE
— U/E —	UNDERGROUND ELECTRIC	⬢	ELECTRIC JUNCTION BOX
— O/E —	OVERHEAD ELECTRIC	⬢	ELECTRIC PANEL
— TELE —	TELEPHONE LINE	⬢	TRANSFORMER
— F/O —	FIBER OPTIC	⬢	GROUND LIGHT
— CATV —	CABLE TV	⬢	GUY WIRE
⊕	STORM MANHOLE	⬢	ELECTRIC HANDHOLE
⬢	CURB INTAKE	⬢	GAS METER
⬢	SURFACE INTAKE	⬢	GAS VALVE
⬢	DEEDED DISTANCE	⬢	AIR CONDITIONING UNIT
⬢	FLARED END SECTION	⬢	TELEPHONE RISER
⬢	ENCLOSURE	⬢	TELEPHONE VAULT
⬢	DOWNSPOUT	⬢	TELEPHONE MANHOLE
⬢	SANITARY MANHOLE	⬢	TRAFFIC SIGNAL MANHOLE
⬢	CLEANOUT	⬢	FIBER OPTIC MANHOLE
⬢	FIRE HYDRANT	⬢	FIBER OPTIC RISER
⬢	SPRINKLER	⬢	FIBER OPTIC VAULT
⬢	IRRIGATION CONTROL VALVE	⬢	CABLE TV RISER
⬢	WATER MANHOLE	⬢	SIGN
⬢	WELL	⬢	BOLLARDS
⬢	WATER VALVE	⬢	DENOTES NUMBER OF PARKING STALLS
⬢	WATER SHUT OFF	⬢	PROPERTY CORNER - FOUND 1/2" IRON ROD WITH PINK PLASTIC CAP ID # 26776 OR AS NOTED
⬢	YARD HYDRANT	⬢	SECTION CORNER - FOUND AS NOTED
⬢	FLAGPOLE	⬢	SITE CONTROL POINT - MONUMENT AS NOTED
⬢	ELECTRIC MANHOLE		
⬢	ELECTRIC METER		
⬢	ELECTRIC RISER		

ABBREVIATIONS:

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



UTILITY MAPS PROVIDED BY:

1. ELECTRIC (MID AMERICAN / 515-962-5330)
2. STREETS AND STORM SEWER (CITY OF INDIANOLA / 515-962-5254)
3. SANITARY SEWER (CITY OF INDIANOLA / 515-961-9416)
4. WATER (INDIANOLA MUNICIPAL UTILITIES / 515-962-5330)
5. FIBER OPTIC (CENTURYLINK / 918-547-0147)
6. FIBER OPTIC (INDIANOLA MUNICIPAL UTILITIES / 515-965-5283)
7. GAS (MID AMERICAN / 515-252-6972)

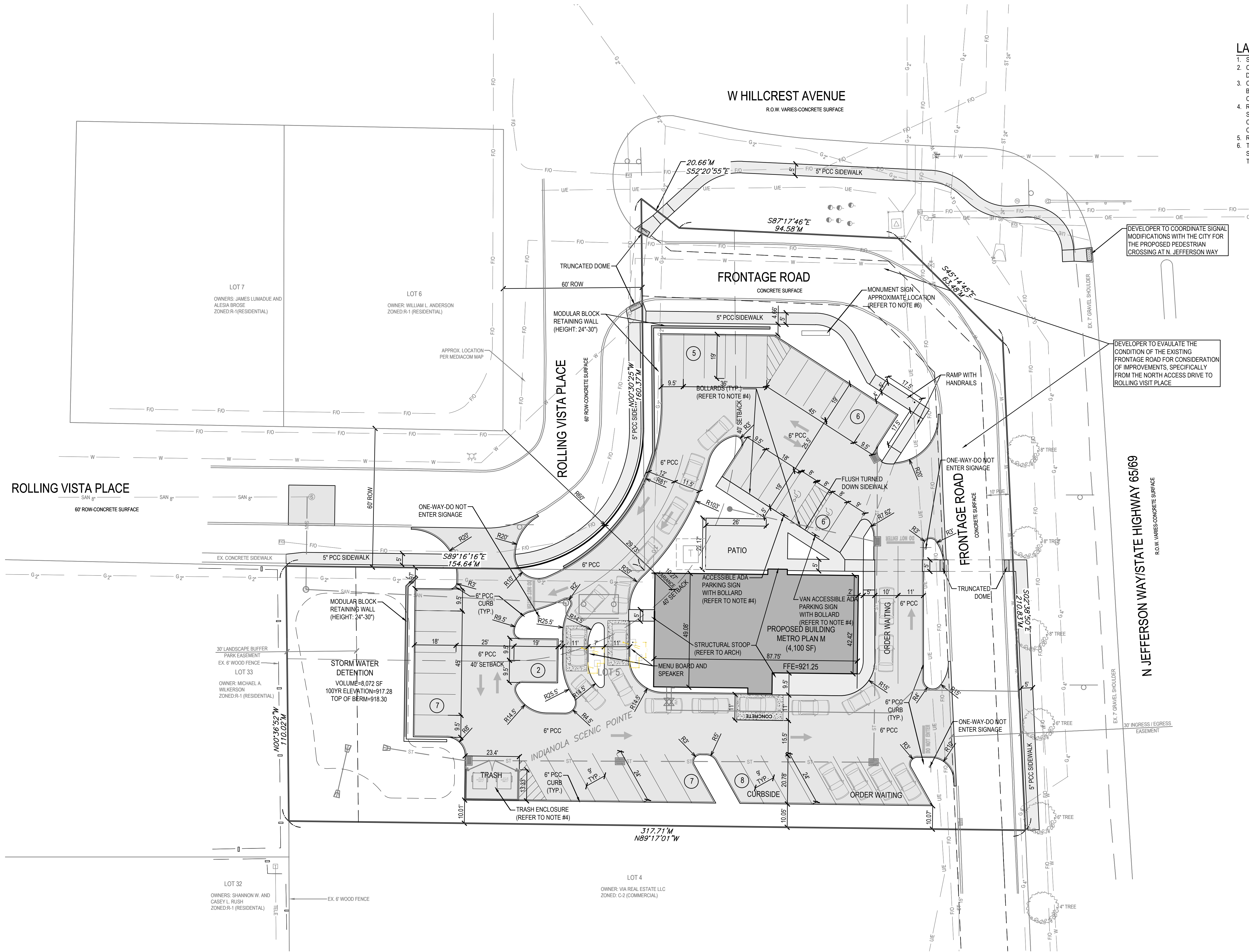
UTILITY NOTE:

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

NOTES:

1. ADJACENT PROPERTY OWNER INFORMATION OBTAINED FROM WARREN COUNTY ASSESSORS WEB PAGE 2. PARENTHESIS () DENOTES PREVIOUSLY RECORDED BEARINGS AND DISTANCES
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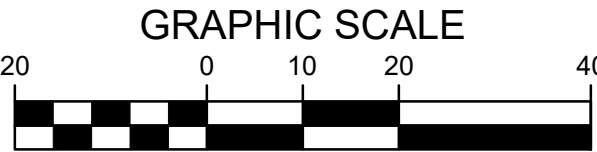
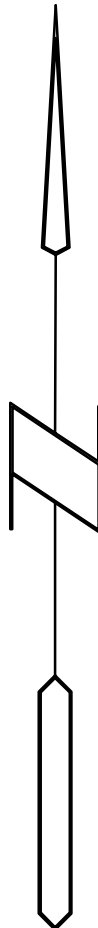


LAYOUT NOTES:

1. SEE FINAL ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
2. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR DETAILED BUILDING CONSTRUCTION INFORMATION.
3. CONTRACTOR TO REFER TO STRUCTURAL PLANS FOR DETAILED BUILDING FOUNDATION AND STOOP LOCATIONS AND DETAILED CONSTRUCTION INFORMATION.
4. REFER TO SHEET C-1 AND ARCHITECTURAL PLANS FOR CULVERS SITE DETAILS. 6" BOLLARDS SHALL BE INSTALLED 9" FROM CENTER OF BOLLARD TO EDGE OF PARKING AND MAINTAIN 48" CLEAR (36" MIN) BETWEEN BOLLARD AND BACK OF SIDEWALK
5. REFER TO SHEET C6.1 FOR CIVIL DETAILS INC PAVING AND CURB
6. THE MONUMENT SIGN SETBACKS SHALL NOT BE LESS THAN THE SIGN HEIGHT. ALL SIGNAGE SHALL BE REVIEWED AND APPROVED THROUGH A SEPARATE SIGN PERMIT PROCESS

DEVELOPER TO COORDINATE SIGNAL MODIFICATIONS WITH THE CITY FOR THE PROPOSED PEDESTRIAN CROSSING AT N. JEFFERSON WAY

DEVELOPER TO EVALUATE THE CONDITION OF THE EXISTING FRONTAGE ROAD FOR CONSIDERATION OF IMPROVEMENTS, SPECIFICALLY FROM THE NORTH ACCESS DRIVE TO ROLLING VISTA PLACE



SITE PLAN
CULVERS - INDIANOLA
1901 N. JEFFERSON WAY
INDIANOLA, IOWA

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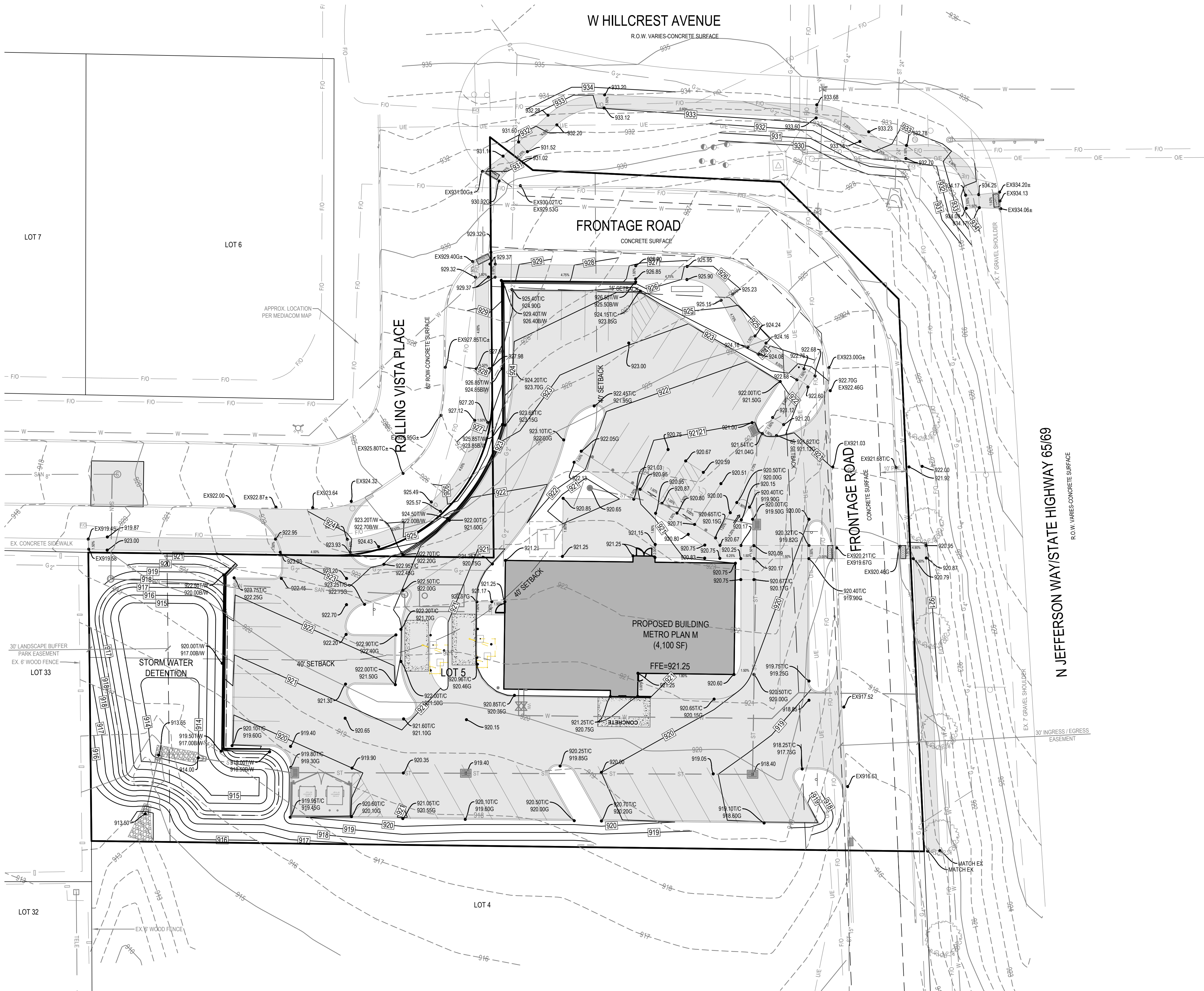
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06/29/2026 CITY

PROJECT NUMBER:
260125

SHEET NAME:
LAYOUT
PLAN

SHEET NUMBER:
C2.1

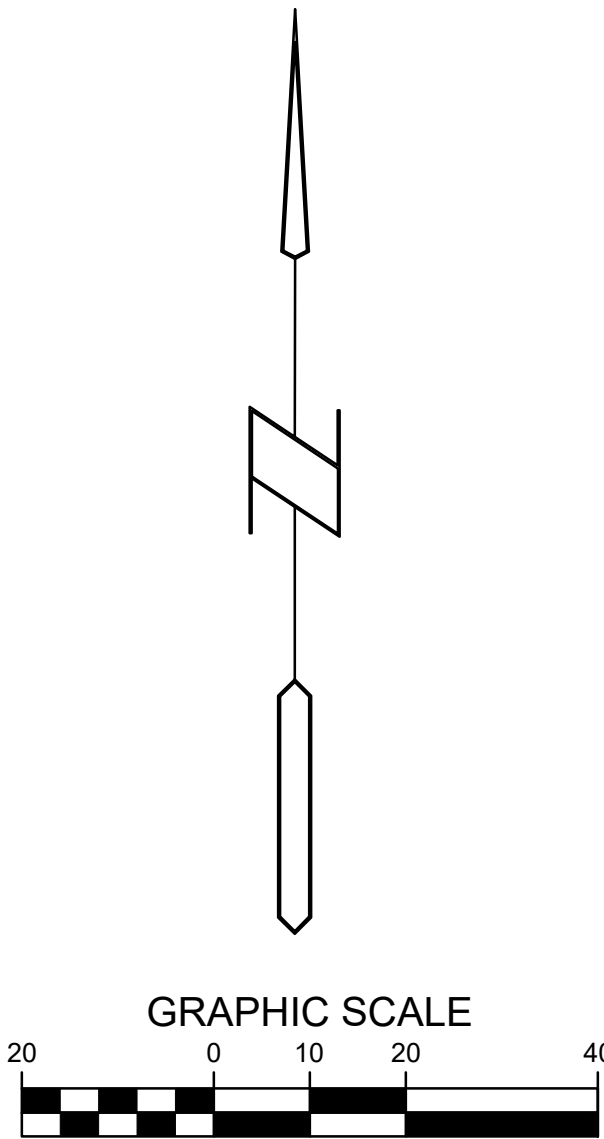


- TOPSOIL NOTES:**
1. STRIP AND STOCKPILE THE TOP 8" OF SOIL ON ALL DISTURBED AREAS.
 2. RESPREAD TOPSOIL TO A MINIMUM DEPTH OF 8" ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 6".
 3. **TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.**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

GRADING LEGEND:

- | | |
|---------------------------|-------------|
| EXISTING CONTOUR | — 150 — |
| PROPOSED CONTOUR | — 150 — |
| FINISHED GROUND ELEVATION | ● 150.50 |
| TOP OF CURB ELEVATION | ● 150.50T/C |
| GUTTER ELEVATION | ● 150.50G |
| TOP OF WALL ELEVATION | ● 150.50T/W |
| BOTTOM OF WALL ELEVATION | ● 150.50B/W |
| EDGE OF WALK ELEVATION | ● 150.50E/W |
| TOP OF STAIR ELEVATION | ● 150.50T/S |
| BOTTOM OF STAIR ELEVATION | ● 150.50B/S |

NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GROUND GRADES AT THE TOP AND BOTTOM OF THE WALL.



SITE PLAN
CULVERS - INDIANOLA
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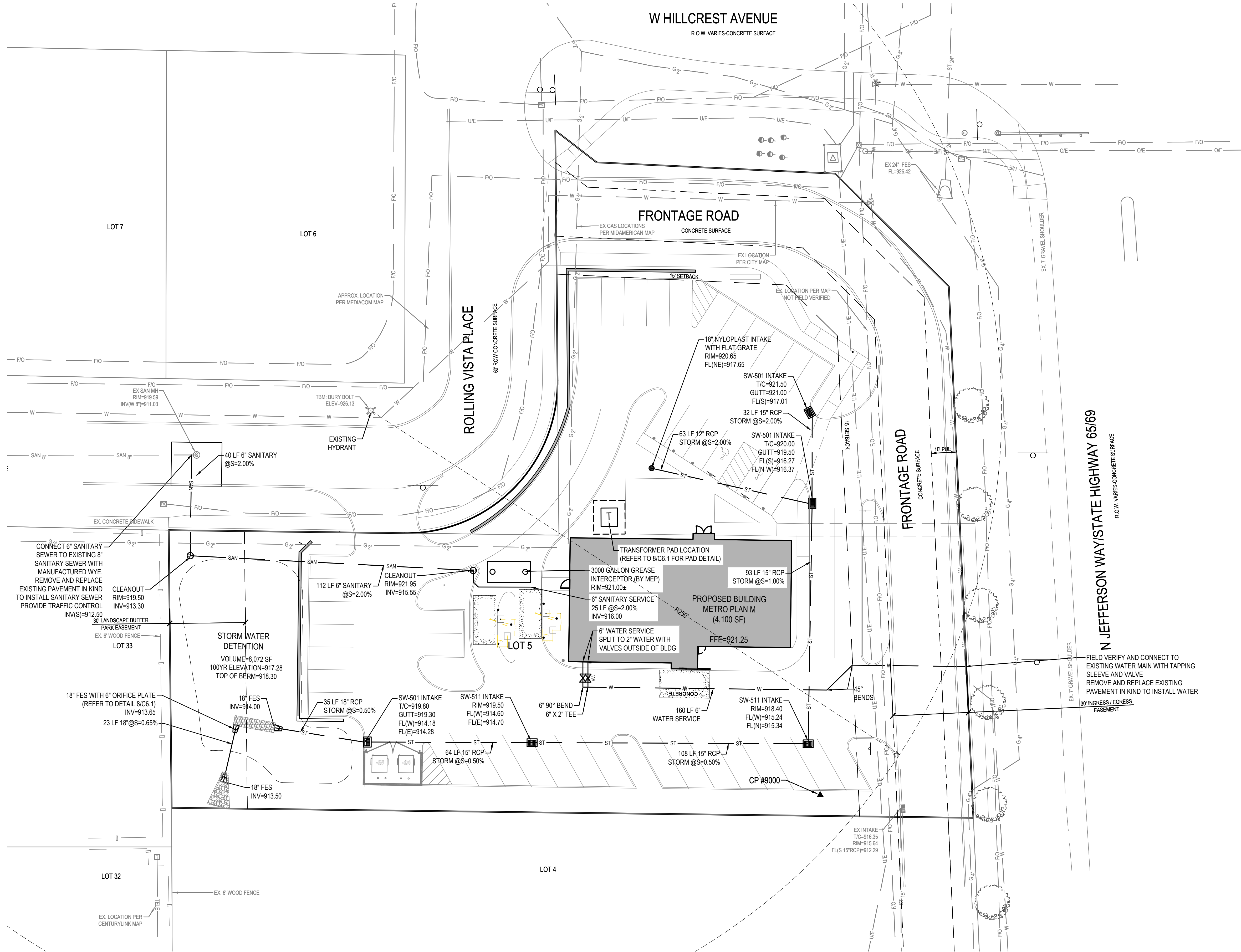
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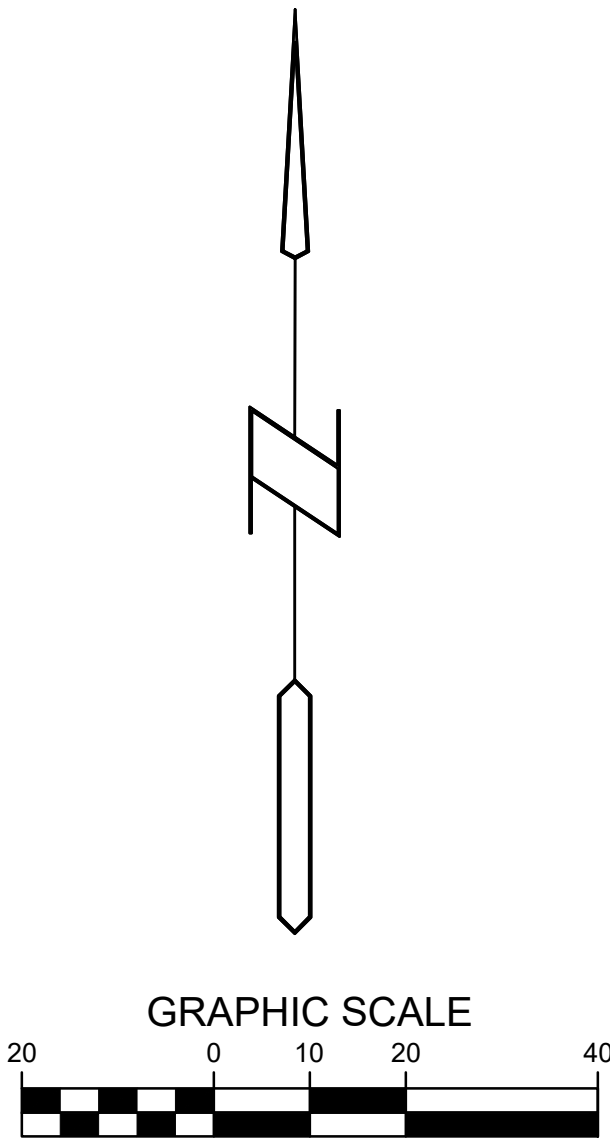
PROJECT NUMBER:
260125

SHEET NAME:
GRADING PLAN

SHEET NUMBER:
C3.1



- UTILITY NOTES:
1. ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
 2. ALL WATER LINES SHALL HAVE A MINIMUM OF 5' OF COVER UNLESS NOTED OTHERWISE.
 3. FIRE HYDRANT ASSEMBLY SHALL INCLUDE THE TEE, BRANCH, VALVE AND HYDRANT.
 4. PIPE LENGTHS CALLED OUT ON PLANS INCLUDE FLARED END SECTION, WHERE APPLICABLE.
 5. STORM SEWER CALLED OUT AS N-12 MAY BE EITHER N-12 OR CLASS III RCP.
 6. FOR RCP PIPE, ASSOCIATED F.E.S. MUST BE RCP. FOR N-12 PIPE, ASSOCIATED F.E.S. SHALL BE CMP.
 7. ALL NYLOPLAST BASINS SHALL HAVE CASTINGS SECURELY FASTENED TO THE BASIN BODY, AND ALL GRATES/LIDS SHALL BE BOLTED DOWN TO THE CASTINGS.
 8. TRANSFORMER PAD IS SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. PAD SHALL CONFORM TO ALL UTILITY COMPANY DESIGN STANDARDS AND SPECIFICATIONS.
 9. GREASE INTERCEPTOR AND ANY VENT LINES ARE SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. REFER TO PLUMBING PLANS FOR DETAILED DRAWINGS AND SPECIFICATIONS. PLUMBING PLANS SHALL TIE INTO SANITARY SERVICE AT LOCATION AND ELEVATION SHOWN ON PLANS.



SITE PLAN

CULVERS - INDIANOLA

1901 N. JEFFERSON WAY

INDIANOLA, IOWA

REFERENCE NUMBER:

220538

DRAWN BY:

REVISION DATE:

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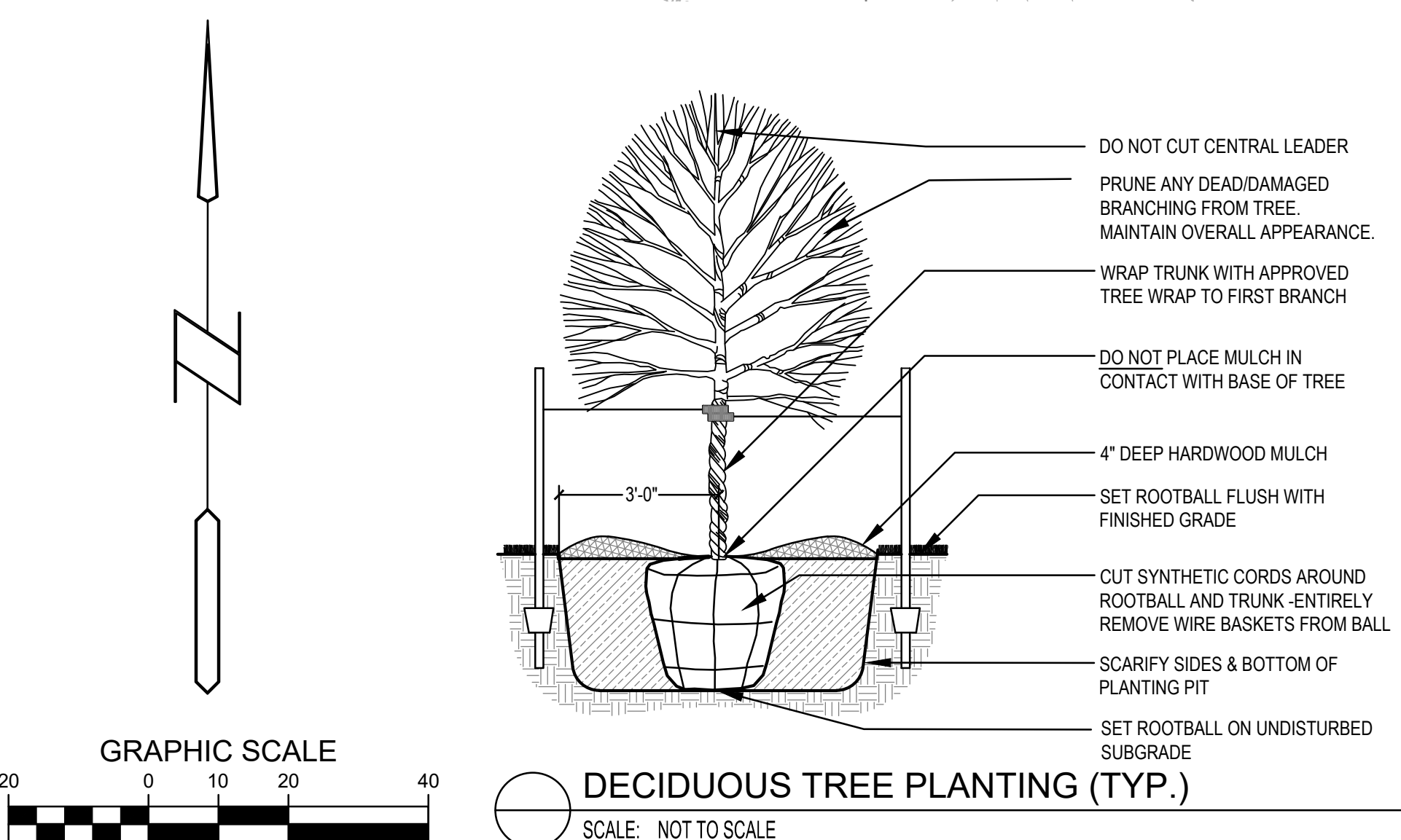
260125

SHEET NAME:

UTILITY PLAN

SHEET NUMBER:

C4.1

LANDSCAPE NOTES:

1. ALL SODDING/SEEDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
2. SOD/SEED ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. SOD/SEED LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES.
3. STAKE SOD ON ALL SLOPES 3 : 1 OR GREATER.
4. PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
5. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
6. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF INITIAL ACCEPTANCE.
7. FOR WARRANTY PURPOSES, THE DATE OF INITIAL ACCEPTANCE SHALL BE SUBMITTED IN WRITING TO THE OWNER AND/OR OWNER'S REPRESENTATIVE AFTER ALL PLANT MATERIALS HAVE BEEN INSTALLED AND REVIEWED BY OWNER OR OWNER'S REPRESENTATIVE. PLANT MATERIALS WILL ONLY BE ACCEPTED IF THEY ARE IN AN ALIVE AND THRIVING CONDITION.
8. CONDITIONAL ACCEPTANCE OF PLANT MATERIAL MAY BE GIVEN FOR PLANTS INSTALLED IN A DORMANT CONDITION WITH INITIAL ACCEPTANCE OCCURRING THE FOLLOWING SPRING ONCE THEY ARE SHOWN TO BE ALIVE AND THRIVING.
9. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE IDENTIFICATION TAGS AND CORDS ON ALL PLANTS INSTALLED PER TO THE COMPLETION OF THE CONTRACT. IDENTIFICATION TAGS (INCLUDING SIZING INFORMATION) MUST BE LEFT ON UNTIL AFTER ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
10. CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH AROUND ALL TREES, SHRUBS AND GROUND COVER BEDS TO A DEPTH OF 4 INCHES, UNLESS NOTED.
11. STAKING AND GUYING OF TREES SHALL BE AT THE DISCRETION OF THE CONTRACTOR BASED ON CURRENT ACCEPTED NURSERY STANDARDS. GENERALLY, TREES IN LARGE OPEN AREAS SUBJECT TO SIGNIFICANT WIND SHALL BE STAKED. STAKE AND WRAP TREES IMMEDIATELY AFTER PLANTING. CONTRACTOR SHALL ADJUST AND MAINTAIN GUYING TENSION THROUGHOUT THE PLANT ESTABLISHMENT PERIOD. REMOVE ALL STAKES AND GUY WIRES NO MORE THAN ONE YEAR AFTER INSTALLATION.
12. THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
13. NO LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION IN WRITING FROM THE CITY OF INDIANOLA COMMUNITY DEVELOPMENT DEPARTMENT
14. ALL EDGING SHALL BE DURAGUED 3/16" STEEL EDGING - COLOR BLACK, OR APPROVED EQUAL
15. CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
16. ALL SHRUB AND PERENNIAL PLANTING BEDS SHALL BE MULCHED WITH 4" THICK SHREDDED HARDWOOD MULCH.
17. ALL LANDSCAPE MAINTENANCE AREAS SHALL INCORPORATE TYPAR 3301 NONVOMENAL LANDSCAPE FABRIC (OR SIMILAR) AND 3" THICK LAYER OF WASHED RIVER ROCK (1.5" NOMINAL SIZE).
18. ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER MULCH/ROCK IS INSTALLED.

