

Notice of Meeting
Polk City | Planning and Zoning Commission (P&Z)

September 19, 2022 | 6:00 pm
City Hall | Council Chambers

**Public Meeting participation in person or via phone
Call in #515-726-3598 Participant Code 535355**

**Public Members can provide comments directly to support@polkcivia.gov
*any comments received before the time of the meeting will be made a part of the minutes**

IF YOU WISH TO ADDRESS THE COMMISSION DURING THE MEETING please contact the City Clerk by 5pm on the date of the meeting by email at jcoffin@polkcivia.gov with your name and address for the record, if you are calling in please include the phone number you will be calling in with. You will be recognized for five minutes of comment.

**Broadcast live and playback will be available at <https://www.youtube.com/c/polkciviagovchannel>

Tentative Meeting Agenda

Doug Sires | Chair

Deanna Triplett | Vice Chair

P&Z Commission Members: Ron Hankins | Krista Bowersox | Doug Ohlfest | Justin Vogel | Amber Pringnitz

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Public Comments
5. Approval of P&Z Commission Meeting minutes for August 15, 2022
6. Recommend Council approve the rezoning petition for Holly Woods
7. Recommend Council approve the Preliminary Plat for Antler Ridge
8. Reports & Particulars
Council Liaison, City Manager, Staff, and Commission
9. Adjourn until October 17, 2022

MEETING MINUTES
The City of Polk City
Planning and Zoning Commission
6:00 p.m., Monday, August 15, 2022

Polk City, Planning and Zoning Commission (P&Z) held a meeting at 6:00 p.m., on August 15, 2022, in the City Hall Council Chambers.

The agenda was posted at the City Hall office as required by law.

These tentative minutes reflect all action taken at the meeting.

1. **Call to Order** | Sires called the meeting to order at 6:00 p.m.
2. **Roll Call** | Hankins, Bowersox, Sires, Ohlfest | In attendance
Triplett, Vogel, Pringnitz | Absent
3. **Approval of Agenda**
MOTION: A motion was made by Ohlfest and seconded by Bowersox to approve the agenda.
MOTION CARRIED UNANIMOUSLY
4. **Public Comments** | None
5. **Approval of Meeting Minutes**
MOTION: A motion was made by Hankins and seconded by Bowersox to approve P&Z Commission Meeting Minutes for July 18, 2022
MOTION CARRIED UNANIMOUSLY
6. **Site Plan for Home State Bank with Amendments**
MOTION: A motion was made by Hankins and seconded by Bowersox to recommend Council approve the Site Plan for Home State Bank with Amendments subject to Engineering and Staff review comments dated August 9, 2022
MOTION CARRIED UNANIMOUSLY
7. **Plat of Survey for Kamp Property**
MOTION: A motion was made by Hankins and seconded by Ohlfest to recommend Council approve Plat of Survey for Kamp Property subject to Engineering and Staff review comments dated August 9, 2022
MOTION CARRIED UNANIMOUSLY
8. **Preliminary Plat for Holly Woods with Amendments**
MOTION: A motion was made by Hankins and seconded by Ohlfest to recommend Council approve the Preliminary Plat for Holly Woods with Amendments subject to Engineering and Staff review comments dated August 9, 2022 clarifying the following modifications to the comments – only one new permitted accessory structure allowed up to a maximum of 4500 square feet, no new structures permitted in the front yard (between the front of the house and the road known as 44th), no expansion of existing structures, demolition of all current structures with the exception of the shop and the barn and the revision of the home occupation note to include any and all structures.
MOTION CARRIED UNANIMOUSLY
9. **Review Sign Ordinance**
City Manager Huisman reviewed the need to amend the Sign Ordinance regarding the uniqueness of the recent Site Plan reviewed for Scooter’s Coffee. City Engineering Representative Connor reviewed the proposed amendments to the Sign Ordinance. Commission agreed with the proposal and Staff will plan to take the First Reading of the Ordinance to the next Council meeting. Huisman reviewed the research from the City Attorney regarding regulation of temporary signs in windows, that would also include painting for homecoming etc., and would mainly impact grocery stores, gas stations etc. Commission determined currently it is not a big enough issue to request amendment of this part of the Sign Ordinance.

10. Review Open Meeting Laws

City Manager Huisman reviewed the requirements for Open Meetings, the agendas and minutes, and confirmed that Iowa code says a governmental body “meets” when there is: 1. any gathering in person or by telephone or other electronic means, whether formally or informally occurring, 2 of a majority of the members of the governing body 3. Any deliberation, discussion or action on any matter discussed within the scope of the governmental body’s policy making. Huisman cautioned that public perception should be the deterrent for not congregating together.

11. Reports & Particulars

stated that in his 16/17 years on the Commission the Staff keeps getting better with responses and thoroughness. He thanked the Commission members for their time and effort volunteering.

12. Adjournment

MOTION: A motion was made by Bowersox and seconded by Ohlfest to adjourn at 7:01 p.m.

MOTION CARRIED UNANIMOUSLY

Next Meeting Date – Monday, September 19, 2022

Attest:

Jenny Coffin - City Clerk

REZONING REVIEW

Date: September 15, 2022

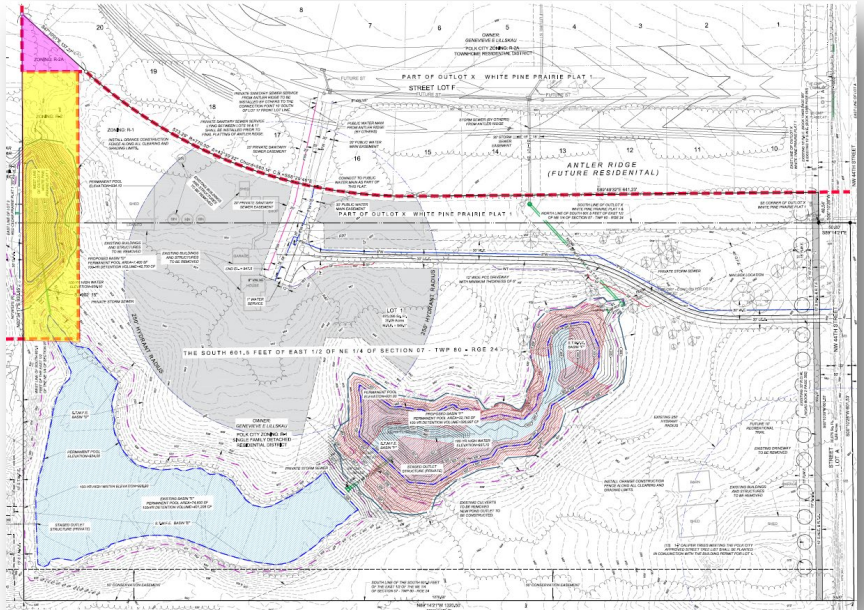
 Prepared by: Kathleen Connor, Planner
 Travis D. Thornburgh, P.E.

Project: Holly Woods

Project No.: 122.0450.01

GENERAL INFORMATION:

Applicant:	Holly Woods, LLC
Property Owner:	Genevieve Lillskau
Developer:	Holly Woods LLC (Dean Quirk)
Requested Action:	Approval of Clean-up Rezoning
Location	West of NW 44 th Street &
Lot Size:	20.39 acres
Existing Zoning:	Primarily R-1 with some R-2 and R-2A
Proposed Zoning:	R-1



PROJECT DESCRIPTION:

When the Preliminary Plat for Holly Woods was considered for approval, the north west corner of Lot 1 included a small area zoned as R-2A, highlighted in yellow above, and a larger area zoned as R-2, highlighted in yellow above. P&Z recommended approval of the Preliminary Plat subject to staff's recommendations, one of which to require the developer to submit a Petition to Rezone these R-2 and R-2A areas to R-1 single-family residential so the entirety of Lot 1 will be in the same zoning district per city. The Preliminary Plat for Holly Woods was then approved by City Council on August 22, 2022 subject to the developer requesting approval of clean-up rezoning so that all of Lot 1 is zoned as R-1.

REVIEW COMMENTS:

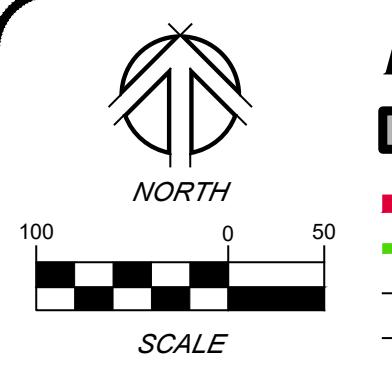
The Petition to Rezone is in accordance with the city's approval of the Preliminary Plat. The entire buffer area surrounding this rezoning is owned by Antler Ridge LLC or Genevieve Lillskau; both parties have consented to the proposed rezoning.

RECOMMENDATION:

The Planning & Zoning Commission may proceed with one of the following options regarding the four proposed rezonings at their meeting:

- A. Approve the applicant's request to rezone their property to R-1 Single Family Detached Residential as presented.

- B. Deny the applicant's request to rezone their property to R-1 Single Family Detached Residential as presented.
- C. Approve the applicant's request to rezone their property to R-1 Single Family Detached Residential (Restricted) subject to certain restriction(s) as specified by the commission, provided the property owners agree to said restriction(s).



LEGEND

- SUBJECT COMP PLAN & RE-ZONING AREA
- POLK CITY CORPORATE LIMITS
- EXISTING ZONING BOUNDARY LINE
- SECTION LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY EASEMENT LINE
- 250 FEET BUFFER AREA

POLK CITY ZONING: R-1 SINGLE FAMILY DETACHED RESIDENTIAL DISTRICT

POLK CITY ZONING: R-2A TOWNHOME RESIDENTIAL DISTRICT

OUTLOT X WHITE PINE PRAIRIE PLAT 1

OWNER: GENEVIEVE E LILLSKAU
10616 NW 44TH ST
POLK CITY, IA 50226-1119

POLK CITY ZONING: C-2 COMMERCIAL DISTRICT

LOT 3 RED CEDAR PRAIRIE PLAT 1

OWNER: ANTLER RIDGE LLC
5721 MERLE HAY RD.
JOHNSTON, IOWA 50131-1261

POLK CITY ZONING: R-2 ONE AND TWO-FAMILY RESIDENTIAL DISTRICT

POLK CITY ZONING: R-2 ONE AND TWO-FAMILY RESIDENTIAL DISTRICT

R-1
TOTAL AREA: 0.97 ACRES

POLK CITY ZONING: R-2A TOWNHOME RESIDENTIAL DISTRICT

OUTLOT X WHITE PINE PRAIRIE PLAT 1

OWNER: GENEVIEVE E LILLSKAU
10616 NW 44TH ST
POLK CITY, IA 50226-1119

POLK CITY ZONING: R-2A TOWNHOME RESIDENTIAL DISTRICT

POLK CITY ZONING: R-1 SINGLE FAMILY DETACHED RESIDENTIAL DISTRICT

SOUTH 601.5 FEET OF THE EAST 1/2 OF THE NE 1/4 OF SECTION 07 - TWP 80 - RGE 24

OWNER: GENEVIEVE E LILLSKAU
10616 NW 44TH ST
POLK CITY, IA 50226-1119

POLK CITY ZONING: R-1 SINGLE FAMILY DETACHED RESIDENTIAL DISTRICT

POLK CITY ZONING: R-1 SINGLE FAMILY DETACHED RESIDENTIAL DISTRICT

POINT OF COMMENCEMENT SW CORNER OF SOUTH 601.5 FEET OF THE EAST 1/2 OF THE NE 1/4 OF SECTION 07 - TWP 80 - RGE 24

SOUTH LINE OF LOT 3 RED CEDAR PRAIRIE PLAT 1

POLK COUNTY ZONING: AT AGRICULTURAL TRANSITIONAL DISTRICT
PART OF SE 1/4 OF SECTION 07 - TWP 80 - RGE 24

OWNER: JAMES V AND CONNIE L JOHNSON TRUST
JAMES V JOHNSON (TRUSTEE)
CONNIE L JOHNSON (TRUSTEE)

PARCEL B OF NORTH HALF OF NW 1/4 OF SECTION 08-80-24

OWNER: MIDAMERICAN ENERGY CO
MAILING ADDRESS: TAX DEPT DMR7 POB 657
DES MOINES, IA 50306

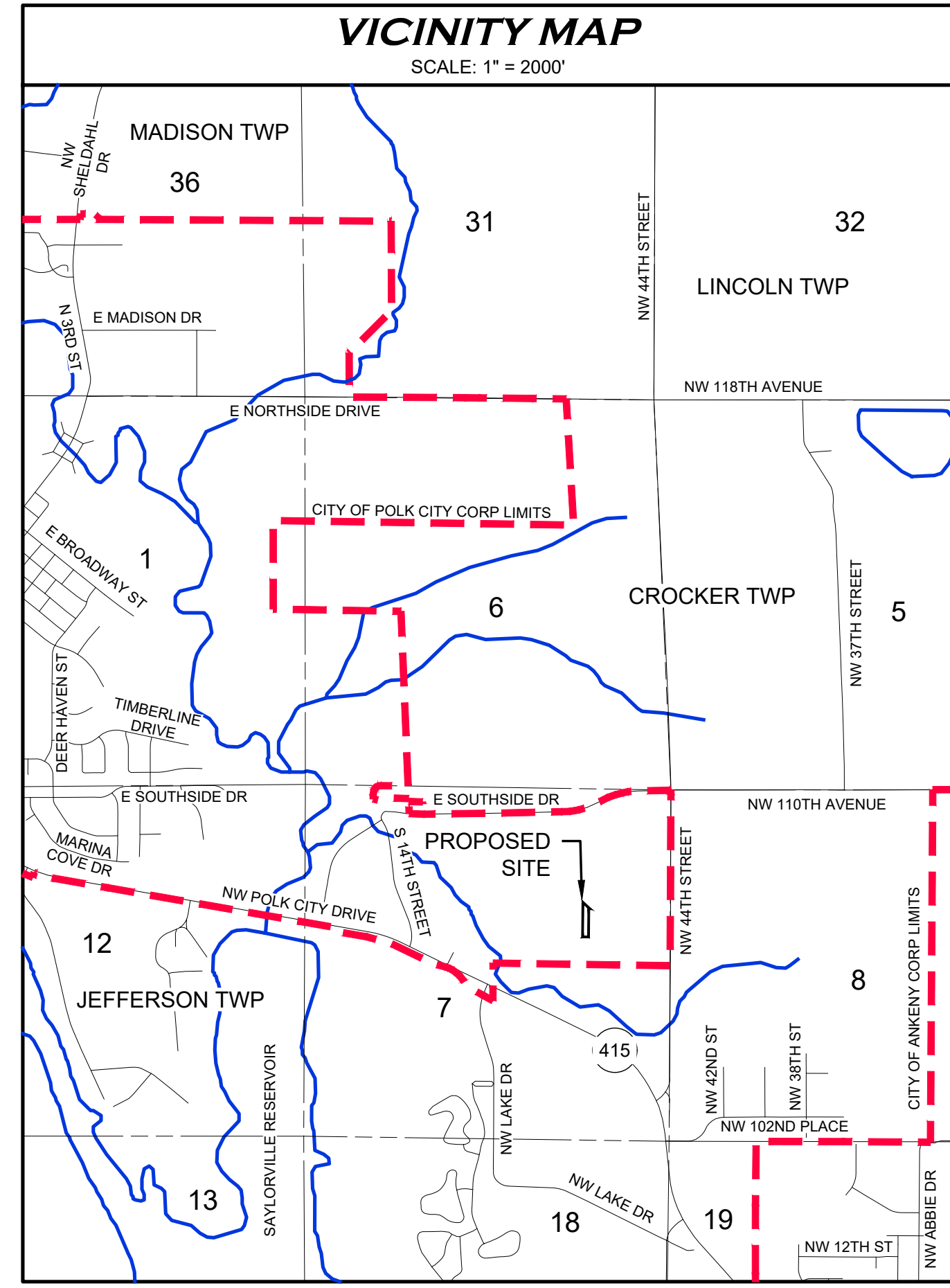
OWNER: MOECKLY FAMILY REVOCABLE LIVING TRUST
10751 NW 44TH ST
POLK CITY, IA 50226
MAILING ADDRESS: 3073 NE 125TH AVE
ELKHART, IA 50073

