

RIGGENBERG PARK SUBDIVISION 3rd ADDITION - COYOTE DRIVE

PLANNED RESIDENCE (F-PRD) AMMENDMENT TO THE APPROVED MAJOR SITE DEVELOPMENT PLAN

MAJOR SITE DEVELOPMENT PLAN

PRELIMINARY PLAT OF A MAJOR SUBDIVISION

PRELIMINARY PLAT DATA

SUBDIVISION NAME RIGGENBERG PARK SUBDIVISION - 3rd ADDITION
LEGAL DESCRIPTION OUTLOT D RIGGENBERG PARK SUBDIVISION,
2ND ADDITION
OWNER/ DEVELOPER RIGGENBERG ESTATES, L.L.C.
ATTN: KURT FRIEDRICH
619 E. LINCOLN WAY
AMES, IOWA 50010
515-956-1546
PLAN AUTHOR/ ENGINEER SCOTT RENAUD, P.E.
FOX ENGINEERING ASSOC.
414 South 17th St., Suite 107
AMES, IA 50010
515-233-0000
LAND SURVEYOR STUMBO AND ASSOCIATES
510 S. 17th STREET
AMES, IA 50010
515-233-3689
CONTACT PERSON SCOTT RENAUD
FOX ENGINEERING ASSOC.
414 South 17th St., Suite 107
AMES, IA 50010
515-233-0000
CURRENT ZONING F-PRD - PLANNED RESIDENTIAL DISTRICT
FS-RM (LOT 79)
SETBACKS FRONT - 20'
REAR - 20'
SIDES - 5'
DATE PREPARED 02/23/12
DATE REVISED

LOT DIMENSIONS:

FOR LOT 1-79 DIMENSIONS, SEE FINAL PLAT ON FILE WITH CITY

BUILDING SETBACKS:

FRONT YARD=20'
SIDE YARD=5', 20' ON CORNERS
REAR YARD=20'

UTILITY NOTES:

WATER MAIN, STORM SEWER, SANITARY SEWER, PAVING, AND SHARED USE PATH
SHALL BE EXTENDED TO SOUTHERN LIMITS OF THE PROJECT
PROJECT IS OUTSIDE OF AMES ELECTRIC SERVICES TERRITORY
CITY WILL PROVIDE STREET LIGHTING AT DEVELOPER'S EXPENSE

DRIVEWAY RESTRICTIONS:

NOTE: LOTS 10,27,28,46,47,63,64 WILL NOT BE ALLOWED DRIVEWAY ACCESS TO COTTONWOOD RD.
NOTE: LOTS 90,91 WILL NOT BE ALLOWED DRIVEWAY ACCESS TO RED FOX ROAD
NOTE: LOTS 1,9, 78, 80, 101 WILL NOT BE ALLOWED DRIVEWAY ACCESS TO CEDAR LN.

PARKING REGULATIONS:

PARKING ON ONE SIDE OF THE STREET ONLY.
(OPPOSITE OF MAIL BOXES)
NO PARKING WITHIN 70' OF CEDAR LANE

PROPERTY DEDICATIONS:

LOTS A,B,C,E,G,I,J,K,L, AND M SHALL BE DEDICATED TO THE CITY OF AMES FOR STREETS
OUTLOTS B AND O SHALL BE DEDICATED AS HOMEOWNER ASSOCIATION USE AND STORM WATER DETENTION
OUTLOTS D,F,H,L,M, AND N SHALL BE DEDICATED AS FULL UTILITY AND DRAINAGE EASEMENTS

STREET DIMENSIONS:

COTTONWOOD ROAD AND CEDAR LANE SHALL BE 31' B-B.
ALL OTHER STREETS SHALL BE 26' B-B.

RIGHT OF WAY DIMENSIONS:

LOTS C,E,G,I,L AND M SHALL BE 55 FOOT R.O.W.
LOTS J AND K SHALL BE 70 FOOT R.O.W.
7 FOOT OF ROW SHALL BE DEDICATED TO THE CITY BY THIS PROJECT FOR CEDAR LANE
BRINGING IT TO 80 FOOT FROM OAKWOOD ROAD TO SOUTH END OF THE SUNCRST
DEVELOPMENT, AND 73 FOOT FROM THERE SOUTH.

