

**COUNCIL ACTION FORM**

**SUBJECT: FINAL PLAT FOR SUNSET RIDGE, THIRD ADDITION**

**BACKGROUND:**

Chuck Winkleblack, representing Hunziker Land Development, is requesting that the Final Plat for Sunset Ridge, Third Addition be approved. The subject addition consists of approximately 67.64 acres and is generally located north of Lincoln Way and west of Hartford Drive. The buildable lots being created with this plat represent a total of 8.32 acres with the remaining representing outlots and public rights-of-way. The revised Preliminary Plat for the area was approved in October 2006.

The proposed Final Plat involves the creation of eight (8) single-family lots; two (2) Convenience Commercial Node lots, and Lot 'C' which includes the public street right-of-way to be dedicated for Durant Street. Outlot 'H' is designated as permanent easement for storm sewer and surface water flowage. Outlot 'NN', 0.33 acres, and Outlot 'MM', 60.45 acres, are reserved for future development to the west and north. The 60 acres to the north of this addition is within the area approved by City Council in 2006, on the revised Sunset Ridge Preliminary Plat.

The eight (8) single-family residential lots range in size from 7,360 square feet to 10,156 square feet, totaling 1.51 acres. Land in the proposed subdivision is zoned as: "FS-RL" (Suburban Residential Low-Density) and "CVCN" (Convenience Commercial Node). The two commercial lots, which front Lincoln Way, are 3.73 and 3.08 acres. The following documents have been submitted and are associated with this Final Plat application:

- A Resolution Accepting Plat of Sunset Ridge Subdivision, Third Addition;
- Consent and Dedication of Lot 'C' to the City of Ames for right-of-way purposes;
- An Attorney's Opinion which states that the subject property is free from encumbrances excepting easements, restrictions of record, and the zoning ordinances of the City of Ames, Iowa;
- A Certificate of the Treasurer of Story County, Iowa, certifying that the subject property is free from certified taxes and certified special assessments;
- An Easements document;
- An Agreement for Sidewalk, Bike Paths, and Street Trees;
- An Agreement for Public Improvements; and,
- A Resolution to accept public improvements and a bond for those improvements.

The developer has submitted a Letter of Credit for \$7,989 for the completion of public improvements that are part of this Final Plat. This includes top lift of asphalt on Durant Street and erosion control measures. All other improvements have been deemed complete by the City, with the exception of sidewalks and street trees, which will be completed as each lot is developed, prior to occupancy.

City staff concludes that the conditions of Preliminary Plat and the Development Agreement approved by City Council in June 2005 have been met, and that the improvements and layout reflect the layout of the preliminary plat. However, it was discovered after the preliminary plat was approved that the dead-end street and associated fire-truck turn-around where Durant Street terminates near the property line does not strictly comply with Section 23.403(7) of the Subdivision code. This section states that when a dead-end street longer than 150 feet "is planned to continue and ultimately provide access to future adjacent subdivision, then a temporary turnaround shall be provided in the public right-of-way." The proposed layout of the Sunset Ridge plat relies upon driveway aprons on individual lots to serve as the turn-around, which is a layout used in previous developments. However, the right-of-way width is not wide enough to facilitate one of the fire apparatus turn-around alternatives specified in Section D103.4 of the International Fire Code (IFC).

