

COUNCIL ACTION FORM

REQUEST: MAJOR SITE DEVELOPMENT PLAN FOR 3305 & 3315 AURORA AVENUE

BACKGROUND:

Hunziker Development Company, LLC is requesting approval of a Major Site Development Plan for two 8-unit apartment buildings, with one building at 3305 Aurora Avenue (Lot 6, Village Park Subdivision), and the other at 3315 Aurora Avenue (Lot 7, Village Park Subdivision). Lot 6 includes 23,493.89 square feet (0.54 acres), and Lot 7 includes 20,400.66 square feet (0.47 acres), and both are zoned as "FS-RM" (Suburban Residential Medium Density), (*See Attachment A: Location & Zoning Map & Attachment B: Major Site Development Plan.*) The site is located west of University Boulevard, across from the Iowa State University Research Park, and south of the Wessex apartment complex. Land to the west and south of the Village Park Subdivision is outside the Ames corporate limits, in rural Story County. Although the land to the west is outside of the City, it is planned for future annexation and development with single-family homes.

A two-story, 8-unit apartment building is proposed for Lot 6 and Lot 7. Each building includes four (1-bedroom units), and four (2-bedroom) units for a total of 12 bedrooms, with an average of 1.50 bedrooms per unit (*See Attachment C: Floor Plans*). Individual two-story buildings are planned for each lot along the west perimeter of the subdivision along the remaining lots on Aurora. Two, 36-unit apartment buildings (3 stories) have been constructed in the RH portion of the subdivision, on Lot 12, south of Cottonwood Road and east of Aurora Avenue. Two additional 36-unit buildings are planned for Lot 12.

The proposed 8-unit buildings have an orientation to Aurora Avenue. The ground level units are accessed from the east and the west facades. The upper floor units are accessed from the south façade for Lot 6, and the north façade for Lot 7. This orientation is consistent with other apartment buildings in this subdivision that have been approved along Cottonwood Road.

The proposed 8-unit apartment buildings have the same architectural features and metal materials as were approved for the 12-unit apartment building across the street at 2151 Cottonwood Road, Lot 5 (*See Attachment D: Building Elevations*). The Commission reviewed the Cottonwood project at their last meeting. The proposed buildings are two stories with a flat roof. Exterior building materials include a combination of vertical flush seam metal panels, and galvalume finish corrugated metal siding with a vertical or a horizontal orientation on various sections of each wall. The metal panels, and galvalume finish corrugated metal siding extend above the roof line at various heights to form a parapet along the east elevation that faces Aurora Avenue for both lots. Sections of reddish brown face brick are accent materials for the facades.

The proposed two-story buildings, with flat roofs, are to function as a transitional building type between the more massive 3-story, 36 unit buildings with gable roofs on the other side of Aurora Avenue and the future single-family homes to the west. The building design has a very modern look that is similar to some commercial building features, with the flat roof, parapets, and metal materials.

The flat roof design is a departure from the architectural design of the other apartment buildings constructed along both sides of Cottonwood Road (with the exception of the 12-unit apartment building at 2151 Cottonwood Road). The other buildings have gabled, or hipped roofs, vinyl lap siding with cultured stone veneers. The 12-unit buildings on the north side of Cottonwood Road have cultured stone pillars that support decks and roofs above the decks, and above primary entries to buildings.

The site plan shows an 8-stall garage along the west property line, behind each apartment building, and 7 surface parking spaces across the drive aisle from the garage. A total of 15 parking stalls, including those in the garage plus the surface parking is planned for each lot. This exceeds the minimum requirement of 14 parking spaces, based upon the number of bedrooms in each unit. A shared access easement (25 feet wide) centered on the property line between Lots 6 and 7 provides access to the on-site parking on both lots (*See Attachment B: Major Site Development Plan, Site Layout & Dimension Plan*).

The 8-stall garage buildings are designed with galvalume finish corrugated metal siding applied in a horizontal orientation on all four walls, which is the same material shown on the building elevations for the apartment buildings. The garage roof slopes slightly toward the back for drainage, and is concealed from view with a parapet along the front and side walls.

Landscaping on Lots 6 and 7 is provided to meet the new residential landscaping standards for residential development. This includes new front yard landscaping requirements and parking lot landscaping standards. The site also triggers FS development standards for side and rear yard landscaping, notably for the west property line that will be a future interface with single family development. A high screen or fence is required along the west property line to meet landscape buffer requirements in the FS-RM zone where the lot is adjacent to any lot zoned as FS-RL or RL. The high screen requires a tree for every 50 lineal feet, and shrubs that grow to a minimum height of six feet, planted a maximum of six feet apart. The developer provides a 13-foot wide planter area to meet this standard with medium sized trees and high shrubs.

On October 18, 2017, the Planning and Zoning Commission reviewed the proposed Major Site Development Plan, and discussed the site layout, open space, access, landscaping and the building design. By a vote of 6-0, the Commission recommended approval of the Major Site Development Plan, based upon the revised Site Layout and Dimension Plan presented at the meeting with the front of the building facing Aurora.

ALTERNATIVES:

1. The City Council can approve the Major Site Development Plan for the proposed 8-unit apartment buildings, located at 3305 and 3315 Aurora Avenue, as proposed.

2. The City Council can approve the Major Site Development Plan for the proposed 8-unit apartment buildings, located at 3305 and 3315 Aurora Avenue, with modifications:
3. The City Council can deny the Major Site Development Plan for the proposed 8-unit apartment buildings, located at 3305 and 3315 Aurora Avenue, if it finds the project does not meet the Major site Development Plan criteria.
4. 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 Major Site Development Plan review is to determine conformance with development standards, and appropriate arrangement and design of the use of the site. FS-RM zoning is intended to implement the Land Use Policy Plan (LUPP) vision of landscaped suburban style development that provides for desirable apartment housing choices. The proposed development project is consistent with the Master Plan for use limitations and meets a community interest of providing for apartment types of various floor plans from one to two bedrooms that will have wide appeal. The specific criteria for the site development plan approval are discussed in greater detail in the addendum.

The building design has a modern design approach in terms of its massing and use of exterior materials and architectural features. The proposed materials are very contemporary with the metal siding, parapet, and a flat roof that are all not common residential appearing finishes. The two-story height of the building does assist in its compatibility with future homes to the west. The building orientation, landscaping, and parking configuration are all found to meet zoning standards and provide for an efficient and desirable site design.

Therefore, it is the City Manager’s recommendation that the City Council act in accordance with Alternative #1, approving the Major Site Development Plan, as proposed.

ADDENDUM

Project Description. Hunziker Development Company, LLC is requesting approval of a Major Site Development Plan for two 8-unit apartment buildings on the properties in the Village Park Subdivision, located at 3305 Aurora Avenue (Lot 6), and 3315 Aurora Avenue (Lot 7). Lot 6 includes 23,493.89 square feet (0.54 acres). Lot 7 includes 20,400.66 square feet (0.47 acres). Both lots are zoned as “FS-RM” (Suburban Residential Medium Density), and will have a public sidewalk (5 feet wide) for the entire frontage of the lot along Aurora Avenue (*See Attachment A: Location & Zoning Map & Attachment F: Village Park Subdivision Final Plat*).

Development of the property is required to be consistent with the rezoning Master Plan agreement for the property. The Master Plan for this property, originally identified as 3535 S. 530th Avenue (Village Park Subdivision), includes FS-RM and RH (Residential High Density zoning). The Final Plat for Village Park Subdivision (*See Attachment F: Village Park Subdivision Final Plat*) includes eleven lots for development in the FS-RM zone on the west and north fringes of the subdivision, and one lot for development in the “RH” (Residential High Density) zone. The proposed development are the first two lots that will be developed along the west side of Aurora Avenue (*See Attachment F: Village Park Subdivision & Landscape Plan*).

Density limitations in the FS-RM zone require 7,000 square feet for the first two units, and 1,800 square feet for each additional unit. Lot 6 could accommodate 11 dwelling units, and Lot 7 could accommodate 9 dwelling units, provided all other site plan requirements are met. Eight (8) units are proposed for each building. The FS-RM zone allows a maximum of 12 units in each building. The proposed density of 8 units on 0.54 acres (Lot 6) is the equivalent of 14.81 dwelling units per acre, and 8 units on 0.47 acres (Lot 7) is the equivalent of 17.02 dwelling units per acre, which is within the density range (13-17 units/acre) on the approved Master Plan for Village Park Subdivision. The proposed 8-unit buildings consist of four (1-bedroom units), and four (2-bedroom units), for a total of twelve bedrooms in the each 8-unit building.

Parking. The Zoning regulations require a minimum of one parking space per bedroom for units of two bedrooms, or more, and one and one half parking spaces for one-bedroom units. The minimum number of parking spaces required for each of the 8-unit buildings is 14 spaces. The developer is proposing a total of 15 parking spaces per building, including one van-accessible handicap space, 8 garage stalls, and 7 surface parking spaces. The parking spaces, and garage stalls, are served by a single access from Aurora Avenue, centered on the property line that separates Lots 6 and 7 in a 25-foot wide shared access easement (*See Attachment B: Major Site Development Plan, Site Plan Layout & Dimension Plan*).

The shared access between Lots 2 and 3, Village Park Subdivision, serves as a temporary emergency vehicle access that extends through the Wessex Apartment development adjacent to the north, and out to Oakwood Road, until such time that Cottonwood Road is extended to the west to connect with the existing Cottonwood Road in the Suncrest Subdivision

Layout. The proposed site layout includes an 8-unit apartment building to be constructed on Lot 6 (23,493.89 sq. ft), and Lot 7 (20,400.66 sq. ft.). The building footprint occupies approximately 4,000 square feet on each of the two lots. The footprint of the 8-stall garage covers approximately 2,160 square feet on each lot. Parking spaces, driveways, drive aisles, and sidewalks cover an additional 7,087 square feet on Lot 6, and 7,196 square feet on Lot 7. The total amount of impervious surface on Lot 6 is 13,247 square feet, which is 56% of the total lot area. The remainder of Lot 6 (44%) is landscaped area. The building footprint on Lot 7 occupies approximately 4,000 square feet, the 8-stall garage covers 2,160 square feet, and the parking spaces, driveways, drive aisles and sidewalks cover an additional 7,196 square feet of lot area. The total amount of impervious surface on Lot 7 is 13,356 square feet, which is 65% of the total lot area. The remainder of Lot 7 (35%) is landscaped area.

In addition, the minimum requirement of 10% of the gross area of the subdivision to be devoted to common open space, for development in the FS-RL, or FS-RM zones, is accounted for in Outlots A and D, of Village Park Subdivision. Outlots A and D are located in close proximity to the proposed apartment buildings, and the other future apartment buildings to be constructed in Village Park. The Village Park Subdivision includes 19.83 acres (863,794.80 square feet). The land area included in Outlots A and D, combined, is equal to 151,038.74 square feet of land area, which is equal to 17.48% of the total land area in Village Park Subdivision (*See Attachment G: Village Park Subdivision & Landscape Plan*). Outlots A and D are located in close proximity to the proposed apartment buildings, and the other future apartment buildings to be constructed in Village Park. The outlots have been designed as stormwater detention and treatment areas and include one 10-foot wide trail extension. Review of the outlot landscape plan was separate from this project. There is no other common usable space included within the project.

Outlot C abuts the site to the south and is an additional stormwater treatment area that will also include a midblock sidewalk connection to the west. Dry detention is planned for Outlot C with a storm water detention area that has a depth of approximately six feet. Installation of the sidewalk in Outlot C is recommended to be deferred until a lot south of Outlot C is developed.

Landscaping. Landscaping requirements are driven by parking lot design and front yard plantings for apartment buildings (*See the Landscaping Plan for Lots 6 and 7 on pages 21 and 22 of this report*). The proposed project's landscaping is most affected by the front yard foundation plantings which are required by the recently adopted residential landscaping standards. On Lot 6, the developer proposes front yard landscaping on both street-facing building facades, and along the perimeter of the parking lot visible from Cottonwood Road. On Lot 7, landscaping is concentrated along the front building façade rather than distributed throughout the site. Screening for the parking area on Lot 7 relies upon distance from the street and intervening trees to act as the buffer to the parking area behind the building. The area behind the garages, which varies in width from 11.8 feet to 14.2 feet, is planned as the location of a high screen, consisting of a tree every 50 linear feet and shrubs with a mature height of at least 6 feet, spaced 6 feet on-center. This landscaping is required to meet the landscape buffer requirements for the FS-RM zoning district.

Front yard planting requirements include a combination of shrubs, ornamental grasses, as well as overstory trees. The developer has included additional landscaping with arborvitae shrubs to meet the minimum screening requirements for the ground-mounted mechanical units. The wall mounted mechanical units are located on the rear of the building, and will not require screening to meet zoning standards.

Perimeter parking lot landscaping that includes overstory trees is required along the portions of the driveways, parking spaces, and drive aisles to meet perimeter parking lot landscaping (*See Attachment B: Major Site Development Plan, Site Landscaping Plan – pages 21 and 22*). Staff believes the project meets the intended parking lot dispersal requirements as proposed.

