

The map displays Story County, Iowa, with a grid of townships and ranges. The proposed site is located in the northwest corner of the section bounded by 190th St to the north, Stange Rd to the east, George W Carver Ave to the south, and Cameron School Rd to the west. The site is indicated by a black arrow pointing to a hatched area. Other features include the Upper R.R. running diagonally from the southeast towards the center, and Grant Ave running north-south on the right side. A scale bar at the bottom left shows distances up to 1000 feet, and a north arrow is also present.

AMES GOLF & COUNTRY CLUB
5752 GW CARVER AVENUE
AMES, IOWA 50010
PH: 515-232-8334
CONTACT: CORY STRAIT

MR. PROPERTIES
P.O. BOX 242
HUXLEY, IOWA 50124
PH: 515-401-8615
CONTACT: CHRIS GARDNER

CIVIL DESIGN ADVANTAGE, LLC
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400
CONTACT: BOB GIBSON

ARROW ON HYDRANT NORTH SIDE OF
BLOOMINGTON & GEORGE W CARVER AVE.
ELEVATION=147.43

NW BOLT ON HYDRANT @ NW CORNER OF GEORGE
W. CARVER AVE. & ASPEN RD.
ELEVATION=139.76

NW BOLT ON HYDRANT @ NW CORNER OF GEORGE
W. CARVER AVE. & BAYBERRY RD.
ELEVATION=147.63

NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION TWENTY-ONE (21),
TOWNSHIP EIGHTY-FOUR (84) NORTH, RANGE TWENTY-FOUR
(24) WEST OF THE 5TH P.M., STORY COUNTY, IOWA, EXCEPT
THE RAILROAD RIGHT OF WAY

STORY COUNTY ZONING
R-2 RESIDENTIAL DISTRICT
A-1 AGRICULTURAL DISTRICT

R-1 ZONING

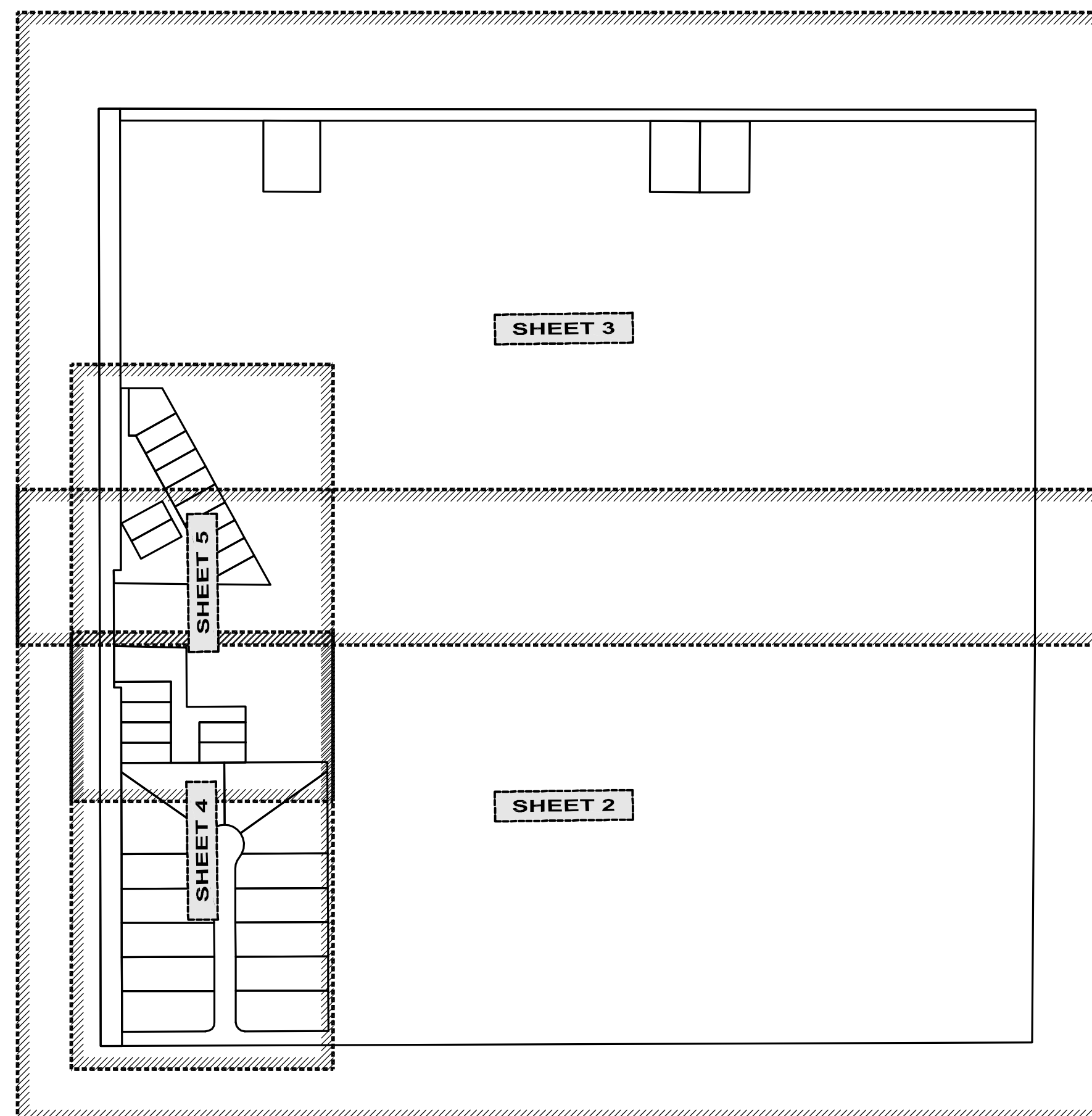
- 40' FRONT YARD SETBACK
- 35' REAR YARD SETBACK
- 10' SIDEYARD SETBACK
- 90' MIN. LOT WIDTH
- 25,000 SF MIN. LOT AREA

- 30' FRONT YARD SETBACK
- 35' REAR YARD SETBACK
- 6' SIDEYARD SETBACK
- 60' MIN. LOT WIDTH
- 3,000 SF MIN. LOT AREA

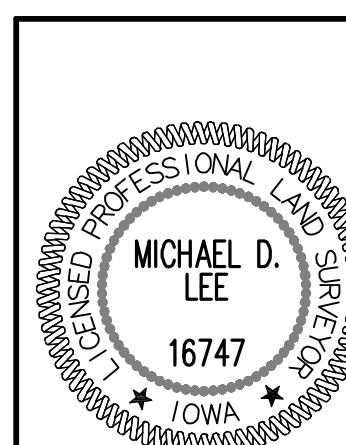
PARKING ALLOWS ONE SIDE ON IRONS COURT

DIRECT VEHICULAR ACCESS TO GW CARVER AVE. AND STANGE ROAD FROM RESIDENTIAL LOTS IS PROHIBITED.

