

COUNCIL ACTION FORM

REQUEST: PRELIMINARY PLAT FOR A MAJOR AMENDMENT TO THE SCENIC VALLEY SUBDIVISION

BACKGROUND INFORMATION:

Hunziker Development Co., LLC, received preliminary plat approval for Scenic Valley Subdivision on June 10, 2014. Since that time, three final plats, comprising 68 lots, have been approved and infrastructure for those lots installed. The owner now seeks a revision to that approved preliminary plat affecting the northern portion, which has not been final platted into buildable lots.

The proposed revision to Scenic Valley Subdivision includes a change in the lot layout along the cul-de-sacs, grading, and storm water design. **The proposed changes are a major amendment to the approval due to the changes in the proposed storm water design.** The total number of lots with the subdivision is unchanged from the prior revisions, which had reduced the total number of lots to 148—two fewer than the original approval in 2014. The loss of the two lots occurred as part of the approval of the Third Addition in 2017, which replatted ten lots on the south end of Aldrin Avenue into 8 lots.

The most significant change is that the storm water will be routed to the northwest across land owned by Friedrich Land Development, LLC. This area is not currently part of the boundaries of the Scenic Valley Subdivision and is located within the County. The City Council recently directed staff to begin the annexation process for the 108 acres of land owned by Friedrich. Hunziker and Friedrich are working on a joint storm water plan that will take the Scenic Valley stormwater onto the Friedrich property. The initial preliminary plat had the storm water from the northwest detention pond flowing through a pipe to the south, then emptying in the Squaw Creek flood plain. This plan has the storm water directed through a swale to the northwest, south of an existing identified wetland. See the addendum for a discussion of the proposed condition of approval.

In addition, the revised plat proposes easements necessary for extending utilities to the adjacent properties to the north. Since the approval of the initial preliminary plat, the Ames Urban Fringe Plan was amended to designate the properties west of George Washington Carver Avenue and south of Cameron School Road as Urban Residential, allowing annexation and development. To ensure orderly development patterns, easements and utility extensions are required with the Scenic Valley Subdivision.

In summary, the revised preliminary plat contains 148 lots at a net density of 3.81 units per acre. There are also a number of outlots proposed for various purposes: storm water management, subdivision signage, public walkways, etc. The project includes two

points of access to George Washington Carver Avenue and stubs two street connections to undeveloped land outside of the City to the north and west. The lot layout is included as Attachment C.

The numbers of dwelling units and their locations are consistent with the Master Plan (Attachment B) presented to and approved by the City Council in 2014 which identifies a range of 85-145 detached units and 25-45 attached units.

Planning and Zoning Commission: At its meeting on October 17, 2018, the Ames Planning and Zoning Commission voted 4-0 to recommend approval of the preliminary plat to the City Council. Other than the applicant's representative, no one spoke during the public hearing.

ALTERNATIVES:

1. The City Council can approve the revised preliminary plat for Scenic Valley Subdivision with the condition:
 - A. A storm water flowage easement over Friedrich's property be recorded with approval of a final plat.
2. The City Council can deny the revised preliminary plat for Scenic Valley by finding that the preliminary plat does not meet the requirements of Section 23.302(3)(b) of the Ames Municipal Code and by setting forth its reasons to disprove or modify the proposed preliminary plat as required by Section 23.302.4 of the Ames Municipal Code. Code sections are found in Attachment E.
3. The City Council can defer action on this request and refer it back to City staff and/or the applicant for additional information.

CITY MANAGER'S RECOMMENDED ACTION:

This revised preliminary plat has only minor changes from the approved preliminary plat from 2014. It reflects the prior reduction of two lots on the southern end of Aldrin Avenue that occurred with the final plat of the Third Addition. It also moves one lot from the Everest Avenue cul-de-sac to the northern Aldrin Avenue cul-de-sac. **The significant infrastructure change is the redirection of the storm water from the northwestern detention pond. Rather than being piped to the south, it will surface flow onto the adjoining property.**

With these limited changes and the determination that the requirements of the Ames Subdivision and Zoning regulations are met by the proposed development, **it is the recommendation of the City Manager that the City Council approve Alternative #1.**

ADDENDUM

Project Description. The revised preliminary plat for Scenic Valley Subdivision proposes 148 total lots in a 121-acre tract located between George Washington Carver Avenue to the east and Squaw Creek to the west. The lot pattern is very linear with a north/south orientation. This is due to the relative narrowness of the buildable area (the western 40 acres is in the flood hazard zone) and the presence of a natural gas pipeline bisecting the property.

Access to the development by vehicle will occur at two points from George Washington Carver Avenue. Westin Drive has been constructed and provides access at the south. A future access point will be Barcelos Street, which would align with access to a future development north of Northridge Heights. The development also stubs two street connections to the north and northwest to interconnect with future development of those areas. As noted previously, Friedrich Land Development has begun the process of annexing their 108 acres.

Applicable Law. Laws pertinent to the proposal are described on Attachment D. Pertinent for the City Council is Section 23.302(6):

Density and Open Space Information. The gross area of Scenic Valley is 120.87 acres. The zoning designation of FS-RL requires a density of 3.75 dwelling units per net acre. By subtracting allowable exemptions (as defined in Table 29.1202(6) of the zoning ordinance), a net density of 3.81 dwelling units is achieved. The Code also requires 10 percent of the total area of the subdivision to be common open space. By utilizing specified areas of the outlots, this standard has been met with the addition of sidewalks and public access to the common space to be enjoyed by the owners within the subdivision.

Block and Lot Configuration. In the review of the initial preliminary plat, staff noted that the project design has multiple block lengths that exceed the primary goals of 600 feet in length, but do not exceed the ultimate limit of 1,320 feet of Chapter 23. The principal reason for this is the site constraint of the natural gas pipeline running north/south through the middle of the site that limits the number of road crossings.

Four cul-de-sacs were proposed with the initial preliminary plat and are retained with this revision. Staff worked with the developer to seek to reduce these (cul-de-sacs are not prohibited but should be “minimized” per the Subdivision Code). However, due to the constraints of the natural gas pipeline easement and of being allowed only two road crossings of that easement, road configurations would have either a greater number of cul-de-sacs or excessive block lengths.

To address limitations on mobility related to the street layout, mid-block pedestrian crossings and walkway connections at the end of cul-de-sacs are present to improve pedestrian accessibility throughout the neighborhood and act as traffic calming. The three mid-block pedestrian crossings feature a bump out, reducing street pavement widths from 26 feet to 20 feet by mimicking the dimensions of a parked car. These

bump outs improve pedestrian safety by reducing the time needed to cross the street and act as traffic calming features.

As noted above, two dead-end streets are proposed for future extensions into developable land to the north and northwest. At the time of final plat approval, there will need to be an easement to accommodate temporary turnarounds acceptable to the fire department.

Street widths meet the standards for local streets, that is, a 26-foot pavement width as measured from the back of the curb within a 55-foot right-of-way. This width allows for parking on one side of a street.

Utilities. Public utilities (sanitary sewer, water) are proposed to serve the subdivision and will be available to all lots. The developer may construct all of the required public improvements, including streets, prior to final plat submittal, or may post an acceptable financial instrument.

Since the initial approval of Scenic Valley, the Ames Urban Fringe Plan has been amended to allow the annexation of the Friedrich property and the other properties on the south side of Cameron School Road and west of George Washington Carver Avenue. Easements will be established to extend mains to the north to serve the Friedrich property. Easements will also be established to provide service lines to the two smaller properties on George Washington Carver Avenue.

Storm Water. The initial plan directed a portion of the storm water from the development to the northwest corner of the site in a detention pond. Outflow from that pond went through a pipe in the rear of the lots along the west side of Cartier Avenue. The pipe discharged storm water at the foot of the hill in the flood plain.