SHEET INDEX

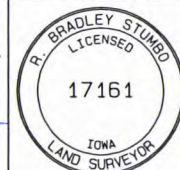
- 1- COVER
- 2A- ORIGINAL MASTER PLAN (NORTH)
- 2B- ORIGINAL MASTER PLAN (SOUTH)
- 3A- REVISED MASTER PLAN (NORTH)
- 3B- REVISED MASTER PLAN (SOUTH)
- 4A- 3RD ADDITION LOT LAYOUT
- 4B- 3RD ADDITION GRADING PLAN
- 4C- 3RD ADDITION UTILITY PLAN
- 5- STREET TREE PLAN



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 L. RENAUD, P.E.
License number 12109
My license renewal date is December 31, 2012.
Pages or sheets covered by this seal:
1, 3A,3B,4A,4B,4C,5

Certification: I hereby certify that the perimeter boundary of
this preliminary plat was surveyed by me or under my direct
personal supervision and that I am a duly licensed Land Surveyor
under the laws of the State of Iowa.

R. Bradley Stumbo
My license expires December 31, 2011
Date: 2/24/12
2013



Ringgenberg Park Subdivision Lot Density and Green Space Calculations

	SF	AC
PHASE 1 TOTAL	1,718,203	39.44
PHASE 2 TOTAL	690,667	15.86
RM Phase (Lot 79)	703,233	16.14
TOTAL DEVELOPMENT	3,112,103	71.44

Does not include some right of way
dedicated on Cedar and Oakwood Road
Does NOT include State of Iowa Property

Single Family Lots

LOTS 1-9	92,447	2.12
LOTS 10-18	89,634	2.06
LOTS 19-27	89,021	2.04
LOTS 28-36	89,599	2.06
LOTS 37-46	95,300	2.19
LOTS 47-55	91,782	2.11
LOTS 56-63	99,516	2.28
LOTS 64-68	60,514	1.39
LOTS 69-78	141,340	3.24

Lot 79 is the RM Zoned Lot and is not included.

LOTS 80-110 Gross Total =	432,095	9.92
LOTS 80-110 in Drainage Easement =	34,489	0.79
LOTS 80-110 Net Developable Total =	397,606	9.13

Lots 1-110 Total Developable Area =	1,246,759	28.62
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Right of Way - City Property

OLD ROW	294,709	6.77
NEW ROW	94,790	2.18
	389,499	8.94

Greenspace and Parks

OUTLOT B	408,141	9.37
OUTLOT D	28,957	0.66
OUTLOT F	27,046	0.62
OUTLOT H	33,251	0.76
OUTLOT L	45,862	1.05
OUTLOT M	31,020	0.71
OUTLOT N	104,585	2.40
OUTLOT O	36,947	0.85
OUTLOT P	1,950	0.04
OUTLOT Q	20,300	0.47
	738,059	16.94

LOT DENSITY SUMMARY

Lots 1-78	10,887	Square Feet
	4.00	Units per Acre
Lots 80-110	13,254	Square Feet
	3.29	Units per Acre
Lots 1-110	11,544	Square Feet
	3.77	Units per Acre

RECEIVED

FEB 24 2012

CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING

SINGLE FAMILY GREENSPACE CALCULATIONS

			ROW Not Included	
Total Development Area =	2,408,870	55.30	100%	2,019,371 100%
Right of Way =	389,499	8.94	16%	0
Developed Lots =	1,246,759	28.62	52%	1,246,759 62%
Greenspace =	772,612	17.74	32%	772,612 38%



1-800-292-8989
www.iowaonecall.com



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.

DATE	BY	SLR	DESIGNED	DRAWN	CHECKED	LAST UPDATE
02/12						02/23/12

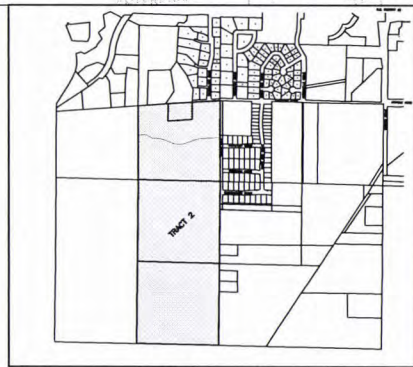
REVISION	DATE

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



COVER
RIGGENBERG PARK SUBDIVISION
3RD ADDITION
AMES, IOWA

PROJECT NO. 5099-09A	SHEET 1
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VICINITY MAP

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.