The trash receptacle on Lot 7 will be used by the tenants of both buildings, and screening of the trash receptacle will be constructed of 1” by 6” vertical composite board to a height of six feet, including gates of the same design and materials

Circulation. Site access is from one driveway off Aurora Avenue. Aurora Avenue is a new north/south street that connects to Cottonwood Road on the north end, and extends to the south boundary of the Village Park Subdivision. Sidewalks (5-foot wide) in the right-of-way for Aurora Avenue, on both sides of the street, provide a connection to the sidewalk along Cottonwood Road, and to the shared use path (10-foot wide) that will cross through the site between University Boulevard and the southern boundary of Village Park Subdivision. The shared use path will connect to the Ames community bike trail/shared use path system, and is planned in the future to connect to the regional multi-county bike trail system south of Ames (*See Attachment F: Village Park Subdivision Final Plat & Attachment G: Village Park Subdivision & Landscape Plan*). In addition a 5-foot wide sidewalk in Outlot B, adjacent to the west boundary of Lot 5, will provide access to the Christofferson Park north of Village Park Subdivision. Outlot C, adjacent to the south property line of Lot 7 will include a sidewalk at a width of 5 feet.

Building Design. The overall footprint of each proposed apartment building is approximately 67 feet by 64 feet. Minimum building front, side and rear yard setbacks are all met by the proposed placement of the apartment buildings on each lot. The site plan shows the garage structures between 11.8 and 14.2 feet from the west property line, and at least 4 feet from the north and south lot lines, which meets the minimum required setback of feet for accessory structures (*See Attachment B: Major Site Development Plan – Site Layout & Dimension Plan*). The proposed 8-unit buildings have an orientation toward Aurora Avenue. The ground level units’ access is from the east façade for both lots. The upper floor units are access from the south for the building on Lot 6, and from the north on Lot 7. This building orientation is consistent with the orientation of the other apartment building approvals in Village Park that include windows and doors on facades along the streets.

The 8-unit buildings are consistent with the maximum building size of 12 units, allowed in the FS-RM zoning district. Each building is two stories in height. Four stories, or 50 feet, whichever is lower, is the maximum building height permitted for multiple-family dwellings in the FS-RM zone. The apartment building design incorporates a flat roof design with a parapet. The proposed contemporary look is a departure from other designs approaches seen in this area; however, staff supports diversity in architectural

design overall.

Three primary exterior materials are proposed for the building. The majority of the first and second levels is to be surfaced with a vertical flush seam metal panel and galvalume finished corrugated siding in both a vertical and horizontal orientation. The metal panels and the galvalume corrugated siding will extend above the roof line to form the parapet on the east building elevation. Each building façade includes brick accents as the third exterior building material.

The two 8-stall garage buildings are designed with galvalume finish corrugated metal siding applied in a horizontal orientation, which is the same material shown on the building elevations for the apartment buildings. The garage roof slopes slightly toward the back for drainage, and will be concealed by a parapet. Metal trim will be used along the edges of the garage walls, and around each garage door (See Attachment D: Building Elevations & Attachment E: Garage Elevations and Plan).

Major Site Development Plan Criteria. Additional criteria and standards for review of all Major Site Development Plans are found in Ames *Municipal Code* Section 29.1502(4)(d) and include the following requirements.

When acting upon an application for a Major Site Development Plan approval, the Planning and Zoning Commission and the City Council shall rely upon generally accepted site planning criteria and design standards. These criteria and standards are necessary to fulfill the intent of the Zoning Ordinance, the Land Use Policy Plan, and are the minimum necessary to safeguard the public health, safety, aesthetics, and general welfare.

- 1. The design of the proposed development shall make adequate provisions for surface and subsurface drainage to limit the rate of increased runoff of surface water to adjacent and downstream property.***

The Public Works Department has reviewed the storm water management plan and finds that the proposed development has met the required storm water quantity and quality measures by use of the proposed regional detention facilities on the southeast and northeast areas of the site.

- 2. The design of the proposed development shall make adequate provision for connection to water, sanitary sewer, electrical, and other utility lines within the capacity limits of those utility lines.***

The existing utilities were reviewed and found adequate to support the anticipated load of 8 dwelling units on Lots 6 and 7, comprising 12 bedrooms in each apartment building, consistent with the prior determination at the time of rezoning and subdivision approval.

- 3. The design of the proposed development shall make adequate provision for fire protection through building placement, acceptable location of flammable materials, and other measures to ensure fire safety.***

The fire inspector has reviewed access and fire truck circulation, sprinkler, and hydrant requirements and found that the requirements of the Fire Department are met.

- 4. The design of the proposed development shall not increase the danger of erosion, flooding, landslide, or other endangerment to adjoining and surrounding property.***

It is not anticipated that this proposed development will be a danger due to its site location and proximity to other uses.

- 5. Natural topographic and landscape features of the site shall be incorporated into the development design.***

The site is currently devoid of any significant vegetation. Minimal grading will occur for the construction of the buildings. The site is relatively flat and grading will occur mostly to direct storm water where required.

- 6. The design of the interior vehicle and pedestrian circulation shall provide for convenient flow of vehicles and movement of pedestrians and shall prevent hazards to adjacent streets or property.***

Access to Lots 6 and 7 from Aurora Avenue is through one planned access easement which follows the property line that separates Lots 6 and 7. Vehicular and pedestrian access is accommodated between the subject property, and other properties (buildings) within the Village Park subdivision. The on-site sidewalks, sidewalks in the public street right-of-ways, and shared use paths provide pathways throughout the site, and to external connections to allow for circulation throughout the community, and eventually within the Central Iowa region.

- 7. The design of outdoor parking areas, storage yards, trash and dumpster areas, and other exterior features shall be adequately landscaped or screened to minimize potential nuisance and impairment to the use of adjoining property.***

The general development standards of the zoning ordinance have been met for the screening of parking areas. Gates are needed on the trash enclosure to comply with the zoning ordinance standards for screening garbage collection areas. The apartment building on each lot provides a high degree of separation and screening of the parking and garages in the rear yard from adjoining views, and as viewed from Aurora Avenue and Cottonwood Road.

- 8. The proposed development shall limit entrances and exits upon adjacent streets in order to prevent congestion on adjacent and surrounding streets and in order to provide for safe and orderly vehicle movement.***

A shared access is follows the property line separating the two lots, to minimize the number of curb cuts onto Aurora Avenue.

- 9. Exterior lighting shall relate to the scale and location of the development in***

order to maintain adequate security, while preventing a nuisance or hardship to adjacent property or streets.

The proposed exterior lighting is consistent with the Outdoor Lighting standards, found in Sec 29.411 of the *Municipal Code*.

10. The proposed development shall ensure that dust and other forms of air pollution, noise disturbances, odor, glare, and other nuisances will be limited to acceptable levels as prescribed in other applicable State and City regulations.

The proposed residential uses are not expected to exceed the level of nuisances, typical of this type of development, beyond acceptable levels, as prescribed in other applicable State and City regulations.

11. Site coverage, building scale, setbacks, and open spaces shall be in proportion with the development property and with existing and planned development and structures, in adjacent and surrounding property.

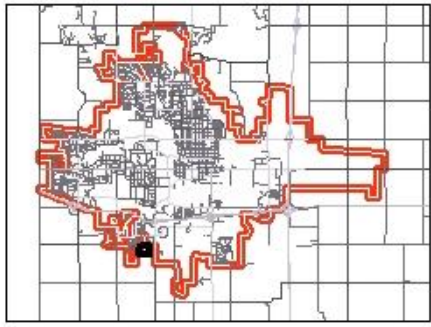
The scale of the proposed apartment buildings, in relation to the lot sizes, is appropriate, given minimum building setback requirements, landscaping requirements, and areas of the site planned for parking. The architectural design incorporates various planes to the building and use of exterior materials to create visual interest and address the scale and aesthetics of the building. The developer has proposed 8 units for each apartment building, which is less than the maximum number of units (12) allowed in a multiple family structure within the FS-RM zoning district. The density of development is well within the approximate densities found on the approved Master Plan for this subdivision. Open areas and landscaped areas meet the quantitative standards of the zoning ordinance and allow for informal activities by the future residents of this subdivision. The Commission must decide whether the scale of the 8-unit buildings is in proportion to the future construction of single-family detached dwellings on the adjacent property to the west.

The Development Review Committee has reviewed the Major Site Development Plan and found that it complies with all other requirements of the Ames Municipal Code.

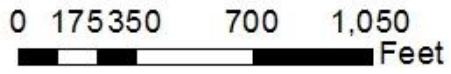
Attachment A: Location & Zoning Map



- Residential Low Density Zone "RL" (sec 29.701)
- Residential High Density Zone "RH" (sec 29.704)
- Highway-Oriented Commercial Zone "HOC" (sec 29.804)
- Planned Industrial Zone "PI" (sec 29.902)
- Research Park Innovation District "RI" (sec 29.903)
- Government/Airport District "S-GA" (sec 29.1002)
- Suburban Residential Zone Residential Low Density "FS-RL" (sec 29.1202(4)-1)
- Suburban Residential Zone Residential Medium Density "FS-RM" (sec 29.1202(4)-2)
- Planned Residence District "F-PRD" (sec 29.1203)

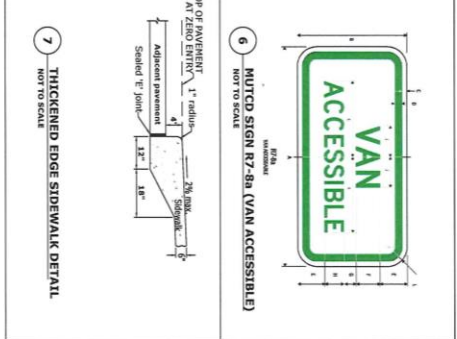
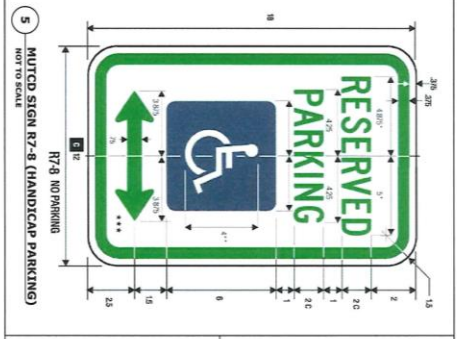
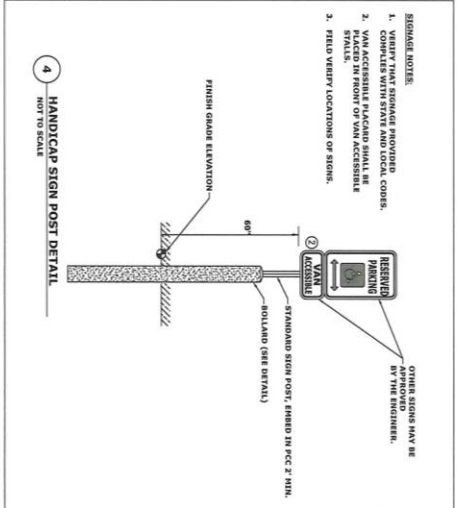
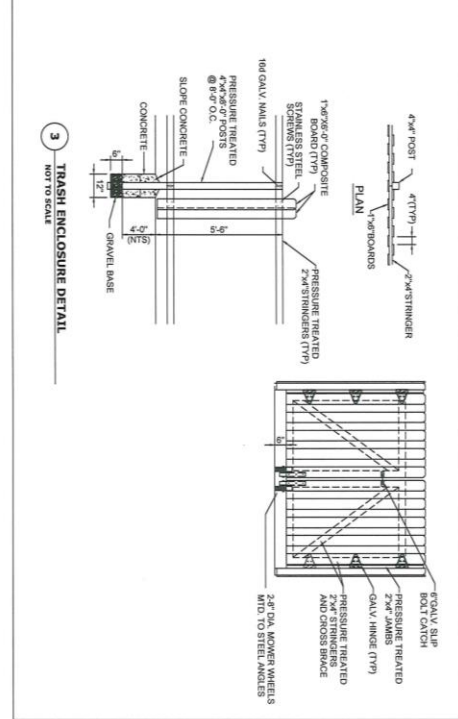
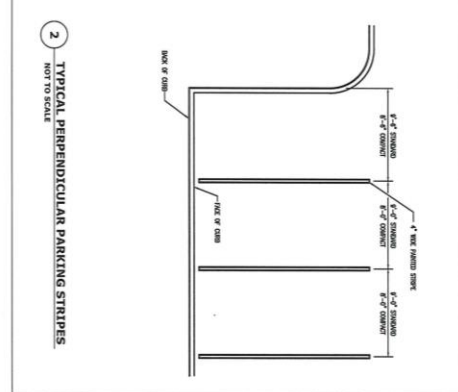
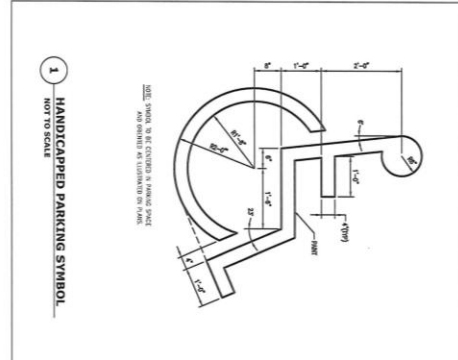