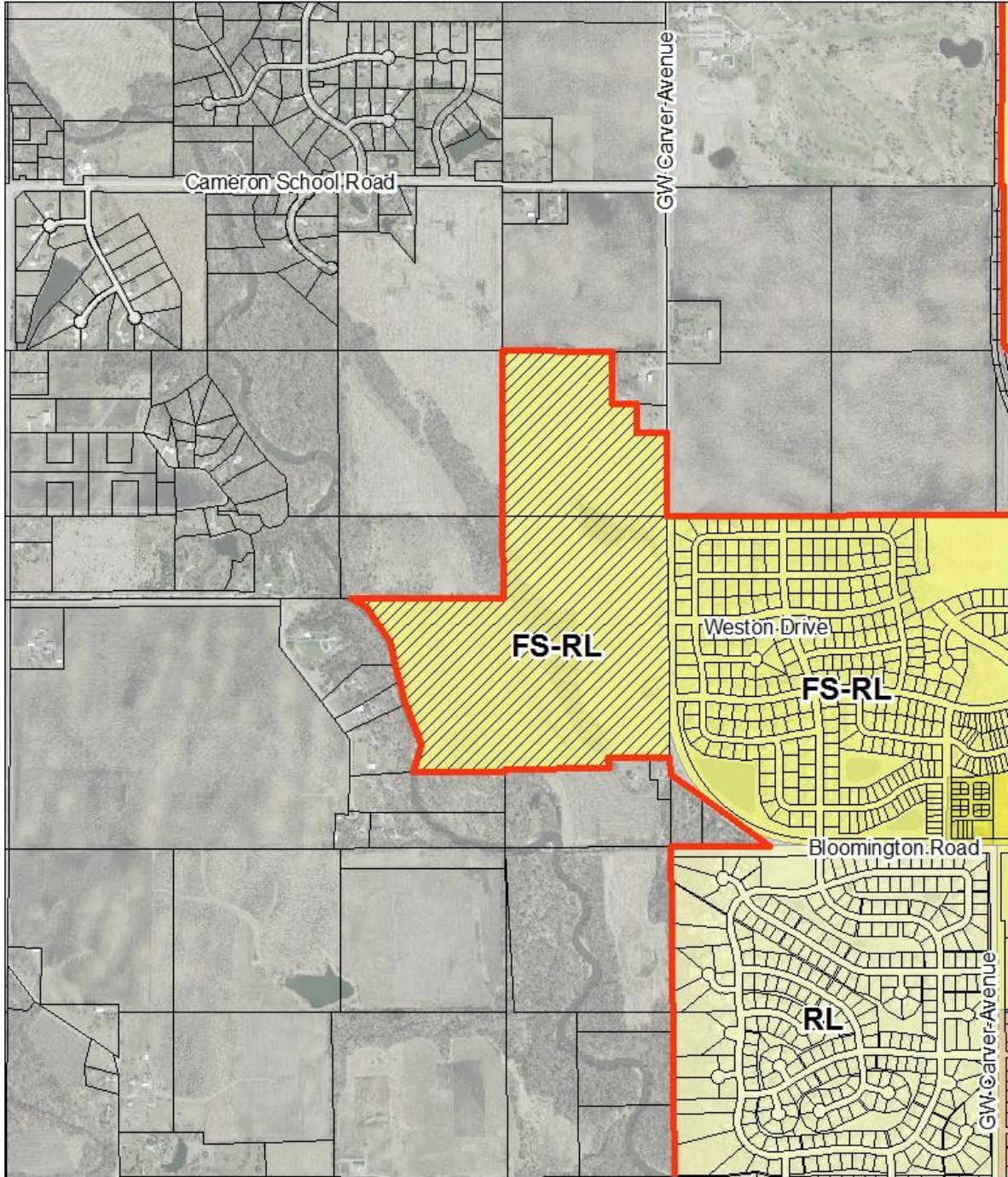
The proposed plan will discharge, instead of into a pipe headed south, into an open swale directed to the northwest, across Friedrich land. Hunziker and Friedrich have been having conversations about integrating storm water features from their two developments. However, staff would need some recognition from Friedrich that this is acceptable—discharging the storm water onto his property. In addition, a storm water flowage easement needs to be recorded prior approval of a final plat to ensure the system is designed and maintained consistent with City standards.

Sidewalks and Street Trees. Sidewalks are planned for construction on both sides of all streets. In addition, a sidewalk will be constructed on the west side of George Washington Carver Avenue. A shared-use path is already constructed on the east side. As noted above, additional sidewalks are to be constructed through certain mid-blocks to connect parallel streets.

The approval of a revised preliminary plat will require the installation of 5-foot public sidewalks for any final plat subsequently approved. Previously, sidewalk installation was four feet consistent with the prior City standard.



Conclusions. Based on this analysis, staff finds that the proposed revision to the Scenic Valley Subdivision preliminary plat complies with all relevant and applicable design and improvement standards of the Subdivision Regulations, to other standards and ordinances of the City including the zoning ordinance, to the Land Use Policy Plan, and to the approved Master Plan and, therefore, concludes that Ames Municipal Code Section 23.302(3)(b) has been satisfied.

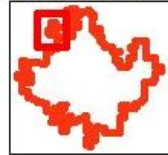
Attachment A: Zoning and Location Map



0 500 1,000
Feet

Legend

-  Ames City Boundary
-  Proposed Rezoning



Attachment B: Master Plan

SCENIC VALLEY SUBDIVISION MASTER PLAN HUNZIKER DEVELOPMENT CO.



OWNER
HUNZIKER DEVELOPMENT CO.
105 S. 16TH STREET
AMES, IA 50010

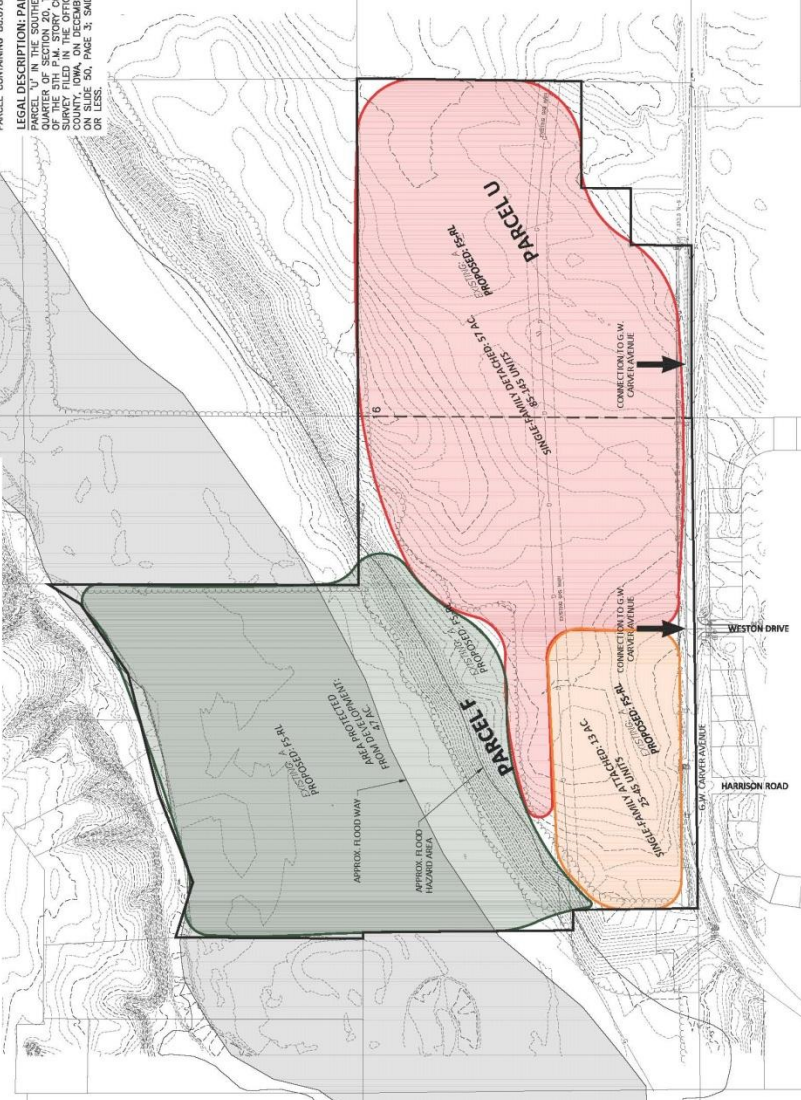
DEVELOPER
HUNZIKER DEVELOPMENT CO.
105 S. 16TH STREET
AMES, IA 50010

PREPARED BY
BOLTON & MENK, INC.
2730 CONCORD STREET
AMES, IA 50010

SUBMITTAL DATE
MARCH 18, 2014

LEGAL DESCRIPTION: PARCEL F
THAT PART OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 24 WEST OF THE 5TH PLUM CREEK COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY FILED IN THE OFFICE OF THE RECORDER OF STORKE COUNTY, IOWA, ON DECEMBER 23, 1999, AS INST. #89-10786, AND PARCEL CONTAINING 66.678 ACRES MORE OR LESS.