SW 1/4 OF NW 1/4 OF SECTION 08-80-24

POLK COUNTY ZONING: AT AGRICULTURAL TRANSITIONAL DISTRICT

PART OF NORTH HALF OF SW 1/4 OF SECTION 08-80-24

OWNER: BONNIE HUTCHINS
10515 NW 44TH ST
POLK CITY, IA 50226



ADJACENT PROPERTY OWNERS

PROPERTY #	PROPERTY OWNER	PROPERTY DESCRIPTION	ACRES WITHIN 250 FT BUFFER	% WITHIN 250 FT BUFFER
#1	GENEVIEVE E LILLSKAU	OUTLOT X, WHITE PINE PRAIRIE PLAT 1 & THE SOUTH 601.5 FEET OF THE EAST 1/2 OF THE NE 1/4 OF SECTION 07 - TWP 80 - RGE 24	8.71	62.5%
#2	ANTLER RIDGE LLC	LOT 3 RED CEDAR PRAIRIE PLAT 1	5.22	37.5%

OWNER / DEVELOPER

GENEVIEVE E LILLSKAU
10616 NW 44TH STREET
POLK CITY, IA 50226

ZONING NOTES

EXISTING ZONING :
R-2A TOWNHOME RESIDENTIAL DISTRICT
R-2 ONE AND TWO-FAMILY RESIDENTIAL DISTRICT

PROPOSED ZONING:
R-1 SINGLE FAMILY DETACHED RESIDENTIAL DISTRICT

PROPOSED ZONING: R-1 SINGLE FAMILY DETACHED RESIDENTIAL DISTRICT DESCRIPTION

THAT PART OF OUTLOT X, WHITE PINE PRAIRIE PLAT 1, AN OFFICIAL PLAT, LOCATED IN POLK CITY, POLK COUNTY, IOWA; AND THAT PART OF THE SOUTH 601.5 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 07, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTH 601.5 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 07; THENCE NORTH 00 DEGREES 34 MINUTES 17 SECONDS EAST, A DISTANCE OF 416.54 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 34 MINUTES 17 SECONDS EAST, A DISTANCE OF 517.32 FEET; THENCE SOUTH 47 DEGREES 10 MINUTES 01 SECONDS EAST, A DISTANCE OF 137.27 FEET; THENCE NORTH 89 DEGREES 25 MINUTES 43 SECONDS WEST, A DISTANCE OF 13.57 FEET; THENCE SOUTH 00 DEGREES 34 MINUTES 13 SECONDS WEST, A DISTANCE OF 425.00 FEET; THENCE NORTH 89 DEGREES 25 MINUTES 43 SECONDS WEST, A DISTANCE OF 88.03 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.97 ACRES MORE OR LESS.

1250 SW STATE STREET, SUITE A
ANKENY, IOWA 50023-2555
(515) 965-0123 phone - (515) 965-3322 fax
Civil Engineering - Land Surveying
Landscape Architecture

NILLES ASSOCIATES

REVISIONS:

- 1) _____
- 2) _____
- 3) _____
- 4) _____
- 5) _____
- 6) _____
- 7) _____

NOTICE: NILLES ASSOCIATES, INC. WAIVES ANY LIABILITY FOR ERRORS OR OMISSIONS IN THESE PLANS. SPECIFICATIONS AND NOTES WHICH CONTRADICT OR CONFLICT WITH THESE PLANS SHALL BE DEEMED VOID. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

PROJECT NAME: **PROPOSED ZONING: R-1 SINGLE FAMILY DETACHED RESIDENTIAL DISTRICT**
DESCRIPTION: **OUTLOT X, WHITE PINE PRAIRIE PLAT 1 & SOUTH 601.5 FEET OF THE EAST 1/2 OF THE NE 1/4 OF SECTION 07, POLK CITY, IOWA**

PROJECT NO.: 21255
DATE: 08/24/22
DRAWN BY: TJH
CHECKED BY: RJS
SHEET SIZE: 22" X 34"
SHEET TITLE: **RZ-R1**
SHEET NO.: 1/1

PETITION FOR REZONING

TO: Planning and Zoning Commission,
Mayor, and City Council

We, the undersigned owners of the following described property:

OUTLOT X, WHITE PINE PRAIRIE PLAT 1 AND

THE SOUTH 601.5 FEET OF THE EAST 1/2 OF THE NE 1/4 OF SECTION 07 - TWP 80 - RGE 24

Request that said property be rezoned from its present Zoning Classification of R-2 & R2A
to Zoning Classification R-1 for the purpose of
Zoning boundary clean up to match the rest of future Lot 1 Holly Woods

PROPERTY OWNER:

Genevieve E. Lillskau

Owner's Name (please print)

Genevieve E. Lillskau P.O.A.

Signature

PROPERTY OWNER (when jointly owned):

Owner's Name (please print)

Signature

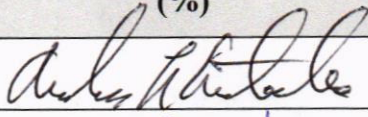
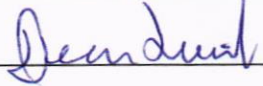
Title (if owned by Inc., LLC, or similar)

The above property owner(s) are herewith providing the following documentation:

- Signatures of owners of at least 50% of the area with a 250' buffer, exclusive of intervening ROW and alleys, surrounding the proposed rezoning (*See Page 2*)
- Table demonstrating sufficient consent of buffer area property owners (*See Page 3*)
- Rezoning Sketch depicting proposed zoning boundary line, all parcels within the buffer area, and ownership of each parcel. (*To be attached*)
- Two stamped and addressed envelopes for each property owner within buffer area which the City Clerk will use for required notice.
- Master Plan if rezoning to PUD or R-4 Mobile Home Parks.

CONSENT TABLE

(Percentage of Buffer Area Owners Consenting to Proposed Rezoning, by area)

Property Owner	Parcel Area within 250' Buffer (Acres)	% of Total 250' Buffer Area (%)	Consenting % Only (%)
GENEVIEVE E LILLSKAU	8.71 ACRES	62.5%	
ANTLER RIDGE, LLC	5.22 ACRES	37.5%	
TOTALS	13.93 Acres	100 %	%*

* Must have at least 50% Consent for Proposed Rezoning.

PRELIMINARY PLAT REVIEW

Date: September 15, 2022

 Prepared by: Kathleen Connor, Planner
 Travis D. Thornburgh, P.E.

Project: Antler Ridge Preliminary Plat

Project No.: 122.0178.01

GENERAL INFORMATION:

Applicant:	Antler Ridge, LLC
Property Owner:	Antler Ridge, LLC & Genevieve Lillskau
Requested Action:	Approval of Preliminary Plat
Location	West of NW 44 th Street & South of E. Southside Drive
Size:	138.46 acres
Zoning:	R-1 – Single Family R-2 – One & Two Family R-2A – Townhome C-2 – Commercial
Proposed Use:	150 SF lots; 43 bi-attached lots; 3 Commercial outlots; 2 Outlots; 1 Park; ROW



PROJECT DESCRIPTION:

On behalf of the developer, Nilles Engineering has submitted the Preliminary Plat for Antler Ridge. This Preliminary Plat is in general conformance with the concept plans provided during the rezoning process. This subdivision includes 75 R-1 lots and 75 R-2 lots that are intended for single family homes. This subdivision also includes 43 R-2A lots for townhomes that require Site Plan approval prior to construction. Also included is a 25.5-acre commercial outlot fronting on NW 44th Street and a 4.0-acre commercial outlot fronting on E. White Pine Drive to the north. A 0.77-acre outlot will be used for detention for the northern portion of the commercial area.

This subdivision now proposes to vacate a portion of E. Southside Drive by creating a new collector street system, similar to E. Southside Drive in Marina Cove, thus eliminating the need to upgrade this non-compliant street. E. Red Cedar is a collector street, running from NW 44th Street to E. Southside Drive at the northwest corner of the subdivision. E. White Pine Drive is a collector street, running from NW 44th Street through the commercial area to E. Southside Drive where it will eventually be extended to E. Northside Drive. E. Southside Drive/E. Antler Ridge Drive will be an east/west collector through the development. All other streets in this subdivision are local street. Water mains and sanitary sewers will serve the lots within this plat and provide for future extension. The developer proposes a multi-basin storm water management facility that will be privately maintained by the Homeowners/Business Owners Association.

ITEMS OF NOTE:

1. **Park & Recreational Trail.** The developer plans to dedicate a 3.06-acre park located west of the existing home on Lot 195. A minimum of 75% of this park area will be graded to 5% max., with the exception of an existing stand of trees that will remain. A Recreational Trail will be paved along the south side of Red Cedar Drive, from the park to SE 23rd Street. From SE 23rd Street, the trail will extend along the rear of Lots 1-9 east to NE 44th Street and along the rear of Lot Z north to E. Southside Drive. A trail will be constructed along the east side of Outlot Z to match the trail in Holly Woods.
2. **Zoning.** The current zoning on the property does not match the proposed lot layout. The developer will need to request a cleanup rezoning prior to final platting that revises the zoning district boundaries to match proposed lot lines and street centerlines to avoid confusion in the enforcement of zoning regulations.
3. **Traffic Impact Study.** Snyder & Associates has completed a draft TIS. The preliminary plat reflect the on-site public improvements to be constructed by the developer. Off-site improvements will be covered by a Development Agreement.
4. **E. Southside Drive.** City staff agrees with the concept to realign E. Southside Drive in order to avoid reconstruction of a large portion of this street, similar to the realignment of E. Southside Drive in the Marina Cove subdivision.
 - a. The north half of E. Southside Drive is owned by Polk County. City staff and the developer have had preliminary discussions with the county and they appear to be in agreement with the developer's plan to vacate a portion of this street. However, Polk County will need to provide written approval of this street vacation prior to Council approval of the construction drawings for any streets, storm sewers, or water main in this subdivision.
 - b. Vacation of portions of this right-of-way will require Public Hearings by both Polk City and Polk County. A revised Phasing Plan will need to be provided that addresses the sequence of construction and vacation in order to maintain traffic through all phases of development.
 - c. A Development Agreement may be required to define the city's and the developer's responsibility for resurfacing and/or reconstruction of E. Southside Drive. This Agreement will need to be approved prior to approval of the Construction Drawings for Antler Ridge Plat 1.
5. **Sanitary Sewer.** This Preliminary Plat includes relocation of the SE Trunk Sewer from its planned location along the creek to an overdepth sewer through Antler Ridge. A Development Agreement is required to define the city's responsibility for cost sharing associated with upsizing the sanitary trunk sewer and for overdepth construction, based on information provided by the developer and the SE Trunk Sewer Study. This Agreement will need to be approved by prior to approval of the Construction Drawings for Antler Ridge Plat 1 or Holly Woods Plat 1.

REVIEW COMMENTS:

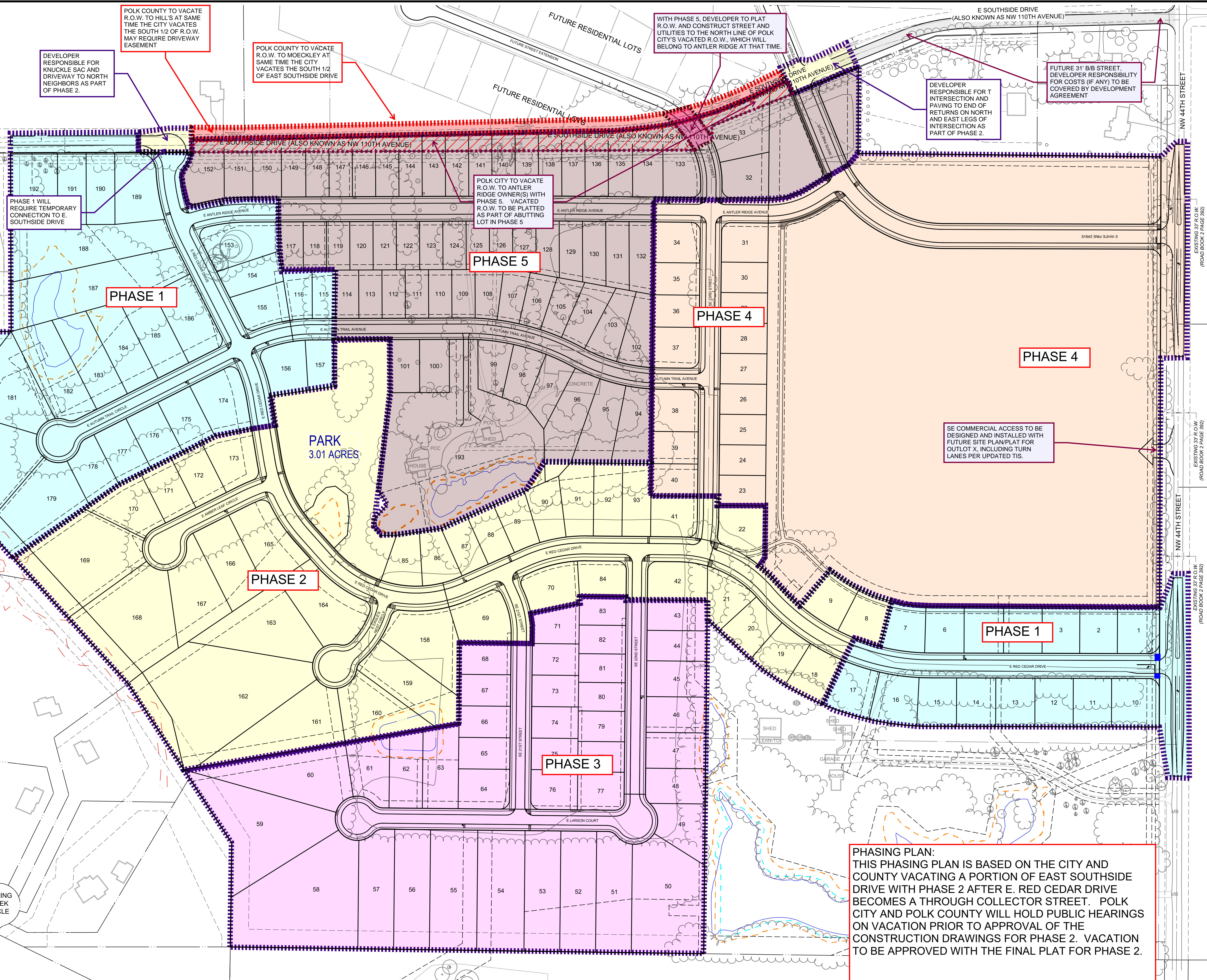
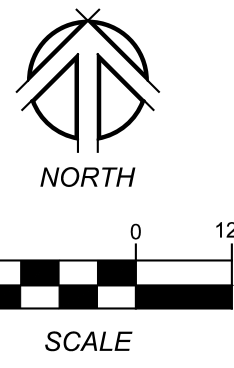
City staff and Snyder & Associates have reviewed the Preliminary Plat for conformance with Polk City's Subdivision Regulations, Polk City's Comprehensive Plan, SUDAS, and other applicable city codes. Pursuant to our review of Submittal #7, we offer the following comments:

1. Show and label the off-site Storm Sewer Easement for the Outlot X detention outlet. Add a note stating "the developer shall obtain the property owner's approval of the Storm Sewer Easement on Moeckly Farms LLC property, on a form that has been approved by the City Attorney, prior to approval of the construction drawings for said public improvement and prior to Polk County's vacation of any portion of the right-of-way for NW 110th Avenue (E. Southside Drive)."
2. Show and label the sanitary sewer easements across Outlot Y for the sanitary sewers to White Pine Prairie Plat 1.
3. Show and label the S.T.M.F.E. on Outlot X.

