

PROPOSED USE

RESIDENTIAL APARTMENTS

APPLICANT

BRENT HAVERCAMP
HAVERCAMP PROPERTIES
4200 MORTENSON ROAD, SUITE 105
AMES, IA 50014-5534
TELEPHONE: (565) 232-7575

OWNER OF RECORD

WESTWOOD CO-OP, INC.
C/O HAVERCAMP PROPERTIES
4720 MORTENSON ROAD, SUITE 105
AMES, IA 50014
TELEPHONE: (515) 958-1560

LEGAL DESCRIPTION

LOTS 2, 3, 4, 5 & 6, REPLAT OF WESTWOOD VILLAGE, CITY OF AMES, STORY COUNTY IOWA.

ZONING

F-PRD - PLANNED RESIDENCE DISTRICT

SITEPLAN PREPARED BY

FOX ENGINEERING ASSOCIATES, INC.
414 S. 17TH STREET, SUITE 107
AMES, IOWA 50010
PHONE: 515-233-0000
CONTACT: SCOTT RENAUD, P.E.

NOTES

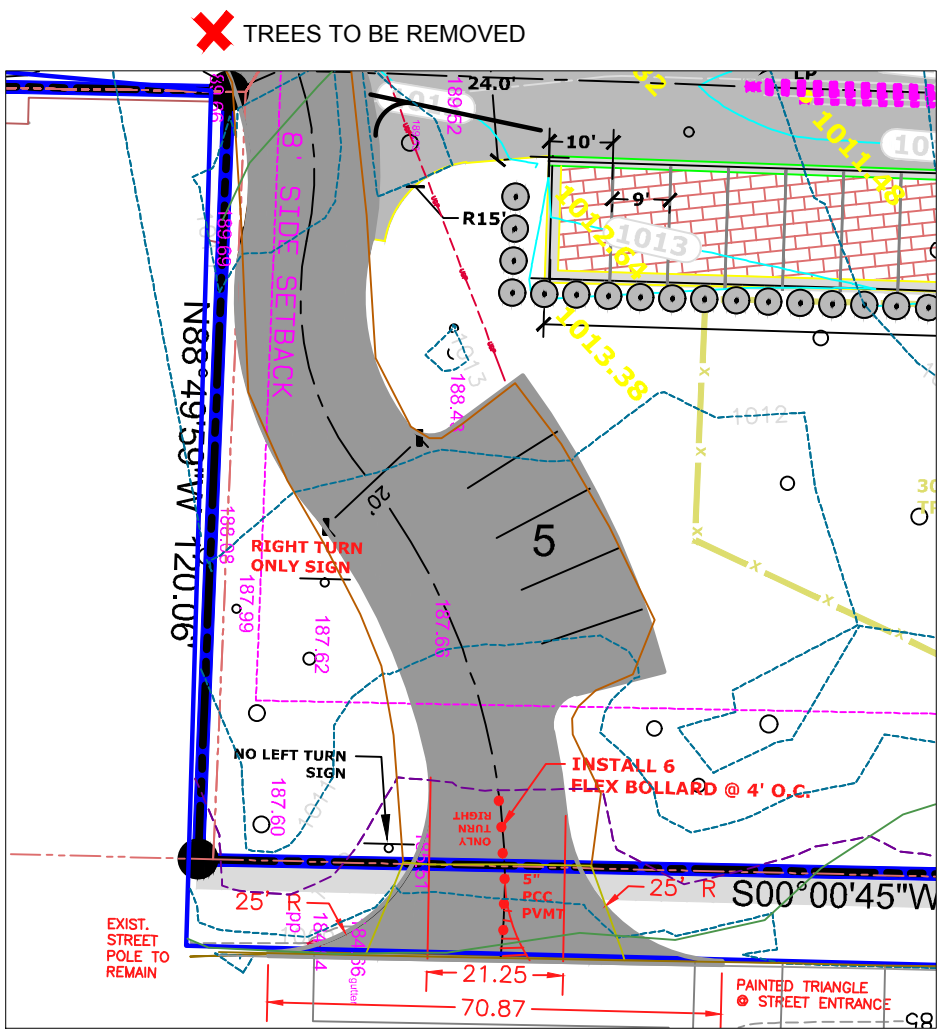
- ALL DRIVE APPROACHES AND CURB CUTS TO BE BUILT AS PER URBAN STAND. SPEC. & CITY OF AMES SUPPLEMENTAL SPECS
- PAVING DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY PREPARED BY FOX ENGINEERING ASSOCIATES.
- ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATION.
- VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.

- THE CONTRACTOR SHALL CHECK THE SITE PERIODICALLY SO AS NOT TO LEAVE OPEN EXCAVATIONS OR PROTRUDING OBJECTS WHICH MAY BE INJURIOUS TO ANYONE.
- REMOVE ALL DEBRIS SPILLED ONTO R.O.W. AT THE END OF EACH WORK DAY.
- PARKING LINES AND CROSSWALK MARKINGS PAINTED W/ HYDROPHAST FAST DRYING 100% ACRYLIC TRAFFIC PAINT OR APPROVED EQUAL.

