



**Autumndale – Major Preliminary Plat**

**Applicants:**

Brady Properties, LLC / Toad Valley Golf Course, Inc., represented by Allison George (Property Owner)  
Autumndale, LLC (Developer)  
Pelds Design Services (Project Engineer/Surveyor)

**Request:**

Preliminary plat approval of a major subdivision plat for 180 residential lots and one (1) non-residential lot.

**Legal Description:**

Approximately 168 acres located within Section 6, Township 78 North, Range 22 West of the 5<sup>th</sup> P.M., Polk County, Iowa (Fourmile Township).

**General Location:**

Toad Valley Golf Course – 237 NE 80<sup>th</sup> Street, Pleasant Hill. Located approximately one-half (½) mile south of the intersection of NE University Avenue (Hwy 163) and NE 80<sup>th</sup> Street. (*Attachment A*)

**Existing Zoning:**

“MDR” Medium Density Residential District

**Surrounding Zoning:**

**North** A-1 Agricultural District (City of Pleasant Hill) – Southeast Polk Community Schools

**South** “MDR” Medium Density Residential District

**East** “MDR” Medium Density Residential District

**West** “RR” Rural Residential District

**GENERAL COMMENTS:**

This preliminary plat proposes 180 total residential lots on approximately 168 acres zoned “MDR” Medium Density Residential District. The development proposes a mix of single-family and detached townhouse lots. The subject property is currently owned and operated as the Toad Valley Golf Course. The proposed development area is located in the northwestern portion of the golf course site, primarily including a large area of current open space and woodlands as well as a portion of the existing driving range. In addition to creating a number of new residential development rights, the plat also creates or reestablishes four (4) single-family lots for existing residences fronting NE 80<sup>th</sup> Street. This includes the property at 199 NE 80<sup>th</sup> Street as well as the single-family dwelling located in the southwest corner, and the two (2) single-family dwellings located in the northwest corner, of the property. An additional lot is also proposed directly south of 199 NE 80<sup>th</sup> Street, which would create a new single-family development right with access onto NE 80<sup>th</sup> Street. The plat is located directly adjacent to the City of Pleasant Hill, and will be served by City sanitary sewer. Pleasant Hill anticipates annexing the Golf

Polk County Zoning Commission  
Monday, August 23, 2021  
Staff Report

Course and adjacent properties in the near future. Development review is being coordinated with the City so that their requirements are also incorporated as it is anticipated the entire development area will eventually be under the jurisdiction of Pleasant Hill.

The subject property lies on the east side of NE 80<sup>th</sup> Street approximately one-half (½) mile south of NE University Avenue (Hwy 163). Southeast Polk Community High School and Middle School are located to the north at the intersection of NE University Avenue and NE 80<sup>th</sup> Street. Adjacent ground to the south and east consists of the remainder of the Toad Valley Golf Course as well as undeveloped farm ground zoned “MDR” Medium Density Residential District. Adjacent to the west are a number of existing single-family residences in unincorporated Polk County with frontage and access onto NE 80<sup>th</sup> Street, and zoned “RR” Rural Residential District. Also adjacent to the west is the existing single-family development of Spring Creek Hills, which is located within the City of Pleasant Hill. This development is accessed via Spring Creek Drive, which connects to the west side of NE 80<sup>th</sup> Street. The Autumndale preliminary plat proposes a southerly access point onto NE 80<sup>th</sup> Street, which lines up with the existing orientation of Spring Creek Drive at NE 80<sup>th</sup> Street. Reference *Attachment A* of this report for a vicinity map of the subject property and surrounding area.

**Lot Configuration/Plat Layout**

*Attachment B* at the end of this report contains a copy of the current version of the preliminary plat of Autumndale. The overall layout proposes two (2) main access points providing connection to NE 80<sup>th</sup> Street, as well as a number of interior roadways providing access to buildable lots throughout the development. The southern access point, currently named Brady Parkway, would extend east through the development and terminate near the eastern plat boundary with Outlot Z and could provide access to future development to the east. While the entire development is being preliminary platted at this time, the immediate intent is to complete a first phase to include 45 lots and the initial main street extensions. Sheet 2 of the attached preliminary plat (*Attachment B*) highlights the first phase.

The development is utilizing the planned option under the “MDR” Medium Density Residential District standards, which requires a minimum 25% of the site be set aside as undeveloped open space. The planned option is utilized to allow for a portion of the development as detached townhouse lots. The required open space is provided on the non-residential Lot 180, which will continue to be used as the golf course. Lots 1 thru 82 are proposed for detached townhomes and Lots 83 thru 175 are proposed for standard single-family. The majority of the proposed townhome lots range in size from approximately 6,000 to 10,000 square feet, and 50 feet or greater in lot width. The detached townhome option requires a minimum lot size of 4,000 square feet with no minimum lot width, but with minimum side yard setbacks of five (5) feet each. The majority of single-family lots range in size between 8,500 and 15,000 square feet, with a few lots greater in size, and all contain a minimum width of 60 feet or greater. The standard single-family requirements within Medium Density Residential require a minimum lot size of 8,500 square feet and minimum lot width of 60 feet. The development also proposes five (5) total outlots, which contain areas of open space along NE 80<sup>th</sup> Street, as well as within the development, and adjacent to the east for required storm water detention.

# Polk County Zoning Commission

Monday, August 23, 2021

## Staff Report

### **Roads/Utilities/Natural Resources**

The subject property has substantial frontage to the west onto NE 80<sup>th</sup> Street, which is a paved, two-lane collector roadway. Future traffic flow from the development will utilize NE 80<sup>th</sup> Street via the two (2) access points proposed. A number of future interior local streets are proposed to serve the entirety of the development. Street design and naming is being reviewed in conjunction with the City of Pleasant Hill. Water service will be provided by Des Moines Water Works, and sanitary sewer will be provided by the City of Pleasant Hill.

The subject property and adjacent golf course contain approximately 151 acres of mature woodlands, requiring 75% protection under the Ordinance. Approximately 51.20 acres will be removed as part of the proposed development, mainly including an area in the north half of the site previously established as a tree farm. The removal rate will slightly exceed the maximum allowance, and requires mitigation of approximately 12 to 13 acres of woodlands. The mitigation may occur onsite or through payment to Polk County Conservation to conduct the mitigation offsite. The developer has not made a determination regarding the preferred mitigation method at this time. A number of the woodlands to remain would be located on future buildable lots within the development. The preliminary plat has identified these pockets of woodlands with a woodland protection easement to ensure they remain permanently protected. The property also contains 10.40 acres of mapped wetlands, which are identified on the preliminary plat and shall be protected from development. There are no areas of floodplain or other environmental hazards or features on the property.

### **STAFF REVIEW:**

Staff has reviewed this plat for compliance with the Polk County Zoning and Subdivision Ordinances. The plat is considered a major subdivision due to the number of lots requested as well as required public improvements. No waivers have been identified through staff's review or requested by the developer. The proposed lots meet all dimensional and sizing requirements for the requested planned detached townhouse option and standard single-family option under the "MDR" Medium Density Residential District. Staff will continue to work with the developer and project engineer in resolving remaining comments. Once all comments have been addressed, the preliminary plat may be forwarded to the Board of Supervisors for their approval.

Any significant changes to the preliminary plat would require re-approval by the Zoning Commission. Once the preliminary plat has been approved construction drawings may be submitted for review. All required plat improvements shall be constructed, or surety provided, prior to final plat approval. Any final plat will be reviewed by staff and approved by the Board of Supervisors prior to recording, and would not come before the Zoning Commission. The Plat falls within the two-mile extraterritorial review jurisdiction of Pleasant Hill. Staff will continue to coordinate review with the City and the developer will be required to gain City approval prior to construction or any final plat.

### **RECOMMENDATION:**

Staff recommends approval of the Preliminary Plat of Autumndale, subject to a revised preliminary plat addressing all remaining staff comments.

**Autumndale**  
**Major Preliminary Plat**

**PLAT INFORMATION:** This subdivision plat proposes a total of 180 residential lots, one (1) non-residential lot, five (5) outlots and numerous future street lots on approximately 164.66 acres zoned “MDR” Medium Density Residential District.

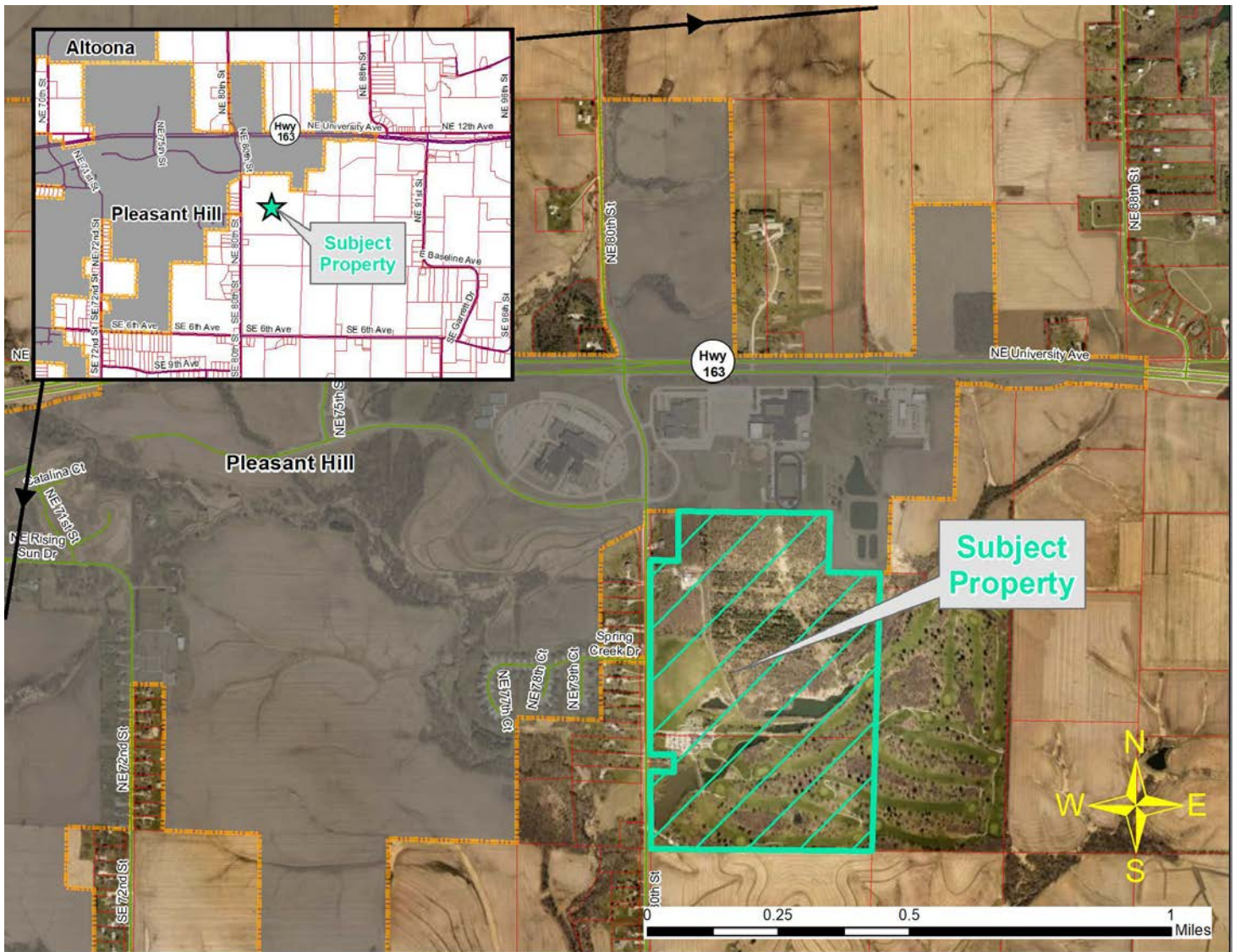
**SEWER:** City of Pleasant Hill

**WATER:** Des Moines Water Works

**TOWNSHIP:** Fourmile

**OWNER & DEVELOPER:** Brady Properties, LLC  
represented by Allison George (owner) & Autumndale, LLC  
(developer)

**Vicinity Map:**





**SITE AREA**  
168 ACRES (7,318,623 SQ.FT.)

# Attachment B

**LAND USE**  
EXISTING: GOLF COURSE, MATURE WOODLANDS, & UNKEPT TREE FARM  
PROPOSED: GOLF COURSE AND PLANNED RESIDENTIAL DEVELOPMENT

