

COUNCIL ACTION FORM

REQUEST: MAJOR SITE DEVELOPMENT PLAN FOR 3413 & 3425 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 3413 Aurora Avenue (Lot 10) and the other at 3425 Aurora Avenue (Lot 11, Village Park Subdivision). (See *Attachment A: Location & Zoning Map & Attachment B: Major Site Development Plan*) Apartment buildings within the FS-RM zoning district must have an approved Major Site Development Plan prior to the issuance of building permits. The proposed plan is for the last two undeveloped lots within the Village Park Subdivision.

The proposed site plan includes two separate lots that each will have an 8-unit two-story apartment building. The proposed apartment buildings have an orientation to Aurora Avenue. Access to the ground level units is from the east and the west facades. The upper floor units have an interior stairway and corridor. This orientation is consistent with other apartment buildings on Aurora Avenue. (See *Attachment C: Floor Plans*)

The proposed apartment buildings have the same architectural features and vinyl materials as were approved for the 8-unit apartment buildings at 3331, and 3405 Aurora Avenue (See *Attachment D: Building Elevations*). The applicant proposes to use vinyl siding and vinyl board and batten siding as the primary exterior material on all sides of the buildings. Stone veneer is on the lower exterior of both buildings. Each apartment building will have a hipped roof with dormers and asphalt shingles. Painted steel columns on the street front and rear facing facades support decks for the second floor units. A wood frame with standing seam metal roof is shown on the front and rear facades over the main building entrances. Façade relief exists on all sides of each residential building. (See *Attachment D: Building Elevations*)

The proposed two-story buildings are to function as a transitional building type between the more massive three-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 residential appearance that is similar to some of the other multi-family buildings constructed along Aurora Avenue and Cottonwood Road.

The site plan shows an 8-stall garage along the west property line, behind each apartment building, and surface parking spaces across the drive aisle from the garage. A shared access easement, 24 feet wide, is centered on the property line between Lots 10 and 11, which provides access to the on-site parking on both lots (See *Attachment B: Major Site Development Plan, Site Layout & Dimension Plan*).

Seven of the eight garage stalls have standard dimensions. The eighth garage stall is

handicap-accessible. A gabled roof with a 4/12 pitch covers the seven standards stalls, and a cross-gabled roof with an 8/12 pitch is over the handicap-accessible stall. Horizontal vinyl lap siding covers the length of the garage structure. Thin stone veneer covers the lower portion of the north wall on Lot 10, and wraps around the northwest and northeast corners. The garage on Lot 11 includes stone veneer on the lower portion of the south wall and wraps the southwest and southeast corners. A concrete stem wall on the rear (west) side of each garage, along the south wall of the garage on Lot 10, and the north wall of the garage on Lot 11 is on the building elevations. (See *Attachment B: Building Elevations*)

Landscaping on Lots 10 and 11 is required to meet the landscaping standards for residential development. This includes front yard landscaping requirements and parking lot landscaping standards. The site is subject to FS development standards for 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.

Planning & Zoning Commission Recommendation. At the August 21, 2019 Planning & Zoning Commission meeting, the Commission voted 7-0 to recommend that the City Council approve the Major Site Development Plan for the proposed 8-unit apartment buildings located at 3413 and 3425 Aurora Avenue.

ALTERNATIVES:

1. The City Council can approve the Major Site Development Plan for the proposed 8-unit apartment buildings, located at 3413 and 3425 Aurora Avenue.
2. The City Council can deny the Major Site Development Plan for the proposed 8-unit apartment buildings, located at 3413 and 3425 Aurora Avenue, if it finds the project does not meet the Major Site Development Plan criteria.
3. The City Council can defer action on this request and refer it 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 for 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 architectural appearance is similar to other designs in Ames. The building design has a traditional apartment aesthetic in terms of exterior materials and architectural features. The overall massing of the proposed apartment buildings in this location is

significantly smaller than the 36-unit apartment buildings proposed across the street in the RH zone portion of Village Park. Staff has worked with the applicant to provide landscaping on-site to meet front yard, and perimeter parking lot landscaping requirements. The arrangement of the site has a residential appearance and with the required street trees and apartment foundation plantings, the development of all the sites along Aurora Avenue and Cottonwood Road will create a substantially landscaped corridor.

Therefore, it is the recommendation of the City Manager that the City Council act in accordance with Alternative #1, which is to approve the Major Site Development Plan for 3413 and 3425 Aurora Avenue.

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 3413 Aurora Avenue (Lot 10), and 3425 Aurora Avenue (Lot 11). Lot 10 includes 20,076 square feet (0.46 acres). Lot 11 includes 21,893 square feet (0.50 acres). Both lots are zoned as “FS-RM” (Suburban Residential Medium Density), and will have a public sidewalk (five feet wide) for the entire frontage of the lot along Aurora Avenue (*See Attachment A: Location & Zoning Map & Attachment E: 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 includes 11 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 includes the fifth and sixth lots with site plans submitted for approval along the west side of Aurora Avenue.

Density. Density limitations in the FS-RM zone require 7,000 square feet for the first 2 units, and 1,800 square feet for each additional unit. Lot 10 would accommodate nine dwelling units, and Lot 11 would accommodate 10 dwelling units, provided all other site plan requirements are met. Each building is an 8-unit apartment building. The FS-RM zone allows a maximum of 12 units in each building. The proposed density of 8 units on 0.46 acres for Lot 10 is the equivalent of 17.39 dwelling units per acre. The proposed density of 8 units on 0.50 acres for Lot 11 is the equivalent of 16 dwelling units per acre. This is within the density range of 13 to 17 units/acre on the approved Master Plan for Village Park Subdivision. Each building consists of four 1-bedroom, and 2-bedroom units, which is 12 bedrooms in the each building.

Parking/Access. 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 eight-unit building is fourteen spaces. The site plan shows fifteen spaces on Lot 10, and sixteen on Lot 11. Lot 10 includes one van-accessible handicap space, eight garage stalls, and six surface parking spaces. Lot 11 includes one van-accessible handicap space, eight garage stalls, and seven surface parking spaces. Each garage structure includes one handicap-accessible parking stall, and seven standard size stalls. The parking spaces, and garage stalls, are served by a single access from Aurora Avenue, centered on the property line that separates Lots 10 and 11 in a 24-foot wide shared access easement (*See Attachment B: Major Site Development Plan, Site Plan Layout & Dimension Plan*).

Site Layout. The proposed site layout includes an 8-unit apartment building on Lot 10 (20,076.11 sq. ft.), and Lot 11 (21,893.15 sq. ft.). Each apartment building has a footprint of approximately 5,200 square feet (70' x 74'-6") of lot area. Each garage occupies another 2,202 square feet (91'-8" x 24'). Parking spaces, driveways, drive aisles, and sidewalks cover an additional 7,196 square feet. The three numbers added

together (14,598 sq. ft.) equals the total amount of impervious surface, which covers 73% of Lot 10, and 67% of Lot 11. The remaining lot area (27% on Lot 10 and 33% of Lot 11) is landscaping.

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 apartment buildings 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. The outlots include a 10-foot wide trail extension, and have been designed as stormwater detention and treatment areas. 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 north boundary of Lot 8, and is an additional stormwater treatment area that includes a midblock sidewalk connection to the west. The storm water detention area, planned for Outlot C, would drain following a rain event.

Landscaping. Landscaping requirements are based upon parking lot design and front yard plantings for apartment buildings. (*See the Landscaping Plan for Lots 10 and 11*) The proposed landscaping is most affected by the front yard foundation plantings, which are required by the residential landscaping standards. Landscaping is concentrated along the front building façades rather than distributed throughout the site. Screening for the parking area 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 10.2 feet to 11.6 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 six feet, spaced six 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 will be 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*) Staff believes the project meets the intended parking lot dispersal requirements as proposed.

A trash receptacle will be located in the rear yard, for Lots 11, between the garage structures on the two lots. The dumpster will accommodate both buildings. Screening will consist 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 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. 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 north property line of Lot 8 will include a sidewalk at a width of 5 feet to connect with future development as it occurs adjacent to the west boundary line of the subdivision.

Building Design. Minimum building setbacks for front, side and rear yard are met by the location of the apartment buildings, and garages on each lot. (*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 and second floor units have access from the east and west building façades. This building orientation is consistent with the orientation of the 8-unit buildings along Aurora Avenue, and includes windows and doors on facades facing the street.

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 fifty 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 hipped roof with dormers the same as the 8-unit buildings on Lots 8 and 9.

Major Site Development Plan Criteria. Additional criteria and standards for review of all Major Site Development Plans are in Ames *Municipal Code* Section 29.1502(4)(d) and includes 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 determined 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 10 and 11, 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, fire truck circulation, sprinkler, and hydrant requirements and finds that the Fire Code requirements are satisfied by the proposed development.

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

This proposed development will not 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 10 and 11 from Aurora Avenue is provided through a cross-access easement which follows the property line between the two lots. Vehicular and pedestrian access is in place 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 for the screening of parking areas are satisfied by the proposal. Gates are necessary 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.

- 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 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.**

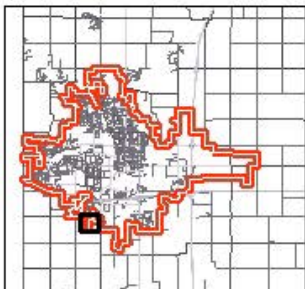
The proposed residential uses will not be allowed to exceed the level of nuisances, typical of this type of development, beyond acceptable levels, as prescribed in other applicable State and City regulations.

- 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.**

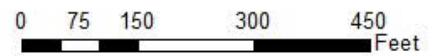
The scale of the proposed apartment buildings, in relation to the lot sizes, is appropriate, given minimum building setback requirements, landscaping requirements, and areas of the site planned for parking. The architectural design incorporates various planes to the building and use of exterior materials to create visual interest and address the scale and aesthetics of the building. The developer has proposed eight units for each apartment building, which is less than the maximum of twelve units 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 Development Review Committee has reviewed the Major Site Development Plan and found that it complies with all other requirements of the Ames Municipal Code.