IRRIGATION NOTES:

- FOR BIDDING PURPOSES, THIS PROJECT DOES NOT INCLUDE A SITE IRRIGATION SYSTEM.
- CONTRACTOR SHALL SUBMIT TO THE OWNER OR OWNER'S REPRESENTATIVE A SEPARATE PROPOSAL FOR A SITE IRRIGATION SYSTEM. PROPOSAL SHALL BE DESIGN/BUILD FOR A COMPLETE OPERATIONAL IRRIGATION SYSTEM APPROPRIATE FOR THE SITE. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DESIGN, COORDINATION, TESTING, PERMITS, INSPECTIONS, ETC.

GENERAL LANDSCAPE REQUIREMENTS

LANDSCAPE REQUIREMENTS PER CHAPTER 168 SECTION 168.08 OPEN SPACE LANDSCAPE AND
BUFFERING OF THE INDIANOLA CITY CODE

SEE COVER SHEET FOR OTHER CALCULATIONS FOR THE SITE.

OPEN SPACE REQUIRED (20%) = 11,505 SF
OPEN SPACE PROVIDED = 26,473 SF (46%)

GENERAL OPEN SPACE REQUIREMENT

1 DECIDUOUS SHADE TREE, 2 ORNAMENTAL TREES, AND 2 SHRUBS REQUIRED FOR EVERY 2,000 SF OF
REQUIRED OPEN SPACE.

11,505 SF / 2,000 SF = 5.75 X 1 = 5.75 = 6 SHADE TREES REQUIRED = 6 SHADE TREES PROVIDED
11,505 SF / 2,000 SF = 5.75 X 2 = 11.5 = 12 ORNAMENTAL TREES REQUIRED = 12 ORNAMENTAL TREES PROVIDED

$$11.505 \text{ SF} / 2,000 \text{ SF} = 5.75 \times 2 = 11.5 = 12 \text{ SHRUBS REQUIRED} = 12 \text{ SHRUBS PROVIDED}$$

PARKING LOT SCREENING

1 SHADE TREE AND 2 UNDERSTORY TREES REQUIRED PER 50 LF OF PARKING ADJACENT TO STREET
WITH 2 FT CONTINUOUS PARKING LOT SCREEN REQUIRED

112 LF / 50 = 2.24 X 1 = 2.24 = 3 OVERSTORY TREES REQUIRED = 3 OVERSTORY TREES PROVIDED

112 LF / 50 = 2.24 X 2 = 4.48 = 5 ORNAMENTAL TREES REQUIRED = 5 ORNAMENTAL TREES PROVIDE

PARKING LOT ISLANDS

1 TREE REQUIRED FOR EVERY REQUIRED ISLAND = 1 TREE PROVIDED FOR EVERY LANDSCAPE ISLAND
WITH GROUND COVER
6 REQUIRED ISLANDS = 6 TREES PROVIDED

BUFFER YARDS

EXISTING 6' HEIGHT WOOD PRIVACY FENCE ALONG THE WEST PROPERTY LINE IS TO REMAIN
ADDITIONAL SHRUBS AND TREES PROVIDED.

PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER
ORNAMENTAL TREES				
AG	4	Aesculus glabra 'JN Select' / Early Glow™ Ohio Buckeye	1.5" Cal.	B&B
CI	3	Crataegus crus-galli inermis / Thornless Cockspur Hawthorn	1.5" Cal.	B&B
MS	5	Malus x 'Spring Snow' / Spring Snow Crabapple	1.5" Cal.	B&B
SE	5	Syringa reticulata Ivory Silk / Japanese Tree Lilac	1.5" Cal.	B&B
OVERSTORY TREES				
BG	2	Betula nigra 'Cully Improved' / Heritage® Improved River Birch Multi-trunk	2" Cal.	B&B
GA	3	Ginkgo biloba 'Autumn Gold' / Autumn Gold Maidenhair Tree	2" Cal.	B&B
GM	2	Gymnocladus dioica 'J.C. McDaniel' / Prairie Titan® Kentucky Coffeetree	2" Cal.	B&B
NW	3	Nyssa sylvatica 'Wildfire' / Wildfire Tupelo	2" Cal.	B&B
QX	3	Quercus x 'QRSW18' / Streetwise® Red Oak	2" Cal.	B&B
TA	2	Tilia americana 'Boulevard' / Boulevard American Linden	2" Cal.	B&B
SHRUBS				
CD	3	Caryopteris incana 'Dark Blue' / Dark Blue Comm Buebeard	2" Ht.	3 Gal. Pot
PD	11	Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark	2.5" Ht.	3 Gal. Pot
RG	5	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	1" Ht.	3 Gal. Pot
ST	10	Spiraea betulifolia 'Tor' / White Frost™ Birchleaf Spiraea	2.5" Ht.	3 Gal. Pot
GRASSES				
CK	12	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	3" Ht.	3 Gal. Pot
PH	15	Panicum virgatum 'Heavy Metal' / Heavy Metal Switch Grass	2" Ht.	3 Gal. Pot
SH	10	Sporobolus heterolepis / Prairie Dropseed	1" Ht.	1 Gal Pot
TALL EVERGREEN SHRUB				
TA	16	Thuja occidentalis 'Art Boe' / North Pole® Arborvitae	6" HT	5 Gal. Pot

SITE PLAN

CULVERS - INDIANOLA
1901 N. JEFFERSON WAY

INDIANOLA, IOWA

REFERENCE NUMBER
220538

DRAWN BY:

REVISION DATE:
03/12/2026
03/23/2026
04/09/2026
05/15/2026 CITY
06/10/2026 CITY
06/29/2026 CITY

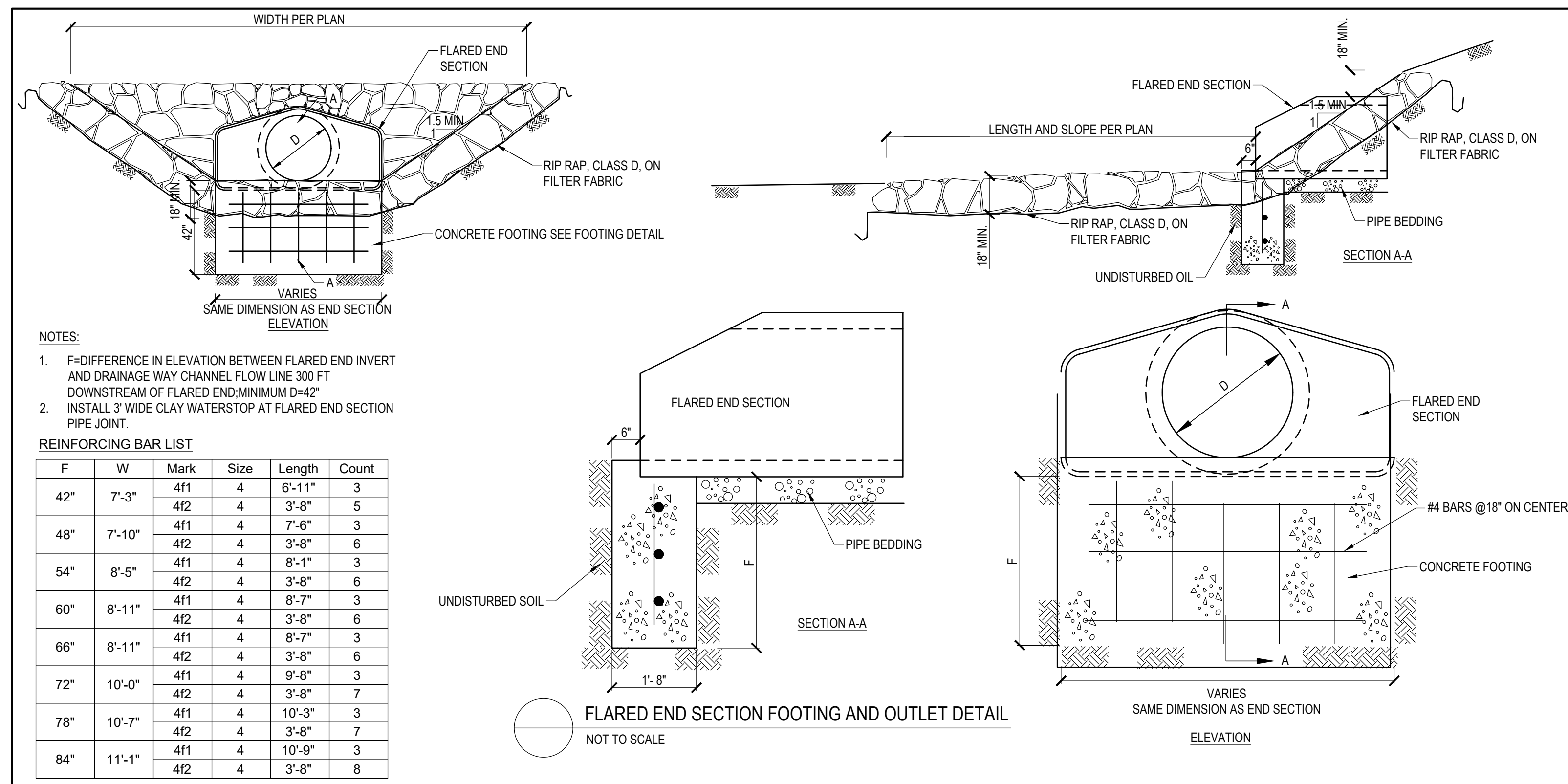
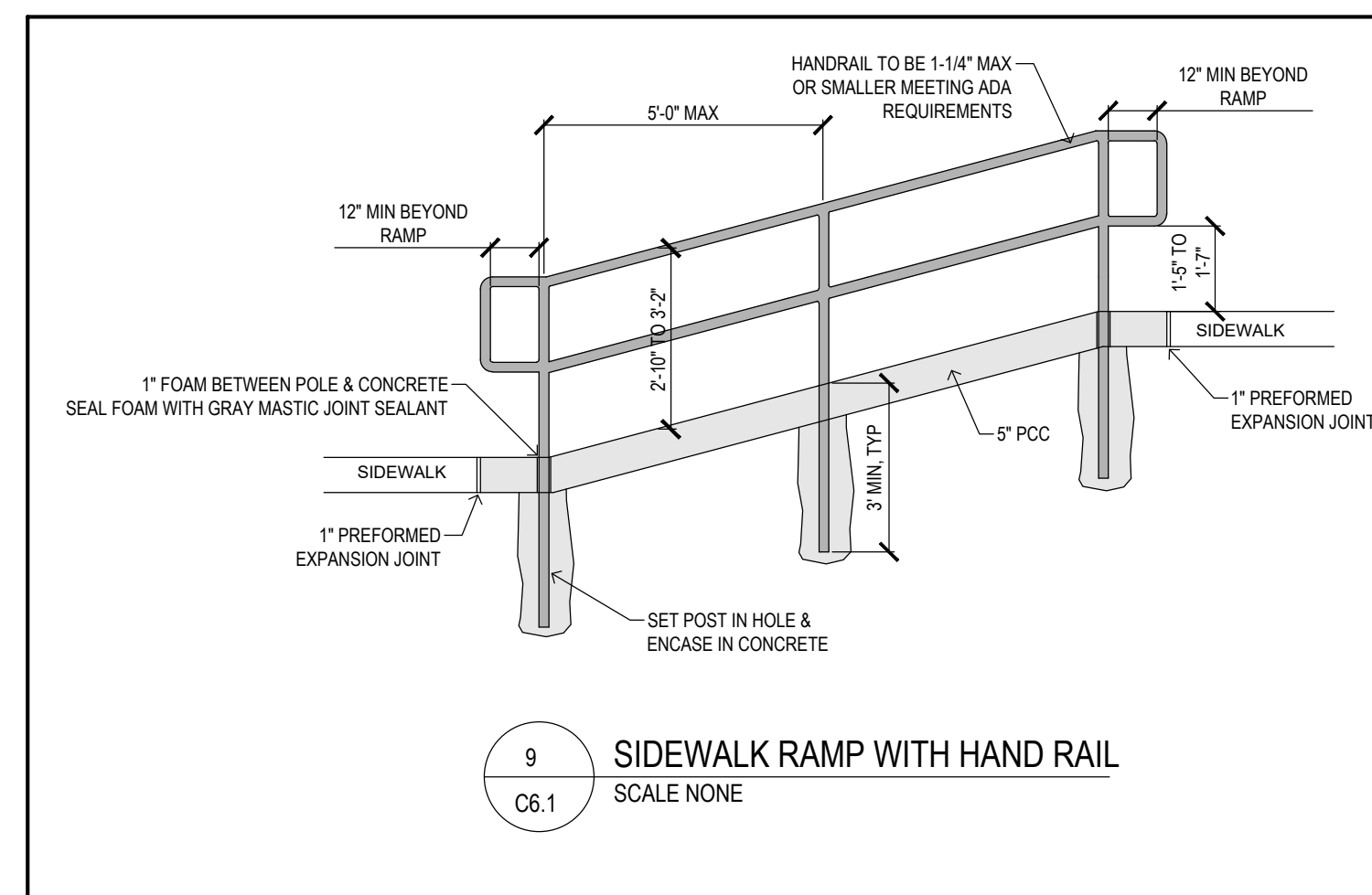
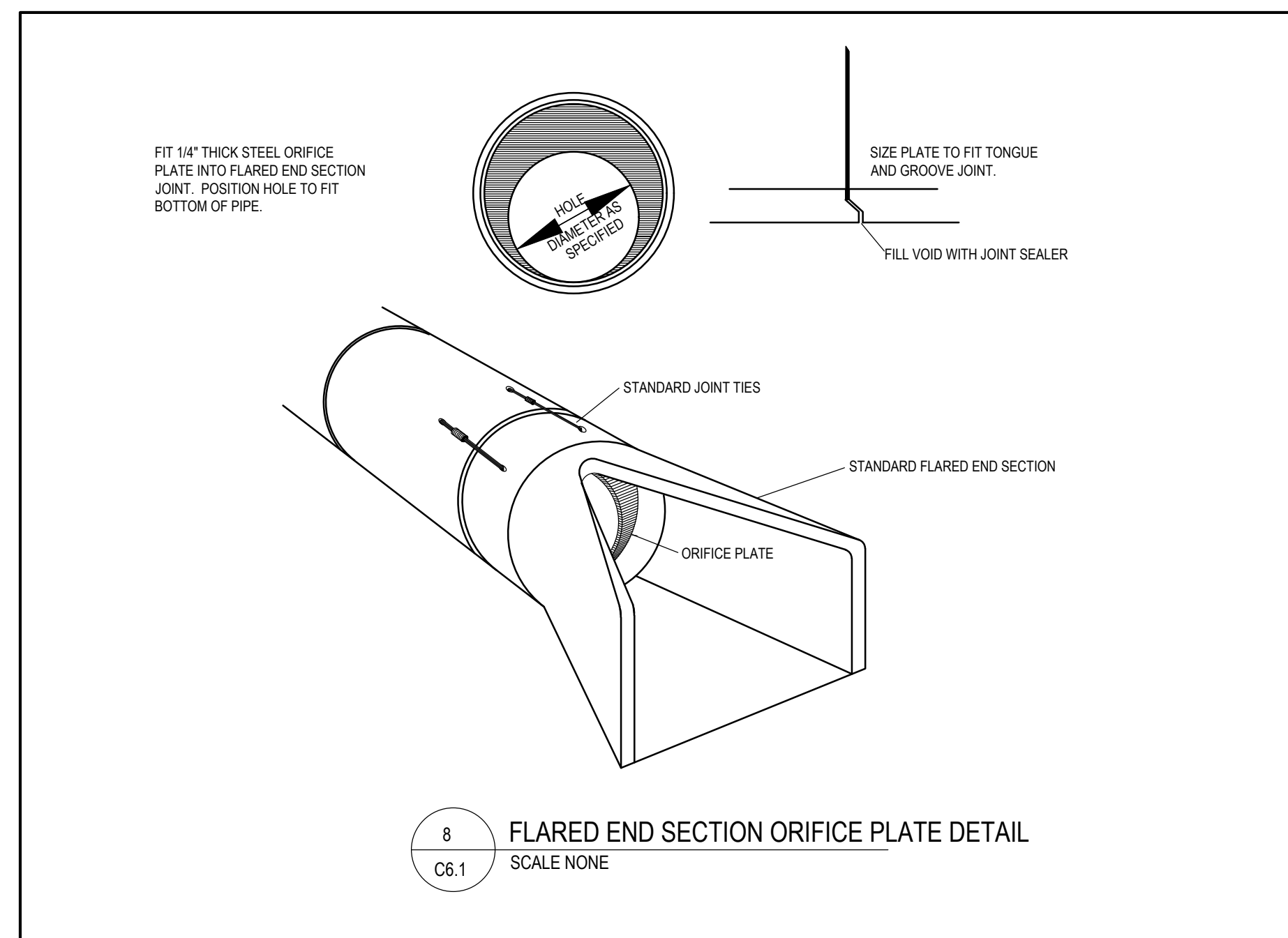
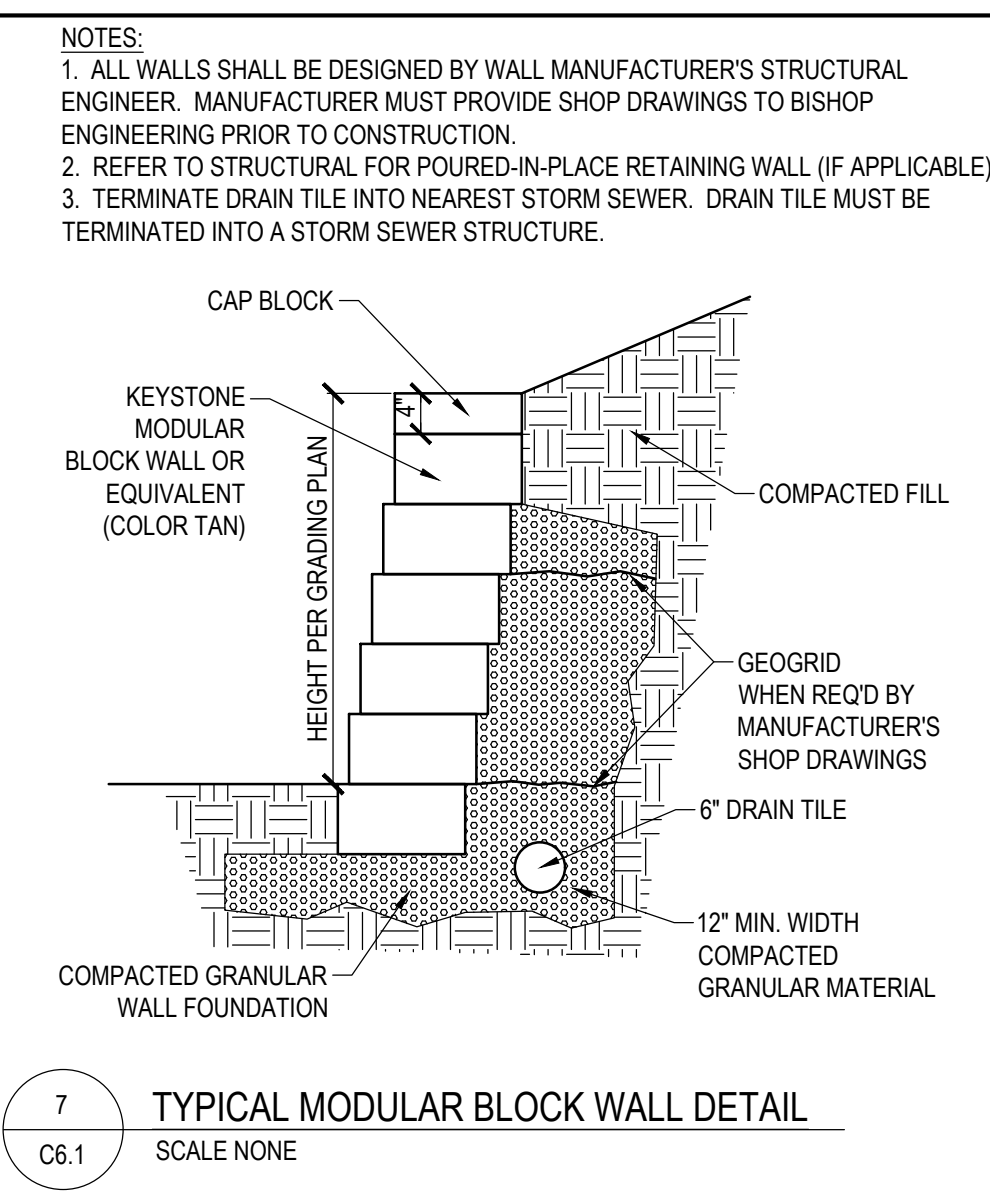
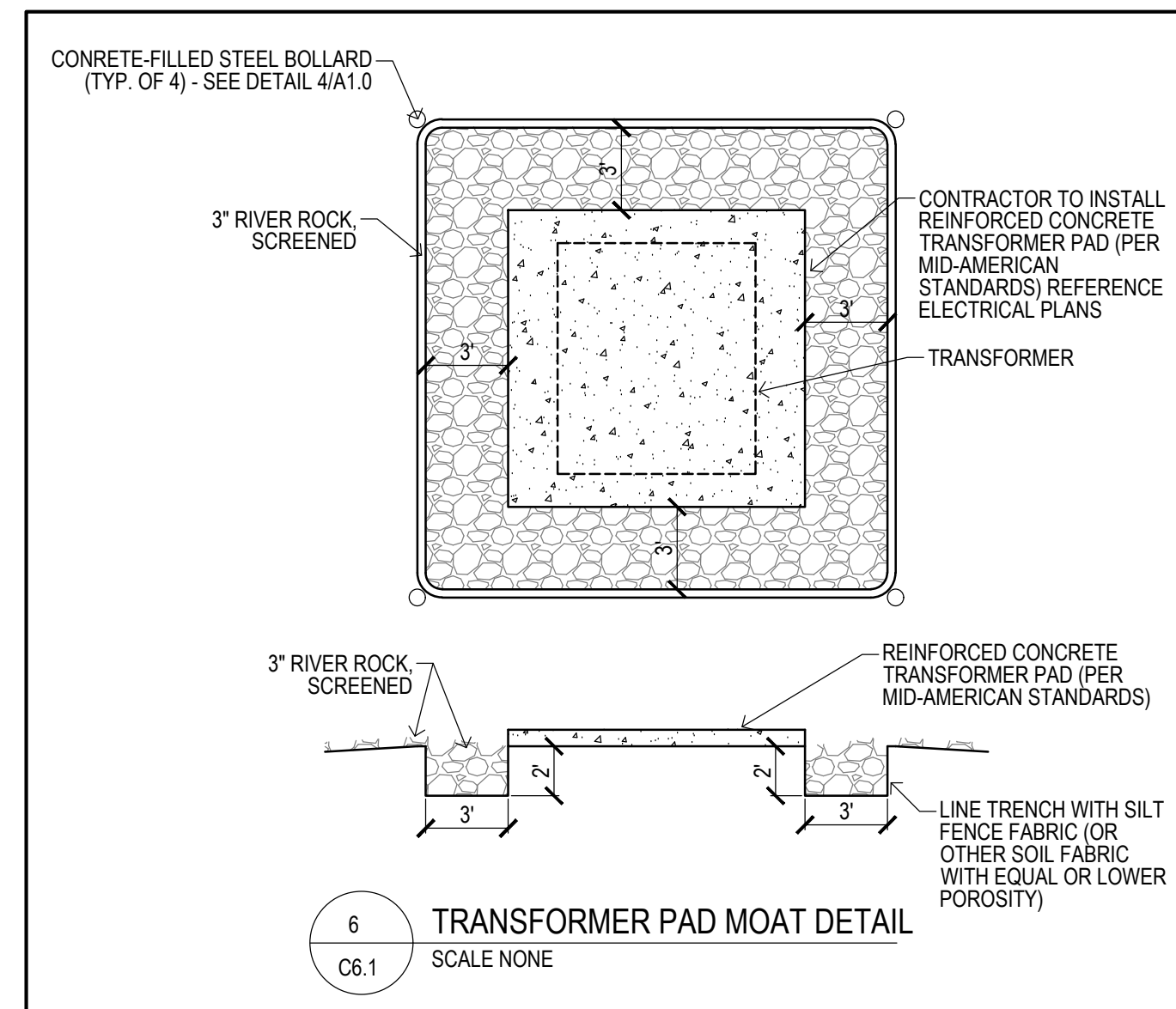
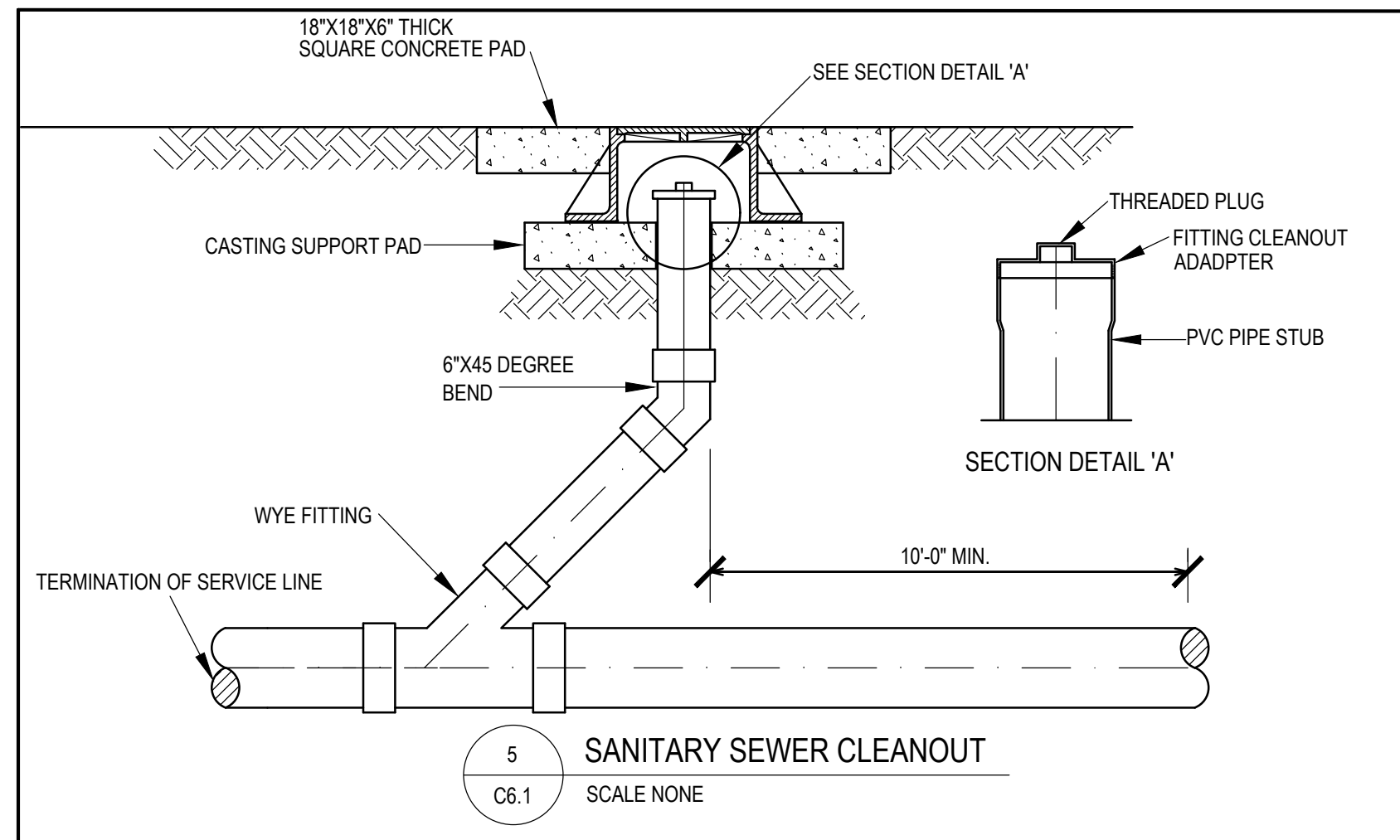
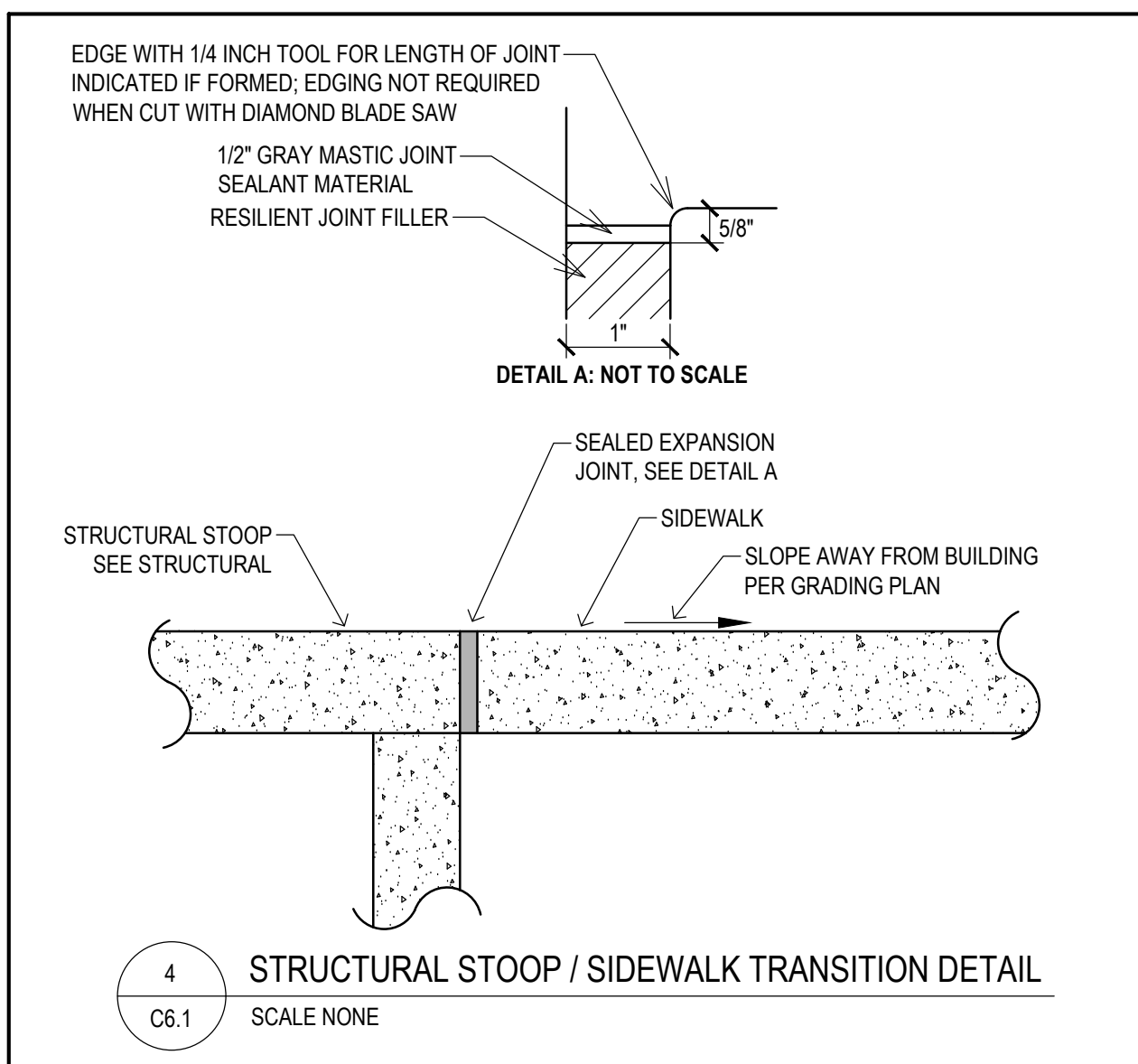
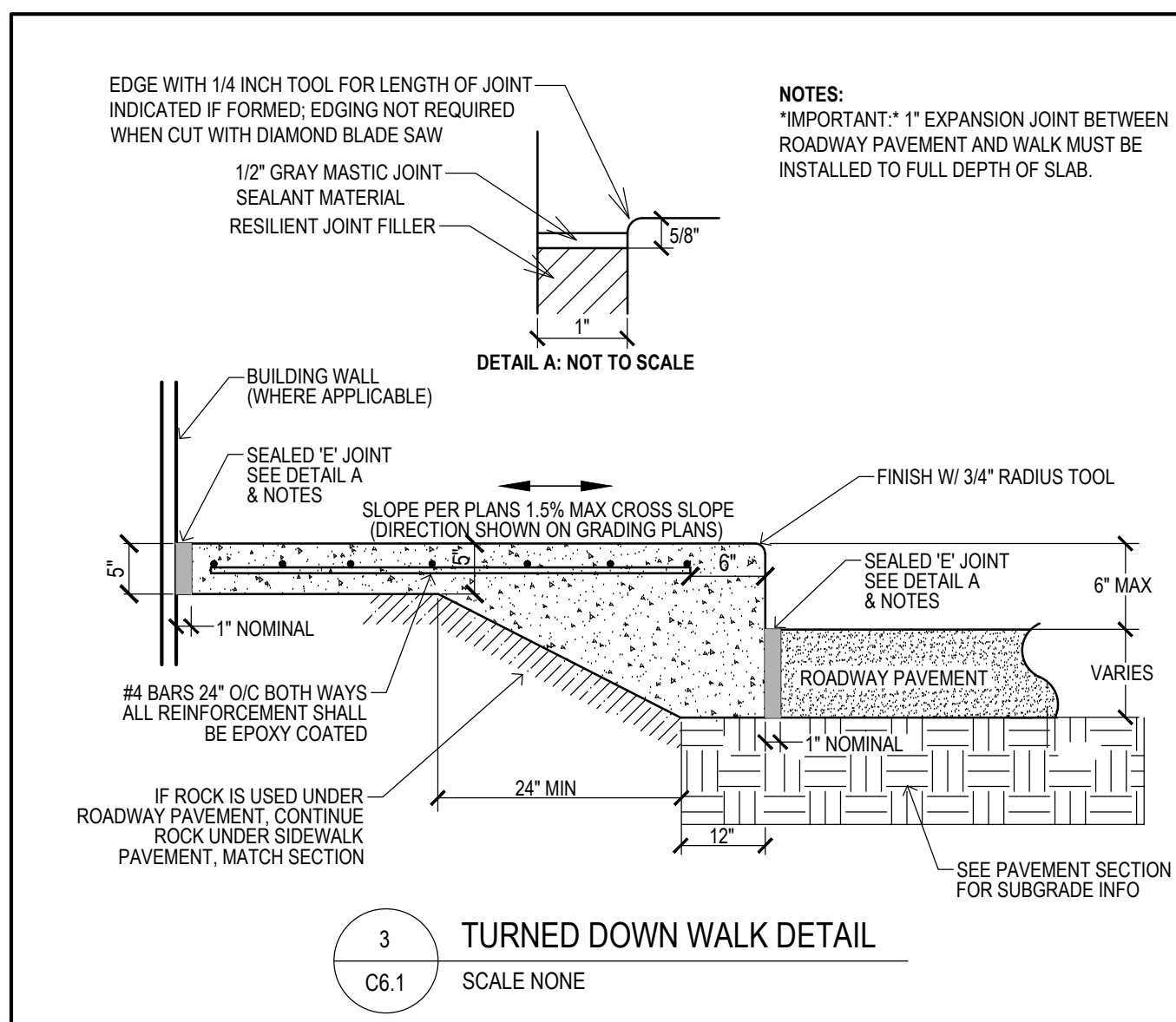
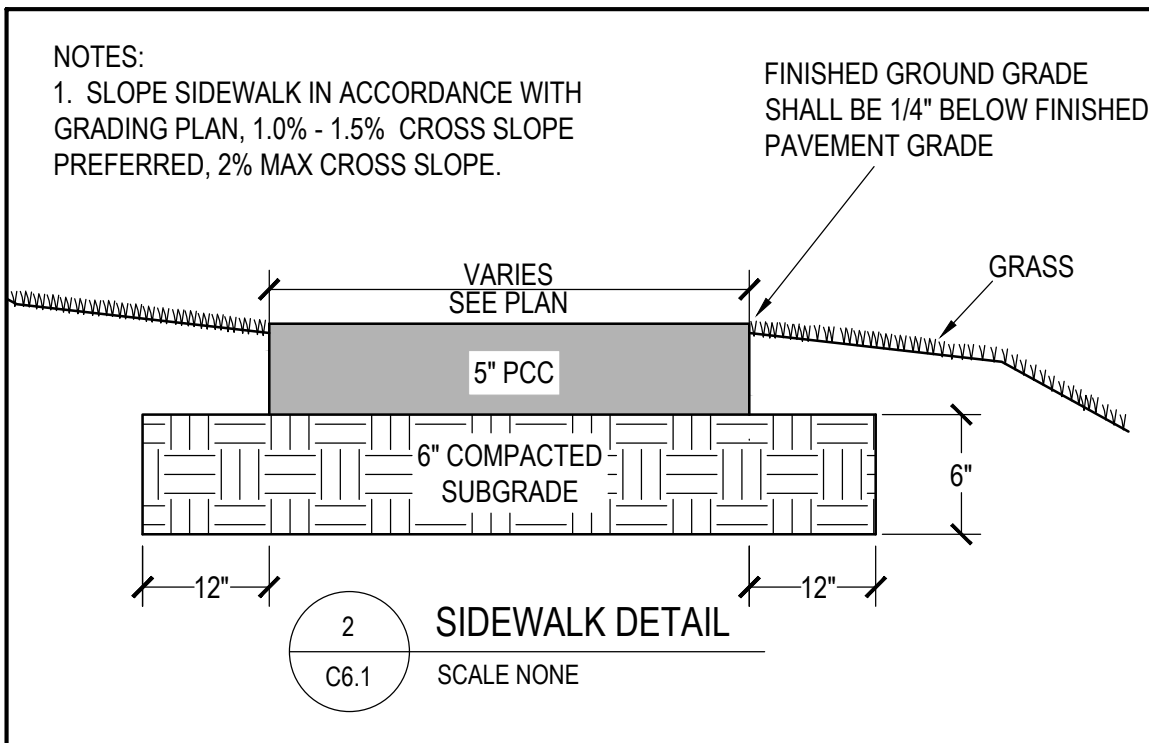
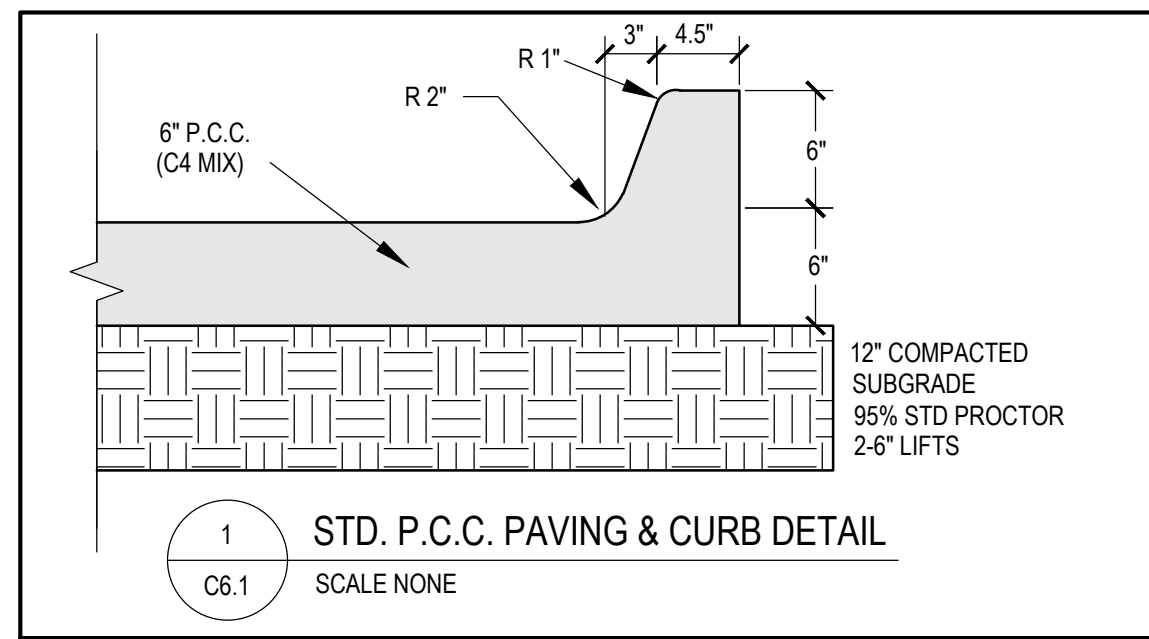
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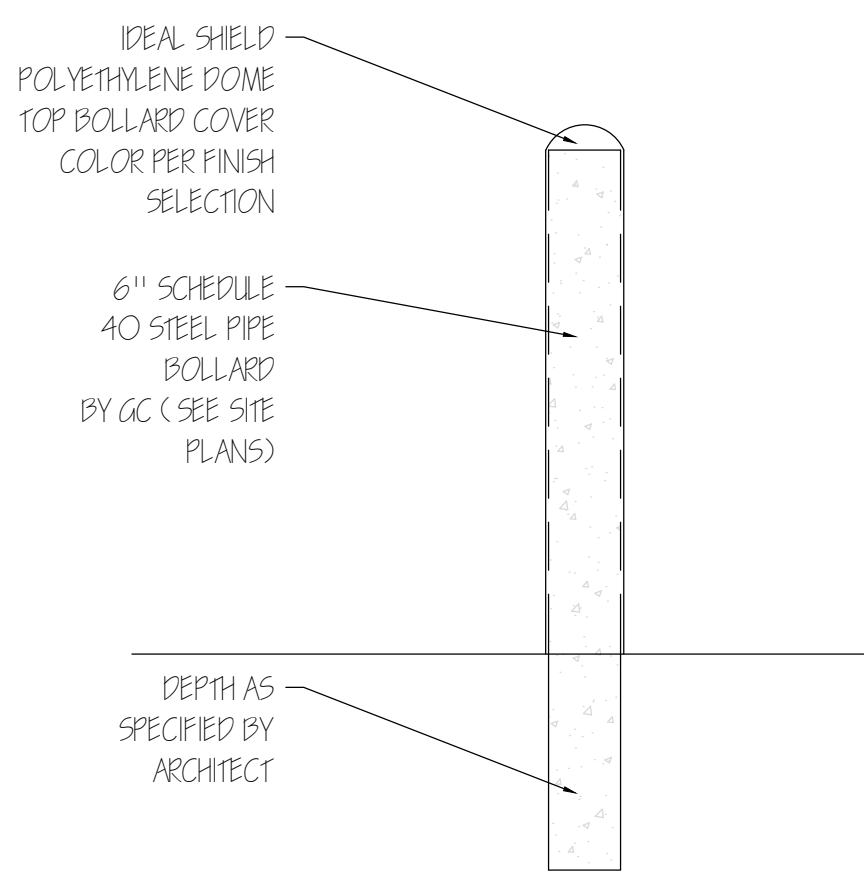
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LANDSCAPE
PLAN

