



PLANNING AND ZONING COMMISSION MEETING

August 11, 2026

6:00 PM

City Council Chambers

Agenda

- 1. Call to Order**
- 2. Roll Call**
- 3. Agenda Approval**
 - A. Approval of the August 11, 2026 agenda.
- 4. Minutes Approval**
 - A. Approval of the July 14, 2026 meeting minutes.
- 5. Public Comment**
- 6. New Business**
 - A. Approval of a site plan for Les Schwab Tire Center [102 East Scenic Valley Avenue].
 - B. Approval of a site plan for Kiya Koda Humane Society [1600 East Orchard Place].
- 7. Comments**
 - A. Building Permit Report
 - B. Current Projects
- 8. Adjourn**



PLANNING AND ZONING COMMISSION MEETING

July 14, 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: Sarah Ritchie, Al Farris, Carrie Woerdeman, Misty Darling, Lin Stecker, Jake Vice, Tom Selgrade.

Commission members not present: Justin Noethe, Rich Piper.

Staff members present: Bill Mettee, Tara Bosteder.

3. Agenda Approval

A. Approval of the July 14, 2026 agenda.

Farris made a motion to approve the agenda.

Darling seconded the motion.

Motion was passed with a unanimous vote.

4. Minutes Approval

A. Approval of the June 9, 2026 meeting minutes.

Stecker made a motion to approve the meeting minutes.

Ritchie seconded the motion.

Motion was passed with a unanimous vote.

5. Public Comment

There were no public comments.

6. New Business

A. Approval of posting place for meeting agendas

Mettee presented the proposed posting places for meeting agendas.

Farris made a motion to approve the proposed posting places.

Ritchie seconded the motion.

Motion was passed with a unanimous vote.

B. Approval of sidewalk waiver at 1901 North Jefferson Way

Mettee presented the sidewalk waiver request, as well as the site plan for 1901 N. Jefferson Way, and related staff report.

Commissioner Farris asked about the plan for the lights. Mettee answered that they've proposed full cutoff lights and the photometric plan shows zeros. There will be 0.0 foot candles at all the property lines. And the BUG rating will all be at zeros as well.

Commissioner Stecker asked about the sidewalk orientation around the monument sign. The early sidewalk concept plan differed slightly than what the site plan showed. Mettee explained that the site plan reflects the official location of the sidewalks.

Brad Kuehl with Bishop Engineering also addressed the sidewalk plan. He reiterated Mettee's explanation, continuing that there's some grade change there that they're working with, and they're doing what they can to minimize the ramp and railing needed in that spot.

Commissioner Stecker also inquired about the sidewalk connection off the east side of the property. Kuehl confirmed there will only be one connection exiting the east side of the parcel. Stecker followed up with a question, asking about how the connections lined up to the north and the east. Kuehl explained that the connection to the east will line up with the existing sidewalk on the east side of North Jefferson Way. There is already pedestrian crossing signalization there and the proposed layout will allow for no required railings.

Through discussion with Kuehl and the Commission, it was explained that for the connection to the north, there are no existing sidewalks on the property to the north and there is no planned connection or access going north off the parcel. Mettee added that the proposed sidewalk plan satisfies the requirements that the City's asking for as well as provides the connectivity to North Jefferson Way.

Commissioner Vice asked about the proposed evaluation by the developer of the condition of the existing frontage road for consideration of improvements. Mettee explain that it's privately owned to maintain so the City cannot require Culver's to improve it, but through discussions with them, they are going to look at the potential of improving the road on the curved section on the north-east corner of the parcel. Kuehl confirmed Culver's would become the owner, and would want to improve it for their customers. This would become an internal discussion with Culver's.

Commissioner Farris asked if there were any concerns received from the neighbors. Mettee answered that a few neighbors had come to a previously held Board of Adjustment meeting with concerns about traffic on Rolling Vista Place. Mettee added that the site plan that was proposed was in conformance with the City's ordinances. Commissioner Woerdeman also recognized that the surrounding residential lots were platted at the same time as this commercial lot, so theoretically, the residents knew they were purchasing a home that was next to a commercial lot.

Mettee added that he's been working with another neighbor who is concerned about the drainage when they install the impervious surface. He furthered that they, along with the city engineer, had a discussion via phone call where the engineer explained that the drainage basin is going to collect the water and its release rate is really low. It's designed to collect water at it's pre-developed rate, so the runoff will not exceed what exists today.

Commissioner Stecker asked if, at the one way designated traffic areas, there will be indicators on the concrete. Mettee confirmed that there will be painted indicators on the concrete. Stecker suggested that there be added indicators for the areas where dual direction traffic would be. Kuehl agreed that they could take a look at that.

Vice made a motion to approve the sidewalk waiver as submitted.

Ritchie seconded the motion.

Motion was passed with a unanimous vote.

C. Approval of a site plan for Culver's – Indianola [1901 North Jefferson Way]

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

Stecker seconded the motion.

Motion was passed with a unanimous vote.

D. Consider zoning code amendment for Chapter 165.05 Zoning District Regulations

Mettee presented the proposed zoning code amendment and related staff report.

Townhomes and Rowhomes are currently allowed 10 dwelling units per acre in the zoning ordinance. They are permitted up to 15 dwelling units per acre in the Comprehensive Plan. This amendment will align the zoning ordinance with the Comprehensive Plan.

Discussion was had amongst the Commission regarding any current/established area that was 15 units per acre and/or what the density of other existing developments were, such as Schoolyard Townhomes or Lincoln Ridge.

It was also discussed that the intention of this amendment was to align with the City's current Comprehensive Plan.

In addition, any developments would still be required to go through a site plan approval. All other zoning and city ordinances would also continue to apply.

Darling made a motion to approve the zoning code amendment as submitted.

Ritchie seconded the motion.

The motion passed with a 5-2 vote. Ayes: Ritchie, Woerdeman, Darling, Vice, Selgrade. Nays: Farris, Stecker.

7. Comments

A. Building Permit Report

There were no comments.

B. Current Projects

There have been multiple inquiries and discussions regarding developable properties, but nothing official has been submitted.

8. Adjourn

Vice made a motion to adjourn.

Darling seconded the motion.

The meeting was adjourned at 6:47 PM.



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Les Schwab - Site Plan

PREPARED BY: Bill Mettee – Senior Planner

REPORT DATE: August 7, 2026

MEETING DATE: August 11, 2026

GENERAL INFORMATION

Applicant / Owner:

SFP-E, LLC

Owner's Representative:

Ron Isackson, Cushing-Terrell

Request:

The applicant is requesting approval of a site plan for a Les Schwab Tire Center.

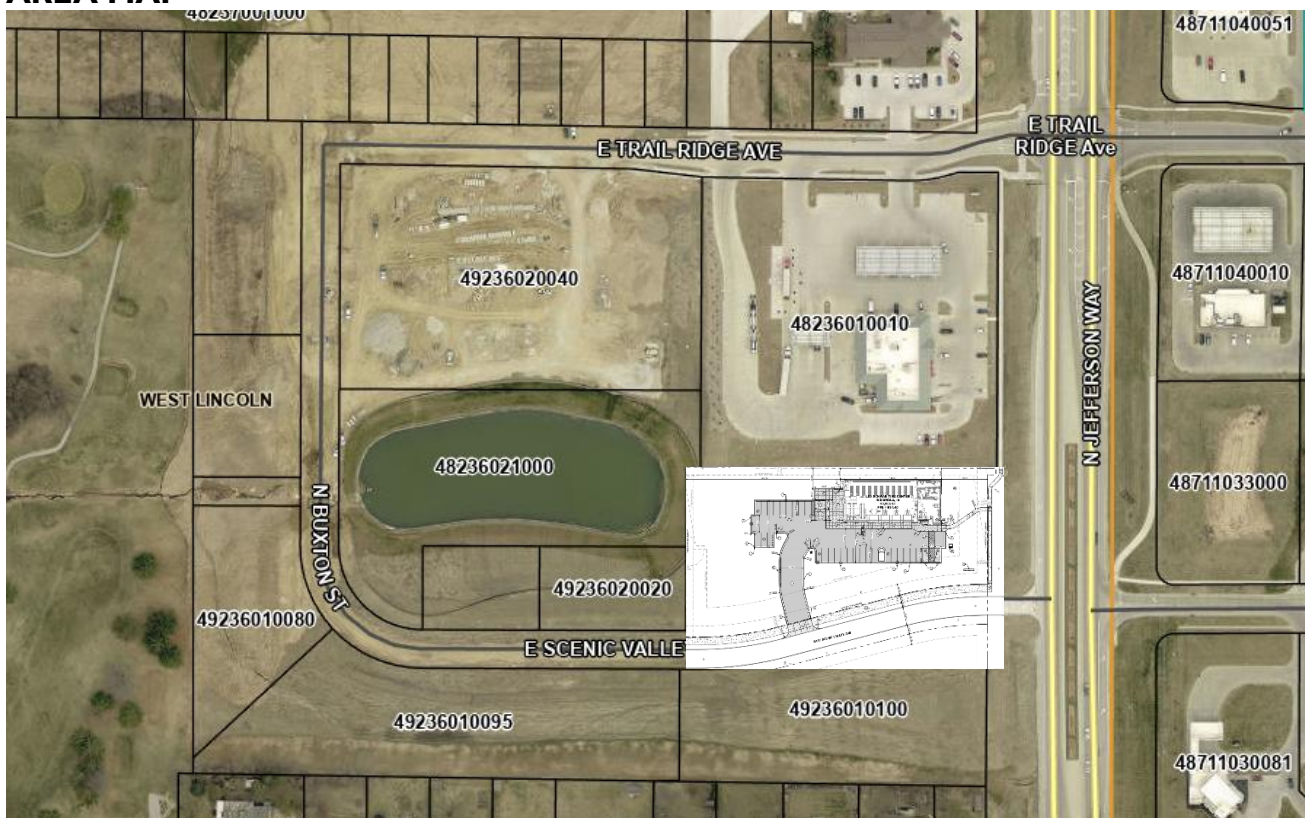
Location and Size:

Property is located at the northwest corner of North Jefferson Way and East Scenic Valley Avenue, containing approximately 1.95 acres.

Property Address:

102 East Scenic Valley Avenue

AREA MAP



ABOVE: Aerial of subject property in relation to the surrounding area.

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant / Undeveloped	PUD [Planned Unit Development]	PUD [Planned Unit Development]
North	Kwik-Star	PUD [Planned Unit Development]	PUD [Planned Unit Development]
South	Vacant / Undeveloped	PUD [Planned Unit Development]	PUD [Planned Unit Development]
East	Vacant / Undeveloped	Regional Mixed Use	C-2 [Highway Commercial]
West	Vacant / Undeveloped	PUD [Planned Unit Development]	PUD [Planned Unit Development]

PROJECT DESCRIPTION

The applicant is proposing a site plan for a commercial development. The proposed site plan for consideration is for an automotive service center building that will be approximately 140' x 60' and 8,266 square feet in area. The building will be approximately 27-feet in height at its tallest point and have six service bays and a retail area with a showroom. A monument sign is shown near the southeast corner of the site, and a trash enclosure and tire bullpen are shown adjacent to the building on the west side.

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

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

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

ACCESS AND PARKING

East Scenic Valley Avenue is currently undergoing paving as part of the Emerald Bay plat improvements. Access into the site will be from a driveway on East Scenic Valley Avenue.

A total of 30 parking spaces are required (1 space per 250 sf of retail space plus 2 spaces per service bay plus 1 per employee at max shift) for the property and the applicant is providing 30 parking spaces, including two accessible spaces. The applicant is also providing the required bicycle parking facility. The proposed site plan meets the parking requirements.

SIDEWALKS / TRAILS / TRAFFIC

A 10' trail will be installed along East Scenic Valley as part of the plat improvements completed by the Emerald Bay developer and a 5' sidewalk will be installed along North Jefferson Way with the lot development. A 5' pedestrian walkway is shown into the site from the public way along North Jefferson Way.

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 with the regional basin within the Emerald Bay development.

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 65%. 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 primarily of precast concrete, stone veneer and metal paneling. Both street-facing facades contain the required amounts of fenestration. The elevations demonstrate compliance with the building design standards.

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 Les Schwab Tire Center with the following conditions:

- No certificate of occupancy, either temporary or final, will be issued until the public improvements are completed and formally accepted by City Council.

DEVELOPER/OWNER CONTACT - LES SCHWAB

OWNER/DEVELOPER
SFP-E, LLC
JORDAN HOFFART
PO BOX 5350
BEND, OR 97701
541-416-5612
JORDAN.HOFFART@LESSCHWAB.COM

CIVIL PROJECT LEAD
CUSHING TERRELL
RON ISACKSON
411 E MAIN ST #101
BOZEMAN, MT 59715
406-922-7107
RONISACKSON@CUSHINGTERRELL.COM

DEVELOPER/OWNER CONTACT - EMERALD BAY SUB.

OWNER/DEVELOPER
SUNSTONE INVESTMENTS LLC
JESSE ROGNES
7481 US HWY 65
INDIANOLA, IA 50125
515-290-8052
JWROGNES@SYNERGYCONTRACTING.NET

JURISDICTIONAL CONTACTS

CITY OF INDIANOLA
BILL METTEE, SENIOR PLANNER,
COMMUNITY & ECONOMIC DEVELOPMENT DPT.
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INDIANOLA, IA 50125
515-962-5276
BMETTEE@INDIANOLAIOWA.GOV

UTILITY COMPANY

SANITARY SEWER
WATER RESOURCE RECOVERY DEPARTMENT
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INDIANOLA, IA 50125
515-961-9416
THERRICK@INDIANOLAIOWA.GOV

GAS
DEREK JOHNSON - DMCC
CUSTOMER PROJECT COORDINATOR
PO BOX 657
DES MOINES, IA 50306-0657
515.281.2595
DEREK.JOHNSON@MIDAMERICAN.COM

WATER
IMU - INDIANOLA MUNICIPAL UTILITIES
1602 SOUTH K STREET
INDIANOLA, IA 50125
515.962.5330
JBRAND@INDIANOLA.COM
STREETS & STORM SEWER
PUBLIC WORKS DPT.
CALEB ADAMS-BROWN
706 NORTH 6TH STREET
INDIANOLA, IA 50125
515-962-5254
CADAMSBROWN@INDIANOLAIOWA.GOV

POWER
MIKE METCALF - ELECTRIC DIRECTOR
1300 EAST IOWA AVENUE
INDIANOLA, IA 50125
(515) 962-5305
MMETCALF@INDIANOLA.COM

SURVEYOR

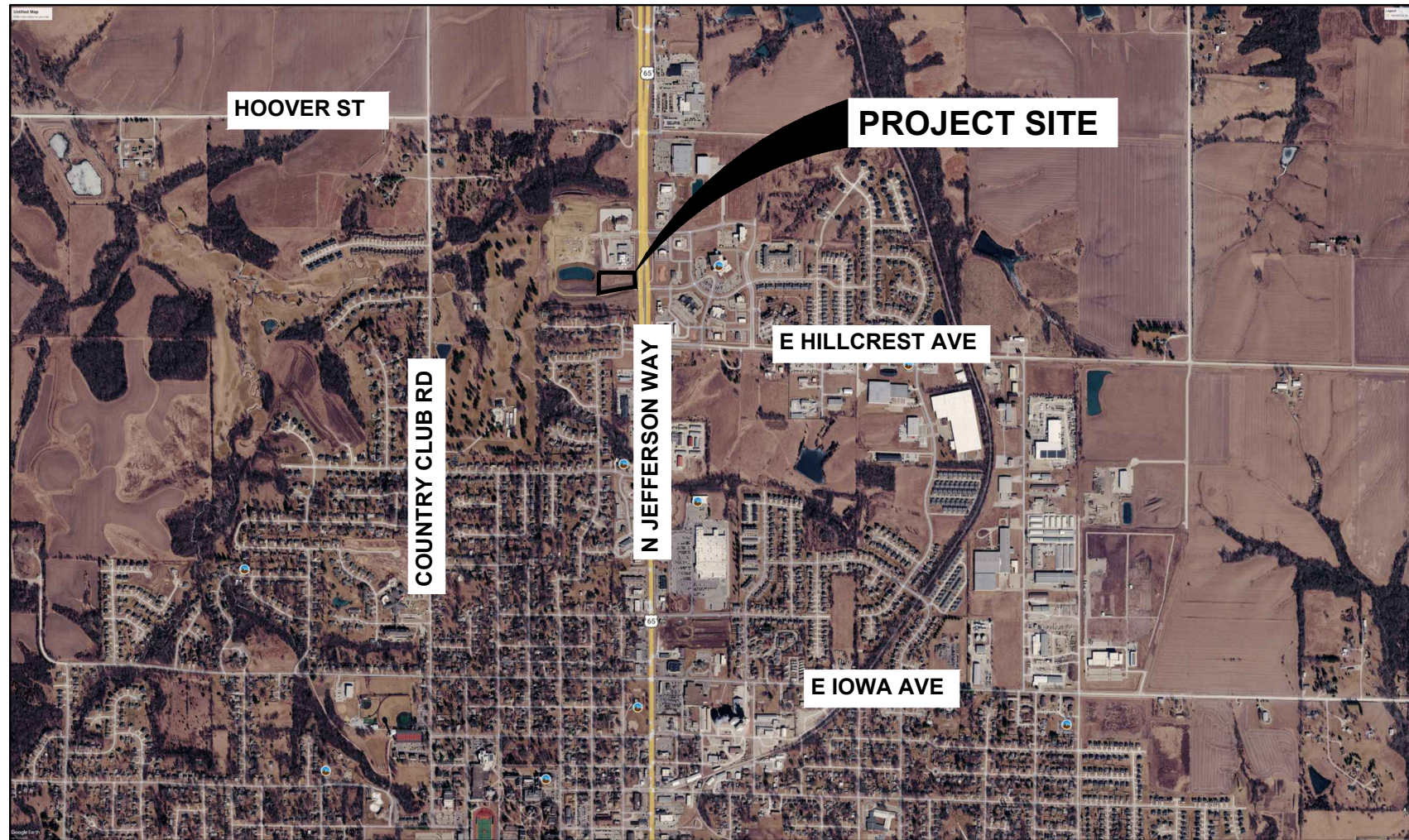
DANIEL HENNESSY, PLS (IA)
SHORT ELLIOTT HENDRICKSON INC. (SEH8)
10 NORTH WASHINGTON AVENUE, SUITE 110
MASON CITY, IA 50401
641-424-6344
DHENNESSY@SEHINC.COM

LEGAL DESCRIPTION

LOT 1 EMERALD BAY PLAT 2

PROJECT ZONING

PUD PLANNED UNIT DEVELOPMENT W/ UNDERLYING C2 HIGHWAY COMMERCIAL



VICINITY MAP

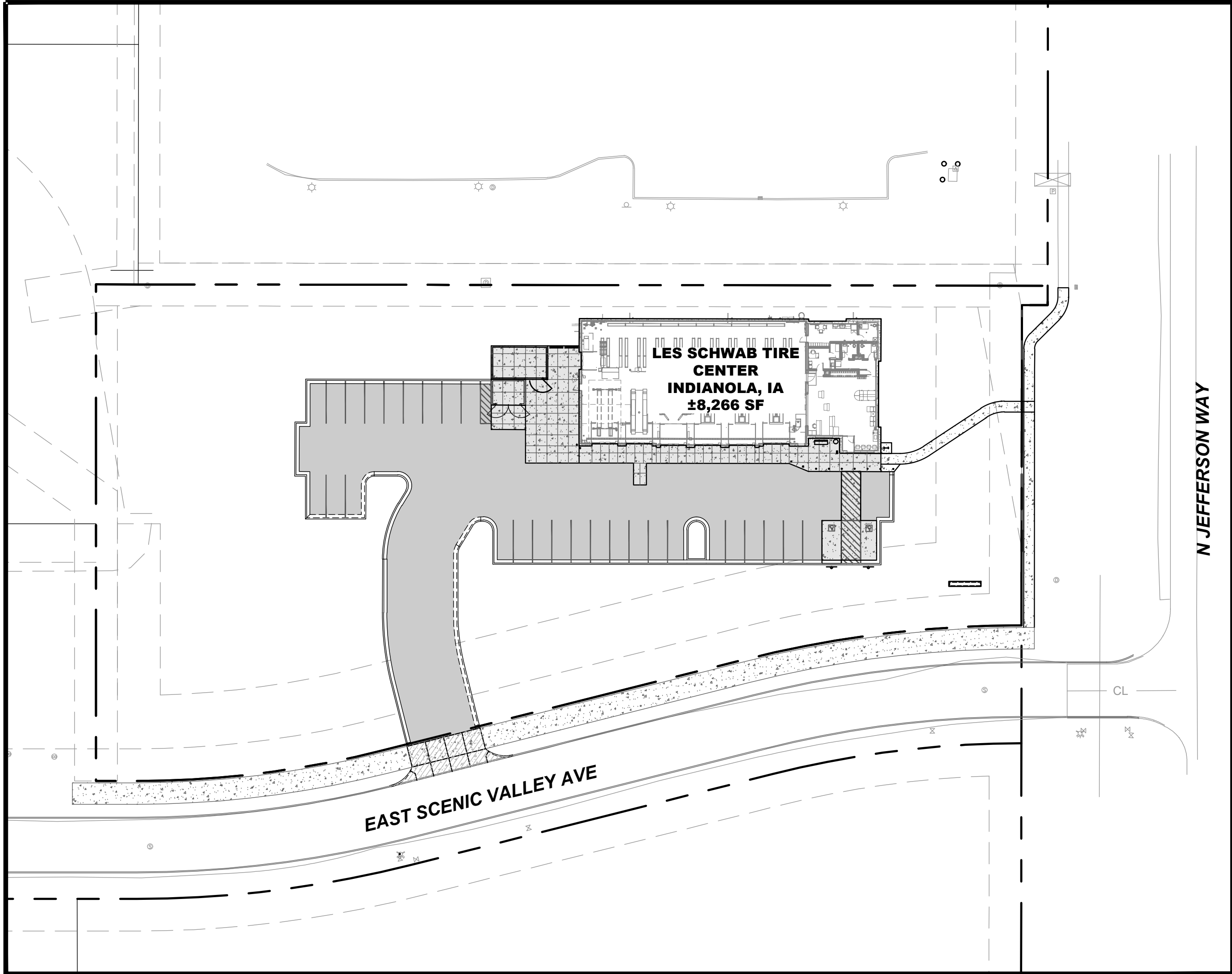
NTS



LES SCHWAB TIRE CENTER

102 EAST SCENIC VALLEY AVE.

INDIANOLA, IA 50125



SITE MAP

1" = 40'



CITY STANDARD SITE DEVELOPMENT NOTES

- BUILDING PERMITS MUST BE OBTAINED FROM THE CITY OF INDIANOLA COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO CONSTRUCTION.
- THE RIGHT OF WAY AND ADJACENT STREETS SHALL BE CLEANED AT THE END OF EACH WORKING DAY AND PRIOR TO A RAIN EVENT.
- ALL EXTERIOR MOUNTED AND ROOF-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.
- EROSION CONTROL MUST BE IN PLACE PRIOR TO APPROVAL OF BUILDING PERMIT.

CONSTRUCTION SCHEDULE

- BEGIN CONSTRUCTION: OCTOBER 2026
- END CONSTRUCTION: APRIL 2027
- OPEN BUILDING: MAY 2027

SHEET LIST

SHEET NUMBER	SHEET TITLE
C000	COVER SHEET
SHEET 1 OF 1	ALT/ANSPS LAND TITLE & TOPOGRAPHIC SURVEY PROJ NO. 0053800.00
C001	GENERAL NOTES & LEGEND
C002	DEMOLITION PLAN
C010	SWPPP NOTES
C011	FINAL EROSION CONTROL PLAN
C012	EROSION CONTROL DETAILS
C100	SITE PLAN
C200	GRADING PLAN
C201	STORM SEWER ALIGNMENT #1 PLAN & PROFILE
C202	STORM SEWER ALIGNMENT #2 PLAN & PROFILE
C203	STORM SEWER ALIGNMENT #3 PLAN & PROFILE
C300	UTILITY PLAN
C400	CIVIL DETAILS
C401	CIVIL DETAILS
C402	CIVIL DETAILS
C403	CIVIL DETAILS
L301	PLANTING PLAN
L501	PLANTING DETAILS
E100	ELECTRICAL SITE PLAN
E200	ELECTRICAL DETAIL SHEET

	I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.
ADAM SCHLEGEL, REG. NO. 27727 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027 PAGES OR SHEETS COVERED BY THIS SEAL: C000 - 002, C010-012, C100, C200-203, C300, C400-403	
	I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.
GARY GLASSING, REG. NO. 16968 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027 PAGES OR SHEETS COVERED BY THIS SEAL: E100 & E200	
	I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.
DEBRA ROSA, REG. NO. LA00863 MY LICENSE RENEWAL DATE IS JUNE 3, 2027 PAGES OR SHEETS COVERED BY THIS SEAL: L301 & L501	

Cushing
Terrell

cushingterrell.com
800.757.9522



102 EAST SCENIC VALLEY AVE.
6-BAY MVP RETAIL
LES SCHWAB TIRE CENTER - INDIANOLA, IA

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ENTITLEMENT PLANS

07.31.2026
PROJ# | LSIA_25INDNLA
DESIGNED BY | ISACKSON
DRAWN BY | HAHN
REVIEWED BY | SCHLEGEL
REVISIONS

COVER SHEET

C000

OWNER
Emerald Bay, L.L.C.

LEGAL DESCRIPTION

THE PROPERTY DESCRIBED ON THIS SURVEY IS THE SAME PROPERTY DESCRIBED IN THE TITLE COMMITMENT REFERENCED HEREON.

Lot 1, Emerald Bay Plat 2, an Official Plat, now included in and forming a part of the City of Indianola, Warren County, Iowa.

TITLE COMMITMENT

THIS SURVEY WAS PREPARED USING THE FOLLOWING:

TITLE COMMITMENT BY: FIRST AMERICAN TITLE INSURANCE COMPANY
NATIONAL COMMERCIAL SERVICES
121 SOUTH 8TH STREET, SUITE 1250, MINNEAPOLIS, MN 55402

ISSUING OFFICE'S ALTA REGISTRY ID: 0005802
COMMITMENT NUMBER: NCS-1249933-MPLS
REVISION NO.:

SCHEDULE B-II - Exceptions

1-9: STANDARD EXCEPTIONS - NOT SURVEY RELATED

10: Easement for Road purposes related to Jefferson Way. The right-of-way described within the document does not affect the subject property.

11: Easement for filter related to septic tank drainage. The easement is described as lying directly north of Lot 7 in H.B. Cole Subdivision and therefore does not affect the subject property.

12: Easement for filter related to septic tank drainage. The easement is described as lying directly north of Lot 6 in H.B. Cole Subdivision and therefore does not affect the subject property.

13: Deed of Trust, blanket in nature, no plottable items.

14: Utility Easements shown and dedicated in the Final plat of Emerald Bay Plat 1, affect the subject property and are shown hereon.

14: Affidavit Explanatory of Title. No plottable items.

15: Public Utility Easements affect the subject property and are shown hereon.

15: Amended and Restated Public Utility Easements affect the subject property and are shown hereon.

16: Public Utility Easements affect the subject property and are shown hereon. Note: The north-south portion of the storm sewer easement within the subject property has been vacated by City Resolution 2025-091, dated May 19, 2025.

17: Storm Water Detention Easement affects the subject property and is shown hereon. Note: The legal description within the document contains multiple errors and does not form a mathematically closed figure. The easement is shown hereon based on the approved construction plans.

18: Public Trail Easement does not affect the subject property and is not shown hereon.

19: Deed restriction affects the subject property. No plottable items.

20: Memorandum of Agreement for Private Development. Affects the subject property. The document contains a vague reference for a "20" Storm Sewer Easement to be "Vacated", but is illegible and not shown hereon.

21: Utility Easements shown and dedicated in the Final plat of Emerald Bay Plat 2: No utility easements are shown within the subject property on the plat Emerald Bay Plat 2.

22: Storm sewer right of way affects the subject property and is shown hereon.

23: Rights of Tenants under unrecorded leases. No related information provided to the Surveyor.

○ DENOTES PLOTTABLE EXCEPTION ITEM SHOWN ON SURVEY.

ZONING

SOURCE: CITY OF INDIANOLA
ZONING DISTRICT: PUD - PLANNED UNIT DEVELOPMENT WITH UNDERLYING C-2 HIGHWAY COMMERCIAL

NO SETBACKS OR RELATED INFO PURSUANT TO THE PUD DESIGNATION HAS BEEN PROVIDED TO THE SURVEYOR. SETBACKS SHOWN ARE ACCORDING TO THE FINAL PLAT OF EMERALD BAY PLAT 2.

FLOOD ZONE INFORMATION

THE SURVEYED PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. THE PROPERTY IS IDENTIFIED AS ZONE X AREAS OF MINIMAL FLOOD HAZARD.

REFERENCE FEMA MAP PANEL #: 19181C0168F
EFFECTIVE DATE: 11/16/2018

GENERAL SURVEY NOTES

DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.

INFORMATION SHOWN AS (00) IS RECORD INFORMATION.

THE NORTH LINE OF LOT 1, EMERALD BAY PLAT 2 IS ASSUMED TO BEAR N 89° 55' 05" W FOR THE PURPOSE OF THIS SURVEY.

SYSTEM: NORTH AMERICAN DATUM OF 1983 IOWA REGIONAL COORDINATE SYSTEM - ZONE 8 DES MOINES.

ELEVATIONS SHOWN HEREON ARE BASED ON NGVD '88 DATUM

BENCHMARK 1: TOP NUT HYDRANT AT SW QUAD OF EAST SCENIC VALLEY AVE. & N. JEFFERSON WAY. ELEV = 942.94

BENCHMARK 2: TOP NUT HYDRANT ON S. SIDE OF EAST SCENIC VALLEY AVE, 350 FEET WEST OF N. JEFFERSON WAY. ELEV = 930.08

GROSS LAND AREA

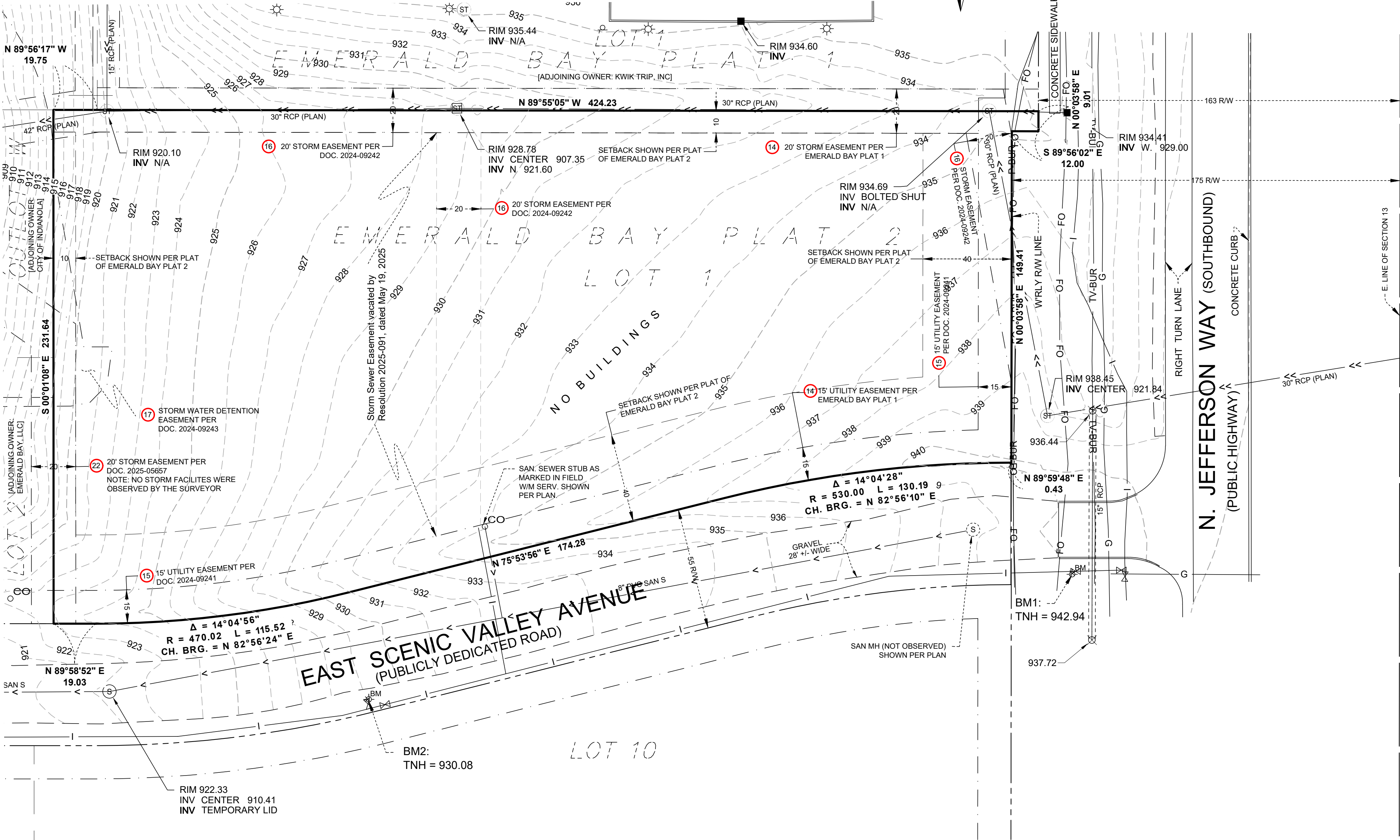
THE PROPERTY IDENTIFIED IN THE TITLE COMMITMENT REFERENCED HEREON CONTAINS A TOTAL OF 1.95 ACRES, (84,778 SQ FT).

PROPERTY ADDRESS

102 East Scenic Valley Avenue, Indianola, IA 50125
(per Warren County GIS)

UTILITY LOCATION

LOCATIONS ARE SHOWN TO THE ACCURACY OF THE MARKINGS AND/OR UTILITY MAPS PROVIDED AND SEH DOES NOT ASSUME RESPONSIBILITY FOR MISLOCATED OR UNMARKED UTILITIES.



SURVEYOR'S STATEMENT OF POSSIBLE ENCROACHMENTS

NONE OBSERVED.

SURVEYOR'S NOTES

REGARDING TABLE A-ITEM 20: ITEM 20 INCLUDES THE FOLLOWING 3 (THREE) ITEMS: VICINITY MAP, OBSERVED TRAFFIC STRIPING, DIAMETER OF AND DRIP LINE LOCATION OF MATURE TREES.

REGARDING TABLE A-ITEM 7: THE SURVEYOR OBSERVED NO BUILDINGS WITHIN THE SUBJECT PROPERTY.

REGARDING TABLE A-ITEM 9: THE SURVEYOR OBSERVED NO IDENTIFIABLE PARKING AREAS WITHIN THE SUBJECT PROPERTY.

REGARDING TABLE A-ITEM 16: THE SURVEYOR OBSERVED RECENT EARTH MOVING OR RECENT BUILDING CONSTRUCTION WITHIN THE SUBJECT PROPERTY. THE SUBJECT PROPERTY AND SURROUNDING LANDS WERE MASS GRADED IN 2024. SANITARY SEWER ADJACENT TO THE SUBJECT PROPERTY HAS NOT BEEN FULLY COMPLETED AS OF THE DATE OF FIELD WORK STATED HEREON.

REGARDING TABLE A-ITEM 17: THE SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN RIGHT OF WAY LINES AFFECTING THE SURVEYED PROPERTY.

NO OBSERVABLE NATURAL BODIES OF WATER ARE LOCATED ON THE SITE.

THE SUBJECT PROPERTY HAS DIRECT LEGAL ACCESS TO/ FROM EAST SCENIC VALLEY AVENUE. DIRECT VEHICULAR ACCESS TO N. JEFFERSON WAY IS ASSUMED TO BE RESTRICTED BY THE ROAD AUTHORITY.

THE ENTIRE SITE WAS MASS-GRADED IN 2024. NO TREES WERE OBSERVED AS OF THE DATE OF FIELD SURVEY STATED HEREON.



VICINITY MAP

SOURCE: WARREN COUNTY GIS

ABBREVIATIONS

RCP REINFORCED CONCRETE PIPE
VCP VITRIFIED CLAY PIPE
PVC POLYVINYL CHLORIDE PIPE
HDPE HIGH-DENSITY POLYETHYLENE PIPE
(B)PC BLUE PLASTIC CAP(FIRST LETTER INDICATES COLOR)

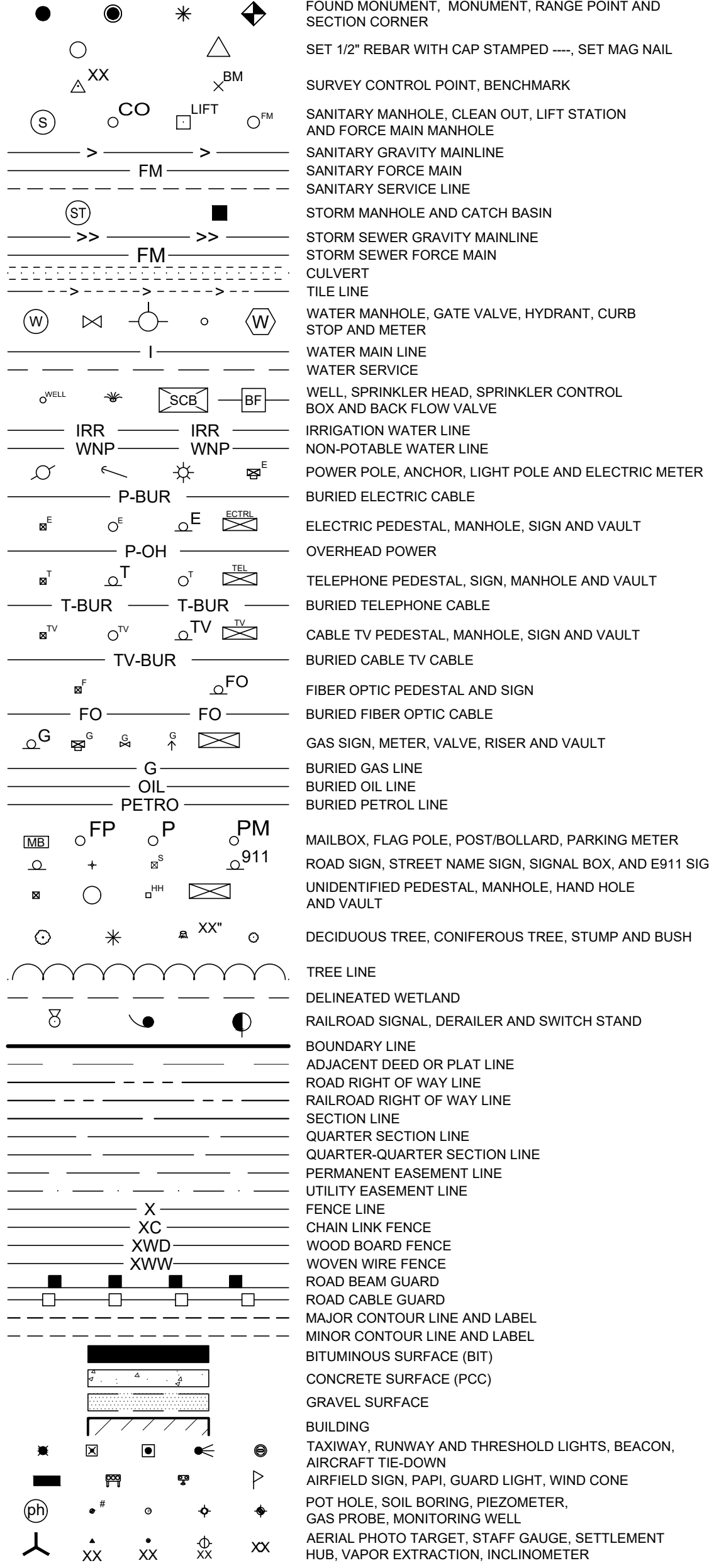
CERTIFICATION

To:
Main and Main Capital Group, LLC, a Texas limited liability company;
First American Title Insurance Company;
Independent Financial, a Texas state banking association;
South State Bank, National Association;
Centennial Bank; an Arkansas state bank;
Frost Bank, a Texas state bank;
MidFirst Bank, a federally chartered savings bank and its successors and assigns
Washington Federal Bank;
and SFP-E, LLC, an Oregon limited liability company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 11(b), 16, 17, 18, 19 and 20 of Table A thereof.

The field work was completed on September 11, 2025

LEGEND



IOWA ONE CALL
TICKET #252481653
CENTURYLINK
CONTACT NAME: SADIE HULL
CONTACT PHONE: 918-547-0147
CONTACT EMAIL: SADIE.HULL@LUMEN.COM

CITY OF INDIANOLA PUBLIC UTILITIES
CONTACT NAME:
CONTACT PHONE: (515) 961-9444
CONTACT EMAIL: UtilityServices@indianolaia.gov

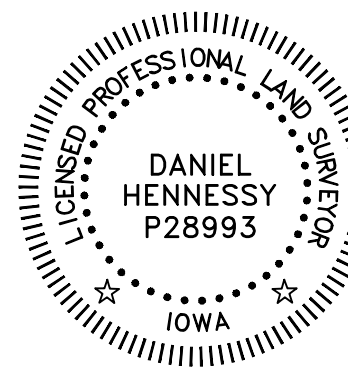
MIDAMERICA GAS
CONTACT NAME:
CONTACT PHONE:
CONTACT EMAIL:

MIDAMERICA ELECTRIC
CONTACT NAME:
CONTACT PHONE:
CONTACT EMAIL:

MEDIACOM BROADBAND, L.L.C.
CONTACT NAME: CHRIS MINARD
CONTACT PHONE: 815-597-5103
CONTACT EMAIL: CMINARD@MEDIACOMCC.COM

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.

FOR SEH
DANIEL HENNESSY
LICENSE NUMBER P28993
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026
SHEETS COVERED BY THIS SEAL: 1



SEH Project	MMCAP 184076	Rev. #	Revision Issue Description	Date	Rev. #	Revision Issue Description	Date
Drawn By	DJH	1	Edit Structure Labels	10-09-2025			
Surveyed By	DJH	2	Added 1. MidFirst Bank to Certification	1-9-2026			
Checked By	?	3	Revised zoning classification, updated license exp.	4-16-2026			

PHONE: 641.424.6344
10 NORTH WASHINGTON AVENUE
SUITE 110
MASON CITY, IA 50401-3119
www.sehinc.com

INDIANOLA,
IOWA

ALTA/NSPS LAND TITLE SURVEY
LOT 1, EMERALD BAY PLAT 2

FILE NO.
MMCAP 187347

1

of 1

ABBREVIATIONS		
@	AT	LT
AB	ABANDONED	MEG
AHJ	AUTHORITIES HAVING JURISDICTION	MH
APPROX	APPROXIMATE	MTR
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS	NTS
BC	BACK OF CURB	OC
BCR	BACK OF CURB RADIUS	OH, OHP
BM	BENCHMARK	OHU
BOT	BOTTOM	PB
BP	BURIED POWER	PC
BT	BURIED TELEPHONE	PIP
BW	BOTTOM OF WALL	PL
C&G	CURB & GUTTER	PP
CATV, TV	CABLE TELEVISION	PRC
CI	CAST IRON	PT
CIPP	CURED IN PLACE PIPE	PVC
CL	CENTERLINE	RCP
CMP	CORRUGATED METAL PIPE	RIM
CO	CLEANOUT	ROW
D, DIA	DIAMETER	SF
DG	DECOMPOSED GRANITE	SP
DI	DUCTILE IRON	SS
DIP	DUCTILE IRON PIPE	SSMH
DOM	DOMESTIC WATER	ST
DW	DRIVEWAY	STA
DWG	DRAWING	STCB
EG	EXISTING GRADE	STCI
ELEC, E	ELECTRIC	STD
EL, ELEV	ELEVATION	STMH
EOP, EP	EDGE OF PAVEMENT	STYD
ESCP	EROSION AND SEDIMENT CONTROL PLAN	SW
EX	EXISTING	SWPPP
FC	FACE OF CURB	SY
FG	FINISHED GRADE	T, TEL
FH, HYD	FIRE HYDRANT	TA
FL	FLOW LINE	TBC
FT	FOOT, FEET	TC
G	GAS	TEMP
GM	GAS METER	TRANS
GV	GAS VALVE	TW
GW	GUY WIRE	TYP
HP	HIGH PRESSURE	VCP
IE	INVERT ELEVATION	WM
INT	INTERSECTION	WV
IRR	IRRIGATION	W/
L	LENGTH	Δ
LF	LINEAL FOOT, LINEAR FEET	
LS	LANDSCAPING	

LEGEND	
EXISTING	PROPOSED

NOTE: ALL EXISTING LAYERS SUBJECT TO DEMOLITION TO BE SHOWN DARKER THAN INDICATED IN THIS LEGEND.

- GENERAL NOTES
- ALL WORK, MATERIALS AND DETAILS PERTAINING TO CONSTRUCTION SHALL BE IN COMPLETE ACCORDANCE WITH THE 2026 EDITION OF SDAS AND THE CITY OF INDIANOLA SUPPLEMENTAL SPECS, THE PROJECT SPECIFICATIONS AND ALL OTHER GOVERNING AGENCIES' STANDARDS. REFER TO THE PROJECT SPECIFICATIONS FOR COMPLETE WORK COVERAGE.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR STORM WATER QUALITY DURING CONSTRUCTION. CONTRACTOR SHALL OBTAIN CONSTRUCTION STORMWATER PERMIT(S) AND COMPLY WITH ALL CURRENT REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES), AND LOCAL MS4 REQUIREMENTS WHERE APPLICABLE. THE CONTRACTOR IS RESPONSIBLE FOR THE PREPARATION AND MAINTENANCE OF A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) THROUGHOUT THE DURATION OF THE PROJECT.
 - THE CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES, PUBLIC AND PRIVATE, AT ALL TIMES DURING CONSTRUCTION.
 - THE CONTRACTOR SHALL CONTROL DUST IN ACCORDANCE WITH REGULATIONS OF LOCAL AIR POLLUTION CONTROL AUTHORITY.
 - CONTRACTOR TO PROTECT ALL EXISTING UTILITIES, SIGNS AND EXISTING STRUCTURES. THE CONTRACTOR IS RESPONSIBLE TO REPAIR BACK TO ORIGINAL OR BETTER CONDITION IF DAMAGE HAS OCCURRED DURING CONSTRUCTION.
 - CONTRACTOR SHALL REVIEW EXISTING CONDITIONS AND COORDINATE WITH OWNER, CITY OF INDIANOLA, IA AND ENGINEER / ARCHITECT PRIOR TO DEMOLITION ACTIVITIES.
 - TRAFFIC, BOTH VEHICULAR AND PEDESTRIAN SHALL BE PROTECTED BY EFFECTIVE BARRICADES AND SIGNS IN ACCORDANCE WITH CITY OF INDIANOLA, IA GUIDANCE. EFFECTIVE LIGHTING OF OBSTRUCTIONS SHALL BE PROVIDED AT NIGHT.
 - OWNER WILL SECURE ALL NECESSARY UTILITY PERMITS REQUIRED FOR THE COMPLETION OF THE PROJECT. CONTRACTOR SHALL PERFORM ALL WORK IN STRICT ACCORDANCE WITH PERMIT REQUIREMENTS.
 - UNLESS OTHERWISE INDICATED, ALL CONSTRUCTION STAKING SHALL BE PERFORMED UNDER THE RESPONSIBLE CHARGE OF A IOWA LICENSED LAND SURVEYOR.
 - THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF APPROVED DRAWINGS ON THE CONSTRUCTION SITE AT ALL TIMES. ANY APPROVED DEVIATIONS IN CONSTRUCTION FROM THE APPROVED DRAWINGS SHALL BE NOTED ON THIS SET. THE LOCATION AND DEPTH OF ALL UTILITIES ENCOUNTERED SHALL BE RECORDED AND KEPT UP TO DATE AT ALL TIMES AND AVAILABLE FOR INSPECTION BY THE OWNER'S REPRESENTATIVE UPON REQUEST. FAILURE TO COMPLY MAY RESULT IN DELAY IN PAYMENT AND/OR FINAL ACCEPTANCE OF THE PROJECT.
 - UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT A CLEAN SET OF FIELD DRAWINGS CONTAINING ALL AS-BUILT INFORMATION TO THE ENGINEER.
 - ALL WARRANTIES TO BE PER THE PROJECT SPECIFICATIONS AND ANY OTHERS IMPLEMENTED BY GOVERNING AGENCIES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING AND/OR EXPORTING ALL MATERIAL AS REQUIRED TO PROPERLY GRADE THIS SITE TO THE FINISHED ELEVATIONS SHOWN HEREON AS WELL AS THE LEGAL DISPOSAL OF WASTE IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
 - CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL SITE WORK WITH ALL OTHER TRADES.
 - SAFETY - NEITHER THE OWNER NOR THE ENGINEER WILL BE RESPONSIBLE FOR COMPLIANCE WITH SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
 - ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES.
 - THE CONTRACTOR IS RESPONSIBLE TO CALL 1-800-292-8989 (OR 811) AT LEAST 2 WORKING DAYS PRIOR TO ANY EARTH DISTURBING ACTIVITIES OR UTILITY EXCAVATIONS.