RECOMMENDATION:

Based on the satisfactory resolution of each of the foregoing comments, staff recommends P&Z approval of the Preliminary Plat for Antler Ridge, subject to the following:

1. Polk County's concurrence with the vacation of E. Southside Drive prior to approval of the construction drawings for Phase 1.
2. All P&Z recommendations and staff review comments being addressed in full prior to this item being placed on the City Council agenda.
3. The developer shall sign a Development Agreement(s) defining cost sharing responsibilities for the City and Developer for public improvements as prepared by the City Attorney, including but not limited to, overdepth installation and upsizing of sanitary sewer, reconstruction and vacation of E. Southside Drive, and cost-sharing of off-site roadway improvements required due to traffic growth related to this development prior to approval of the construction drawings for applicable improvements.
4. The developer shall submit a Petition for Rezoning to clean up the zoning for the entire subdivision prior to submittal of a Final Plat for any portion of this subdivision.
5. All professional billings being paid in full to the City of Polk City prior to Council action.



DEVELOPER RESPONSIBLE FOR KNUCKLE SAC AND DRIVEWAY TO NORTH NEIGHBORS AS PART OF PHASE 2.

POLK COUNTY TO VACATE R.O.W. TO HILL'S AT SAME TIME THE CITY VACATES THE SOUTH 1/2 OF R.O.W. MAY REQUIRE DRIVEWAY EASEMENT

POLK COUNTY TO VACATE R.O.W. TO MOECKLEY AT SAME TIME THE CITY VACATES THE SOUTH 1/2 OF EAST SOUTHSIDE DRIVE

WITH PHASE 5, DEVELOPER TO PLAT R.O.W. AND CONSTRUCT STREET AND UTILITIES TO THE NORTH LINE OF POLK CITY'S VACATED R.O.W., WHICH WILL BELONG TO ANTLER RIDGE AT THAT TIME.

DEVELOPER RESPONSIBLE FOR T INTERSECTION AND PAVING TO END OF RETURNS ON NORTH AND EAST LEGS OF INTERSECTION AS PART OF PHASE 2.

FUTURE 31' B/B STREET. DEVELOPER RESPONSIBILITY FOR COSTS (IF ANY) TO BE COVERED BY DEVELOPMENT AGREEMENT

PHASE 1 WILL REQUIRE TEMPORARY CONNECTION TO E. SOUTHSIDE DRIVE

POLK CITY TO VACATE R.O.W. TO ANTLER RIDGE OWNER(S) WITH PHASE 5. VACATED R.O.W. TO BE PLATTED AS PART OF ABUTTING LOT IN PHASE 5

SE COMMERCIAL ACCESS TO BE DESIGNED AND INSTALLED WITH FUTURE SITE PLAN/PLAT FOR OUTLOT X, INCLUDING TURN LANES PER UPDATED TIS.

PHASING PLAN:
 THIS PHASING PLAN IS BASED ON THE CITY AND COUNTY VACATING A PORTION OF EAST SOUTHSIDE DRIVE WITH PHASE 2 AFTER E. RED CEDAR DRIVE BECOMES A THROUGH COLLECTOR STREET. POLK CITY AND POLK COUNTY WILL HOLD PUBLIC HEARINGS ON VACATION PRIOR TO APPROVAL OF THE CONSTRUCTION DRAWINGS FOR PHASE 2. VACATION TO BE APPROVED WITH THE FINAL PLAT FOR PHASE 2.

1250 SW STATE STREET, SUITE A
 ANKENY, IOWA 50023-2555
 (515) 965-0123 phone • (515) 965-3322 fax
 Civil Engineering • Land Surveying
 Landscape Architecture



REVISIONS:

NOTE: NILES ASSOCIATES, INC. MAKES NO WARRANTY AS TO THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ENGINEERING INTENT OF THIS PLAN, OR TO OBTAIN AND/OR FOLLOW THE ENGINEERING DESIGNATIONS, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS WHICH ARE ALLEGED.

PROJECT NAME:
 ANTLE RIDGE
 POLK CITY, IOWA

PHASING PLAN

DESCRIPTION:

NAI NO.:	21255
DATE:	09/08/22
DRAWN BY:	RJS
CHECKED BY:	
SHEET SIZE:	24" X 36"
SHEET TITLE:	
SHEET NO.:	1/1

ANTLER RIDGE

PRELIMINARY PLAT

OWNERS

Antler Ridge LLC
5721 Merle Hay Road, Suite A
Johnston, Iowa 50131-1261
Contact - John Larson
Ph: 515-491-4090
johnlarson89@gmail.com

Genevieve Lillskau
10616 NW 44th Street
Polk City, Iowa 50226-1119
Contact - Andy Snetselaar
Ph: 515-240-7827

DEVELOPER

Antler Ridge LLC
5721 Merle Hay Road, Suite A
Johnston, Iowa 50131-1261
Contact - John Larson
Ph: 515-491-4090
johnlarson89@gmail.com

DEVELOPMENT SCHEDULE

Phase 1 Final Plat and Construction Drawings	Spring 2022
Sanitary sewer and Phase 1 construction	Summer 2022 - Spring 2023
Future phases	2023 - 2025

PARKLAND DEDICATION

Parkland dedication required = 4.91 Acres (214,004 SF)
995.95 SF / Single family lot x 153 lots = 153,381 SF
721.70 SF / Bi-Attached units x 84 units = 60,623 SF

Parkland dedication provided - 3.03 Acres (131,906 SF)
Useable area = 2.52 Acres (109,878 sf) 83.3%
Remaining 1.88 acres to be provided in fees or trail widening improvements. 1.88 x Fair Market Value

Final trail widening calculations will be provided and adjusted as required at the time of final plat and construction drawings for 1st Phase of development.

BENCHMARK

- East Quarter corner of Section 07, Township 80 North, Range 24 West; Stubby nail in centerline of NW 44th Street. Elevation = 965.53 feet (NAVD88)

SHEET LIST TABLE

SHEET NO.	SHEET TITLE	DESCRIPTION
1	PP-1	PRELIMINARY PLAT
2	PP-2	PRELIMINARY PLAT - OVERALL
3	PP-3	E SOUTHSIDE DRIVE & E RED CEDAR DRIVE
4	PP-4	E AUTUMN TRAIL CIRCLE & E AMBER LEAF CIRCLE
5	PP-5	E SOUTHSIDE DRIVE & E EAGLE'S NEST CIRCLE
6	PP-6	E LARSON COURT & SE 21ST STREET
7	PP-7	E ANTLER RIDGE AVENUE & E AUTUMN TRAIL AVENUE
8	PP-8	E AUTUMN TRAIL AVE & E RED CEDAR DR
9	PP-9	SE 21ST STREET & SE 22ND STREET
10	PP-10	E LARSON COURT & SE 22ND STREET
11	PP-11	E ANTLER RIDGE AVE & SE 23RD ST
12	PP-12	E AUTUMN TRAIL AVE & SE 23RD ST
13	PP-13	E WHITE PINE DR & E ANTLER RIDGE AVE
14	PP-14	OUTLOT Z
15	PP-15	E RED CEDAR DRIVE & NW 44TH STREET
16	PP-16	COMMERCIAL LANDSCAPE PLAN

GENERAL NOTES

- All materials and construction shall be in accordance with 2022 statewide urban design and specifications (SUDAS).
- The owner shall be responsible for obtaining all necessary permits for the project.
- The east line of the Northeast Quarter of Section 07, Township 80 North, Range 24 West, is assumed to bear South 00°10'28" West.
- Lot 33 and Lots 135-154 and Outlot X shall not be permitted direct access onto East Southside Drive.
- No lot shall be permitted more than one driveway or access.
- All field fences shall be removed, with the exception of the fence along the south plat boundary, as a plat improvement.
- Water Service: City of Polk City, Iowa.
- Sewage disposal: City of Polk City, Iowa.
- All existing wells and septic systems will be removed according to Iowa DNR standards.
- It shall be the developer's responsibility to apply for and obtain any storm water discharge permits from the Iowa Department of Natural Resources if said permits are required of this project.
- Overland Flowage Easement areas shall be maintained by the applicable property owner, including removal of obstructions of flow, maintenance of any ponds and pond outlet structures, and repair of any damage caused by erosion. The City shall have the right, but not the obligation, to enter the easement area to remove obstructions.
- The site lies within Zone X with areas of minimal flood hazard, as shown on the Flood Insurance Rate Map Community Panel Number 19153 C0045 F, with an effective date of February 1, 2019.
- Street lights and electrical distribution will be determined at the time of final platting.
- Franchise utility design and distribution will be coordinated at the time of final platting.
- All public improvements will require construction observation by the City of Polk City or their designated representative.
- All public improvements will require a 4-year maintenance bond prior to acceptance of the public improvements.
- All utility services shall be underground.
- The approximate area of proposed tree clearing is 9.45 acres for plat construction. Additional clearing may be necessary during the time when individual homes are constructed.
- Access to Outlot Z from NW 44th Street will be restricted to this predetermined access location as shown on PP-14.
- Additional fire hydrant assemblies will be required with the site plan for the commercial lots (Outlots X, Y and Z) to ensure that proper hydrant coverage is achieved based on proposed development. Water main will be required to be looped through said Lots at the time of site development.
- All proposed storm water management facilities, including basins, embankments, pipes, and structures will be maintained by the property owners of all lots in Holly Woods Plat 1 and in the Antler Ridge subdivision. At the time of final platting, a Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement will be executed that covers all property within both plats that will be updated with each subsequent final plat to specifically include the additional facilities and lots being final platted. Property owners will be responsible for annual inspections by a professional engineer and for maintaining and repairing all facilities. The Agreement will specify the method used to determine each lot's share of the costs for said inspections, maintenance, and repairs.
- Storm sewer subdrain shall be provided on both sides of all public streets.
- All pavement shall be 6" continuously reinforced concrete on a 6" granular sub-base, for all 26' & 31' wide curb streets. A pavement thickness design will be required for the portion of East Southside Drive from the intersection of Red Cedar Drive to the western plat boundary.
- Right-of-Way return radii at all intersections are 25 feet.
- A 10' wide recreational trail will be required along NW 44th Street in conjunction with the site plan for the commercial lots (Outlots Y & Z).
- A minimum of 4" of clean, lightly compacted topsoil shall be provided in park area. The park shall be seeded with a lawn mixture as approved by the City of Polk City.
- A photometric plan will be required as part of construction drawings submittal.
- A full Storm Water Management Plan will be submitted along with construction drawings for Antler Ridge or Holly Woods Plat 1, whichever is submitted first. The full Storm Water Management Plan will include measures to detain both the minor and major storm down to the pre-developed 5-year storm event. This plan will also describe the detention requirements for all commercial parcels.
- A geo-technical report was prepared for this property dated April 27, 2022.
- All R2-A lots with the exception of single family detached homes on an 85' lot, require City Council approval of a site plan for the townhomes prior to issuance of a building permit on Lots 1-41 and 133-134.
- A development agreement will be required to define the city and developers responsibilities for costs associated with design and construction of the SE Trunk Sanitary Sewer prior to approval of construction drawings for Antler Ridge Plat 1 or Holly Woods Plat 1.
- A development agreement will be required to define the city and developers responsibilities for costs associated with design and construction of the East Southside Drive Improvements prior to approval of construction drawings for Antler Ridge plat 1.
- All cul-de-sac right-of-way radii are 62 feet with a 33 feet radii return to the main line right-of-way. All cul-de-sac paving radii are 45 feet with a 50 feet radii return to the main line paving. All "eye brow" cul-de-sac right-of-way radii are 65 feet with a 33 feet radii return to the main line right-of-way. All "eye brow" cul-de-sac paving radii are 50 feet with a 50 feet radii return to the main line paving. The minimum paving centerline radii used for collectors was 333 feet and the minimum centerline radii used for local streets was 250 feet. More detailed geometric information will be shown on the construction drawings at the time of final design. Right-of-way and pavement width dimensions are shown on sheets PP-3 thru PP-15 as B-B dimensions.
- Sidewalk will be required to connect mailbox pads to nearest ramp or driveway connection as part of plat improvements.
- Construction fence shall be installed by contractor and inspected by a Polk City Construction Observer, within the area to be developed, prior to issuance of a grading permit or beginning construction.
- The owners of Outlots X and Z will be responsible for installing sidewalk connections to East Southside Drive at the time it is improved.
- All sanitary trunk sewer as part of this plat will be surcharged with 5' of soil for a minimum of 6 months prior to paving.
- Lots 42, 69, 70, 84, 160, 166, 167, & 175 are not allowed driveway connections to Red Cedar Drive due to proposed trail.
- Outlot O shall be owned by the Homeowners Association for Antler Ridge.
- Outlot N is not a buildable lot and will have ownership tied to adjacent Lot 181.
- The E. White Pine Drive / NW 44th Street intersection and the commercial access on NW 44th Street intersections will not be signalized in the future.
- There shall be no access to NW 44th Street from Outlot Y, Lot 1 or Lot 10.
- All R-2A lots are restricted to a single access to the adjacent street for each lot.
- Lots 22, 41-42, 69-70, 84, 152, 153, 155-156, 158, 164-165, 173-174 & 186 will not be allowed driveways along E. Red Cedar Drive in accordance with Polk City Code.
- Lots 31, 32, 34 & 133 will not be allowed driveways along E. Antler Ridge Avenue in accordance with Polk City Code.
- Easements shall be signed by the appropriate property owner or all temporary and permanent off-site improvements on a form that is acceptable to the City prior to approval of the Construction Drawings for Antler Ridge Plat 1 or Holly Woods.
- Outlot X is not a buildable lot and will be for storm water purposes only. A Storm Water Maintenance Facility Easement will encompass the entire lot.
- The location of the fire hydrant on Lot 195 will be reviewed on the construction drawings. Additional pavement may be required by the Fire Chief for maneuvering fire trucks on this site.
- Written approval of cluster mailbox locations by the United States Postal Service will be required prior to approval of construction drawings.
- No fences or structures may be placed; no trees shall be planted; and no change of grade shall be permitted within the WRA easement areas.
- It will be the developer's responsibility to obtain written approval from WRA for any proposed grade changes within their easement areas, including filling the ditch behind Lots 133-152.
- Areas of Special Flood Hazard Area AE lie within Outlots 162A, 168A, 169A, 179A, 180A & 181A, which will be non buildable lots and permanently tied to the abutting and corresponding numbered lots.
- At NW 44th Street & E. Red Cedar Drive, the Developer of Outlot Z may be responsible for installing a southbound right turn lane in accordance with an updated TIS for the commercial development.
- At the future SE commercial entrance, the Developer of Outlot Z shall be responsible for installing a southbound right turn lane and 150' minimum northbound left turn lane with mirrored pavement widening on the north side of the intersection in accordance with an updated TIS for the commercial development. The Developer may also be responsible for a southbound right turn lane at the E. Southside Drive/NW 44th Street intersection, based on proposed uses of the commercial outlots.
- E. Southside Drive, from SE 23rd Street to E. Red Cedar Drive, will be removed as a plat improvement following Right-of-Way vacation and completion of E. Red Cedar Drive through this subdivision.
- A sanitary sewer service stub will be provided to 5069 NW 110th Avenue, Polk City, Iowa as part of the Antler Ridge public improvements. The property owner will be responsible for extending a service line from this stub to their home.
- Lots 190, 191, and 192 will not be provided a sump collector service.
- Storm sewer, temporary swales, and temporary drainage areas for the commercial outlots will be designed and provided as part of the construction drawings for Lots 1-7 and Lots 10-17 or Lots 150-156 and 174-192, whichever comes first.
- Existing water main on E. Southside Drive from the west side of E. 23rd Street to the east side of the knuckle will be abandoned at the same time E. Southside Drive is vacated.