SHEET NUMBER:

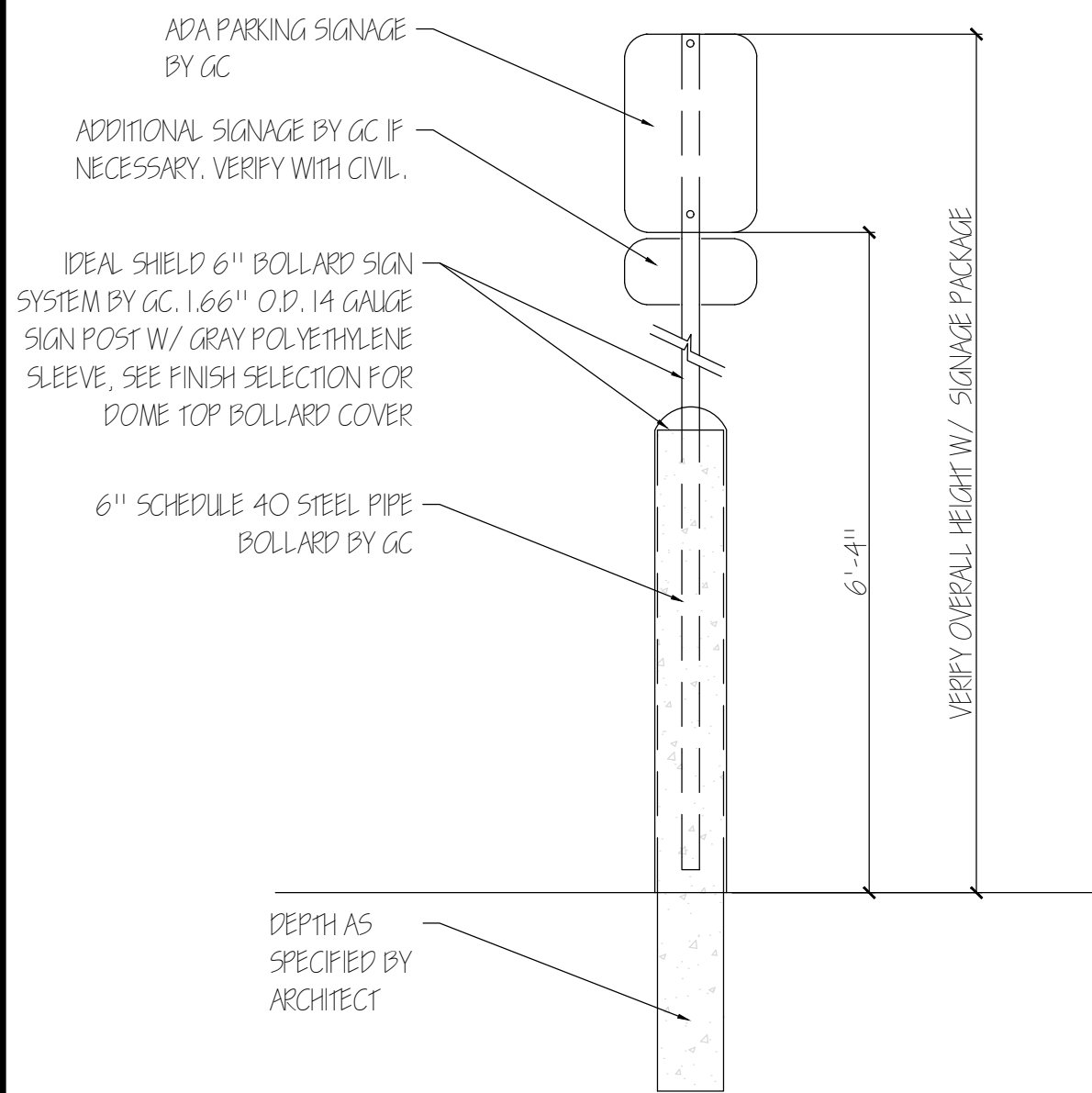
C5.1

BISHOP
ENGINEERING +
3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0467

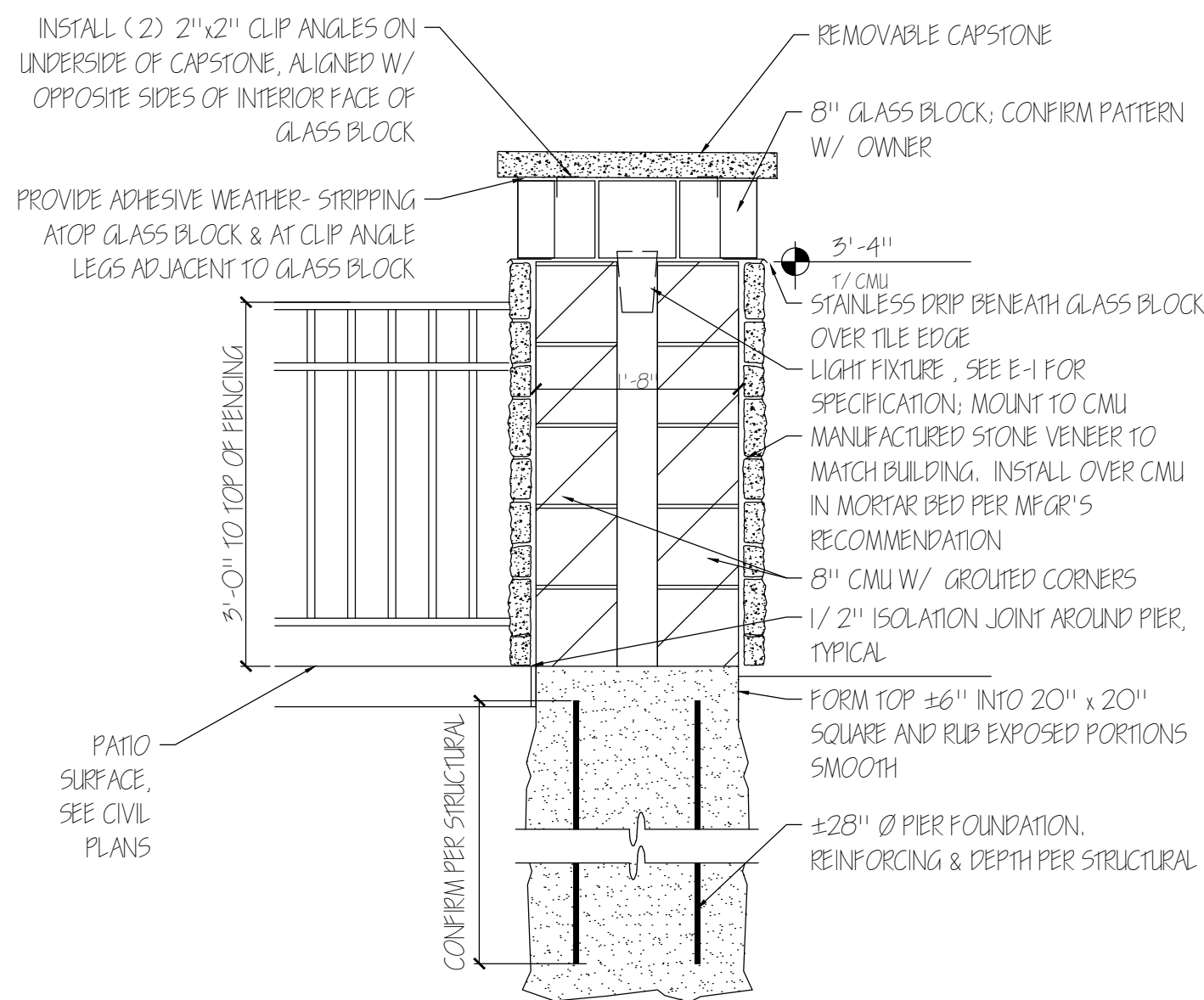




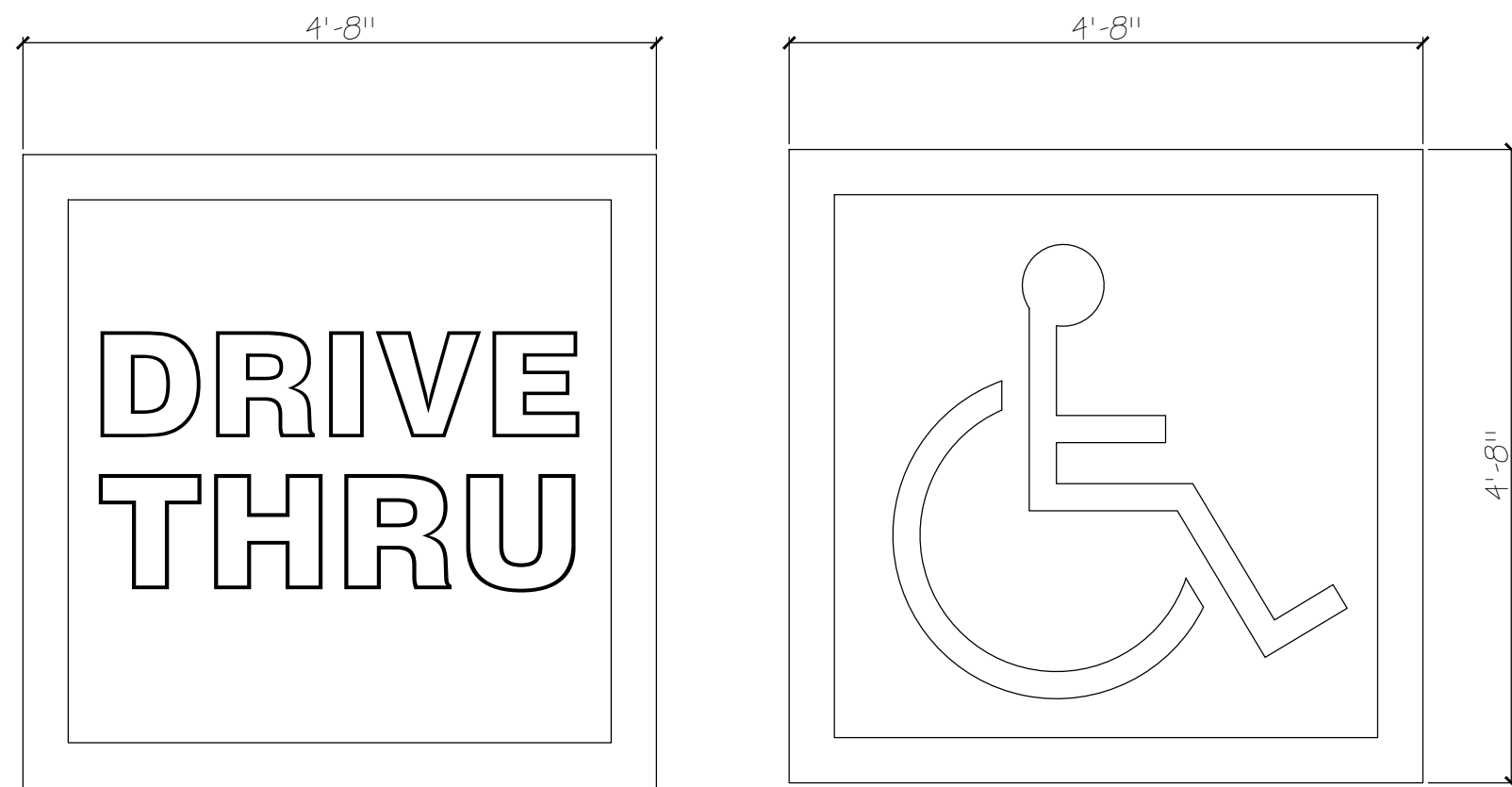
1 BOLLARD (TYP.)
C-1 SCALE: 3/4" = 1'-0"



