

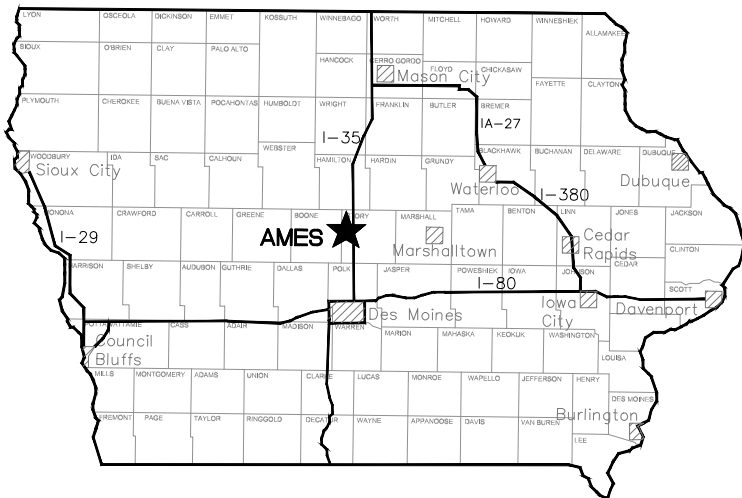
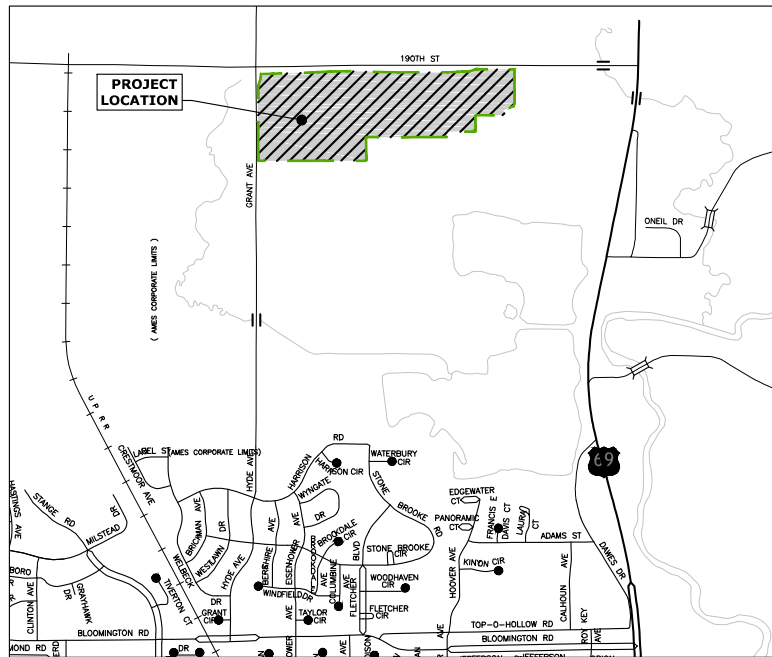
QUARRY ESTATES SUBDIVISION

PRELIMINARY PLAT

AMES, IA

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.

Lot	Area (s.f.)	Lot	Area (s.f.)	Lot	Area (s.f.)	Lot	Area (s.f.)
1	10800	44	10233	87	10892	130	14087
2	8880	45	10348	88	9885	131	13029
3	8879	46	11711	89	9888	132	14033
4	7565	47	10800	90	10525	133	6050
5	11230	48	10807	91	10764	134	6050
6	7742	49	9361	92	11104	135	6615
7	9020	50	9360	93	11289	136	7639
8	9360	51	9360	94	10173	137	9585
9	9360	52	9359	95	10012	138	9494
10	9359	53	10090	96	9856	139	9171
11	9359	54	10089	97	9808	140	9171
12	9359	55	10089	98	9800	141	9494
13	9352	56	10094	99	9793	142	9566
14	9359	57	10085	100	9786	143	7636
15	9359	58	12152	101	9791	144	6615
16	9358	59	12156	102	10852	145	6050
17	9358	60	10400	103	10838	146	6034
18	9358	61	10401	104	10279	147	5491
19	8747	62	10400	105	10014	148	6686
20	20071	63	10400	106	12474	149	7153
21	11523	64	10400	107	11254	150	5506
22	12797	65	10400	108	10407	151	5510
23	12964	66	10400	109	10200	152	5513
24	11400	67	10400	110	10200	153	6260
25	10224	68	10400	111	10200	154	7435
26	10224	69	10400	112	10200	155	7410
27	10224	70	11700	113	10200	156	6219
28	10224	71	15721	114	10200	157	5487
29	10236	72	11852	115	10200	158	5490
30	9360	73	11741	116	10200	159	5494
31	9360	74	12583	117	14904	160	7147
32	9360	75	11686	118	10131	Street R.O.W.	526019
33	9360	76	15067	119	12401	OUTLOT A	280320
34	10800	77	15542	120	13807	OUTLOT B	81997
35	9600	78	16501	121	10727	OUTLOT C	195341
36	10800	79	19233	122	10727	OUTLOT D	315676
37	9360	80	17385	123	10727	OUTLOT E	31291
38	9360	81	19202	124	10727	OUTLOT ZZ	354576
39	9360	82	12536	125	10727		
40	9360	83	13334	126	10727		
41	10242	84	21448	127	10727		
42	10222	85	16014	128	10727		
43	10222	86	13109	129	10727		

NOTE:
LOTS 133-136 AND 143-160 WILL BE DEVELOPED AS SINGLE-FAMILY BI-ATTACHED TOWNHOUSES.