Location & Zoning Map 3305 & 3315 Aurora Avenue



Attachment B: Major Site Development Plan (Details)

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DEPT. OF PLANNING & HOUSING

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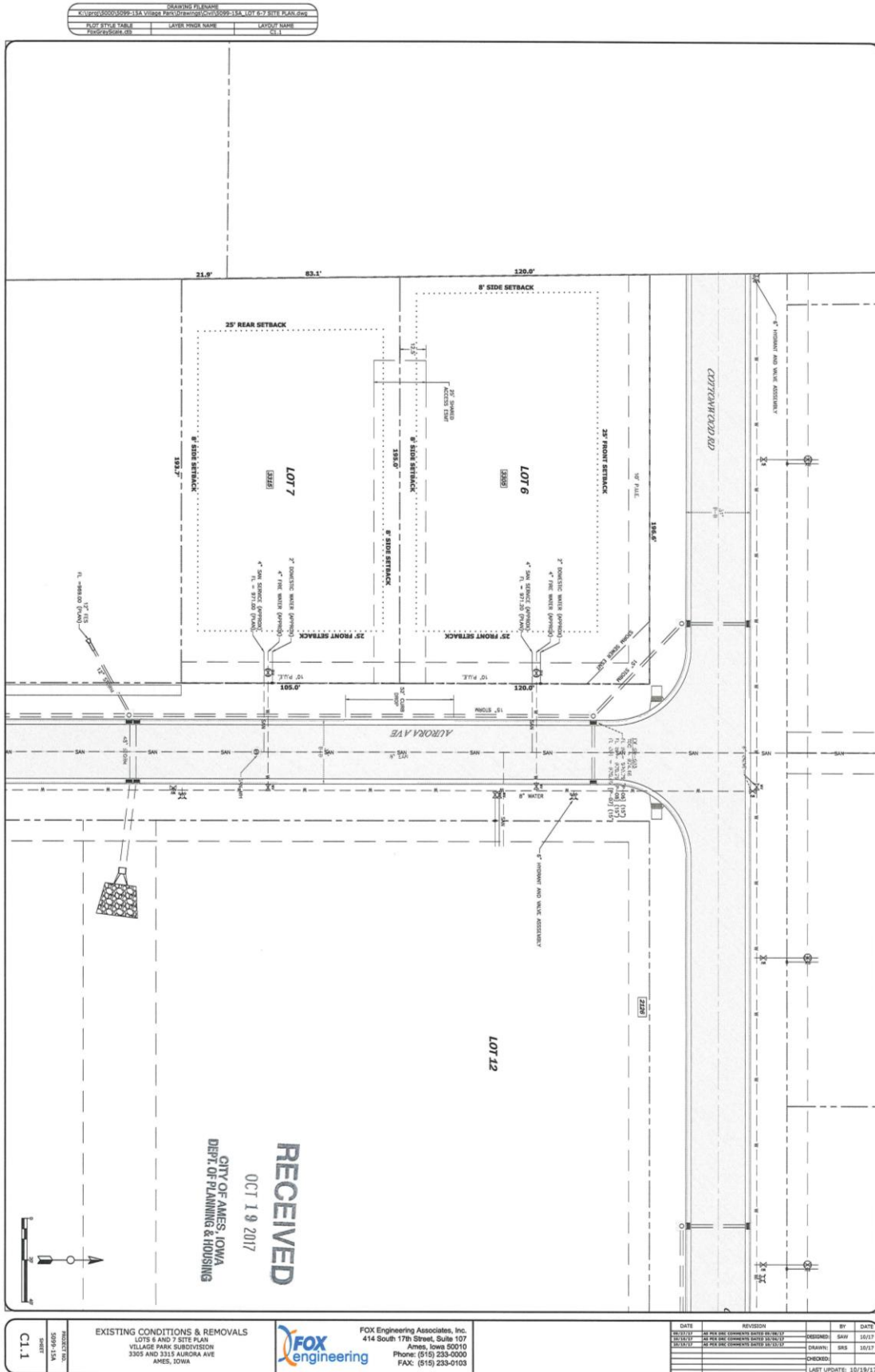
DETAILS
LOTS 6 AND 7 SITE PLAN
VILLAGE PARK SUBDIVISION
1385 AND 1315 AUBURN AVE
AMES, IOWA

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

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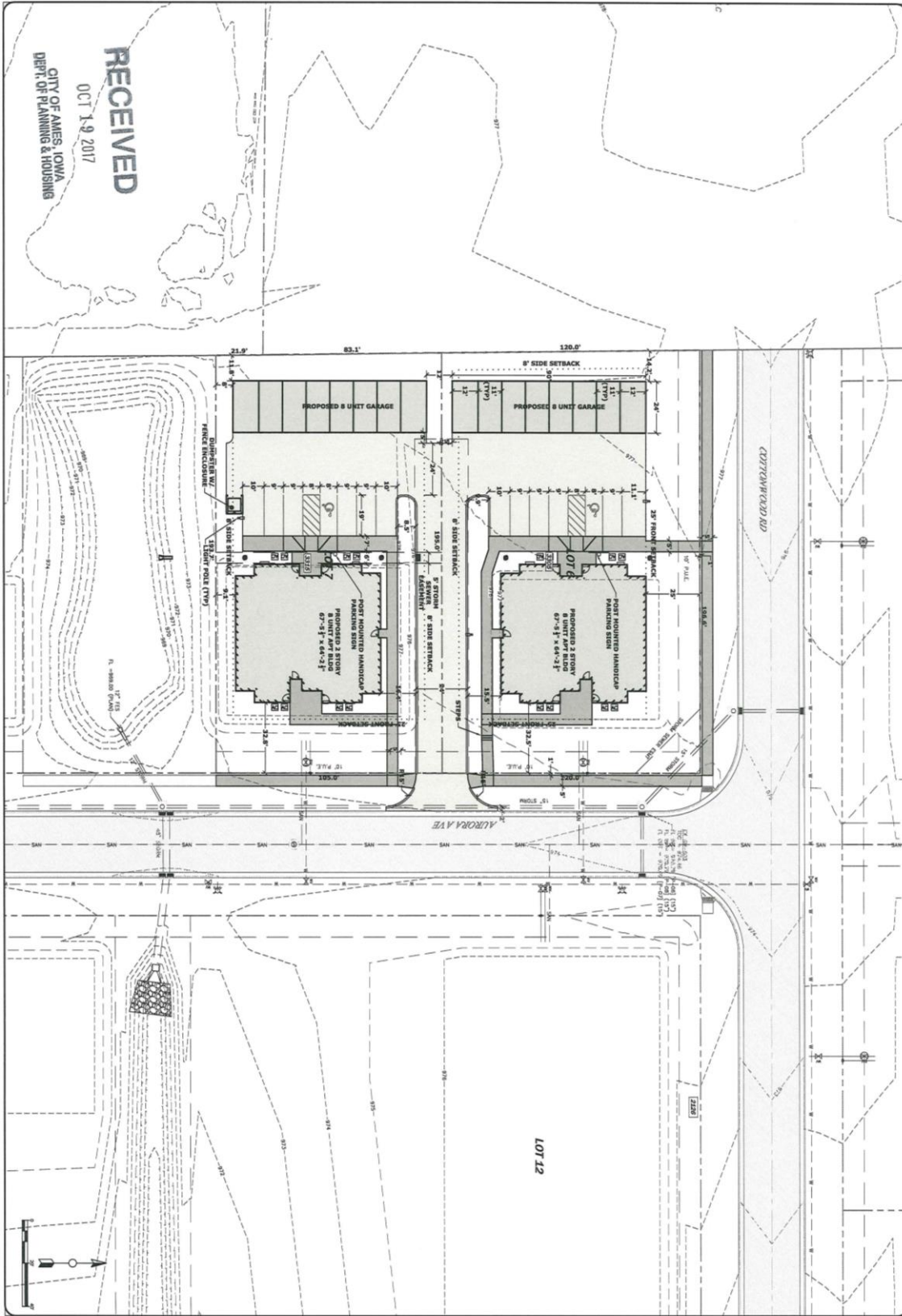
LAST UPDATE: 10/19/17

Attachment B: Major Site Development Plan (Existing Conditions & Removals)



Attachment B: Major Site Development Plan (Site Layout & Dimension Plan)

PLAT SYMBOL	LOT SYMBOL	LOT AREA	LOT NUMBER
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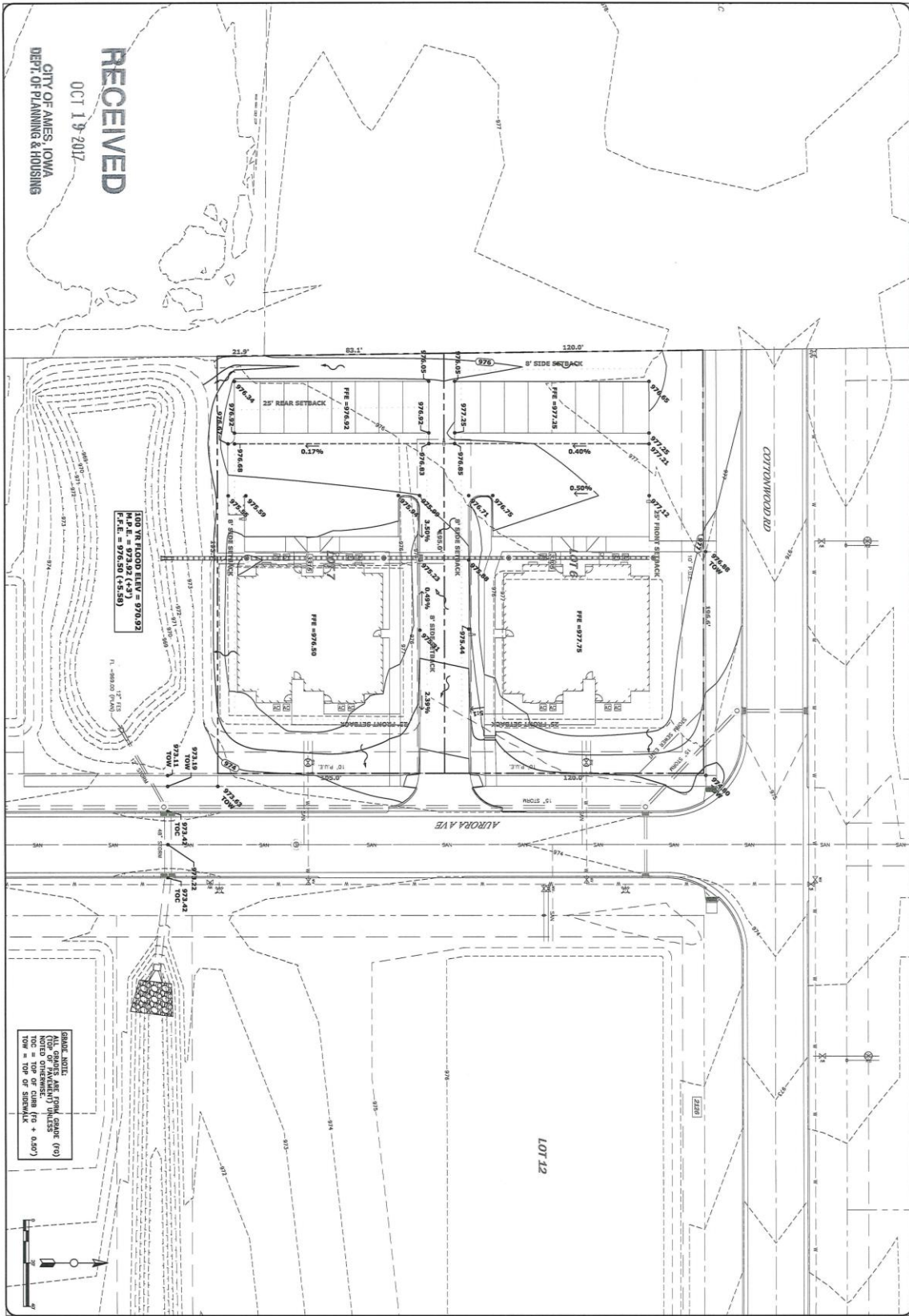