3 BOLLARD SIGN SYSTEM
C-1 SCALE: 3/4" = 1'-0"

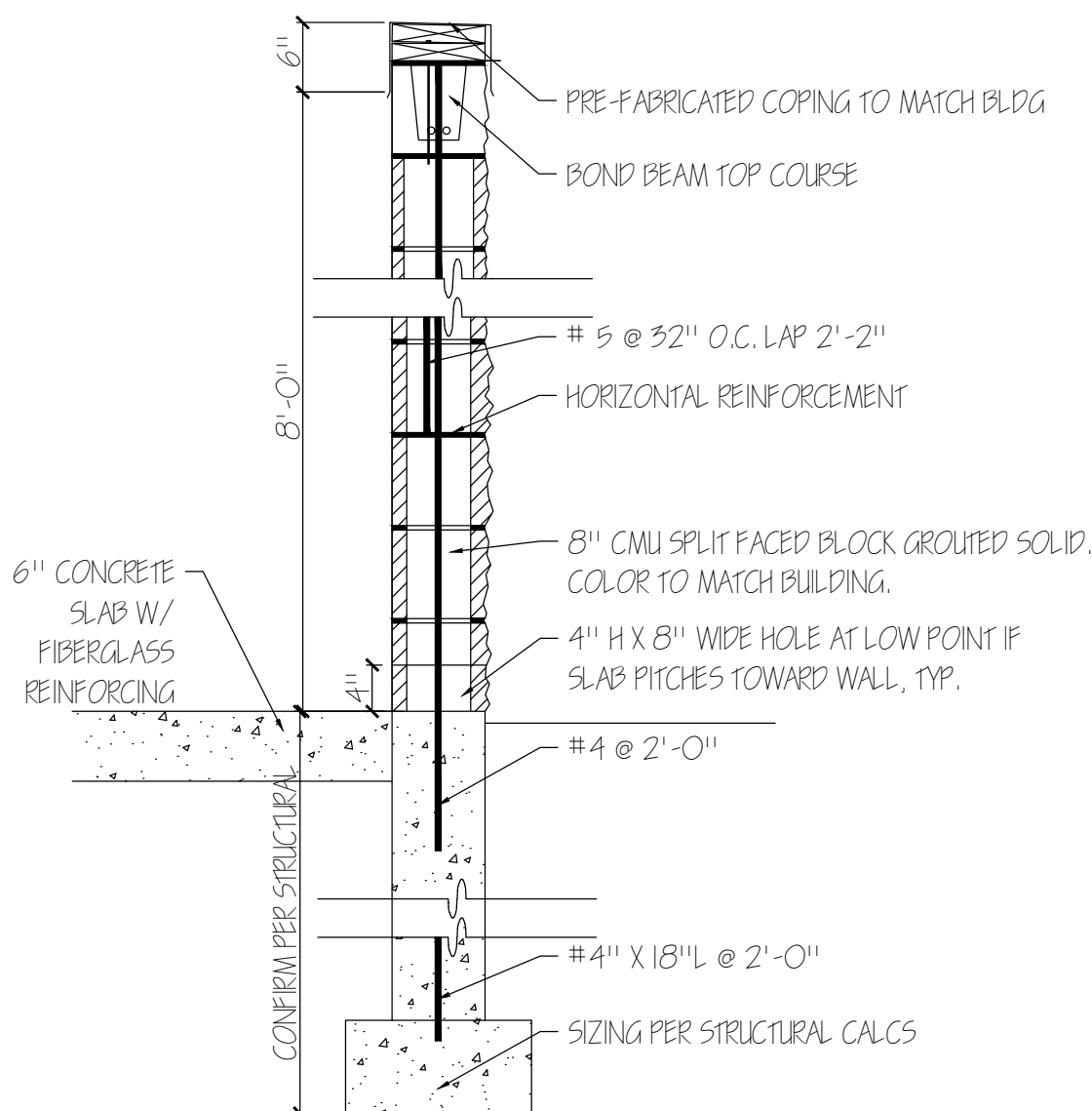


7 SECT. - PATIO PIER
C-1 SCALE: 3/4" = 1'-0"

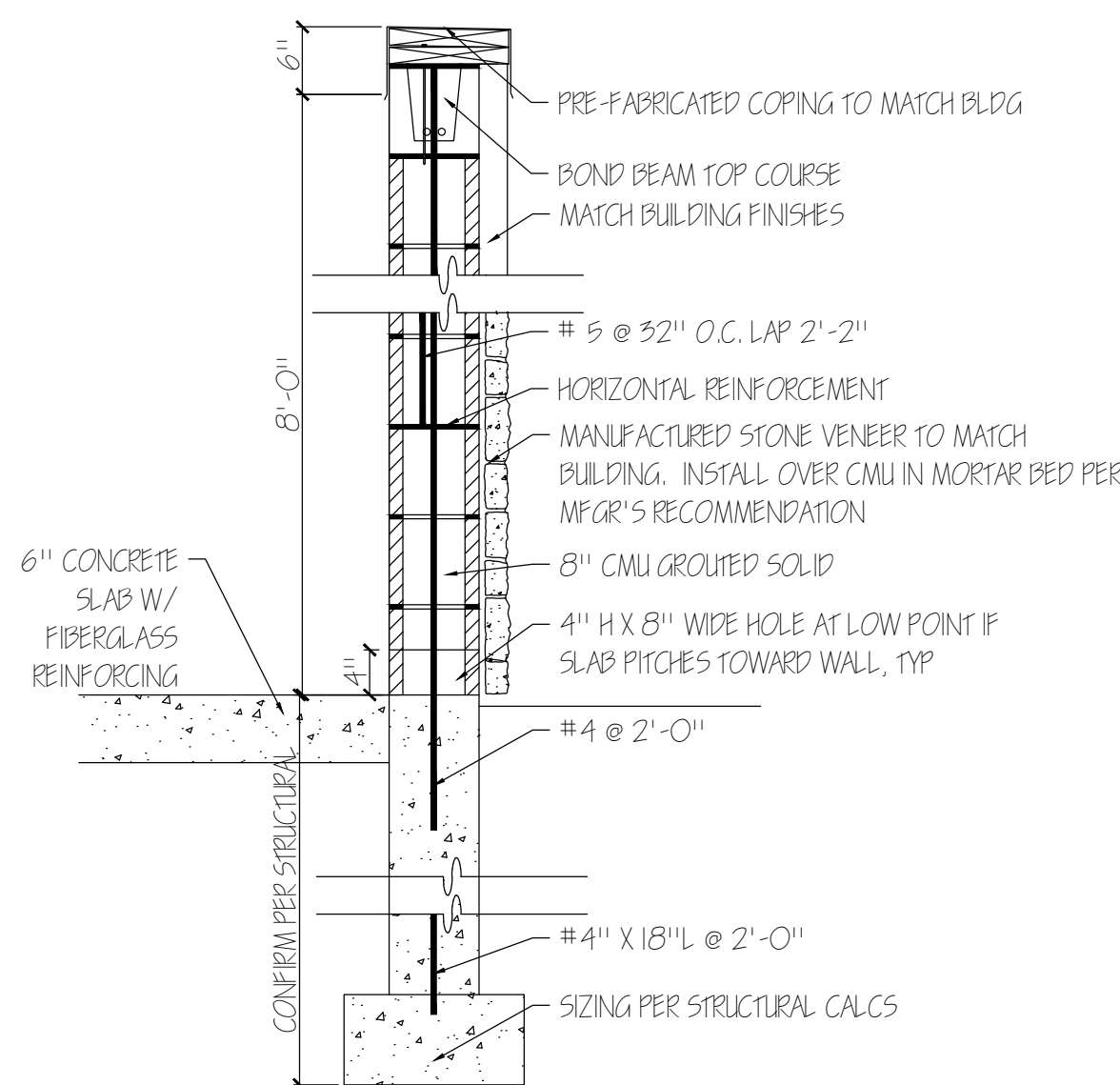


NOTE: ALL PARKING LOT SYMBOLS TO HAVE WHITE TEXT AND BORDER WITH BLUE BACKGROUND STRIPING. ALL PARKING LOT STRIPING TO BE WHITE WITH TRIPLE LINE SHOWN AT RIGHT FOR DRIVE THRU

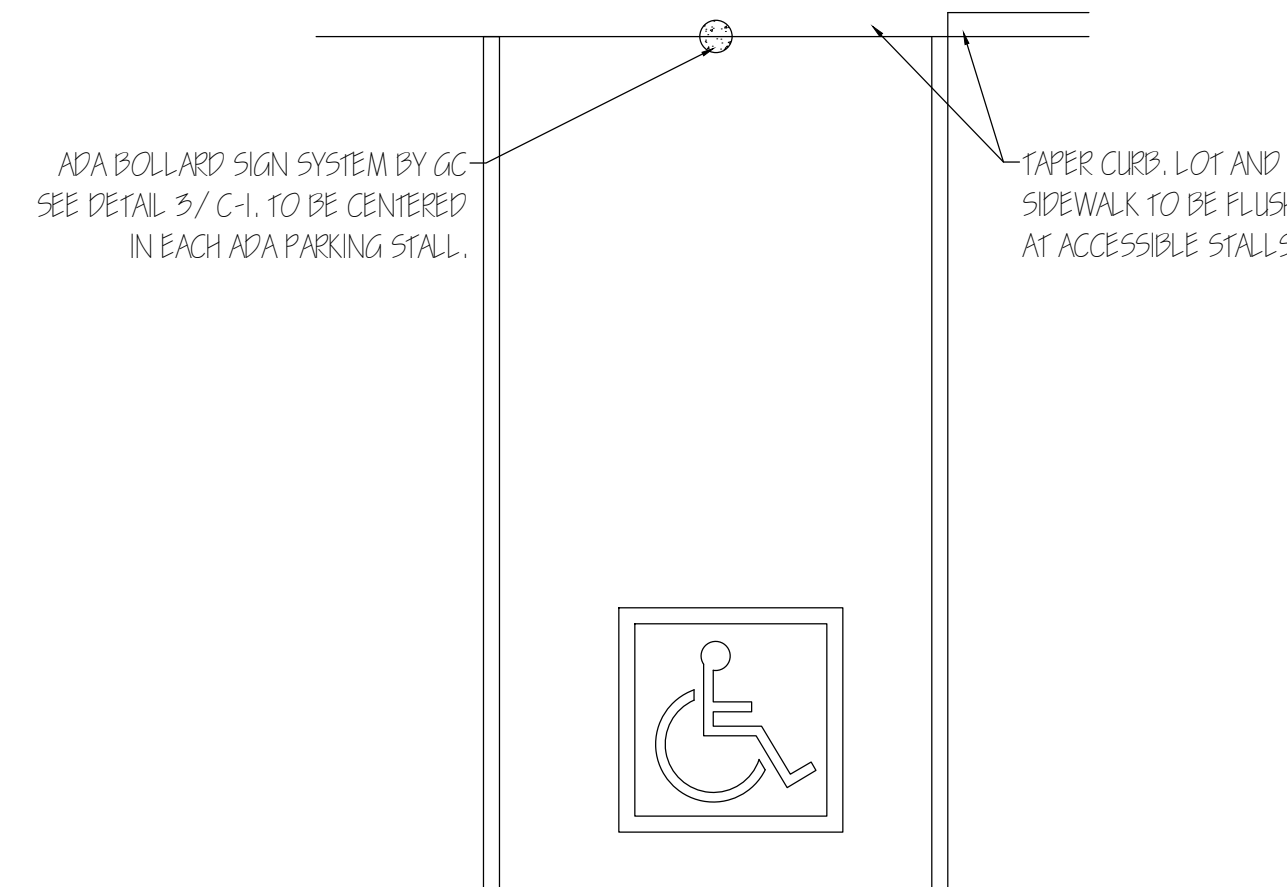
2 PAINTED SYMBOL & STRIPING STANDARDS
C-1 SCALE: 3/4" = 1'-0"



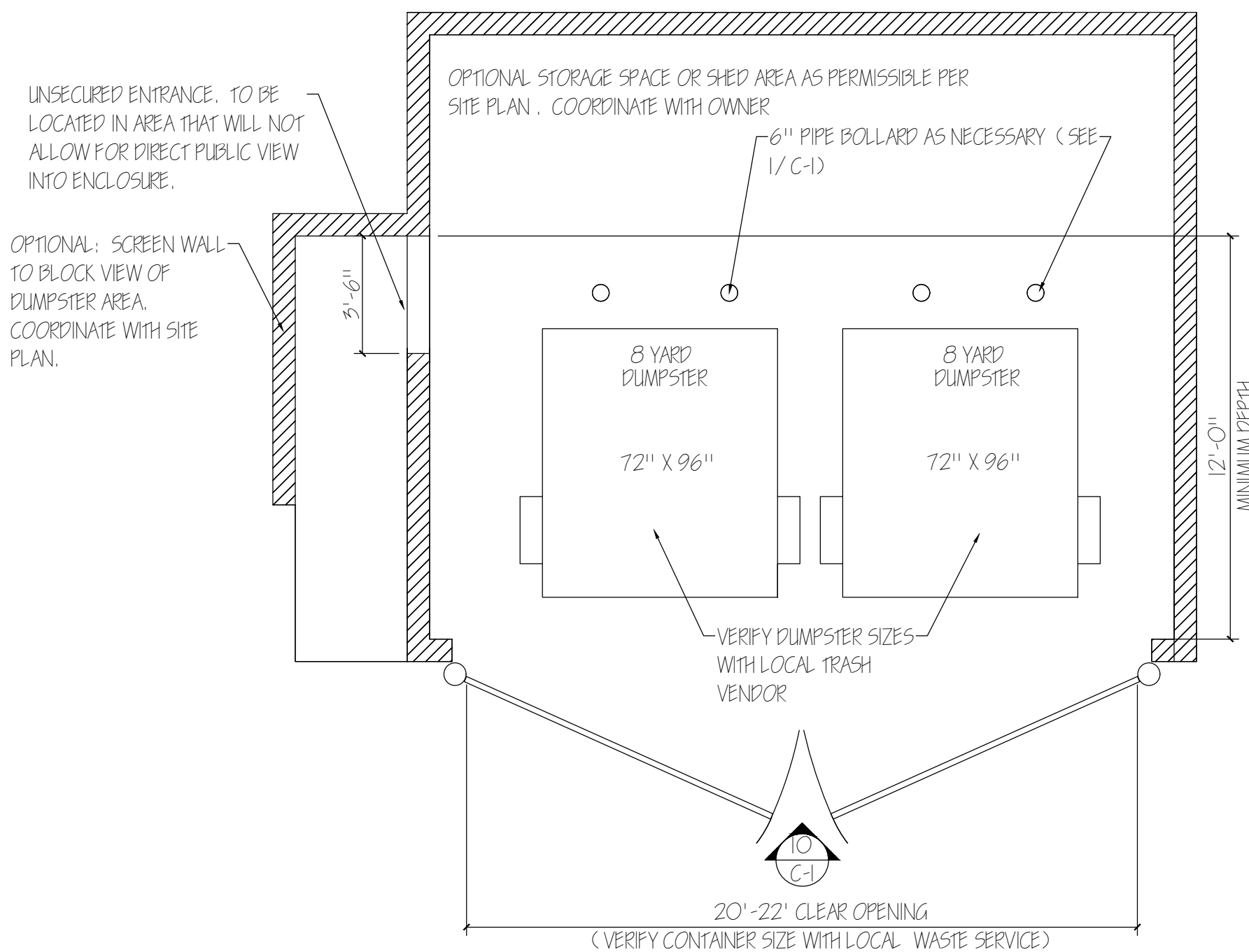
4 SECT. - DUMPSTER ENCLOSURE
C-1 SCALE: 3/4" = 1'-0" (DETACHED FROM BUILDING)



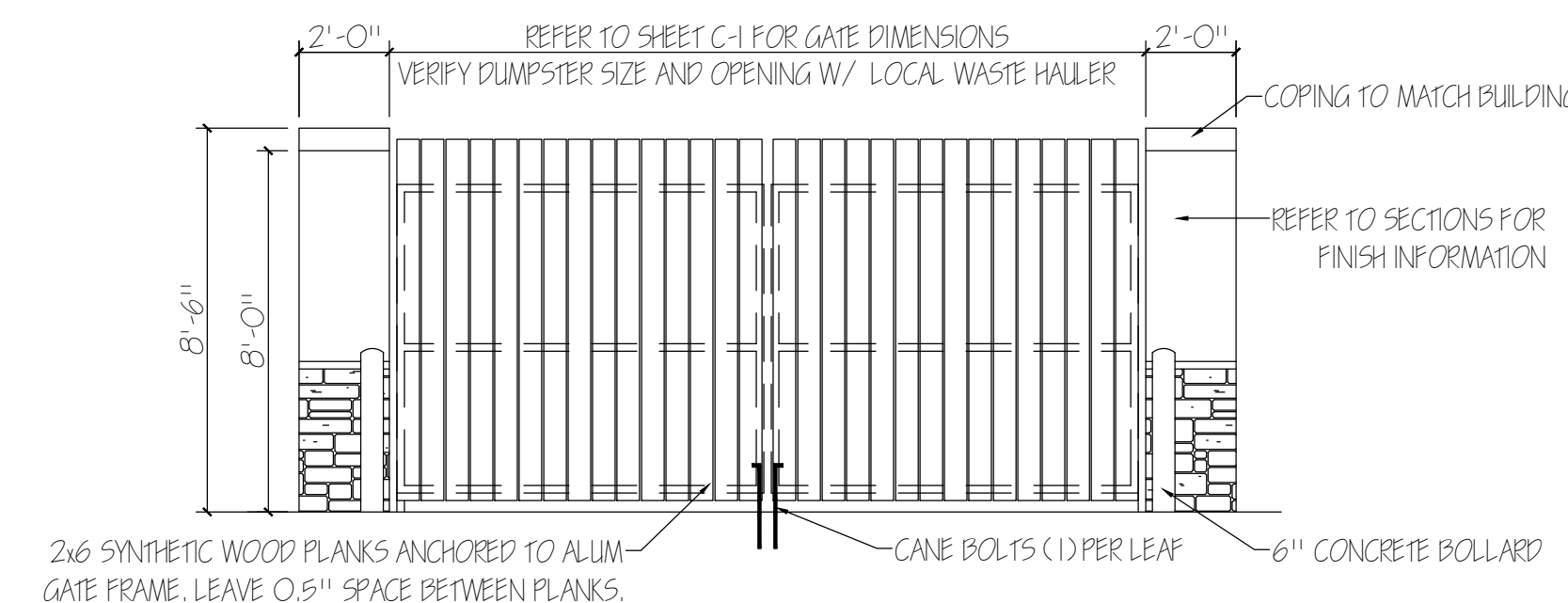
5 SECT. - DUMPSTER ENCLOSURE
C-1 SCALE: 3/4" = 1'-0" (ATTACHED TO BUILDING)



9 TYP. ADA STALL
C-1 SCALE: 1/4" = 1'-0"



6 SCHEMATIC DUMPSTER PLAN - DETACHED
C-1 SCALE: 1/4" = 1'-0"



10 ELEV. DUMPSTER ENCLOSURE
C-1 SCALE: 1/4" = 1'-0"

NATIONAL ACCOUNTS PROGRAM:
1. CRESCENT ELECTRIC SUPPLY COMPANY: INTERIOR AND EXTERIOR LIGHTING, LIGHTING CONTROLS, DISTRIBUTION GEAR, DEVICES, COVER PLATES, AND LIGHT POLES/ HEADS.

NATIONAL ACCOUNT SUPPORT: culvers@cesco.com
CONTACT FOR SITE PHOTOMETRIC PLAN

TYPICAL SITE LIGHTING SPECS:

LA LITHONIA D-SERIES SIZE 3 LED FLOOD LIGHT, (FOR OPTIONAL FLAG POLE)

TYPICAL PARKING LOT LIGHTING SPECS:
(VERIFY WITH CRESCENT ELECTRIC)

P1 PARKING LOT FIXTURE LITHONIA D-SERIES SIZE 1, DSKILED. VERIFY EXACT SPECS AND POLE HEIGHT WITH SITE PHOTOMETRICS AND CITY REQUIREMENTS NOT SHOWN. VERIFY WITH CIVIL PLANS

GENERAL NOTES:
1. THIS IS A GENERIC SITE/ BUILDING PLAN. PLEASE SEE PROJECT SPECIFIC SITE, BUILDING, AND CIVIL PLANS FOR ACTUAL CONDITIONS AND SIGNAGE LOCATIONS.

2. COORDINATE PATIO AND LANDSCAPE LIGHTING WITH OWNER.

3. CONTRACTOR TO VERIFY SIGNAGE REQUIREMENTS WITH ASSIGNED SIGN VENDOR PRIOR TO ROUGH-INS.

4. PARKING LOT LIGHTING, MAIN BUILDING SIGNAGE, AND MENU BOARD SIGNAGE TO BE CONTROLLED SEPARATELY. SEE SHEET E-6 FOR EXTERIOR LIGHT SWITCHING

5. DETAILS LISTED ARE SUGGESTED STANDARD DETAILS. ARCHITECT AND ENGINEER FOR EACH PROJECT ARE RESPONSIBLE TO MODIFY AS NECESSARY TO COMPLY WITH LOCAL CODES OR CONDITIONS.

SUGGESTED LANDSCAPE GUIDELINES:
1. LANDSCAPING SHOULD UTILIZE PLANTINGS NATIVE TO THE LOCATION AND BLEND WITH THE DOMINANT EXISTING OR PLANNED CHARACTER OF THE SITE.

2. LANDSCAPING SHOULD BE PROVIDED AT PERIMETER OF BUILDING TO HELP ANCHOR STRUCTURE TO SITE AND SCREEN MATERIAL TRANSITION TO FOUNDATION.

3. SHRUBS OR TREES THAT ARE LOCATED IN FRONT OF THE BUILDING OR SITE SIGNAGE SHOULD BE NO TALLER THEN 4 FEET IN HEIGHT.

4. DRIVE THRU AREAS WITH SITE LINES TO UTILITY BOXES OR OTHER SIMILAR ELEMENTS SHOULD BE SCREENED WITH PLANTINGS.

5. GRASS, VEGETATIVE GROUND COVER, MULCH, OR ROCK SHALL BE USED IN ALL OPEN SPACE INCLUDING PARKING LOT BUMP-OUTS AND ISLANDS.

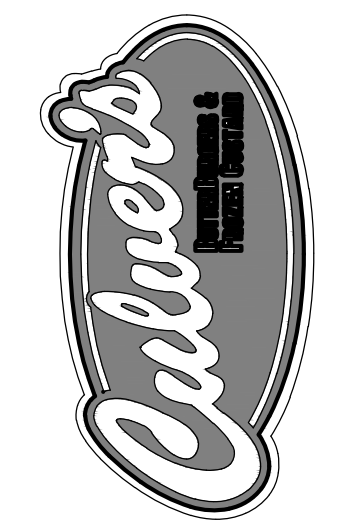
6. PERIMETER OF PATIO SHOULD HAVE PLANTINGS OR LANDSCAPE FEATURE TO HELP SCREEN VIEW OF PARKING LOT.

7. ANY WATER FEATURES SHOULD BE PONDLESS AND POTENTIAL LIABILITY SHOULD BE CONSIDERED FOR ANY SIMILAR LANDSCAPE FEATURES.

WARNING: These plans are for the exclusive use of Culver Franchising System, LLC, and authorized franchise holders only. No part of these plans or the design they represent may be duplicated or reproduced without permission of Culver Franchising System, LLC.