- SHOP AND FABRICATION NOTES
- THE CONTRACTOR SHALL PREPARE AND SUBMIT FABRICATION DRAWINGS, DESIGN MIX INFORMATION, MATERIAL TESTING COMPLIANCE DATA, AND ANY OTHER PERTINENT DATA TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF MATERIALS. FOLLOWING REVIEW, THE CONTRACTOR SHALL RESUBMIT COPIES OF ANY DRAWINGS WHICH REQUIRE REVISION OR CORRECTIONS.
 - ANY REVIEW BY THE ENGINEER WILL NOT RELIEVE THE CONTRACTOR FOR RESPONSIBILITY FOR ERRORS OR OMISSIONS, OR SCHEDULE REQUIREMENTS. THE CONTRACTOR SHALL REMAIN SOLELY RESPONSIBLE FOR FULL AND COMPLETE PERFORMANCE IN ACCORDANCE WITH THE TERMS, CONDITIONS, PROVISIONS, DRAWINGS, AND SPECIFICATIONS.

- ACCESS NOTES
- CONTRACTOR SHALL COORDINATE ACCESS, STAGING AND STOCKPILE LOCATIONS WITH OWNER.
 - CONTRACTOR SHALL RESTORE DISTURBED AREAS TO PRE-CONSTRUCTION OR BETTER CONDITIONS.

- EXISTING UTILITY NOTES
- EXISTING UNDERGROUND INSTALLATIONS AND PUBLIC UTILITIES SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER AND DEPICTED ON THESE PLANS TO A LEVEL OF QUALITY IN ACCORDANCE WITH ASCE 38-02.
 - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING AND VERIFYING MATERIAL TYPES OF ALL EXISTING UTILITY INSTALLATIONS ABOVE AND BELOW GROUND IN ADVANCE OF THE PROJECT BY CONTACTING THEIR RESPECTIVE OWNERS. ALL COSTS RELATED TO LOCATING EXISTING UTILITIES ARE INCIDENTAL AND SHALL NOT BE PAID SEPARATELY. NOT ALL UTILITIES ARE IDENTIFIED ON THE PLANS. NOTIFY ENGINEER OF POTENTIAL CONFLICTS.
 - THE CONTRACTOR SHALL NOTIFY THE ENGINEER, THE CITY OF INDIANOLA, IA, AND ANY OTHER UTILITY AGENCIES A MINIMUM OF 5 BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION.

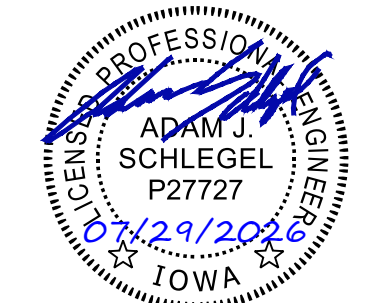
- GEOTECHNICAL REPORT
- ALL GEOTECHNICAL RECOMMENDATIONS ARE TAKEN FROM THE REPORT TITLED "GEOTECHNICAL EVALUATION REPORT" BY ALLENDER BUTZKE ENGINEERS INC DATED JULY 28, 2025.
 - ALL REFERENCES MADE TO THE GEOTECHNICAL REPORT IN THIS PLAN SET SHALL CONSULT THE AFOREMENTIONED REPORT.

Cushing Terrell

cushingterrell.com
800.757.9522

102 EAST SCENIC VALLEY AVE.
6-BAY MVP RETAIL

LES SCHWAB TIRE CENTER - INDIANOLA, IA



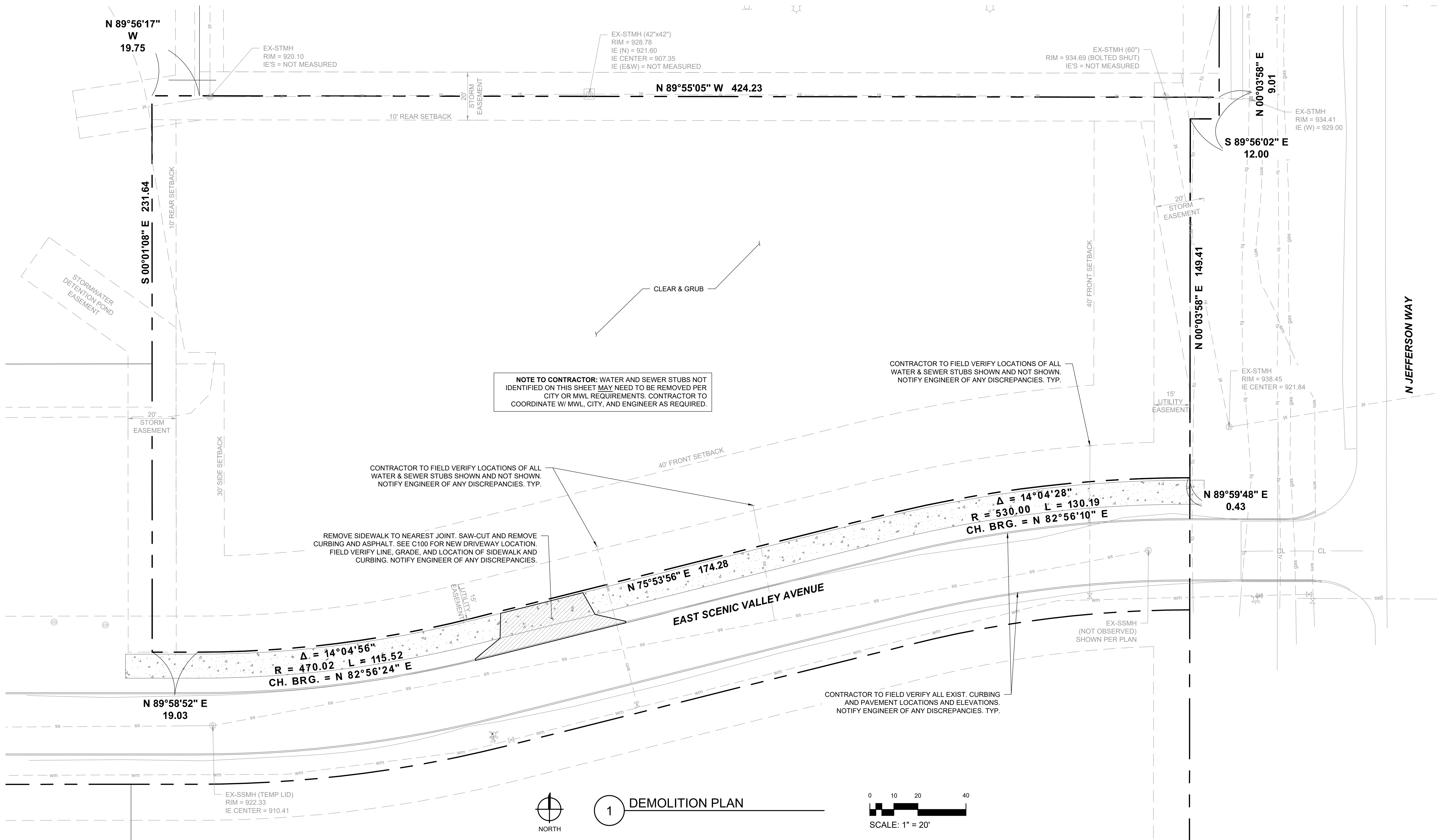
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ENTITLEMENT PLANS

07.31.2026
PROJ# | LSIA_25INDNLA
DESIGNED BY | ISACKSON
DRAWN BY | HAHN
REVIEWED BY | SCHLEGEL
REVISIONS

GENERAL NOTES
& LEGEND

C001



PROJECT DESCRIPTION/LOCATION

PROJECT NAME: LES SCHWAB TIRE CENTER
ADDRESS: 102 EAST SCENIC VALLEY AVENUE
LAT/LONG: 41.382425, -93.559806
LES SCHWAB TIRE SERVICE CENTER (LTS) PROJECT SITE IS LOCATED NORTHWEST OF THE INTERSECTION OF N JEFFERSON WAY & E SCENIC VALLEY AVE IN THE CITY OF INDIANOLA IN WARREN COUNTY. A PROJECT SCHEDULE WILL BE DETERMINED UPON SELECTION OF GENERAL CONTRACTOR.

THE EXISTING CONDITION OF THIS SITE IS AN UNDEVELOPED LOT.

THE PLANNED SCOPE OF THE PROJECT INCLUDES:

THE PROPOSED PROJECT WILL INCLUDE THE CONSTRUCTION OF A TIRE SERVICE CENTER BUILDING, LANDSCAPING, TRASH ENCLOSURE, AND PARKING LOT & DRIVE AISLE. THE BUILDING WILL BE IN THE CENTER OF THE SITE AND WILL HAVE A PAVED DRIVE AISLE AND PARKING SOUTH OF THE BUILDING AND A LANDSCAPED AREA TO THE NORTH OF THE PROPERTY. ACCESS TO THE SITE WILL BE FROM A SINGLE ACCESS DRIVE ON THE SOUTH SIDE OF THE PROPERTY.

SPECIAL AND IMPAIRED WATERS

THESE SPECIAL AND IMPAIRED WATERS ARE LOCATED WITHIN ONE MILE (AERIAL RADIUS) OF THE PROJECT LIMITS AND RECEIVE RUNOFF FROM THE PROJECT SITE. DUE TO THE PROXIMITY OF THESE SPECIAL AND IMPAIRED WATERS, THE BMP'S DESCRIBED IN APPENDIX A OF THE NPDES PERMIT WILL APPLY TO ALL AREAS OF THE SITE.
WATERBODY: DETENTION BASIN LOCATED IN EMERALD BAY DEVELOPMENT. IMPAIRMENT(S): AQR, AQL, AQC

AREAS OF ENVIRONMENT AL SENSITIVITY (AES) AND INFESTED WATERS

THERE ARE NO KNOWN AES AND INFESTED WATERS WITHIN THE PROJECT BOUNDARY

STORMWATER RECEIVING WATERS

THERE IS NO KNOWN CONTAMINATION WITHIN THE PROJECT BOUNDARY

STORMWATER MANAGEMENT AND CALCULATIONS

THIS SITE DRAINS INTO AN EXISTING DETENTION POND LOCATED IN THE EMERALD BAY DEVELOPMENT.

SITE CONTAMINATION

THERE ARE NO KNOWN AES AND INFESTED WATERS WITHIN THE PROJECT BOUNDARY

SOIL TYPES

ACCORDING TO THE GEOTECHNICAL REPORT, THE SOIL STRUCTURE CONSISTS OF A FILL MATERIAL 17 FEET THICK CONSISTING OF LEAN CLAY.
SWPPP DEVELOPER CONTACT
SWPPP PREPARER: RON ISACKSON, PE
TRAINING COURSE: TBD
DATE: TBD

LONG TERM MAINTENANCE AND OPERATION

THE SITE OWNER IS RESPONSIBLE FOR THE LONG TERM MAINTENANCE AND OPERATION OF THE PERMANENT ON-SITE/PARCEL STORMWATER SYSTEM.

PROJECT PERSONNEL AND TRAINING

PROVIDE A CERTIFIED EROSION CONTROL SUPERVISOR IN GOOD STANDING WHO IS KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES. THE EROSION CONTROL SUPERVISOR WILL WORK WITH THE PROJECT ENGINEER TO OVERSEE THE IMPLEMENTATION OF THE SWPPP AND THE INSTALLATION, INSPECTION, AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMP'S BEFORE, DURING AND AFTER CONSTRUCTION UNTIL THE NOTICE OF TERMINATION (NOT) HAS BEEN FILED WITH THE MPCA. PROVIDE PROOF OF CERTIFICATION AT THE PRE-CONSTRUCTION MEETING. WORK WILL NOT BE ALLOWED TO COMMENCE UNTIL PROOF OF CERTIFICATION HAS BEEN PROVIDED TO THE PROJECT ENGINEER.

CHAIN OF RESPONSIBILITY

SFP-E, LLC AND THE CONTRACTOR ARE CO-PERMITTEES FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION PERMIT. THE CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL ASPECTS OF THE NPDES CONSTRUCTION PERMIT AT ALL TIMES UNTIL THE NOTICE OF TERMINATION (NOT) HAS BEEN FILED WITH THE MPCA. THE CONTRACTOR WILL DEVELOP A CHAIN OF COMMAND WITH ALL OPERATORS ON THE SITE TO ENSURE THAT THE SWPPP WILL BE IMPLEMENTED AND STAY IN EFFECT UNTIL THE CONSTRUCTION PROJECT IS COMPLETE, THE ENTIRE SITE HAS UNDERGONE FINAL STABILIZATION, AND A NOTICE OF TERMINATION (NOT) HAS BEEN SUBMITTED TO THE MPCA.

PROJECT CONTACTS

THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTATION OF THE SWPPP AND INSTALLATION, INSPECTION, AND MAINTENANCE OF THE EROSION, PREVENTION, SEDIMENTATION CONTROL BMP'S BEFORE, DURING AND AFTER CONSTRUCTION UNTIL THE NOTICE OF TERMINATION HAS BEEN FILED. THE CONTRACTOR IS RESPONSIBLE FOR ALL UPDATES TO THE SWPPP, AS THE PROJECT CONDITIONS EVOLVE.

LOCATION OF SWPPP REQUIREMENTS

THE REQUIRED SWPPP ELEMENTS MAY BE LOCATED IN MANY PLACES WITHIN THE PLAN SET AS WELL AS IN THE SPECIAL PROVISIONS, IADOT SPEC BOOK (2014 EDITION), OR ON FILE WITH IADOT. REFER TO FOLLOWING PLAN SHEETS FOR EROSION AND SEDIMENT CONTROL PLAN SHEETS AND DETAIL REFERENCES. THE PROVIDED PLAN AND DETAILS SHEETS ARE NOT ALL INCLUSIVE AND INTENDED TO BE A QUICK REFERENCE FOR THE CONTRACTOR TO USE IN THE FIELD. THERE MAY BE ADDITIONAL REQUIRED SWPPP ELEMENTS INCLUDED ON THE PROJECT THAT ARE NOT LISTED ON THIS SHEET. STORMWATER CALCULATIONS AND ADDITIONAL HYDRAULIC DESIGN INFORMATION CAN BE AVAILABLE UPON REQUEST.

SITE INSPECTION AND MAINTENANCE

INSPECT THE ENTIRE CONSTRUCTION SITE A MINIMUM OF ONCE EVERY SEVEN DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN .5 INCHES IN 24 HOURS. INSPECT ALL TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT EROSION PREVENTION AND SEDIMENT CONTROL BMP'S UNTIL THE SITE HAS UNDERGONE FINAL STABILIZATION AND THE NOT HAS BEEN SUBMITTED. INSPECT SURFACE WATER INCLUDING DRAINAGE DITCHES FOR SIGNS OF EROSION AND SEDIMENT DEPOSITION. INSPECT CONSTRUCTION SITE VEHICLE EXIT LOCATIONS FOR EVIDENCE OF TRACKING ONTO PAVED SURFACES. INSPECT SURROUNDING PROPERTIES FOR EVIDENCE OF OFF SITE SEDIMENT ACCUMULATION. INSPECT INFILTRATION AREAS FOR SIGNS OF SEDIMENT DEPOSITION AND COMPACTION (TO ENSURE THAT EQUIPMENT IS NOT BEING DRIVEN ACROSS THE AREA).

RECORD ALL INSPECTIONS AND MAINTENANCE ACTIVITIES IN WRITING WITHIN 24 HOURS. SUBMIT INSPECTION REPORTS IN A FORMAT THAT IS ACCEPTABLE TO THE PROJECT ENGINEER. INCLUDE THE FOLLOWING IN THE RECORDS OF EACH INSPECTION AND MAINTENANCE ACTIVITY:

- DATE AND TIME OF INSPECTIONS
- NAME OF PERSONS CONDUCTING INSPECTIONS
- FINDINGS OF INSPECTIONS, INCLUDING RECOMMENDATIONS FOR CORRECTIVE ACTIONS
- CORRECTIVE ACTIONS TAKEN, INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES
- DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN 0.5 INCH IN 24 HOURS
- DOCUMENTS AND CHANGES MADE TO THE SWPPP

REPLACE, REPAIR OR SUPPLEMENT ALL NONFUNCTIONAL BMP'S BY THE END OF THE NEXT BUSINESS DAY FOLLOWING DISCOVERY UNLESS LISTED DIFFERENTLY BELOW:

- REPAIR, REPLACE, OR SUPPLEMENT PERIMETER CONTROL DEVICES WHEN IT BECOMES NONFUNCTIONAL OR SEDIMENT REACHES 1/2 THE HEIGHT OF THE DEVICE. COMPLETE REPAIRS BY THE END OF THE NEXT BUSINESS DAY FOLLOWING DISCOVERY.
- REPAIR OR REPLACE INLET PROTECTION DEVICES WHEN THEY BECOME NONFUNCTIONAL OR SEDIMENT REACHE 1/2 THE HEIGHT AND/OR DEPTH OF THE DEVICE.
- DRAIN AND REMOVE SEDIMENT FROM TEMPORARY AND PERMANENT SEDIMENT BASINS ONCE THE SEDIMENT HAS REACHED 1/2 THE STORAGE VOLUME. COMPLETE WORK WITHIN 72 HOURS OF DISCOVERY.
- REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS. RESTABILIZE ANY AREAS THAT ARE DISTURBED BY SEDIMENT REMOVAL OPERATIONS. SEDIMENT REMOVAL AND STABILIZATION MUST BE COMPLETED WITHIN 7 DAYS OF DISCOVERY. PREPARE AND SUBMIT A SITE MANAGEMENT PLAN FOR WORKING IN SURFACE WATERS. CONTACT ALL APPROPRIATE AUTHORITIES PRIOR TO WORKING IN SURFACE WATERS.
- REMOVE TRACKED SEDIMENT FROM PAVED SURFACES BOTH ON AND OFF SITE WITHIN 24 HOURS OF DISCOVERY. STREET SWEEPING MAY HAVE TO OCCUR MORE OFTEN TO MINIMIZE OFF SITE IMPACTS. LIGHTLY WET THE PAVEMENT PRIOR TO SWEEPING.
- MAINTAIN ALL BMP'S UNTIL WORK HAS BEEN COMPLETED, SITE HAS GONE UNDER FINAL STABILIZATION, AND THE NOTICE OF TERMINATION (NOT) HAS BEEN SUBMITTED TO THE MPCA, ONLY USE IF THERE IS AN NPDES PERMIT

ENVIRONMENTAL REVIEW

THERE ARE NO STORMWATER MITIGATION MEASURES REQUIRED AS A RESULT OF AN ENVIRONMENTAL, ARCHEOLOGICAL OR AGENCY REVIEW. ALL MITIGATION MEASURES HAVE BEEN ADDRESSED IN THIS PLAN SET OR THE SPECIAL PROVISIONS.

THIS PROJECT IS NOT LOCATED IN A WETLAND.

THIS PROJECT IS NOT LOCATED IN A WELL HEAD PROTECTION AREA.

THIS PROJECT IS NOT LOCATED IN A DRINKING WATER SUPPLY MANAGEMENT AREA .

LAND FEATURE CHANGES

TOTAL DISTURBED AREA 1.21 ACRES
TOTAL EXISTING IMPERVIOUS SURFACE AREA 0.000 ACRES

TOTAL PROPOSED IMPERVIOUS SURFACE AREA 0.685 ACRES
TOTAL PROPOSED NET CHANGE IN IMPERVIOUS SURFACE AREA 0.685 ACRES

STABILIZATION TIME FRAMES

- PIPE AND CULVERT OUTLETS
A. 24 HOURS
- STOCKPILES
A. 14 DAYS/7 DAYS
B. SEE FOLLOWING NOTE 1

- INITIATE STABILIZATION IMMEDIATELY WHEN CONSTRUCTION HAS TEMPORARILY OR PERMANENTLY CEASED ON ANY PORTION OF THE COMPLETE STABILIZATION WITHIN THE TIME FRAME LISTED. IN MANY INSTANCES THIS WILL REQUIRE STABILIZATION TO OCCUR MORE THAN ONCE DURING THE COURSE OF THE PROJECT. TEMPORARY SOIL STOCKPILES WITHOUT SIGNIFICANT CLAY OR SILT AND STOCKPILED AND CONSTRUCTED ROAD BASE ARE EXEMPT FROM THE STABILIZATION REQUIREMENT.
- APPLICATION OF MULCH, HYDROMULCH, TACKIFIER AND POLYACRYLAMIDE ARE NOT ACCEPTABLE STABILIZATION METHODS IN THESE AREAS.
- STABILIZE ALL AREAS OF THE SITE PRIOR TO THE ONSET OF WINTER. ANY WORK STILL BEING PERFORMED WILL BE SNOW MULCHED, SEEDED, AND BLANKETED WITHIN THE TIME FRAMES IN THE NPDES PERMIT.
- TOPSOIL BERMS MUST BE STABILIZED IN ORDER TO BE CONSIDERED PERIMETER CONTROL BMP'S. USE RAPID STABILIZATION METHOD 2, 3, OR 4 AS DIRECTED BY THE ENGINEER. THE SEED MIX USED IN THE RAPID STABILIZATION MAY BE SUBSTITUTED AS FOLLOWS:
B. SINGLE YEAR CONSTRUCTION BETWEEN MAY 1 - AUGUST 1, SEED WITH SEED MIXTURE 21-111
C. SINGLE YEAR CONSTRUCTION BETWEEN AUGUST 1 AND OCTOBER 31, SEED WITH SEED MIXTURE 21-112
D. MULTI YEAR CONSTRUCTION 22-111
- KEEP DITCHES AND EXPOSED SOILS IN AN EVEN ROUGH GRADED CONDITION IN ORDER TO BE ABLE TO APPLY EROSION CONTROL MULCHES, HYDROMULCHES AND BLANKETS.

GENERAL SWPPP NOTES FOR CONSTRUCTION ACTIVITY

- AMMEND THE SWPPP AND DOCUMENT ANY AND ALL CHANGES TO THE SWPPP AND ASSOCIATED PLAN SHEETS IN A TIMELY MANNER. STORE THE SWPPP AND ALL AMENDMENTS ON SITE AT ALL TIMES.
- PREPARE AND SUBMIT A SITE MANAGEMENT PLAN FOR THE ENGINEER'S ACCEPTANCE FOR CONCRETE MANAGEMENT, CONCRETE SLURRY APPLICATION AREAS, WORK IN AND NEAR AREAS OF ENVIRONMENTAL SENSITIVITY, AREAS IDENTIFIED IN THE PLANS AS "SITE MANAGEMENT PLAN AREA", ANY WORK THAT WILL REQUIRE DEWATERING, AND AS REQUESTED BY THE ENGINEER. SUBMIT ALL SITE MANAGEMENT PLANS TO THE ENGINEER IN WRITING. ALLOW A MINIMUM OF 7 DAYS FOR IADOT TO REVIEW AND ACCEPT SITE MANAGEMENT PLAN SUBMITTALS. WORK WILL NOT BE ALLOWED TO COMMENCE IF A SITE MANAGEMENT PLAN IS REQUIRED UNTIL ACCEPTANCE HAS BEEN GRANTED BY THE ENGINEER. THERE WILL BE NO EXTRA TIME ADDED TO THE CONTRACT DUE TO THE UNTIMELY SUBMITTAL.
- IT IS THE DESIGNER'S INTENT THAT THE CONTRACTOR BUILD PONDS AND INSTALL EROSION CONTROL BMP'S BEFORE PUTTING THEM INTO ACTIVE SERVICE TO THE MAXIMUM EXTENT PRACTICABLE.
- BURNING OF ANY MATERIAL IS NOT ALLOWED WITHIN PROJECT BOUNDARY.
- DO NOT DISTURB AREAS OUTSIDE OF THE CONSTRUCTION LIMITS. DELINEATE AREAS NOT TO BE DISTURBED PRIOR TO STARTING GROUND DISTURBING ACTIVITIES. IF IT BECOMES NECESSARY TO DISTURB AREAS OUTSIDE OF THE CONSTRUCTION LIMITS OBTAIN WRITTEN PERMISSION FROM THE PROJECT ENGINEER PRIOR TO PROCEEDING. PRESERVE ALL NATURAL BUFFERS SHOWN ON THE PLANS.
- ROUTE STORMWATER AROUND UNSTABILIZED AREAS OF THE SITE WHENEVER FEASIBLE. PROVIDE EROSION CONTROL AND VELOCITY DISSIPATION DEVICES AS NEEDED TO KEEP CHANNELS FROM ERODING AND TO PREVENT NUISANCE CONDITIONS AT THE OUTLET.
- DIRECT DISCHARGES FROM BMP'S TO VEGETATED AREAS WHENEVER FEASIBLE. PROVIDE VELOCITY DISSIPATION DEVICES AS NEEDED TO PREVENT EROSION.
- THE EROSION PREVENTION AND SEDIMENT CONTROL BMP'S SHALL BE PLACED AS NECESSARY TO MINIMIZE EROSION FROM DISTURBED SURFACES AND TO CAPTURE SEDIMENT ON SITE. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY REMOVAL WORK AND/OR GROUND DISTURBING ACTIVITIES COMMENCE.
- ESTABLISH SEDIMENT CONTROL DEVICES ON ALL DOWN GRADIENT PERIMETERS AND UPGRADIENT OF ANY BUFFER ZONES BEFORE ANY UP GRADIENT LAND DISTURBING ACTIVITIES BEGIN. MAINTAIN SEDIMENT CONTROL DEVICES UNTIL CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
- LOCATE PERIMETER CONTROL ON THE CONTOUR TO CAPTURE OVERLAND, LOW- VELOCITY SHEET FLOWS DOWN GRADIENT OF ALL EXPOSED SOILS AND PRIOR TO DISCHARGING TO SURFACE WATERS. PLACE J-HOOKS AT A MAXIMUM OF 100 FOOT INTERVALS.
- PROVIDE PERIMETER CONTROL AROUND ALL STOCKPILES. PLACE BMP A MINIMUM 5 FEET FROM THE TOE OF SLOPE WHERE FEASIBLE. DO NOT PLACE STOCKPILES IN NATURAL BUFFER AREAS, SURFACE WATERS OR STORMWATER CONVEYANCES.
- FLOATING SILT CURTAIN IS ALLOWED AS PERIMETER CONTROL FOR IN WATER WORK ONLY. INSTALL THE FLOATING SILT CURTAIN AS CLOSE TO SHORE AS POSSIBLE. PLACE PERIMETER CONTROL BMP ON LAND IMMEDIATELY AFTER THE IN WATER WORK IS COMPLETED.
- DITCH CHECKS WILL BE PLACED AS INDICATED ON THE PLANS DURING ALL PHASES OF CONSTRUCTION.
- PROTECT STORM SEWER INLETS AT ALL TIMES WITH THE APPROPRIATE INLET PROTECTION FOR EACH SPECIFIC PHASE OF CONSTRUCTION. PROVIDE INLET PROTECTION DEVICES WITH EMERGENCY OVERFLOW CAPABILITIES. SILT FENCE PLACED IN THE INLET GRATE IS NOT AN ACCEPTABLE INLET PROTECTION BMP FOR GRADING OPERATIONS. SILT FENCE PLACED IN THE GRATE IS ONLY ALLOWED FOR SHORT INTERVALS DURING MILLING OR PAVING OPERATIONS. INLET PROTECTION DEVICES MAY NEED TO BE PLACED MULTIPLE TIMES IN THE SAME LOCATION OVER THE LIFE OF THE CONTRACT. INLET PROTECTION DEVICES WILL BE PAID FOR ONCE PER INLET REGARDLESS OF THE NUMBER OF TIMES THE BMP IS PLACED. KEEP ALL STORM SEWER INLET PROTECTION DEVICES IN GOOD FUNCTIONAL CONDITION AT ALL TIMES. REPLACE INLET PROTECTION DEVICE WITH A SUITABLE ALTERNATIVE IF THE PROJECT ENGINEER DEMS AN INLET PROTECTION DEVICE TO BE NONFUNCTIONAL, IN POOR CONDITION, INEFFECTIVE, OR NOT APPROPRIATE FOR THE CURRENT CONSTRUCTION ACTIVITIES. THERE WILL BE NO COST TO IADOT FOR REPLACEMENT OF INLET PROTECTION DEVICES.
- PLACE CONSTRUCTION EXITS, AS NECESSARY, TO PREVENT TRACKING OF SEDIMENT ONTO PAVED SURFACES BOTH ON AND OFF THE PROJECT SITE. PROVIDE CONSTRUCTION EXITS OF SUFFICIENT SIZE TO PREVENT TRACK OUT. MAINTAIN CONSTRUCTION EXITS WHEN EVIDENCE OF TRACKING IS DISCOVERED. REGULAR STREET SWEEPING IS NOT AN ACCEPTABLE ALTERNATIVE TO PROPER CONSTRUCTION EXIT INSTALLATION AND MAINTENANCE.
- DISCHARGE TURBID OR SEDIMENT LADEN WATER TO TEMPORARY SEDIMENT BASINS WHENEVER FEASIBLE. IN THE EVENT THAT IT IS NOT FEASIBLE TO DISCHARGE THE SEDIMENT LADEN WATER TO A TEMPORARY SEDIMENT BASIN, THE WATER MUST BE TREATED SO THAT IT DOES NOT CAUSE A NUISANCE CONDITION IN THE RECEIVING WATERS OR TO DOWNSTREAM LANDOWNERS. CLEAN OUT ALL PERMANENT STORMWATER BASINS REGARDLESS OF WHETHER USED AS TEMPORARY SEDIMENT BASINS OR TEMPORARY SEDIMENT TRAPS TO THE DESIGN CAPACITY AFTER ALL UPGRADIENT LAND DISTURBING ACTIVITY IS COMPLETED.
- PROVIDE SCOUR PROTECTION AT ANY OUTFALL OF DEWATERING ACTIVITIES.
- PROVIDE STABILIZATION IN ANY TRENCHES CUT FOR DEWATERING OR SITE DRAINING PURPOSES.

POLLUTION PREVENTION

- PROVIDE A SPILL KIT AT EACH WORK LOCATION ON THE SITE.
- STORE ALL BUILDING MATERIALS THAT HAVE THE POTENTIAL TO LEACH POLLUTANTS, PESTICIDES, HERBICIDES, INSECTICIDES, FERTILIZERS, TREATMENT CHEMICALS, AND LANDSCAPE MATERIALS UNDER COVER AND WITH SECONDARY CONTAINMENT.
- PROVIDE A SECURE STORAGE AREA WITH RESTRICTED ACCESS FOR ALL HAZARDOUS MATERIALS AND TOXIC WASTE. RETURN ALL HAZARDOUS MATERIALS AND TOXIC WASTE TO THE DESIGNATED STORAGE AREA AT THE END OF THE BUSINESS DAY UNLESS INFEASIBLE. STORE ALL HAZARDOUS MATERIALS AND TOXIC WASTE (INCLUDING BUT NOT LIMITED TO OIL, DIESEL FUEL, GASOLINE, HYDRAULIC FLUIDS, PAINT, PETROLEUM BASED PRODUCTS, WOOD PRESERVATIVES, ADDITIVES, CURING COMPOUNDS, AND ACIDS IN SEALED CONTAINERS WITH SECONDARY CONTAINMENT. CLEAN UP SPILLS IMMEDIATELY.
- STORE, COLLECT AND DISPOSE OF ALL SOLID WASTE.
- POSITION ALL PORTABLE TOILETS SO THAT THEY ARE SECURE AND CANNOT BE TIPPED OR KNOCKED OVER. PROPERLY DISPOSE OF ALL SANITARY WASTE.
- FUEL AND MAINTAIN VEHICLES IN A DESIGNATED CONTAINED AREA WHENEVER FEASIBLE. USE DRIP PANS OR ABSORBENT MATERIALS TO PREVENT SPILLS OR LEAKED CHEMICALS FROM DISCHARGING TO SURFACE WATER OR STORMWATER CONVEYANCES. PROVIDE A SPILL KIT AT EACH LOCATION THAT VEHICLES AND EQUIPMENT ARE FUELED OR MAINTAINED AT.
- LIMIT VEHICLE AND EQUIPMENT WASHING TO A DEFINED AREA OF THE SITE. CONTAIN RUNOFF FROM THE WASHING AREA TO A TEMPORARY SEDIMENT BASIN OR OTHER EFFECTIVE CONTROL. PROPERLY DISPOSE OF ALL WASTE GENERATED BY VEHICLE AND EQUIPMENT WASHING. ENGINE DEGREASING IS NOT ALLOWED ON THE SITE.
- PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS. LIQUID AND SOLID WASHOUT WASTES MUST NOT CONTACT THE GROUND. DESIGN THE CONTAINMENT SO THAT IT DOES NOT RESULT IN RUNOFF FROM THE WASHOUT OPERATIONS OR CONTAINMENT AREA.
- CREATE AND FOLLOW A WRITTEN DISPOSAL PLAN FOR ALL WASTE MATERIALS. INCLUDE IN THE PLAN HOW THE MATERIAL WILL BE DISPOSED OF AND THE LOCATION OF THE DISPOSAL SITE. SUBMIT PLAN TO THE ENGINEER.
- USE METHODS AND OPERATIONAL PROCEDURES THAT PREVENT DISCHARGE OR PLACEMENT OF BITUMINOUS GRINDINGS, CUTTINGS, MILLINGS, AND OTHER BITUMINOUS WASTES FROM AREAS OF EXISTING OR FUTURE VEGETATED SOILS AND FROM ALL WATER CONVEYANCE SYSTEMS, INCLUDING INLETS, DITCHES AND CURB FLOW LINES.
- USE METHODS AND OPERATIONAL PROCEDURES THAT PREVENT CONCRETE DUST, PARTICLES, CONCRETE WASH OUT, AND OTHER CONCRETE WASTES FROM LEAVING PROJECT AREA, DEPOSITING IN EXISTING OR FUTURE VEGETATED AREAS, AND FROM ENTERING STORMWATER CONVEYANCE SYSTEMS, INCLUDING INLETS, DITCHES AND CURB FLOW LINES. USE METHODS AND OPERATIONAL PROCEDURES THAT PREVENT SAW CUT SLURRY AND PLANING WASTE FROM LEAVING PROJECT AREA AND FROM ENTERING STORMWATER CONVEYANCE SYSTEMS INCLUDING DITCHES AND CULVERTS.

INFILTRATION CONSTRUCTION NOTES

- DO NOT STOCKPILE MATERIALS OR PARK EQUIPMENT OR VEHICLES IN A PROPOSED OR CONSTRUCTED INFILTRATION

- AREA. STAKE OFF OR OTHERWISE MARK OFF INFILTRATION AREAS TO PREVENT HEAVY CONSTRUCTION VEHICLES AND EQUIPMENT FROM DRIVING THROUGH.
- DO NOT FULLY EXCAVATE INFILTRATION BASINS UNTIL ALL UPGRADIENT LAND DISTURBANCE ACTIVITY HAS BEEN COMPLETED AND THE DRAINAGE AREA HAS BEEN STABILIZED. PROVIDE RIGOROUS EROSION PREVENTION AND SEDIMENT CONTROL BMP'S, INCLUDING MAINTENANCE OF THEM, IF THE INFILTRATION AREA MUST BE COMPLETELY EXCAVATED PRIOR TO COMPLETION OF GROUND DISTURBING ACTIVITIES.
 - INSTALL SEDIMENT CONTROL BMP'S AT THE TOE OF THE ADJACENT SLOPE IMMEDIATELY AFTER PLACEMENT OF AMENDED TOPSOIL.
 - SUBMIT A SITE MANAGEMENT PLAN TO THE ENGINEER FOR THE CONSTRUCTION OF INFILTRATION AREAS.
 - STABILIZE SIDE SLOPES PRIOR TO PLACING ANY AMENDED TOPSOIL IN THE BOTTOM OF THE INFILTRATION AREA.
 - DO NOT DRAIN TURBID OR SEDIMENT LADEN WATER TO THE INFILTRATION AREA.
 - USE ONLY LOW IMPACT TRACKED VEHICLES WITHIN INFILTRATION AREAS.
 - THE CONTRACTOR MAY NOT DRIVE ANY EQUIPMENT ON FINISHED INFILTRATION AREAS OR ADJACENT SIDE SLOPES. RESTORE DISTURBED INFILTRATION AREAS AND ADJACENT SIDE SLOPES TO PRE DISTURBANCE CONDITIONS WITHIN 24 HOURS. ANY RUTS OR DAMAGED TURF THAT COULD CREATE SEDIMENT DISCHARGE TO INFILTRATION AREAS MUST BE REPAIRED WITHIN 24 HOURS. SUBSOIL THE INFILTRATION AREA TO REMOVE ANY COMPACTION CAUSED BY VEHICLE TRAFFIC.
 - EXCAVATE ANY SEDIMENT THAT WASHES INTO INFILTRATION AREAS. REMOVE AND REPLACE ANY AMENDED TOPSOIL THAT HAS SEDIMENT DEPOSITS VISIBLE AT THE SURFACE.
 - REPORT ANY SIGNS OF HIGH WATER TABLE OR COMPACTION OF THE IN PLACE SOILS TO THE ENGINEER.

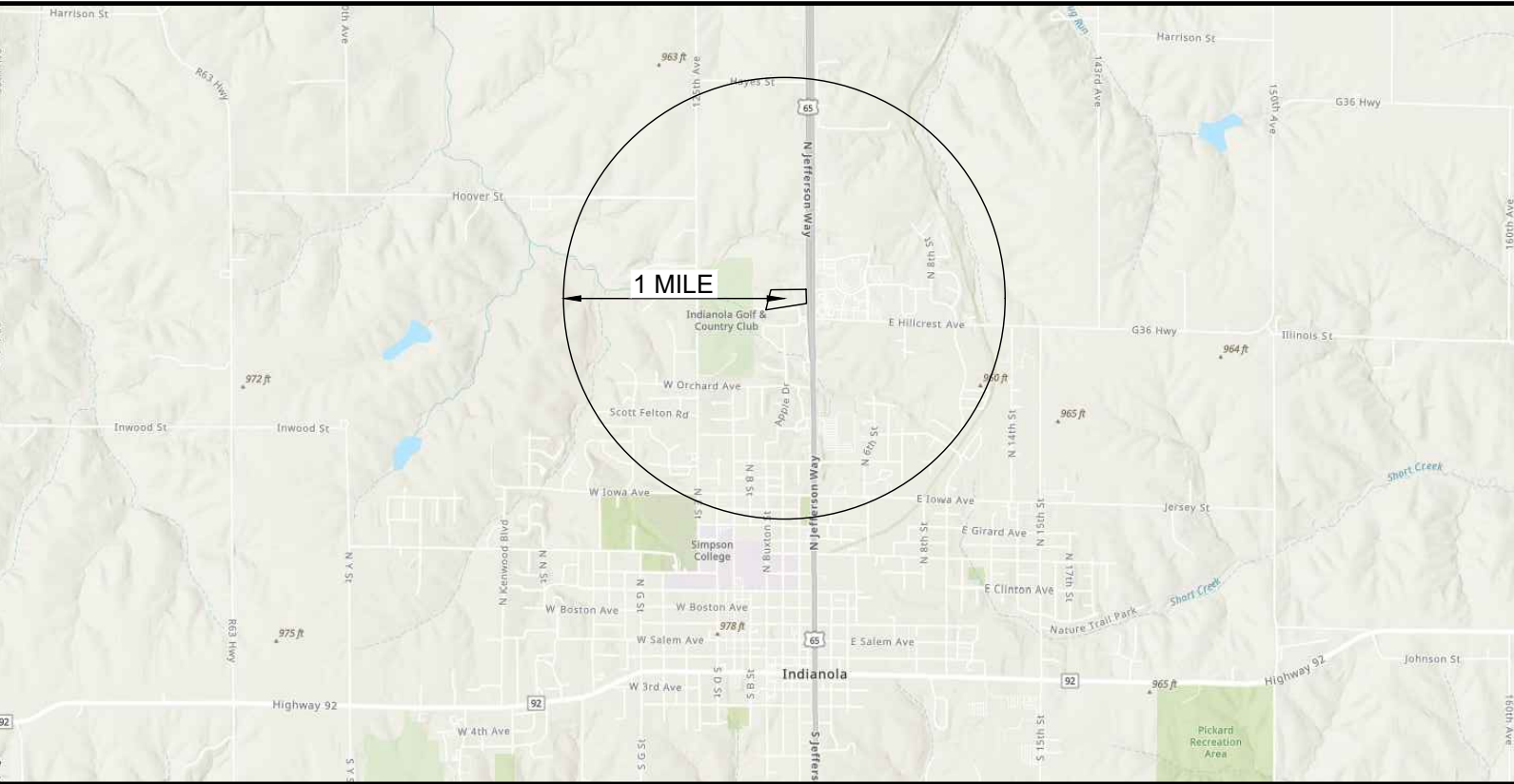
LANDSCAPE NOTES

- FILTER LOGS SHALL BE PLACED, AS NEEDED, TO TRAP SEDIMENT ON THE LOWER EDGE OF BEDS OR TREE HOLES. FILTER LOGS WILL BE LEFT TO PHOTO DEGRADE.
- TILLING FOR BEDS OR TREE HOLES MUST BE PLANTED AND MULCHED WITH WOOD CHIP WITHIN 7 DAYS OR STRAW MULCHED UNTIL PLANTING OPERATIONS CAN BE COMPLETED.
- ANY POND CORNERS OPENED DUE TO TILLING FOR SHRUB BEDS OR TREE HOLES MUST BE PLANTED AND MULCHED WITH WOOD CHIP WITHIN 24 HOURS OR STRAW MULCHED UNTIL PLANTING OPERATIONS CAN BE COMPLETED.