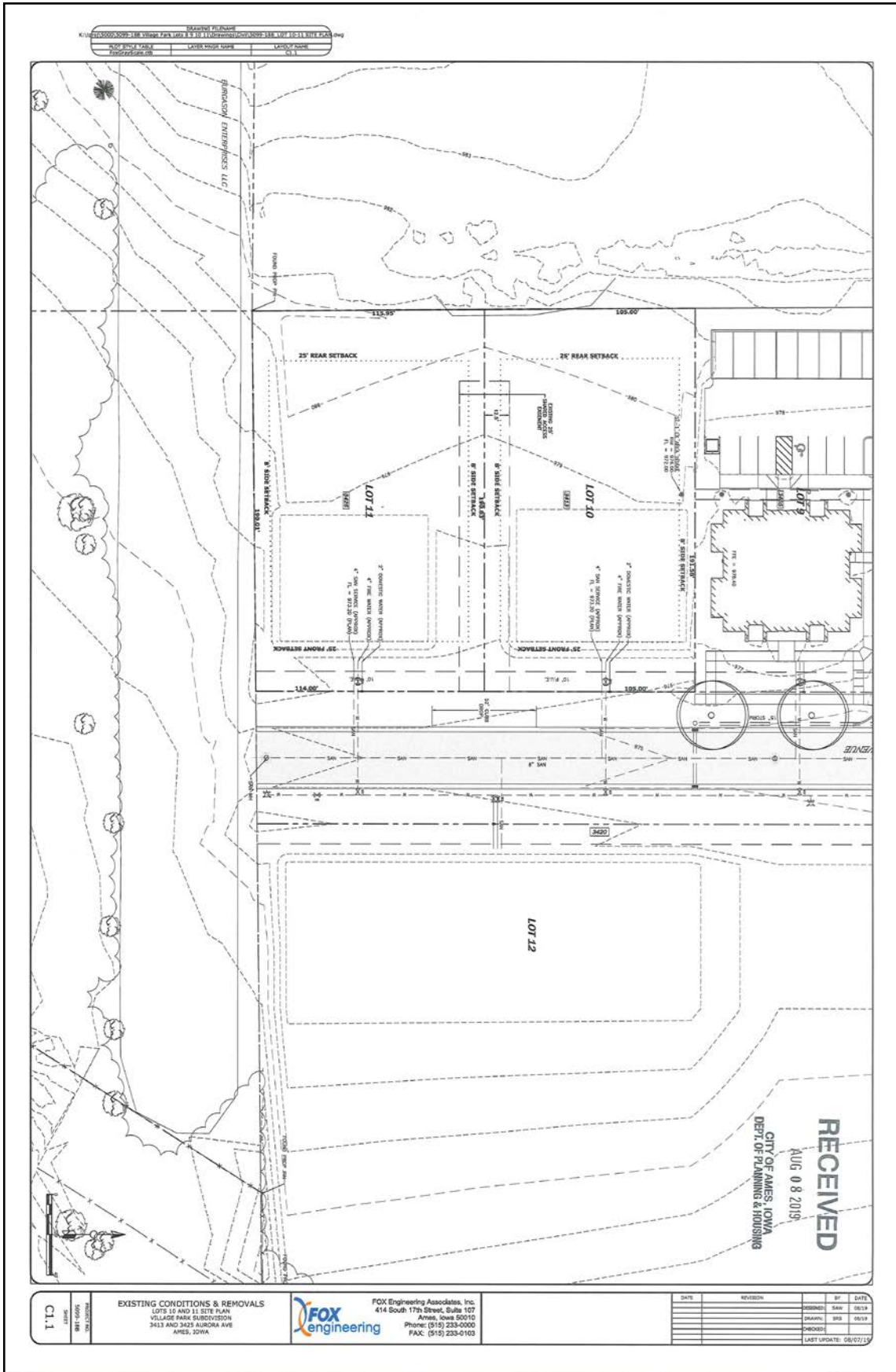
Attachment A: Location & Zoning Map



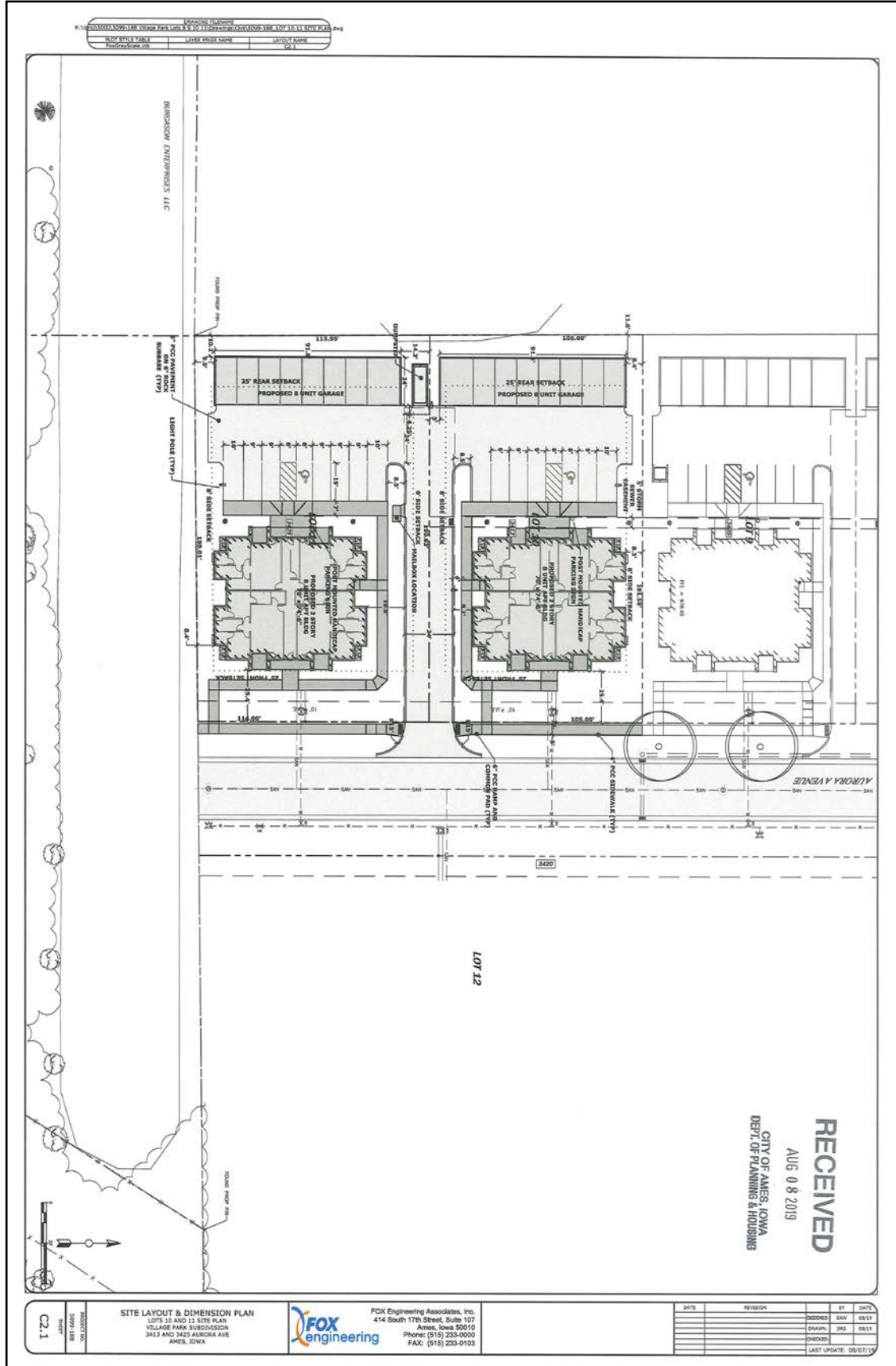
Location & Zoning Map 3413 & 3425 Aurora Ave.



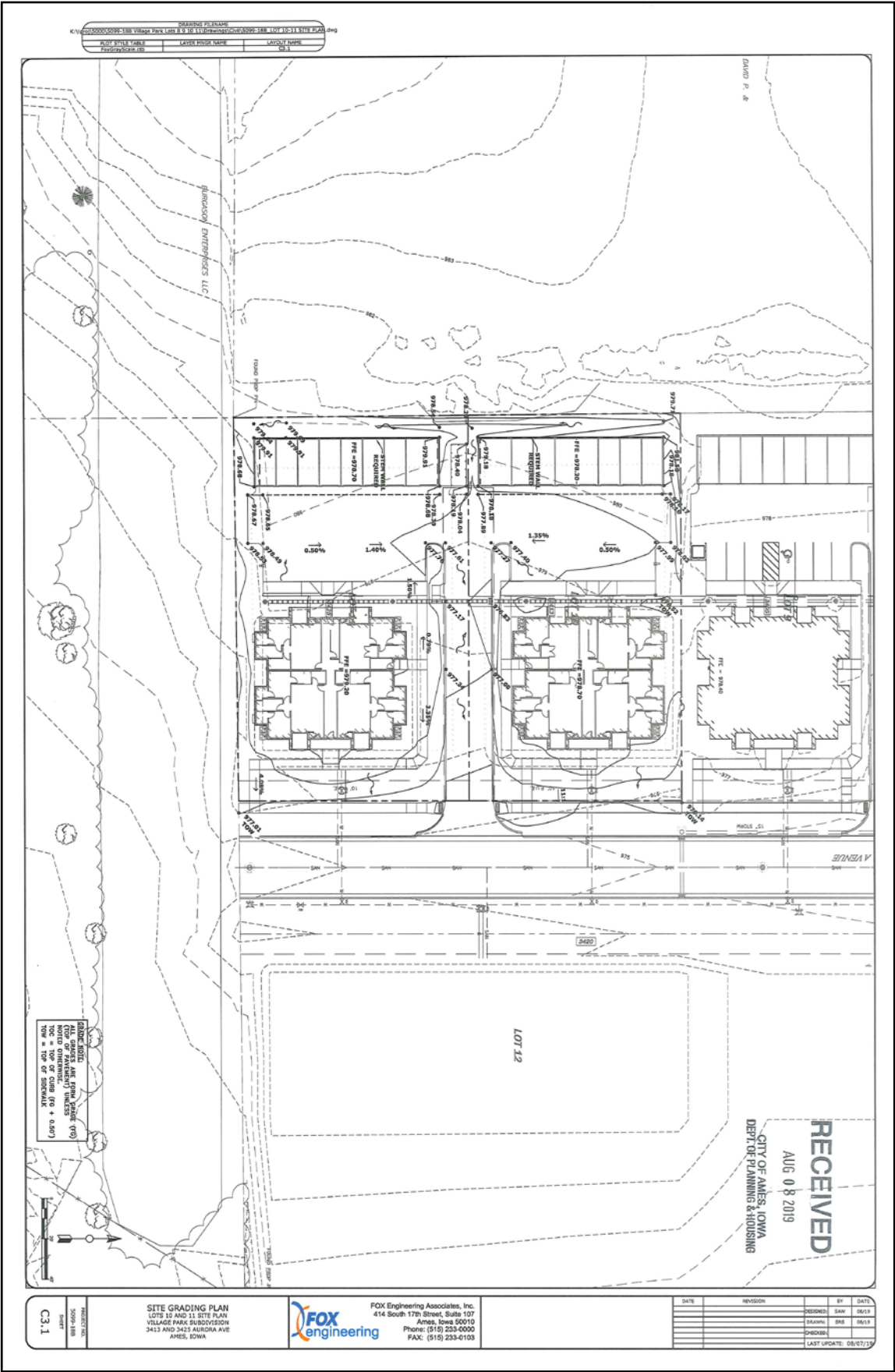
Attachment B: Major Site Development Plan (Existing Conditions & Removals)



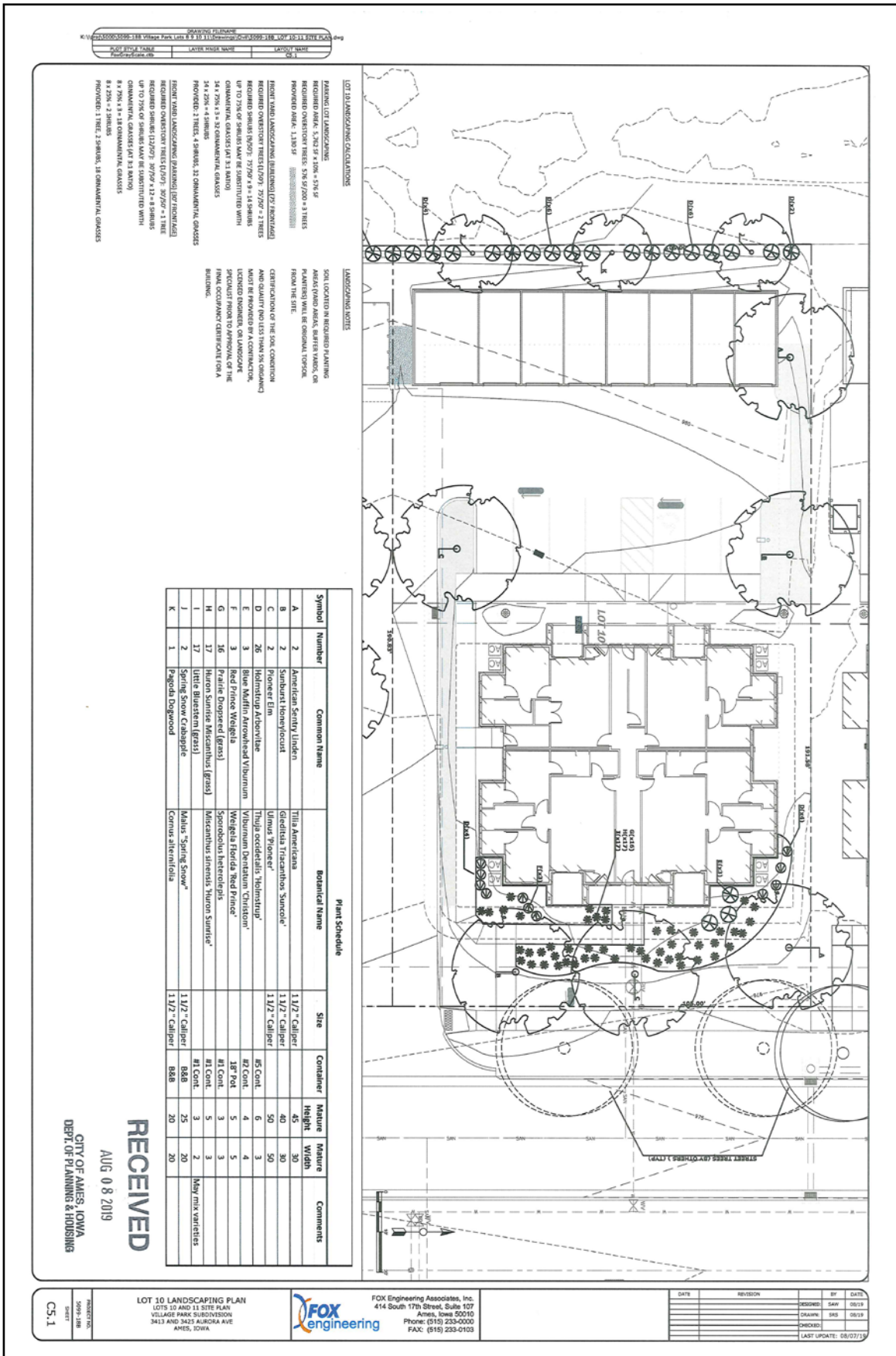
Attachment B: Major Site Development Plan (Site Layout & Dimension Plan)