LOTS 137-142 MAY BE DEVELOPED AS SINGLE-FAMILY BI-ATTACHED, OR SINGLE-FAMILY DETACHED TOWNHOUSES.

LAND USE			
Residential (FS-RL)	37.95	Acres	
Residential (FS-RM)	8.14	Acres	
Outlots (open space)	20.77	Acres	
Street Right-of-Way	12.08	Acres	
Total	78.94	Acres	
RESIDENTIAL DENSITY CALCULATION			
160 Residential Units / 37.95 Acres = 4.22 Units Per Acre			
OPEN SPACE			
Outlot A	6.44	Acres	
Outlot B	1.88	Acres	
Outlot C	4.48	Acres	
Outlot D	7.25	Acres	
Outlot E	0.72	Acres	
Total	20.77	Acres	
OPEN SPACE CALCULATION			
20.77 Acres / 78.94 Acres = 26.31%			

OWNER/DEVELOPER
Quarry Estates LLC
c/o Kurt Friedrich
100 6th Street
Ames, Iowa 50010

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

LEGAL DESCRIPTION
Parcel 'L' in the North One-Half of Section 22, Township 84 North, Range 24 West of the 5th P.M., Story County, Iowa, said Parcel 'L' being shown on the Plat of Survey recorded on January 17, 2012 in Slide 425, Page 4.

ZONING
Existing:
Outlot ZZ is zoned Residential Medium Density (FS-RM).
All other lots are zoned Residential Low Density (FS-RL).

Proposed:
No changes are proposed.

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, SHARED-USE PATHS, AND BICYCLE FACILITIES
4' or 8' wide sidewalks will be constructed along public streets, where shown.

8' wide paved shared-use paths will be constructed, where shown.

STREETS
Ada Hayden Road will be 31' wide within 66' wide right-of-way.

Ketelsen Drive, Ledges Drive, Quarry Drive, and McFarland Avenue will be 26' wide within 55' wide right-of-way.

All construction materials, dumpsters, detached trailers, or similar items are prohibited on public streets or within public right-of-way.

PARKING RESTRICTIONS
Vehicle parking will be prohibited as follows:

Along the north and west sides of Ada Hayden Road
Along the west side of McFarland Avenue
Along the north and east sides (the "inside") of Ketelsen Drive
Along the south and east sides (the "inside") of Ledges Drive
Along the "inside" of Quarry Drive

SEDIMENT AND EROSION CONTROL
This site will be covered by an Iowa Department of Natural Resources NPDES permit. A sediment and erosion control plan will be created, and NPDES and City of Ames COSECO permits will be obtained before grading activities for each addition within the subdivision begin.

REVISION	DATE	BY	DATE
REVISED PER DRC COMMENTS DATED 3/24/15	3/27/15	DESIGNED: SAW	
		DRAWN: TJH	
		CHECKED:	
LAST UPDATE: 03/27/15			

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



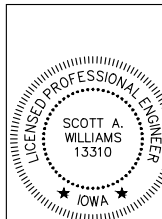
COVER SHEET/LOCATION MAP/NOTES
QUARRY ESTATES SUBDIVISION
PRELIMINARY PLAT
AMES, IA

PROJECT NO.
5343-12A

SHEET



INDEX OF SHEETS	
No.	Description
1	COVER SHEET/ LOCATION MAP/NOTES
2	TYPICAL SECTIONS/GENERAL NOTES
3	OVERALL MAP/SHEET INDEX
4-7	EXISTING CONDITIONS/REMOVALS
8-11	PROPOSED IMPROVEMENTS
12-15	STREET TREE AND LANDSCAPING PLAN

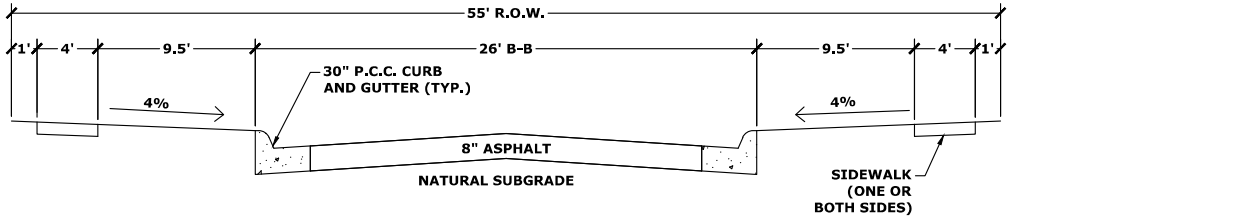


I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

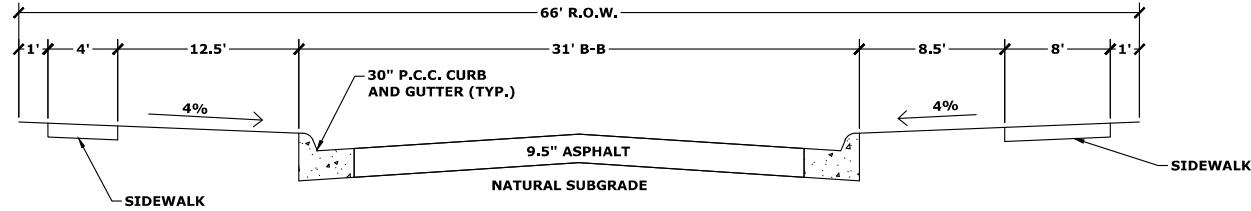
SCOTT A. WILLIAMS
License number 13310
DATE

