

WALNUT RIDGE SUBDIVISION

Preliminary Plat

Exhibit A

RECEIVED
AUG 19 2008
CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING

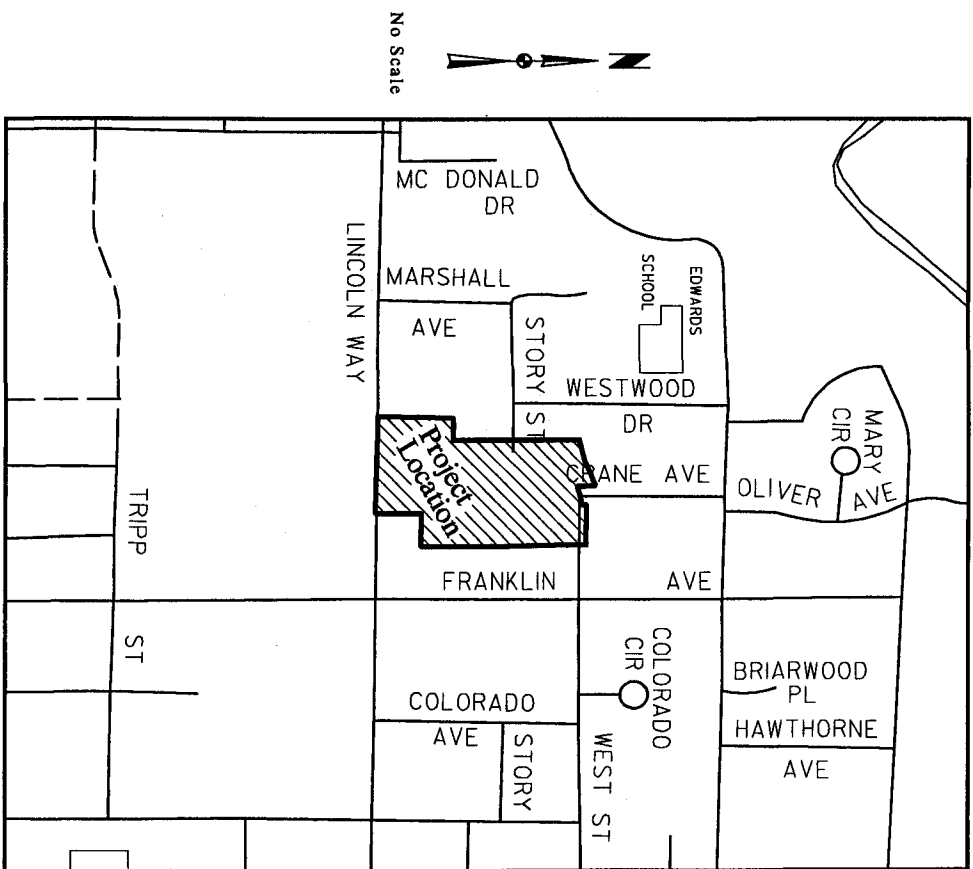
AMES OFFICE
223 S. Walnut Ave., Ste D
Ames, Iowa 50010
(515) 232-1103
www.tws.com

TITLE SHEET/
GENERAL INFORMATION

WALNUT RIDGE
SUBDIVISION
AMES, IOWA

GENERAL NOTES:

- Existing/Proposed Zoning: Proposed Lots 3-13 will remain Residential Low Density (RL). Proposed Lots 1 & 2 will remain Highway Oriented Commercial (HOC). No change is proposed to existing zoning boundaries.
- 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.
- Sidewalks will be constructed on both sides of public streets.
- Vehicle parking will be prohibited as follows:
Along the west side of Crane Avenue
Along the south side of Story Street
Along both sides of Lincoln Way
- 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.
- All construction materials, dumpsters, detached trailers, or similar items are prohibited on public streets or within the public right-of-way.
- Minimum required setbacks in "RL" zoning district:
Front Lot Line: 25 ft.
Side Lot Line: 6 ft.; 8 ft. for 2 or 3 stories or 15 ft. for side lot line abutting
Rear Lot Line: 20 ft.
Public right-of-way on a corner lot
- Minimum required setbacks in "HOC" zoning district:
Front Lot Line: 20 ft.
Side Lot Line: 5 ft.
Rear Lot Line: 10 ft.
Lot Line Abutting a Residentially Zoned Lot: 20 ft. side & rear
- The Plans show approximate locations of existing utilities located within the limits of this project. The completeness or accuracy of this utility information is not guaranteed. The contractor shall obtain utility location information from the owners of the utilities to be used, or by determining any excavation and will be responsible for any damage to said utilities resulting from their operations.
- Lot A to be dedicated to City of Ames for street purposes.



