

ITEM #: 43
DATE: 06-27-23
DEPT: P&H

COUNCIL ACTION FORM

REQUEST: NORTH SUNSET RIDGE SUBDIVISION PRELIMINARY PLAT

BACKGROUND:

Hunziker Land Development, LLC is requesting approval of a Preliminary Plat for a residential development of 28.57 acres, with a total of 63 residential lots, identified as North Sunset Ridge Subdivision. The development is located at 798 North 500th Avenue, immediately north of the existing Sunset Ridge Subdivision, as shown on *Attachment A – Location Map*.

The property was annexed in February 2022. The initial Rezoning with Master Plan was initially approved on September 13, 2022, which rezoned the property from Agricultural (A) to Floating Suburban – Residential Low Density (FS-RL). Amendments were approved on February 28, 2023, and May 23, 2023 (*Attachment B – Amended Master Plan*) to allow for attached single family and detached single family housing. The proposed Preliminary Plat as shown on *Attachment D – Preliminary Plat*, includes:

- 47 residential lots for the development of standard single-family, detached homes;
- 16 residential lots for the development of single-family attached homes (townhomes);
- Four outlots (Outlots A, B, C, & D) for open space and stormwater; Outlot C is also identified as common open space for passive recreation; and
- Outlot XX, which includes 3.32 acres reserved for future development with a combination of single-family detached and attached homes. (Single-family attached homes (townhomes) would be located only on the north side of Greene Street.)

The estimated density calculation is 5.05 units/acre, for the developable area, which meets the minimum 3.75 units/acre required by the FS-RL zoning and amended Master Plan.

As indicated on the amended Master Plan, Wilder Avenue and Ellston Avenue will be extended northward into the development and will provide access from the development south to Lincoln Way. Wilder Avenue is designated as a residential collector street. It will also extend through the development to the north property line for future development and connection to the future City park. Wilder Ave at the north property line will likely need a temporary fire apparatus turnaround which may be a condition at time of Final Plat.

The proposed Greene Street will bisect the development and provide east-west access. Greene Street ends in a cul-de-sac on the east. The length of the cul-de-sac exceeds the

length generally allowed of 600 feet, but given the constraints of the site, staff has determined that it is not feasible for other connections to the east, south, or north. Although this condition is typically avoided, the designated length of the cul-de-sac street is within the approvable limits of the Subdivision Code of 1,320 feet. **If the City was not planning to develop a park to the north, a connection to the north in addition to Wilder Avenue would be required.**

Greene Street is stubbed on the west end at Outlot XX. It is anticipated that future development to the north will connect into Greene Street and extend to North 500th Avenue.

Accommodation and coordination of street trees with final improvement plans related to streetlights, fire hydrants, and single-family attached unit driveways will be a condition of final plat approval. Installation of sidewalks is required with all residential subdivisions per Section 23.403. A 5-foot sidewalk will be constructed along both sides of all internal streets, except on the west side of Wilder Avenue, which will include an 8-foot shared use path.

The general pattern of open space and stormwater detention proposed within the development reflects the layout included on the Amended Master Plan and includes approximately nine acres. Outlot C (3.64 acres or 13%) has been identified as “usable” or common open space. The FS-RL zoning district requires at least 10% of the acreage to be common open space for passive or active recreation. Outlot C will include a sidewalk connection from Greene Street extending through the parcel to address the FS zoning requirement related to open space. The exact location of the sidewalk is still to be determined as the elements of the future park to the north are unknown at this time. If the sidewalk is not able to connect into the proposed future city park, it will need to extend through the parcel to Wilder Street. Staff is recommending this as a condition of approval.

On the far eastern side of the property, there is an area of floodplain located within Outlot D. All of Outlot D is identified as open space as indicated on the Amended Master Plan including this floodplain area. It is intended that this area will remain vegetated in native tree cover. All residential lots are located outside of flood prone areas.

All four of the outlots (Outlot A, B, C, & D) will include storm sewer and surface water flowage easements over the entire lot. Stormwater will be conveyed through outlots to a stormwater detention basin located on the north side of Greene Street, across from lots 33, 34 & 35. The overflow for the basin will convey water offsite to an existing channel and pipe which conveys the water to Clear Creek. A permanent sanitary sewer and stormwater flowage easement also exists over Parcel P, off-site but adjacent to the development on the north. Public Works finds the proposed storm water management plan design conforms to the City standards of Chapter 5b and has received a signed and sealed copy as required.

Sanitary sewer will serve the site with the extension of a 12-inch trunk line into the

development from the northeast. It will continue down Greene Street as a 12-inch trunk line to the west, concluding at a manhole in the right-of-way at North 500th Avenue. It has been upsized from the standard 8-inch line, for the purpose of serving westward expansion of the City. The trunk line extensions were part of the Amended Contract Rezoning Agreement. An 8-inch sewer line will extend from Greene Street at Wilder Avenue and will stub at the north property line. Construction of the sanitary sewer commenced on April 1.

Notice was mailed to property owners within 200 feet of the subject site and a sign was posted at 798 North 500th Avenue and the north end of Wilder Avenue. As of this writing, no comments have been received.

PLANNING & ZONING COMMISSION RECOMMENDATION:

On June 7, 2023, the Planning & Zoning Commission held a public hearing where one member of the public spoke concerning the project. A neighbor from the Utah Drive area (located east of the site) requested that a public trail connection be planned from the east to connect with the future park, possibly through this neighborhood. The commenters noted that there were “fingers” of City-owned land along Clear Creek that could allow for a trail similar to other subdivisions within the City. Page 6 of the Addendum includes a diagram.

The Commission voted 6-0 to recommend approval of the Preliminary Plat and to have staff evaluate the proposed trail idea prior to City Council approval.

Planning, Public Works, and Parks and Recreation staff met to review the concept of trail related to the future park and Clear Creek. The City has no approved master plan for the future park nor has it established a trail plan for a connection or for any trail along Clear Creek. Plan 2040 includes principles and policy support for extension of greenways into the planned growth areas, including the concept of a greenway along Clear Creek to a park in this area. Greenways are subject to a case-by-case evaluation per the Parks, Trails Greenway Element.

Conditions along Clear Creek are steep and there is a substantial amount of mature vegetation in the area. Staff visited the area and determined slopes are too steep for conventional path construction and additional land would be needed for a connection from Utah Drive. Routing a trail to the east past Utah does not have a continuous option with City owned land either. Staff does not believe there is a feasible option for a path in this area.

In relation to this project, the issue is whether preserving an access route for a trail is appropriate at this time. A crossing of the creek could potentially occur at or near this site and traverse through the eastern most outlot of the subdivision to a connection along the planned 30-foot sanitary sewer easement between lots 31 and 32 to Greene Street. Once at Greene Street the connection could go east to another outlot and extend north into the park. Potentially a route north of the site or south of the site could occur, but these are

complicated by planned stormwater facilities and flowage from the site. Subsequent to the P&Z meeting, the developer representative indicated they did not want a trail connection into North Sunset Ridge from the east.

ALTERNATIVES:

1. Approve the Preliminary Plat for North Sunset Ridge Subdivision located at 798 North 500th Avenue with the following conditions:
 - A. The exact location of the sidewalk connection north to the future park is still to be determined. If the sidewalk is not able to connect to the park, then it will need to extend through Outlot C to the west and connect with the Wilder Avenue sidewalk/trail. This determination will occur by the City Council at the time of Final Plat approval.
 - B. Accommodation and coordination of street trees with final improvement plans related to streetlights, fire hydrants, and single-family attached unit driveways will require submittal of a plan to be reviewed and approved by the Planning Division prior to Final Plat approval.
2. Approve the Preliminary Plat as described in Alternative 1 and include a condition for a trail easement and planned connection point to be resolved prior to the first Final Plat.
3. Deny the Preliminary Plat for North Sunset Ridge Subdivision located at 798 North 500th Avenue, on the basis that the Council finds it does not meet the requirements of Section 23.302(3) of 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 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:

Staff has reviewed the Preliminary Plat and found that it is consistent with the Amended Contract Rezoning Agreement and Amended Master Plan, the Zoning Ordinance, Subdivision Ordinance standards, and Ames Plan 2040. In summary, lot layout and design as well as utility connections and storm water design have been reviewed by staff and found to meet City standards. Utilities including City water, City sanitary sewer, Ames Electric (eastern half of the subdivision) and Consumers Energy (western half of the subdivision) will be extended into the subdivision. Sidewalks will be constructed along both sides of all streets and the shared use path on Wilder Avenue will be extended from Sunset Ridge to the north property line of this development. **Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1 with the identified conditions.**

ADDENDUM

Project Description. The property is located at 798 North 500th Avenue as shown on *Attachment A – Location Map*. The proposed North Sunset Ridge Subdivision includes 28.57 acres. The development is zoned FS-RL (Suburban Low Density Residential). The development is intended to be similar to the existing Sunset Ridge Subdivision located immediately to the south.

Master Plan Compliance. The Amended Master Plan dictates the general street layout, general buildable area in location and acres and number of units as well as net density. The Amended Master Plan also guides the layout of utilities to serve the site. The Preliminary Plat is in conformance with the rezoning that was approved on September 13, 2022, and with the Amended Master Plan as shown on *Attachment B – Amended Master Plan* and amended Contract Rezoning Agreement that was approved on May 23, 2023.

The Amended Master Plan governs the density of the proposed development and allows a total range of 60-80 units. **A total of sixty-three lots are included in the Preliminary Plat. Of these, 47 lots are single family detached and 16 are single family attached (townhomes). The townhomes are restricted to the north side of the development.** Additionally, there are five outlots, with an additional 3.32 acres (Outlot XX) reserved for future platting of 7-13 units.

Within the Preliminary Plat, the lot density calculation is 5.05 units/acre which is within the range indicated on the Amended Master Plan and exceeds the minimum required density of 3.75 units per acre required in FS zoned districts.

The land use for the proposed development is summarized as:

• Residential Lot Area	12.47 acres	43.7%
• Right-of-Way	3.84 acres	13.4%
• Outlots	<u>12.26 acres</u>	<u>42.9%</u>
Total	28.57 acres	100%

Traffic and Street Connections. Within this Preliminary Plat, the development includes access in three places: Wilder Avenue and Ellston Avenue will extend into this area to provide connectivity between Sunset Ridge and North Sunset Ridge and access from North Sunset Ridge to Lincoln Way. Wilder Avenue is also shown extending to the north to future development and the proposed future city park. A fourth access to the north is planned as part of future development to the east and northeast. It is not shown with the preliminary plat since the exact location and layout will be determined with the future development of Outlot XX.

