

ITEM #: 38c  
DATE: 05-09-23  
DEPT: P&H

**COUNCIL ACTION FORM**

**REQUEST:** PRELIMINARY PLAT FOR THE BLUFFS AT DANKBAR FARMS SUBDIVISION LOCATED ON THE SOUTHWEST CORNER OF GEORGE WASHINGTON CARVER AVENUE AND CAMERON SCHOOL ROAD

**BACKGROUND:**

R Friedrich & Sons, Inc., and Friedrich Land Development Company, LC is requesting approval of a Preliminary Plat on 108.21 acres for The Bluffs at Dankbar Farms development located near the southwest corner of George Washington Carver Avenue and Cameron School Road (see Location Map – Attachment A). The City annexed this land in May 2022. A rezoning with Master Plan and Zoning Agreement was approved on December 13, 2022, which rezoned the property from Agricultural (A) to Floating Suburban – Residential Low Density (FS-RL) and Floating Suburban – Residential Medium Density (FS-RM). The site is also subject to terms of the annexation agreement related to development intensity and infrastructure improvements.

Concurrent with review of this preliminary plat, the applicant has submitted a rezoning application to reduce the size of the FS-RM area of the site and amend the FS-RL zoning area to a Planned Residence District (F-PRD). **The third reading of the ordinance for the rezoning is scheduled for May 9.** (Attachment B - Master Plan). The 20-acre parcel at the corner of Cameron School Road and GW Carver Avenue will remain as Ag zoning with a master plan at this time and is not part of the rezoning or this subdivision proposal.

The proposed Preliminary Plat (Attachment G – Preliminary Plat) includes:

- 105 single-family residential lots
- One lot with clubhouse and swimming pool
- Eight outlots for open space (including private pocket park) and stormwater
- One FS-RM zoned lot for future single-family attached housing
- One lot left as agricultural. (Attachment C - Proposed Zoning)
- Street layout and frontage improvements
- Utility layout
- Easement area for resource protection
- Waiver request for sidewalk installation for a portion of frontage along Cameron School Road.

Of those residential lots, 55 will be located in the south and west area of the preliminary plat and be developed as standard single-family, detached homes. The other 51 lots will be developed as smaller, “zero lot line” single-family detached homes. These 51 lots will be a second Domani development, similar to what was approved in 2021 off of Oakwood

Road. The FS-RM and Ag zoned lots will be final platted with future development plans.

City sanitary sewer will serve the site with the extension of a 12-inch main on Everest Avenue and Cartier Avenue. The proposed plat and its related density are consistent with limitation of the Master Plan Zoning Agreement for sanitary sewer capacity. Electric and water utilities will not be provided by the City of Ames; Midland Electric will provide electricity and Xenia Rural Water will provide water. Water infrastructure will be built to meet City of Ames specifications per the Water Service Operations and Territory Agreement between the City and Xenia. The developer has provided documentation from Xenia staff approving the proposed water main extension and confirmed the ability to serve.

### **OUTLOTS AND EASEMENTS:**

All eight of the outlots will accommodate storm sewer and surface flowage easements to some extent. Five of the outlots will also include pedestrian access easements across the entire outlot (Outlots A, B, F, G, and H). Outlot F lies within the loway Creek flood plain.

At the time of annexation, the Developer agreed to work with City staff prior to Preliminary Plat approval to implement nutrient reduction strategies that are beneficial to the City and are separate from the development's stormwater management requirements. The approved stormwater management plan and discussions with the City's Engineering Division are consistent with those strategies if an agreement is reached with the developer and the City. Note the City cannot require nutrient reduction strategies with the stormwater plan.

Additional easements will include slope protection on Lots 1 – 16 and a tree conservation easement on Outlot F. Lots 1-16 along the southwest side of Cartier Avenue have a significant amount of tree canopy and slope toward Outlot F. The rear area of each lot will be within a slope protection easement. A condition is proposed to finalize the easement language and its location on lots to maintain much of the tree canopy and allow for minimal tree removal, except for unhealthy trees.

Outlot F includes areas zoned with the Environmentally Sensitive Overlay reflecting the boundaries of the Iowa Creek Floodway. Disturbance within the Overlay is subject to approval with the preliminary plat review. The project includes stormwater management within this outlot and it may include city benefitted nutrient reduction strategies. The developer is in the process of obtaining the Army Corps permits for fill and disturbances related to the project, including activities within this outlot. Ultimately, the outlot will include easements for conservation and storm water management.

The PRD Plan includes an area for a private park within Outlot B along Erickson Avenue. As a requirement of the PRD design principles and Ames Plan 2040 policies for providing park space within new development, the developer has proposed a private park in lieu of dedicating additional land for a public park. The design and implementation of features for the park are a condition of the PRD Plan approval and are to be timed with Phase 4

of PRD.

Details of the park features are not yet approved by the City. The park space will include a walkway connection to facilitate travel east west through the overall site. Additionally, staff has a recommended condition of approval that the final features of the park space, including a component of playground equipment, is approved by the City prior to final plat approval.

### **ACCESS AND ROAD IMPROVEMENTS:**

The project will have access to existing roadways consistent with the approved Master Plan in four places. At the far south edge of the plat, Cartier Avenue will extend to the northwest from Scenic Valley Subdivision. There will be two access points from Cameron School Road. Cartier Avenue ends as a cul-de-sac and does not connect to the county right-of-way to the northwest outside of the City.

The proposed far west access will be a new street to be named Erickson Avenue and the eastern access will be Everest Avenue, an extension from Scenic Valley Subdivision. The subdivision will have three other new streets within the development, Polo Avenue, Erickson Way and Columbus Drive.

**A fifth connection as required in the Master Plan and annexation agreement is planned as a future connection to be provided across the Ag zoned parcel (Outlot ZZ) from G W Carver to Everest Avenue. Presently, this lot is not developable as a platted outlot.** This connection will be designed and reviewed at the time when this outlot is replatted for development.

On-street parking will be provided throughout the neighborhood on the north and east sides of the street. The PRD identifies narrow lot patterns for some of the homes. Each home will have two require garage parking spaces. The narrow lot patterns impact the amount of available on street parking.

Additionally, the parking along Erickson and Columbus may be used to support the clubhouse that is part of the PRD. If the PRD is approved as proposed, no on-site parking for the clubhouse is required. Guest parking on the street is necessary to serve the clubhouse. The proposed lot pattern with the PRD plan and management of driveway location should allow for adequate on-street parking typical of a residential neighborhood. Coordination of driveways, street trees, streetlights, and fire hydrants is a condition of approval for final plat.

The FS zoning, the underlying zoning district of the PRD, and the Subdivision Code standards strive for a block length not to exceed 660 feet and to ensure that streets do not exceed 1,320 feet and to minimize cul-de-sacs and dead ends. All proposed streets within the preliminary plat comply with these distance constraints. There are sidewalks on both sides of the streets throughout the preliminary plat, with street crossings at all intersections.

Due to the length, design, and limited intersections there is a desire to reduce the ability for traffic to exceed the posted speed limit. The developer has worked with staff and will be including speed tables at the intersection of Everest and Columbus Drive. A second speed table will be designed and built where Everest Avenue intersects with the future street that will cross Outlot XX when plated in the future or as access to the FS-RM site.

**SIDEWALK WAIVER:**

Installation of sidewalks is required with all residential subdivision per Section 23.403. Sidewalks will be constructed along both sides of all internal streets. Sidewalks will also be required to be installed along Cameron School Road and G. W. Carver. In certain situations where topographic conditions exist that would make installation difficult or premature a deferral may be approved (Sec. 23.403(14)(c)). **In this situation, the applicant requests that sidewalk not have to be installed in the northwest corner of the subdivision along Cameron School Road at the Erickson Avenue intersection.** Properties to the west and east are located in the county with no anticipation of annexation based on the current configuration of the properties and city limits.

Although sidewalks are commonly installed in phases awaiting future connections, the applicant surmises installation of a sidewalk along the piece of ground in question would result in an unsafe situation (Attachment E – Sidewalk Waiver Request). The sidewalk would lead to parcels with no sidewalks and no guarantee to install them in the future since they are in the County. Staff does not believe the lack of connectivity alone justifies a waiver under the adopted standards.

If the Council grants a waiver on the basis that it finds that sidewalks are not feasible (rather than on the basis of a lack of connectivity), that would be a more appropriate finding to justify a waiver. Alternatively, a sidewalk could be required to the east of Erickson and the waiver could be granted for sidewalks to the west of Erickson as the City will not plan to annex property to that direction due existing development patterns and inability to serve utilities to the west. The sidewalk to the east of Erickson could be extended to the county rural residential property or routed back into the PRD open space Outlot E to connect to Columbus Drive to mitigate concerns about safety and future sidewalk extensions. The developer would need to modify final plans to include such a sidewalk and modify the planned stormwater drainage.

**PLANNING & ZONING COMMISSION RECOMMENDATION:**

At the March 15 Planning & Zoning Commission meeting the Commission discussed the proposed Preliminary Plat. At the meeting, four individuals spoke at the Public Hearing. During the hearing, three individuals asked questions and had concerns about potential future traffic impacts which the developer replied to. One person representing the owner of property abutting the site in Story County expressed concern over access and water drainage and floodplain issues. The Commission members also asked staff about proposed design details in the subdivision.

**The Commission voted 6-0 to recommend City Council to approve the Preliminary Plat for Dankbar Farms with a sidewalk waiver along Cameron School Road near Erickson Avenue and the following conditions:**

- 1. Defer access connection from G W Carver and Everest Avenue requirement until the time Outlot ZZ is platted for development.**
- 2. Review of a specific layout plan for driveways, utilities, and street trees for each final plat.**
- 3. Finalize the conservation easement for slope and tree protection prior to final plat.**
- 4. Finalize traffic calming design and locations with final plat.**

**ALTERNATIVES:**

1. Approve the Preliminary Plat for the Bluffs at Dankbar Farms development located on the southwest corner of George Washington Carver Avenue and Cameron School Road, contingent upon approval of the proposed PRD, with a waiver of sidewalk installation along Cameron School Road near the Erickson Avenue Intersection and the following conditions:
  - a) Defer access connection from G W Carver and Everest Avenue requirement until the time Outlot ZZ is platted for development.
  - b) Approve waiver of sidewalk requirements along Cameron School Road at the intersection of Erickson Avenue,
  - c) Review of a specific layout plan for driveways, utilities, and street trees for each final plat.
  - d) Finalize the conservation easement for slope and tree protection prior to final plat.
  - e) Finalize traffic calming design and locations with final plat.
  - f) Approval of Army Corp of Engineers wetlands permit.
  - g) Incorporate private pocket park amenities, subject to City approval of the features and playground equipment, at the time of final plat approval in accordance with the PRD plan for phasing.
2. Deny the sidewalk waiver request, but approve the Preliminary Plat for the Bluffs at Dankbar Farms development located on the southwest corner of George Washington Carver Avenue and Cameron School Road, contingent upon approval of the proposed PRD and the following conditions:
  - a) Include a sidewalk extension along Cameron School Road frontage at the time of Final Plat.
  - b) Defer access connection from G W Carver and Everest Avenue requirement until the time Outlot ZZ is plated for development.
  - c) Approve waiver of sidewalk requirements along Cameron School Road at the intersection of Erickson Avenue,

- d) Review of a specific layout plan for driveways, utilities, and street trees for each final plat.
  - e) Finalize the conservation easement for slope and tree protection prior to final plat.
  - f) Finalize traffic calming design and locations with final plat.
  - h) Approval of Army Corp of Engineers wetlands permit.
  - i) Incorporate private pocket park amenities, subject to City approval of the features and playground equipment, at the time of final plat approval in accordance with the PRD plan for phasing.
3. Deny the Preliminary Plat for Bluffs at Dankbar Farms development located on the southwest corner of George Washington Carver Avenue and Cameron School Road on the basis that the Council finds the Preliminary Plat does not meet the requirements of Section 23.302(3)(b) of the Ames Municipal Code and set forth the Council's reasons to disapprove or modify the proposed preliminary plat as required by Section 23.302(4) of the Ames Municipal Code.
4. Defer action on this request and refer it back to City staff and/or the applicant for additional information.

**CITY MANAGER'S RECOMMENDED ACTION:**

Upon review of the Preliminary Plat, staff has found that the plat meets the requirements of Chapter 23, the approved Master Plan and the proposed Planned Residence Development Plan. In addition, lot layout and design, utility connections, and storm water design have been reviewed by staff and found to meet City standards.

**Staff supports the requested waiver regarding the western portion of sidewalk along Cameron School Road due to the physical constraints of the rural road ditch and waterway located to the west with no expectation annex land and grow to the west.** Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1 with the associated conditions and sidewalk waiver, as described above.

## **Addendum**

### **Project Location.**

The project site is approximately 108.21 acres for the Bluffs at Dankbar Farms development located on the southwest corner of George Washington Carver Avenue and Cameron School Road (see Location Map – Attachment A).

### **Master Plan Compliance.**

The Preliminary Plat for this development is in conformance with the approved Master Plan being approved with the third reading of the rezoning and the accompanying zoning agreement. This Preliminary Plat is being approved concurrently with a Planned Residence Development (PRD). The PRD illustrates the general arrangement of uses, layout of development and conservation/open space areas, planned transportation connections, and developable acres.

The proposed plat creates lots 105 single-family residential lots, eight outlots one FS-RM lot, and one lot left as agricultural for future development. The lot layout is consistent with the proposed PRD Master Plan (Attachment D).

Improvements to common areas for the PRD open space and landscaping requirement will be coordinated with final plat approvals.

### **Traffic and Street Connections.**

The project will have access in five places. Four of these connections will provide direct access to the residential area. The fifth access is not shown with the preliminary plat since the exact location and layout will be determined with the future development of the Agricultural zoned lot. The actual street paving, sidewalks, curb and gutter, etc. for Everest Avenue is planned to be constructed by the developer with a later phase. However, it will be platted and dedicated as right-of-way in order to provide sanitary sewer and the necessary easements to serve the first phase of development at the northwest corner of the site. Timing of construction of the extension will be determined at the time of final plat approval by the City.

Everest will also include a traffic calming features of two speed tables. The long stretch of road without interruptions will likely induce speeding. Adding speed tables helps to slow traffic and will be part of the design for the intersections along the roadway. Final plat will include design details for these public improvements. The City considered utilizing mini-roundabouts for this purpose as an alternative to the speed tables, but agreed the speed table design could accomplish the same goal.

In the far south of the plat, Cartier Avenue will extend to the northwest from Scenic Valley Subdivision. There will be two access points from Cameron School Road. The far west access will be a new street to be named Erickson Avenue and the eastern access will be Everest Avenue, an extension from Scenic Valley Subdivision. The subdivision will have three other new streets within the development, Polo Avenue, Erickson Way and Columbus Drive.

All streets within the plat will meet the standard dimensions for a local street with 55 feet of right of way and 26 feet of paving, as required in the Subdivision Code. Construction of the street improvements will occur in phases as the project develops.

The Annexation Agreement for this property includes requirements for future traffic improvements and connections and traffic signal fees are all tied to preliminary and final plat approval. This requirement is being met for all areas of the plat with the exception of the future connection to G W Carver. Additionally, the Annexation Agreement requires the developer to pay a proportional share of the traffic signal costs upon approval of second final plat. Therefore, approval of this preliminary plat does not require payment of the fee, but the first final plat based upon this preliminary plat will be the second final plat and require payment of the fees.

### **Shared-Use Paths, Sidewalks, and Trails.**

All streets will have 5-foot sidewalks along both sides. All sidewalks and paths will be constructed at the developer's expense. Five-foot sidewalks will be installed along G W Carver and Cameron School Road. These sidewalks will be installed when future roadway improvements are constructed. The eastern portion of sidewalk along Cameron School Road will be placed in an easement on the Agriculturally zoned lot. This sidewalk will swoop down into the site as a result of a high-pressure gas main structure.