**SETBACKS**  
FRONT: 30FT  
SIDE: 8FT  
REAR: 30FT  
SINGLE FAMILY (LOTS 83-175) DETACHED TOWNHOMES (LOTS 1-82)  
25FT  
5FT  
25FT

**BUILDING**  
SINGLE FAMILY (LOTS 83-175) DETACHED TOWNHOMES (LOTS 1-82)  
MAX BUILDING HEIGHT: 35FT  
BUILDING COVERAGE: 40%  
35FT  
40%

**PARKING**  
SINGLE FAMILY (LOTS 83-175) DETACHED TOWNHOMES (LOTS 1-82)  
OFF-STREET PARKING: N/A 2 PER DU

**LOT SIZE**  
SINGLE FAMILY (LOTS 83-175) DETACHED TOWNHOMES (LOTS 1-82)  
MINIMUM LOT AREA: 8,500 SQ.FT. 4,000 SQ.FT.  
MINIMUM LOT WIDTH: 60FT N/A

**ZONING**  
EXISTING: MDR PROPOSED: MDR - PLANNED OPTION

**OPEN SPACE**  
BASE SITE AREA: 164.66 ACRES (PER RESIDENTIAL DEVELOPMENT WORKSHEET)  
DEVELOPMENT OPTION  
OPEN SPACE RATIO: 0.25  
REQUIRED OPEN SPACE: 41.17 ACRES (164.66 \* 0.25)  
OPEN SPACE PROVIDED WITHIN LOT 180 WITH THE TOAD VALLEY GOLF COURSE

**PARKLAND DEDICATION**  
OUTLOTS V, W, X, & Y

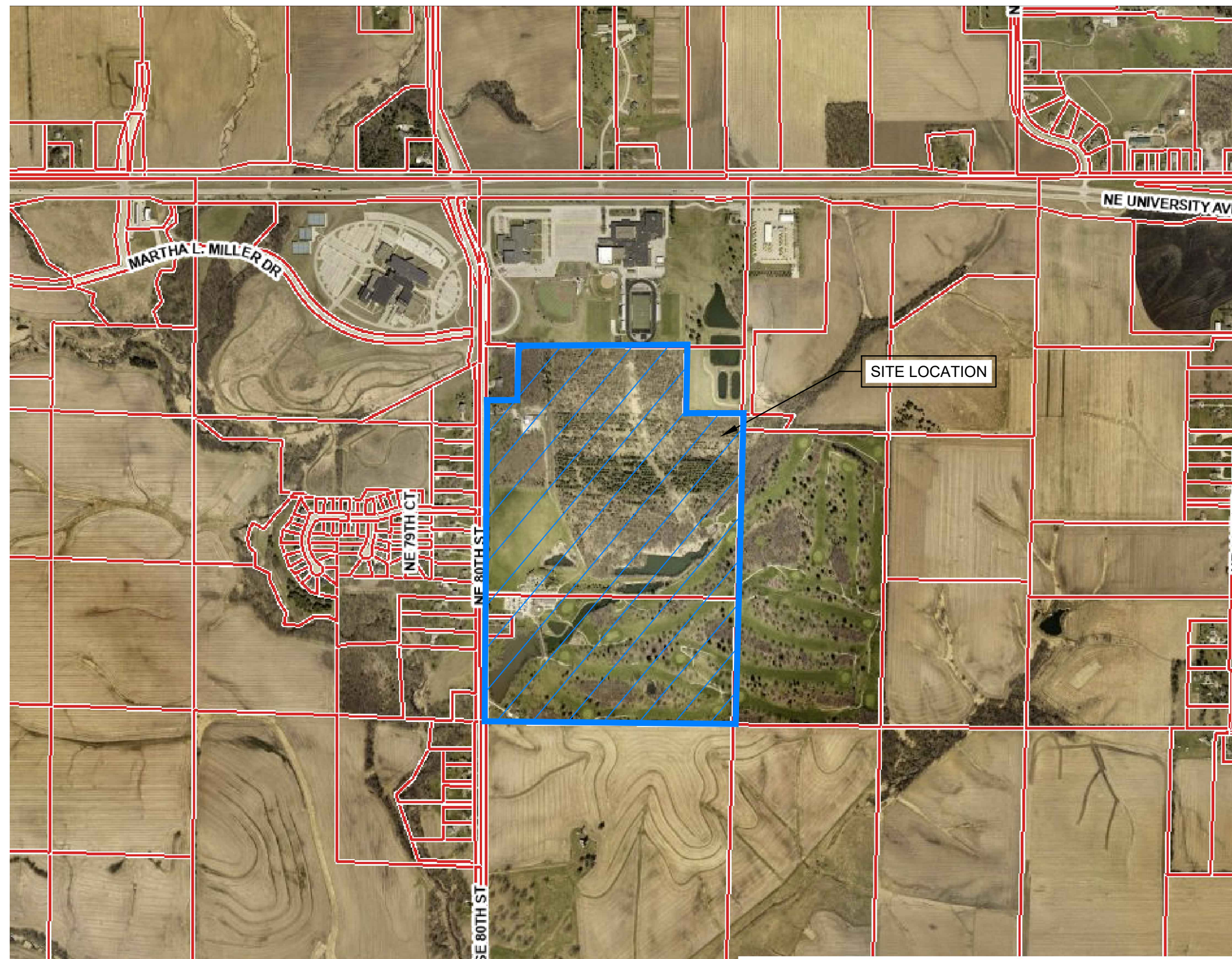
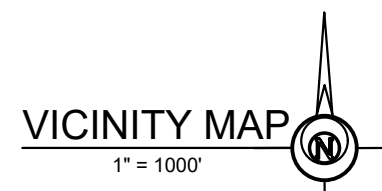
**UTILITIES**  
WATER: DMWW  
SANITARY: CITY OF PLEASANT HILL  
GAS: MID AMERICAN  
ELECTRIC: MID AMERICAN  
TELECOM: AUREON & CENTURY LINK

**FLOODPLAIN**  
PER FEMA MAP #19181C0080F & 19153C0385F & 19153C0380F, EFFECTIVE 11/16/2018 & 2/1/2019  
RESPECTIVELY, THE SITE IS LOCATED IN ZONE X, AREAS OF MINIMAL FLOOD HAZARD

- GENERAL NOTES**
- THIS DRAWING IS BEING MADE AVAILABLE BY PELDS DESIGN SERVICES (P.D.S.) FOR USE ON THIS PROJECT IN ACCORDANCE WITH P.D.S.'S AGREEMENT FOR PROFESSIONAL SERVICES. P.D.S. ASSUMES NO RESPONSIBILITY OR LIABILITY (CONSEQUENTIAL OR OTHERWISE) FOR ANY USE OF THESE DRAWINGS (OR ANY PART THEREOF) EXCEPT IN ACCORDANCE WITH THE TERMS OF SAID AGREEMENT.
  - SURVEY WORK WAS COMPLETED BY PELDS DESIGN SERVICES IN DECEMBER 2020. SEE SITE SURVEY PROVIDED AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION.
  - PELDS DESIGN SERVICES SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
  - MAILBOXES WITHIN THE ROAD RIGHT-OF-WAY SHALL BE OF A BREAKAWAY DESIGN.
  - THE EXISTING BUILDINGS NOTED TO BE REMOVED SHALL BE DONE SO PRIOR TO FINAL PLAT APPROVAL.
  - FUTURE DEVELOPMENT OF THE PROPERTY IS SUBJECT TO ARTICLE 7, SECTION 4, "NATURAL RESOURCE PROTECTION, WOODLANDS" OF THE POLK COUNTY ZONING CODE, WHICH PRESERVES WOODED AREAS OF THE PROPERTY.  
MATURE TREE FARM/FOREST AREA: 151 ACRES  
TREE REMOVAL AREA: 51.2 ACRES  
TREE PROTECTION AREA: 99.88 ACRES  
MITIGATION NEEDED: 12.82 ACRES
  - ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
  - SERVICES TO ALL UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNER'S EXPENSE.
  - MAINTENANCE OF ALL DRAINAGE EASEMENTS TO BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
  - CULVERTS TO BE USED FOR CROSSING DRAINAGE EASEMENTS MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
  - STREET LOT A SHALL BE DEDICATED TO POLK COUNTY FOR ROADWAY PURPOSES AT SUCH TIME THE ROADWAY HAS BEEN IMPROVED AND ACCEPTED INTO THE POLK COUNTY SECONDARY ROAD SYSTEM BY THE POLK COUNTY BOARD OF SUPERVISORS.
  - IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO APPLY FOR AND OBTAIN ANY STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES.
  - THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PAVEMENT ON THE TEMPORARY TURNAROUND UNTIL THE NEXT PHASE OF THE DEVELOPMENT.
  - POLK COUNTY DOES NOT REQUIRE OR ISSUE PERMITS FOR SIDEWALKS AND DOES NOT ACCEPT THE LIABILITY AND/OR RESPONSIBILITY FOR CONSTRUCTION, PLACEMENT, REPAIR, OR MAINTENANCE THEREOF OF ANY STREET SIDEWALK INSTALLED IN THE PLAT BY ANY HOME OWNER.
  - GRADING CONTRACTOR WILL BE REQUIRED TO PROVIDE A 4-YEAR MAINTENANCE BOND FOR EROSION CONTROL. THE IDNR STORM WATER DISCHARGE PERMIT WILL BE REQUIRED PRIOR TO GRADING OPERATIONS.
  - THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE DETENTION BASINS, DETENTION OUTLET FACILITIES, AND ANY VEGETATED ISLANDS.
  - ACCESS TO EACH LOT IS RESTRICTED TO THE SUBDIVISION ROADS.
  - ANY WORK IN THE R.O.W., OTHER THAN AN ENTRANCE, WILL REQUIRE A POLK COUNTY R.O.W. GRANT PERMIT
  - ANY AND ALL NEW ENTRANCES, OR MODIFICATIONS OF ENTRANCES, WILL REQUIRE A POLK COUNTY ENTRANCE PERMIT
  - POLK COUNTY DOES NOT REQUIRE OR ISSUE PERMITS FOR SIDEWALKS AND DOES NOT ACCEPT LIABILITY AND/OR RESPONSIBILITY FOR CONSTRUCTION, PLACEMENT, REPAIR, OR MAINTENANCE THEREOF OF ANY STREET SIDEWALK INSTALLED IN THE PLAT BY ANY HOMEOWNER.
  - POST DEVELOPMENT RUNOFF WILL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
  - PROTECTED WETLANDS TO BE FULLY PROTECTED FROM ANY AND ALL DEVELOPMENT
  - OUTLOTS V, W, X, & Y ARE TO BE DEDICATED FOR TOWNHOME ASSOCIATION GREEN SPACE