SITE NOTE:

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY.

MASTER PLAN DATA:

OWNERS/ APPLICANTS:	RIGGENBERG ESTATES, L.L.C. 619 EAST LINCOLN WAY AMES, IOWA 50010 (515) 663-9999
PLAN AUTHOR/ ENGINEER:	FOX ENGINEERING ASSOCIATES, INC. 1601 GOLDEN ASPEN DRIVE, AMES, IOWA 50010 (515) 233-0000 (515) 233-0103 FAX
CONTACT:	SCOTT RENAUD, P.E., FOX ENGINEERING ASSOCIATES, INC.
LAND SURVEYOR:	STUMBO & ASSOCIATES LAND SURVEYING, INC. 510 SOUTH 17TH STREET, SUITE 102 AMES, IOWA 50010 (515) 233-3689 (515) 233-4403 FAX

DATE PREPARED: JAN 25, 2005
FEB 16, 2005
MAR 8, 2005
SITE AREA: OCT 24, 2006
OCT 24, 2006

PROPOSED ZONING: 117.15 ACRES TOTAL
3.28 ACRES ROAD
113.97 ACRES NET

F-PRD & FS-RL (RESIDENTIAL LOW DENSITY) 96.22 ACRE
FS-RM 21.24 ACRE

PROPOSED LAND USE (F-PRD/FS-RL): SINGLE FAMILY DETACHED

SITE DENSITY (F-PRD/FS-RL)	TOTAL SF IN LOTS 1-78, 81-201:	2,273,819
	TOTAL LOTS: 199	
	AVG. LOT SF: 11,426	
	SITE DENSITY: 3.81 LOT/ACRE	

LOT DIMENSIONS:

FOR LOT 1-79 DIMENSIONS, SEE FINAL PLAT ON FILE WITH CITY

BUILDING SETBACKS:

FRONT YARD=20'
SIDE YARD=5', 20' ON CORNERS
REAR YARD=20'

UTILITY NOTES:

WATER MAIN, STORM SEWER, SANITARY SEWER, PAVING, AND SHARED USE PATH
SHALL BE EXTENDED TO SOUTHERN LIMITS OF THE PROJECT
PROJECT IS OUTSIDE OF AMES ELECTRIC SERVICES TERRITORY

DRIVEWAY RESTRICTIONS:

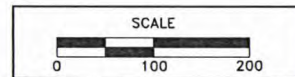
NOTE: LOTS 10,27,28,46,47,63,64 WILL NOT BE ALLOWED DRIVEWAY ACCESS TO COTTONWOOD RD.
NOTE: LOTS 91,92 WILL NOT BE ALLOWED DRIVEWAY ACCESS TO RED FOX ROAD
NOTE: LOTS 1,9, 78,81,102,103,158,169 WILL NOT BE ALLOWED DRIVEWAY ACCESS TO CEDAR LN.

PARKING REGULATIONS:

PARKING ON ONE SIDE OF THE STREET ONLY.
(OPPOSITE OF MAIL BOXES)
NO PARKING WITHIN 70' OF CEDAR LANE

PROPERTY DEDICATIONS:

LOTS A,B,C,E,G,I,J,K,L,M,N,O,P,Q AND R SHALL BE DEDICATED TO THE CITY OF AMES FOR STREETS
OUTLOTS B AND N SHALL BE DEDICATED AS HOMEOWNER ASSOCIATION USE AND STORM WATER DETENTION
OUTLOTS D,F,H,L,M,O,P,Q,R,S, AND T SHALL BE DEDICATED AS FULL UTILITY AND DRAINAGE EASEMENTS



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

SCOTT I J. P.E. DATE
IOWA J. 12109
M, license renewal date is December 31, 2006.