The other portion of the sidewalk along Cameron School Road would be located west of two county residential properties. The Developer has requested a waiver of installation for this section of sidewalk. If installed this sidewalk would exist only on the portion of frontage with no connections in the near future. This portion of Cameron School Road Frontage is surrounded by county properties with no current plans for annexation. Additionally, the location of the sidewalk would be adjacent to the new right-of-way line, which would be approximately 50 feet back from the existing shoulder of the road. Therefore, the developer feels that this creates an unsafe environment for pedestrians as they would have to walk on the shoulder of the road or walk through the drainage ditch along the road when there are sidewalks through the development without adding to much additional distance.

Staff does not believe the lack of connectivity alone justifies a waiver. If the Council finds that that sidewalks are not feasible and grants a waiver that would be a more appropriate finding. Alternatively, a sidewalk can be required for a portion of the sidewalk on the east side Erickson Avenue and the waiver could be granted for sidewalks on the west of Erickson Avenue as the City will not plan to annex property to that direction due existing development patterns and inability to serve utilities to the west. The sidewalk to the east of Erickson could be extended to the county rural residential property or routed back into the PRD open space Outlot E to connect to Columbus Drive to mitigate concerns about safety and future sidewalk extensions. This option of returning the sidewalk to Columbus would need further review by the applicant due to potential conflicts with their stormwater



surface flowage design.

Open space and amenities are required within PRDs to be able to be used by the residents within the development. This proposed PRD provides a small pocket park that is centrally located within the development. A sidewalk between Lots 116 and 117 will provide pedestrian access over to the park through Outlot H. Additional connections will be provided through the FS-RM and Ag zoned parcels and will be reviewed with future plats and site plans.

### **Stormwater Management.**

Stormwater management will occur across eight outlots in some variation. Ponding and wetland areas will occur on Outlots A, B, and F. Stormwater management for the plat will be handled in primarily two areas. The majority of the north half of the site will be piped towards Outlots A and B an existing naturally low-lying area where ponding will likely occur. Smaller areas in Outlot E and a small area of Outlot A will outlet is to the roadside ditch.

For the south and west areas of the plat, water will be piped over to Outlots B and F. Stormwater will be collected at the rear of Lots 1-16 by way of pipe and surface flowage easements. All storm water in the south half of the plat will be directed to Outlot F into 30" pipe between Lots 6 and 7 and then continue down into Outlot F as it releases to loway Creek.

### **Utilities and Easements.**

Water service will be provided by Xenia through a series of eight-inch mains. Service will be provided from both locations from Cameron School Road and throughout the site. Watermains will dead end on Cartier Avenue and Everest Avenue and not connect into the City's water system in Scenic Valley. All water service and materials, i.e. pipes, hydrants, etc will be constructed and operate at City of Ames standards even though operated by Xenia. The applicant has provided a letter from Xenia that states they have reviewed the development and can serve the development per the the Water Service Operations and Territory Agreement between the City and Xenia.

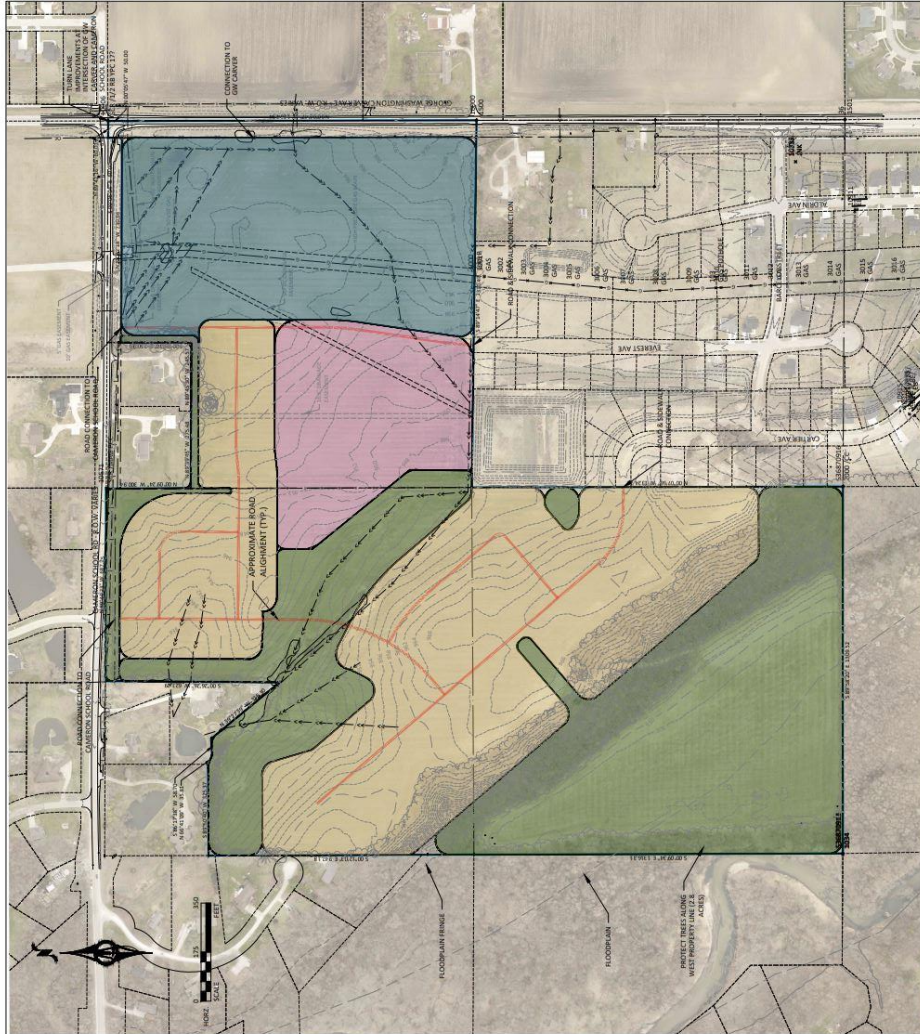
Sanitary sewer service will connect to the City's system via an 8-inch main coming up Everest Avenue from Scenic Valley development and then circulate throughout the development. Utilities will be extended with the final platting of each addition. Electrical service will be provided by Midland.

# Attachment A – Location Map



The Bluffs at Dankbar Farms  
Preliminary Plat

# Attachment B – Proposed PRD Zoning & Masterplan



**OWNER:** FRIEDRICH LAND DEVELOPMENT COMPANY LLC  
 100 6TH ST  
 AMES, IA 50010

**PREPARED BY:** FRIEDRICH & SONS INC  
 100 6TH ST  
 AMES, IA 50010

**APPLICANT:** FRIEDRICH LAND DEVELOPMENT  
 100 6TH ST  
 AMES, IA 50010

**DATE:** 4/10/2023

**SCALE:** 1" = 300'

**LEGAL DESCRIPTION:**  
 THE NORTH EAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 86 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA, EXCEPT A PARCEL OF LAND CONTAINING 1.77 ACRES, BEING THE NORTH EAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20, TOWNSHIP 86 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA, THENCE EAST ALONG THE CENT OF THE ROAD 321 FEET, THENCE SOUTH 301 FEET, THENCE WEST 521 FEET BEGINNING; LINE OF 340 FEET OF THE S&E/4, THENCE NORTH 381 FEET TO THE PLACE OF BEGINNING.

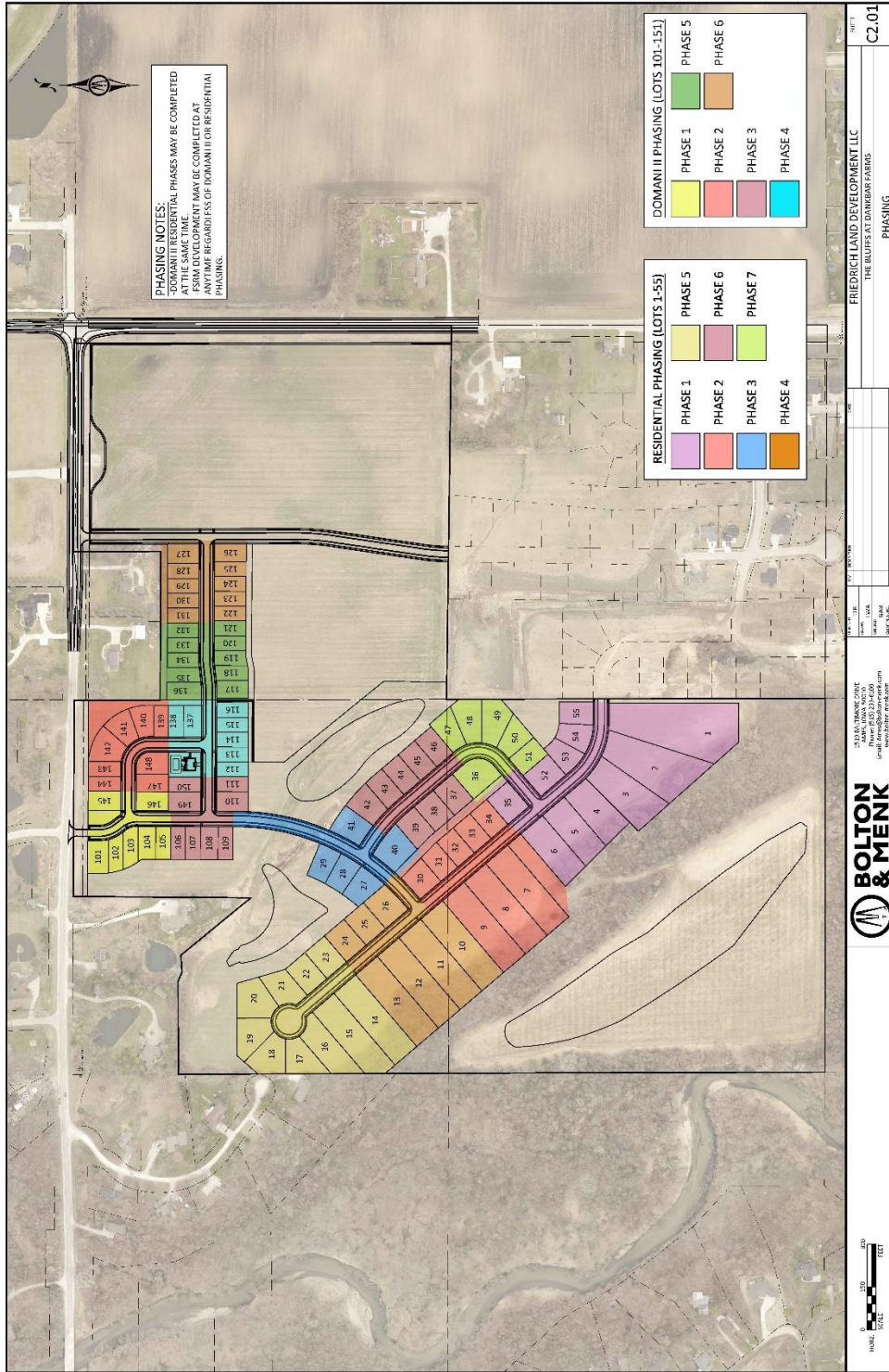
**AND:**  
 WEST ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 20 IN TOWNSHIP 86 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA, BEING THE NORTH EAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20, TOWNSHIP 86 NORTH, RANGE 24 WEST OF THE 5TH P.M., IN STORY COUNTY, IOWA, BEING THE NORTH EAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20, TOWNSHIP 86 NORTH, RANGE 24 WEST OF THE 5TH P.M., IN STORY COUNTY, IOWA, THENCE EAST ALONG THE CENT OF THE ROAD 321 FEET, THENCE SOUTH 301 FEET, THENCE WEST 521 FEET BEGINNING; LINE OF 340 FEET OF THE S&E/4, THENCE NORTH 381 FEET TO THE PLACE OF BEGINNING.

COLOR	USE	ZONING	AREA	APPROX. R.O.W. & INTERNAL OPEN SPACE	NET AREA EXCLUDING R.O.W. & INTERNAL OPEN SPACE	DWELLING UNITS	DENSITY
	DEVELOPABLE ACRES SINGLE FAMILY DETACHED	PRD	32.6-36.6 AC	7 AC	25.6-29.6 AC	96-111	3.75-4.25
	AGRICULTURAL USE	AG	20 AC	N/A	20 AC	N/A	N/A
	DEVELOPABLE ACRES MEDIUM DENSITY RESIDENTIAL SINGLE FAMILY PATCHES	P5-RM	7-11 AC	1 AC	6-10 AC	60-100	10-36.7
	OPEN SPACE DETENTION AND BUFFERS	OPEN SPACE	32.42 AC	N/A	32.42 AC	N/A	N/A

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# Attachment D –Phasing Plan



## **Attachment E – Sidewalk Waiver Request**

Friedrich Development requests a waiver for a small portion of sidewalk in the Bluffs subdivision. The request is for a portion of sidewalk in the NW corner of the subdivision along Cameron School Road. Both the properties to the west and east are located in the county with no anticipation of annexation based on the current configuration. The installation of a sidewalk along the piece of ground in question would result in an unsafe situation. The sidewalk would lead to parcels with no sidewalks and no guarantee to install them in the future since they are in the County. Pedestrians or cyclists who would utilize the sidewalk would end up at a dead end. If the pedestrian or cyclist tried to continue forward they would have to try maneuver to Cameron School roadway and walk/bike on the shoulder. In order to get from the sidewalk to the shoulder they would have to traverse the roadway ditch. This creates an unsafe situation for pedestrians and cyclists. Any subdivision resident could utilize internal sidewalk in the subdivision to head east and then obtain access to the proposed sidewalk on Cameron School on the NE corner of the property. Friedrich is committed to installing sidewalk throughout the entire rest of the subdivision and ensure there are walkabout routes for all residents. We request the waiver to ensure we are promoting safe sidewalks throughout the subdivision.

## Attachment F – 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(5 & 6):

*(5) City Council Review of Preliminary Plat:*

*All proposed subdivision plats shall be submitted to the City Council for review and approval in accordance with these Regulations. The City Council shall examine the Preliminary Plat, any comments, recommendations or reports examined or made by the Planning and Zoning Commission, and such other information as it deems necessary and reasonable to consider.*

*(6) 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.*

## Attachment F (Cont.) Municipal Code Sections- Section 23.10

### Sec. 23.103. WAIVER/MODIFICATION.

(1) Where, in the case of a particular subdivision, it can be shown that strict compliance with the requirements of the Regulations would result in extraordinary hardship to the Applicant or would prove inconsistent with the purpose of the Regulations because of unusual topography or other conditions, the City Council may modify or waive the requirements of the Regulations so that substantial justice may be done and the public interest secured provided, however, that such modification or waiver shall not have the effect of nullifying the intent and purpose of the Regulations. In no case shall any modification or waiver be more than necessary to eliminate the hardship or conform to the purpose of the Regulations. In so granting a modification or waiver, the City Council may impose such additional conditions as are necessary to secure substantially the objectives of the requirements so modified or waived.

(2) The requirements of the Regulations for the platting of a Minor Subdivision may be waived by city staff when it is determined by city staff that:

(a) A clear and accurate description of the area of land will be provided by means of a plat of survey to be procured by the property owner, and in compliance with Section 23.308.

*(Ord. 4441, 6-22-21)*

(b) With respect to that area of land, all substantive requirements and standards of the Regulations are already met.

### Section 23.403(14)

(14) Sidewalks and Walkways:

(a) Sidewalks and walkways shall be designed to provide convenient access to all properties and shall connect to the City-wide sidewalk system. A minimum of a five-foot wide concrete sidewalk shall be installed in the public right-of-way along each side of any street in all zoning districts except General Industrial and Planned Industrial. A minimum of a five-foot wide concrete sidewalk shall be installed in the public right-of-way along one side of any street in the General Industrial and Planned Industrial zoning districts. If sidewalks on adjacent property are greater than five feet, the subdivider shall install sidewalks to match. If constraints exist that preclude installation of a sidewalk within the public right-of-way, the subdivider shall install the required sidewalk on adjacent land within a sidewalk easement. All required sidewalks shall connect with any sidewalk within the area to be subdivided and with any existing or proposed sidewalk in any adjacent area.

(b) Exception: For any final plat for which a preliminary plat has been approved prior to January 1, 2015, the following standard shall be met:

Sidewalks and walkways shall be designed to provide convenient access to all properties and shall connect to the City-wide sidewalk system. A minimum of a four-foot wide concrete sidewalk shall be installed in the public right-of-way along each side of any street within residentially and commercially zoned areas and along at least one side of any street within industrially zoned areas. Such a sidewalk shall connect with any sidewalk within the area to be subdivided and with any existing or proposed sidewalk in any adjacent area. Any required sidewalk shall be constructed of concrete and be at least four feet wide.