- IOWA ONECALL CONTACT LIST:**
- (MS2G) MIDAMER-GAS  
CONTACT NAME: CRAIG RANFELD  
CONTACT PHONE: 5152526632  
CONTACT EMAIL: MECOSMDESIGNLOCATES@MIDAMERICAN.COM
  - (CTUA01) CENTURYLINK  
CONTACT NAME: TOM STURMER  
CONTACT PHONE: 3034539927  
CONTACT EMAIL: THOMAS.STURMER@CENTURYLINK.COM
  - (INS) AUREON NETWORK SERVICES  
CONTACT NAME: JEFF KLOCKO  
CONTACT PHONE: 5158300445  
CONTACT EMAIL: JEFF.KLOCKO@AUREON.COM
  - (MS2E) MIDAMER-ELEC  
CONTACT NAME: CRAIG RANFELD  
CONTACT PHONE: 5152526632  
CONTACT EMAIL: MECOSMDESIGNLOCATES@MIDAMERICAN.COM
  - (MS7E) MIDAMER-ELEC  
CONTACT NAME: JAMIE NEER  
CONTACT PHONE: 5152528972  
CONTACT EMAIL: MECOSMDESIGNLOCATES@MIDAMERICAN.COM
  - (MAFS) MIDAMER-FIBER  
CONTACT NAME: TELECOM ON CALL  
CONTACT PHONE: 5152812313  
CONTACT EMAIL: TELECOMONCALL@MIDAMERICAN.COM
  - (PHL) PLEASANT HILL, CITY OF  
CONTACT NAME: GARY PATTERSON  
CONTACT PHONE: 5152055211  
CONTACT EMAIL: GPATTERSON@PLEASANTHILL.IOWA.ORG
  - (SEP) SOUTHEAST POLK CSD  
CONTACT NAME: CODY MCCORMICK  
CONTACT PHONE: 5152631978  
CONTACT EMAIL: LOCATES@SOTCOI.COM
  - (SPR) SOUTHEAST POLK RURAL WATER DIS  
CONTACT NAME: CHRIS MLYNARIK OR JANA HODGES  
CONTACT PHONE: 5152838729  
CONTACT EMAIL: ONECALLMAPS@DMWW.COM
  - (T15) MEDIACOM COMMUNICATIONS CORP  
CONTACT NAME: PAUL MAY  
CONTACT PHONE: 5152462525  
CONTACT EMAIL: PMAY@MEDIACOMCC.COM

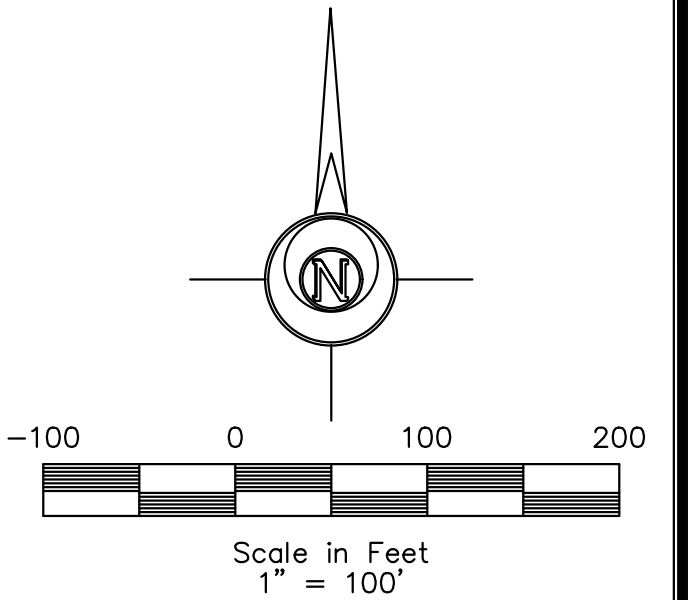
# MAJOR PRELIMINARY PLAT FOR AUTUMNDALE SECTION 6, TOWNSHIP 78 NORTH, RANGE 22 WEST PLEASANT HILL, IOWA











- EXISTING ROAD/PAVING
- FOREST DEMO AREA (51.2 ACRES)
- MATURE TREE AREA (151 ACRES)
- UNDISTURBED MATURE TREE AREA (151 ACRES)
- MITIGATION QUANTITY (12.82 ACRES)

**ELDS DESIGN SERVICES**

Architecture | Engineering | Surveying

2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 8196

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**AUTUMNDALE**

**SECTION 6, TOWNSHIP 78 NORTH, RANGE 22 WEST**

**PLEASANT HILL, IOWA**

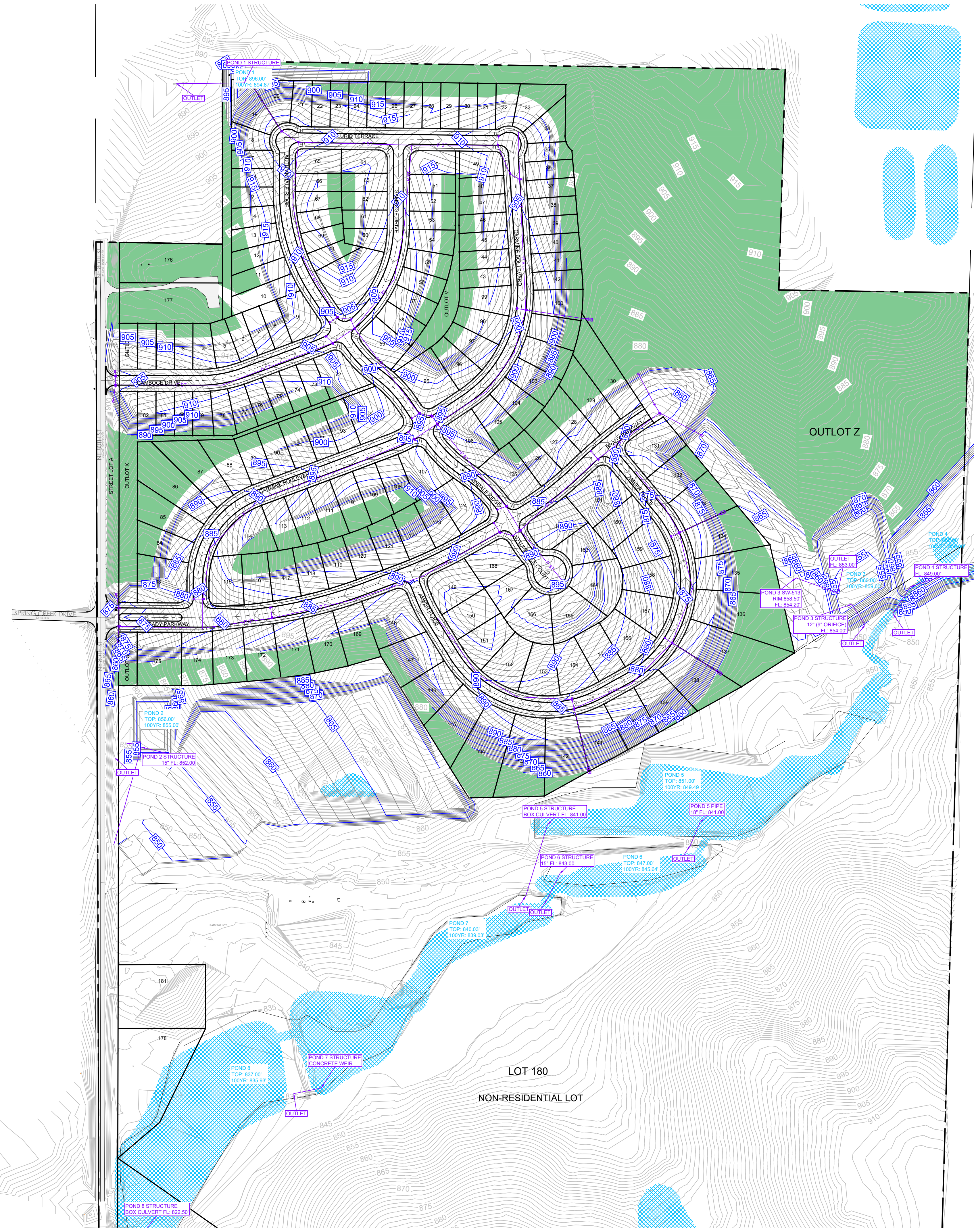
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**PRELIMINARY**

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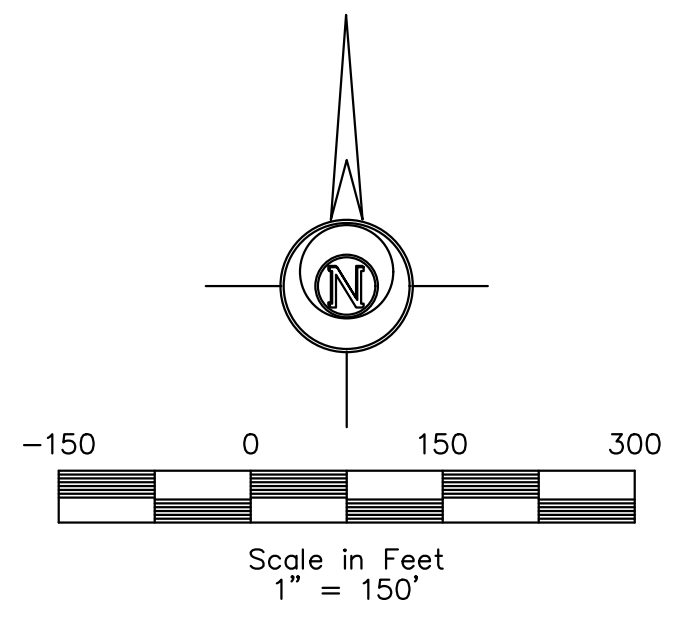
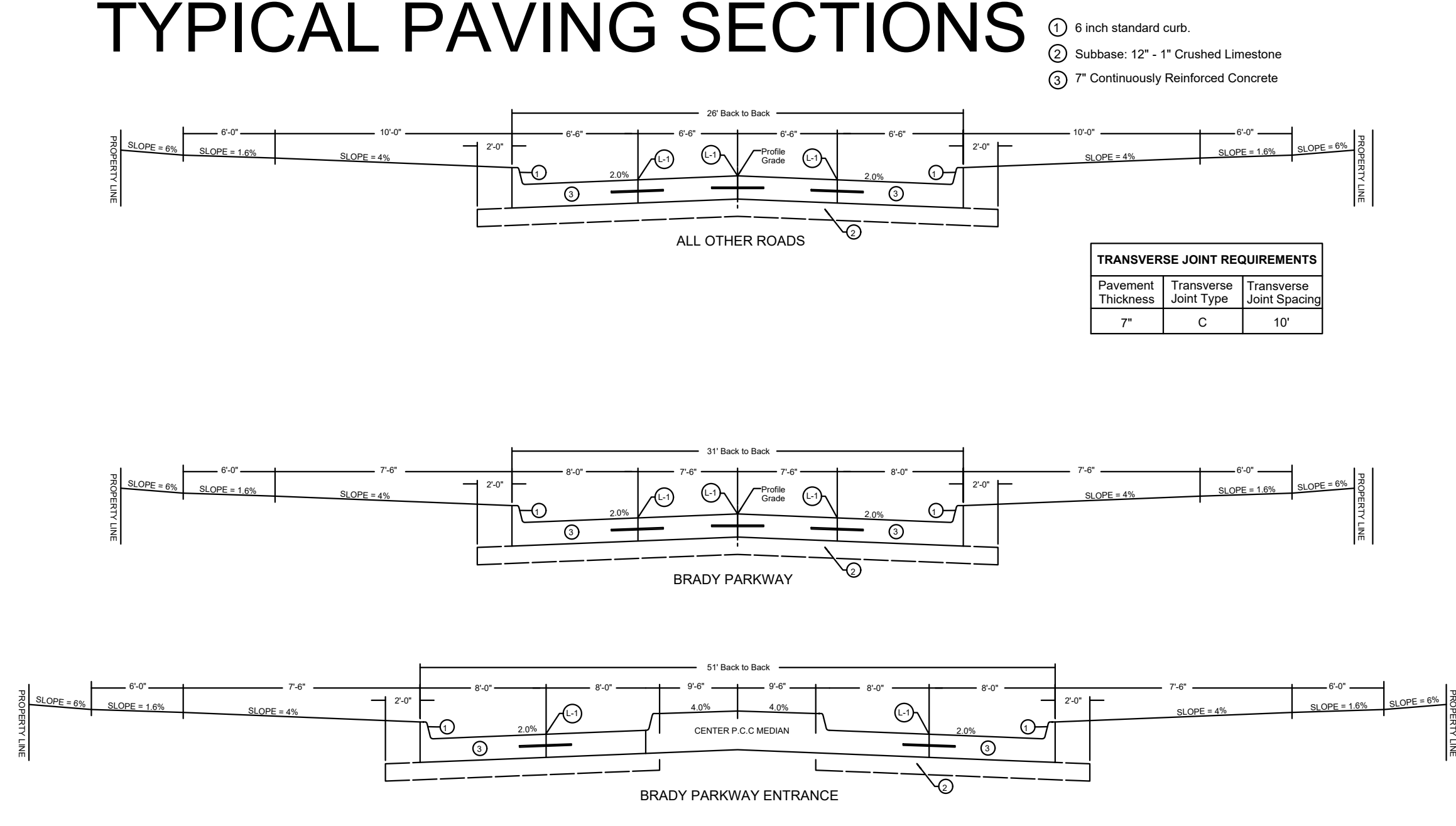
3 - Pre-Plat Demo