PARKING & BUILDING DATA

	EFFICIENCY UNITS	1 BEDROOM UNITS	2 BEDROOM UNITS	3 BEDROOM UNITS	4 BEDROOM UNITS	TOTAL BEDROOMS	TOTAL UNITS	GARAGES	BUILDING COVER S.F.	GARAGE COVER S.F.	PARKING COVER S.F.	
110-A MCDONALD DR	0	1	0	14	0	43	15	12	7,407	2,497	7,746	
110-B MCDONALD DR	0	4	6	0	0	16	10	0	4,477	0	5,098	
302 HICKORY DRIVE	0	2	6	0	0	14	8	5	4,226	1,222	7,903	
145 MARSHALL #301-303	0	0	0	2	0	6	2	2	1,763	0	-	
145 MARSHALL #307-309	0	0	0	2	0	6	2	2	1,754	0	-	
145 MARSHALL #320	0	0	0	4	0	12	4	6	2,942	1,591	-	
145 MARSHALL #330	0	0	0	4	0	12	4	0	2,616	0	-	
TOTAL PARK #301- #330	0	-	-	-	-	-	-	-	-	-	15,830	
3801 LINCOLN WAY	24	12	0	0	0	48	36	0	7,020	0	27,130	
125 MARSHALL AVENUE	0	0	12	0	0	12	72	24	0	10,915	0	33,638
SUBTOTALS	24	19	24	26	12	229	105	27	43,120	5,310	97,345	
PK. REQ'D / UNIT	1.5	1.5	2.0	3.0	4.0							
TOTAL PK. REQ'D	36	28.5	48	78	48		238.5					
TOTAL PARKING (167) + NEW (72) = 239 SHOWN												

AREA OF SITE	312,846 S.F.	7.18 ACRES
GROSS DENSITY	105/ 7.18 = 14.6 UNITS PER ACRE	
BLDG./PARK COVERAGE	43,120 + 5,310 + 97,345= 145,775 S.F.	
OPEN SPACE RATIO	145,775/312,846 = 46.6%	53.4% OPEN



