City of Carroll

112 E. 5th Street Carroll, Iowa 51401-2799 (712) 792-1000 FAX: (712) 792-0139

MEMO TO: Honorable Mayor and City Council Members

FROM: Mike Pogge-Weaver, City Manager MJP-W

DATE: February 22, 2018

SUBJECT: Resolution in support of Workforce Housing Tax Credit (WHTC) benefit application to be submitted to the Iowa Economic Development Authority (IEDA) by 704 Development Corporation for a housing project called Rolling Hills South Condominiums.

704 Development Corporation, represented by Matt Greteman, President, is requesting City Council consideration and approval of an application for WHTC benefits for a project proposed in the City of Carroll that was submitted to IEDA on February 21, 2018.

An estimated total of 12 new housing units will be added through this project, providing workforce living opportunities in the City of Carroll. These housing units will provide homes for varied sectors of the population in the city, including entry level work force, students, seniors, disabled citizen and families. The total construction cost of the project is approximately $2.3 million.

A resolution of support from the City Council and an identification of the local match for the project, at a minimum of $1,000 per dwelling unit, is required for submittal of application to the WHTC program.

It is proposed that up to $72,000 in incremental tax rebates be proposed to the Developer. The grants shall be made solely from the incremental property tax revenue produced by the Project. The actual amount of incremental taxes granted to the Developer as rebates is dependent on the assessed value of the completed Project, tax rates, tax laws, tax payments, low and moderate income housing set-aside requirements, and other factors. Depending on these variables, the aggregate grants to the Developer may not reach the stated maximum.

The WHTC are State of Iowa tax credits and have no fiscal impact on the City of Carroll general fund. The only obligation to the City of Carroll would be on the local match as outlined above.

In order to make a timely application, 704 Development Corporation submitted the application to IEDA on February 21, 2018. They are permitted to submit this resolution to IEDA at a later date.

WHTC Program Overview

The WHTC assists in the construction or rehabilitation of housing in communities with workforce housing needs. This program provides tax benefits to developers to provide housing in Iowa communities, focusing especially on those projects using abandoned, empty or dilapidated properties.

In small cities, which Carroll qualifies for, developers may receive an investment tax credit of up to 20% of the investment directly related to the construction or rehabilitation of the housing. The tax credit is based on the new investment used for the first $150,000 of value for each home or unit. Additionally, developers are eligible for a refund of sales, service or use taxes paid during construction. As a small city community, the total project costs may not exceed $215,000 per unit.

The total program benefits are limited to $1 million per project.

RECOMMENDATION: Council discussion and possible approval of the resolution in support of Workforce Housing Tax Credit (WHTC) benefit application to be submitted to the Iowa Economic Development Authority (IEDA) by 704 Development Corporation for a housing project called Rolling Hills South Condominiums.

ITEMS TO INCLUDE ON AGENDA

CITY OF CARROLL, IOWA
February 26, 2018
5:15 P.M.

- A RESOLUTION IN SUPPORT OF A WORKFORCE HOUSING TAX CREDIT (WHTC) BENEFIT APPLICATION TO BE SUBMITTED TO THE IOWA ECONOMIC DEVELOPMENT AUTHORITY (IEDA) BY 704 DEVELOPMENT CORPORTATION FOR A HOUSING PROJET CALLED ROLLING HILLS SOUTH CONDOMINIUMS

IMPORTANT INFORMATION

1. The above agenda items should be included, along with any other agenda items, in the meeting agenda. The agenda should be posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the body holding the meeting. If no such office exists, the notice must be posted at the building in which the meeting is to be held.

2. If you do not now have a bulletin board designated as above mentioned, designate one and establish a uniform policy of posting your notices of meeting and tentative agenda.