Location Map

- INDEX OF SHEETS**
- 1 of 3 Title Sheet/General Information
 - 2 of 3 Existing Conditions/Removals
 - 3 of 3 Preliminary Plat

OWNER
C & B Lincoln Way, LLC
c/o Hunziker & Associates
105 S.16th Street
Ames, IA 50010

APPLICANT
Hunziker Land Development Co. LLC
c/o Hunziker & Associates
105 S.16th Street
Ames, IA 50010

PREPARED BY

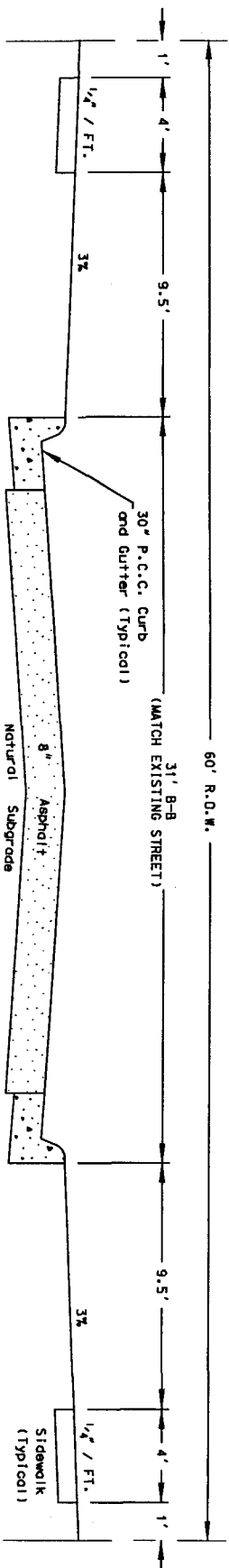
HWS Consulting Group
223 S. Walnut Avenue, Ste. D
Ames, IA 50010

SUBMITTAL DATE

July 1, 2008

PROPERTY AREA

5.32 Acres (231,770 square feet)



LOCAL STREET
TYPICAL SECTION
(Crane Avenue and Story Street)

LEGAL DESCRIPTION

Parcel "H". Part of the Southwest Quarter of the Southeast Quarter (SW1/4-SE1/4) of Section Five (5), Township Eighty-Three (83) North, Range Twenty-Four (24) West of the 5th P.M., City of Ames, Story County, Iowa; as shown on the Plat of Survey filed in the Office of the Recorder of Story County, Iowa, on June 18, 2008 and recorded as Instrument Number 08-06769, and Slide Number 333, Page 3.

LEGEND

- | | | | |
|------|---|-----------|--------------------------------|
| --- | EXISTING | --- | PROPOSED |
| -X- | FIELD FENCE | - - - - - | RIGHT OF WAY |
| ---- | WATER MAIN & SIZE | ---- | SANITARY SEWER & SIZE |
| ---- | STORM SEWER & SIZE | ---- | FIELD TILE / COLLECTOR LINE |
| ---- | GAS MAIN | ---- | TELEPHONE / FIBER OPTIC |
| ---- | CABLE T.V. | ---- | ELECTRIC |
| ---- | 8' BIKEPATH | ---- | 4' SIDEWALK |
| ○ | WATER VALVE | ○ | FIRE HYDRANT |
| ○ | MANHOLE | ○ | STORM SEWER INTAKE |
| ◁ | FLARED END SECTION | ◁ | P.U.E. PUBLIC UTILITY EASEMENT |
| ◁ | S.W.F.E. SURFACE WATER FLOWAGE EASEMENT | | |