NO.	DESCRIPTION
1	TITLE SHEET
2	SOUTH HALF
3	NORTH HALF
4	SINGLE FAMILY AREA ENLARGEMENT
5	TOWNHOME AREA ENLARGEMENT
6	SANITARY SEWER PLAN
7	FUTURE SANITARY SEWER PLAN
8	LANDSCAPE PLAN



PROPOSED		EXISTING	
GROUND SURFACE CONTOUR		GROUND SURFACE CONTOUR	
TYPE SW-501 STORM INTAKE		SANITARY MANHOLE	
TYPE SW-503 STORM INTAKE		WATER VALVE BOX	
TYPE SW-505 STORM INTAKE		FIRE HYDRANT	
TYPE SW-506 STORM INTAKE		WATER CURB STOP	
TYPE SW-513 STORM INTAKE		WELL	
TYPE SW-401 STORM MANHOLE		STORM SEWER MANHOLE	
TYPE SW-402 STORM MANHOLE		STORM SEWER SINGLE INTAKE	
TYPE SW-301 SANITARY MANHOLE		STORM SEWER DOUBLE INTAKE	
STORM/SANITARY CLEANOUT		FLARED END SECTION	
WATER VALVE		DECIDUOUS TREE	
FIRE HYDRANT ASSEMBLY		CONIFEROUS TREE	
SIGN		DECIDUOUS SHRUB	
DETECTABLE WARNING PANEL		CONIFEROUS SHRUB	
SANITARY SEWER WITH SIZE		ELECTRIC POWER POLE	
STORM SEWER		GUY ANCHOR	
WATERMAIN WITH SIZE		STREET LIGHT	
		POWER POLE W/ TRANSFORMER	
		UTILITY POLE W/ LIGHT	
		ELECTRIC BOX	
		ELECTRIC TRANSFORMER	
		ELECTRIC MANHOLE OR VAULT	
<u>SURVEY</u>	<u>FOUND</u>	<u>SET</u>	
SECTION CORNER		TRAFFIC SIGN	
1/2\" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)		TELEPHONE JUNCTION BOX	
ROW MARKER		TELEPHONE MANHOLE/VAULT	
ROW RAIL		TELEPHONE POLE	
PLATTED DISTANCE		GAS VALVE BOX	
MEASURED BEARING & DISTANCE		CABLE TV JUNCTION BOX	
RECORDED AS		CABLE TV MANHOLE/VAULT	
DEED DISTANCE		MAIL BOX	
CALCULATED DISTANCE		BENCHMARK	
LOT LINE		SOIL BORING	
MINIMUM 100 YEAR FLOOD PROTECTION ELEVATION		UNDERGROUND TV CABLE	
CENTERLINE		GAS MAIN	
SECTION LINE		FIBER OPTIC	
1/4 SECTION LINE		UNDERGROUND TELEPHONE	
1/4 1/4 SECTION LINE		OVERHEAD ELECTRIC	
EASEMENT LINE		UNDERGROUND ELECTRIC	
LOT LINE		FIELD TILE	
RIGHT OF WAY		SANITARY SEWER W/ SIZE	
BUILDING SETBACK		STORM SEWER W/ SIZE	
PLAT BOUNDARY		WATER MAIN W/ SIZE	



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.

MICHAEL D. LEE, P.L.S.

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016
COVERED BY THIS SEAL:

PERIMETER BOUNDARY



2. 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.

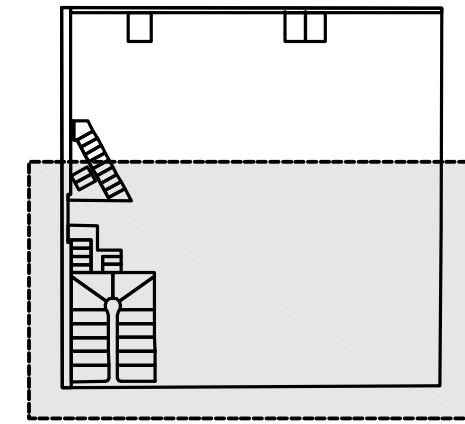
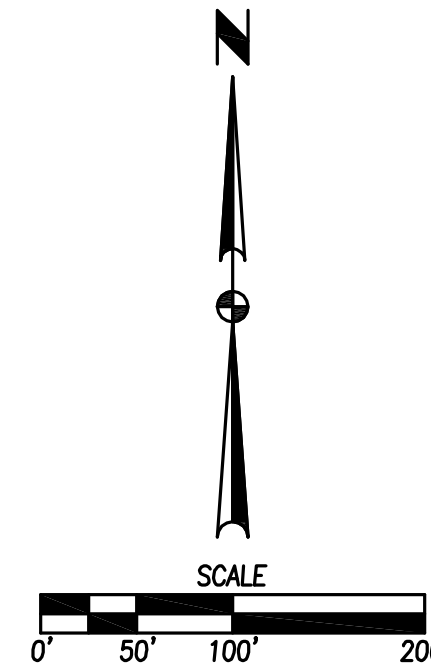
EMILY N. HARDING, P.E.

DATE

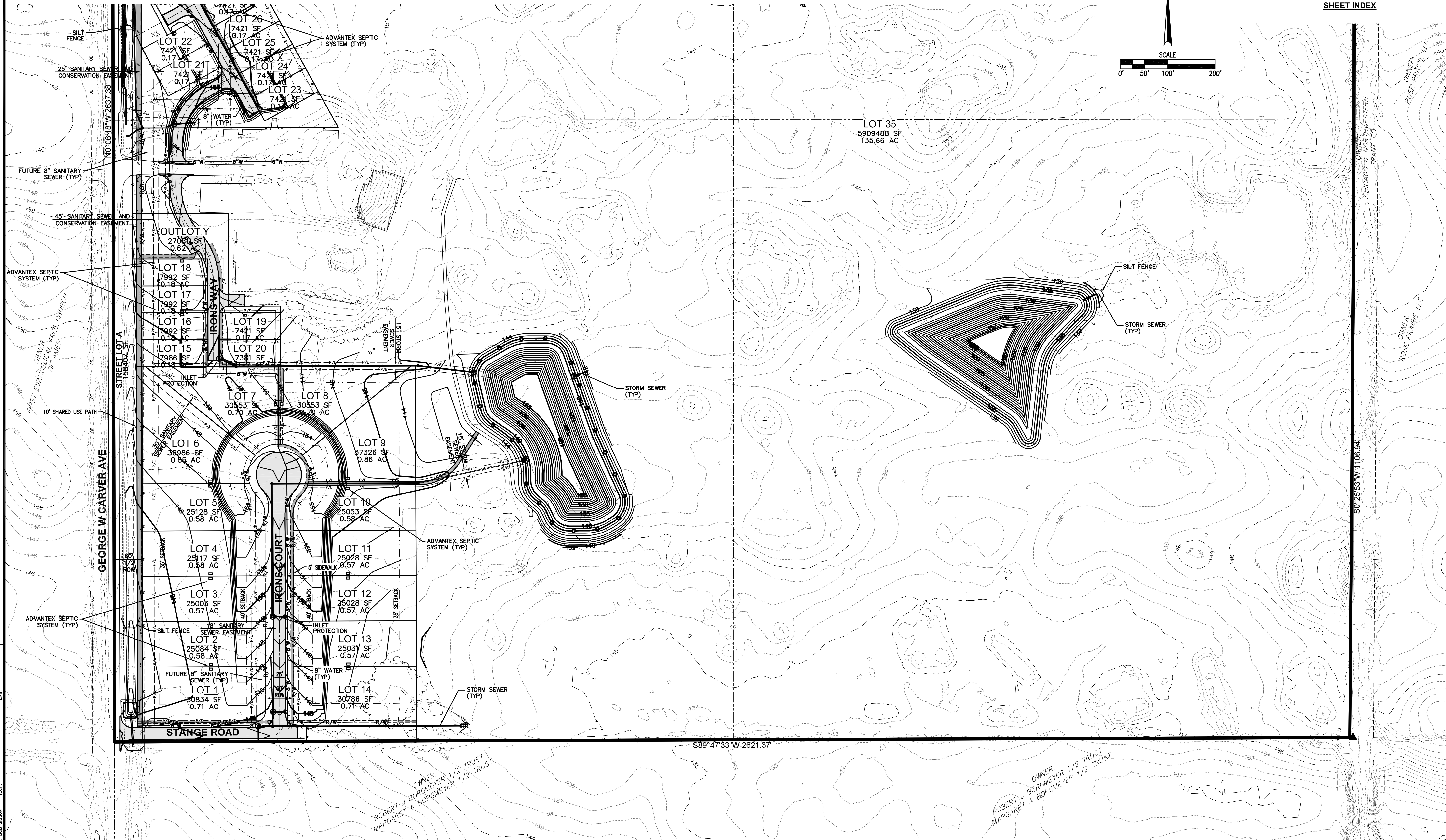
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PAGES OR SHEETS COVERED BY THIS SEAL:

SHEETS 1-7

SOUTH HALF



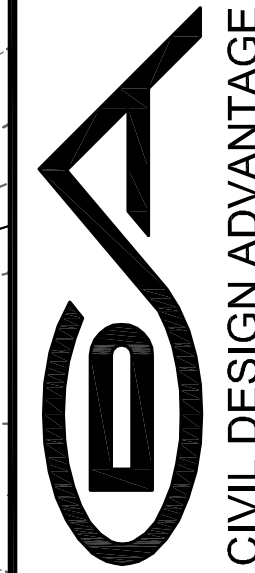
SHEET INDEX



REVISIONS	DATE
THIRD SUBMITTAL	04/14/16
SECOND SUBMITTAL	04/01/16
FIRST SUBMITTAL	02/25/16

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: ENH	TECH: MDM
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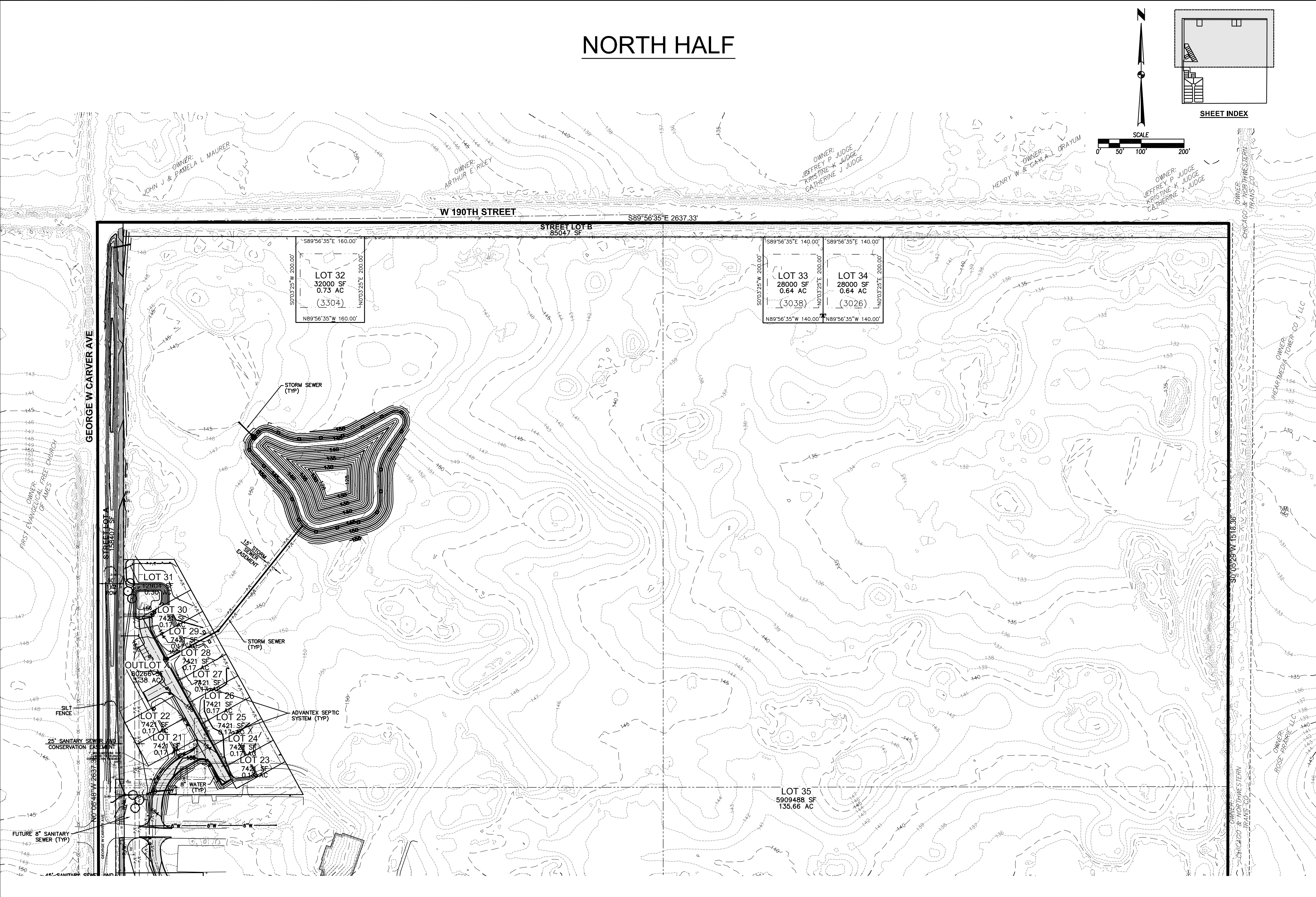
STORY COUNTY, IOWA

THE IRONS

PRELIMINARY PLAT

2/8
1510.518
GA

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PLOTTER: HP DesignJet T1100
COMMENTS:
END



3

8

1510.518

THE IRONS

PRELIMINARY PLAT

STORY COUNTY, IOWA

CIVIL DESIGN ADVANTAGE

EA

3405 S.E. CROSSROADS DRIVE, SUITE G

GRIMES, IOWA 50111

PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: ENH

TECH: MDM

REVISIONS

DATE	REVISIONS
04/14/16	THIRD SUBMITTAL
04/17/16	SECOND SUBMITTAL
02/25/16	FIRST SUBMITTAL

0

50'

100'

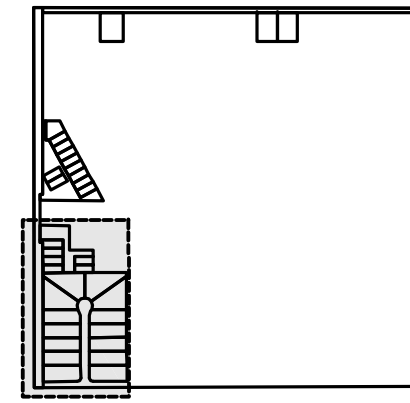
200'

N

SCALE

SHEET INDEX

A horizontal scale bar with alternating black and white segments. It is labeled with '0'', '20'', '40'', and '80'' at the bottom. The word 'SCALE' is centered above the bar.