3. Notice and tentative agenda must be posted at least 24 hours prior to the commencement of the meeting.

February 26, 2018

The City Council of the City of Carroll, State of Iowa, met in _____ session, in the Council Chamber of the Farner Government Building, Carroll, Iowa, at 5:15 o'clock P.M., on the above date. There were present Mayor Eric P. Jensen, in the chair, and the following named Council Members:

_____

_____

Absent: _____

* * * * * * *

Council Member _____ then introduced the following proposed Resolution entitled "A RESOLUTION IN SUPPORT OF A WORKFORCE HOUSING TAX CREDIT (WHTC) BENEFIT APPLICATION TO BE SUBMITTED TO THE IOWA ECONOMIC DEVELOPMENT AUTHORITY (IEDA) BY 704 DEVELOPMENT CORPORTATION FOR A HOUSING PROJET CALLED ROLLING HILLS SOUTH CONDOMINIUMS", and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

_____

NAYS: _____

Whereupon, the Mayor declared the Resolution duly adopted as follows:

RESOLUTION NO. _____

A RESOLUTION IN SUPPORT OF A WORKFORCE HOUSING TAX CREDIT (WHTC) BENEFIT APPLICATION TO BE SUBMITTED TO THE IOWA ECONOMIC DEVELOPMENT AUTHORITY (IEDA) BY 704 DEVELOPMENT CORPORTATION FOR A HOUSING PROJET CALLED ROLLING HILLS SOUTH CONDOMINIUMS

WHEREAS, 704 Development Corporation ("Developer"), represented by Matt Greteman, President, has requested City support for its application to the Iowa Economic Development Authority ("IEDA") for state tax incentives under the Workforce Housing Tax Credit Program for a 12 unit bi-attached townhome development to be known as "Rolling Hills South Condominiums" ("Project") on property located in the City of Carroll ("City"); and

WHEREAS, successful completion of the "Rolling Hills South Condominiums" project requires funding from a number of sources, including an award of Iowa Workforce Housing Tax Credit benefits in the estimated amount of $448,956.00; and

WHEREAS, the application requirements for the Workforce Housing Tax Credit Program include a requirement for the submission of a resolution in support of the housing project by the community where the housing project will be located, which requirement is intended to be satisfied by roll call and resolution; and

WHEREAS, a further application requirement for the Workforce Housing Tax Credit Program is documentation of a local matching funds pledge for the project in an amount of not less than $1,000 per dwelling unit; and

WHEREAS, Developer intends to invest approximately $250,000 in public improvements (including streets, sanitary sewer mains, water mains, storm sewer, and utility infrastructure) to prepare the Project site for development; and

WHEREAS, the City intends to utilize its powers under the urban renewal law to facilitate the construction of the public improvements related to the residential development through the provision of up to $72,000 in incremental tax rebates to Developer, subject to certain conditions to be set forth in a detailed "Development Agreement"; and

WHEREAS, the City of Carroll needs additional residential units for its residents and to support its businesses and industries with available employees.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Carroll, Iowa:

Section 1: The City Council of the City of Carroll does hereby express its support for the "Rolling Hills South Condominiums" project application to the IEDA, seeking an award of Workforce Housing Tax Credit benefits in the amount of $448,956.00 for the above described Project.

Section 2: That the following are the proposed terms of the City's support of the Project, contingent on the conditions in Section 3:

1. The payment of up to ten (10) annual grants to Developer funded exclusively by tax increment produced by the Project under Iowa Code Section 403.19. Each grant will be reduced as necessary to satisfy the City's obligation to set aside funds to assist with low and moderate income housing in the City as required by Iowa Code Section 403.22.

2. The aggregate amount of grant payments to Developer shall not exceed the lesser of $72,000 or the actual costs incurred by Developer in the construction of the public improvements. (Note that the grants shall be made solely from the incremental property tax revenue produced by the Project, and that the actual amount of incremental taxes granted to Developer as rebates is dependent on the assessed value of the completed Project, tax rates, tax laws, tax payments, low and moderate income housing set-aside requirements, and other factors; depending on these variables, the aggregate grants to the Developer may not reach the stated maximum.)

3. Preconditions to the payment of any grants under the terms of the Development Agreement will include, but are not limited to:

    a. Timely completion of the public improvements;
    b. Timely certification of costs for the public improvements;
    c. The provision of appropriate maintenance bonds for the public improvements; and
    d. Dedication of the public improvements to the City; and acceptance of the public improvements by the City.