Pages or sheets covered by this seal:
1.2

MASTER PLAN
RINGGENBERG PARK SUBDIVISION

Survey Description – Tract 2 (Existing) Beginning: A-1, Proposed Zoning: F-PRD and FS-RL; Part of Parcel J in the Southeast Quarter of the Southwest Quarter of Section 16, and the East Half of the Northwest Quarter of Section 21, all in Township 83 North, Range 24 West of the 5th P. M., City of Ames, Story County, Iowa, more particularly described as follows: Commencing at the Northeast Corner of the Southeast Quarter of the Southwest Quarter of said Section 16; thence S01°13'07"E, 729.81 feet along the east line of the Southeast Quarter of the Southwest Quarter of said Section 16 to the Point of Beginning; thence S89°10'45"E, 122.13 feet along the south line of the Southeast Quarter of the Southwest Quarter of said Section 16 to the Point of Beginning, concave to the south, having a radius of 860.43 feet and a central angle of 23°24'27", and being subtended by a chord which bears 57°12'02"W, 349.08 feet, to a point of reverse curvature; thence southwest – erly, westerly and northwesterly 283.50 feet along said curve, concave to the north, having a radius of 303.06 feet and a central angle of 53°35'53", and being subtended by a chord which bears N87°42'15"W, 273.28 feet, to a point of reverse curvature; thence northwesterly and westerly 258.22 feet along said curve, concave to the southwest, having a radius of 500.00 feet and a central angle of 28°24'23", and being subtended by a chord which bears N25°31'25"W, 255.33 feet; thence