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SITE LAYOUT & DIMENSION PLAN LOTS 6 AND 7 SITE PLAN VILLAGE PARK SUBDIVISION 3305 AND 3315 AURORA AVE AMES, IOWA		FOX Engineering Associates, Inc. 414 South 17th Street, Suite 107 Ames, Iowa 50010 Phone: (515) 233-0000 FAX: (515) 233-0103	<table border="1"> <thead> <tr> <th>DATE</th> <th>REVISION</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>10/19/17</td> <td>FOR PERMITS CONSULTING ENGINEER REVIEW</td> <td>SKAW</td> <td>10/19/17</td> </tr> <tr> <td>10/19/17</td> <td>FOR PERMITS CONSULTING ENGINEER REVIEW</td> <td>SKAW</td> <td>10/19/17</td> </tr> <tr> <td>10/19/17</td> <td>FOR PERMITS CONSULTING ENGINEER REVIEW</td> <td>SKAW</td> <td>10/19/17</td> </tr> <tr> <td>10/19/17</td> <td>FOR PERMITS CONSULTING ENGINEER REVIEW</td> <td>SKAW</td> <td>10/19/17</td> </tr> <tr> <td>10/19/17</td> <td>FOR PERMITS CONSULTING ENGINEER REVIEW</td> <td>SKAW</td> <td>10/19/17</td> </tr> <tr> <td>10/19/17</td> <td>FOR PERMITS CONSULTING ENGINEER REVIEW</td> <td>SKAW</td> <td>10/19/17</td> </tr> </tbody> </table>	DATE	REVISION	BY	DATE	10/19/17	FOR PERMITS CONSULTING ENGINEER REVIEW	SKAW	10/19/17	10/19/17	FOR PERMITS CONSULTING ENGINEER REVIEW	SKAW	10/19/17	10/19/17	FOR PERMITS CONSULTING ENGINEER REVIEW	SKAW	10/19/17	10/19/17	FOR PERMITS CONSULTING ENGINEER REVIEW	SKAW	10/19/17	10/19/17	FOR PERMITS CONSULTING ENGINEER REVIEW	SKAW	10/19/17	10/19/17	FOR PERMITS CONSULTING ENGINEER REVIEW	SKAW	10/19/17
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Attachment B: Major Site Development Plan (Site Grading Plan)

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GRADE NOTE:
 ALL POINTS ARE FROM GRADE (G) UNLESS NOTED OTHERWISE.
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 TBM = TOP OF SIDEWALK

PROJECT NO. 5099-134
 SHEET C3.1

SITE GRADING PLAN
 LOTS 6 AND 7 SITE PLAN
 VILLAGE PARK SUBDIVISION
 3305 AND 3315 AURORA AVE
 AMES, IOWA

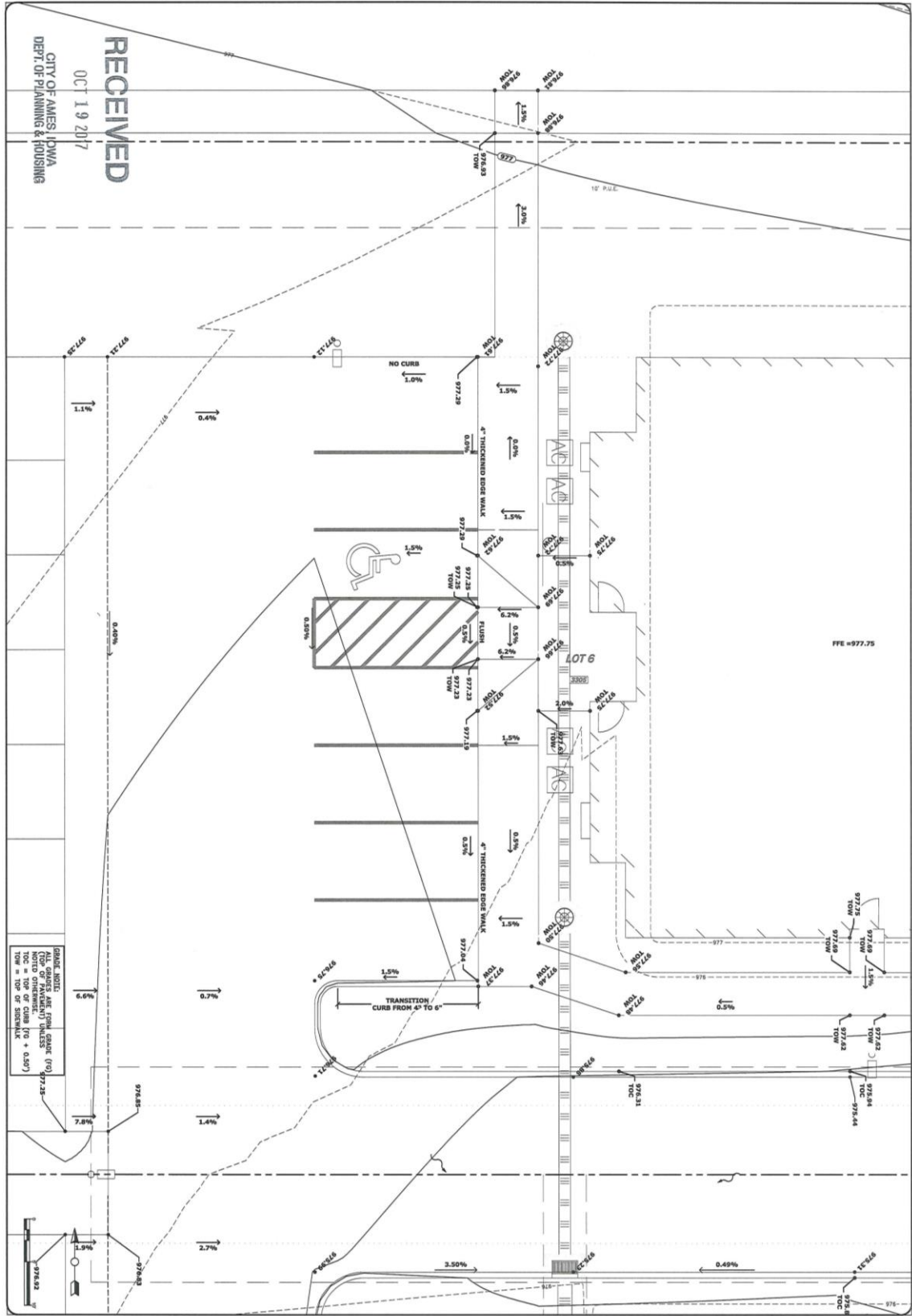


FOX Engineering Associates, Inc.
 414 South 17th Street, Suite 107
 Ames, Iowa 50010
 Phone: (515) 233-0300
 FAX: (515) 233-0103

DATE	REVISION	BY	DATE
08/17/17	ALL PERMITS SUBMITTED TO STATE DEPT. OF TRANSPORTATION	SAW	10/17
08/17/17	ALL PERMITS SUBMITTED TO STATE DEPT. OF TRANSPORTATION	SAW	10/17
08/15/17	ALL PERMITS SUBMITTED TO STATE DEPT. OF TRANSPORTATION	ERS	10/17
		CHECKED:	
		LAST UPDATE:	10/19/17

Attachment B: Major Site Development Plan (Grading Blow Up View - #1)

GRID	GRID NAME	GRID VALUE
100	100	100
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200	200	200



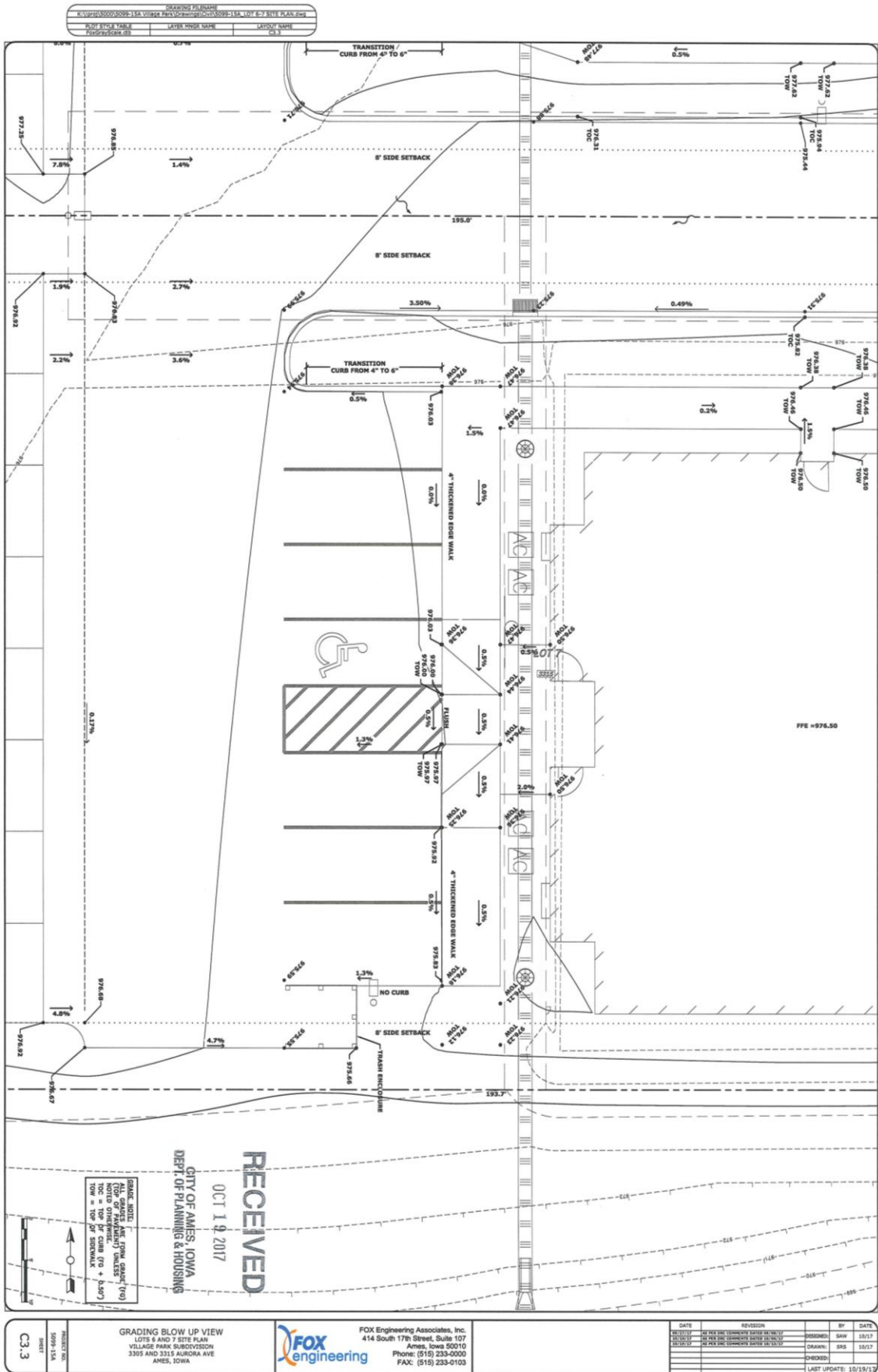
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GRADING BLOW UP VIEW
LOTS 6 AND 7 SITE PLAN
VILLAGE PARK SUBDIVISION
3305 AND 3315 AUBORA AVE
AMES, IOWA

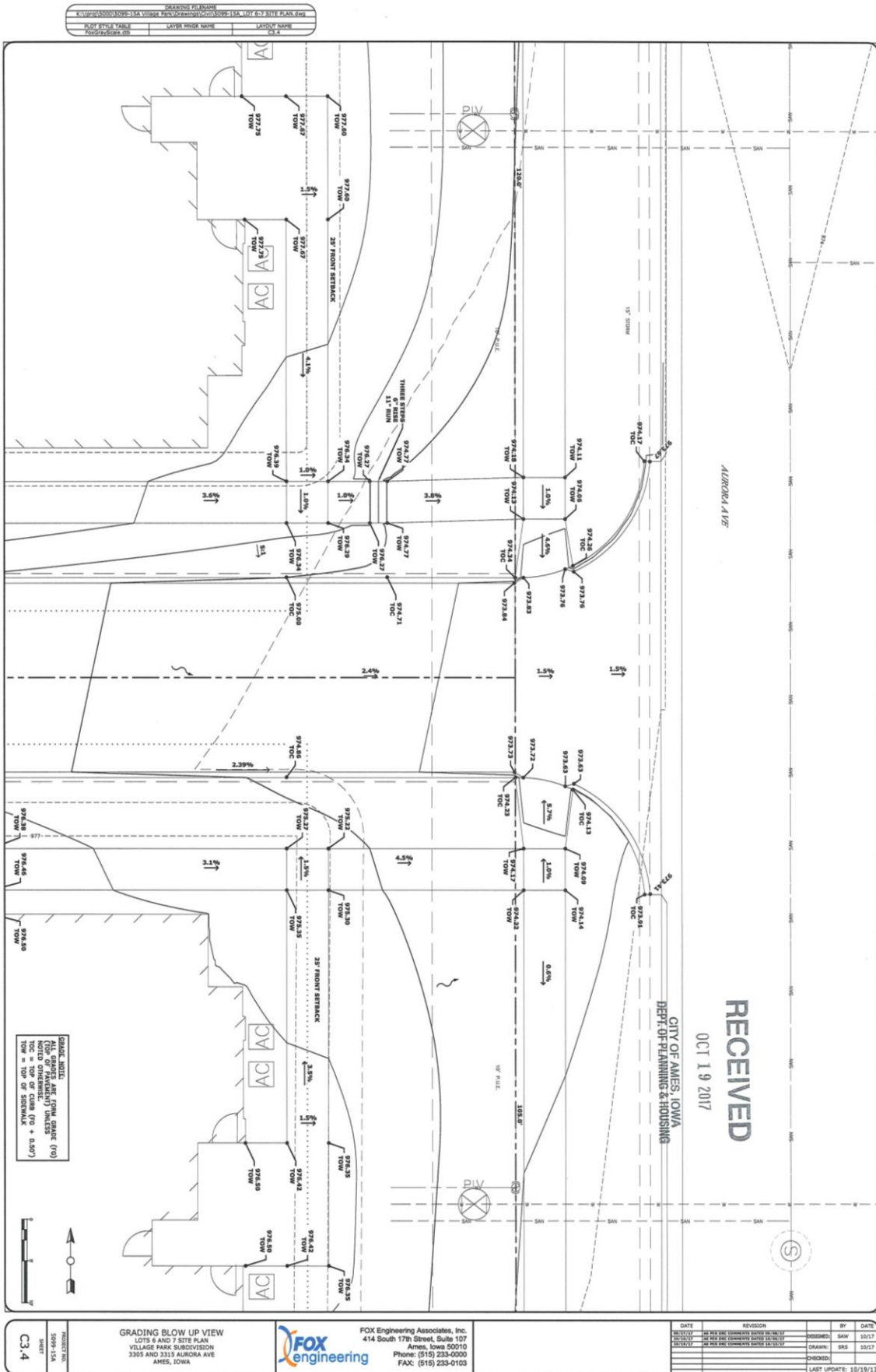
FOX Engineering Associates, Inc.
414 South 17th Street, Suite 107
Ames, Iowa 50010
Phone: (515) 233-0000
FAX: (515) 233-0103