Section 3: That the terms listed in Section 2 shall be subject to and conditioned on all of the following:

1. An award of Iowa Workforce Housing Tax Credit benefits in an amount sufficient to support the completion of the Project.

2. Completion of all legislative processes (including but not limited to public hearings and public notice, consultation meetings, and other requirements) necessary to adopt an urban renewal plan, authorize the Project as an urban renewal project in said plan, and adopt a TIF ordinance covering the Project, all pursuant to Iowa's urban renewal law then in effect.

3. The property for the project being rezoned appropriately for its intended use.

4. The inclusion of the terms listed in Section 2 into a Development Agreement to be drafted by the City's counsel, including but not limited to, the above terms and other terms recommended by counsel; and the approval of the Development Agreement by the City Council in its final form following all required legislative processes including a public hearing.

Section 4: That the Mayor and the City Manager are hereby authorized and directed to sign any forms required by the Administrative Rules of the IEDA to evidence the City's support for the application by 704 Development Corporation as described above, upon approval of the same by the City's legal counsel.

Section 5: That, should the Developer be awarded tax credit benefits consistent with this Resolution, the City Manager is hereby authorized and directed to proceed with the preparation of the necessary documents for the Urban Renewal Plan and Development Agreement for the Council's consideration.

PASSED AND APPROVED by the City Council of the City of Carroll, Iowa, this 26th day of February, 2018.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

BY:_____
Eric P. Jensen, Mayor

ATTEST:

By:_____
Laura A. Schaefer, City Clerk

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF CARROLL)

I, the undersigned City Clerk of the City of Carroll, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the corporate records of the City showing proceedings of the City Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council (a copy of the face sheet of the agenda being attached hereto) pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective City offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the City hereto affixed this _____ day of _____, 2018.

_____
City Clerk, City of Carroll, State of Iowa

(SEAL)

01455575-1\10275-000

IowaGrants.gov

Application

95226 - Workforce Housing Tax Incentive Program

207832 - 704 Affordable Housing Project

Workforce Housing Tax Credits

Status: Editing

Submitted Date:

Applicant Information

Project Officer

AnA User Id MATT.GRETEMAN@IOWAID

First Name* Matt (First Name) P. (Middle Name) Greteman (Last Name)

Title:

Email:* matt@greteman.com

Address:* 704 W. Hwy 30
P.O. Box 707

City* Carroll (City) Iowa (State/Province) 51401 (Postal Code/Zip)

Phone:* 712-792-5050 (Phone) Ext.

Program Area of Interest* Economic Development

Fax: 712-792-0440

Organization Information

Organization Name:* 704 Development Corporation

Organization Type:* For-Profit – Privately Held

DUNS:

Organization Website:

Address: 704 W. Hwy 30
P.O. Box 707

Carroll (City) Iowa (State/Province) 51401 (Postal Code/Zip)

Phone: 712-792-5050 Ext.

Fax: 712-792-0440

Cover Sheet-General Information

Authorized Official

Name* Matthew P. Greteman

Title* President

Organization* 704 Development Corporation
If you are an individual, please provide your First and Last Name.

Address* 704 W. Hwy 30

P.O. Box 707

City/State/Zip* Carroll (City) Iowa (State) 51401 (Zip)

Telephone Number* 712-792-5050

E-Mail* matt@greteman.com

Fiscal Officer/Agent

Please enter the "Fiscal Officer' for your Organization.

If you are an individual, please provide your First and Last Name.

