

COUNCIL ACTION FORM

SUBJECT: **SUNSET RIDGE SUBDIVISION AMENDED PRELIMINARY PLAT,
11TH ADDITION**

BACKGROUND:

Hunziker Land Development, LLC is requesting approval of an amended Preliminary Plat for the Sunset Ridge Subdivision. Sunset Ridge Subdivision is a residential development of 106.1 acres that was originally approved by the City Council on June 8, 2004 and amended on October 24, 2006 and October 23, 2012.

The Preliminary Plat amendment was required due to the addition of two single-family lots in the 10th Addition that necessitated an update to the project prior to additional platting. The Amended Preliminary Plat specially address development details for the 11th Addition along with updates to the overall plat. The proposed change results in a total of 235 FS-RL residential lots on 56.7 acres for a net density of 4.14 lots per acre. (See separate attachment). Although this is a gain of two lots, the 2012 Preliminary Plat also indicated a total of 235 FS-RL lots, due to an error in the calculation.

Based on the amended Preliminary Plat, the development at completion will include a total of 235 FS-RL residential units, 35 F-PRD residential units and 21.3 acres of green space. The land use and zoning will continue as currently designated. Conditions and requirements of the previously approved Development Agreement still apply.

RECOMMENDATION OF THE COMMISSION:

At its meeting of February 3, 2021, with a vote of 6-0, the Planning and Zoning Commission recommended approval of the amended Preliminary Plat for Sunset Ridge Subdivision.

ALTERNATIVES:

1. Based upon the findings and conclusions stated herein, the City Council can approve the amended Preliminary Plat for Sunset Ridge Subdivision.
2. The City Council can deny the amended Preliminary Plat for Sunset Ridge Subdivision.
3. Action on this request can be postponed and referred back to City staff and/or the applicant for additional information.

CITY MANAGER’S RECOMMENDED ACTION:

The amended Preliminary Plat is consistent with the Zoning Ordinance, Subdivision Ordinance standards, and the Land Use Policy Plan. Therefore, it is recommended that the Council act in accordance with Alternative #1 which is to approve the amended Preliminary Plat for Sunset Ridge Subdivision, with the condition that all easement documents be reviewed prior to final plat approval for Sunset Ridge 11th Addition.

ADDENDUM

Project Description.

Sunset Ridge Subdivision is a residential development of 106.1 acres and 235 FS-RL residential lots and 35 F-PRD lots. It was originally configured to allow for single-family detached homes and commercial development along the south border of the development abutting Lincoln Way. The commercial portion (4.6 acres) was rezoned to F-PRD (Planned Residence District) in 2015 and developed as townhomes and single-family residential. Most of the development (101.5 acres) is zoned FS-RL (Suburban Low Density Residential). Final Plats have been recorded for all but the 11th Addition.

Density Requirements. These changes are in conformance with the minimum density requirement of 3.75 dwelling units per net acre for the FS-RL zoned area as outlined in the City's Zoning Ordinance. The overall net density for the area zoned as "FS-RL" is 4.14 dwelling units per net acre.

The land use and zoning will continue as it is currently designated.

In summary:

• Residential (FS-RL)	56.7 acres	53.4%
• Residential (F-PRD)	4.6 acres	4.3%
• Right-of-Way	21.2 acres	20.0%
• Greenspace	21.3 acres	20.1%
• Reserved	<u>2.3 acres</u>	<u>2.2%</u>
Total	106.1 acres	

Utilities, Easements, and Sidewalks. The site is fully served by City infrastructure. Sanitary sewer and water are available, as is electric services. In accordance with City policies, it is anticipated that public infrastructure will be constructed and inspected prior to final platting. Required easements are recorded with the Final Plat for each Addition.

A 10' wide shared use path is included along 500th Avenue located within Outlot "U" and along the rear of lots 7-14. It connects to the internal shared use network. According to the Developer's Agreement, the Homeowner's Association will maintain all pathways within the development.

Sidewalks are included along all public streets. Newer areas including the 9th, 10th and 11th Additions include 5-foot sidewalks. Previous additions included 4-foot sidewalks. Standard practice has been to defer sidewalk installation under the provisions of a Improvement Agreement and provide security in the form of an Improvement Guarantee.

The street layout for the proposed Preliminary Plat and Master Plan is consistent with the previously approved plans.

Storm Water Management. Public Works Department has reviewed the Storm Water Management Plan and finds that the proposed development can meet the current required storm water quantity and quality measures. The site generally drains from the west to the east. The storm water will be detained in the proposed detention ponds and then conveyed through to Clear Creek located to the north and east of the subject site.

The rate of storm water run-off will not be increased above the pre-development rate of run-off. The COSESCO and SWPPP for the 11th Addition will be submitted before grading occurs.

Street Tree Plan. The developer has submitted a Street Tree Plan, as required by the Subdivision Ordinance. The Street Tree Plan is consistent with the layout of previously approved plan; however, additional trees have been included along the frontage of Ellston Avenue where two lots were added. The new Plan includes a selection of trees from the City's Approved List of Street Trees, revised in 2015 and includes a combination of Hackberry, Thornless Honeylocust, Kentucky Coffeetree, Tuliptree, Northern Red Oak, American Linden, Sycamore, Elm, Scarlet Oak, and Littleleaf Linden trees. The tree selection varies from what was originally approved for the subdivision.

Sunset Ridge Subdivision Development Agreements. A Development Agreement for the Sunset Ridge Subdivision was adopted June 14, 2005. Subsequently, a First Amendment (addressing construction of sanitary sewer improvements within the 4th Addition) was adopted on April 27, 2010 and a Second Amendment (addressing the number and locations of street extensions and costs associated with the extra width and thickness of collector streets) on October 23, 2012. No amendments are required.

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

Public Notice. Notice was mailed to property owners within 200 feet of the Sunset Ridge 11th Addition and a sign was posted on the subject property, prior to the Planning & Zoning Commission Meeting.

Attachment B: Applicable Subdivision Law

Applicable Subdivision Law

The laws applicable to the amendment to the Preliminary Plat for 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 23.107 reads as follows:

In addition to the requirements of the Regulations, all plats of land must comply with all other applicable City, county, state and federal statutes or regulations. All references in the Regulations to other City, county, state or federal statutes or regulations are for informational purposes only, and do not constitute a complete list of such statutes or regulations. The Regulations are expressly designed to supplement and be compatible with, without limitation, the following City plans, regulations or ordinances:

- (1) Land Use Policy Plan*
- (2) Zoning Ordinance*
- (3) Historic Preservation Ordinance*
- (4) Flood Plain Ordinance*
- (5) Building, Sign and House Moving Code*
- (6) Rental Housing Code*
- (7) Transportation Plan*
- (8) Parks Master Plan*
- (9) Bicycle Route Master Plan*

Plats may be disapproved on the basis of the above, and other City Council approved plans and policies that may be adopted from time to time.