My license renewal date is December 31, 2014.

Pages or sheets covered by this seal:



1 LOCAL STREET TYPICAL SECTION
NTS



2 COLLECTOR STREET TYPICAL SECTION
NTS

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.

OUTLOTS A,B,C,D, AND E EASEMENTS

1. Public Utility, Storm Sewer, Surface Water Flowage, Sidewalk, Shared-Use Path, and Conservation easements extend over entire outlots.
2. Outlots are to be owned by the homeowner's association.
3. Outlots A, B, C, D, and E may be used for storm water conveyance, treatment, and detention.
4. Outlots A, B, and D may include subdivision entrance signage.

OUTLOT C USE

1. A portion of Outlot C is to be used for recreation. The homeowner's association will determine needs for recreation facilities and be responsible for implementing any needed equipment or improvements.

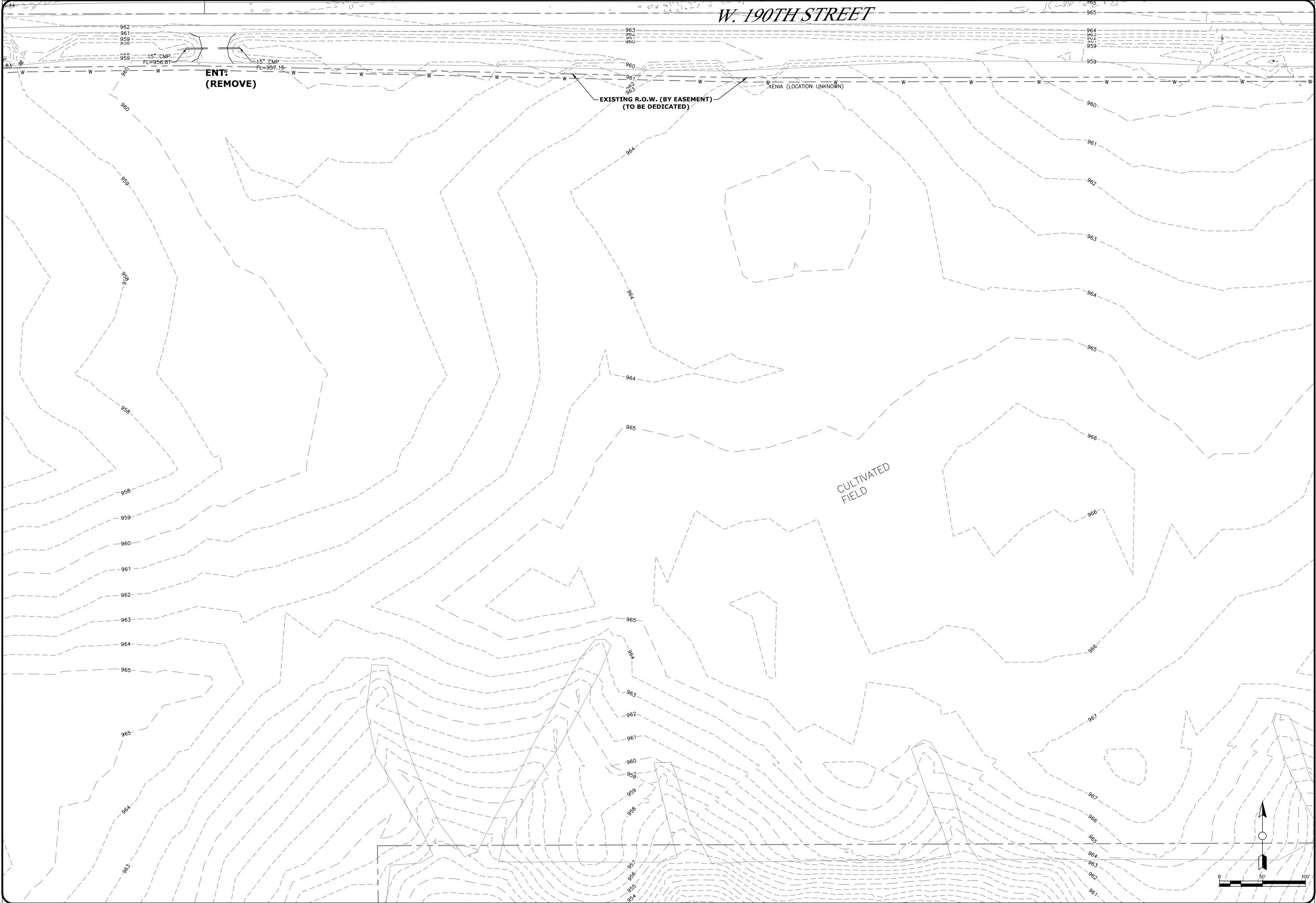
OUTLOT ZZ USE

1. Outlot ZZ is to be used for future medium density (F5-RM) residential development.

STREET	TREE DISTRIBUTION
Ada Hayden Road	X
McFarland Avenue	X
Ketelsen Drive	X
Ledges Drive	X