- UNDISTURBED AREA (32.67 ACRES)
- FEMA WETLAND AREA (10.4 ACRES)
- EXISTING ROAD/PAVING

### TYPICAL PAVING SECTIONS



**P ELDS DESIGN SERVICES**

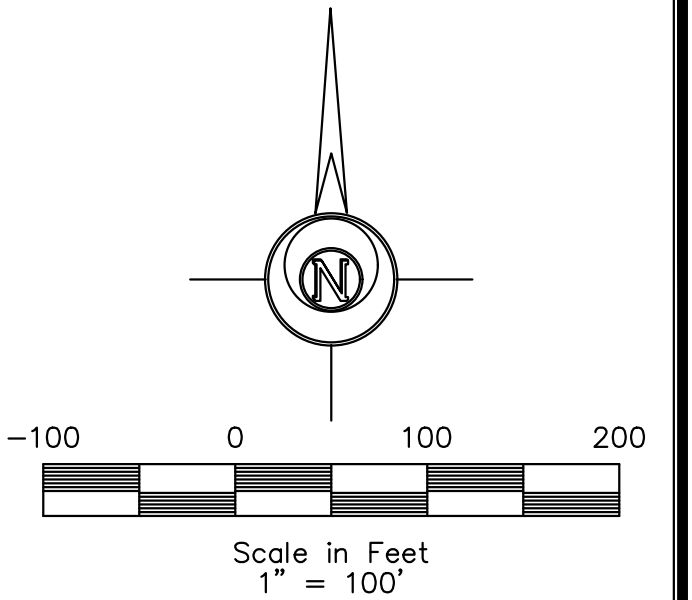
Architecture | Engineering | Surveying  
 2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 8196

**AUTUMNDALE**  
**SECTION 6, TOWNSHIP 78 NORTH, RANGE 22 WEST**  
**PLEASANT HILL, IOWA**

**PRELIMINARY**

DATE: 08-06-2021	DRAWN BY: N. DAY	SCALE: 1"=150'	LATEST REVISION: 08-06-2021	DRAWING NO: 20-141
4 - Pre-Plat Overall Grading				





EXISTING ROAD/PAVING  
 BUILDING ENVELOPE (LESSER OF 40% OR 3,000 SQ. FT.)

**SETBACK NOTES:**

LOTS 1-82:	FRONT	SIDE	REAR
	25FT	5FT	25FT
LOTS 83-175:	30FT	8FT	30FT

**SIDEWALK NOTES:**

ALL SIDEWALKS TO BE 6' UNLESS OTHERWISE NOTED

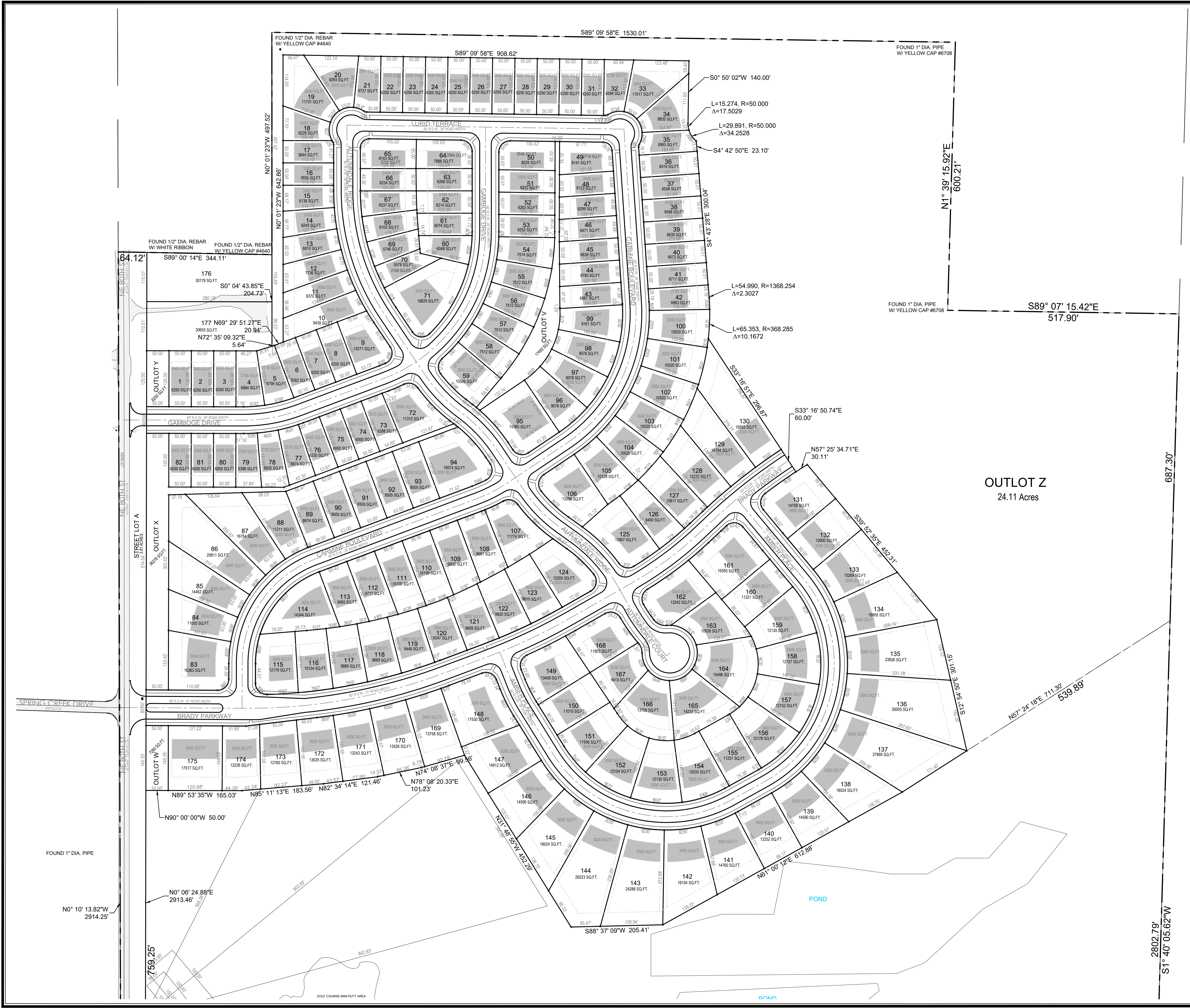
**OUTLOT Z**  
24.11 Acres



Architecture | Engineering | Surveying  
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**AUTUMNDALE**  
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**PLEASANT HILL, IOWA**

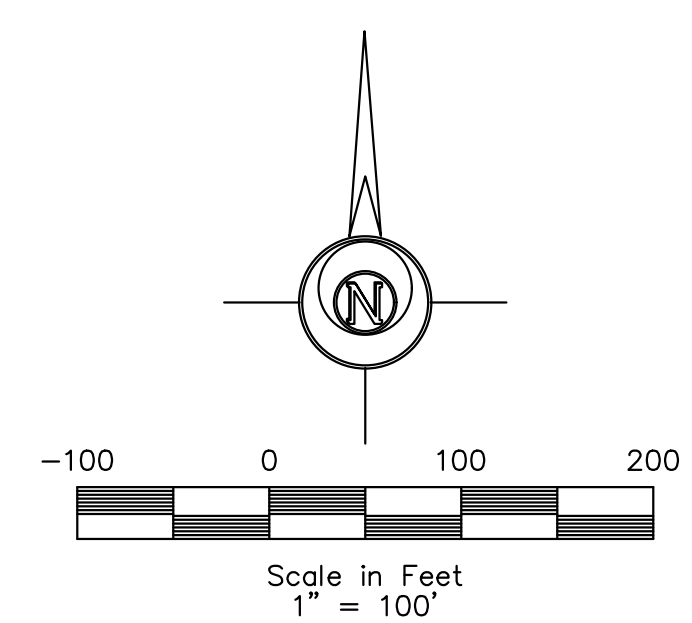
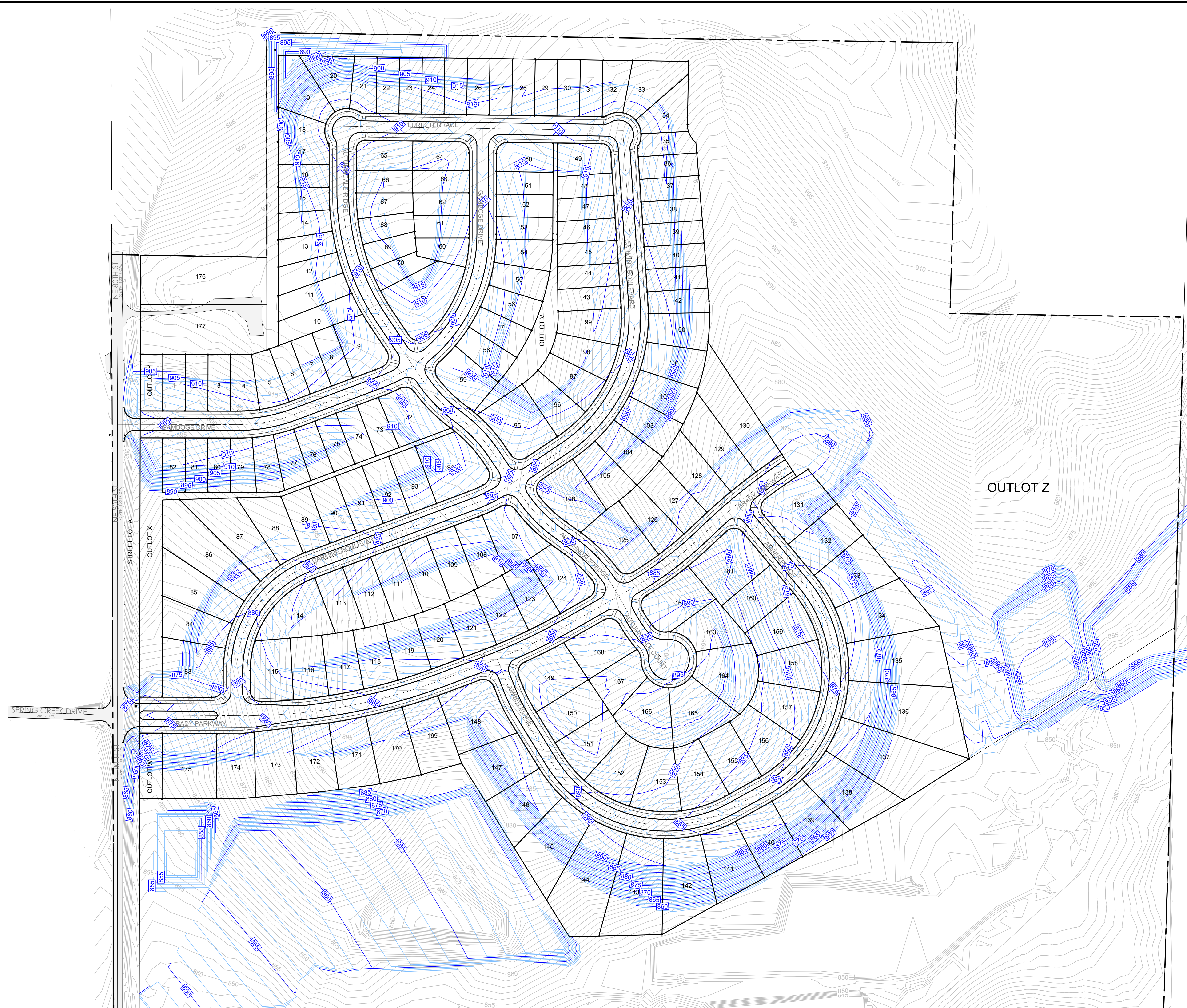
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2802.79  
S1° 40' 05.62"W