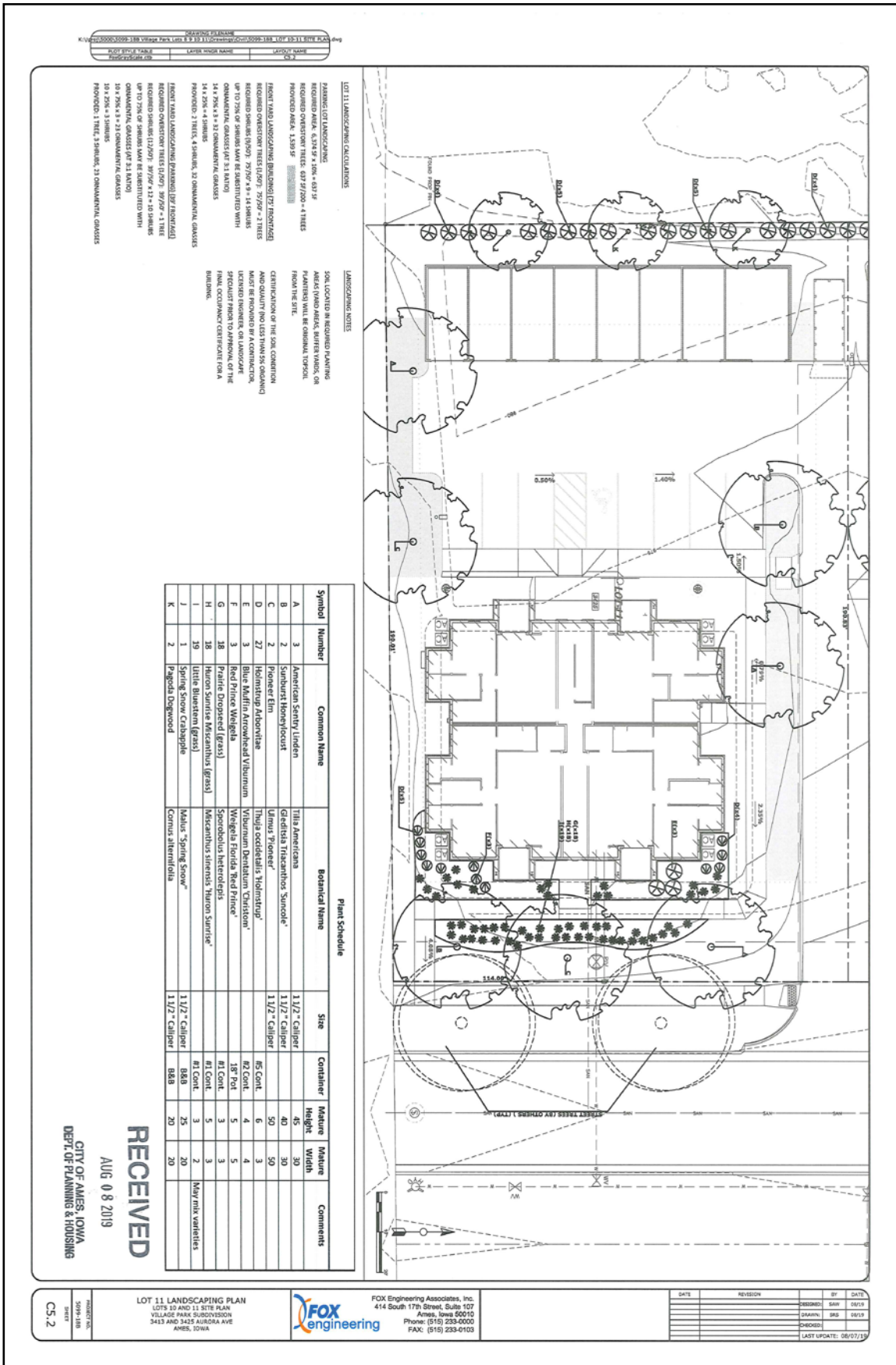
Attachment B: Major Site Development Plan (Site Grading Plan)



Attachment B: Major Site Development Plan (Lot 10 Landscaping Plan)



Attachment B: Major Site Development Plan (Lot 11 Landscaping Plan)



PROJECT NAME	LOT 11 LANDSCAPING PLAN
PROJECT NUMBER	11-2019-001
DATE	08/07/19
DRAWN BY	CS.2
CHECKED BY	
APPROVED BY	

FRONT YARD LANDSCAPING
 REQUIRED TREE: 6.25' x 7.0' - 6.5' x 7.0'
 PROVIDED TREE: 1.38' x 7.0' - 1.38' x 7.0' - 4 TREES

FRONT YARD LANDSCAPING BULKHEAD (IF FRONT YARD REQUIRED OVERSTORY TREES (4.0' x 7.0' - 7.0' x 7.0' = 2 TREES UP TO 25% OF SHRUBS MAY BE SUBSTITUTED WITH ORNAMENTAL GRASSES UP TO 2' IN HEIGHT)
 PROVIDED: 2 TREES, 4 SHRUBS, 21 ORNAMENTAL GRASSES

FRONT YARD LANDSCAPING (PARKING DECK FRONT YARD)
 REQUIRED OVERSTORY TREES (4.0' x 7.0' - 7.0' x 7.0' = 1 TREE UP TO 25% OF SHRUBS MAY BE SUBSTITUTED WITH ORNAMENTAL GRASSES UP TO 2' IN HEIGHT)
 PROVIDED: 1 TREE, 3 SHRUBS, 21 ORNAMENTAL GRASSES

LANDSCAPING NOTES
 SOIL LOCATED IN REQUIRED PLANTING AREAS (OVER AREAS, UTILITY TRENCHES, OR PLANTINGS WILL BE ORIGNAL TOPSOIL FROM THE SITE.

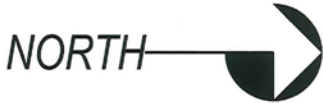
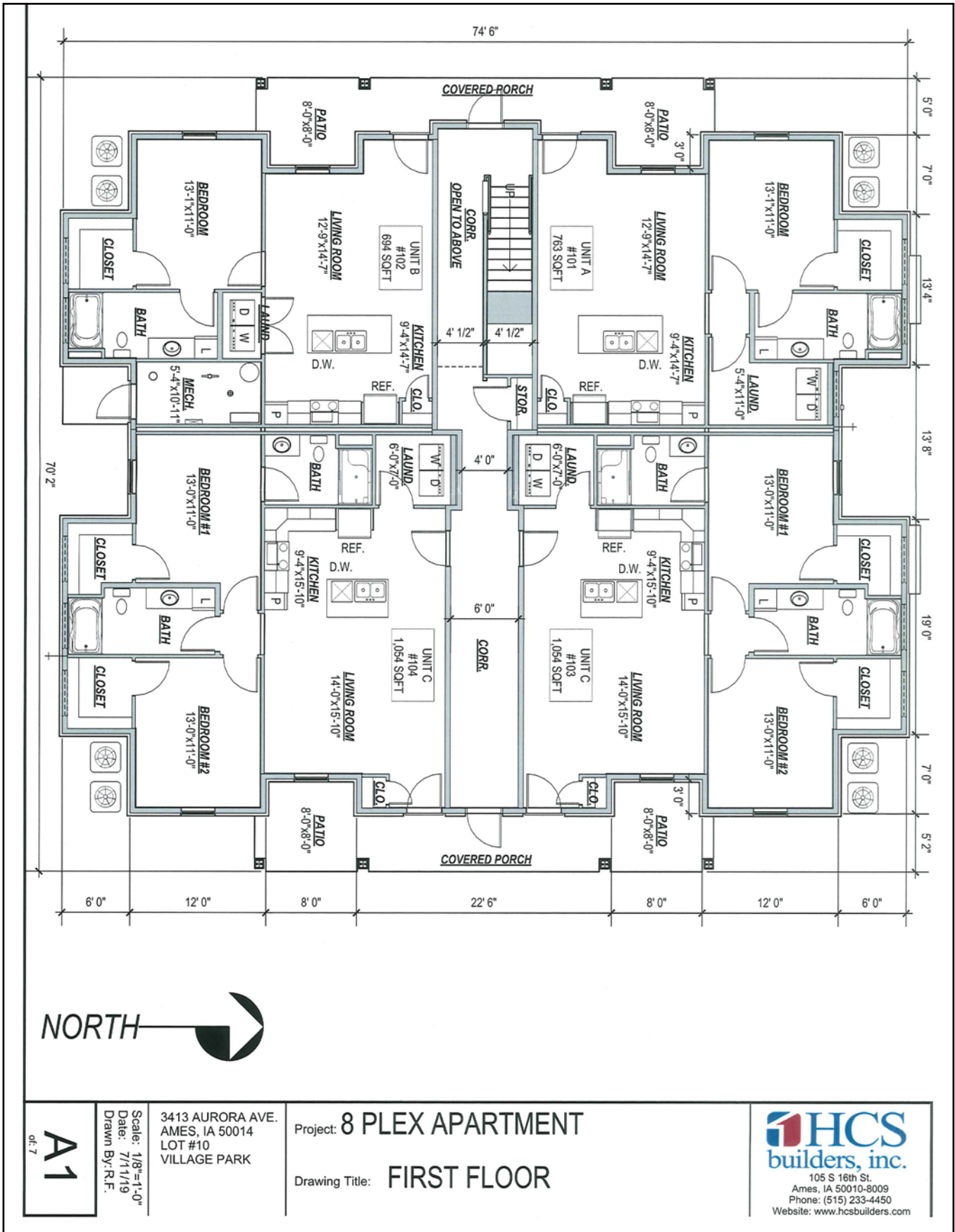
CERTIFICATION OF THE SOIL CONDITION AND QUALITY (NO LESS THAN 5% ORGANIC MATTER) REQUIRED BY CONTRACTOR. SPECIALIST MUST TO APPROVAL OF THE FINAL OCCUPANCY CERTIFICATE FOR A BUILDING.