DRIVE DETAIL @ MARSHALL AVENUE
NOT TO SCALE

PHASE 1 SUBMITTAL: 07-30-13
REVISED: 10-03-13

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

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

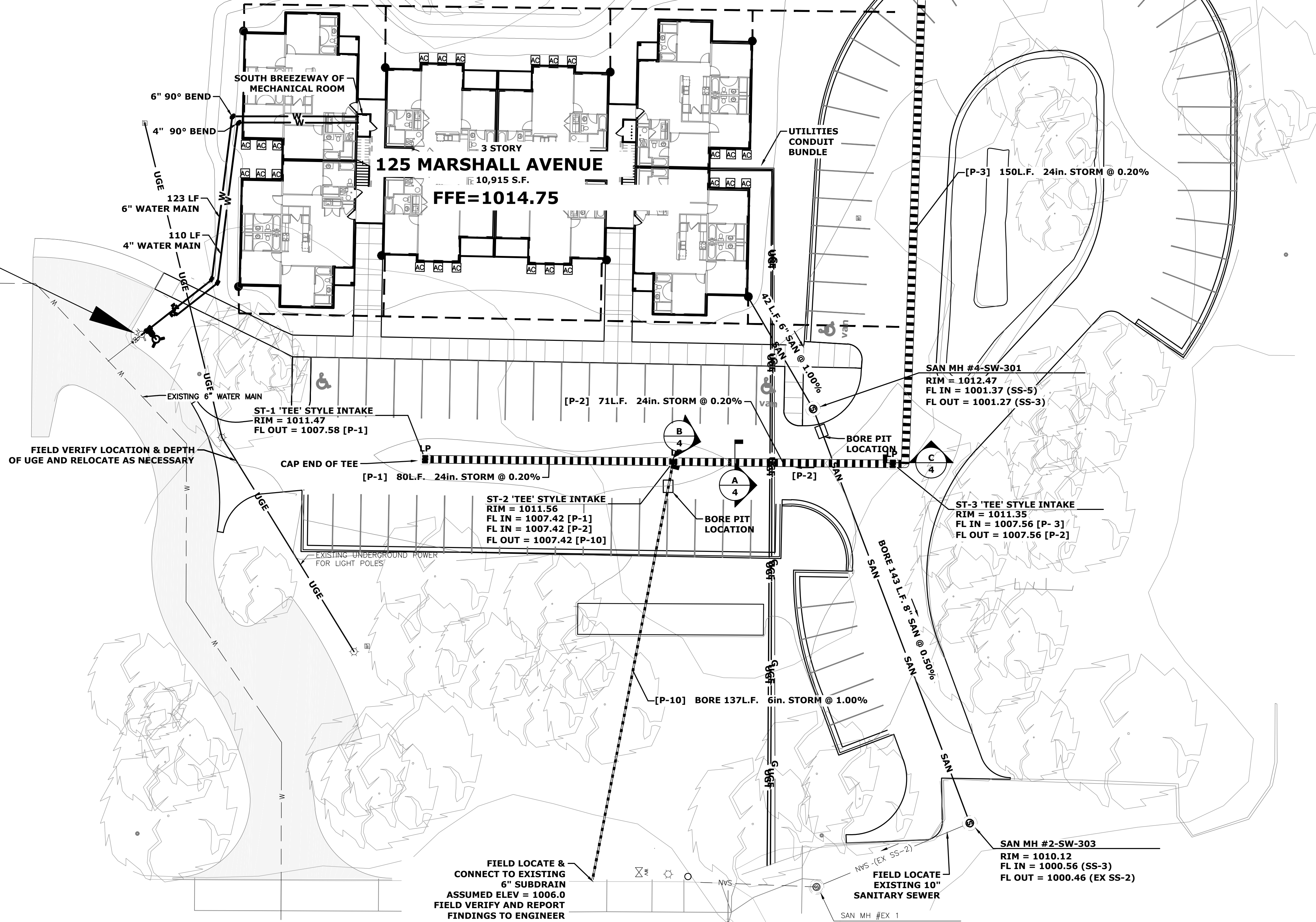
FOX Engineering

LAYOUT PLAN
125 MARSHALL AVE.
WESTWOOD CO-OP, INC.
AMES, IOWA 50010

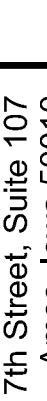
PROJECT NO.
5281-13A

SHEET

DATE	BY	REVISION	DATE
10/7/13	SLR	SHEET DATA TABLE REVISION	09-26-13
		DESIGNED	
		DRAWN	
		CHECKED	
		LAST UPDATE	09/26/13



- | | |
|---|--|
| <p>1. DIMENSIONS ARE FROM BACK OF CURB, FACE OF BUILDING, AND PROPERTY BOUNDARY LINES, UNLESS NOTED OTHERWISE.</p> | <p>5. THE CONTRACTOR SHALL VERIFY THE LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OF THE UTILITY.</p> |
| <p>2. ALL NEW UTILITIES SHALL BE CONSTRUCTED PER URBAN STAND. SPECS. & CITY OF AMES SUPPLEMENTAL SPECS.</p> | <p>CONTACT JUSTIN CLAUSEN, (515) 239-5277, ONE WEEK PRIOR TO WATER MAIN CONSTRUCTION.</p> |