(c) A deferment for the installation of sidewalks may be granted by the City Council when topographic conditions exist that make the sidewalk installation difficult or when the installation of the sidewalk is premature. Where the installation of a sidewalk is deferred by the City Council, an agreement will be executed between the property owner/developer and the City of Ames that will ensure the future installation of the sidewalk. The deferment agreement will be accompanied by a cash escrow, letter of credit, or other form of acceptable financial security to cover the cost of the installation of the sidewalk.



# FRIEDRICH DEVELOPMENT

## PRELIMINARY PLAT FOR

# THE BLUFFS AT DANKBAR FARMS

**GOVERNING SPECIFICATIONS**

THE 2023 EDITION OF THE "IOWA STATEWIDE URBAN SPECIFICATIONS FOR PUBLIC IMPROVEMENTS" (SUDAS) AND "THE CURRENT CITY OF AMES SUPPLEMENTAL SPECIFICATIONS" SHALL GOVERN.

IOWA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION", SERIES 2015 AND ALL CURRENT GENERAL SUPPLEMENTAL SPECIFICATIONS AND MATERIALS INSTRUCTIONAL MEMORANDUM SHALL GOVERN AS REFERENCED.

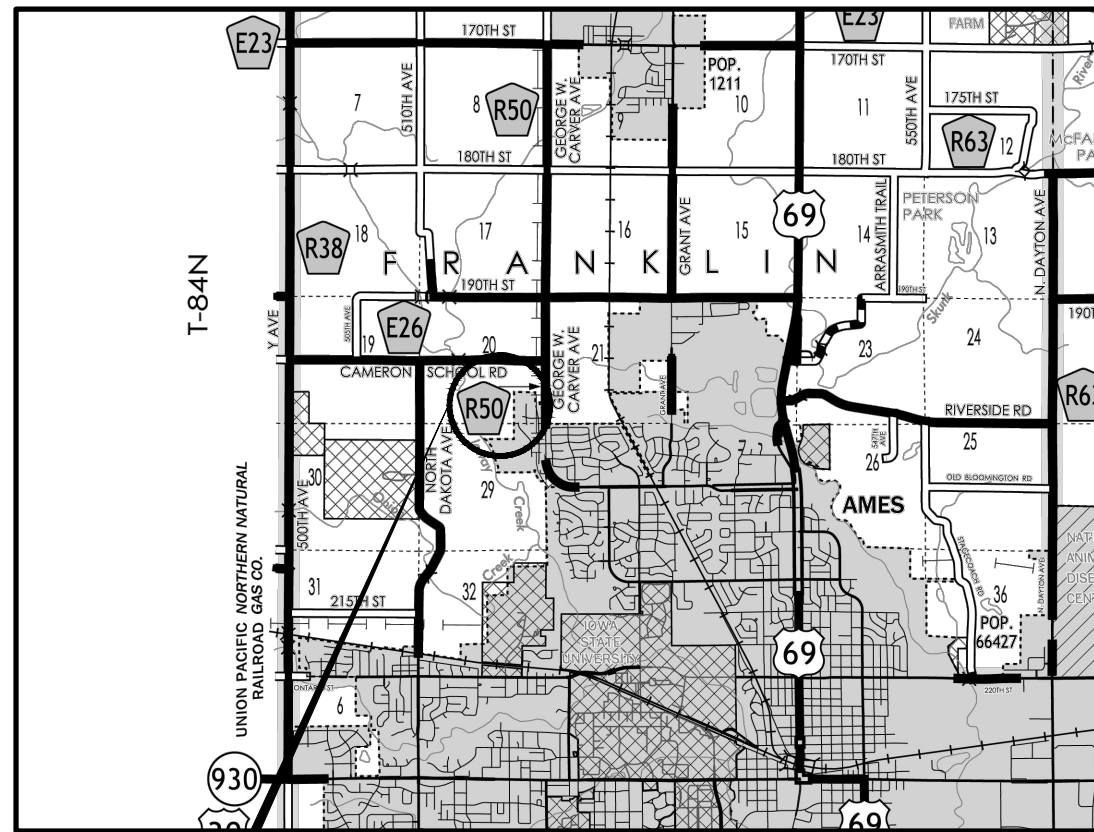
MUTCDC 2009 AS ADOPTED BY IOWA DEPARTMENT OF TRANSPORTATION.

**LEGAL DESCRIPTION**

OUTLOT ZZ & OUTLOT YY, FIRST ADDITION, THE BLUFFS AT DANKBAR FARMS, AMES, STORY COUNTY, IA

PARCELS (OR LOTS) LIE WITHIN THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FIRM PANEL 19169C0135F EFFECTIVE 01/15/2021.

MARCH, 2023



Sheet List Table	
PP.01	TITLE SHEET
PP.02	GENERAL NOTES & TYPICAL SECTIONS
PP.03	OVERALL SITE LAYOUT
PP.04	SITE ZONING
PP.05 - PP.10	EXISTING CONDITIONS
PP.11 - PP.16	PROPOSED CONDITIONS
PP.17 - PP.22	STREET TREE & LANDSCAPING SHEETS

**INITIAL SUBMITTAL DATE**  
FEBRUARY 3RD, 2023

**RESUBMITTAL DATE**  
MARCH 3RD, 2023

**ZONING**

EXISTING: AGRICULTURAL  
PROPOSED: FS-RL, FS-RM, PRD

**OWNER**

FRIEDRICH, R & SONS INC &  
FRIEDRICH LAND DEVELOPMENT COMPANY LLC  
100 6TH ST, AMES IA, 50010

**PREPARED BY**

BOLTON & MENK  
1519 BALTIMORE DRIVE  
AMES, IA 50010



NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY IOWA ONE-CALL 1-800-292-8989.

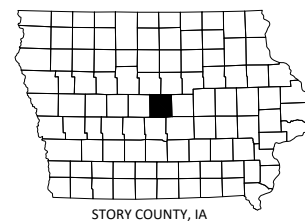
THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D UNLESS OTHERWISE NOTED. THIS UTILITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

**UTILITY CONTACTS**

CITY OF AMES UTILITY MAINTENANCE - BEN MCCONVILLE, 515-239-5162  
CENTURY LINK - SADIE HALL, 918-547-0147  
MIDLAND POWER COOPERATIVE - BRUCE KEENEY, 515-386-4111  
MEDIACOM - TIM ADREON, 515-233-2318  
XENIA RURAL WATER DISTRICT - LAIRD VAN DEE, 515-676-2117  
CITY OF AMES ELECTRIC, MARK CARRAN, 515-239-5189

PROJECT LOCATION

MAP OF THE CITY OF AMES  
STORY COUNTY, IA



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

LICENSE NUMBER: P21974      DATE: \_\_\_\_\_

MY LICENSE RENEWAL DATE IS      DECEMBER 31, 2023

PAGES OR SHEETS COVERED BY THIS SEAL:

ALL SHEET

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

DESIGNED	REV	DESCRIPTION	DATE
TLB			
TWA			
GAB			
CLIENT PROJ. NO. 0A1.126833			

FRIEDRICH LAND DEVELOPMENT LLC

THE BLUFFS AT DANKBAR FARMS

TITLE SHEET

SHEET

PP.01

LOTS		
PARCEL	AREA (SF)	AREA (AC)
1	71,786	1.648
2	48,012	1.102
3	32,428	0.744
4	24,010	0.551
5	22,945	0.527
6	23,717	0.544
7	33,000	0.758
8	33,000	0.758
9	33,000	0.758
10	33,000	0.758
11	33,000	0.758
12	33,000	0.758
13	33,000	0.758
14	33,000	0.758
15	31,724	0.728
16	20,439	0.469
17	13,137	0.302
18	14,321	0.329
19	13,559	0.311
20	15,956	0.366

LOTS		
PARCEL	AREA (SF)	AREA (AC)
21	12,460	0.286
22	10,800	0.248
23	10,800	0.248
24	10,800	0.248
25	10,800	0.248
26	12,282	0.282
27	10,633	0.244
28	9,177	0.211
29	9,177	0.211
30	10,061	0.231
31	8,617	0.198
32	8,855	0.203
33	8,884	0.204
34	8,855	0.203
35	11,040	0.253
36	13,820	0.317
37	10,120	0.232
38	10,120	0.232
39	10,222	0.235
40	13,603	0.312

LOTS		
PARCEL	AREA (SF)	AREA (AC)
41	11,293	0.259
42	10,893	0.250
43	9,091	0.209
44	9,086	0.209
45	9,086	0.209
46	9,086	0.209
47	10,152	0.233
48	13,044	0.299
49	13,657	0.314
50	9,908	0.227
51	8,855	0.203
52	11,040	0.253
53	9,367	0.215
54	9,575	0.220
55	9,360	0.215
101	8,301	0.191
102	6,381	0.146
103	6,911	0.159
104	7,191	0.165
105	5,980	0.137

LOTS		
PARCEL	AREA (SF)	AREA (AC)
106	5,980	0.137
107	5,980	0.137
108	7,130	0.164
109	5,980	0.137
110	7,545	0.173
111	5,717	0.131
112	5,716	0.131
113	5,714	0.131
114	5,713	0.131
115	5,711	0.131
116	5,710	0.131
117	6,837	0.157
118	5,957	0.137
119	5,809	0.133
120	5,720	0.131
121	5,720	0.131
122	5,720	0.131
123	5,720	0.131
124	5,720	0.131
125	5,720	0.131

LOTS		
PARCEL	AREA (SF)	AREA (AC)
126	6,767	0.155
127	7,481	0.172
128	5,723	0.131
129	5,724	0.131
130	5,726	0.131
131	5,727	0.131
132	5,729	0.132
133	5,730	0.132
134	5,754	0.132
135	5,993	0.138
136	7,442	0.171
137	6,840	0.157
138	5,720	0.131
139	5,720	0.131
140	7,853	0.180
141	8,907	0.204
142	11,035	0.253
143	5,932	0.136
144	5,928	0.136
145	7,729	0.177

LOTS		
PARCEL	AREA (SF)	AREA (AC)
146	7,571	0.174
147	7,015	0.161
148	8,104	0.186
149	7,571	0.174
150	5,876	0.135
151	9,727	0.223
200	392,802	9.017

OUTLOTS		
PARCEL	AREA (SF)	AREA (AC)
OUTLOT A	314,076	7.210
OUTLOT B	172,327	3.956
OUTLOT C	15,179	0.348
OUTLOT D	22,111	0.508
OUTLOT E	35,843	0.823
OUTLOT F	1,137,936	26.123
OUTLOT G	4,822	0.111
OUTLOT H	17,022	0.391
OUTLOT ZZ	836,525	19.204

CARTIER AVE											
NUMBER	START STATION	END STATION	LENGTH	DELTA	RADIUS	CHORD	START N	START E	END N	END E	LINE / CHORD DIRECTION
L1	500+00	505+81.60	581.60				3484825.37	4877410.63	3485406.20	4877380.63	N2° 57' 22"W
C1	505+81.60	507+87.15	205.56	39°15'32"	300.00	201.56	3485406.20	4877380.63	3485592.30	4877303.22	N22° 35' 07"W
L2	507+87.15	513+50.89	563.73				3485592.30	4877303.22	3486009.82	4876924.44	N42° 12' 53"W
C2	513+50.89	515+71.17	220.29	42°04'18"	300.00	215.37	3486009.82	4876924.44	3486210.64	4876846.63	N21° 10' 44"W
L3	515+71.17	522+61.75	690.58				3486210.64	4876846.63	3486901.22	4876844.91	N0° 08' 35"W
C3	522+61.75	524+18.81	157.06	89°59'21"	100.00	141.41	3486901.22	4876844.91	3487000.97	4876744.68	N45° 08' 16"W
L4	524+18.81	525+72.34	153.53				3487000.97	4876744.68	3487000.61	4876591.15	S89° 52' 04"W
C4	525+72.34	527+88.95	216.61	49°38'37"	250.00	209.90	3487000.61	4876591.15	3487088.29	4876400.44	N65° 18' 38"W
L5	527+88.95	543+10.82	1521.86				3487088.29	4876400.44	3488245.71	4875412.29	N40° 29' 19"W

EVEREST AVE											
NUMBER	START STATION	END STATION	LENGTH	DELTA	RADIUS	CHORD	START N	START E	END N	END E	LINE / CHORD DIRECTION
L10	407+28.13	415+45.86	817.73				3486719.24	4877169.25	3487536.90	4877180.01	N0° 45' 13"E
C8	415+45.86	416+38.41	92.55	7°34'31"	700.00	92.48	3487536.90	4877180.01	3487629.09	4877187.33	N4° 32' 28"E
L11	416+38.41	419+49.26	310.85				3487629.09	4877187.33	3487936.66	4877232.36	N8° 19' 44"E
C9	419+49.26	420+97.39	148.13	8°29'14"	1000.00	147.99	3487936.66	4877232.36	3488084.28	4877242.90	N4° 05' 07"E
L12	420+97.39	430+05.50	908.11				3488084.28	4877242.90	3488992.39	4877240.39	N0° 09' 30"W

LOT DENSITY CALCULATIONS	
TOTAL	108.21 ACRES
ROW	10.89 ACRES
OUTLOTS	39.47 ACRES
FSRM, AG & CLUBHOUSE	28.44 ACRES
EASEMENTS	3.52 ACRES
LOT AREA (TOTAL MINUS OUTLOTS, FSRM, AG & ROW)	25.89 ACRES
TOTAL NUMBER OF LOTS	106 LOTS
LOT DENSITY CALCULATIONS	4.09 LOTS/ACRE

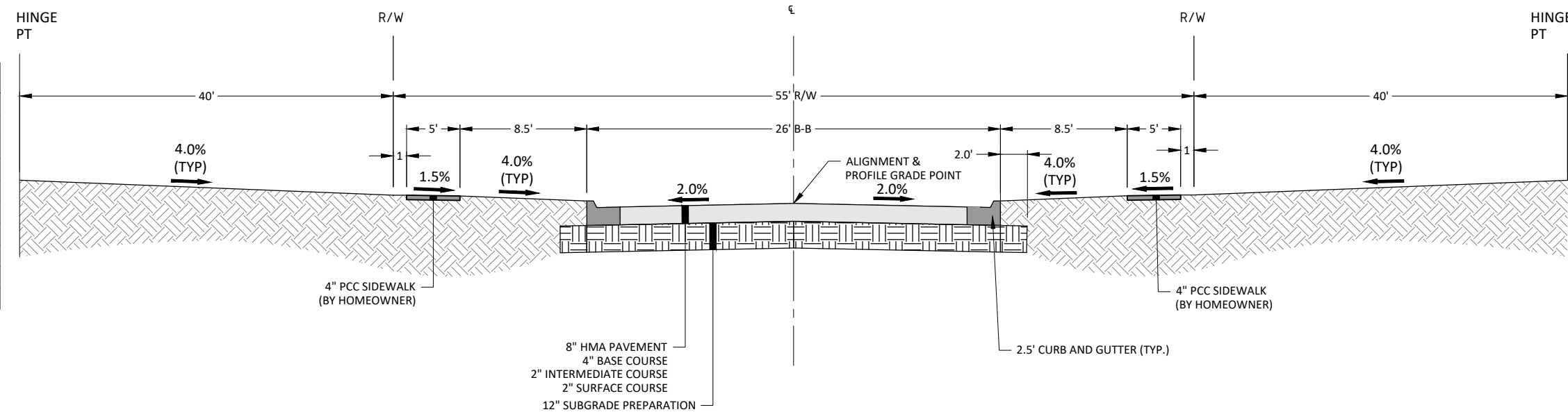
OPEN SPACE CALCULATIONS	
TOTAL MINUS ROW, FSRM & AG	69.103 ACRES
OPEN SPACE (OUTLOTS A-H)	39.47 ACRES
OPEN SPACE PERCENTAGE	57.1%