Greene Street, an east-to-west street will bisect the development to provide east-west access to the residential lots. Greene Street ends in a cul-de-sac on the east. The FS zoning, underlying zoning district of the FS-RL, 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. Cul-de-sacs and dead ends are to be minimized. The length of the cul-de-sac exceeds the length generally allowed, but given the constraints of the site, staff has determined this to be acceptable. Although this condition is typically avoided, the designated length is within the approvable limits of the Subdivision Code of ¼ mile length. On the west, Greene Street is stubbed at Outlot XX.

The proposed street extensions into this area are classified in the Ames 2040 Plan Complete Streets typology as 'neighborhood streets' which are designed to be low traffic with separated walkways and some on-street parking. The technical functional classification is 'local street'. These types of streets are intended in new expansion areas with low density zoning such as this development. One of the connecting streets, Wilder Avenue, is designated as a 'residential collector street'. This street type is intended as a connector to local streets in low density residential areas.

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, except Wilder Avenue. Wilder will include 66 feet of right-of-way and 31 feet of paving.

On-street parking will be provided throughout the neighborhood on the south and west sides of the streets. Coordination of street trees with streetlights, fire hydrants, and single-family attached unit driveways will be a condition of final plat approval.

Open Space. A City neighborhood park exists approximately 1/4 of a mile to the south of this property in the Sunset Ridge neighborhood. This meets the Land Use goal of the proposed future neighborhood being within a ½ mile of a city park. Additionally, the city is in the process of acquiring acreage immediately north of this property for a future city park. The Parks, Trails, and Greenway Element of Plan 2040 identifies the potential for a greenway along Clear Creek. Potential trail options could be considered with a Greenway.

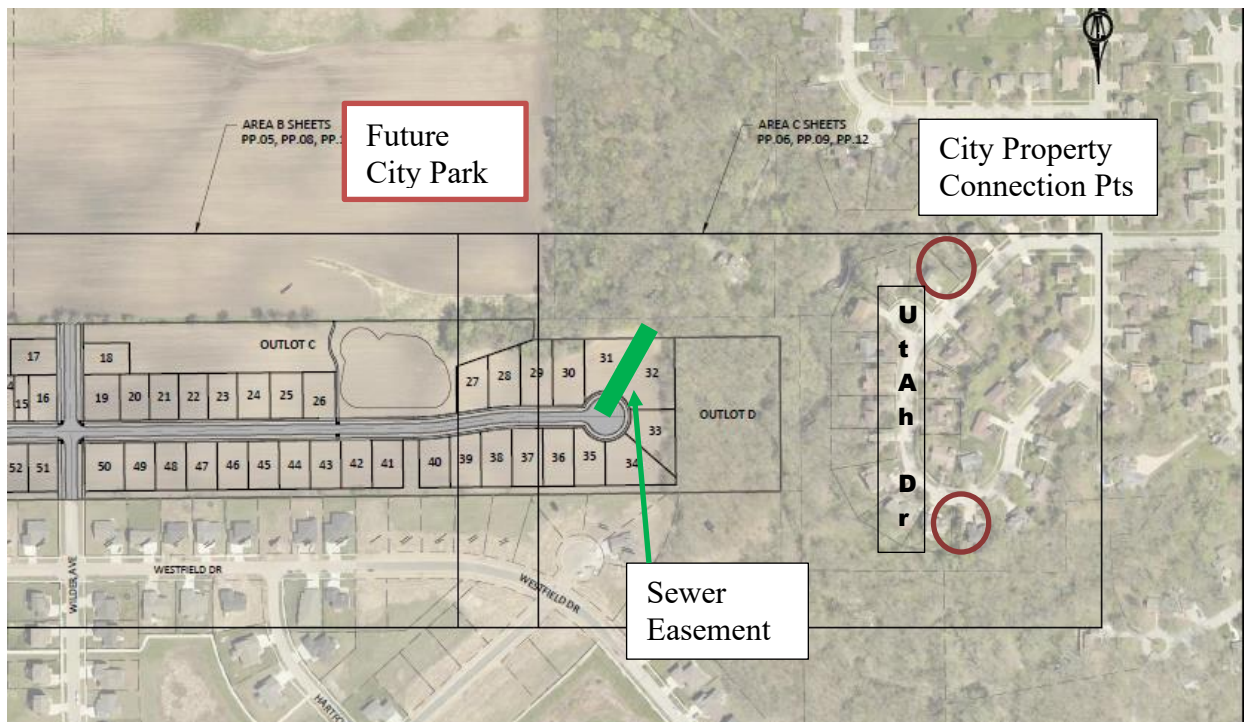
Outlot C has been identified as "usable" or common open space and includes approximately 3.6 acres of common open space, or 13% which is greater than the minimum 10% required in the FS zone standards. The FS-RL zoning district requires at least 10% of the acreage to be common open space for passive or active recreation. Outlot C will include a sidewalk connection from Greene Street extending through the parcel. The exact location of the sidewalk is still to be determined. If the sidewalk is not able to connect into the proposed future city park, it will need to extend through the parcel to Wilder Street. Staff is recommending this as a condition of approval.

A small area on the far eastern side of the property is floodplain. All the floodplain area will be contained in proposed open space keeping all developed lots outside of flood prone areas. The general pattern of open space and stormwater detention proposed within the development reflects the layout included on the Amended Master Plan and includes approximately nine acres of the total 28.58 acreage.

Shared-Use Paths, Sidewalks, and Trails. All streets will have 5-foot sidewalks along both sides, except the west side of Wilder Avenue, which will include the 8-foot shared

use path extension from Sunset Ridge through the development to the north property line. It will provide accessibility to the existing city park (to the south) and in the future as Wilder Street is extended to the north, to the proposed future city park. All sidewalks and paths will be constructed at the developer's expense. Street crossings are included at all intersections. A mid-block crossing on the west end of Greene Street, is included at the stormwater detention basin. The mid-block crossing connects into a sidewalk that extends through Outlot C to allow better connectivity to the proposed future city park and to provide an opportunity for passive recreation within the outlot.

As discussed in the Planning and Zoning Commission Recommendation, there is potential for a Clear Creek trail. A cursory review of the connecting points at Utah Drive are questionable due to rip rap, vegetation and terrain. The route of connection and its linkage to another trail is also unknown at this time. Staff visited the site and determined slopes are too steep at the points of connection the City currently owners.



Utilities and Easements. With Ames Plan 2040, the City evaluated infrastructure needs to serve the westward expansion of the City. City staff evaluated options to extend a sanitary sewer trunk main to the west. The sanitary sewer is a 12" trunk main that is required to serve future development compared to a standard 8" inch line. The main is routed through the proposed North Sunset Ridge development.

The Amended Contract Rezoning Agreement outlined the terms of the sanitary sewer construction as an "oversizing" cost share agreement. The agreement outlined that the developer would design the sanitary sewer to city specifications at their cost, pay the City for its proportionate share of construction based upon a standard 8" inch sewer, and the City will bid and construct the project. The project has been awarded. The

developers share of cost is \$604,725. Payment from the developer was received on March 22. Construction began on April 1, 2023.

Other utility and infrastructure extensions are readily available to serve the site. A water main is available to the south in the existing Sunset Ridge Subdivision and will be extended into the development. Ames Electric will serve the eastern half of the site and Consumers Energy will serve the western half.

Easements include Public Utility Easements (P.U.E.) along lot frontages and rear property lines, Sanitary Sewer Easement located between lots 24 & 25, and Stormwater Flowage Easement located along the western property line of lot 1.

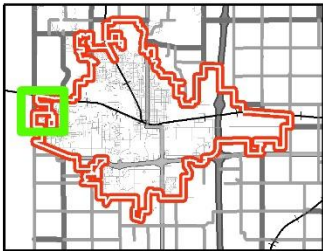
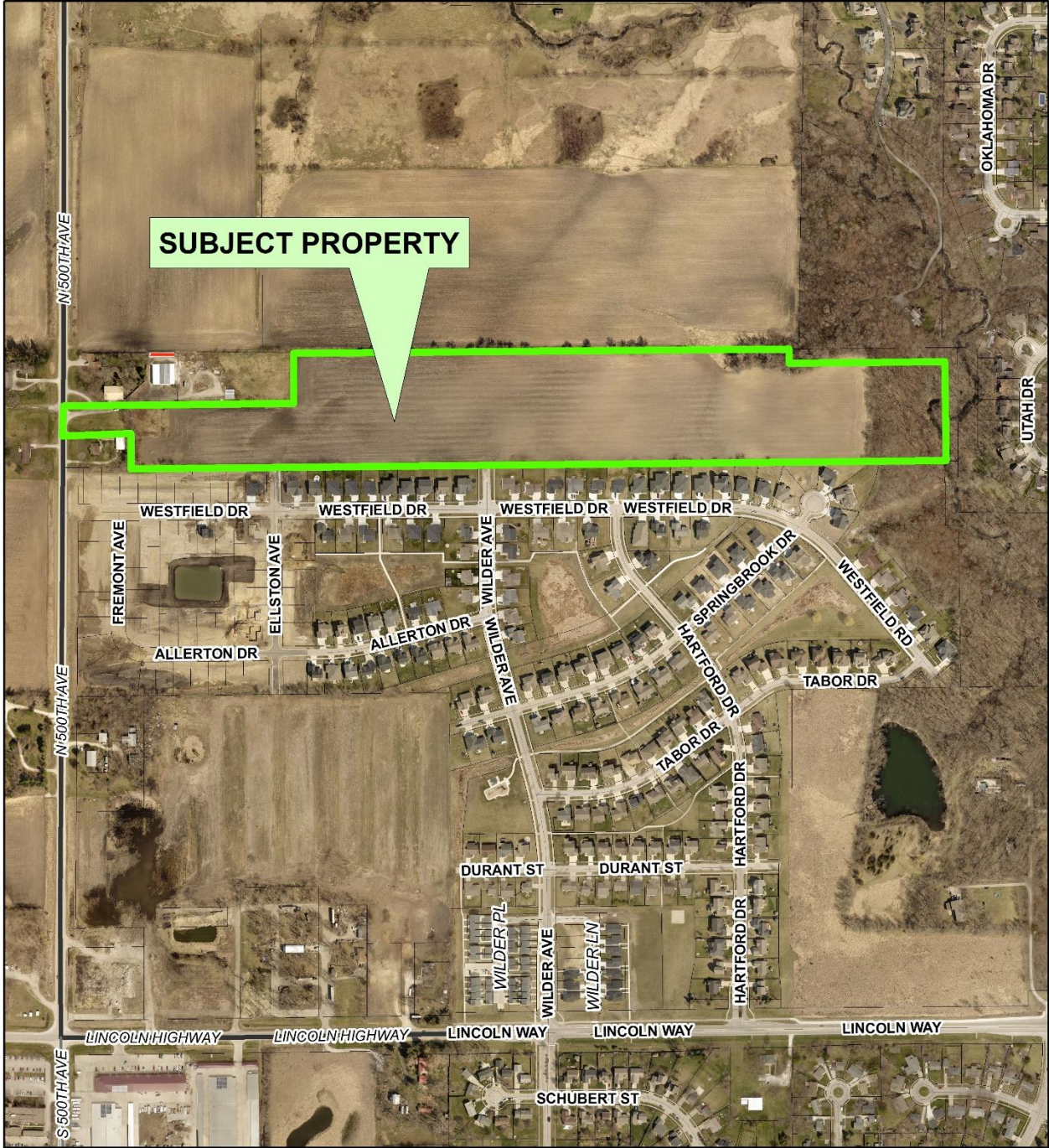
Stormwater Management.