Ames Municipal Code Chapter 23, Subdivisions, Division III, provides the procedures for the subdivision of property; specifically Section 23.302 discusses Major Subdivisions:

Ames Municipal Code Section 23.302(5):

- (3) 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.*

Ames Municipal Code Section 23.302(6):

(4) *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.*

Ames Municipal Code Section 23.306(2):

Describes the process for amending the design, layout, configuration, circulation pattern, access, or dimensions of a preliminary or final plat and states that major amendments shall be processed as an amendment to the original preliminary plat. An application for a major amendment shall include all information required for a preliminary plat application, except that information pertaining to ownership, and information pertaining to existing physical features or structures, shall be required only for those areas of the plat affected by the amendment...

Ames Municipal Code Chapter 23, Subdivisions, Division IV, identifies design and improvement standards for subdivisions.

Ames Municipal Code Section 23.403(14) & (15) requires installation of sidewalks and walkways and bikeways in subdivisions.

Ames Municipal Code Chapter 29, Zoning, Section 29.1202, includes standards for the Suburban Residential zone.

Ames Municipal Code Chapter 29, Zoning, Table 29.1202(5)-1 includes Residential Low Density (FS-RL) Supplemental Development Standards.

Ames Municipal Code Chapter 29, Zoning, Table 29.1202(6) includes Suburban Residential Floating Zone Suburban Regulations.

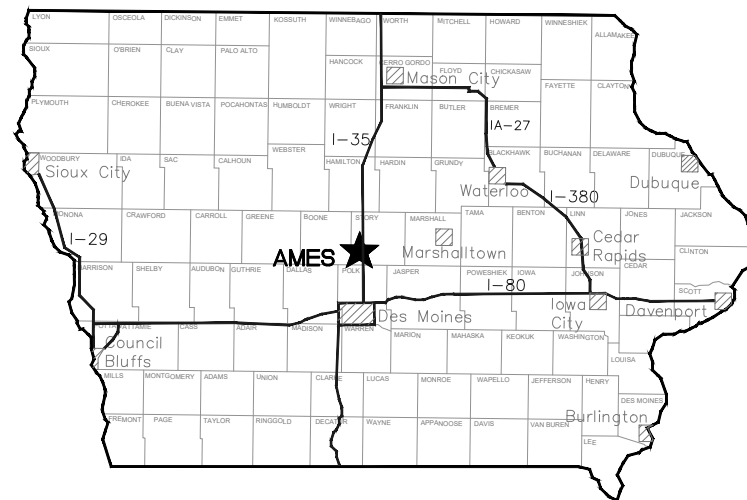
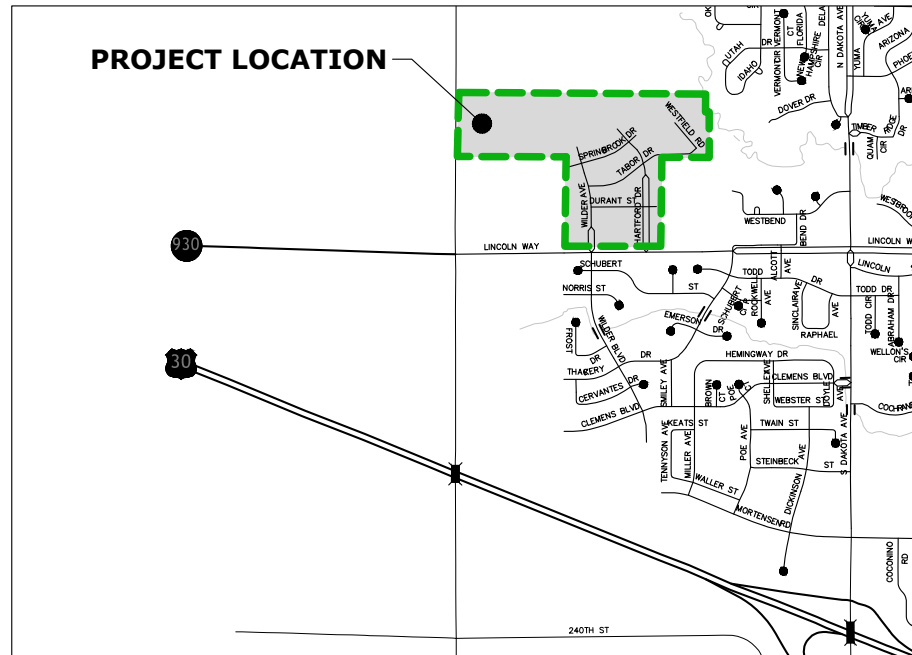
**Attachment C:
Sunset Ridge Subdivision Amended Preliminary Plat
(attached separately)**

SUNSET RIDGE SUBDIVISION

PRELIMINARY PLAT AMES, IOWA

LOCATION MAP

1" = 1/4 MILE



GENERAL NOTE: ALL UTILITIES ARE ONLY GENERALLY LOCATED. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND EXPOSING ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION BEFORE CONSTRUCTION BEGINS.

ENGINEER:
FOX ENGINEERING
414 SOUTH 17TH STREET, SUITE 107
AMES, IOWA 50010
PHONE: (515) 233-0000
FAX: (515) 233-0103



OWNER/DEVELOPER
Hunziker Development Group LLC
105 S. 16th Street, Suite A
Ames, Iowa 50010

PLANNING PREPARER/ENGINEER
Scott Williams, P.E.
FOX Engineering Associates
414 S. 17th Street, Suite 107
Ames, Iowa 50010

LEGAL DESCRIPTION
The perimeter boundary of this subdivision is described by the Final Plats of Record for Sunset Ridge Subdivision 1st through 10th Additions.
The area remaining to be developed is described as Sunset Ridge Subdivision Tenth Addition, Outlot LL.

ZONING
Existing:
The 7th and 9th Additions are zoned Planned Residence District (F-PRD).
All other lots are zoned Residential Low Density (FS-RL).
Proposed:
No changes are proposed.

SEDIMENT AND EROSION CONTROL
This site is covered by an existing Iowa DNR NPDES permit. A sediment and erosion control plan will be created, and the NPDES and City of Ames COSECO permits will be updated before each addition of the subdivision is constructed.

UTILITIES
All private utilities will be located within public utility easements shown, or within utility corridors provided for by the City's "Use of City Rights-of-Way Users" ordinance.

All sanitary sewer mains will be 8" diameter.
All water mains will be 8" diameter.
SIDEWALKS AND SHARED-USE PATHS
5' wide sidewalks will be constructed on both sides of public streets (except where shared-use paths are shown).
Shared-use paths (within right-of-way or outlots) shall be 10' wide.

STREETS
Wilder Avenue, Westfield Drive, and Westfield Road shall be 31' B-B within 66' right-of-way. All other streets shall be 26' B-B within 55' right-of-way.
No individual lots shall have driveway access to County Road R-38.