ERICKSON AVE											
NUMBER	START STATION	END STATION	LENGTH	DELTA	RADIUS	CHORD	START N	START E	END N	END E	LINE / CHORD DIRECTION
L6	1+00	2+25.60	125.60				3487604.82	4875893.71	3487686.37	4875989.23	N49° 30' 41"E
C5	2+25.60	7+41.36	515.75	49°15'03"	600.00	500.02	3487686.37	4875989.23	3488139.97	4876199.65	N24° 53' 09"E
L7	7+41.36	16+48.87	907.51				3488139.97	4876199.65	3489047.47	4876203.77	N0° 15' 37"E

POLO AVE.											
NUMBER	START STATION	END STATION	LENGTH	DELTA	RADIUS	CHORD	START N	START E	END N	END E	LINE / CHORD DIRECTION
L18	20+00	22+65	265.00				3487182.54	4876254.23	3487354.60	4876455.77	N49° 30' 41"E
C13	22+65	24+22.08	157.08	90°00'00"	100.00	141.42	3487354.60	4876455.77	3487495.58	4876466.89	N4° 30' 41"E
L19	24+22.08	26+82.94	260.86				3487495.58	4876466.89	3487693.98	4876297.52	N40° 29' 19"W
C14	26+82.94	29+65.65	282.71	26°59'48"	600.00	280.10	3487693.98	4876297.52	3487858.67	4876070.95	N53° 59' 13"W

COLUMBUS AVE.											
NUMBER	START STATION	END STATION	LENGTH	DELTA	RADIUS	CHORD	START N	START E	END N	END E	LINE / CHORD DIRECTION
L13	40+00	45+49.40	549.40				3488375.21	4876150.71	3488372.71	4876700.10	S89° 44' 23"E
C10	45+49.40	45+77.99	28.59	6°33'09"	250.00	28.58	3488372.71	4876700.10	3488374.21	4876728.64	N86° 59' 03"E
L14	45+77.99	46+37	59.01				3488374.21	4876728.64	3488380.68	4876787.29	N83° 42' 28"E
C11	46+37	46+65.59	28.59	6°33'09"	250.00	28.58	3488380.68	4876787.29	3488382.18	4876815.83	N86° 59' 03"E
L15	46+65.59	51+41.85	476.26				3488382.18	4876815.83	3488380.02	4877292.08	S89° 44' 23"E

ERICKSON LANE											
NUMBER	START STATION	END STATION	LENGTH	DELTA	RADIUS	CHORD	START N	START E	END N	END E	LINE / CHORD DIRECTION
L16	50+00	52+86.08	286.08				3488656.20	4876151.99	3488654.90	4876438.07	S89° 44' 23"E
C12	52+86.08	54+03.89	117.81	90°00'00"	75.00	106.07	3488654.90	4876438.07	3488579.56	4876512.72	S44° 44' 23"E
L17	54+03.89	56+59.89	256.00				3488579.56	4876512.72	3488323.57	4876511.56	S0° 15' 37"W



- GENERAL NOTES:**
- 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.
  - VEHICLE PARKING WILL BE PROHIBITED ALONG THE NORTH AND EAST SIDES OF ALL STREETS.
  - ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS, OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY.
  - OUTLOT C, D, AND E SHALL INCLUDE STORM SEWER AND SURFACE WATER FLOWAGE OVER THE ENTIRE LOT.
  - OUTLOTS A, B, F, G, AND H SHALL INCLUDE STORM SEWER, SURFACE WATER FLOWAGE, AND PEDESTRIAN ACCESS EASEMENTS OVER THE ENTIRE LOT.
  - OUTLOT F SHALL HAVE A DRAINAGE AND CONSERVATION EASEMENT OVER THE ENTIRE OUTLOT.
  - SIGNS SHALL BE INSTALLED AT BOUNDARY OF OUTLOTS AND RESIDENTIAL PROPERTIES TO PREVENT LOT CREEP. AMOUNT AND LOCATION OF SIGNS SHALL BE DETERMINED DURING DEVELOPMENT OF PUBLIC IMPROVEMENT PLANS.



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

DESIGNED	REV	DESCRIPTION	DATE
TLB			
TWA			
GAB			
CLIENT PROJ. NO.			
0A1.126833			

FRIEDRICH LAND DEVELOPMENT LLC  
THE BLUFFS AT DANKBAR FARMS  
GENERAL NOTES & TYPICAL SECTIONS

SHEET  
PP.02



SHEETS  
PP.05, PP.11, PP.17

SHEETS  
PP.06, PP.12, PP.18

SHEETS  
PP.07, PP.13, PP.19

SHEETS  
PP.08, PP.14, PP.20

SHEETS  
PP.09, PP.15, PP.21

SHEETS  
PP.10, PP.16, PP.22

CAMERON SCHOOL ROAD

BELLA MOODS DR

BRICKSON DR

BARCELLOS ST

EVEREST AVE

ALDRIN AVE

BARCELOS STREET

EVEREST AVE

ALDRIN AVE

BARCELOS STREET

GEORGE WASHINGTON CARVER AVE

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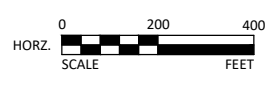
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OUTLOT A  
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OUTLOT Z



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FRIEDRICH LAND DEVELOPMENT LLC  
THE BLUFFS AT DANKBAR FARMS  
OVERALL SITE LAYOUT & SHEET INDEX

SHEET  
PP.03

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CAMERON SCHOOL ROAD

BELLA WOODS DR

OUTLOT G

OUTLOT E

ERICKSON WAY

EVEREST AVE

COLUMBUS DR.

OUTLOT A

OUTLOT ZZ

OUTLOT H

LOT 200  
FSRM

GEORGE WASHINGTON CARVER AVE

ERICKSON AVE.

OUTLOT B

CARTIER AVE

POLO AVE.

OUTLOT C

OUTLOT D

OUTLOT F

CARTIER AVE

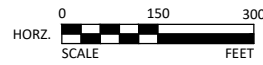
EVEREST AVE

ALDRIN AVE

BARCELOS STREET

**ZONING LEGEND**

- FS-RL/PRD
- FS-RM
- AG



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CHECKED	GAB		
CLIENT PROJ. NO.	0A1.126833		

FRIEDRICH LAND DEVELOPMENT LLC  
THE BLUFFS AT DANKBAR FARMS

SITE ZONING

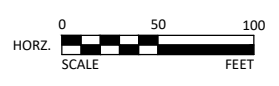
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PP.04

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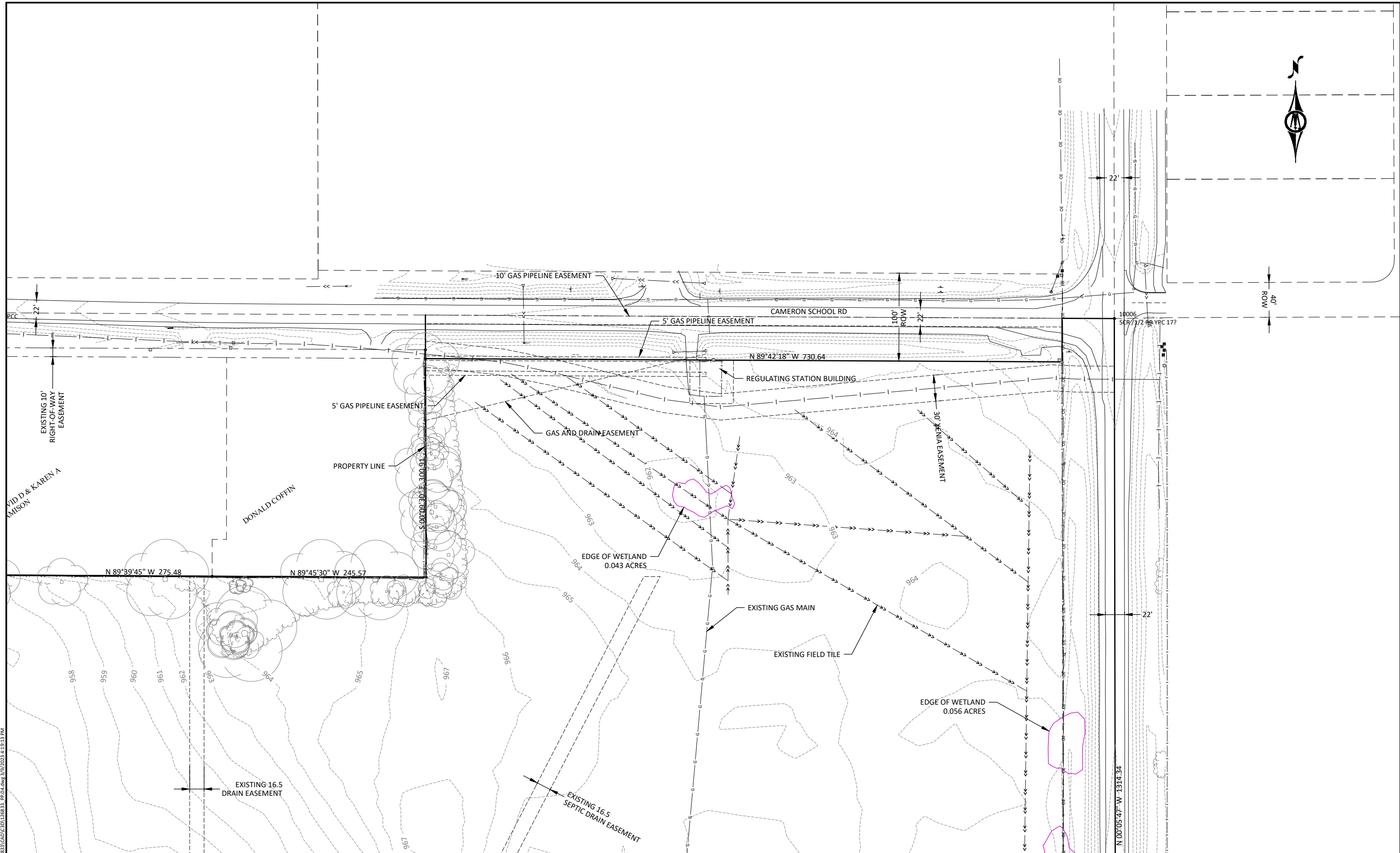


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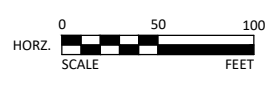
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FRIEDRICH LAND DEVELOPMENT LLC  
THE BLUFFS AT DANKBAR FARMS  
EXISTING CONDITIONS

SHEET  
PP.05



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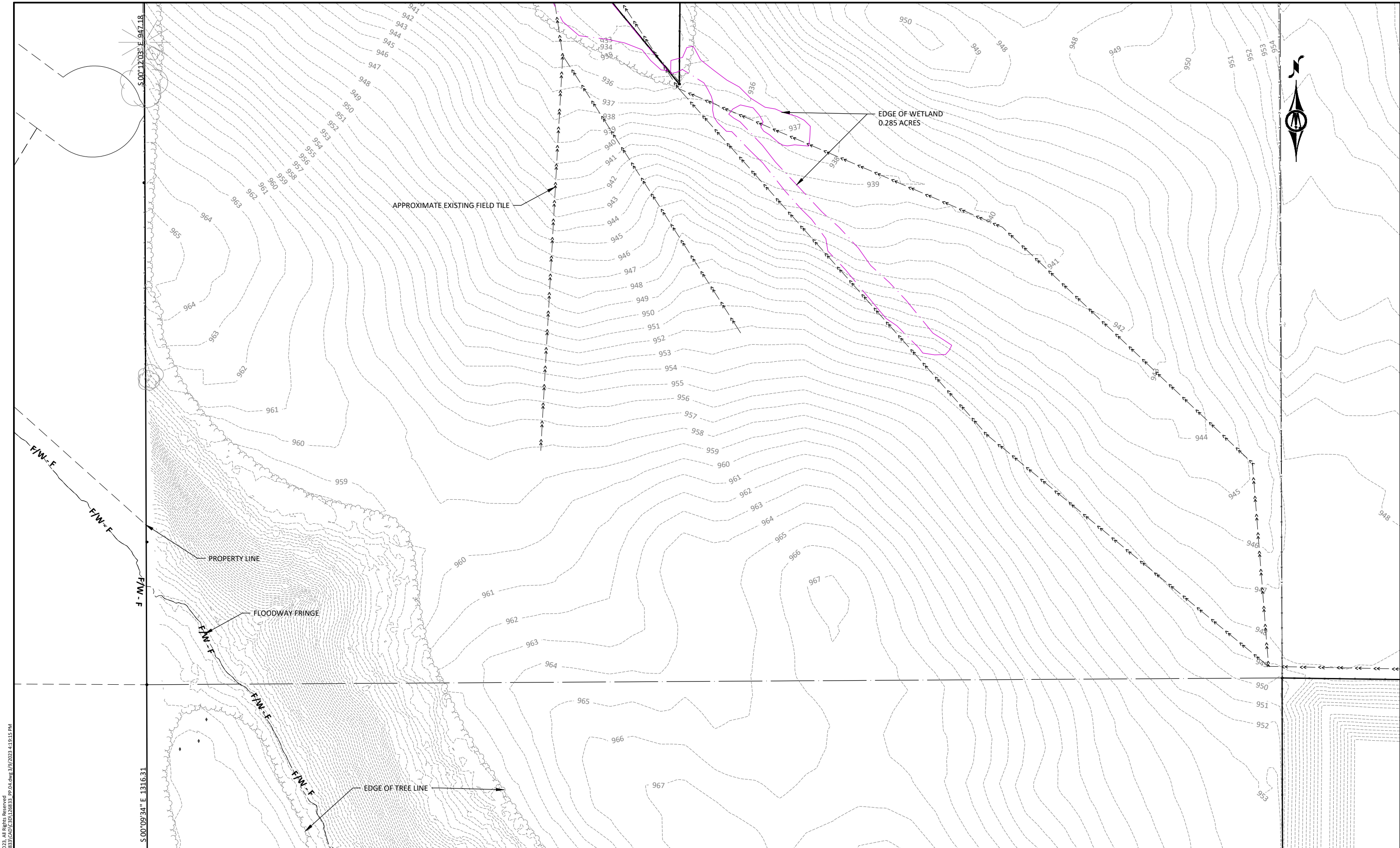


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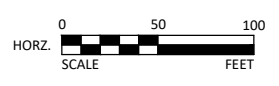
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FRIEDRICH LAND DEVELOPMENT LLC  
THE BLUFFS AT DANKBAR FARMS  
EXISTING CONDITIONS