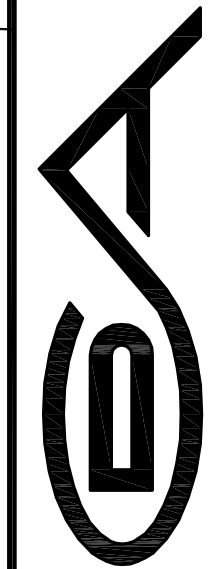


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3405 S.E. CROSSROADS DRIVE, SUITE G
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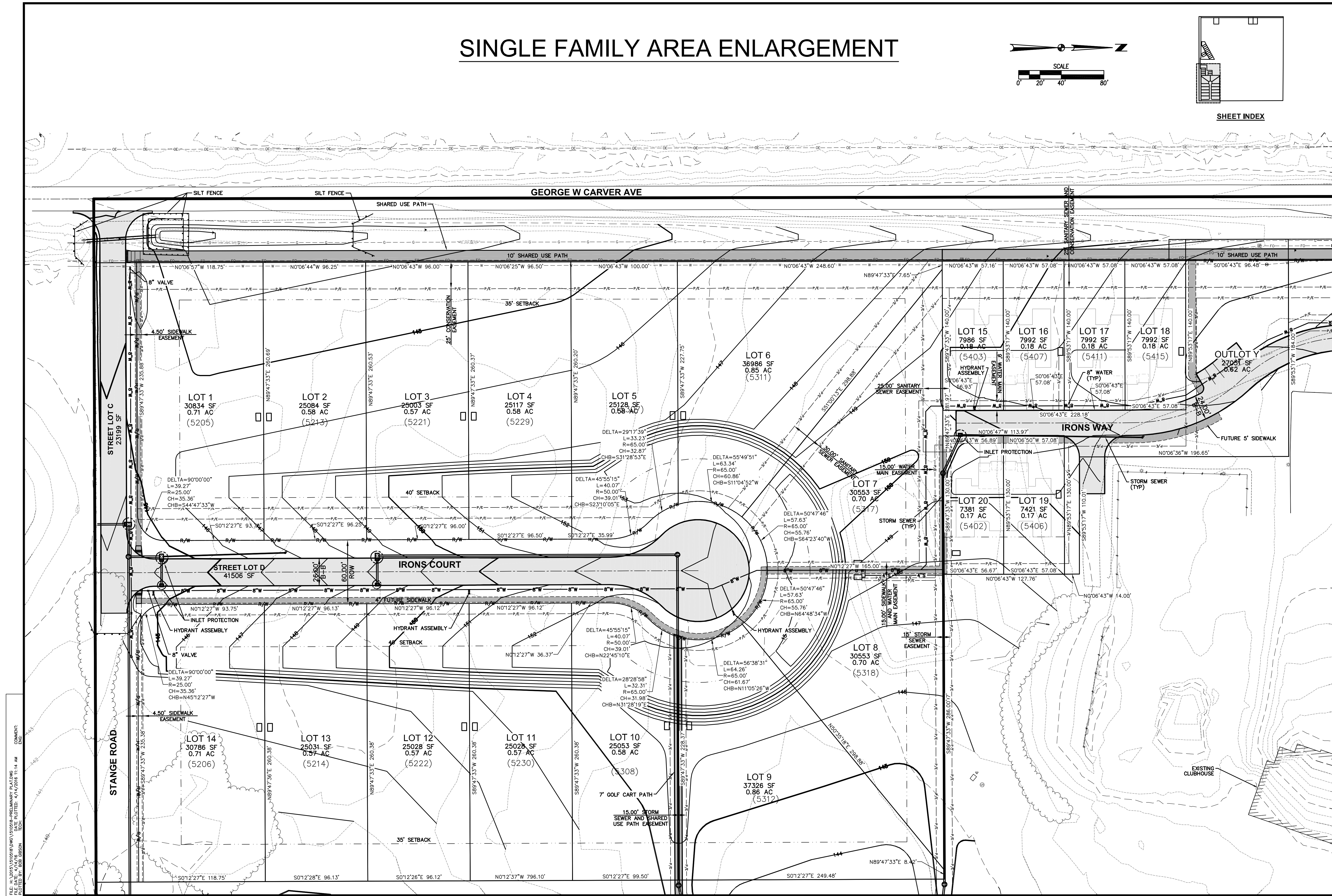
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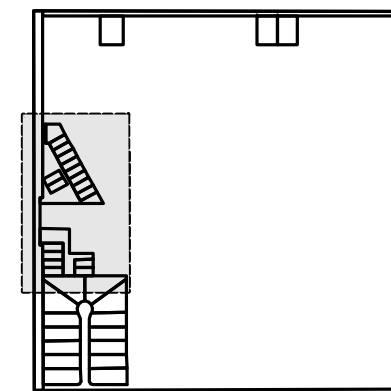
STORY COUNTY, IOWA

THE IRONS PRELIMINARY PLAT

4/8
1510.518
GA

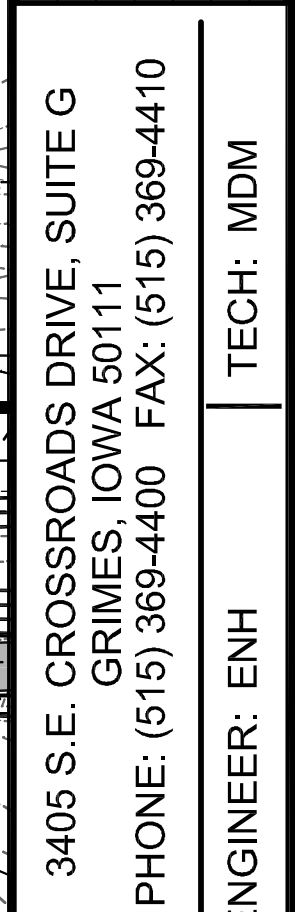


GA	
REVISIONS	DATE
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SCALE

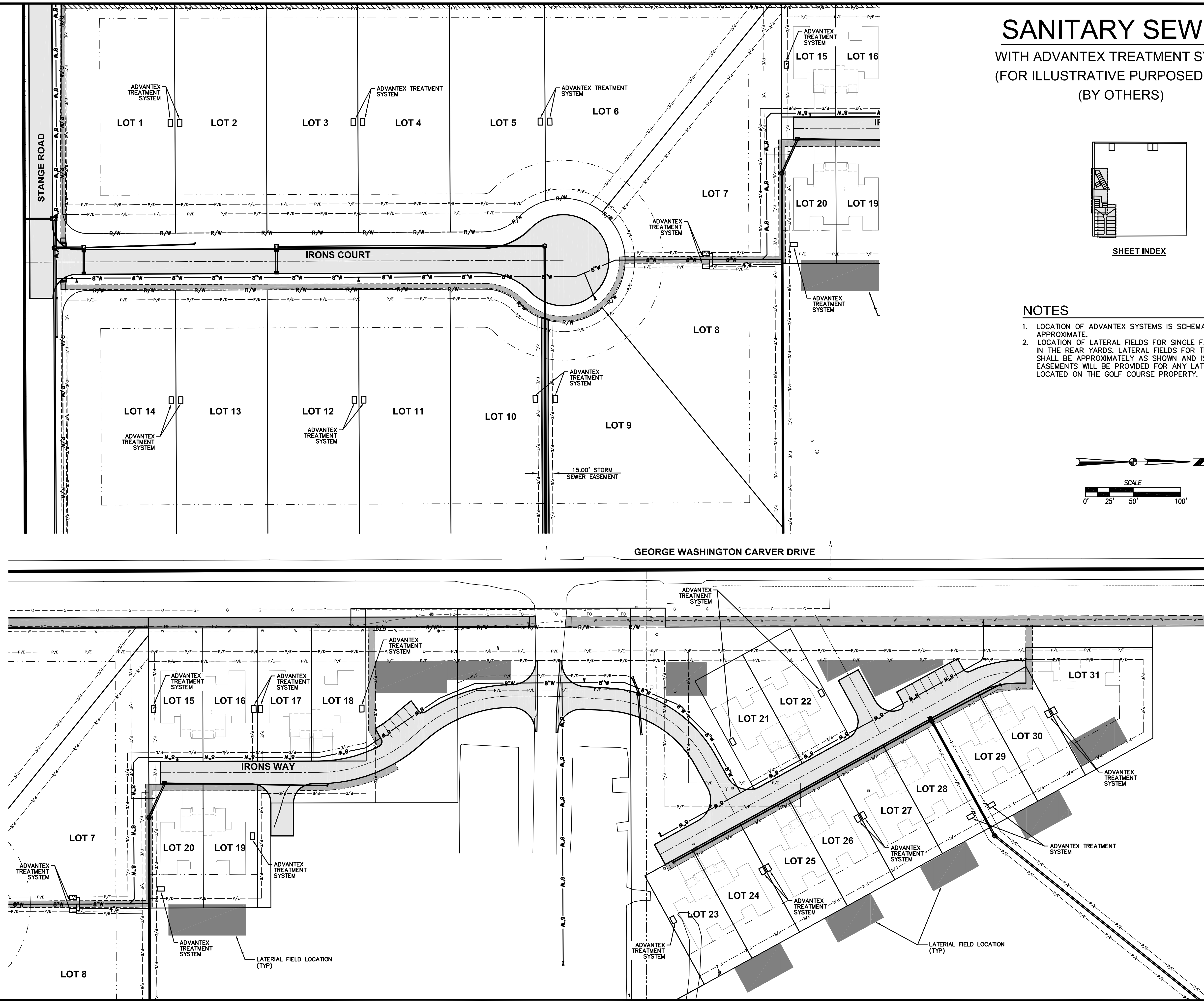
0' 20' 40' 80'