DESIGNED BY
EUGENE R. DREYER
17535
IOWA
LICENSED PROFESSIONAL ENGINEER

DRAWN BY
J.L.T.
11/1/08

CHECKED BY
EUGENE R. DREYER
8/19/08

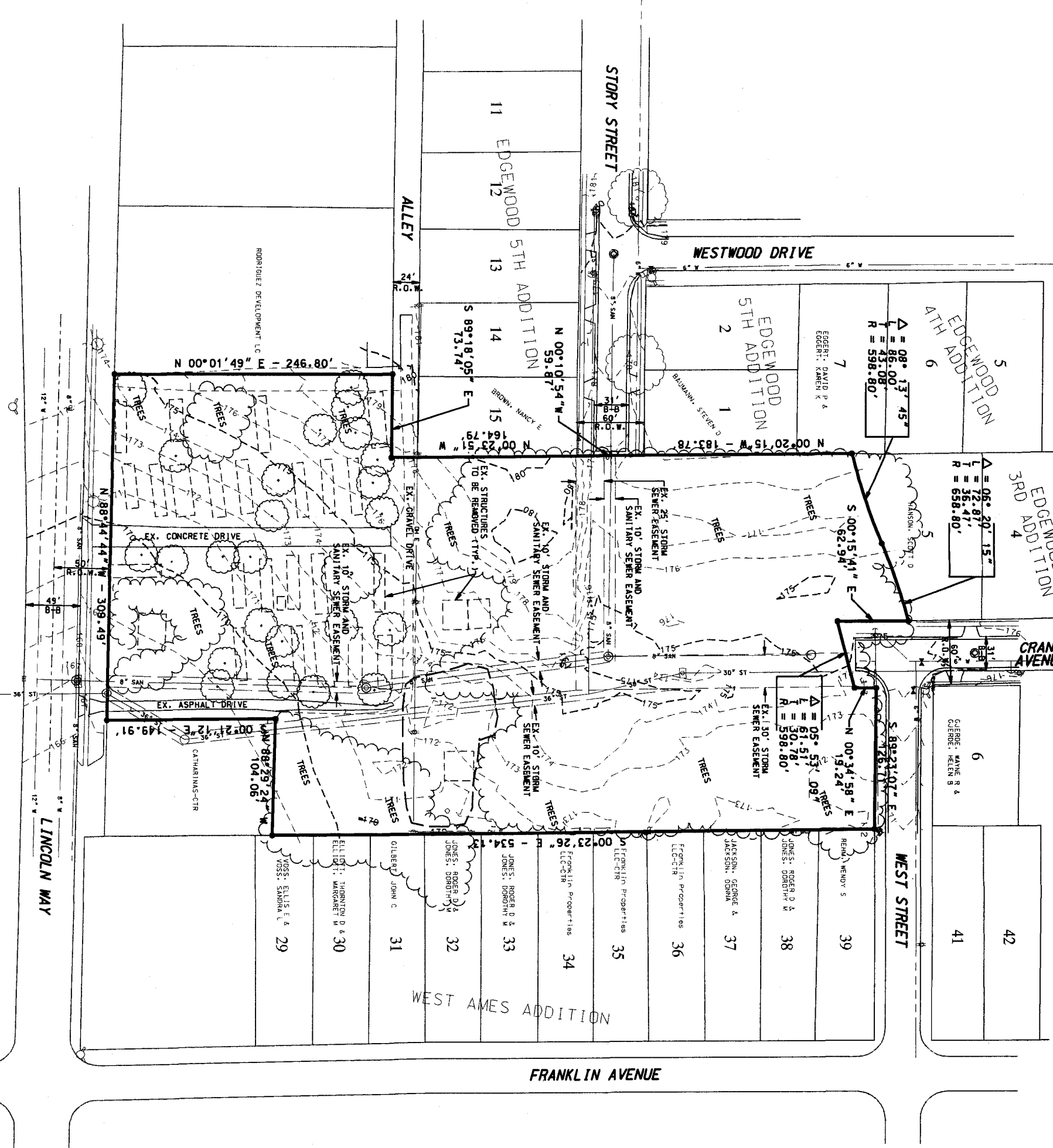
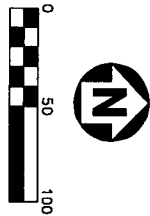
DATE
July 1, 2008