N62°20'21"W, 127.87 feet along the west line of the Southwest Quarter of said Section 16 to the Point of Beginning, concave to the west, having a radius of 589°10'45"E, 122.13 feet to a point on the west line of the Southeast Quarter of the Southwest Quarter of said Section 16; thence S89°10'45"E, 618.27 feet along said west line to the Northwest Corner of the Northeast Quarter of the Northwest Quarter of said Section 21; thence S07°36'11"E, 2630.42 feet along the west line of the East Half of the Northwest Quarter of said Section 21 to the Southwest Corner of the Southeast Quarter of the Northwest Quarter of said Section 21; thence S88°54'49"E, 1320.24 feet along the south line of the East Half of the Northwest Quarter of said Section 21 to the Southwest Corner of said Section 21; thence S89°10'45"E, 122.13 feet along the south line of the Southwest Quarter of said Section 21 to the Southwest Corner of said Section 21; thence S01°13'07"W, 570.40 feet along the east line of the Southeast Quarter of the Southwest Quarter of said Section 16 to the Point of Beginning, containing 96.22 acres, which includes 1.89 acres of existing public road right of way.

DATE	REVISION	BY	DATE
		DESIGNED:	SLR
		DRAWN:	SRS
		CHECKED:	
		LAST UPDATE:	

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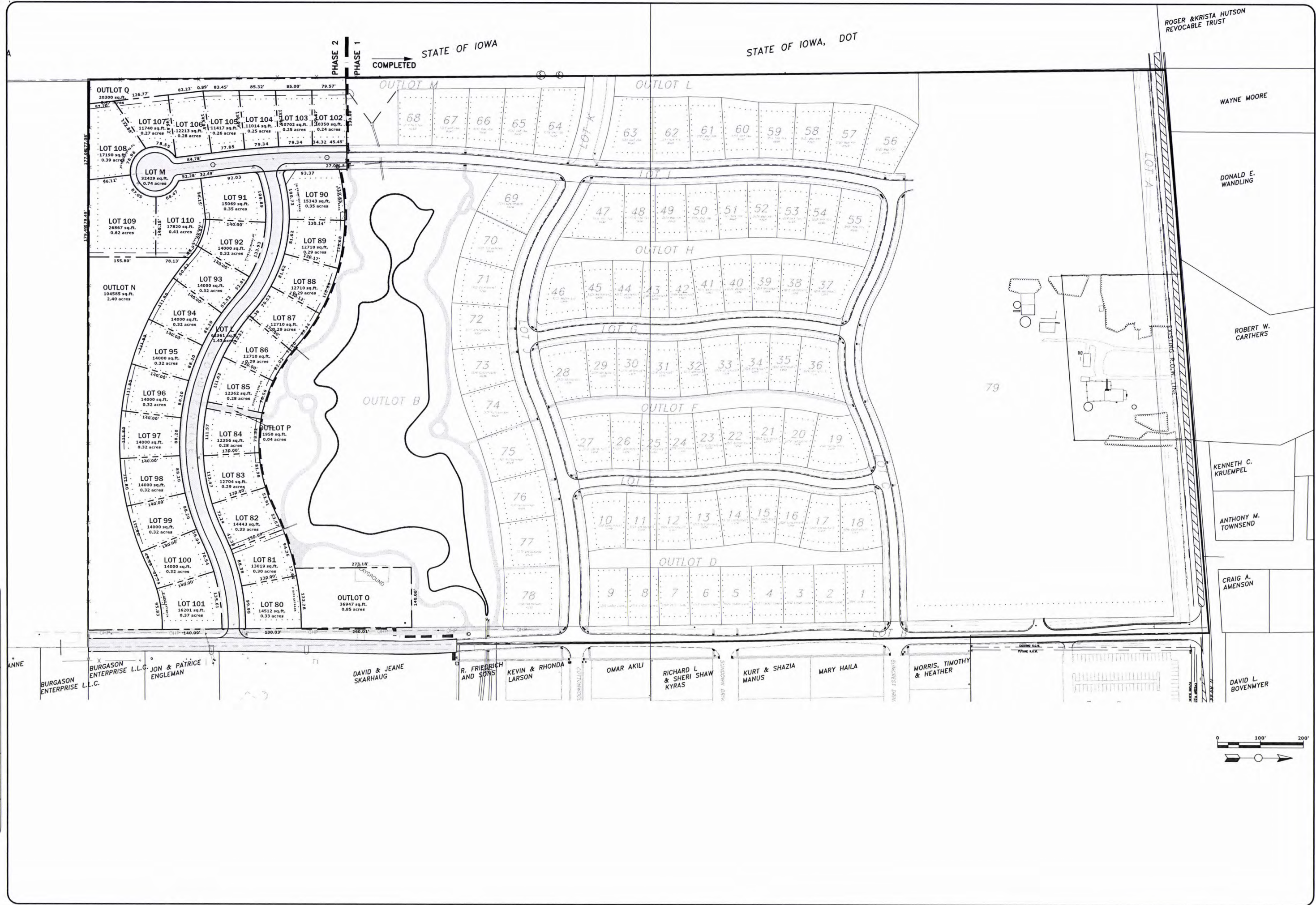
FOX engineering
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GINAL MASTRE PLAN (SOUTH)
(FOR REFERENCE USE ONLY)
RIGGENBERG PARK SUBDIVISION
OAKWOOD ROAD AND CEDAR LANE
AMES, IOWA