Quarry Drive	X
Species may be selected from:	Norway Maple
	Black Maple
	Skyline Honeylocust
	Red Oak
	Hackberry
	American Hophornbeam
	American Hornbeam
	American Linden
	Eastern Redbud
OUTLOT TREE/VEGETATION TABLE	
Species may be selected from:	Bur Oak
	White Oak
	Swamp White Oak
	Hazelnut
	Eastern Wahoo
	Serviceberry
	Viburnum

Roadway Curve Table					
Curve Number	Radius	Delta	Length	Chord	Chord Bearing
C1	43.00'	090°00'00"	67.54'	60.81'	134°56'40"
C2	42.50'	090°00'00"	66.76'	60.10'	044°56'40"
C3	8868.35'	008°29'04"	1313.26'	1312.06'	085°45'28"
C4	42.50'	081°10'35"	60.21'	55.30'	040°55'38"
C5	1972.50'	010°02'16"	345.56'	345.12'	353°14'49"
C6	42.50'	091°40'43"	68.00'	60.98'	044°06'18"
C7	350.00'	009°56'40"	60.75'	60.67'	084°58'20"
C8	117.50'	090°18'36"	185.20'	166.62'	135°11'03"
C9	117.50'	089°41'24"	183.93'	165.72'	225°11'03"

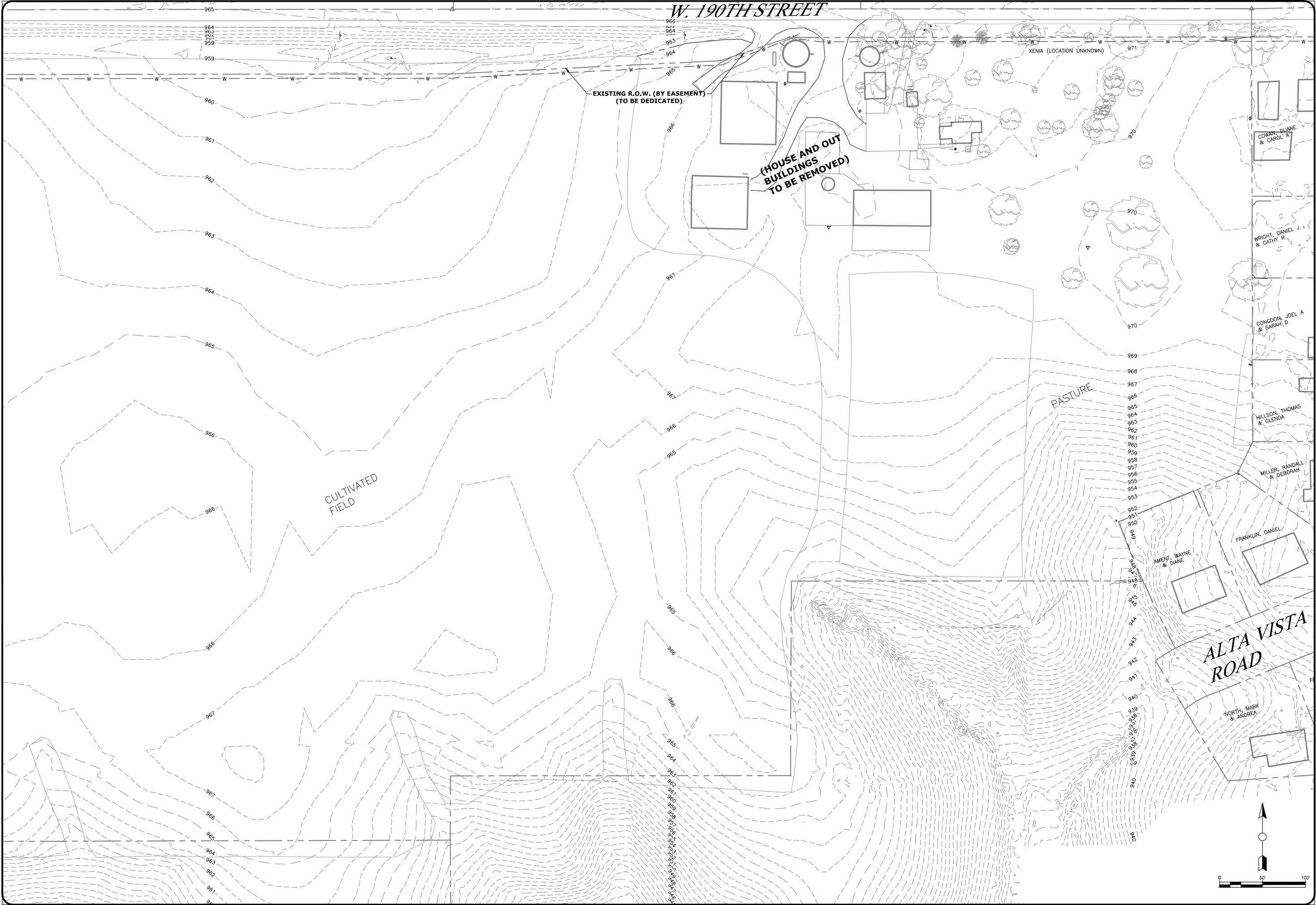
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REVISION		DATE	BY	DATE
REVISED PER DRC COMMENTS	DESIGNED	3/27/15	SAW	03/15
DATED 3/24/15	DRAWN		TJH	03/15
	CHECKED			
				LAST UPDATE: 03/27/15