By	
Revision	
Date	

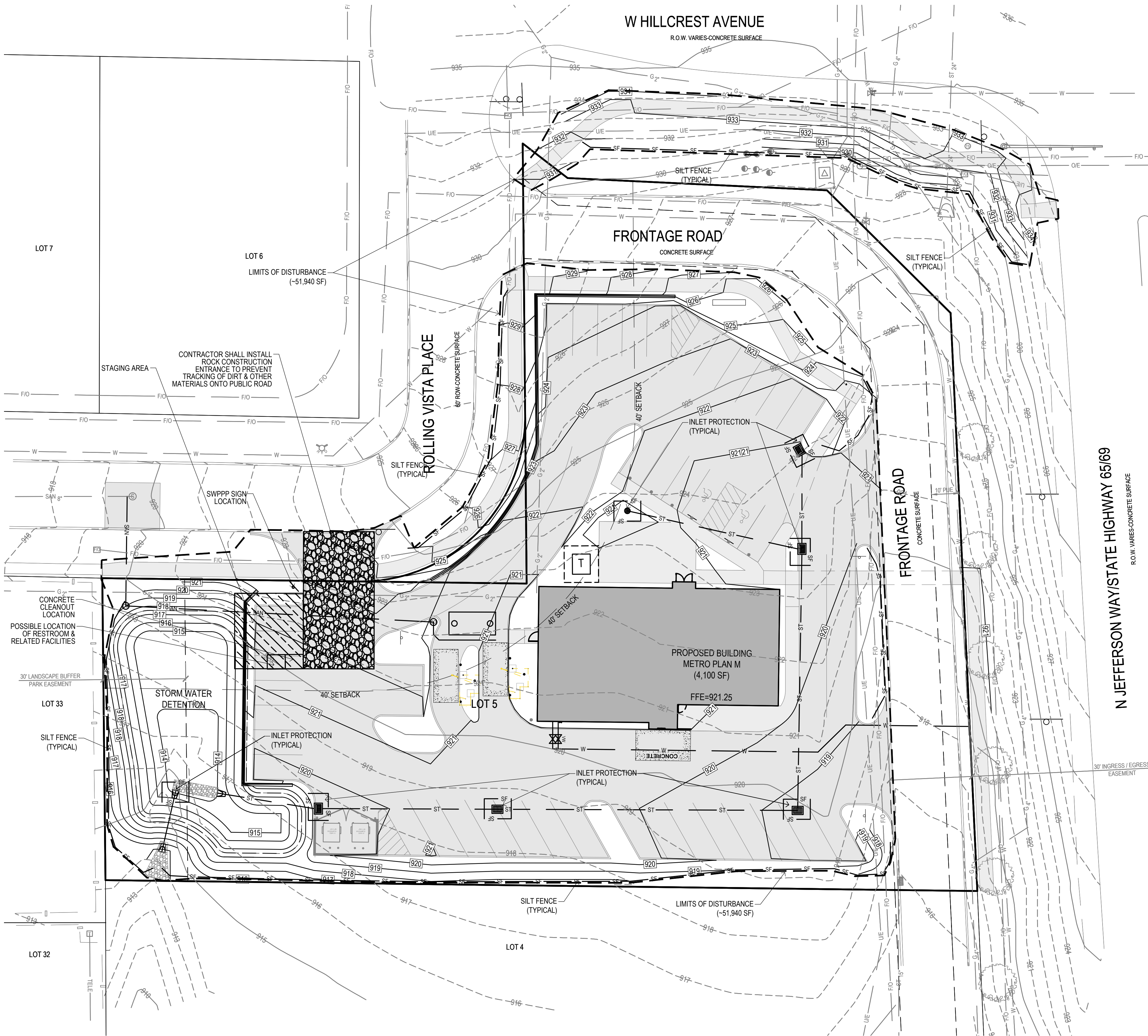
Culver Franchising System, LLC.
1240 Water Street
Prairie du Sac, WI 53578
608-643-7980



CULVER FRANCHISING SYSTEM, LLC.
SITE DETAILS - 2025
MIRRORED PROTOTYPE PLANS

Sheet Contents:	
SITE DETAILS	
Project No.	Mirrored Metro L - 2025
Drawn By:	J. DeLonay
Date:	Jan. 1, 2025

Sheet
C-1

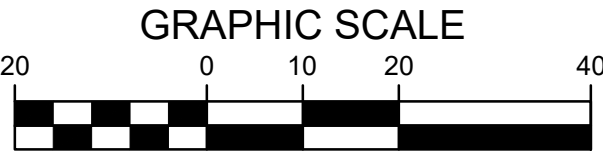
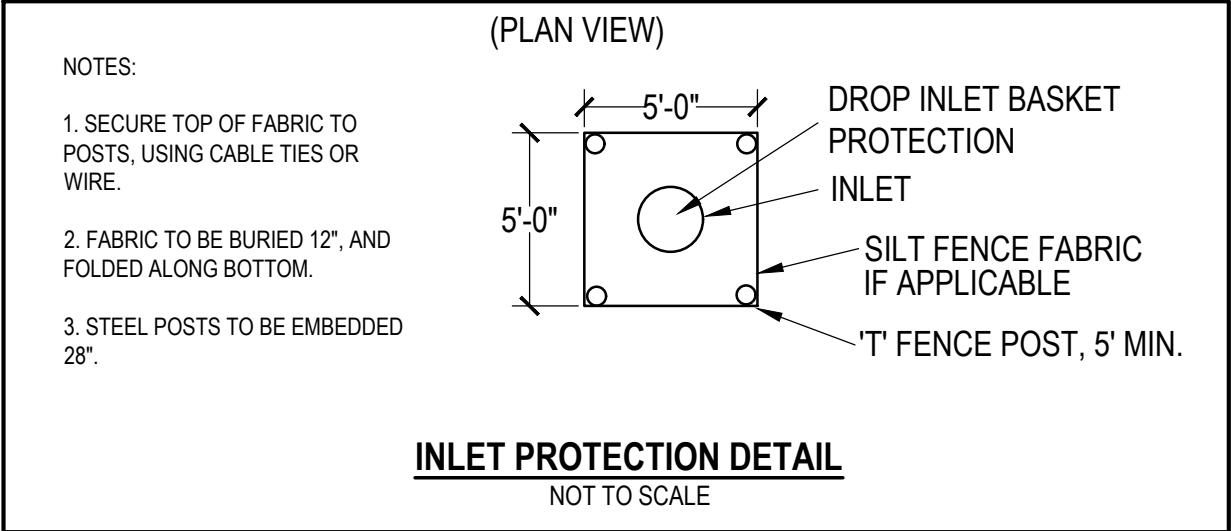
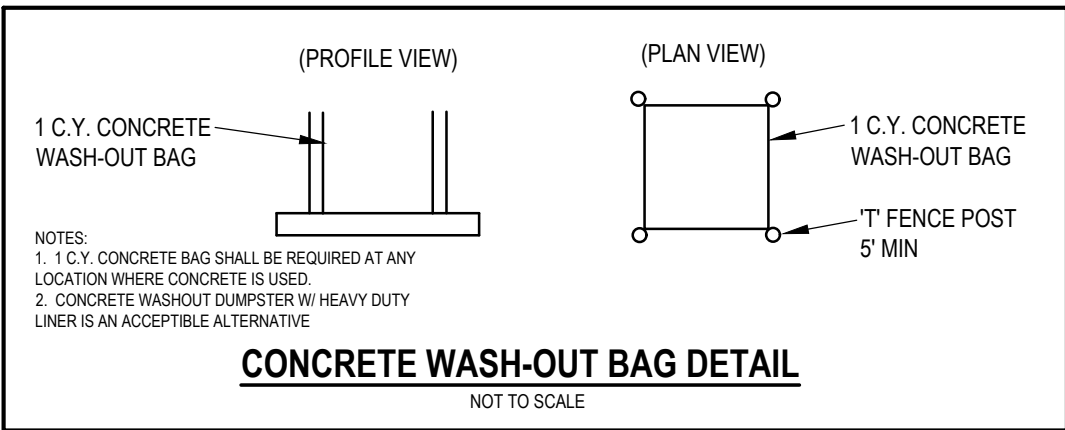
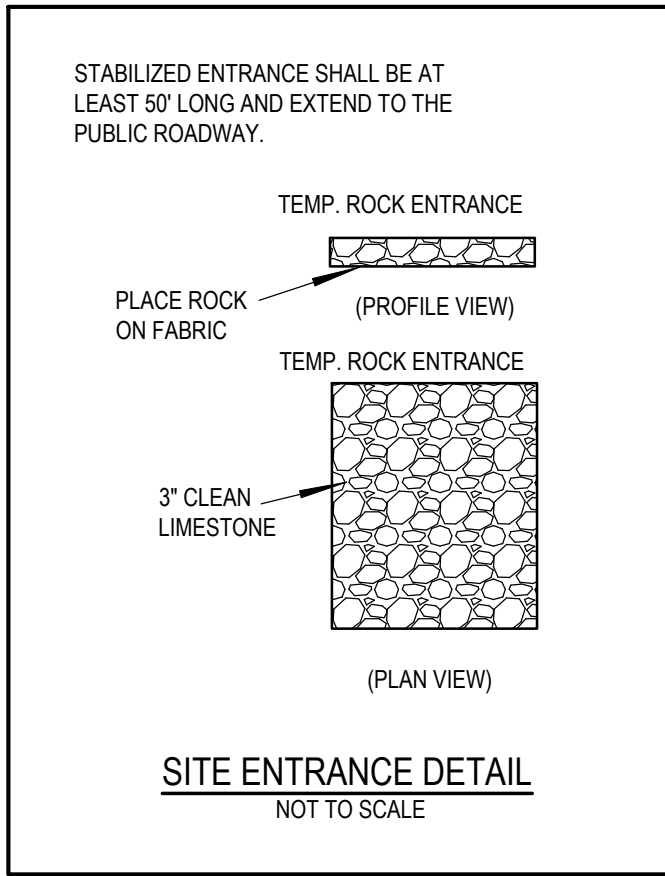
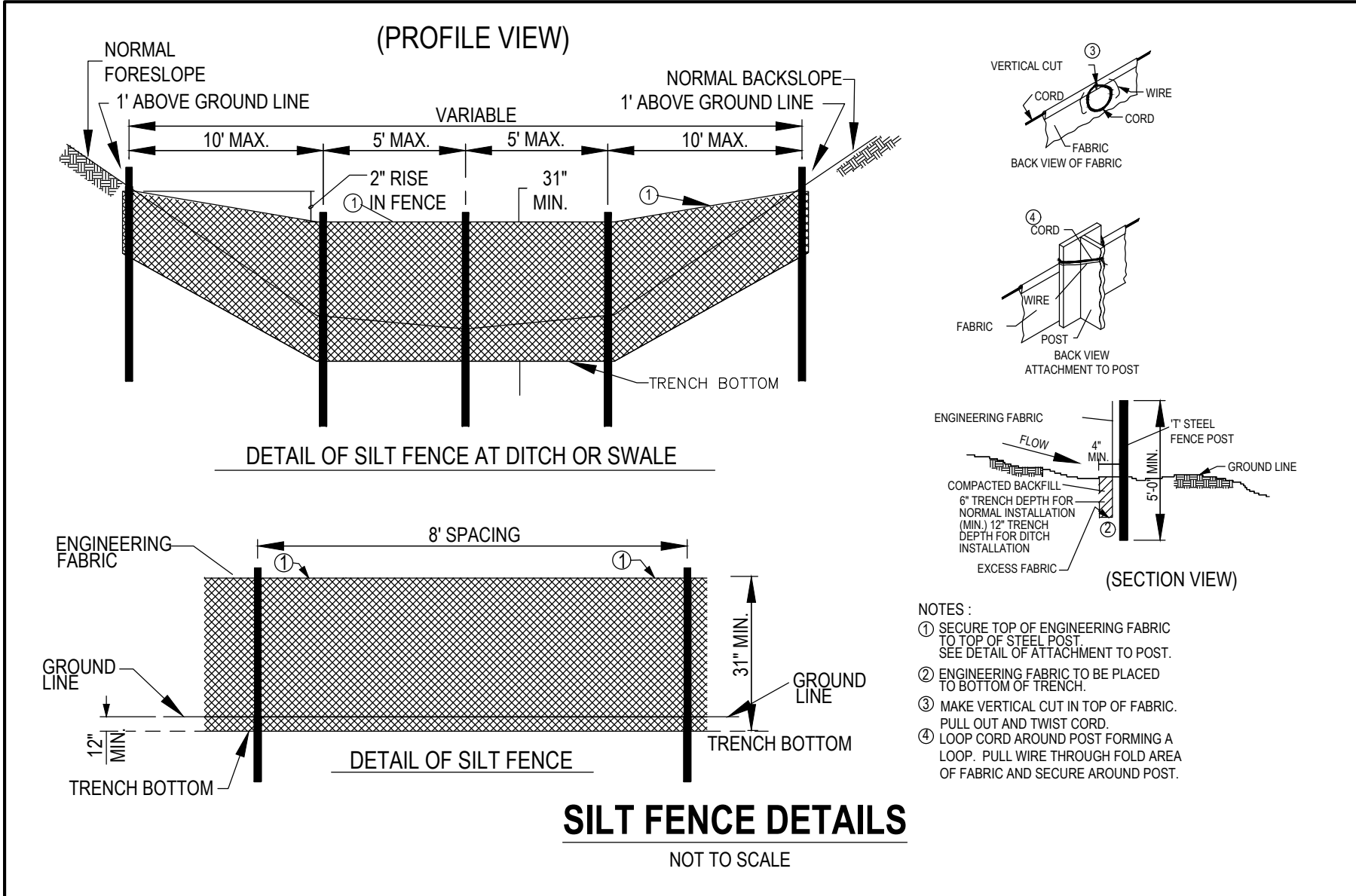


EROSION CONTROL NOTES:

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

EROSION CONTROL REMOVAL NOTES:

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



SITE PLAN
CULVERS - INDIANOLA
1901 N. JEFFERSON WAY
INDIANOLA, IOWA

REFERENCE NUMBER:
220538

DRAWN BY:

REVISION DATE:
03/12/2026
03/23/2026
04/09/2026
05/15/2026 CITY
06/10/2026 CITY
06/29/2026 CITY

PROJECT NUMBER:
260125

SHEET NAME:
EROSION
CONTROL
PLAN -SWPPP

SHEET NUMBER:
C7.1



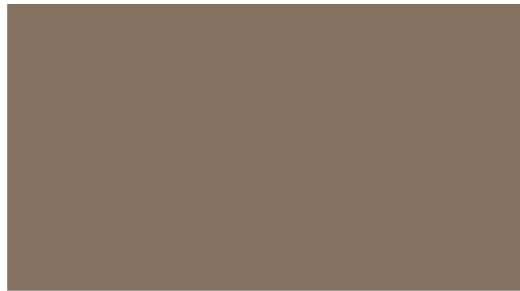
2 MAIN ENTRANCE ELEVATION - COLORED (NORTH ELEVATION - PRIMARY FACADE)
1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE					
CODE	DESCRIPTION	MANUFACTURER	PRODUCT NO./NAME	COLOR	COMMENTS
AWNINGS AND CANOPIES					
AWN-1	METAL AWNINGS	BARABOO TENT & AWNING	SOLID FABRIC STYLE AWNINGS	SUNBRELLA ROYAL BLUE TWEED 4617	STRAIGHT PROFILE
EXTERIOR					
BR-1	THIN BRICK	ACME BRICK	THIN BRICK	"GALENA"	--
BR-2	THIN BRICK	ACME BRICK	THIN BRICK	"MUSHROOM BROWN"	--
E-5	EIFS	STO	STOTHERM ESSENCE NEXT SYSTEM	MATCH SHERWIN WILLIAMS SW7038 "TONY TAUPE"	TEXTURE: MEDIUM SAND FINISH
EXTERIOR STONE VENEER					
ST-1	STONE	ENVIRONMENTAL STONWORKS	CULTURED STONE	TUSCAN LEDGE "ANDES SUMMIT"	SILL AND ACCESSORIES TO MATCH
SIDING AND TRIM					
M-1	METAL TRIM CAP	EXCEPTIONAL METALS		"REGAL BLUE"	
M-2	CANOPY	EXCEPTIONAL METALS		"SILVER METALLIC"	
M-3	STANDING SEAM METAL ROOF	EXCEPTIONAL METALS		"REGAL BLUE"	

ELEVATION AREA (PRIMARY FACADE)		1816 S.F.	100%
CLASS 1 AND 2 MATERIALS			80%
• THIN BRICK VENEER	CLASS 2	898 S.F.	49%
• STONE VENEER, SYNTHETIC	CLASS 2	421 S.F.	23%
• CLEAR GLASS WINDOWS	CLASS 1	119 S.F.	7%
CLASS 3 MATERIALS			15%
• EIFS ACCENTS	CLASS 3	281 S.F.	15%
CLASS 4 MATERIALS			5%
• METAL TRIM CAP	CLASS 4	97 S.F.	5%
PRIMARY FACADE LENGTH		88'-5"	100%
LENGTH OF FENESTRATION		22'-0"	25%



EXCEPTIONAL METALS "REGAL BLUE"



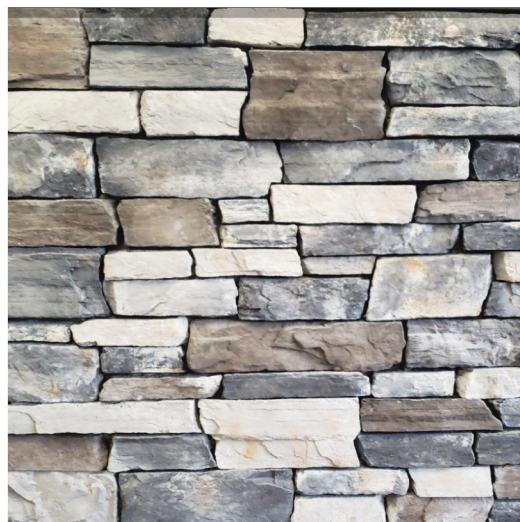
EIFS TO MATCH SHERWIN WILLIAMS SW 7509 "TIKI HUT"



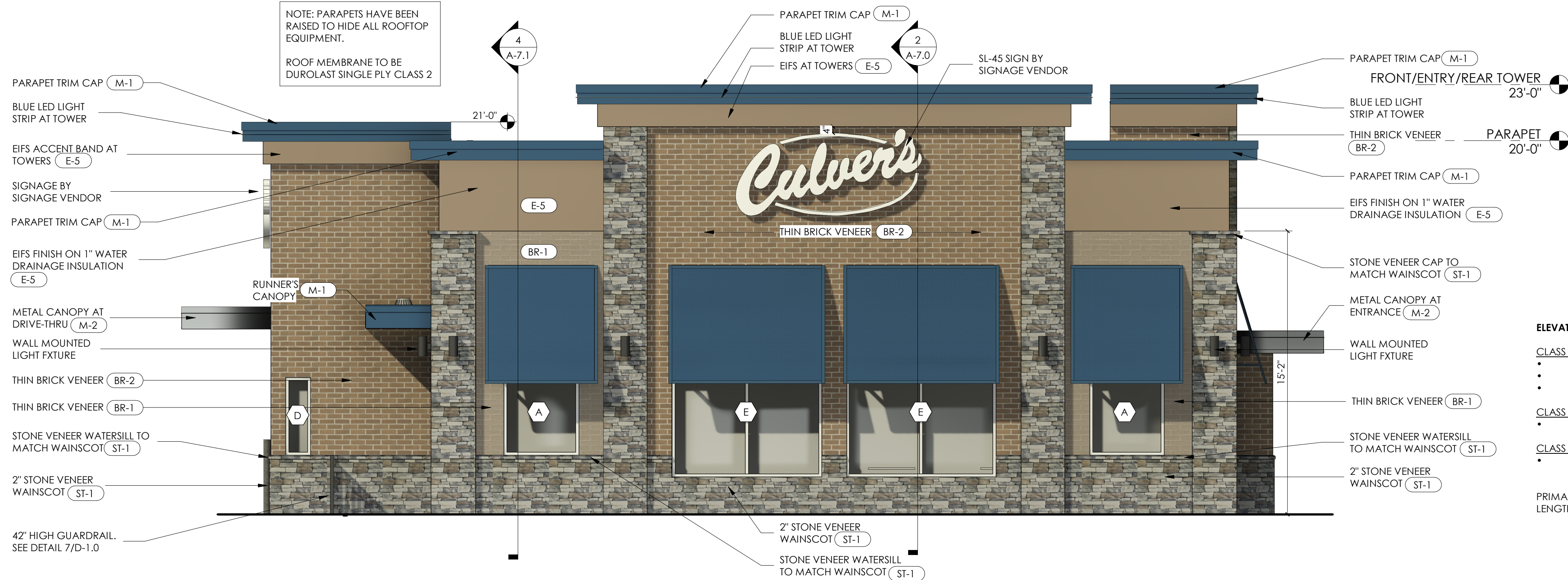
ACME BRICK - THIN BRICK "MUSHROOM BROWN"



ACME BRICK - THIN BRICK "GALENA"



ENVIRONMENTAL STONWORKS TUSCAN LEDGESTONE "ANDES SUMMIT"



1 FRONT ELEVATION - COLORED (EAST ELEVATION - PRIMARY FACADE)
1/4" = 1'-0"

ELEVATION AREA (PRIMARY FACADE)		939 S.F.	100%
CLASS 1 AND 2 MATERIALS			84%
• THIN BRICK VENEER	CLASS 2	416 S.F.	44%
• STONE VENEER, SYNTHETIC	CLASS 2	271 S.F.	29%
• CLEAR GLASS WINDOWS	CLASS 1	100 S.F.	11%
CLASS 3 MATERIALS			11%
• EIFS ACCENTS	CLASS 3	102 S.F.	11%
CLASS 4 MATERIALS			5%
• METAL TRIM CAP	CLASS 4	50 S.F.	5%
PRIMARY FACADE LENGTH		43'-1"	100%
LENGTH OF FENESTRATION		24'-0"	56%

Project No.

26-062

snipdesign
Results!

Design +, Inc.
1449 Bardstown Road, Suite 200
Louisville, KY 402040
502-454-5011

METRO M-2026

Culver's
1901 N. JEFFERSON WAY
INDIANOLA, IA 50125

ISSUE DATE: 8/1/26

PROJECT NUMBER:

DRAWN BY: KEN BROWN

CHECKED BY: KEN BROWN

REV.	DATE	DESCRIPTION

The Construction Documents shall consist of all drawings, specifications, surveys, soils reports, addenda and other information as provided to the General Contractor, all acting as a whole. None of this information or drawing sheets shall be taken separately or "stand alone" from the remainder of the Construction Documents. All subcontractors shall be responsible to review the entire set of Construction Documents to determine their particular scope of work. Any discrepancies or conflicting information not brought to the attention of the Architect prior to submitting a bid shall be interpreted at the sole discretion of the Architect.

SHEET NAME

COLORED EXTERIOR ELEVATIONS

SHEET NUMBER

A-5.2

ELEVATION AREA (SECONDARY FACADE)

1781 S.F.

100%

CLASS 1 AND 2 MATERIALS

• THIN BRICK VENEER	CLASS 2	887 S.F.	75%
• STONE VENEER, SYNTHETIC	CLASS 2	315 S.F.	50%
• CLEAR GLASS WINDOWS	CLASS 1	126 S.F.	18%
			7%

CLASS 3 MATERIALS

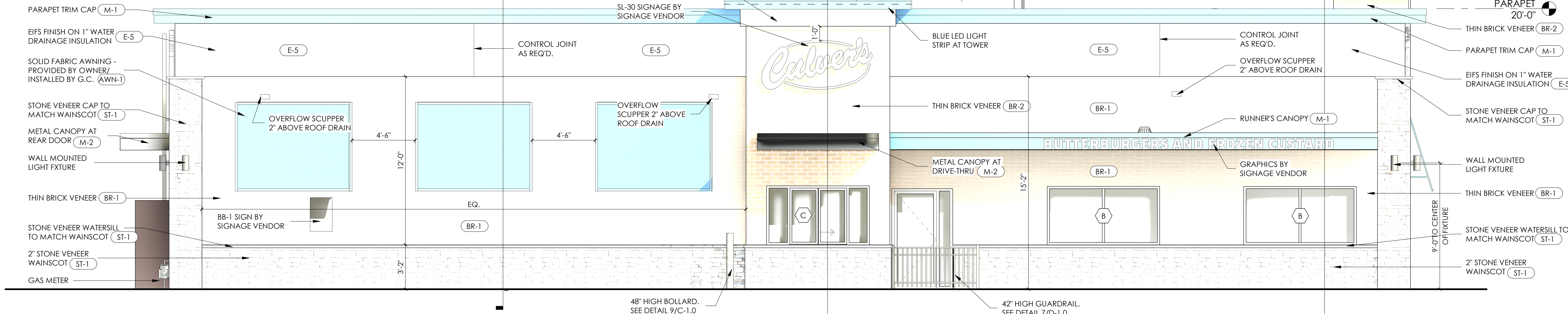
• EIFS ACCENTS	CLASS 3	307 S.F.	17%
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CLASS 4 MATERIALS

• METAL TRIM CAP	CLASS 4	146 S.F.	8%
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NOTE: PARAPETS HAVE BEEN RAISED TO HIDE ALL ROOFTOP EQUIPMENT.

ROOF MEMBRANE TO BE DUROLAST SINGLE PLY CLASS 2



4 DRIVE-THRU ELEVATION - COLORED

1/4" = 1'-0"

(SOUTH ELEVATION - SECONDARY FACADE)

EXTERIOR FINISH SCHEDULE (CONT.)

CODE	DESCRIPTION	MANUFACTURER	PRODUCT NO./NAME	COLOR	COMMENTS
AWNINGS AND CANOPIES					
AWN-1	METAL AWNINGS	BARABOO TENT & AWNING	SOLID FABRIC STYLE AWNINGS	SUNBRELLA ROYAL BLUE TWEED 4617	STRAIGHT PROFILE
EXTERIOR					
BR-1	THIN BRICK	ACME BRICK	THIN BRICK	"GALENA"	--
BR-2	THIN BRICK	ACME BRICK	THIN BRICK	"MUSHROOM BROWN"	--
E-5	EIFS	STO	StoTHERM ESSENCE NEXT SYSTEM	MATCH SHERWIN WILLIAMS SW7038 "TONY TAUPE"	TEXTURE: MEDIUM SAND FINISH
EXTERIOR STONE VENEER					
ST-1	STONE	ENVIRONMENTAL STONWORKS	CULTURED STONE	TUSCAN LEDGE "ANDES SUMMIT"	SILL AND ACCESSORIES TO MATCH
SIDING AND TRIM					
M-1	METAL TRIM CAP	EXCEPTIONAL METALS		"REGAL BLUE"	
M-2	CANOPY	EXCEPTIONAL METALS		"SILVER METALLIC"	
M-3	STANDING SEAM METAL ROOF	EXCEPTIONAL METALS		"REGAL BLUE"	



EXCEPTIONAL METALS "REGAL BLUE"



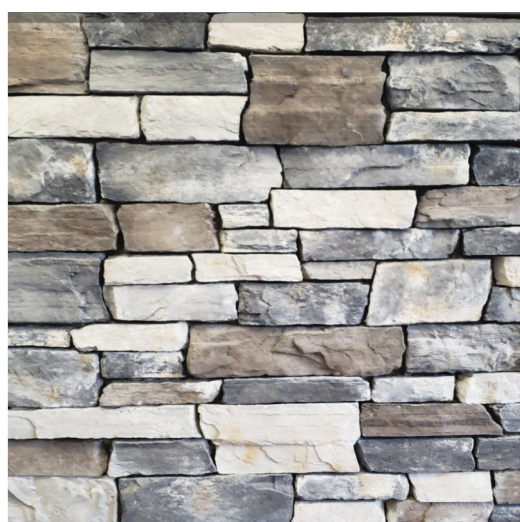
EIFS TO MATCH SHERWIN WILLIAMS SW 7509 "TIKI HUT"



ACME BRICK - THIN BRICK "MUSHROOM BROWN"



ACME BRICK - THIN BRICK "GALENA"

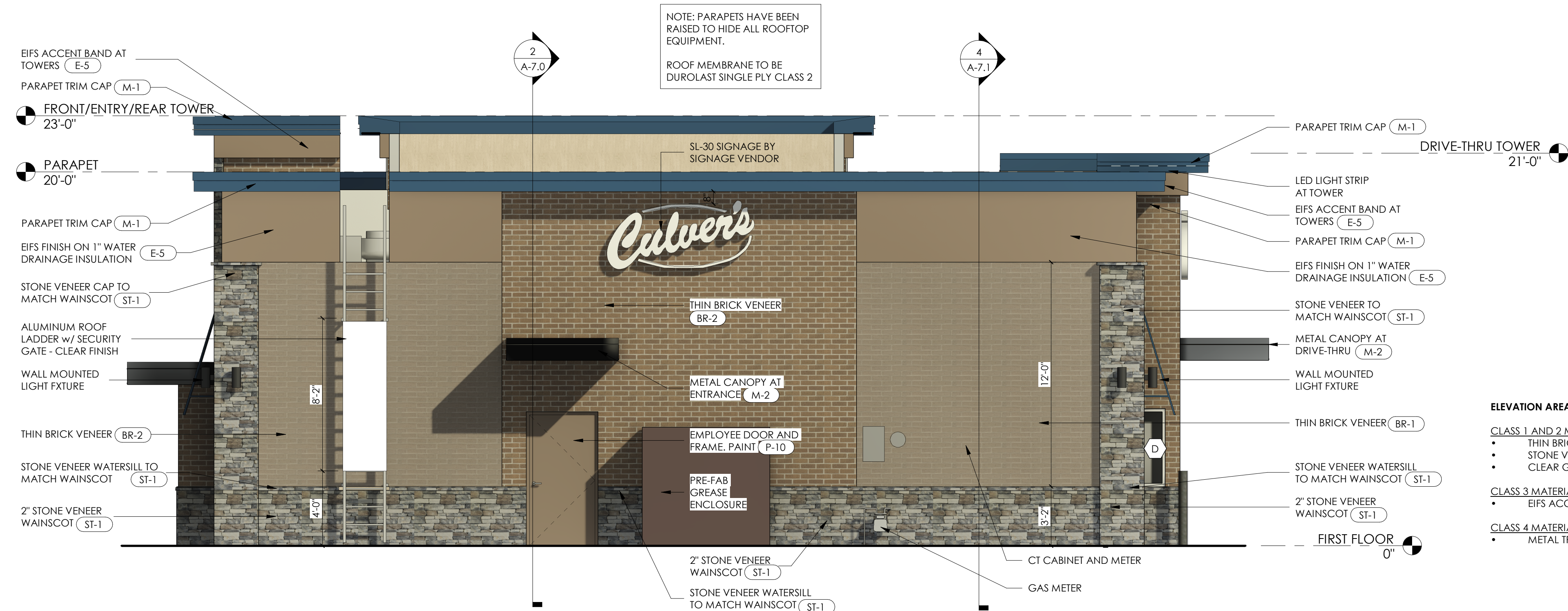


ENVIRONMENTAL STONWORKS TUSCAN LEDGESTONE "ANDES SUMMIT"

2 REAR ELEVATION - COLORED

1/4" = 1'-0"

(WEST ELEVATION - SECONDARY FACADE)



ELEVATION AREA (SECONDARY FACADE)

994 S.F.

100%

CLASS 1 AND 2 MATERIALS

• THIN BRICK VENEER	CLASS 2	598 S.F.	83%
• STONE VENEER, SYNTHETIC	CLASS 2	230 S.F.	23%
• CLEAR GLASS WINDOWS	CLASS 1	0 S.F.	0%

CLASS 3 MATERIALS

• EIFS ACCENTS	CLASS 3	115 S.F.	12%
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CLASS 4 MATERIALS

• METAL TRIM CAP	CLASS 4	51 S.F.	5%
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Project No.

