

COUNCIL ACTION FORM

SUBJECT: MAJOR FINAL PLAT FOR NORTHRIDGE HEIGHTS SUBDIVISION 14TH ADDITION

BACKGROUND:

In 2000, the City Council approved the first Preliminary Plat for Northridge Heights Subdivision and the approved most recent revised Preliminary Plat on June 28, 2011. Owner Uthe Development Company is requesting approval of a Final Plat for the Northridge Heights Subdivision 14th Addition. The proposed subdivision is west of and adjacent to the commercial node at Bloomington and Stange and consists of one lot (see Attachment A). The Final Plat includes public utility, pedestrian walk, and shared use path easements being granted to the City of Ames. Also presented separately at this time for City Council approval is a Major Site Development Plan for ten 12-unit residential buildings on this proposed parcel.

The following documents have been submitted with the Final Plat:

- Resolution Accepting the Plat of Northridge Heights, 14th Addition
- Consent to Platting
- Treasurer's Certificate
- Attorney's Title Opinion
- Agreement for Sidewalk and Street Trees
- Development Agreement
- Letter of Credit
- Easements (Public utility, pedestrian walks, shared use paths)

The proposed Final Plat complies with the approved Preliminary Plat and all conditions of approval, including the public sidewalk easement. Required public improvements are water and sewer mains within the lot to serve buildings and hydrants, for which a sufficient Public Improvement Agreement and letter of credit have been submitted. This plat does not include and is not adjacent to the land that the developer will be dedicating for a future public park. The original development agreement for Northridge Heights provides for dedication of that land when 375 new residences have been constructed in Northridge Heights, a condition that will be met as the units within this plat are constructed. The developer has initiated preparation of the plat for the proposed park land and an extension of Harrison Road to Stange Road, along with several associated lots. This fall, when this platting is completed, the park parcel will be dedicated to the City.

It could therefore be determined that the proposed subdivision complies with all relevant and applicable design and improvement standards of the Subdivision Regulations, to the City's Land Use Policy Plan, to other adopted City plans, ordinances and standards, and to the City's Zoning Ordinance.

ALTERNATIVES:

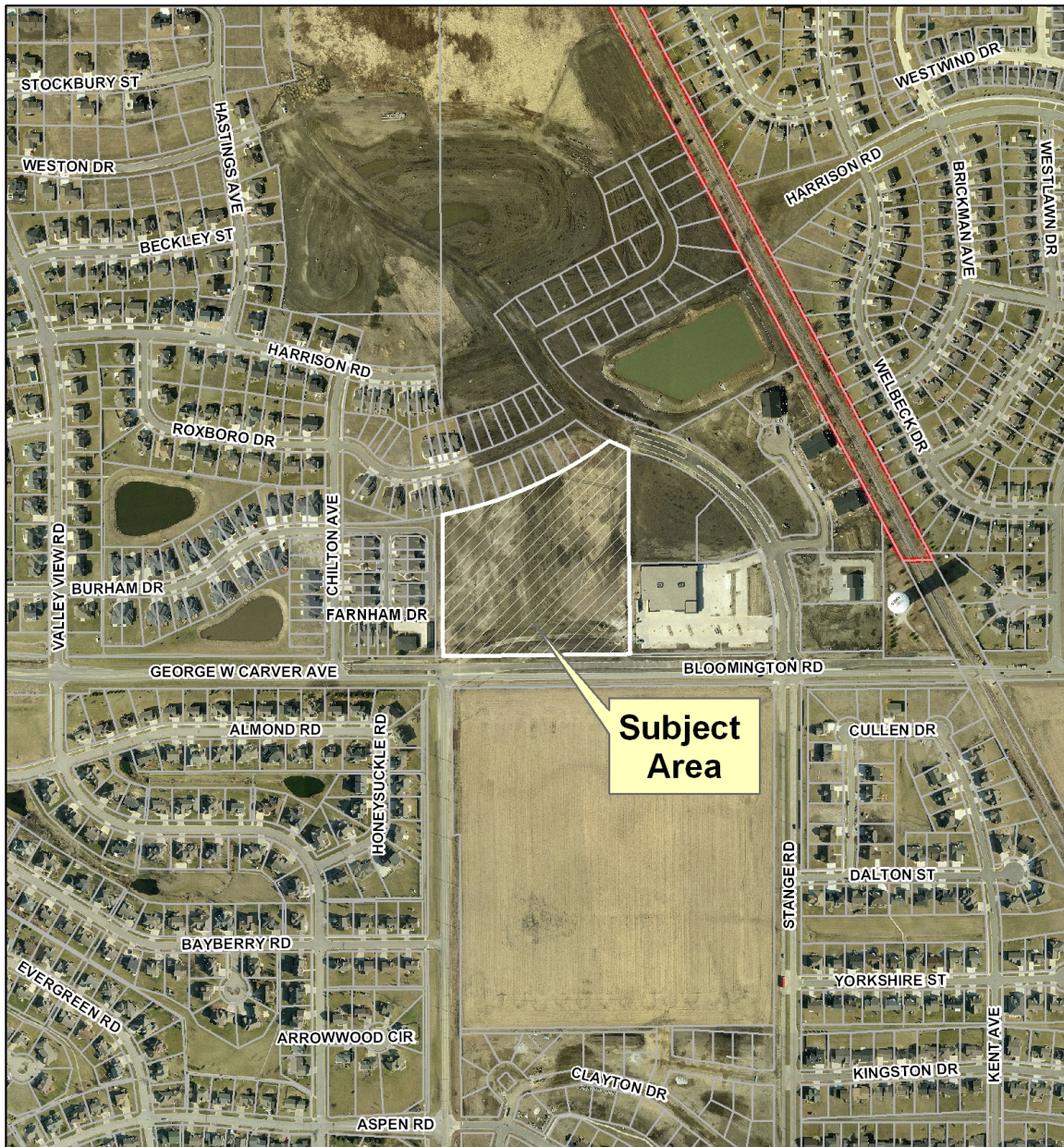
1. The City Council can approve the Final Plat for Northridge Heights 14th Addition by finding that all requirements of *Municipal Code* §23.302(10) (b) are met.
2. The City Council can deny the Final Plat for Northridge Heights 14th Addition if it finds that the development creates a burden on existing public improvements or creates a need for new public improvements that have not yet been installed.
3. The City Council can refer this request back to staff or the applicant for additional information.

MANAGER'S RECOMMENDED ACTION:

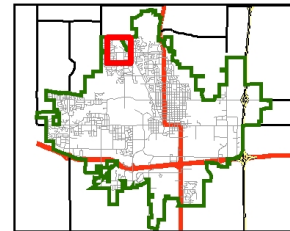
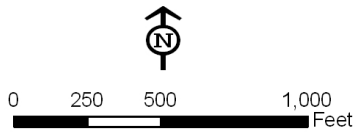
City staff has evaluated the proposed final subdivision plat and determined that the proposal is consistent with the Preliminary Plat approved by the City Council and that the plat conforms to the adopted ordinances and policies of the City of Ames as required by Code.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1 approving the Final Plat for Northridge Heights 14th Addition.

Attachment A



Location Map Northridge Heights 14TH Addition



Attachment B

Applicable Laws and Policies Pertaining to Final Plat Approval

Adopted laws and policies applicable to this case file include, but are not limited to, the following:

Ames Municipal Code Section 23.302

(10) City Council Action on Final Plat for Major Subdivision:

(a) All proposed subdivision plats shall be submitted to the City Council for review and approval. Upon receipt of any Final Plat forwarded to it for review and approval, the City Council shall examine the Application Form, the Final Plat, any comments, recommendations or reports examined or made by the Department of Planning and Housing, and such other information as it deems necessary or reasonable to consider.

(b) Based upon such examination, the City Council shall ascertain whether the Final Plat conforms to relevant and applicable design and improvement standards in these Regulations, to other City ordinances and standards, to the City's Land Use Policy Plan and to the City's other duly adopted plans.