PARKING RESTRICTIONS
Vehicle parking will be prohibited as follows:
Along the north side of Allerton Drive
Along the north side of Durant Street
Along the east side of Ellston Avenue
Along the east side of Fremont Avenue
Along the east side of Hartford Drive
Along the north side of Springbrook Circle
Along the north side of Springbrook Drive
Along the north side of Tabor Drive
Along the east side of Westfield Drive
Along the east side of Westfield Road
Along the east side of Wilder Avenue

INDEX OF SHEETS

No.	Description
G1.1	COVER SHEET
G1.2	LAND USE SUMMARY
G2.1	TYPICAL SECTIONS / NOTES
C1.1	SUBDIVISION MAP
C2.1	LOT LAYOUT & DIMENSIONING
C3.1	GRADING PLAN
C4.1	PAVING PLAN
C5.1	UTILITY PLAN
C6.1	STREET TREE PLAN

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Scott A. Williams 1/20/21
DATE

SCOTT A. WILLIAMS
License number P13310

My license renewal date is December 31, 2022.

Pages or sheets covered by this seal:
ALL LISTED IN INDEX ON THIS SHEET

DATE	BY	REVISION
01/21	SAW	DESIGNED
01/21	SRS	DRAWN
01/21	SRS	CHECKED
01/20/23		LAST UPDATE

FOX Engineering Associates, Inc.
414 South 17th Street, Suite 107
Ames, Iowa 50010
Phone: (515) 233-0000
FAX: (515) 233-0103



COVER SHEET
SUNSET RIDGE SUBDIVISION
PRELIMINARY PLAT
AMES, IOWA

PROJECT NO.
5345-20B
SHEET
G1.1

DRAWING FILENAME: K:\1\10\15000\5345-20B\Sunset Ridge\Drawings\General\5345-20B PRE PLAT G SHEETS.dwg
PLOT STYLE TABLE: FoxGrayScale.ctb
LAYER MGR NAME: G1.1

SUNSET RIDGE SUBDIVISION

LOT AREA TABLES

1st ADDITION		2nd ADDITION		3rd ADDITION		4th ADDITION		5th ADDITION		6th ADDITION		7th ADDITION		8th ADDITION		9th ADDITION		10th ADDITION		11th ADDITION	
LOT	AREA (S.F)	LOT	AREA (S.F)	LOT	AREA (S.F)	LOT	AREA (S.F)	LOT	AREA (S.F)	LOT	AREA (S.F)	LOT	AREA (S.F)	LOT	AREA (S.F)	LOT	AREA (S.F)	LOT	AREA (S.F)	LOT	AREA (S.F)
1	11645.00	1	15925.00	1	SEE 9TH ADD	1	11050.00	1	9692.86	1	9184.53	1	3160.06	1	11340.00	1	4464.18	1	11528.80	1	9800.90
2	11646.00	2	11923.00	2	SEE 7TH ADD	2	12350.00	2	9456.92	2	9400.20	2	2405.42	2	11340.00	2	4616.64	2	8667.84	2	9802.57
3	11645.00	3	9029.00	3	10156.00	3	12341.00	3	9586.07	3	10181.49	3	2405.42	3	11567.56	3	4569.25	3	8662.83	3	9804.23
4	11645.00	4	9029.00	4	7648.00	4	10400.00	4	9750.00	4	9732.97	4	3160.06	4	12207.43	4	4563.01	4	8645.25	4	9805.89
5	11645.00	5	9588.00	5	7648.00	5	10400.00	5	9100.00	5	9236.89	5	3160.06	5	13777.19	5	4590.20	5	8627.39	5	9807.55
6	13377.00	6	11422.00	6	7648.00	6	10379.00	6	12350.00	6	8672.52	6	3160.06	6	13545.85	6	4617.40	6	11391.15	6	9984.34
7	7242.00	7	10769.00	7	7445.00	7	12339.00	7	14855.23	7	8584.23	7	3160.06	7	10528.81	7	7842.95	7	11950.73	7	10304.79
8	7214.00	8	10235.00	8	7360.00	8	11497.00	8	13980.72	8	8581.40	8	2405.42	8	14725.07	8	6833.45	8	12700.61	8	8449.84
9	7314.00	9	9345.00	9	7360.00	9	11497.00	9	12350.00	9	8629.40	9	2405.42	9	20510.41	9	4056.15	9	11700.00	9	8449.75
10	7314.00	10	7876.00	10	10402.00	10	12758.00	10	9100.00	10	8615.82	10	4762.99	10	13755.81	10	4056.15	10	8840.00	10	8260.11
11	7314.00	11	11175.00			11	14051.00	11	8781.03	11	8638.87	11	5485.13	11	14446.44	11	4056.15	11	8840.00	11	8449.53
12	7314.00	12	10616.00		RESIDENTIAL TOTAL 65667.00	12	13776.00	12	15737.01	12	10400.00	12	2783.92	12	11366.01	12	4056.15	12	8840.00	12	9587.83
13	7314.00	13	9178.00			13	11376.00	13	9750.00	13	10400.00	13	2793.51	13	11365.50	13	4056.15	13	8910.72	13	13681.09
14	10257.00	14	10652.00		LOT C 15836.00	14	9406.00	14	9750.00	14	10400.00	14	3684.48	14	11364.99	14	4056.15	14	11700.09	14	21060.61
15	10324.00	15	10479.00			15	9525.00	15	9160.69	15	10400.00	15	3706.19	15	11358.27			15	9211.44	15	13317.39
16	6762.00	16	10481.00		ROW TOTAL 15836.00	16	9525.00	16	8989.02	16	10400.00	16	3723.89	16	11560.63		OUTLOT A 27366.67	16	9178.00	16	8102.15
17	6762.00	17	10429.00			17	10726.00	17	8817.35	17	10400.00	17	3771.80	17	11567.66			17	9520.07	17	8795.17
18	6762.00	18	9178.00		OUTLOT H 83126.00	18	9360.00	18	11522.49	18	9772.86	18	2912.28	18	11565.88		PRD TOTAL 98715.51	18	9520.07	18	8797.30
19	6762.00	19	9178.00			19	9360.00	19	9360.00	19	9777.31	19	2947.90	19	16649.56			19	9520.07	19	8799.43
20	7406.00	20	9178.00		GREENSPACE TOTAL 83126.00	20	11700.00	20	11700.00	20	9779.06	20	3926.87	20	15250.78		OUTLOT B 64256.71	20	11480.03	20	8801.56
21	8556.00	21	10475.00			21	12350.00	21	12350.00	21	9780.80	21	10400.00	21	10400.00			21	13996.23	21	8803.46
22	7488.00	22	13062.00		RESERVED	22	11050.00	22	11050.00	22	9782.55	22	9782.55				RESIDENTIAL TOTAL 270195.65			22	9428.40
23	11103.00	23	10816.00						RESIDENTIAL TOTAL 247216.00	23	9784.30	23	9784.30		RESIDENTIAL TOTAL 270195.65					23	9428.14
24	8814.00	24	10226.00		OUTLOT NN 14558.00					24	9786.05	24	9786.05		LOT A 79829.12					24	9428.57
25	8814.00	25	10637.00							25	9791.66	25	9791.66							25	9394.45
26	11003.00	26	10933.00		RESERVED TOTAL 14558.00				LOT D 102050.00	26	11359.41	26	11359.41		OUTLOT A 33409.99					26	13459.80
27	11750.00	27	9965.00							27	11355.88	27	11355.88							27	9750.00
28	11210.00	28	9965.00						OUTLOT P SEE OUTLOT S 10th ADD	28	11355.88	28	11355.88		GREENSPACE TOTAL 33409.99					28	10790.00
29	8990.00	29	16019.00						OUTLOT Q 76079.08	29	11355.88	29	11355.88							29	10790.00
30	8760.00	30	10733.00						GREENSPACE TOTAL 76079.08	30	11355.88	30	11355.88							30	12853.65
31	8760.00	31	11778.00							31	11355.88	31	11355.88							31	9301.38
32	11431.00	32	11778.00							32	11338.37	32	11338.37							32	9177.96
33	10984.00	33	11778.00							33	10388.54	33	10388.54								
34	9316.00	34	11778.00							34	12050.70	34	12050.70								
35	9316.00	35	11778.00							35	12517.23	35	12517.23								
36	9316.00									36	15417.95	36	15417.95								
37	9317.00		RESIDENTIAL TOTAL 377406.00							37	15736.91	37	15736.91								
38	9316.00		LOT B 163314.00							38	14763.05	38	14763.05								
	RESIDENTIAL TOTAL 351908.00		ROW TOTAL 163314.00							39	12085.37	39	12085.37								
	LOT A 153331.00									40	12085.37	40	12085.37								
	ROW TOTAL 153331.00		OUTLOT F 42008.00								RESIDENTIAL TOTAL 424635.21										
			OUTLOT G 105809.00								LOT A 21353.98										
			GREENSPACE TOTAL 147817.00								LOT B 34902.36										
			RESERVED								LOT C 52042.14										
			OUTLOT PP 12674.00								ROW TOTAL 108298.48										
			OUTLOT QQ 62118.00								OUTLOT R 24955.20										
			RESERVED TOTAL 74792.00								GREENSPACE TOTAL 24955.20										