LEGAL DESCRIPTION: PARCEL U
PARCEL V, IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 24 NORTH, RANGE 24 WEST OF THE 5TH PLUM CREEK COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY FILED IN THE OFFICE OF THE RECORDER OF STORKE COUNTY, IOWA, ON DECEMBER 23, 1999, AS INST. #89-10786, AND PARCEL CONTAINING 34.539 ACRES MORE OR LESS.

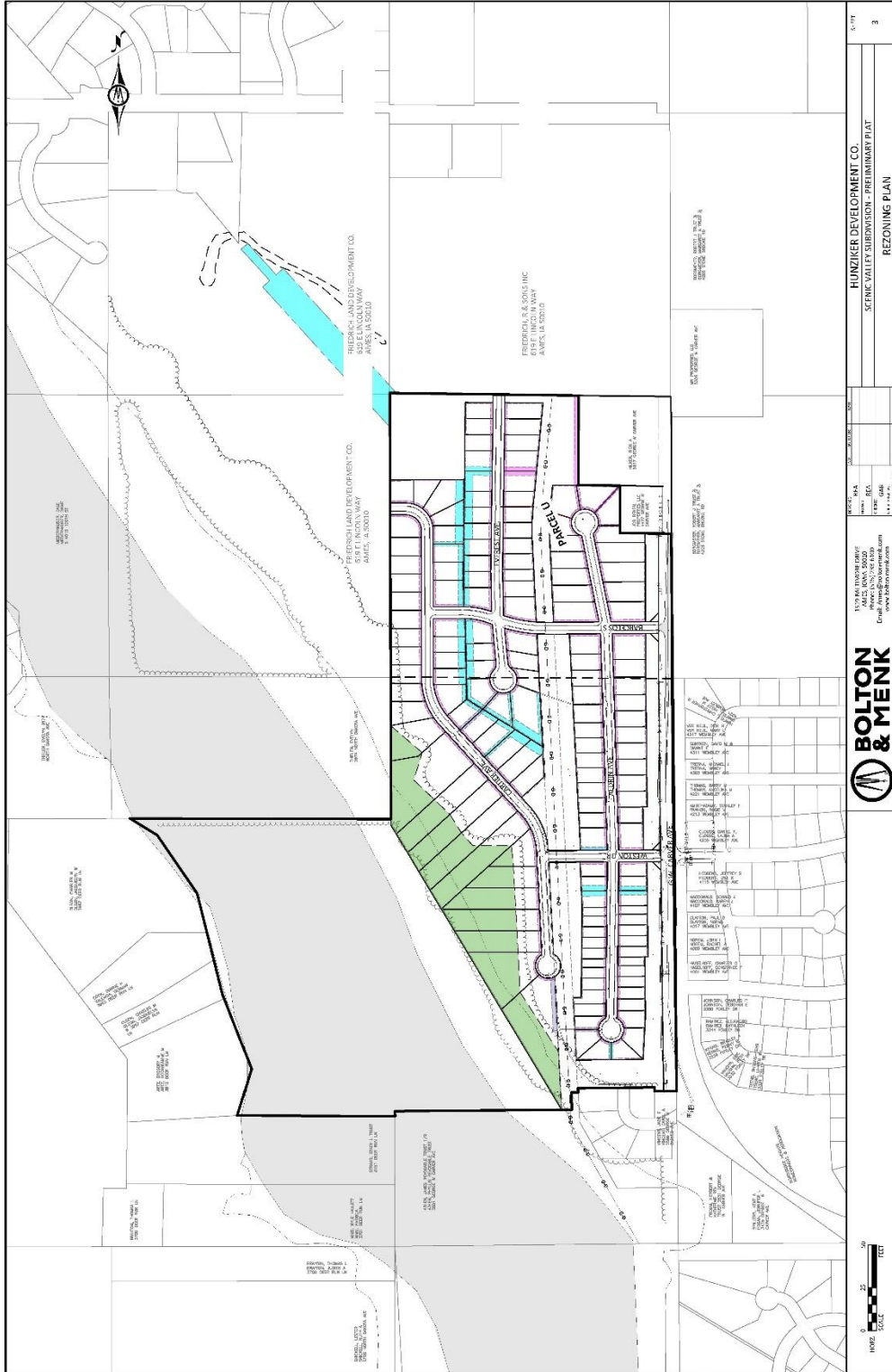


BOLTON & MENK, INC.
LAND SURVEYING & ENGINEERING
1000 UNIVERSITY AVENUE, SUITE 100, AMES, IOWA 50010
PH: 563.483.1111 FAX: 563.483.1112
WWW.BOLTONANDMENK.COM

HUNZIKER DEVELOPMENT CO.
SCENIC VALLEY SUBDIVISION
MASTER PLAN

SHEET 1 OF 1

Attachment C: Proposed Lot Layout



12515 AVENUE 12
 AMES, IOWA 50002
 (515) 263-1100
 www.boltonmenk.com

HUNZIKER DEVELOPMENT CO.
 8750 RICHMOND AVENUE
 DES MOINES, IA 50319
 (515) 281-1000
 www.hunziker.com

DATE	NO. OF SHEETS	SHEET NO.
5-17-19	3	3

REZONING PLAN

Attachment D: Applicable Subdivision Law

The laws applicable to this Preliminary Plat Subdivision include, but are not limited to, the following: (verbatim language is shown in *italics*, other references are paraphrased):

Code of Iowa Chapter 354, Section 8 requires that the governing body shall determine whether the subdivision conforms to its Land Use Policy Plan.

Ames Municipal Code Chapter 23, Subdivisions, Division I, outlines the general provisions for subdivisions within the City limits and within two miles of the City limits of Ames.

Ames Municipal Code Section 23.302(6):

(3) *City Council Action on Preliminary Plat:*

- (a) *Based upon such examination, the City Council shall determine whether the Preliminary Plat conforms to relevant and applicable design and improvement standards in these Regulations, to other City ordinances and standards, to the City's Land Use Policy Plan and to the City's other duly adopted plans. In particular, the City Council shall determine whether the subdivision conforms to minimum levels of service standards set forth in the Land Use Policy Plan for public infrastructure and shall give due consideration to the possible burden of the proposed subdivision on public improvements in determining whether to require the installation of additional public improvements as a condition for approval.*
- (b) *Following such examination and within 30 days of the referral of the Preliminary Plat and report of recommendations to the City Council by the Planning and Zoning Commission, the City Council shall approve, approve subject to conditions, or disapprove the Preliminary Plat. The City Council shall set forth its reasons for disapproving any Preliminary Plat or for conditioning its approval of any Preliminary Plat in its official records and shall provide a written copy of such reasons to the developer.*

HUNZIKER LAND DEVELOPMENT PRELIMINARY PLAT SCENIC VALLEY SUBDIVISION

AUGUST 2018



LOCATION MAP

OWNER
HUNZIKER DEVELOPMENT CO.
105 S. 16TH STREET
AMES, IA 50010

DEVELOPER
HUNZIKER DEVELOPMENT CO.
105 S. 16TH STREET
AMES, IA 50010

PREPARED BY
BOLTON & MENK, INC.
1519 BALTIMORE DRIVE
AMES, IA 50010

SUBMITTAL DATE
2018

LEGAL DESCRIPTION

SCENIC VALLEY 1ST ADDITION AS DESCRIBED BY A PLAT OF SURVEY WITH INSTRUMENT NUMBER 2014-10772 IN THE OFFICE OF THE STORY COUNTY RECORDER.