DATE	REVISION	BY	DATE
10/13/17	ISSUE FOR PERM (CONFORMANCE TO 10/13/17)	DESIGNED: SAH	10/17
10/13/17	ISSUE FOR PERM (CONFORMANCE TO 10/13/17)	DRAWN: SRS	10/17
10/13/17	ISSUE FOR PERM (CONFORMANCE TO 10/13/17)	CHECKED:	
		LAST UPDATE:	10/19/17

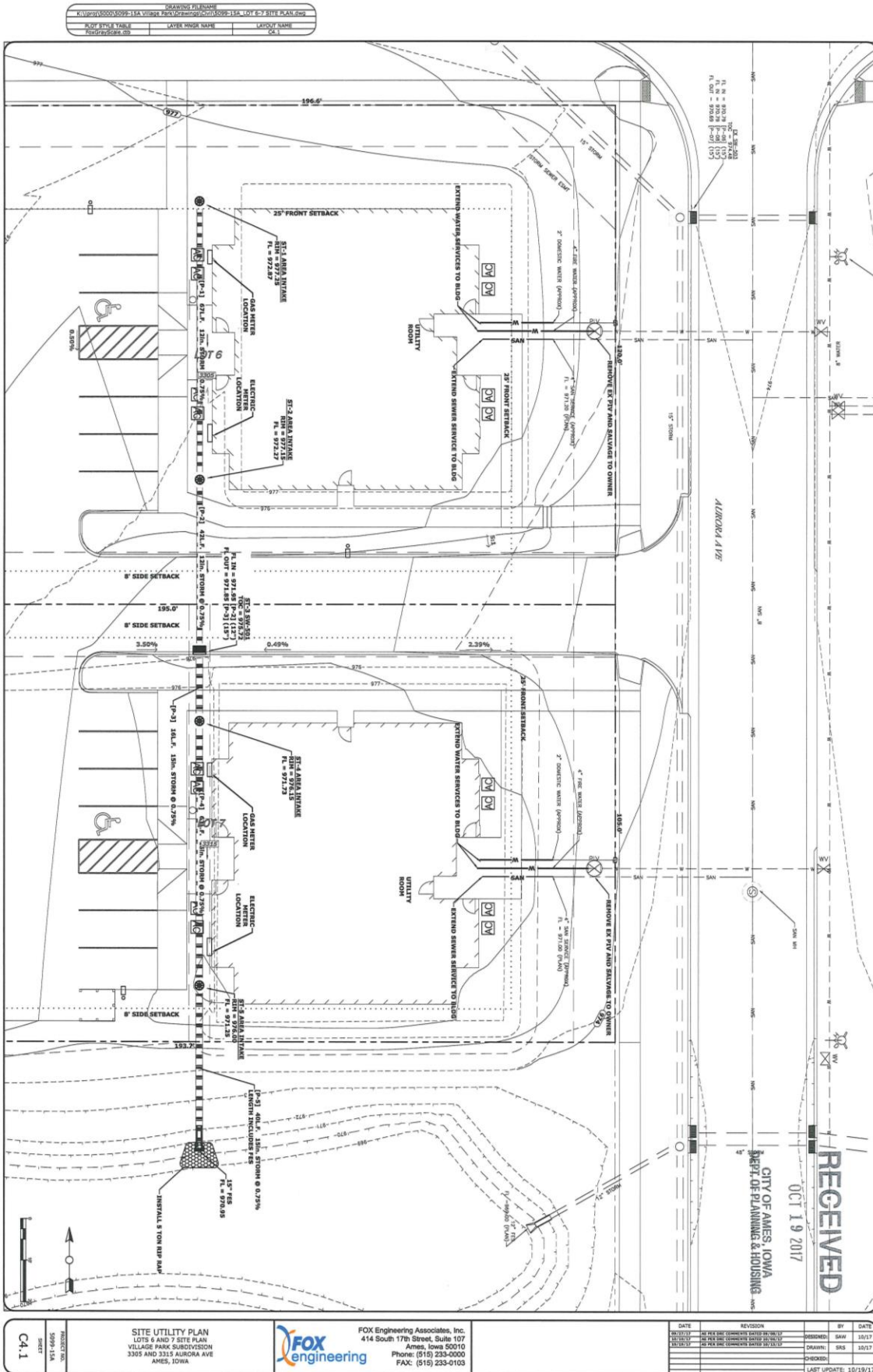
Attachment B: Major Site Development Plan (Grading Blow Up View - #2)



Attachment B: Major Site Development Plan (Grading Blow Up View - #3)

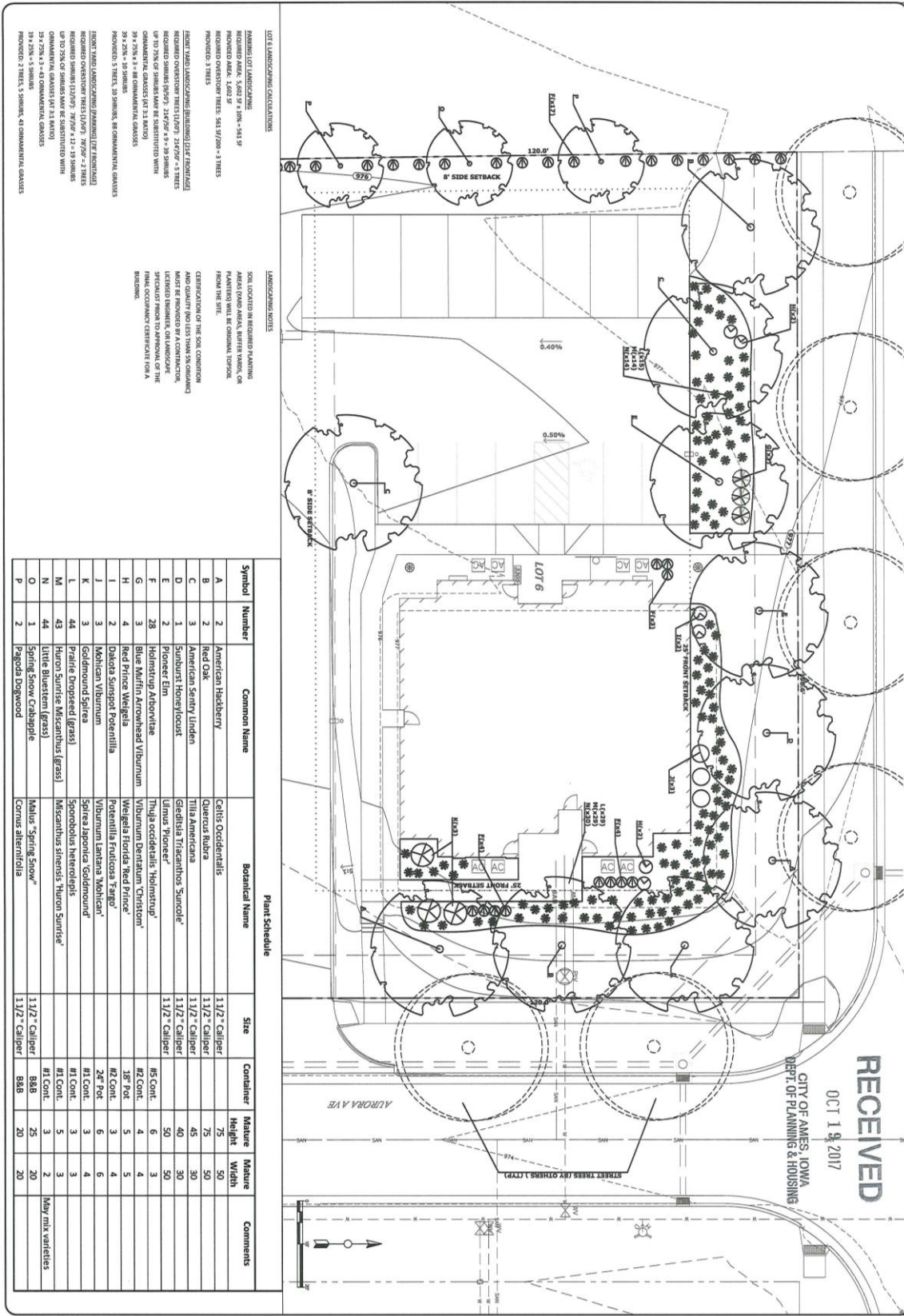


Attachment B: Major Site Development Plan (Site Utility Plan)



Attachment B: Major Site Development Plan (Site Landscaping Plan – Lot 6)

PROJECT NO.	DATE	REVISION
15000500915A	10/18/17	AS PER THE COMMENTS FROM THE CITY OF AMES
15000500915A	10/18/17	AS PER THE COMMENTS FROM THE CITY OF AMES
15000500915A	10/18/17	AS PER THE COMMENTS FROM THE CITY OF AMES



LOT 6 LANDSCAPING CALCULATIONS

FRONT LOT LANDSCAPING: 1,600 SF x 2.0% = 32 SF
 REAR LOT LANDSCAPING: 1,600 SF x 2.0% = 32 SF
 SIDE LOT LANDSCAPING: 1,600 SF x 2.0% = 32 SF
 TOTAL: 96 SF

FRONT LOT LANDSCAPING (BUILDING) (SEE FRONT LOT DEVELOPMENT PLAN)

FRONT LOT LANDSCAPING: 1,600 SF x 2.0% = 32 SF
 REAR LOT LANDSCAPING: 1,600 SF x 2.0% = 32 SF
 SIDE LOT LANDSCAPING: 1,600 SF x 2.0% = 32 SF
 TOTAL: 96 SF

FRONT LOT LANDSCAPING (PARKING) (SEE FRONT LOT DEVELOPMENT PLAN)

FRONT LOT LANDSCAPING: 1,600 SF x 2.0% = 32 SF
 REAR LOT LANDSCAPING: 1,600 SF x 2.0% = 32 SF
 SIDE LOT LANDSCAPING: 1,600 SF x 2.0% = 32 SF
 TOTAL: 96 SF

LANDSCAPING NOTES

SOIL LOCATED IN PROPOSED PARKING AREAS (FRONT AND REAR) SHALL BE REMOVED AND REPLACED WITH ADEQUATE TOPSOIL FROM THE SITE.

VEGETATION OF THE SITE, COMPANION PLANTS AND TREES SHALL BE MAINTAINED AND QUANTITY NOT LESS THAN SO INDICATED ON THIS PLAN. ANY REMOVAL MUST BE APPROVED BY A CONTRACTOR LICENSED IN IOWA. LANDSCAPE SPECIFICATIONS SHALL BE SUBMITTED WITH THE OCCUPANCY PERMIT FOR THE BUILDING.