STORY COUNTY, IOWA

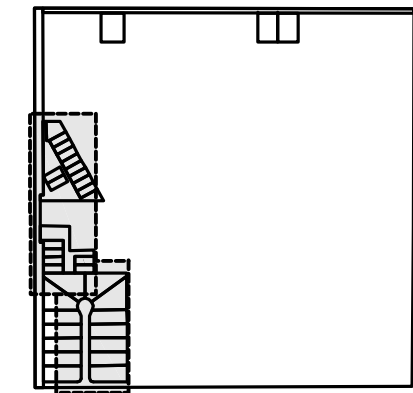
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DRAWN BY: ERS/GBS



SANITARY SEWER

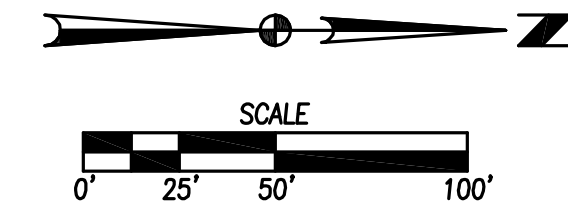
WITH ADVANTEK TREATMENT SYSTEM
(FOR ILLUSTRATIVE PURPOSES ONLY)
(BY OTHERS)



SHEET INDEX

NOTES

1. LOCATION OF ADVANTEK SYSTEMS IS SCHEMATIC AND APPROXIMATE.
2. LOCATION OF LATERAL FIELDS FOR SINGLE FAMILY LOTS WILL BE IN THE REAR YARDS. LATERAL FIELDS FOR THE TOWNHOMES SHALL BE APPROXIMATELY AS SHOWN AND IS SCHEMATIC ONLY. EASEMENTS WILL BE PROVIDED FOR ANY LATERAL FIELDS LOCATED ON THE GOLF COURSE PROPERTY.



THE IRONS PRELIMINARY PLAT

6/8
1510.518



STORY COUNTY, IOWA

ENGINEER: ENH

TECH: MDM

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

REVISIONS

DATE

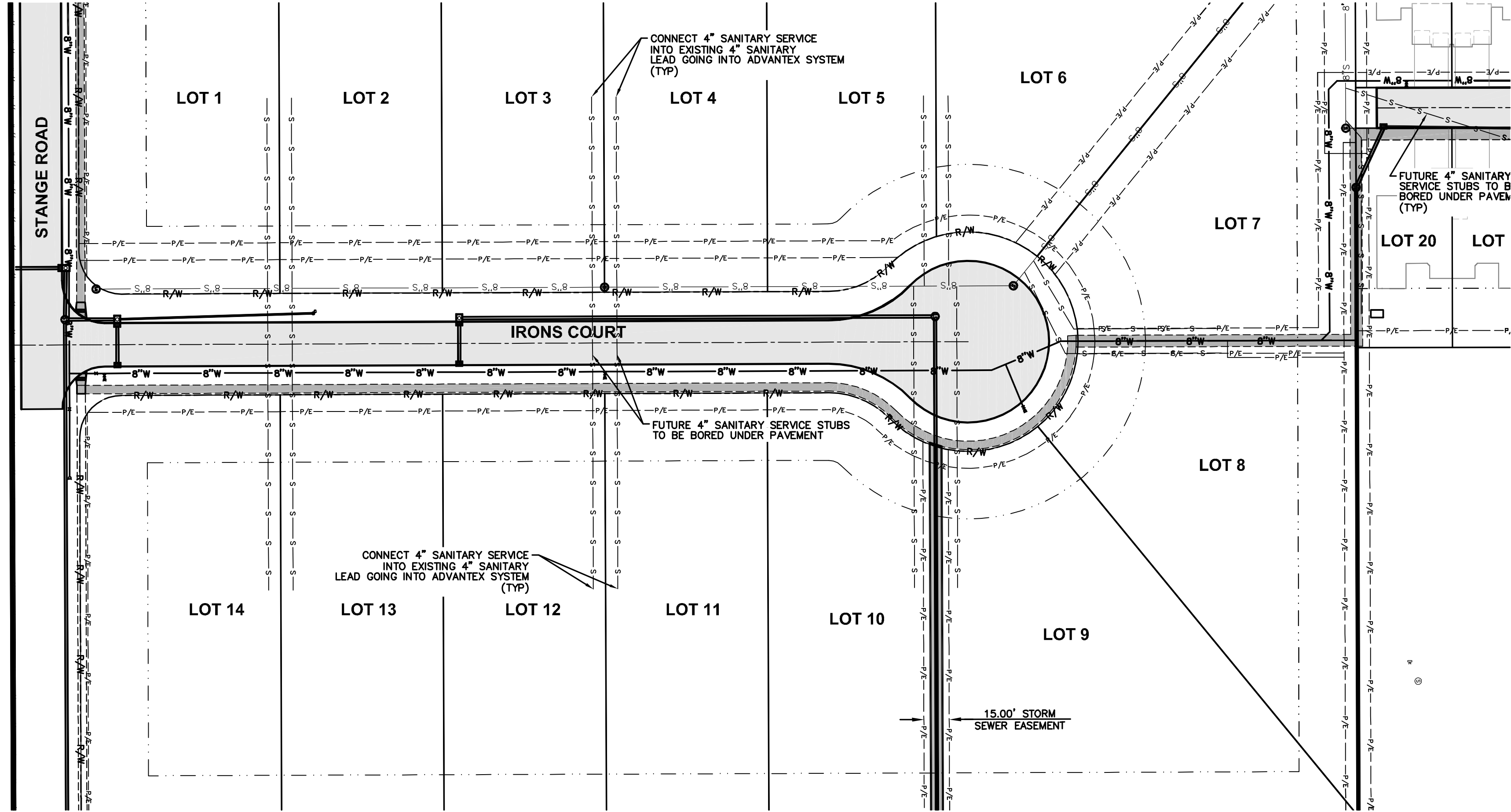
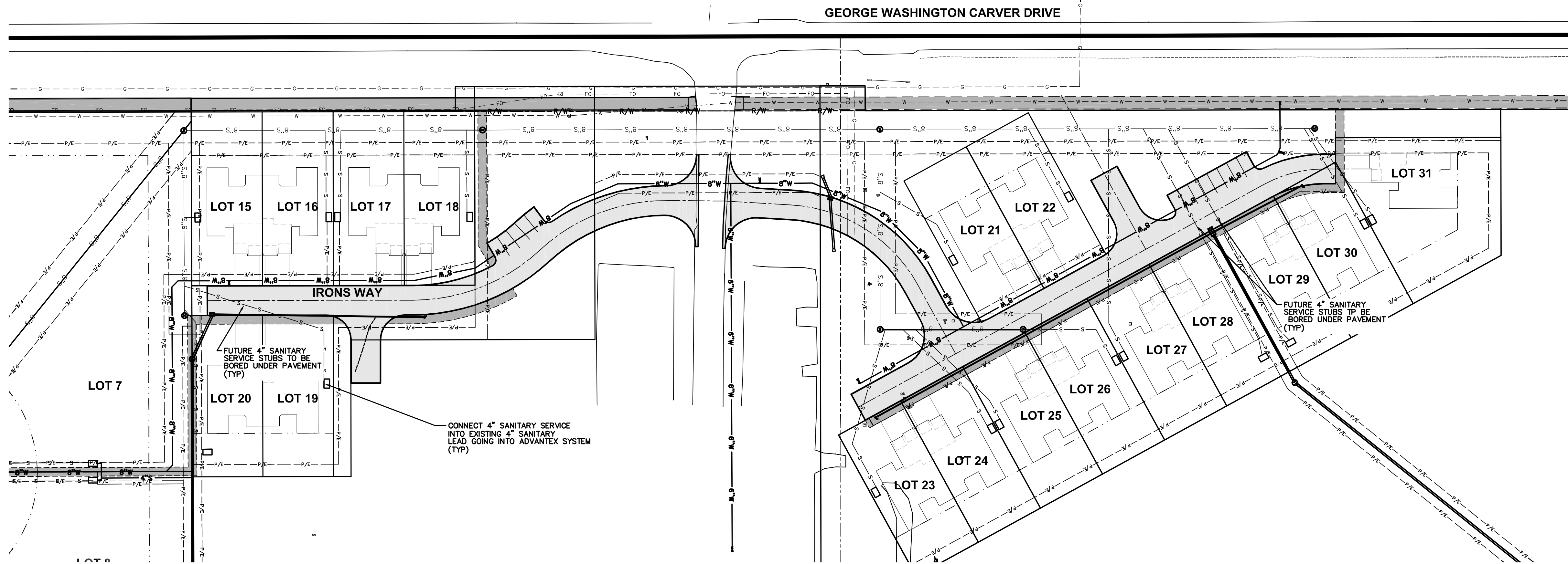
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04/17/16