ZONING

SEE SHEET PP-2 FOR ZONING AREA DESIGNATIONS

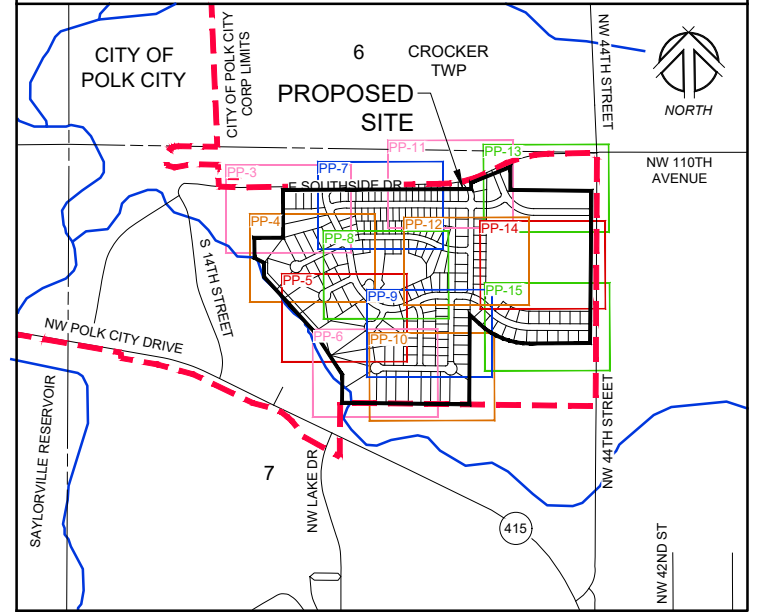
- R-1 Single Family Detached Residential District** (Lots 49-63, 85-101, 150-156 & 158-193)
Minimum Lot Width - 80 feet
Front Yard Setback - 35 feet
Rear Yard Setback - 35 feet (dwellings) / 45 feet (other principal structures)
Side Yard Setback - 8 feet (one family detached) / 20 feet (other principal structures)
- R-2 One and Two-Family Residential District** (Lots 42-48, 64-84, 102-132, 135-149 & 157)
Minimum Lot Width - 65 feet SF, 85 feet 2F, 42.5 feet BI
Front Yard Setback - 30 feet
Rear Yard Setback - 35 feet (dwellings)
35 feet (other principal structures)
Side Yard Setback - 8 feet (one family detached)
15 feet (other principal structures)
- R-2A Townhome Residential District (Lots 1-41, 133 & 134)**
Minimum Lot Width - 85 feet TH, 100 feet MFI
Front Yard Setback - 30 feet
Rear Yard Setback - 35 feet (dwellings)
35 feet (other principal structures)
Side Yard Setback - 12.5 feet
- C-2 Commercial District (Outlots X, Y, & Z)**
Front Yard Setback - 25 feet
Rear Yard Setback - 35 feet, for each foot that the front yard is increased over 25 feet, the rear yard may be decreased proportionately, except that where the rear yard adjoins an "R" District, there shall be a minimum rear yard of 20 feet required adjacent to said lot line or the width of the required buffer easement whichever is greater.
Side Yard Setback - None, except 20 feet where adjacent to "R" residential districts or the width of the required buffer easement, whichever is greater.
Building Height Limit - 4 stories or 60 feet

LEGEND

Existing / Proposed	Existing / Proposed	Existing / Proposed
IR Round iron rebar	● Found monument 5/8" IR with red cap #18530 unless otherwise noted	○ Set monument 5/8" IR with blue cap #26306 unless otherwise noted
IP Portland cement concrete	▲	△ Address
ACC Asphaltic cement concrete	○	○ Spot elevation
FL Pipe flowline elevation	○	○ Sanitary sewer manhole
RCP Reinforced concrete pipe	○	○ Well
CMP Corrugated metal pipe	○	○ Storm sewer manhole
CPP Corrugated plastic pipe	○	○ Cleanout
PVC Polyvinyl chloride pipe	○	○ Water service shut-off
CIP Cast iron pipe	○	○ Water main manhole
B.E. Buffer easement	○	○ Monitoring well
P.U.E. Public utility easement	○	○ Yard hydrant
O.F.E. Overland Flowage easement	○	○ Well
S.W.F.E. Surface Water Flowage easement	○	○ Gas meter
S.T.M.F.E. Storm Water Maintenance Facility Easement & Agreement	○	○ Gas valve
G.E. Gas easement	○	○ Air conditioning unit
I.E.E. Ingress / Egress easement	○	○ Electric manhole
L.E. Landscape buffer easement	○	○ Electric meter
P.W.E. Parkway easement	○	○ Electric pedestal
R.T.E. Recreational trail easement	○	○ Electric transformer
S.S.E. Sanitary sewer easement	○	○ Utility hand hole
S.T.S.E. Storm sewer easement	○	○ Utility pole
S.W.E. Sidewalk easement	○	○ Utility pole with light
W.E. Water main easement	○	○ Light pole
B/B Back of curb to back of curb	○	○ GUY wire
Section line	○	○ Traffic signal
Proposed boundary line	○	○ Traffic signal with light
Existing boundary line	○	○ Traffic manhole
Future boundary line	○	○ Communication pedestal
Proposed easement line	○	○ Telephone booth
Existing easement line	○	○ TV pedestal
Setback line	○	○ Street sign
Special Flood Hazard Area Zone AE line	○	○ Down spout
Flood Hazard Area Zone X line	○	○ Tree shrub
Edge of delineated wetland line	○	○ Deciduous tree and trunk diameter
Zoning boundary line	○	○ Coniferous tree and trunk diameter
Barbed wire fence line	○	○ Swale flowline
Chain-link fence line	○	○ Edge of tree drip line
Edge of water	○	○ Proposed orange construction fence and grading limit line
Straw Wattle	○	○ Proposed street light
Silt fence	○	○ 250 foot hydrant radius
Sanitary sewer & size	○	○ Buildable area within lot
Storm sewer & size	○	
Water main & size	○	
Gas main & size	○	
Overhead electric & wires	○	
Overhead communication	○	
Underground electric	○	
Underground television	○	
Underground communication	○	
Contour elevation	○	
900'	○	
Phase 1 construction line	○	
Trees to be cleared for plat construction	○	

VICINITY MAP

SCALE: 1" = 1000'



LEGAL DESCRIPTION

Those parts of Lot A and Lot 3, RED CEDAR PRAIRIE PLAT 1, an official plat, located in and forming a part of Polk City, Polk County, Iowa; AND those parts of Lot B and Outlot X, WHITE PINE PRAIRIE PLAT 1, an official plat, located in and forming a part of Polk City, Polk County, Iowa; AND that part of the existing East Southside Drive right-of-way, which lies in the Southwest Quarter and Southeast Quarter of Section 07, Township 80 North, Range 24 West of the 5th P.M., located in and forming a part of Polk City, Polk County, Iowa, and being more particularly described as follows:

Beginning at the southeast corner of said Lot 3; thence North 89 degrees 10 minutes 30 seconds West, along the south line of said Lot 3, a distance of 1322.23 feet, to the westerly line of said Lot 3; thence North 00 degrees 48 minutes 06 seconds East, along said westerly line of Lot 3, a distance of 289.73 feet; thence North 33 degrees 02 minutes 14 seconds West, continuing along said westerly line of Lot 3, a distance of 531.53 feet; thence North 42 degrees 21 minutes 48 seconds West, continuing along said westerly line of Lot 3, a distance of 389.19 feet; thence North 04 degrees 25 minutes 30 seconds West, continuing along said westerly line of Lot 3, a distance of 390.00 feet; thence North 00 degrees 29 minutes 14 seconds West, continuing along said westerly line of Lot 3, a distance of 146.28 feet; thence North 62 degrees 10 minutes 49 seconds West, continuing along said westerly line of Lot 3, a distance of 112.02 feet; thence North 00 degrees 12 minutes 33 seconds West, to the south line of Lot 2, said RED CEDAR PRAIRIE PLAT 1, a distance of 208.36 feet; thence North 89 degrees 48 minutes 04 seconds East, along said south line of Lot 2, a distance of 300.00 feet, to the east line of Lot 2; thence North 00 degrees 12 minutes 33 seconds West, along said east line of Lot 2, a distance of 498.00 feet, to the north line of said Lot 3; thence North 89 degrees 48 minutes 04 seconds East, along said north line of Lot 3, a distance of 505.30 feet; thence North 00 degrees 11 minutes 56 seconds West, a distance of 35.00 feet, to the centerline of said existing East Southside Drive; thence North 89 degrees 48 minutes 04 seconds East, along said centerline of existing East Southside Drive, a distance of 148.25 feet; thence North 89 degrees 39 minutes 22 seconds East, continuing along said centerline of existing East Southside Drive, a distance of 1015.99 feet, thence northeasterly 419.07 feet along a curve to the left, tangent to the last described line, continuing along said centerline of existing East Southside Drive, having a radius of 1000.00 feet, a delta angle of 24 degrees 00 minutes 39 seconds, and a chord distance of 416.01 feet which bears North 76 degrees 39 minutes 03 seconds East; thence North 64 degrees 38 minutes 44 seconds East, tangent to the last described curve, continuing along said centerline of existing East Southside Drive, a distance of 105.50 feet; thence South 21 degrees 56 minutes 25 seconds East, a distance of 40.15 feet, to the north line of said Outlot X; thence North 68 degrees 03 minutes 35 seconds East, along said north line of Outlot X, a distance of 198.17 feet, to the west line of Lot 2, said WHITE PINE PRAIRIE PLAT 1; thence South 00 degrees 10 minutes 29 seconds West, along said west line of Lot 2, a distance of 239.75 feet, to the north line of said Outlot X; thence South 89 degrees 21 minutes 26 seconds East, along said north line of Outlot X, a distance of 846.00 feet, to the east line of said Outlot X; thence South 00 degrees 10 minutes 28 seconds West, along said east line of Outlot X, a distance of 1592.42 feet; thence North 89 degrees 49 minutes 32 seconds West, a distance of 641.23 feet; thence northwesterly 573.29 feet along a curve to the right, tangent to the last described line, having a radius of 770.00 feet, a delta angle of 42 degrees 39 minutes 32 seconds and a chord distance of 560.14 feet which bears North 68 degrees 29 minutes 46 seconds West; thence North 47 degrees 10 minutes 01 second West, tangent to the last described curve, a distance of 137.27 feet, to said the east line of said Lot 3; thence South 00 degrees 34 minutes 17 seconds West, along said east line of Lot 3, a distance of 933.85 feet, to said south line of said Lot 3 and the Point of Beginning.
Containing 140.28 acres more or less.

Said parcel is subject to any and all restrictions, covenants and easements of record.

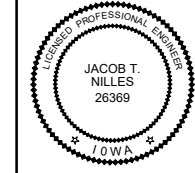
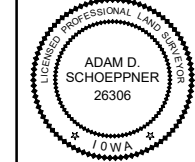
CERTIFICATIONS

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.

Signature: _____ Date: _____
Name: Adam D. Schoepfner, P.L.S. No. 26306
My license renewal date is December 31, 2023
Date of survey: 02/28/22
Pages or sheets covered by this seal: This sheet only

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

Signature: _____ Date: _____
Name: Jacob T. Nilles, P.E. No. 26369
My license renewal date is December 31, 2023
Date of survey: _____
Pages or sheets covered by this seal: All sheets



1250 SW STATE STREET, SUITE A
ANKENY, IOWA 50023-2555
(515) 965-0723 phone - (515) 965-3322 fax
Civil Engineering - Land Surveying
Landscape Architecture

NILLES ASSOCIATES

REVISIONS:
1) 1/28/22 PER COMMENTS DATED 4-1-22
2) 1/28/22 PER COMMENTS DATED 6-17-22
3) 1/28/22 PER COMMENTS DATED 8-16-22
4) 1/28/22 PER COMMENTS DATED 8-16-22
5) 1/28/22 PER COMMENTS DATED 8-16-22
6) 1/28/22 PER COMMENTS DATED 8-16-22
7) 1/28/22 PER COMMENTS DATED 8-16-22

NOTE: NILLES ASSOCIATES, INC. WARRANTS THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND COMPLETE TO THE BEST OF OUR KNOWLEDGE AND BELIEF AT THE TIME OF PREPARATION. WE DO NOT WARRANT OR MAKE ANY REPRESENTATIONS REGARDING THE USE OR THE RESULTS OF THE USE OF THE INFORMATION CONTAINED HEREIN IN CONNECTION WITH ANY OTHER MATTER.