Name* Michael V. Greteman

Title	Treasurer
Organization	704 Development Corporation
Address	704 W. Hwy 30 P.O. Box 707
City/State/Zip	Carroll (City) Iowa (State) 51401 (Zip)
Telephone Number	712-792-5050
E-Mail	mvgreteman@yahoo.com
County(ies) Participating, Involved, or Affected by this Proposal*	Carroll County
Congressional District(s) Involved or Affected by this Proposal*	4th - Rep Steve King (R) Congressional Map
Iowa Senate District(s) Involved or Affected by this Proposal*	6 District Map
Iowa House District(s) Involved or Affected by this Proposal*	12 District Map

Applicant Information

Applicant Name: (legal entity applying for award)* 704 Development Corporation

Salutation	Contact First Name	Contact Last Name
Mr.	Matthew	Greteman

President
Contact Title

704 W. Hwy 30, P.O. Box 707
Address

City	State	Zip Code
Carroll	Iowa	51401

Phone	E-mail
712-792-5050	matt@greteman.com

Corporation
Entity Type

Iowa Secretary of State business number	Federal Taxpayer ID number
164183	421400479

Contact Information

Elected Official Carroll
City or County

Salutation	First Name	Last Name	Suffix
Dr.	Eric	Jensen	

Mayor
Title

112 E 5th Street
Address

Address 2

Carroll	Iowa	51401
City	State	Zip +4

712-792-1000
Phone

Fax

E-mail

Local Sponsor/Contact

Mr.	MIke	Pogge-Weaver	
Salutation	First Name	Last Name	Suffix

City Manager
Title

112 E 5th Street
Address

Address 2

Carroll	Iowa	51401
City	State	Zip +4

712-792-1000	mpoggeweaver@cityofcarroll.com
Phone	E-mail

Fax

Project Information

Project name or alias: 704 Affordable Housing Project

Project Address Westridge Drive
Address

Carroll	Iowa	Carroll County	51401
City	State	County	Zip Code

Is the project seeking Low Income Housing Tax Credits (LIHTC)? No

If yes, please indicate the amount of LIHTC eligible basis: $0.00

Eligible projects under the Workforce Housing Tax Incentive Program must fall into one of four categories.

Category of proposed project: New const., rehab, repair, or redevelopment of dwelling units in distressed workforce housing community (Greenfield Development)

Has the IEDA designated the community where the project will take place as a distressed workforce housing community? Yes

Please provide a brief description of the proposed housing development project: (500 character limit) The proposed housing development project would include six duplexes for a total of twelve units. The development would be new construction on a greenfield site.

Describe why assistance through the Workforce Housing Tax Credit program is needed for the project to proceed. (500 character limit) Assistance is needed for the project to proceed due to the rising construction and labor expenses affecting development in rural communities. These rising prices are making it increasingly difficult to provide an affordable housing product to the market.

Describe why the current housing market is not meeting the A housing study was recently conducted in Carroll County and determined there was a specific need for houses in this price range and below. It was opined that many residents

community's housing needs? (500 character limit)	would purchase in this price range but did not have any options. Construction of housing in this price range would satisfy the needs of the consumers in this range and free up their existing space for those in the lower price range.

When completed and available for occupancy, will the units meet the United States Department of Housing and Urban Development's housing quality standards and all applicable

safety standards?	Yes

Does the project include local matching funds for the project in an amount equal to at least $1,000 per dwelling

unit to be developed?	Yes
Type of local match:	Rebate
Does the project involve rehabilitation, repair, redevelopment or preservation of a historic property as defined in Iowa Code Section 404A.1(2)?	No
Proposed end date of project:	02/01/2021 The proposed project MUST be completed within three (3) years from date the project is registered by IEDA.

Units

Housing Activity	Housing Activity	Unit Type	Unit Ownership	# of Units in Project
Activity #1	New const., rehab, repair, or redevelopment of dwelling units in distressed workforce housing community (Greenfield Development)	Single Family Attached (Duplex)	Owner Occupied	12
Activity #2				
Activity #3				
Activity #4				
Totals				12

WHTC-Budget

Total Tax Credit Award Amount	$0.00

Project Expenditures (RESIDENTIAL ONLY)

Expense	Expense Amount
Building Acquisition	$0.00
Land Acquisition	$16,380.00
Site Development (including demolition)	$173,000.00
Construction (materials only)	$1,236,000.00
Construction (labor and operations)	$780,000.00
Architect/Engineer Fees	$28,000.00
Building Permits and Fees	$9,600.00
Construction Loan Interest	$63,000.00
Total	$2,305,980.00