Plant Schedule

Symbol	Number	Common Name	Botanical Name	Size	Container	Mature Height	Mature Width	Comments
A	2	American Highberry	Celtis occidentalis	1 1/2" Caliper	75	50		
B	2	Red Oak	Quercus rubra	1 1/2" Caliper	45	50		
C	3	American Sycamore	Tilia americana	1 1/2" Caliper	40	30		
D	1	Sudbury Honeylocust	Gleditsia triacanthos 'Suncoke'	1 1/2" Caliper	50	50		
E	2	Pioneer Elm	Ulmus 'Pioneer'	1 1/2" Caliper	45	30		
F	28	Holmstrup Arborvitae	Thuja occidentalis 'Holmstrup'	1 1/2" Caliper	45	30		
G	3	Blue Multiflora Arrowwood	Viburnum dentatum 'Christm'	1 1/2" Caliper	45	30		
H	4	Blue Prince Weigela	Weigela florida 'Red Prince'	1 1/2" Caliper	45	30		
I	2	Dakota Sunspot Fothergilla	Fothergilla fraxinosa 'Tango'	1 1/2" Caliper	45	30		
J	3	Mohegan Viburnum	Viburnum lentago 'Mollican'	1 1/2" Caliper	45	30		
K	3	Goldround Spirea	Spirea japonica 'Goldround'	1 1/2" Caliper	45	30		
L	44	Prairie Dogseed Grass	Sporobolus heterostachyus	1 1/2" Caliper	45	30		
M	44	Huron Sunrise Miscanthus (grass)	Miscanthus sinensis 'Huron Sunrise'	1 1/2" Caliper	45	30	May risk varieties	
N	44	Little Bluestem (grass)	Miscanthus sinensis 'Huron Sunrise'	1 1/2" Caliper	45	30		
O	1	Spring Snow Crabapple	Malus 'Spring Snow'	1 1/2" Caliper	45	30		
P	2	Pagoda Dogwood	Cornus alternifolia	1 1/2" Caliper	45	30		

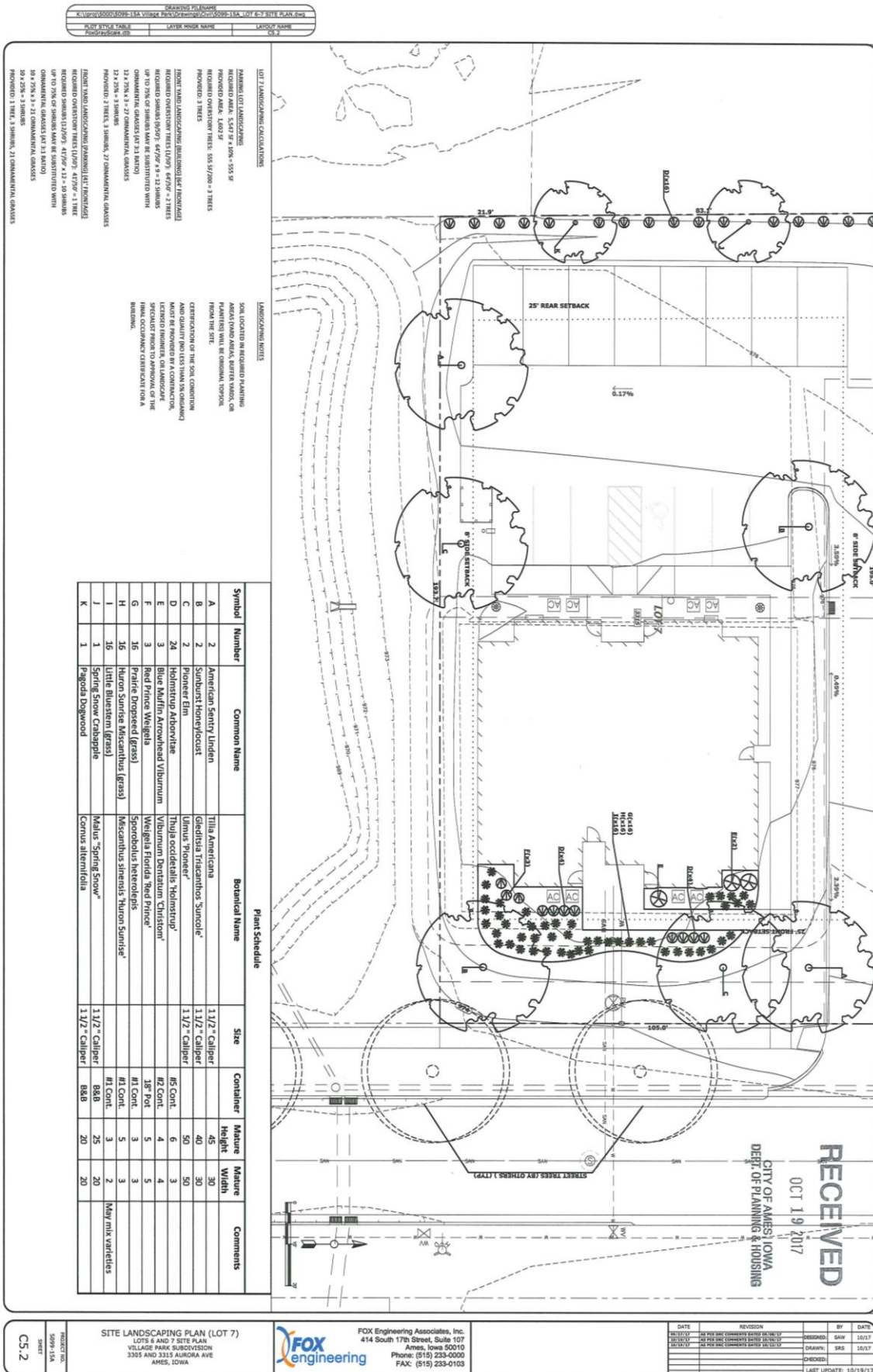
SITE LANDSCAPING PLAN (LOT 6)
 LOTS 6 AND 7 SITE PLAN
 VILLAGE PARK SUBDIVISION
 3300 AND 3315 AURORA AVE
 AMES, IOWA

FOX Engineering Associates, Inc.
 414 South 17th Street, Suite 107
 Ames, Iowa 50010
 Phone: (515) 233-0000
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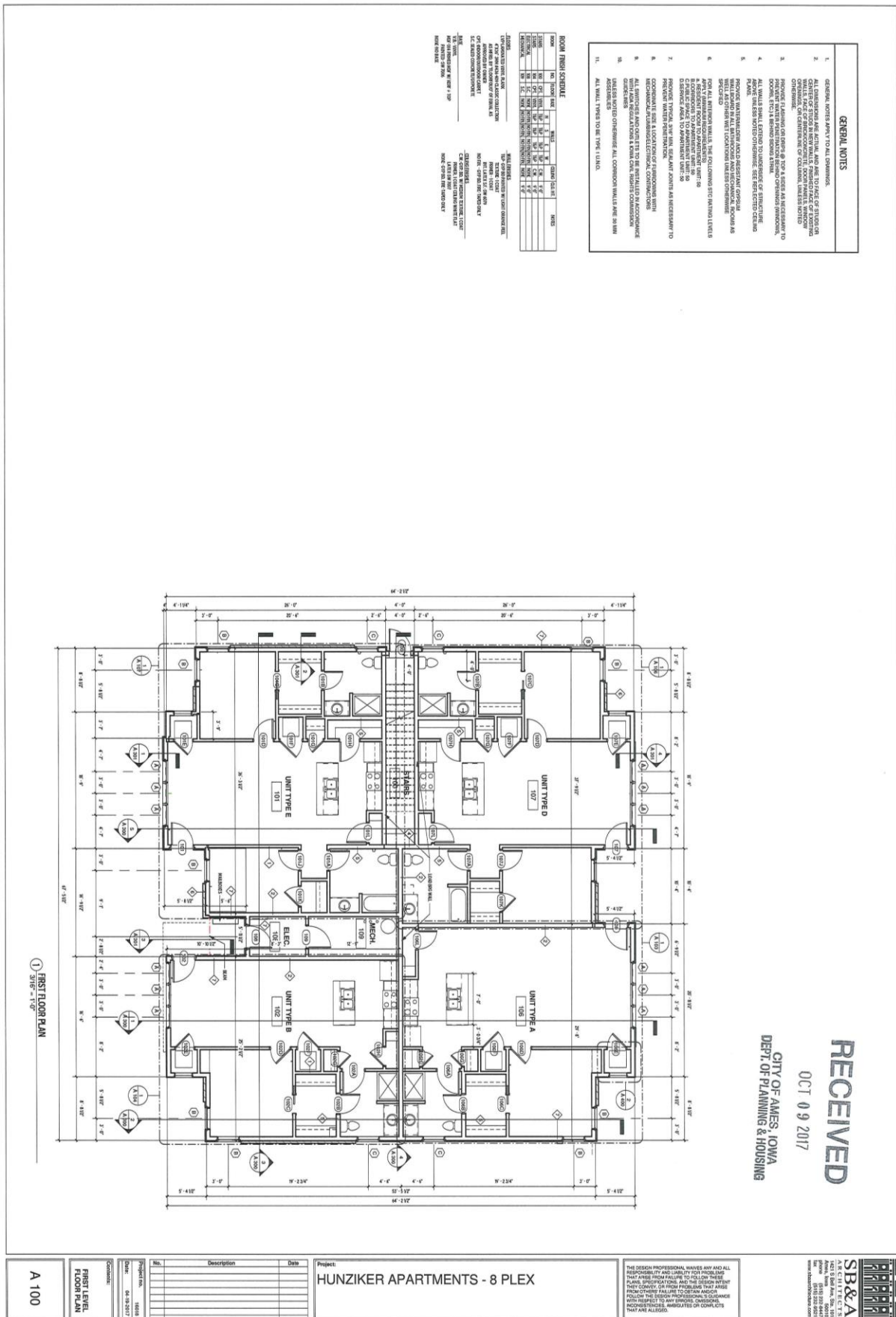
DATE	REVISION	BY	DATE
10/18/17	AS PER THE COMMENTS FROM THE CITY OF AMES	SAW	10/17
10/18/17	AS PER THE COMMENTS FROM THE CITY OF AMES	SAW	10/17
10/18/17	AS PER THE COMMENTS FROM THE CITY OF AMES	SAW	10/17

LAST UPDATE: 10/18/17

Attachment B: Major Site Development Plan (Site Landscaping Plan – Lot 7)



Attachment C: Floor Plans – First Level Floor Plan



- GENERAL NOTES**
- GENERAL NOTES APPLY TO ALL DRAWINGS.
 - ALL CONCRETE AND BRICK WALLS SHALL BE 8" THICK UNLESS OTHERWISE NOTED.
 - ALL INTERIOR WALLS SHALL BE 5/8" GYP BOARD UNLESS OTHERWISE NOTED.
 - ALL INTERIOR WALLS SHALL BE FINISHED WITH 1/2" GYP BOARD UNLESS OTHERWISE NOTED.
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ROOM FINISH SCHEDULE

ROOM	NO.	FINISH	WALLS	FLOORS	CEILING	DOORS	BASES
APARTMENT	101	1	5/8" GYP BOARD	1/2" GYP BOARD	1/2" GYP BOARD	1/2" GYP BOARD	1/2" GYP BOARD
APARTMENT	102	2	5/8" GYP BOARD	1/2" GYP BOARD	1/2" GYP BOARD	1/2" GYP BOARD	1/2" GYP BOARD
APARTMENT	107	3	5/8" GYP BOARD	1/2" GYP BOARD	1/2" GYP BOARD	1/2" GYP BOARD	1/2" GYP BOARD
APARTMENT	108	4	5/8" GYP BOARD	1/2" GYP BOARD	1/2" GYP BOARD	1/2" GYP BOARD	1/2" GYP BOARD
COMMON	100	5	5/8" GYP BOARD	1/2" GYP BOARD	1/2" GYP BOARD	1/2" GYP BOARD	1/2" GYP BOARD
COMMON	103	6	5/8" GYP BOARD	1/2" GYP BOARD	1/2" GYP BOARD	1/2" GYP BOARD	1/2" GYP BOARD
COMMON	104	7	5/8" GYP BOARD	1/2" GYP BOARD	1/2" GYP BOARD	1/2" GYP BOARD	1/2" GYP BOARD
COMMON	105	8	5/8" GYP BOARD	1/2" GYP BOARD	1/2" GYP BOARD	1/2" GYP BOARD	1/2" GYP BOARD
COMMON	106	9	5/8" GYP BOARD	1/2" GYP BOARD	1/2" GYP BOARD	1/2" GYP BOARD	1/2" GYP BOARD
COMMON	109	10	5/8" GYP BOARD	1/2" GYP BOARD	1/2" GYP BOARD	1/2" GYP BOARD	1/2" GYP BOARD
COMMON	110	11	5/8" GYP BOARD	1/2" GYP BOARD	1/2" GYP BOARD	1/2" GYP BOARD	1/2" GYP BOARD

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<p>SB&A ARCHITECTS 1000 W. MAIN ST. AMES, IOWA 50010 PHONE: 562-2027 FAX: 562-2028</p>	<p>Project: HUNZIKER APARTMENTS - 8 PLEX</p>	<p>THE DESIGN PROFESSIONAL WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR WORK DONE THAT RESULTS FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND THE CLIENT'S NET WRITTEN CONSENT OR FROM FAILURE TO OBTAIN ANY NECESSARY PERMITS OR APPROVALS FROM ANY AGENCIES WITH RESPECT TO ANY DESIGN, CONSTRUCTION, OR OTHER WORK. THE DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR ANY CONFLICTS THAT ARE ALLEGED.</p>
	<p>No. _____ Description _____ Date _____</p>	

A 100
FIRST LEVEL FLOOR PLAN

Attachment C: Floor Plans – Second Level Floor Plan

- GENERAL NOTES**
- GENERAL NOTES APPLY TO ALL DRAWINGS.
 - ALL INTERIOR AND EXTERIOR WALLS AND DOORS TO FACE OF FINISH ROOM WALLS AND CEILING TO FACE OF FINISH ROOM WALLS. WINDOW OPENINGS TO FACE OF FINISH ROOM WALLS. WINDOW SIZES TO FACE OF FINISH ROOM WALLS.
 - PROTECT EXISTING AND NEW WORK FROM DAMAGE AND ACCIDENTAL DAMAGE TO EXISTING WORK. ALL WORK SHALL BE PROTECTED FROM DAMAGE AND ACCIDENTAL DAMAGE TO EXISTING WORK.
 - PROTECT EXISTING AND NEW WORK FROM DAMAGE AND ACCIDENTAL DAMAGE TO EXISTING WORK. ALL WORK SHALL BE PROTECTED FROM DAMAGE AND ACCIDENTAL DAMAGE TO EXISTING WORK.
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 - PROTECT EXISTING AND NEW WORK FROM DAMAGE AND ACCIDENTAL DAMAGE TO EXISTING WORK. ALL WORK SHALL BE PROTECTED FROM DAMAGE AND ACCIDENTAL DAMAGE TO EXISTING WORK.