26-062

snipdesign

Results!

Design +, Inc.

1449 Bardstown Road, Suite 200
Louisville, KY 402040
502-454-5011

METRO M-2026

Culver's

1901 N. JEFFERSON WAY
INDIANOLA, IA 50125

ISSUE DATE: 8/1/26

PROJECT NUMBER:

DRAWN BY: KEN BROWN

CHECKED BY: KEN BROWN

REV.	DATE	DESCRIPTION

The Construction Documents shall consist of all drawings, specifications, surveys, soils reports, addenda and other information as provided to the General Contractor, all acting as a whole. None of this information or drawing sheets shall be taken separately or "stand alone" from the remainder of the Construction Documents. All subcontractors shall be responsible to review the entire set of Construction Documents to determine their particular scope of work. Any discrepancies or conflicting information not brought to the attention of the Architect prior to submitting a bid shall be interpreted at the sole discretion of the Architect.

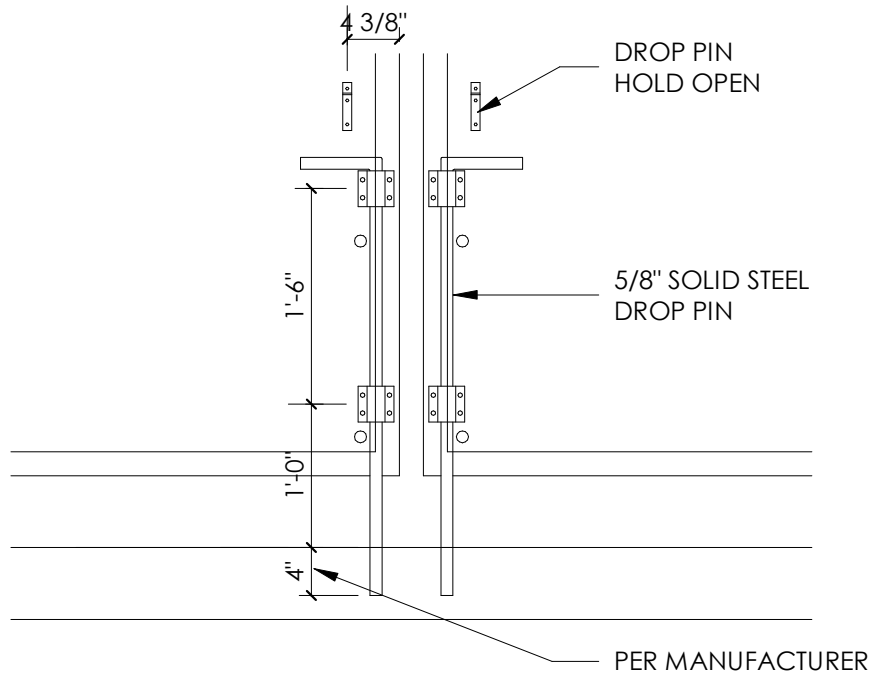
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COLORED EXTERIOR ELEVATIONS

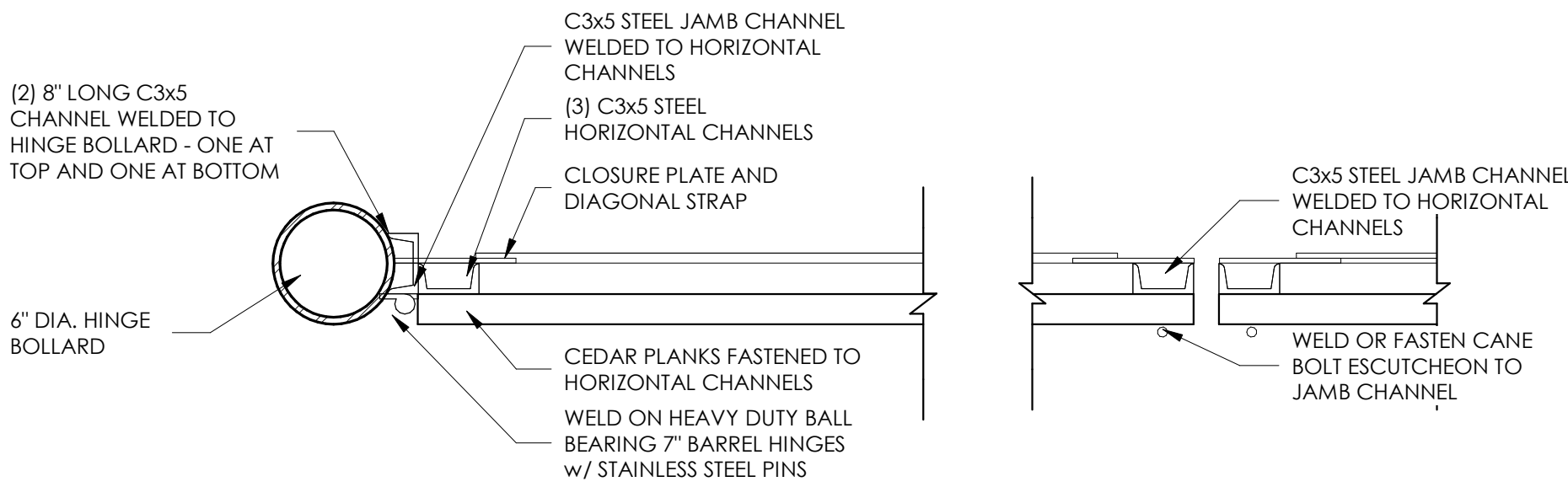
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A-5.3

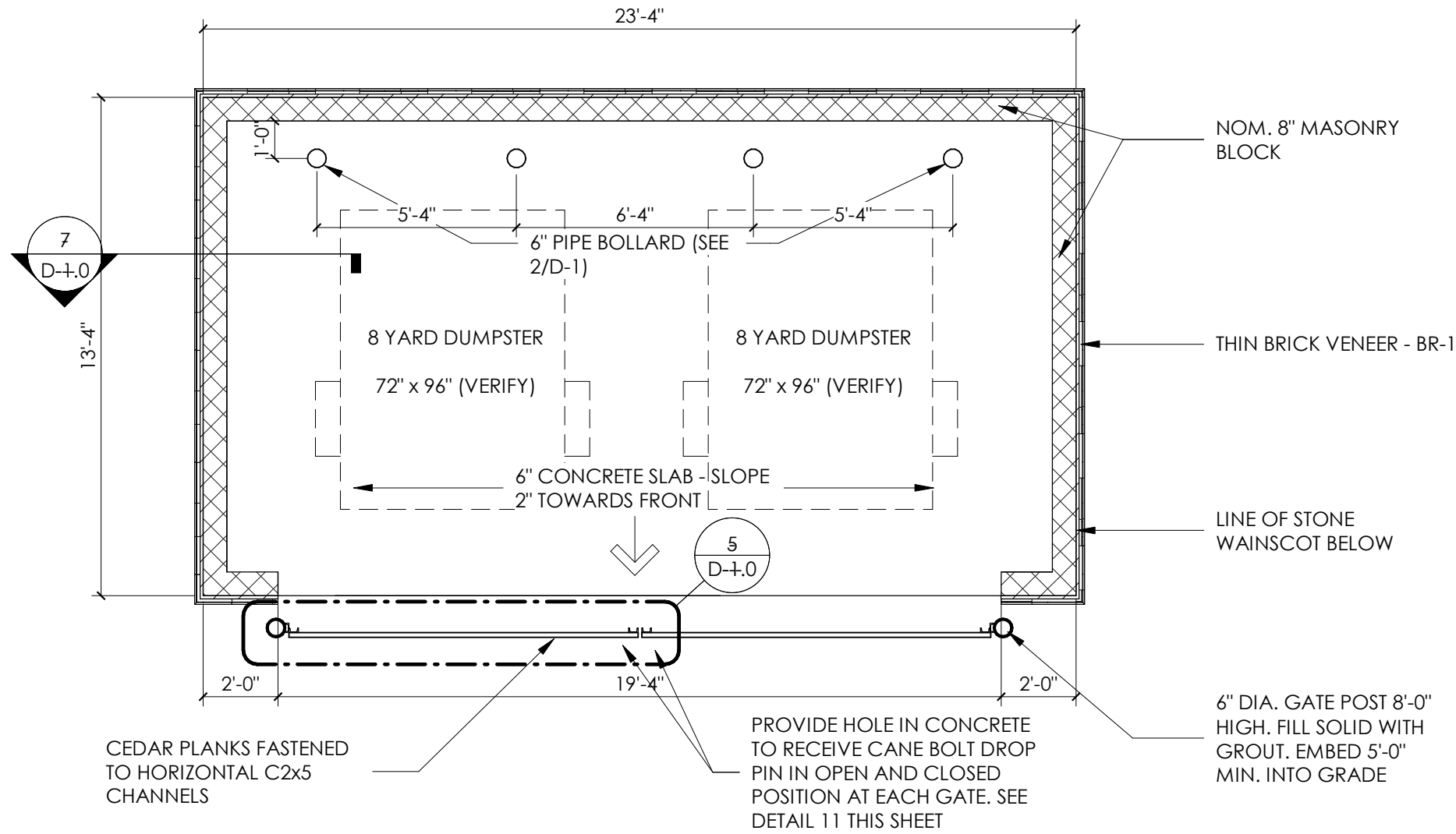
NATIONAL ACCOUNTS PROGRAM	GENERAL NOTES	SUGGESTED LANDSCAPE GUIDELINES
1. CRESCENT ELECTRIC SUPPLY COMPANY; INTERIOR AND EXTERIOR LIGHTING, LIGHTING CONTROLS, DISTRIBUTION GEAR, DEVICES, COVER PLATES, AND LIGHT POLES/HEADS. NATIONAL ACCOUNT SUPPORT: culvers@cesco.com CONTACT FOR SITE PHOTOMETRIC PLAN TYPICAL SITE LIGHTING SPECS: LA LITHONIA D-SERIES SIZE 3 LED FLOOD LIGHT. (FOR OPTIONAL FLAG POLE) TYPICAL PARKING LOT LIGHTING SPECS: (VERIFY WITH CRESCENT LIGHTING) PI PARKING LOT FIXTURE LITHONIA D-SERIES SIZE 1, DSXILED. VERIFY EXACT SPECS AND POLE HEIGHT WITH SITE PHOTOMETRICS AND CITY REQUIREMENTS NOT SHOWN. VERIFY WITH CIVIL PLANS.	1. SEE CIVIL DRAWINGS FOR DUMPSTERLOCATION. 2. COORDINATE PATIO AND LANDSCAPE LIGHTING WITH OWNER. 3. CONTRACTOR TO VERIFY SIGNAGE REQUIREMENTS WITH ASSIGNED SIGN VENDOR PRIOR TO ROUGH-INS. 4. PARKING LOT LIGHTING, MAIN BUILDING SIGNAGE, AND MENU BOARD SIGNAGE TO BE CONTROLLED SEPARATELY. SEE SHEET E-6 FOR EXTERIOR LIGHT SWITCHING.	1. LANDSCAPING SHOULD UTILIZE PLANTINGS NATIVE TO THIS LOCATION AND BLEND WITH THE DOMINANT EXISTING OR PLANNED CHARACTER OF THE SITE. 2. LANDSCAPING SHOULD BE PROVIDED AT PERIMETER OF BUILDING TO HELP ANCHOR STRUCTURE TO SITE AND SCREEN MATERIAL TRANSITION TO FOUNDATION. 3. SHRUBS OR TREES THAT ARE LOCATED IN FRONT OF THE BUILDING OR SITE SIGNAGE SHOULD BE NO TALLER THAN 4FT IN HEIGHT. 4. DRIVE-THRU AREAS WITH SITE LINES TO UTILITY BOXES OR OTHER SIMILAR ELEMENTS SHOULD BE SCREENED WITH PLANTINGS. 5. GRASS, VEGETATIVE GROUND COVER, MULCH, OR ROCK SHALL BE USED IN ALL OPEN SPACE INCLUDING PARKING LOT BUMPOUTS OR ISLANDS. 6. PERIMETER OF PATIO SHOULD HAVE PLANTINGS OR LANDSCAPE FEATURE TO HELP SCREEN VIEW OF PARKING LOT. 7. ANY WATER FEATURES SHOULD BE PONDLESS AND POTENTIAL LIABILITY SHOULD BE CONSIDERED FOR ALL SIMILAR LANDSCAPE FEATURES.



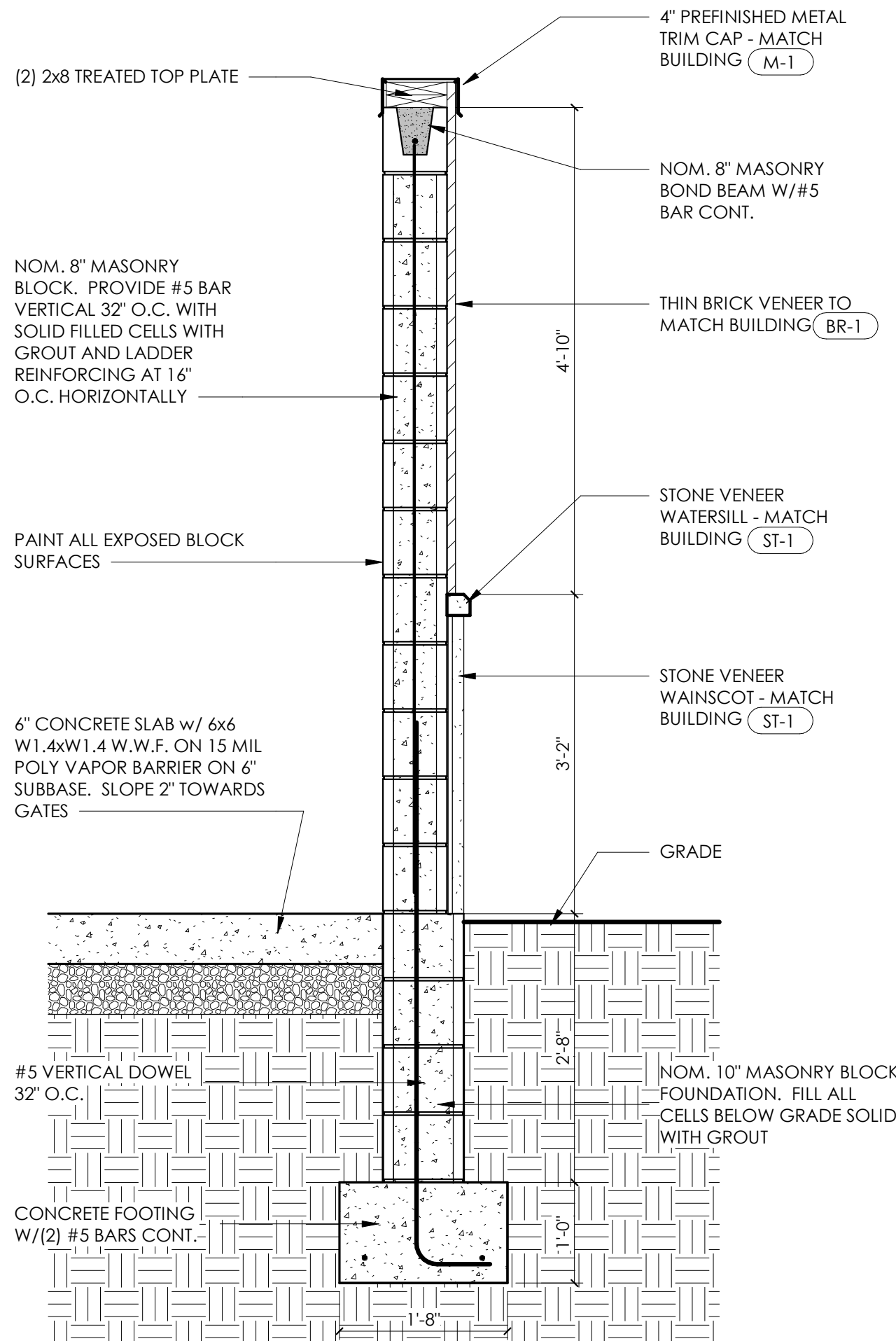
6 DROP PIN DETAIL
3/4" = 1'-0"



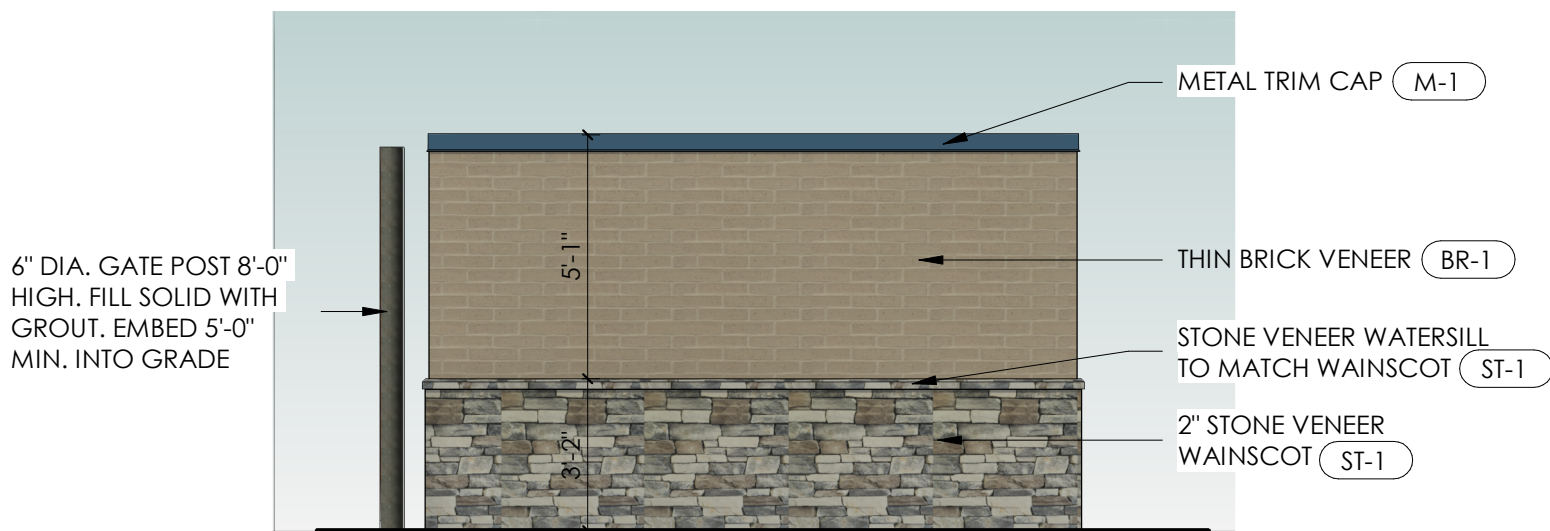
5 SECTION AT GATE
1 1/2" = 1'-0"



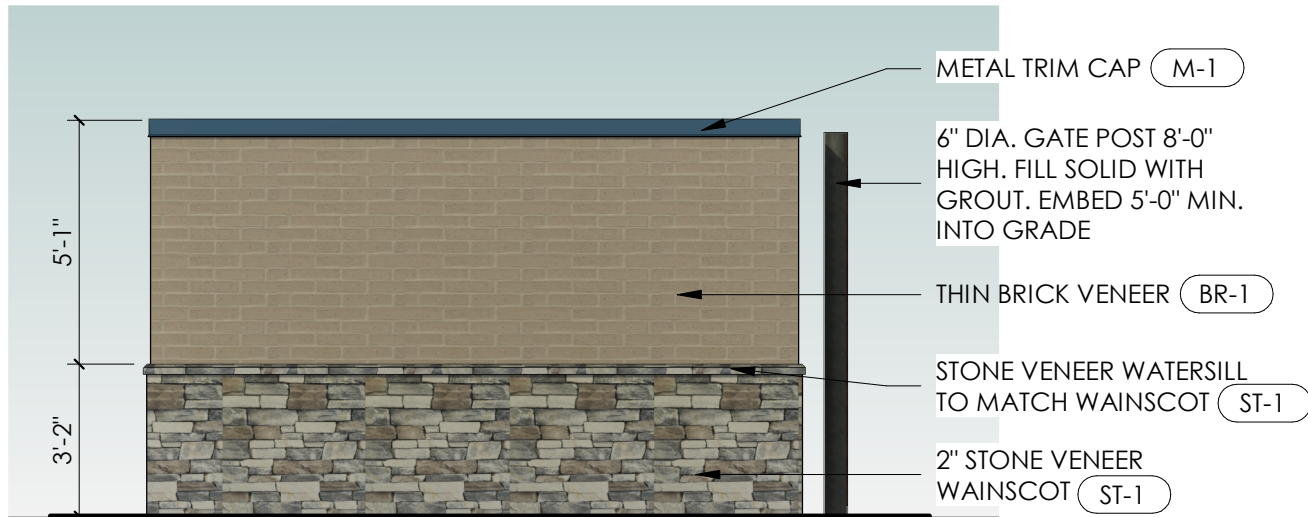
A ENLARGED DUMPSTER ENCLOSURE
1/4" = 1'-0"



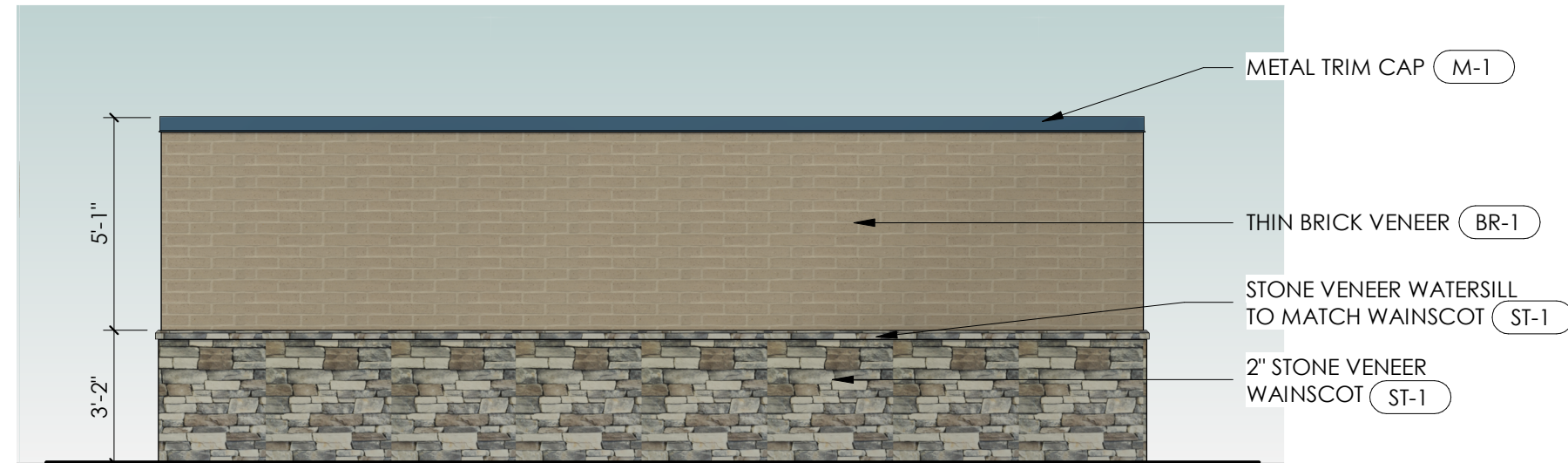
7 SECTION AT DUMPSTER
3/4" = 1'-0"



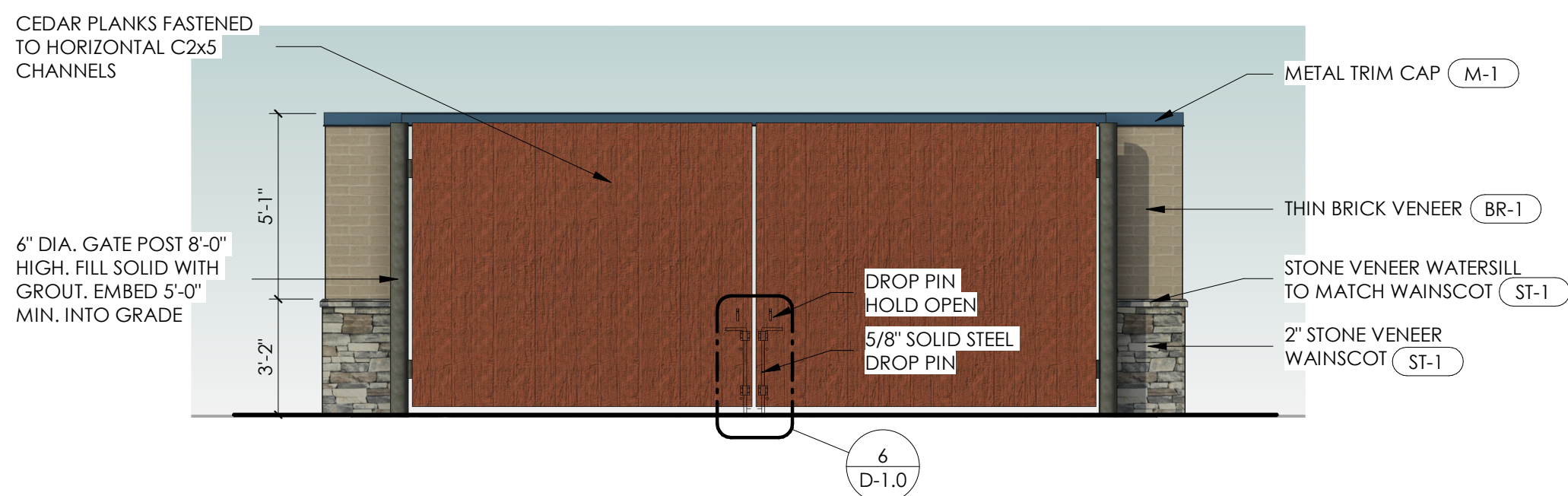
4 DUMPSTER RIGHT SIDE ELEVATION
1/4" = 1'-0"



2 DUMPSTER LEFT SIDE ELEVATION
1/4" = 1'-0"



3 DUMPSTER REAR ELEVATION
1/4" = 1'-0"



1 DUMPSTER FRONT ELEVATION
1/4" = 1'-0"

Project No.

26-062

snipdesign
Results!

Design +, Inc.
1449 Bardstown Road, Suite 200
Louisville, KY 40204
502-454-5011

METRO M-2026

Culver's
1901 N. JEFFERSON WAY
INDIANOLA, IA 50125

ISSUE DATE:	8/1/26	
PROJECT NUMBER:		
DRAWN BY:	KEN BROWN	
CHECKED BY:	KEN BROWN	
REV.	DATE	DESCRIPTION

The Construction Documents shall consist of all drawings, specifications, surveys, soils reports, addenda and other information as provided to the General Contractor, all acting as a whole. None of this information or drawing sheets shall be taken separately or "stand alone" from the remainder of the Construction Documents. All subcontractors shall be responsible to review the entire set of Construction Documents to determine their particular scope of work. Any discrepancies or conflicting information not brought to the attention of the Architect prior to submitting a bid shall be interpreted at the sole discretion of the Architect.