JOB NO.
58-37-1073

SHEET NO.
1
3

NO.	DATE	DESCRIPTION
1	7/21/08	REVISED PER DRC COMMENTS

I hereby certify that this engineering document was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Iowa. License Number 16401. I declare under penalty of perjury that the information contained herein is true and correct to the best of my knowledge and belief. I am not providing any services in violation of the provisions of the Iowa Code, Chapter 177, Section 1.3 or 1.4. I am not providing any services in violation of the provisions of the Iowa Code, Chapter 177, Section 1.3 or 1.4. I am not providing any services in violation of the provisions of the Iowa Code, Chapter 177, Section 1.3 or 1.4.




REVISIONS	
NO.	DATE
1	7/21/08

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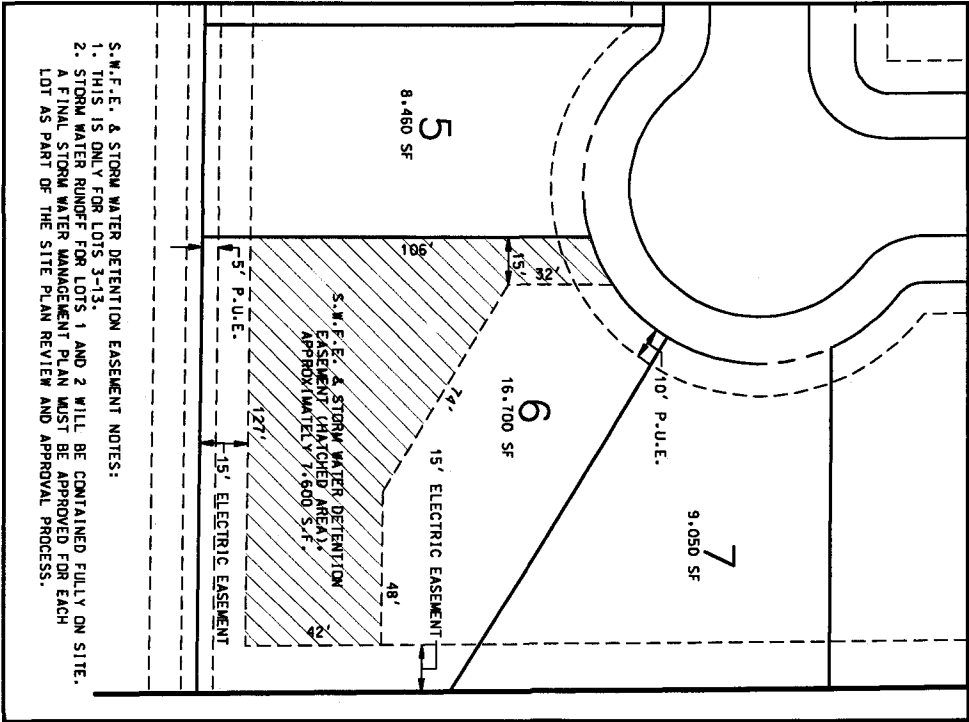
WALNUT RIDGE SUBDIVISION
AMES, IOWA