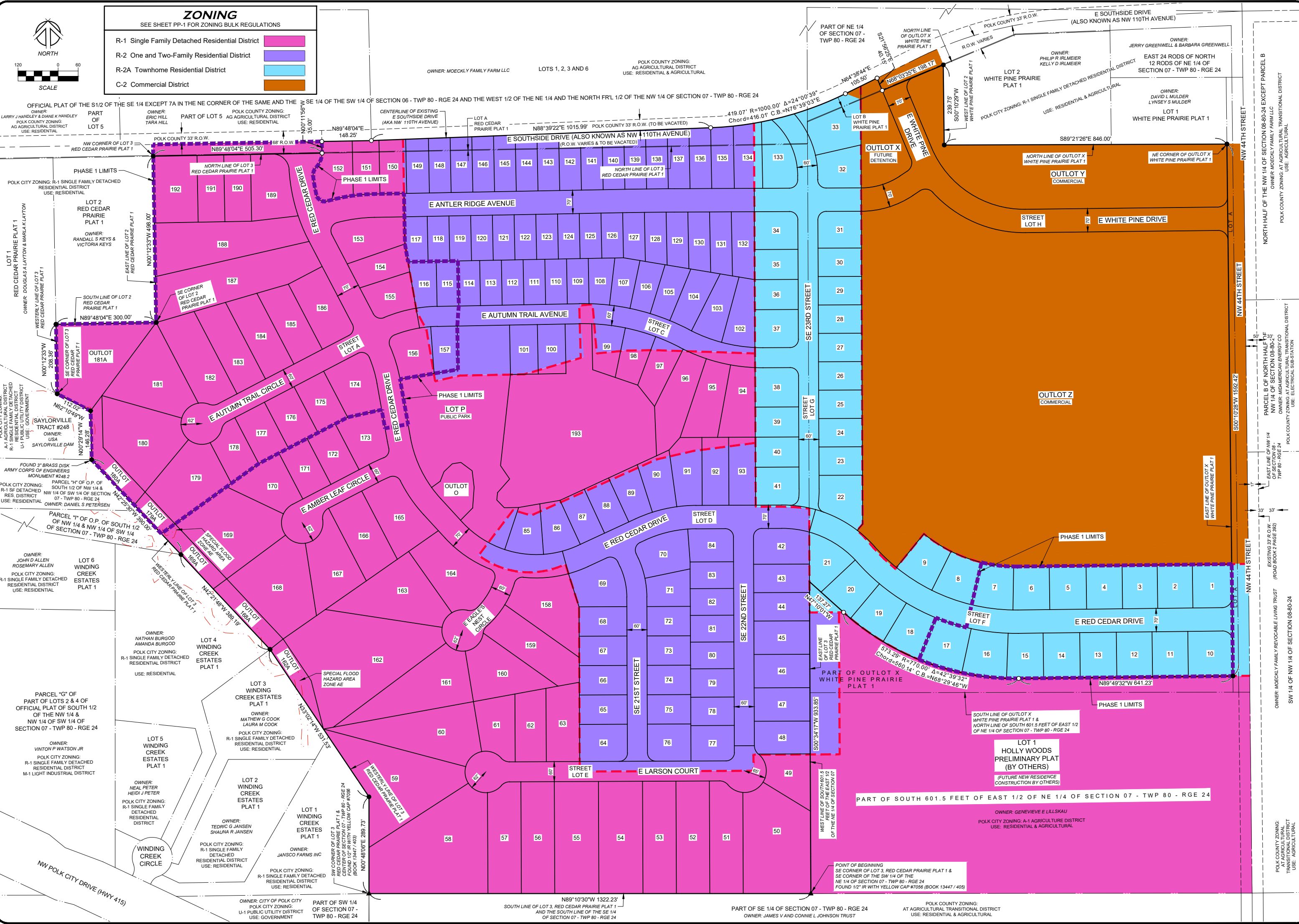
ANTLER RIDGE
LOT 3 RED CEDAR PRAIRIE PLAT 1 & PART OF OUTLOT X WHITE PINE PRAIRIE PLAT 1, POLK CITY, IOWA

PRELIMINARY PLAT

PROJECT NAME: _____
DESCRIPTION: _____

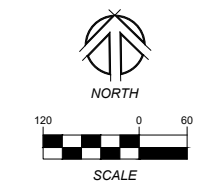
DATE: 03/23/22
DRAWN BY: TJH
CHECKED BY: RJS

NAI NO.: 21255
SHEET NO.: 1/16
SHEET TITLE: PP-1
SHEET SIZE: 24" X 36"



ZONING
SEE SHEET PP-1 FOR ZONING BULK REGULATIONS

- R-1 Single Family Detached Residential District
- R-2 One and Two-Family Residential District
- R-2A Townhome Residential District
- C-2 Commercial District



NILLES ASSOCIATES
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Landscape Architecture

ANTLER RIDGE PRELIMINARY PLAT - OVERALL

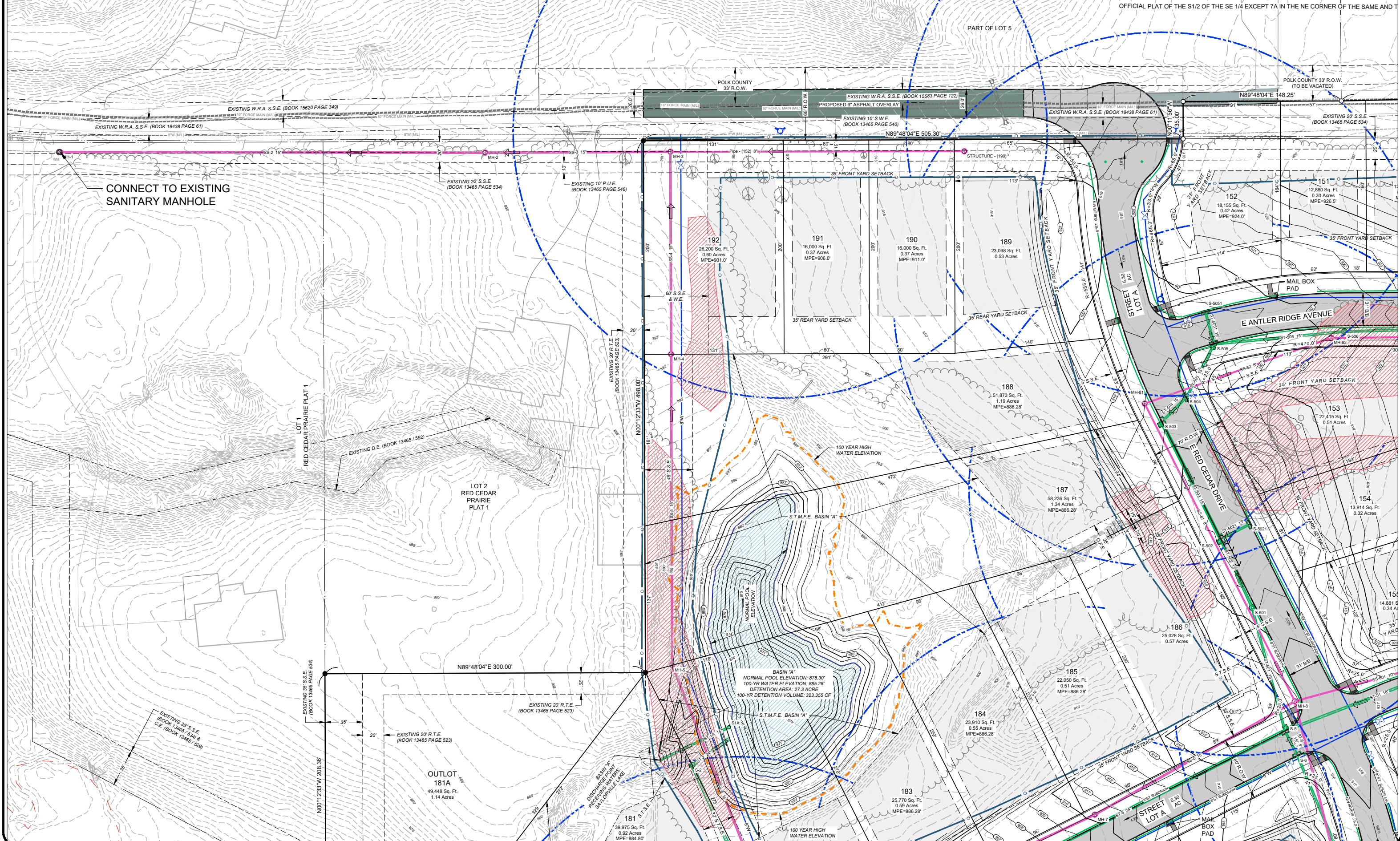
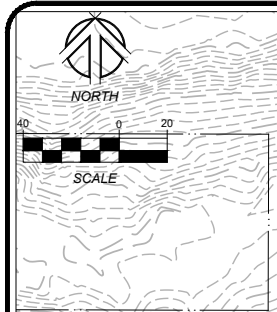
LOT 3 RED CEDAR PRAIRIE PLAT 1 IS PART OF OUTLOT X WHITE PINE PRAIRIE PLAT 1, POLK COUNTY, IOWA

PROJECT NAME: ANTLER RIDGE PRELIMINARY PLAT 1, POLK COUNTY, IOWA

DATE: 03/23/22
DRAWN BY: TJH
CHECKED BY: RJS
SHEET SIZE: 24" X 36"
SHEET TITLE: PP-2
SHEET NO.: 2/16

REVISIONS:
1) 1/12/22 PER COMMENTS DATED 4-1-22
2) 1/12/22 PER COMMENTS DATED 6-1-22
3) 1/12/22 PER COMMENTS DATED 6-1-22
4) 1/12/22 PER COMMENTS DATED 6-1-22
5) 1/12/22 PER COMMENTS DATED 6-1-22
6) 1/12/22 PER COMMENTS DATED 6-1-22
7) 1/12/22 PER COMMENTS DATED 6-1-22

NOTE: NILLES ASSOCIATES, THE ENGINEER, HAS REVIEWED THE PLAT AND FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE IOWA SURVEYING AND MAPPING ACT AND THE POLK COUNTY ZONING ORDINANCES. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAT AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAT AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.



CONNECT TO EXISTING
SANITARY MANHOLE

PART OF LOT 5

PART OF LOT 5

OFFICIAL PLAT OF THE S1/2 OF THE SE 1/4 EXCEPT 7A IN THE NE CORNER OF THE SAME AND T

LOT 1
RED CEDAR PRAIRIE PLAT 1

LOT 2
RED CEDAR
PRAIRIE
PLAT 1

OUTLOT
181A
49,448 Sq. Ft.
1.14 Acres

192
26,200 Sq. Ft.
0.60 Acres
MPE=901.0'

191
16,000 Sq. Ft.
0.37 Acres
MPE=906.0'

190
16,000 Sq. Ft.
0.37 Acres
MPE=911.0'

189
23,996 Sq. Ft.
0.55 Acres

188
51,873 Sq. Ft.
1.19 Acres
MPE=886.28'

187
58,236 Sq. Ft.
1.34 Acres
MPE=886.28'

153
22,415 Sq. Ft.
0.51 Acres

154
13,914 Sq. Ft.
0.32 Acres

184
23,910 Sq. Ft.
0.55 Acres
MPE=886.28'

183
25,770 Sq. Ft.
0.59 Acres
MPE=886.28'

181
39,975 Sq. Ft.
0.92 Acres
MPE=884.80'

1250 SW STATE STREET, SUITE A
ANKENY, IOWA 50023-2555
(515) 965-0123 phone - (515) 965-3322 fax
Civil Engineering - Land Surveying
Landscape Architecture

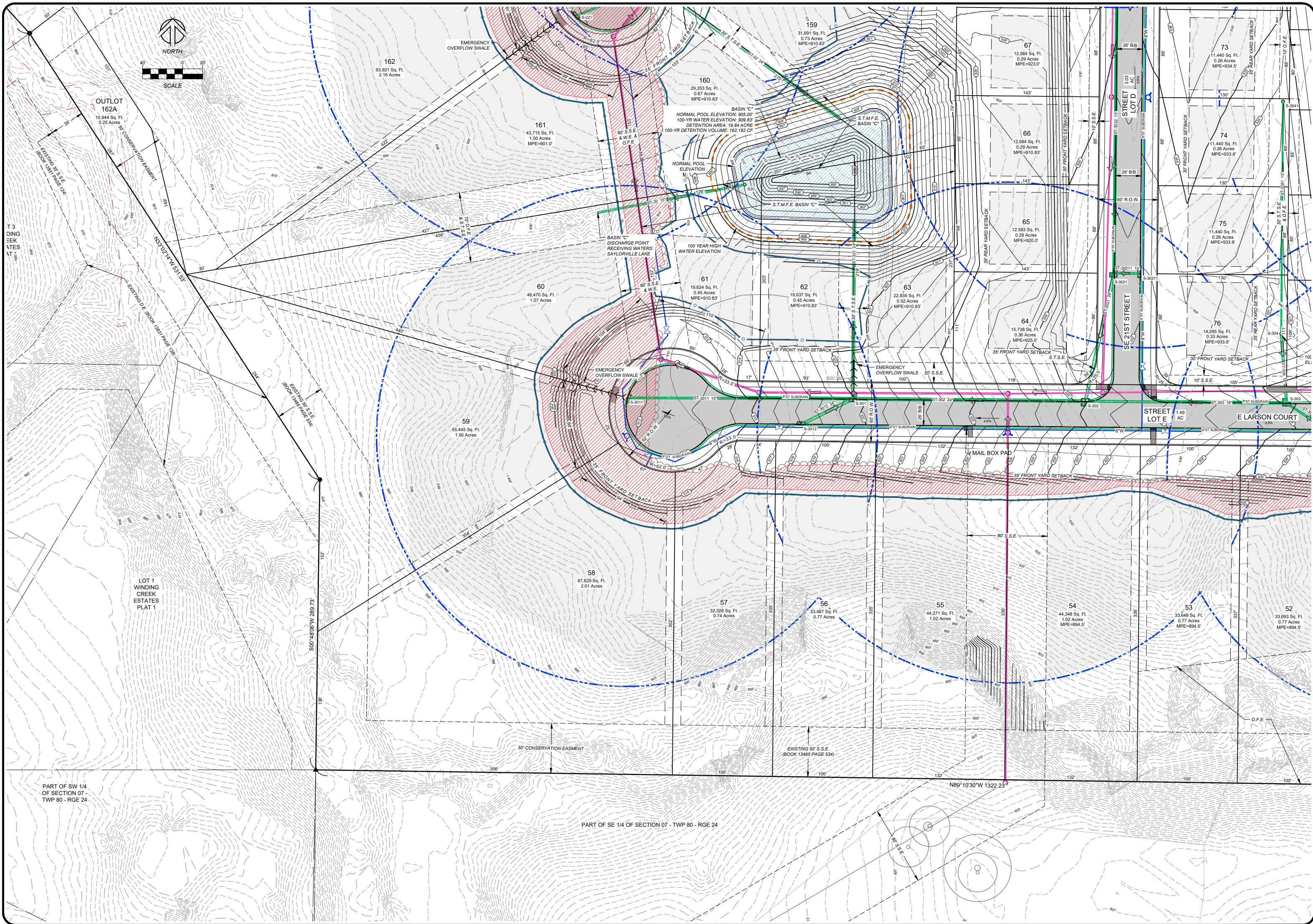
NILLES ASSOCIATES

REVISIONS:
1) 1/20/22 PER COMMENTS DATED 4-1-22
2) 1/20/22 PER COMMENTS DATED 6-1-22
3) 1/20/22 PER COMMENTS DATED 8-1-22
4) 1/20/22 PER COMMENTS DATED 8-1-22
5) 1/20/22 PER COMMENTS DATED 8-1-22
6) 7/22

NOTE: ALL ASSOCIATES IN THE WHITE BOUNDARY ARE REGISTERED PROFESSIONAL ENGINEERS OR SURVEYORS WHOSE LICENSES ARE CURRENT AND VALID IN THE STATE OF IOWA. THE ENGINEERING AND SURVEYING WORK IS THE SOLE RESPONSIBILITY OF THE ENGINEER OR SURVEYOR. NO CONFLICTS WHICH ARE ALLEGED.