SHEET  
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F/W - F

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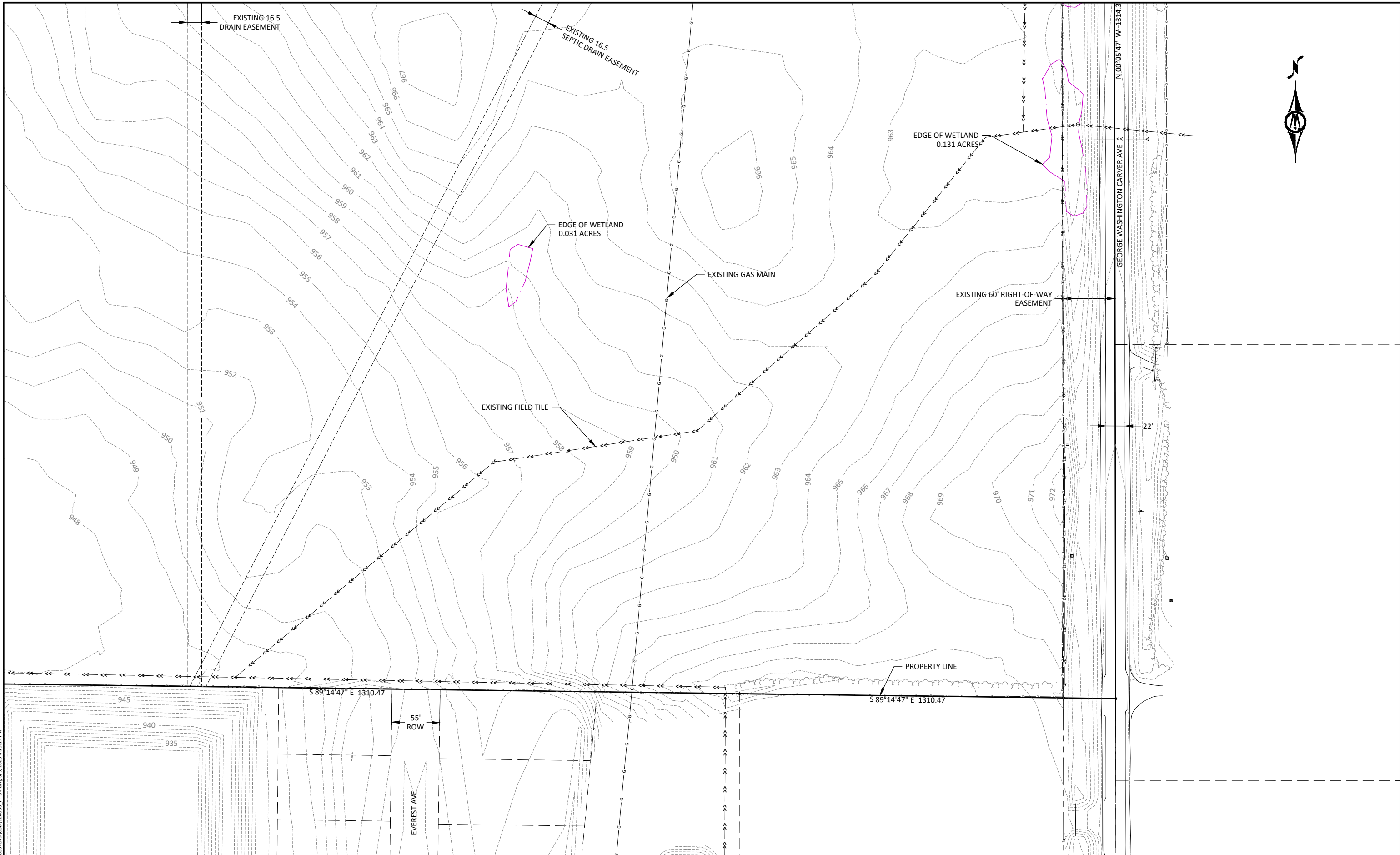


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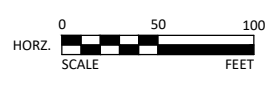
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**FRIEDRICH LAND DEVELOPMENT LLC**  
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 EXISTING CONDITIONS

SHEET  
**PP.07**



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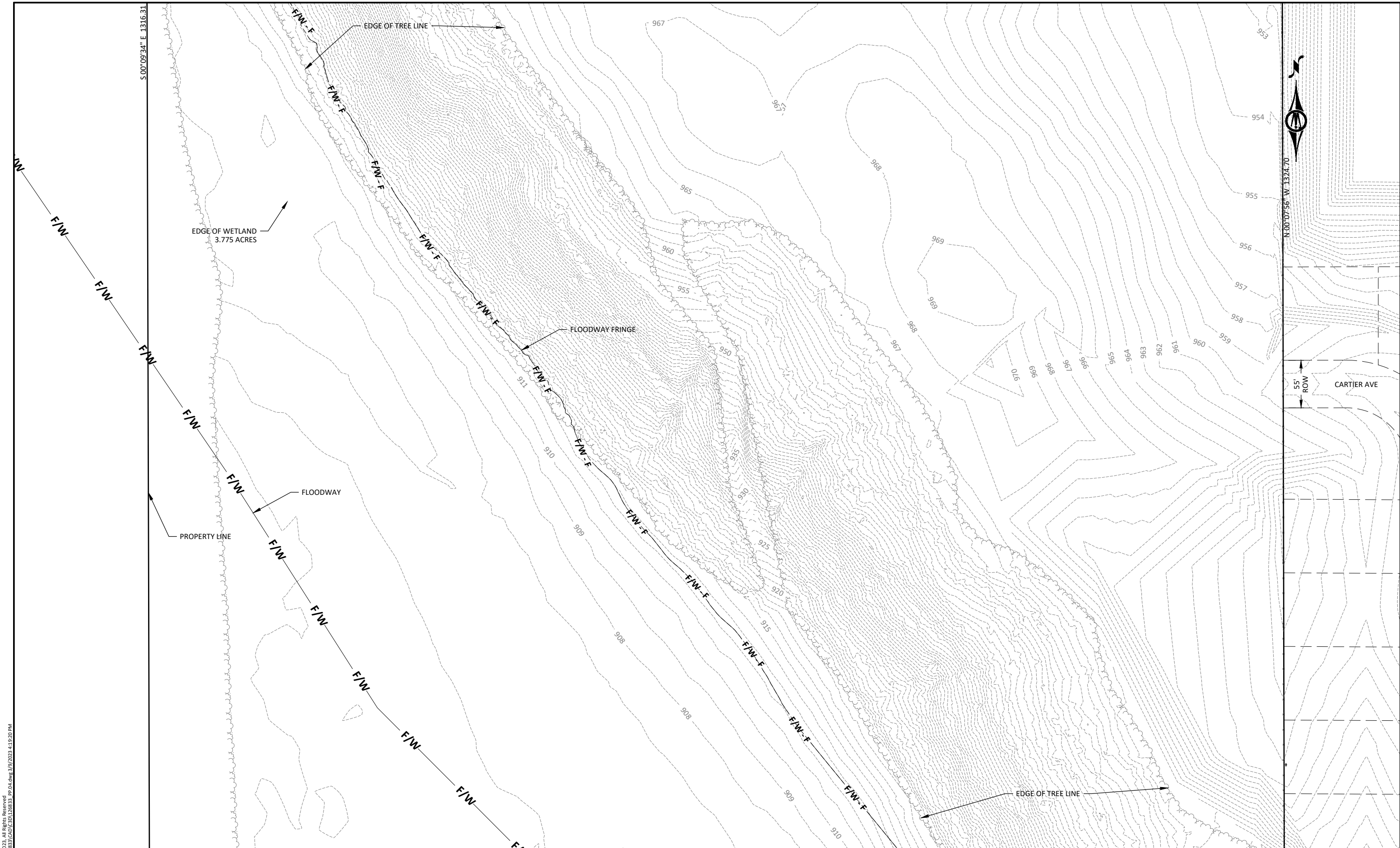
1519 BALTIMORE DRIVE  
 AMES, IOWA 50010  
 Phone: (515) 233-6100  
 Email: Ames@bolton-menk.com  
 www.bolton-menk.com

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FRIEDRICH LAND DEVELOPMENT LLC  
 THE BLUFFS AT DANKBAR FARMS  
 EXISTING CONDITIONS

SHEET  
 PP.08





S 00°09'34" E 1316.31

N 00°07'56" W 1324.70

EDGE OF WETLAND  
3.775 ACRES

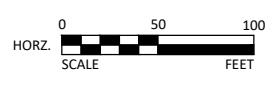
FLOODWAY FRINGE

FLOODWAY

PROPERTY LINE

55' ROW  
CARTIER AVE

EDGE OF TREE LINE



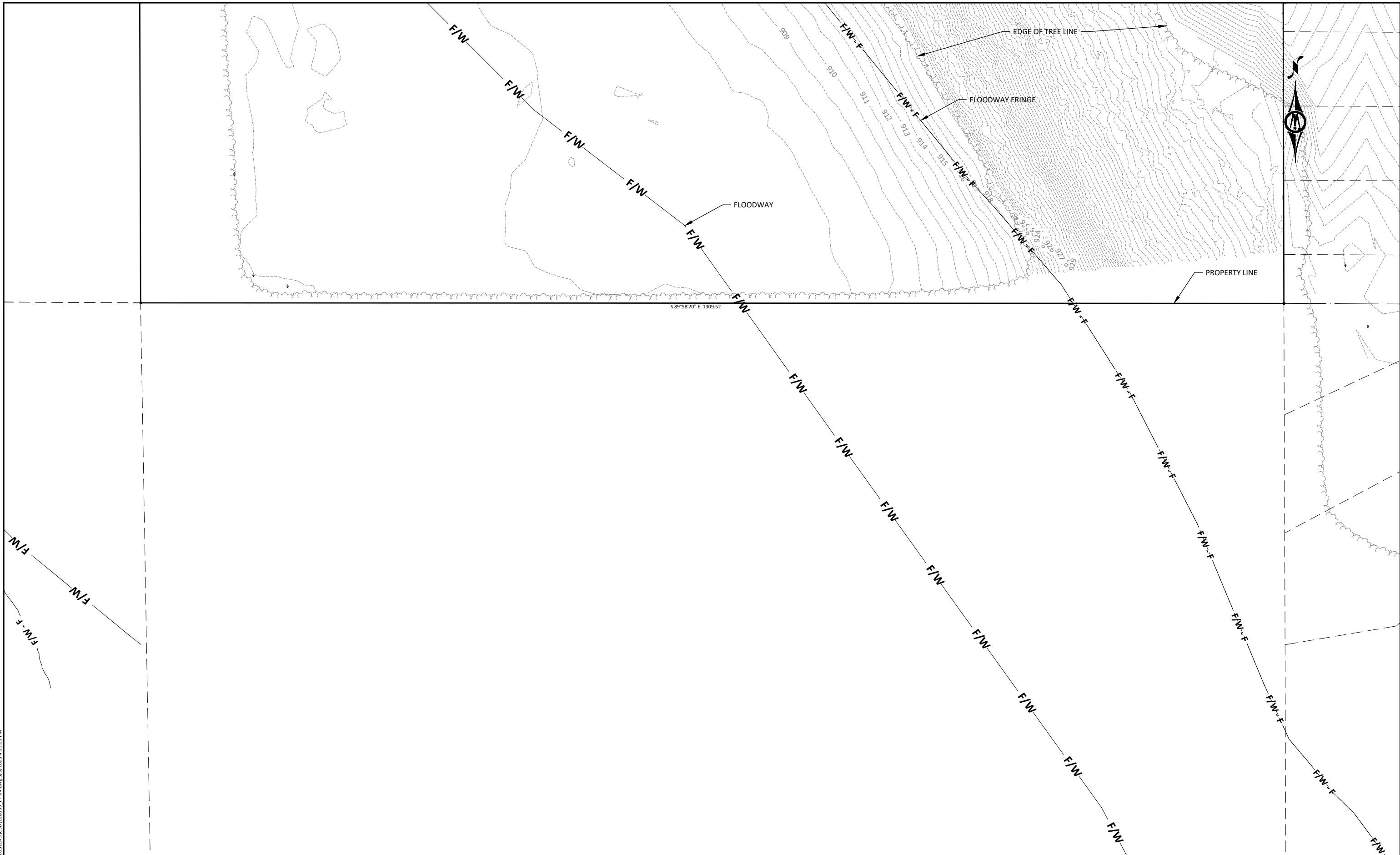
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THE BLUFFS AT DANKBAR FARMS  
EXISTING CONDITIONS

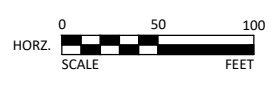
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PP.09

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S 89°58'20" E 1309.52

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FRIEDRICH LAND DEVELOPMENT LLC  
 THE BLUFFS AT DANKBAR FARMS  
 EXISTING CONDITIONS

SHEET  
 PP.10

**UTILITY LEGEND**

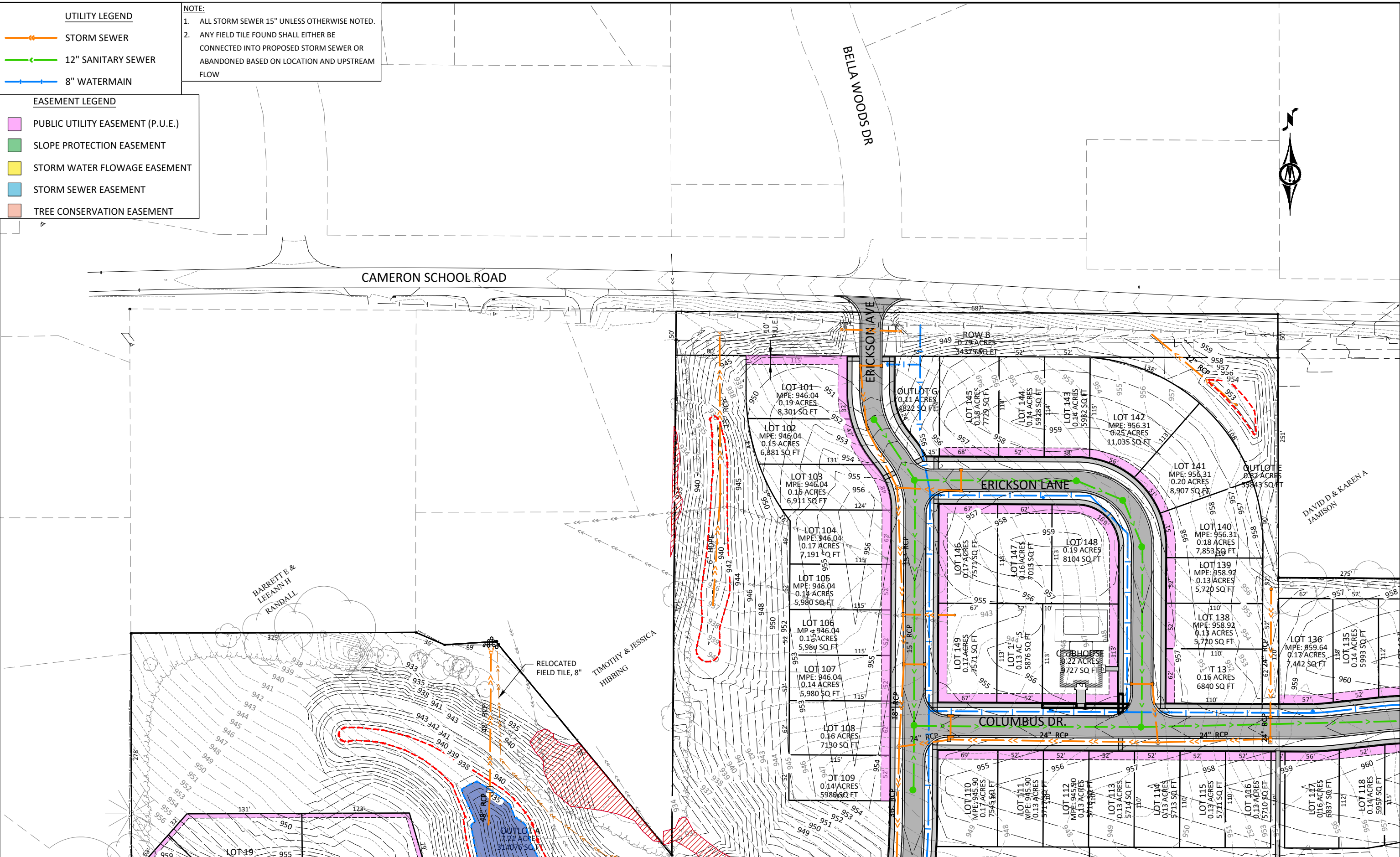
	STORM SEWER
	12" SANITARY SEWER
	8" WATERMAIN

**NOTE:**

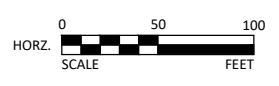
1. ALL STORM SEWER 15" UNLESS OTHERWISE NOTED.
2. ANY FIELD TILE FOUND SHALL EITHER BE CONNECTED INTO PROPOSED STORM SEWER OR ABANDONED BASED ON LOCATION AND UPSTREAM FLOW

**EASEMENT LEGEND**

	PUBLIC UTILITY EASEMENT (P.U.E.)
	SLOPE PROTECTION EASEMENT
	STORM WATER FLOWAGE EASEMENT
	STORM SEWER EASEMENT
	TREE CONSERVATION EASEMENT



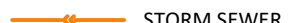
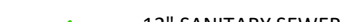
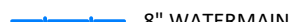