SCENIC VALLEY 2ND ADDITION AS DESCRIBED BY A PLAT OF SURVEY WITH INSTRUMENT NUMBER 2016-06325 IN THE OFFICE OF THE STORY COUNTY RECORDER.

SCENIC VALLEY 3RD ADDITION AS DESCRIBED BY A PLAT OF SURVEY WITH INSTRUMENT NUMBER 2017-06842 IN THE OFFICE OF THE STORY COUNTY RECORDER.

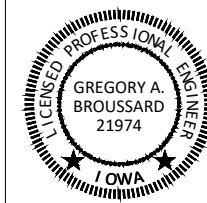
SCENIC POINT AS DESCRIBED BY A PLAT OF SURVEY WITH INSTRUMENT NUMBER 2016-11246 IN THE OFFICE OF THE STORY COUNTY RECORDER.

FLOOD PLAIN NOTE

PORTIONS OF THIS PRELIMINARY PLAT LIE WITHIN THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FIRM PANEL 19169C0141E EFFECTIVE 02/20/2008.

INDEX OF SHEETS

Sheet Number	Sheet Title
1	TITLE SHEET
2	GENERAL NOTES
3	REZONING PLAN
4 - 5	LOT LAYOUT
6 - 8	GRADING PLAN



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.

GREGORY A. BROUSSARD

REG. NO. 21974 DATE: _____

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019

PAGES OR SHEETS COVERED BY THIS SEAL:

ALL SHEETS _____

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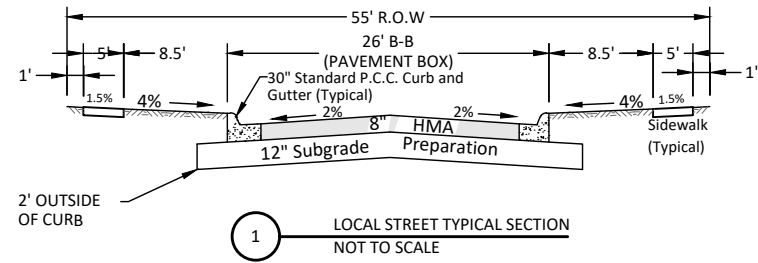
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HUNZIKER DEVELOPMENT CO.
SCENIC VALLEY SUBDIVISION - PRELIMINARY PLAT

TITLE SHEET

SHEET

1



GENERAL NOTES

1. THE EXISTING HIGH PRESSURE GAS MAIN ON THIS SITE IS LOCATED IN A 75 -FOOT WIDE EASEMENT CENTERED ON THE PIPE.
2. ALL PRIVATE UTILITIES WILL BE LOCATED WITHIN PUBLIC UTILITY EASEMENTS SHOWN, OR LOCATED WITHIN UTILITY CORRIDORS PROVIDED FOR BY THE CITY'S 'USE OF CITY RIGHTS-OF-WAY BY RIGHT-OF-WAY USERS' ORDINANCE.
3. VEHICLE PARKING WILL BE PROHIBITED ALONG THE NORTH AND EAST SIDES OF ALL STREETS. VEHICLE PARKING WILL BE PROHIBITED ALONG BOTH SIDES OF GEORGE WASHINGTON CARVER AVENUE.
4. ACCESS TO INDIVIDUAL LOTS FROM GEORGE WASHINGTON CARVER AVENUE WILL NOT BE PERMITTED.
5. STREET TREES WILL BE PLANTED IN THE RIGHT-OF-WAY OF ALL STREETS WITHIN THE SUBDIVISION. TREE SPECIES, SPACING, AND ALL OTHER REQUIREMENTS OF SECTION 23.402, RESIDENTIAL SUBDIVISION LANDSCAPING STANDARDS OF THE MUNICIPAL CODE SHALL APPLY.
6. ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS, OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY.
7. OUTLOTS A, B, C, D & E ARE RESERVED FOR PUBLIC OPEN SPACE, UTILITIES, & STORM WATER FLOWAGE. OUTLOT F IS RESERVED FOR UTILITIES & STORM WATER FLOWAGE. OUTLOT G IS RESERVED FOR PRIVATE OPEN SPACE. OUTLOTS H, I, J & K ARE RESERVED FOR SUBDIVISION SIGNAGE.
8. ALL PUBLIC SIDEWALKS SHALL BE 5' WIDE.
9. STREET LIGHTING SHALL BE INSTALLED ALONG ALL STREETS WITHIN THE SUBDIVISION AND ALONG ANY ABUTTING STREET FRONTAGE AT INTERSECTIONS WITHIN THE SUBDIVISION.

LOT DENSITY CALCULATIONS:

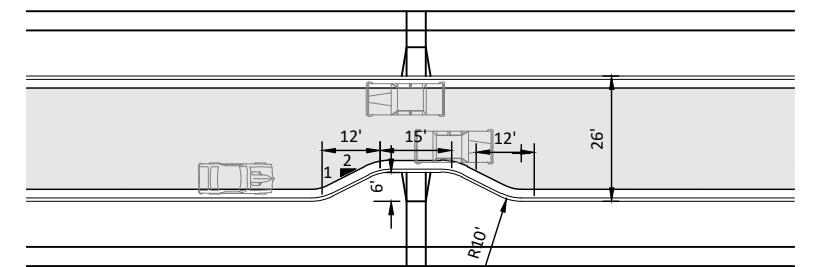
TOTAL:	120.87	AC.
ROW:	13.95	AC.
OUTLOTS:	56.58	AC.
TOTAL LOT AREA:	50.34	AC.
SWFE & GREENSPACE EASEMENTS:	11.54	AC.
LOT AREA (MINUS EASEMENTS):	38.80	AC.
TOTAL NUMBER OF LOTS:	148	UNITS
LOT DENSITY:	3.81	LOTS/ACRE

LEGEND

EXISTING		PROPOSED	
---	CENTERLINE	---	ALIGNMENT/CENTERLINE
---	PROPERTY / LOT LINE	---	RIGHT-OF-WAY LINE
----	EASEMENT LINE	---	WATERMAIN
----	ROAD RIGHT-OF-WAY LINE	---	STORM SEWER
---	WATER SYSTEM	---	SANITARY SEWER
---	STORM SEWER	---	SANITARY MANHOLE NUMBER
---	SANITARY SEWER	●	MANHOLE
---	TILE LINE	■	STORM INLET
EO	OVERHEAD ELECTRIC LINE	▼	APRON
EU	UNDERGROUND ELECTRIC LINE	●	WATER SYSTEM MANHOLE
G	GAS LINE	◆	HYDRANT
FO	FIBER OPTIC LINE	◆	VALVE
CU	UNDERGROUND COMMUNICATIONS LINE	⊥	BEND
OU	OVERHEAD UTILITY LINE	⊥	TEE
X-X	FENCE LINE	⊥	
---	CITY LIMITS	⊥	
---	TREE LINE EDGE	⊥	
---	GRAVEL EDGE	⊥	
---	BITUMINOUS EDGE	⊥	
---	CONCRETE EDGE	⊥	
---	CURB & GUTTER	⊥	
		---	PUE PUBLIC UTILITY EASEMENT
		---	SWFE STORM SEWER & STORM WATER FLOWAGE EASEMENT
		---	GREENSPACE/GREENBELT EASEMENT
		---	PEDESTRIAN EASEMENT
		---	WME WATERMAIN EASEMENT
		---	SSWR SANITARY SEWER EASEMENT

OPEN SPACE CALCULATIONS:

TOTAL:	120.87	AC.
OPEN SPACE: (OUTLOTS A, B, C, D, E)	14.53	AC.
OPEN SPACE PERCENTAGE:	12.0%	



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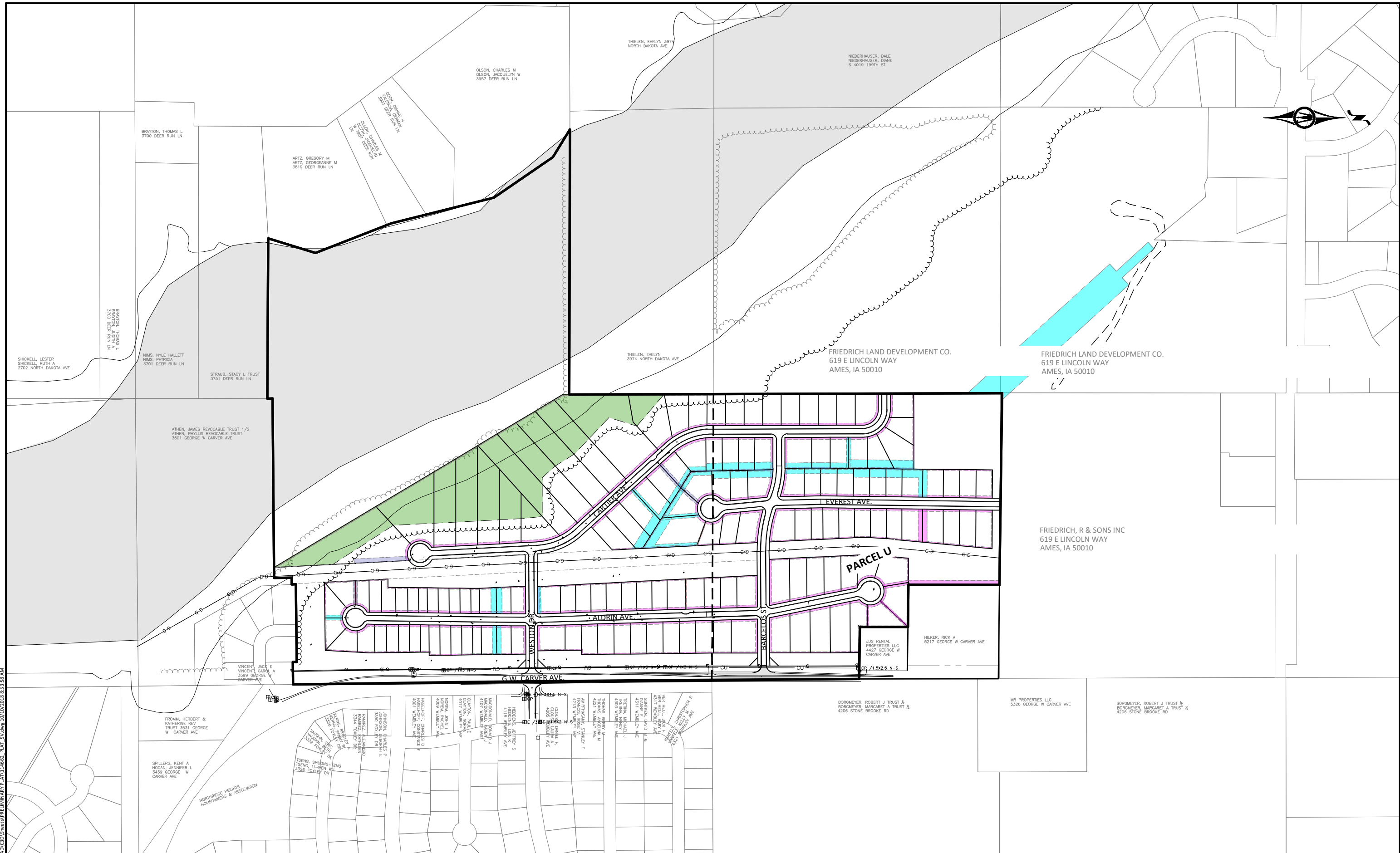


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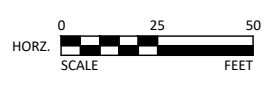
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SCENIC VALLEY SUBDIVISION - PRELIMINARY PLAT

GENERAL NOTES



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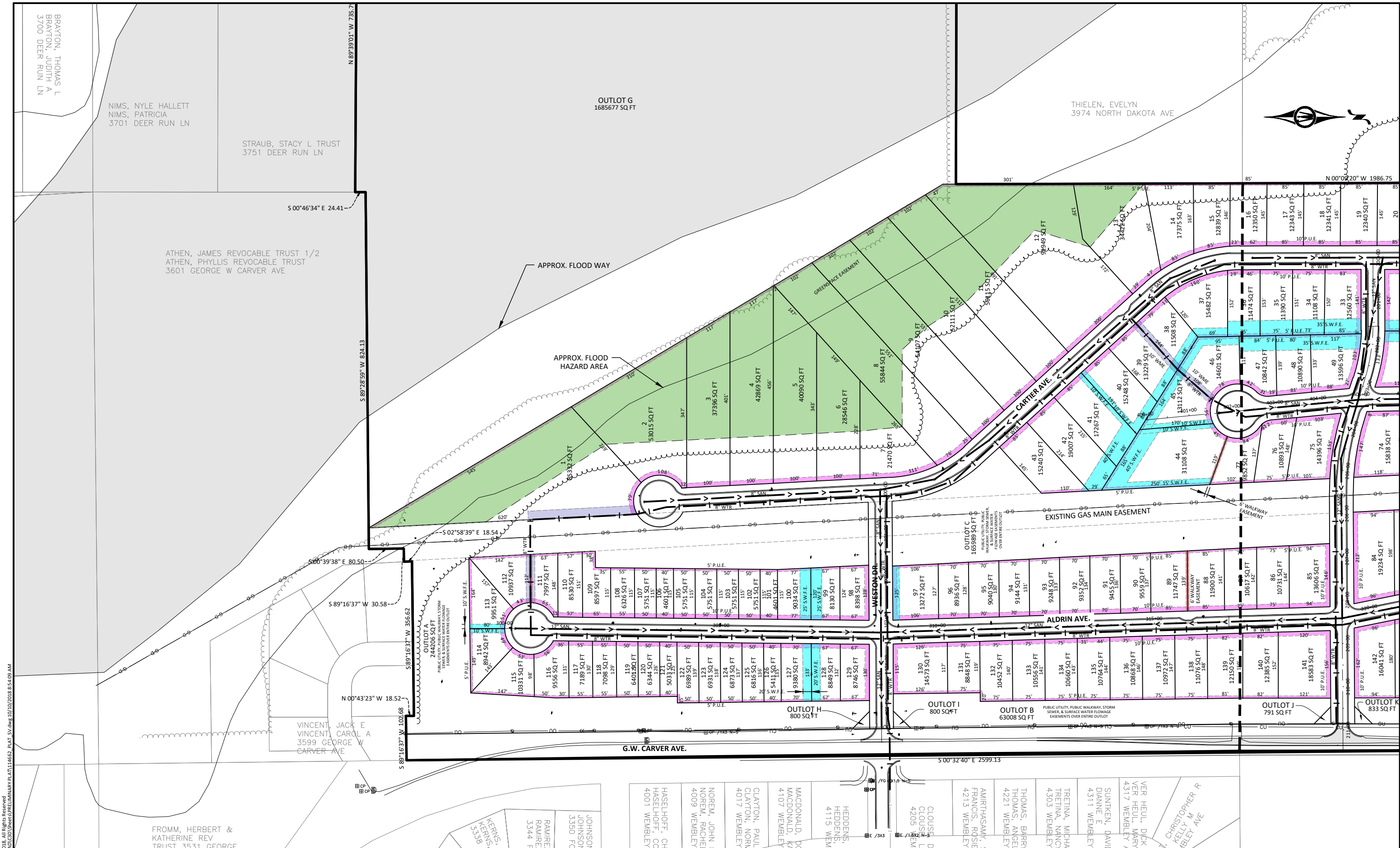