Symbol	Number	Common Name	Botanical Name	Size	Container	Mature Height	Mature Width	Comments
A	3	American Sentry Linden	Tilia Americana	1 1/2" Caliper	45	30		
B	2	Sunburst Honeylocust	Gleditsia triacanthos 'Suncoke'	1 1/2" Caliper	40	30		
C	2	Pioneer Elm	Ulmus 'Pioneer'	1 1/2" Caliper	50	50		
D	27	Holmstrup Arrowholce	Thuja occidentalis 'Holmstrup'	1 1/2" Caliper	45	45		
E	3	Blue Buffalo Arrowhead Viburnum	Viburnum dentatum 'Christom'	18" Pot	4	4		
F	3	Red Prince Weigela	Weigela Florida 'Red Prince'	18" Pot	3	3		
G	18	Prairie Dogpaw (grass)	Sporobolus heterolepis	18" Pot	3	3		
H	18	Huron Sunrise Miscanthus (grass)	Miscanthus sinensis 'Huron Sunrise'	18" Pot	3	3		
I	19	Little Bluestem (grass)	Miscanthus sinensis	18" Pot	3	2		May vary
J	1	Spring Snow Crabapple	Malus 'Spring Snow'	1 1/2" Caliper	25	20		
K	2	Pagoda Dogwood	Cornus alternifolia	1 1/2" Caliper	25	20		

RECEIVED
 AUG 08 2019
 CITY OF AMES, IOWA
 DEPT. OF PLANNING & HOUSING

LOT 11 LANDSCAPING PLAN LOTS 10 AND 11 SITE PLAN VILLAGE PARK SUBDIVISION 3415 AND 3425 AUBURN AVE AMES, IOWA		FOX Engineering Associates, Inc. 414 South 17th Street, Suite 107 Ames, Iowa 50010 Phone: (515) 233-6000 FAX: (515) 233-0103	<table border="1"> <tr> <th>DATE</th> <th>REVISION</th> <th>BY</th> <th>DATE</th> </tr> <tr> <td></td> <td></td> <td>SAH</td> <td>10/13</td> </tr> <tr> <td></td> <td></td> <td>JAM</td> <td>06/19</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </table>	DATE	REVISION	BY	DATE			SAH	10/13			JAM	06/19												
DATE	REVISION	BY	DATE																								
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Attachment C: Lot 10 First Level Floor Plan

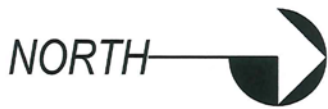
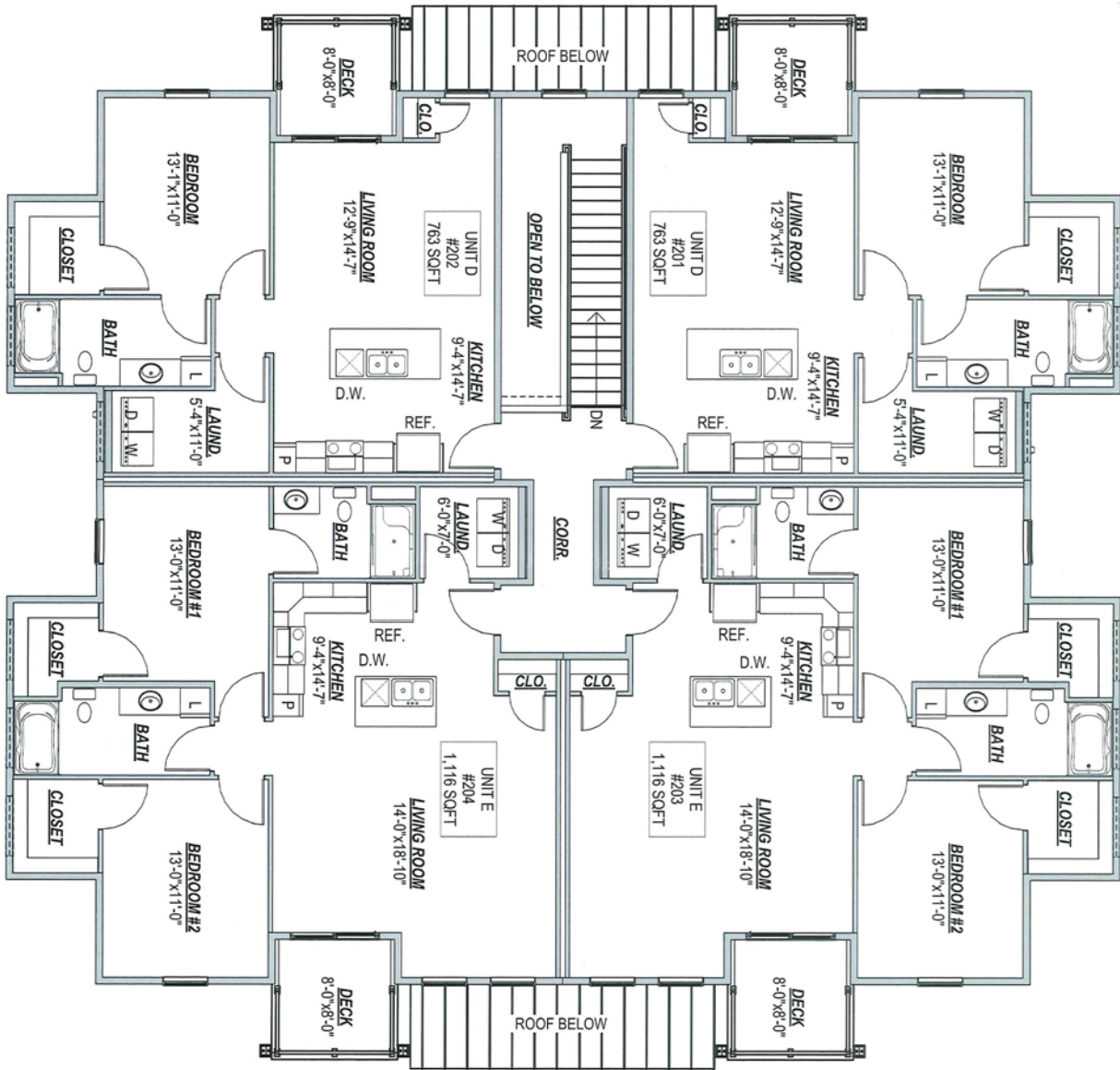


Scale: 1/8" = 1'-0"
 Date: 7/1/19
 Drawn By: R.F.F.

Project: **8 PLEX APARTMENT**
 Drawing Title: **FIRST FLOOR**

HCS
 builders, inc.
 105 S 16th St.
 Ames, IA 50010-8009
 Phone: (515) 233-4450
 Website: www.hcsbuilders.com

Attachment C: Lot 10 Second Level Floor Plan



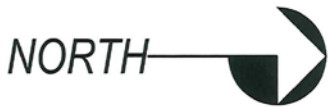
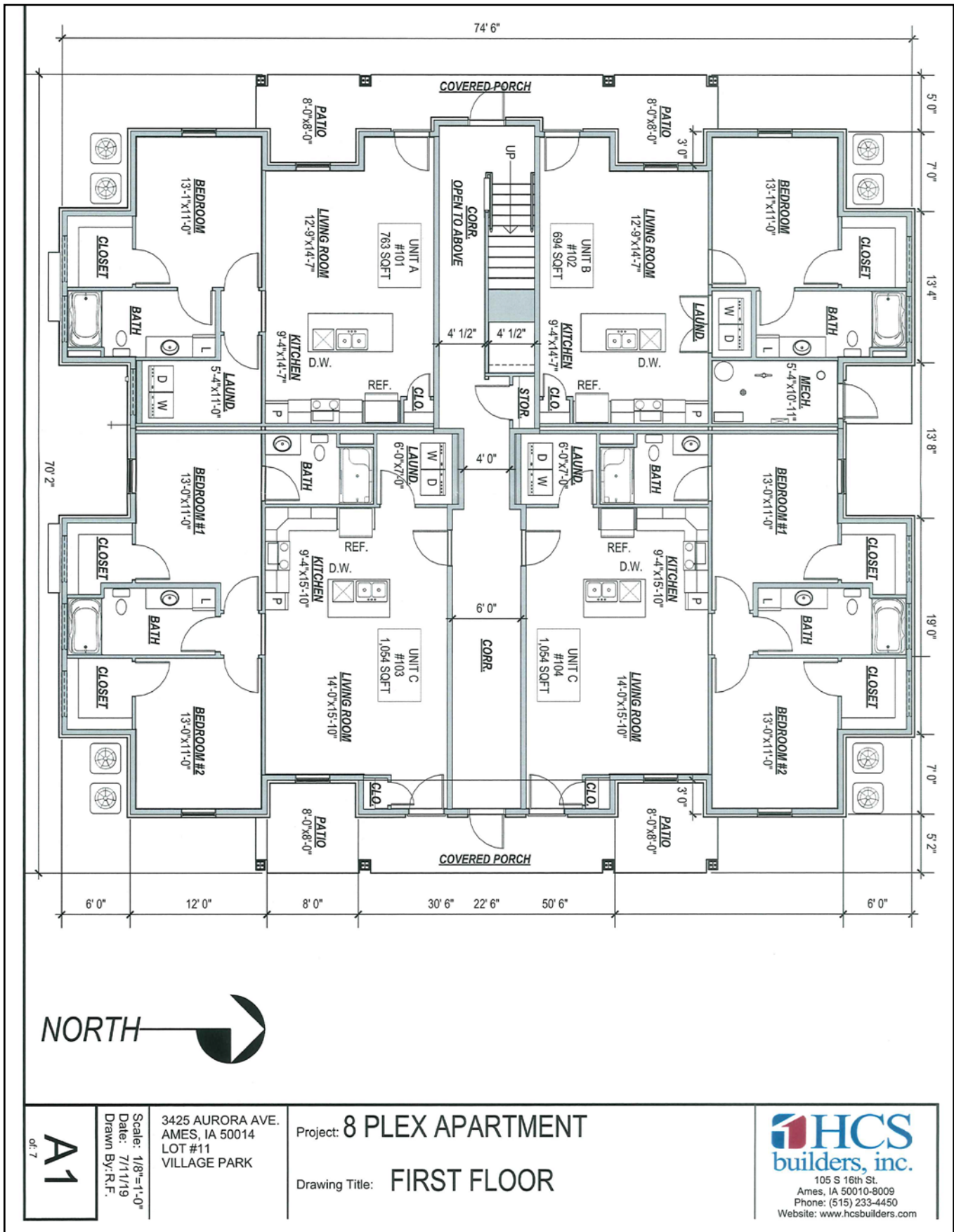
Scale: 1/8"=1'-0"
 Date: 7/11/19
 Drawn By: R.F.

Project: 8 PLEX APARTMENT
 Drawing Title: SECOND FLOOR

HCS
 builders, inc.
 105 S 16th St.
 Ames, IA 50010-8009
 Phone: (515) 233-4450
 Website: www.hcsbuilders.com