Cash Sources (UP-FRONT FUNDS ONLY)

Source	Amount	Status
WHTC Equity (Tax Credit Equity Only)	$360,000.00	Applied for
LIHTC Equity (Tax Credit Equity Only)	$0.00	
Historic Tax Credit Equity (State Tax Credit Equity Only)	$0.00	
Historic Tax Credit Equity (Federal Tax Credit Equity Only)	$0.00	
Brownfield/Grayfield Credit (Tax Credit Equity Only)	$0.00	
HOME (Loan)	$0.00	
HOME (Grant or Forgivable Loan)	$0.00	
FHLB Affordable Housing Program (Loan)	$0.00	
FHLB Affordable Housing Program (Grant or Forgivable Loan)	$0.00	
USDA-RD (Loan)	$0.00	
USDA-RD (Grant or Forgivable Loan)	$0.00	
Local Match (Loan)	$0.00	
Local Match (Grant or Forgivable Loan)	$0.00	
Local Match (Property Tax Abatement or Refund)	$72,000.00	Applied for
Local Match (In-kind)	$0.00	
Developer (Cash or Equity)	$873,980.00	Committed
Private Lender (Loan)	$1,000,000.00	Committed
All Other Public Sources (Loan)	$0.00	
All Other Public Sources (Grant or Forgivable Loan)	$0.00	
Total	$2,305,980.00	

Estimated Amount of Assistance

Source	Option A	Option B
Workforce Housing Tax Credit*	$374,796.00	$360,000.00
Sales Tax Refund (on materials only)	$74,160.00	$74,160.00
Total Estimated Workforce Housing Incentives:	$448,956.00	$434,160.00

Requested Award

Cost per Unit

NOTE: per unit cost cannot exceed $200,000 per unit or $250,000 per unit if project involves historic property as defined in Iowa Code Section 404A.1(2).

Sub-Total Residential Costs (from above)	$2,305,980.00
Number of Units:	12
Cost per Unit:	$192,165.00

Is the applicant requesting a Sales Tax Refund for the project?	Yes

If yes, is the applicant requesting a Sales Tax Refund for the project in an amount less than what is shown above (Estimated amount)?	No
If Yes, enter revised amount requested:	$0.00

Is the applicant requesting Workforce Housing Tax Incentive Credits for the project?	Yes
If yes, is the applicant requesting a Workforce Housing Tax Incentive for the project in an amount less than what is shown above (Estimated amount)?	No
If Yes, enter revised amount requested:	$0.00

Acknowledgement

I understand amounts calculated are estimates based on initial application information provided to IEDA. Amounts of assistance estimated are maximum amounts and could be less depending on final project costs. Award amounts under the Workforce Housing Tax Incentive Program will not be increased should project costs increase.

I understand:* Yes

I understand compliance fees imposed in Iowa code Section 15.330(12) shall apply to all Workforce Housing Tax Incentive Program agreements.

I Understand:* Yes

Required Attachments

Attachment	Description	File Name	Type	File Size
Resolution in support of the housing project by the community where the housing project will be located:				
Documentation of local match to project:				
Documentation of all secured funding sources for the project:	Bank letter	704 Bank letter.pdf	pdf	56 KB
Project map:	Project Map	trn-160499-Preliminary_Plat-122117.pdf	pdf	1.1 MB
Affidavit stating the Business has not, within the last 5-years, violated state or federal environmental and worker safety statues, rules, and regulations: Download a sample affidavit here	Affidavit	704 affidavit.pdf	pdf	109 KB