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SCENIC VALLEY SUBDIVISION - PRELIMINARY PLAT
REZONING PLAN

SHEET
3



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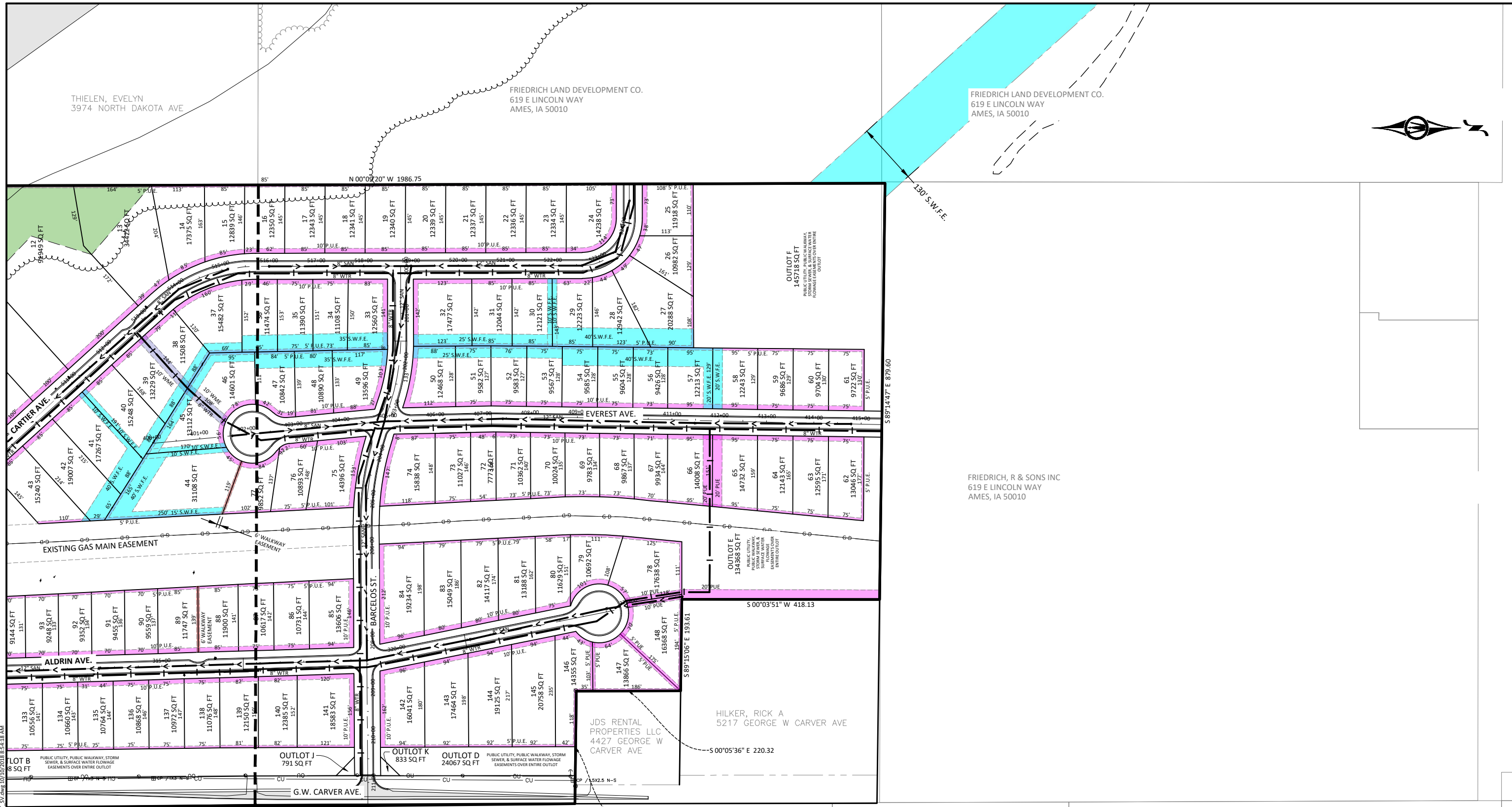
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 SCENIC VALLEY SUBDIVISION - PRELIMINARY PLAT

LOT LAYOUT

THIELEN, EVELYN
3974 NORTH DAKOTA AVE

FRIEDRICH LAND DEVELOPMENT CO.
619 E LINCOLN WAY
AMES, IA 50010

FRIEDRICH LAND DEVELOPMENT CO.
619 E LINCOLN WAY
AMES, IA 50010



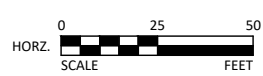
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THOMAS, BARRY M.
THOMAS, ANNE L.
THOMAS, KELLY M.
THOMAS, CHRISTOPHER R.
WELFEL, KELLY M.
WELFEL, WENDY L.
VER HEIL, DIK H.
VER HEIL, MARY L.
VER HEIL, MARY L.
4317 WEMBLEY AVE
SUNTKEN, DAVID M.
DIANNE E.
4311 WEMBLEY AVE
TRETINA, MICHAEL
TRETINA, NANCY
4303 WEMBLEY AVE

BORGMEYER, ROBERT J TRUST 1/2
BORGMEYER, MARGARET A TRUST 1/2
4206 STONE BROOKE RD

MR PROPERTIES LLC
5326 GEORGE W CARVER AVE

BORGMEYER, ROBERT J TRUST 1/2
BORGMEYER, MARGARET A TRUST 1/2
4206 STONE BROOKE RD

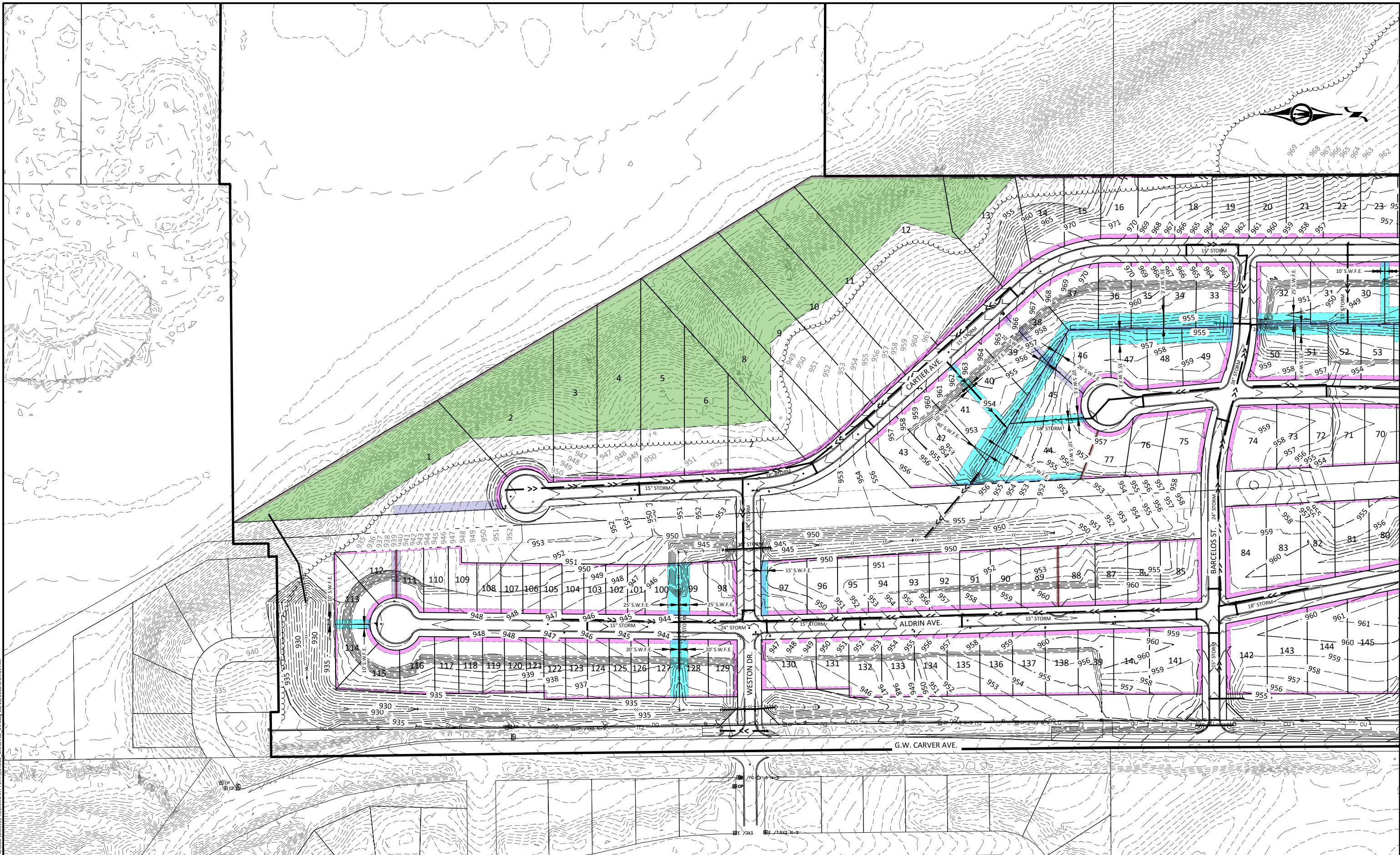


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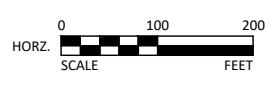
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SCENIC VALLEY SUBDIVISION - PRELIMINARY PLAT