04/17/16

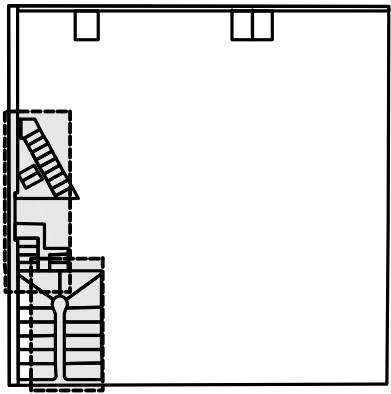
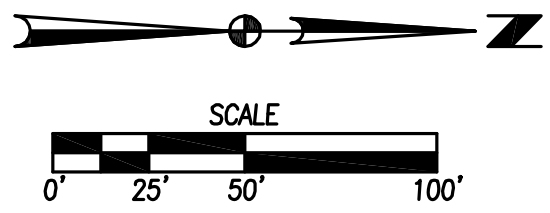
02/25/16

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PLOT BY: ERS
COMMENTS:
END



NOTES

ADVATEX SYSTEM AND LATERAL FIELDS WILL BE ABANDONED UPON CONNECTION TO PUBLIC SEWER SYSTEM.



SHEET INDEX

THE IRONS PRELIMINARY PLAT

7
8
1510.518