687.30'





EXISTING ROAD/PAVING

**P ELDS DESIGN SERVICES**

Architecture | Engineering | Surveying

2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 8196

**AUTUMNDALE**

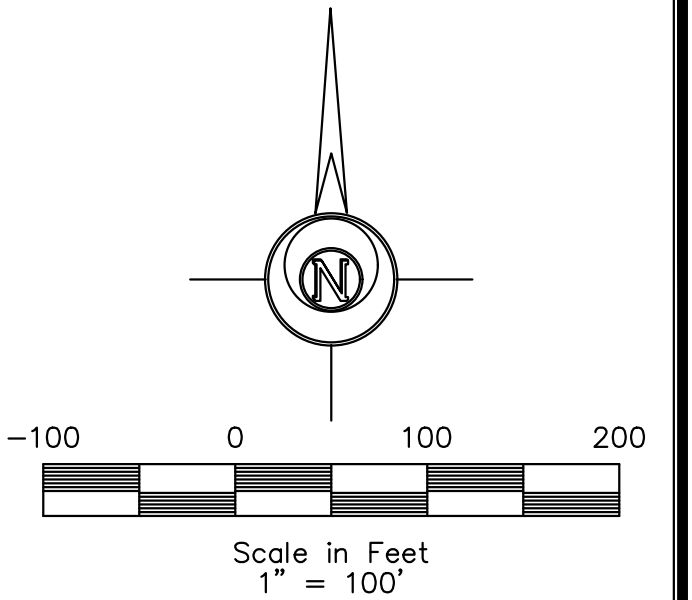
**SECTION 6, TOWNSHIP 78 NORTH, RANGE 22 WEST**

**PLEASANT HILL, IOWA**

BENCHMARK		REVISION	
		PRELIMINARY	
COPYRIGHT DATE	DRAWN BY	SCALE	LATEST REVISION
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DRAWING NO.			
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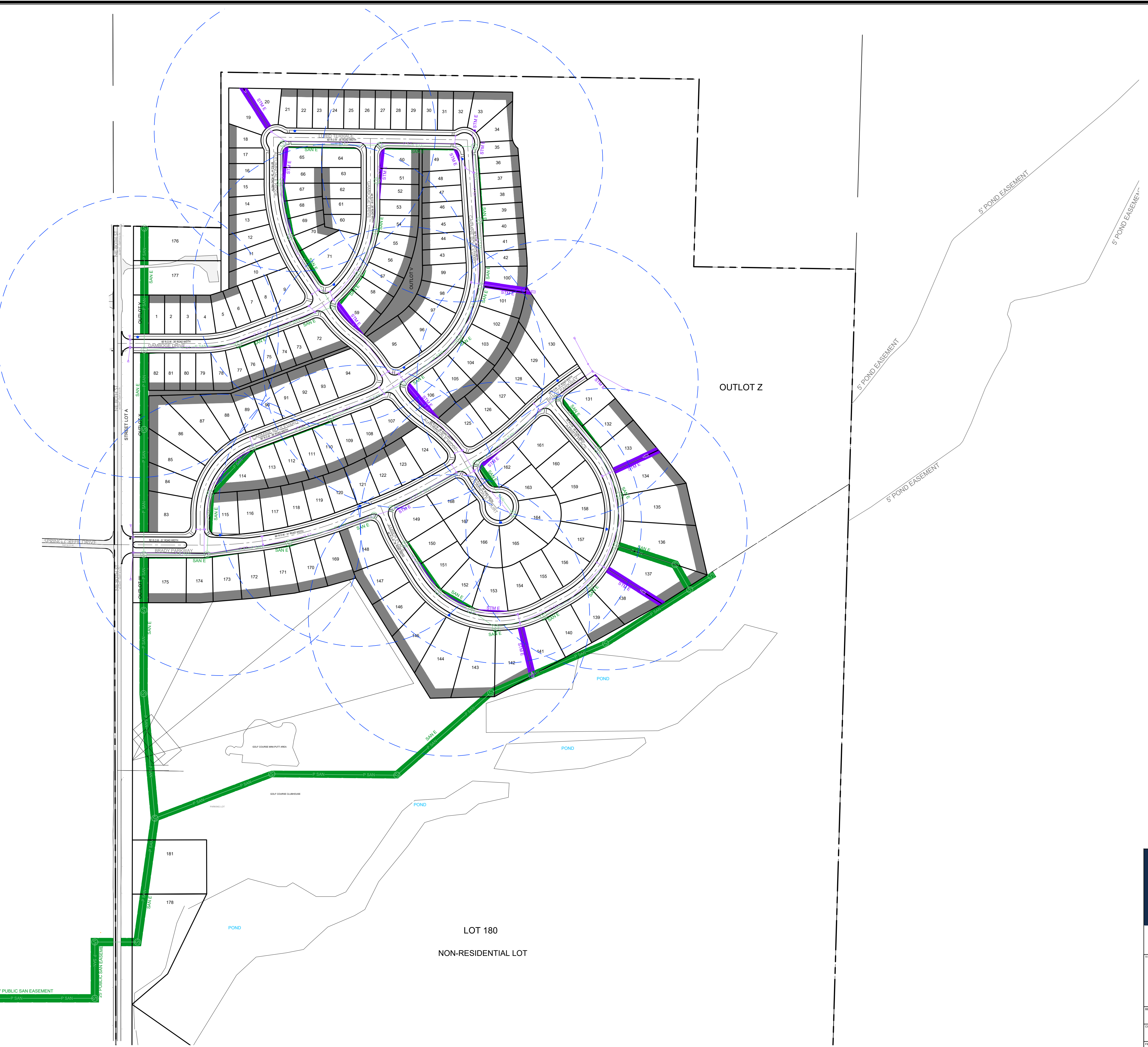
6 - Pre-Plat Grading Sheet





- EXISTING ROAD/PAVING
- WOODLAND EASEMENT (7.34 ACRES)
- 20' STORM EASEMENT AREA (STM E)
- 25' SANITARY EASEMENT AREA (SAN E)
- 450FT HYDRANT COVERAGE RADIUS

- NOTES:**
1. ALL EASEMENTS ARE PRIVATE UNLESS OTHERWISE NOTED
  2. ALL EASEMENTS ARE PROPOSED UNLESS OTHERWISE NOTED
  3. ALL WOODLAND EASEMENTS CONSIST OF REAR SETBACK YARDS OF LOTS CONTAINING UNDISTURBED WOODLANDS



**P ELDS DESIGN SERVICES**

Architecture | Engineering | Surveying  
 2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 8196

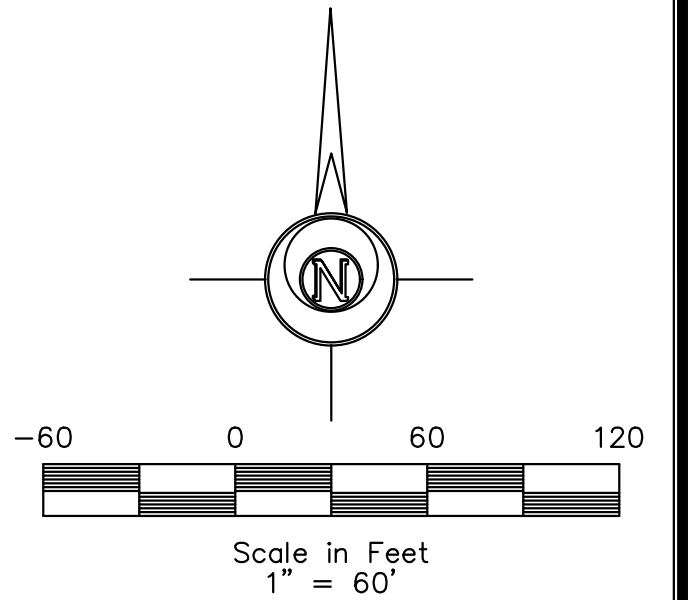
**AUTUMNDALE**  
**SECTION 6, TOWNSHIP 78 NORTH, RANGE 22 WEST**  
**PLEASANT HILL, IOWA**

<b>PRELIMINARY</b>	
BENCHMARK	REVISIONS
COPYRIGHT DATE	DRAWING NO.
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POND 1  
TOP: 896.00'  
100YR: 894.87'

STEPHAN AND NANCY BRADY  
PARCEL A BK 10524 PG 734  
BEG 1485.3F S & 63.67F E OF  
NW COR OF SEC THN E 280F S  
497.7F W 280F TO E ROW LN N  
497.48F TO POB LT 4 USS NW  
FRL 1/4 SEC 6-78-22



NOTES:  
WATER MAIN EXTENSION TO BE 8"

PHASE 1:

STORM PIPES:

- 0-B
- 59-A, 59-B, 59-C
- 71-A, 71-B, 71-C
- 72-A, 72-B
- 82-A, 82-B, 82-C

STORM STRUCTURES:

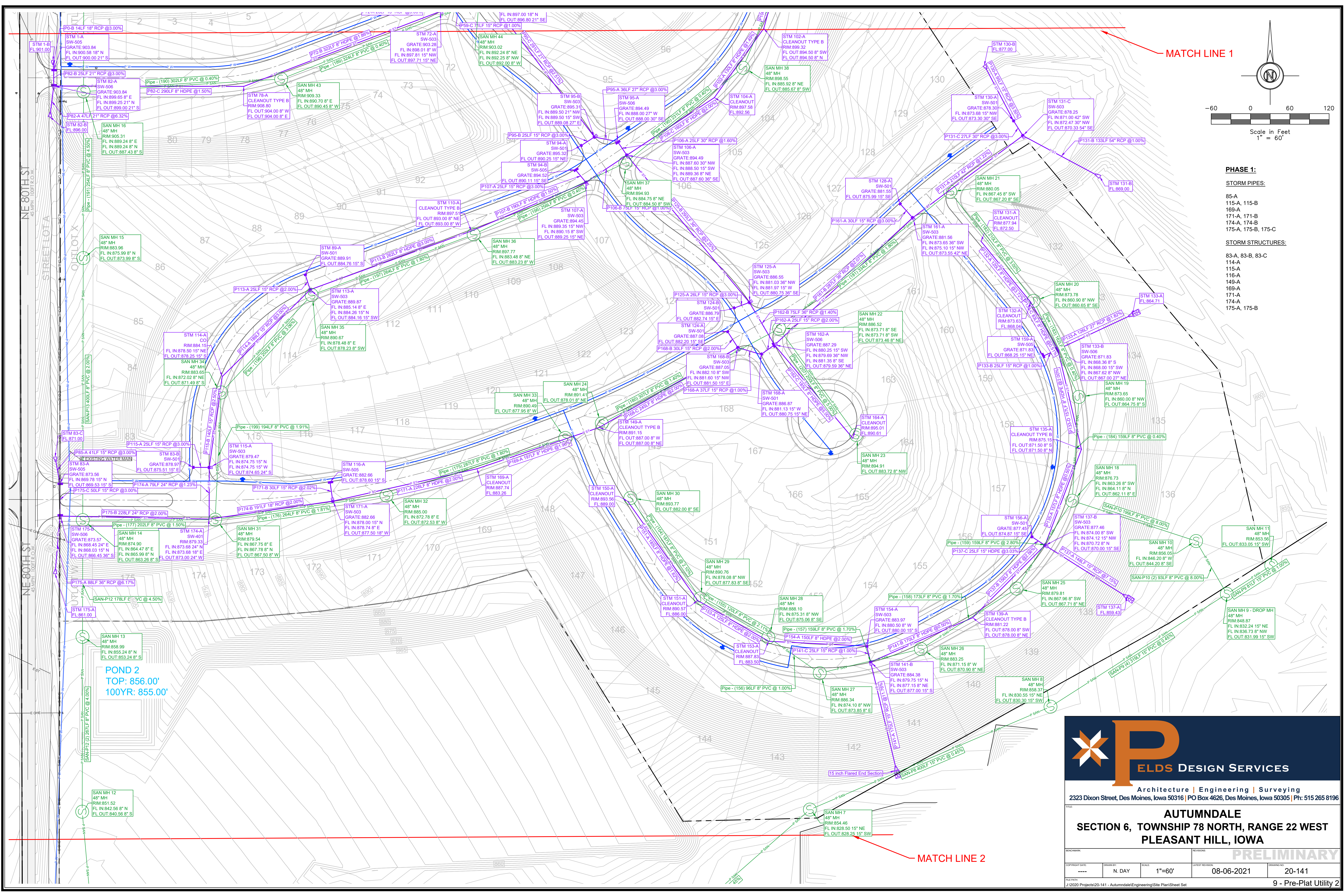
- 1-A, 1-B
- 9-A, 9-B
- 56-A
- 59-A
- 70-A
- 71-A, 71-B
- 72-A
- 78-A
- 82-A, 82-B