LOT LAYOUT



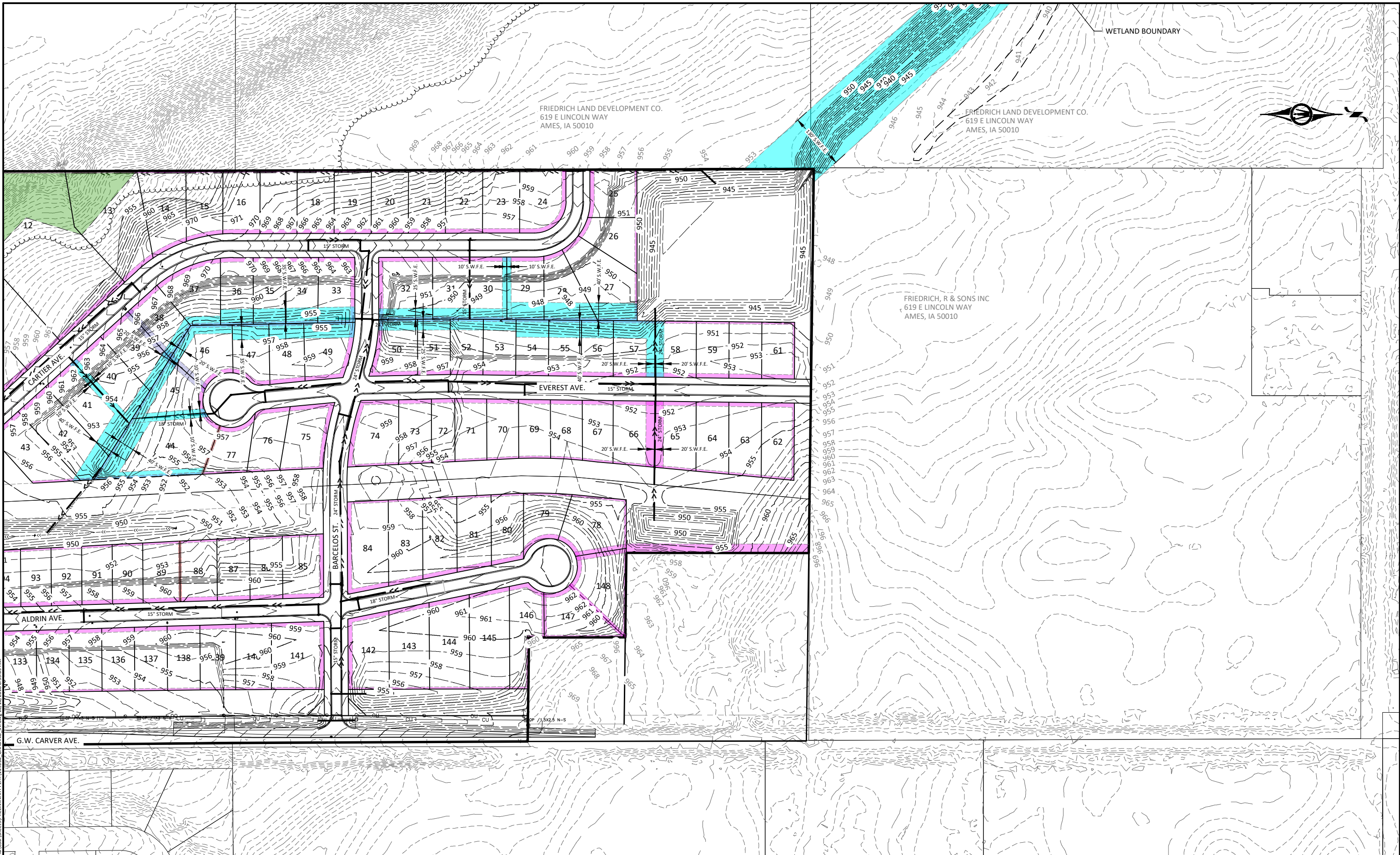
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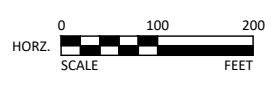
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 SCENIC VALLEY SUBDIVISION - PRELIMINARY PLAT
 GRADING PLAN



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 WWW.BOLTON-MENK.COM



BOLTON & MENK
 1519 BALTIMORE DRIVE
 AMES, IOWA 50010
 Phone: (515) 233-6100
 Email: Ames@bolton-menk.com
 www.bolton-menk.com

DESIGNED	DATE	ISSUED FOR	DATE
REA	A13	114662	
DRAWN	REA		
CHECKED	GAB		
CLIENT PROJ. NO.	A1		

HUNZIKER DEVELOPMENT CO.
 SCENIC VALLEY SUBDIVISION - PRELIMINARY PLAT
GRADING PLAN

SHEET
 7

SCENIC VALLEY SUBDIVISION

STREET TREE PLAN

HUNZIKER DEVELOPMENT CO.



OWNER

HUNZIKER DEVELOPMENT CO.
105 S. 16TH STREET
AMES, IA 50010

DEVELOPER

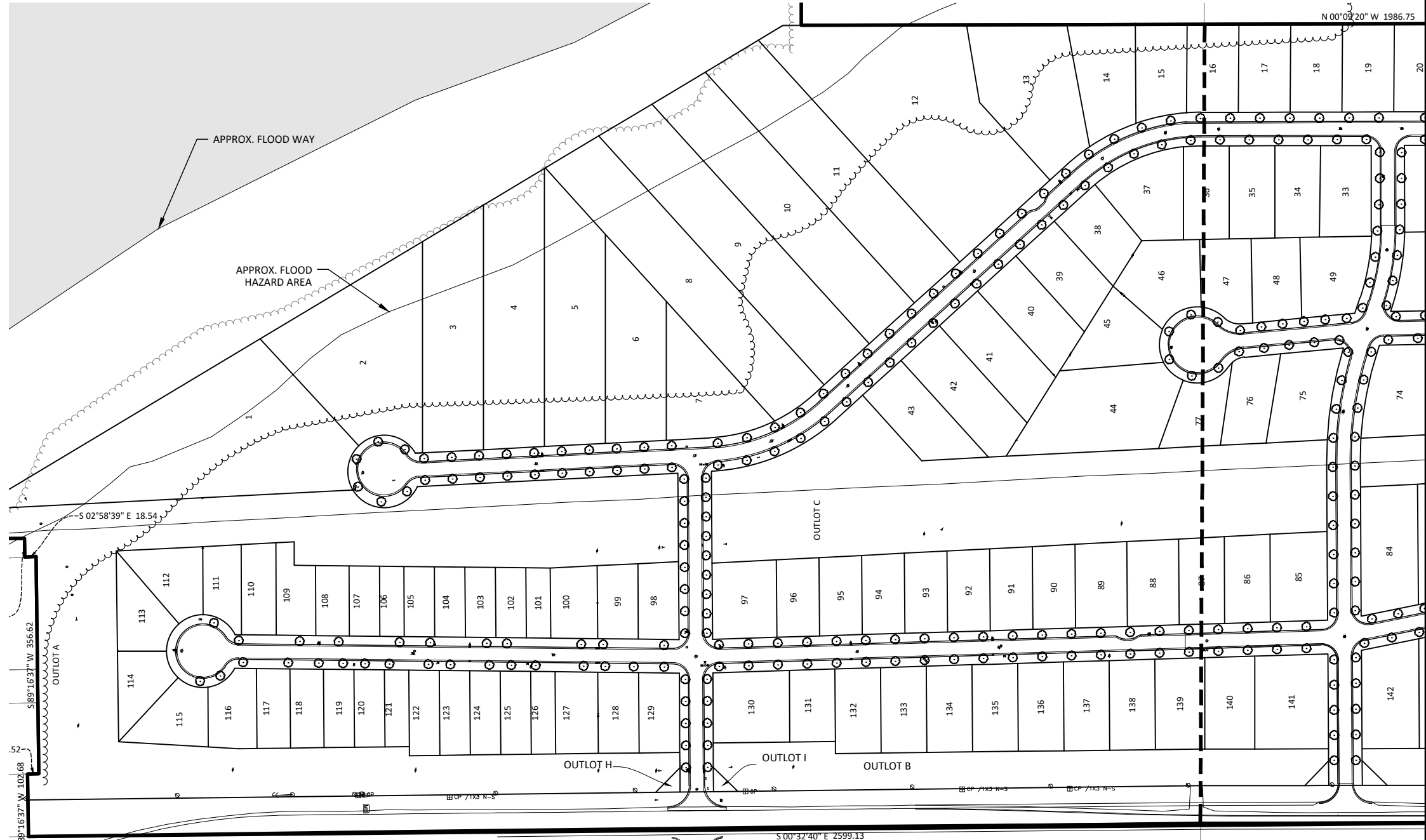
HUNZIKER DEVELOPMENT CO.
105 S. 16TH STREET
AMES, IA 50010