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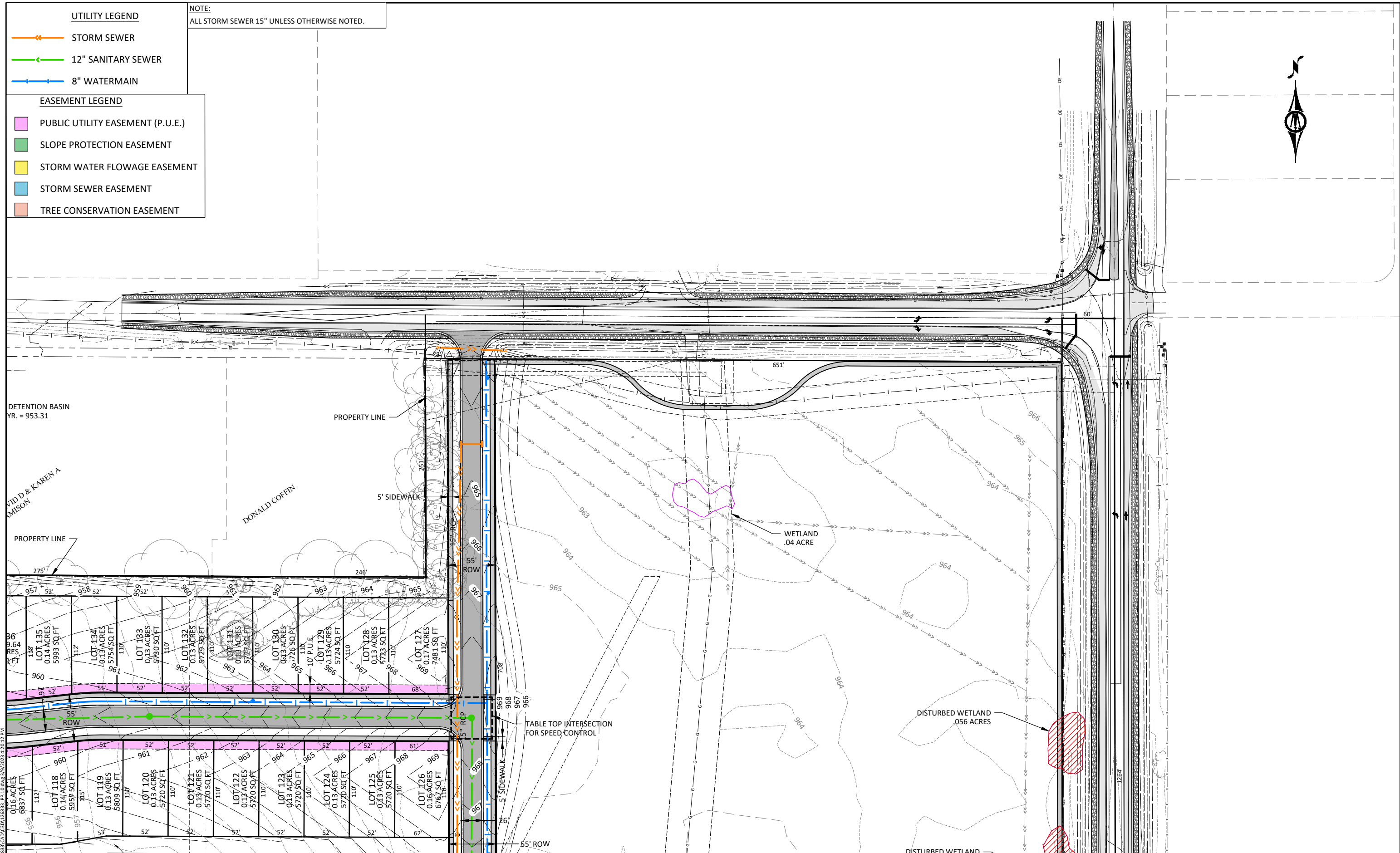
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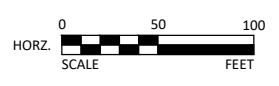
FRIEDRICH LAND DEVELOPMENT LLC  
THE BLUFFS AT DANKBAR FARMS  
PROPOSED CONDITIONS

- UTILITY LEGEND**
-  STORM SEWER
  -  12" SANITARY SEWER
  -  8" WATERMAIN
- EASEMENT LEGEND**
-  PUBLIC UTILITY EASEMENT (P.U.E.)
  -  SLOPE PROTECTION EASEMENT
  -  STORM WATER FLOWAGE EASEMENT
  -  STORM SEWER EASEMENT
  -  TREE CONSERVATION EASEMENT

**NOTE:**  
ALL STORM SEWER 15" UNLESS OTHERWISE NOTED.



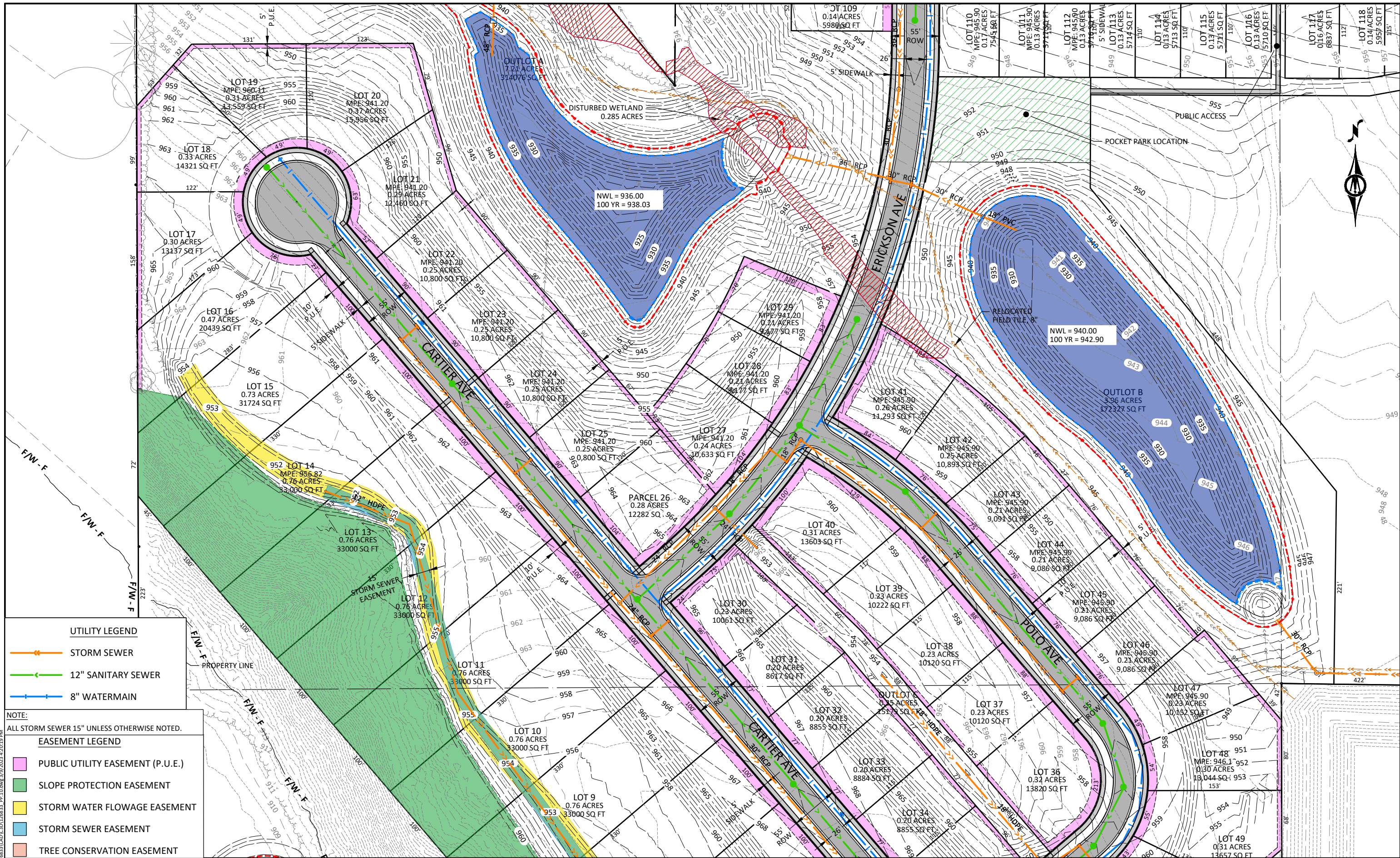
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FRIEDRICH LAND DEVELOPMENT LLC  
THE BLUFFS AT DANKBAR FARMS  
PROPOSED CONDITIONS



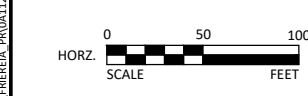
**UTILITY LEGEND**

- STORM SEWER
- 12" SANITARY SEWER
- 8" WATERMAIN

**NOTE:**  
ALL STORM SEWER 15" UNLESS OTHERWISE NOTED.

**EASEMENT LEGEND**

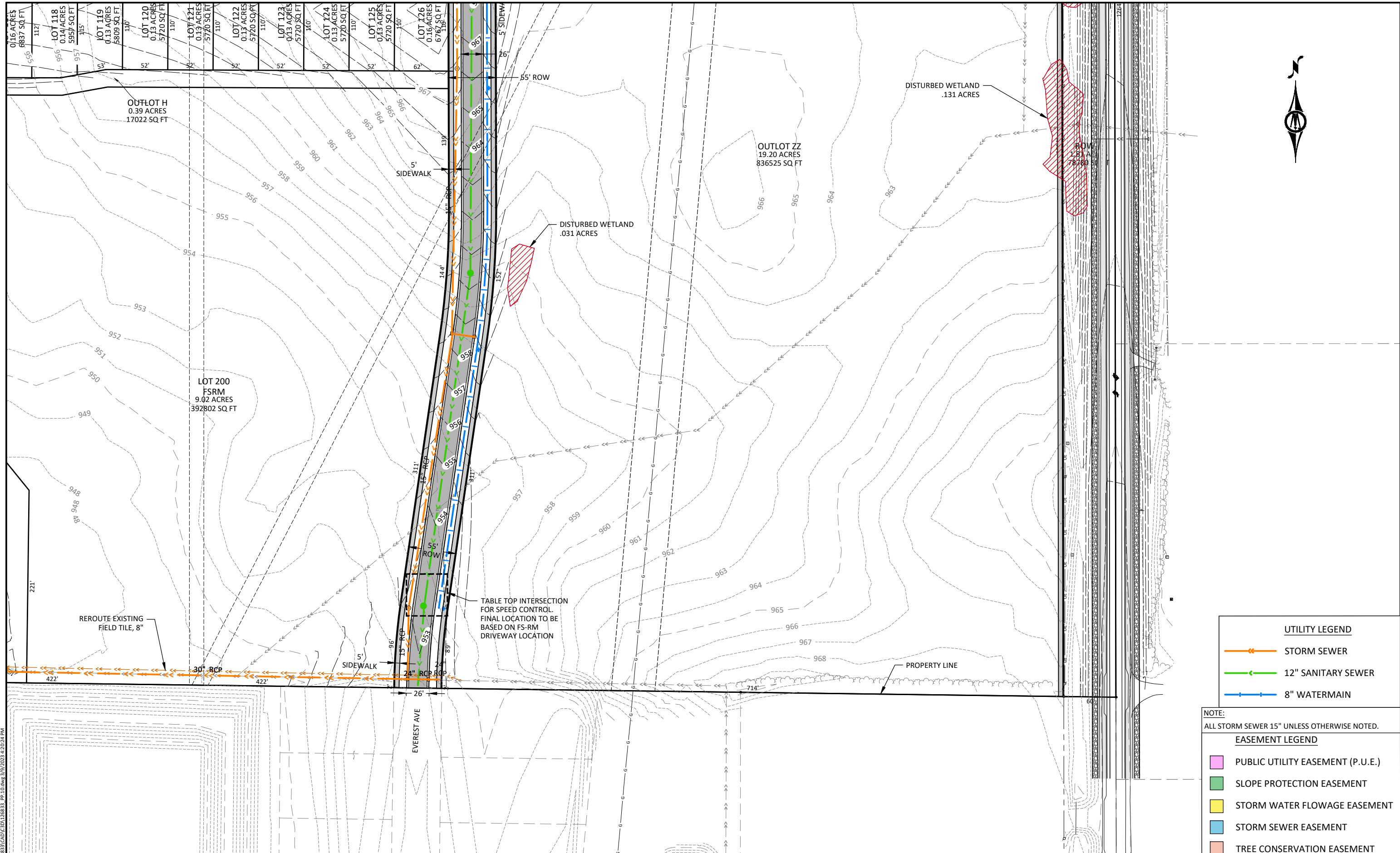
- PUBLIC UTILITY EASEMENT (P.U.E.)
- SLOPE PROTECTION EASEMENT
- STORM WATER FLOWAGE EASEMENT
- STORM SEWER EASEMENT
- TREE CONSERVATION EASEMENT



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**FRIEDRICH LAND DEVELOPMENT LLC**  
 THE BLUFFS AT DANKBAR FARMS  
 PROPOSED CONDITIONS



- UTILITY LEGEND**
- STORM SEWER
  - 12" SANITARY SEWER
  - 8" WATERMAIN
- NOTE:**  
ALL STORM SEWER 15" UNLESS OTHERWISE NOTED.
- EASEMENT LEGEND**
- PUBLIC UTILITY EASEMENT (P.U.E.)
  - SLOPE PROTECTION EASEMENT
  - STORM WATER FLOWAGE EASEMENT
  - STORM SEWER EASEMENT
  - TREE CONSERVATION EASEMENT

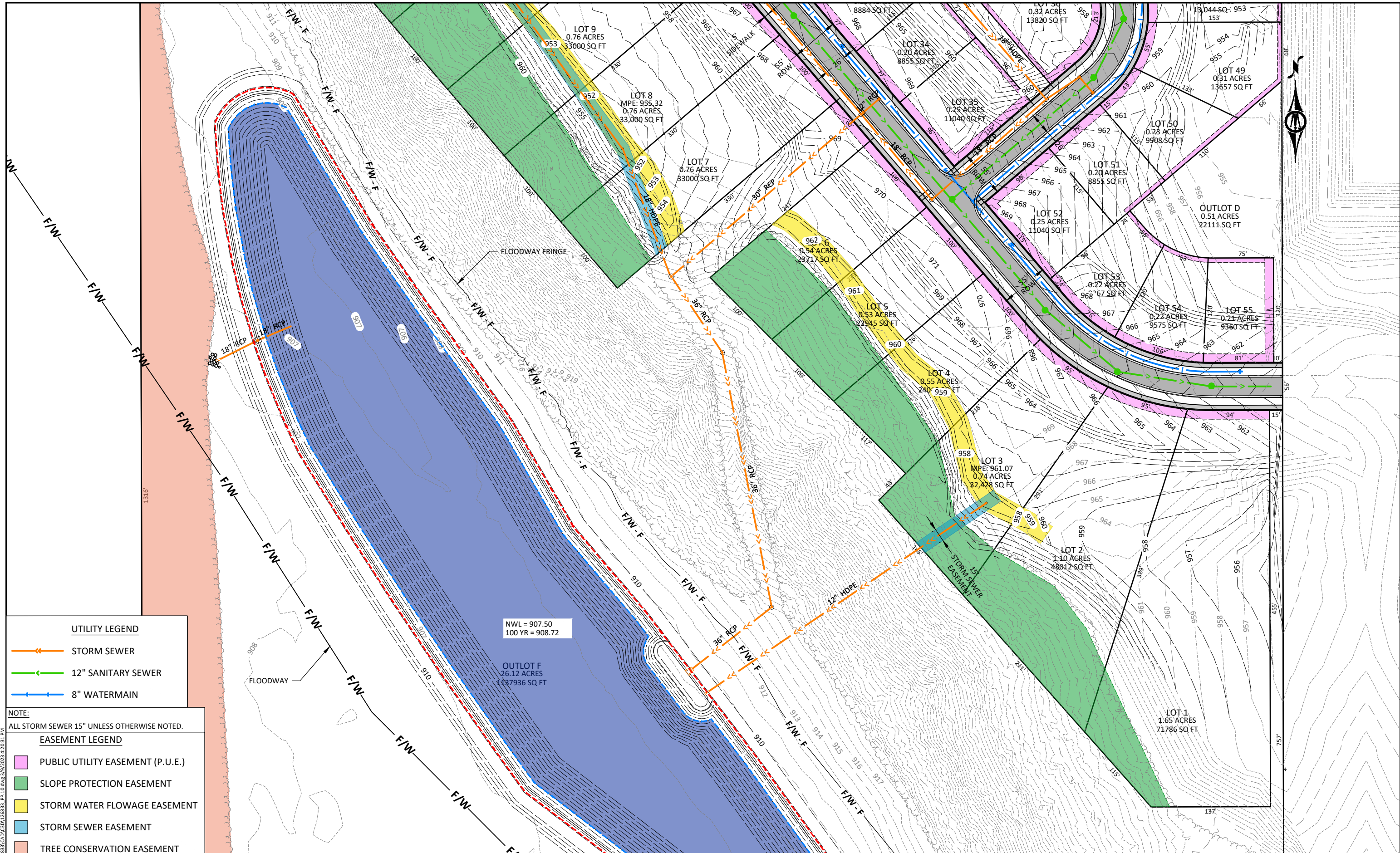


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FRIEDRICH LAND DEVELOPMENT LLC  
THE BLUFFS AT DANKBAR FARMS  
PROPOSED CONDITIONS