The site generally drains from the west to the east. The storm water will be detained in the proposed detention pond and then conveyed to Clear Creek located to the north and east of the subject site. A 0.08 acre area of wetland exists at the northeast edge of the site. The rate of storm water run-off will not be increased above the pre-development rate of run-off.

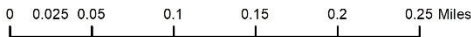
Public Works Department has reviewed the Storm Water Management Plan (SWMP) and finds that the proposed development can meet the current required storm water quantity and quality measure, and Public Works has received a final certified and signed copy as required.

Applicable Law. Laws pertinent to the proposal are described on *Attachment C – Applicable Law*. Pertinent for the Planning and Zoning Commission are Sections 23.302 (3) and 23.302(4).

Attachment A: Location Map



798 N 500th Avenue
LOCATION MAP

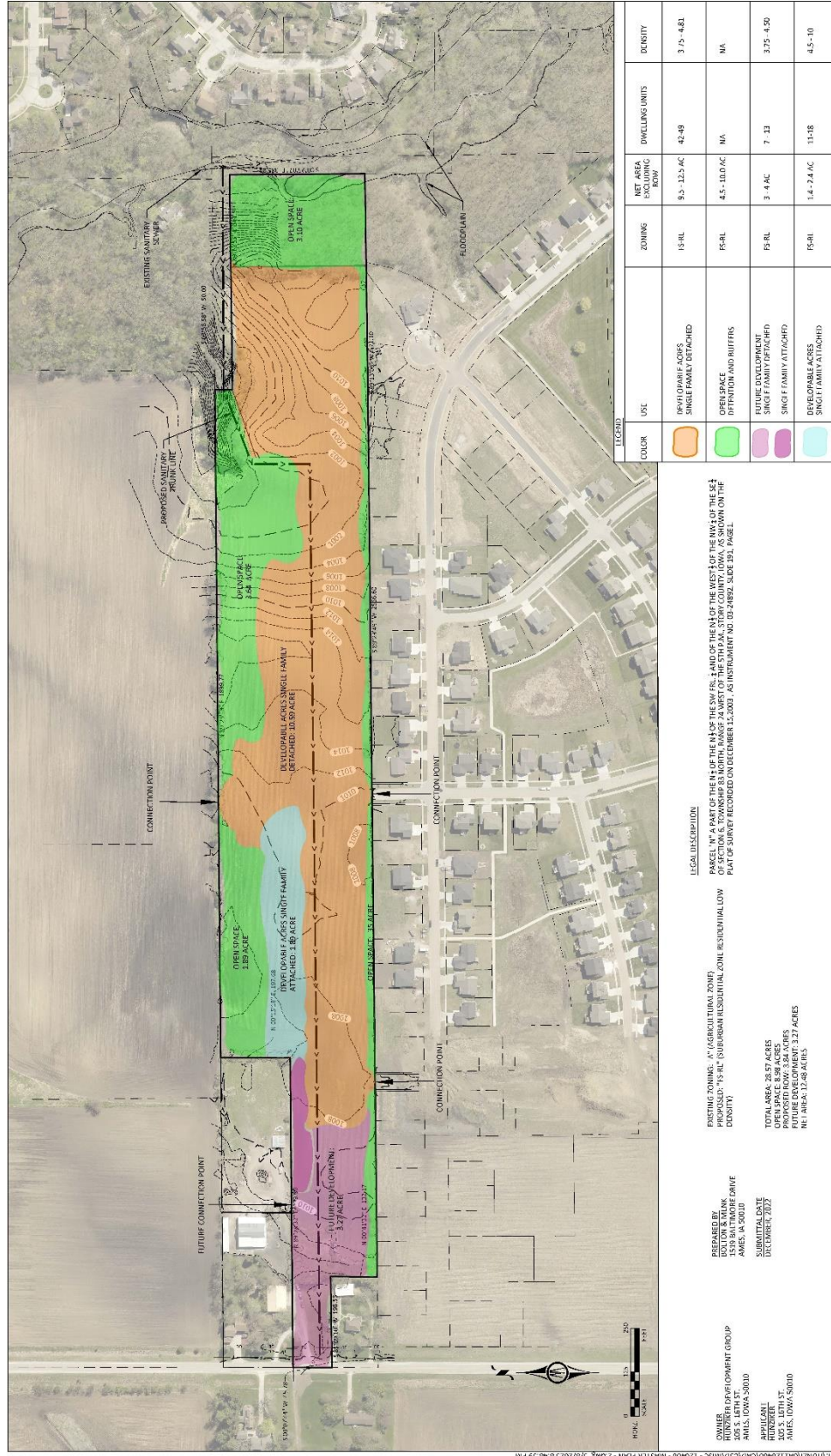


Attachment B: Amended Master Plan



Figure 1: Master Plan
April 2023

Sunset Ridge North
Hunziker Land Development



Attachment C: Applicable Subdivision Law

The laws applicable to the Preliminary Plat for North Sunset Ridge 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(3):

(3) *Planning and Zoning Commission Review:*

(a) Public Hearing Required. The Planning and Zoning Commission shall consider the proposed Preliminary Plat at a public hearing conducted as part of a regularly scheduled meeting. Notice of the public hearing shall be made by mail, as provided for by Section 29.1500(2)(d)(i), by posted notice, as provided for by Section 29.1500(2)(d)(iii), and as may be required by Chapter 21 of the Iowa Code.

(b) The Planning and Zoning Commission shall examine the Preliminary Plat, any comments, recommendations, or reports assembled or made by the Department of Planning and Housing, and such other information as it deems necessary or desirable to consider.

(c) Based upon such examination, the Planning and Zoning Commission shall ascertain 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.

Ames Municipal Code Section 23.302(4):

Planning and Zoning Commission Recommendation: Following such examination and within 30 days of the regular meeting of the Planning and Zoning Commission at which a complete Application is first formally received for consideration, the Planning and Zoning Commission shall forward a report including its recommendation to the City Council. The Planning and Zoning Commission shall set forth its reasons for any recommendation to disapprove or to modify any Preliminary Plat in its report to the City Council and shall provide a written copy of such reasons to the developer.

**Attachment D:
North Sunset Ridge Subdivision Preliminary Plat
(attached separately)**

HUNZIKER DEVELOPMENT

PRELIMINARY PLAT FOR

NORTH SUNSET RIDGE

JUNE, 2023

LEGAL DESCRIPTION

PARCEL "N" A PART OF THE N 1/3 OF THE N 1/2 OF THE SW FRL 1/4 AND OF THE N 1/3 OF THE WEST 1/2 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 6, TOWNSHIP 83 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY RECORDED ON DECEMBER 15, 2003 , AS INSTRUMENT NO. 03-24892, SLIDE 191, PAGE1.

PARCELS [OR LOTS] LIE WITHIN THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FIRM PANELS 19169C0139G AND 19169C0143G EFFECTIVE 01/15/2021.

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.

MUTCD 2009 AS ADOPTED BY IOWA DEPARTMENT OF TRANSPORTATION.

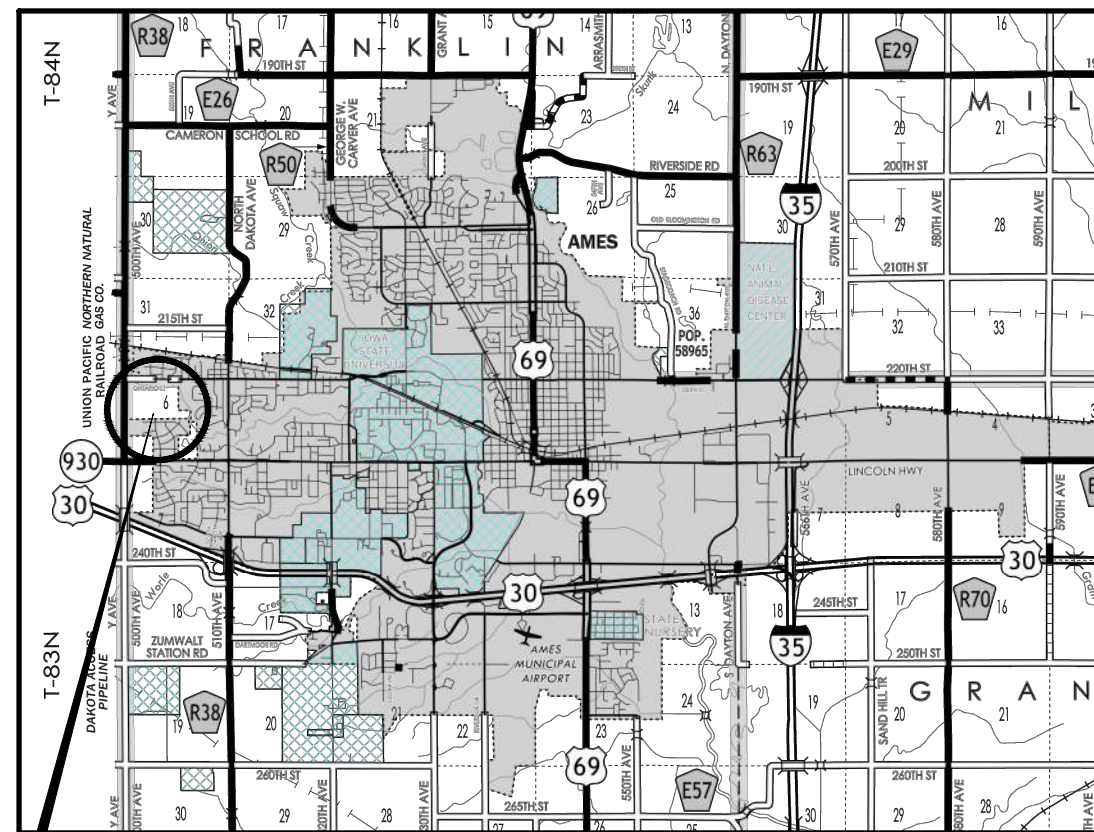


NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY IOWA ONE-CALL 1-800-292-8989.