A2
 of 7

Attachment C: Lot 11 First Level Floor Plan



A1
of 7

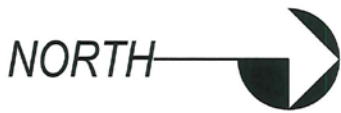
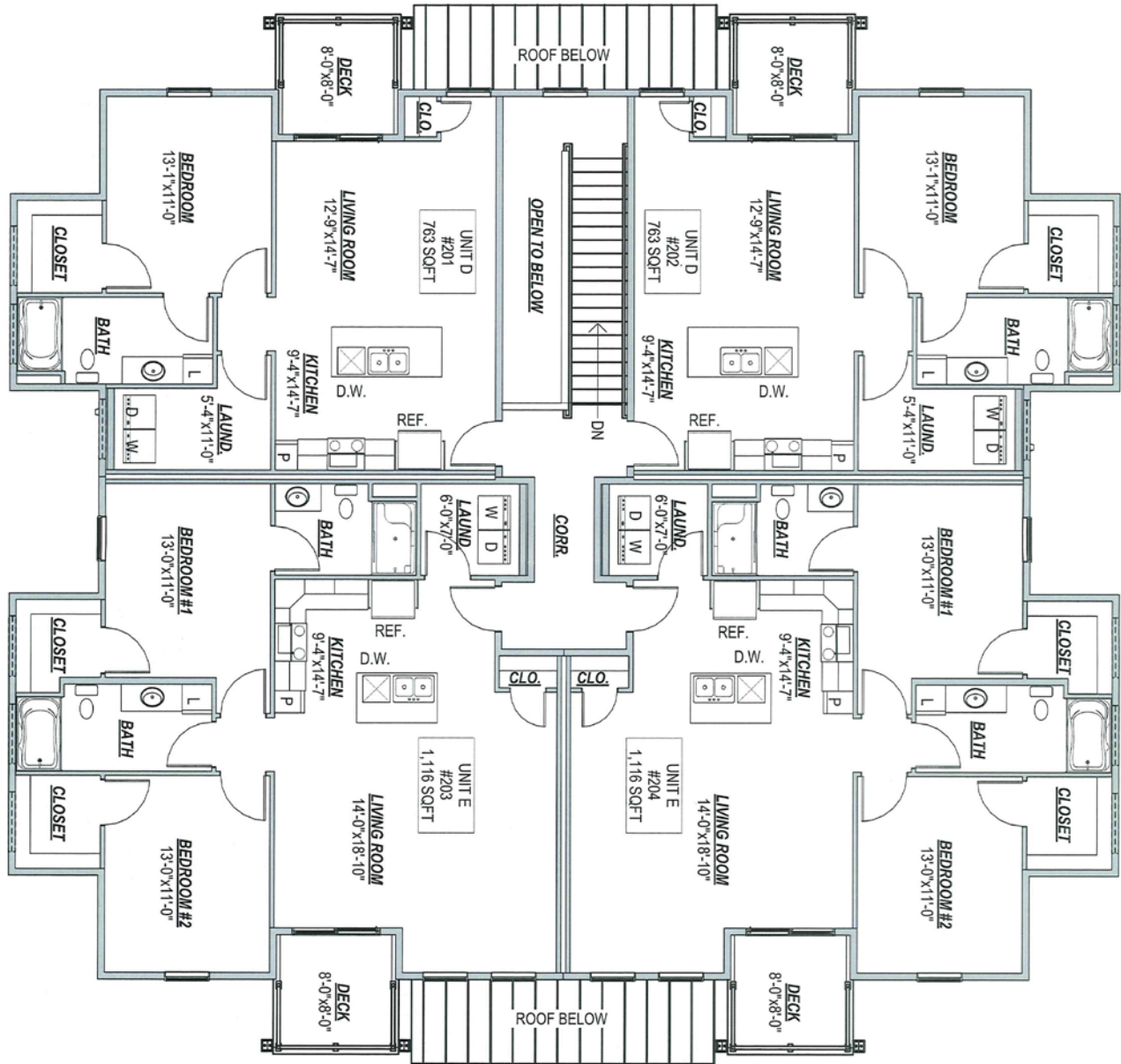
3425 AURORA AVE.
AMES, IA 50014
LOT #11
VILLAGE PARK
Scale: 1/8"=1'-0"
Date: 7/1/19
Drawn By: R.F.

Project: 8 PLEX APARTMENT

Drawing Title: FIRST FLOOR

HCS
builders, inc.
105 S 16th St.
Ames, IA 50010-8009
Phone: (515) 233-4450
Website: www.hcsbuilders.com

Attachment C: Lot 11 Second Level Floor Plan



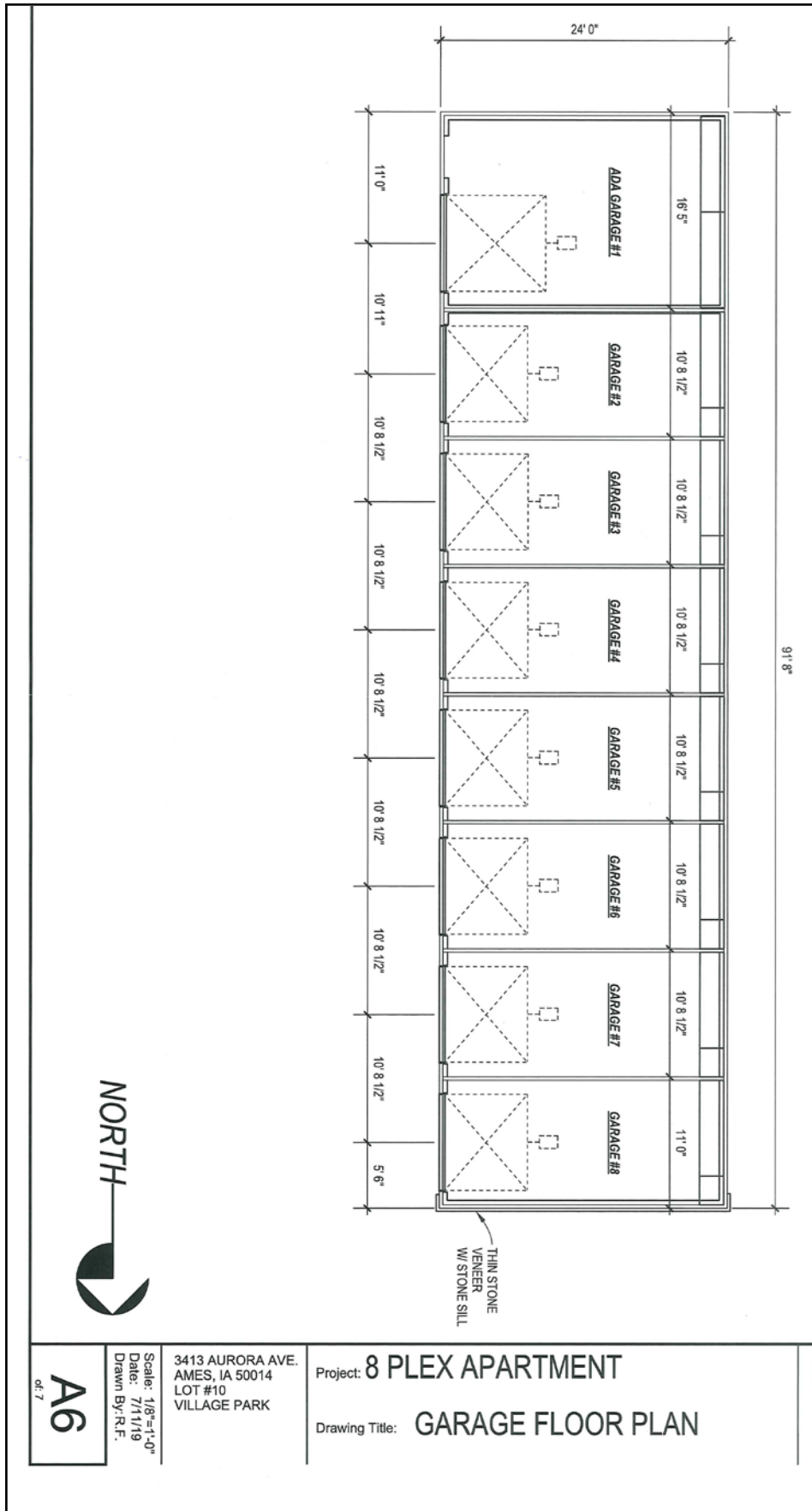
A2
of 7

3425 AURORA AVE.
AMES, IA 50014
LOT #11
VILLAGE PARK

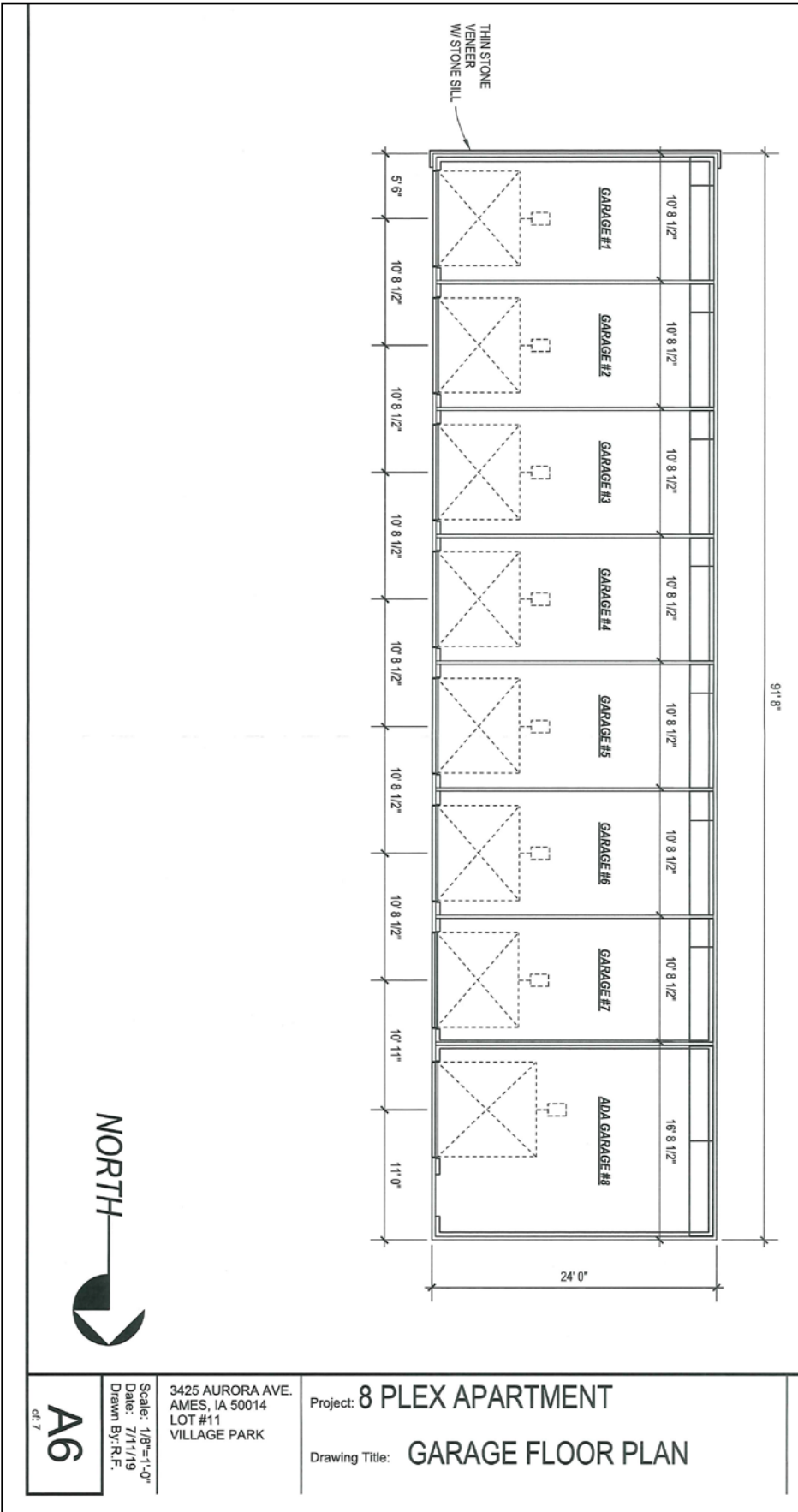
Project: **8 PLEX APARTMENT**
Drawing Title: **SECOND FLOOR**

HCS
builders, inc.
105 S 16th St.
Ames, IA 50010-8009
Phone: (515) 233-4450
Website: www.hcsbuilders.com