LAND USE SUMMARY

RESIDENTIAL (FS-RL)		RESIDENTIAL (F-PRD)		RIGHT OF WAY		GREENSPACE		RESERVED (FOR FUTURE DEVELOPMENT)		SUMMARY			
1st ADDITION	351908.00	7th ADDITION	100754.48	1st ADDITION	153331.00	1st ADDITION	244317.00	2nd ADDITION	74792.00	RESIDENTIAL (FS-RL)	56.7	ACRES	53.4%
2nd ADDITION	377406.00	9th ADDITION	98715.51	2nd ADDITION	163314.00	2nd ADDITION	147817.00	3rd ADDITION	14558.00	RESIDENTIAL (F-PRD)	4.6	ACRES	4.3%
3rd ADDITION	65667.00			3rd ADDITION	15836.00	3rd ADDITION	83126.00	4th ADDITION	11702.00	RIGHT OF WAY	21.2	ACRES	20.0%
4th ADDITION	247216.00	TOTAL	199469.99	4th ADDITION	102050.00	4th ADDITION	68551.00	TOTAL	101052.00	GREENSPACE	21.3	ACRES	20.1%
5th ADDITION	192729.39		4.6 ACRES	5th ADDITION	81235.89	5th ADDITION	76079.08			RESERVED	2.3	ACRES	2.2%
6th ADDITION	424635.21			6th ADDITION	108298.48	6th ADDITION	24955.20			TOTAL	106.1	ACRES	
8th ADDITION	270195.65			8th ADDITION	79829.12	8th ADDITION	79829.12			DENSITY			
10th ADDITION	213431.32			10th ADDITION	138809.45	10th ADDITION	64256.71			RESIDENTIAL LOTS	235		
11th ADDITION	326467.84			11th ADDITION	79772.63	11th ADDITION	80775.75			RESIDENTIAL ACRES	56.7		
TOTAL	2469656.41	S.F.		TOTAL	922476.57	S.F.		TOTAL	929640.15	LOTS PER ACRE	4.14		
	56.7	ACRES			21.2	ACRES			21.3				

DRAWING FILENAME: K:\1\proj\50001\5345-20B-Sunset Ridge\11\Drawings\General\5345-20B-PRE PLAT G SHEETS.dwg
 PLOT STYLE TABLE: Foxgray.ctb
 LAYER MNGR NAME: Foxgray.ctb
 LAYOUT NAME: G1.2

DATE	BY	REVISION
12/20	SAW	DESIGNED
12/20	SRS	DRAWN
12/20		CHECKED
12/15/20		LAST UPDATE

FOX Engineering
 FOX Engineering Associates, Inc.
 414 South 17th Street, Suite 107
 Ames, Iowa 50010
 Phone: (515) 233-0000
 FAX: (515) 233-0103

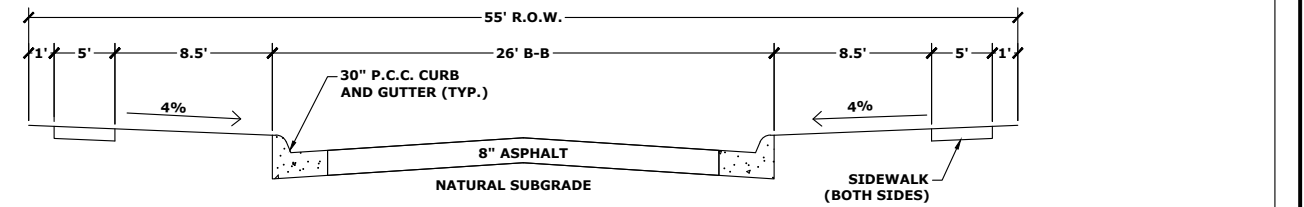
LAND USE SUMMARY
 SUNSET RIDGE SUBDIVISION
 PRELIMINARY PLAT
 AMES, IOWA
 PROJECT NO. 5345-20B
 SHEET G1.2

STREET TREE NOTES

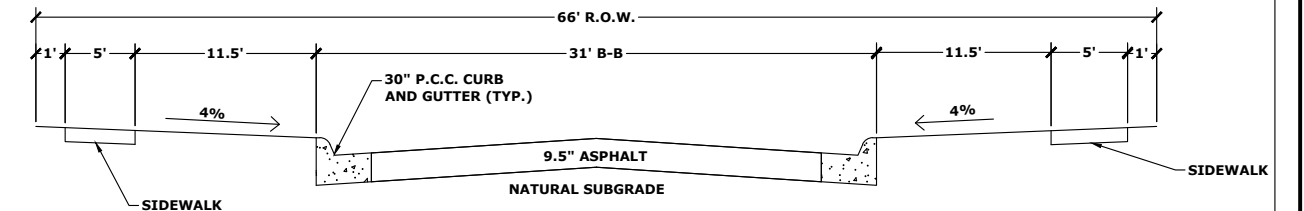
1. Trees shall be planted within the right-of-way of all streets proposed within the subdivision. Trees shall be planted in accordance with the requirements of Section 23.402 of the Subdivision Ordinance.
2. Trees planted in the public right-of-way shall be of the species shown on the accompanying "Street Tree Table".
3. Trees shall be planted no closer than the distance of the full spread of the tree to the next adjacent tree according to the species selected. Trees shall be planted at fifty (50) feet spacing on center. 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 curb and 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.