STORY COUNTY, IOWA

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
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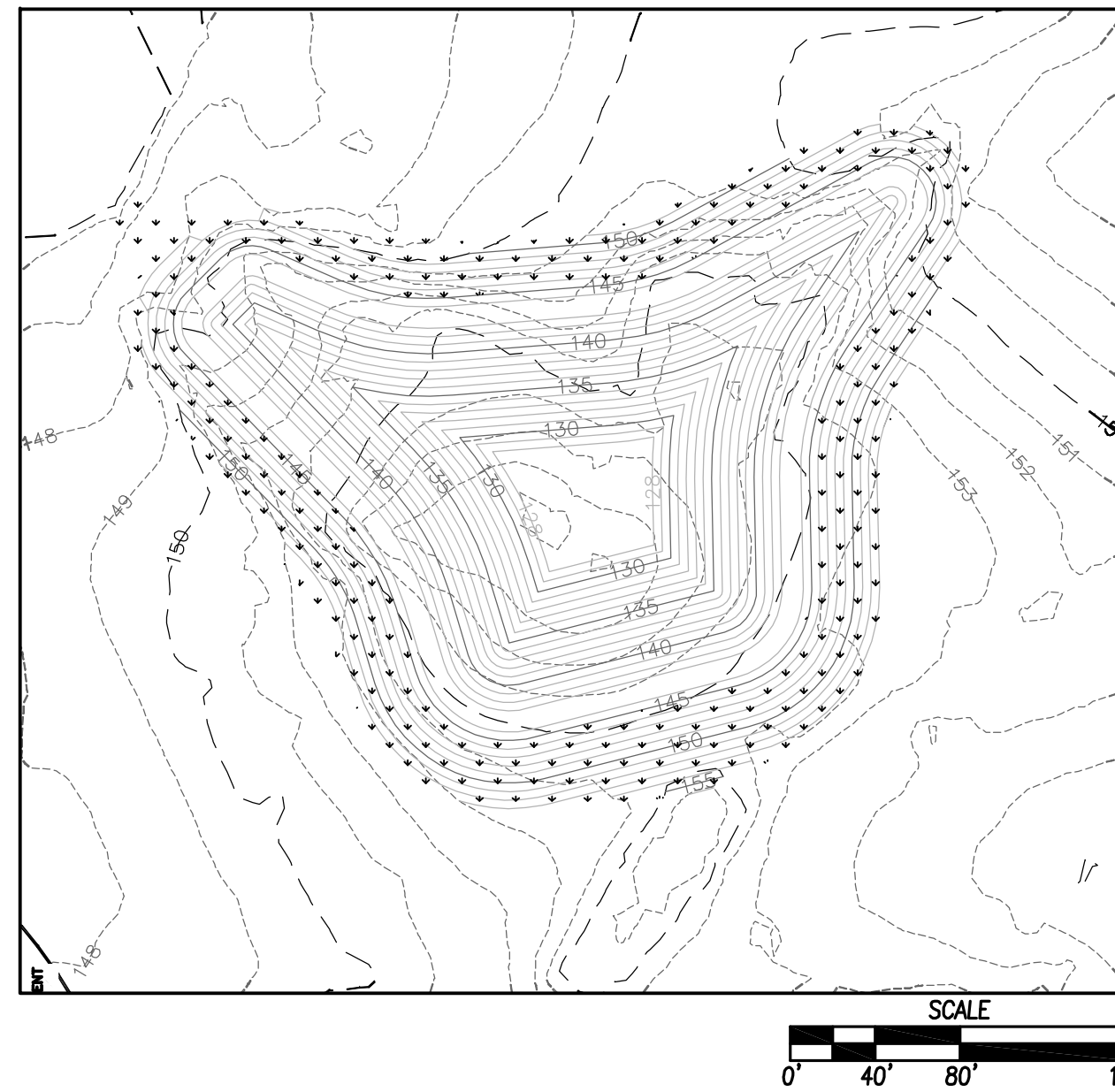
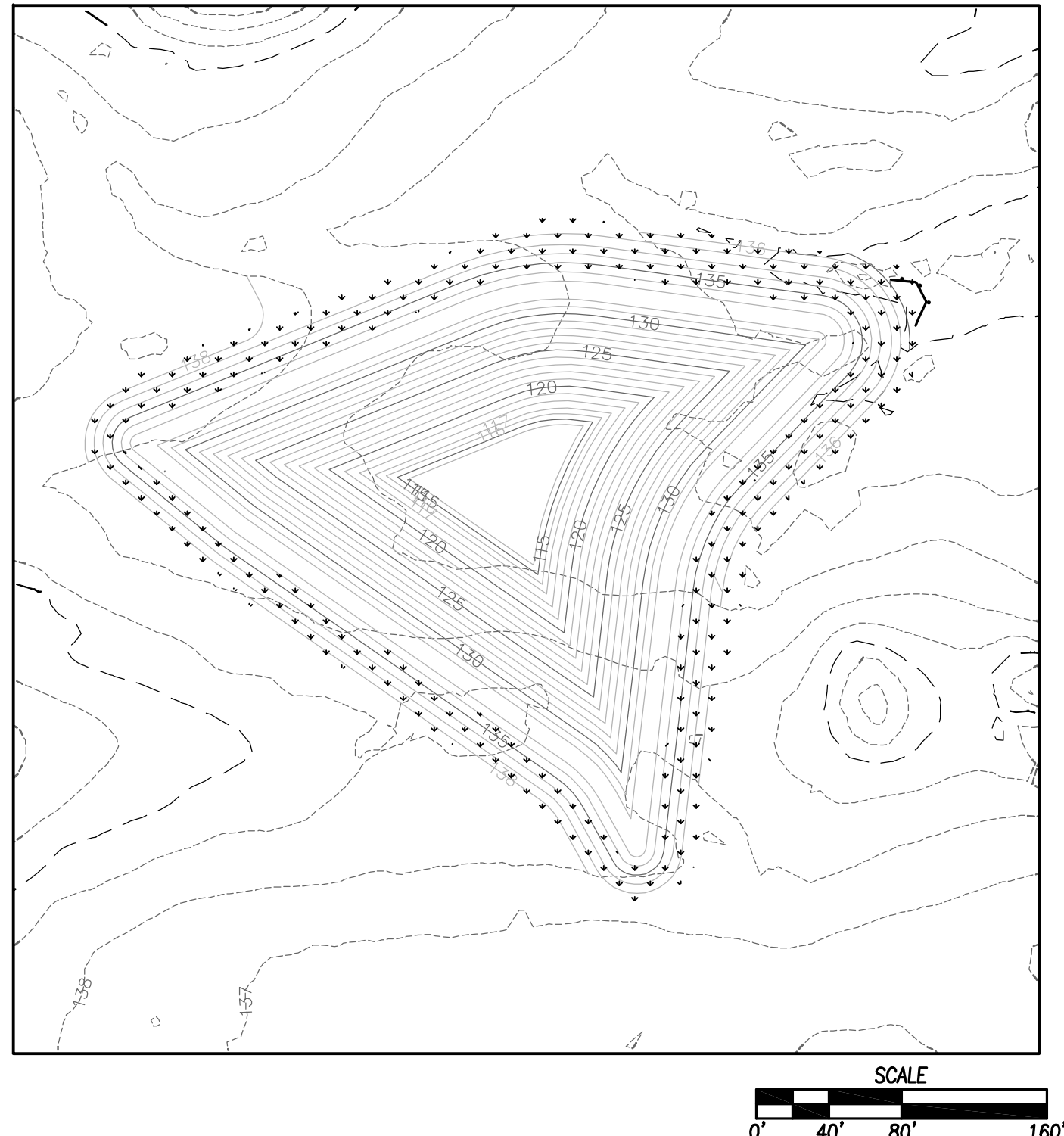
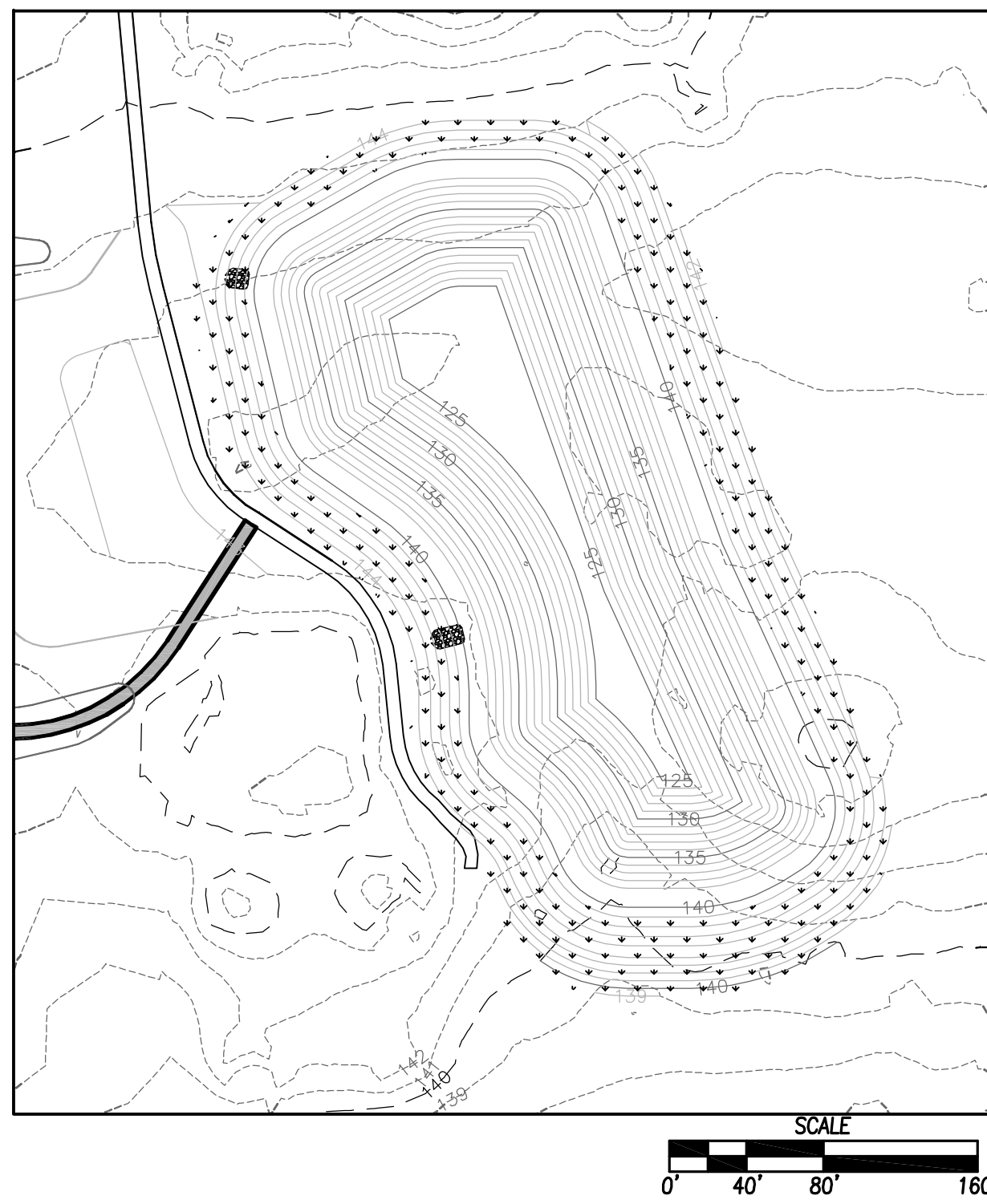
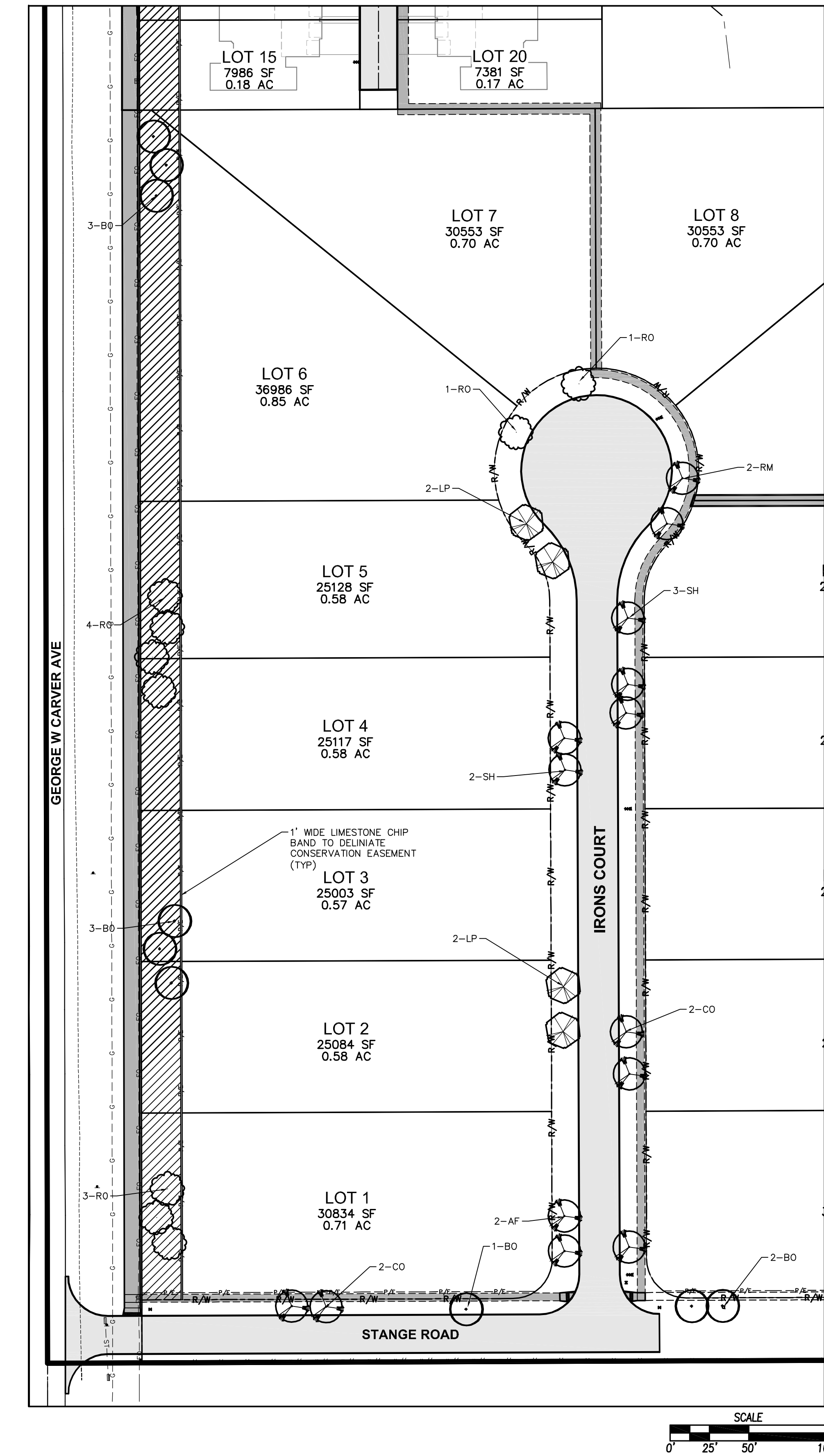
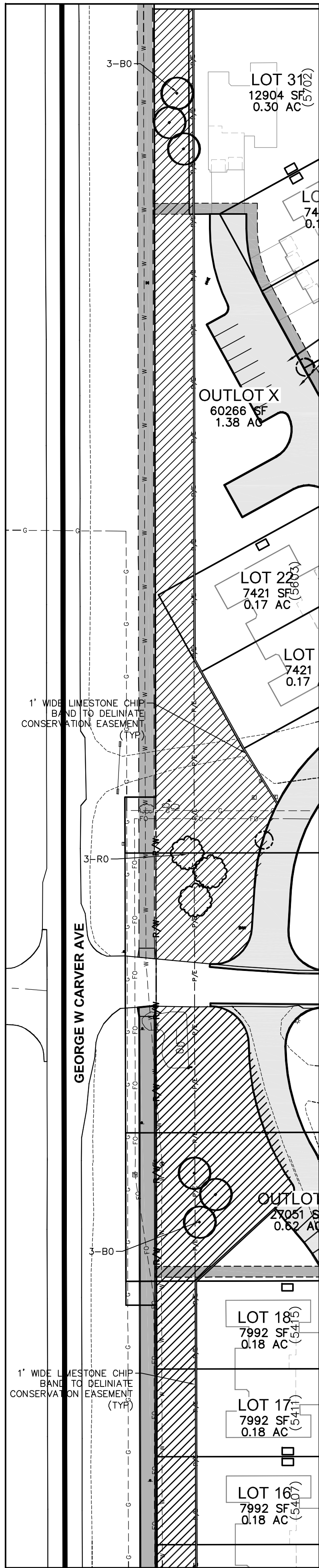
ENGINEER: ENH