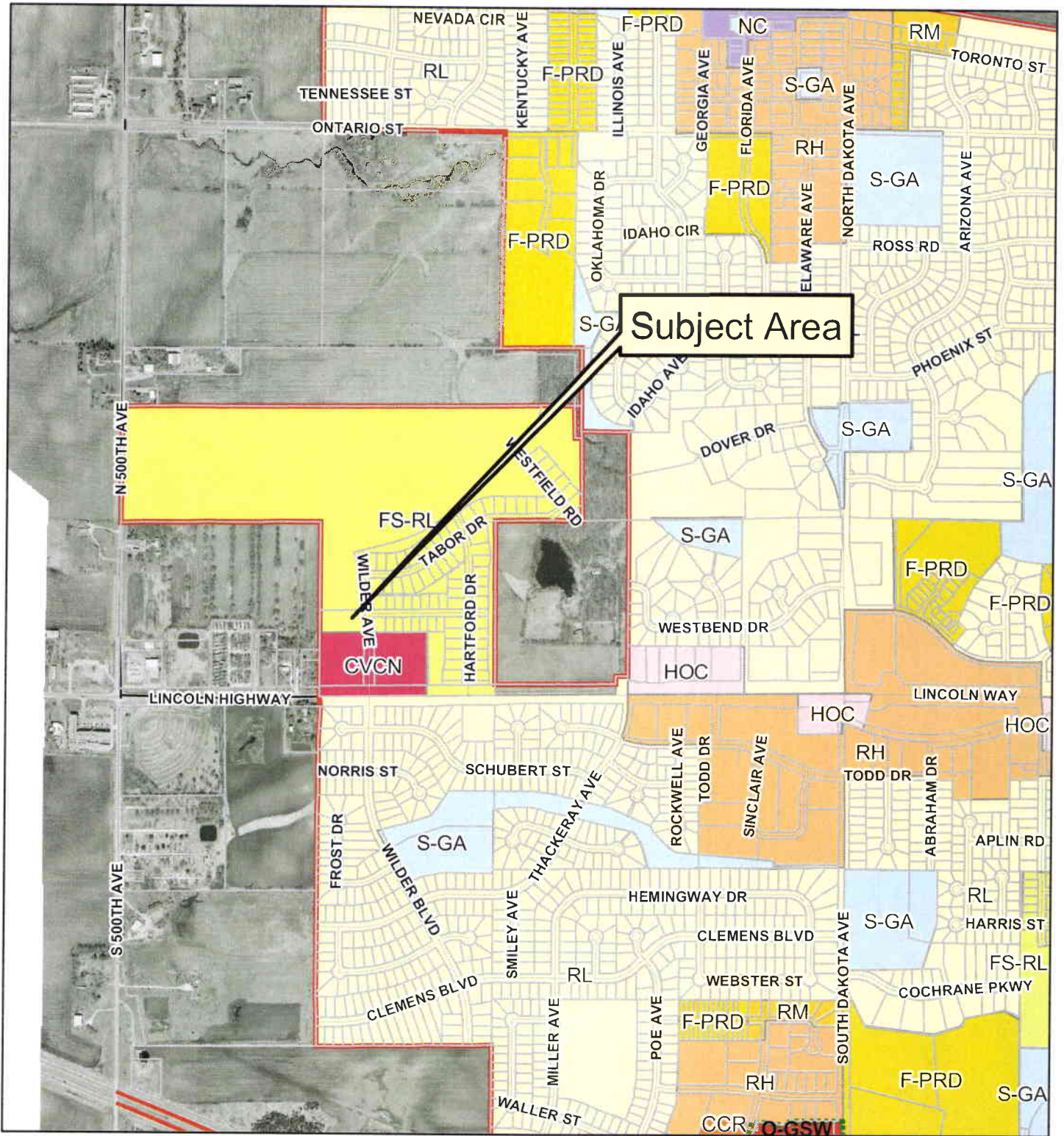
City staff notified the applicant of this requirement to see if revisions could be made to accommodate the turnaround, and to also explore other alternatives. It initially appeared that the turn-around might be located in the outlots at the end of Durant Street, but street improvements have already been installed, and the developer relied upon the approved preliminary plat to make such improvements. Therefore, inasmuch as the approved preliminary plat identified this layout, and inasmuch as public improvements were installed according to the approved preliminary plat, the recommendation will be to approve the final plat for this development. However, for future applications, staff will notify applicants that the turn-around must be provided pursuant to current fire code requirements, but that we will be exploring other alternatives and will seek developer input on the matter.

**ALTERNATIVES:**

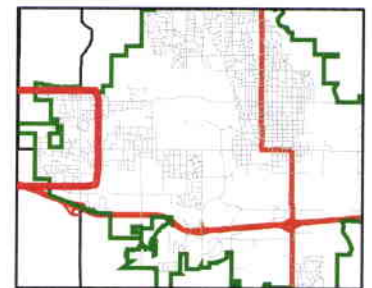
1. The City Council can approve the Final Plat for Sunset Ridge Subdivision, Third Addition.
2. The City Council can deny the Final Plat for Sunset Ridge Subdivision, Third Addition, if it finds that the plat does not conform to all applicable standards, conditions of preliminary plat approval, and the Development Agreement for this plat.
3. The City Council can refer this item back to staff and the developer for additional information.

**MANAGER'S RECOMMENDED ACTION:**

It is the recommendation of the City Manager that the City Council act in accordance with Alternative #1, which is to approve the Final Plat for Sunset Ridge Subdivision.



**Sunset Ridge, Third Addition, Location Map**  
 Vicinity Zoning/Aerial Photography



# SUNSET RIDGE SUBDIVISION

## THIRD ADDITION

(AN OFFICIAL REPLAT)

- LEGEND**
- Section Corner.....A
  - Set 1/4" rebar with yellow plastic cap #1935.....O
  - Set 5/8" rebar with yellow plastic cap #1935.....O
  - Found 1/4" rebar with yellow plastic cap #1935.....O
  - Public Utility Easement.....P.U.E.
  - Service Marker (Triangulation).....S.M.F.C.
  - Survey Marker (Triangulation).....S.M.F.C.
  - Survey Marker (Easement).....S.M.F.C.
  - Rebar and Marker (Easement).....S.M.F.C.