| <p>3. LOCATION OF EXISTING UTILITIES ON PLANS ARE APPROXIMATE AND SHOULD BE LOCATED BY UTILITY COMPANIES PRIOR TO CONSTRUCTION.</p> | <p>CONTACT MARK IMHOFF, (515) 239-5175, WITH ELEC. FACILITIES QUESTIONS.</p> |
| <p>4. ALL WATER MAINS SHALL BE CONSTRUCTED PER URBAN STAND. SPECS. & CITY OF AMES SUPPLEMENTAL SPECS.</p> | |

UTILITY PLAN WESTWOOD VILLAGE AMES, IA		 FOX Engineering Associates, Inc. 414 South 17th Street, Suite 107 Ames, Iowa 50010 Phone: (515) 233-0000 FAX: (515) 233-0103					
PROJECT NO. 5281-13A							
SHEET 12							
DATE		REVISION		BY		DATE	
10/08/13		RIM ELEVATION REVIS FOR SAN MH #2		SLR		10/13	
				DESIGNED:		10/13	
				DRAWN:			
				CHECKED:			
				LAST UPDATE:		9-26-13	

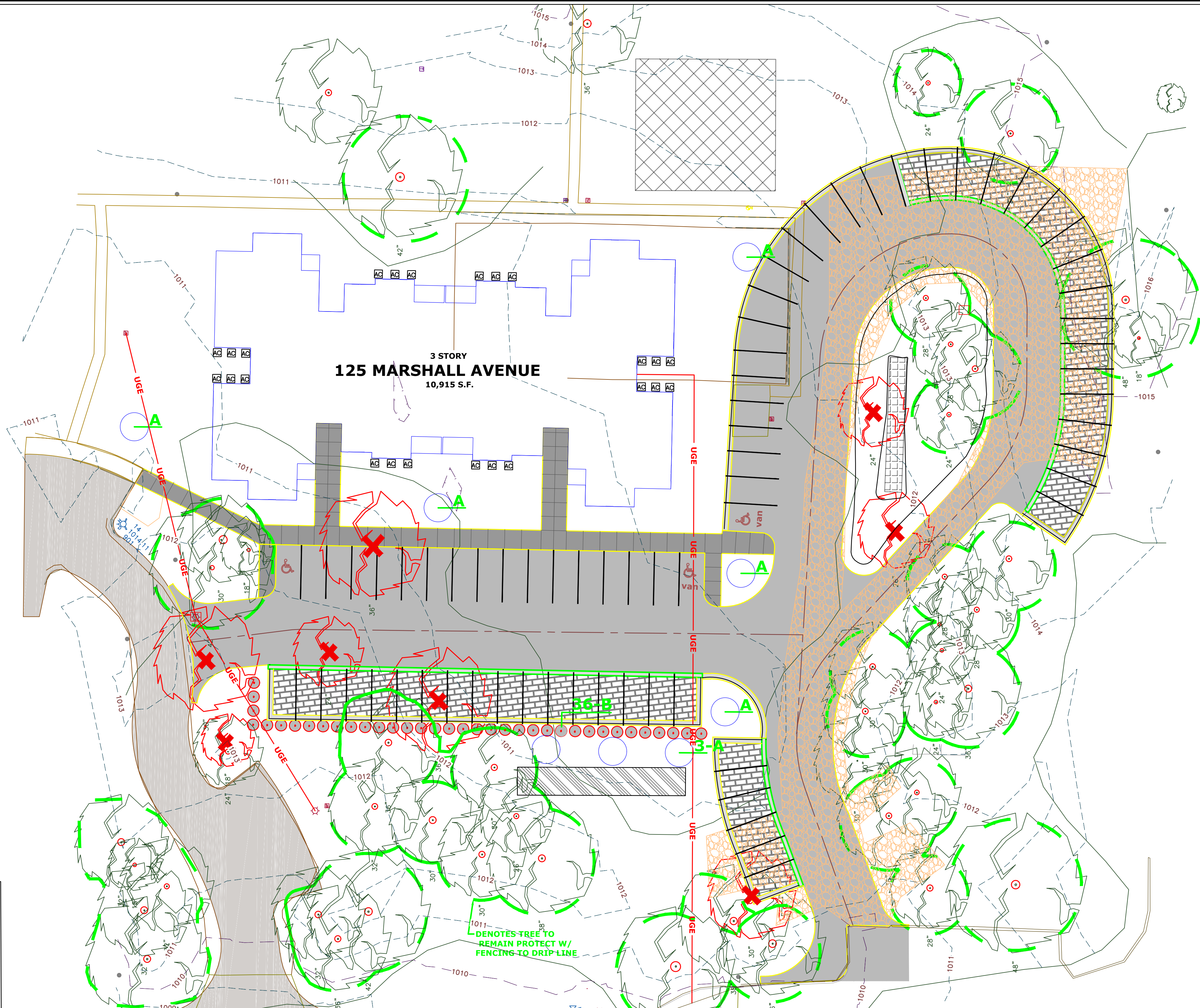
DRAWING FILENAME	
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PLOT STYLE TABLE	LAYER MNGR NAME
REB COLOR.ctb	LAYOUT NAME
	Landscape Plan