PRELIMINARY PLAT
ROLLING HILLS SOUTH CONDOMINIUMS
CITY OF CARROLL
CARROLL COUNTY, IOWA

CURVE	RADIUS (FT)	DELTA	LENGTH	TANGENT	DIRECTION
C1	185.00' L	33° 33' 18.88"	108.15'	106.81'	N 15° 59' 14.68" W
C2	225.00' R	27° 51' 55.48"	109.43'	108.35'	N 18° 49' 55.76" W
C3	39.00' L	40° 34' 48.54"	27.62'	27.05'	N 25° 11' 18.53" W
C4	59.00' R	276° 38' 44.04"	284.87'	78.46'	S 87° 09' 20.84" E
C5	39.00' L	63° 29' 06.81"	43.21'	41.04'	S 19° 25' 27.77" W
C6	175.00' L	20° 26' 48.50"	62.45'	62.12'	S 22° 32' 29.88" E
C7	235.00' R	33° 33' 18.88"	137.63'	135.67'	S 15° 59' 14.68" E

LINE	LENGTH	BEARING
L1	22.77'	N 00° 47' 24.77" E
L2	9.55'	N 32° 45' 54.13" W
L3	9.55'	S 32° 45' 54.13" E
L4	22.86'	S 00° 47' 24.77" W