ROOM FINISH SCHEDULE

ROOM	NO.	FINISH	DESCRIPTION	NO.	FINISH	DESCRIPTION
100	1	CONCRETE	100	1	CONCRETE	100
101	2	PAINT	101	2	PAINT	101
102	3	CEILING	102	3	CEILING	102
103	4	FLOOR	103	4	FLOOR	103
104	5	WALL	104	5	WALL	104
105	6	DOOR	105	6	DOOR	105
106	7	WINDOW	106	7	WINDOW	106
107	8	STAIR	107	8	STAIR	107
108	9	ELEVATOR	108	9	ELEVATOR	108
109	10	HALL	109	10	HALL	109
110	11	MECHANICAL	110	11	MECHANICAL	110

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

2. ALL WALLS AND PARTITIONS ARE TO FACE UNLESS NOTED OTHERWISE.

3. ALL DOORS ARE TO FACE UNLESS NOTED OTHERWISE.

4. ALL WINDOWS ARE TO FACE UNLESS NOTED OTHERWISE.

5. ALL STAIRS ARE TO FACE UNLESS NOTED OTHERWISE.

6. ALL ELEVATORS ARE TO FACE UNLESS NOTED OTHERWISE.

7. ALL MECHANICAL ROOMS ARE TO FACE UNLESS NOTED OTHERWISE.

8. ALL HALLS ARE TO FACE UNLESS NOTED OTHERWISE.

9. ALL CORRIDORS ARE TO FACE UNLESS NOTED OTHERWISE.

10. ALL LOBBIES ARE TO FACE UNLESS NOTED OTHERWISE.

11. ALL COMMON AREAS ARE TO FACE UNLESS NOTED OTHERWISE.

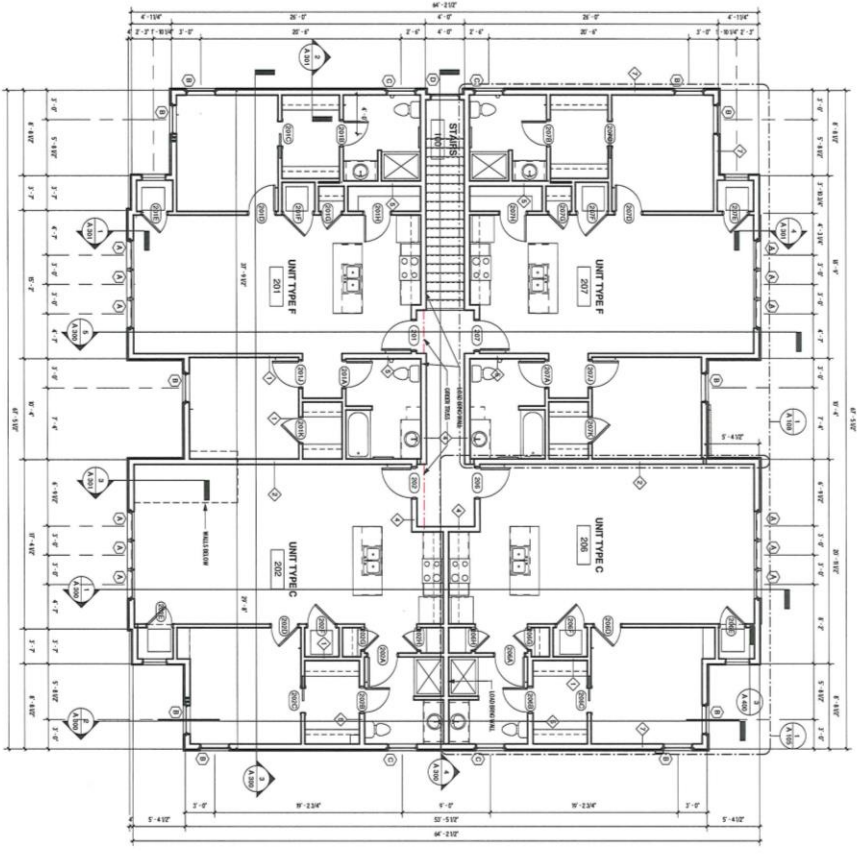
12. ALL EXTERIOR AREAS ARE TO FACE UNLESS NOTED OTHERWISE.

13. ALL INTERIOR AREAS ARE TO FACE UNLESS NOTED OTHERWISE.

14. ALL FINISHES ARE TO FACE UNLESS NOTED OTHERWISE.

15. ALL MATERIALS ARE TO FACE UNLESS NOTED OTHERWISE.

16. ALL WORK SHALL BE PROTECTED FROM DAMAGE AND ACCIDENTAL DAMAGE TO EXISTING WORK.

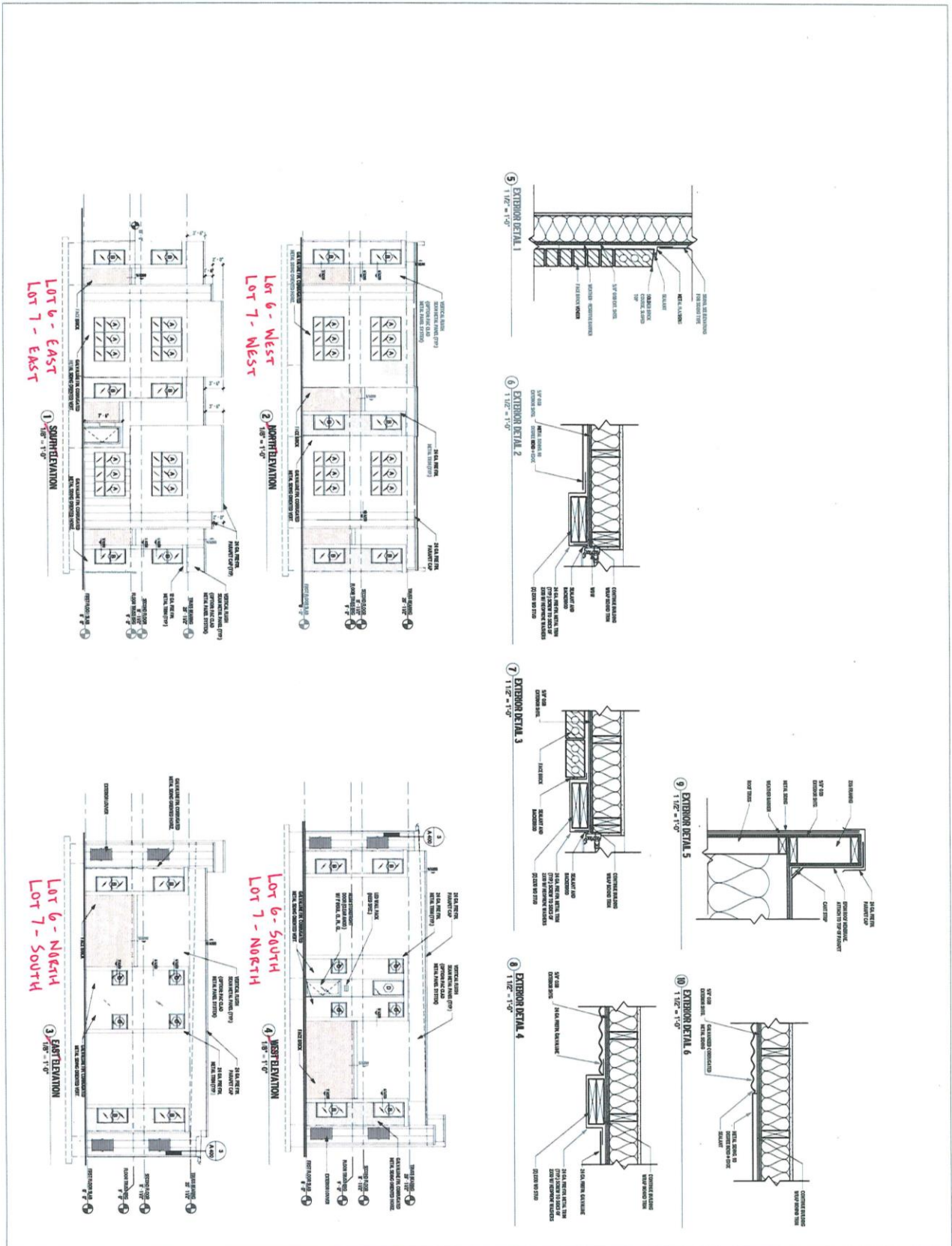


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1 SECOND FLOOR PLAN

<p>SB&A ARCHITECTS 3001 13th Street, Ames, IA 50010 Phone: 515.281.2222 Fax: 515.281.2222 Email: info@sb&a.com</p>	<p>THE DESIGN PROFESSIONAL REVISES ANY AND ALL REVISIONS TO THIS DRAWING AND ASSUMES RESPONSIBILITY FOR ANY ERRORS THAT MAY BE INTRODUCED INTO THIS DRAWING BY ANY OTHER PERSONS WHOSE WORK IS INCORPORATED INTO THIS DRAWING. THE DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT ARE NOT INDICATED BY A REVISION OR OTHERWISE.</p>	
	<p>Project: HUNZIKER APARTMENTS - 8 PLEX</p>	<p>Project No.: 16118 Date: 04/29/2017</p>
<p>Sheet: A 101</p>	<p>Second Level Floor Plan</p>	<p>Comments:</p>

Attachment D: Building Elevations



No.	Description	Date
1	Project	10/21
2	Revised	04/18/2017

Project: HUNZIKER APARTMENTS - 8 PLEX
 Date: 04/18/2017
 Scale: 1/8" = 1'-0"
 Drawing: BUILDING ELEVATIONS
 Sheet: A 200

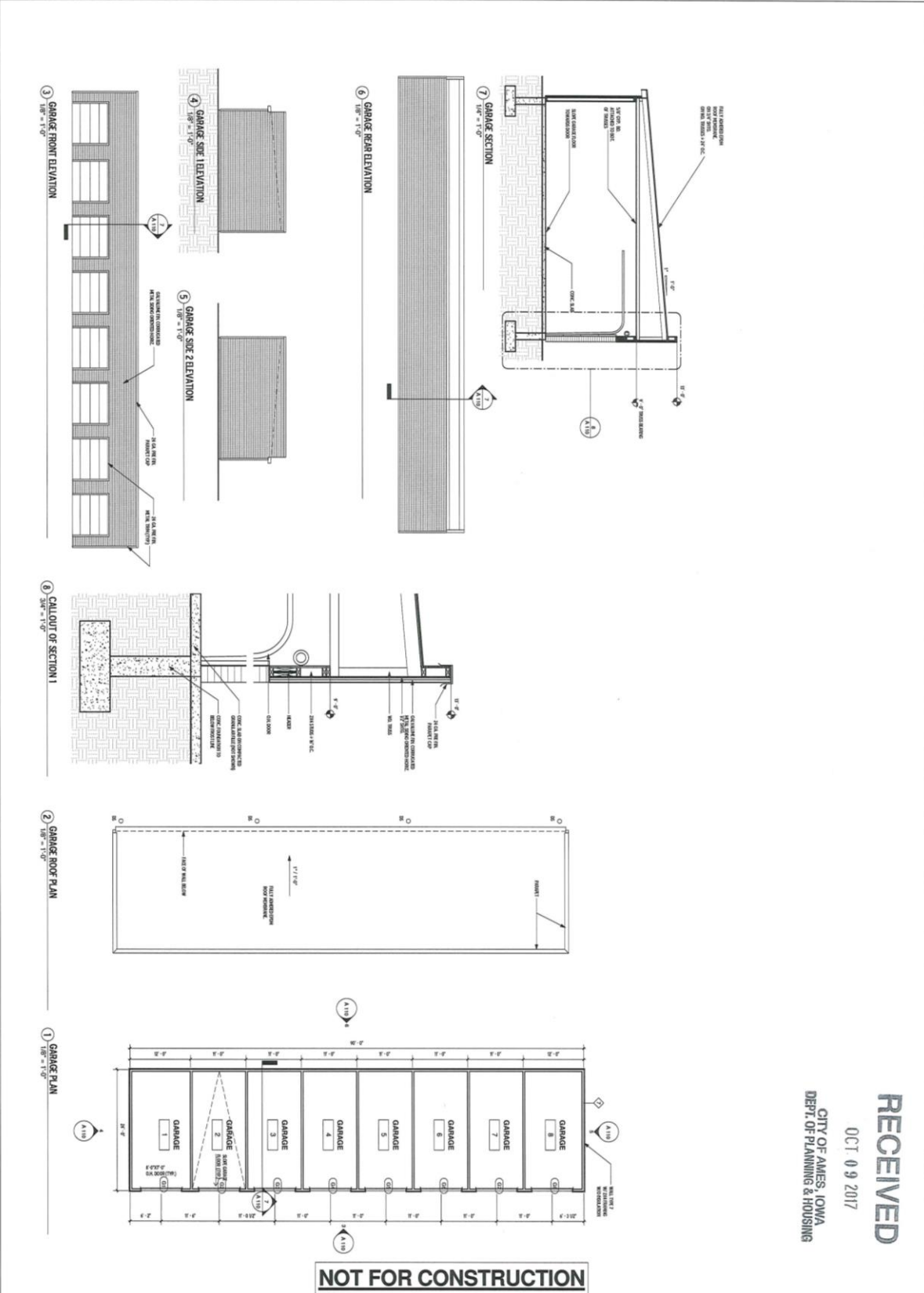
Project: HUNZIKER APARTMENTS - 8 PLEX
Scale: 1/8" = 1'-0"