STREET TREE TABLE

HACKBERRY
 THORNLESS HONEYLOCUST
 KENTUCKY COFFEE TREE
 TULIPTREE
 NORTHER RED OAK
 AMERICAN LINDEN
 SYCAMORE
 ELM
 SCARLET OAK
 LITTLELEAF LINDEN



1 LOCAL STREET TYPICAL SECTION
NTS



2 COLLECTOR STREET TYPICAL SECTION
NTS

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	DRAWN: SRS	12/20
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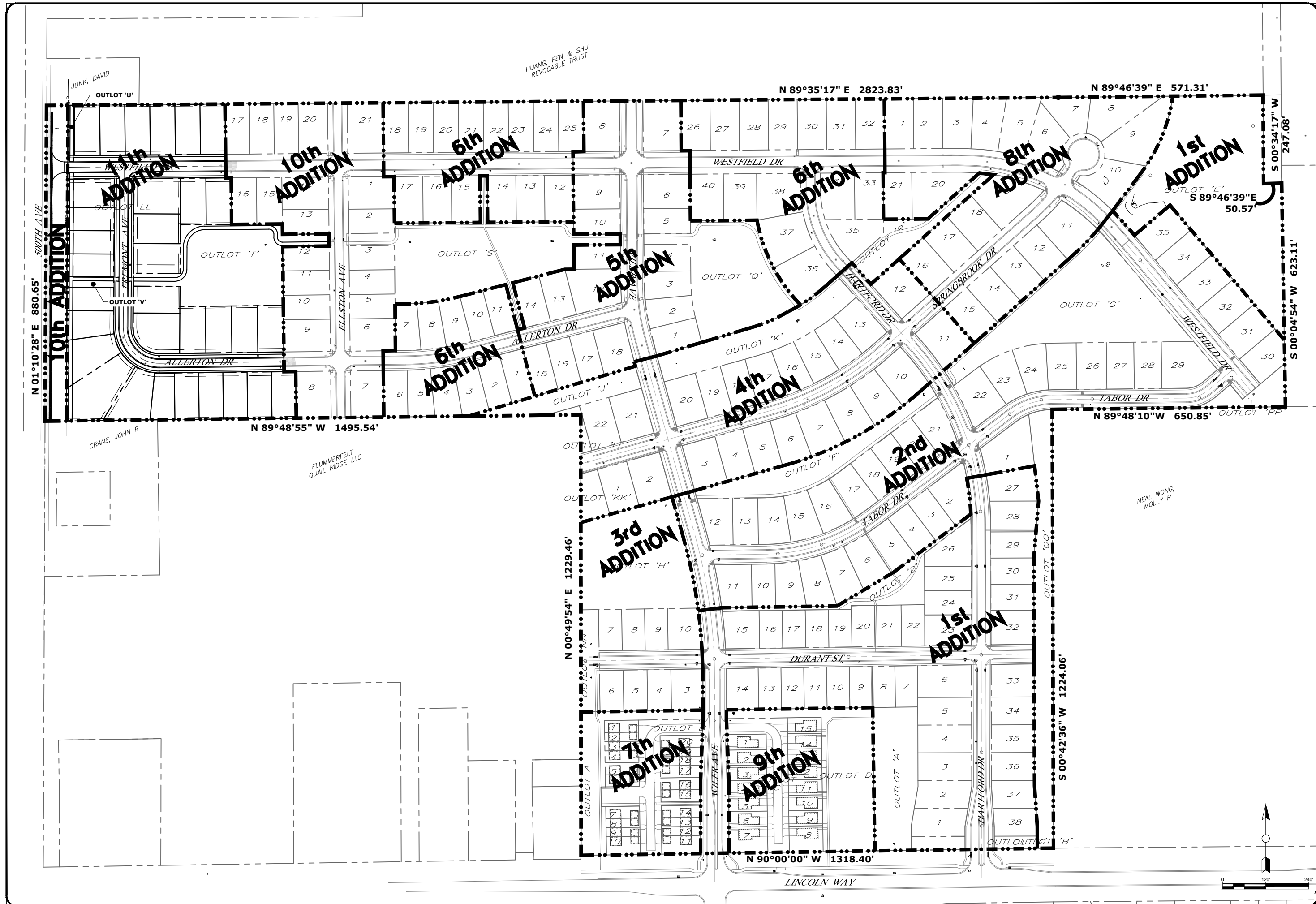
FOX Engineering Associates, Inc.
 414 South 17th Street, Suite 107
 Ames, Iowa 50010
 Phone: (515) 233-0000
 FAX: (515) 233-0103



TYPICAL SECTIONS / NOTES
 SUNSET RIDGE SUBDIVISION
 PRELIMINARY PLAT
 AMES, IOWA

PROJECT NO.
 5345-20B
 SHEET
 G2.1

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DATE	BY	DESIGNED	DRAWN	CHECKED	LAST UPDATE
01/21	SAW	SRS	SRS		01/20/23