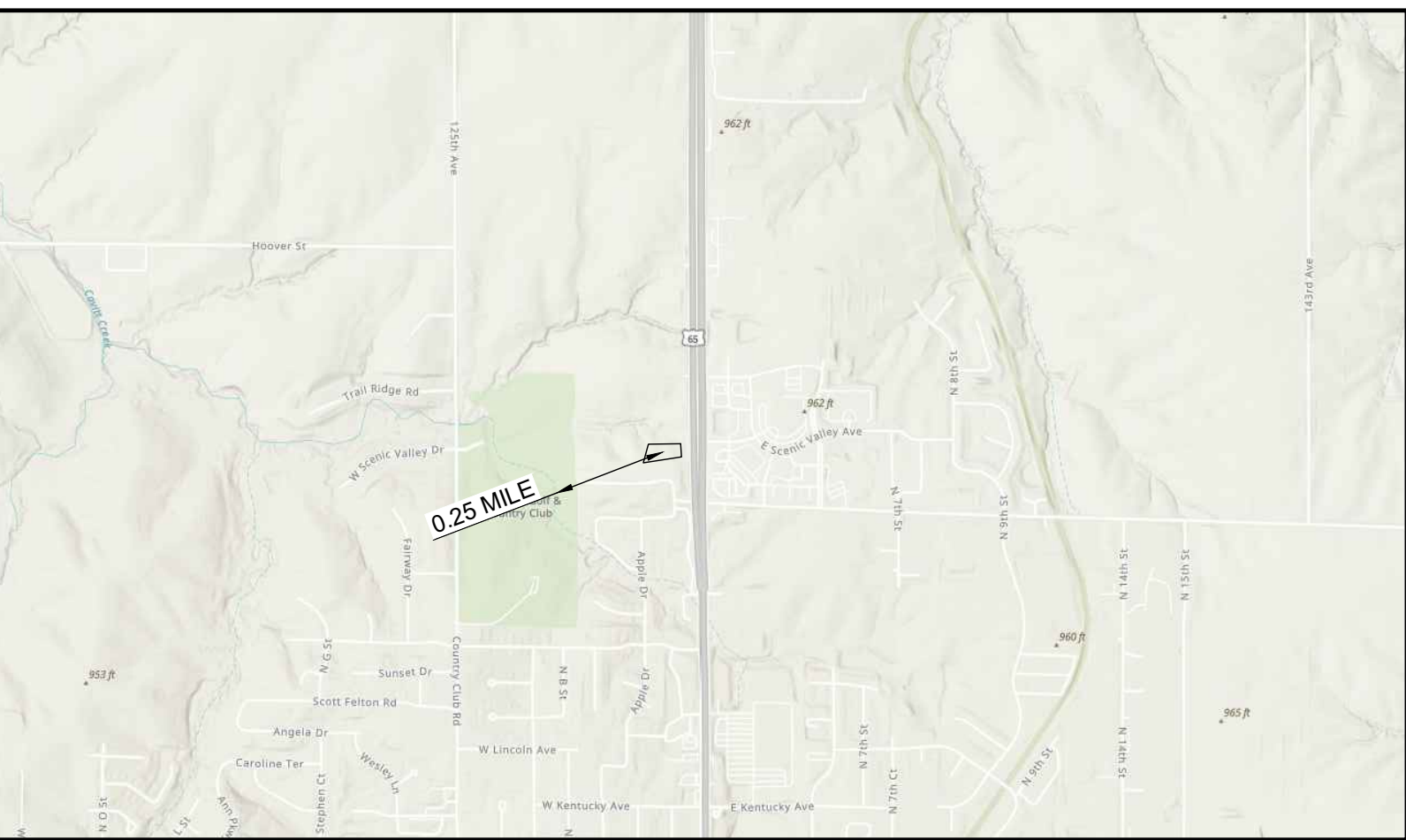
MAJOR CONSTRUCTION ACTIVITY SCHEDULE

- SITE CLEARING: STRIP & STOCKPILE TOPSOIL TO BE HAULED OFF SITE
- FOUNDATION INSTALLATION: SUB-EXCAVATE EXISTING SUBGRADE SOILS BELOW BUILDING FOUNDATION DOWN TO UNDERLAYING GRAVELS AND REPLACE WITH STRUCTURAL FILL MATERIAL. FORM & POUR CONCRETE FOUNDATION FOOTINGS/WALLS/SLABS.
- UTILITY INSTALLATION: INSTALL WATER AND SEWER LINES TO PROPOSED BUILDING.
- INSTALL GAS, ELECTRIC, AND COMMUNICATION LINES TO PROPOSED BUILDING (INCLUDES SITE LIGHTING)
- EARTHWORK/EMBANKMENT : CUT/FILL EARTHWORK AND IMPORT STRUCTURAL FILL TO ESTABLISH SUBGRADE SURFACE IMPORT SUBBASE AND BASE MATERIALS FOR BELOW PARKING LOT
- BUILDING ERECTION: FRAMING AND ROOFING OF BUILDING. INTERIOR FINISHING INCLUDING PLUMBING, MECHANICAL, AND ELECTRICAL. DRYWALL INSTALLATION & PAINTING.
- PAVING: INCLUDES INSTALLATION OF CURB & GUTTER. ASPHALT AND CONCRETE PAVING.
- LANDSCAPING: IRRIGATION LINE INSTALLATION. SOIL AMENDMENTS OR TOPSOIL IMPORT. PLANTING & SEEDING

SITE LOCATION MAP



SPECIAL AND IMPAIRED WATERS MAP

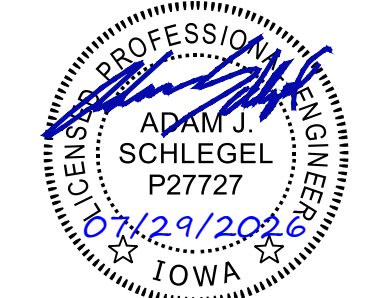


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102 EAST SCENIC VALLEY AVE.
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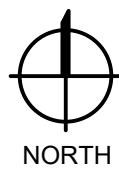
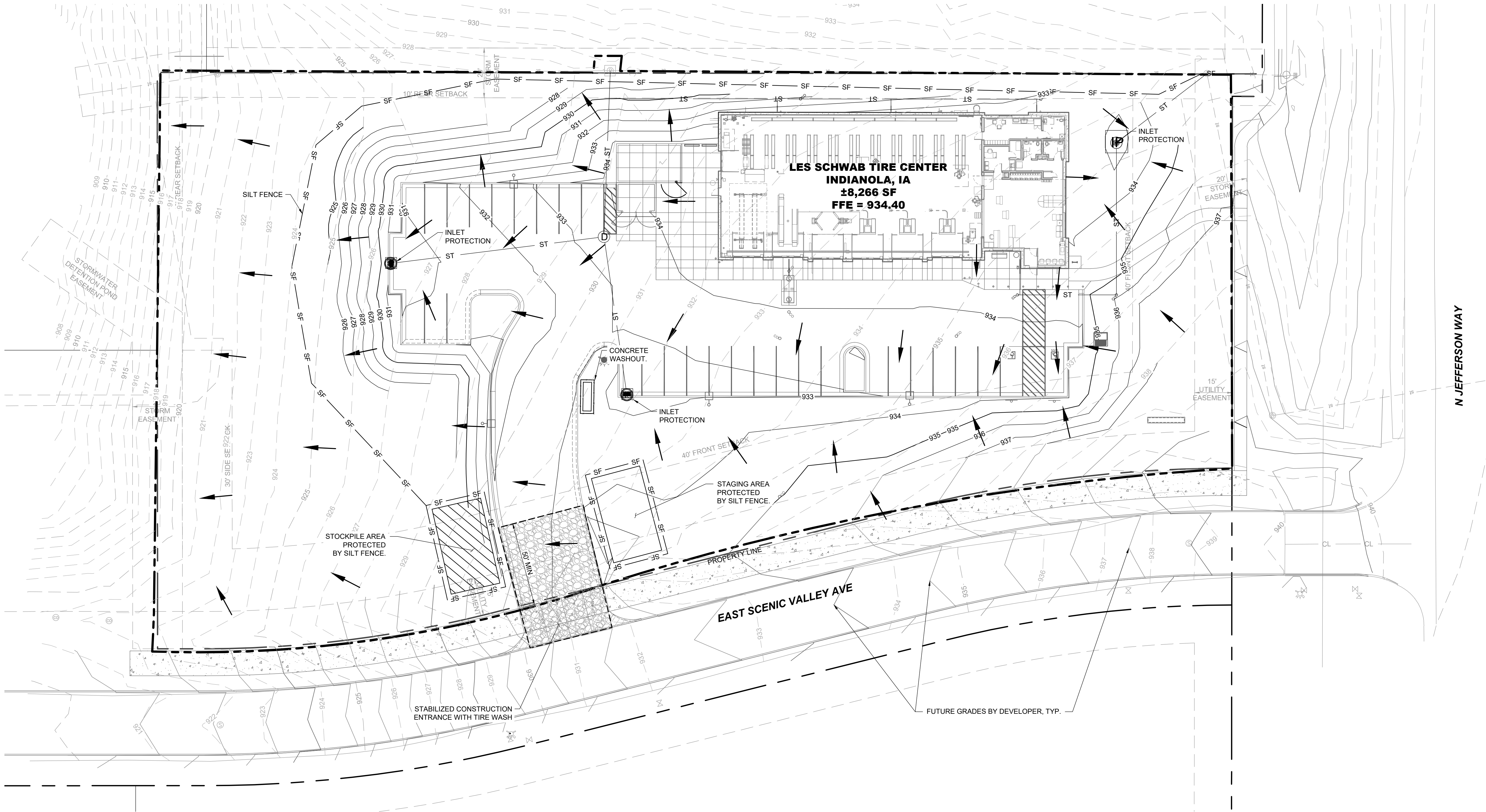
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ENTITLEMENT PLANS

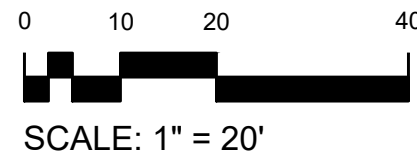
07.31.2026
PROJ# |LSIA_25INDNLA
DESIGNED BY | ISACKSON
DRAWN BY | HAHN
REVIEWED BY | SCHLEGEL
REVISIONS
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SWPPP
NOTES

C010



1 FINAL EROSION CONTROL PLAN

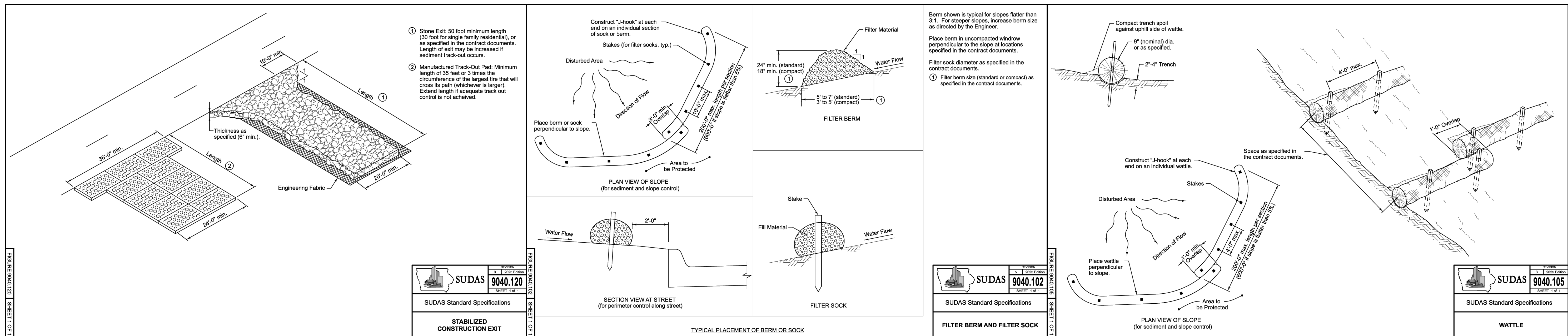


EROSION CONTROL PLAN LEGEND

- FLOW ARROW
- LIMITS OF DISTURBANCE
- SILT FENCE. SEE DETAIL 4/C012.
- STABILIZED CONSTRUCTION ENTRANCE. SEE DETAIL 1/C012.
- SOIL STOCKPILE
- CONCRETE WASHOUT.
- INLET PROTECTION. SEE DETAIL 5/C012

- NOTES:
- STABILIZATION OF DISTURBED AREAS MUST BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS THE FOLLOWING ARE PROHIBITED TO BE DISCHARGED FROM THE SITE:
 - WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, RELEASE OILS, CURING COMPOUNDS, AND OTHER CONSTRUCTION MATERIALS
 - FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE
 - SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING

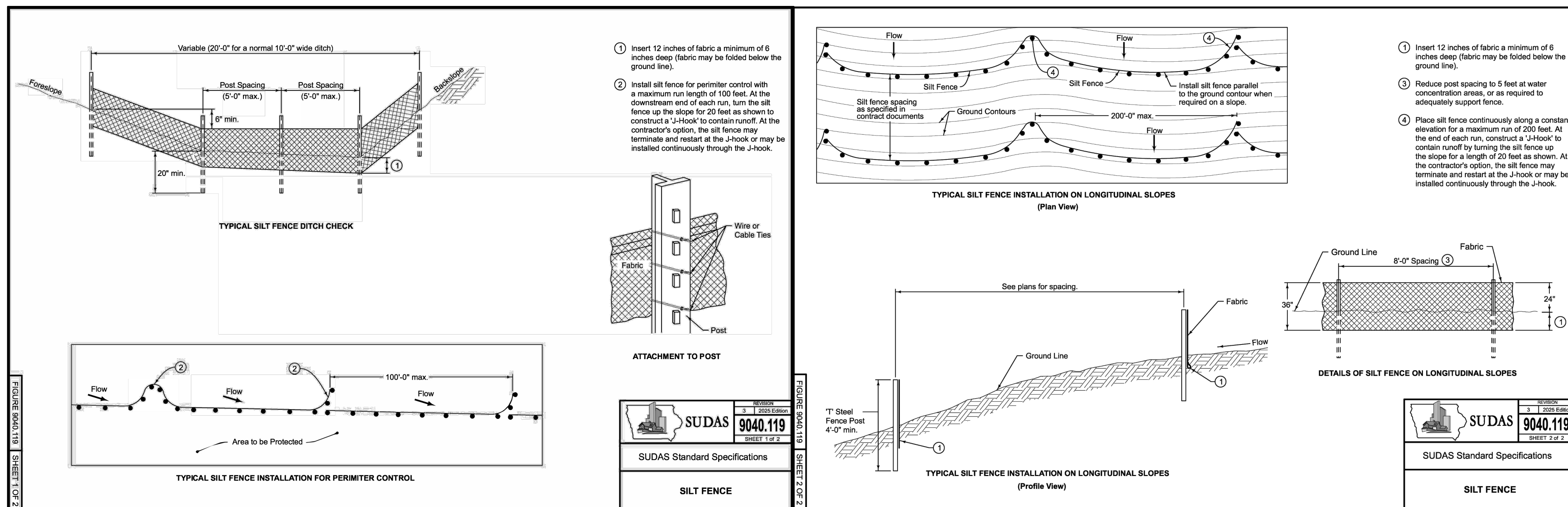
- ESC NOTES:
- INSPECTION OF EROSION AND SEDIMENT CONTROL MEASURES SHOULD BE SCHEDULED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS OR ONCE EVERY FOURTEEN CALENDAR DAYS AND WITHIN TWENTY-FOUR HOURS OF PRECIPITATION EXCEEDING 0.25 INCHES OR SNOW MELT GENERATING RUNOFF CAUSING SURFACE EROSION TO CONFIRM COMPLIANCE. ALL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER. INSPECTION AND MAINTENANCE PROCEDURES WILL CONTINUE UNTIL ALL DISTURBED AREAS HAVE REACHED FINAL STABILIZATION.
 - IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, REMOVAL OF THE OFFSITE ACCUMULATIONS TO MINIMIZE IMPACTS SHALL BE INITIATED BY THE END OF THE SAME WORK DAY.
 - TO AVOID DUST MIGRATION AND DEPOSITION OFF SITE, APPROPRIATE APPLICATION OF WATER OR OTHER APPROVED DUST SUPPRESSION TECHNIQUES SHALL BE REQUIRED.



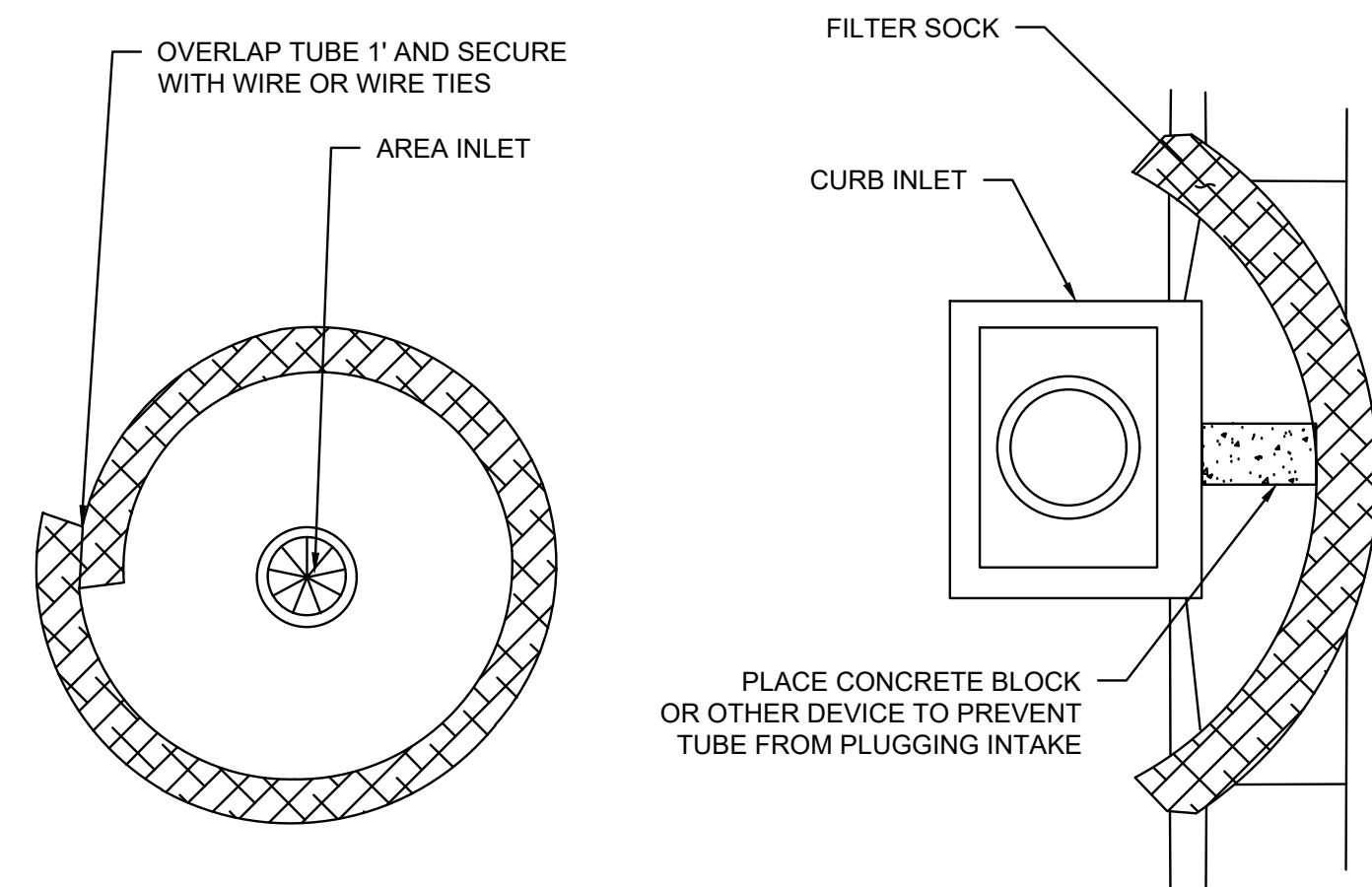
1 STABILIZED CONSTRUCTION ENTRANCE

2 FILTER BERM AND FILTER SOCK

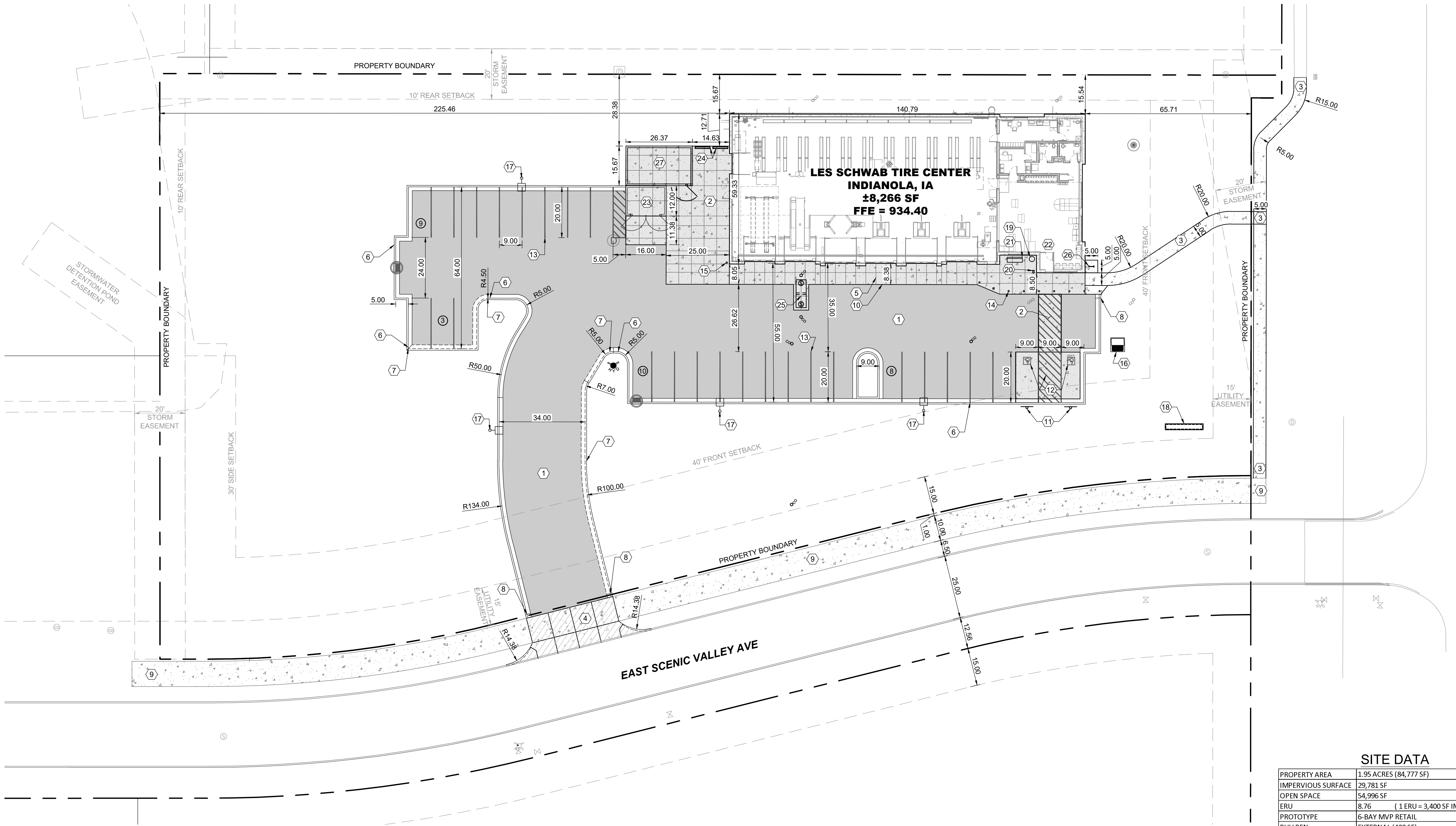
3 WATTLE



4 SILT FENCE



5 INLET PROTECTION

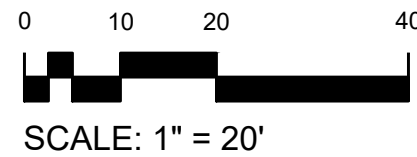


HARDSCAPE LEGEND

	6" THICK LIGHT DUTY ASPHALT. SEE GEOTECH REPORT.
	7" THICK P.C.C DRIVEWAY APPROACH.
	5" THICK P.C.C. SIDEWALK
	HEAVY DUTY CONCRETE (FIBER REINFORCED PER OWNER SPEC)
	10" WIDE, 5" THICK P.C.C. TRAIL BY OVERALL SUBDIVISION DEVELOPER. REFER TO EMERALD BAY DEVELOPMENT CONSTRUCTION PLANS FOR DETAILS.



1 SITE PLAN



KEYNOTES

1. ASPHALT PAVEMENT - LIGHT DUTY. SEE DETAIL .
2. CONCRETE PAVEMENT - HEAVY DUTY. SEE DETAIL .
3. CONCRETE SIDEWALK. SEE DETAIL .
4. DRIVEWAY APPROACH AND ADA ACCESSIBLE RAMPS. SEE DETAIL .
5. CONCRETE JOINTING. SEE DETAIL .
6. CURB AND GUTTER - CATCH. SEE DETAIL .
7. CURB AND GUTTER - SPILL. SEE DETAIL .
8. CURB AND GUTTER - TAPER.
9. 10' WIDE TRAIL BY SUBDIVISION DEVELOPER.
10. ASPHALT/CONCRETE SECTION TRANSITION. SEE DETAIL .
11. ADA ACCESSIBLE PARKING SIGNAGE (POST ONLY; NO BOLLARD). SEE DETAILS 6 & 7/C401.
12. ACCESSIBLE PARKING SYMBOL AND STRIPING. SEE DETAIL .
13. 4" WIDE STRIPING. PAINT TWO (2) COATS TRAFFIC WHITE W/ 7 MIL DFT PER COAT.
14. ENTRY/SITE BOLLARDS (7). SEE DETAIL .
15. BUILDING & COLUMN CORNER BOLLARDS. SEE DETAIL .
16. TRANSFORMER PAD. SEE ELECTRICAL.
17. SITE LIGHTING. SEE ELECTRICAL.
18. MONUMENT SIGN. SEE SIGN DRAWINGS. COORD / ARCH
19. TRASH RECEPTACLE. SEE DETAIL .
20. KEY KEEPER WITH STAND. SEE DETAIL .
21. BENCH. SEE DETAIL .
22. MAILBOX. COORDINATE LOCATION WITH OWNERS REP.
23. TRASH ENCLOSURE . SEE ARCH.
24. WHEEL STOP.
25. SAND OIL INTERCEPTOR. SEE C300.
26. BIKE RACK. SEE DETAIL.
27. BULLPEN. SEE DETAIL.

CONSTRUCTION NOTES

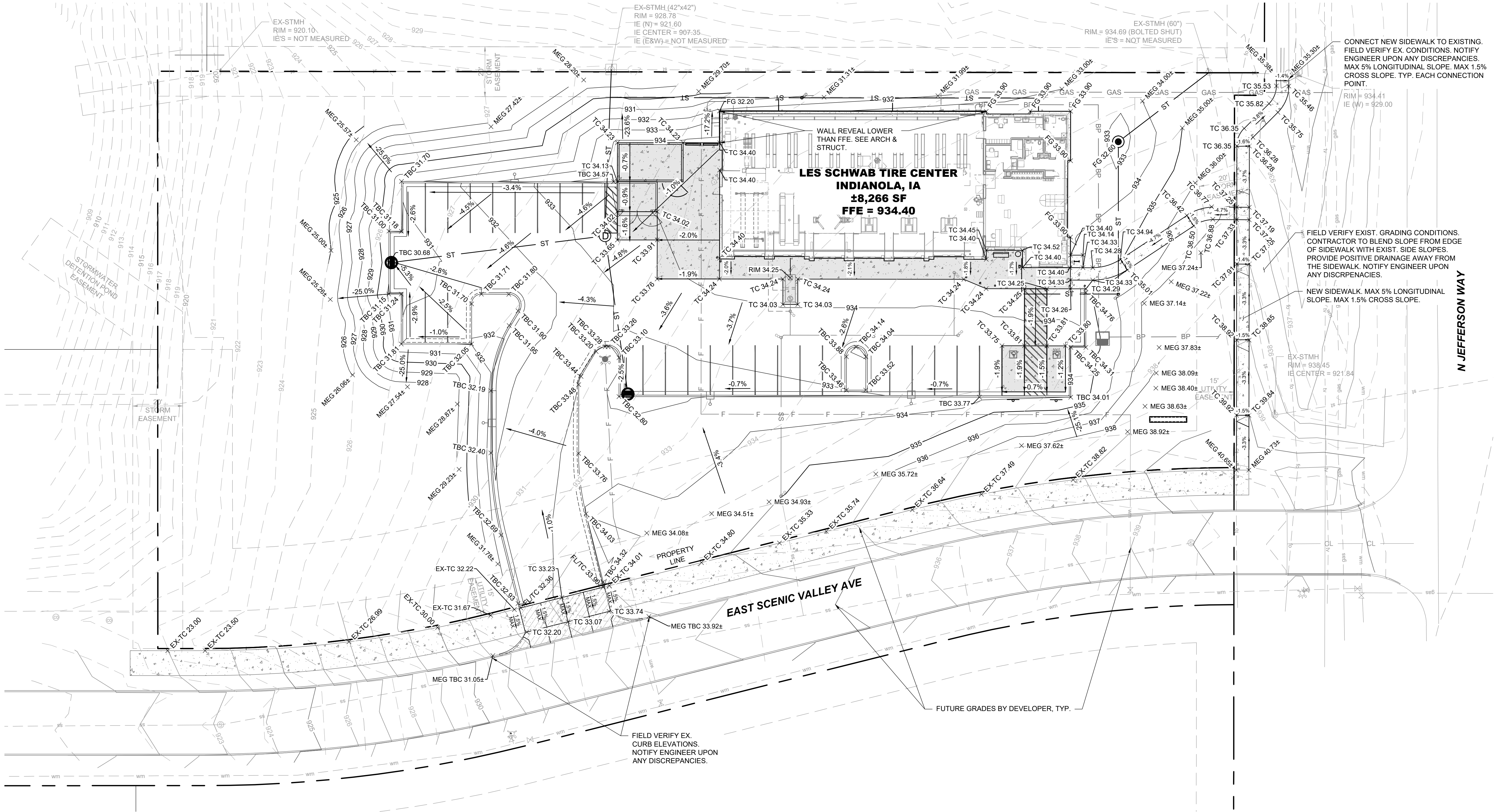
1. THE CONTRACTOR SHALL REFER TO BUILDING PLANS FOR LOCATION AND DIMENSIONS OF SLOPED PAVING, EXIT PORCHES, TRUCK DOCKS, BUILDING DIMENSIONS, BUILDING ENTRANCE LOCATIONS, TOTAL NUMBER, LOCATIONS AND SIZES OF ROOF DOWNSPOUTS.
2. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AS SHOWN IN THE NATIONAL MANUAL ON UNIFORM CONTROL DEVICES FOR STREETS AND HIGHWAYS EXCEPT AS NOTED ON THE PLANS.
3. ALL CURB RADII SHOWN ARE TO FACE OF CURB.
4. ALL PAVING DIMENSIONS ARE TO FACE OF CURB, WHERE APPLICABLE, UNLESS OTHERWISE NOTED.
5. ALL COORDINATES SHOWN ARE TO FACE OF CURB OR OUTSIDE OF WALL.
6. THE CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
7. THE CONTRACTOR SHALL MATCH EXISTING CURB AND GUTTER IN GRADE, SIZE, TYPE AND ALIGNMENT AT ADJACENT ROADWAYS, UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
9. ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

PAVING NOTES

1. PAVEMENT SHALL BE PLACED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
2. PAVEMENT SECTION RECOMMENDATIONS WERE TAKEN FROM THE GEOTECHNICAL REPORT.

SITE DATA

PROPERTY AREA	1.95 ACRES (84,777 SF)		
IMPERVIOUS SURFACE	29,781 SF		
OPEN SPACE	54,996 SF		
ERU	8.76 (1 ERU = 3,400 SF IMPERVIOUS)		
PROTOTYPE	6-BAY MVP RETAIL		
BULLPEN	EXTERNAL (400 SF)		
BUILDING AREA	8,266 SF		
ADDRESS	102 EAST SCENIC VALLEY AVENUE		
ZONING	ZONED PUD: EMERALD BAY PUD PUD SITE PLAN ASSIGNS CITY HIGHWAY COMMERCIAL C2 ZONING TO SITE.		
PERMITTED USE	GAS STATION OR SERVICE STATION WITH MINOR REPAIR AND SERVICES (BRAKES, BATTERIES, TIRES, OIL CHANGES), INCLUDING THE DISPENSING OF LIQUIFIED PROPANE. AUTOMOBILE SERVICE CENTER (AUTO PARTS SALES)		
PARKING	REQUIRED	PROVIDED	
	30	30	
	(1) SPACE PER 250 SF OF RETAIL SPACE (1,375 SF) PLUS (2) SPACES PER SERVICE BAY (6) PLUS (1) PER EMPLOYEE (12) AT MAX SHIFT		
BIKE RACK	EVERY BUILDING GREATER THAN 5,000 SQUARE FEET IN GROSS FLOOR AREA THAT CONTAINS A RETAIL OR OFFICE USE SHALL PROVIDE OR HAVE ACCESS TO A SHARED OR COMMON BIKE PARKING FACILITY, SUCH AS A BIKE RACK OR BIKE LOCK BOXES OR AN INDOOR BIKE STORAGE AREA.		
SETBACKS	FRONT	SIDE	REAR
	40'	10'	10'
MAX COVERAGE	MIN. OPEN SPACE = 20%		
BUILDING REQUIREMENTS	PROPOSED HEIGHT = 27' 4", MAX ALLOWED HEIGHT = 30' NOTE: PARCEL ADJOINS A RESIDENTIAL ZONING DISTRICT.		
SIGN ALLOWANCE (GROUND SIGN/ FREE STANDING SIGN = PYLON OR MONUMENT)	1 PER PUBLIC STREET FRONTAGE FOR EACH LOT OF RECORD. FOR LOTS WITH 500 FT OR MORE OF FRONTAGE, 1 SIGN SHALL BE ALLOWED FOR EACH 250 FT OF FRONTAGE. MAX HEIGHT = 25'. MAX WIDTH = 20'. MAX AREA = 150 SF.		



1 GRADING PLAN

0 10 20 40
SCALE: 1" = 20'

GRADING NOTES

1. SITE GRADING SHALL NOT PROCEED UNTIL THE SWPPP HAS BEEN IMPLEMENTED.
2. ALL EARTHWORK AND GRADING SHALL PROCEED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
3. NO MATERIAL SHALL BE EXCAVATED, MOVED, OR COMPACTED WITHOUT THE PRESENCE OR AUTHORIZATION OF THE OWNER'S REPRESENTATIVE.
4. THE CONTRACTOR IS RESPONSIBLE TO VERIFY EXISTING CONDITIONS AND LOCATE ALL EXISTING UTILITIES PRIOR TO COMMENCING EARTH. NOTIFY ENGINEER OF ANY UNFORESEEN CONDITIONS.
5. CONTRACTOR TO PROTECT ALL EXISTING UTILITIES, SIGNS AND EXISTING STRUCTURES AND REPAIR BACK TO ORIGINAL CONDITION IF DAMAGE HAS OCCURRED DURING CONSTRUCTION.
6. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
7. GRADES SHOWN REPRESENT FINISH GRADES UNLESS OTHERWISE NOTED.
8. SPOT ELEVATIONS INDICATE TOP OF ASPHALT, UNLESS OTHERWISE INDICATED.
9. FINISHED GRADE SPOT ELEVATIONS HAVE BEEN TRUNCATED, ADD 900 FOR ACTUAL ELEVATION.
10. LONGITUDINAL SLOPES OF ALL SIDEWALKS SHALL NOT EXCEED 5%, EXCEPT FOR ON INDICATED RAMPS.
11. CROSS SLOPES OF ALL SIDEWALKS SHALL NOT EXCEED 2%. 1.5% IS PREFERRED.
12. PEDESTRIAN RAMPS SHALL NOT EXCEED 12:1V IN ANY DIRECTION.
13. ADA PARKING AND ADA UNLOADING/LOADING AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION. CONTRACTOR TO VERIFY GRADES OF BASE MATERIAL AND FORMS BEFORE PAVING INSTALLATION.
14. EXTERIOR CONCRETE FLATWORK ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDING AND NOT EXCEED 2%. 1% IS THE MINIMUM.
15. PROPOSED GRADE CONTOUR INTERVAL SHOWN AT ONE FOOT (1').
16. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING.
17. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH BUILDING PLANS AND SPECIFICATIONS.
18. THE CONTRACTOR IS RESPONSIBLE TO CALL 1-800-292-8989 (OR 811) AT LEAST 2 WORKING DAYS PRIOR TO ANY EARTH DISTURBING ACTIVITIES OR UTILITY EXCAVATIONS.

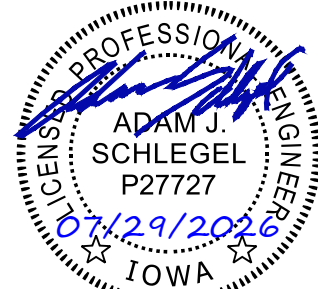
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6-BAY MVP RETAIL



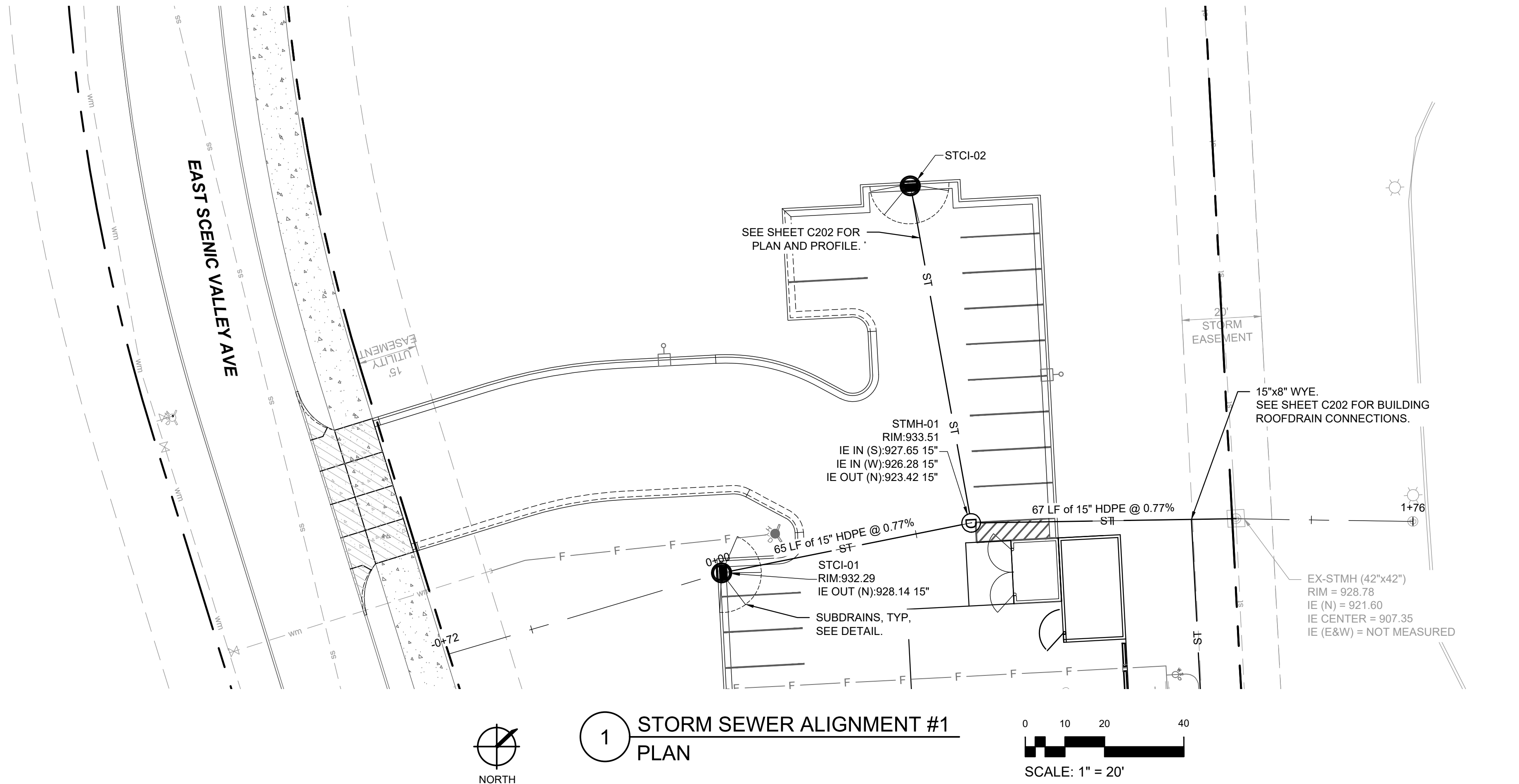
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ENTITLEMENT PLANS

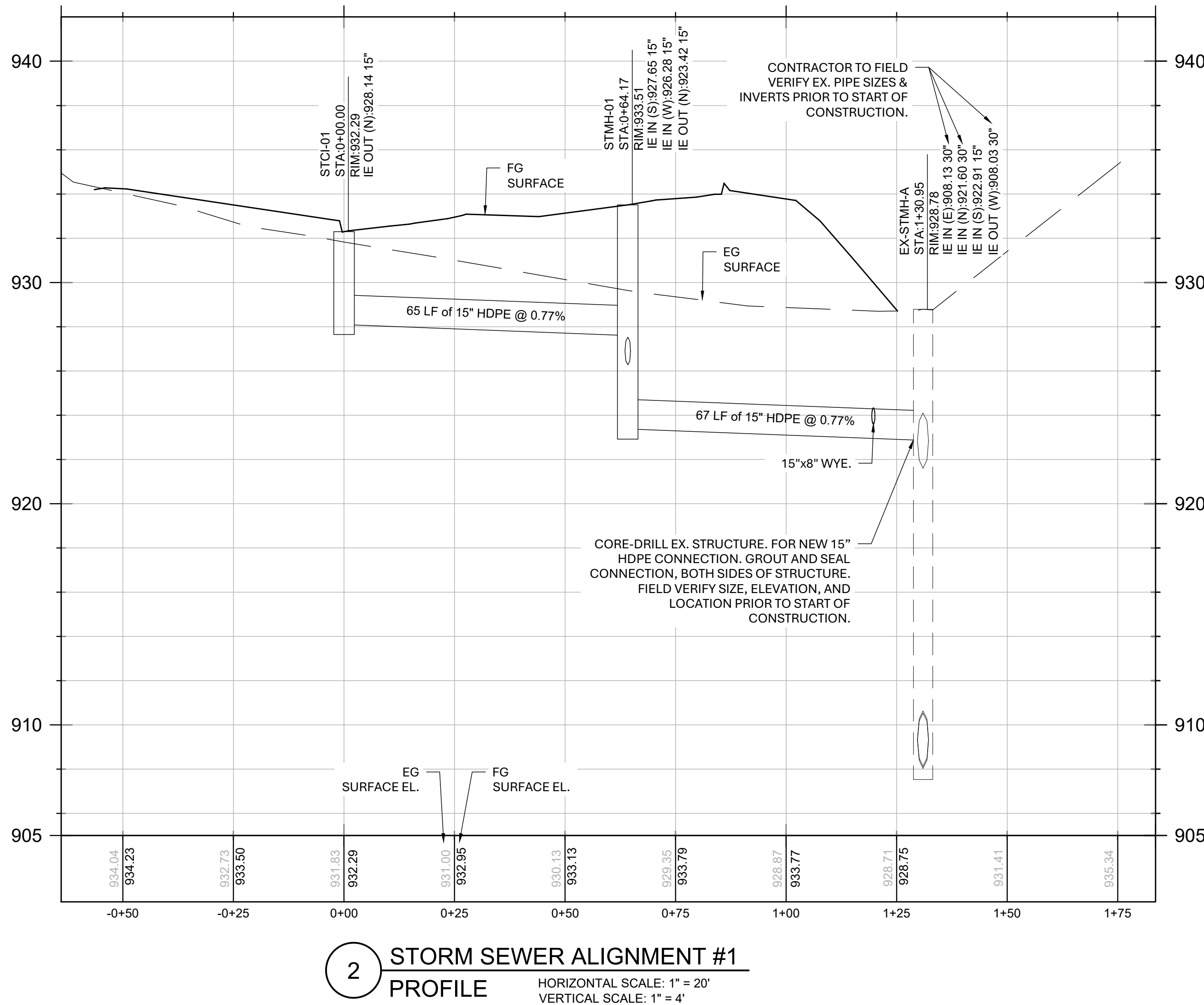
07.31.2026
PROJECT: LSIA_25INDNLA
DESIGNED BY: | ISAACKSON
DRAWN BY: | HAHN
REVIEWED BY: | SCHLEGEL
REVISIONS

GRADING PLAN

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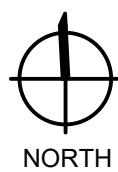
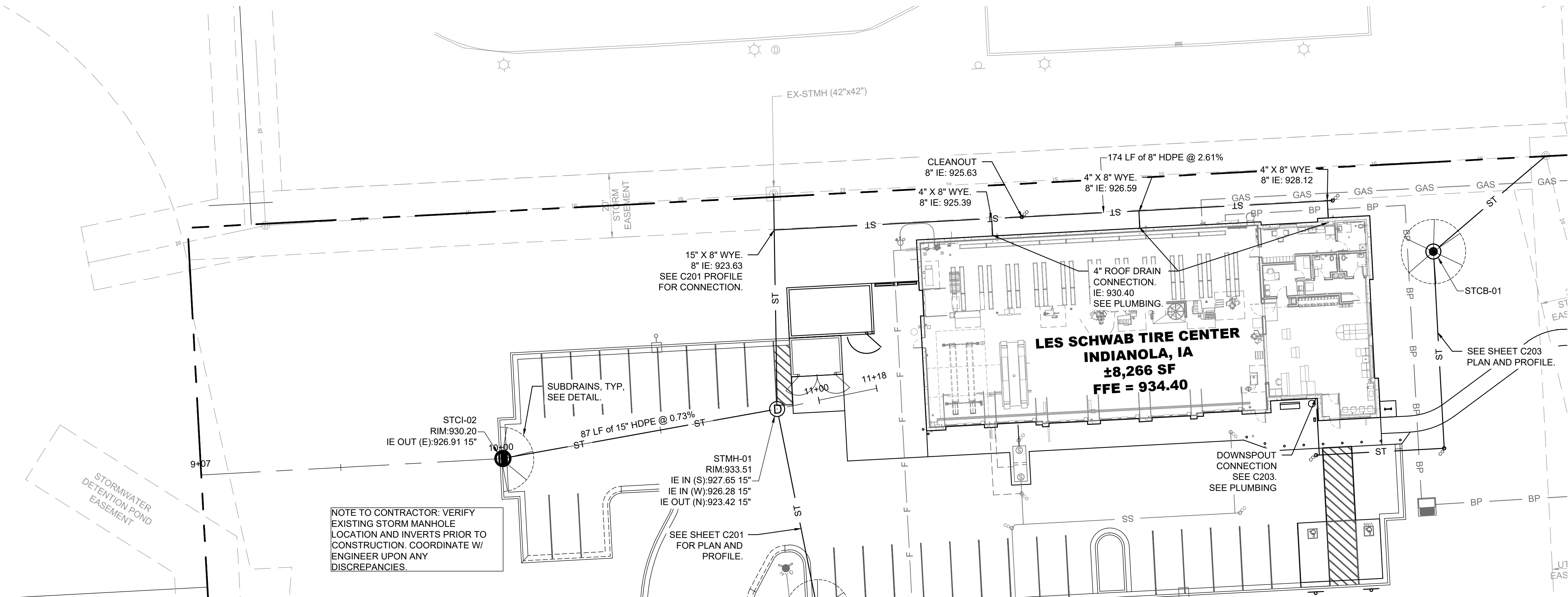


NOTE TO CONTRACTOR: VERIFY EXISTING STORM MANHOLE LOCATION AND INVERTS PRIOR TO CONSTRUCTION. COORDINATE W/ ENGINEER UPON ANY DISCREPANCIES.

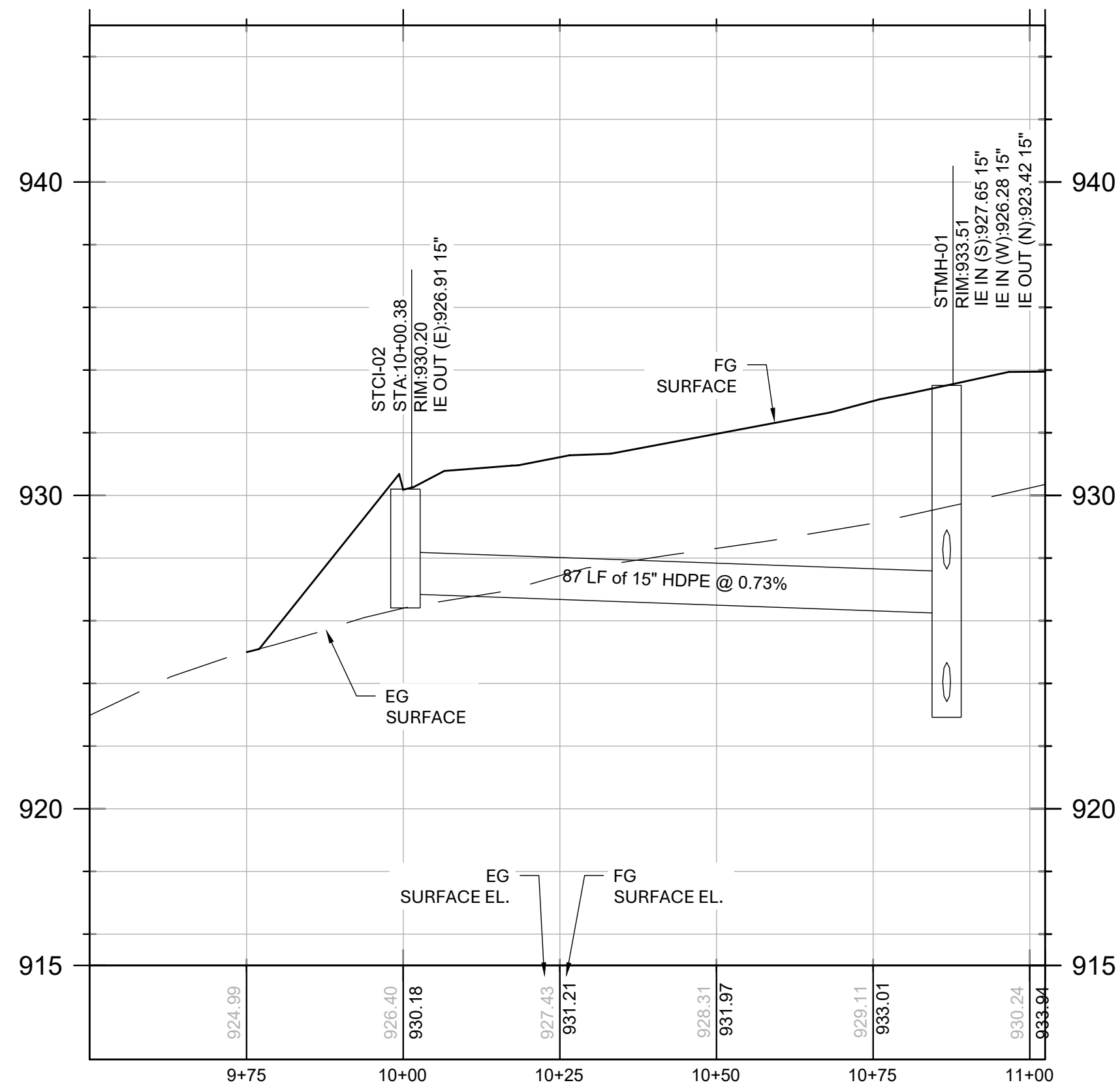
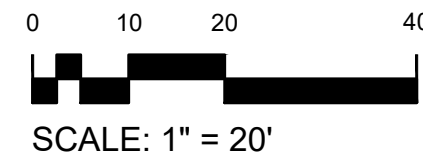


STORMWATER NOTES

1. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (HS20) LOADING AND BE INSTALLED ACCORDINGLY.
2. TRENCHES SHALL BE PREPARED IN ACCORDANCE WITH CITY REQUIREMENTS THE PROJECT SPECIFICATIONS.
3. ALL PIPE MATERIAL, FITTINGS AND STRUCTURES SHALL FOLLOW THE CONSTRUCTION DRAWINGS, SUDAS AND CITY REQUIREMENTS.
4. ALL STORMWATER TRENCHING, BEDDING AND PIPE LAYING, SHALL FOLLOW THE CURRENT CITY REQUIREMENTS.
5. ALL JOINTS SHALL BE "WATERTIGHT".
6. PRIOR TO FINAL ACCEPTANCE, CONTRACTOR SHALL FLUSH AND CLEAN ALL STORM DRAINS AND REMOVE ALL FOREIGN MATERIAL FROM THE PIPING, MANHOLES, AND DRAINAGE INLETS.
7. CONTRACTOR SHALL SUPPLY ALL MATERIALS, EQUIPMENT AND FACILITIES REQUIRED FOR TESTING ALL UTILITY PIPES IN ACCORDANCE WITH CITY CONSTRUCTION SPECIFICATIONS. COST OF ALL TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
8. STORM SEWER PIPE AND MANHOLES SHALL BE TESTED FOR LEAKAGE PER CURRENT CITY AND SUDAS STANDARDS.
9. ALL NON-CONDUCTIVE PIPE SHALL BE INSTALLED WITH TRACER WIRE, NOT LESS THAN 14 AWG, AND THE INSULATION TYPE SHALL BE SUITABLE FOR DIRECT BURIAL.
10. SITE STORM SEWER MATERIALS. MUST COMPLY WITH CITY AND SUDAS STANDARDS.
11. CHANGES IN DIRECTION OF SITE STORM SEWER PIPING MUST BE MADE BY APPROPRIATE USE OF WYES, BENDS, AND/OR MANHOLE STRUCTURES.
12. ALL STORM SEWER JOINTS SHALL BE WATERTIGHT OR GASTIGHT.
13. SITE STORM SEWER CROSSINGS ABOVE OR LESS THAN 12 INCHES BELOW A WATER SERVICE MUST BE CONSTRUCTED OF MATERIALS FOR USE WITHIN A BUILDING. THE WATER SERVICE SHOULD NOT CONTAIN ANY JOINTS OR CONNECTIONS WITHIN 10 FEET OF THE CROSSING.
14. THE MINIMUM DEPTH OF COVER FOR BUILDING AND CANOPY ROOF DRAIN LEADERS WITHOUT INSULATION IS 5 FEET. INSULATE ROOF DRAIN LEADERS AT LOCATIONS WHERE THE DEPTH OF COVER IS LESS THAN 5 FEET. PROVIDE A MINIMUM INSULATION THICKNESS OF 2 INCHES. THE INSULATION MUST BE AT LEAST 4 FEET WIDE AND CENTERED ON THE PIPE. INSTALL THE INSULATION BOARDS 6 INCHES ABOVE THE TOPS OF THE PIPES ON MECHANICALLY COMPACTED AND LEVELED PIPE BEDDING MATERIAL. USE HIGH DENSITY, CLOSED CELL, RIGID BOARD MATERIAL EQUIVALENT TO DOW STYROFOAM HI-40 PLASTIC FOAM INSULATION.