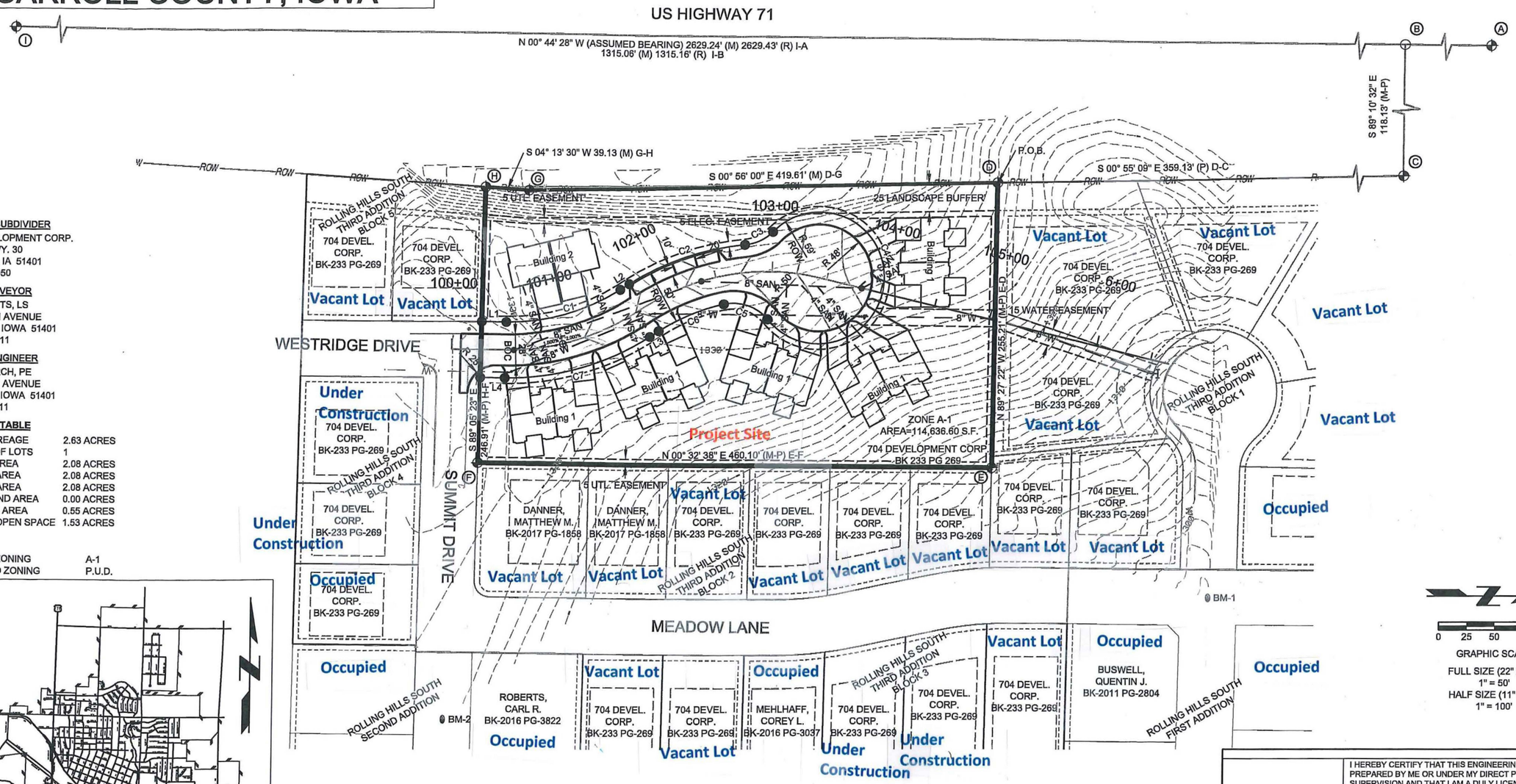
INDEX OF SHEETS

SHEET 1 - BOUNDARY INFORMATION
SHEET 2 - BOUNDARY DESCRIPTION AND DEDICATION

LEGEND

UTILITY EASEMENT		MEASURED DISTANCE	M
BUILDING SET BACK LINE		PLATTED DISTANCE	P
		RECORDED DISTANCE	R
MONUMENT FOUND		RIGHT-OF-WAY	ROW
FOUND MONUMENT LABEL	Ⓐ	EASEMENT	EASE.
MONUMENT SET YELLOW CAP. NO. 21443	●	UTILITIY	UTIL.
		PROPOSED	PROP.
TEMPORARY POINT	○	ELECTRICAL	ELEC.

JEO CONSULTING GROUP INC
www.jeo.com
800.723.8567



OWNER, SUBDIVIDER
704 DEVELOPMENT CORP.
704 W. HWY. 30
CARROLL, IA 51401
712-792-5050

LAND SURVEYOR
MATT FOUTS, LS
724 SIMON AVENUE
CARROLL, IOWA 51401
712-792-9711

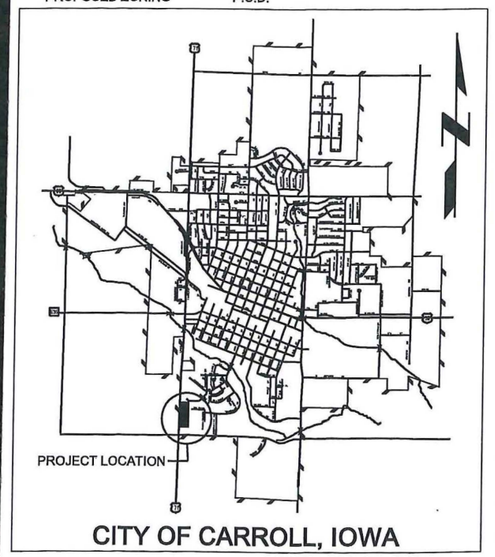
DESIGN ENGINEER
CODY FORCH, PE
724 SIMON AVENUE
CARROLL, IOWA 51401
712-792-9711

ACREAGE TABLE

TOTAL ACREAGE	2.63 ACRES
NUMBER OF LOTS	1
MIN. LOT AREA	2.08 ACRES
AVG. LOT AREA	2.08 ACRES
MAX. LOT AREA	2.08 ACRES
PUBLIC LAND AREA	0.00 ACRES
ROW LAND AREA	0.55 ACRES
COMMON OPEN SPACE	1.53 ACRES

ZONING:

EXISTING ZONING	A-1
PROPOSED ZONING	P.U.D.



BUILDING SETBACKS:
SPACE BETWEEN BUILDINGS - 10' MIN.

NOTE:
ALL BEARINGS ARE ASSUMED, ALL MONUMENTS SET ARE 5/8" REBAR WITH YELLOW CAP LS# 21443 UNLESS OTHERWISE NOTED. MONUMENTS TO BE SET UPON COMPLETION OF CONSTRUCTION.

SEE SHEET 2 FOR MONUMENT DESCRIPTIONS.

