

# ROSE PRAIRIE - AMES, IOWA

**OWNER/APPLICANT:**  
ROSE PRAIRIE LLC  
1360 NW 121ST STREET  
CLIVE, IOWA 50325  
(515) 964-1229  
ATTN: TERRY LUTZ

**ENGINEER/SURVEYOR:**  
McCLURE ENGINEERING COMPANY  
1360 NW 121ST STREET  
CLIVE, IOWA 50325  
(515) 964-1229  
ATTN: CALEB SMITH

**LEGAL DESCRIPTION:**  
ROSE PRAIRIE FINAL PLAT LOT 2

**PROPOSED ZONING:**  
CONVENIENCE GENERAL SERVICE (CGS)  
RESIDENTIAL MEDIUM DENSITY (FS-RM)  
RESIDENTIAL LOW DENSITY (FS-RL)

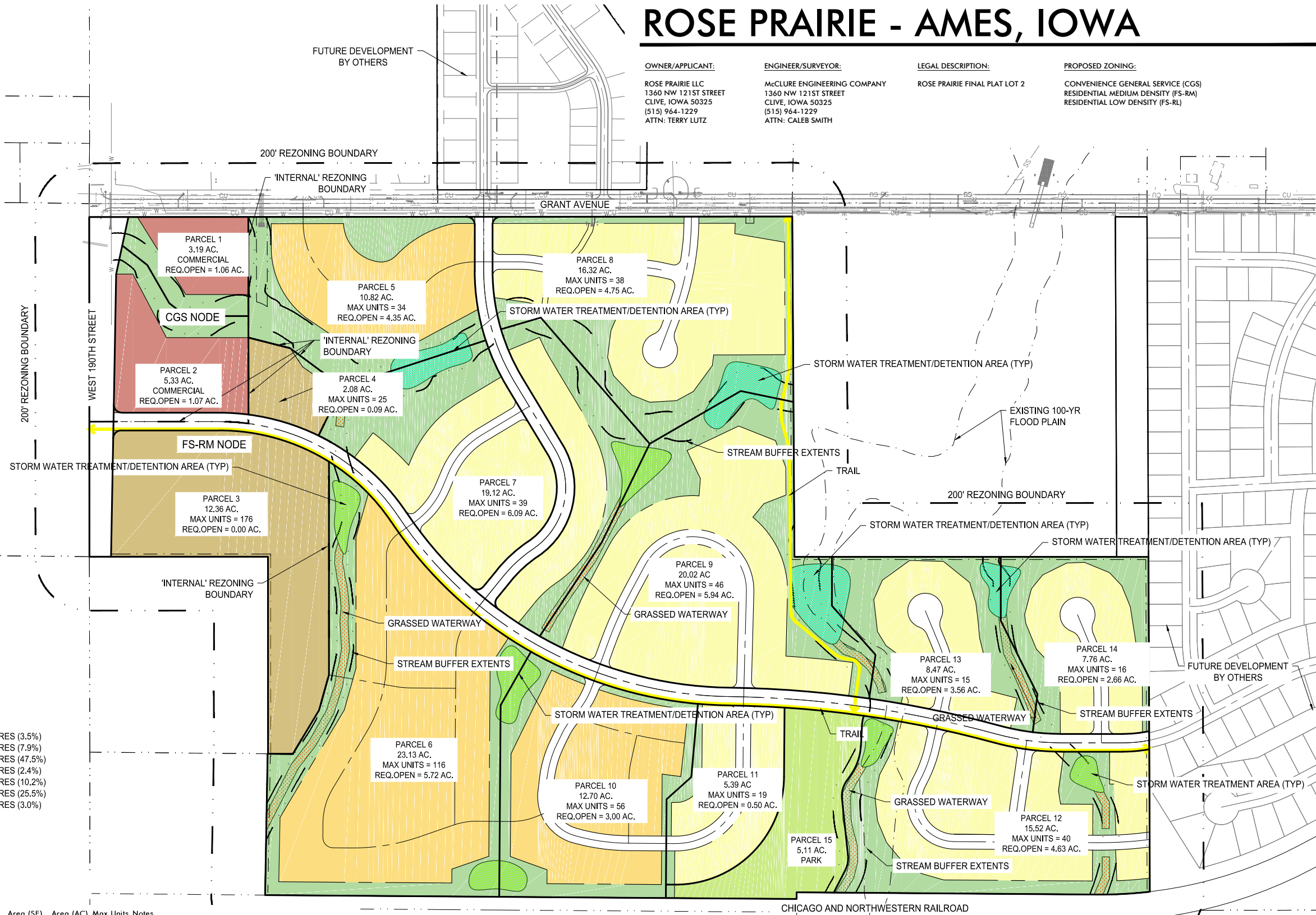


building strong communities.