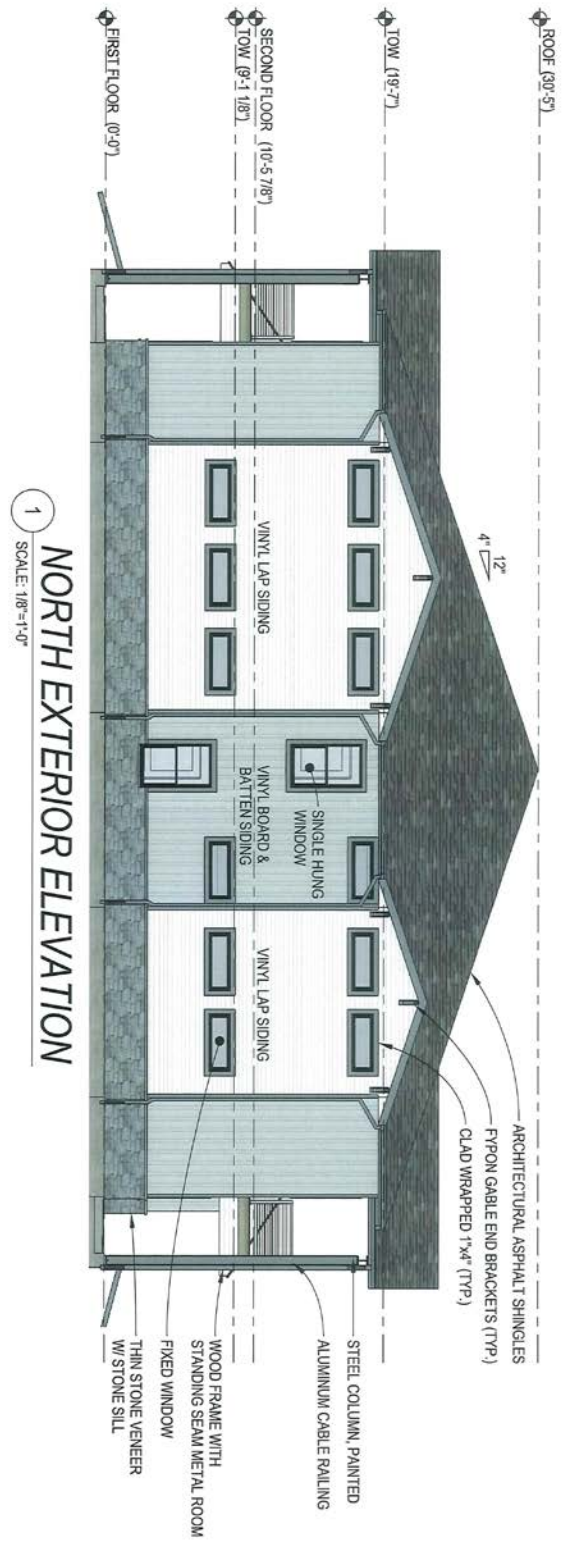
Attachment C: Lot 10 Garage Floor Plan



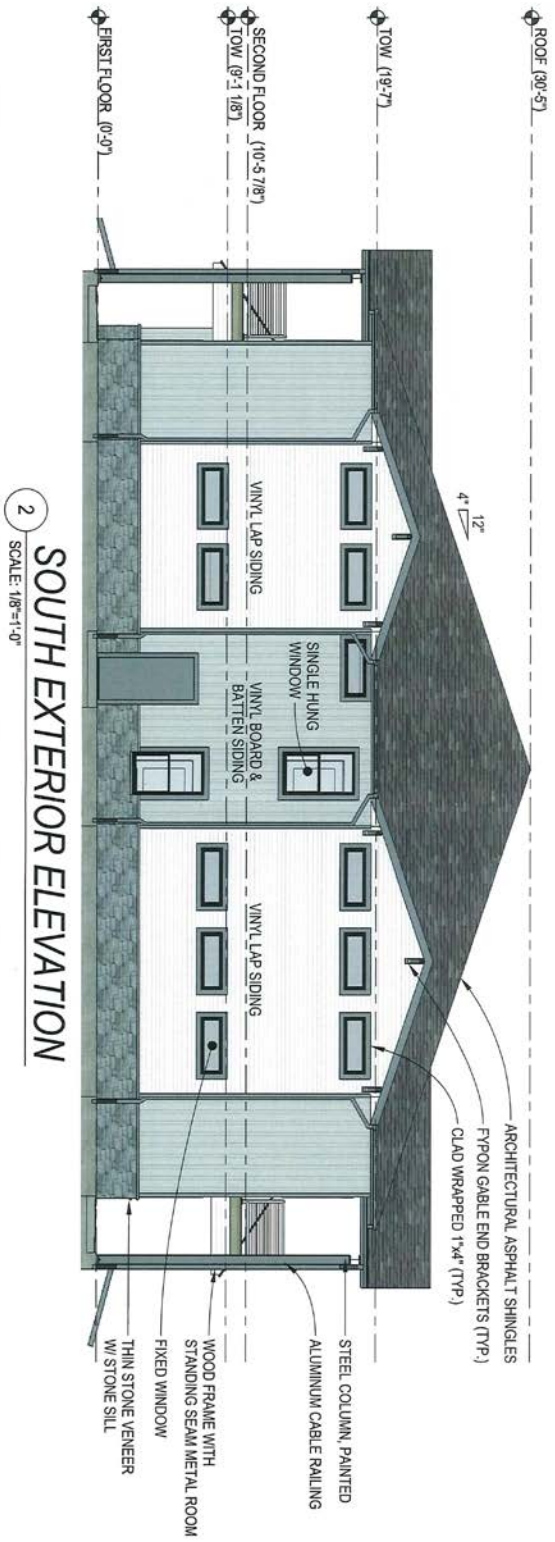
Attachment C: Lot 11 Garage Floor Plan



Attachment D: Lot 10 North & South Building Elevations



1 NORTH EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



2 SOUTH EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"

<p>A3 of 7</p>	<p>Scale: 1/8"=1'-0" Date: 7/11/19 Drawn By: R.F.</p>	<p>3413 AURORA AVE. AMES, IA 50014 LOT #10 VILLAGE PARK</p>	<p>Project: 8 PLEX APARTMENT</p>	<p>Drawing Title: ELEVATIONS - N & S</p>	<p>105 S 16th St. Ames, IA 50010-8009 Phone: (515) 233-4450 Website: www.hcsbuilders.com</p>
	<p>Project: 8 PLEX APARTMENT</p>				

Attachment D: Lot 10 East & West Building Elevations



3413 AURORA AVE.
 AMES, IA 50014
 LOT #10
 VILLAGE PARK

Project: **8 PLEX APARTMENT**

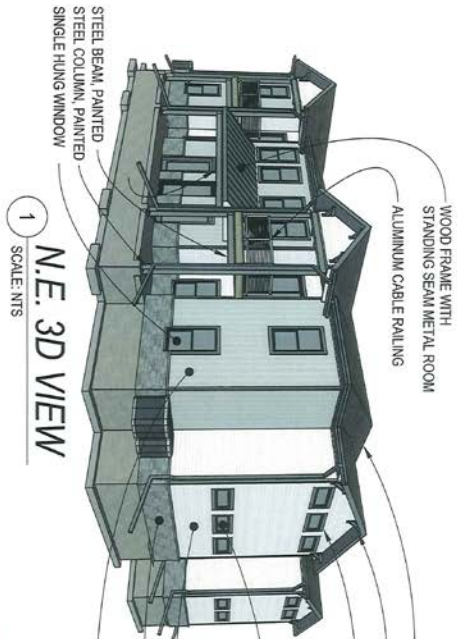
Drawing Title: **ELEVATIONS - E & W**

HCS
 builders, inc.
 105 S 16th St.
 Ames, IA 50010-8009
 Phone: (515) 233-4450
 Website: www.hcsbuilders.com

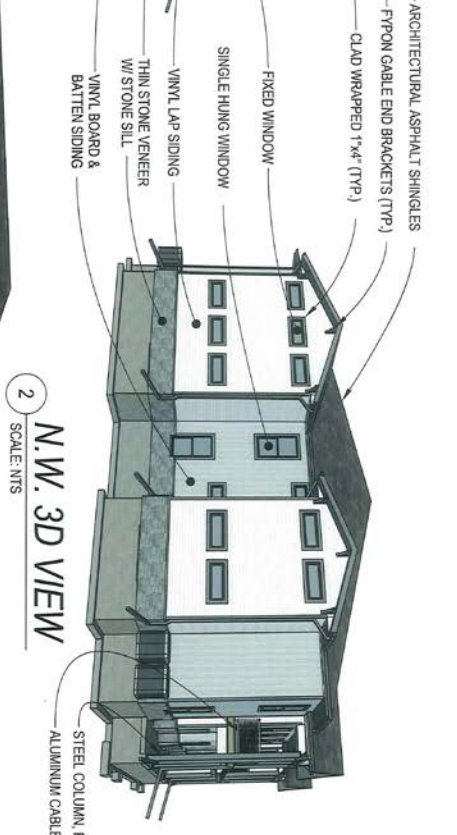
A4
 of 7

Scale: 1/8"=1'-0"
 Date: 7/11/19
 Drawn By: R.F.

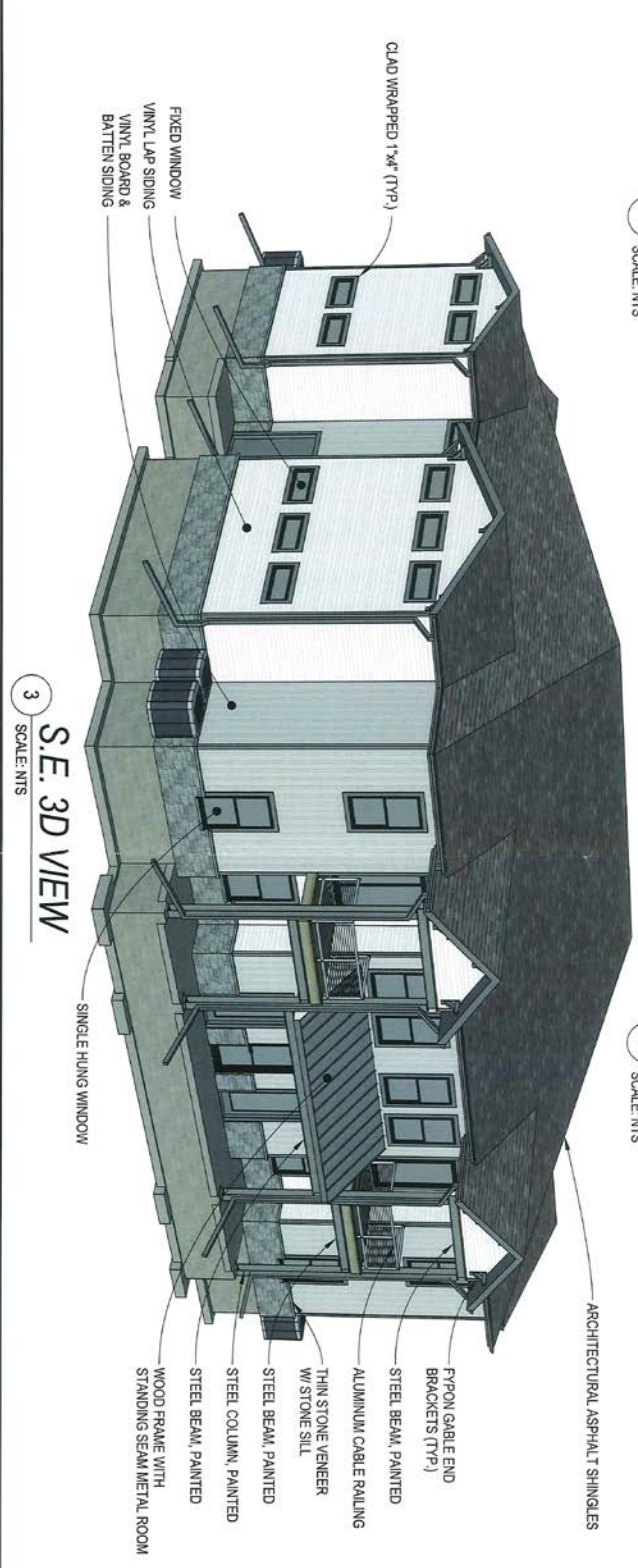
Attachment D: Lot 10 3D Views of 8-Unit Building