FOX Engineering Associates, Inc. 414 South 17th Street, Suite 107 Ames, Iowa 50010 Phone: (515) 233-0000 FAX: (515) 233-0103	
EXISTING CONDITIONS/REMOVALS - AREA 'B' QUARRY ESTATES SUBDIVISION PRELIMINARY PLAT AMES, IA	
PROJECT NO. 5343-12A	
SHEET 5	

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REVISION		DATE	BY	DATE
DESIGNED	SAW	03/15		03/15
DRAWN	TJH	03/15		03/15
CHECKED				
LAST UPDATE: 03/27/15				

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

EXISTING CONDITIONS/REMOVALS - AREA 'C'	
QUARRY ESTATES SUBDIVISION	
PRELIMINARY PLAT	
AMES, IA	

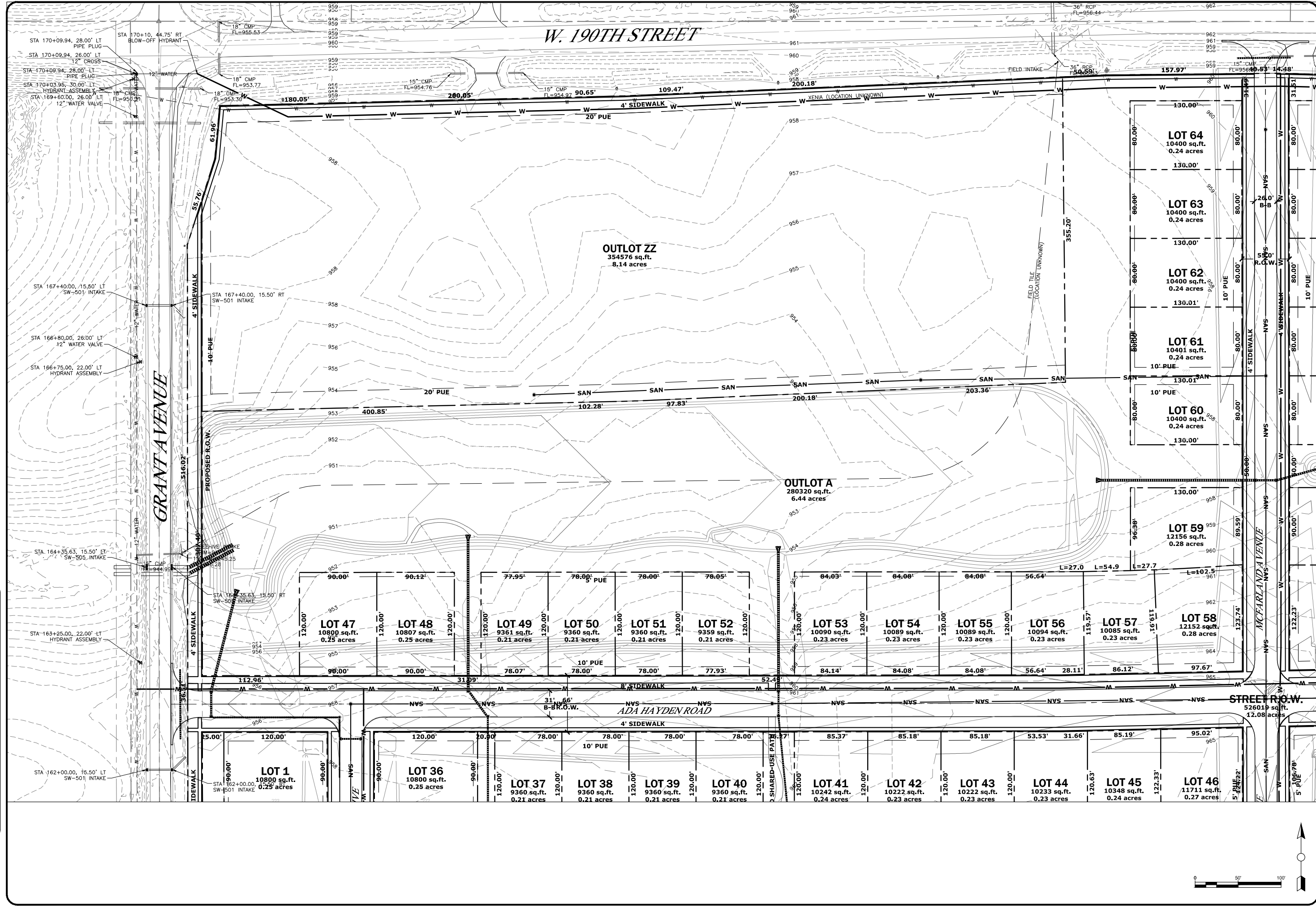
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PROJECT NO.		FOX Engineering Associates, Inc. 414 South 17th Street, Suite 107 Ames, Iowa 50010 Phone: (515) 233-0000 FAX: (515) 233-0103	
SHEET			
7		EXISTING CONDITIONS/REMOVALS - AREA 'D' QUARRY ESTATES SUBDIVISION PRELIMINARY PLAT AMES, IA	
		DATE	REVISION
		3/27/15	REVISED PER DRC COMMENTS
			DESIGNED: SAW
			DATED 3/24/15
			DRAWN: TJH
			CHECKED:
			LAST UPDATE: 03/27/15