TECH: MDW

REVISIONS

DATE

THIRD SUBMITTAL	04/14/16
SECOND SUBMITTAL	04/11/16
FIRST SUBMITTAL	02/25/16



PLANT SCHEDULE

CODE	OVERSTORY TREES	SIZE	COND
CO	HACKBERRY	1.5" CAL	B&B
LP	LONDON PLANE TREE	1.5" CAL	B&B
SH	SHADEMASTER HONEYLOCUST	1.5" CAL	B&B
RO	RED OAK	1.5" CAL	B&B
BO	BUR OAK	1.5" CAL	B&B

SEEDING

	NATIVE PRAIRIE MIXTURE
	MOWED LAWN GRASS MIXTURE

CONSERVATION EASEMENT SOIL PREP

- ONE WEEK PRIOR TO GRADING OPERATIONS APPLY ROUND UP TO THE EXISTING GRASS.
- REMOVE AND STOCKPILE TOP 8" OF TOPSOIL.
- PERFORM REMAINDER OF GRADING.
- PRIOR TO SPREADING TOPSOIL, ADD 1" OF COARSE COMPOST AND TILL TO A DEPTH OF 6".
- RESPREAD 8" OF TOPSOIL. AFTER RESPREAD, TILL TO A DEPTH OF 8". RAKE SMOOTH.

EXISTING TREES

TO THE GREATEST EXTENT POSSIBLE, ANY EXISTING TREES OF MOVEABLE SIZE WILL BE SPADED AND PLACED ELSEWHAERE ON THE GOLF COURSE

LANDSCAPE PLAN

THE IRONS PRELIMINARY PLAT