LANDSCAPE PLAN

NOTES

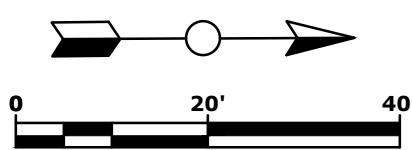
1. HYDRO-SEED ALL AREAS WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDING OR PLANTING BEDS, UNLESS OTHERWISE NOTED.
2. PLANT QUANTITIES ARE FOR INFORMATION ONLY; DRAWING SHALL PREVAIL IF CONFLICT OCCURS.
3. NOTIFY LANDSCAPE ARCHITECT AFTER STAKING IS COMPLETED AND BEFORE PLANT PITS ARE EXCAVATED.
4. CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3 INCHES. (INCLUDING EX. TREES)
5. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1. LATEST EDITION.

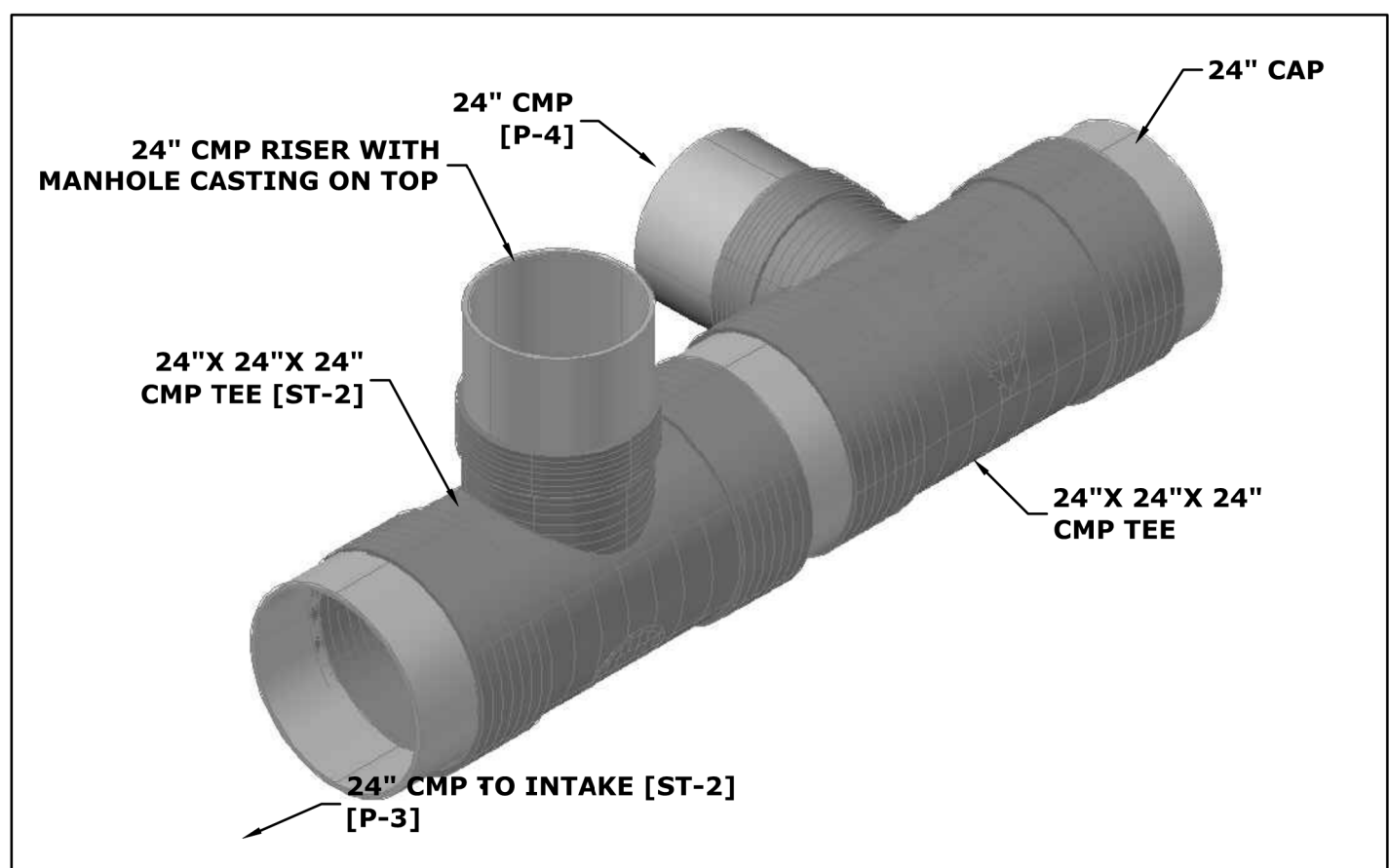
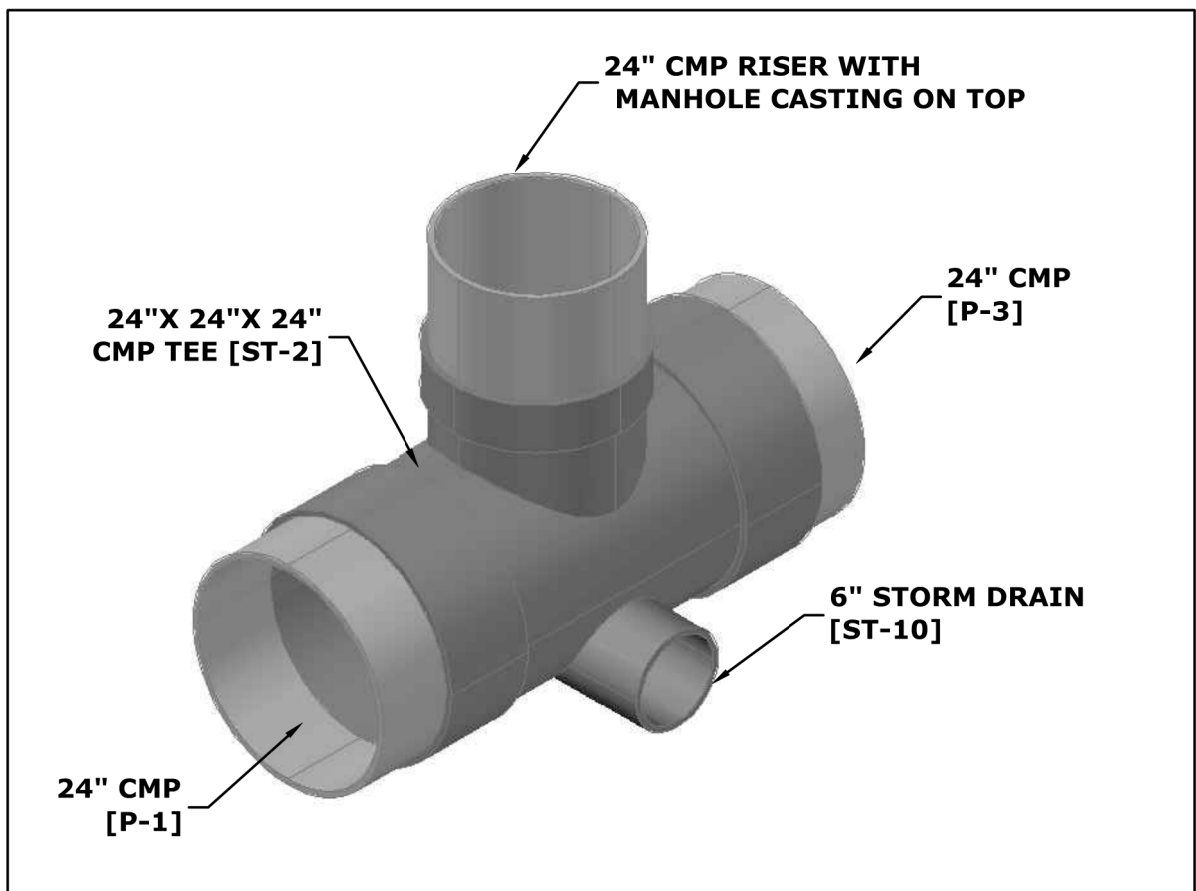
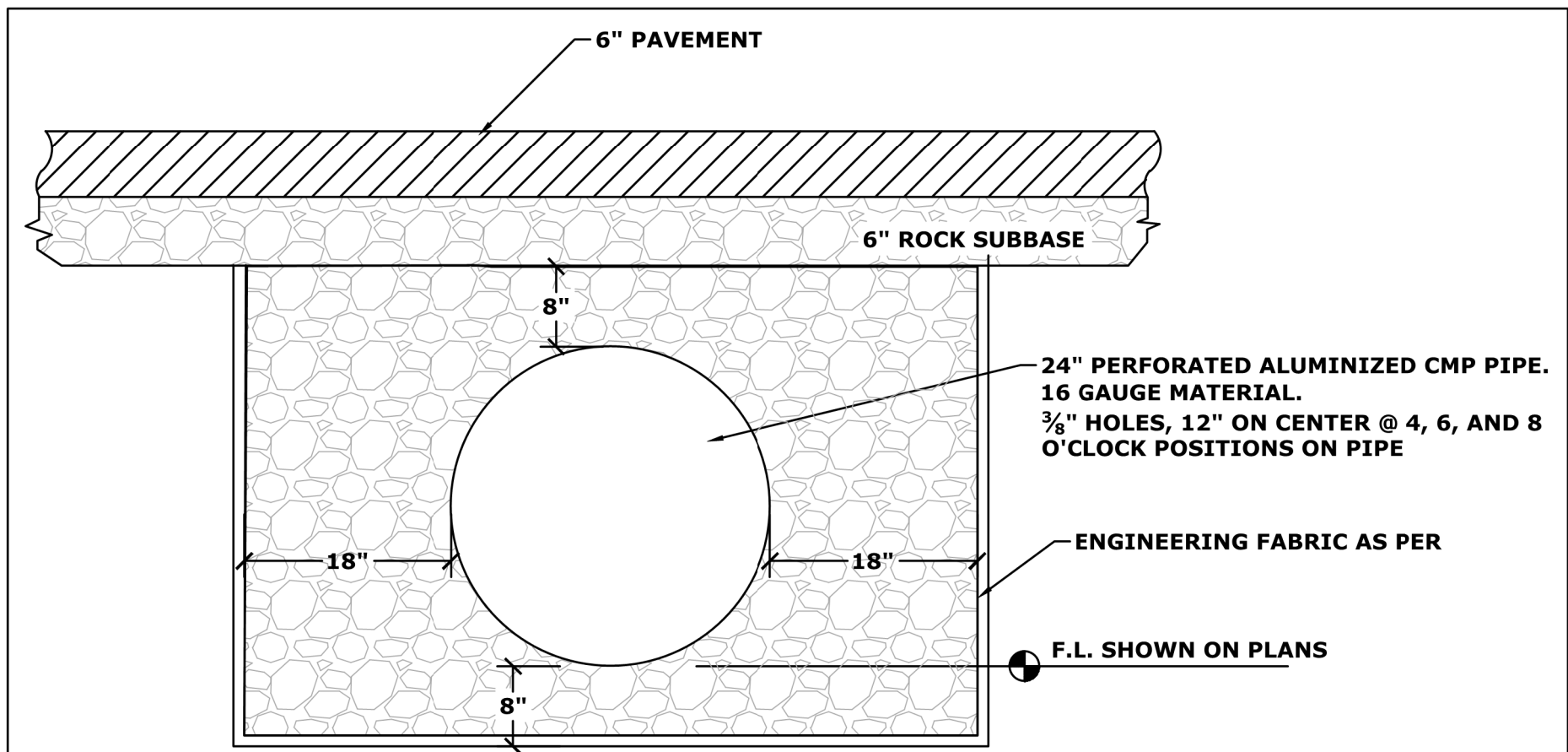
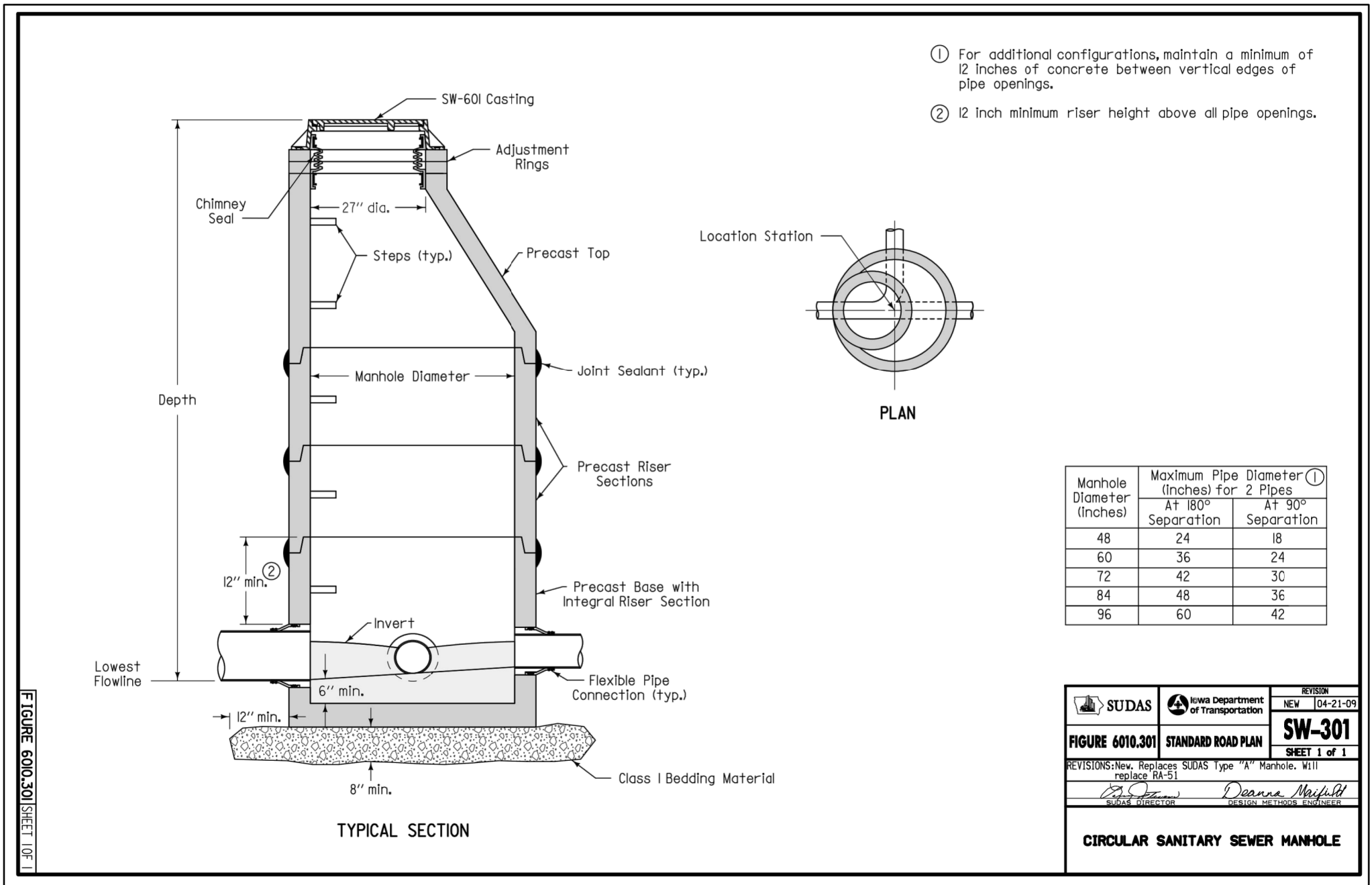
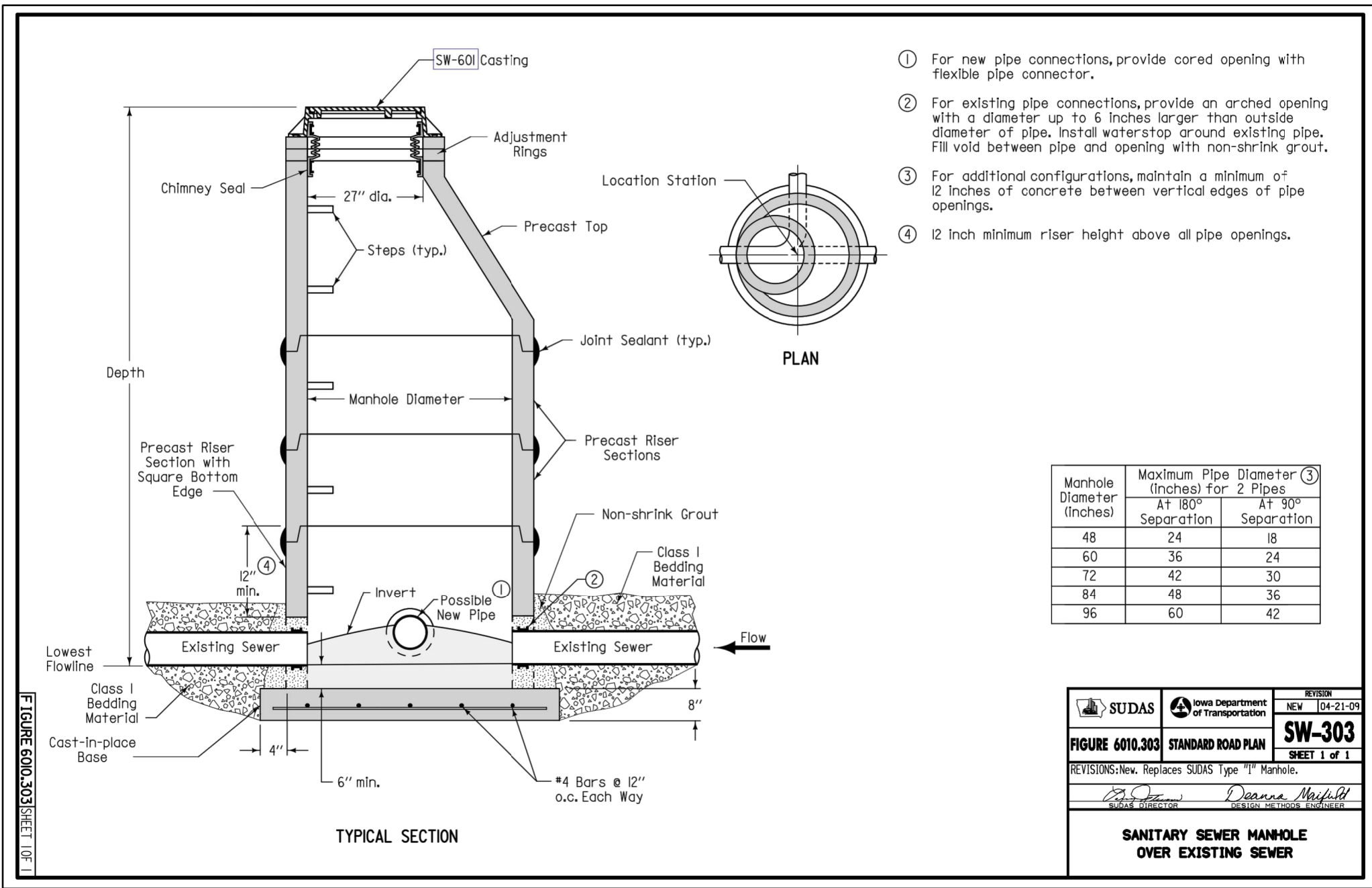
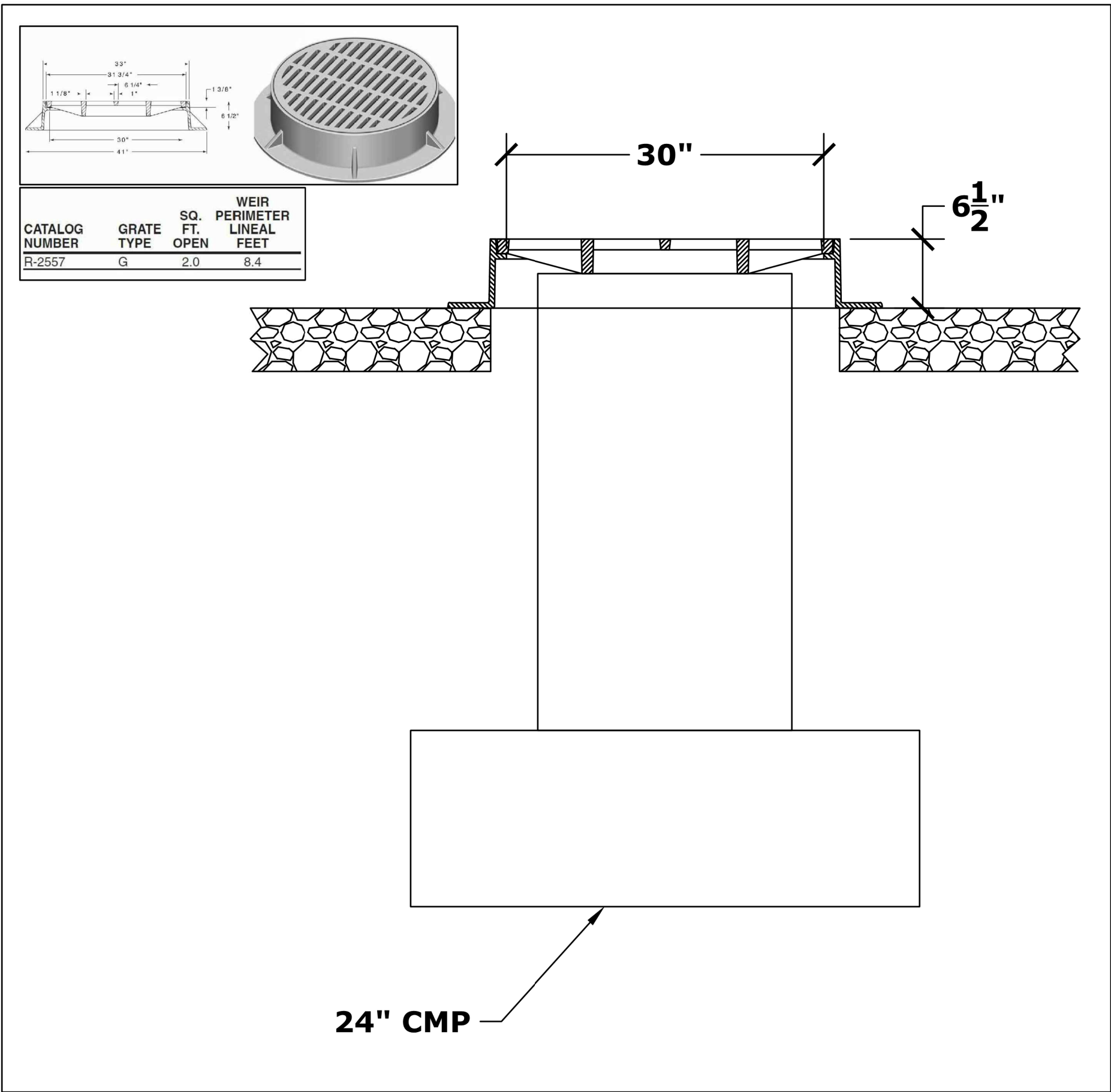
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PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND	REMARKS
		DECIDUOUS ORNAMENTAL TREES				
18	A	MALUS 'SARGENTII'	SARGENTS CRABAPPLE	1 1/2" CAL	B & B	MATCHED
		DECIDUOUS SHRUBS				
80	B	EUONYMUS ALATUS COMPACTA	COMPACT BURNING BUSH	18" HT	CONT	
		EVERGREEN SHRUBS				
40	C	JUNIPERUS HORIZONTALIS PLUMOSA	ANDORRA CREEPING JUNIPER	CLASS #2	CONT	
		OVERSTORY TREES				





A STORM SEWER PIPE TRENCH DETAIL
NTS

B [ST-2] PIPE INSTALLATION DETAIL
NTS

C [ST-3] PIPE INSTALLATION DETAIL
NTS

DATE	BY	DESIGNED	DRAWN	CHECKED	LAST UPDATE
1-19-06	SLR				09/26/13

REVISION	DATE

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UTILITY DETAILS
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