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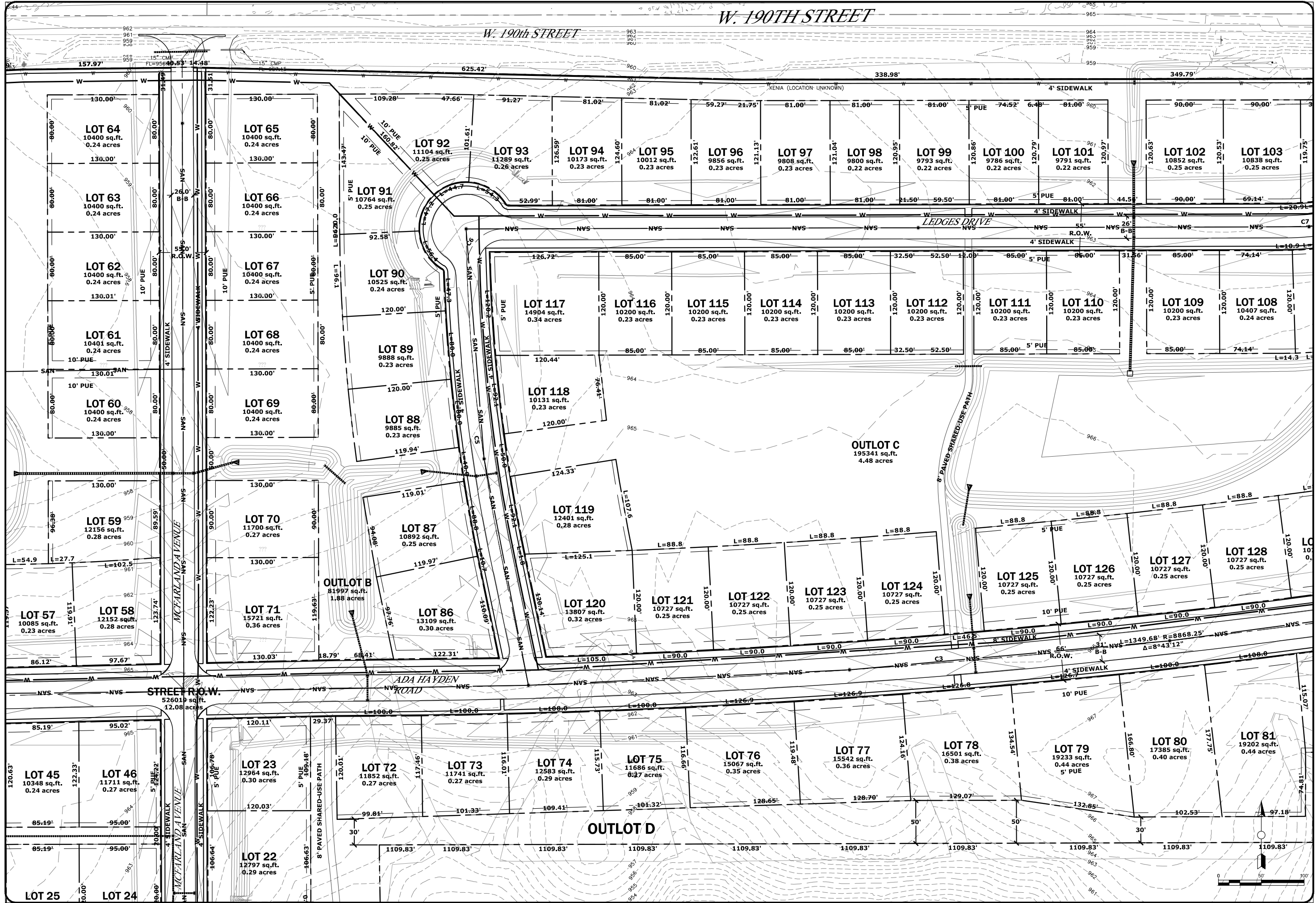
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PROJECT NO. 5343-12A	
SHEET 8	