THE DESIGN PROFESSIONAL MAKES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROVIDING THE ABOVE INFORMATION TO FOLLOW THESE TERMS AND CONDITIONS, AND THE DESIGN INTENT FOR THE PROJECT IS TO BE PROVIDED TO THE CLIENT. THE DESIGN PROFESSIONAL'S OBLIGATION IS LIMITED TO THE SERVICES CONTRACTED AND DOES NOT EXTEND TO ANY OTHER SERVICES OR CONTRACTS THAT ARE NOT SPECIFICALLY IDENTIFIED IN THIS CONTRACT AND ALL ASSOCIATED DOCUMENTS.

SB&A
 4212 S 48th Ave., Ste. 102
 Tulsa, Oklahoma 74135
 Phone: (918) 232-9447
 Fax: (918) 232-9448
 Email: info@sb&a.com
 Website: www.sb&a.com

Attachment E: Garage Elevations & Plan View

S:\Design 16\16018 HUNZIKER APARTMENTS\03_drawings\REVIT & PLEX\HUNZIKER APTS 8 PLEX.rvt



NOT FOR CONSTRUCTION

Project: HUNZIKER APARTMENTS - 8 PLEX

THE DESIGN PROFESSIONAL, MEMBER AND ASSOCIATES, ACCEPTS RESPONSIBILITY AND LIABILITY FOR ARCHITECTURAL PLANS, SPECIFICATIONS, AND THE DESIGN THEREOF. THE DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS THAT MAY OCCUR DURING THE CONSTRUCTION OF THE PROJECT. THE DESIGN PROFESSIONAL'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED AND DOES NOT INCLUDE ANY OTHER SERVICES OR PRODUCTS THAT ARE NOT DESIGNED BY THE DESIGN PROFESSIONAL.

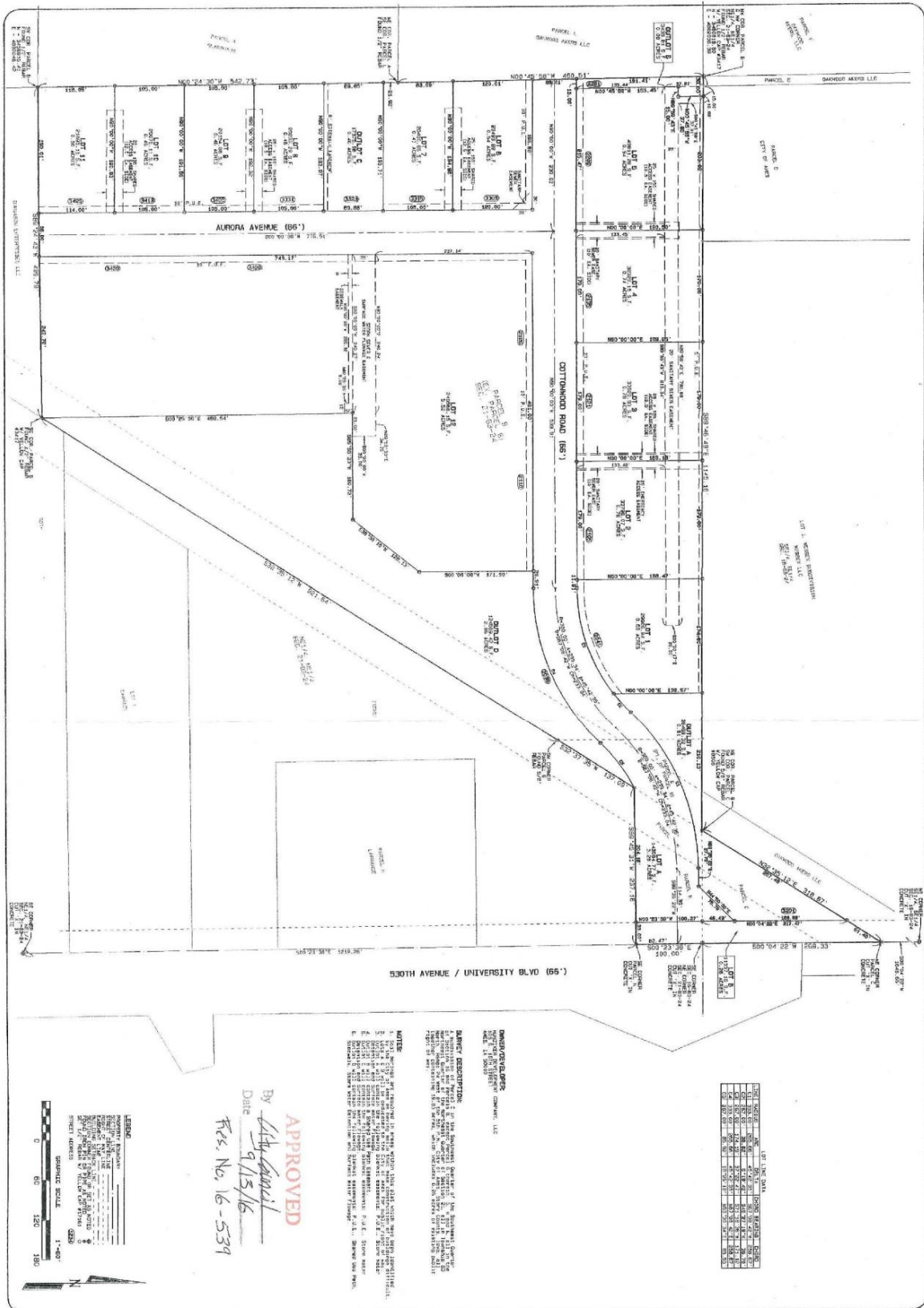
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No.	Description	Date

Project: HUNZIKER APARTMENTS - 8 PLEX
 Date: 08-19-2017
 Drawing: GARAGE PLANS
 Sheet: A 110

Attachment F: Village Park Subdivision Final Plat

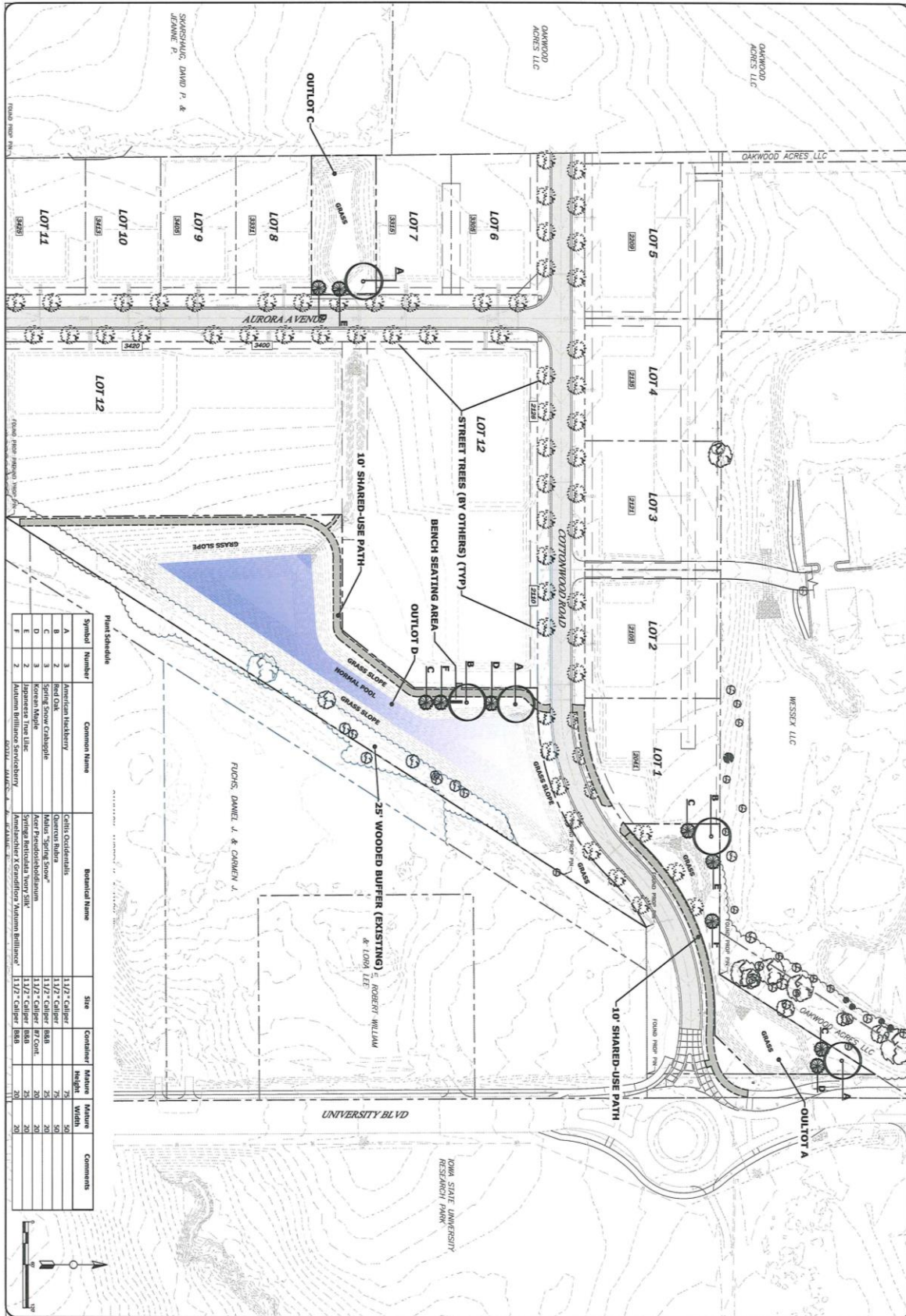


STUMBO & ASSOCIATES
LAND SURVEYING
 510 S. 17th STREET, SUITE 102 AMES, IOWA 50010
 PHONE 515-233-3604 FAX 515-233-4403

FINAL PLAT
VILLAGE PARK SUBDIVISION
 PARCEL C IN THE SE1/4, SE1/4 OF SEC. 16-03-24
 & PARCELS B, G, H, & N IN THE NE1/4, NE1/4 OF
 SEC. 21-03-24, CITY OF AMES, STORY COUNTY, IOWA
 JOB #16604FP DATE: 8/15/16 PAGE: 1 of 1

Certification: I hereby certify that this land surveying
 equipment was properly and the related survey was properly
 performed by me or under my direct personal supervision and that the
 survey is correct in accordance with the laws of the State of Iowa.
R. Kelly Siff Date: **8/15/16**
 I am a duly licensed professional land surveyor in the State of Iowa.
 License No. **17161**
 EXPIRES: 12/31/2017

Attachment G: Village Park Subdivision and Landscape Plan



PROJECT NO. 5099-154	LANDSCAPING PLAN VILLAGE PARK OUTLOTS A, C & D VILLAGE PARK SUBDIVISION 3201 UNIVERSITY, 3223 AURORA, & 2036 COTTONWOOD AMES, IOWA		FOX Engineering Associates, Inc. 414 South 17th Street, Suite 107 Ames, Iowa 50010 Phone: (515) 233-0000 FAX: (515) 233-0103	DATE	REVISION	BY	DATE
				10/27/15	AS PER THE COMMENTS DATED 10/27/15	SAR	10/14
				CHECKED:	SRS		10/14
				CHECKED:			
							LAST UPDATE: 10/25/15