

**COUNCIL ACTION FORM**

**SUBJECT: PLAT OF SURVEY FOR 3602 & 3606 STORY STREET**

**BACKGROUND:**

Application for a proposed plat of survey has been submitted for:

- Conveyance parcel (per Section 23.307)
- Boundary line adjustment (per Section 23.309)
- Re-plat to correct error (per Section 23.310)
- Auditor's plat (per Code of Iowa Section 354.15)

The site is located at:

Street Address: 3602 & 3606 Story Street  
Assessor's Parcel #: 09-05-453-090, 09-05-453-100  
Legal Description: Lots 1 & 2, Walnut Ridge Subdivision, First Addition  
Owner: C & B Lincoln Way LLC

**This plat of survey consolidates Lots 1 and 2 into a single parcel for construction of a single residential structure.** A copy of the proposed plat of survey is attached for Council consideration.

Pursuant to Section 23.308(4)(c), a preliminary decision of approval for the proposed plat or survey has been rendered by the Planning & Housing Department that the proposed lots meet zoning standards, e.g. lot area, width, depth and access.

The preliminary decision of approval requires all public improvements associated with and required for the proposed plat of survey be:

- Installed prior to creation and recordation of the official plat of survey and prior to issuance of zoning or building permits.
- Delayed, subject to an improvement guarantee as described in Section 23.409.
- Not Applicable.

Under Section 23.308(5), the Council renders a final decision of approval if the Council agrees with the Planning & Housing Director's preliminary decision.

**ALTERNATIVES:**

1. The City Council can adopt the resolution approving the proposed plat of survey.
2. The City Council can deny the proposed plat of survey if the City Council finds that the requirements for plats of survey as described in Section 23.308 have not been satisfied.
3. The City Council can refer this back to staff and/or the owner for additional information.

**MANAGER'S RECOMMENDED ACTION:**

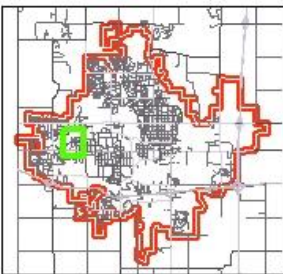
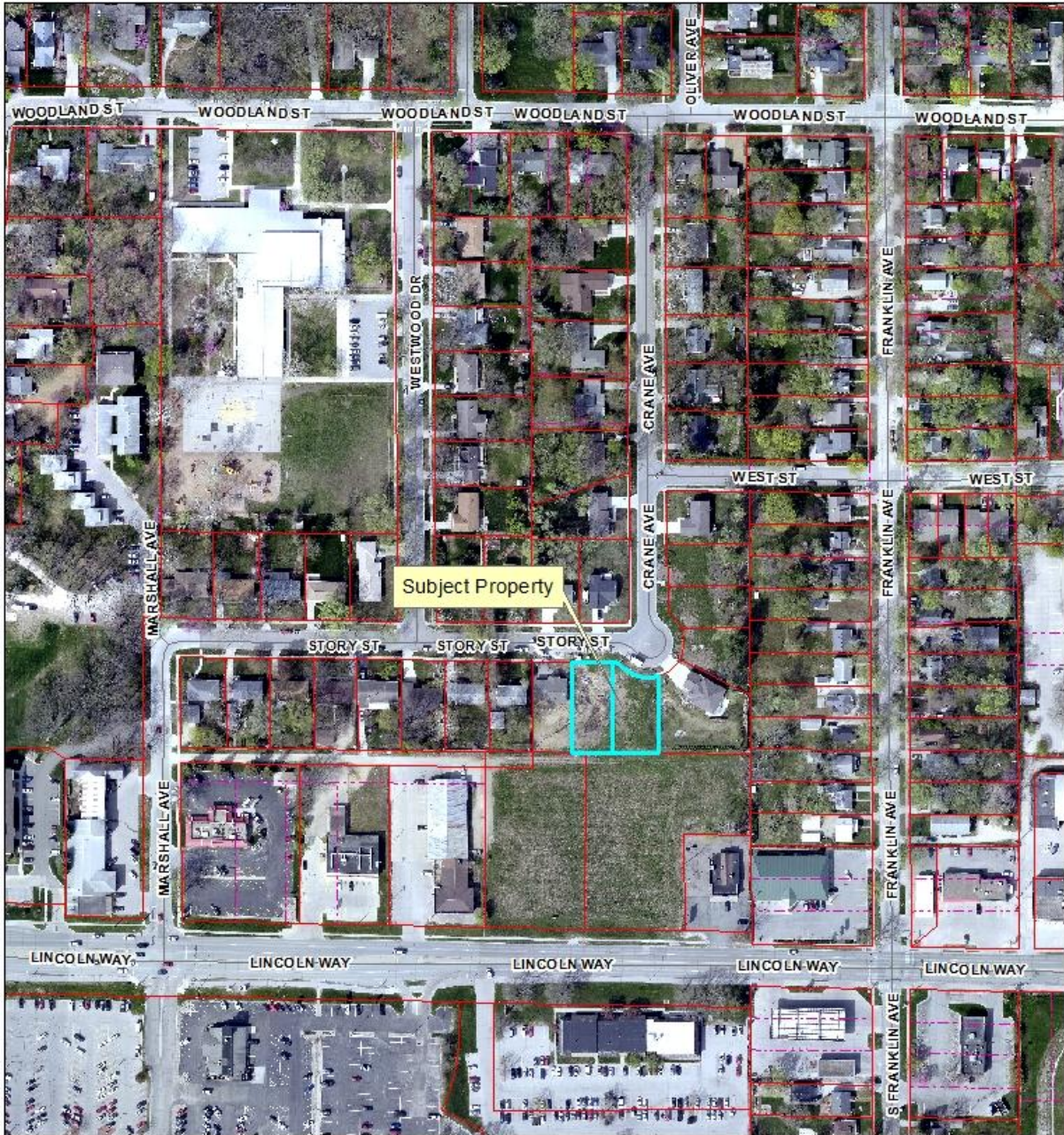
The Planning & Housing Department has determined that the proposed plat of survey satisfies all code requirements and has rendered a preliminary decision to approve the proposed plat of survey.

**Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby adopting the resolution approving the proposed plat of survey.**

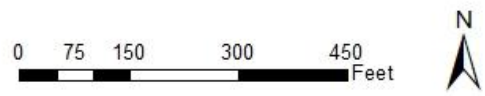
Approval of the resolution will allow the applicant to prepare the official plat of survey, and the Planning & Housing Director to review and sign the plat of survey confirming that it fully conforms to all conditions of approval. Once signed by the Planning & Housing Director, the prepared plat of survey may then be signed by the surveyor, making it the official plat of survey, which may then be recorded in the office of the County Recorder.

It should be noted that the official plat of survey is not recognized as a binding plat of survey for permitting purposes until a copy of the signed and recorded plat of survey is filed with the Ames City Clerk's office and a digital image in Adobe PDF format has been submitted to the Planning & Housing Department.

ATTACHMENT A



**Location Map  
3602 & 3606 Story Street**





# ATTACHMENT B – EXISTING CONDITIONS

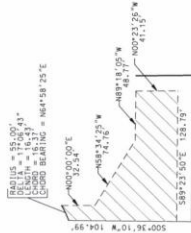
## EXISTING CONDITIONS

### NOTES

- Walnut Ridge Subdivision is located in the City of Ames, Story County, Iowa.
- The West line of Lot 1 is assumed to bear S00°23'31"E.
- Total area of Addition - 136,440 square feet dedicated to the City of Ames for street.
- Lot A, containing 26,378 square feet, to be dedicated to the City of Ames for street.
- 50' setback was required in areas within this plat which have been identified by the City of Ames as having soils that make construction of buildings difficult.
- Easements as shown.
- Coordinates shown at the SE Corner of Lot 1 are: Northing = 5175.35, Easting = 104.83. Coordinate System: Iowa North Zone (NAD 83).
- This survey meets or exceeds Iowa Code 355.8 (15).

