



March 13, 2020

Kurt Friedrich
Dotson Farm Plat
Gilbert, IA 50105

RE: Dotson Farm Plat Proposed Subdivision

Dear Kurt:

Please accept this letter as confirmation that the proposed Dotson Farms residential subdivision is within Alliant Energy service territory for gas service. Alliant is currently investigating options to service this property. The closest gas main is at 170th & George Washington Carver. And we are needing to work with Northern Natural Gas on the ability to increase gas capacity.

If Alliant Energy can not provide gas service at this time, then the subdivision has the ability to be serviced with individual Liquid Petroleum (LP) gas tanks.

Sincerely,

A handwritten signature in cursive script that reads "Jacob V. Clark".

Jacob Clark
Field Engineering Specialist II
Alliant Energy
1284 XE Place
Ames, Iowa 50014
515-268-3412

Amelia Q. Schoeneman

From: John Gade <jmg@foxeng.com>
Sent: Thursday, April 23, 2020 11:05 AM
To: Amelia Q. Schoeneman
Subject: Fwd: Dotson Farms - Story County Subdivision

[External Sender - Please Use Caution]

FYI...Alliant Energy is planning to supply Gas Service to Prairie Valley.

John Gade, P.E.

FOX Engineering Associates, Inc.

414 South 17th Street | Suite 107 | Ames, IA 50010
Office | 515.233.0000 | Cell | 515.291.2470
www.foxeng.com

From: "Paul Ryan" <RyanPaul@alliantenergy.com>
To: "John Gade" <jmg@foxeng.com>
Cc: "Clark, Jacob" <JacobClark@alliantenergy.com>
Sent: Thursday, April 23, 2020 10:55:40 AM
Subject: RE: Dotson Farms - Story County Subdivision

Hi John,

Our team has finally done finished our study on extending natural gas to the Dotson Subdivision. To extend gas main from GW Carver Ave along 170th west and into the subdivision along all new roads, we are looking at a figure around \$297,000.

This project would fall under an extension agreement signed by the developer which is good for 10 years. Under this agreement, as gas meter is installed to a customer there would be a refund of roughly \$1,114 per meter to the developer. Friedrich has done this agreement in the past so they should be familiar.

If you have any questions feel free to reach our to myself or Jacob

Thanks

Ryan Paul | TL Field Engineering

ALLIANT ENERGY

1284 XE Place | Ames, IA 50014
Office: (515) 268-3487 | Fax: (515)268-3594
alliantenergy.com | ryanpaul@alliantenergy.com

From: John Gade <jmg@foxeng.com>
Sent: Thursday, March 12, 2020 11:26 AM
To: Paul, Ryan <RyanPaul@alliantenergy.com>
Subject: Re: Dotson Farms - Story County Subdivision

[This is an external email. Be cautious with links, attachments and responses.]

Paul,

We are submitting the Preliminary Plat this week. Can we please get a letter from Alliant Energy regarding servicing this property? This is a platting requirement.

Thanks for your help.

John Gade, P.E.

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From: "John Gade" <jmg@foxeng.com>
To: "Paul Ryan" <ryanpaul@alliantenergy.com>
Sent: Tuesday, March 3, 2020 1:21:22 PM
Subject: Fwd: Dotson Farms - Story County Subdivision

John Gade, P.E.

FOX Engineering Associates, Inc.
414 South 17th Street | Suite 107 | Ames, IA 50010
Office | 515.233.0000 | Cell | 515.291.2470
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From: "John Gade" <jmg@foxeng.com>
To: ryanpaul@alliantenergy.com
Cc: "Kurt Friedrich" <kfriedrich@friedrich-realty.com>
Sent: Thursday, February 27, 2020 5:49:15 PM
Subject: Dotson Farms - Story County Subdivision

Ryan,

Hope all is well. FOX is working with Kurt Friedrich on a proposed residential subdivision in Story County called Dotson Farms. The project is located at the SE corner of 500th Ave (County Line Road) & 170th Street. The development is approximately 1.5 miles west of Gilbert.