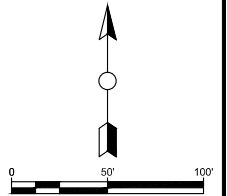
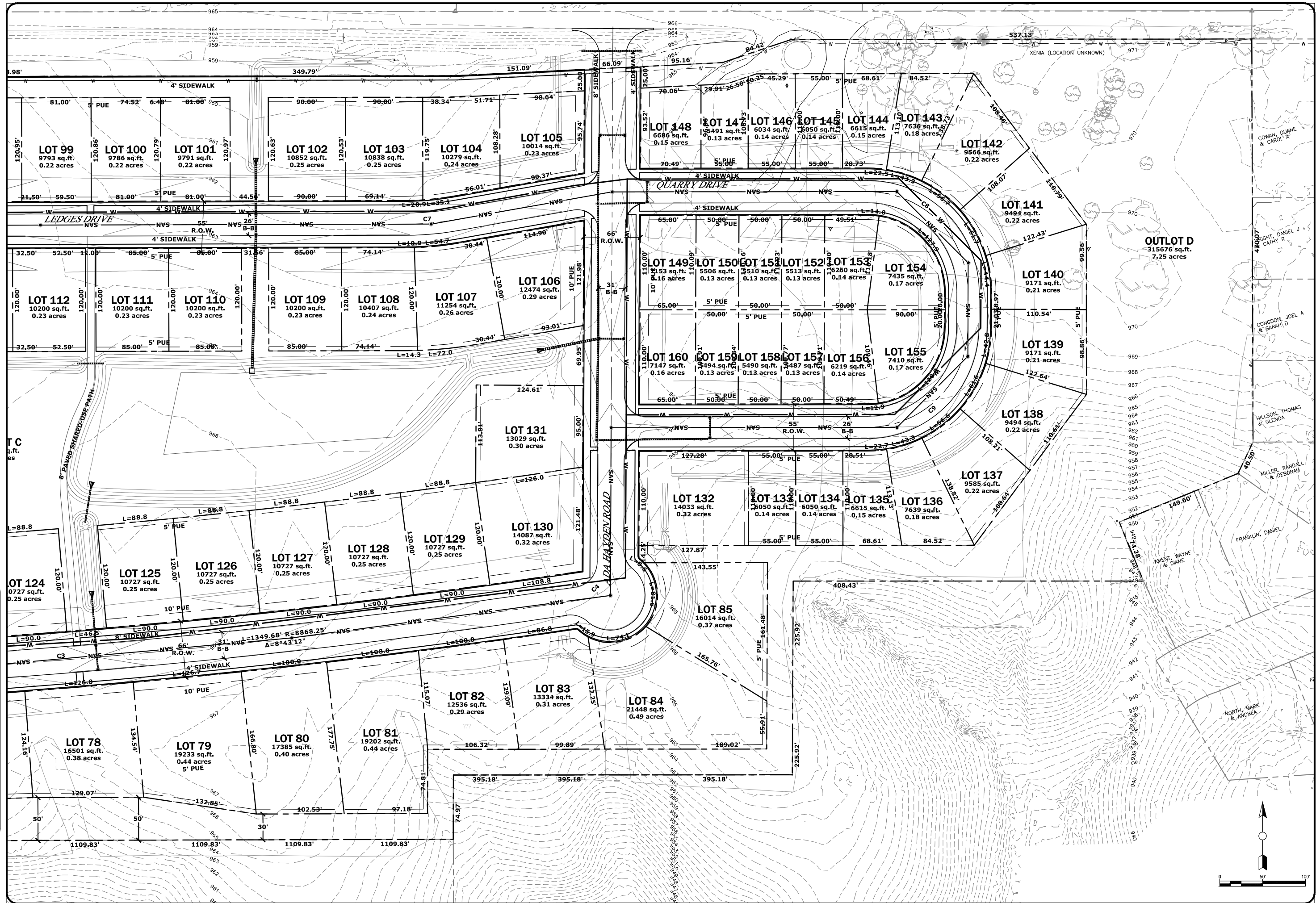
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Ames, Iowa 50010
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FOX Engineering

PROPOSED IMPROVEMENTS - AREA 'A'
QUARRY ESTATES SUBDIVISION
PRELIMINARY PLAT
AMES, IA



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LAYOUT NAME
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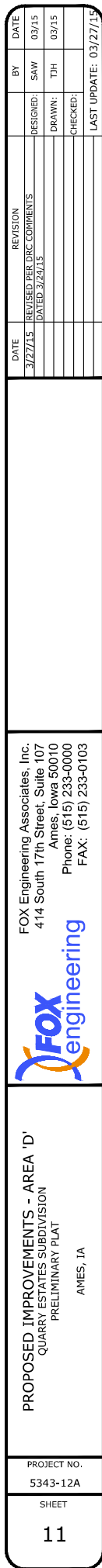