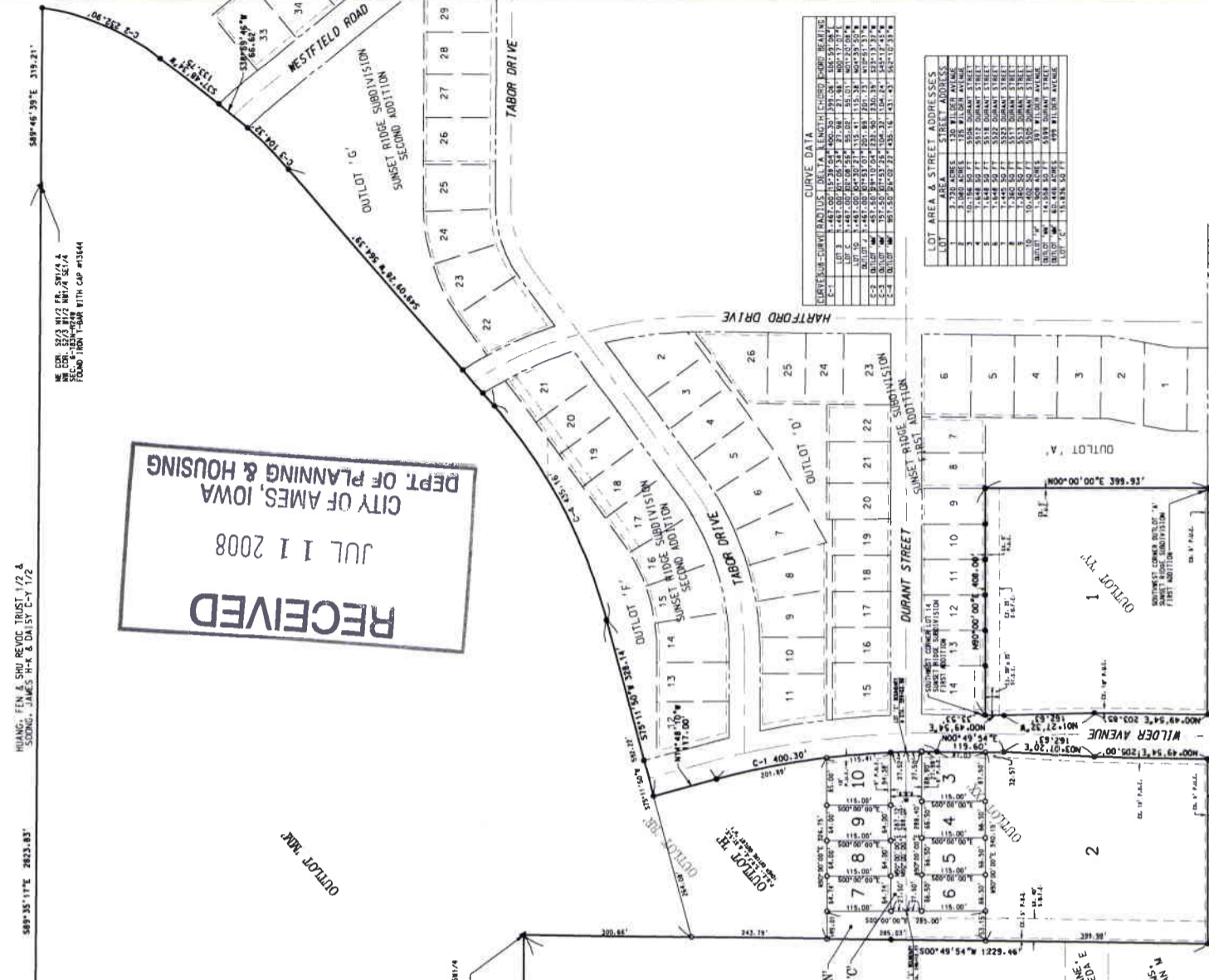
- NOTES**
1. Sunset Ridge Subdivision, Third Addition, is a subdivision of the 5th P.M., City of Ames, Story County, Iowa.
  2. The North-R.D.W. Line of Lincoln Bay Area, 48000000, is shown on the Plat of Survey No. 05-001111 in the Office of the Story County Recorder.
  3. Total area of Addition - 61.64 acres
  4. Lot "C", comprising 15.95 sq ft., to be dedicated to the City of Ames for street purposes.
  5. This subdivision is part of tract described in Plat No. 05-001111 in the Office of the Story County Recorder.
  6. All lot lines are re-surveyed in area within this plat which have been identified by the City of Ames as having been made construction or replatting of 84' 0" 0".