EXISTING CONDITIONS AND REMOVALS



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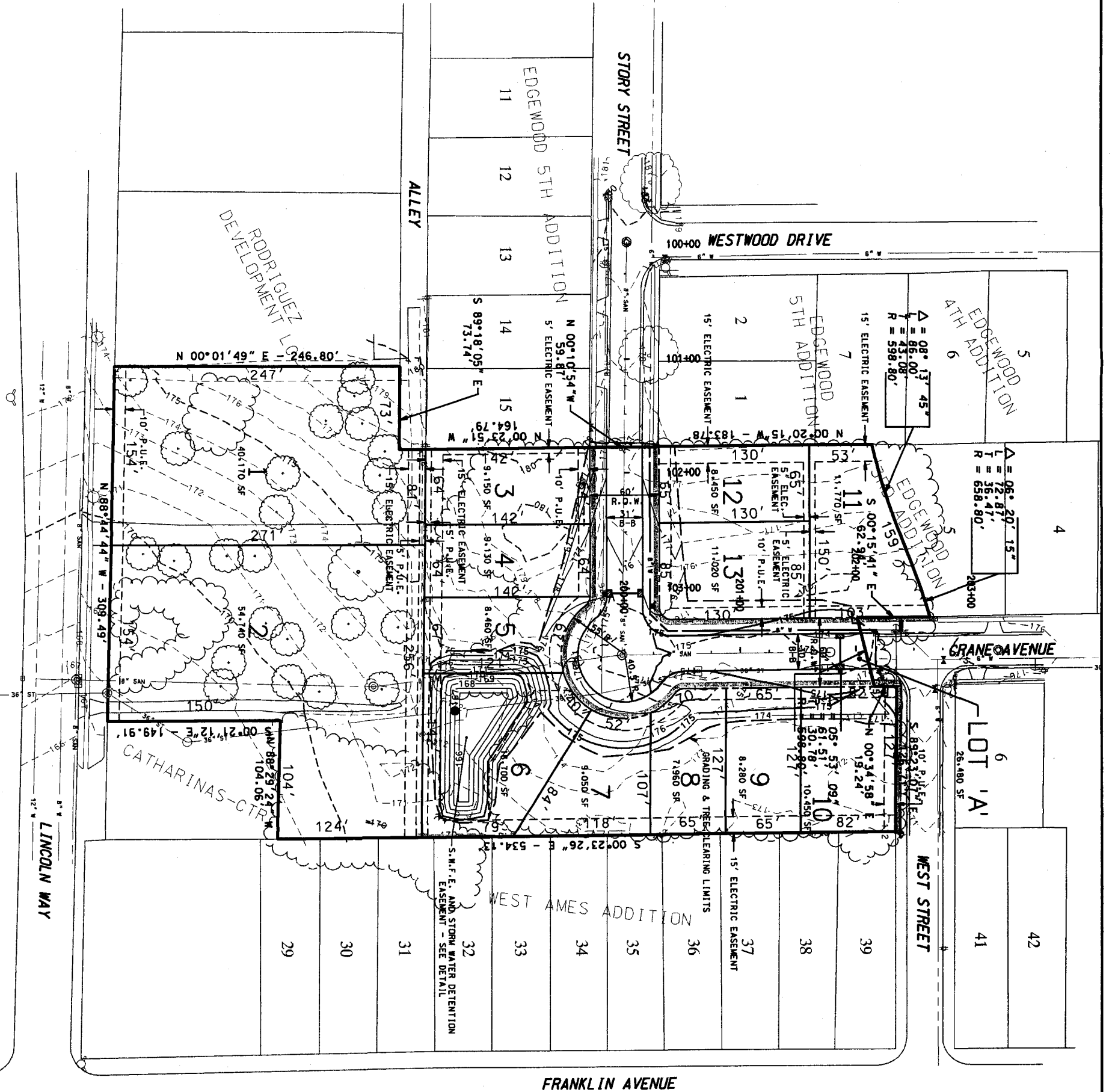
DATE	JULY 1, 2008
TOR NO.	58-371073
DESIGNED BY	JLT
DRAWN BY	JLT
SHEET NO.	2



S.M.F.E. & STORM WATER DETENTION EASEMENT NOTES:
 1. THIS IS ONLY FOR LOTS 5-13.
 2. STORM WATER RUNOFF FOR LOTS 1 AND 2 WILL BE CONTAINED FULLY ON SITE.
 A FINAL STORM WATER MANAGEMENT PLAN MUST BE APPROVED FOR EACH LOT AS PART OF THE SITE PLAN REVIEW AND APPROVAL PROCESS.