(c) The City Council may:

(i) deny any subdivision where the reasonably anticipated impact of such subdivision will create such a burden on existing public improvements or such a need for new public improvements that the area of the City affected by such impact will be unable to conform to level of service standards set forth in the Land Use Policy Plan or other capital project or growth management plan of the City until such time that the City upgrades such public improvements in accordance with schedules set forth in such plans; or,

(ii) approve any subdivision subject to the condition that the Applicant contribute to so much of such upgrade of public improvements as the need for such upgrade is directly and proportionately attributable to such impact as determined at the sole discretion of the City. The terms, conditions and amortization schedule for such contribution may be incorporated within an Improvement Agreement as set forth in Section 23.304 of the Regulations.

(d) Prior to granting approval of a major subdivision Final Plat, the City Council may permit the plat to be divided into two or more sections and may impose such conditions upon approval of each section as it deems necessary to assure orderly development of the subdivision.

(e) Following such examination, and within 60 days of the Applicant's filing of the complete Application for Final Plat Approval of a Major Subdivision with the Department of Planning and Housing, the City Council shall approve, approve subject to conditions, or disapprove the Application for Final Plat Approval of a Major Subdivision. The City Council shall set forth its reasons for disapproving any Application or for conditioning its approval of any Application in its official records and shall provide a written copy of such reasons to the developer. The City Council shall pass a resolution accepting the Final Plat for any Application that it approves.

(Ord. No. 3524, 5-25-99)

COUNCIL ACTION FORM

**SUBJECT: MAJOR SITE DEVELOPMENT PLAN FOR PROPERTY LOCATED AT 2899
BLOOMINGTON ROAD**

BACKGROUND:

On June 28, 2011, the Ames City Council approved the revised Preliminary Plat and Master Plan for the Northridge Heights Subdivision consolidating several lots into one 10.4-acre lot. To create this as a single lot, City Council is separately considering at this meeting approval of a Final Plat for in Northridge Heights 14th Addition. This will facilitate the proposal under this application, which is approval of a Major Site Development Plan for ten proposed apartment buildings on this site. The property is generally located north of Bloomington Road, east of Farnham Drive, south of Roxboro Drive, and west of Stange Road. (See Location Map, Attachment A of Council Action form on Final Plat for Northridge Heights 14th Addition).

Two building types are proposed (See attached Architectural Elevations):

- Four of the buildings will each have ten one-bedroom apartments and two two-bedroom apartments (Building Type A)
- Six of the buildings will each have two one-bedroom apartments, eight 2-bedroom apartments, and two three-bedroom apartments (Building Type B)

Each building will also have attached garages.

The zoning of the subject property is Suburban Medium Density Residential (FS-RM). The use of the proposed buildings is consistent with the permitted uses listed in the use table in the Zoning Ordinance (AMC Table 29.1202(4)-2). This use table requires City Council approval of a Major Site Development Plan for apartments in the FS-RM zoning districts. The Major Site Development Plan is attached. The proposed buildings comply with the setbacks and heights listed in the development standards table in the Zoning Ordinance (AMC Table 29.1202(5)-2). See Sheets 2 and 3 of the attached Major Site Development Plan.

Suburban Residential Zoning also establishes minimum standards for residential net density, open space, and landscape buffers. Of the 10.43-acre project site, 4.44 acres is designated as common open space and designated for active or passive recreation, as required by the Zoning Ordinance. The common open space constitutes 43% of the total gross area of the site, meeting the 10% required minimum common open space. Deducting the common open space from the total gross area leaves 120 dwelling units to be located on 6 net acres for a net density of 20 dwelling units per acre, meeting the minimum required 10 units per acre.

A ten-foot wide landscape buffer, consisting of several varieties of Lilac shrubs and Maple trees, is proposed along the north property boundary, where the adjacent lots are zoned Suburban Low Density Residential (FS-RL). (See Sheets 4 and 5 of the attached Major Site Development Plan.) The proposed plan meets the Suburban Regulations for this zoning district.

