

PRELIMINARY PLAT ASPEN RIDGE 2nd ADDITION

ATTACHMENT C

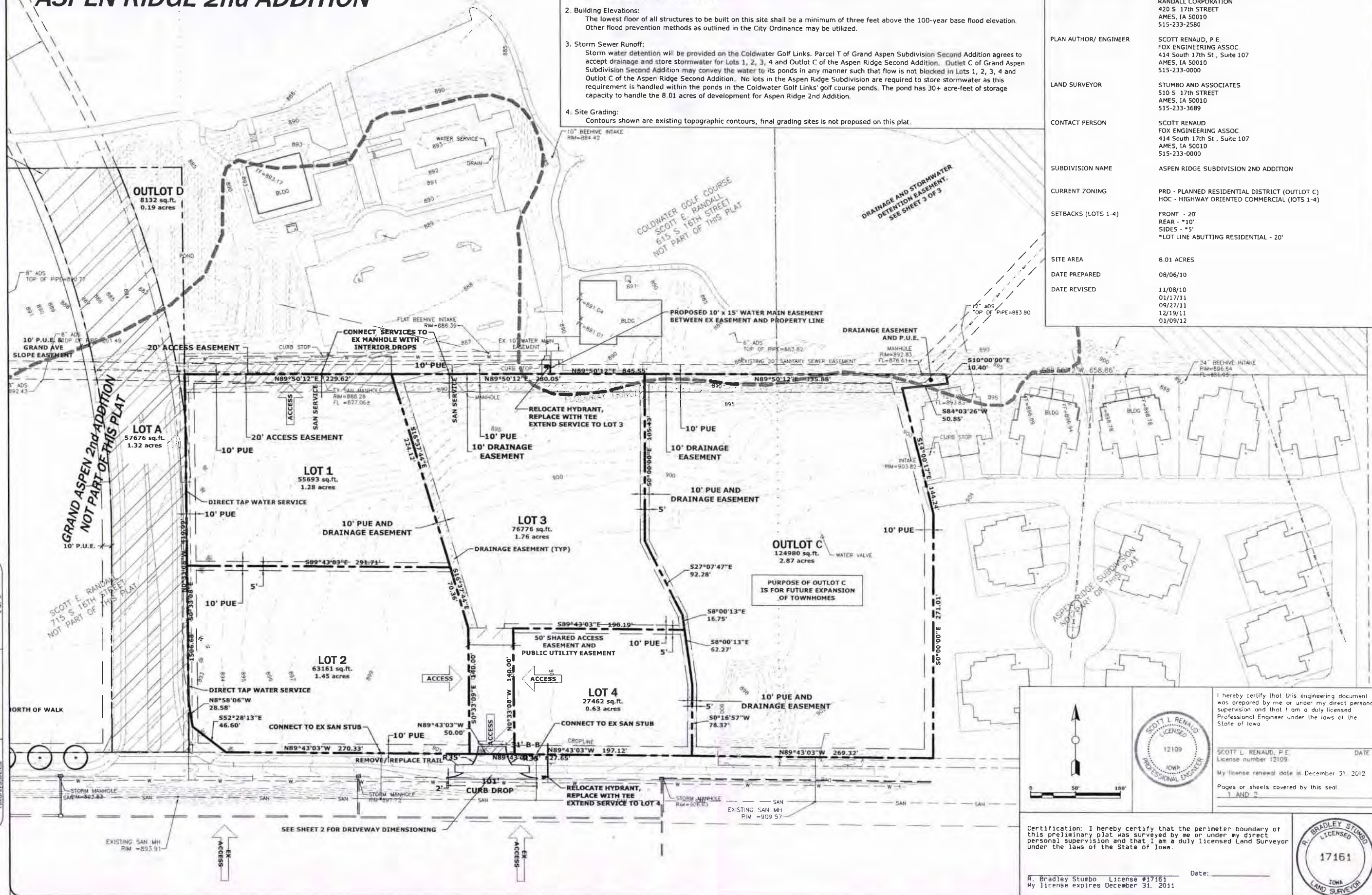
PRELIMINARY PLAT NOTES:

- Floodplain Note:**
Reference Flood Insurance Rate Map (FIRM) 19169C0163E revised February 20, 2008 for flood boundaries and elevations for this area. **Flood Elevation = 891.13 ft.**
- Building Elevations:**
The lowest floor of all structures to be built on this site shall be a minimum of three feet above the 100-year base flood elevation. Other flood prevention methods as outlined in the City Ordinance may be utilized.
- Storm Sewer Runoff:**
Storm water detention will be provided on the Coldwater Golf Links. Parcel T of Grand Aspen Subdivision Second Addition agrees to accept drainage and store stormwater for Lots 1, 2, 3, 4 and Outlot C of the Aspen Ridge Second Addition. Outlot C of Grand Aspen Subdivision Second Addition may convey the water to its ponds in any manner such that flow is not blocked in Lots 1, 2, 3, 4 and Outlot C of the Aspen Ridge Second Addition. No lots in the Aspen Ridge Subdivision are required to store stormwater as this requirement is handled within the ponds in the Coldwater Golf Links' golf course ponds. The pond has 30+ acre-feet of storage capacity to handle the 8.01 acres of development for Aspen Ridge 2nd Addition.
- Site Grading:**
Contours shown are existing topographic contours, final grading sites is not proposed on this plat.