CITY APPROVALS	PRELIMINARY PLAT APPROVED 704 DEVELOPMENT CORP.
RECOMMEND TENTATIVE PLAT APPROVAL - PLANNING & ZONING COMMISSION	
CHAIRMAN DATE	
TENTATIVE PLAT ACCEPTED - CITY OF CARROLL, IOWA	
MAYOR DATE	704 DEVELOPMENT CORP. Pres. 12/20/17 DATE

LICENSED PROFESSIONAL ENGINEER CODY F. FORCH 22843 IOWA

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA

Cody Forch 12/21/17
SIGNATURE DATE
CODY F. FORCH
PRINTED OR TYPED NAME
22843
MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2018
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEET 1 & 2

PROJECT NO.	160499.00
DATE	12/19/2017
DRAWN BY	ASCHLADER
FILE NAME	S-160499-Preliminary Plat 1.dgn
FIELD BOOK	FIELDBOOK
FIELD CREW	FC INI
SURVEY FILE NO.	SURVEY FILE NO
PLAN IN HAND INITIALS / DATE	PIH INI / PIH DATE
70 PERCENT REVIEW INITIALS / DATE	70% INI / 70% DATE
95 PERCENT REVIEW INITIALS / DATE	95% INI / 95%DATE
REVISIONS	

SHEET 1

2017
ROLLING HILLS SOUTH
CONDOMINIUMS
CARROLL, IOWA
160499

PRELIMINARY PLAT
BOUNDARY INFORMATION

Rolling Hills South Condominiums Location Map and Photos

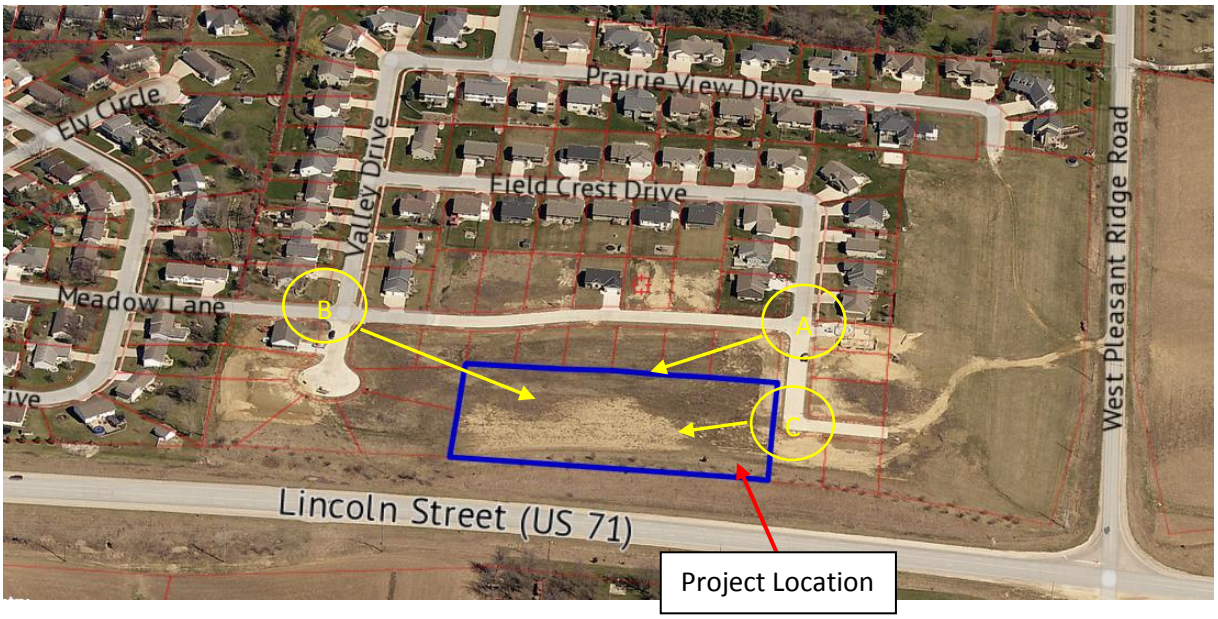


Photo A

Photo B

Photo C