**S.M.F.E. AND STORM WATER
 DETENTION EASEMENT DETAIL
 (NOT TO SCALE)**

- NOTES:**
- FOR COMPLETE AND CURRENT SEDIMENT AND EROSION CONTROL AND WATER POLLUTION PREVENTION PLAN LOCATED ON-SITE.
 - SEED OR SOD ALL DISTURBED AREAS UPON COMPLETION OF GRADING.
 - STRIP TOPSOIL, STOCKPILE WITHIN GRADING LIMITS (OUTSIDE OF PAYMENT BOX AND WITHIN GRADING LIMITS), AND RESURFAD AFTER STREET PAVING.



RODRIGUEZ DEVELOPMENT
 LINCOLN WAY

FRANKLIN AVENUE
 WEST AMES ADDITION

REVISIONS		
NO.	DATE	DESCRIPTION
1	7/21/08	REVISED PER DRC COMMENTS
2	8/8/08	REVISED PER DRC COMMENTS
3	8/19/08	REVISED PER DRC COMMENTS

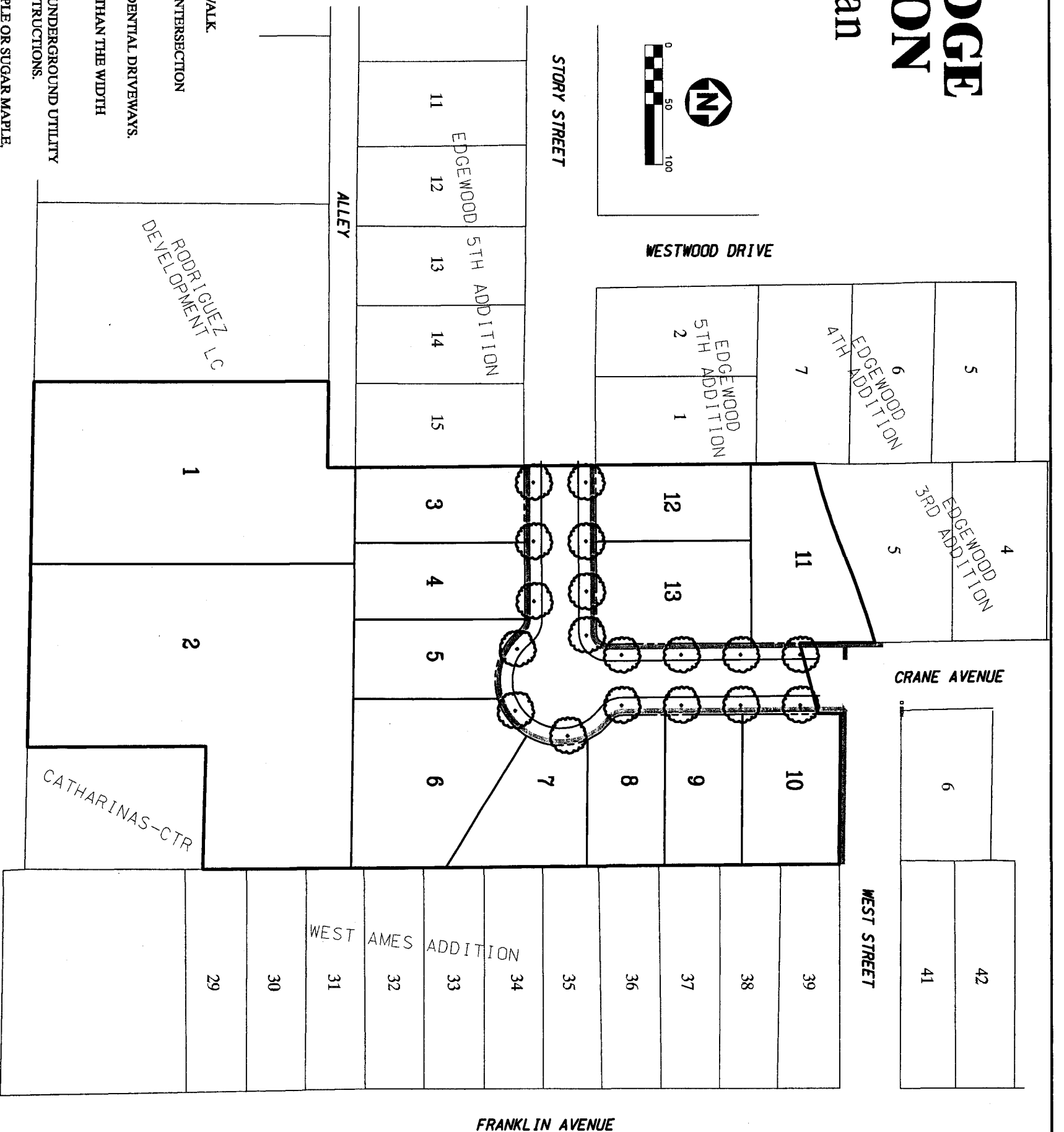
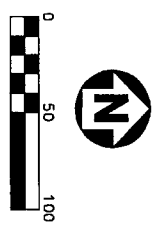
**WALNUT RIDGE
 SUBDIVISION**
 AMES, IOWA