PRELIMINARY PLAT DATA

SUBDIVISION NAME	ASPEN RIDGE 2nd ADDITION
OWNER/ DEVELOPER	SCOTT E RANDALL or MATT RANDALL RANDALL CORPORATION 420 S 17th STREET AMES, IA 50010 515-233-2580
PLAN AUTHOR/ ENGINEER	SCOTT RENAUD, P.E. FOX ENGINEERING ASSOC 414 South 17th St., Suite 107 AMES, IA 50010 515-233-0000
LAND SURVEYOR	STUMBO AND ASSOCIATES 510 S 17th STREET AMES, IA 50010 515-233-3689
CONTACT PERSON	SCOTT RENAUD FOX ENGINEERING ASSOC 414 South 17th St., Suite 107 AMES, IA 50010 515-233-0000
SUBDIVISION NAME	ASPEN RIDGE SUBDIVISION 2ND ADDITION
CURRENT ZONING	PRD - PLANNED RESIDENTIAL DISTRICT (OUTLOT C) HOC - HIGHWAY ORIENTED COMMERCIAL (LOTS 1-4)
SETBACKS (LOTS 1-4)	FRONT - 20' REAR - 10' SIDES - 5' *LOT LINE ABUTTING RESIDENTIAL - 20'
SITE AREA	8.01 ACRES
DATE PREPARED	08/06/10
DATE REVISED	11/08/10 01/17/11 09/27/11 12/19/11 01/09/12

DRAWING FILENAME	K:\1\p\500015032-09A Commercial\Drawings\015032-09A PRELIM PLAT.dwg
PLOT STATE TABLE	LAYER NAME
FOUNDER/SCALE	1 OF 3



FOX Engineering Associates, Inc.
414 South 17th St., Suite 107
AMES, IOWA 50010
Phone: (515) 233-0000
FAX: (515) 233-0103



PRELIMINARY PLAT, ASPEN RIDGE 2nd ADDITION
OUTLOT A
ASPEN RIDGE SUBDIVISION
SOUTH 16TH STREET
AMES, IOWA

PROJECT NO.
5032-09A.330
SHEET
1 OF 3

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.

SCOTT L. RENAUD, P.E.
License number 12109

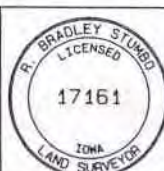
My license renewal date is December 31, 2012

Pages or sheets covered by this seal
1 AND 2



Certification: I hereby certify that the perimeter boundary of this preliminary plat was surveyed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

R. Bradley Stumbo License #17161
My license expires December 31, 2011



PRELIMINARY PLAT ASPEN RIDGE 2nd ADDITION

ATTACHMENT E

DRAINAGE AND STORMWATER DETENTION EASEMENT FOR LOTS 1-4 AND OUTLOT C OF ASPEN RIDGE 2nd ADDITION.

Drainage and Stormwater Detention Easement
That part of Parcel T in the SW1/4, SW1/4 of Section 11, Township 83 North, Range 24 West of the 5th P.M., City of Ames, Story County, Iowa, lying North of Aspen Ridge, City of Ames, Story County, Iowa, said part being more particularly described as follows: Beginning at the Northeast Corner of said Parcel T, thence S0°19'31"E, 846.36 feet to the Northeast Corner of said Aspen Ridge, thence S89°50'12"W, 658.86 feet along the North line of said Aspen Ridge to the West line of said Parcel T, thence N0°23'53"W, 854.96 feet to the Northwest Corner of said Parcel T, thence S89°25'03"E, 660.02 feet to the point of beginning, containing 12.88 acres.

3.3 ACRES OF POND ON PARCEL

COLDWATER GOLF COURSE
SCOTT E. RANDALL
1615 S 16TH STREET
PART OF THIS PLAT

LOT 1
55693 sq. ft.
1.28 acres

LOT 3
76776 sq. ft.
1.76 acres

OUTLOT C
124980 sq. ft.
2.87 acres

LOT 2
63161 sq. ft.
1.45 acres

LOT 4
27462 sq. ft.
0.63 acres

H STREET

S 16TH STREET

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FOX Engineering

PRELIMINARY PLAT; ASPEN RIDGE 2nd ADDITION
OUTLOT C
ASPEN RIDGE SUBDIVISION
SOUTH 16TH STREET
AMES, IOWA

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5032-09A 330

SHEET

3 OF 3

DATE	BY	REVISION
09/27/11	SA	REVISED EAST LOT LINE OF LOT 1
13/19/11	SKS	ADDED ALTERNATE LOT LINE
13/19/11	SKS	COMMENTS DATED 11-09-11
01/06/12		LAST UPDATE