As part of the Preliminary Plat submittal to Story County, they require a letter from Alliant Energy acknowledging they will electrical and gas service the property (see example from Cameron Estates).

The development consists of 70 single family lots varying is lot size from a minimum of 0.60 acres to 1.0-acres. 100-acres will be dedicated to Story County as Greenbelt Conservation. The project is likely to be built in four (4) phases.

Phase 1: Lots 1-28
Phase 2: Lots 29-41
Phase 3: Lots 42-51
Phase 4: Lots 56-70

Thanks for your consideration and let me know if you have any questions.

John Gade, P.E.

FOX Engineering Associates, Inc.

414 South 17th Street | Suite 107 | Ames, IA 50010

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www.foxeng.com

March 9, 2020

Story County Planning Department
900 6th St.
Nevada, IA 50201

To Whom it May Concern:

Xenia Rural Water District has reviewed the plat for Dotson Farms, a rural subdivision consisting of 70 single family homes located at the SE corner of 500th Ave and 170th Street in Story County. Xenia has the capacity to provide domestic water service to this property.

If you have any questions, please contact me at (515) 676-2117 ext. 116 or via email at ciben@xeniawater.org.

Sincerely,

Corey Iben

Corey Iben
HR & Administration Manager
Xenia Rural Water District



**GILBERT - FRANKLIN TOWNSHIP
FIRE & EMERGENCY RESPONSE
AGENCY**

**P.O. BOX 1
GILBERT, IOWA 50105**

March 3, 2020

To whom it may concern:

I've reviewed the images of the proposed development and acknowledge Gilbert-Franklin Twp. Fire Department will have the primary responsibility to cover the emergency response for this area, it is, after all, within Franklin Twp. and I would find it inappropriate to deny service.

I would like to mention that we are a volunteer fire & EMS department. Our members live and/or work (generally) in Franklin Twp., Gilbert & some in Ames. We respond via pager. I bring this up as a heads-up regarding the time involved with responding to the development area.

From the time we are toned out for a fire until someone reaches the station can be 2-5 minutes. Confirmed structure fires will be dispatched as a box alarm automatically paging mutual aid from Story City and Roland additional mutual aid can be called in from any number of surrounding departments. With this in mind, I would highly recommend all homeowners subscribe to, and have a monitored security system (such as ADT) installed & tied in with smoke detectors. Early, advanced alerting of a possible fire, especially in new construction, has a marked benefit of getting personnel & equipment moving before a fire can dig itself in without being noticed, or if no one is home. Most homeowners insurance providers offer discounts on the premium for having a monitored security service.

Medical emergencies will have similar response times, however some personnel do respond by personal vehicle. Our ambulance service is primarily out of Mary Greely Medical Center in Ames but we have occasionally had Story County Hospital in Nevada or Huxley Ambulance respond when Ames units are tied up.

I am aware other developments near this area have installed fire hydrants. If these are planned within this development, please be aware that we cannot pump directly from these into our fire engine to attack a fire - the negative pressure that would be subjected to the water main would be enough to collapse the main. What we can do is attach a hose to allow water to free-flow into a portable tank from which we would be pumping water. The rate of flow from the rural water is questionable. Mutual aid water tenders would also be dumping into this portable tank.

I look forward to seeing this project advance. Please keep me in the loop as it progresses.

Thank you.

David Zeisneiss

Chief

Gilbert-Franklin Twp. Fire Department

gffdchief1105@gmail.com

515-290-7145



To Whom it may concern:

The Dotson Farm development in Story County located at the southeast corner of 500th Ave and 170th St, is located within Midland Power Cooperative's territory. Midland Power will serve all lots located in the Dotson Farm development.

Sincerely,

Casey Huff
Director of Engineering

1005 East Lincoln Way
P.O. Box 420, Jefferson, IA 50129-0420
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www.midlandpower.coop

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