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



Sheet List Table	
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PP.02	GENERAL NOTES AND TYPICAL SECTIONS
PP.03	OVERALL LAYOUT
PP.04	EXISTING CONDITIONS
PP.05	EXISTING CONDITIONS
PP.06	EXISTING CONDITIONS
PP.07	PROPOSED CONDITIONS
PP.08	PROPOSED CONDITIONS
PP.09	PROPOSED CONDITIONS
PP.10	STREET TREE & LANDSCAPING PLAN
PP.11	STREET TREE & LANDSCAPING PLAN
PP.12	STREET TREE & LANDSCAPING PLAN

INITIAL SUBMITTAL DATE

OCTOBER 7TH, 2022

RESUBMITTAL DATE

JUNE 13TH, 2023

ZONING

EXISTING: AGRICULTURAL

PROPOSED: FS-RL

OWNER

HUNZIKER DEVELOPMENT

105 S. 16TH ST.

AMES, IA 50010

PREPARED BY

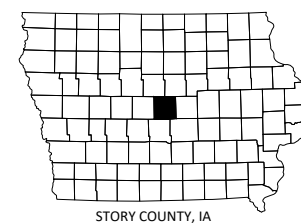
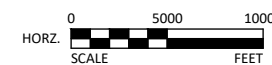
BOLTON & MENK

1519 BALTIMORE DRIVE

AMES, IA 50010

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: 21974 DATE: _____
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
 PAGES OR SHEETS COVERED BY THIS SEAL:
 ALL SHEET



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

DESIGNED	REV	DESCRIPTION	DATE
TLB			
TLB			
GAB			
BMI PROJ. NO.			
0A1.126400			

HUNZIKER DEVELOPMENT
 NORTH SUNSET RIDGE
 TITLE SHEET

SHEET
 PP.01

LOTS		
PARCEL	AREA (SF)	AREA (AC)
1	6073	0.139
2	4197	0.096
3	4197	0.096
4	5750	0.132
5	5750	0.132
6	4197	0.096
7	4197	0.096
8	5750	0.132
9	5750	0.132
10	4197	0.096
11	4197	0.096
12	5750	0.132
13	5750	0.132
14	4197	0.096
15	4197	0.096
16	8050	0.185
17	10350	0.238
18	8970	0.206
19	10350	0.238
20	8395	0.193

LOTS		
PARCEL	AREA (SF)	AREA (AC)
21	8395	0.193
22	8395	0.193
23	8395	0.193
24	9361	0.215
25	9350	0.215
26	9349	0.215
27	9801	0.225
28	11320	0.260
29	13035	0.299
30	13081	0.300
31	14927	0.343
32	20837	0.478
33	13564	0.311
34	15055	0.346
35	9967	0.229
36	11172	0.256
37	11175	0.257
38	10917	0.251
39	10145	0.233
40	9426	0.216

LOTS		
PARCEL	AREA (SF)	AREA (AC)
41	9240	0.212
42	9240	0.212
43	9240	0.212
44	9240	0.212
45	9240	0.212
46	9240	0.212
47	9240	0.212
48	9240	0.212
49	9240	0.212
50	11880	0.273
51	8880	0.204
53	7334	0.168
54	7334	0.168
55	7333	0.168
56	7336	0.168
57	7331	0.168
58	7333	0.168
60	7333	0.168
61	7333	0.168
62	8879	0.204

LOTS		
PARCEL	AREA (SF)	AREA (AC)
63	9479	0.218

OUTLOTS		
PARCEL	AREA (SF)	AREA (AC)
OUTLOT A	15168.52	0.35
OUTLOT B	80732.44	1.85
OUTLOT C	158381.11	3.64
OUTLOT D	134926.35	3.10
OUTLOT XX	144696.23	3.32

LOT DENSITY CALCULATIONS		
TOTAL	28.57	ACRES
ROW	3.84	ACRES
OUTLOTS	12.26	ACRES
EASEMENTS	0	ACRES
LOT AREA (MINUS OUTLOTS & ROW)	12.47	ACRES
TOTAL NUMBER OF LOTS	63	LOTS
LOT DENSITY CALCULATIONS	5.05	LOTS/ACRE

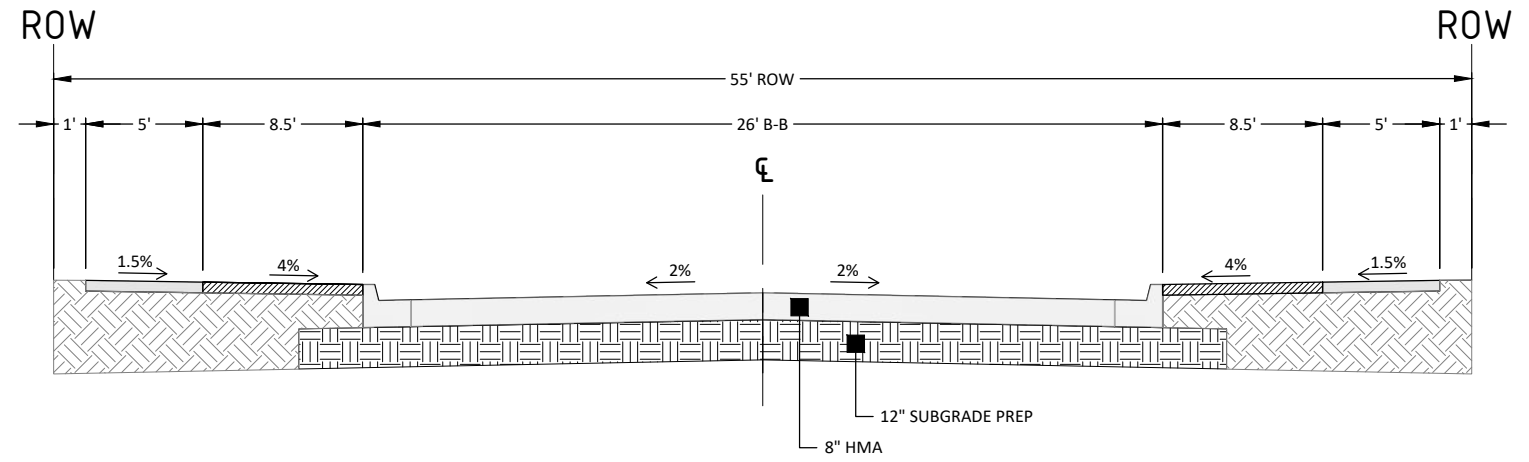
USABLE OPEN SPACE CALCULATIONS		
TOTAL AREA	28.57	ACRES
USABLE OPEN SPACE		
OUTLOT C	3.64	ACRES
TOTAL USABLE OPEN SPACE PERCENTAGE	13%	

OPEN SPACE CALCULATIONS		
TOTAL MINUS ROW	24.73	ACRES
OPEN SPACE (OUTLOTS A-D, EASEMENTS)	8.94	ACRES
OPEN SPACE PERCENTAGE	36.2%	

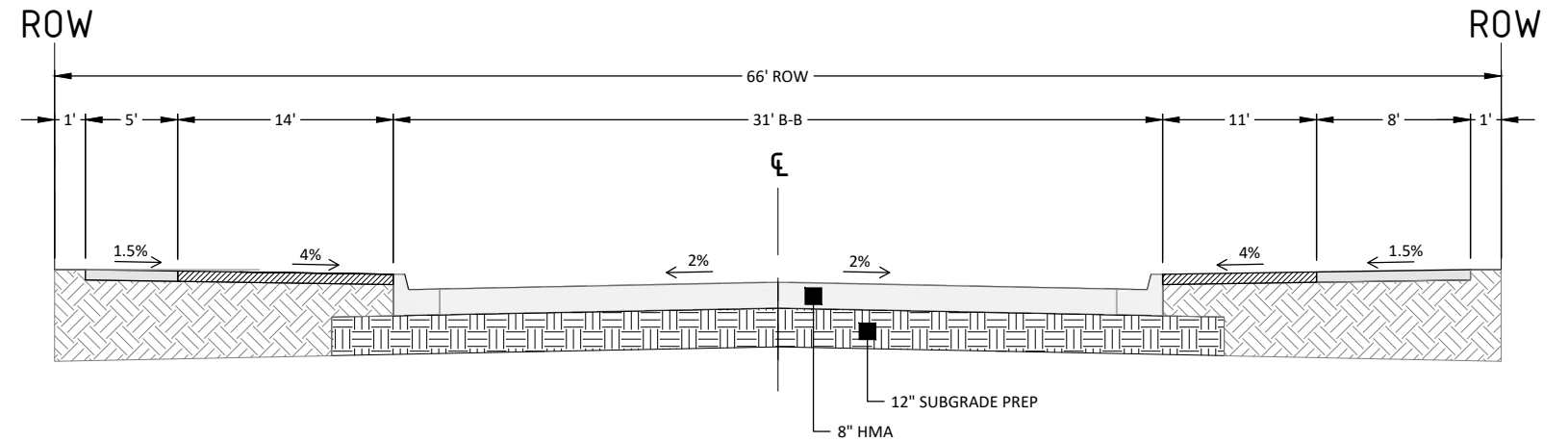
GREENE STREET											
NUMBER	START STATION	END STATION	LENGTH	DELTA	RADIUS	CHORD	START N	START E	END N	END E	LINE / CHORD DIRECTION
L1	10+00	11+52.50	152.50				7648494.22	18505304.70	7648341.73	18505306.31	S0° 36' 16"E
C1	11+52.50	12+12.19	59.69	90°00'00"	38.00	53.74	7648341.73	18505306.31	7648304.13	18505344.71	S45° 36' 16"E
L2	14+77.02	32+25.76	1748.74				7648306.92	18505609.53	7648325.37	18507358.17	N89° 23' 44"E
C2	32+25.76	33+10.04	84.28	8°02'52"	600.00	84.21	7648325.37	18507358.17	7648332.17	18507442.10	N85° 22' 18"E
L3	33+10.04	34+05.19	95.15				7648332.17	18507442.10	7648346.48	18507536.17	N81° 20' 52"E
C3	34+05.19	34+89.48	84.29	8°02'56"	600.00	84.22	7648346.48	18507536.17	7648353.27	18507620.11	N85° 22' 20"E
L4	34+89.48	39+16.40	426.92				7648353.27	18507620.11	7648357.77	18508047.01	N89° 23' 49"E