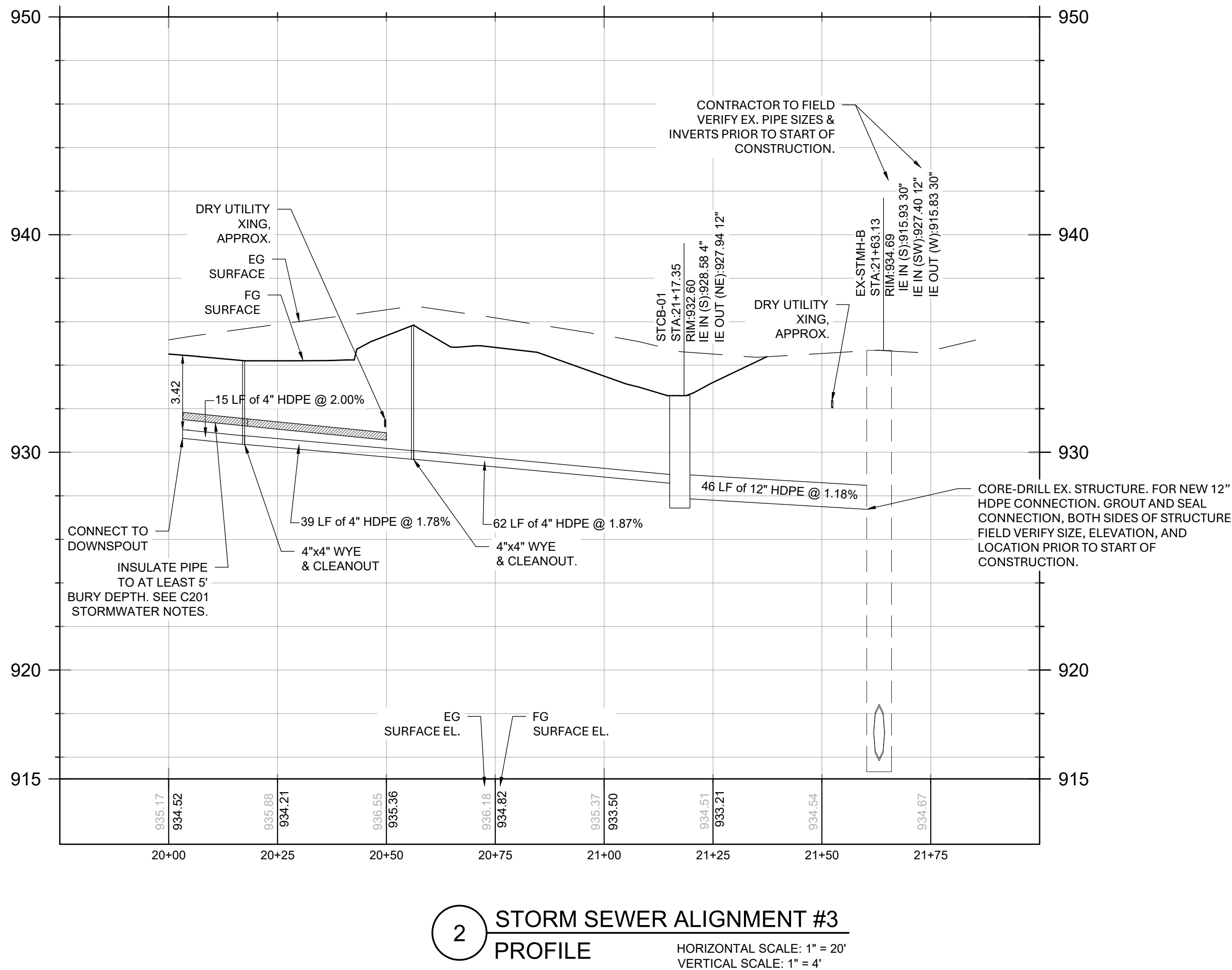
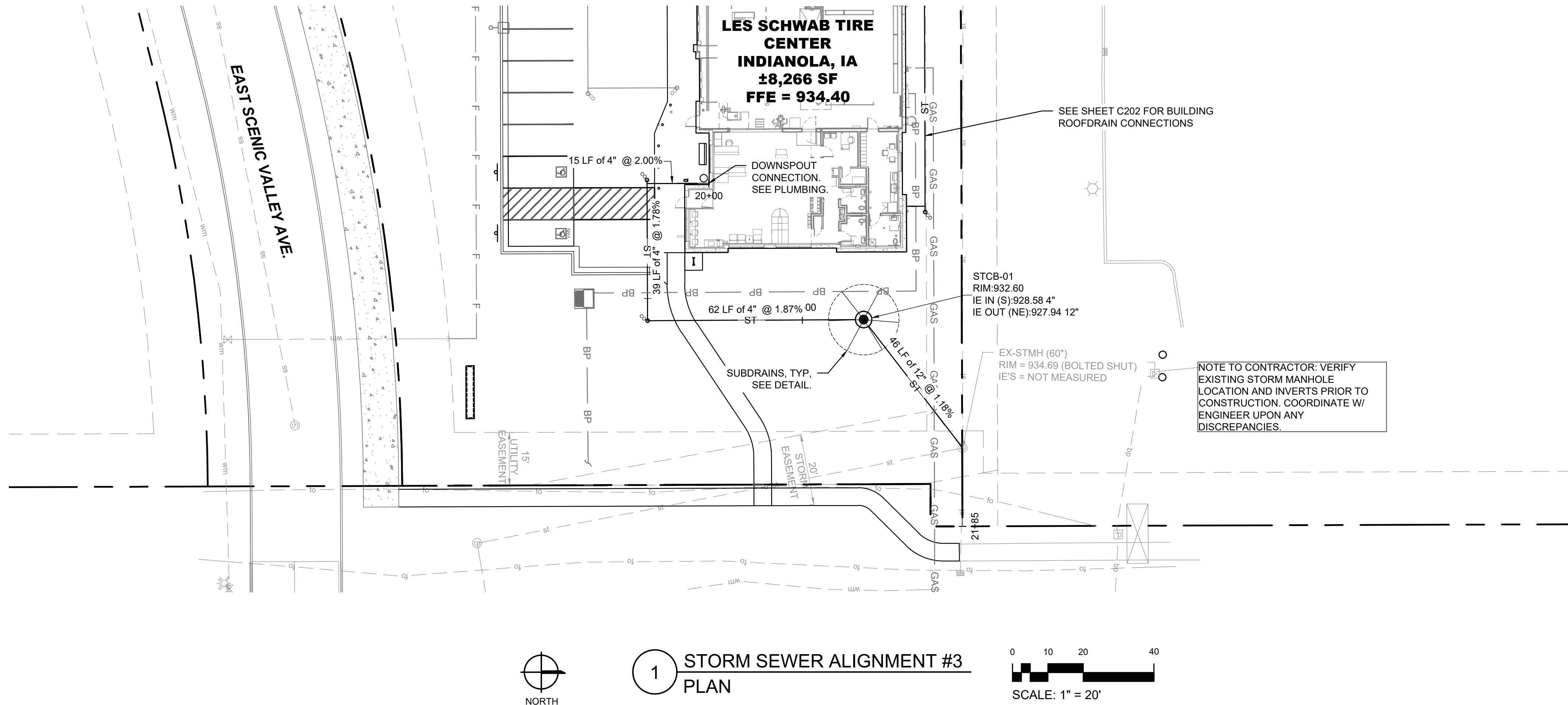
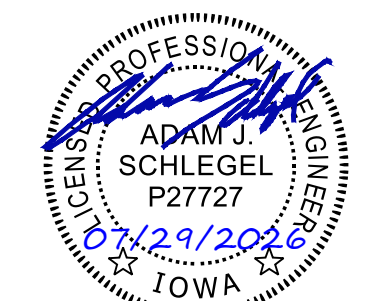


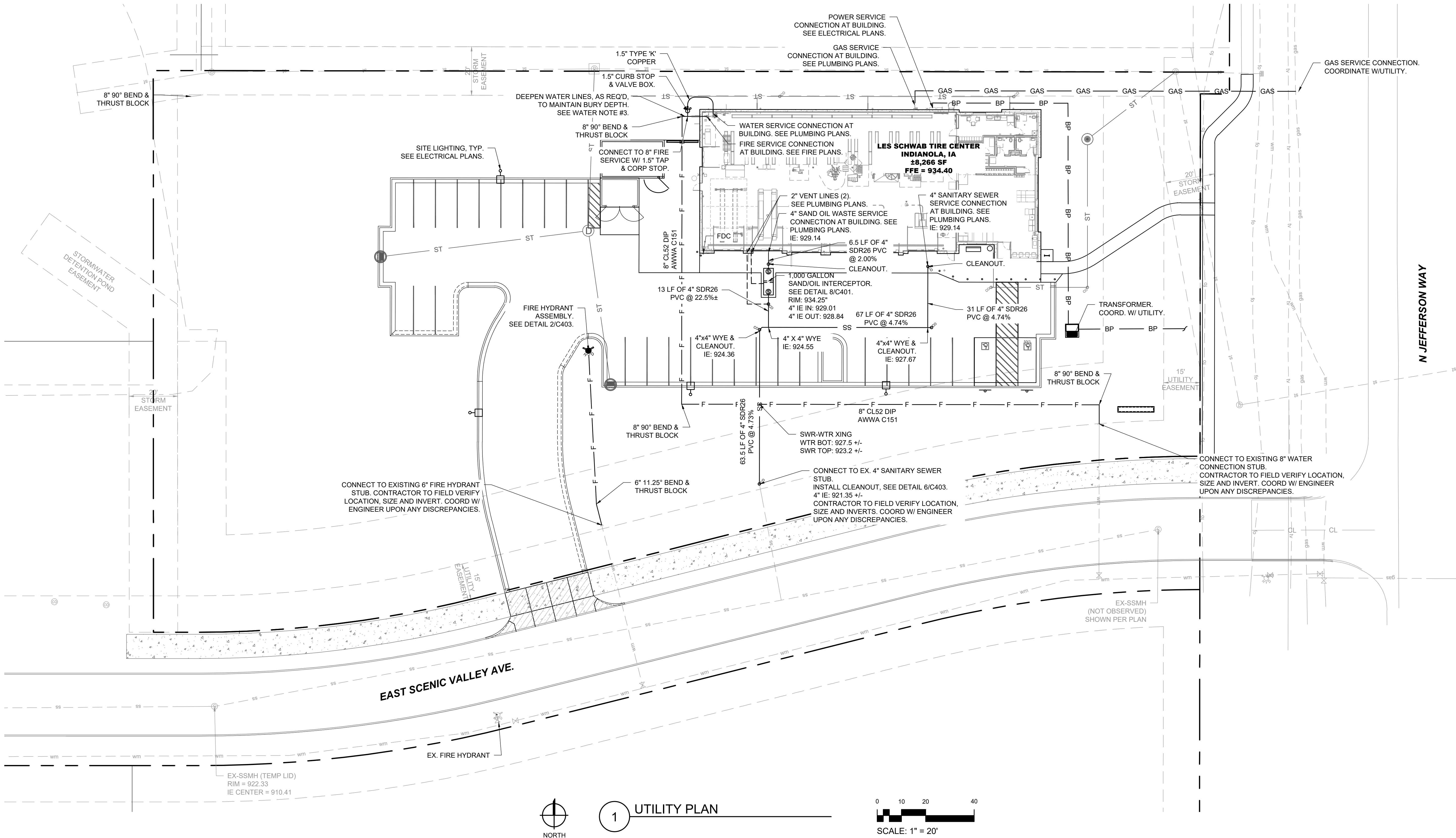
1 STORM SEWER ALIGNMENT #2
PLAN



2 STORM SEWER ALIGNMENT #2
PROFILE

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 4'





WATER NOTES

- UNLESS OTHERWISE NOTED, ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CURRENT CITY REQUIREMENTS AND SUDAS 2026 SPECIFICATIONS.
- THE CONTRACTOR SHALL SUPPLY ALL NECESSARY FITTINGS, COUPLING, AND SPOOL PIECES FOR CONNECTING NEW UTILITIES TO EXISTING UTILITIES. THESE PLANS MAY NOT SHOW ALL REQUIRED COMPONENTS FOR MAKING THE CONNECTIONS.
- THE MINIMUM DEPTH OF BURY TO THE TOP OF PIPE FOR WATER LINES IS 5.5 FT. WHERE AT LEAST 5.5 FT OF COVER CANNOT BE MAINTAINED, INSTALL INSULATION AS INDICATED ON PLANS. INSULATION SHALL BE DOW STYROFOAM HI BRAND 35 OR EQUIVALENT, WITH 4 INCHES OF THICKNESS.
- THE CONTRACTOR MUST ENSURE THAT A MINIMUM OF 10 FEET (OUTSIDE PIPE WALL TO OUTSIDE PIPE WALL) OF CLEARANCE IS MAINTAINED ON THE HORIZONTAL PLANE BETWEEN ALL WATER AND SEWER OR STORM MAINS. ADDITIONALLY, THE CONTRACTOR MUST ALSO ENSURE THAT 18 INCHES OF VERTICAL CLEARANCE IS MAINTAINED BETWEEN WATER AND SEWER MAINS THAT CROSS, AND WATER MAINS SHALL CROSS ABOVE ANY SEWER. IMMEDIATELY NOTIFY ENGINEER OF CONFLICTS.
- LOCATIONS OF FITTINGS, BENDS, VALVES, AND OTHER APPURTENANCE ARE APPROXIMATE. PROVIDE ADEQUATE SPACING BETWEEN FIXTURES TO MAINTAIN PIPE INTEGRITY. PROVIDE AS BUILT LOCATIONS FOR ALL FIXTURES.
- ANY EXISTING OR NEW VALVES THAT CONTROL THE CITY OF INDIANOLA WATER SUPPLY SHALL BE OPERATED BY CITY PERSONNEL ONLY.
- PRESSURE TEST AND DISINFECT ALL WATER LINES IN ACCORDANCE WITH CURRENT CITY OF INDIANOLA STANDARDS AND ALL OTHER GOVERNING AGENCIES' STANDARDS.
- ALL FITTINGS SHALL BE MECHANICAL JOINT WITH CONCRETE THRUST BLOCKS MEETING CURRENT CITY OF INDIANOLA STANDARDS AND SUDAS SPECIFICATIONS.
- COPPER WATER SERVICE PIPING SHALL COMPLY WITH SUDAS SPECIFICATIONS.
- DUCTILE IRON PIPE (DIP) WATER SERVICES SHALL COMPLY WITH AWWA C151/ANSI A21.51 OR AWWA C115/ANSI A21.15 (SEE UPC PART 604.0). PIPE THICKNESS SHALL BE CLASS 52 DIP WITH PUSH-ON JOINTS.
- GASKETS SHALL BE PETROLEUM-RESISTANT NITRILE (NBR) OR APPROVED EQUAL. ALL BOLTS AND

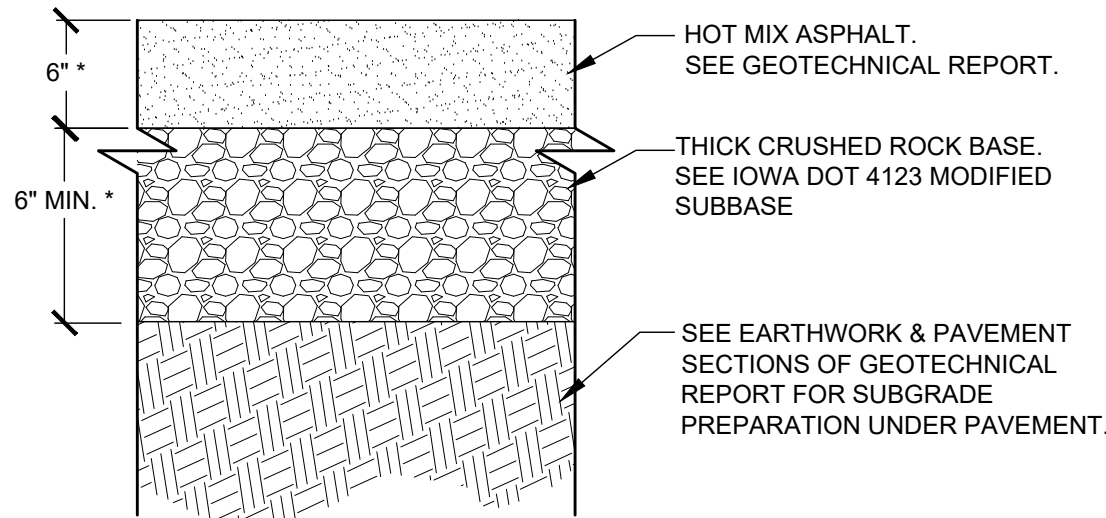
- NUTS ON WATER MAIN FITTINGS, VALVES, AND HYDRANTS SHALL BE ANSI 316 STAINLESS STEEL OR APPROVED EQUAL.
- POLYETHYLENE ENCASUREMENT SHALL BE PROVIDED ON ALL BURIED DUCTILE IRON PIPE, FITTINGS, VALVES, HYDRANTS, AND APPURTENANCES IN ACCORDANCE WITH AWWA C105/ANSI A21.5.
 - MECHANICAL JOINT RESTRAINT DEVICES SHALL BE INSTALLED ON ALL WATER MAIN BENDS WITH DEFLECTION OF 22-1/2 DEGREES OR GREATER, VALVES, STUBS, TEES, CROSSES, PLUGS, HYDRANTS, AND HYDRANT VALVES.
 - JOINT RESTRAINT DEVICES SHALL BE, EPOXY COATED, AND INSTALLED PER MANUFACTURER RECOMMENDATIONS. ALL RESTRAINT HARDWARE SHALL BE ANSI 316 STAINLESS STEEL.
 - GATE VALVES 12 INCHES AND SMALLER SHALL BE COMPRESSION RESILIENT SEATED (CRS) GATE VALVES, WITH AWWA C509 EPOXY COATING.
 - VALVE BOXES SHALL BE CAST IRON, ASTM A48, 5-1/4 INCH DIAMETER, ADJUSTABLE, WITH ROUND "WATER" COVERS.
 - CURB STOPS SHALL BE INSTALLED AT ALL SERVICE CONNECTIONS WITH STAINLESS STEEL STEM RODS AND EXTENSION-TYPE CURB BOXES.
 - TRACER WIRE SHALL BE INSTALLED ON ALL STORM SEWER, SANITARY SEWER, AND WATER LINES PER SUDAS SPECIFICATIONS USING #12 HDPE-INSULATED COPPER-CLAD STEEL WIRE.
 - DETECTABLE UNDERGROUND WARNING TAPE SHALL BE INSTALLED 18 INCHES BELOW FINISHED GRADE ABOVE ALL UNDERGROUND UTILITIES AND SHALL COMPLY WITH APWA COLOR STANDARDS.
 - WATER MAINS SHALL BE INSULATED WHERE SHOWN ON PLANS USING MINIMUM 4 INCHES OF RIGID CLOSED-CELL INSULATION BOARD, MINIMUM WIDTH 6 FEET.
 - FINAL HYDRANT FLUSHING SHALL BE PERFORMED IN ACCORDANCE WITH SUDAS STANDARD SPECIFICATIONS, DIVISION 5, SECTION 5030.

DRY UTILITY NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE INSTALLATION OF ALL "DRY" UTILITIES (ELECTRIC, GAS, TELEPHONE) WITH SERVICE PROVIDERS.
- REFER TO ELECTRICAL PLANS FOR ADDITIONAL CONDUIT AND SITE LIGHTING REQUIREMENTS.
- REFER TO LANDSCAPE PLANS FOR IRRIGATION CONDUIT.
- THE CONTRACTOR IS RESPONSIBLE TO CALL 1-800-292-8989 (OR 811) AT LEAST 2 WORKING DAYS PRIOR TO ANY EARTH DISTURBING ACTIVITIES OR UTILITY EXCAVATIONS.
- GC SHALL COORDINATE (1) 3" CONDUIT WITH PULL CORD FROM SERVER ROOM TO COMMS PEDESTAL.
- GAS SERVICE COORDINATION - THE CONTRACTOR SHALL COORDINATE THE GAS SERVICE WITH "MIDAMERICAN GAS SERVICE". MIDAMERICAN GAS SERVICE TO INSTALL SERVICE AND METER. CONTRACTOR RESPONSIBLE FOR EVERYTHING BEHIND THE METER.
MIDAMERICAN (GAS SERVICE)
DEREK JOHNSON - DMCC
CUSTOMER PROJECT COORDINATOR
PO BOX 657
DES MOINES, IA 50306-0657
TEL: 515.281.2595
EMAIL: DEREK.JOHNSON@MIDAMERICAN.COM
- ELECTRIC SERVICE COORDINATION - THE CONTRACTOR SHALL COORDINATE THE ELECTRIC SERVICE WITH "INDIANOLA MUNICIPAL UTILITIES (IMU)". CONTRACTOR IS RESPONSIBLE FOR CONDUIT FROM PRIMARY TO TRANSFORMER, TRANSFORMER PAD, AND CONDUIT FROM TRANSFORMER TO CONNECTION. IMU WILL INSTALL PRIMARY CABLES, PLUS CONDUITS FOR THE PRIMARY CABLE, TRANSFORMER BASEMENT, TRANSFORMER AND CT METERING.
IMU (ELECTRIC SERVICE)
MIKE METCALF - ELECTRIC DIRECTOR
1300 EAST IOWA AVENUE
INDIANOLA, IA 50125
OFFICE: (515) 962-5305
MMETCALF@INDIANOLA.COM

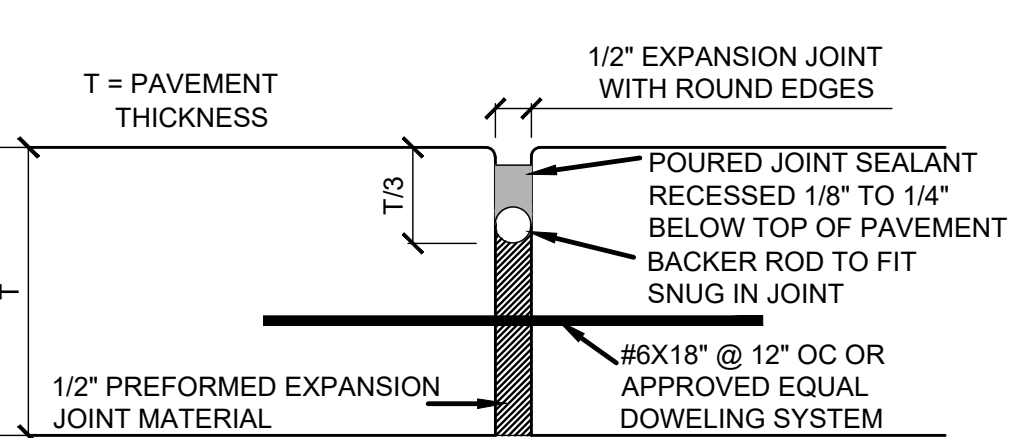
SEWER NOTES

- UNLESS OTHERWISE NOTED, ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CURRENT CITY OF INDIANOLA STANDARDS AND SUDAS 2026 SPECIFICATIONS.
- ALL SERVICES AND CONNECTIONS SHALL CONFORM TO THE CURRENT CITY OF INDIANOLA STANDARDS.
- CONTRACTOR SHALL FIELD VERIFY LINE AND GRADE OF ANY EXISTING AND PROPOSED UTILITY.
- USE SDR 26 POLYVINYL CHLORIDE (PVC) PLASTIC PIPE FOR ALL DESIGNATED PVC SANITARY SEWER SERVICES OUTSIDE OF THE BUILDING. PER SUDAS STANDARD SPECIFICATIONS, DIVISION 4, SEWER AND DRAINS, SECTION 4010, SANITARY SEWERS, PART 2.01, SOLVENT WELD JOINTS MUST INCLUDE USE OF A PRIMER WHICH IS OF A CONTRASTING COLOR TO THE PIPE AND CEMENT. THE PVC PIPE SHALL MEET OR EXCEED THE INDUSTRY STANDARDS AND PIPE STIFFNESS PER ASTM D2412. MINIMUM PIPE STIFFNESS OF 115 PSI FOR SDR 26. PVC PLASTIC MEETING ASTM D 1784, CELL CLASSIFICATION 12454 OR 12364. FITTINGS MUST COMPLY WITH ASTM D1866, D2665 OR F794. JOINTS MUST BE INTEGRAL BELL AND SPIGOT JOINTS WITH ELASTOMERIC SEALS COMPLYING WITH ASTM D 3212 AND ASTM F 477. THE INSTALLATION MUST COMPLY WITH ASTM D2321, WHICH REQUIRES OPEN-TRENCH INSTALLATION ON A CONTINUOUS GRANULAR BED.
- ALL SANITARY SEWER SHALL BE TESTED ACCORDING TO UPC PARTS 712.0 AND 723.0. TEST ALL FLEXIBLE SANITARY SEWER LINES FOR DEFLECTION AFTER THE SEWER LINE HAS BEEN INSTALLED AND BACKFILLED HAS BEEN IN PLACE FOR AT LEAST 30 DAYS. NO PIPE SHALL EXCEED A DEFLECTION OF 5%. IF TEST FAILS, MAKE NECESSARY REPAIRS AND RETEST.
- THE SAND OIL INTERCEPTOR SHALL BE READILY ACCESSIBLE. MANHOLE RISERS FOR GREASE INTERCEPTOR TANKS SHALL BE PROVIDED WITH A SUBSTANTIAL, FITTED, GAS-TIGHT COVER OF CONCRETE, AND SHALL HAVE AN APPROVED LOCKING DEVICE. A MINIMUM 4X6 INCH PERMANENT LABEL SHALL BE AFFIXED TO THE MANHOLE COVER, IDENTIFYING THE TANK WITH THE WORDS "SAND OIL INTERCEPTOR".

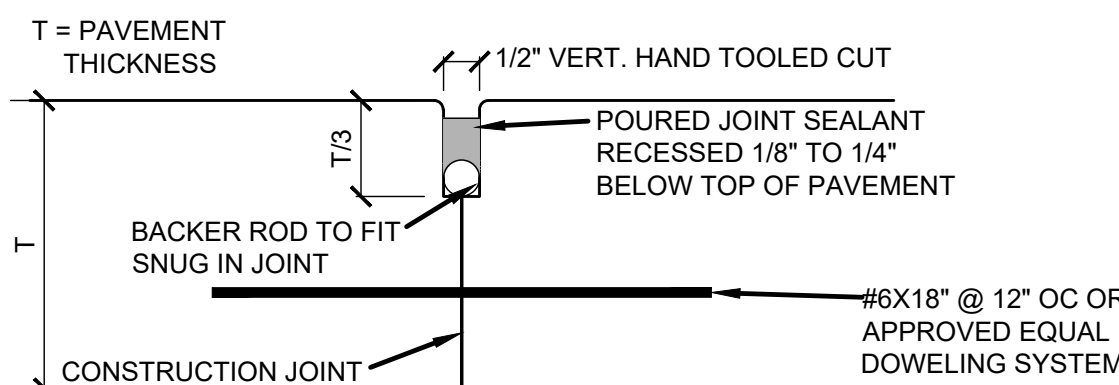


- NOTES:
1. PRIOR TO PLACING STRUCTURAL FILL, SUBGRADE SHOULD BE PREPARED ACCORDING TO RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT. IF SOFT SOILS ARE ENCOUNTERED, THEY SHOULD BE REMOVED AND REPLACE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
 2. LIFTS OF FILL ARE TO BE COMPACTED IN LAYERS NO GREATER THAN 12" THICK.
 3. FILL TO BE WITHIN 2% OF OPTIMUM MOISTURE
- *REFER TO GEOTECHNICAL REPORT FOR ALL MATERIAL THICKNESS UNLESS DIRECTED OTHERWISE BY OWNER.

1 ASPHALT PAVEMENT - LIGHT DUTY

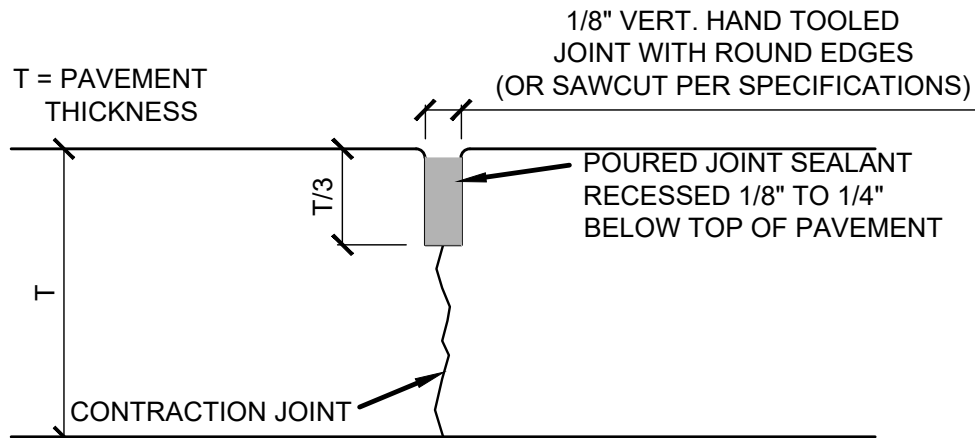


EXPANSION JOINT
(LOCATED 30' MAX AND WHERE PAVING AGAINST ANY EXISTING SIDEWALK AND/OR PAVEMENT)



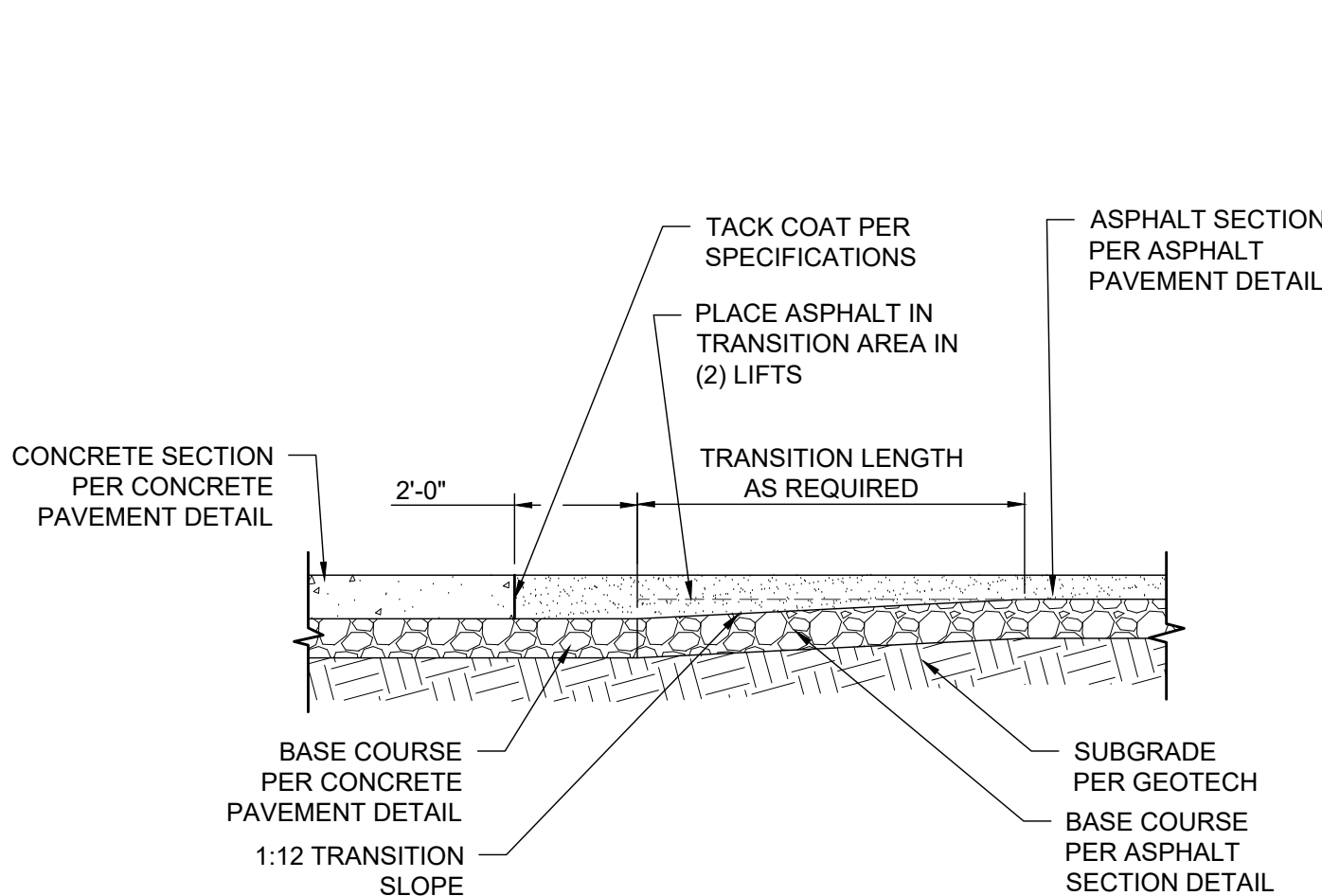
CONSTRUCTION JOINT

5 CONCRETE EXPANSION AND CONTRACTION JOINTS

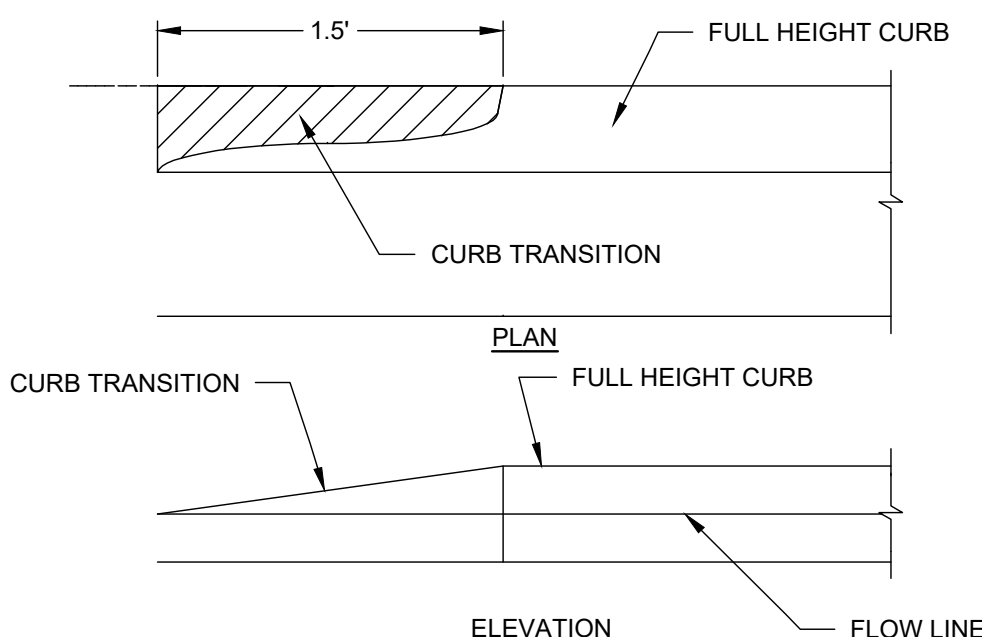


CONTRACTION JOINT
(MAX. 6' BETWEEN CONTRACTION JOINTS IN SIDEWALK)
(MAX. 10' BETWEEN CONTRACTION JOINTS IN CONC. PAVEMENT)

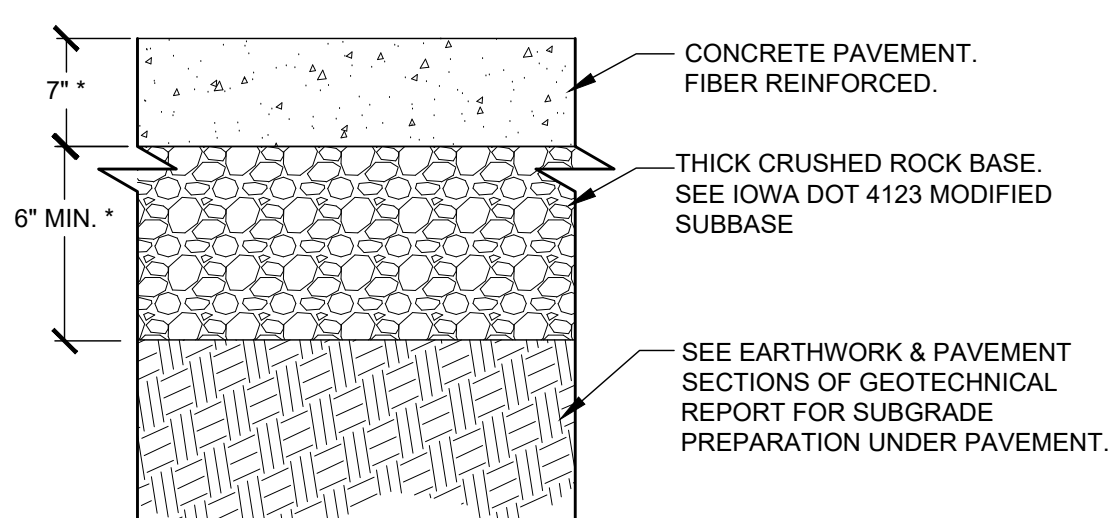
- NOTE:
1. THIS JOINT DETAIL IS SPECIFIC TO THE LES SCHWAB SITE. CONCRETE APRONS AND PADS. REFER TO SIDEWALK DETAIL AND AH-J SPECIFICATIONS FOR SIDEWALK JOINTING REQUIREMENTS.
 2. ALL CONCRETE SURFACE TO HAVE LIGHT BROOM FINISH.
 3. CONTRACTOR TO PROVIDE A CONSTRUCTION JOINT WHERE CONCRETE PAVEMENT MEETS CURB AND GUTTER. (DOWELING NOT REQUIRED AT CURB AND GUTTER)
 4. PROVIDE EXPANSION JOINT FILLER AT BUILDING PER SPECIFICATIONS DOWEL TO BUILDING ONLY PER STRUCTURAL DRAWINGS



6 ASPHALT/CONCRETE TRANSITION DETAIL

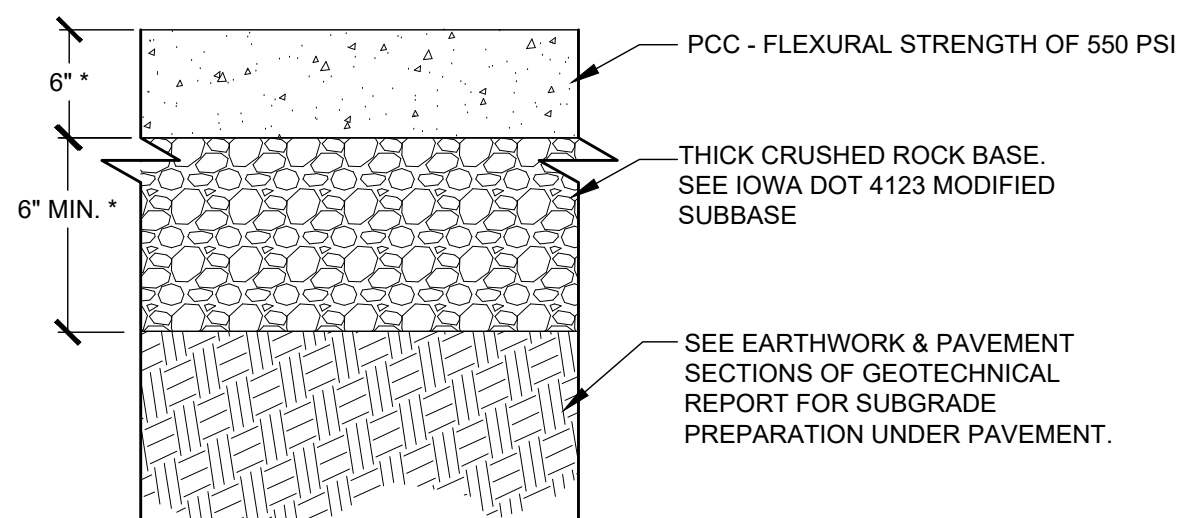


8 CURB TRANSITION/TAPER



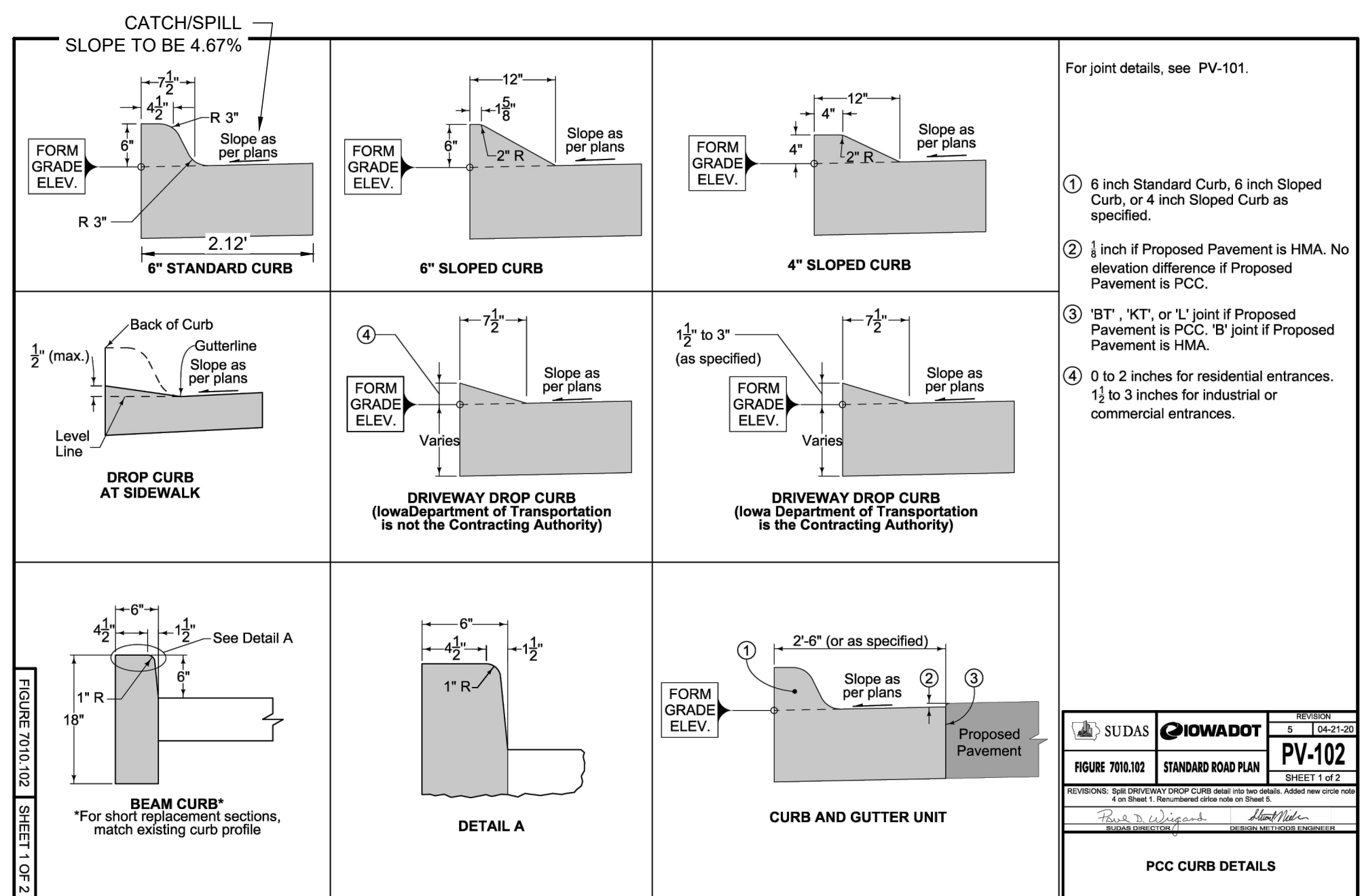
- NOTES:
1. CONCRETE SHOULD HAVE MINIMUM ENTRAINED AIR CONTENT OF 5.0% AND UTILIZE TYPE V CEMENT.
 2. SUBGRADE SHOULD BE PREPARED ACCORDING TO RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT. IF SOFT SOILS ARE ENCOUNTERED, THEY SHOULD BE REMOVED AND REPLACE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- *REFER TO GEOTECHNICAL REPORT FOR ALL MATERIAL THICKNESS UNLESS DIRECTED OTHERWISE BY OWNER.