1
N.E. 3D VIEW
SCALE: NTS



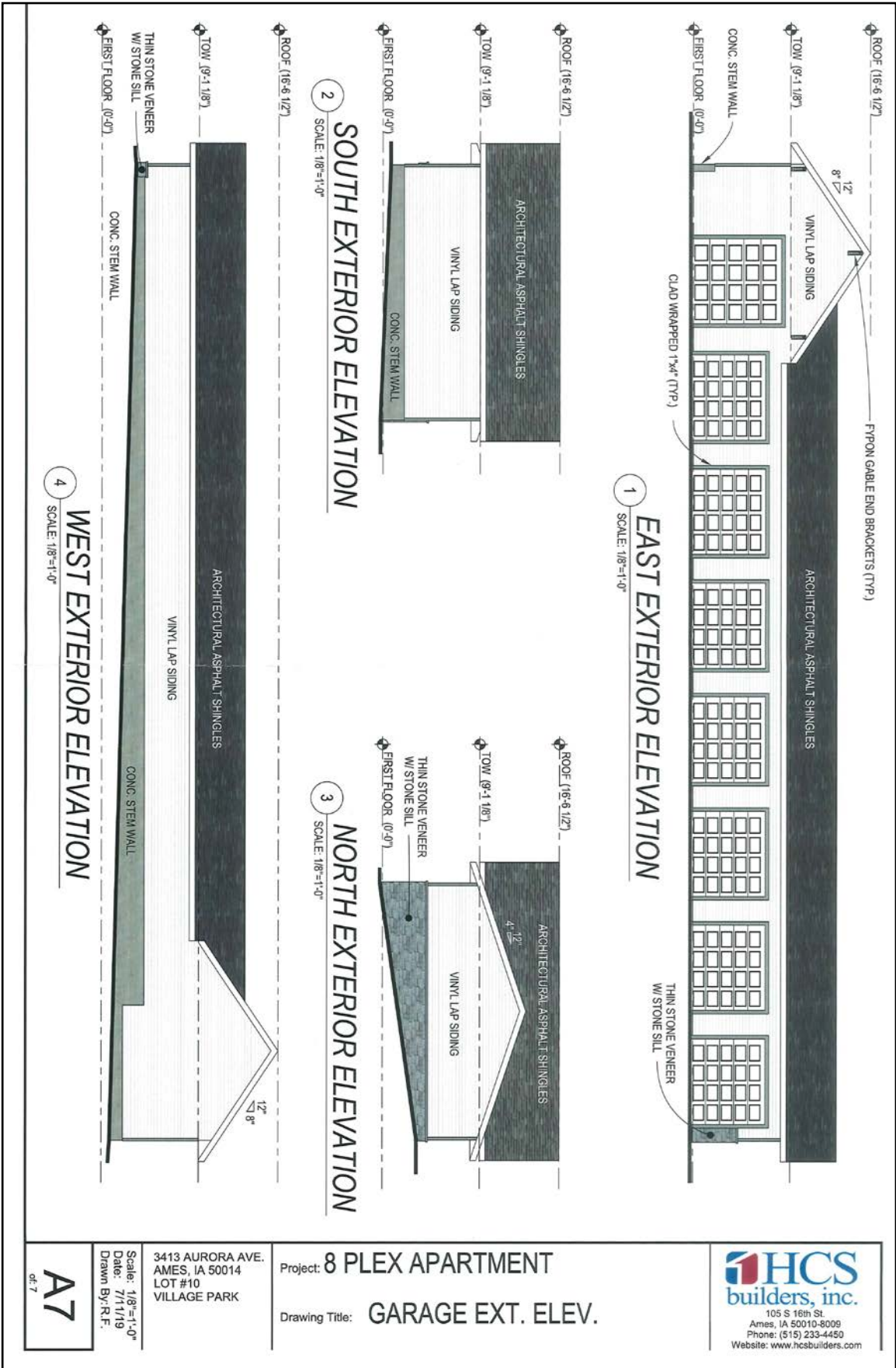
2
N.W. 3D VIEW
SCALE: NTS



3
S.E. 3D VIEW
SCALE: NTS

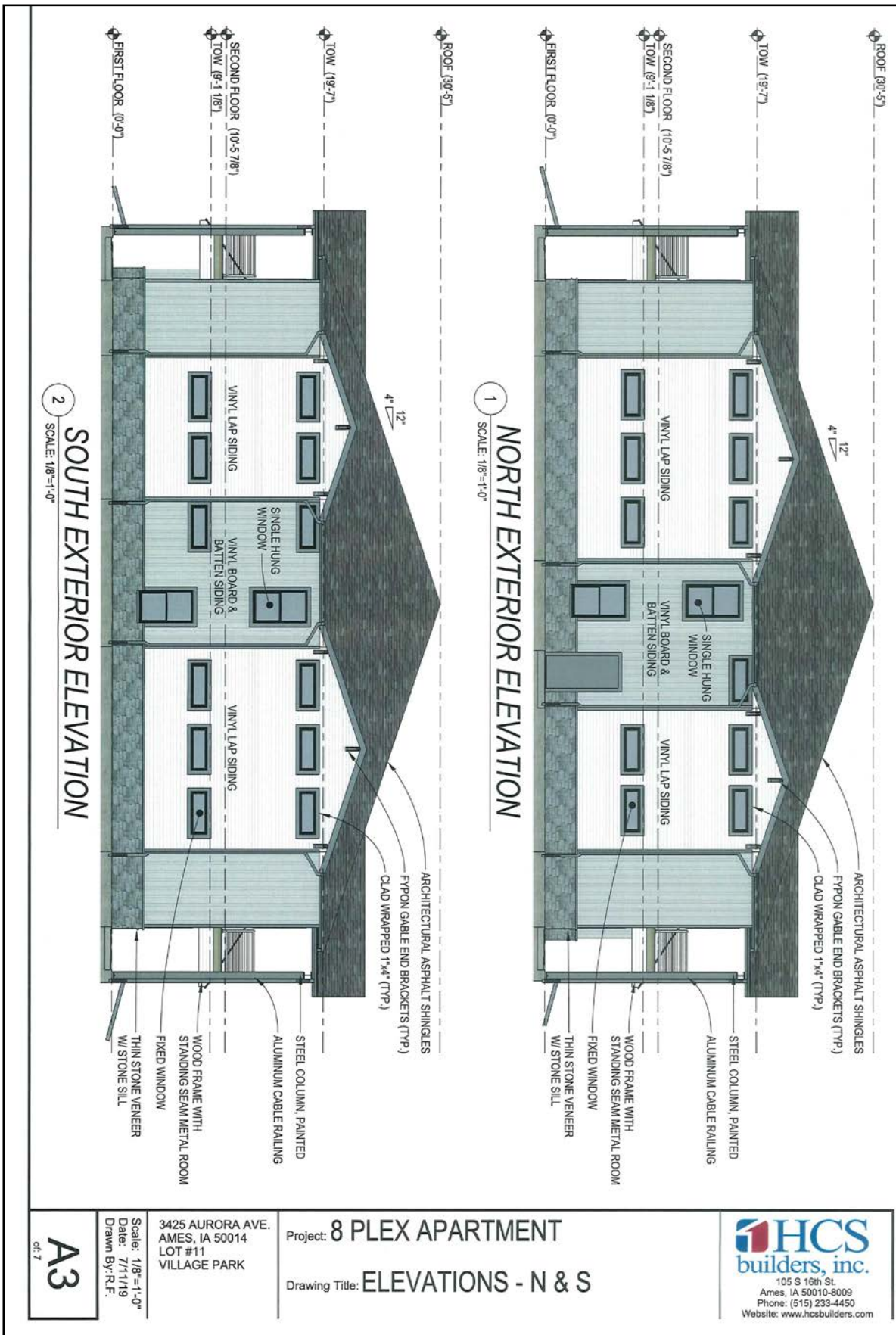
<p>A5 of 7</p>	<p>Scale: N.T.S. Date: 7/11/19 Drawn By: R.F.</p>	<p>3413 AURORA AVE. AMES, IA 50014 LOT #10 VILLAGE PARK</p>	<p>Project: 8 PLEX APARTMENT</p>	<p>Drawing Title: 3D VIEWS</p>	 <p>105 S 16th St. Ames, IA 50010-8009 Phone: (515) 233-4450 Website: www.hcsbuilders.com</p>
	<p>Project: 8 PLEX APARTMENT</p>				

Attachment D: Lot 10 Garage Elevations



A7 of 7	Scale: 1/8"=1'-0" Date: 7/11/19 Drawn By: R.F.	3413 AURORA AVE. AMES, IA 50014 LOT #10 VILLAGE PARK	Project: 8 PLEX APARTMENT Drawing Title: GARAGE EXT. ELEV.	 105 S 16th St. Ames, IA 50010-8009 Phone: (515) 233-4450 Website: www.hcsbuilders.com
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Attachment D: Lot 11 North & South Building Elevations



3425 AURORA AVE.
 AMES, IA 50014
 LOT #11
 VILLAGE PARK

Project: **8 PLEX APARTMENT**

Drawing Title: **ELEVATIONS - N & S**

Scale: 1/8"=1'-0"
 Date: 7/11/19
 Drawn By: R.F.

A3
 of 7

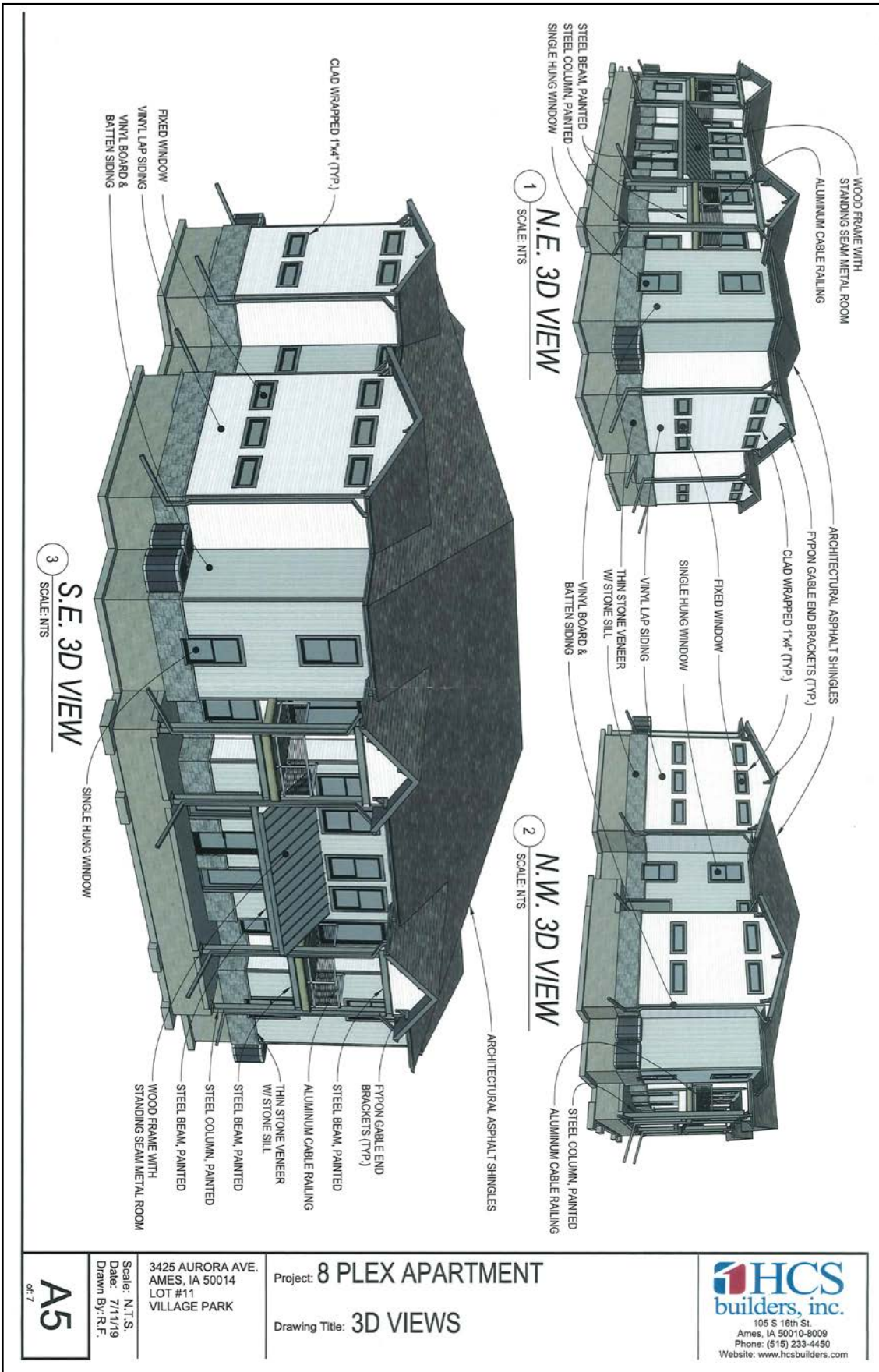
HCS
 builders, inc.