WILDER AVENUE											
NUMBER	START STATION	END STATION	LENGTH	DELTA	RADIUS	CHORD	START N	START E	END N	END E	LINE / CHORD DIRECTION
L6	50+00	57+37.09	737.09				7647998.91	18506508.19	7648735.95	18506500.41	N0° 36' 16"W

ELLSTON AVENUE											
NUMBER	START STATION	END STATION	LENGTH	DELTA	RADIUS	CHORD	START N	START E	END N	END E	LINE / CHORD DIRECTION
L5	40+00	44+67.46	467.46				7647990.28	18505688.58	7648457.71	18505683.65	N0° 36' 16"W



A ROAD TYPICAL SECTION
NOT TO SCALE



B WILDER AVE
NOT TO SCALE

GENERAL NOTES:

1. 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.
2. VEHICLE PARKING WILL BE PROHIBITED ALONG THE NORTH AND EAST SIDES OF ALL STREETS.
3. ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS, OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY.
4. OUTLOT A, B, C, AND D SHALL INCLUDE STORM SEWER, SURFACE WATER FLOWAGE, PUBLIC UTILITY, AND PEDESTRIAN ACCESS EASEMENTS.
5. OUTLOT XX SHALL INCLUDE SANITARY SEWER EASEMENT.
6. OUTLOT XX IS RESERVED FOR FUTURE PLATTING.



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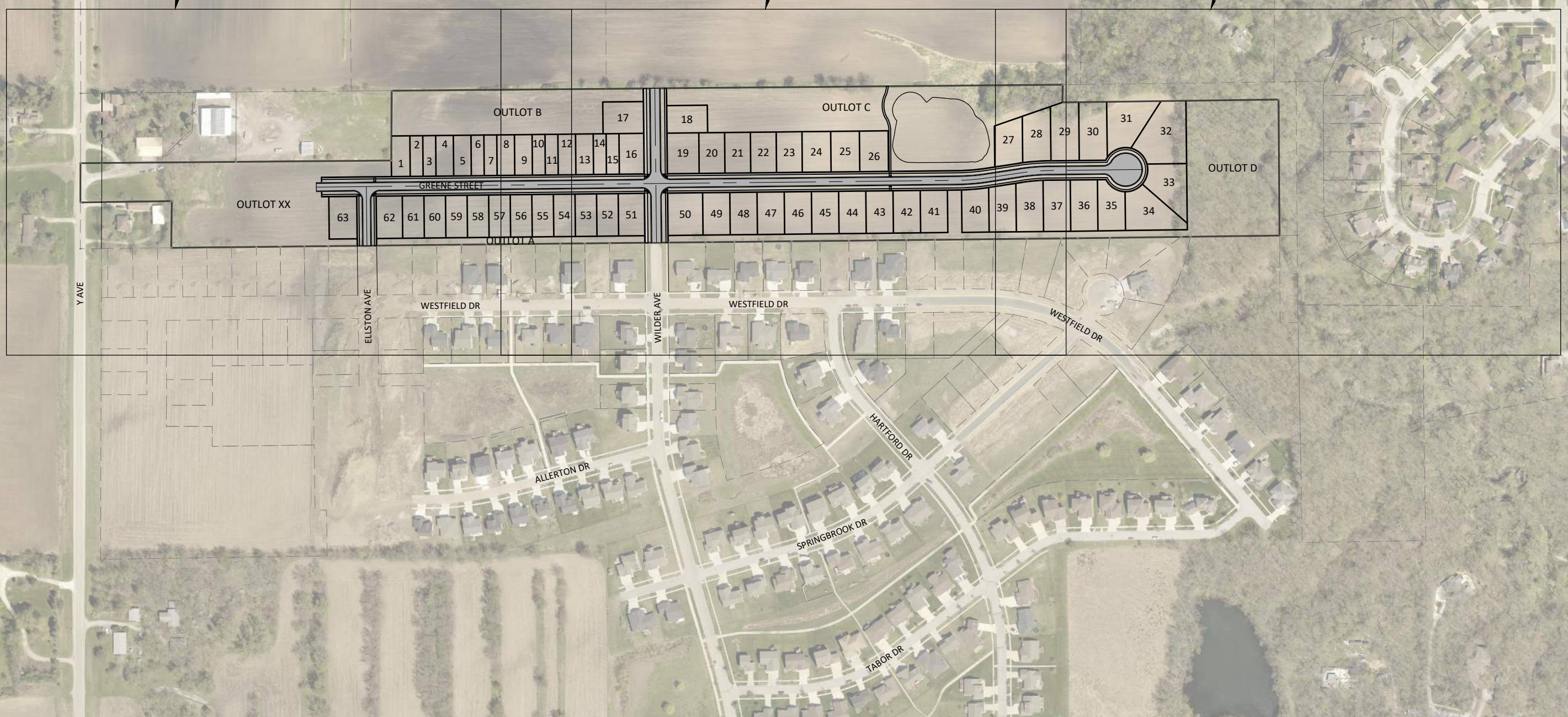
HUNZIKER DEVELOPMENT
NORTH SUNSET RIDGE
GENERAL NOTES AND TYPICAL SECTIONS



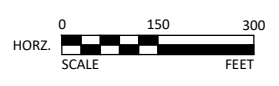
AREA A SHEETS
PP.04, PP.07, PP.10

AREA B SHEETS
PP.05, PP.08, PP.11

AREA C SHEETS
PP.06, PP.09, PP.12



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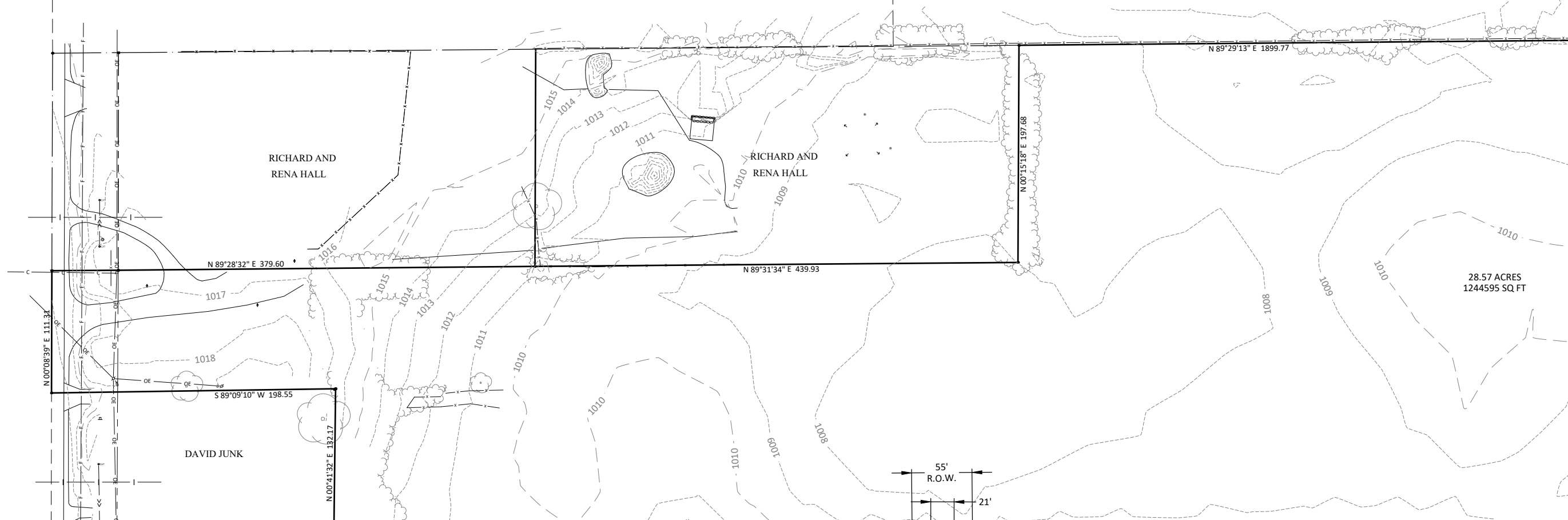
HUNZIKER DEVELOPMENT
NORTH SUNSET RIDGE
OVERALL LAYOUT

SHEET
PP.03



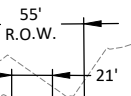
HUNZIKER
DEVELOPMENT
GROUP

SANDS- MCDORMAN
FAMILY TRUST



28.57 ACRES
1244595 SQ. FT

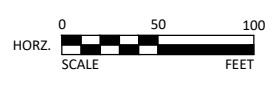
HUNZIKER CONSTRUCTION SERVICES	HUNZIKER DEVELOPMENT GROUP	TERESTA CHUA ONA & GONZALES CELEDONIO	HUNZIKER CONSTRUCTION SERVICES	HUNZIKER CONSTRUCTION SERVICES	HUNZIKER CONSTRUCTION SERVICES	KAREN MURPHY AND TERRY WARRNER	TRAVIS AND EMILY YOUNG	KAMESH SIRIGIREDDY	ANDREW AND SAMANTHA RUSSELL	JUSTIN AND AMANDA KABRICK	MICHAEL AND SARA ORR	STEPHEN AND KIMBERLY BIEVER	MICHAEL DISALVO GERALDINE JOHNSON	STEPHEN YANG	CHAD AND JENNIFER BUNDY	NEIL WEISS
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WESTFIELD DR