1360 NW 121ST. Street  
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## DEVELOPMENT SUMMARY

TOTAL AREA = 170.33 ACRES

CGS	= 6.01 ACRES (3.5%)
FS-RM	= 13.54 ACRES (7.9%)
FS-RL	= 80.91 ACRES (47.5%)
PUBLIC ROW (IN CGS & FS-RM)	= 4.04 ACRES (2.4%)
PUBLIC ROW (IN FS-RL)	= 17.41 ACRES (10.2%)
DEDICATED OPEN SPACE *	= 43.35 ACRES (25.5%)
PUBLIC PARK*	= 5.07 ACRES (3.0%)

## UNIT SUMMARY

Parcel	Zoning	Land Use	Area (SF)	Area (AC)	Max Units	Notes
1	Commercial General Service	Commercial	138,989	3.19	NA	
2	Commercial General Service	Commercial	232,352	5.33	NA	
3	FS-RM	Medium Density	538,578	12.36	176	12 Units per Building, up to 25% 3 Bed, All others 1 or 2 bed.
4	FS-RM	Medium Density	90,773	2.08	25	12 Units per Building, up to 25% 3 Bed, All others 1 or 2 bed.
5	FS-RL	Single Family Attached	471,148	10.82	34	12 Units attached with rear alley access, 5 units attached without alley
6	FS-RL	Single Family Attached	1,007,484	23.13	116	12 Units attached with rear alley access, 5 units attached without alley
7	FS-RL	Single Family	832,928	19.12	39	
8	FS-RL	Single Family	711,108	16.32	38	
9	FS-RL	Single Family	872,028	20.02	46	
10	FS-RL	Single Family Attached	553,209	12.70	56	12 Units attached with rear alley access, 5 units attached without alley
11	FS-RL	Single Family	234,911	5.39	19	
12	FS-RL	Single Family/Villas	675,840	15.52	40	
13	FS-RL	Single Family	368,977	8.47	15	
14	FS-RL	Single Family	337,960	7.76	16	

## NOTES

- 1) ALL GREEN SPACE AREAS AND LOT CONFIGURATIONS INSIDE THE PARCEL BOUNDARIES ARE TO BE DEPICTED AND DESIGNED BY FUTURE PRELIMINARY PLAT(S). \*OPEN SPACE AREAS INSIDE INDIVIDUAL PARCEL BOUNDARIES IN RED HAVE NOT BEEN INCLUDED IN THE OVERALL OPEN SPACE CALCULATIONS.
- 2) STREET ALIGNMENTS ARE GENERALIZED.
- 3) \*OPEN SPACE REQUIRED (25%) INCLUDES BOTH DEDICATED OPEN SPACE AND CITY PARK. 28.5% IS PROVIDED.
- 4) NO MORE THAN 25% OF THE UNITS IN ANY ONE APARTMENT BUILDING CAN CONTAIN THREE BEDROOMS. ALL OTHER UNITS SHALL BE ONE- OR TWO-BEDROOM UNITS.
- 5) PARCELS 5, 6, AND 10 ALLOW 5 UNITS ATTACHED OR 12 UNITS ATTACHED WITH REAR ALLEY ACCESS.

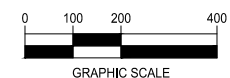
## ROSE PRAIRIE REVISED MASTER PLAN

AMES, IA  
2212007  
AUGUST 10, 2016

REVISIONS



NORTH



ENGINEER  
C. SMITH  
DRAWN BY  
J. BECKER  
CHECKED BY  
C. SMITH  
FIELD BOOK NO.

DRAWING NO.  
MP-01  
SHEET NO.  
1 / 1

# GILBERT

George Washington Carver Ave

NE Hwy 69



Ada Hayden Heritage Park



  
NORTH GRAND  
MALL



# STATE AMES

Lincoln Way

E Lincoln Way



S Duff Ave