REVISION	DATE	DESCRIPTION

PROJECT NO.
5345-20B

SHEET
C1.1

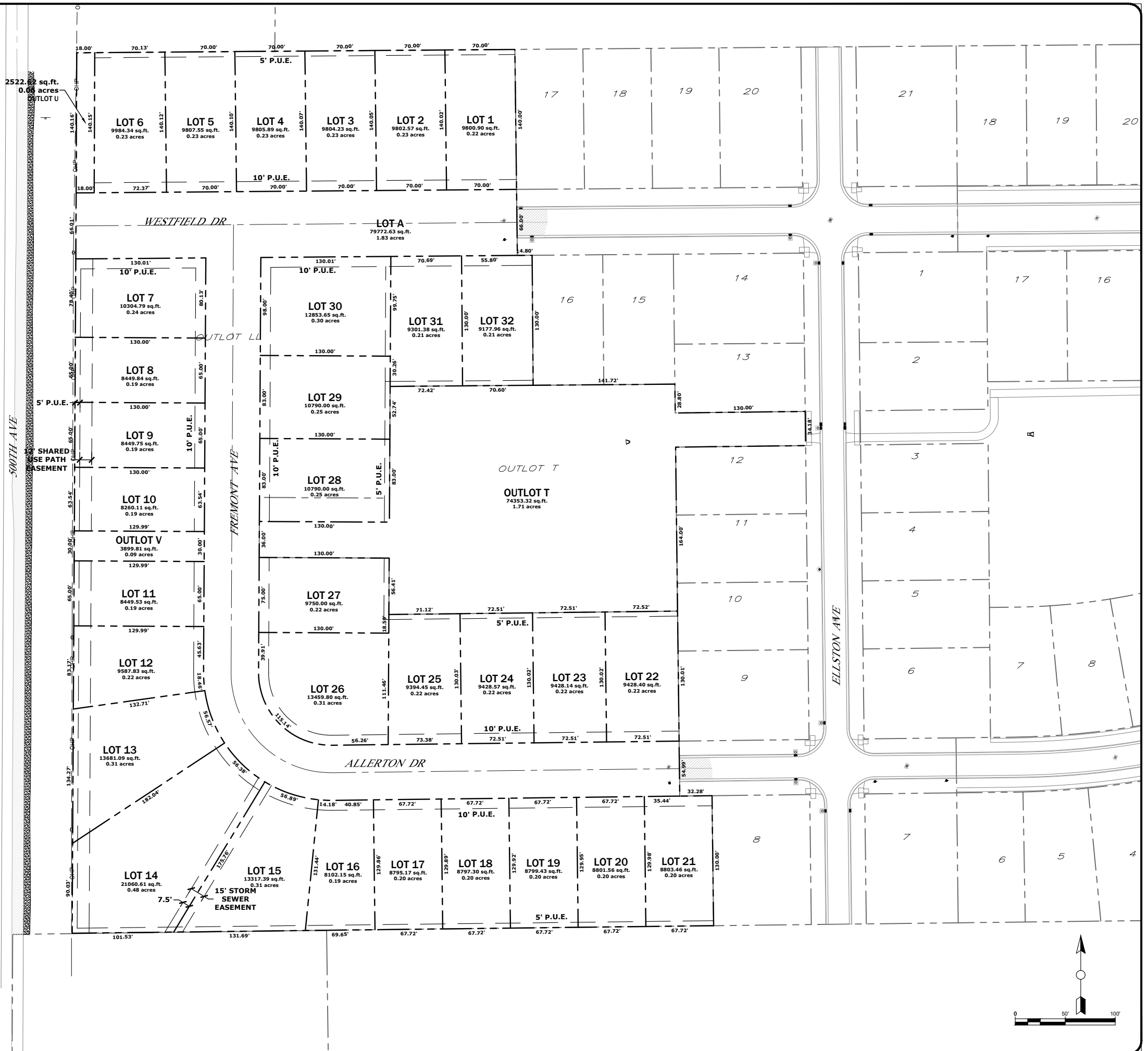
SUBDIVISION MAP
 SUNSET RIDGE SUBDIVISION
 PRELIMINARY PLAT
 AMES, IOWA

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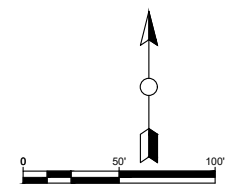
FOX Engineering

EASEMENTS FOR OUTLOTS U, V, AND T:

PUBLIC UTILITY, STORM SEWER, SURFACE WATER FLOWAGE, SHARED USE PATH, AND OPEN SPACE EASEMENTS OVER ENTIRE OUTLOTS.



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LAYOUT NAME
C2.1
PLOT STYLE TABLE
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LAYER MGR NAME
C2.1



DATE	BY	REVISION
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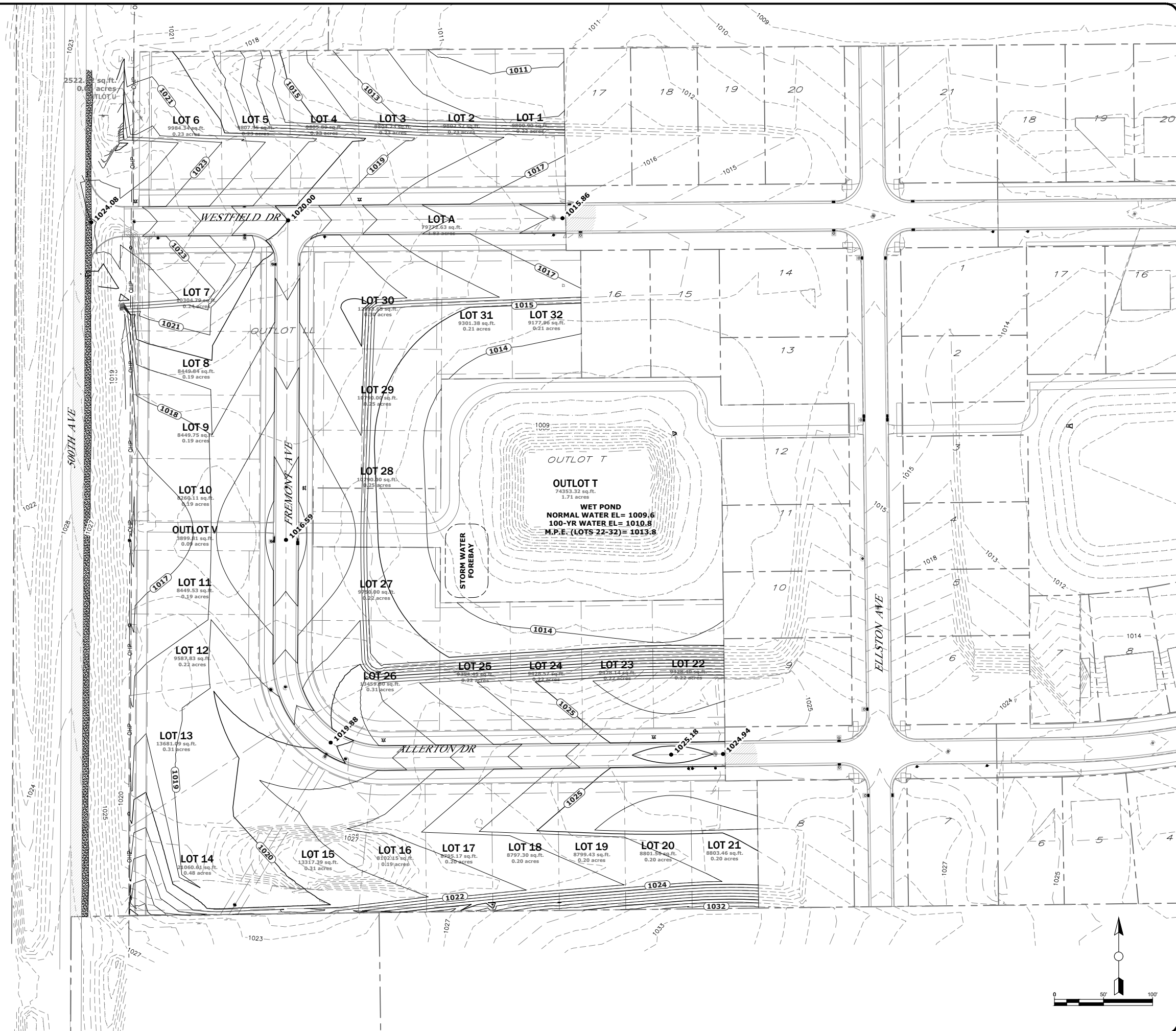
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LOT LAYOUT & DIMENSIONING
SUNSET RIDGE SUBDIVISION
PRELIMINARY PLAT
AMES, IOWA

PROJECT NO.
5345-20B
SHEET
C2.1

DRAWING FILENAME
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 PLOT STYLE TABLE
 FoxGrayScale.ctb
 LAYER MGR NAME
 C3.1
 LAYOUT NAME
 C3.1