ELLSTON AVE

Y AVE



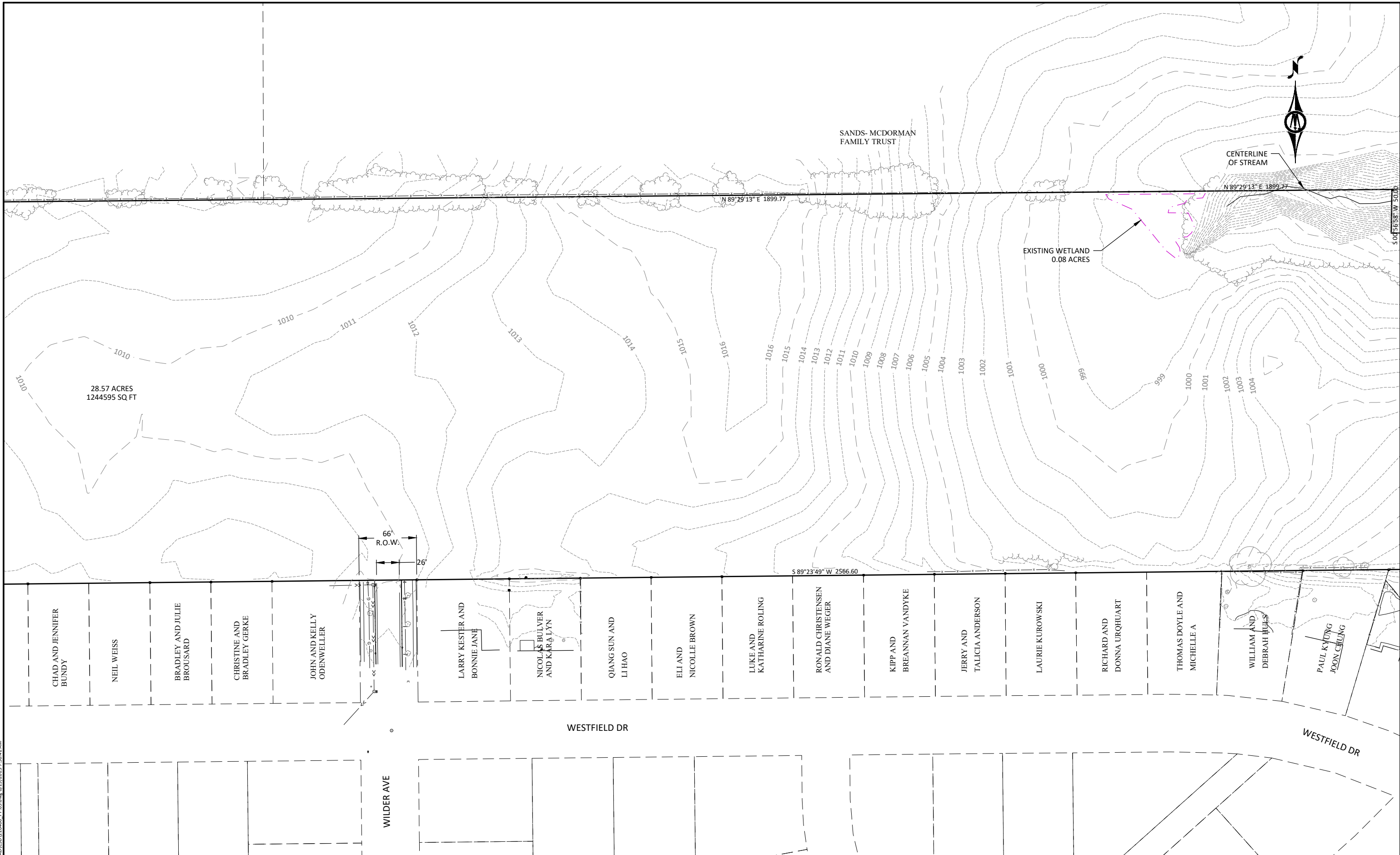
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HUNZIKER DEVELOPMENT
NORTH SUNSET RIDGE
EXISTING CONDITIONS

SHEET
PP.04

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28.57 ACRES
1244595 SQ. FT.

SANDS-MCDORMAN
FAMILY TRUST

EXISTING WETLAND
0.08 ACRES

CENTERLINE
OF STREAM

N 89° 29' 13" E 1899.77

N 89° 29' 13" E 1899.77

S 89° 23' 49" W 2566.60

CHAD AND JENNIFER
BUNDY

NEIL WEISS

BRADLEY AND JULIE
BROUSARD

CHRISTINE AND
BRADLEY GERKE

JOHN AND KELLY
ODENWELLER

LARRY KESTER AND
BONNIE JANE

NICOLAS BULVER
AND KARALYN

QIANG SUN AND
LI HAO

ELI AND
NICOLLE BROWN

LUKE AND
KATHARINE ROLING

RONALD CHRISTENSEN
AND DIANE WEGER

KIPP AND
BREANNAN VANDYKE

JERRY AND
TALICIA ANDERSON

LAURIE KUROWSKI

RICHARD AND
DONNA URQUHART

THOMAS DOYLE AND
MICHELLE A

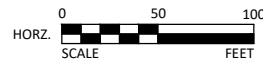
WILLIAM AND
DEBRAH HILES

PAUL KYUNG
JOON CHUNG

WESTFIELD DR

WESTFIELD DR

WILDER AVE



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HUNZIKER DEVELOPMENT
NORTH SUNSET RIDGE
EXISTING CONDITIONS

SHEET
PP.05

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HUNZIKER DEVELOPMENT
NORTH SUNSET RIDGE
EXISTING CONDITIONS

SHEET
PP.06

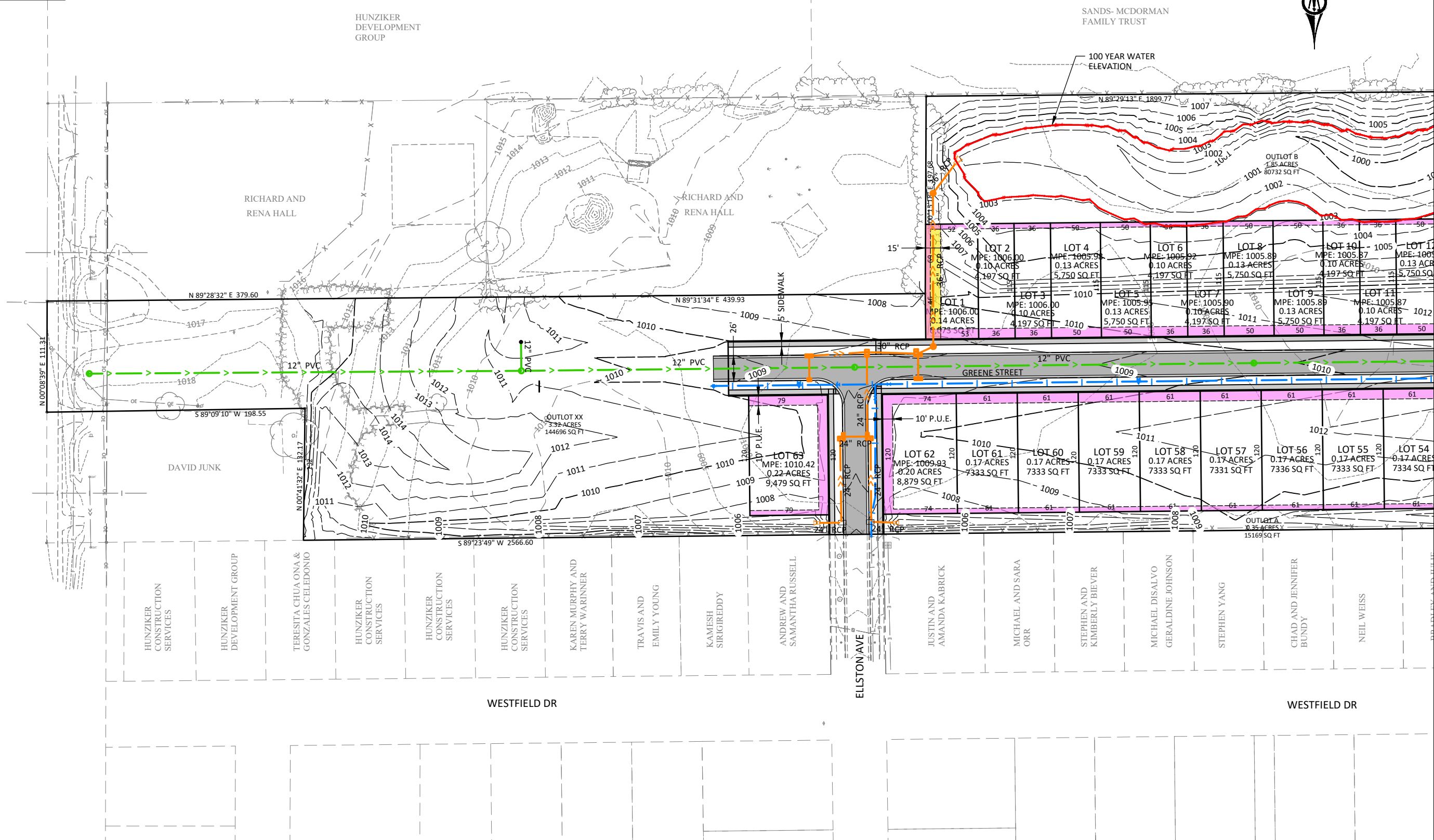
UTILITY LEGEND

- STORM SEWER
- SANITARY SEWER
- 8" WATERMAIN

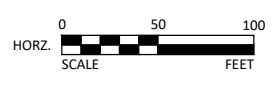
EASEMENT LEGEND

- PUBLIC UTILITY EASEMENT (P.U.E.)
- SANITARY SEWER EASEMENT
- STORM WATER FLOWAGE EASEMENT (S.W.F.E.)

NOTE:
ALL STORM SEWER 15" UNLESS OTHERWISE NOTED.