**PREPARED BY:**  
 HWS Consulting Group  
 223 S. Walnut Avenue, Suite D  
 Ames, IA 50010

**PROPERTY:**  
 HWS Consulting Group, LLC  
 223 S. Walnut Avenue, Suite D  
 Ames, IA 50010



**RECEIVED**  
 JUL 1 1 2008  
 CITY OF AMES, IOWA  
 DEPT. OF PLANNING & HOUSING



**CURVE DATA**

LOT	CHORD BEARING	CHORD LENGTH	RADIUS	DELTA ANGLE
1	S 89° 00' 00" W	100.00	100.00	90.00
2	S 89° 00' 00" W	100.00	100.00	90.00
3	S 89° 00' 00" W	100.00	100.00	90.00
4	S 89° 00' 00" W	100.00	100.00	90.00
5	S 89° 00' 00" W	100.00	100.00	90.00
6	S 89° 00' 00" W	100.00	100.00	90.00
7	S 89° 00' 00" W	100.00	100.00	90.00
8	S 89° 00' 00" W	100.00	100.00	90.00
9	S 89° 00' 00" W	100.00	100.00	90.00
10	S 89° 00' 00" W	100.00	100.00	90.00
11	S 89° 00' 00" W	100.00	100.00	90.00
12	S 89° 00' 00" W	100.00	100.00	90.00
13	S 89° 00' 00" W	100.00	100.00	90.00
14	S 89° 00' 00" W	100.00	100.00	90.00
15	S 89° 00' 00" W	100.00	100.00	90.00
16	S 89° 00' 00" W	100.00	100.00	90.00
17	S 89° 00' 00" W	100.00	100.00	90.00
18	S 89° 00' 00" W	100.00	100.00	90.00
19	S 89° 00' 00" W	100.00	100.00	90.00
20	S 89° 00' 00" W	100.00	100.00	90.00
21	S 89° 00' 00" W	100.00	100.00	90.00
22	S 89° 00' 00" W	100.00	100.00	90.00
23	S 89° 00' 00" W	100.00	100.00	90.00
24	S 89° 00' 00" W	100.00	100.00	90.00
25	S 89° 00' 00" W	100.00	100.00	90.00
26	S 89° 00' 00" W	100.00	100.00	90.00
27	S 89° 00' 00" W	100.00	100.00	90.00
28	S 89° 00' 00" W	100.00	100.00	90.00
29	S 89° 00' 00" W	100.00	100.00	90.00

**LOT AREA & STREET ADDRESSES**

LOT NO.	LOT AREA	STREET ADDRESS
1	1,148.55	128 WILDER AVENUE
2	1,148.55	128 WILDER AVENUE
3	1,148.55	128 WILDER AVENUE
4	1,148.55	128 WILDER AVENUE
5	1,148.55	128 WILDER AVENUE
6	1,148.55	128 WILDER AVENUE
7	1,148.55	128 WILDER AVENUE
8	1,148.55	128 WILDER AVENUE
9	1,148.55	128 WILDER AVENUE
10	1,148.55	128 WILDER AVENUE
11	1,148.55	128 WILDER AVENUE
12	1,148.55	128 WILDER AVENUE
13	1,148.55	128 WILDER AVENUE
14	1,148.55	128 WILDER AVENUE
15	1,148.55	128 WILDER AVENUE
16	1,148.55	128 WILDER AVENUE
17	1,148.55	128 WILDER AVENUE
18	1,148.55	128 WILDER AVENUE
19	1,148.55	128 WILDER AVENUE
20	1,148.55	128 WILDER AVENUE
21	1,148.55	128 WILDER AVENUE
22	1,148.55	128 WILDER AVENUE
23	1,148.55	128 WILDER AVENUE
24	1,148.55	128 WILDER AVENUE
25	1,148.55	128 WILDER AVENUE
26	1,148.55	128 WILDER AVENUE
27	1,148.55	128 WILDER AVENUE
28	1,148.55	128 WILDER AVENUE
29	1,148.55	128 WILDER AVENUE

**HWS**  
 AMES OFFICE  
 223 S. Walnut Ave., S.B.D.  
 Ames, IA 50010  
 (515) 232-1103  
 WWW.HWS.COM

**REVISIONS**

NO.	DATE	DESCRIPTION

SUNSET RIDGE SUBDIVISION THIRD ADDITION  
 (AN OFFICIAL REPLAT)  
 AMES, IA

**ENGINEER**  
 EUGENE R. DREYER  
 LICENSE NO. 17535  
 IOWA  
 I hereby certify that this replat survey document was prepared and the required survey work was performed by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Iowa.  
 My license expires on December 31, 2008.  
 (Seal of Engineer Eugene R. Dreyer, License No. 17535)  
 Date: 7/1/08

CAF APPROVAL

SS   *JE*   BK \_\_\_\_\_ SL \_\_\_\_\_

DM \_\_\_\_\_ JP   *JK*  

To be sent to:

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Ames, Iowa 50010