3 CONCRETE PAVEMENT - HEAVY DUTY



- NOTES:
1. CONCRETE SHOULD HAVE MINIMUM ENTRAINED AIR CONTENT OF 5.0% AND UTILIZE TYPE V CEMENT OR AS APPROVED BY THE SUDAS SPECIFICATIONS.
 2. ALL SIDEWALK JOINTING TO BE PER SUDAS SPECIFICATIONS.
 3. SUBGRADE SHOULD BE PREPARED ACCORDING TO RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT. IF SOFT SOILS ARE ENCOUNTERED, THEY SHOULD BE REMOVED AND REPLACE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- *REFER TO GEOTECHNICAL REPORT FOR ALL MATERIAL THICKNESS UNLESS DIRECTED OTHERWISE BY OWNER.

4 CONCRETE PAVEMENT - SIDEWALK

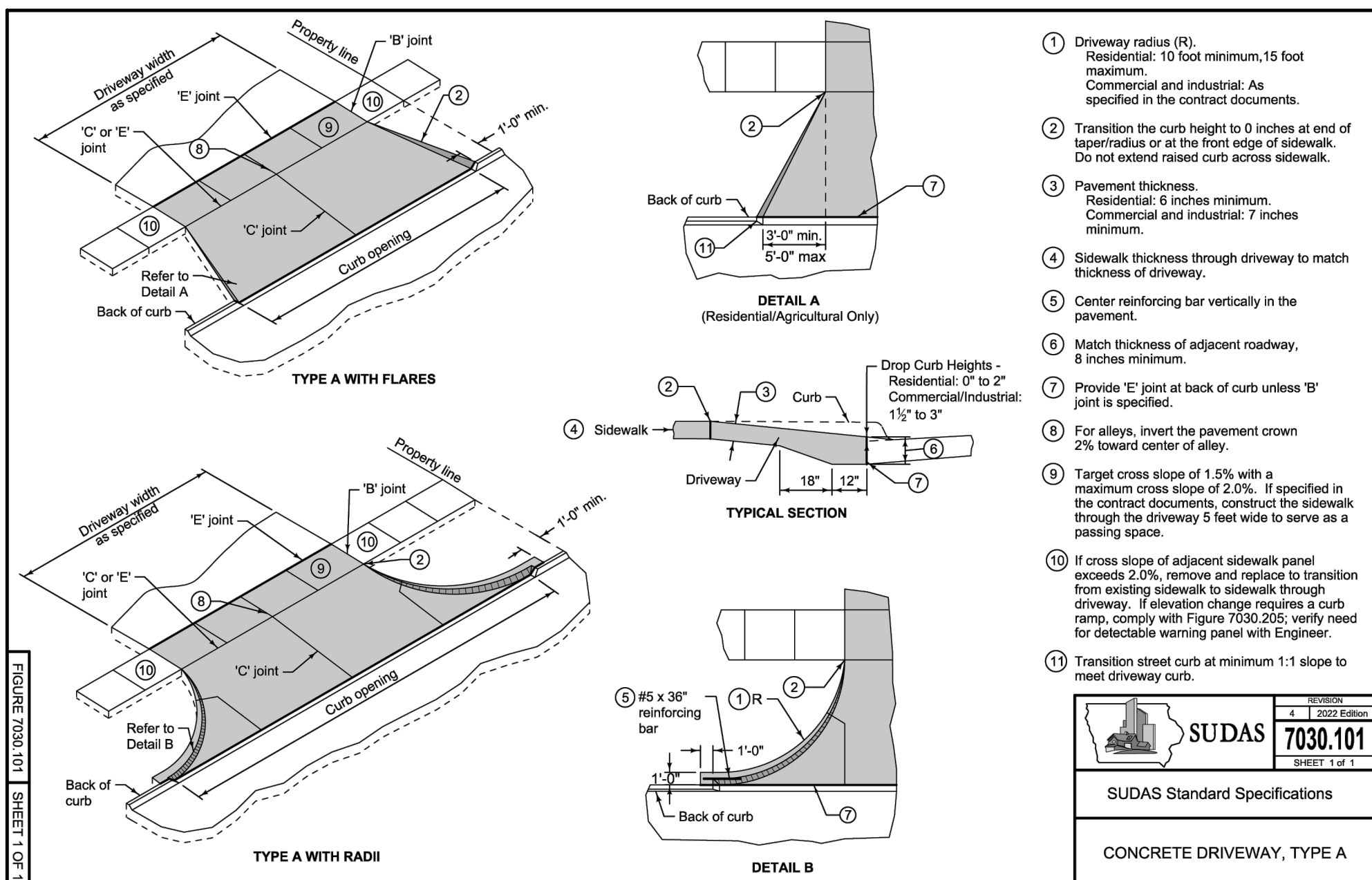


For joint details, see PV-101.

- ① 6 inch Standard Curb, 6 inch Sloped Curb, or 4 inch Sloped Curb as specified.
- ② 1/4 inch if Proposed Pavement is HMA. No elevation difference if Proposed Pavement is PCC.
- ③ 8\"/>
- ④ 0 to 2 inches for residential entrances. 1 1/2 to 3 inches for industrial or commercial entrances.

SUDAS	IOWADOT	BS0096
FIGURE 7030.102	STANDARD ROAD PLAN	PV-102
FIGURE 7030.102	STANDARD ROAD PLAN	SHEET 1 OF 2
PCC CURB DETAILS		

7 CURB DETAIL



- ① Driveway radius (R). Residential: 10 foot minimum, 15 foot maximum. Commercial and industrial: As specified in the contract documents.
- ② Transition the curb height to 0 inches at end of taper radius or at the front edge of sidewalk. Do not extend raised curb across sidewalk.
- ③ Pavement thickness. Residential: 6 inches minimum. Commercial and industrial: 7 inches minimum.
- ④ Sidewalk thickness through driveway to match thickness of driveway.
- ⑤ Center reinforcing bar vertically in the pavement.
- ⑥ Match thickness of adjacent roadway, 8 inches minimum.
- ⑦ Provide "E" joint at back of curb unless "B" joint is specified.
- ⑧ For alleys, invert the pavement crown 2% toward center of alley.
- ⑨ Target cross slope of 1.5% with a maximum cross slope of 2.0%. If specified in the contract documents, construct the sidewalk through the driveway 5 feet wide to serve as a passing space.
- ⑩ If cross slope of adjacent sidewalk panel exceeds 2.0%, remove and replace to transition from existing sidewalk to sidewalk through driveway. If elevation change requires a curb ramp, comply with Figure 7030.205, verify need for detectable warning panel with Engineer.
- ⑪ Transition street curb at minimum 1:1 slope to meet driveway curb.

SUDAS	7030.101
SUDAS Standard Specifications	
CONCRETE DRIVEWAY, TYPE A	

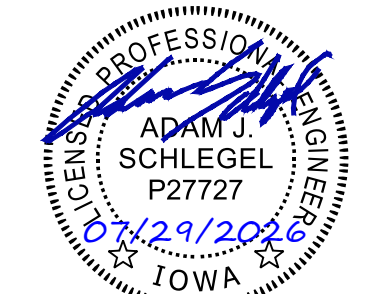
9 APPROACH DETAIL

Cushing Terrell

cushingterrell.com
800.757.9522



102 EAST SCENIC VALLEY AVE.
6-BAY MVP RETAIL
LES SCHWAB TIRE CENTER - INDIANOLA, IA



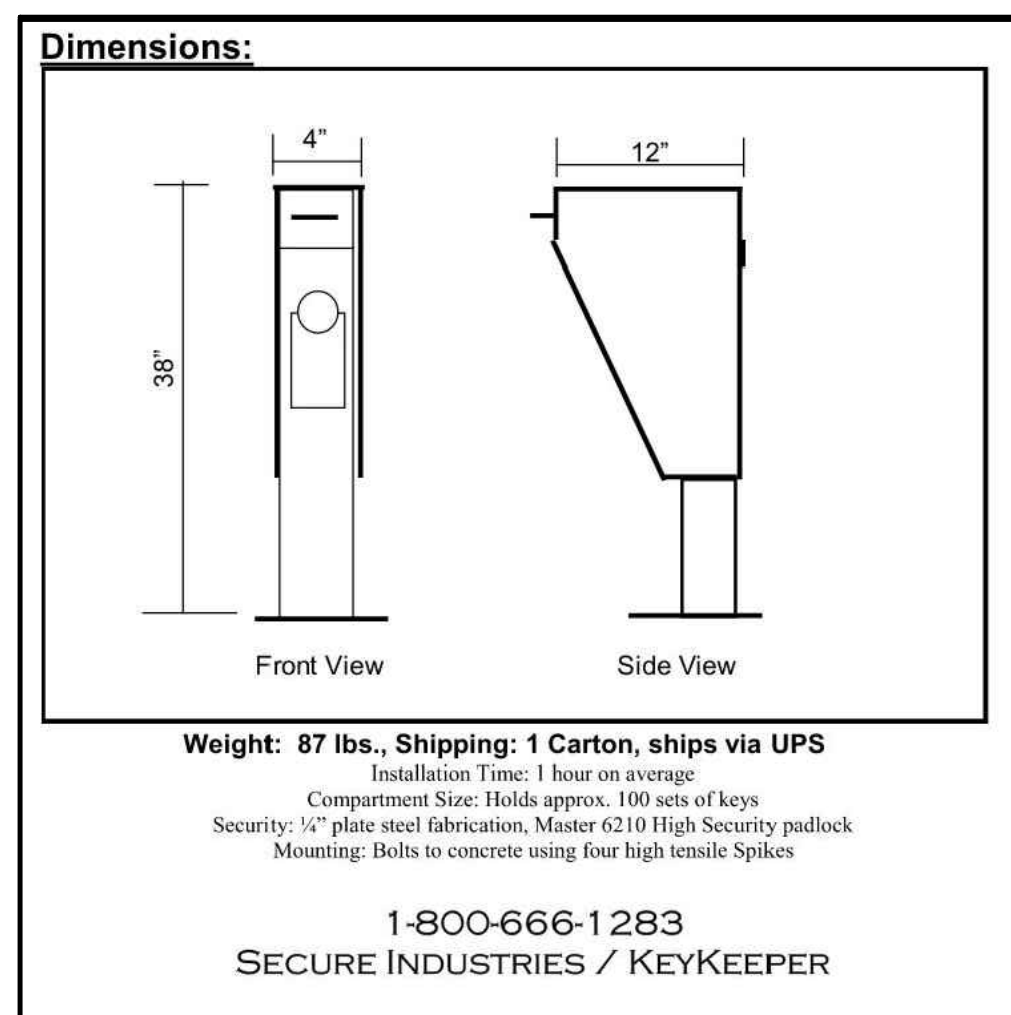
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ENTITLEMENT PLANS

07.31.2026
PROJ# | LSIA_25INDNLA
DESIGNED BY | ISACKSON
DRAWN BY | HAHN
REVIEWED BY | SCHLEGEL
REVISIONS

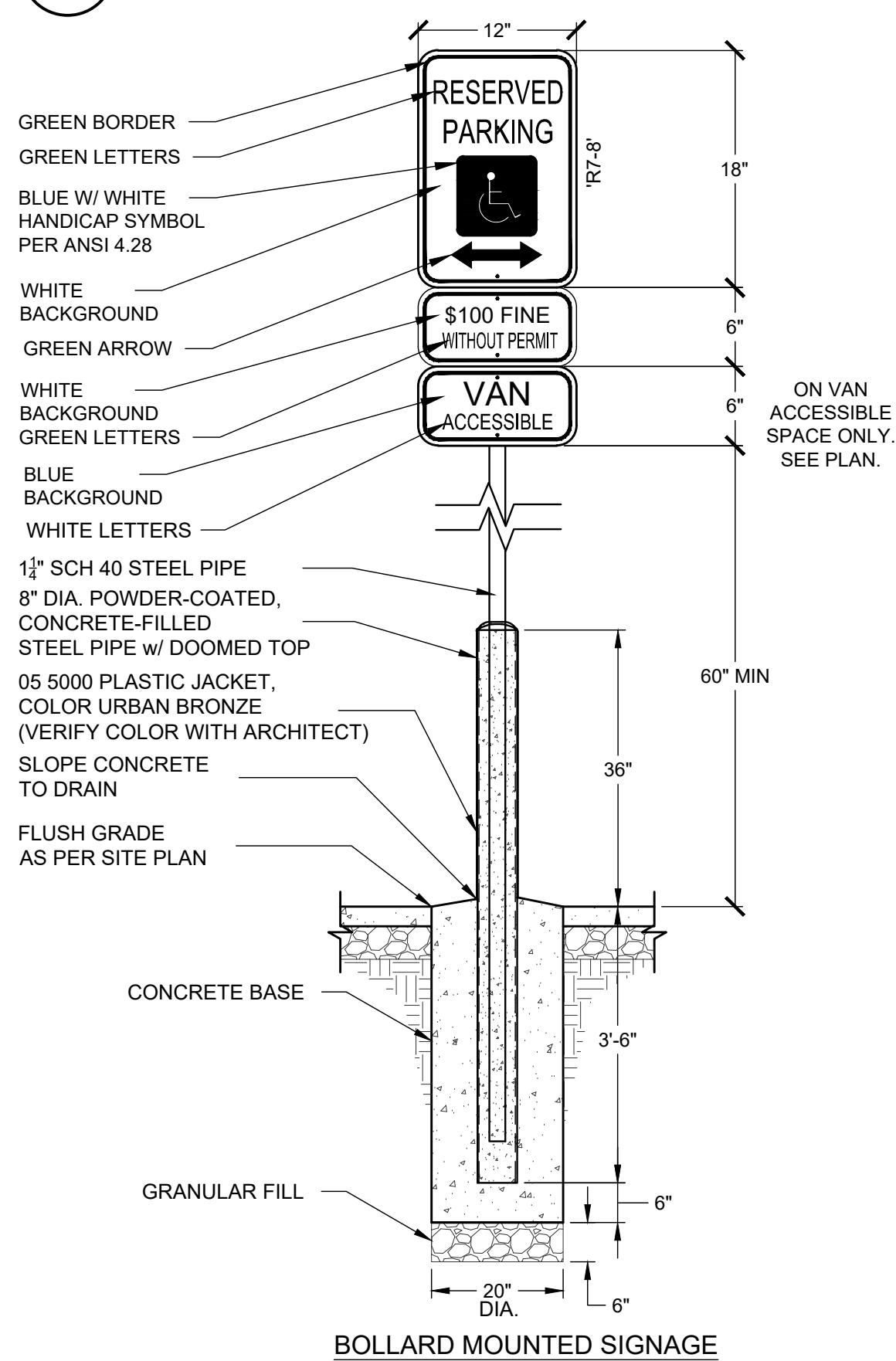
CIVIL DETAILS

C400



- NOTE:**
1. SEE SHEET A151 FOR MANUFACTURER, MAKE, AND MODEL INFORMATION.
 2. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
 3. SEE SHEET A150 FOR LOCATION(S)

1 KEY KEEPER WITH STAND



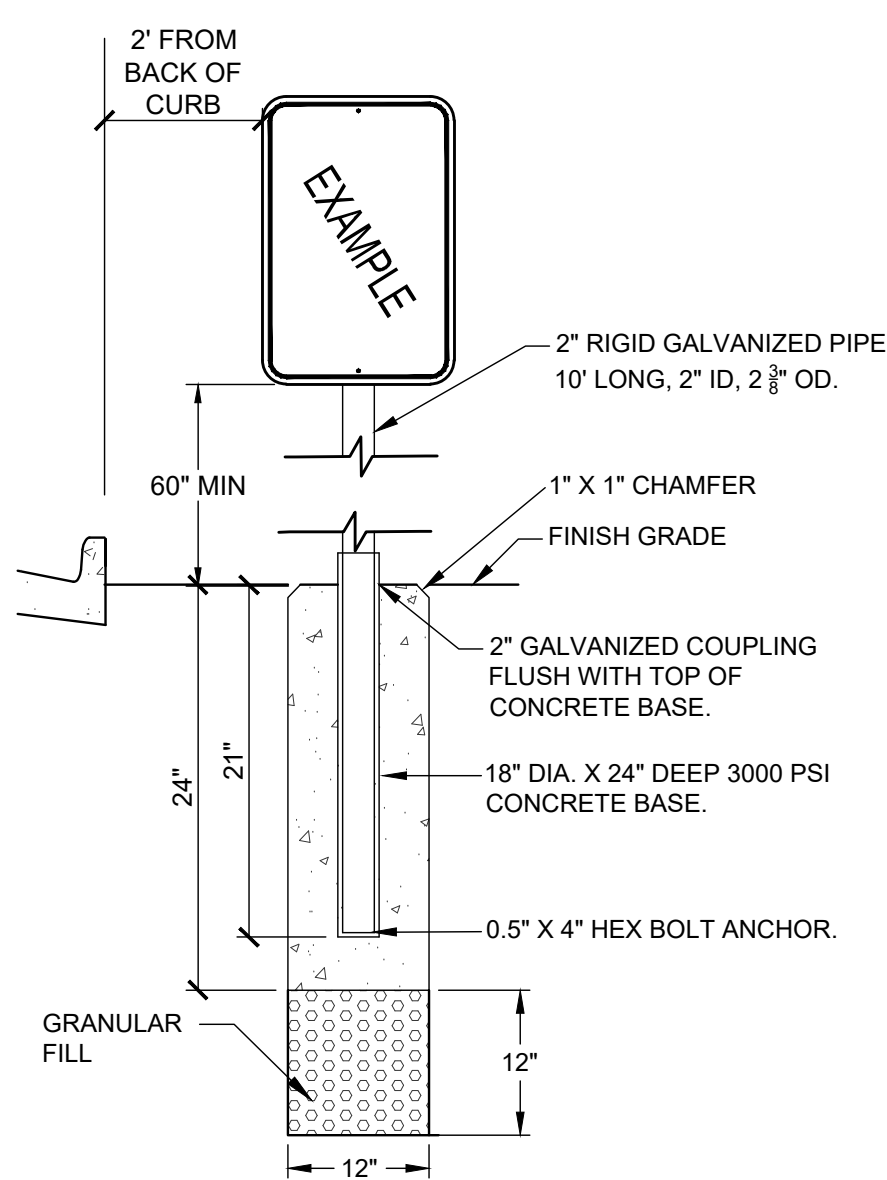
- NOTE: WHEN ADA SIGNS ARE INSTALLED IN LANDSCAPING, BOLLARD IS TO BE OMITTED. SEE 7/C401 FOR TYP. SIGN AND POST DETAIL.

6 ADA SIGNAGE



- NOTE:**
1. GLOBAL INDUSTRIAL: 6' OUTDOOR PARK BENCH WITH BLACK STEEL SLAT, BLACK #T9F694854BK.
 2. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

BENCH



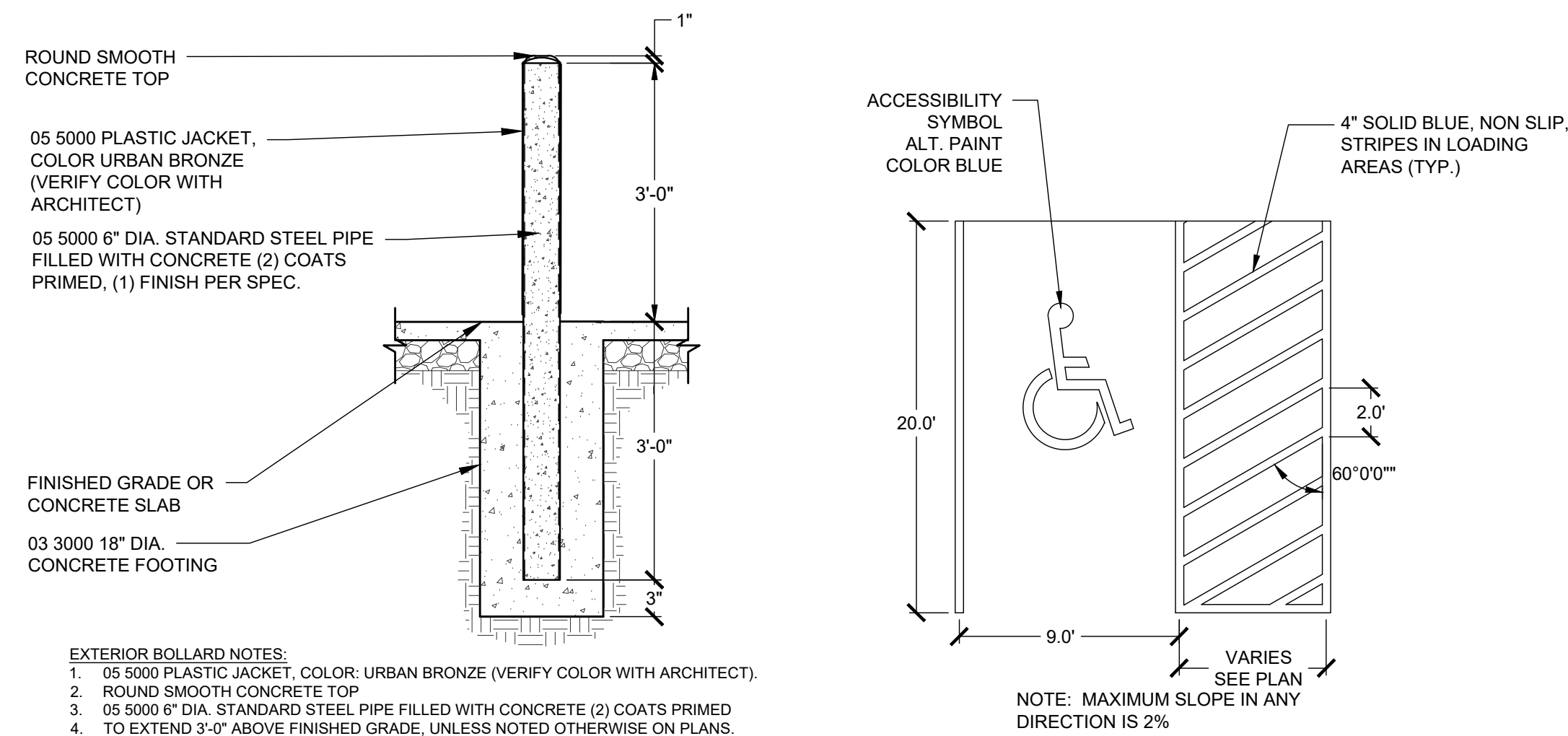
- NOTE:
1. ALL SIGN BLANKS SHALL BE 0.080 GAUGE FLAT MINIMUM STOCK.
2. STREET NAME HEIGHTS SHALL BE 9" HEIGHT. LENGTH SHALL BE DETERMINED BY STREET NAME.
3. STOP SIGN FACES SHALL BE 3M HIGH INTENSITY GRADE REFLECTIVE SHEETING OR APPROVED EQUAL.
4. STREET SIGN SHALL BE WHITE ON GREEN PRISMATIC SHEETING. MINIMUM LEVEL 4V. ACCORDING TO MUTCD.
5. LETTERING SHALL BE 6" HIGH IN CAPITAL LETTERS, 4.5" LOWER CASE LETTERS FOR 400 MPH.
6. STOP SIGNS SHALL BE ATTACHED TO THE SIGN POST WITH A U-BOLT STYLE SIGN MOUNTING CLAMP.
7. STREET NAME SIGNS SHALL BE ATTACHED TO THE TOP OF THE SIGN POST WITH A U-BOLT SIGN HOLDER WITH A 12" LONG MOUNTING BRACKET. A 12" LONG 90° CROSSPIECE SHALL BE USED FOR DUAL SIGN APPLICATIONS.

7 SIGN & FOUNDATION



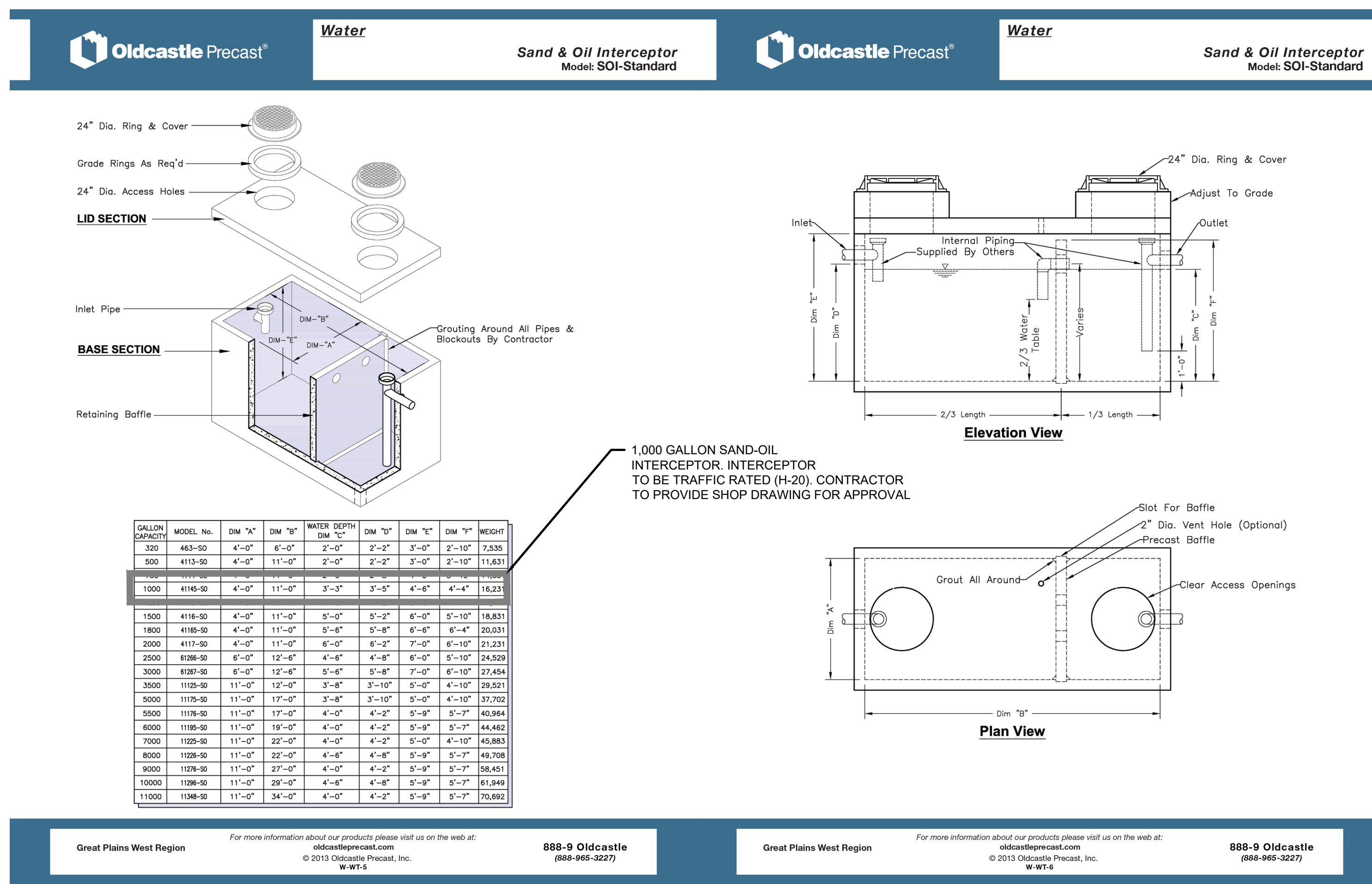
- NOTE:**
1. GLOBAL INDUSTRIAL: OUTDOOR SLATTED STEEL TRASH CAN WITH RAIN BONNET LID, 36 GALLON, BLACK #T9F260804BK.
 2. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

2 TRASH RECEPTACLE



- EXTERIOR BOLLARD NOTES:**
1. 05 5000 PLASTIC JACKET, COLOR: URBAN BRONZE (VERIFY COLOR WITH ARCHITECT)
 2. ROUND SMOOTH CONCRETE TOP
 3. 05 5000 6" DIA. STANDARD STEEL PIPE FILLED WITH CONCRETE (2) COATS PRIMED
 4. TO EXTEND 3'-0" ABOVE FINISHED GRADE, UNLESS NOTED OTHERWISE ON PLANS.

6" DIA. BOLLARD



- 1,000 GALLON SAND-OIL INTERCEPTOR. INTERCEPTOR TO BE TRAFFIC RATED (H-20). CONTRACTOR TO PROVIDE SHOP DRAWING FOR APPROVAL

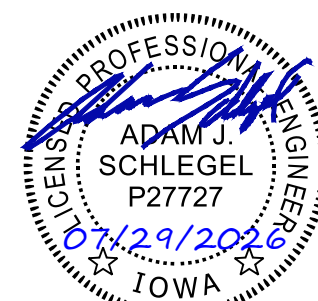


cushingerterrell.com
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102 EAST SCENIC VALLEY AVE.
6-BAY MVP RETAIL

LES SCHWAB TIRE CENTER - INDIANOLA, IA



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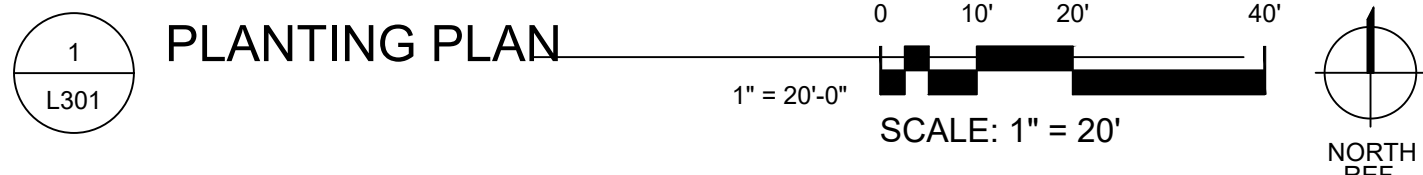
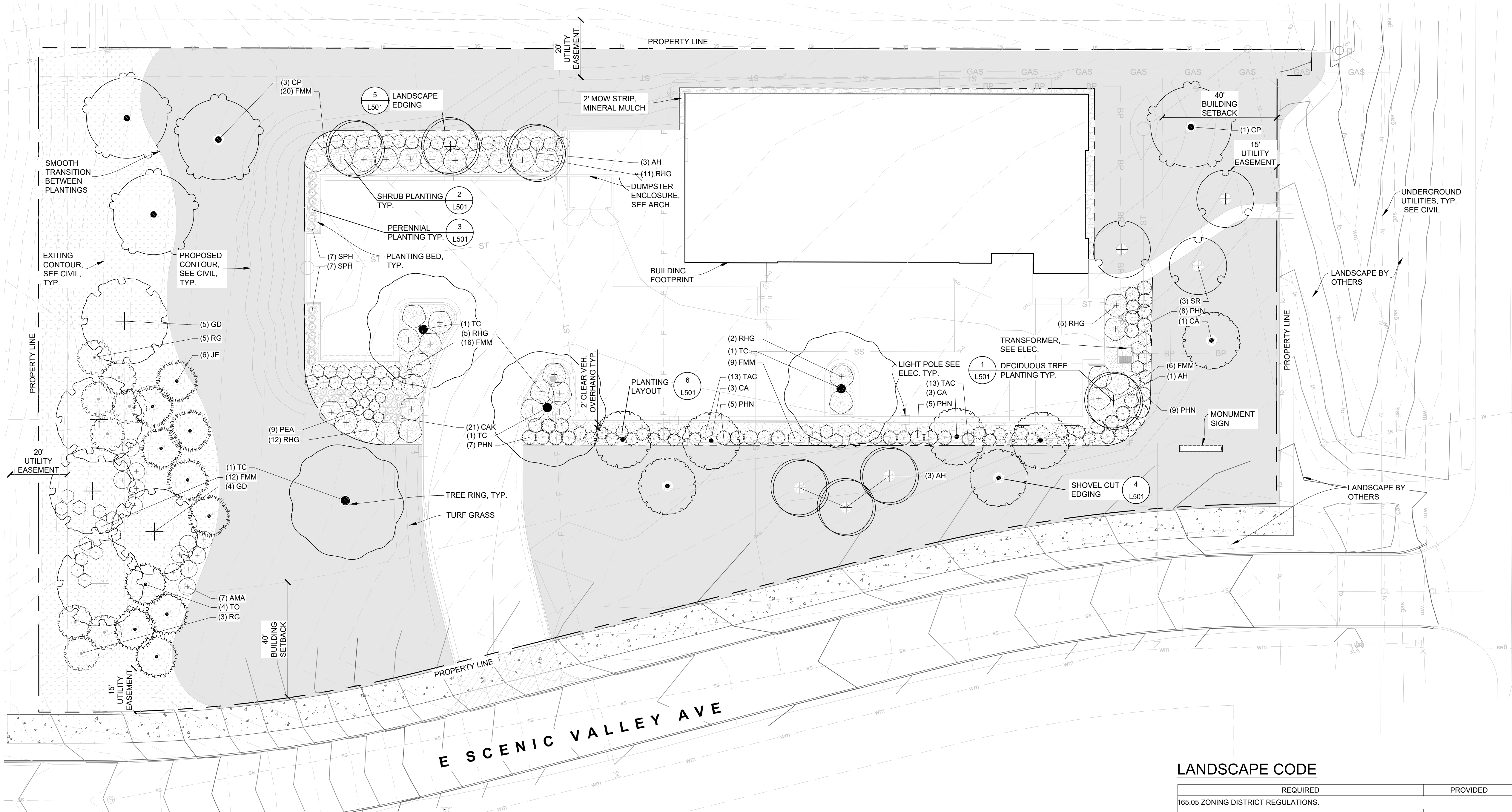
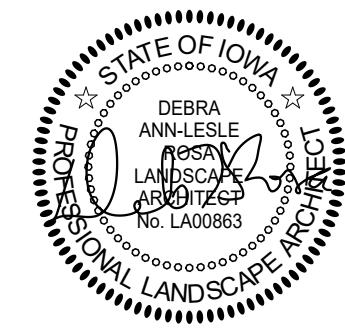
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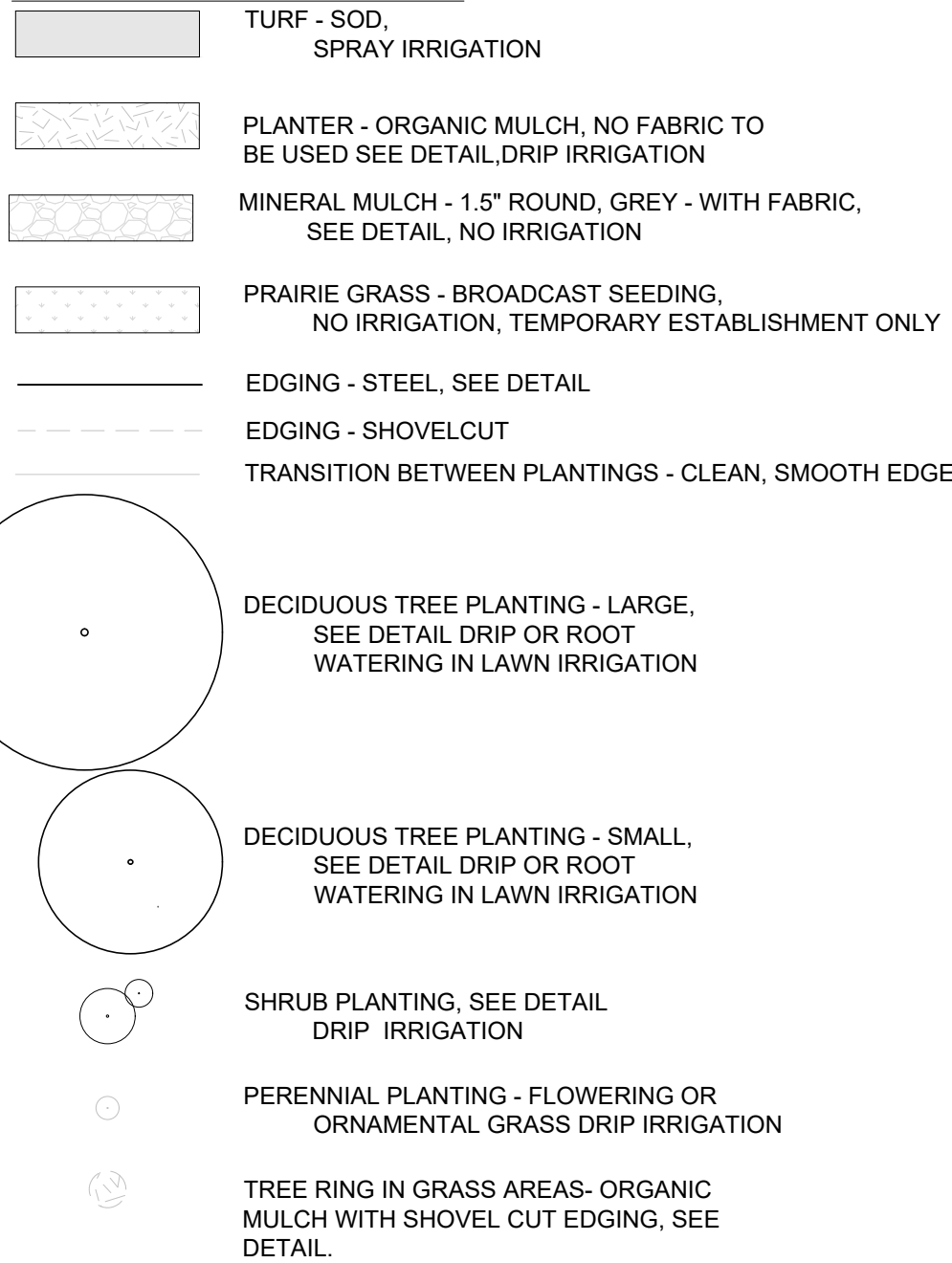
C401





PLANT SCHEDULE						
CODE	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	PKG.	MATURE SIZE
TREES						
TO	4	THUJA OCCIDENTALIS NATIVE	AMERICAN ARBORVITAE	5' HT.	B&B	20-40' H X 10-15' W
CONIFEROUS TREES						
JE	6	JUNIPERUS VIRGINIANA NATIVE	EASTERN REDCEDAR	5' HT.	B&B	30'-50' H X 8'-20' W
DECIDUOUS TREES						
CP	4	CELTIS OCCIDENTALIS 'PRAIRIE PRIDE' NATIVE	PRAIRIE PRIDE HACKBERRY	2" CAL.	B&B	40-50' H X 30-40' W
GD	5	GYMNOCLADUS DIOICA 'ESPRESSO' NATIVE	KENTUCKY COFFEETREE	2" CAL.	B&B	40-50' H X 30-40' W
TC	4	TILIA CORDATA	LITTLELEAF LINDEN	2" CAL.	B&B	50-70' H X 35-50' W
ORNAMENTAL TREES						
AH	7	ACER TATARICUM 'HOT WINGS'	HOT WINGS TATARIAN MAPLE	1.5" CAL.	B&B	15-20' H X 15-20' W
CA	7	CORNUS ALTERNIFOLIA NATIVE	PAGODA DOGWOOD	1.5" CAL.	B&B	15-25' H X 15-25' W
SR	3	SYRINGA RETICULATA	JAPANESE TREE LILAC	1.5" CAL.	B&B	20-30' H X 15-25' W
SHRUBS						
RG	8	RHUS GLABRA NATIVE	SMOOTH SUMAC	5 GAL.	POT	10-15' H X 10-15' W
DECIDUOUS SHRUB						
AMA	13	AMELANCHIER ALNIFOLIA 'REGENT' NATIVE	REGENT SERVICEBERRY	5 GAL.	POT	4-6' H X 4-6' W
FMM	63	FOTHERGILLA MAJOR 'MOUNT AIRY' NATIVE	MOUNT AIRY FOTHERGILLA	5 GAL.	POT	3-5' H X 3-5' W
PHN	34	PHYSOCARPUS OPULIFOLIUS 'SUMMER WINE' NATIVE	SUMMER WINE NINEBARK	5 GAL.	POT	4-6' H X 4-6' W
RHG	35	RHUS AROMATICA 'GRO-LOW' NATIVE	GRO-LOW FRAGRANT SUMAC	5 GAL.	POT	1.5-2' H X 6-8' W
EVERGREEN SHRUB						
TAC	26	TAXUS CANADENSIS NATIVE	CANADA YEW	5 GAL.	POT	3-5' H X 6-8' W
GRASSES						
CAK	21	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' NATIVE	FEATHER REED GRASS	1 GAL.	POT	3-5' H X 1.5-2.5' W
SPH	14	SPOROBOLUS HETEROLEPIS NATIVE	PRAIRIE DROPSOED	1 GAL.	POT	2-3' H X 2-3' W
PERENNIALS						
PEA	9	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	1 GAL.	POT	3-5' H X 2-4' W

PLANTING LEGEND



GENERAL NOTES

- VERIFY EXISTING CONDITIONS AND LOCATE ALL EXISTING UTILITIES INCLUDING ANY THAT MAY NOT BE INDICATED ON THIS PLAN. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- PROTECT ALL EXISTING IMPROVEMENTS TO REMAIN AND REPAIR BACK TO ORIGINAL CONDITION AT CONTRACTOR'S EXPENSE IF DAMAGE OCCURS RESULTANT FROM CONTRACTOR'S OPERATIONS OR NEGLIGENCE.
- PROVIDE ALL DEMOLITION INCIDENTAL TO OR REQUIRED FOR NEW CONSTRUCTION WHETHER OR NOT IT IS SPECIFICALLY NOTED.
- DO NOT SCALE DRAWINGS. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO BEGINNING WORK. START OF WORK CONSTITUTES ACCEPTANCE OF CONDITIONS.
- CHANGES OR DEVIATIONS FROM THE DRAWINGS MADE WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT AND/OR AN APPROVED CHANGE ORDER WILL BE CONSIDERED UNAUTHORIZED. COORDINATE NECESSARY MODIFICATIONS WITH ARCHITECT PRIOR TO EXECUTING CONSTRUCTION. SEE SPECIFICATIONS FOR CONTRACT MODIFICATION PROCEDURES AND AS-BUILT REQUIREMENTS.
- REVIEW ALL DISCIPLINE DRAWINGS AND COORDINATE WITH GENERAL CONTRACTOR AND ALL TRADE CONTRACTORS FOR WORK SHOWN ON LANDSCAPE DRAWINGS AND SPECIFICATIONS.
- NOTIFY LANDSCAPE ARCHITECT AND OWNER IN WRITING OF ANY EXPECTED DISRUPTIONS IN SERVICE OR CHANGES IN CONSTRUCTION SCHEDULE AND OBTAIN WRITTEN PERMISSION AS SPECIFIED.
- IN THE EVENT OF ANY DISCREPANCIES, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
- NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT WRITTEN CONSENT FROM THE CITY OF INDIANOLA COMMUNITY DEVELOPMENT DEPARTMENT.
- PROVIDE ALL COMPONENTS AND ACCESSORIES FOR A COMPLETE AND FINISHED INSTALLATION FOR PRODUCTS SHOWN ON THE DRAWING SHEETS.
- THE PROJECT MANUAL SPECIFICATIONS ARE AN INTEGRAL PART OF THESE DOCUMENTS. REVIEW ALL PROJECT INFORMATION.
- ELECTRONIC FILES FOR LAYOUT AVAILABLE UPON WRITTEN REQUEST.
- NOTIFY LANDSCAPE ARCHITECT IN WRITING 7 DAYS PRIOR TO SCHEDULE INSPECTIONS.
- DURING ALL INSTALLATION, KEEP ADJACENT PAVING, CONSTRUCTION AREAS, AND WORK AREAS CLEAN AND IN ORDERLY CONDITION. PROTECT ALL STRUCTURES, UTILITIES, AND SITE IMPROVEMENTS, INCLUDING PLANT AND IRRIGATION MATERIALS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS OR ACTIVITIES BY OTHER CONTRACTORS AND TRADES. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR, OR REPLACE ANY DAMAGED IMPROVEMENTS, INCLUDING PLANTINGS OR IRRIGATION EQUIPMENT.

LANDSCAPE CODE

REQUIRED	PROVIDED
165.05 ZONING DISTRICT REGULATIONS.	
MINIMUM OPEN SPACE	
Zoning PUD: non residential. 20% open space required Total Site Area: 84,780 sf x .20 = 16,956 sf	55,121 SF (65%)
165.08 OPEN SPACE, LANDSCAPING, AND BUFFERING	
LANDSCAPING	
Mulch is to be wood around all planting. large areas of mulch without planting will not be accepted	Yes
One (1) deciduous shade tree, two (2) deciduous ornamental trees, and two (2) shrubs shall be planted for every 2,000 square feet of required open space. 16,956/2,000 = 9 Shade Trees, 17 Ornamental Trees, and 17 Shrubs	13 Shade Trees, 17 Ornamental trees, and 252 Shrubs
No less than 50% of the plant material on an individual site shall be species native to Iowa.	256 of 453 plants native to Iowa= 56%
PARKING LOT DESIGN	
- All rows of parking shall be terminated with a curbed landscaped island that is a minimum nine (9) feet wide and no less than 16 feet in length.	Yes
- No off-street parking or loading area shall be more than 100 feet from a deciduous shade tree located within a landscaped open space area.	Yes
- No less than one (1) deciduous shade tree shall be planted within each required landscaped island.	Yes
- Whenever an off-street parking area fronts along a public street an average of one (1) deciduous shade tree and two (2) deciduous ornamental trees shall be planted every 50 feet within the parking lot setback area. E Scenic Valley Ave - 200 LF = 4 Shade Trees, 8 ornamental trees	4 Shade Trees and 8 Ornamental Trees
- A minimum three (3) foot tall vehicle headlight screen shall be installed between the parking lot and the adjoining street. This screen can be constructed with any combination of prairie plantings, shrubs, ornamental grasses, earth berming, and low masonry walls.	Plantings 3' min. Height provide around perimeter of parking lot
BUFFERING	
D. Buffer Options. The following buffer options may be utilized to meet the buffering requirements of this chapter, unless an alternate standard is established by the Board of Adjustment as a condition for approval of a Special Use Permit conditional use or by the City Council as a condition of a rezoning or site plan approval to mitigate conditions that may otherwise be detrimental to adjoining residential properties.	YES
(1) 30-Foot Wide Buffer: a. Minimum Width: 30 feet. b. Landscape Requirements: For every 25 linear feet of required buffer a minimum of 1-overstory tree, 2-evergreen trees, and 6-shrubs shall be planted. c. Earth Berming: three (3) foot tall. 120 LF REQUIRED: 120/25 = 5 OVERSTORY TREES, 10 EVERGREEN TREES AND 30 SHRUBS REQUIRED	5 Overstory trees, 10 evergreen trees, 30 shrubs provided (not planted in utility easement, no berm provided due to existing topography)

DRYLAND GRASS SEED MIX

IA DOT Native Seed Mix:	Rate
Species:	
Big bluestem (Andropogon gerardi)	6 Lbs/acre
Canada wildrye (Elymus canadensis)	2 Lbs/acre
Indiangrass (Sorghastrum nutans)	6 Lbs/acre
Little bluestem (Schizachyrium scoparium)	6 Lbs/acre
Blackeyed susan (Rudbeckia hirta)	4 oz/acre
Gray-headed coneflower (Ratibida pinnata)	1/2 oz/acre
Ironweed (Veronica fasciculata)	3 oz/acre
New England aster (Symphyotrichum novae-angliae)	3 oz/acre
Pale Purple coneflower (Echinacea pallida)	2 oz/acre
Side-oats grama (Bouteloua curtipendula)	4 Lbs/acre
Switchgrass (Panicum virgatum)	4 Lbs/acre
Oats (Avena sativa)	1 Lbs/acre
Butterfly weed (Asclepias tuberosa)	3 oz/acre

*Canada wildrye, Big Bluestem, Indiangrass, and Little bluestem shall be debarbed or equal to facilitate the application.