DEVELOPED CONDITIONS

AMES OFFICE
 223 S. Walnut Ave., Ste D
 Ames, Iowa 50010
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DATE	DESIGNED BY
JUL 11, 2008	J.L.T.
JOB NO.	DRAWN BY
58-37-1073	J.L.T.
SHEET NO.	
3	

WALNUT RIDGE SUBDIVISION Street Tree Plan



NOTES:

1. TREES SHALL BE PLANTED WITHIN 4 FEET OF THE FRONT OF SIDEWALK.
2. TREES SHALL NOT BE PLANTED CLOSER THAN 20 FEET FROM THE INTERSECTION OF THE FRONT AND SIDE LOT LINES ON A CORNER LOT.
3. TREES SHALL NOT BE PLANTED CLOSER THAN 10 FEET FROM RESIDENTIAL DRIVEWAYS.
4. TREES SHALL NOT BE PLANTED CLOSER TO A STREET LIGHT POLE THAN THE WIDTH OF THE SPREAD OF THE TREE AT MATURITY.
5. TREE SPACINGS SHOWN MAY BE ADJUSTED FOR DRIVE OPENINGS, UNDERGROUND UTILITY SERVICES, STREET LIGHT PLACEMENT, AND OTHER POTENTIAL OBSTRUCTIONS.
6. TREE DISTRIBUTION ALONG STORY STREET SHALL BE NORWAY MAPLE OR SUGAR MAPLE, 1-1/2" CALIPER, SPACED AT NO MORE THAN 50 FEET.
7. TREE DISTRIBUTION ALONG CRANE AVENUE SHALL BE AMERICAN OR GREENSPIRE LINDEN, 1-1/2" CALIPER, SPACED AT NO MORE THAN 50 FEET.

RECEIVED

AUG 28 2008

Time Initials
CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING

LINCOLN WAY

<p>AMES OFFICE 223 S. Walnut Ave., Ste D Ames, Iowa 50010 (515) 232-1103 www.hws.com</p>		<p>HMS</p>		<p>STREET TREE PLAN</p>		<p>WALNUT RIDGE SUBDIVISION AMES, IOWA</p>							
<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>				NO.	DATE	DESCRIPTION				<p>DATE: 1/4/1, 2008</p>		<p>JOB NO. 58-37-1073</p>	
NO.	DATE	DESCRIPTION											
<p>DESIGNED BY: J.L.T.</p>				<p>DRAWN BY: J.L.T.</p>		<p>SHEET NO. 1/1</p>							