SHEET NAME

DUMPSTER DETAILS

SHEET NUMBER

D-1.0

RIGHT OF WAY VACATION
ROLLING VISTA PLACE

NOTE:
1. SURVEY WAS PERFORMED WITHOUT THE
BENEFIT OF A TITLE OPINION. EASEMENTS
MAY EXIST THAT ARE NOT SHOWN.
2. BASIS OF BEARING OBTAINED FROM GPS
OBSERVATIONS, = NAD 83, IOWA SOUTH

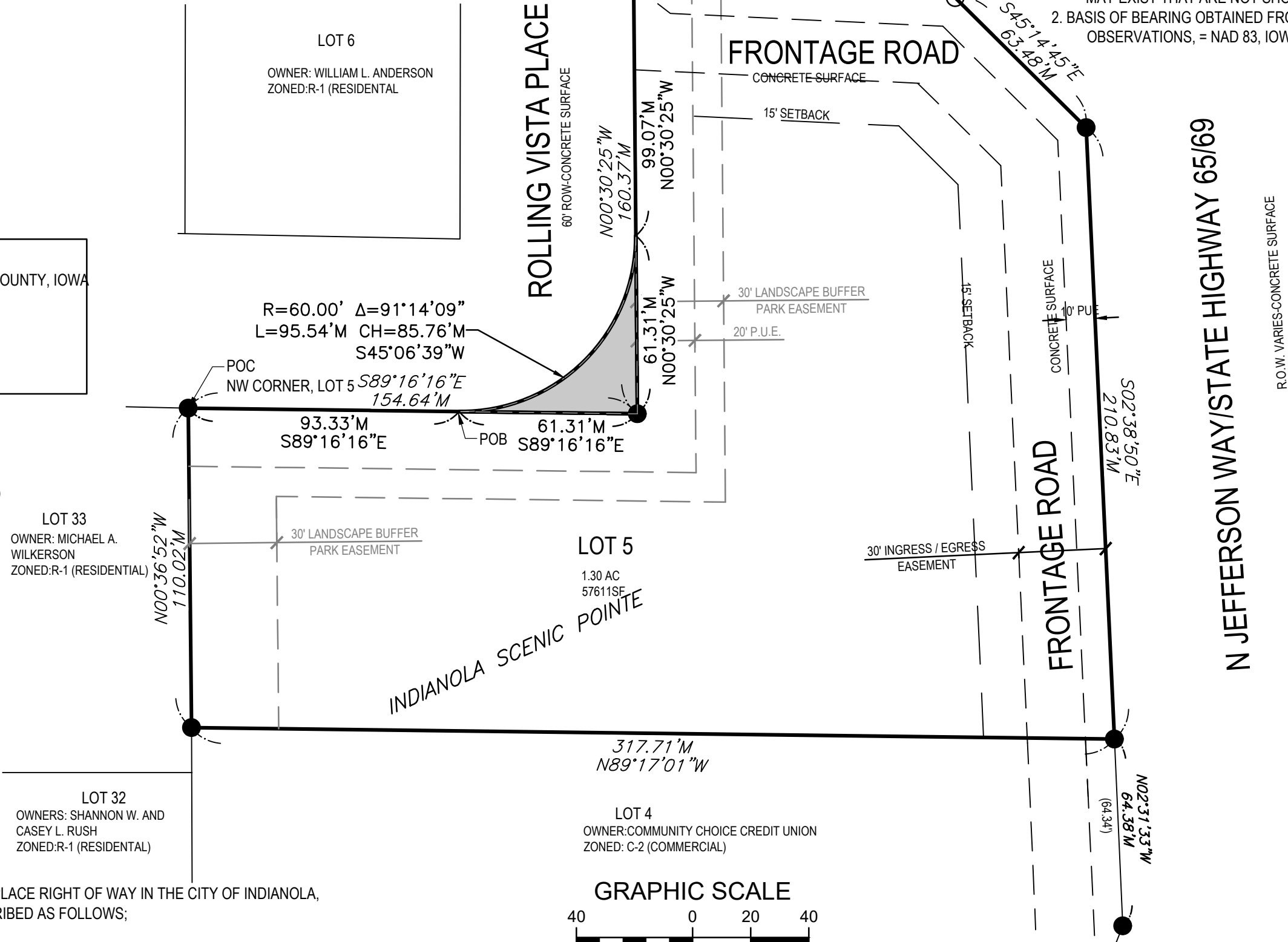
INDEX LEGEND
LOCATION: INDIANOLA SCENIC POINTE, WARREN COUNTY, IOWA
OWNER : CITY OF INDIANOLA
REQUESTOR : PAT O'DELL
SURVEYOR: LARRY D. HYLER, PLS
COMPANY: BISHOP ENGINEERING, 3501 104TH ST.
URBANDALE, IA 50322 (PH) 515-276-0467

- LEGEND:
- PROPERTY CORNER - FOUND 1/2" IRON ROD W/IPC #13148 OR AS NOTED
 - PROPERTY CORNER- PLACED 5/8" IRON ROD WITH PINK PLASTIC CAP ID # 26776 OR AS NOTED
 - ⊕ SECTION CORNER - FOUND AS NOTED
 - M MEASURED DISTANCE
 - () PREVIOUSLY RECORDED
 - ROW RIGHT OF WAY
 - POC POINT OF COMMENCEMENT
 - POB POINT OF BEGINNING
 - YPC YELLOW PLASTIC CAP

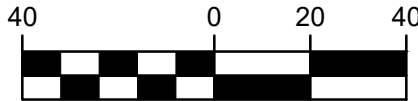
DESCRIPTION OF RIGHT OF WAY
TO BE VACATED:

AN IRREGULAR SHAPED PORTION OF ROLLING VISTA PLACE RIGHT OF WAY IN THE CITY OF INDIANOLA, WARREN COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

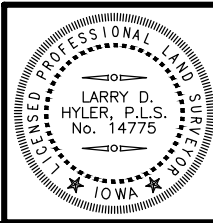
COMMENCING AT THE NORTHWEST CORNER OF LOT 5, INDIANOLA SCENIC POINTE, AN OFFICIAL PLAT IN THE CITY OF INDIANOLA, WARREN COUNTY, IOWA; THENCE S89°16'16"E, ALONG THE NORTH LINE OF SAID LOT 5 AND ALSO THE SOUTH RIGHT OF WAY LINE OF SAID ROLLING VISTA PLACE, A DISTANCE OF 93.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S89°16'16"E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 61.31 FEET TO THE EAST RIGHT OF WAY LINE OF SAID ROLLING VISTA PLACE; THENCE N00°30'25"W ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 61.31 FEET; THENCE SOUTHWESTERLY ALONG A 60.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, A DISTANCE OF 95.54 FEET TO THE POINT OF BEGINNING, SAID CURVE HAVING A CHORD BEARING S45°06'39"W AND A CHORD LENGTH OF 85.76 FEET.
SAID TRACT CONTAINS 812 SQUARE FEET



GRAPHIC SCALE



SCALE:1"= 40'



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.
SIGNED: PRELIMINARY DATE: _____
LARRY D. HYLER, P.L.S. 14775
LICENSE RENEWAL DATE: DEC. 31, 2026
PAGES OR SHEETS COVERED BY THIS SEAL: THIS PAGE ONLY

RIGHT OF WAY VACATION

INDIANOLA SCENIC POINTE

INDIANOLA, IOWA

REFERENCE NUMBER:
220538

DRAWN BY:

PROJECT NUMBER:
260125

SHEET NAME:
VACATION
PLAT

SHEET NUMBER:
1 OF 3



EASEMENT VACATION EXHIBIT
INDIANOLA SCENIC POINTE

INDEX LEGEND
LOCATION: INDIANOLA SCENIC POINTE, WARREN COUNTY, IOWA
OWNER : COMMUNITY CHOICE CREDIT UNION
REQUESTOR : PAT O'DELL
SURVEYOR: LARRY D. HYLER, PLS
COMPANY: BISHOP ENGINEERING, 3501 104TH ST.
URBANDALE, IA 50322 (PH) 515-276-0467

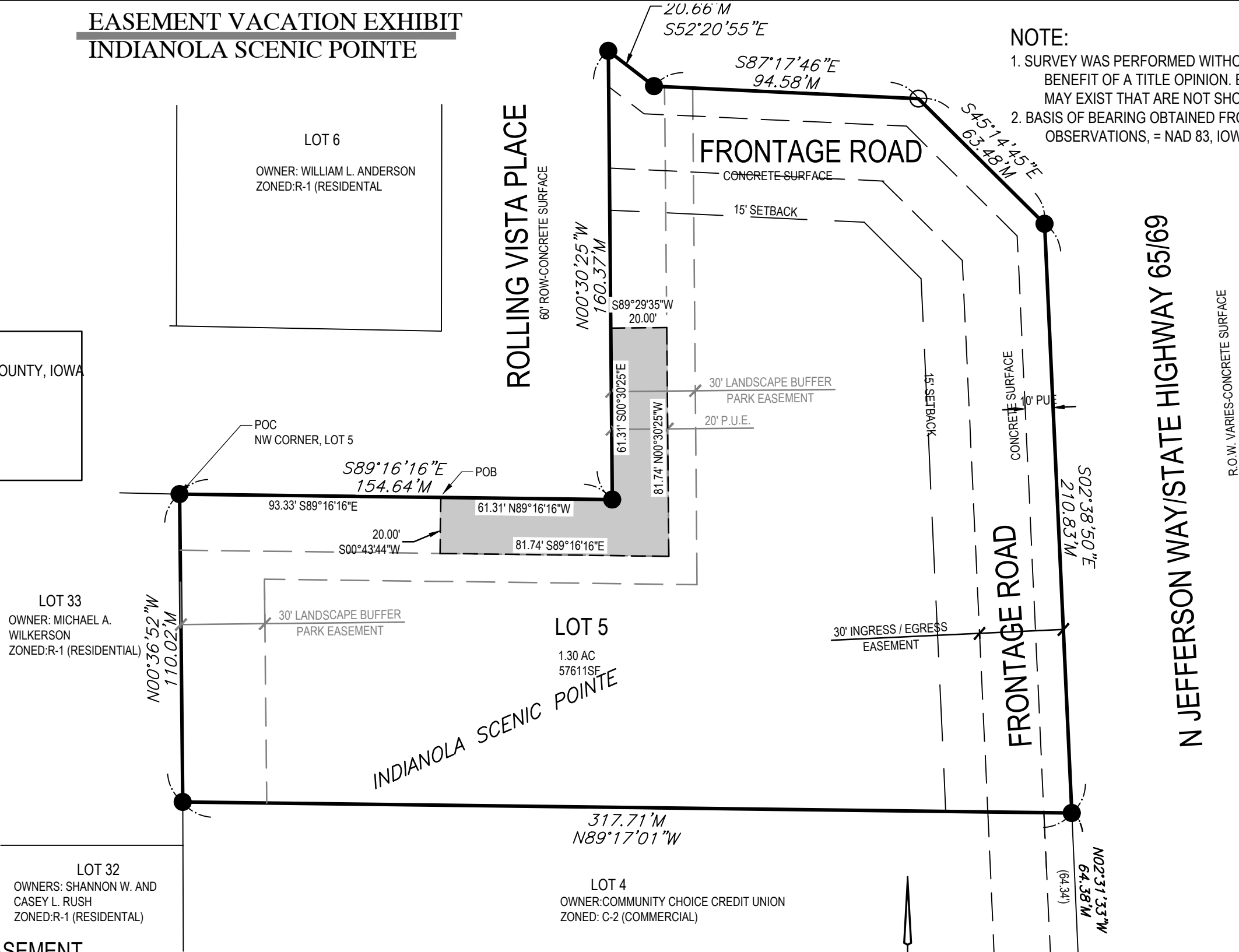
LEGEND:

- PROPERTY CORNER - FOUND 1/2" IRON ROD W/YPC #13148 OR AS NOTED
- PROPERTY CORNER- PLACED 5/8" IRON ROD WITH PINK PLASTIC CAP ID # 26776 OR AS NOTED
- ⊕ SECTION CORNER - FOUND AS NOTED
- M MEASURED DISTANCE
- () PREVIOUSLY RECORDED
- ROW RIGHT OF WAY
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- YPC YELLOW PLASTIC CAP

DESCRIPTION OF PUBLIC UTILITY EASEMENT
TO BE VACATED:

A 20' WIDE EASEMENT OVER, UNDER AND ACROSS LOT 5, INDIANOLA, SCENIC POINTE, AN OFFICIAL PLAT IN THE CITY OF INDIANOLA, WARREN COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5; THENCE S89°16'16"E ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 93.33 FEET TO THE POINT OF BEGINNING; THENCE S00°43'44"W, A DISTANCE OF 20.00 FEET; THENCE S89°16'16"E, A DISTANCE OF 81.74 FEET; THENCE N00°30'25"W, A DISTANCE OF 81.74 FEET; THENCE S89°29'35"W, A DISTANCE OF 20.00 FEET; THENCE S00°30'25"E, A DISTANCE OF 61.31 FEET; THENCE N89°16'16"W, A DISTANCE OF 61.31 FEET TO THE POINT OF BEGINNING



NOTE:
1. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE OPINION. EASEMENTS MAY EXIST THAT ARE NOT SHOWN.
2. BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS, = NAD 83, IOWA SOUTH



VACATION EXHIBIT
INDIANOLA SCENIC POINTE
INDIANOLA, IOWA

REFERENCE NUMBER:
220538

DRAWN BY:

PROJECT NUMBER:
260125

SHEET NAME:
VACATION PLAT

SHEET NUMBER:
3 OF 3

EASEMENT VACATION EXHIBIT
INDIANOLA SCENIC POINTE

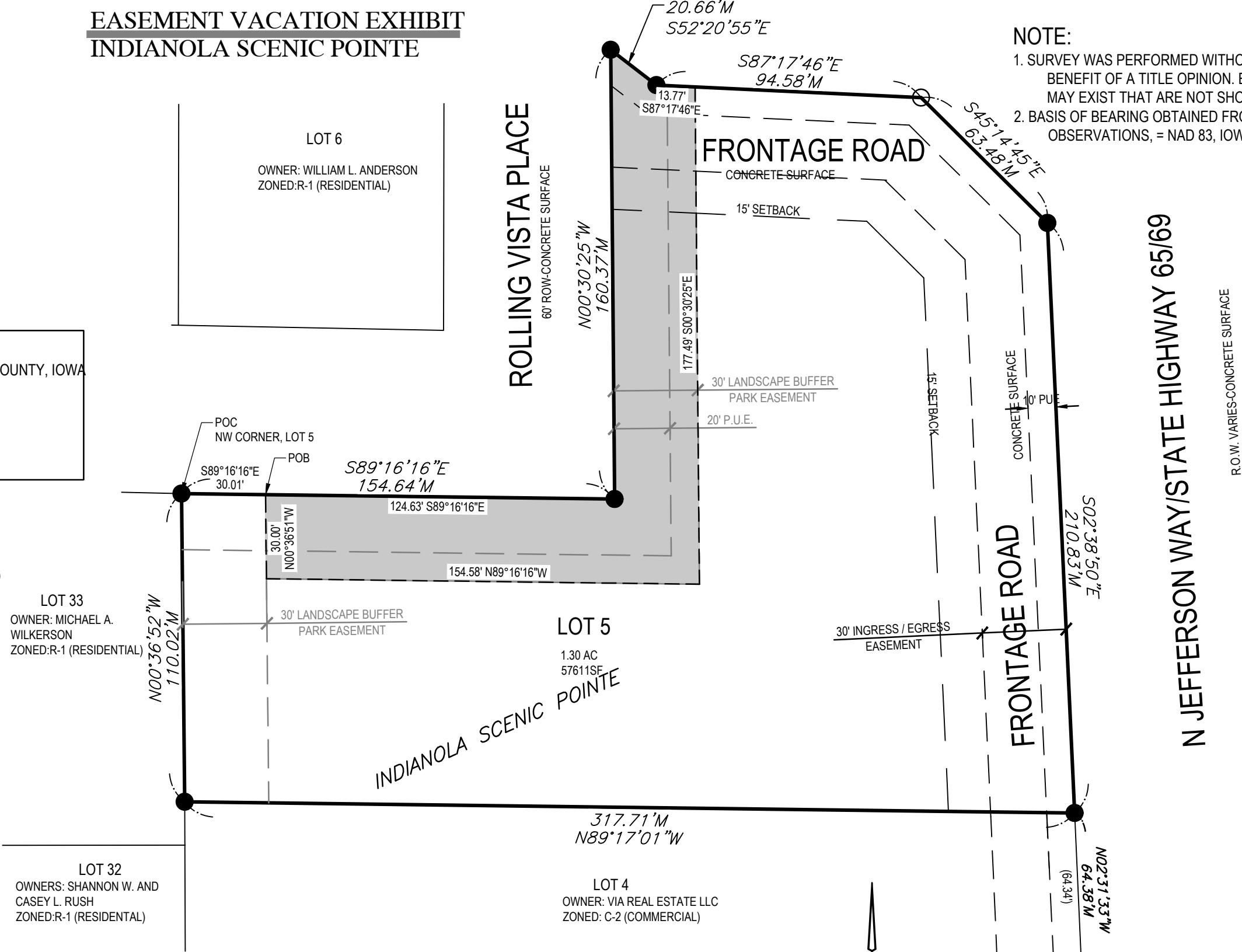
INDEX LEGEND
LOCATION: INDIANOLA SCENIC POINTE, WARREN COUNTY, IOWA
OWNER : COMMUNITY CHOICE CREDIT UNION
REQUESTOR : PAT O'DELL
SURVEYOR: LARRY D. HYLER, PLS
COMPANY: BISHOP ENGINEERING, 3501 104TH ST.
URBANDALE, IA 50322 (PH) 515-276-0467

- LEGEND:
- PROPERTY CORNER - FOUND 1/2" IRON ROD W/YPC #13148 OR AS NOTED
 - PROPERTY CORNER- PLACED 5/8" IRON ROD WITH PINK PLASTIC CAP ID # 26776 OR AS NOTED
 - ⊕ SECTION CORNER - FOUND AS NOTED
 - M MEASURED DISTANCE
 - () PREVIOUSLY RECORDED
 - ROW RIGHT OF WAY
 - POC POINT OF COMMENCEMENT
 - POB POINT OF BEGINNING
 - YPC YELLOW PLASTIC CAP

DESCRIPTION OF LANDSCAPE BUFFER EASEMENT
TO BE VACATED:

A 30' WIDE EASEMENT OVER, UNDER AND ACROSS LOT 5, INDIANOLA, SCENIC POINTE, AN OFFICIAL PLAT IN THE CITY OF INDIANOLA, WARREN COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5; THENCE S89°16'16"E , A DISTANCE OF 30.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S89°16'16"E, A DISTANCE OF 124.63 FEET; THENCE N00°30'25"W, A DISTANCE OF 160.37 FEET; THENCE S52°20'55"W, A DISTANCE OF 20.66 FEET; THENCE S87°17'46"E, A DISTANCE OF 13.77 FEET; THENCE, S00°30'25"E, A DISTANCE OF 177.49 FEET; THENCE N89°16'16"W, A DISTANCE OF 154.58 FEET; THENCE N00°36'51"W, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING



NOTE:
1. SURVEY WAS PERFORMED WITHOUT THE
BENEFIT OF A TITLE OPINION. EASEMENTS
MAY EXIST THAT ARE NOT SHOWN.
2. BASIS OF BEARING OBTAINED FROM GPS
OBSERVATIONS, = NAD 83, IOWA SOUTH

VACATION EXHIBIT
INDIANOLA SCENIC POINTE
ROLLING VISTA PLACE
INDIANOLA, IOWA

REFERENCE NUMBER:
220538
DRAWN BY:
PROJECT NUMBER:
260125
SHEET NAME:
VACATION
PLAT
SHEET NUMBER:
2 OF 3



3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0467

WAIVER OF SIDEWALK REQUIREMENT
AND INSTALLATION COVENANT

(Substantial Hardship and Unreasonable Restrictions Because of Natural or Physical Conditions or
Limitations not Created by the Owner)

WHEREAS, Community Choice Credit Union owns the lot located at 815 West 1st Avenue, and

WHEREAS, JPJ Acquisitions, LLC proposes to purchase the lot to construct a Culver's restaurant located at 1901 North Jefferson Way, and

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

WHEREAS, When the strict application of standards or requirements established by this section would cause substantial hardship or impose unreasonable restrictions regarding the installation of a sidewalk because of natural or physical conditions or limitations not created by the owner or developer, the Council may grant such waivers and/or variances from these standards or requirements as may be necessary pursuant to the following procedure. At such time when the conditions or limitations are eliminated, the owner or developer will be required to install such sidewalk within 120 days after notification by the City, and

WHEREAS, the Council may waive the sidewalk requirement on application of the affected property owner and upon the affected property owner signing an agreement to install such a sidewalk within one hundred twenty (120) days after the property owner has been notified that the conditions or limitations are eliminated.

IT IS HEREBY AGREED AS FOLLOWS:

1. At such time that the substantial hardship or unreasonable restrictions because of natural or physical conditions or limitations not created by the owner or developer are eliminated, the real estate owner shall be required to install such a sidewalk **within one hundred twenty (120) days** after notification as provided in Section 136.06 paragraph 5.
2. The installation shall be at the real estate owner's expense.
3. This waiver and covenant relate to real estate locally known as: 1901 North Jefferson Way,
and legally described as: Scenic Pointe Lot 5
4. The agreement shall be verified and placed on record in the office of the Warren County Recorder and shall be binding on the undersigned real estate's owner, the real estate owner's heirs and assigns and shall be considered a covenant running with the land.
5. In the event the City of Indianola shall at any time in the future, but before the installation of the above described sidewalk adopt a resolution of necessity (including, but not limited to a resolution of necessity in conjunction with street replacement projects) requiring the installation of sidewalks of which the above is one or a part, the real estate owners hereby consents to the installation of the sidewalk, waives any right of objection thereto and agrees to pay any deficiency that might result as the result of the construction ordered.
6. This agreement is executed by Steve Richardson, Mayor, City of Indianola, Iowa under the authority of a motion dated the 20th day of July 2026.

CITY OF INDIANOLA, IOWA:

REAL ESTATE OWNER:

Steve Richardson, MAYOR

JPJ Acquisitions, LLC

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

On this _____ day of July 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared JPJ Acquisitions, LLC to me known to be the identical person(s) named in and who executed this instrument, and acknowledged that they executed the same as their voluntary act and deed.

NOTARY PUBLIC IN AND FOR THE STATE OF IOWA

STATE OF IOWA, WARREN COUNTY, ss:

On this _____ day of July 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Steve Richardson, to me personally know, who being by me duly sworn, did say that he is the Mayor of the City of Indianola, Iowa, who executed this instrument, that the seal affixed thereto is the seal of the City; that this instrument was signed and sealed on behalf of said city by authority of its council; and that Steve Richardson as such officer acknowledged the execution of this instrument to be the voluntary act and deed of the city, by it and by them voluntarily executed.

NOTARY PUBLIC IN AND FOR THE STATE OF IOWA

City of Indianola
RESOLUTION NO. 2026-_____

RESOLUTION APPROVING A WAIVER OF SIDEWALK REQUIREMENT AND INSTALLATION COVENANT FOR NATURAL/PHYSICAL CONDITIONS OR LIMITATIONS AT 1901 NORTH JEFFERSON WAY.

WHEREAS, Community Choice Credit Union owns the lot located at 1901 North Jefferson Way, and

WHEREAS, JPJ Acquisitions, LLC proposes to purchase the lot to construct a Culver's restaurant located at 1901 North Jefferson Way, and

WHEREAS, the property at 1901 North Jefferson Way is a triple-frontage corner lot that is also adjacent West Hillcrest Avenue and Rolling Vista Place on its north and west sides, respectively; and

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

WHEREAS, on July 14, 2026, the City of Indianola Planning & Zoning Commission recommended approval of a sidewalk waiver with a 6-0 vote; and

WHEREAS, when the strict application of standards or requirements established by Section 136.06 would cause substantial hardship or impose unreasonable restrictions regarding the installation of a sidewalk because of natural or physical conditions or limitations not created by the owner or developer, the Council may grant waivers and/or variances from the standards or requirements as may be necessary. At such time when the conditions or limitations are eliminated, the owner or developer will be required to install such sidewalk within 120 days after notification by the City; and

WHEREAS, the strict application of standards or requirements established by Sections 136.06 will cause substantial hardship or impose unreasonable restrictions on the undersigned owner because of the topographical challenges near the northeast corner of the site; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa that said Waiver of Sidewalk Requirement and Installation Covenant is hereby approved and accepted with the following agreement:

1. This waiver and covenant relate to real estate locally known as: 1901 North Jefferson Way, and legally described as: Lot 5 of Scenic Pointe, an Official Plat now included in and forming a part of the City of Indianola, Warren County, Iowa

2. The agreement shall be verified and placed on record in the office of the Warren County Recorder and shall be binding on the undersigned real estate's owner, the real estate owner's heirs and assigns and shall be considered a covenant running with the land.
3. In the event the City of Indianola shall at any time in the future, but before the installation of the above described sidewalk adopt a resolution of necessity (including, but not limited to a resolution of necessity in conjunction with street replacement projects) requiring the installation of sidewalks of which the above is one or a part, the real estate owners hereby consents to the installation of the sidewalk, waives any right of objection thereto and agrees to pay any deficiency that might result as the result of the construction ordered.

BE IT FURTHER RESOLVED that the Mayor is hereby authorized and directed to execute said Agreement on behalf of the City of Indianola, Iowa.

PASSED AND APPROVED this 20th day of July 2026.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk



COMMUNITY DEVELOPMENT

To: Planning Commission
From: Bill Mettee, Senior Planner
Date: July 10, 2026
Re: Consideration of code amendments

Commissioners:

Community Development staff has continued to review the zoning and subdivision ordinances and is offering the following recommendations:

1. Section 165 Zoning District Regulations. Adopted on May 18, 2020, Elevate Indianola became the City of Indianola's updated Comprehensive Plan, a document meant to help guide the future growth and development of the city. Within the document are classes of different future land uses for both residential and commercial/industrial growth. The residential classes are divided into three:
 - a. Low-Density Residential
 - b. Low to Medium-Density Residential
 - c. Medium to High-Density Residential

Specifically, each calls out a recommended density, or dwelling units per acre. The Low to Medium-Density Residential classification recommends a density of "up to 15 dwelling units per gross acre" for allowable housing types such as "single-family detached (plus accessory dwelling units), single-family attached (townhomes and row houses), multi-family (condos and apartments) and student housing.

Community Development was approached with a proposed townhome project and when cross-referencing the recommendations of the comprehensive plan against what is codified in the zoning ordinance, staff found a contradiction relating to townhome development. The zoning code only permits townhomes and row houses to have a density of 10 units per acre, conflicting what the comprehensive plan recommends – "up to 15 dwelling units."

The intent of this ordinance amendment is to align the zoning code with the recommendations of the comprehensive plan as it relates to density for townhomes and row homes and update the zoning ordinance to permit up to 15 dwelling units per acres.

The applicable section of Chapter 165.05 is attached to this memo and the Bulk Regulations chart is below showing the only proposed amendment.