DATE	BY	DESIGNED	CHECKED	DATE
01/21	SAW			
01/21	SRS			
01/21				
01/14/23				

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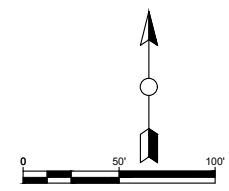
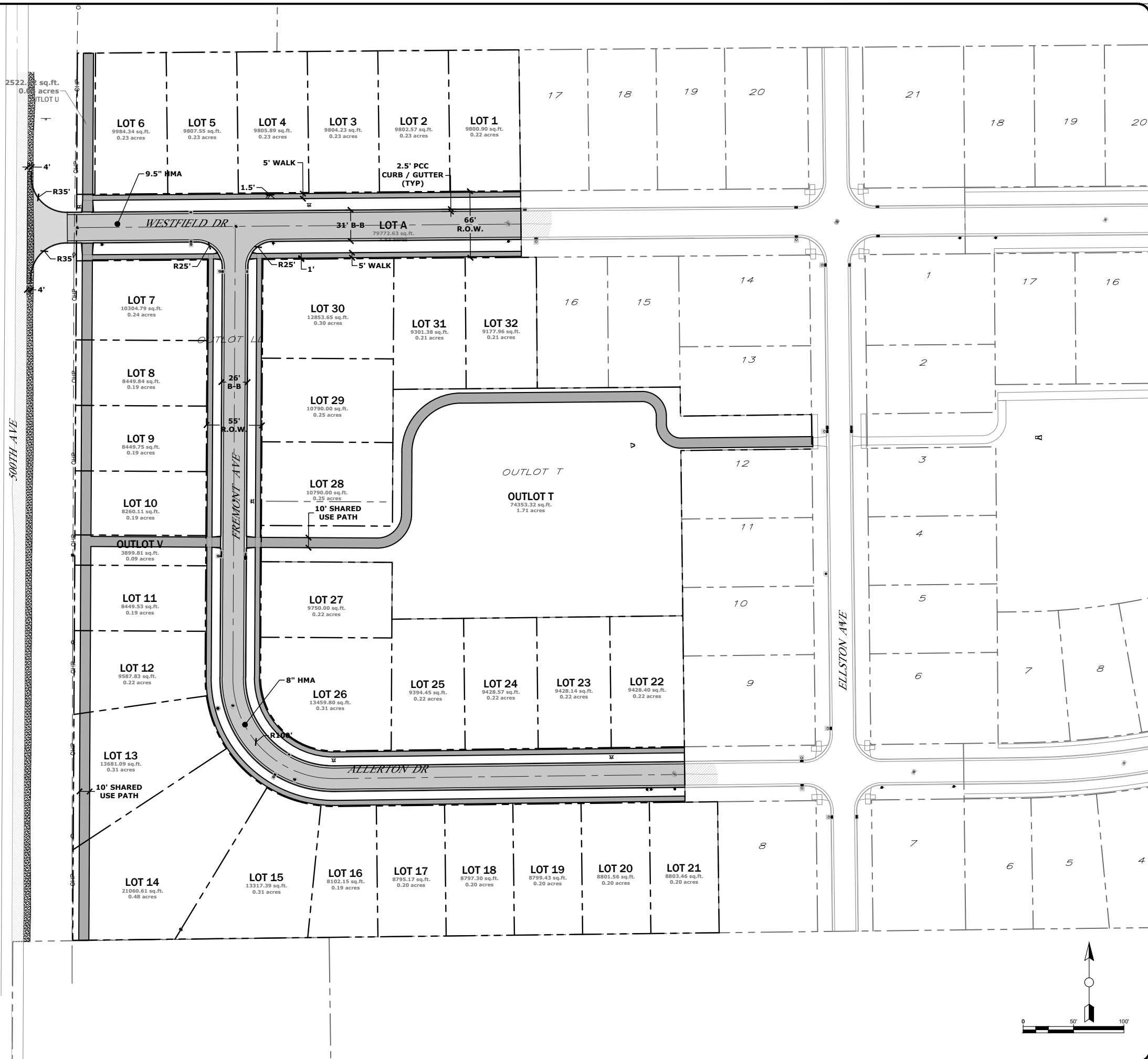
FOX Engineering

GRADING PLAN
 SUNSET RIDGE SUBDIVISION
 PRELIMINARY PLAT
 AMES, IOWA

PROJECT NO.
 5345-20B

SHEET
 C3.1

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 PLOT STYLE TABLE
 FoxGrayScale.ctb
 LAYER MGR NAME
 C4.1



DATE	BY	DESIGNED	CHECKED	DATE
01/21	SAW			
01/21	SRS			

REVISION	DATE

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PROJECT NO.
 5345-20B

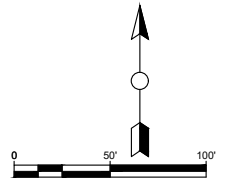
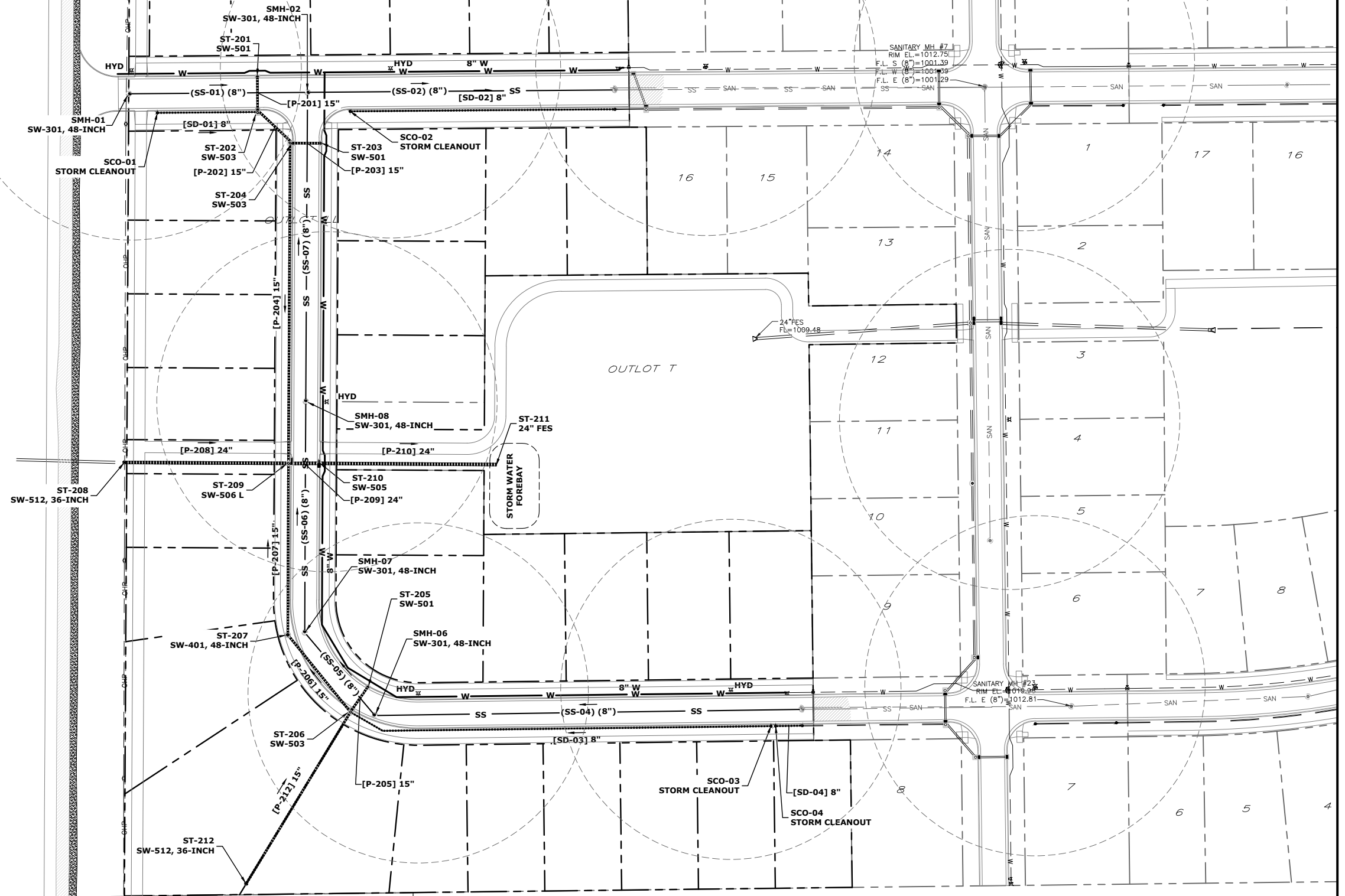
SHEET
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PAVING PLAN
 SUNSET RIDGE SUBDIVISION
 PRELIMINARY PLAT
 AMES, IOWA