PLANTING NOTES:

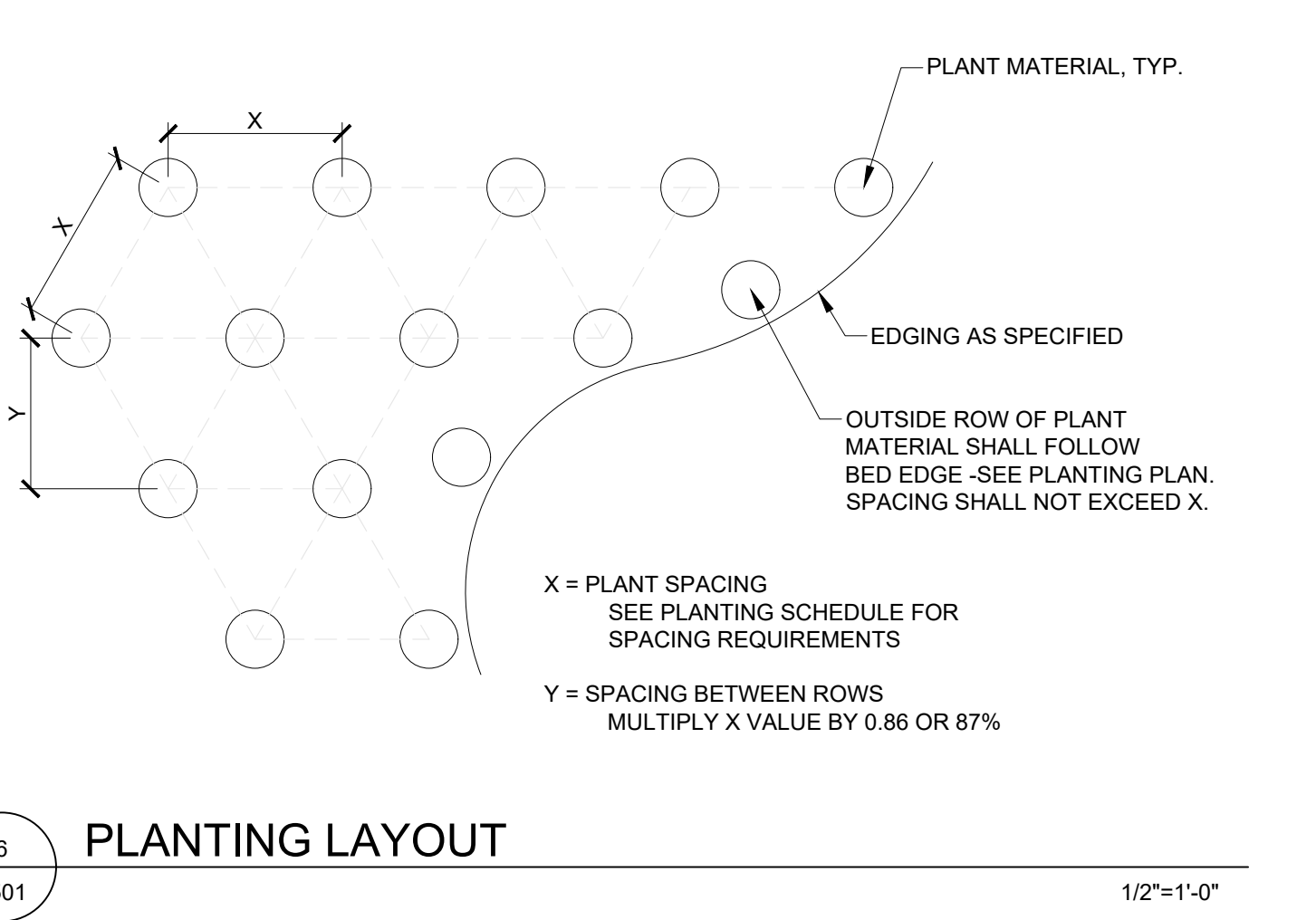
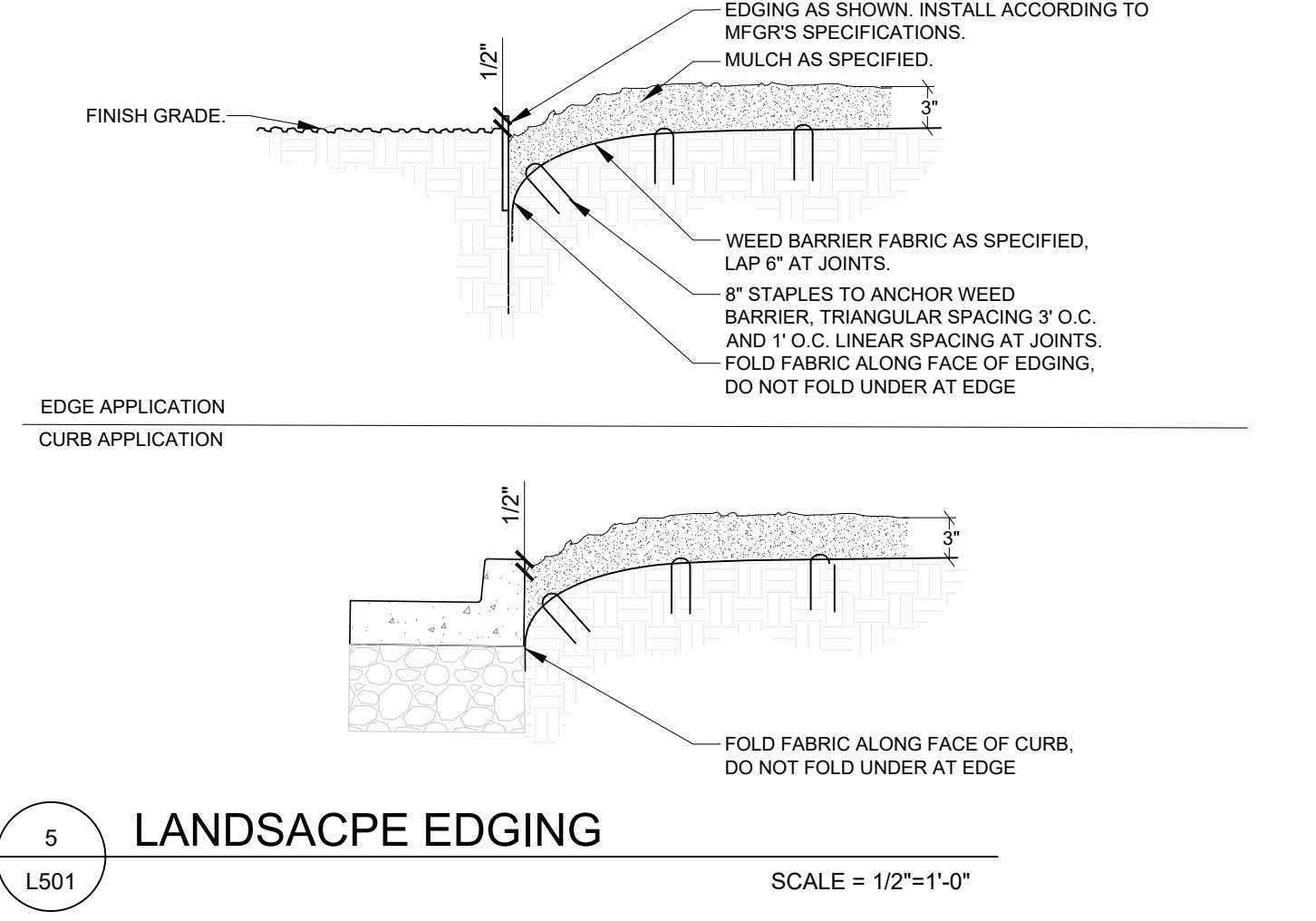
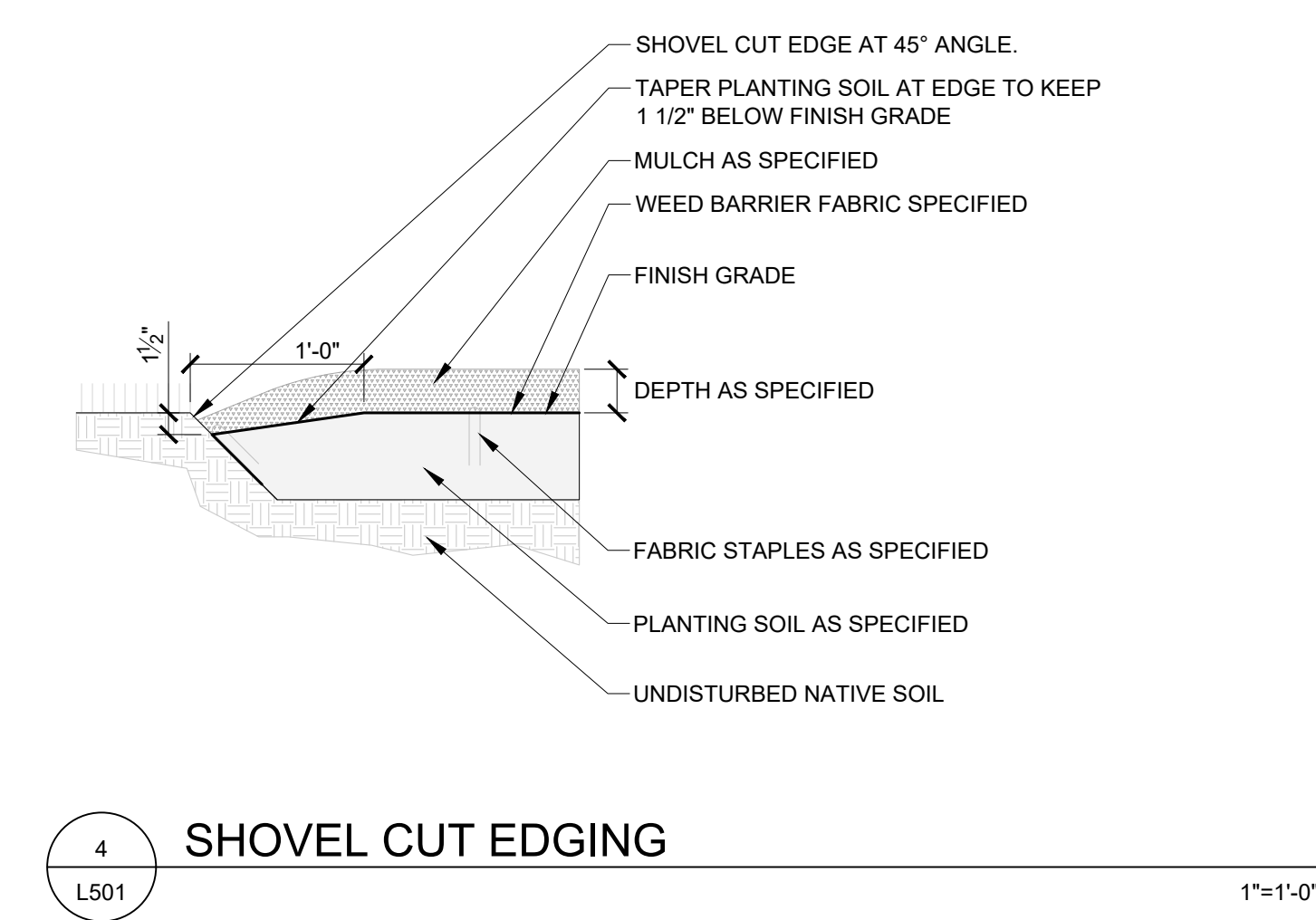
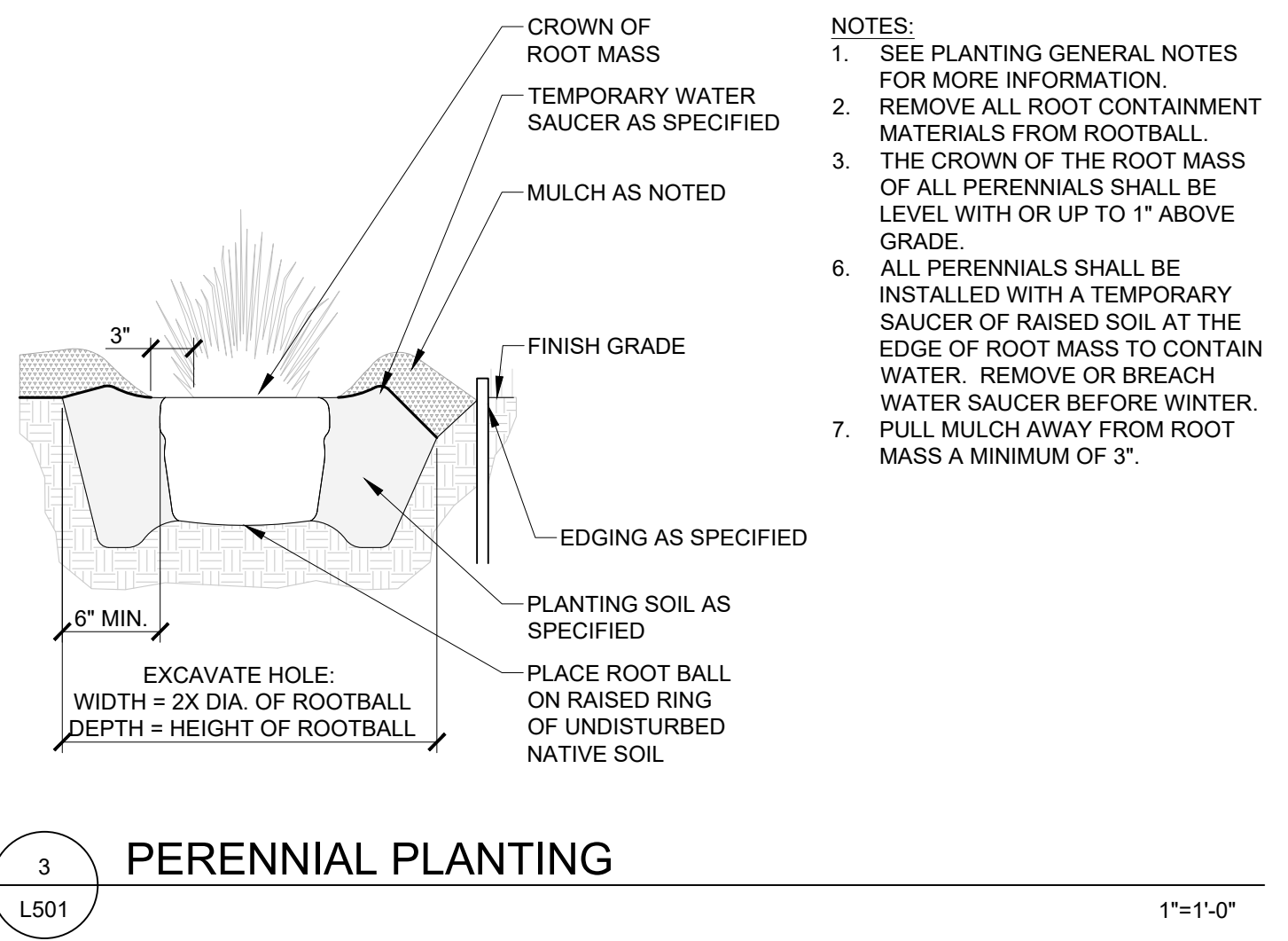
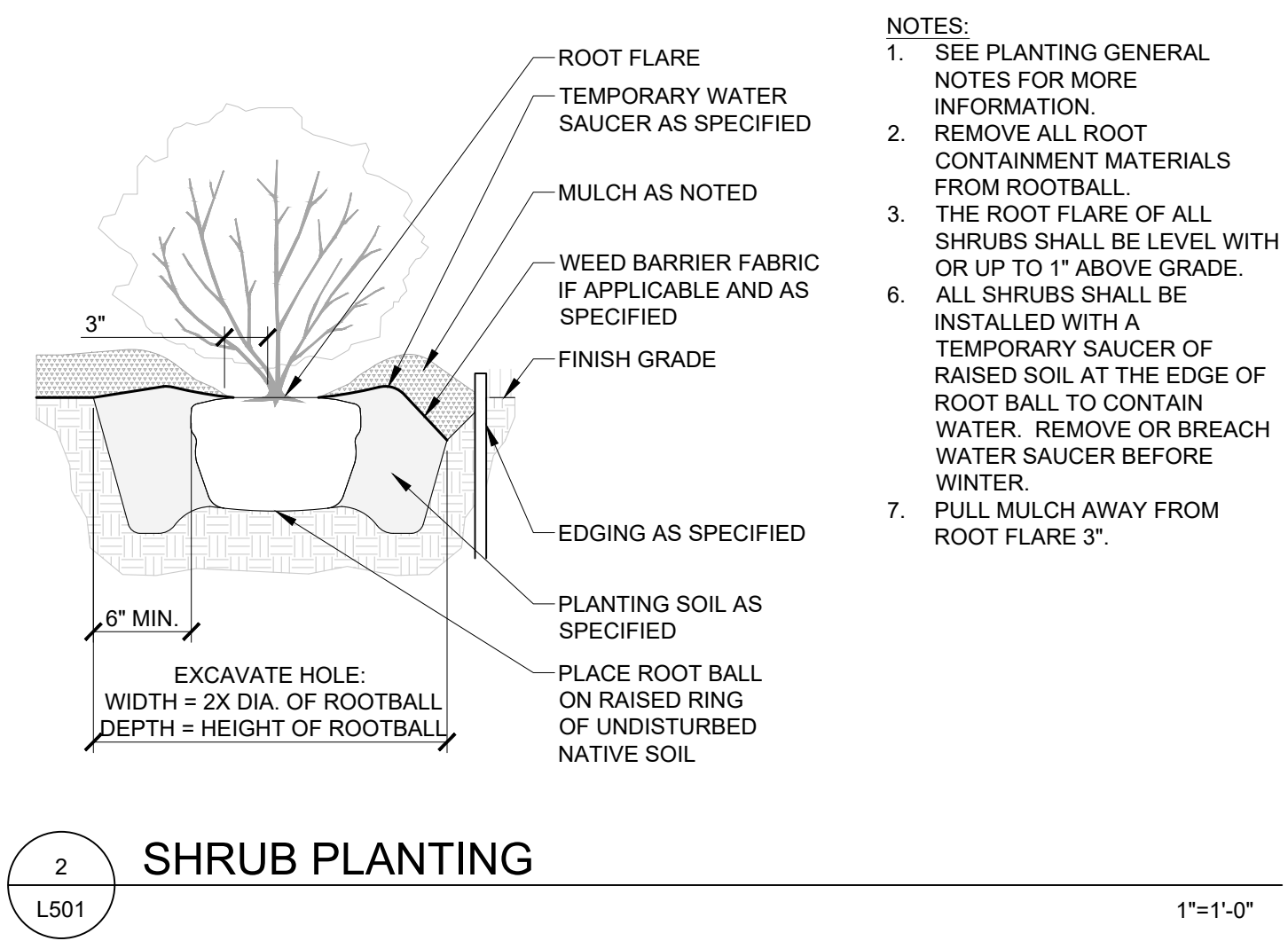
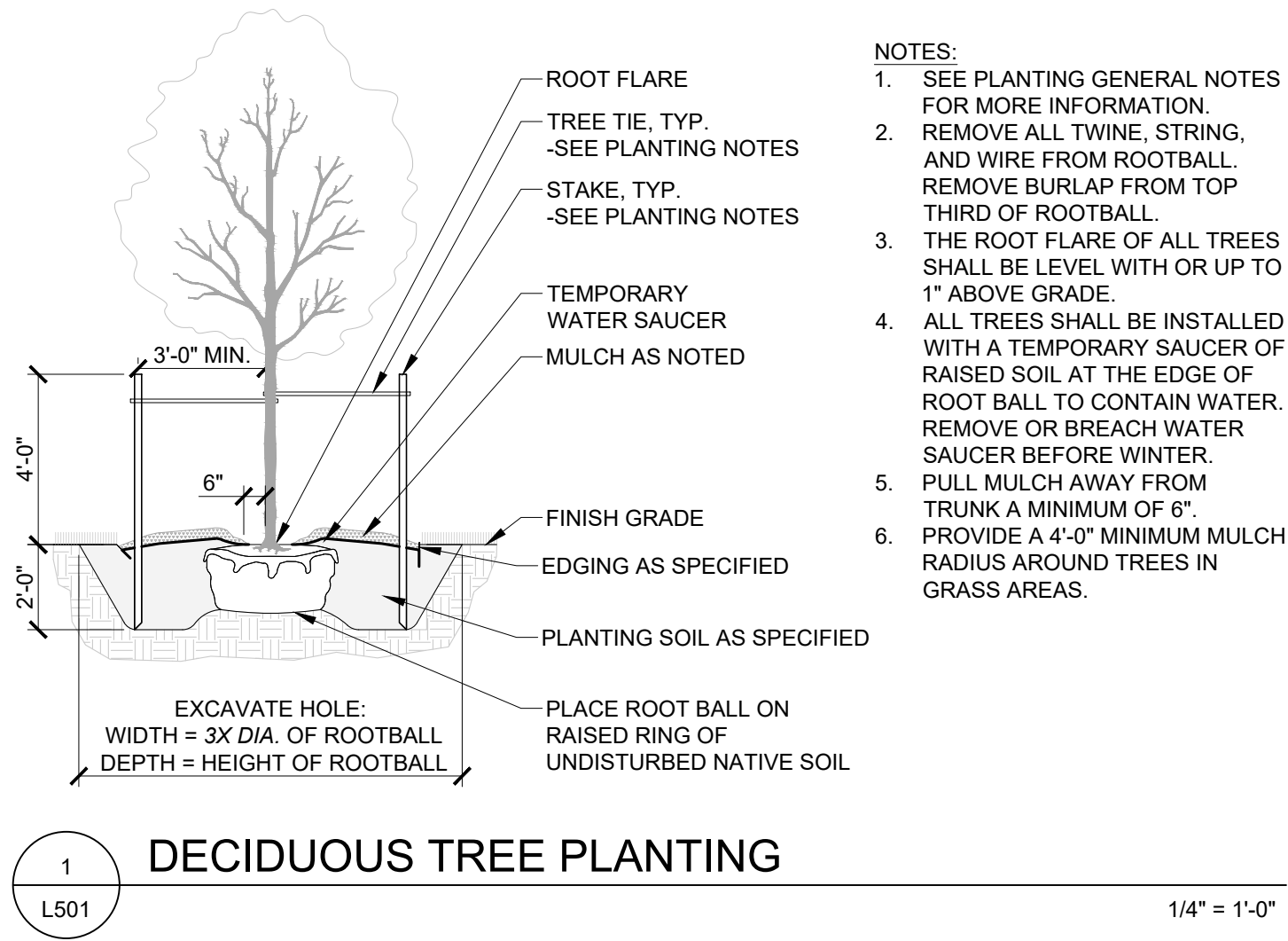
- GENERAL NOTES APPLY.
- SEE SPECIFICATIONS 32 9113 SOIL PREPARATION AND 32 9300 PLANTS.
- EVALUATE EXISTING SITE CONDITIONS AND REMEDY AS REQUIRED TO PROVIDE FOR HEALTHY PLANT GROWTH AND MITIGATE UNSIGHTLY CONDITIONS.
- RE-GRADE, PREPARE SOIL AND PLANT ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY. PLANT PER PLANTING PLAN. FOR DISTURBANCES BEYOND PLAN, MATCH EXISTING PLANTS AND ACCESSORIES. A DISTURBED AREA SHALL BE WHERE CONSTRUCTION ACTIVITIES INCLUDING TRENCHING, DEMOLITION, EARTHWORK, MATERIAL STORAGE, STAGING AND PARKING OR ANY OTHER FORM OF EXCAVATION, COMPACTION, OR TRAFFIC RESULTS IN THE REMOVAL OR DISPLACEMENT OF EXISTING GROUND COVER OR GRADE. PROVIDE SMOOTH AND CLEAN TRANSITION BETWEEN EXISTING AND DISTURBANCES. IRRIGATION DISTURBANCE AREAS ARE CONCEPTUAL. COORDINATE ACTUAL PERFORMANCE SOIL SAMPLING AND TESTING AS SPECIFIED.
- PERFORM SUBGRADE AND PLACE SOIL PER SPECIFICATION 329113 'SOIL PREPARATION' FOR PLANTING SOIL. COORDINATE TOPSOIL INSTALLATION WITH OTHER TRADES. IF SUBSOIL CONDITIONS SHOW EVIDENCE OF UNEXPECTED WATER SEEPAGE OR RETENTION NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY AND MITIGATE AS REQUIRED.
- AMEND PLANTING SOIL AS SPECIFIED. SEE SPEC 329113 SOIL PREPARATION. FOR COMPACTED AREAS (PREVIOUSLY PAVED/HARDPAN AREAS), SCARIFY SOILS AS SPECIFIED AND MODIFY PLANTING PIT AS SPECIFIED & DETAILED.
- ALL PLANT MATERIAL SHALL RECEIVE AN ADEQUATE AMOUNT OF WATER TO MEET ITS WATERING REQUIREMENTS AND SHALL BE SUPPLIED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. SEE SPEC 328400 PLANTING IRRIGATION AND IRRIGATION PLAN.
- PRIOR TO PLANTING, IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND PLANTING AREAS SHALL BE HAVE APPROPRIATE MOISTURE FOR INSTALLING PLANTS.
- INSTALL PLANTINGS AND ACCESSORIES AS DETAILED AND PER PROJECT MANUAL SPECIFICATIONS.
- IF THE STORE OPENING DATE DOES NOT ALLOW FOR PLANTING TO BE INSTALLED IN AN ALLOWABLE SEASON (PER SPECIFICATIONS) THAT ENSURES SURVIVABILITY AND A CLEAN-LOOKING PRODUCT THROUGH THE WINTER MONTHS A SACRIFICIAL MULCH (PRODUCT AS AGREED UPON WITH THE OWNER'S REPRESENTATIVE) OVER A WEED BARRIER (PER SPECIFICATIONS) SHALL BE INSTALLED UNTIL THE APPROVED LANDSCAPE PLAN CAN BE INSTALLED THE FOLLOWING SEASON.
- MAINTAIN PLANTS AS SPECIFIED.

TREE, SHRUB, & PERENNIAL:

- ALL PLANT MATERIAL SHALL BE INSTALLED AS DETAILED AND CONFORM TO THE CURRENT AMERICAN NURSERY AND LANDSCAPE ASSOCIATION STANDARD FOR NURSERY STOCK.
- CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. THE ILLUSTRATED LOCATION SHALL DICTATE COUNT.
- NO PLANT SUBSTITUTIONS WILL BE ALLOWED WITHOUT WRITTEN CONSENT FROM THE LANDSCAPE ARCHITECT.
- WARRANTY PLANT MATERIAL AS SPECIFIED.

MULCH NOTES:

- ALL LANDSCAPE BEDS WITH CONTAINER PLANTS ARE TO RECEIVE MULCH AS SPECIFIED. MODIFY FINISH GRADE ADJACENT TO WALKING SURFACES TO PREVENT MULCH FROM MIGRATING OR WASHING ONTO SUCH SURFACES DURING RAIN EVENTS.
- SUBMIT SAMPLE OF MULCH TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.
- EDGING LOCATION AS NOTED ON DRAWINGS AND DETAILS.



GENERAL NOTES

- A. PHOTOMETRIC CALCULATIONS DO NOT INCLUDE CONTRIBUTION FROM STREET LIGHTING OR LIGHTING FROM ADJACENT PROPERTY.
B. ALL FIXTURES SHALL BE FULL CUT-OFF AND MOUNTED IN FULL CUT-OFF POSITION. ALL SITE POLES SHALL BE ROUND AND PAINTED IN A DARK, NON-REFLECTIVE COLOR.

LEGEND

- ◻ POLE MOUNTED LIGHT
◻ WALL MOUNTED LIGHT

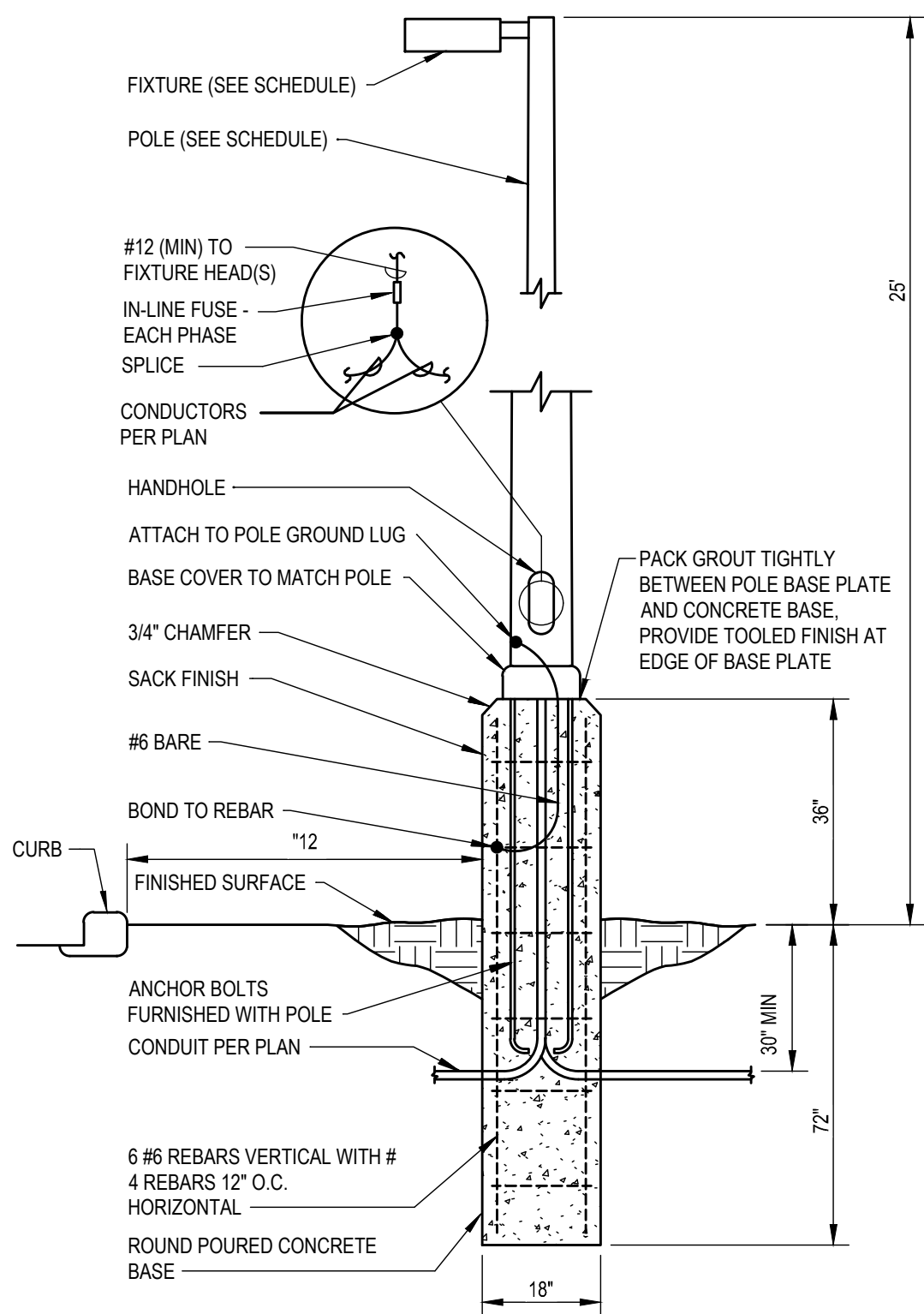
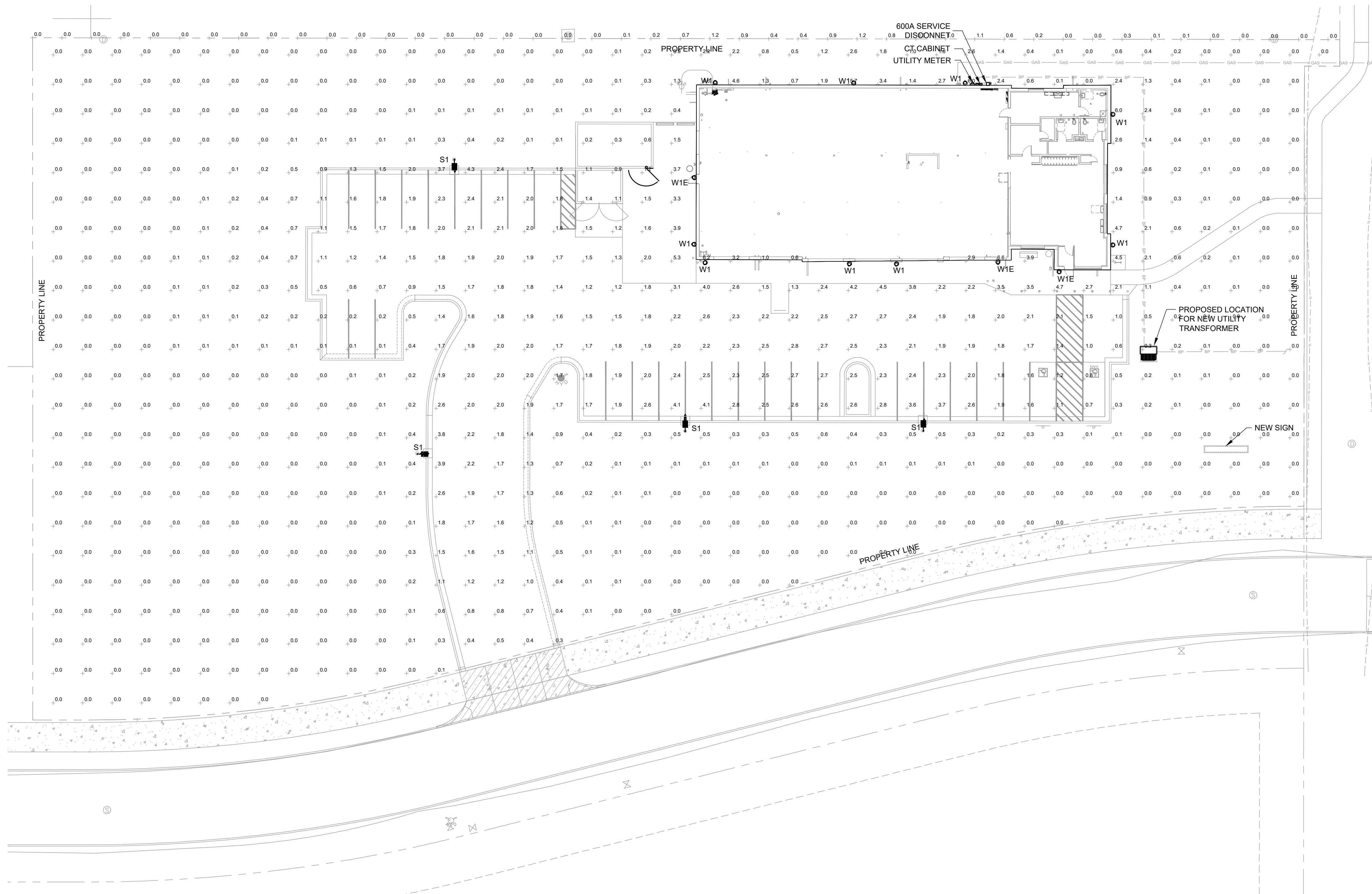
SITE LIGHTING SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	NOTES	VOLTS	LUMENS	WATTS	MOUNTING TYPE	HEIGHT	LAMP
S1	LED POLE MOUNTED FIXTURE, TYPE 3 DISTRIBUTION, MOTION SENSOR CONTROLLED DIMMING AND HOUSE SIDE SHIELD	MCGRAW-EDISON	GALN-5A26-740-2-SL3-B2-FF-HSS MED/MA LOW	1, 2, 3	208	11,610	85	POLE	25'	LED, 4000K
S-POLE	ROUND TAPERED STEEL POLE, DARK BRONZE, 25' MOUNTING HEIGHT	MCGRAW-EDISON	RTSXXXS-F-N-1-X-G	1, 4						
W1/W1E	LED WALL MOUNTED FIXTURE, FULL CUT-OFF, DARK BRONZE FINISH WITH MOTION SENSOR AND DIMMING. PROVIDE BATTERY BACKUP WHERE LABELLED W1E	SPECTRUM LIGHTING	WS1611-37L-40K-EX-TF2-CP106-MWI-DARK BRONZE-WLKA0	1, 2	120	6,129	26	WALL	14'	LED, 4000K

- NOTES: 1. COLOR SHALL BE DARK BRONZE, VERIFY FIXTURES AND POLES HAVE MATCHING FINISH.
2. FIXTURE SHALL BE CONTROLLED BY PROGRAMMABLE LIGHTING PANEL TO DISABLE OPERATION BETWEEN 11:00 PM AND 6:00 AM OR AS REQUIRED BY AHJ.
3. INSTALL FIXTURE HEAD WITH 0° TILT TO PROVIDE FULL-CUTOFF DISTRIBUTION (NO LIGHT OUTPUT EMITTED ABOVE 90 DEGREES AT ANY LATERAL ANGLE AROUND THE FIXTURE).
4. COORDINATE OVERALL POLE LENGTH WITH FACTORY TO PROVIDE 25'-25" FIXTURE MOUNTING HEIGHT WITH 36" CONCRETE BASE. PROVIDE POLE MFR'S RECOMMENDED ANCHOR BOLTS.

PHOTOMETRIC STATISTICS - ILLUMINANCE IN FOOT-CANDLES

DESCRIPTION	SYMBOL	AVG	MAX	MIN	AVG/MIN
PARKING LOT	+	0.7 fc	6.6 fc	0.0 fc	N / A



1

ELECTRICAL SITE PLAN
SCALE: 1" = 20'-0"



SCALE: 1:20

2

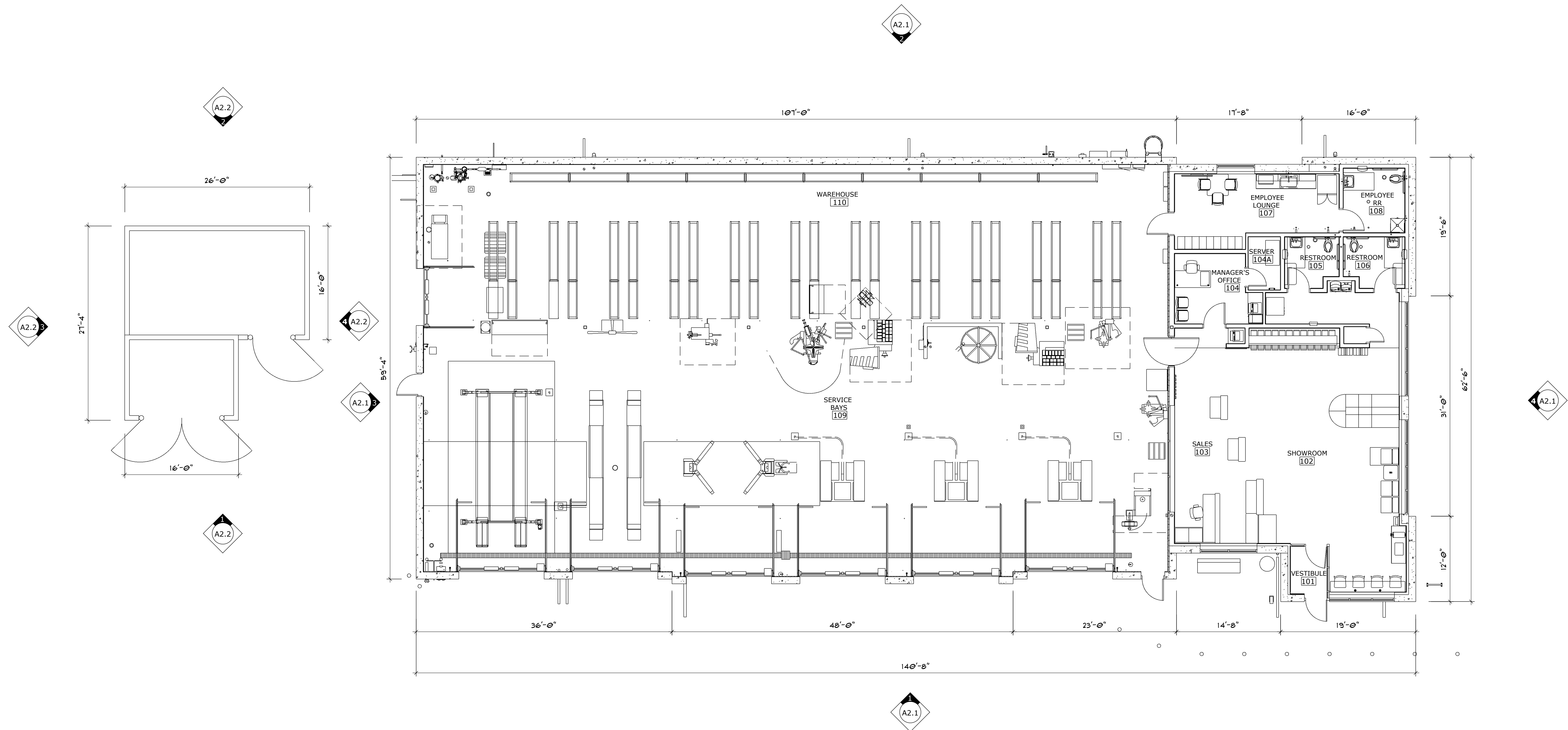
POLE DETAIL
NTS

N JEFFERSON WAY & W SCENIC VALLEY AVENUE INDIANOLA, IA 50125

6 BAY LH MVP RETAIL STORE - PRECASH PROTOTYPE Q2 2026

N JEFFERSON WAY & W SCENIC VALLEY AVENUE INDIANOLA, IA 50125

A1.1



1 FLOOR PLAN
A1.1 1/8" = 1'-0"



**ENTITLEMENT
SUBMITTAL**

NOT FOR CONSTRUCTION
PRELIMINARY DESIGN

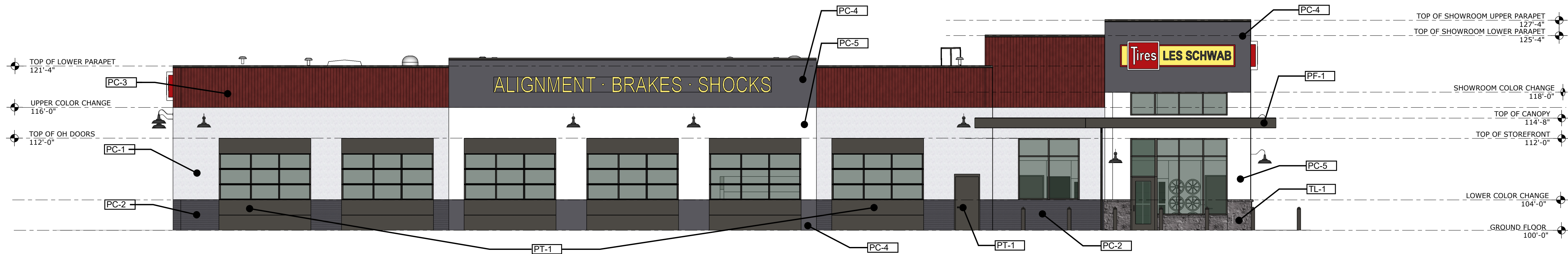
DATE
07.31.2026

DRAWN BY - NELSON

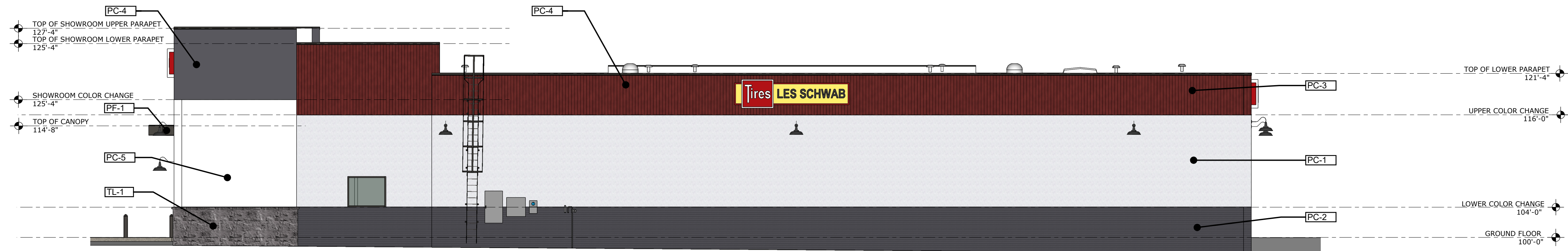


COLOR EXTERIOR
ELEVATIONS

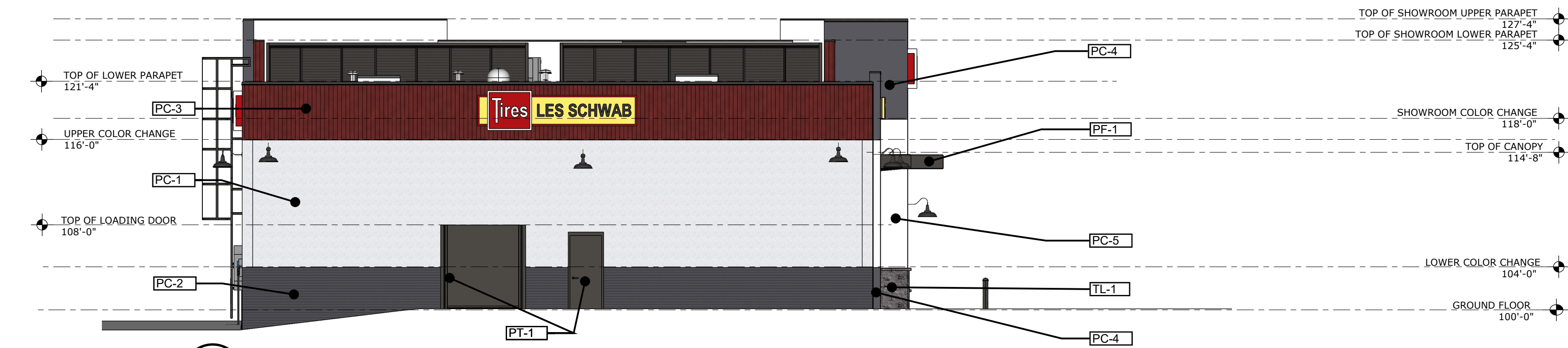
A2.1



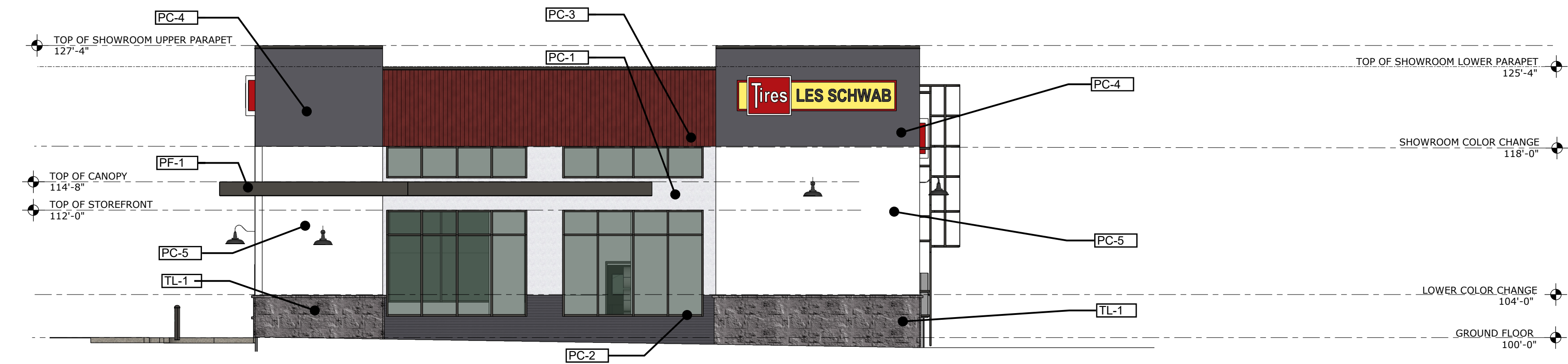
1 FRONT ELEVATION (SOUTH)
A2.1 1/8" = 1'-0"