BULK AND DENSITY REGULATION BY BUILDING TYPE	BUILDING TYPE					
	A-1 Zoned Single Family Dwelling	Single Family Dwelling (Detached and Semi- Detached)	Two Family Dwelling	Townhouse or Row Dwelling	Multiple- Family Dwelling (Apartment)	Non- Residential Structure in a Residential Zoning District
Min. Lot Size	15 acres	7,200 sq ft	8,400 sq ft	n/a	n/a	40,000 sq ft
Min. Lot Width ¹	300 ft	60 ft	70 ft	24 ft.	80ft	100 ft
Min. Lot Street Frontage ²	20 ft	20 ft	20 ft	20 ft	20 ft	40 ft
Front Yard Setback ³	40 ft	30 ft	25 ft	25 ft	30 ft.	35 ft.
Side Yard Setback ⁴	10 ft	8 ft min one side, 18 ft total sum of both side yards	10 ft ⁶	8 ft. ⁶	30 ft	30 ft
Rear Yard Setback ⁵	35 ft	35 ft	30 ft	30 ft	30 ft	35 ft
Min. Separation Between Principal Buildings	n/a	n/a	n/a	16 ft side to side, 46 ft back to back or back to side	30 ft	20 ft
Min. Setback from Private Street or Common Private Roadway	n/a	n/a	20 ft from back of curb or street sidewalk whichever is closest	20 ft from back of curb or street sidewalk whichever is closest	n/a	n/a
Min. Setback from the Perimeter of the Development	n/a	n/a	30 ft	30 ft	30 ft	30 ft
Max. Building Height	35 ft	35 ft	35 ft	35 ft	50 ft	40 ft
Min. Open Space	n/a	20%	20%	25%	25%	25%
Max. Dwelling Units Per Acre	0.067	n/a	n/a	10 15	25	n/a

Bill Mettee
Senior Planner

CHAPTER 165

ZONING REGULATIONS

SECTION 165.05 ZONING DISTRICT REGULATIONS

- | | |
|---|---|
| <ol style="list-style-type: none"> 1. REGULATIONS BY ZONING DISTRICT <ol style="list-style-type: none"> A. Agricultural / Open Space Zoning District (A-1) B. Single-Family Residential Detached Zoning District (R-1) C. Single-Family Residential Attached Zoning District (R-2) D. Multi-Family Residential Zoning District (R-3) E. Manufactured Home Park Zoning District (R-4) F. Neighborhood Commercial Zoning District (C-1) G. Highway Commercial Zoning District (C-2) H. Downtown Mixed-Use Zoning District (C-3) I. Limited Industrial Zoning District (M-1) J. General Industrial Zoning District (M-2) K. Planned Unit Development (PUD) 2. RESIDENTIAL ZONING DISTRICTS BUILDING BULK AND DENSITY REGULATIONS 3. NON-RESIDENTIAL BULK AND DENSITY REGULATIONS 4. PERMITTED AND SPECIAL USES | <ol style="list-style-type: none"> 5. STANDARDS FOR ALL ZONING DISTRICTS <ol style="list-style-type: none"> A. Small Wind Energy Conversion Systems B. Solar Energy Systems C. Accessory Dwelling Units D. Home Occupations E. Outdoor Sales and Displays for Commercial and Retail Businesses F. Outdoor Storage G. Loading Docks, Delivery and Service Overhead Doors H. Trash and Recycling Collection I. Equipment Screening J. Exterior Lighting K. Attached and Free-Standing Drive-Thru Canopies L. Medical Cannabidiol Dispensaries and Manufacturing Facilities M. Delayed Deposit Services Businesses and Pawnshops N. Manufactured Homes |
|---|---|
-

1. REGULATIONS BY ZONING DISTRICT

A. Agricultural / Open Space Zoning District (A-1)

- (1) Statement of Intent: The A-1 zoning district is intended to provide for the continued use of agricultural land uses in those portions of the City where they are appropriate and allow limited creation of new residential uses that are consistent with these agricultural uses.
- (2) Bulk Regulations: (See Residential Zoning Districts Building Bulk and Density Regulations Table.)
- (3) Permitted Uses: (See Permitted and Special Uses Table.)
- (4) Accessory Structures and Buildings and Fences and Walls: (See Chapter 165.04.)

- (5) Off-Street Parking Regulations: (See Chapter 165.07.)
- (6) Open Space, Landscaping and Buffering Regulations: (See Chapter 165.08.)
- (7) Building Design Standards:
 - a. Every single-family residential and other residential and non-residential structures, except for ag-related structures, constructed after the date of this ordinance shall comply with the design standards contained within Chapter 165.09.)
- (8) Signage: (See Chapter 165.10.)

B. Single-Family Residential Detached Zoning District (R-1)

- (1) Statement of Intent: The R-1 zoning district is intended accommodate single-family residential dwellings on building lots of various sizes and certain non-residential uses common within single-family residential areas.
- (2) Bulk Regulations: (See Residential Zoning Districts Building Bulk and Density Regulations Table.)
- (3) Permitted Uses: (See Permitted and Special Uses Table.)
- (4) Accessory Structures and Buildings and Fences and Walls: (See Chapter 165.04.)
- (5) Off-Street Parking Regulations: (See Chapter 165.07.)
- (6) Open Space, Landscaping and Buffering Regulations: (See Chapter 165.08.)
- (7) Building Design Standards:
 - a. Every single-family dwelling, townhouse dwelling or row dwelling, and other residential and non-residential structures constructed after the date of this ordinance shall comply with the design standards contained within Chapter 165.09.)
- (8) Signage: (See Chapter 165.10.)

C. Single-Family Residential Attached Zoning District (R-2)

- (1) Statement of Intent: The R-2 zoning district is intended accommodate single-family attached residential dwellings including duplex and two-family dwellings, townhomes, and rowhouses and certain non-residential uses common within single-family residential areas.
- (2) Bulk Regulations: (See Residential Zoning Districts Building Bulk and Density Regulations Table.)

- (3) Permitted Uses: (See Permitted and Special Uses Table.)
- (4) Accessory Structures and Buildings and Fences and Walls: (See Chapter 165.04.)
- (5) Off-Street Parking Regulations: (See Chapter 165.07.)
- (6) Open Space, Landscaping and Buffering Regulations: (See Chapter 165.08.)
- (7) Building Design Standards:
 - a. Every single-family dwelling, two-family dwelling, townhouse dwelling or row dwelling, and other residential and non-residential structures constructed after the date of this ordinance shall comply with the design standards contained within Chapter 165.09.)
- (8) Signage: (See Chapter 165.10.)

D. Multi-Family Residential Zoning District (R-3)

- (1) Statement of Intent: The R-3 zoning district is intended accommodate single-family attached residential dwellings and multi-family dwellings including rowhouses, townhomes, and apartments and certain non-residential uses common within multi-family residential areas.
- (2) Bulk Regulations: (See Residential Zoning Districts Building Bulk and Density Regulations Table.)
- (3) Permitted Uses: (See Permitted and Special Uses Table.)
- (4) Accessory Structures and Buildings and Fences and Walls: (See Chapter 165.04.)
- (5) Off-Street Parking Regulations: (See Chapter 165.07.)
- (6) Open Space, Landscaping and Buffering Regulations: (See Chapter 165.08.)
- (7) Building Design Standards:
 - a. Every single-family dwelling (semi-detached and two-family), townhouse dwelling, row dwelling, multi-family dwelling (apartment), and other residential and non-residential structures constructed after the date of this ordinance shall comply with the design standards contained within Chapter 165.09.)
- (8) Signage: (See Chapter 165.10.)

E. Manufactured Home Park Zoning District (R-4)

- (1) Statement of Intent: The R-4 zoning district is intended accommodate the development of manufactured and mobile home parks (herein after referred to as manufactured home

parks). For the purposes of this section, the term manufactured home shall also refer to mobile home.

(2) Bulk Regulations:

- a. The minimum proposed area for a manufactured home park shall have at least 10 acres of gross development area. The maximum density allowed for the gross development area shall be seven manufactured homes units per acre.
- b. All manufactured home parks perimeter yard requirements shall not be less than 30 feet. No structures shall be permitted within this yard.
- c. No part of any manufactured home or other structure shall be closer to any public street upon which the park adjoins than 50 feet; however, interior park drives may be located within the setback area.
- d. The minimum width for manufactured home platted lot or manufactured home space as designated on a site plan shall be 40 feet.
- e. Front Yard Setback: Minimum 15 feet, measured from the edge of the surfaces private drive to the closest point of the lower face of the manufactured home.
- f. Side Yard Setback: Minimum 20-foot separation at the nearest point between any manufactured home.
- g. Rear Yard Setback: Minimum 20-foot separation at the nearest point between any manufactured home.
- h. Maximum Height for All Structures: 20 feet.
- i. Detached Accessory Structures to the Manufacture Home (Including Garages and Sheds): Shall not be located within the front yard setback and shall maintain a minimum 10 feet separation at the nearest point between any manufactured home and any other structure. Sheds 64 square feet in size and less do not need to comply with this minimum separation requirement.
- j. Uncovered and open decks, patios, and stairs may encroach the front, side, and rear yard setback areas.
- k. Structures Ancillary to the Manufactured Home Park (Including Storm Shelters, Equipment Buildings, Pool Houses, and Community Buildings)
 - i. Setbacks: No ancillary structure shall be located closer than 50 feet from the perimeter of the manufactured home park.
 - ii. No ancillary structure shall be located closer than 20 feet to another structure.

iii. Maximum Building Height: 35 feet.

- (3) Permitted Uses: (See Permitted and Special Uses Table.)
- (4) Fences and Walls: (See Chapter 165.04.)
- (5) Site Plan Required: Each petition for a change to the R-4 zoning classification submitted to the City shall be accompanied by a manufactured home park site plan. Said site plan shall show each manufactured home space, or platted lot, the water, electrical and sewer lines serving each manufactured home space, the location of water hydrants, community shelter building or buildings, driveways, walkways, recreation areas, required yards, parking facilities, lighting, and landscaping. The plan shall be considered by the Planning and Zoning Commission and the City Council, who may approve or disapprove said plan or require such changes thereto, as are deemed necessary to effectuate the intent and purpose of the Zoning Ordinance and the General Provisions contained hereinbelow. All changes to the R-4 classification shall be made in accordance with the provisions of Chapter 165 of this Zoning Ordinance.
- (6) General Provisions: The manufactured home park shall conform to the following requirements.
- a. Drainage. The park shall be located in a well-drained site, properly graded to insure rapid drainage and freedom from stagnant pools of water.
 - b. Signs. One permanent identification sign shall be required at any main entrance to a manufactured home park.
 - c. Streets. The entrance road connecting the park driveways with a public street shall have a minimum road pavement width of thirty-one (31) feet, measured back to back of curbs. All interior driveways shall be not less than twenty-five (25) feet in width, measured back to back of curbs. All streets and driveways, including driveways to and within individual manufactured home spaces, shall be constructed with either hot mix asphaltic concrete or Portland cement concrete with an approved curb to provide for drainage. Gravel or unpaved streets, driveways, and parking areas shall not be permitted.
 - d. Skirting. Skirtings of a permanent type material and construction shall be installed within thirty (30) days from the date the manufactured home is set and leveled. The skirting shall enclose the open space between the bottom of a manufactured home floor and the grade level of the manufactured home lot. This skirting shall be maintained in an attractive manner consistent with the exterior of the manufactured home and to preserve the appearance of the manufactured home park.
 - e. Parking Spaces Required for Each Manufactured Home. Each manufactured home shall be provided a minimum of 2 paved parking spaces.
 - f. Walkways. Walkways not less than six (6) feet wide shall be provided from the

manufactured home spaces and community buildings to the roadways and public streets. The walkways shall be all-weather surfaced of concrete, well-marked in the daytime and lighted at night.

- g. Electrical Service. Electrical service shall be provided for each manufactured home space.
- h. City Services. Each manufactured home space shall be connected to City services and watermain, fire hydrants, and sanitary sewer lines shall be installed in accordance to City regulation.
- i. Refuse Disposal. The owner of the park shall be responsible for the provision of adequate refuse collection containers and regular refuse disposal. Disposal shall occur no less than once per week.
- j. Identifying Number. Each manufactured home space shall be provided with a uniform identifying number of at least three-inch numbers readily visible from the drive immediately in front of said space and uniformly placed at the front of the space.
- k. Community Building: For the purposes of this section, a "Community Building" means a building serving as the shelter facility for the manufactured home park residents in the event of inclement weather. Each manufactured home park shall provide a community building as defined herein. The community building shall be:
 - i. Well lighted at all times of the day or night.
 - ii. Well ventilated with screened openings.
 - iii. Constructed of such moisture-proof material as shall permit repeated cleaning and washing.
 - iv. Maintained at a temperature of at least sixty-eight (68) degrees Fahrenheit year-round.
 - v. Constructed in compliance with all applicable codes to house residents in the event of threatening weather conditions and sized to adequately accommodate all residents of the manufactured home park with a minimum of thirty (30) square feet of floor area provided for each manufactured home planned.
 - vi. The floors of the community building shall be of water impervious material and shall slope to a floor drain connected with the sewage system.
 - vii. The community building and the grounds of the manufactured home park shall be maintained in a clean, sightly condition and kept free of any condition that will menace the health of any occupant or the public or constitute a menace.

- (7) Subdivision Requirements: Every manufactured home park authorized under the provisions of this chapter shall fully comply with the subdivision requirements of the City, and all improvements shall be completed as required under said subdivision regulations.
- (8) Building Design Standards:
 - a. Every non-residential structured constructed after the date of this ordinance shall comply with the design standards contained within Chapter 165.09.)
- (9) Signage: (See Chapter 165.10.)

F. Neighborhood Commercial Zoning District (C-1)

- (1) Statement of Intent: The C-1 zoning district is intended for smaller, neighborhood scale retail and office uses located close to residential areas and are intended to serve the daily retail needs for the residents.
- (2) Bulk Regulations: (See Residential Zoning Districts Building Bulk and Density Regulations Table.)
- (3) Permitted Uses: (See Permitted and Special Uses Table.)
- (4) Accessory Structures and Buildings and Fences and Walls: (See Chapter 165.04.)
- (5) Off-Street Parking Regulations: (See Chapter 165.07.)
- (6) Open Space, Landscaping and Buffering Regulations: (See Chapter 165.08.)
- (7) Building Design Standards: (See Chapter 165.10.)
- (8) Signage: (See Chapter 165.10.)

G. Highway Commercial Zoning District (C-2)

- (1) Statement of Intent: The C-2 zoning district is intended to be located along major highways with more auto-oriented uses with the intent of providing commercial products and services to the local, regional, and general motoring public.
- (2) Bulk Regulations: (See Residential Zoning Districts Building Bulk and Density Regulations Table.)
- (3) Permitted Uses: (See Permitted and Special Uses Table.)
- (4) Accessory Structures and Buildings and Fences and Walls: (See Chapter 165.04.)
- (5) Off-Street Parking Regulations: (See Chapter 165.07.)

- (6) Open Space, Landscaping and Buffering Regulations: (See Chapter 165.08.)
- (7) Building Design Standards: (See Chapter 165.10.)
- (8) Signage: (See Chapter 165.10.)

H. Downtown Mixed-Use Zoning District (C-3)

- (1) Statement of Intent: The C-3 zoning district is intended to preserve and promote the Downtown area with pedestrian oriented, walkable environment with retail, office and upper-story residential uses.
- (2) Bulk Regulations: (See Residential Zoning Districts Building Bulk and Density Regulations Table.)
- (3) Permitted Uses: (See Permitted and Special Uses Table.) In order to promote the economic vitality and attractiveness of all properties located within the C-3 zoning district, the ground floor of any building shall not be used for storage nor remain vacant for an extended period of time due to the neglect of the property owner or building tenant to actively maintain and market the property for use.
- (4) Accessory Structures and Buildings and Fences and Walls: (See Chapter 165.04.)
- (5) Off-Street Parking Regulations: (See Chapter 165.07.)
- (6) Open Space, Landscaping and Buffering Regulations: (See Chapter 165.08.)
- (7) Building Design Standards: (See Chapter 165.10.)
- (8) Signage: (See Chapter 165.10.)

I. Limited Industrial Zoning District (M-1)

- (1) Statement of Intent: The M-1 zoning district is intended for a mixed of certain retail service, office, light manufacturing, and warehouse and distribution uses with limited outdoor storage.
- (2) Bulk Regulations: (See Residential Zoning Districts Building Bulk and Density Regulations Table.)
- (3) Permitted Uses: (See Permitted and Special Uses Table.)
- (4) Accessory Structures and Buildings and Fences and Walls: (See Chapter 165.04.)
- (5) Off-Street Parking Regulations: (See Chapter 165.07.)
- (6) Open Space, Landscaping and Buffering Regulations: (See Chapter 165.08.)

- (7) Building Design Standards: (See Chapter 165.10.)
- (8) Signage: (See Chapter 165.10.)
- (9) Outdoor Storage: Licensed and operable trailers, trucks, power equipment, and shipping containers plus limited storage of other equipment and bulk materials is permitted subject to the requirements contained herein this Chapter. No junk, garbage, or debris shall be stored outside.

J. General Industrial Zoning District (M-2)

- (1) Statement of Intent: The M-2 zoning district is intended for industrial, manufacturing, and warehouse and distribution uses with or without outdoor storage.
- (2) Bulk Regulations: (See Residential Zoning Districts Building Bulk and Density Regulations Table.)
- (3) Permitted Uses: (See Permitted and Special Uses Table.)
- (4) Accessory Structures and Buildings and Fences and Walls: (See Chapter 165.04.)
- (5) Off-Street Parking Regulations: (See Chapter 165.07.)
- (6) Open Space, Landscaping and Buffering Regulations: (See Chapter 165.08.)
- (7) Building Design Standards: (See Chapter 165.10.)
- (8) Signage: (See Chapter 165.10.)
- (9) Outdoor Storage: Outdoor storage is permitted subject to the requirements contained herein this Chapter. No junk, garbage, or debris shall be stored outside.

K. Planned Unit Development (PUD)

- (1) Intent: The PUD District is intended to provide for the development or redevelopment of land under the control and in accordance with an approved Master Plan. The development guidelines and standards in which land uses, transportation facilities, building densities, arrangements, and types are set out in a unified Master Plan in order to provide greater flexibility of land use, development densities, and building locations than other zoning districts may allow.

The PUD District is intended to maximize benefits from the use of open spaces, preserve natural areas and existing tree cover, protect steep slopes, maximize aesthetics, encourage certain architectural standards for buildings, and permit mixed uses and diversity of bulk regulations without endangering the general health, safety, welfare, and land value of surrounding and internal properties. A PUD may consist of a single use or a

mix of residential, commercial, and limited industrial uses, provided such PUD is compatible with the Future Land Use Map and Comprehensive Plan of the City. It is not the intent of the PUD district to be utilized to reduce or provide relief from an existing zoning regulation or requirement.

(2) Procedures:

- a. Application: The owner or owners of a parcel of land within the zoning jurisdiction of the City may submit to the Zoning Administrator an application accompanied by a PUD Master Plan requesting a rezoning to the PUD Zoning District. The application form, Master Plan (including number of copies), proposed development rules and regulations, design guidelines, and other submittal details and requirements shall be as determined by the Zoning Administrator as necessary to review the request. The required application fee shall be as determined by resolution of the City Council.
- b. Review Process: The PUD Application shall be reviewed by the Zoning Administrator for completeness. Applications deemed incomplete shall be returned to the applicant with a list of the missing or incomplete items. Applications deemed complete shall be distributed by the Zoning Administrator to other City departments and agencies as necessary for review and comment as to its compliance with all zoning regulations and other pertinent City codes, regulations, standards, and policies.
- c. Subsequent to review by the Zoning Administrator and other City departments and agencies, the Zoning Administrator shall submit to all members of the Planning and Zoning Commission a copy of the PUD Application along with a written recommendation as to the request's conformity with the rules and regulations of the City and may include a recommendation for approval, approval with conditions, or denial of the application.
- d. The Planning and Zoning Commission shall subsequently hold a public meeting for a rezoning as prescribed by their rules of procedures and the Zoning Ordinance and review the PUD Application for conformity with the zoning regulations and standards and may confer with the applicant on changes to their requested as may be deemed advisable. The Planning and Zoning Commission shall consider the following as part of their deliberation:
 - i. Compatibility with the Future Land Use Map and the Comprehensive Plan.
 - ii. Land uses, building sizes and densities, and number of dwelling units.
 - iii. Building types, functions, architecture, and building placement and setbacks.
 - iv. Provisions for open space, landscaping, buffers, pedestrian circulation, and storm water management.
 - v. Preservation and protection of natural features, drainageways, steep slopes, and existing tree cover.

- vi. Provisions for adequate public infrastructure including sanitary sewer and water service, storm water run-off, public parks, and public safety services.
- vii. Traffic circulation and congestions including access to and from the site.
- viii. General relationship to and impact on the surrounding area and neighboring properties.

After completion of its deliberation, the Planning and Zoning Commission may adopt a recommendation for approval or denial of the PUD Master Plan and associated development rules, regulations, and guidelines as submitted. The Planning and Zoning Commission may also request the developer agree to certain conditions or agree to make certain modifications, alterations, adjustments, or amendments to the proposed Master Plan and associated rules, regulations, and guidelines in order to secure a recommendation of approval from the Planning and Zoning Commission.

The Planning and Zoning Commission shall forward its recommendation to the City Council within 60 days of the receipt of a PUD Application deemed complete by the Zoning Administrator. If the Planning and Zoning Commission does not act within the 60 days as prescribed above, the PUD Application shall be deemed to have received a recommendation of approval by the Planning and Zoning Commission unless the applicant agrees to an extension of time.

Within 60 days of receiving a recommendation from the Planning and Zoning Commission, the City Council shall hold a public hearing for a rezoning as prescribed by their rules of procedures and the Zoning Ordinance and review the PUD Application for conformity with the zoning regulations and standards. During this hearing, the City Council may confer with the applicant on changes to their request as may be deemed advisable in order to secure the approval by the City Council. The City Council may approve, approve with conditions or modifications as agreed to by the applicant, or deny the application. If the City Council fails to act within the herein prescribed 60-day period, the PUD Application shall be deemed to have been denied, unless both the applicant and the City Council agree to an extension of time.

Whenever any PUD Application has been denied by the City Council, no new application covering the same property, or the same property and additional property, shall be filed with or considered by the City Council until one year has elapsed from the date of the filing of the first application.

- e. Recording of the Master Plan and Associated Regulations and Guidelines: The ordinance providing for the rezoning of the property to the PUD Zoning District and the associated Master Plan, Regulations, and Guidelines as approved by the City Council shall be recorded at the Office of the Warren County Recorder and shall be binding on the property owners, their heirs, successors, or assigns. No phase of the PUD shall be started, and no building permits shall be issued until all documents have been recorded.

- f. **Modifications:** Any application by the property owner or owners for modification to an approved PUD shall first be reviewed by the Planning and Zoning Commission. Said proposed modification along with a report from the Planning and Zoning Commission shall then be forwarded to the City Council with appropriate recommendations. The City Council shall then take such appropriate action on the proposed modification and their decision shall be final.

No modification may be considered that is more than a ten percent (10%) increase in density or change of uses of the site without a public hearing by the Planning and Zoning Commission and City Council as required for a rezoning. A public hearing may be held by the Planning and Zoning Commission or City Council on any requested modification. All modifications and adjustments shall be recorded at the Office of the Warren County Recorder.

- g. **Platting and Development:** Prior to development within the PUD, applications for Preliminary and Final Plats, Site Plans, and Building Permits that are in conformance with the provisions of the PUD shall be submit for review in accordance with the City's regulations. At the applicant's own risk, Preliminary Plats, Final Plats, and Sites Plans may be submitted and reviewed concurrently with the PUD Application process.

2. RESIDENTIAL ZONING DISTRICTS BUILDING BULK AND DENSITY REGULATIONS. The following table details the minimum lot sizes, building setbacks, building size and height limitations, minimum open space, and maximum density requirements for each building type constructed within the residential zoning districts established herein.

- A. Setback Averaging.** Where the average, legal. Front yard setback differs than that required for the specific residential zoning district and excluding non-residential structures and dwellings within the A-1 Zoning District, the front yard setback for the subject lot shall be equal to the average of the front yard depths of any existing immediate adjacent dwellings on the same side of the street.

- (1) The front yard setback measured form the face of any garage accessed from the street shall be a minimum of twenty-five (25) feet, regardless of the averaged front yard depth.

RESIDENTIAL ZONING DISTRICTS BUILDING BULK AND DENSITY REGULATIONS TABLE						
BULK AND DENSITY REGULATION BY BUILDING TYPE	BUILDING TYPE					
	A-1 Zoned Single Family Dwelling	Single Family Dwelling (Detached and Semi-Detached)	Two Family Dwelling	Townhouse or Row Dwelling	Multiple-Family Dwelling (Apartment)	Non-Residential Structure in a Residential Zoning District
Min. Lot Size	15 acres	7,200 sq ft	8,400 sq ft	n/a	n/a	40,000 sq ft
Min. Lot Width ¹	300 ft	60 ft	70 ft	24 ft.	80ft	100 ft
Min. Lot Street Frontage ²	20 ft	20 ft	20 ft	20 ft	20 ft	40 ft
Front Yard Setback ³	40 ft	30 ft	25 ft	25 ft	30 ft.	35 ft.
Side Yard Setback ⁴	10 ft	8 ft min one side, 18 ft total sum of both side yards	10 ft ⁶	8 ft. ⁶	30 ft	30 ft
Rear Yard Setback ⁵	35 ft	35 ft	30 ft	30 ft	30 ft	35 ft
Min. Separation Between Principal Buildings	n/a	n/a	n/a	16 ft side to side, 46 ft back to back or back to side	30 ft	20 ft
Min. Setback from Private Street or Common Private Roadway	n/a	n/a	20 ft from back of curb or street sidewalk whichever is closest	20 ft from back of curb or street sidewalk whichever is closest	n/a	n/a
Min. Setback from the Perimeter of the Development	n/a	n/a	30 ft	30 ft	30 ft	30 ft
Max. Building Height	35 ft	35 ft	35 ft	35 ft	50 ft	40 ft
Min. Open Space	n/a	20%	20%	25%	25%	25%
Max. Dwelling Units Per Acre	0.067	n/a	n/a	10 15	25	n/a
¹ Measured at the front yard building setback line						
² Postage Stamp Lots: Direct street frontage not required; All yard setbacks for postage stamp lots shall be 5 ft, excluding shared walls located along a common lot line						
³ Front stoops, stairs, decks and porches may encroach up to 6 ft into the required front yard setback						
⁴ Horizontally projecting roof overhangs and other similar building projections may extend up to 3 ft into a required side yard setback provided no part of a building is closer than 5 ft to a lot line						
⁵ Stoops, stairs, decks, and patios, not enclosed or covered by a roof, may encroach up to 20 ft into the required rear setback						
⁶ Zero feet from common lot lines of attached structures						

- 3. NON-RESIDENTIAL BULK AND DENSITY REGULATIONS.** The following table details the minimum lot sizes, building setbacks, building size and height limitations, minimum open space, and maximum density requirements for each non-residential zoning district.

NON-RESIDENTIAL BULK AND DENSITY REGULATIONS TABLE					
BULK AND DENSITY REGULATION BY ZONING DISTRICT	ZONING DISTRICTS				
	C-1	C-2	C-3	M-1	M-2
Min. Lot Size	n/a	n/a	n/a	n/a	n/a
Min. Lot Width	150 ft	150 ft	n/a	n/a	n/a
Min. Lot Street Frontage ⁴	40 ft	40 ft	40 ft	40 ft	40 ft
Front Yard Setback	30 ft	40 ft	0 ft	35 ft	35 ft
Side Yard Setback ¹	10 ft	10 ft	0 ft	20 ft	20 ft
Rear Yard Setback ²	10 ft	10 ft	0 ft	35 ft	35 ft
Min. Separation Between Buildings Not Attached	20 ft	20 ft	20 ft	20 ft	20 ft
Max. Building Height	50 ft ³	50 ft ³	50 ft	50 ft ³	50 ft ³
Min. Building Height	n/a	n/a	28 ft	n/a	n/a
Min. Open Space	20%	20%	0%	15%	15%
Max. Dwelling Units Per Acre	n/a	n/a	25	n/a	n/a
¹ 30 feet when said yard adjoins a residential zoning district or existing residential property					
² 40 feet when said yard adjoins a R-1 or R-2 zoning district or existing single-family property					
³ An additional 10 ft of height is permitted for every 10 ft of additional building setback provided to a maximum height of 60 ft					
⁴ Postage Stamp Lots: Direct street frontage not required; All yard setbacks for postage stamp lots shall be 5 ft, excluding shared walls located along a common lot line					



Community Development

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

June 2026

<u>Code</u>	<u>Type</u>	<u>Permits Issued</u>	<u># of Units</u>	<u>Amount</u>	<u>Average</u>
101	Single Family Home	6	6	\$1,753,791.00	\$292,298.50
102	Single Family Attach	1	2	\$650,050.00	
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		\$230,000.00	
329	Pool	1		\$50.00	
434	Residential Add/Alt	6		\$154,695.92	\$25,782.65
437	Non-residential add/alt	0		\$0.00	\$0.00
438	Res garage/carports	0		\$0.00	
645	Demo - residential	0		\$0.00	
649	Demo - commercial	0		\$0.00	
June Total		15		\$2,788,586.92	
Residential Value			Commercial Value		
91.8%			8.2%		

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	20	20	\$7,144,734.00	\$357,236.70
102	Single Family Attach	2	4	\$1,300,100.00	
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		\$230,000.00	
329	Pool	3		\$2,395.00	
434	Residential add/alt	43		\$1,342,876.90	\$31,229.70
437	Non-residential add/alt	9		\$1,102,663.00	\$122,518.11
438	Res garage/carports	3		\$33,900.00	
645	Demo - sfd	1		\$50.00	
649	Demo - commercial	0		\$0.00	
YTD TOTAL		82	24	\$11,156,718.90	
Residential Value			Commercial Value		
88.1%			11.9%		