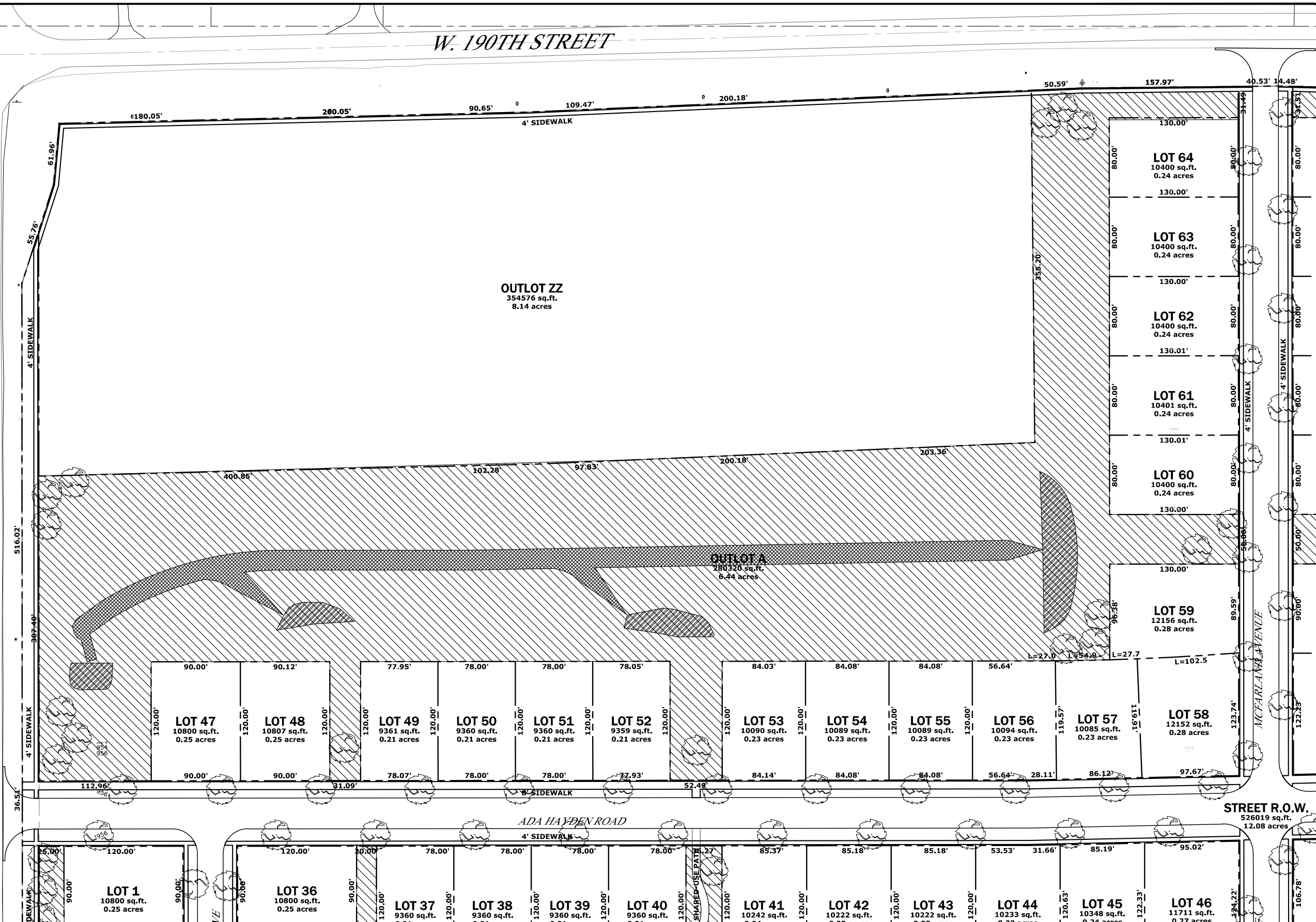
DATE	BY	REVISION	DATE	BY	REVISION
3/27/15	SAW	DESIGNED	3/27/15	SAW	DESIGNED
		DRAWN			DRAWN
		CHECKED			CHECKED
		LAST UPDATE:			LAST UPDATE:

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PROPOSED IMPROVEMENTS - AREA 'C'
QUARRY ESTATES SUBDIVISION
PRELIMINARY PLAN
AMES, IA

PROJECT NO.
5343-12A
SHEET
10





OUTLOT ZZ
354576 sq.ft.
8.14 acres

OUTLOT A
280320 sq.ft.
6.44 acres

STREET R.O.V.
526019 sq.ft.
12.08 acres

 **SEDIMENT BASIN**

 **MOWED LAWN GRASS
(SUDAS TYPE 1)**

 **NATIVE PRAIRIE MIXTURE**

 **DRAINAGE SWALES
(FLOODPLAIN MIXTURE)**

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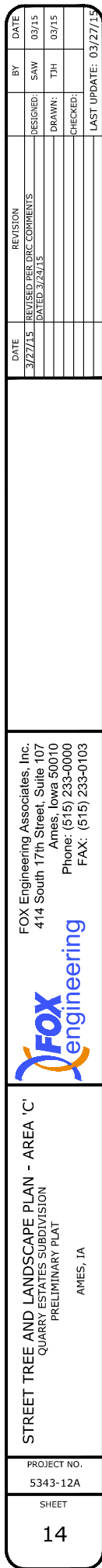
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PROJECT NO.
5343-12A

SHEET
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**NOTE:
SEE STREET TREE TABLE ON
SHEET 2 FOR ALLOWABLE SPECIES.**