2 REAR ELEVATION (NORTH)
A2.1 1/8" = 1'-0"



3 LOADING SIDE ELEVATION (WEST)
A2.1 1/8" = 1'-0"



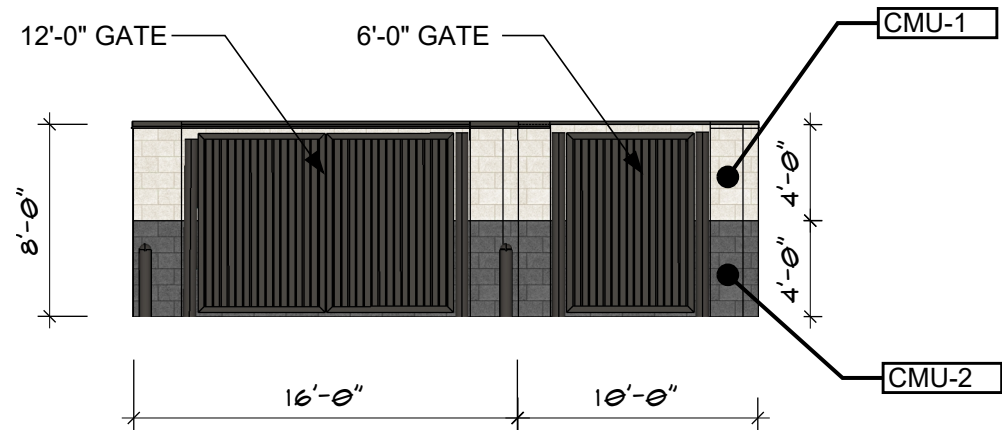
4 SHOWROOM SIDE ELEVATION (EAST)
A2.1 1/8" = 1'-0"

ELEVATION GENERAL NOTES

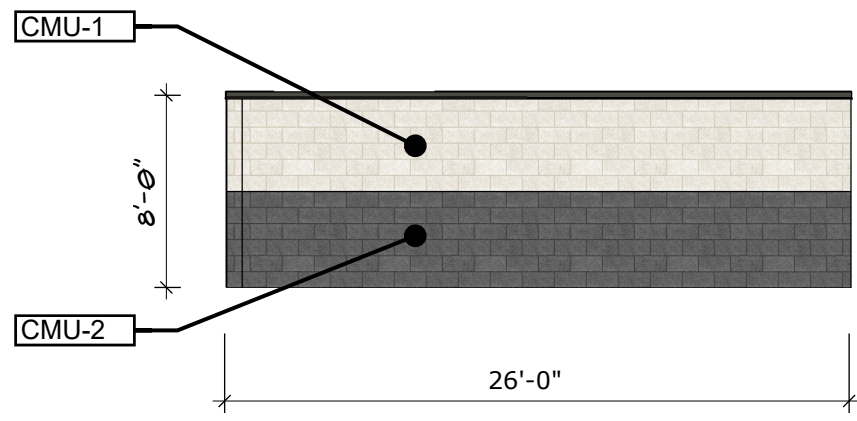
- ANY SIGNAGE DEPICTED ON ELEVATIONS IS TO BE PERMITTED SEPARATELY, BY OWNER.
- ALL VERTICAL DIMENSIONS SHOWN ARE FROM FINISH FLOOR.
- REF CIVIL AND STRUCTURAL DRAWINGS FOR GRADE CHANGES AND RETAINING WALL DIMENSIONS AND LOCATIONS
- CONNECT ALL ROOF DRAINS AND DOWNSPOUTS TO SUBGRADE DRAINAGE SYSTEM. REF CIVIL DRAWINGS
- COORDINATE WITH SIGNAGE PLANS REQUIRED STRUCTURAL BACKING IN METAL PANEL SYSTEM AND REQUIRED ELECTRICAL ROUGH-IN LOCATIONS
- PROVIDE BACKING AT LOCATIONS WHERE EXTERIOR LIGHTS ARE SHOWN ON METAL PANEL SYSTEM.
- EXPOSED STEM CONCRETE WALL IN LANDSCAPED AREAS ARE TO HAVE MULCH OR GROUND COVER AGAINST EXPOSED CONCRETE TO HIDE FOOTING
- REFER TO SHEET E501 LIGHTING FIXTURE SCHEDULE FOR EXTERIOR LIGHT FIXTURE MOUNTING HEIGHTS
- VERIFY LOCAL FIRE DEPARTMENT REQUIREMENTS FOR ADDRESS NUMBER LOCATION

MATERIAL LEGEND:

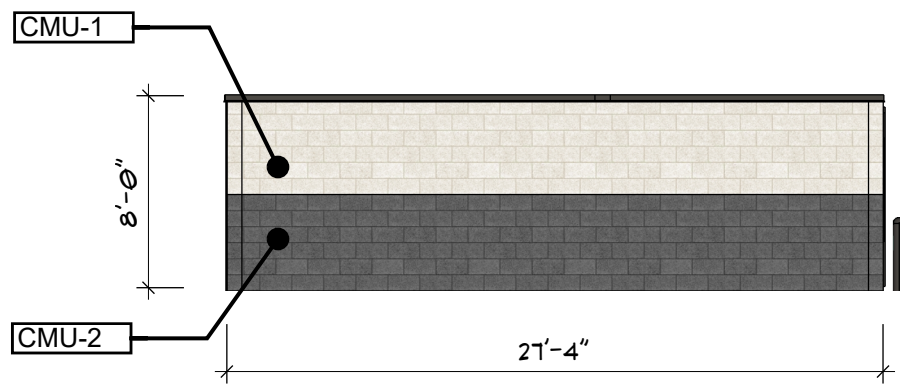
- | | |
|-------------|--|
| PC-1 | PRE-CAST CONCRETE EXPOSED AGGREGATE. STAIN: SHERWIN WILLIAMS, COLOR: 7004 - SNOWBOUND |
| PC-2 | PRE-CAST CONCRETE 8" HORIZONTAL RELIEF. STAIN: SHERWIN WILLIAMS, COLOR: 7068 - GRIZZLE GRAY |
| PC-3 | PRE-CAST CONCRETE RAKED VERTICALLY. STAIN: SHERWIN WILLIAMS, COLOR: 8261-7797 -LS COLONIAL RED |
| PC-4 | PRE-CAST CONCRETE SMOOTH. STAIN: SHERWIN WILLIAMS, COLOR: 7068 - GRIZZLE GRAY |
| PC-5 | PRE-CAST CONCRETE SMOOTH. STAIN: SHERWIN WILLIAMS, COLOR: 7004 - SNOWBOUND |
| PT-1 | EXTERIOR PAINT: SHERWIN WILLIAMS, COLOR: 8261-10059 - LS BRONZE 2020 |
| PF-1 | PRE-FINISHED METAL: COLOR TO MATCH: SHERWIN WILLIAMS 8261-10059 - LS BRONZE 2020 |
| TL-1 | SYNTHETIC STONE VENEER
*PRE MANUFACTURED CORNER PIECES TO BE USED AT ALL EXTERIOR CORNERS |



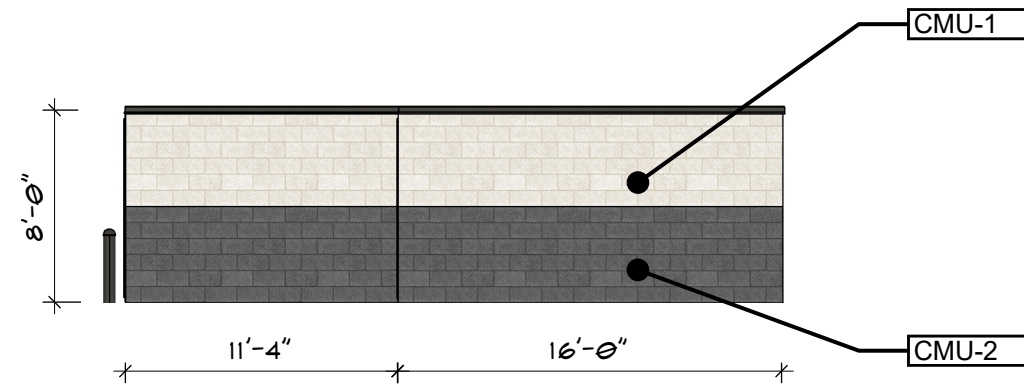
1
A2.2 TRASH ENCLOSURE FRONT ELEVATION (SOUTH)
1/8" = 1'-0"



2
A2.2 TRASH ENCLOSURE REAR ELEVATION (NORTH)
1/8" = 1'-0"



3
A2.2 TRASH ENCLOSURE SIDE ELEVATION (WEST)
1/8" = 1'-0"



4
A2.2 TRASH ENCLOSURE SIDE ELEVATION (EAST)
1/8" = 1'-0"

ELEVATION GENERAL NOTES

- A) ANY SIGNAGE DEPICTED ON ELEVATIONS IS TO BE PERMITTED SEPARATELY, BY OWNER.
- B) ALL VERTICAL DIMENSIONS SHOWN ARE FROM FINISH FLOOR .
- C) REF CIVIL AND STRUCTURAL DRAWINGS FOR GRADE CHANGES AND RETAINING WALL DIMENSIONS AND LOCATIONS
- D) CONNECT ALL ROOF DRAINS AND DOWNSPOUTS TO SUBGRADE DRAINAGE SYSTEM. REF CIVIL DRAWINGS
- E) COORDINATE WITH SIGNAGE PLANS REQUIRED STRUCTURAL BACKING IN METAL PANEL SYSTEM AND REQUIRED ELECTRICAL ROUGH-IN LOCATIONS
- F) PROVIDE BACKING AT LOCATIONS WHERE EXTERIOR LIGHTS ARE SHOWN ON METAL PANEL SYSTEM.
- G) EXOSD STEM CONCRETE WALL IN LANDSCAPED AREAS ARE TO HAVE MULCH OR GROUNDCOVER AGAINST EXPOSED CONCRETE TO HIDE FOOTING
- H) REFER TO SHEET E501 LIGHTING FIXTURE SCHEDULE FOR EXTERIOR LIGHT FIXTURE MOUNTING HEIGHTS
- I) VERIFY LOCAL FIRE DEPARTMENT REQUIREMENTS FOR ADDRESS NUMBER LOCATION

MATERIAL LEGEND:

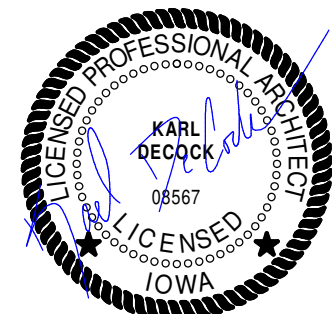
- CMU-1 CMU SMOOTH (STAIN SW, COLOR: 7004 - SNOWBOUND)
- CMU-2 CMU SMOOTH (STAIN SW, COLOR: 7068 - GRIZZLE GRAY)
- PF-1 PRE-FINISHED METAL: COLOR TO MATCH: SHERWIN WILLIAMS 8261-10059 - LS BRONZE 2020

ENTITLEMENT SUBMITTAL

NOT FOR CONSTRUCTION
PRELIMINARY DESIGN

DATE
07.31.2026

DRAWN BY - NELSON



TIRE & BULLPEN
ENCLOSURE
ELEVATIONS

A2.2



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Kiya Koda Humane Society - Site Plan

PREPARED BY: Bill Mettee – Senior Planner

REPORT DATE: August 7, 2026

MEETING DATE: August 11, 2026

GENERAL INFORMATION

Applicant / Owner:

Kiya Koda Humane Society

Owner's Representative:

Jason Ledden, P.E., Snyder & Associates

Request:

The applicant is requesting approval of a site plan for an animal shelter and humane society.

Location and Size:

Property is located south of East Hillcrest Avenue and west of North 17th Street, containing approximately 5.59 acres.

Property Address:

1600 East Orchard Place

AREA MAP



ABOVE: Aerial of subject property in relation to the surrounding area.

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant / Undeveloped	Industrial	M-2 [General Industrial]
North	Vacant / Undeveloped	Industrial	M-2 [General Industrial]
South	Sternquist Construction	Industrial	M-2 [General Industrial]
East	Vacant / Undeveloped	Industrial	M-2 [General Industrial]
West	CemenTech Facility	Industrial	M-2 [General Industrial]

PROJECT DESCRIPTION

The property was platted in 2023 as Lot 4 of Indianola Industrial Park Plat 3.

The applicant is proposing a site plan for the new Kiya Koda Humane Society. The proposed site plan identifies one building that will be approximately 67' x 83' and 6,011 square feet in area. The site plan also identifies approximately 9,000 sf of fenced outdoor kenneling areas for animals. The building will be approximately 24-feet in height at its tallest point.

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

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

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

ACCESS AND PARKING

Access into the site will be from a driveway on East Orchard Place.

A total of 15 parking spaces are required (1 space per 400 sf of kennel) for the property and the applicant is providing 26 parking spaces including two accessible spaces. The applicant is also providing the required bicycle rack. The proposed site plan meets the parking requirements.

SIDEWALKS / TRAILS / TRAFFIC

A 5' sidewalk will be installed along the entirety of Lot 4 along East Orchard Place. A 5' pedestrian walkway is shown into the site from the public way.

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 with the regional basin within the Indianola Industrial Park Plat 3

development. A storm sewer easement has been shown to provide access from Lot 4 into the regional basin, which is located on Lot 3 of the development.

LANDSCAPING & OPEN SPACE

A minimum of 15% of the project area is required to be open space. The total amount of open space proposed is 83%. 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 Hardie lap siding, board and batten siding, manufactured stone veneer, fiber cement trim and fenestration. The elevations demonstrate compliance with the building design standards.

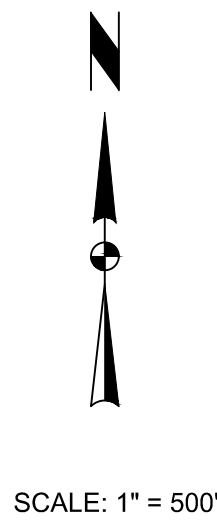
STAFF RECOMMENDATION

The proposed site plan is in general conformance with the Zoning Ordinance and Comprehensive Plan. Staff recommends approval of the site plan for Kiya Koda Humane Society.

SITE PLAN
FOR
KIYA KODA HUMANE SOCIETY
1600 E ORCHARD PL
CITY OF INDIANOLA, IOWA



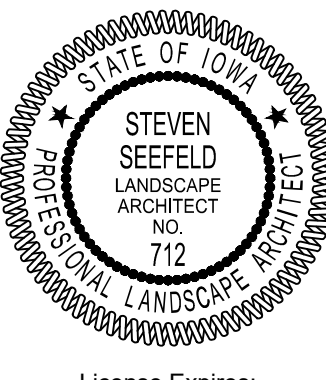
VICINITY MAP



OWNER
KIYA KODA HUMANE SOCIETY
1600 E ORCHARD PL
INDIANOLA, IOWA 50125

DEVELOPER
DOWNING CONSTRUCTION INC
509 E SCENIC VALLEY AVENUE
INDIANOLA, IA 50125
CONTACT: TYLER CHRISTOWSKI
PHONE: 515-783-7501
EMAIL: TYLERC@DOWNINGCONSTRUCT.COM

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



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

Steven Seefeld, PLA _____ Date _____

License Number 712

Pages or sheets covered by this seal:
C500



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

Jason A. Ledden, P.E. _____ Date _____

License Number P24117

My License Renewal Date is December 31, 2026

Pages or sheets covered by this seal:
C100 - C400

KIYA KODA HUMANE SOCIETY

TITLE SHEET

INDIANOLA, IOWA

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

SNYDER & ASSOCIATES, INC. I



Project No: 125.1470.01

Sheet C100

AS PER CITY COMMENTS09/05/26

PRICING SET07/31/26

REVISED SECOND SUBMITTAL07/15/26

AS PER CITY COMMENTS07/08/26CMC

MARK1REVISIONDATEBY

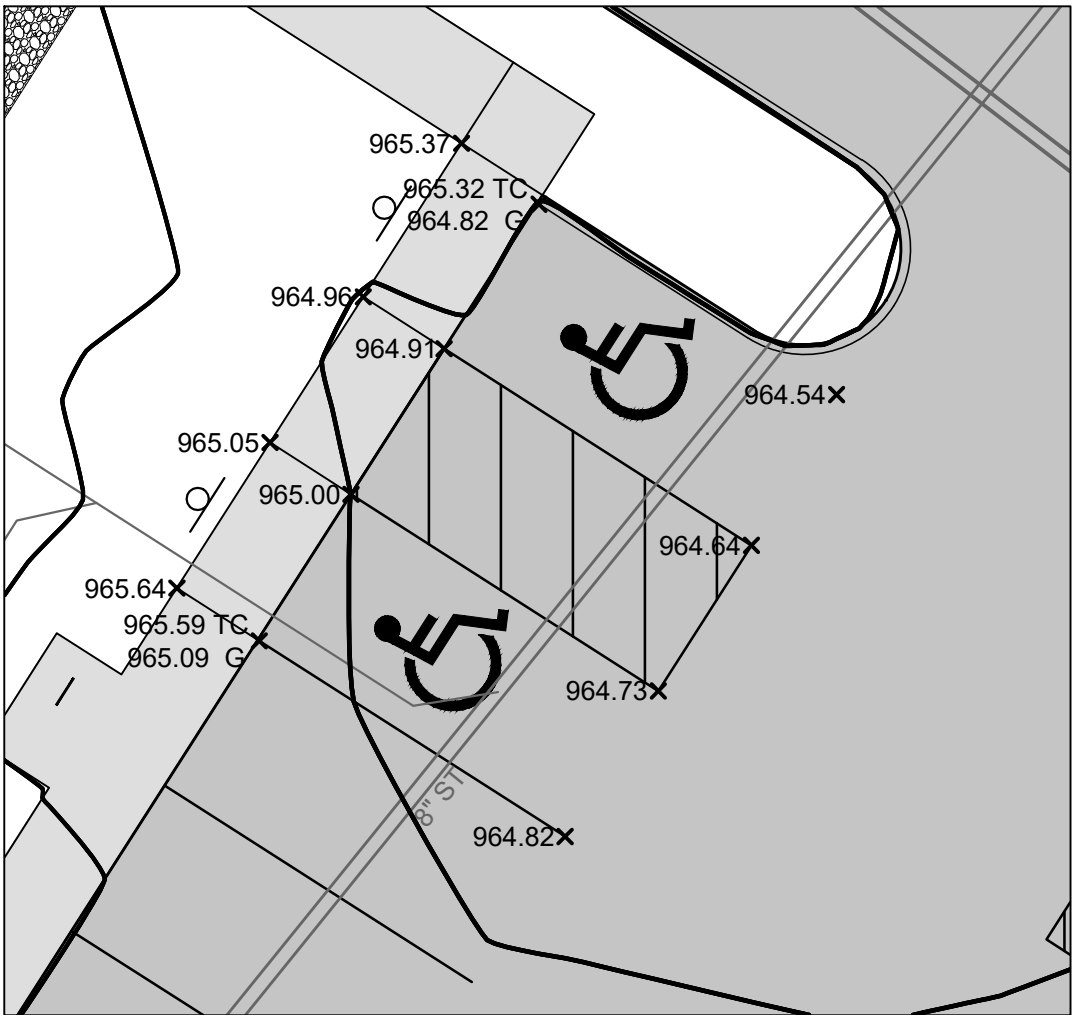
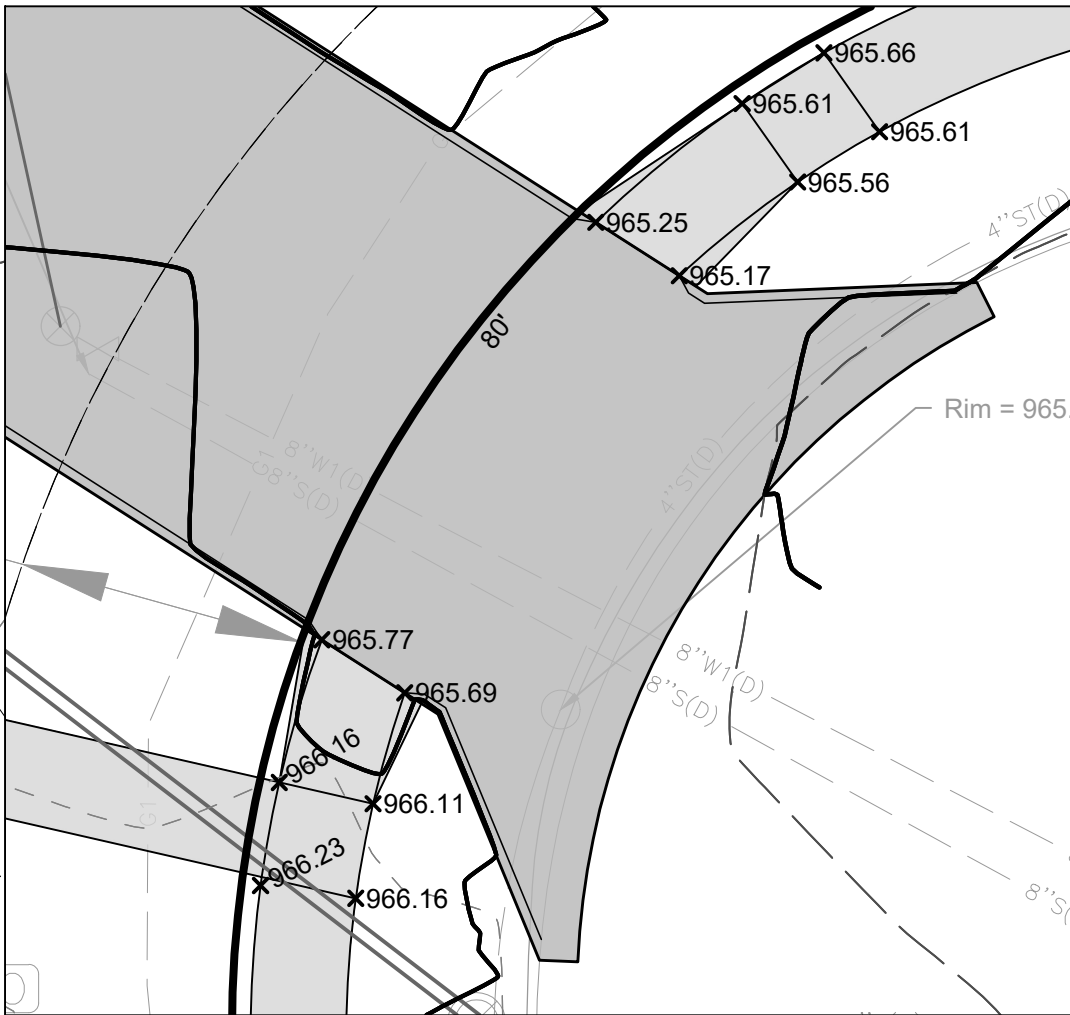
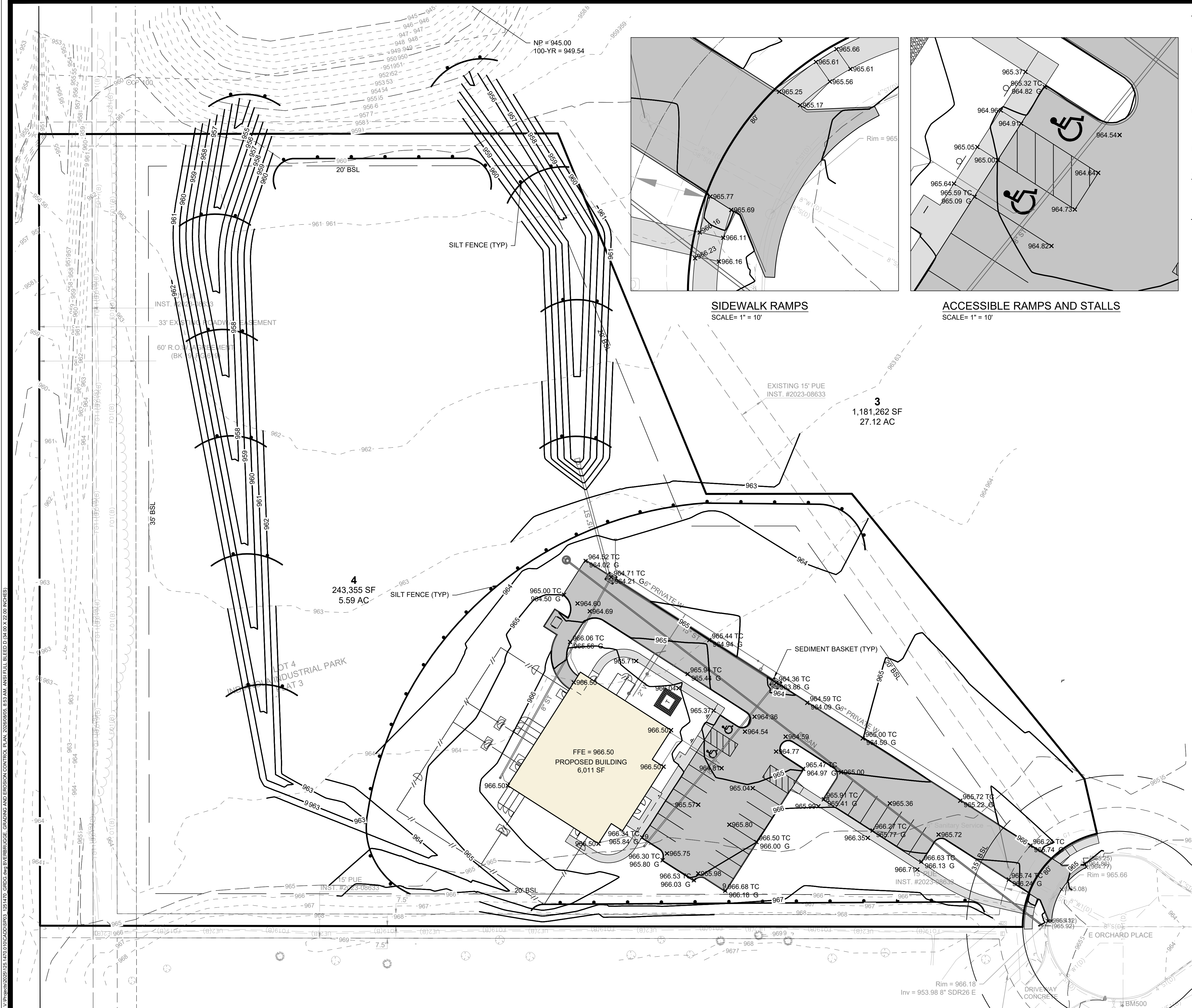
Engineer: BHVChecked By: JALScale: 1" = 500'

Technician: CMCDate: 06-12-2026T-R-S: TTN-RRW-SS

Project No: 125.1470.01

Sheet C100

V:\Projects\2023\125.1470.00\CAD\SSR3 - 125.1470.00\SSR3.dwg PLOT DATE: 06/12/2026 8:53 AM, ANSI BLED D (14.00 X 22.00 INCHES)



GRADING PLAN GENERAL NOTES

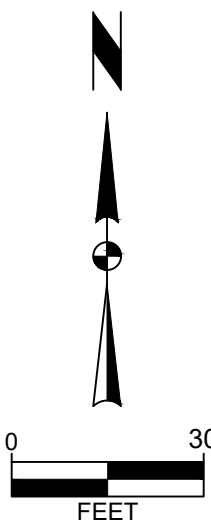
- CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.
- ANY EXCESS CUT TO BE SPREAD ON SITE AS DIRECTED BY ENGINEER DURING CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.
- ALL DRAINAGE SWALES AND SLOPES 5 TO 1 OR GREATER TO BE SEEDED USING COMMERCIALY AVAILABLE EROSION CONTROL SEED. MIXTURE APPLIED AT RATE RECOMMENDED BY SUPPLIER.
- EROSION CONTROL: SEED THE SITE AFTER ROUGH GRADING HAS BEEN COMPLETED. PLACE SILT FENCE AND MAINTAIN IN PROBLEM AREAS AFTER GROUND COVER HAS BEEN ESTABLISHED. COMPLY WITH EROSION CONTROL LAW.
- PROVIDE BELOW GRADE INLET PROTECTION IN PAVED AREAS FOLLOWING PAVING OPERATIONS.

QUANTITIES

TYPE 2 SUDAS SEED MIX = 2.75 AC
SILT FENCE = 1403 LF

BENCHMARKS

(FROM ESS)



KIYA KODA HUMANE SOCIETY

GRADING AND EROSION CONTROL PLAN

SNYDER & ASSOCIATES, INC. I



Project No: 125.1470.01

Sheet C300

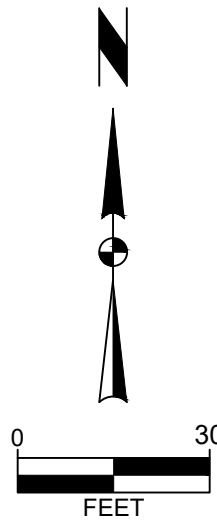
INDIANOLA, IOWA

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

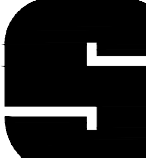
Sheet C300

Project No: 125.1470.01

4	AS PER CITY COMMENTS	09/05/26
3	PRICING SET	07/31/26
2	REVISED SECOND SUBMITTAL	07/15/26
1	AS PER CITY COMMENTS	07/08/26
MARK	REVISION	DATE
Engineer: BHV	Checked By: JAL	Scale: 1" = 30'
Technician: CMC	Date: 06-12-2026	T-R-S: TTN-RRW-SS



5. SITE AMENITIES. PROVIDE THE FOLLOWING:
A. TRANSFORMER PAD. COORDINATE WITH IMU.

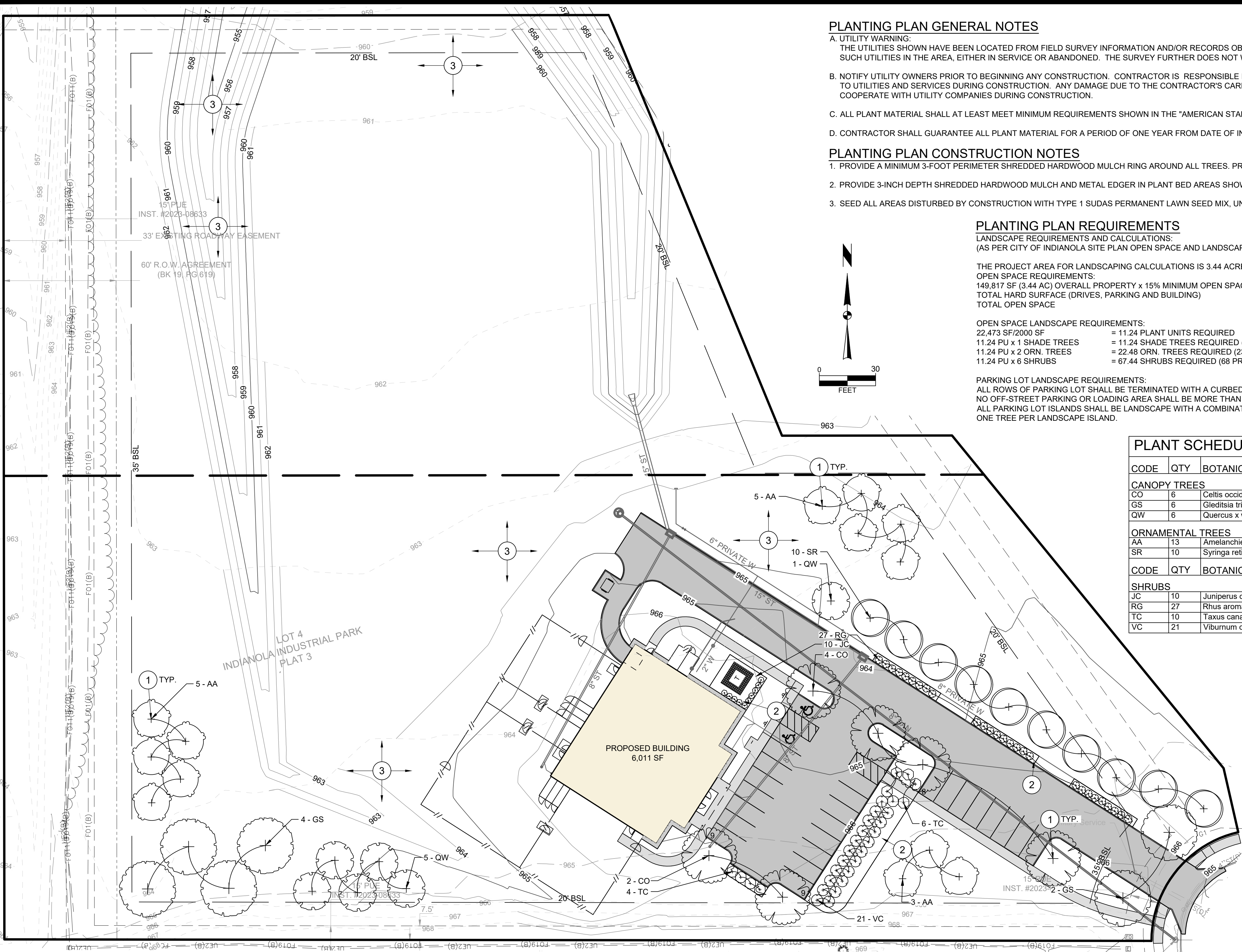


**SNYDER
& ASSOCIATES**

Project No: 125.1470.01

Sheet C400

V:\Projects\2023\125.1470\CAD\DWG\9505_125.1470_LANDSCAPING_I.LAM PLANTING PLAN_20230905_854.AW ANS FULL BLEED D (34.00 X 22.00 INCHES)



PLANTING PLAN GENERAL NOTES

A. UTILITY WARNING:

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

B.

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

C.

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

D.

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

PLANTING PLAN CONSTRUCTION NOTES

1. PROVIDE A MINIMUM 3-FOOT PERIMETER SHREDDED HARDWOOD MULCH RING AROUND ALL TREES. PROVIDE VERTICAL CUT NATURAL EDGE TO A DEPTH OF 4-INCHES.

2.

PROVIDE 3-INCH DEPTH SHREDDED HARDWOOD MULCH AND METAL EDGER IN PLANT BED AREAS SHOWN ON PLAN.

3.

SEED ALL AREAS DISTURBED BY CONSTRUCTION WITH TYPE 1 SUDAS PERMANENT LAWN SEED MIX, UNLESS NOTED OTHERWISE.

PLANTING PLAN REQUIREMENTS

LANDSCAPE REQUIREMENTS AND CALCULATIONS:

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

THE PROJECT AREA FOR LANDSCAPING CALCULATIONS IS 3.44 ACRES.

OPEN SPACE REQUIREMENTS:

149,817 SF (3.44 AC) OVERALL PROPERTY x 15% MINIMUM OPEN SPACE = 22,473 SF OPEN SPACE REQUIRED

TOTAL HARD SURFACE (DRIVES, PARKING AND BUILDING) = 25,296 SF

TOTAL OPEN SPACE = 124,521 SF (83% PROVIDED)

OPEN SPACE LANDSCAPE REQUIREMENTS:

22,473 SF/2000 SF = 11.24 PLANT UNITS REQUIRED

11.24 PU x 1 SHADE TREES = 11.24 SHADE TREES REQUIRED (12 PROVIDED)

11.24 PU x 2 ORN. TREES = 22.48 ORN. TREES REQUIRED (23 PROVIDED)

11.24 PU x 6 SHRUBS = 67.44 SHRUBS REQUIRED (68 PROVIDED)

PARKING LOT LANDSCAPE REQUIREMENTS:

ALL ROWS OF PARKING LOT SHALL BE TERMINATED WITH A CURBED LANDSCAPE ISLAND.

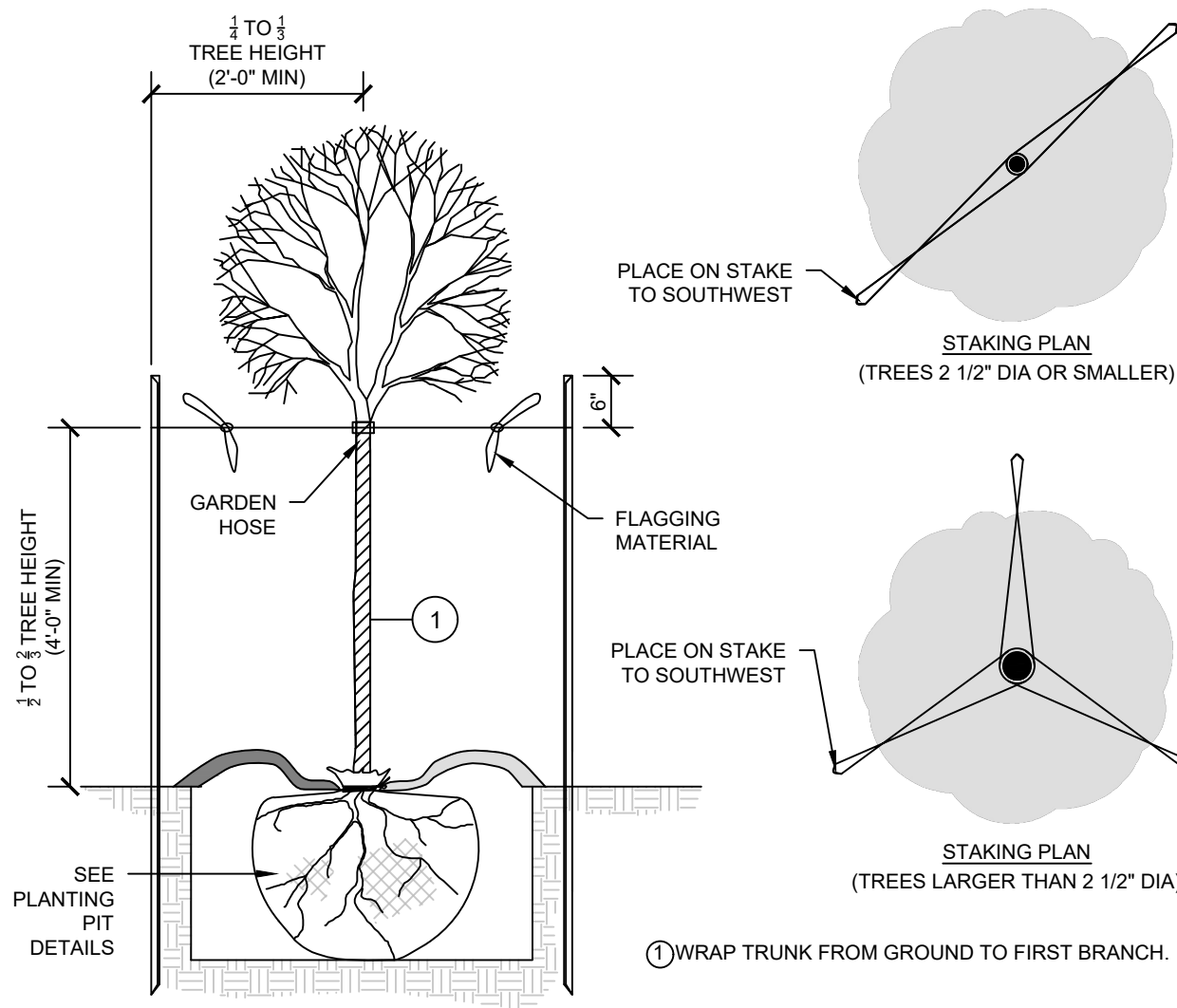
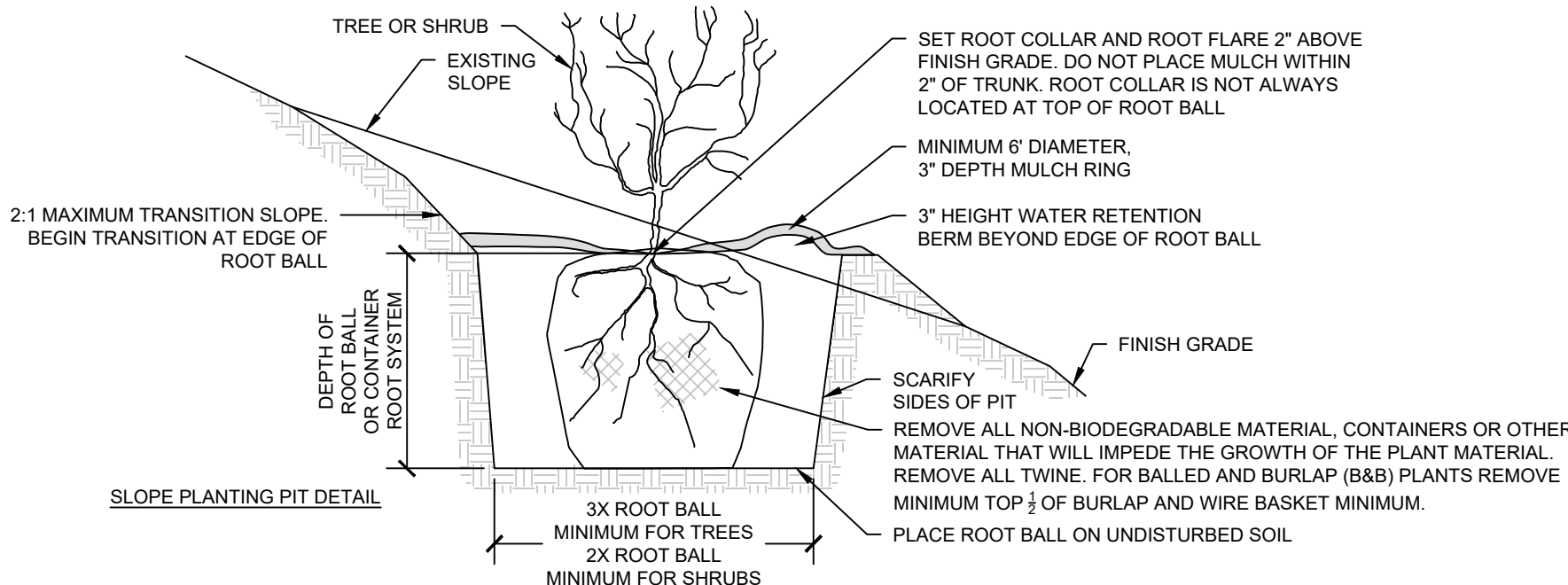
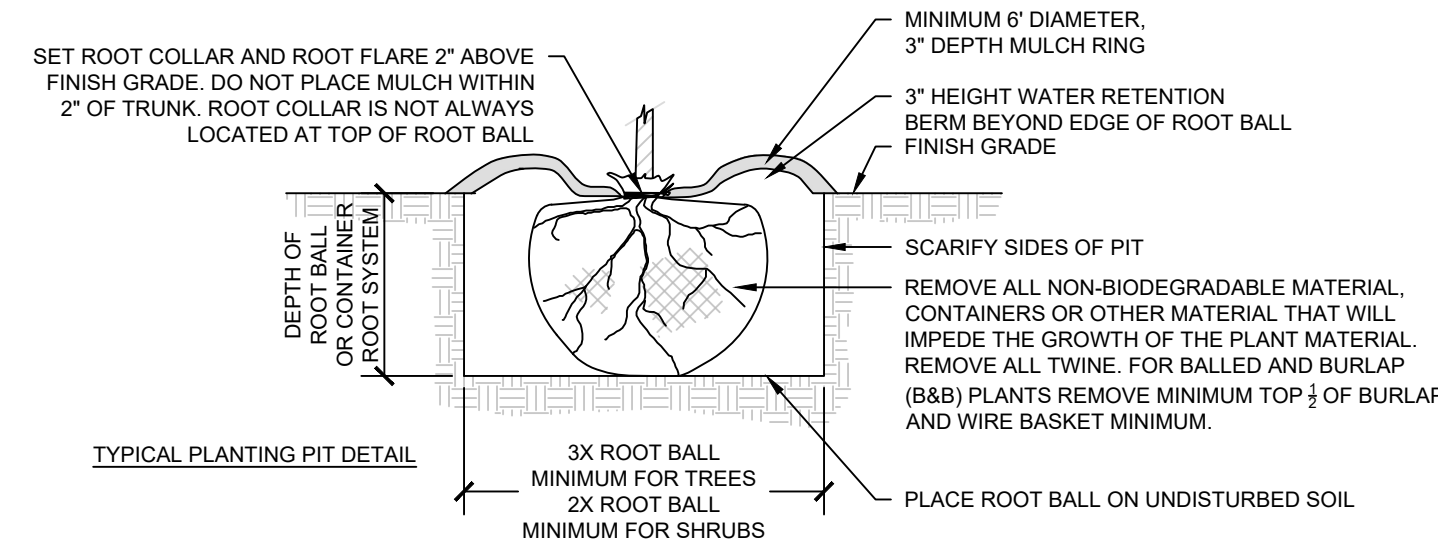
NO OFF-STREET PARKING OR LOADING AREA SHALL BE MORE THAN 100 FEET FROM A DECIDUOUS SHADE TREE LOCATED WITHIN A LANDSCAPED OPEN SPACE AREA.

ALL PARKING LOT ISLANDS SHALL BE LANDSCAPE WITH A COMBINATION OF TURF GRASS, PRAIRIE GRASS PLANTINGS, PLANT BEDS, SHRUBS, AND TREES.

ONE TREE PER LANDSCAPE ISLAND.

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	NATIVE
CANOPY TREES						
CO	6	Celtis occidentalis	Common Hackberry	2" Cal.	B&B	YES
GS	6	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honey Locust	2" Cal.	B&B	YES
QW	6	Quercus x warei 'Long'	Regal Prince® Oak	2" Cal.	B&B	NO
ORNAMENTAL TREES						
AA	13	Amelanchier arborea	Downy Serviceberry	1.5" Cal.	B&B	YES
SR	10	Syringa reticulata	Japanese Tree Lilac	1.5" Cal.	B&B	NO
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	NATIVE
SHRUBS						
JC	10	Juniperus communis 'Gold Cone'	Gold Cone Common Juniper	3 GAL		NO
RG	27	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	3 GAL		YES
TC	10	Taxus canadensis	Canada Yew	3 GAL		YES
VC	21	Viburnum carlesii	Koreanspice Viburnum	3 GAL		NO



1 PLANTING PIT DETAILS
NO SCALE

2 DECIDUOUS TREES STAKING DETAIL
NO SCALE

KIYA KODA HUMANE SOCIETY

PLANTING PLAN

INDIANOLA, IOWA

SNYDER & ASSOCIATES, INC. I



Project No: 125.1470.01

Sheet C500

4	AS PER CITY COMMENTS	09/05/26
3	PRICING SET	07/31/26
2	REVISED SECOND SUBMITTAL	07/15/26
1	AS PER CITY COMMENTS	07/09/26
MARK	REVISION	DATE
Engineer: BHV	Checked By: JAL	Scale: 1" = 30'
Technician: CMC	Date: 06-12-2026	T-R-S: TTN-RRW-SS

Sheet C500

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EXTERIOR MATERIAL SELECTIONS

NOTE:
THESE SELECTIONS ARE PROVIDED TO SHOW
"COLOR INTENT".