### LEGAL DESCRIPTION

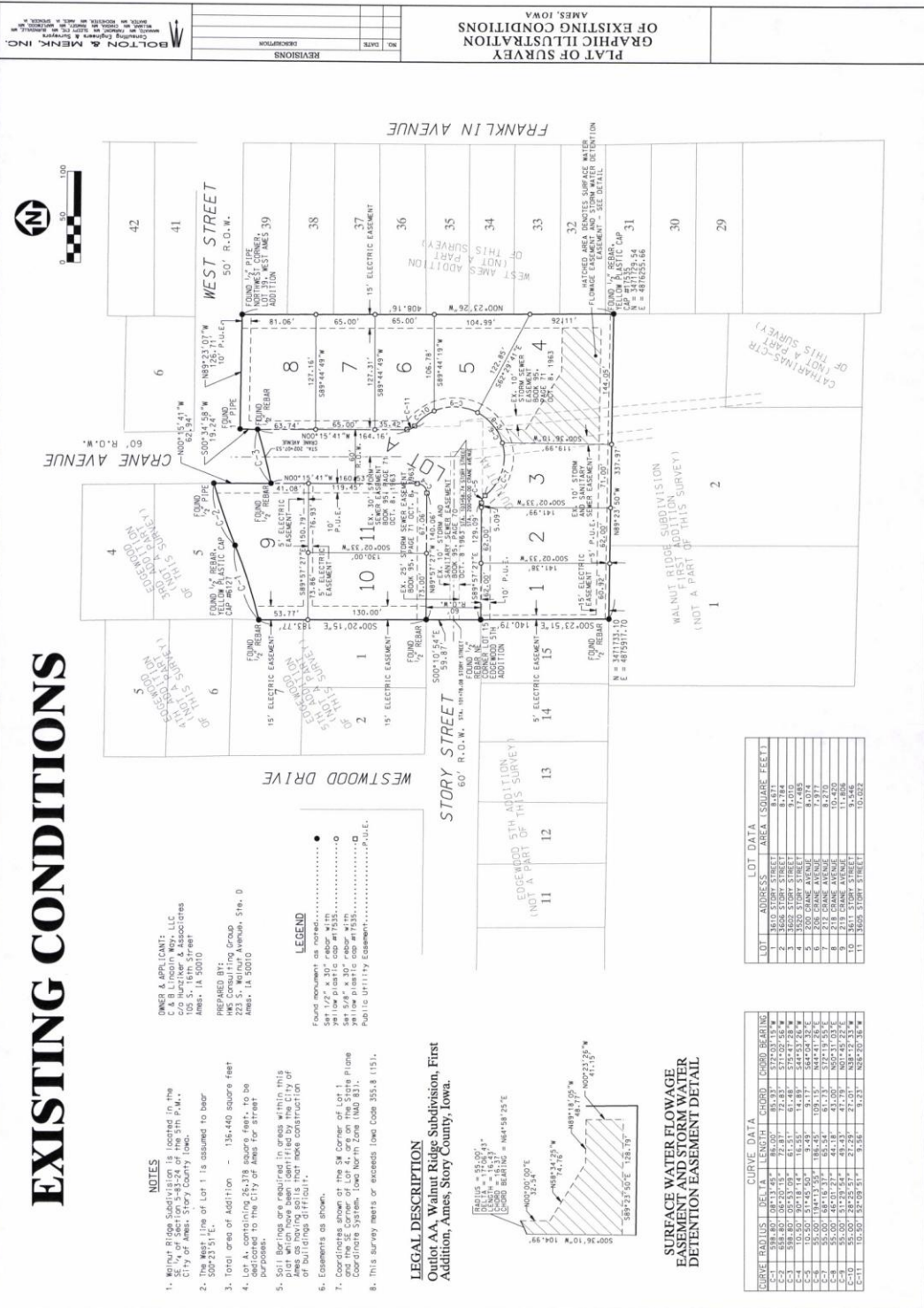
Outlot AA, Walnut Ridge Subdivision, First Addition, Ames, Story County, Iowa.



SURFACE WATER FLOWAGE EASEMENT AND STORM WATER DETENTION EASEMENT DETAIL

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C-1	15.00'	126.43°	126.43'	126.43'	S126.43°00'E
C-2	15.00'	126.43°	126.43'	126.43'	S126.43°00'E
C-3	15.00'	126.43°	126.43'	126.43'	S126.43°00'E
C-4	15.00'	126.43°	126.43'	126.43'	S126.43°00'E
C-5	15.00'	126.43°	126.43'	126.43'	S126.43°00'E
C-6	15.00'	126.43°	126.43'	126.43'	S126.43°00'E
C-7	15.00'	126.43°	126.43'	126.43'	S126.43°00'E
C-8	15.00'	126.43°	126.43'	126.43'	S126.43°00'E
C-9	15.00'	126.43°	126.43'	126.43'	S126.43°00'E
C-10	15.00'	126.43°	126.43'	126.43'	S126.43°00'E
C-11	15.00'	126.43°	126.43'	126.43'	S126.43°00'E

LOT	ADDRESS	AREA (SQUARE FEET)
1	1655 S STORY STREET	81,784
2	1655 S STORY STREET	81,784
3	1655 S STORY STREET	81,784
4	1655 S STORY STREET	81,784
5	2028 CRANE AVENUE	8,074
6	2028 CRANE AVENUE	8,074
7	2112 CRANE AVENUE	8,270
8	2112 CRANE AVENUE	8,270
9	2112 CRANE AVENUE	8,270
10	1855 S STORY STREET	5,546
11	1855 S STORY STREET	5,546



**PLAT OF SURVEY GRAPHIC ILLUSTRATION OF EXISTING CONDITIONS AMES, IOWA**

NO.	DATE	DESCRIPTION

**BOLTON & MENK, INC.**  
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