

Staff Report

Final Plat for Somerset Subdivision 25th Addition

July 23, 2013

BACKGROUND

On March 26, 2013 City Council approved the revised Preliminary Plat/Major Site Development Plan for Somerset Village that included the development of residences on the former school property. The documents approved included only that property. (see Attachment A Location Map) A condition of this approval was that the existing approved Preliminary Plat/Major Site Development Plan for Somerset Village be revised to incorporate the Plan amendments before a Final Plat is approved for the 25th Addition.

On June 24, 2013 Final Plat documents were submitted to subdivide this property. The Final Plat substantially conforms to the approved Preliminary Plat. However, the revised Preliminary Plat/Major Site Development Plan for all of Somerset Village has not been submitted. **The Municipal Code requires the Final Plat to be forwarded to the City Council for its review within 30 days after the Applicant has filed a complete Application for Final Plat Approval if the Department finds and reports in writing that the Final Plat substantially conforms to the approved Preliminary Plat.** Therefore, that Final Plat (attached) is being forwarded to City Council. However, no action is recommended at this time.

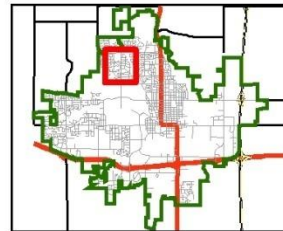
NEXT STEPS

The revised Preliminary Plat/Major Site Development Plan for all of Somerset Village is now being prepared. When it is submitted and approved by staff as being consistent with the documents City Council approved in March, the Final Plat documents for Somerset Subdivision 25th Addition will be forwarded to City Council for approval.

Attachment A



Location Map
2714 & 2806
George W. Carver Avenue





STREET CENTERLINE CURVES

LINE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
CURVE 1	75.00'	101.42'	77°28'42"	N38°53'51"E	93.87'
CURVE 2	300.00'	167.92'	32°04'10"	N61°36'07"E	169.73'
CURVE 3	300.00'	48.63'	9°17'14"	N40°55'25"E	48.58'

LOT LINE CURVES

LINE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	15.00'	22.08'	84°20'14"	N42°19'37"E	20.14'
C2	102.50'	31.75'	17°44'51"	N09°01'56"E	31.62'
C3	102.50'	60.27'	33°41'24"	N34°45'03"E	59.41'
C4	102.50'	10.01'	5°35'52"	N54°23'42"E	10.01'
C5	102.50'	36.57'	20°26'34"	N67°24'55"E	36.38'
C6	272.50'	48.26'	10°08'50"	N72°33'47"E	48.20'
C7	272.50'	104.26'	21°55'20"	N56°31'42"E	103.63'
C8	272.50'	44.17'	9°17'14"	N40°55'25"E	44.12'
C9	327.50'	40.92'	7°09'31"	S39°51'33"W	40.89'
C10	327.50'	12.17'	2°07'43"	S44°30'10"W	12.17'
C11	327.50'	15.16'	2°39'07"	S46°53'36"W	15.16'
C12	327.50'	103.57'	18°07'10"	S57°16'44"W	103.14'
C13	327.50'	64.58'	11°17'53"	S71°59'16"W	64.47'
C14	47.50'	64.23'	77°28'42"	S38°53'51"W	59.45'
C15	15.00'	27.28'	104°04'26"	S51°52'43"E	23.85'
C16	457.50'	26.52'	3°19'18"	N67°31'05"E	26.51'
C17	457.50'	140.84'	17°38'17"	N57°02'18"E	140.28'
C18	457.50'	162.01'	20°17'24"	N55°42'44"E	161.17'
C19	457.50'	21.18'	2°39'07"	N46°53'36"E	21.17'
C20	457.50'	74.16'	9°17'14"	N40°55'25"E	74.08'
C21	457.50'	17.00'	2°07'43"	N44°30'10"E	17.00'
C22	457.50'	57.16'	7°09'31"	N39°51'33"E	57.12'

NOTE:
 1. SOIL BORINGS ARE REQUIRED IN AREAS WITHIN THIS PLAT WHICH HAVE BEEN IDENTIFIED BY THE CITY OF AMES AS HAVING SOILS THAT MAKE CONSTRUCTION OF BUILDINGS DIFFICULT.
 2. LOT A WILL BE DEDICATED TO THE CITY OF AMES FOR PUBLIC RIGHT OF WAY.

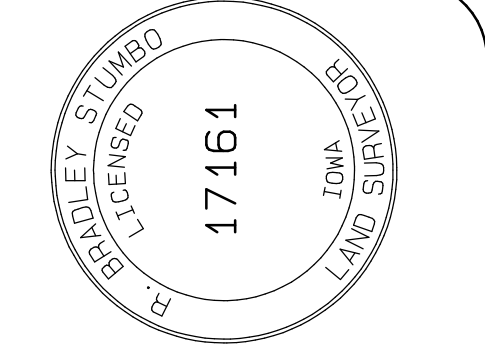
OWNER/DEVELOPER:
 HEARTLAND DEVELOPMENT, LLC
 619 E. LINCOLN WAY
 AMES, IA 50010

LEGEND

- PROPERTY BOUNDARY
- SECTION LINE
- STREET CENTERLINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION CORNER FOUND OR SET AS NOTED
- FOUND 3/4" PIPE W/ YELLOW CAP #3169
- FOUND 3/4" PIPE W/ ORANGE CAP #12971
- SET 1/2" REBAR W/ YELLOW CAP #17161

GRAPHIC SCALE 1"=40'

SURVEY DESCRIPTION - SOMERSET SUBDIVISION TWENTY-FIFTH ADDITION:
 A subdivision of Lots 1 and 2 in Somerset Subdivision, First Addition to the City of Ames, Story County, Iowa, as recorded at Inst. No. 97-10687, containing 11.15 acres.



Certification: I hereby certify that this land surveying document was prepared by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Bradley Stumbo License #17161 Date: _____
 My license renewal date is December 31, 2013.

FINAL PLAT
 SOMERSET SUBDIVISION
 TWENTY-FIFTH ADDITION

A SUBDIVISION OF LOTS 1 AND 2, SOMERSET SUBDIVISION CITY OF AMES, STORY COUNTY, IOWA
 JOB #16516 DATE: 7/02/13 PAGE: 1 of 1

STUMBO & ASSOCIATES
 LAND SURVEYING

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 PHONE 515-233-3684 FAX 515-233-4403