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**UTILITY LEGEND**

	STORM SEWER
	12" SANITARY SEWER
	8" WATERMAIN

**NOTE:**  
ALL STORM SEWER 15" UNLESS OTHERWISE NOTED.

**EASEMENT LEGEND**

	PUBLIC UTILITY EASEMENT (P.U.E.)
	SLOPE PROTECTION EASEMENT
	STORM WATER FLOWAGE EASEMENT
	STORM SEWER EASEMENT
	TREE CONSERVATION EASEMENT

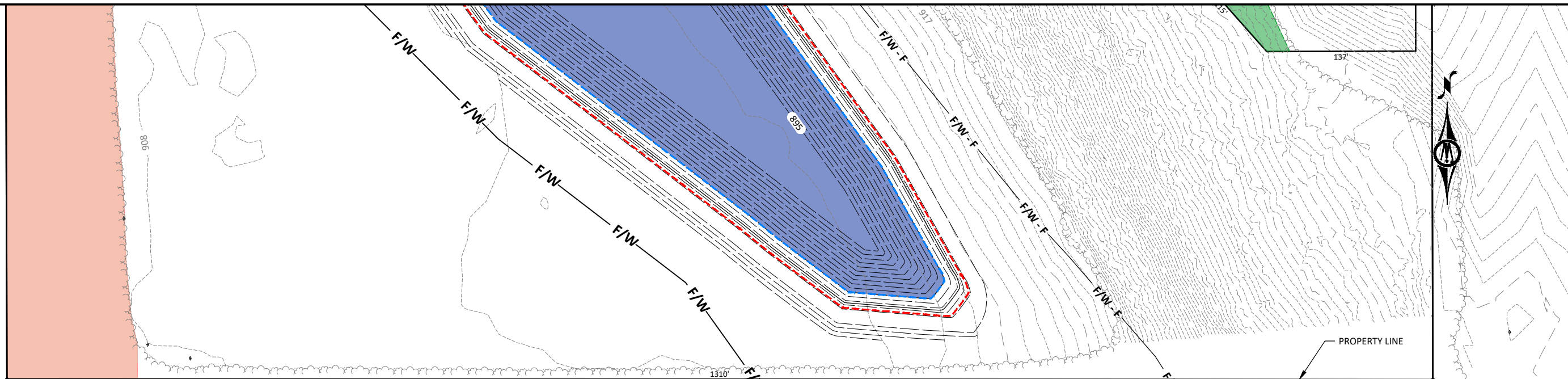


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FRIEDRICH LAND DEVELOPMENT LLC  
THE BLUFFS AT DANKBAR FARMS  
PROPOSED CONDITIONS

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F/W

**UTILITY LEGEND**

	STORM SEWER
	12" SANITARY SEWER
	8" WATERMAIN

**NOTE:**  
ALL STORM SEWER 15" UNLESS OTHERWISE NOTED.

**EASEMENT LEGEND**

	PUBLIC UTILITY EASEMENT (P.U.E.)
	SLOPE PROTECTION EASEMENT
	STORM WATER FLOWAGE EASEMENT
	STORM SEWER EASEMENT
	TREE CONSERVATION EASEMENT

FLOODWAY

FLOODWAY FRINGE

PROPERTY LINE



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FRIEDRICH LAND DEVELOPMENT LLC  
THE BLUFFS AT DANKBAR FARMS  
PROPOSED CONDITIONS

SHEET  
PP.16

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LEGEND	
	TYPE 1 SEEDIND
	WETLAND SEEDING
	TYPE 2 SEEDING
	LOW-GROW GRASS
	PROPOSED TREE

**LOW-GROW GRASS MIXTURE SHALL BE THE FOLLOWING**

- SUBDIVISION MIXTURE BY UNITED SEED, OR
- APPROVED EQUAL
- SEED RATE: 32 LBS/ACRE
- SEEDING DEPTH: 1/4"

15% SIDEOATS GRAMA  
10% BLUE GRAMA  
20% HARD FINE FESCUE  
20% SHEEP FINE FESCUE  
25% BLUE FINE FESCUE  
15% LITTLE BLUESTEM

**TYPE I MIXTURE SHALL BE THE FOLLOWING**

- REFER TO SUDAS FOR GRASS MIXTURE AND SEEDING RATE

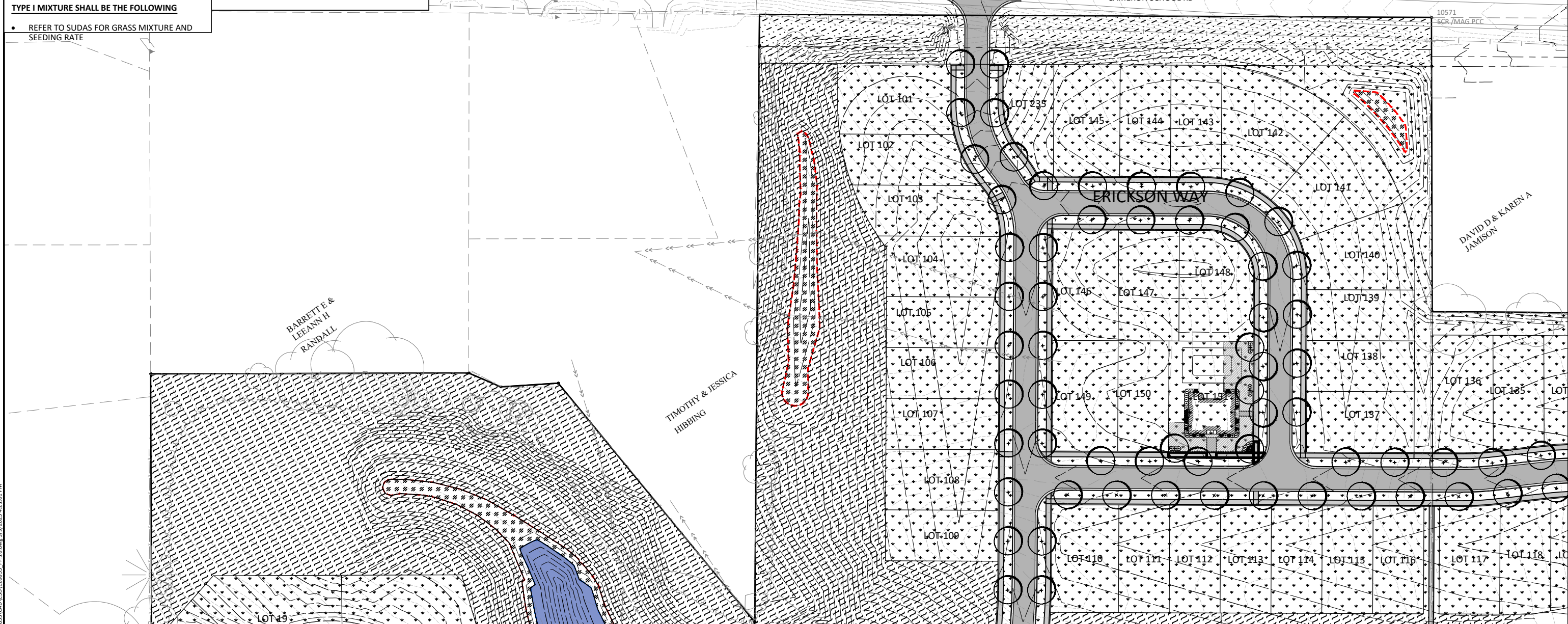
- STREET TREE NOTES:**
- TREES SHALL BE PLANTED WITHIN THE RIGHT-OF-WAY WITHIN THE SUBDIVISION. TREES SHALL BE PLANTED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 23.402 OF SUBDIVISION ORDINANCE.
  - TREES SHALL BE OF NATIVE SPECIES AS INDICATED BY THE IOWA DEPARTMENT OF NATURAL RESOURCES AND APPROVED BY THE CITY.
  - THE SPACING SHALL BE ADJUSTED AS A RESULT OF DRIVE OPENINGS, UNDERGROUND UTILITIES, STREET LIGHTS, AND OTHER POTENTIAL OBSTRUCTIONS.
  - A MINIMUM OF NINE (9) SQUARE FEET OF AREA SHALL BE MAINTAINED FOR EACH TREE AND NO IMPERVIOUS MATERIAL SHALL BE INSTALLED CLOSER THAN THIRTY (30) INCHES TO THE TRUNK OF THE TREE.
  - TREES SHALL NOT BE LOCATED CLOSER THAN TWO AND ONE-HALF (2-1/2) FEET TO THE BACK OF CURB OR THE SIDEWALK LINE. WHERE THE DISTANCE BETWEEN THE BACK OF THE CURB AND THE SIDEWALK IS GREATER THAN EIGHT (8) FEET, TREES SHALL BE PLANTED WITHIN FOUR (4) FEET OF THE SIDEWALK LINE.
  - TREES SHALL NOT BE PLANTED CLOSER THAN THIRTY (30) FEET FROM THE CORNER AT INTERSECTIONS AND SHALL NOT BE CLOSER THAN TWENTY (20) FEET TO THE INTERSECTION OF THE FRONT AND SIDE LOT LINE ON A CORNER LOT.
  - TRESS SHALL NOT BE PLANTED CLOSER THAN TEN (10) FEET TO RESIDENTIAL DRIVEWAYS.
  - TREES SHALL NOT BE LOCATED CLOSER TO A STREET LIGHT POLE THAN THE DISTANCE OF THE SPREAD OF THE TREE AT MATURITY. THE DISTANCE SHALL BE MEASURED FROM THE CENTER OF THE TREE TO THE CENTER OF THE POLE.

**TYPE IV SHALL BE THE FOLLOWING**

- REFER TO SUDAS FOR GRASS MIXTURE AND SEEDING RATE

**WETLAND MIXTURE SHALL BE THE FOLLOWING**

- REFER TO SUDAS FOR WETLAND MIXTURE AND SEEDING RATE



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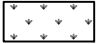

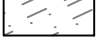
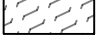

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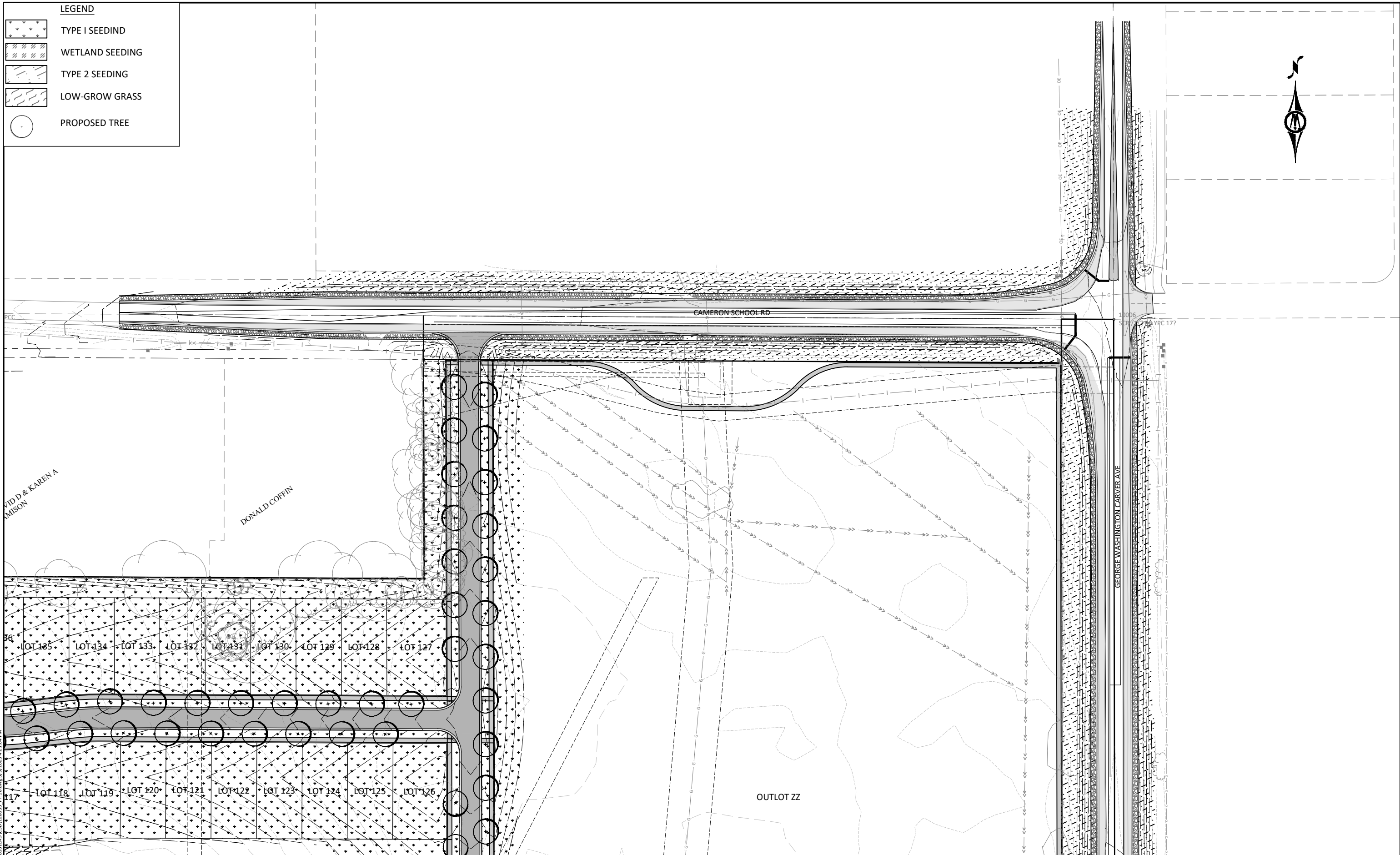
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THE BLUFFS AT DANKBAR FARMS  
STREET TREE & LANDSCAPING PLAN

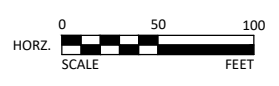
SHEET  
PP.17

**LEGEND**

-  TYPE 1 SEEDING
-  WETLAND SEEDING
-  TYPE 2 SEEDING
-  LOW-GROW GRASS
-  PROPOSED TREE



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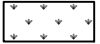

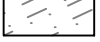
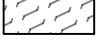