MATCH LINE 1

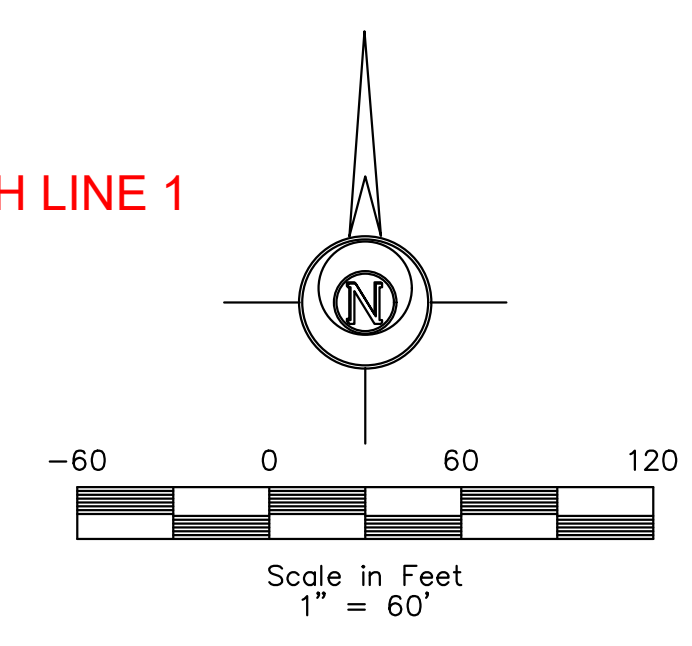
Architecture | Engineering | Surveying  
2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 8196

<b>AUTUMNDALE</b>	
<b>SECTION 6, TOWNSHIP 78 NORTH, RANGE 22 WEST</b>	
<b>PLEASANT HILL, IOWA</b>	
<b>PRELIMINARY</b>	
DATE: 08-06-2021	SCALE: 1"=60'
DRAWN BY: N. DAY	20-141
8 - Pre-Plat Utility 1	





MATCH LINE 1



**PHASE 1:**

**STORM PIPES:**

- 85-A
- 115-A, 115-B
- 169-A
- 171-A, 171-B
- 174-A, 174-B
- 175-A, 175-B, 175-C

**STORM STRUCTURES:**

- 83-A, 83-B, 83-C
- 114-A
- 115-A
- 116-A
- 149-A
- 169-A
- 171-A
- 174-A
- 175-A, 175-B

**POND 2**  
 TOP: 856.00'  
 100YR: 855.00'

MATCH LINE 2

**PELDS DESIGN SERVICES**

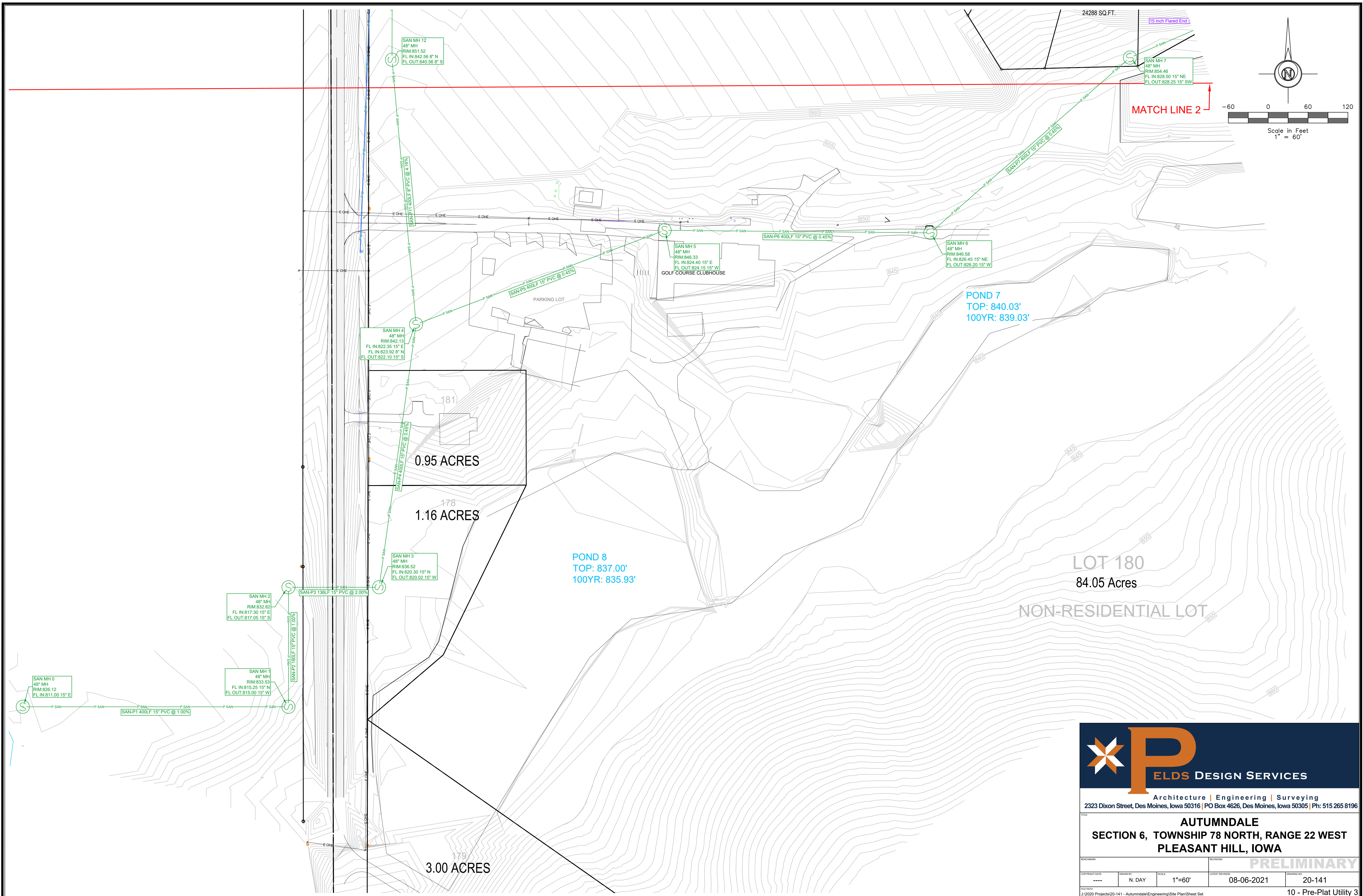
Architecture | Engineering | Surveying  
 2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 8196

**AUTUMNDALE**  
**SECTION 6, TOWNSHIP 78 NORTH, RANGE 22 WEST**  
**PLEASANT HILL, IOWA**

**PRELIMINARY**

DATE: 08-06-2021	SCALE: 1"=60'	DRAWING NO: 20-141
PROJECT: J:\2020 Projects\20-141 - Autumndale\Engineering\Site Plan\Sheet Set		9 - Pre-Plat Utility 2





**P ELDS DESIGN SERVICES**

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**AUTUMNDALE**  
**SECTION 6, TOWNSHIP 78 NORTH, RANGE 22 WEST**  
**PLEASANT HILL, IOWA**

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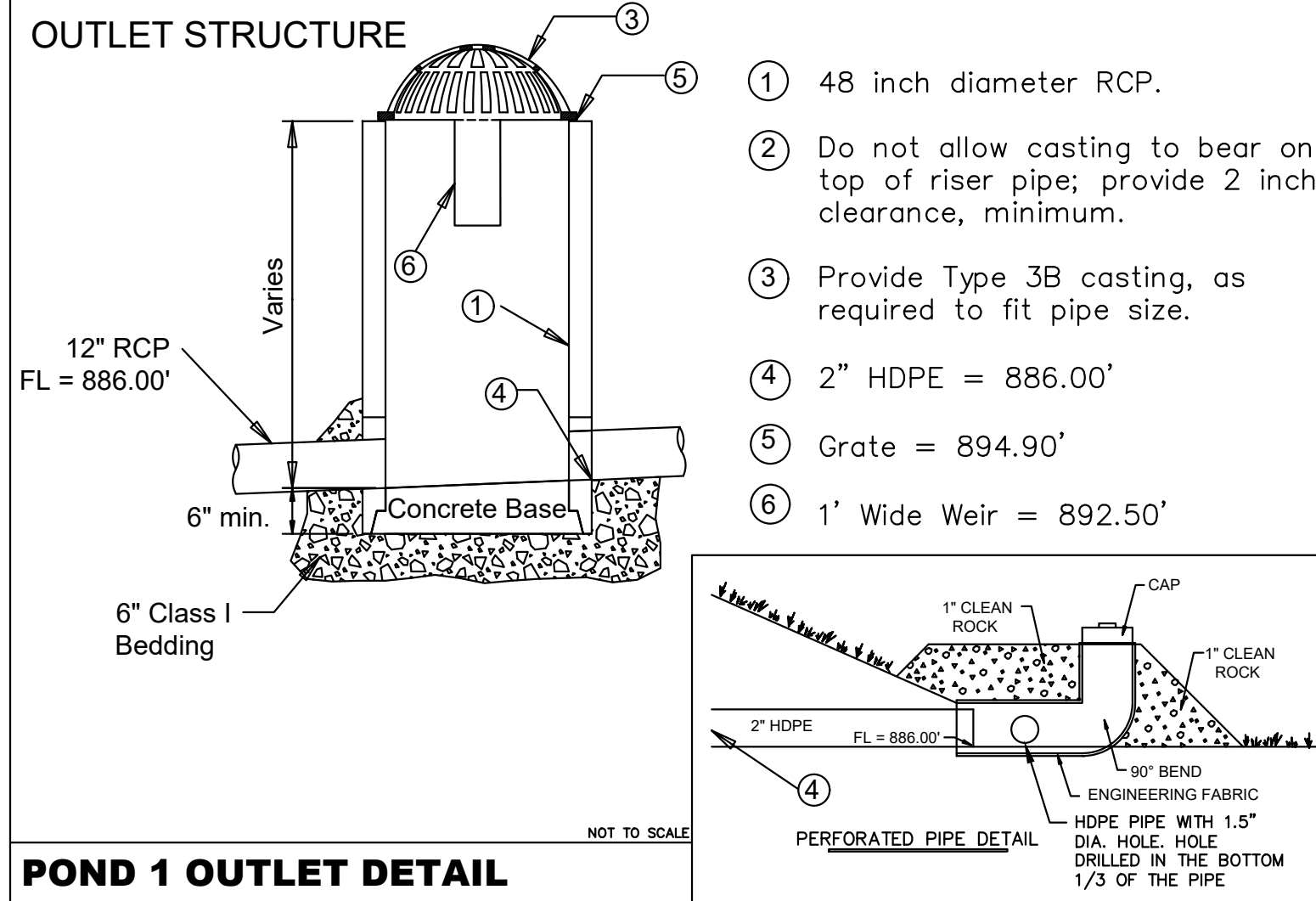
**PRELIMINARY**