LAST UPDATE: 12/15/20

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 PLOT STYLE TABLE
 FoxGrayScale.ctb
 LAYER MGR NAME
 CS.1
 LAYOUT NAME

150' R
 HYDRANT COVERAGE (TYP)



DATE	BY	DESIGNED	DRAWN	CHECKED	LAST UPDATE
01/21	SAW	SAW	SRS		01/14/23

REVISION	DATE

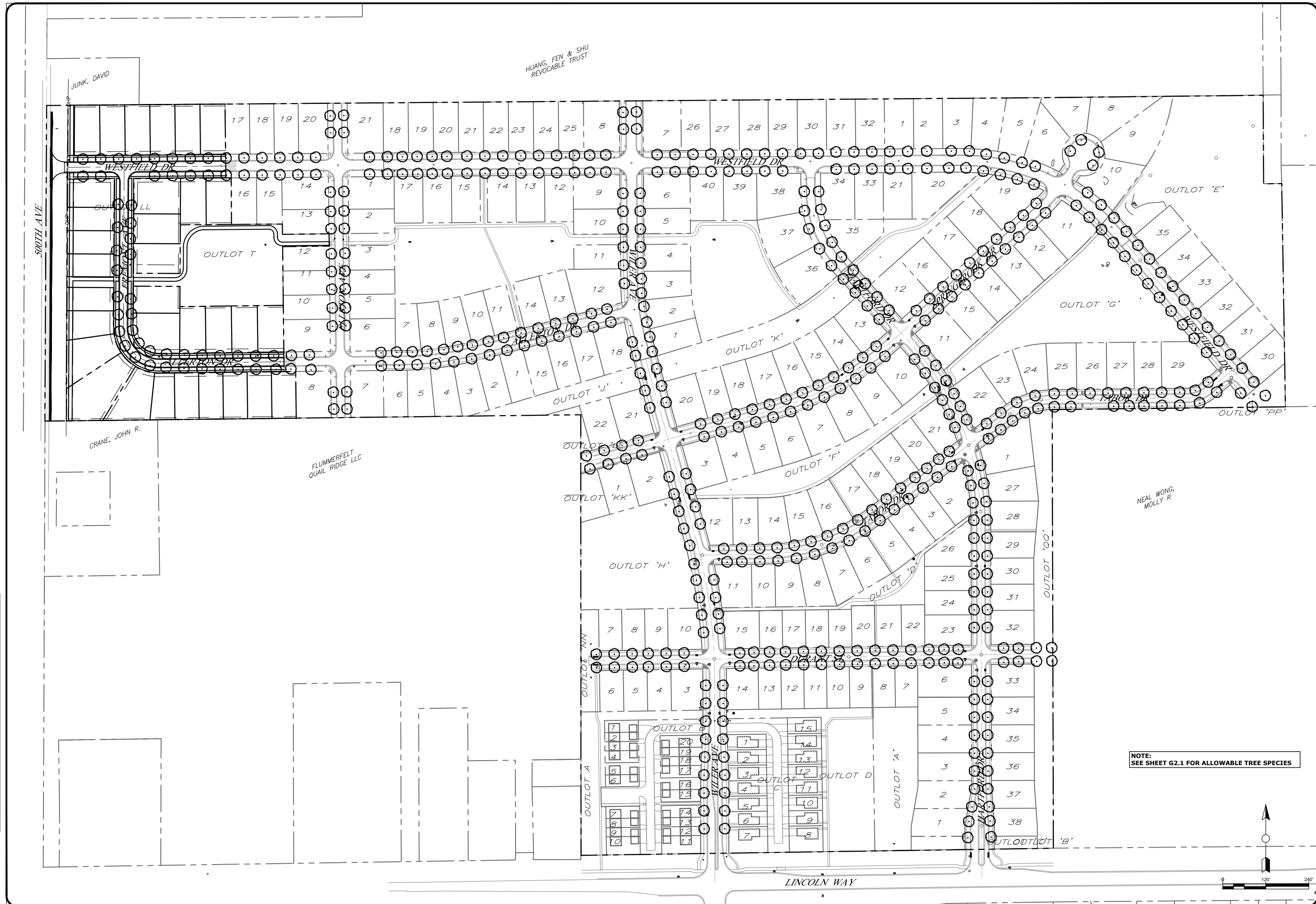
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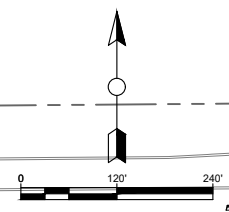
UTILITY PLAN
 SUNSET RIDGE SUBDIVISION
 PRELIMINARY PLAT
 AMES, IOWA

PROJECT NO.
 5345-20B
 SHEET
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 PLOT STYLE TABLE
 FoxGrayScale.ctb
 LAYER MGR NAME
 C6.1
 LAYOUT NAME
 C6.1



NOTE:
 SEE SHEET G2.1 FOR ALLOWABLE TREE SPECIES



DATE	BY	DESIGNED	DRAWN	CHECKED	LAST UPDATE
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01/21	SRS				

REVISION	DATE

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STREET TREE PLAN
 SUNSET RIDGE SUBDIVISION
 PRELIMINARY PLAT
 AMES, IOWA

PROJECT NO.
 5345-20B
 SHEET
 C6.1