PROJECT NAME:
ANTLER RIDGE
LOT 3 RED CEDAR PRAIRIE PLAT 1 - E PART OF OUTLOT X WHITE PINE PRAIRIE PLAT 1, POLK COUNTY, IOWA
E SOUTHSIDE DRIVE & E RED CEDAR DRIVE

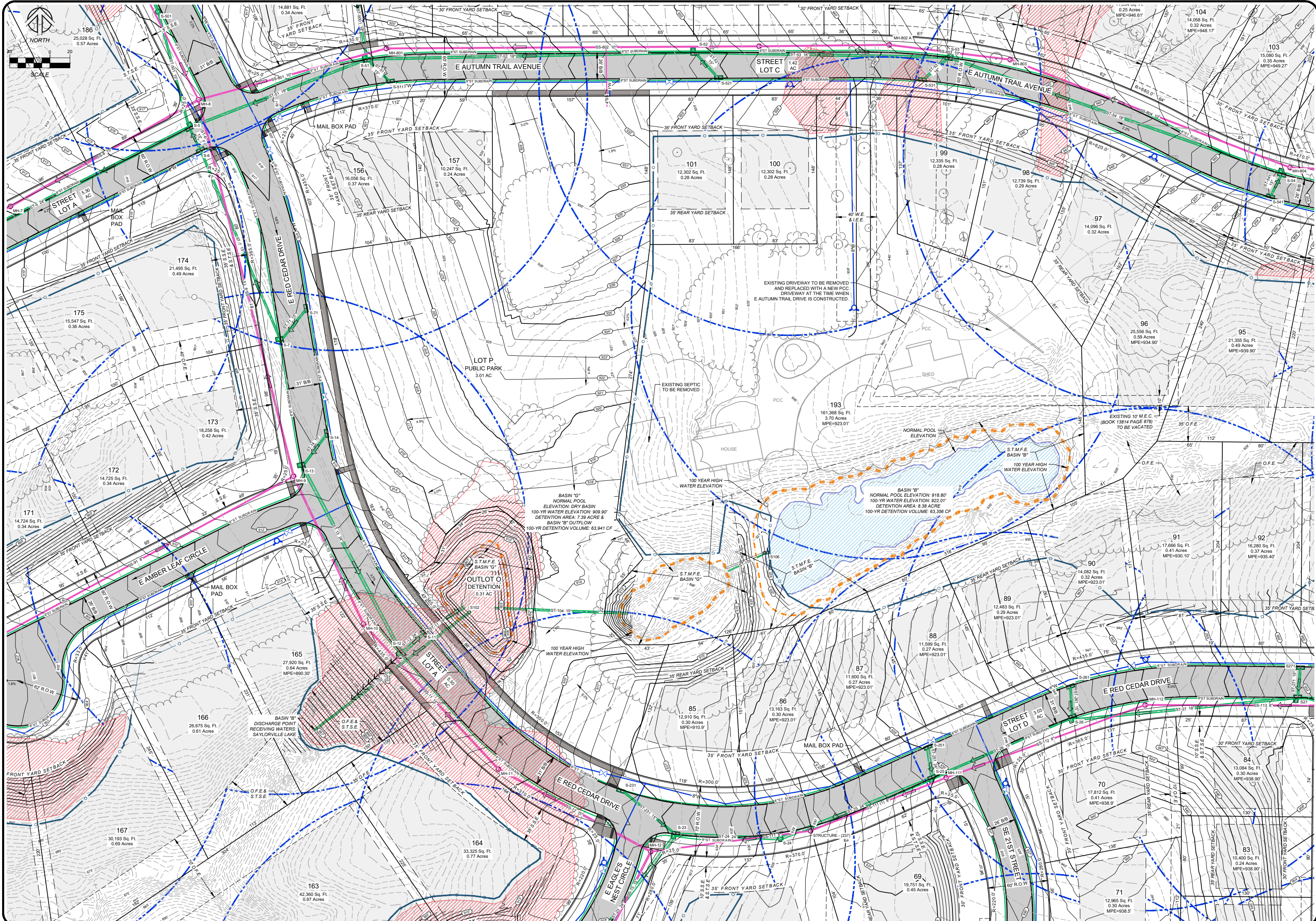
PROJECT NO.: 21255
DATE: 03/23/22
DRAWN BY: TJH
CHECKED BY: RJS
SHEET NO.: 3 / 16
SHEET SIZE: 24" X 36"
SHEET TITLE: PP-3



NILLES ASSOCIATES
1250 SW STATE STREET, SUITE A
ANKENY, IOWA 50023-2555
(515) 965-0123 phone • (515) 965-3322 fax
Civil Engineering • Land Surveying
Landscape Architecture

ANTLER RIDGE
LOT 3 RED CEDAR PRAIRIE PLAT 1 IS PART OF OUTLOT X WHITE PINE PRAIRIE PLAT 1, POLK COUNTY, IOWA
E LARSON COURT & SE 21ST STREET

PROJECT NAME	ANTLER RIDGE
DESCRIPTION	LOT 3 RED CEDAR PRAIRIE PLAT 1 IS PART OF OUTLOT X WHITE PINE PRAIRIE PLAT 1, POLK COUNTY, IOWA
DATE	03/23/22
DRAWN BY	TJH
CHECKED BY	RJS
SHEET NO.	PP-6
SHEET TOTAL	6/16



1250 SW STATE STREET, SUITE A
 ANKENY, IOWA 50023-2555
 (515) 965-0123 phone • (515) 965-3322 fax
 Civil Engineering • Land Surveying
 Landscape Architecture

NILLES ASSOCIATES

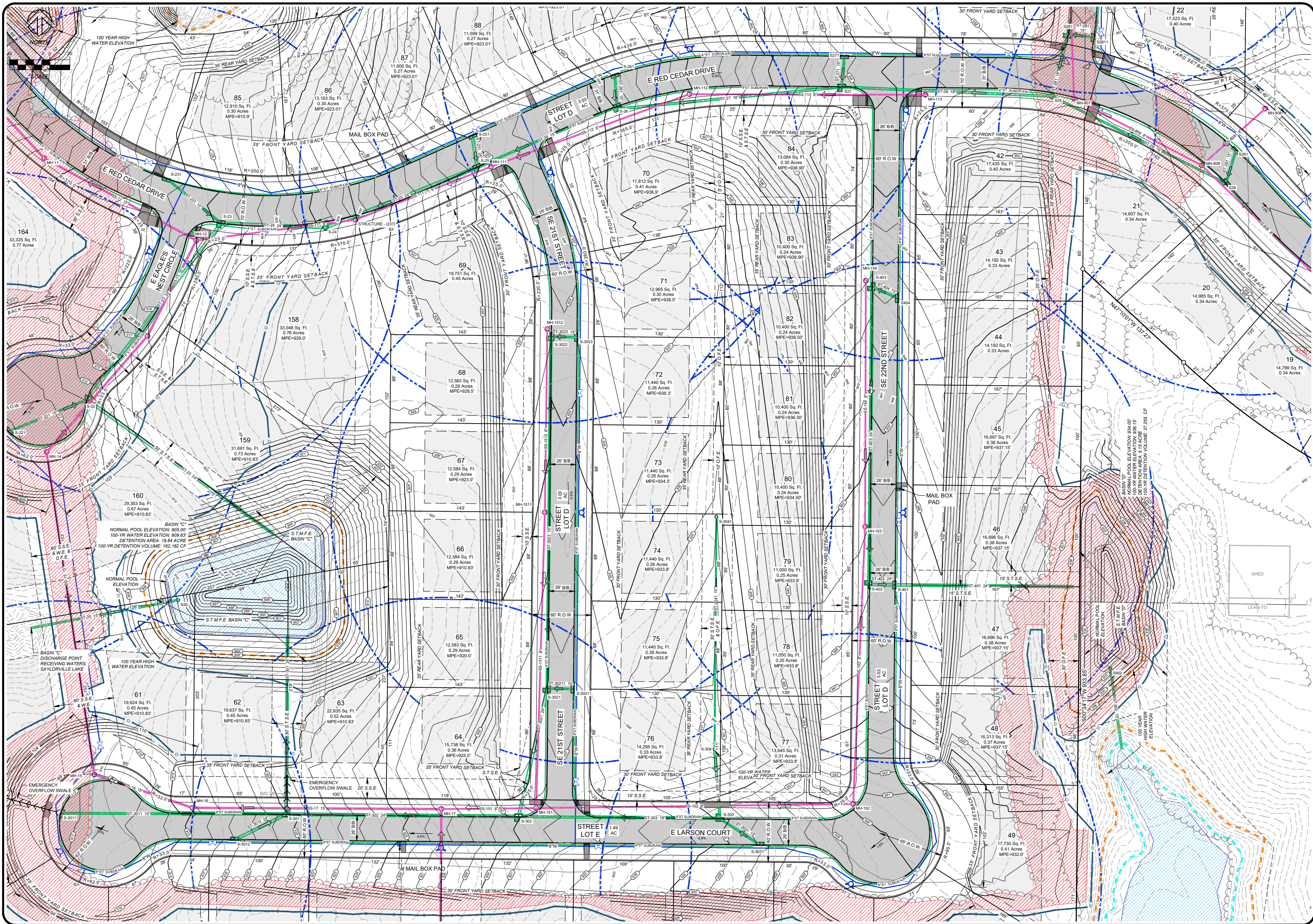
REVISIONS:
 1) 1/20/22 PER COMMENTS DATED 4-1-22
 2) 1/20/22 PER COMMENTS DATED 6-17-22
 3) 1/20/22 PER COMMENTS DATED 8-15-22
 4) 1/20/22 PER COMMENTS DATED 8-15-22
 5) 1/20/22 PER COMMENTS DATED 8-15-22

NOTE: NILES ASSOCIATES, INC. MAKES NO WARRANTY, EXPRESS OR IMPLIED, FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING AND FOLLOWING THE ENGINEER'S ADVICE. NILES ASSOCIATES, INC. ACCEPTS NO LIABILITY FOR CONFLICTS WHICH ARE ALLEGED.

PROJECT NAME:
ANTLER RIDGE
 LOT 3 RED CEDAR PRRIARE PLAT 1 - PART OF OUTLOT X WHITE PINE PRRIARE PLAT 1, POLK COUNTY, IOWA

DESCRIPTION:
E AUTUMN TRAIL AVE & E RED CEDAR DR

PROJECT NO.: 21255
 DATE: 03/23/22
 DRAWN BY: TJH
 CHECKED BY: RJS
 SHEET NO.: 8/16
 SHEET SIZE: 24" X 36"
 SHEET TITLE: PP-8



1250 SW STATE STREET, SUITE A
 ANKENY, IOWA 50023-2555
 (515) 965-0123 phone • (515) 965-3322 fax
 Civil Engineering • Land Surveying
 Landscape Architecture

REVISIONS:

- 1) 1/18/22 PER COMMENTS DATED 4-1-22
- 2) 1/18/22 PER COMMENTS DATED 6-1-22
- 3) 1/18/22 PER COMMENTS DATED 8-1-22
- 4) 1/18/22 PER COMMENTS DATED 9-1-22
- 5) 1/18/22 PER COMMENTS DATED 9-1-22
- 6) 1/18/22 PER COMMENTS DATED 9-1-22
- 7) 1/18/22 PER COMMENTS DATED 9-1-22

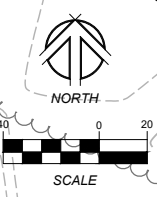
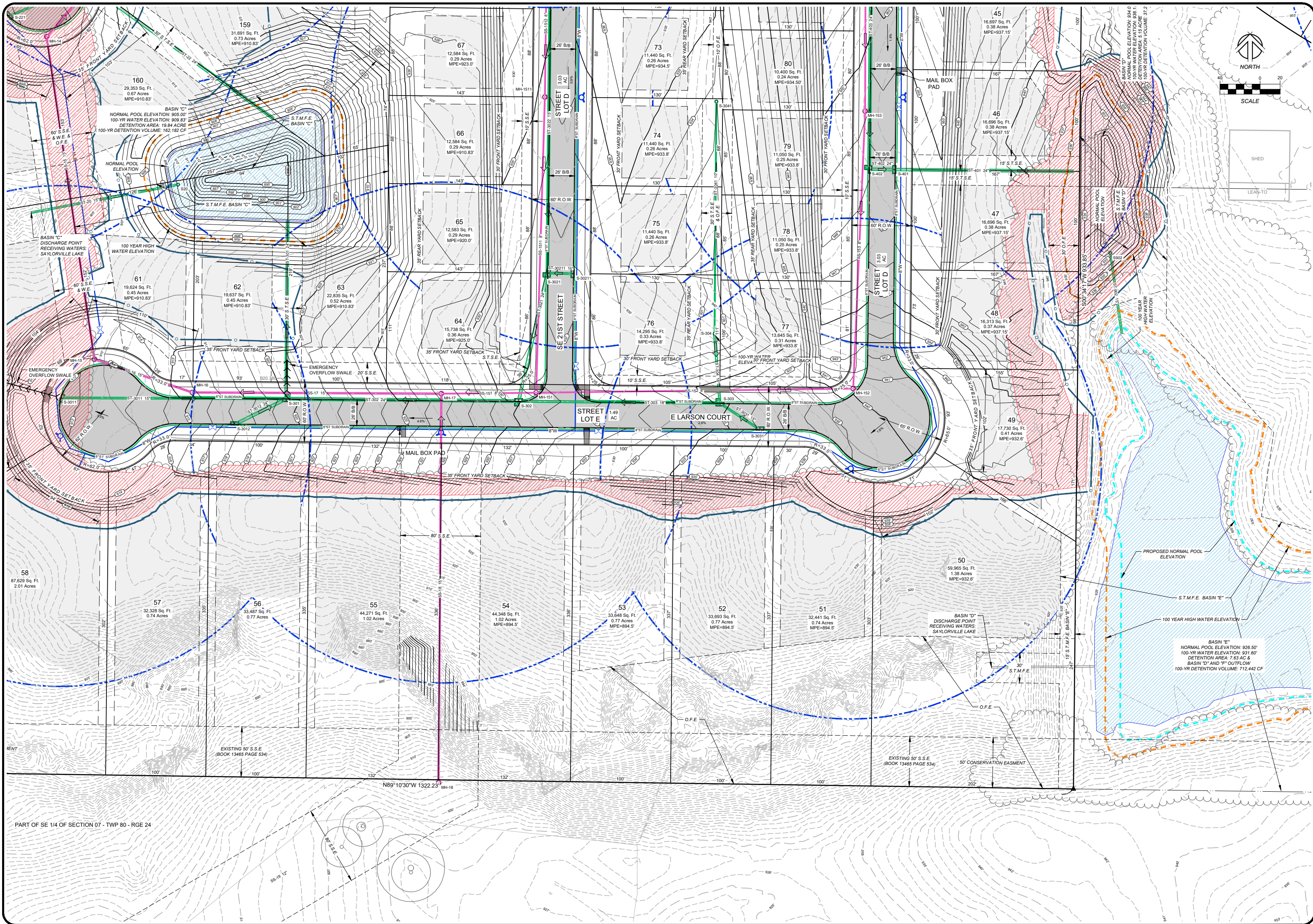
NOTES:

- 1) ALL ASSOCIATES IN THE WORK AREA SHALL BE ADVISED OF ANY CHANGES TO THE PLAN.
- 2) THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF ANKENY, IOWA.
- 3) THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE IOWA DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE.
- 4) THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES.
- 5) THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE IOWA DEPARTMENT OF REVENUE.
- 6) THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE IOWA DEPARTMENT OF SOCIAL SERVICES.
- 7) THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE IOWA DEPARTMENT OF HEALTH SERVICES.
- 8) THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE IOWA DEPARTMENT OF EDUCATION.
- 9) THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE IOWA DEPARTMENT OF LABOR.
- 10) THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE IOWA DEPARTMENT OF TREASURY.
- 11) THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE IOWA DEPARTMENT OF CULTURE AND ARTS.
- 12) THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE IOWA DEPARTMENT OF POLICE AND FIRE.
- 13) THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE IOWA DEPARTMENT OF CORRECTIONS.
- 14) THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE IOWA DEPARTMENT OF HUMAN SERVICES.
- 15) THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE IOWA DEPARTMENT OF PROFESSIONAL REGULATION.
- 16) THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE IOWA DEPARTMENT OF PUBLIC SAFETY.
- 17) THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE IOWA DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE.
- 18) THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES.
- 19) THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE IOWA DEPARTMENT OF REVENUE.
- 20) THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE IOWA DEPARTMENT OF SOCIAL SERVICES.
- 21) THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE IOWA DEPARTMENT OF HEALTH SERVICES.
- 22) THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE IOWA DEPARTMENT OF EDUCATION.
- 23) THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE IOWA DEPARTMENT OF LABOR.
- 24) THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE IOWA DEPARTMENT OF TREASURY.
- 25) THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE IOWA DEPARTMENT OF CULTURE AND ARTS.
- 26) THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE IOWA DEPARTMENT OF POLICE AND FIRE.
- 27) THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE IOWA DEPARTMENT OF CORRECTIONS.
- 28) THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE IOWA DEPARTMENT OF HUMAN SERVICES.
- 29) THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE IOWA DEPARTMENT OF PROFESSIONAL REGULATION.
- 30) THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE IOWA DEPARTMENT OF PUBLIC SAFETY.

ANTLER RIDGE
 LOT 3 RED CEDAR PRRIRE PLAT 1 IS PART OF OUTLOT X WHITE PINE PRRIRE PLAT 1, POLK COUNTY, IOWA

SE 21ST STREET & SE 22ND STREET

PROJECT NAME:	ANTLER RIDGE
DESCRIPTION:	LOT 3 RED CEDAR PRRIRE PLAT 1 IS PART OF OUTLOT X WHITE PINE PRRIRE PLAT 1, POLK COUNTY, IOWA
DATE:	03/23/22
DRAWN BY:	TJH
CHECKED BY:	RJS
SHEET NO.:	24
SHEET TITLE:	PP-9
SHEET NO.:	9/16



NILLES ASSOCIATES
1250 SW STATE STREET, SUITE A
ANKENY, IOWA 50023-2555
(515) 965-0123 phone • (515) 965-3322 fax
Civil Engineering • Land Surveying
Landscape Architecture

REVISIONS:

- 1) 10/20/22 PER COMMENTS DATED 4-13-22
- 2) 10/20/22 PER COMMENTS DATED 6-17-22
- 3) 10/20/22 PER COMMENTS DATED 8-16-22
- 4) 10/20/22 PER COMMENTS DATED 9-14-22
- 5) 10/20/22 PER COMMENTS DATED 9-14-22
- 6)
- 7)

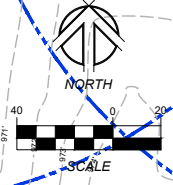
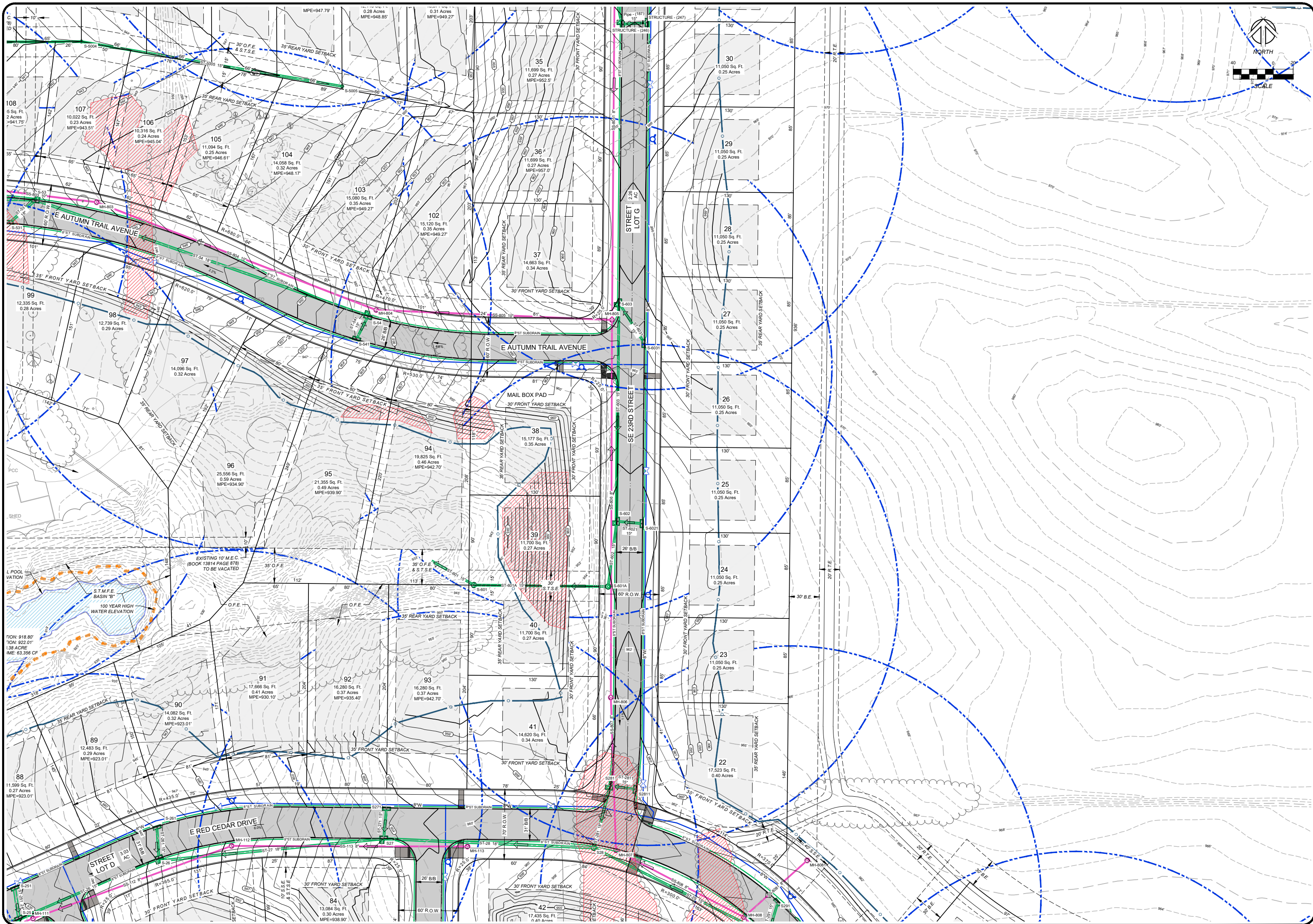
NOTES: NILLES ASSOCIATES, THE UNDERSIGNED, HAS PREPARED THIS PLAN FROM INFORMATION PROVIDED BY THE CLIENT AND FROM FIELD SURVEYING AND MEASUREMENTS MADE BY THE UNDERSIGNED. THE UNDERSIGNED HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THAT THE INFORMATION PROVIDED BY THE CLIENT IS TRUE AND CORRECT. THE UNDERSIGNED HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THAT THE INFORMATION PROVIDED BY THE CLIENT IS TRUE AND CORRECT. THE UNDERSIGNED HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THAT THE INFORMATION PROVIDED BY THE CLIENT IS TRUE AND CORRECT.

ANTLER RIDGE
LOT 3 RED CEDAR PRairie PLAT 1 - IS PART OF OUTLOT X WHITE PINE PRairie PLAT 1, POLK CITY, IOWA

E LARSON COURT & SE 22ND STREET

PROJECT NAME	ANTLER RIDGE
DESCRIPTION	LOT 3 RED CEDAR PRairie PLAT 1 - IS PART OF OUTLOT X WHITE PINE PRairie PLAT 1, POLK CITY, IOWA
DATE	03/23/22
DRAWN BY	TJH
CHECKED BY	RJS
SHEET NO.	PP-10
SHEET TOTAL	10/16
DATE	03/23/22
DRAWN BY	TJH
CHECKED BY	RJS
SHEET NO.	PP-10
SHEET TOTAL	10/16

PART OF SE 1/4 OF SECTION 07 - TWP 80 - RGE 24



1250 SW STATE STREET, SUITE A
 ANKENY, IOWA 50023-2555
 (515) 965-0123 phone - (515) 965-3322 fax
 CIVIL ENGINEERING - LAND SURVEYING
 LANDSCAPE ARCHITECTURE



REVISIONS:
 1) 08/02/22 PER COMMENTS DATED 4-1-22
 2) 08/02/22 PER COMMENTS DATED 6-15-22
 3) 08/02/22 PER COMMENTS DATED 6-15-22
 4) 08/02/22 PER COMMENTS DATED 6-15-22
 5) 08/02/22 PER COMMENTS DATED 6-15-22
 6) 08/02/22 PER COMMENTS DATED 6-15-22

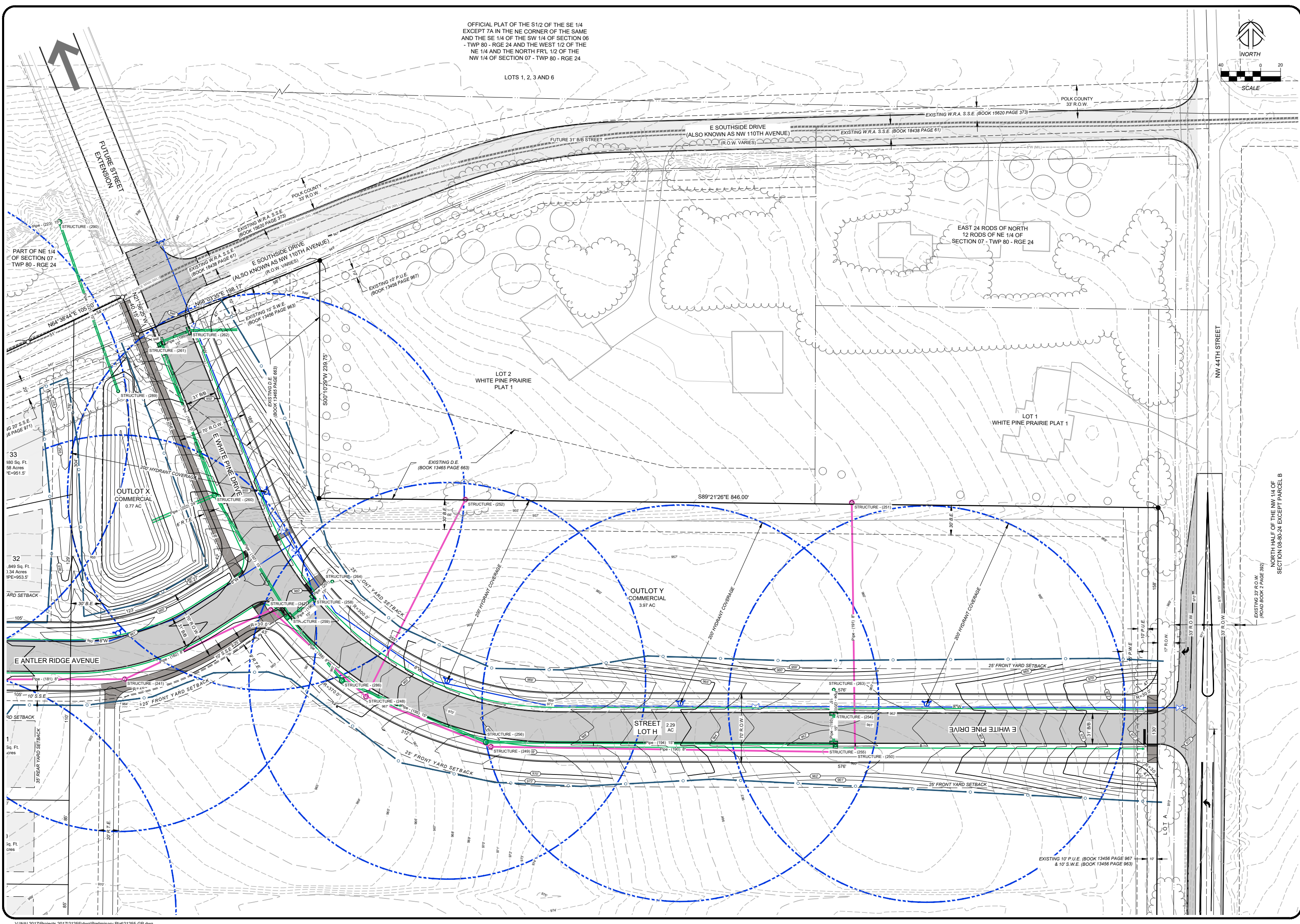
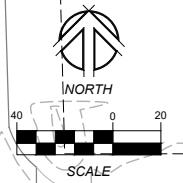
NOTE: NILES ASSOCIATES, THE UNDERSIGNED ENGINEER, HAS PREPARED THIS PLAN FROM A REVIEW OF THE RECORD PLANS AND SURVEY DATA PROVIDED BY THE ENGINEER OF RECORD AND HAS NOT CONDUCTED A FIELD SURVEY OF THE PROPERTY. THE ENGINEER OF RECORD IS RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED. THE UNDERSIGNED ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO DISCREPANCIES BETWEEN THE RECORD PLANS AND THE FIELD SURVEY DATA. THE UNDERSIGNED ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO DISCREPANCIES BETWEEN THE RECORD PLANS AND THE FIELD SURVEY DATA.