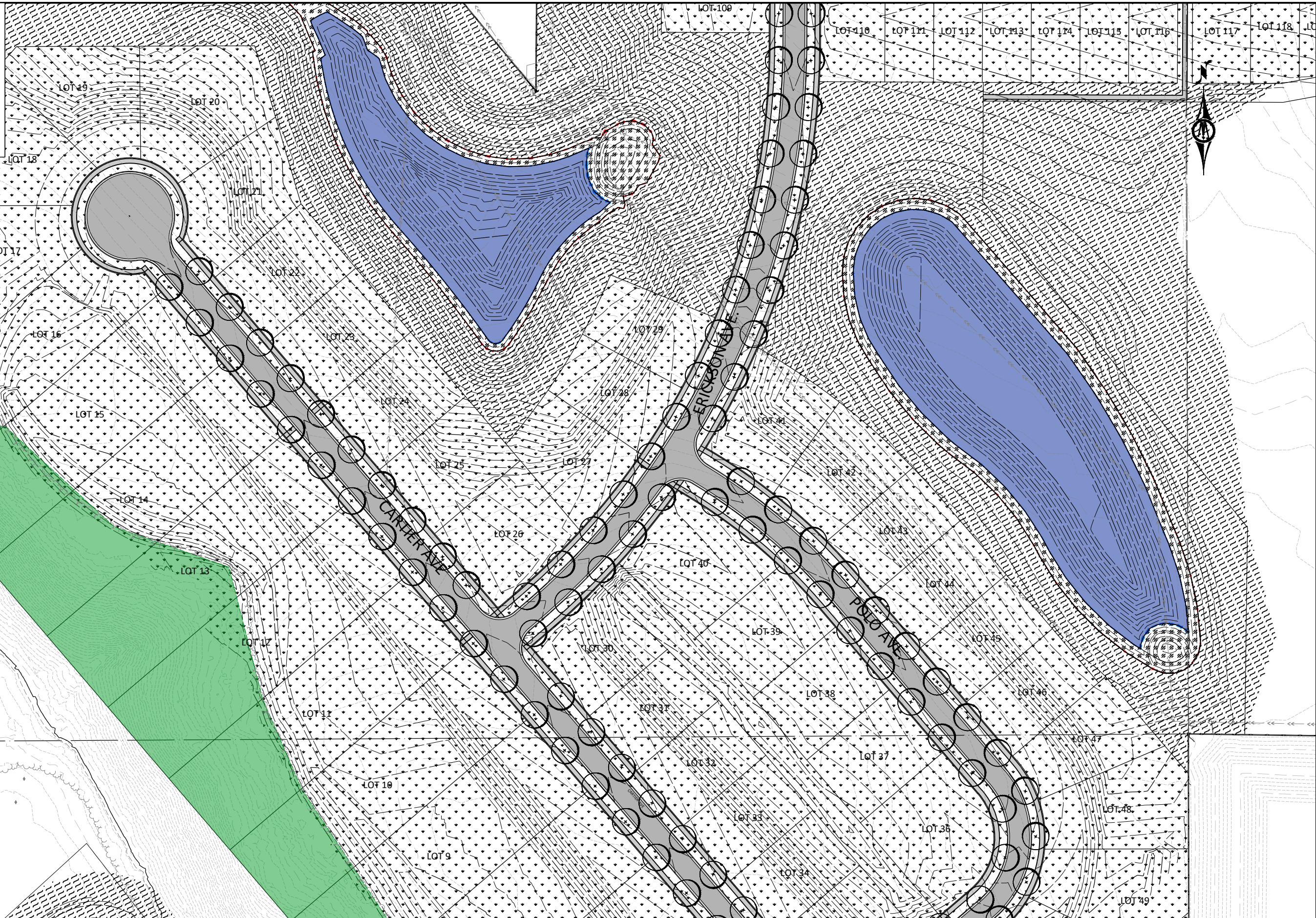
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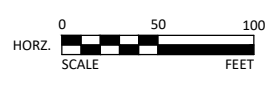
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**LEGEND**

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-  WETLAND SEEDING
-  TYPE 2 SEEDING
-  LOW-GROW GRASS
-  PROPOSED TREE



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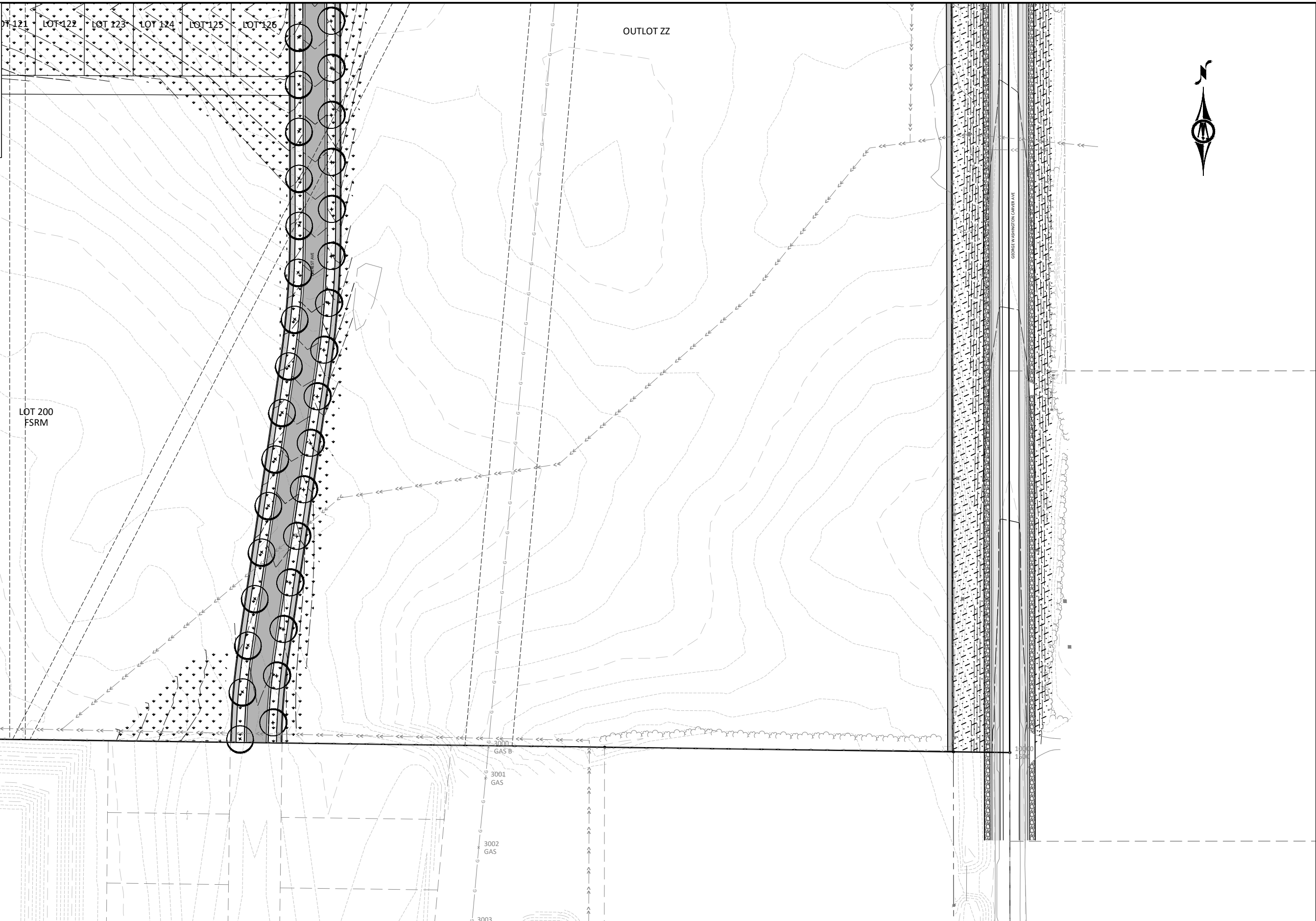
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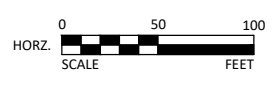
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THE BLUFFS AT DANKBAR FARMS  
STREET TREE & LANDSCAPING PLAN

SHEET  
PP.19

LEGEND	
	TYPE 1 SEEDING
	WETLAND SEEDING
	TYPE 2 SEEDING
	LOW-GROW GRASS
	PROPOSED TREE



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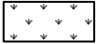

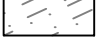
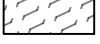



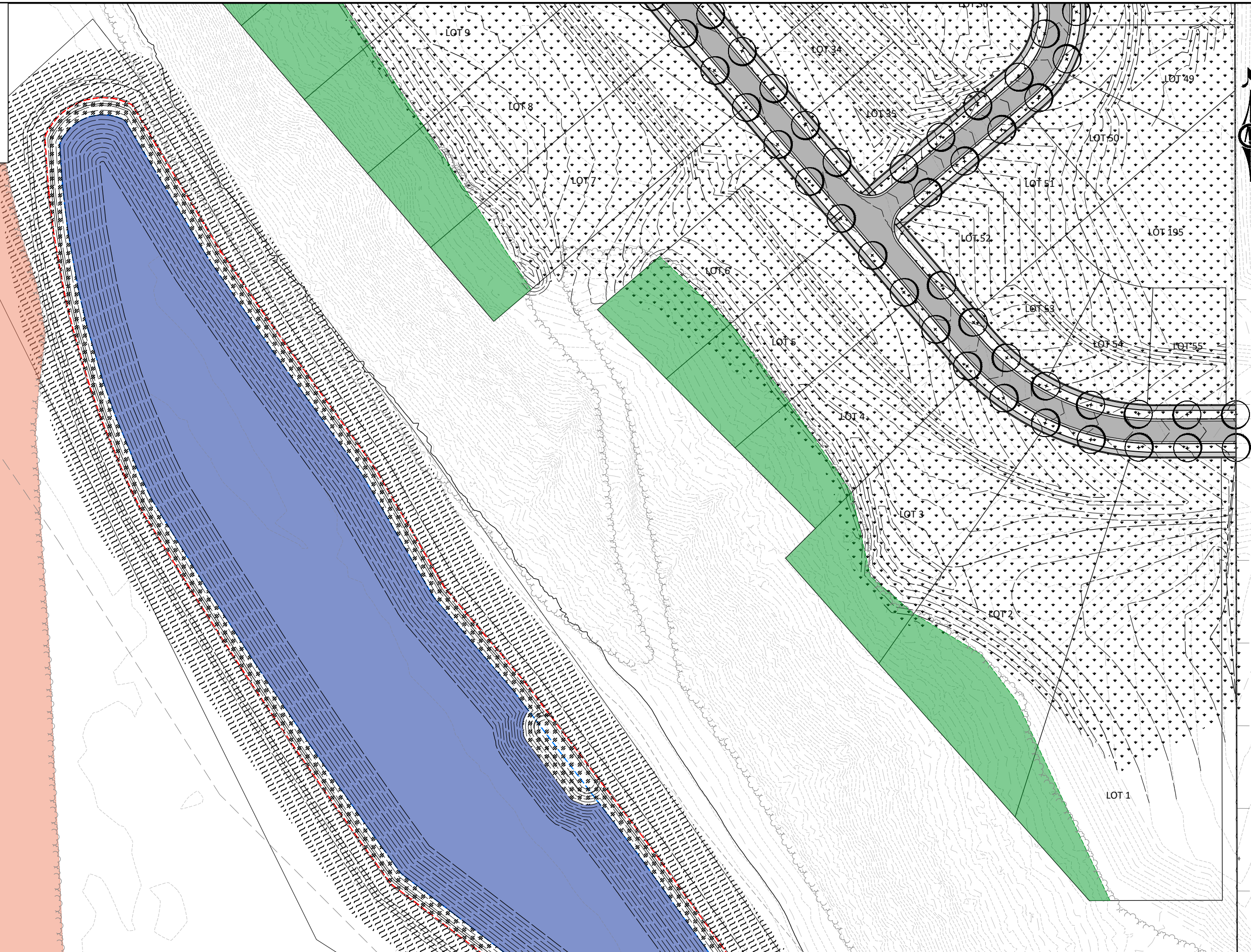
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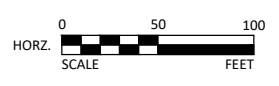
FRIEDRICH LAND DEVELOPMENT LLC  
THE BLUFFS AT DANKBAR FARMS  
STREET TREE & LANDSCAPING PLAN

**LEGEND**

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-  WETLAND SEEDING
-  TYPE 2 SEEDING
-  LOW-GROW GRASS
-  PROPOSED TREE



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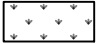

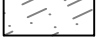
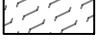

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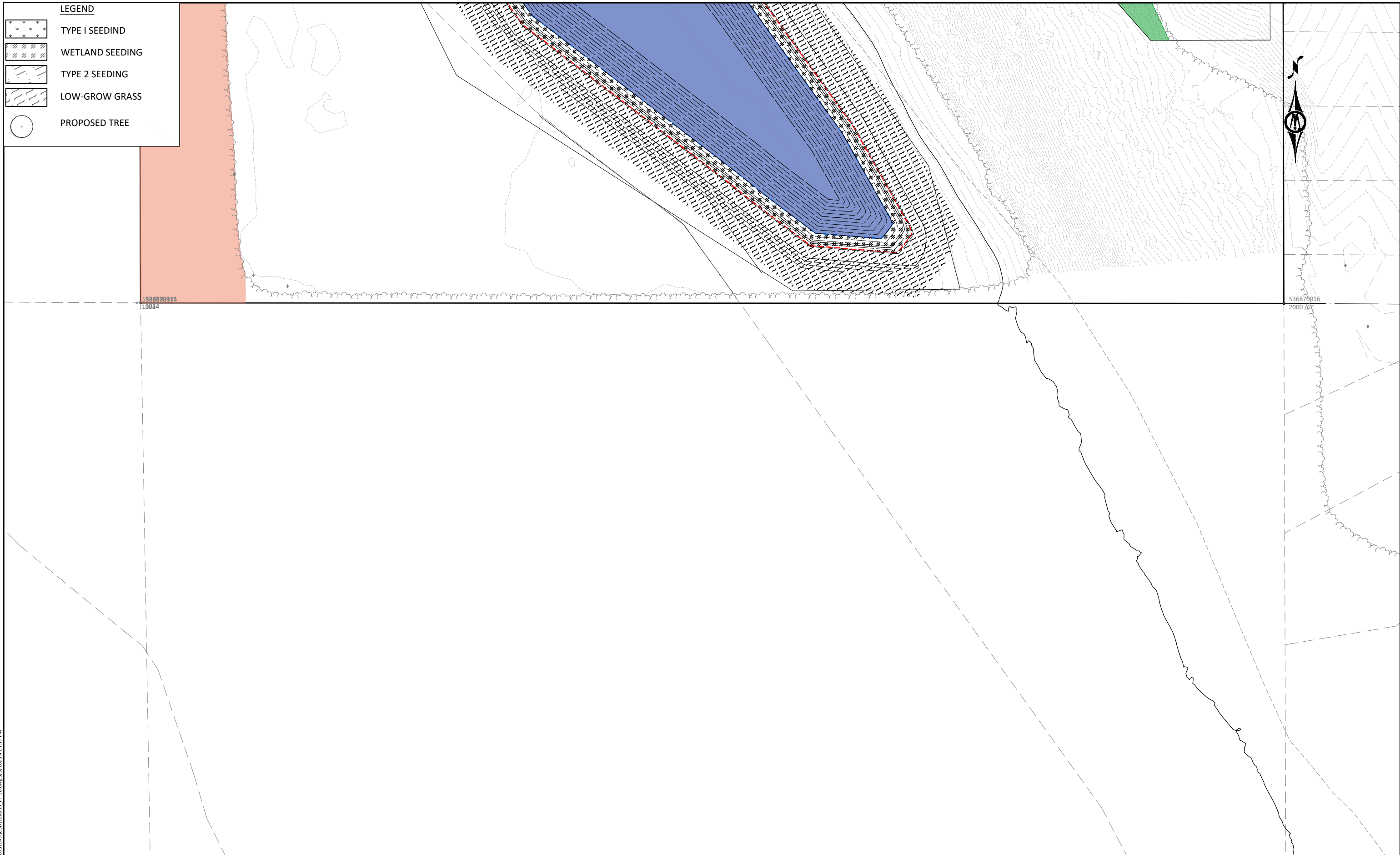
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THE BLUFFS AT DANKBAR FARMS  
STREET TREE & LANDSCAPING PLAN

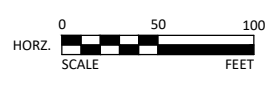
SHEET  
PP.21

**LEGEND**

-  TYPE 1 SEEDING
-  WETLAND SEEDING
-  TYPE 2 SEEDING
-  LOW-GROW GRASS
-  PROPOSED TREE



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1519 BALTIMORE DRIVE  
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 www.bolton-menk.com

DESIGNED	REV	DESCRIPTION	DATE
TLB			
DRAWN	TWA		
CHECKED	GAB		
CLIENT PROJ. NO.	0A1.126833		

FRIEDRICH LAND DEVELOPMENT LLC  
 THE BLUFFS AT DANKBAR FARMS  
 STREET TREE & LANDSCAPE PLAN

SHEET  
**PP.22**