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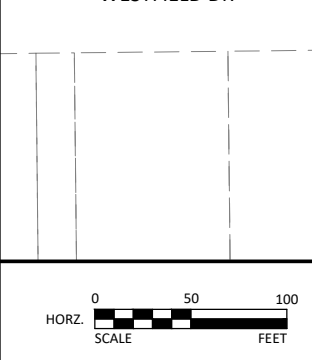
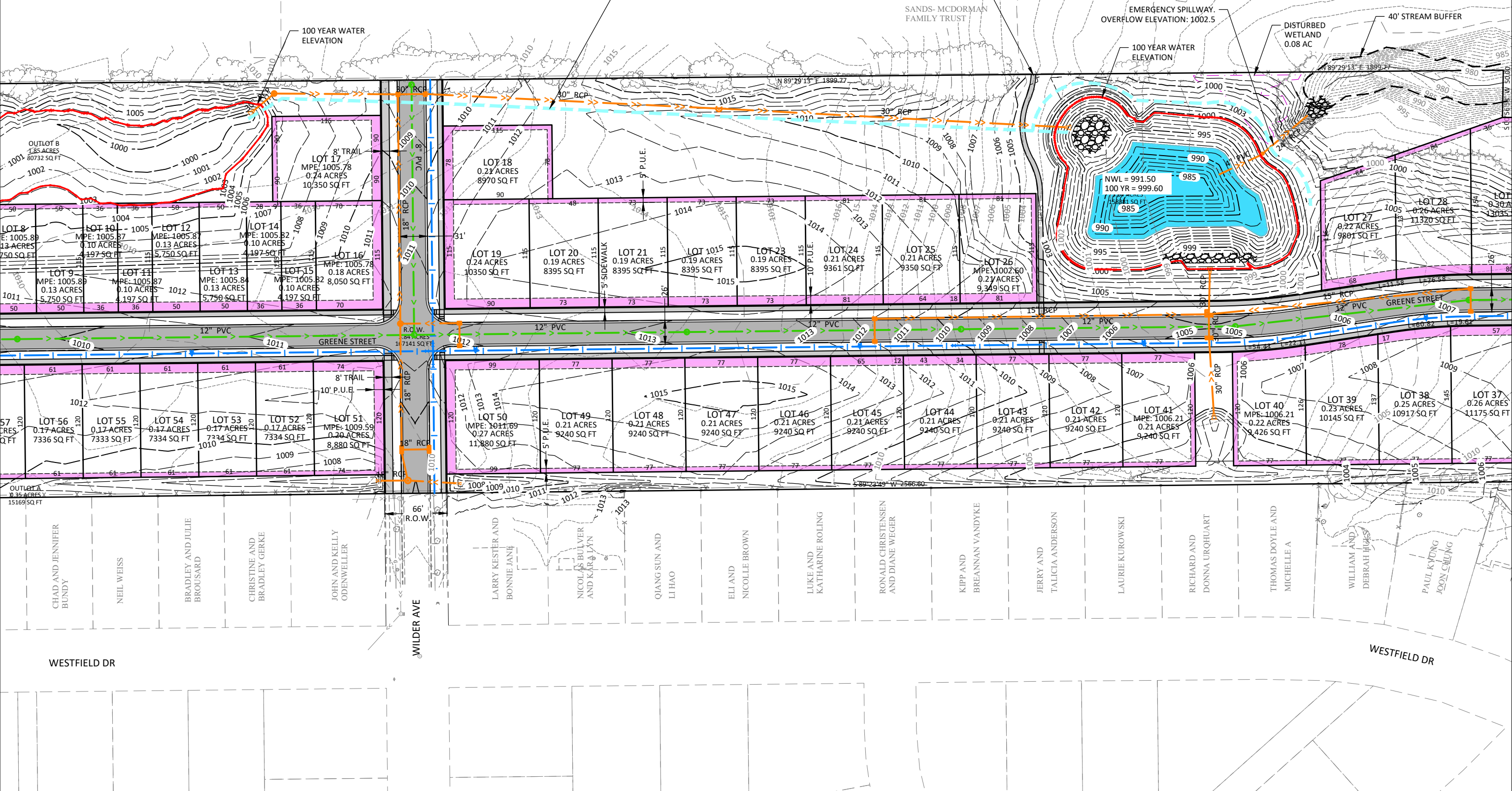
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HUNZIKER DEVELOPMENT
NORTH SUNSET RIDGE
PROPOSED CONDITIONS

SHEET
PP.07

UTILITY LEGEND		EASEMENT LEGEND	
	STORM SEWER		PUBLIC UTILITY EASEMENT (P.U.E.)
	SANITARY SEWER		SANITARY SEWER EASEMENT
	8" WATERMAIN		STORM WATER FLOWAGE EASEMENT (S.W.F.E.)

NOTE:
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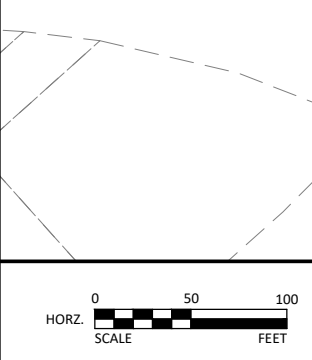
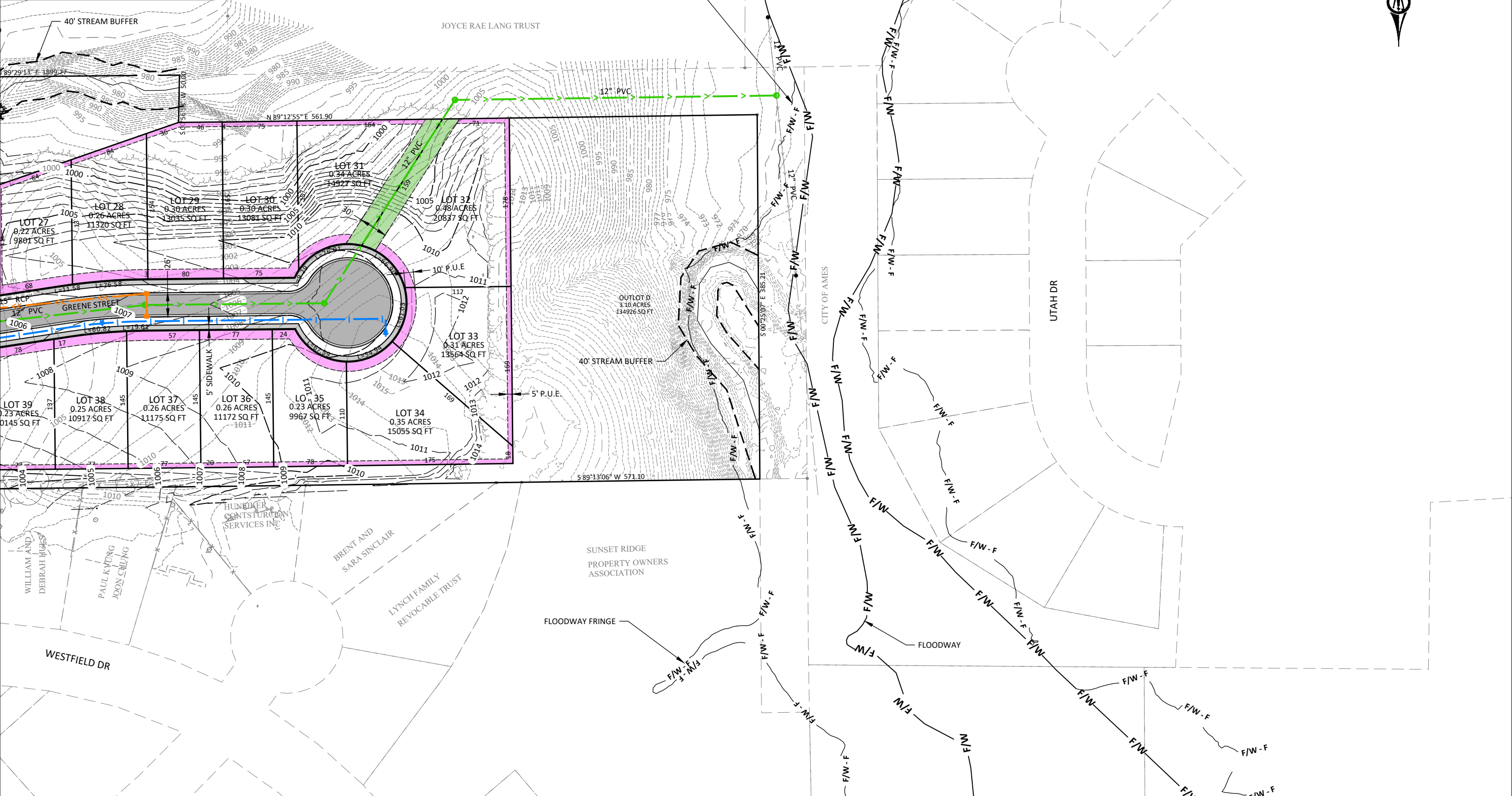
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HUNZIKER DEVELOPMENT
NORTH SUNSET RIDGE
PROPOSED CONDITIONS
SHEET
PP.08

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UTILITY LEGEND		EASEMENT LEGEND	
	STORM SEWER		PUBLIC UTILITY EASEMENT (P.U.E.)
	SANITARY SEWER		SANITARY SEWER EASEMENT
	8" WATERMAIN		STORM WATER FLOWAGE EASEMENT (S.W.F.E.)

NOTE:
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HUNZIKER DEVELOPMENT
NORTH SUNSET RIDGE
PROPOSED CONDITIONS

SHEET
PP.09

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LEGEND

-  TYPE I SEEDING/SOD
-  WETLAND SEEDING
-  NATIVE AND FORBS
-  TYPE IV 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% SIDOATS GRAMA
10% BLUE GRAMA
20% HARD FINE FESCUE
20% SHEEP FINE FESCUE
25% BLUE FINE FESCUE
15% LITTLE BLUESTEM
15% COVER CROP