PREPARED BY

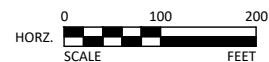
BOLTON & MENK, INC.
2730 FORD STREET
AMES, IA 50010

NOTES:

1. ANY TREES PROVIDED SHALL BE ON THE APPROVED CITY OF AMES STREET TREE LIST
2. TREES SHALL NOT BE LOCATED CLOSER THAN 2 1/2 FEET TO THE BACK OF CURB OR THE SIDEWALK. WHERE THE DISTANCE BETWEEN THE BACK OF THE CURB AND SIDEWALK IS GREATER THAN 8 FEET, TREES SHALL BE PLANTED WITHIN 4 FEET OF THE FRONT OF THE SIDEWALK.
3. TREES SHALL NOT BE PLANTED CLOSER THAN 20 FEET FROM THE INTERSECTION OF THE FRONT AND SIDE LOT LINES ON A CORNER LOT.
4. TREES SHALL NOT BE PLANTED CLOSER THAN 10 FEET FROM RESIDENTIAL DRIVEWAYS.
5. TREES SHALL NOT BE PLANTED CLOSER TO A STREET LIGHT POLE THAN THE WIDTH OF THE SPREAD OF THE TREE AT MATURITY.
6. GENERALLY, TREES SHALL BE PLANTED AT A 30 FOOT TO 50 FOOT SPACING CENTER TO CENTER. TREE SPACINGS SHOWN MAY BE ADJUSTED FOR DRIVE OPENINGS, UNDERGROUND UTILITY SERVICE, STREET LIGHT PLACEMENT AND OTHER POTENTIAL OBSTRUCTIONS.
7. A MINIMUM OF 9 SQUARE FEET OF AREA SHALL BE MAINTAINED FOR EACH TREE AND NO IMPERVIOUS MATERIAL SHALL BE INSTALLED CLOSER THAN 30 INCHES TO THE TRUNK OF THE TREE.
8. NO MORE THAN TEN PERCENT OF ANY ONE SPECIES WILL BE PLANTED IN THE SUBDIVISION.



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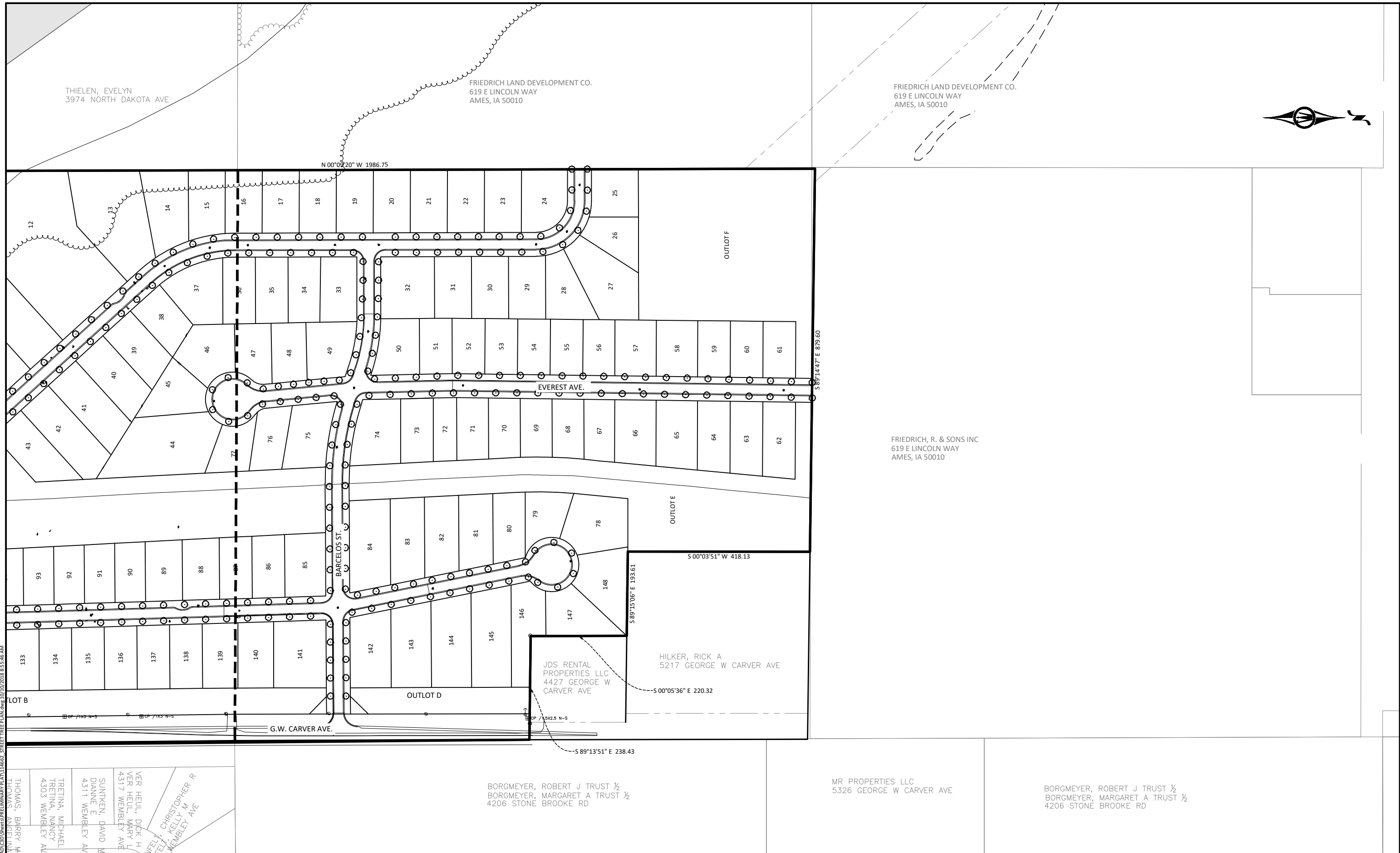


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HUNZIKER DEVELOPMENT CO.
SCENIC VALLEY SUBDIVISION - PRELIMINARY PLAT
STREET TREE PLAN

SHEET
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THIELEN, EVELYN
3974 NORTH DAKOTA AVE

FRIEDRICH LAND DEVELOPMENT CO.
619 E LINCOLN WAY
AMES, IA 50010

FRIEDRICH LAND DEVELOPMENT CO.
619 E LINCOLN WAY
AMES, IA 50010

FRIEDRICH, R. & SONS INC
619 E LINCOLN WAY
AMES, IA 50010

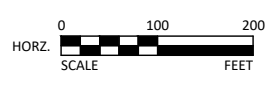
HILKER, RICK A
5217 GEORGE W CARVER AVE

BORGMEYER, ROBERT J TRUST 1/2
BORGMEYER, MARGARET A TRUST 1/2
4206 STONE BROOKE RD

MR PROPERTIES LLC
5326 GEORGE W CARVER AVE

BORGMEYER, ROBERT J TRUST 1/2
BORGMEYER, MARGARET A TRUST 1/2
4206 STONE BROOKE RD

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