105 S 16th St.
 Ames, IA 50010-8009
 Phone: (515) 233-4450
 Website: www.hcsbuilders.com

Attachment D: Lot 11 East & West Building Elevations



Attachment D: Lot 11 3D Views of 8-Unit Building



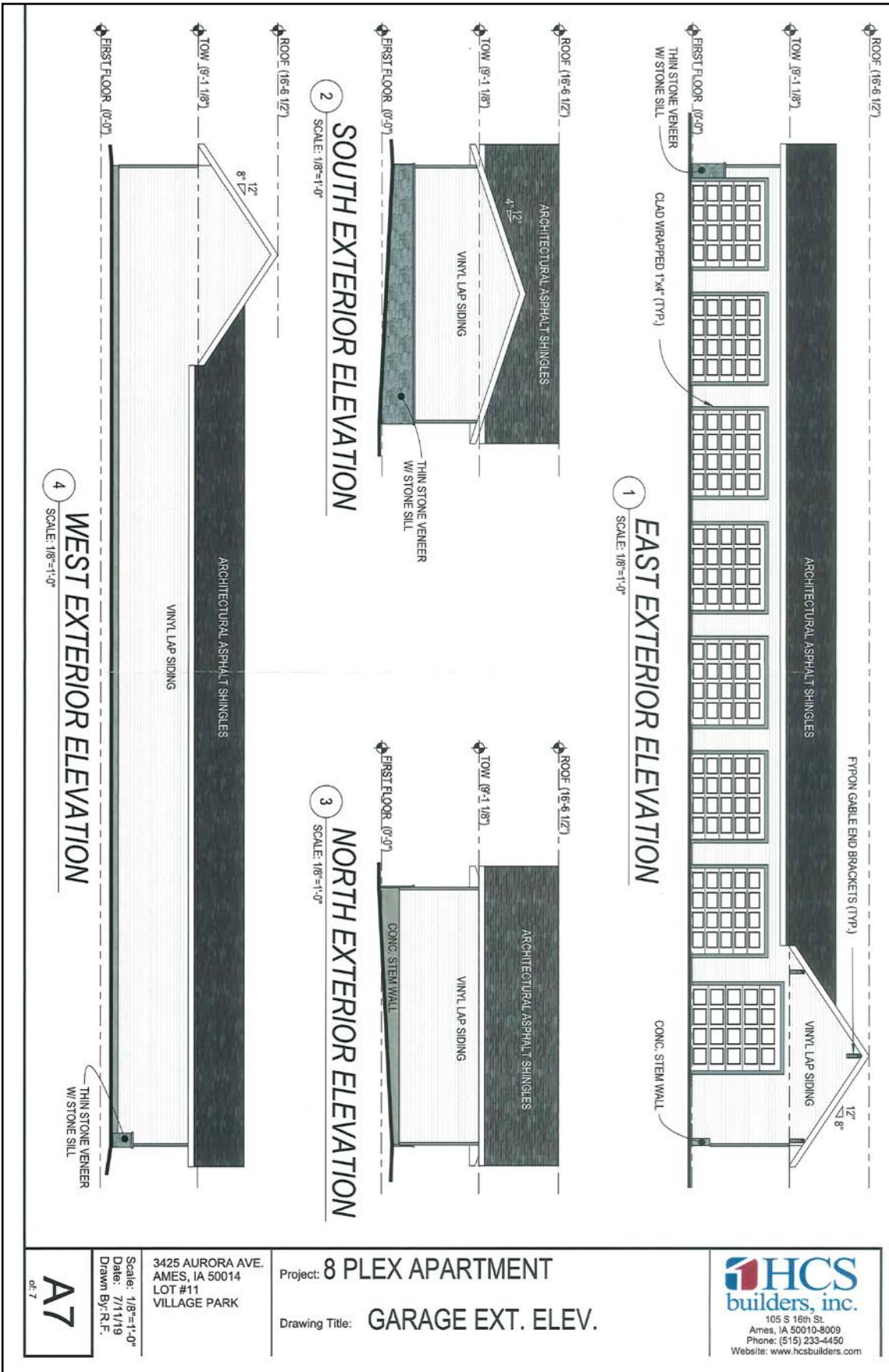
A5
of 7

Scale: N.T.S.
Date: 7/11/19
Drawn By: R.F.

Project: **8 PLEX APARTMENT**
Drawing Title: **3D VIEWS**

HCS
builders, inc.
105 S 16th St.
Ames, IA 50010-8009
Phone: (515) 233-4450
Website: www.hcsbuilders.com

Attachment D: Lot 11 Garage Elevations



A7
of 7

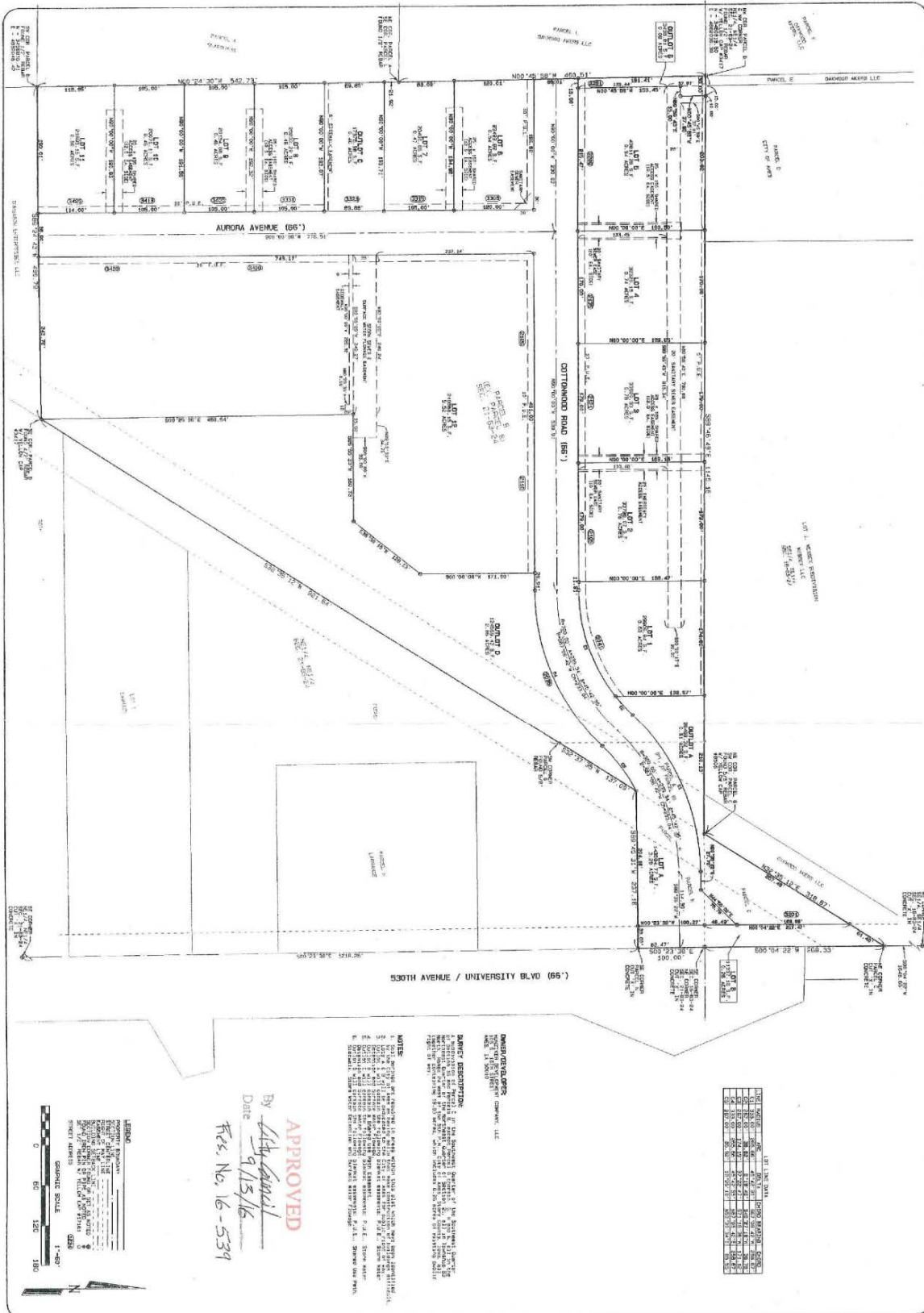
Scale: 1/8"=1'-0"
Date: 7/11/19
Drawn By: R.F.

3425 AURORA AVE.
AMES, IA 50014
LOT #11
VILLAGE PARK

Project: **8 PLEX APARTMENT**
Drawing Title: **GARAGE EXT. ELEV.**

HCS
builders, inc.
105 S 6th St
Ames, IA 50010-8009
Phone: (515) 233-4450
Website: www.hcsbuilders.com

Attachment E: Village Park Subdivision Final Plat



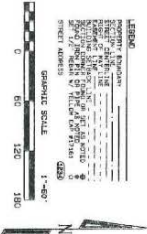
STUMBO & ASSOCIATES
LAND SURVEYING
 510 S. 17th STREET, SUITE 102 AMES, IOWA 50010
 PHONE 515-233-3609 FAX 515-233-4403

FINAL PLAT
VILLAGE PARK SUBDIVISION
 PARCEL C IN THE SE 1/4, SE 1/4 OF SEC. 16-83-24
 AND PARCELS B, C, G, & H IN THE NE 1/4, NE 1/4 OF
 SEC. 24-83-24, CITY OF AMES, STORY COUNTY, IOWA
 JOB #16504FP DATE: 8/15/16 PAGE: 1 of 1

Certification: I hereby certify that this land surveying
 was done under my direct personal supervision and that I am a
 duly licensed land surveyor under the laws of the State of Iowa.
R. Kelly Steff Date: 8/15/16
 My license renewal date is December 31, 2017



APPROVED
 By *Ashley Carroll*
 Date 9/15/16
 Fds. No. 16-539



NOTES:
 1. THIS SURVEY WAS MADE FROM THE CORNERS OF THE SE 1/4, SE 1/4 OF SEC. 16-83-24 AND PARCELS B, C, G, & H IN THE NE 1/4, NE 1/4 OF SEC. 24-83-24, CITY OF AMES, STORY COUNTY, IOWA.
 2. THE SURVEY WAS MADE BY THE SURVEYOR'S OWN FIELD NOTES AND MEASUREMENTS.
 3. THE SURVEY WAS MADE ON THE 15th DAY OF SEPTEMBER, 2016.
 4. THE SURVEY WAS MADE BY THE SURVEYOR'S OWN FIELD NOTES AND MEASUREMENTS.
 5. THE SURVEY WAS MADE BY THE SURVEYOR'S OWN FIELD NOTES AND MEASUREMENTS.
 6. THE SURVEY WAS MADE BY THE SURVEYOR'S OWN FIELD NOTES AND MEASUREMENTS.

LOT	AREA (SQ. FT.)	AREA (AC.)
LOT 1	1,234,567	28.2
LOT 2	123,456	2.8
LOT 3	123,456	2.8
LOT 4	123,456	2.8
LOT 5	123,456	2.8
LOT 6	123,456	2.8
LOT 7	123,456	2.8
LOT 8	123,456	2.8
LOT 9	123,456	2.8
LOT 10	123,456	2.8
LOT 11	123,456	2.8
LOT 12	123,456	2.8
LOT 13	123,456	2.8
LOT 14	123,456	2.8
LOT 15	123,456	2.8
LOT 16	123,456	2.8
LOT 17	123,456	2.8
LOT 18	123,456	2.8