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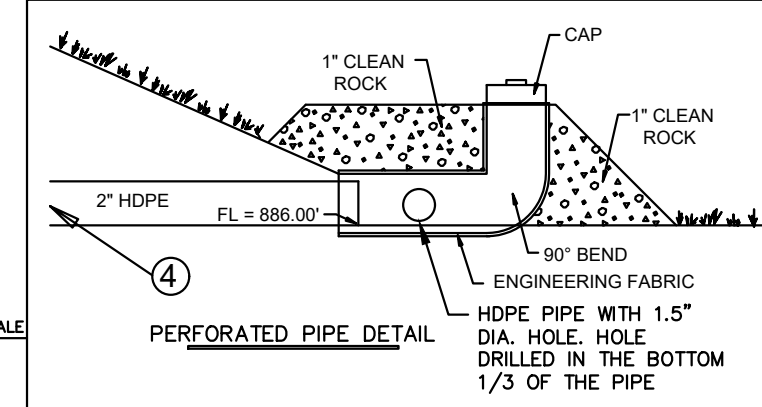
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10 - Pre-Plat Utility 3

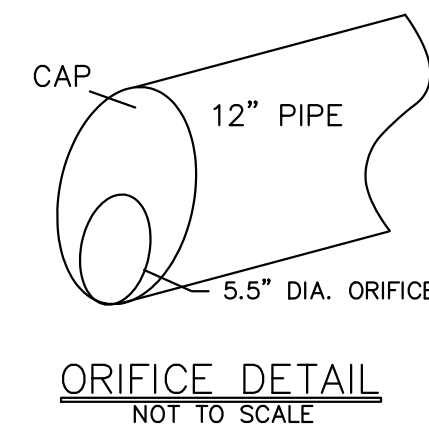




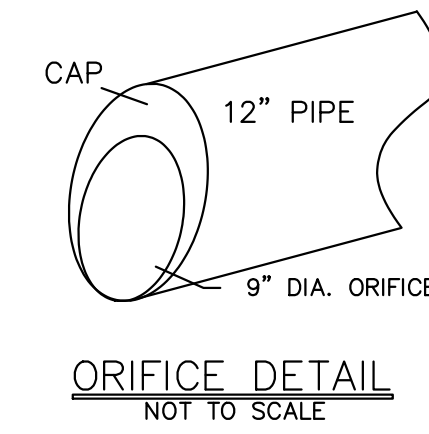
**POND 1 OUTLET DETAIL**



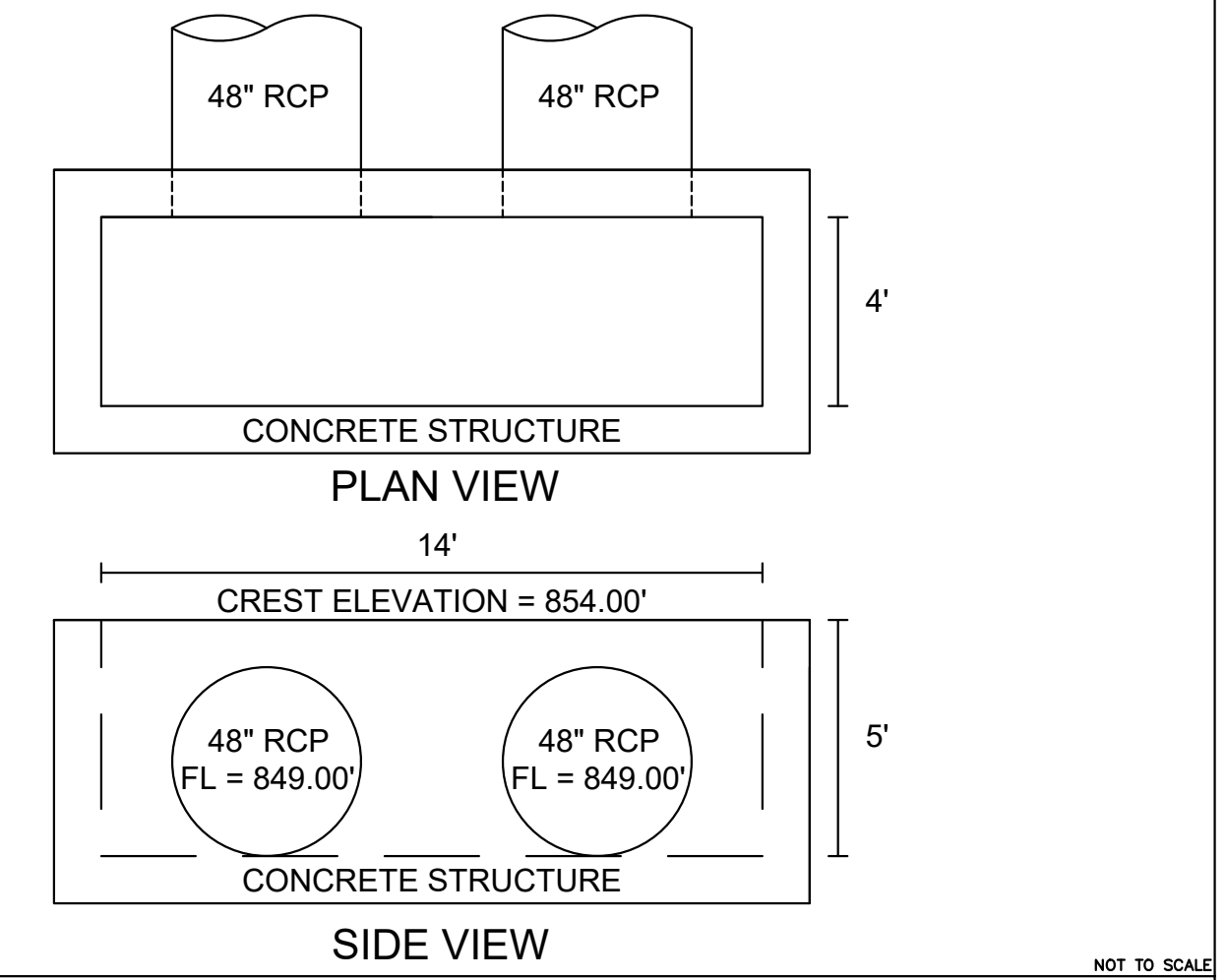
**POND 2 OUTLET DETAIL**



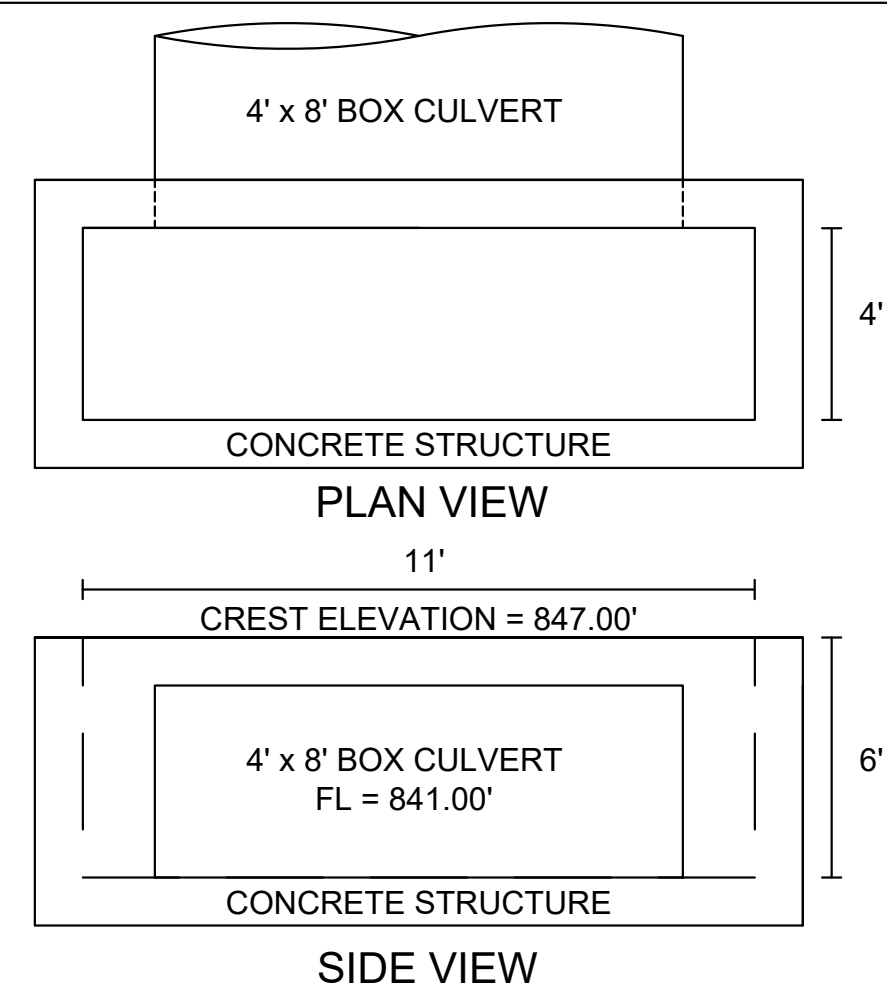
**POND 2 OUTLET DETAIL**



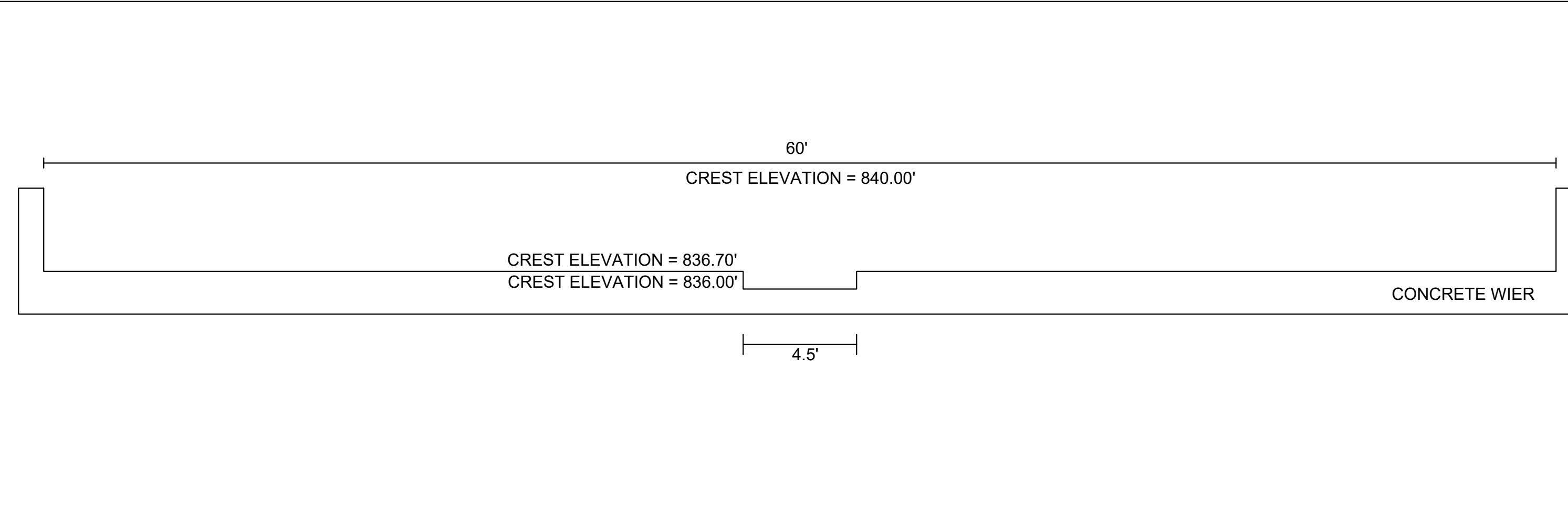
**POND 3 OUTLET DETAIL**



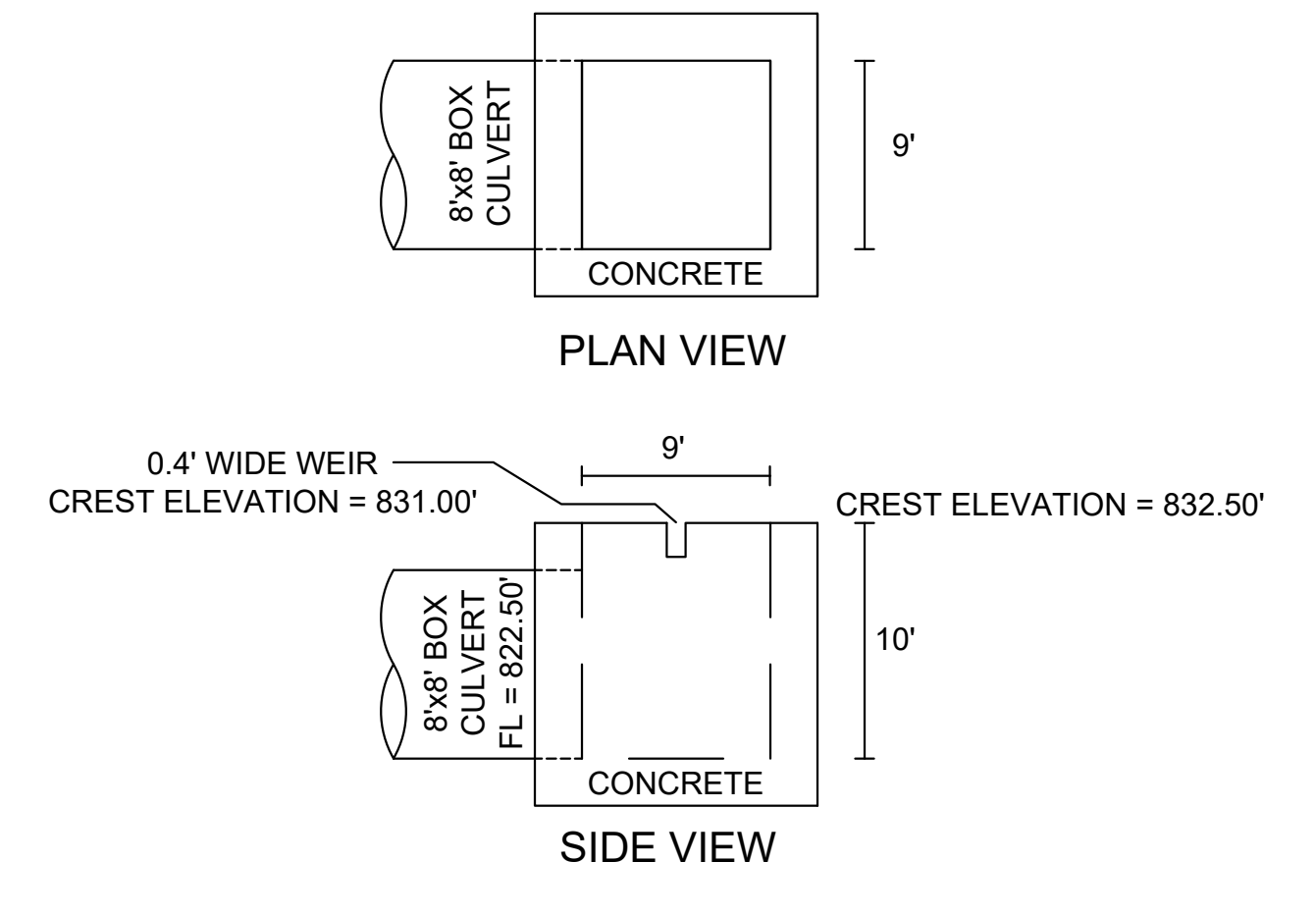
**POND 4 OUTLET DETAIL**



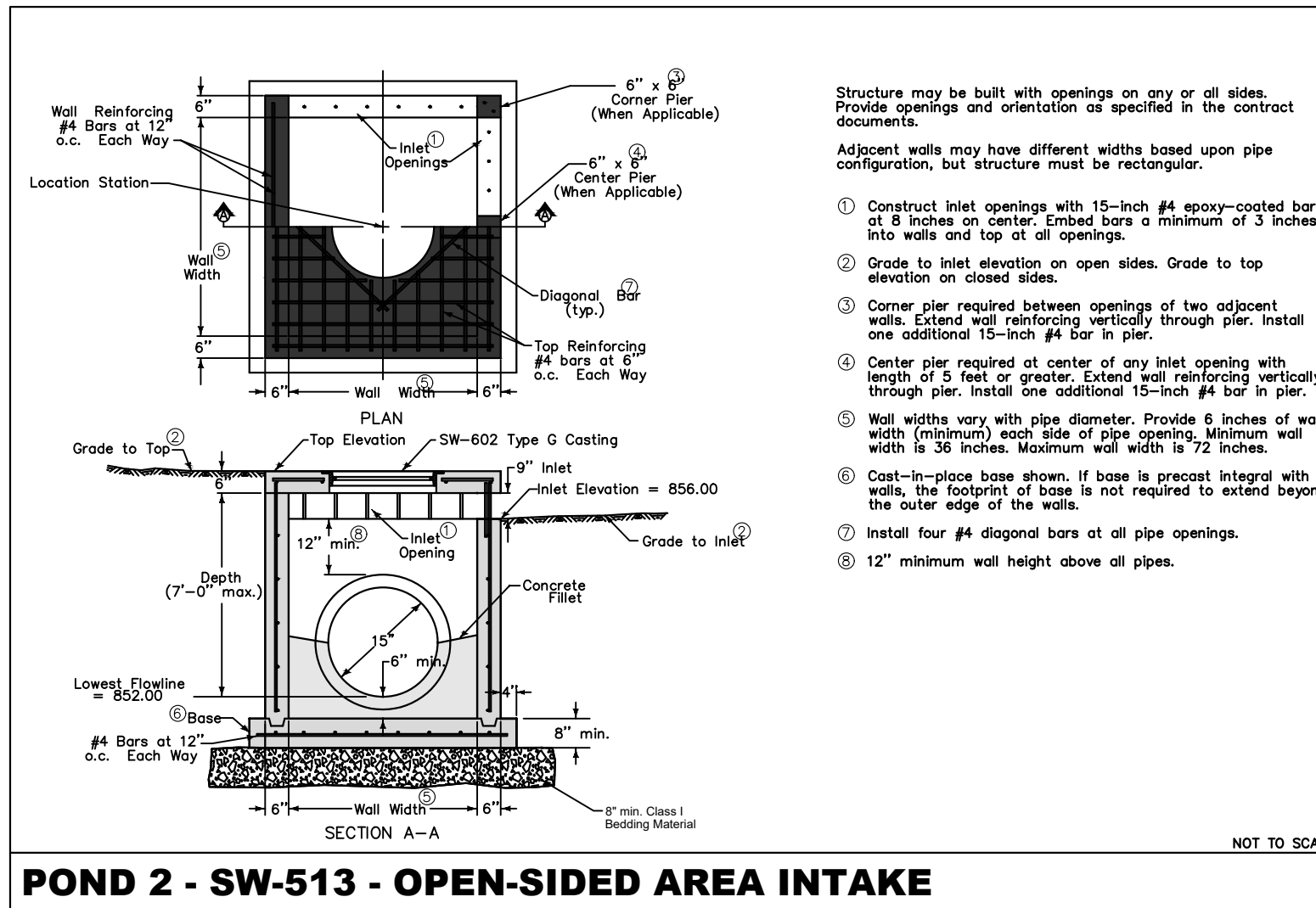