PROJECT NAME:
ANTLER RIDGE
 LOT 3 RED CEDAR PRIME PLAT 1 - PART OF OUTLOT X WHITE PINE PRIME PLAT 1, POLK COUNTY, IOWA
 E AUTUMN TRAIL AVE & SE 23RD ST

DATE: 03/23/22
 DRAWN BY: TJH
 CHECKED BY: RJS
 SHEET SIZE: 24" X 36"
 SHEET TITLE: PP-12
 SHEET NO.: 12/16

OFFICIAL PLAT OF THE S 1/2 OF THE SE 1/4
EXCEPT 7A IN THE NE CORNER OF THE SAME
AND THE SE 1/4 OF THE SW 1/4 OF SECTION 06
- TWP 80 - RGE 24 AND THE WEST 1/2 OF THE
NE 1/4 AND THE NORTH FRL 1/2 OF THE
NW 1/4 OF SECTION 07 - TWP 80 - RGE 24

LOTS 1, 2, 3 AND 6



1250 SW STATE STREET, SUITE A
ANKENY, IOWA 50023-2555
(515) 965-0123 phone - (515) 965-3322 fax
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Landscape Architecture

NILLES ASSOCIATES

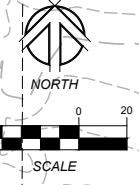
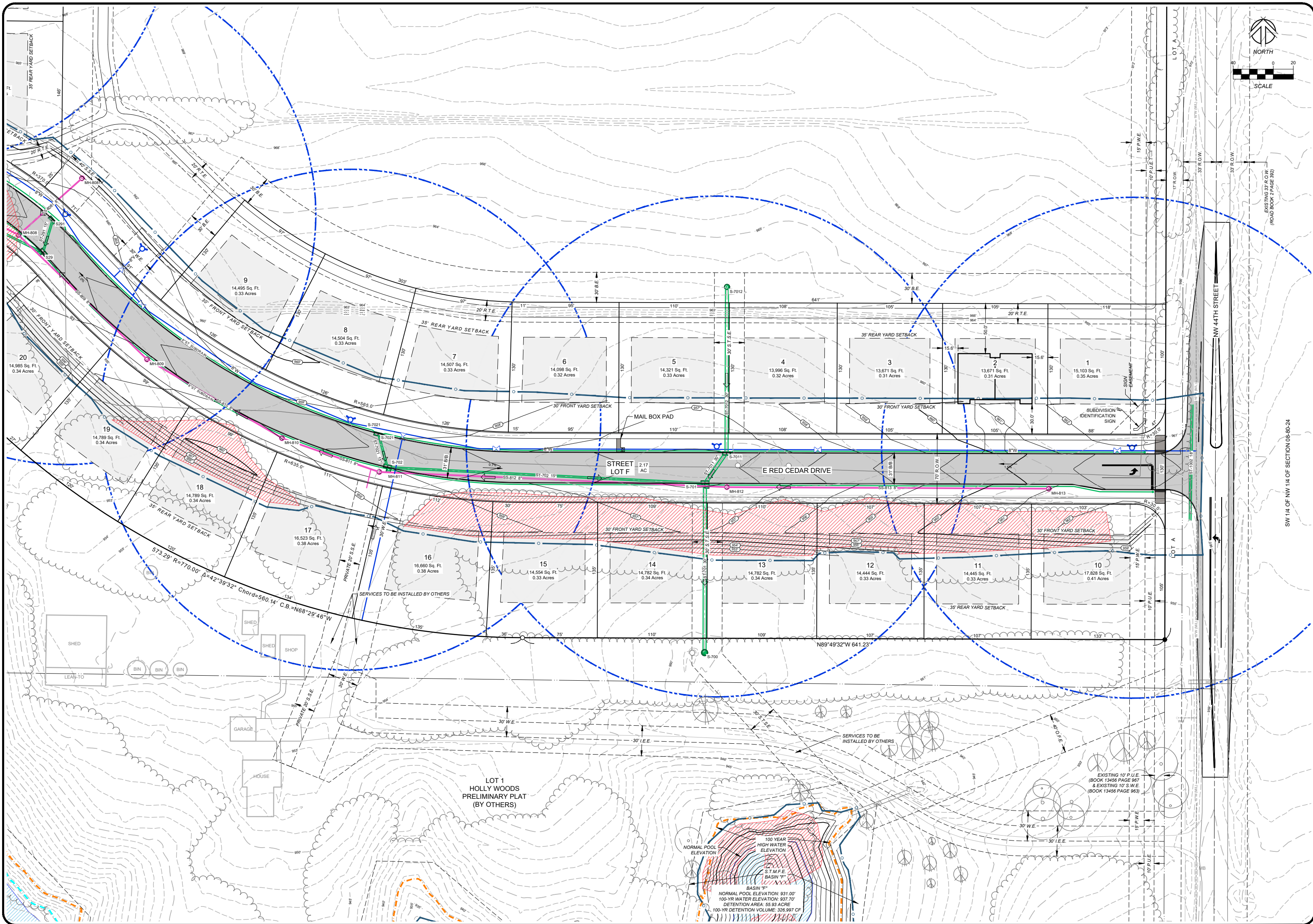
REVISIONS:
1) 1/18/22 PER COMMENTS DATED 4-1-22
2) 1/18/22 PER COMMENTS DATED 6-17-22
3) 1/18/22 PER COMMENTS DATED 8-12-22
4) 1/18/22 PER COMMENTS DATED 8-12-22
5) 1/18/22 PER COMMENTS DATED 8-12-22
6) 1/18/22 PER COMMENTS DATED 8-12-22
7) 1/18/22 PER COMMENTS DATED 8-12-22

NOTE: NILES ASSOCIATES, INC. WARRANTS THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND COMPLETE TO THE BEST OF OUR KNOWLEDGE AND BELIEF AT THE TIME OF PREPARATION OF THIS PLAN. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR ANY OMISSIONS, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS WHICH ARE ALLEGED.

PROJECT NAME:
ANTLER RIDGE
LOT 3 RED CEDAR PRAIRIE PLAT 1 - PART OF OUTLOT X WHITE PINE PRAIRIE PLAT 1, POLK COUNTY, IOWA

DESCRIPTION:
E WHITE PINE DR & E ANTLER RIDGE AVE

PROJECT NO.: 21255
DATE: 03/23/22
DRAWN BY: TJH
CHECKED BY: RJS
SHEET NO.: 13 OF 16
SHEET SIZE: 24" X 36"
SHEET TITLE: PP-13



1250 SW STATE STREET, SUITE A
 ANKENY, IOWA 50023-2555
 (515) 965-0123 phone - (515) 965-3322 fax
 CIVIL ENGINEERING - LAND SURVEYING
 LANDSCAPE ARCHITECTURE

REVISIONS:

- 1) 10/20/22 PER COMMENTS DATED 4-1-22
- 2) 10/20/22 PER COMMENTS DATED 6-17-22
- 3) 10/20/22 PER COMMENTS DATED 8-15-22
- 4) 10/20/22 PER COMMENTS DATED 9-15-22
- 5) 10/20/22 PER COMMENTS DATED 9-15-22
- 6) 10/20/22 PER COMMENTS DATED 9-15-22
- 7) 10/20/22 PER COMMENTS DATED 9-15-22

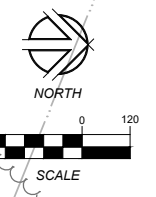
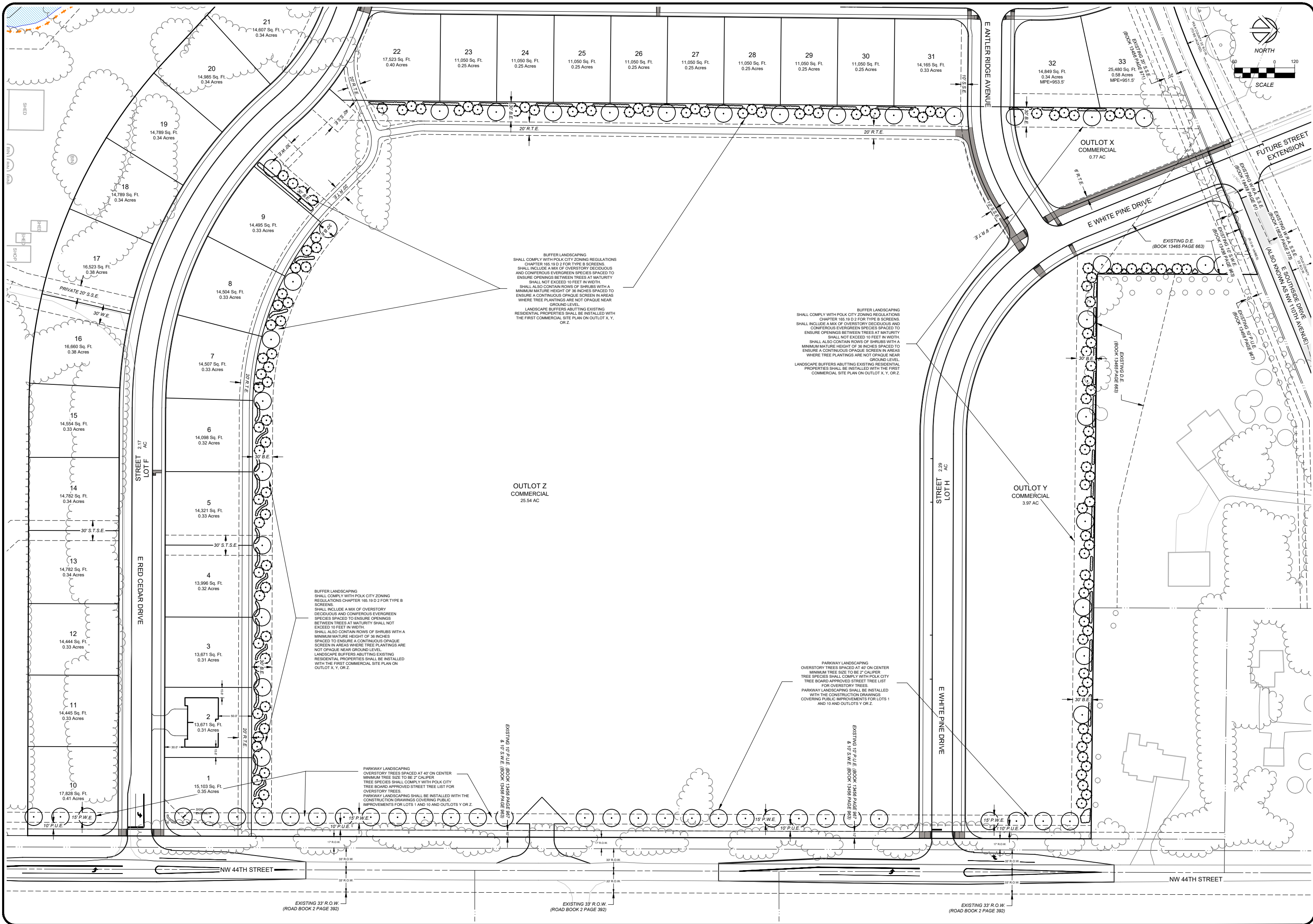
NOTES:

- 1) ALL ASSOCIATES OF THE WORKSHAW GROUP WHOSE NAMES ARE LISTED ON THIS PLAN ARE EMPLOYEES OF THE WORKSHAW GROUP AND ARE NOT INDEPENDENT CONTRACTORS.
- 2) THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO OBVIOUS CONFLICTS WITH THE EXISTING RECORD DRAWINGS.
- 3) THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING RECORD DRAWINGS AND HAS FOUND NO OBVIOUS CONFLICTS WITH THE EXISTING RECORD DRAWINGS.
- 4) THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING RECORD DRAWINGS AND HAS FOUND NO OBVIOUS CONFLICTS WITH THE EXISTING RECORD DRAWINGS.
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- 6) THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING RECORD DRAWINGS AND HAS FOUND NO OBVIOUS CONFLICTS WITH THE EXISTING RECORD DRAWINGS.
- 7) THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING RECORD DRAWINGS AND HAS FOUND NO OBVIOUS CONFLICTS WITH THE EXISTING RECORD DRAWINGS.

PROJECT NAME:
 ANTLER RIDGE
 LOT 3 RED CEDAR PRIME PLAT 1 IS PART OF OUTLOT X WHITE PINE PRIME PLAT 1 POLK COUNTY, IOWA

DESCRIPTION:
 E RED CEDAR DRIVE & NW 44TH STREET

PROJECT NAME:	ANTLER RIDGE
DESCRIPTION:	LOT 3 RED CEDAR PRIME PLAT 1 IS PART OF OUTLOT X WHITE PINE PRIME PLAT 1 POLK COUNTY, IOWA
DATE:	03/23/22
DRAWN BY:	TJH
CHECKED BY:	RJS
SHEET NO.:	PP-15
SHEET TOTAL:	15 / 16



1250 SW STATE STREET, SUITE A
 ANKENY, IOWA 50023-2555
 (515) 965-0123 phone • (515) 965-3322 fax
 CIVIL ENGINEERING • LAND SURVEYING
 LANDSCAPE ARCHITECTURE

NILLES ASSOCIATES

REVISIONS:

- 1) 08/08/22 PER COMMENTS DATED 4-1-22
- 2) 08/08/22 PER COMMENTS DATED 6-14-22
- 3) 08/08/22 PER COMMENTS DATED 8-15-22
- 4) 08/08/22 PER COMMENTS DATED 8-15-22
- 5) 08/08/22 PER COMMENTS DATED 8-15-22
- 6) 08/08/22 PER COMMENTS DATED 8-15-22
- 7) 08/08/22 PER COMMENTS DATED 8-15-22

NOTES:

- 1) NILES ASSOCIATES, INC. WAIVES ANY AND ALL LIABILITY FOR ANY AND ALL DAMAGES WHICH MAY BE INCURRED BY ANY PARTY AS A RESULT OF THE ENGINEERING OR SURVEYING SERVICES PROVIDED HEREON.
- 2) THE ENGINEERING AND SURVEYING SERVICES PROVIDED HEREON ARE LIMITED TO THE SPECIFIC PROJECT AND SITE DESCRIBED HEREON.
- 3) THE ENGINEERING AND SURVEYING SERVICES PROVIDED HEREON DO NOT INCLUDE ANY LIABILITY FOR DAMAGES OF ANY KIND WHICH MAY BE INCURRED BY ANY PARTY AS A RESULT OF THE ENGINEERING OR SURVEYING SERVICES PROVIDED HEREON.
- 4) THE ENGINEERING AND SURVEYING SERVICES PROVIDED HEREON ARE LIMITED TO THE SPECIFIC PROJECT AND SITE DESCRIBED HEREON.
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- 6) THE ENGINEERING AND SURVEYING SERVICES PROVIDED HEREON ARE LIMITED TO THE SPECIFIC PROJECT AND SITE DESCRIBED HEREON.
- 7) THE ENGINEERING AND SURVEYING SERVICES PROVIDED HEREON DO NOT INCLUDE ANY LIABILITY FOR DAMAGES OF ANY KIND WHICH MAY BE INCURRED BY ANY PARTY AS A RESULT OF THE ENGINEERING OR SURVEYING SERVICES PROVIDED HEREON.

PROJECT NAME: ANTLER RIDGE
DESCRIPTION: LOT 3 RED CEDAR PRUIRE PLAT 1 IS PART OF OUTLOT X WHITE PINE PRUIRE PLAT 1, POLK CITY, IOWA

COMMERCIAL LANDSCAPE PLAN

PROJECT NO.: 21255
DATE: 03/23/22
DRAWN BY: TJH
CHECKED BY: RJS
SHEET NO.: PP-16
SHEET SIZE: 24" X 36"
TITLE: COMMERCIAL LANDSCAPE PLAN
SHEET NO.: 16 / 16