FINAL SELECTIONS CAN/ OR WILL BE MADE BY THE
OWNER AS THIS PROJECT PROGRESSES.

ROOFING, ASPHALT SHINGLES:

- MANUFACTURER: CERTAINTEED, SEE SPEC 07 31 13
- MATERIAL/ FINISH: SEE SPECIFICATIONS FOR MATERIAL TYPE AND FINISH REQUIREMENTS
- MODEL: LANDMARK PRO
- COLOR: MAX DEF MOIRE BLACK

(T1) PREFINISHED FLASHING/ TRIM:

- MANUFACTURER: ROLLEX, SEE SPECIFICATION
- MATERIAL/ FINISH: SEE SPECIFICATIONS FOR MATERIAL TYPE AND FINISH REQUIREMENTS
- COLOR: WHITE, TBD
- LOCATIONS:
 - ROOF D-EDGE
 - FASCIA, SPEC 07 62 00
 - GUTTER & DOWNSPOUTS, SPEC 07 71 23
 - GLAZING FLASHING(S)
 - STONE CAP/ THROUGH-WALL FLASHING
 - BASE FLASHING, GRAY TO COLOR MATCH STONE
 - FLASHINGS/ TRIMS NOT SPECIFICALLY IDENTIFIED HERE

(T2) PREFINISHED METAL SOFFIT PANELS (VENTED):

- MANUFACTURER: ROLLEX, SEE SPECIFICATION
- MATERIAL/ FINISH: SEE SPECIFICATIONS FOR MATERIAL TYPE AND FINISH REQUIREMENTS
- TYPE: SYSTEM 3
- COLOR: WHITE, TBD
- LOCATIONS:
 - OVERHANGS: VENTED
 - RAKES: SOLID/ NON-VENTED
 - FLASHINGS/ TRIMS NOT SPECIFICALLY IDENTIFIED HERE

(C2) VERTICAL BOARD-N-BATTEN SIDING (PAINTED):

- MANUFACTURER: JAMES HARDIE, SEE SPEC 07 46 46.01
- MATERIAL/ FINISH: HARDIE PANEL SIDING, WITH HARDIE TRIM BATTEN BOARDS, SEE SPECIFICATIONS FOR MATERIAL TYPE AND FINISH REQUIREMENTS
- TEXTURE: WOOD GRAIN
- COLOR: SHERWIN WILLIAMS, THUNDER GRAY
- SPACING: 16"
- NOTES: INSTALL PER MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.

<https://www.jameshardie.com/products/exterior-siding-products/hardie-panel-siding>

(C1) HORIZONTAL LAP SIDING (PAINTED):

- MANUFACTURER: JAMES HARDIE, SEE SPEC 07 46 46.01
- MATERIAL/ FINISH: HARDIE PLANK LAP SIDING, SEE SPECIFICATIONS FOR MATERIAL TYPE AND FINISH REQUIREMENTS
- TEXTURE: WOOD GRAIN
- COLOR: SHERWIN WILLIAMS, SNOWBOUND WHITE
- EXPOSURE: 6"
- NOTES: INSTALL PER MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.

<https://www.jameshardie.com/products/exterior-siding-products/hardie-plank-lap-siding/smooth/primes-5x-vent/>

FIBER CEMENT TRIM:

- MANUFACTURER: JAMES HARDIE
- MATERIAL/ FINISH: HARDIE TRIM, SEE SPECIFICATIONS FOR MATERIAL TYPE AND FINISH REQUIREMENTS
- TEXTURE: WOOD GRAIN
- COLOR: SHERWIN WILLIAMS, MATCH METAL TRIM
- SIZE: 5/4"x5 1/2"
- LOCATIONS:
 - SOFFIT FRIEZE TRIM
 - COVERED ENTRY TRIM
 - DOORS & WINDOWS
 - BUILDING CORNERS
 - ABOVE STONE BANDING
 - J-BLOCKS @ SERVICE PENETRATIONS (COLOR MATCH SIDING)

(C3) ADHERED MANUFACTURED STONE VENEER:

- MANUFACTURER: CENTURION STONE
- STYLE/ PATTERN: LEDGE
- STONE COLOR: MOUNT RUNDLE LEDGE
- GROUT COLOR: T.B.D., TO BE SELECTED BY ARCHITECT

STOREFRONT DOORS & WINDOWS (@ MAIN ENTRY ONLY):

- MANUFACTURER: SEE SPEC 08 41 13
- MATERIAL/ FINISH: SEE SPECIFICATIONS FOR MATERIAL TYPE AND FINISH REQUIREMENTS.
- COLOR: ANODIZED BLACK
- INCLUDES: VISIBLE FLASHINGS

PREFINISHED EXTERIOR VINYL WINDOWS:

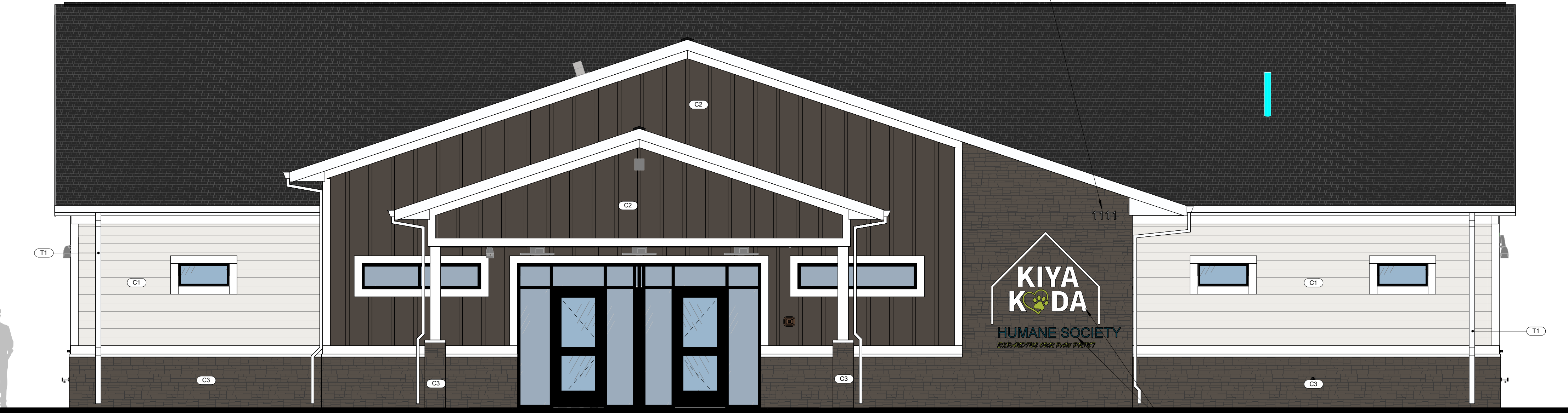
- MANUFACTURER: SEE SPEC 08 53 13
- MATERIAL/ FINISH: SEE SPECIFICATIONS FOR MATERIAL TYPE AND FINISH REQUIREMENTS.
- COLOR: MATTE BLACK
- INCLUDES: VISIBLE FLASHINGS

HOLLOW METAL DOORS (SIDES & REAR OF BUILDING):

- MANUFACTURER: SEE SPEC 08 11 13
- MATERIAL/ FINISH: SEE SPECIFICATIONS FOR MATERIAL TYPE AND FINISH REQUIREMENTS.
- COLOR: FRAME: MATTE BLACK, PANELS: MATCH WHITE TRIM
- INCLUDES: VISIBLE FLASHINGS

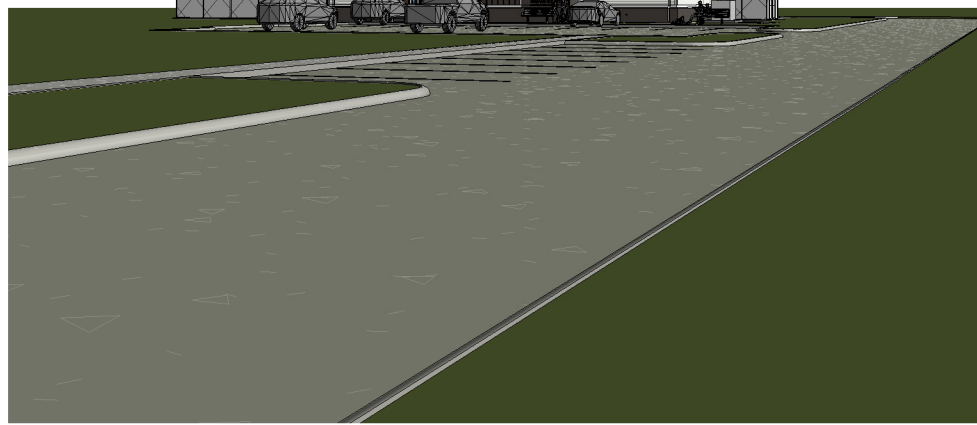
NON-ILLUMINATED STAND-OFF DIMENSIONAL ADDRESS SIGNAGE (EXTERIOR):
• MATERIAL: ALUMINUM WITH PAINTED FINISH
• COLOR: TBD
• LETTER THICKNESS: 3/8" THICK SOLID PLATE
• MOUNTING: CONCEALED 1/2" STAINLESS STEEL OR ALUMINUM STANDOFFS
• SPECIFICATION: CONFIRM WITH AHJ
• SHAPE/FONT: CONFIRM WITH AHJ
• ILLUMINATION: NONE

NON-ILLUMINATED STAND-OFF DIMENSIONAL LETTER & LOGO SIGNAGE (EXTERIOR):
• MATERIAL: ALUMINUM WITH PAINTED FINISH
• COLOR: TBD, VERIFY WITH OWNER PRIOR TO FABRICATION
• LETTER THICKNESS: 3/8" THICK SOLID PLATE
• MOUNTING: CONCEALED 1/2" STAINLESS STEEL OR ALUMINUM STANDOFFS
• SIZE: AS SHOWN, TO BE VERIFIED WITH ARCHITECT
• SHAPE/FONT: CUSTOM, TO BE VERIFIED WITH ARCHITECT
• ILLUMINATION: NONE



1 COLOR - FRONT EXTERIOR ELEVATION

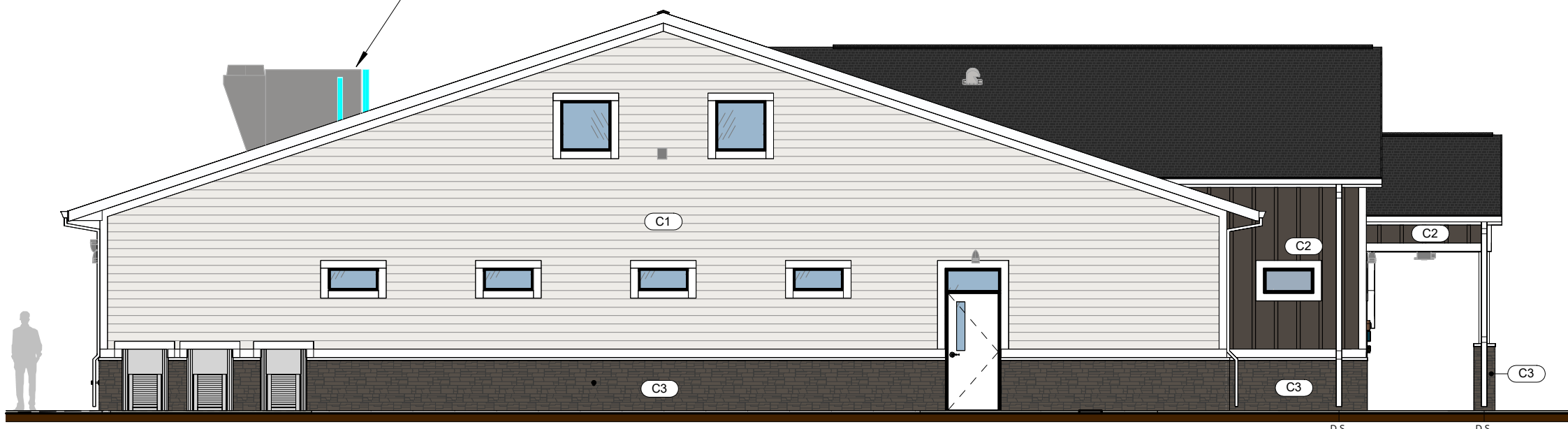
SCALE: 1/4" = 1'-0"



5 LINE OF SIGHT STUDY

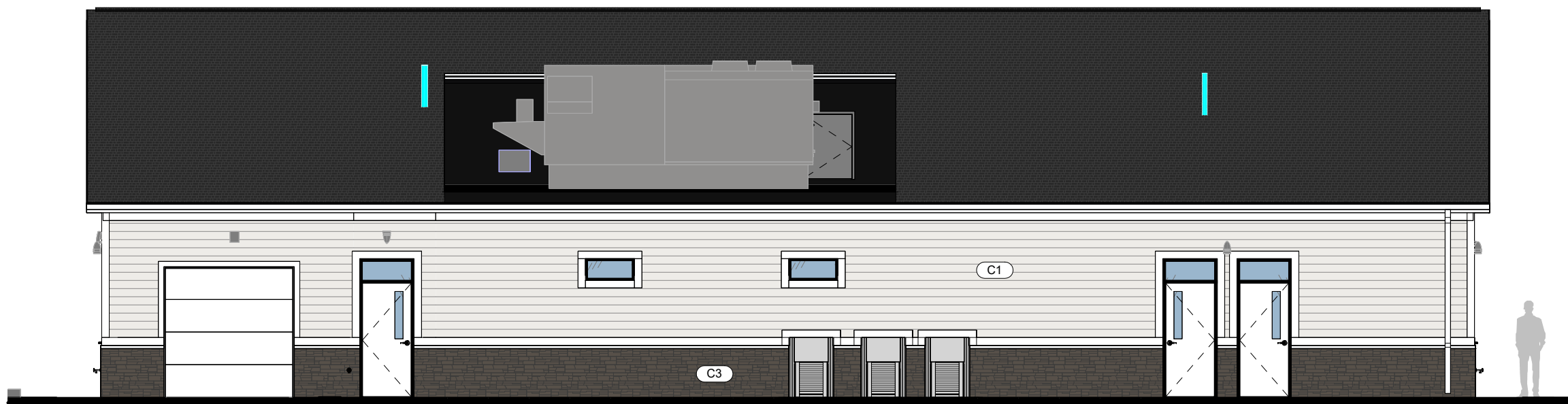
SCALE:

LINE OF SIGHT STUDY:
HVAC EQUIPMENT IS NOT VISIBLE FROM CITY STREET/ SITE ENTRANCE/ PROPERTY LINE.



3 COLOR - LEFT EXTERIOR ELEVATION

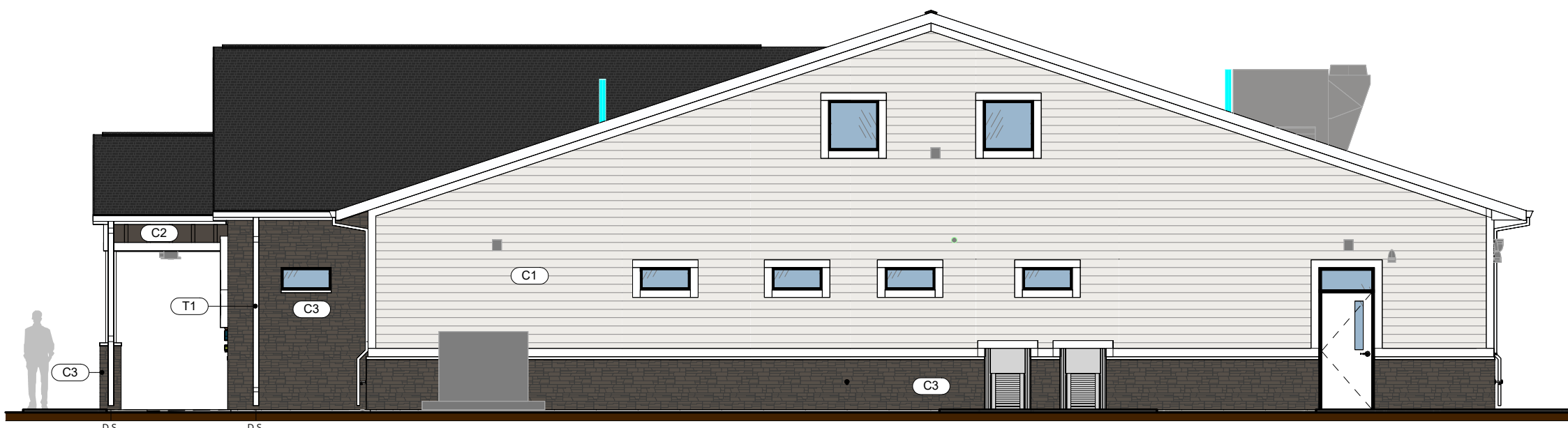
SCALE: 1/8" = 1'-0"



2 COLOR - REAR EXTERIOR ELEVATION

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

CODE - ELEVATION MATERIAL PERCENTAGES		
ELEVATION	WALL AREA	% OF TOTAL
FRONT		
CLASS-2 → Exterior Calcs - Adhered Manufactured Stone	329 SF	27%
CLASS-3 → Exterior Calcs - Siding-Secondary Vertical BnB	454 SF	37%
CLASS-3 → Exterior Calcs - Siding-Primary-Horizontal Lap	284 SF	23%
CLASS-1 → Exterior Calcs - Glazing	155 SF	13%
	1,222 SF	100%
LEFT		
CLASS-2 → Exterior Calcs - Siding-Primary-Horizontal Lap	898 SF	69%
CLASS-3 → Exterior Calcs - Adhered Manufactured Stone	203 SF	16%
CLASS-3 → Exterior Calcs - Siding-Secondary Vertical BnB	92 SF	7%
CLASS-1 → Exterior Calcs - Glazing	43 SF	3%
CLASS-1 → Exterior Calcs - Other-Doors	68 SF	5%
	1,304 SF	100%
REAR		
CLASS-2 → Exterior Calcs - Siding-Primary-Horizontal Lap	570 SF	60%
CLASS-3 → Exterior Calcs - Adhered Manufactured Stone	179 SF	19%
CLASS-3 → Exterior Calcs - Glazing	21 SF	2%
CLASS-1 → Exterior Calcs - Other-Doors	180 SF	19%
	950 SF	100%
RIGHT		
CLASS-2 → Exterior Calcs - Siding-Primary-Horizontal Lap	902 SF	71%
CLASS-3 → Exterior Calcs - Siding-Secondary Vertical BnB	0 SF	0%
CLASS-3 → Exterior Calcs - Adhered Manufactured Stone	274 SF	22%
CLASS-3 → Exterior Calcs - Glazing	43 SF	3%
CLASS-1 → Exterior Calcs - Other-Doors	52 SF	4%
	1,271 SF	100%



4 COLOR - RIGHT EXTERIOR ELEVATION

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

ISSUED FOR: CHECK SET

ISSUED DATE: 07/01/2026

REVISIONS

REV	DESCRIPTION	DATE

PLAN NO. = 26-017

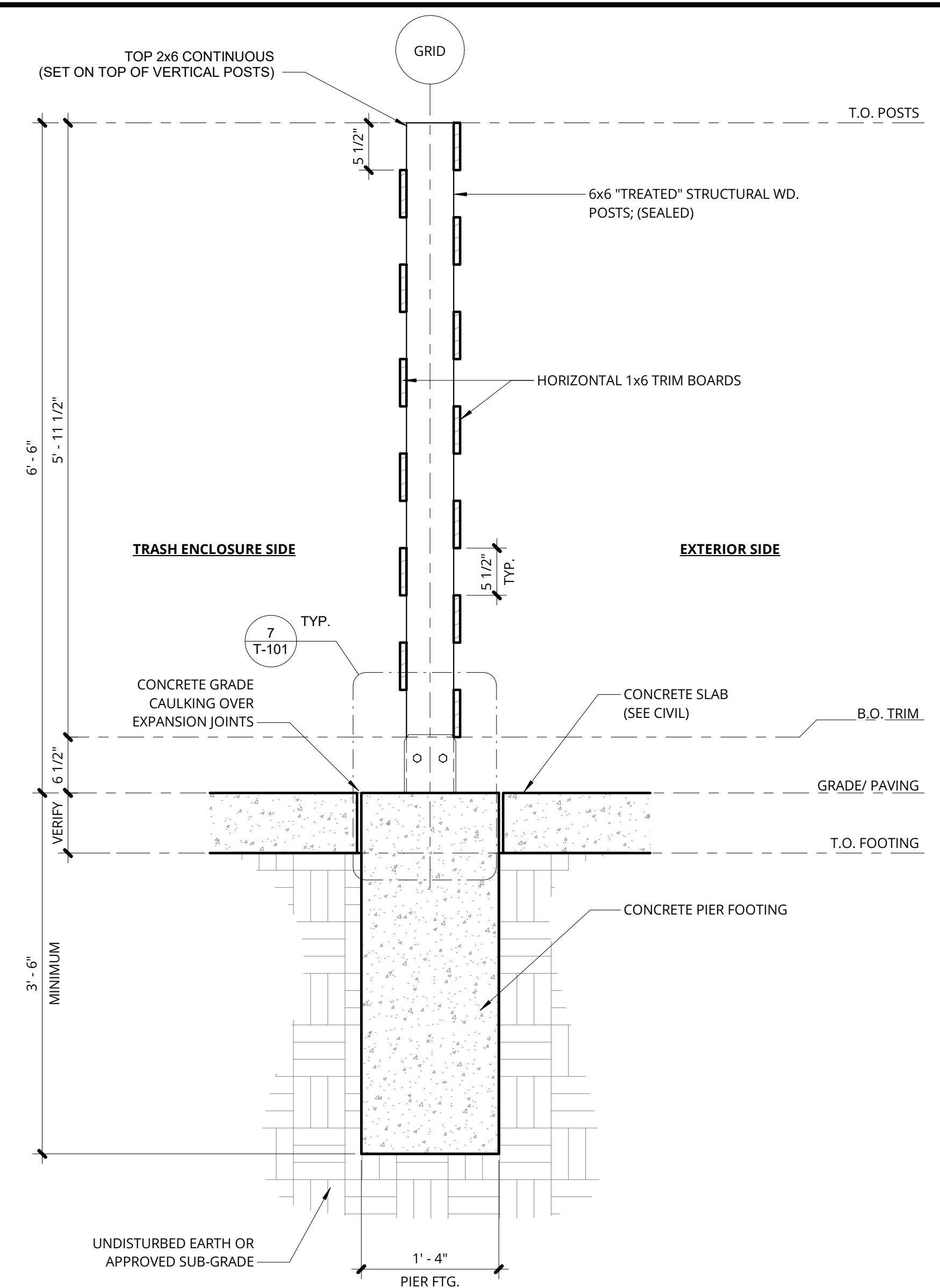
DWG. LIST

EXTERIOR ELEVATIONS
COLOR

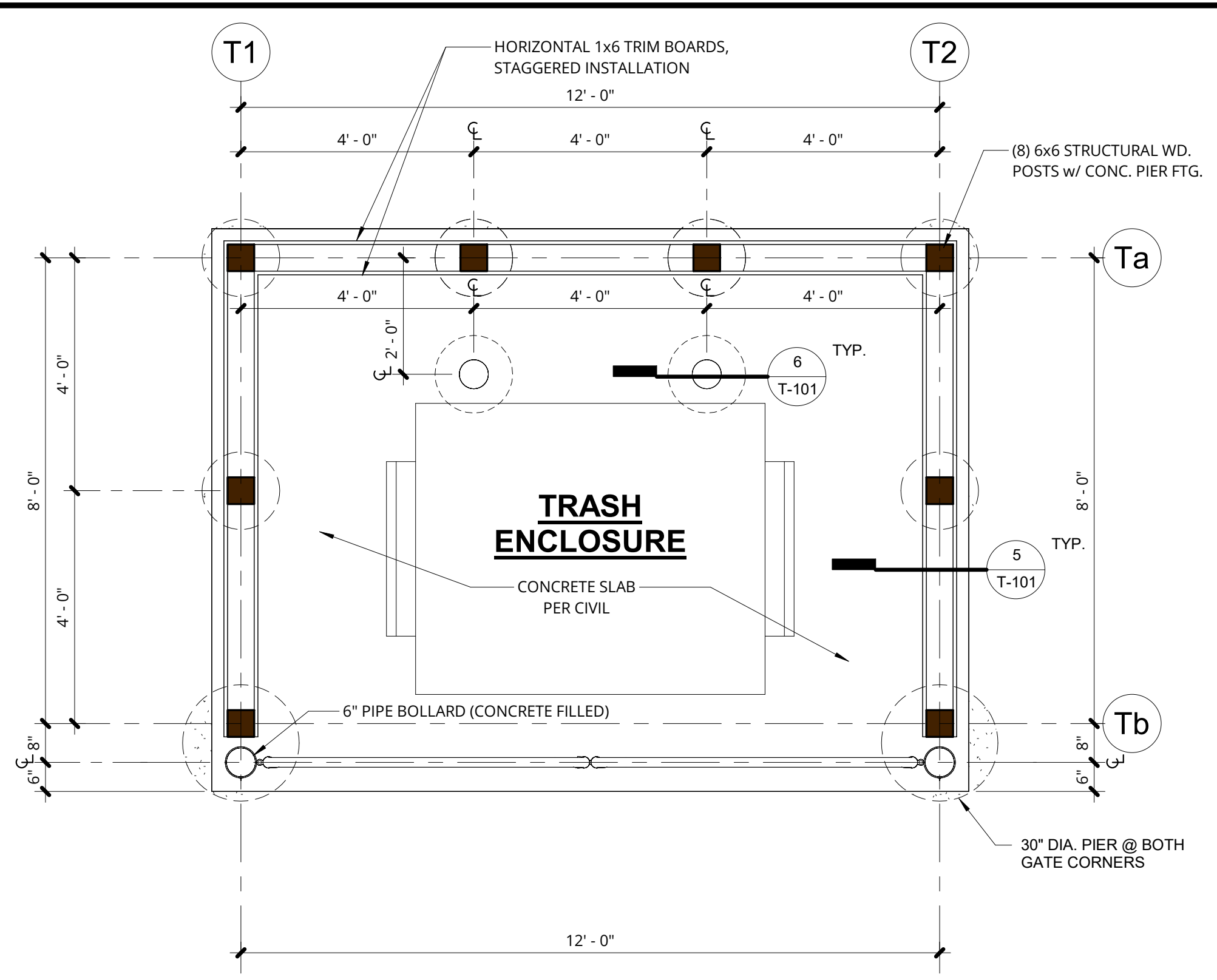
SHEET NO.

A-202

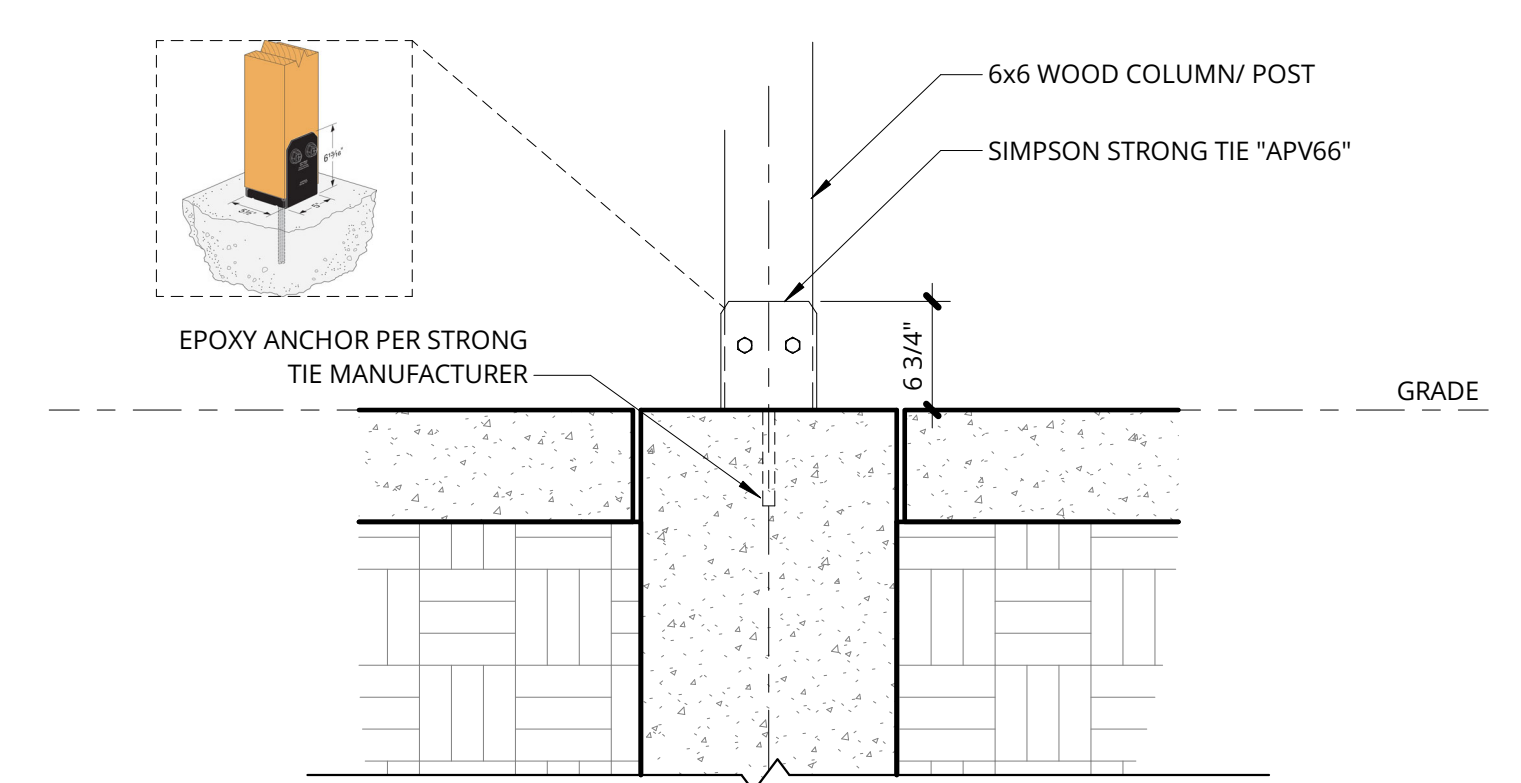
7/2/2026 11:04:12 AM S:\01 Design\02 Business-Vet\26-017-Kiya Koda-Indianola\00 Revit\03 Trash Enclosure\Trash Enclosure-Wd Post Frame-Chainlink Gate Version.rvt



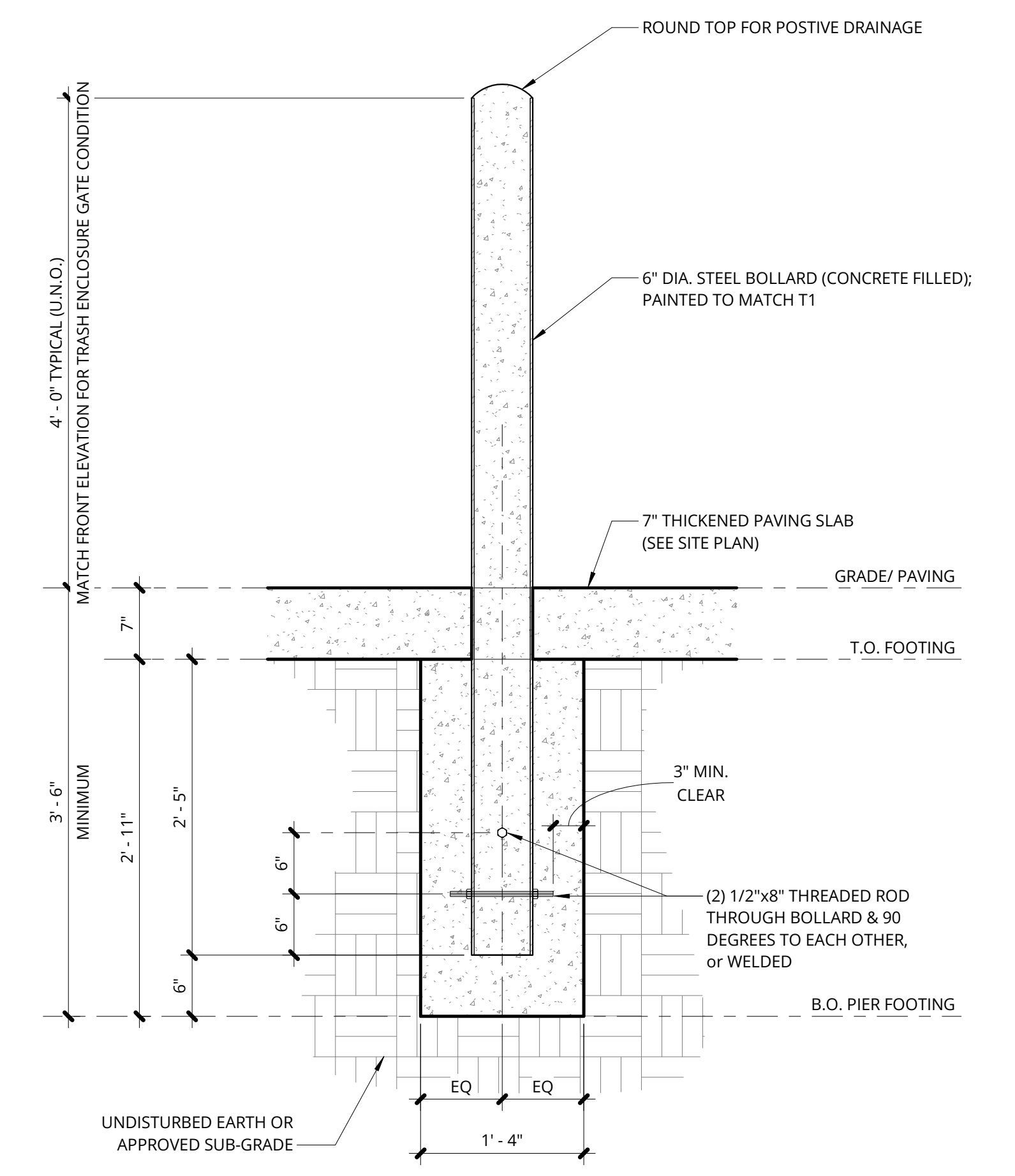
5 TYP. POST SECTION
SCALE: 1" = 1'-0"



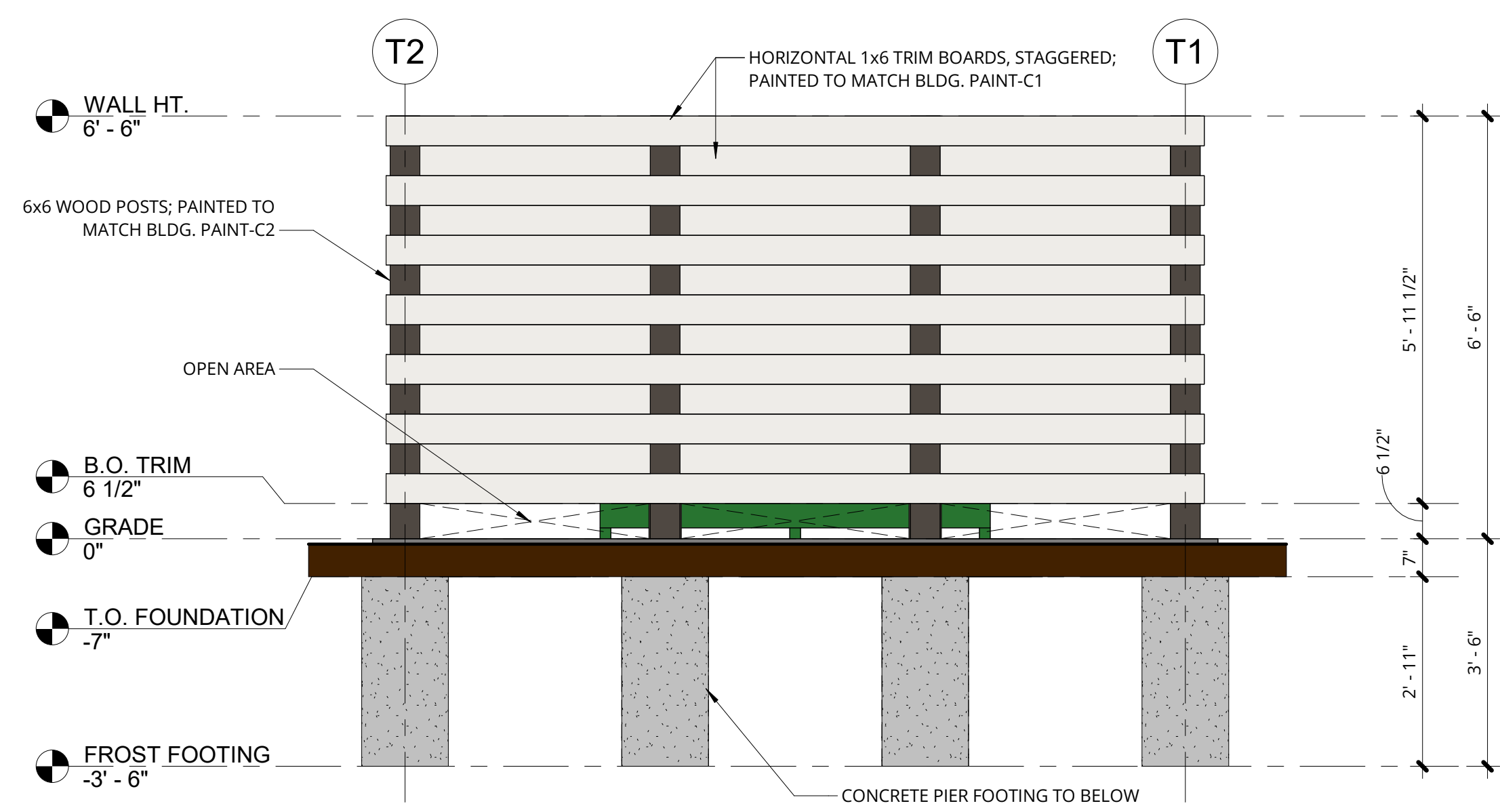
1 TRASH ENCLOSURE PLAN
SCALE: 1/2" = 1'-0"



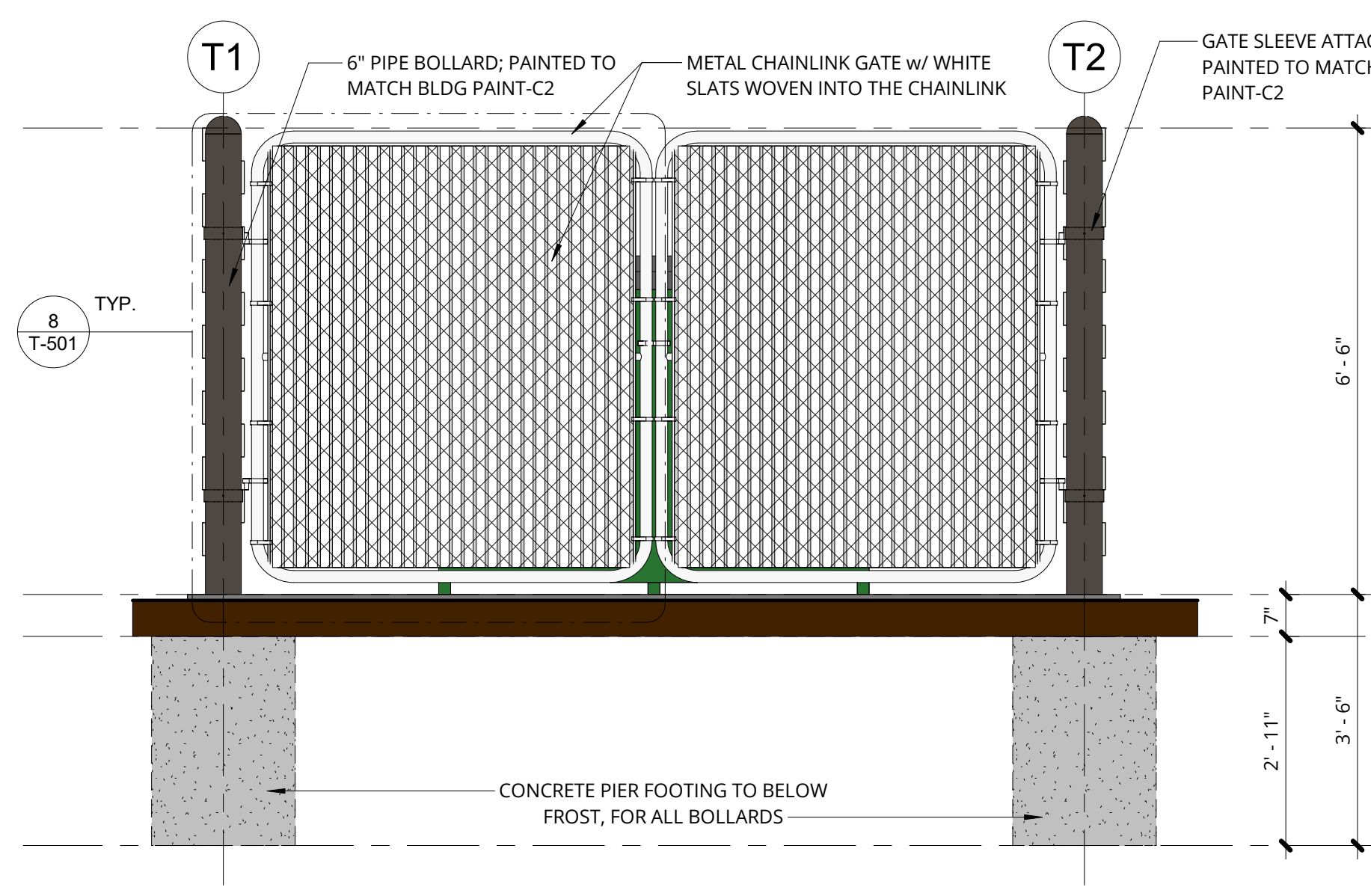
7 TYP. POST ANCHOR DETAIL
SCALE: 1" = 1'-0"



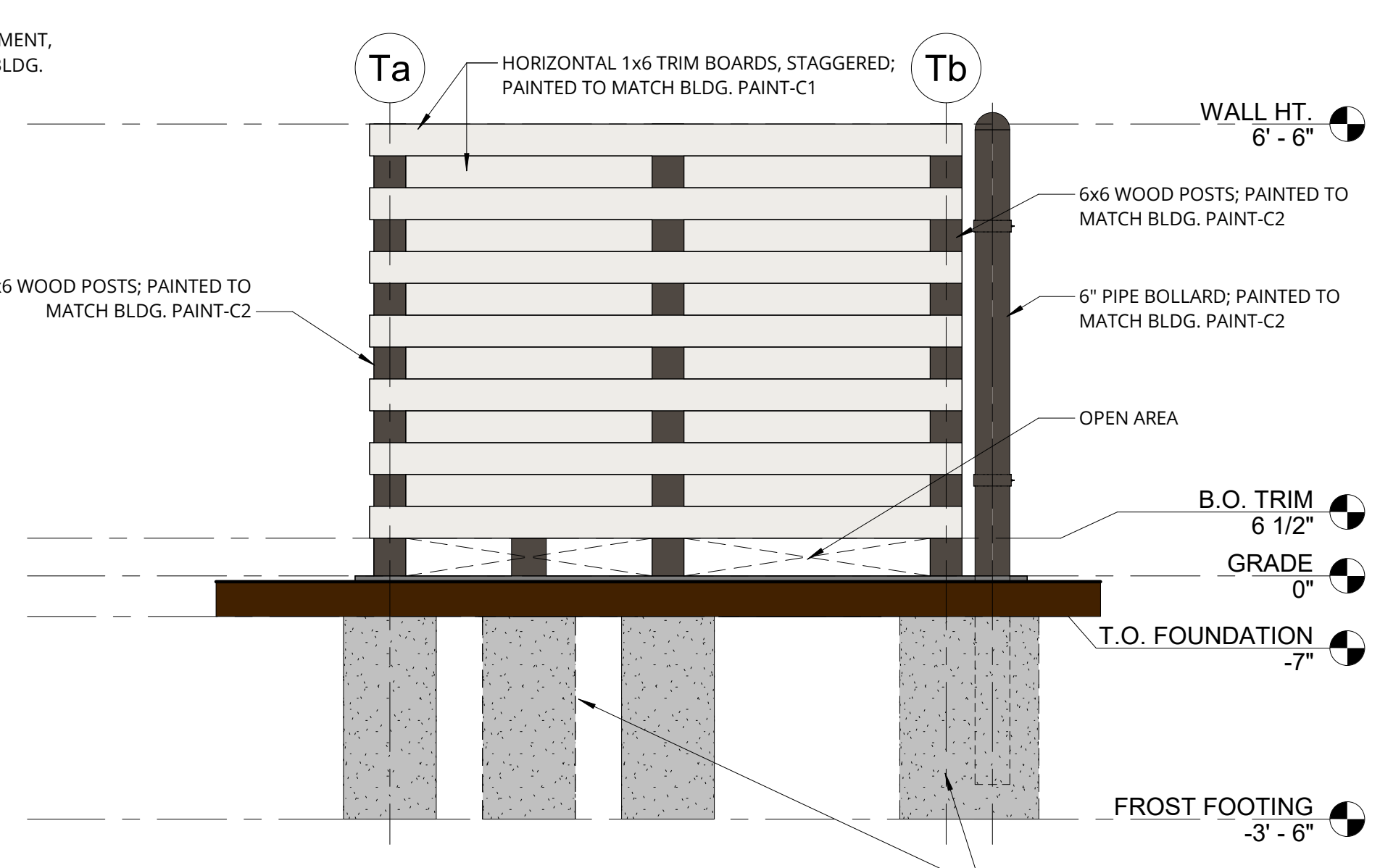
6 TYP. BOLLARD SECTION
SCALE: 1" = 1'-0"



3 REAR ELEVATION
SCALE: 1/2" = 1'-0"



2 FRONT ELEVATION
SCALE: 1/2" = 1'-0"



4 SIDE ELEVATION
SCALE: 1/2" = 1'-0"



Community Development

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

July 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	5	5	\$1,099,034.00	\$219,806.80
102	Single Family Attach	0		\$0.00	
103	Two Family	0		\$0.00	
104	Three or More Families	0		\$0.00	
	Mobile Homes	0		\$0.00	
322	Service Stations	0		\$0.00	
324	Office	0		\$0.00	
328	Non-resident buildings	0		\$0.00	
329	Pool	1		\$46,200.00	
434	Residential Add/Alt	5		\$76,375.05	\$15,275.01
437	Non-residential add/alt	0		\$0.00	\$0.00
438	Res garage/carports	0		\$0.00	
645	Demo - residential	1		\$55.00	
649	Demo - commercial	0		\$0.00	
July Total		12		\$1,221,664.05	
Residential Value		Commercial Value			
100.0%		0.0%			

YEAR TO DATE TOTAL					
<u>Code</u>	<u>Type</u>	<u>Permits Issued</u>	<u># of Units</u>	<u>Amount</u>	<u>Average</u>
101	Single Family Home	25	25	\$8,243,768.00	\$329,750.72
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	4		\$48,595.00	
434	Residential add/alt	48		\$1,419,251.95	\$29,567.75
437	Non-residential add/alt	9		\$1,102,663.00	\$122,518.11
438	Res garage/carports	3		\$33,900.00	
645	Demo - sfd	2		\$105.00	
649	Demo - commercial	0		\$0.00	
YTD TOTAL		94	29	\$12,378,382.95	
Residential Value		Commercial Value			
89.2%		10.8%			