**POND 5 TO POND 7 OUTLET DETAIL**



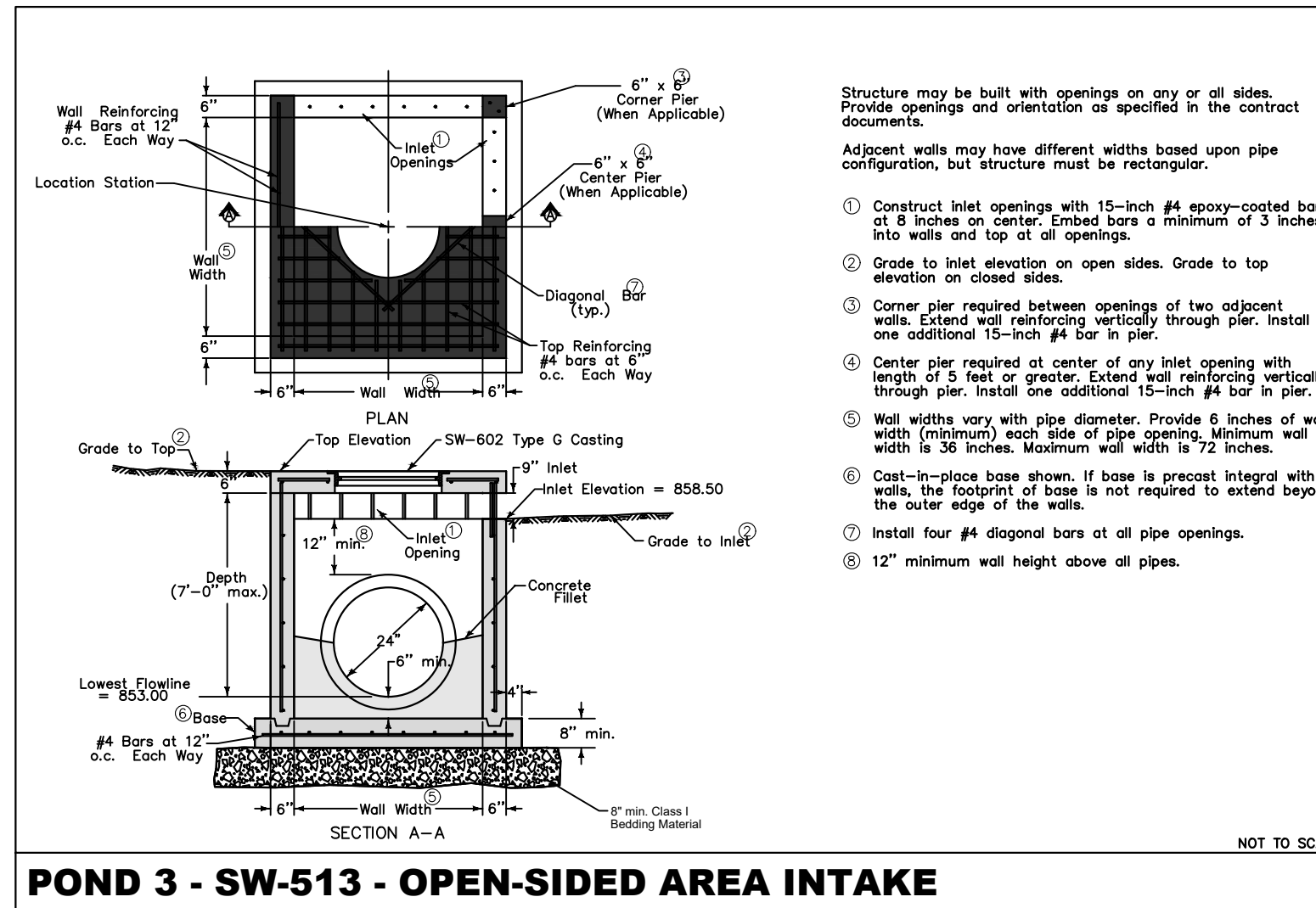
**POND 7 OUTLET DETAIL**



**POND 8 OUTLET DETAIL**



**POND 2 - SW-513 - OPEN-SIDED AREA INTAKE**



**POND 3 - SW-513 - OPEN-SIDED AREA INTAKE**

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**AUTUMNDALE**  
SECTION 6, TOWNSHIP 78 NORTH, RANGE 22 WEST  
PLEASANT HILL, IOWA

**PRELIMINARY**

DATE: 08-06-2021  
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SCALE: N. DAY  
LATEST REVISION: 08-06-2021  
DRAWING NO: 20-141

11 - PRE-PLAT DETAIL SHEET