TYPE I MIXTURE SHALL BE THE FOLLOWING

- REFER TO SUDAS FOR GRASS MIXTURE AND SEEDING RATE

TYPE IV SHALL BE THE FOLLOWING

- REFER TO SUDAS FOR GRASS MIXTURE AND SEEDING RATE

WETLAND MIXTURE SHALL BE THE FOLLOWING

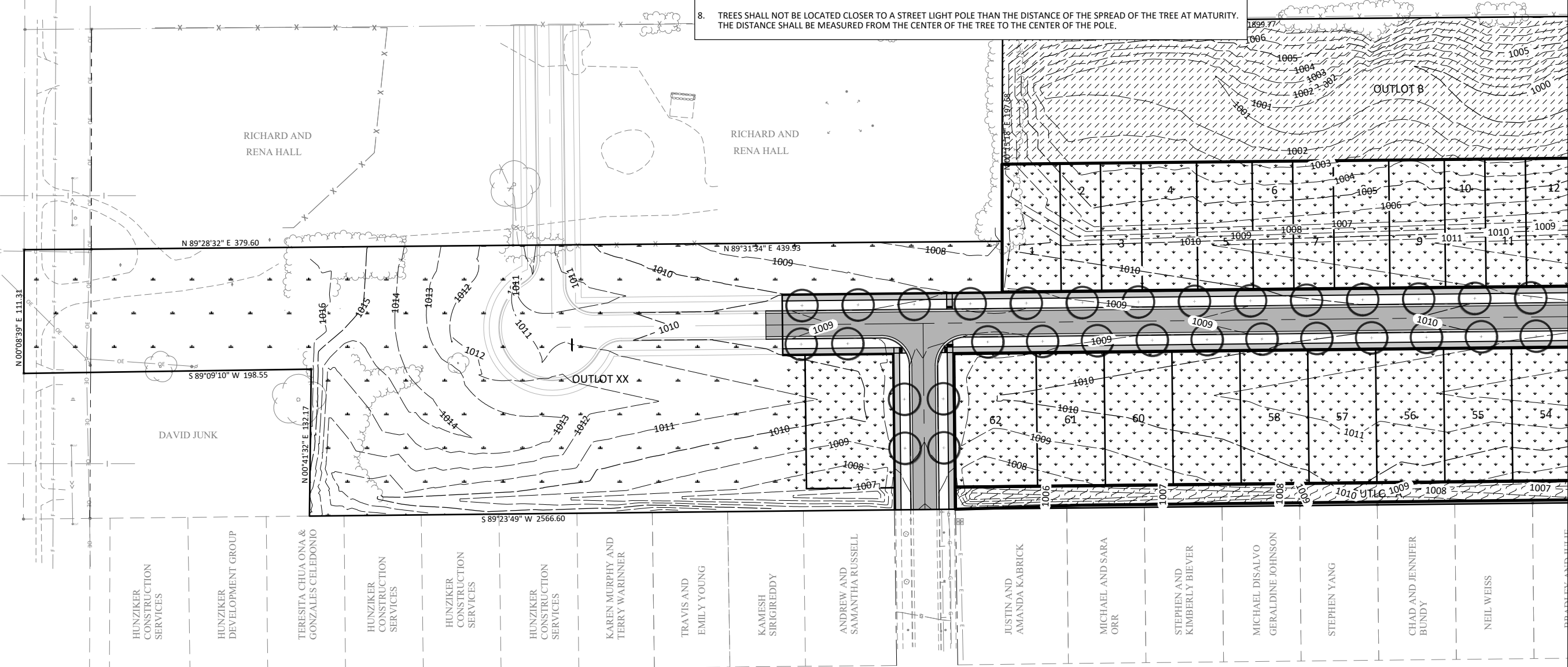
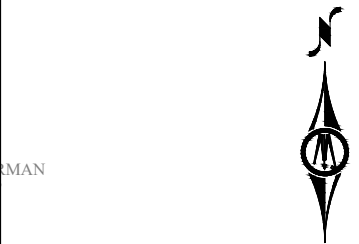
- REFER TO SUDAS FOR WETLAND MIXTURE AND SEEDING RATE

NATIVE GRASS AND FORBS SHALL BE THE FOLLOWING

- REFER TO SUDAS FOR NATIVE GRASS AND FORBS MIXTURE AND SEEDING RATE

STREET TREE NOTES:

1. 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.
2. TREES SHALL BE OF NATIVE SPECIES AS INDICATED BY THE IOWA DEPARTMENT OF NATURAL RESOURCES AND APPROVED BY THE CITY.
3. THE SPACING SHALL BE ADJUSTED AS A RESULT OF DRIVE OPENINGS, UNDERGROUND UTILITIES, STREET LIGHTS, AND OTHER POTENTIAL OBSTRUCTIONS.
4. 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.
5. 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.
6. 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.
7. TREES SHALL NOT BE PLANTED CLOSER THAN TEN (10) FEET TO RESIDENTIAL DRIVEWAYS.
8. 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.



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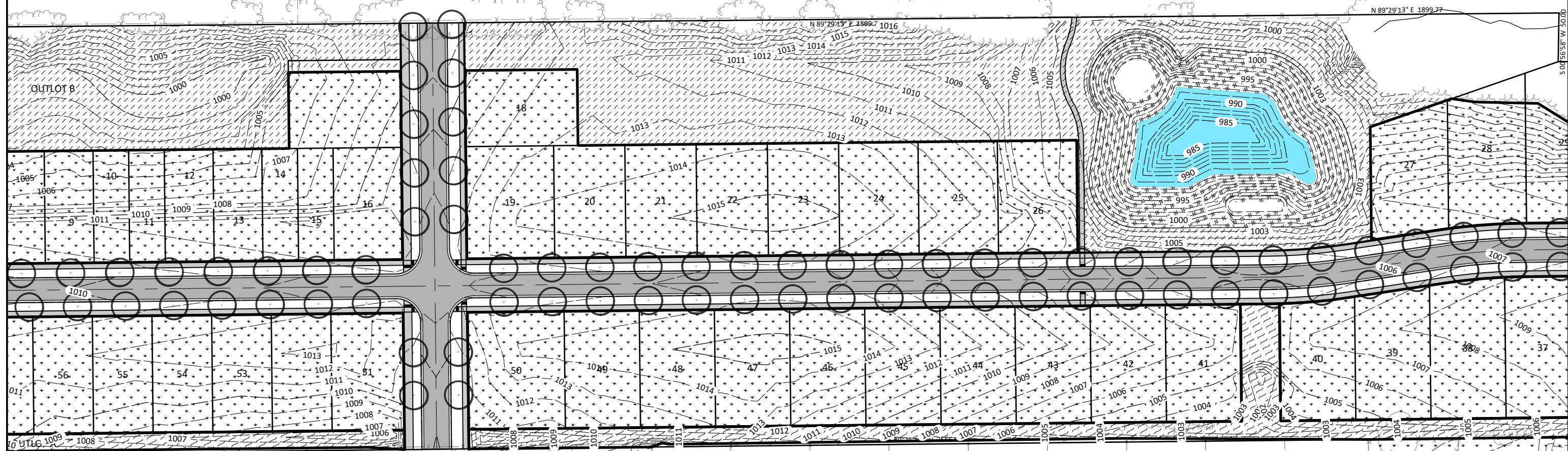
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HUNZIKER DEVELOPMENT
SUNSET RIDGE NORTH - FIRST ADDITION
STREET TREE & LANDSCAPING PLAN



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NEIL WEISS

BRADLEY AND JULIE BROUSARD

CHRISTINE AND BRADLEY GERKE

JOHN AND KELLY ODENWELLER

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NICOLAS BULVER AND KARALYN

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KIPP AND BREANNAN VANDYKE

JERRY AND TALICIA ANDERSON

LAURIE KUROWSKI

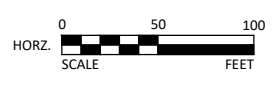
RICHARD AND DONNA URQUHART

THOMAS DOYLE AND MICHELLE A

WILLIAM AND DEBRAH HULST

PAUL KYUNG JOON CHUNG

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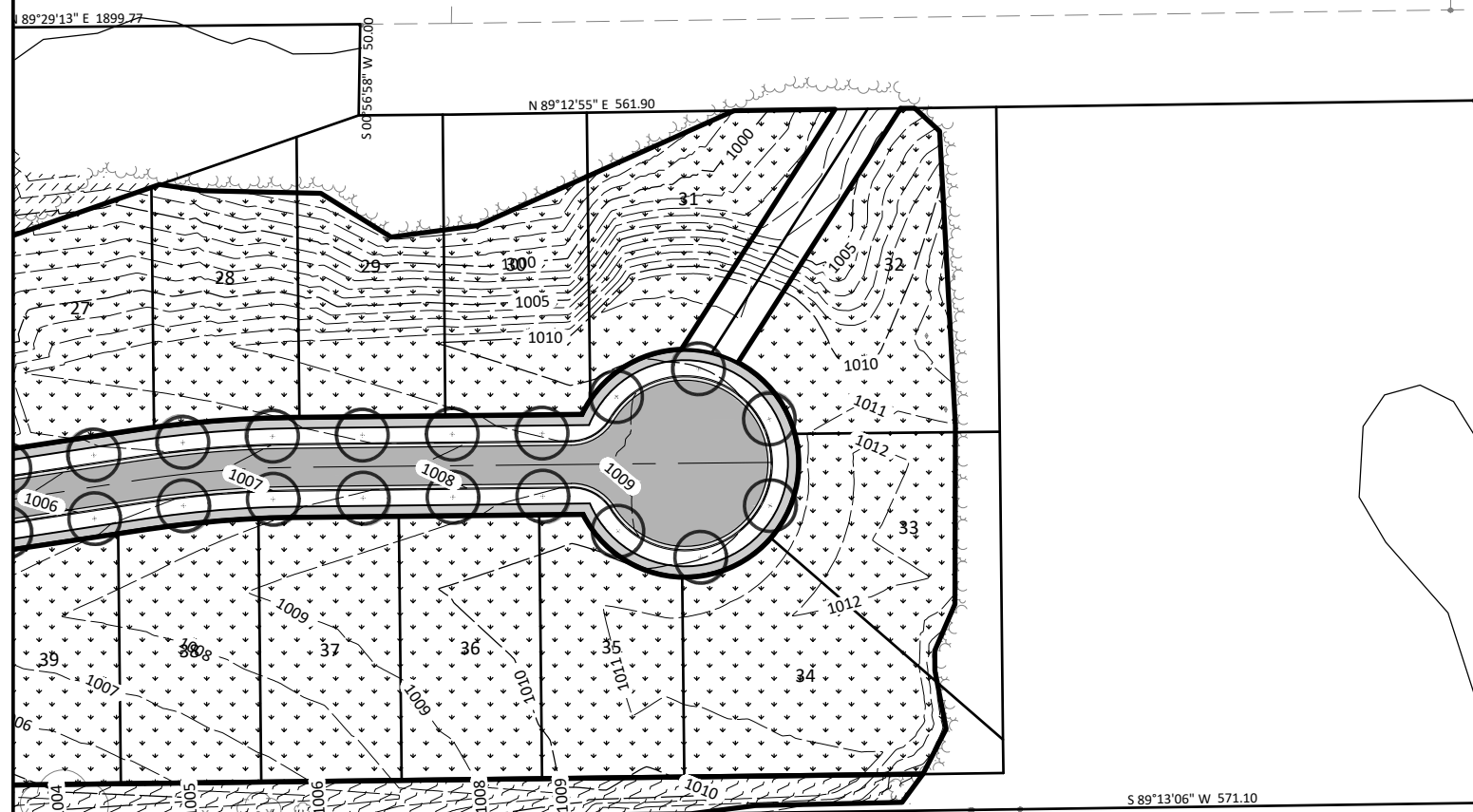
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HUNZIKER DEVELOPMENT
SUNSET RIDGE NORTH - FIRST ADDITION
STREET TREE & LANDSCAPING PLAN

SHEET
PP.11



JOYCE RAE LANG TRUST



S 00°25'07\"/>

CITY OF AMES

S 89°13'06\"/>

HUNZIKER CONSTRUCTION SERVICES INC

WILLIAM AND DEBRAH HULLS

PAUL KYUNG JOON CHUNG

BRENT AND SARA SINCLAIR

LYNCH FAMILY REVOCABLE TRUST

SUNSET RIDGE PROPERTY OWNERS ASSOCIATION



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HUNZIKER DEVELOPMENT
 SUNSET RIDGE NORTH - FIRST ADDITION
 STREET TREE & LANDSCAPING PLAN

SHEET
 PP.12

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