PROJECT NO.	5099-09A
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2B

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PLOT STYLE TABLE
FoxEngrStyle.ctb
LAYER MGR NAME
LAYOUT NAME
3A



DATE	BY	REVISION	DATE	BY	REVISION
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02/12	SRS	DRAWN	02/12	SRS	DRAWN
02/12	SLR	CHECKED	02/12	SLR	CHECKED
02/23/12	SLR	LAST UPDATE	02/23/12	SLR	LAST UPDATE

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1601 Golden Aspen Drive, Suite 103
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Phone: (515) 233-0000
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REVISED MASTER PLAN (NORTH)
RIGGBERG PARK SUBDIVISION
3RD ADDITION
AMES, IOWA

PROJECT NO.
5099-09A

SHEET
3A

DRAWING FILENAME
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PLOT STYLE TABLE
FOXENG\Scale.ctb
LAYER MGR NAME
3B

STATE OF IOWA

BURGASON
ENTERPRISE L.L.C.

BURGASON
ENTERPRISE L.L.C.

VERLE & JOANN
BURGASON

STEVEN & ANNE
BURGASON

STEVEN & ANNE
BURGASON

BURGASON
ENTERPRISE L.L.C.

BURGASON ENTERPRISE L.L.C. JON & PATRICE
ENGLEMAN

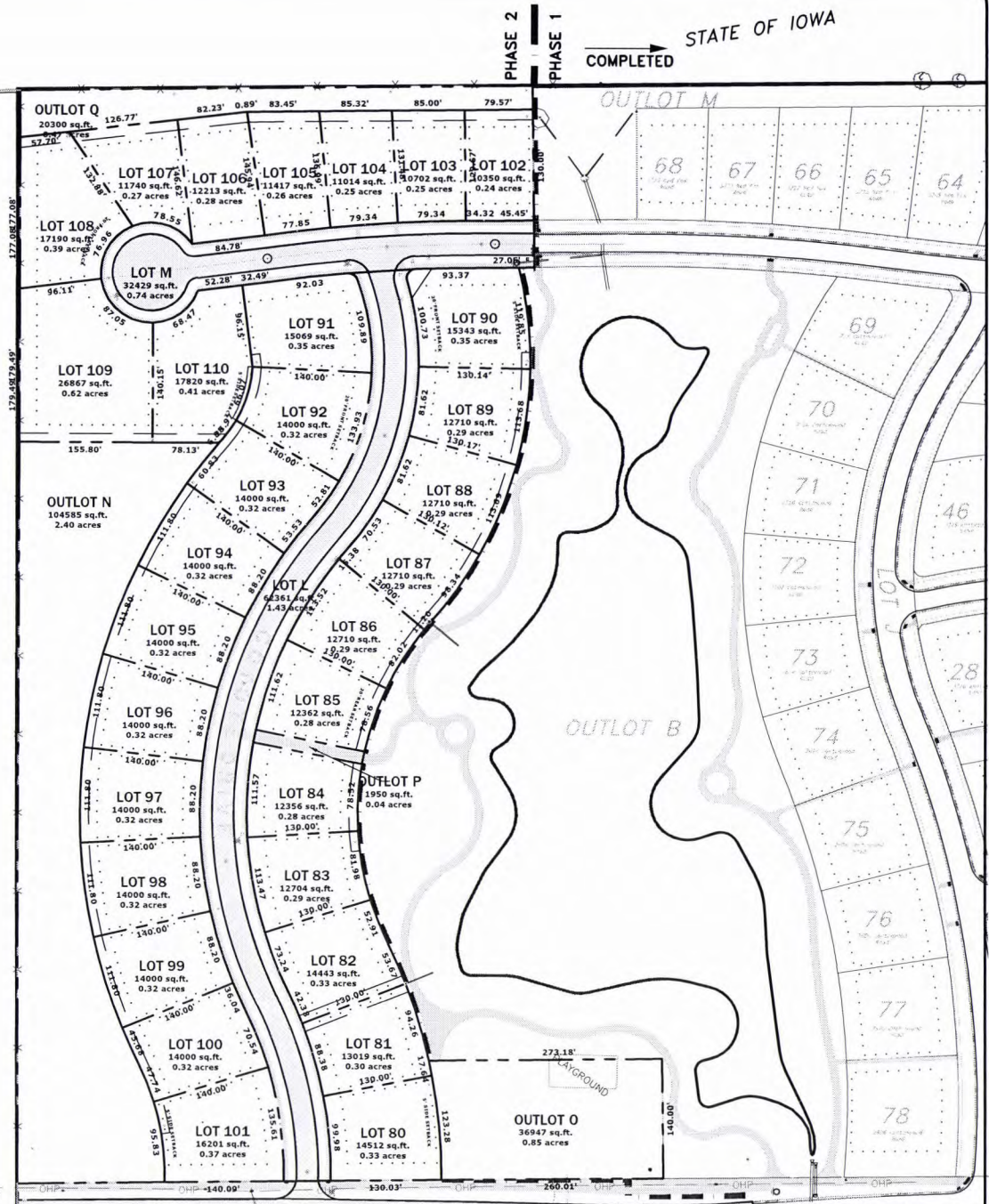
DAVID & JEANE
SKARHAUG

R. FRIEDRICH
AND SONS

KEVIN & RHONDA
LARSON

STATE OF IOWA

STATE OF IOWA



REVISED MASTER PLAN (SOUTH)
RIGGENBERG PARK SUBDIVISION
3RD ADDITION
AMES, IOWA

PROJECT NO.
5099-09A

SHEET

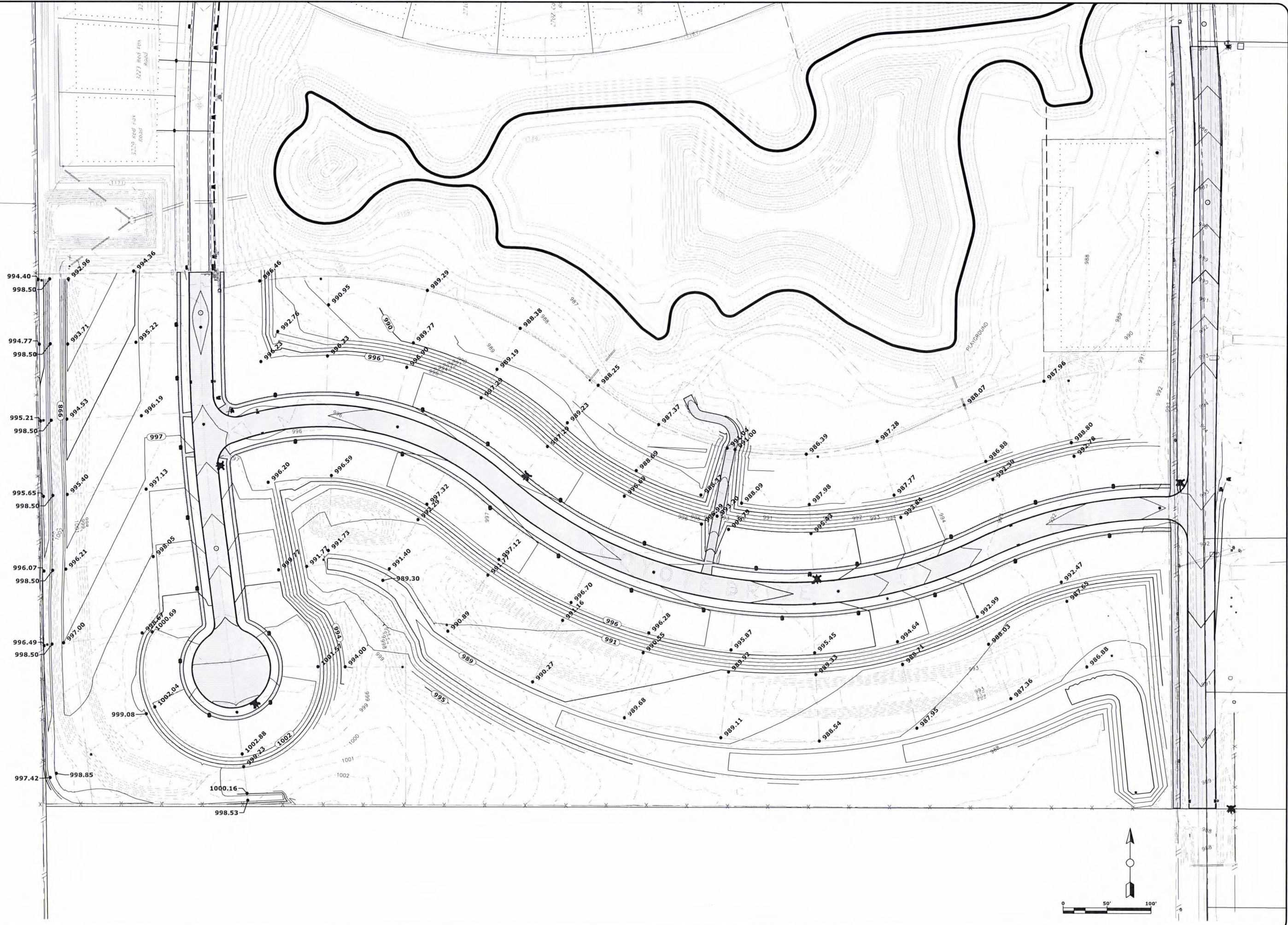
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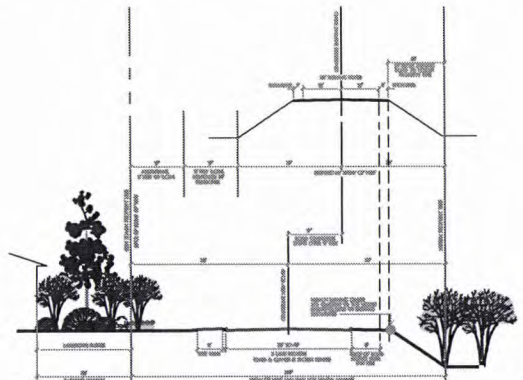
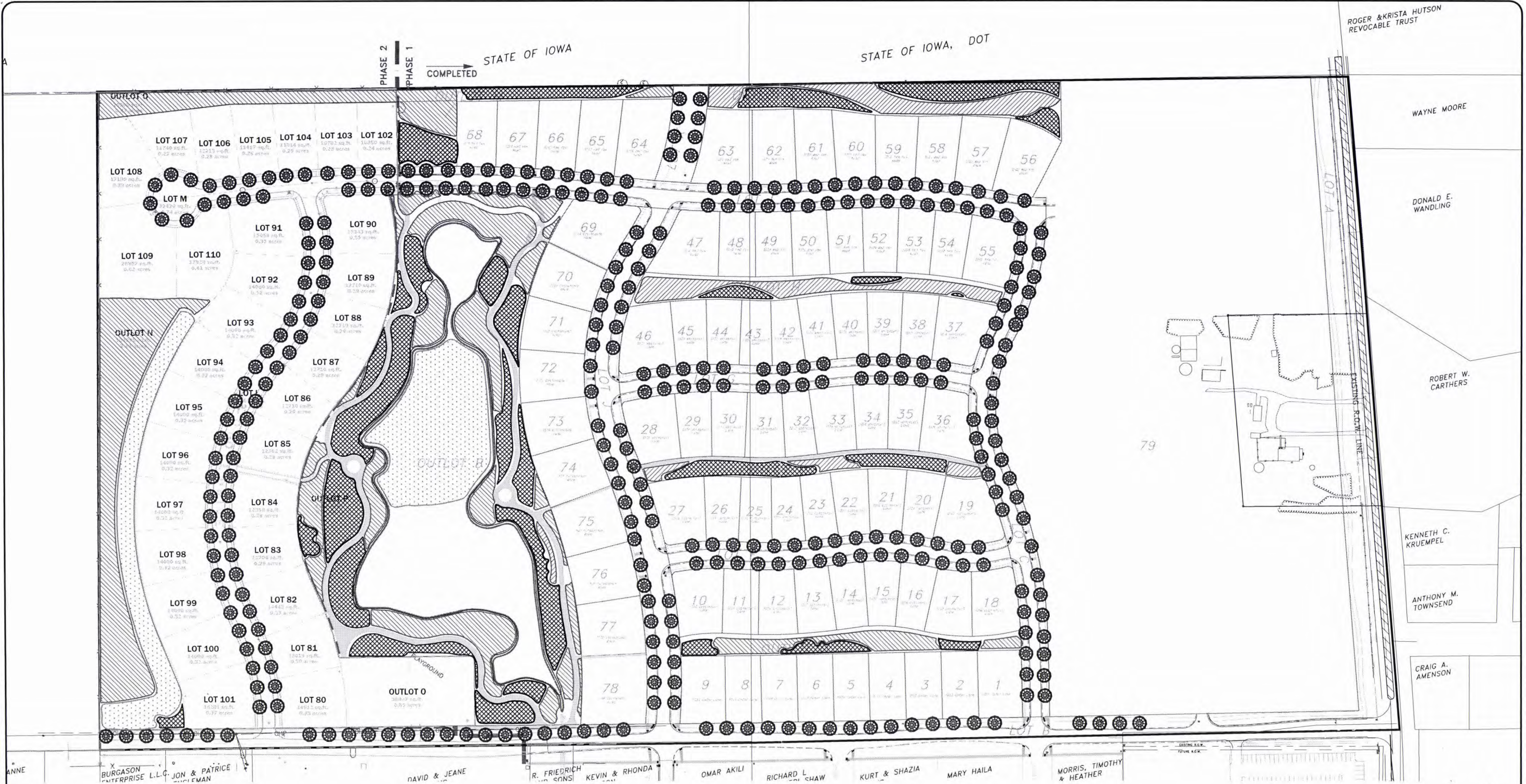
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Road Section-Oakwood

Plant Legend

ALL PLANT MATERIAL MIN. SIZES PER CITY OF AMES MUNICIPAL CODE.

Overstory Tree

- VARIOUS MAPLE VARIETIES
- WHITE OAK
- THORNLESS HONEYLOCUST

Wildflower Mix



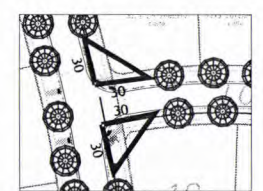
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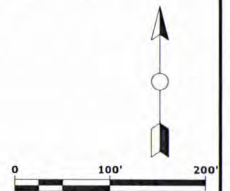
SITE NOTE:

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY.

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.



VIEW TRIANGLE FOR TREE PLACEMENT



BY	DATE	DESIGNED	SLR	02/12	DRAWN	SRS	02/12	CHECKED	LAST UPDATE: 02/23/12

REVISION

DATE

FOX engineering

FOX Engineering Associates, Inc.
1601 Golden Aspen Drive, Suite 103
Ames, Iowa 50010
Phone: (515) 233-0000
FAX: (515) 233-0103

STREET TREE PLAN
RIGGENBERG PARK SUBDIVISION
3RD ADDITION
AMES, IOWA

PROJECT NO.
5099-09A

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