The project will be implemented in phases. The first phase will consist of the two westernmost buildings and the associated parking, access drives, and landscaping. The extent of this site work in the first phase will be sufficient for this portion of the project to function properly and comply with the *Municipal Code* on its own. The public sidewalks connecting Roxboro Road and Bloomington Road, shown along the west property line, and the entire sidewalk along Bloomington Road, will also be completed in the first phase, which was a condition of platting. The phased implementation of the rest of the project will depend on market conditions. City staff will review site plans for each phase to determine if it is consistent with this Major Site Development Plan as approved by City Council and if the extent of the work is sufficient for each portion of the project to function properly and comply with the *Municipal Code* on its own. The City Council must approve any changes to the Plan. There is no expiration date for approval of a Major Site Development Plan.

The criteria and standards for review of all Major Site Development Plans are found in Ames *Municipal Code* Section 29.1502(4)(d) and are included as Attachment A along with staff conclusions for each criterion.

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

Staff has analyzed the applicant's request, reviewed the supporting material, and conducted an on-site inspection. Based upon the above facts and analysis, staff concludes that the proposed apartment buildings and site meet the criteria and standards for approval of a Major Site Development Plan.

Recommendation of the Planning & Zoning Commission. At its meeting of July 6, 2011, with a vote of 5-0, the Planning and Zoning Commission recommended approval of the Major Site Development Plan for the apartments located at 2899 Bloomington Road. John Belcher spoke in opposition to the Major Site Plan for himself and two of his neighbors because they believe the project will adversely affect their property values. Staff received two phone calls from neighboring property owners that live on Roxboro Drive (Jeff Jutting and Mark Becker) expressing concern that the project will create additional traffic in their neighborhood. Mr. Jutting strongly favors the proposed driveway on Stange Road and doesn't want to see it removed at some future time. Staff reported that in the phone conversation staff assured Mr. Jutting that if this site plan is approved, to eliminate the driveway would require City Council approval. Mr. Jutting suggested that the driveway be built in the first phase to help alleviate any traffic concerns. Mark Becker also expressed the same concern and also would like to improve access by a median break on Stange Road to allow full access here or else have direct access at Bloomington Road.

In the discussion, some Commissioners expressed concerns about safety and the impact of the traffic on residents on Roxboro.

ALTERNATIVES:

1. The City Council can approve the Major Site Development Plan for the apartments located at 2899 Bloomington Road.
2. The City Council can deny the Major Site Development Plan for the apartments located at 2899 Bloomington Road if it finds that the proposal is not consistent with City's criteria, codes, and standards.
3. The City Council can defer action on this request and request further information from City staff and/or the applicant.

MANAGER'S RECOMMENDED ACTION:

Sine the Major Site Development Plan for the apartments located at 2899 Bloomington Road conforms to relevant and applicable design standards, it is the recommendation of the City Manager that the City Council approve Alternative #1, which is to approve the Major Site Development Plan for the apartments located at 2899 Bloomington Road.

Attachment A

Criteria and standards for Major Site Development Plans **Ames Municipal Code Section 29.1502(4)(d)**

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 down stream property.*
 - The Public Works Department has found the proposed plan complies with the approved Stormwater Management Plan for Northridge Heights Subdivision.
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 water, sanitary sewer, and electrical lines have or are being installed in accordance with the approved preliminary plat and infrastructure plans submitted to and approved by the City. The private service lines proposed to serve the buildings have been sized for the intended demand for these services.
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 City Fire Inspector has reviewed and approved the proposed Major Site Development Plan for compliance with the City's Fire Code. Adequate provisions have been made by the owner to meet the minimum requirements.
4. *The design of the proposed development shall not increase the danger of erosion, flooding, landslide, or other endangerment to adjoining and surrounding property.*
 - The proposed development is not located in a floodplain nor on or near steep slopes. There is no indication that this development presents any endangerment to adjoining and surrounding property.

5. *Natural topographic and landscape features of the site shall be incorporated into the development design.*
 - The site was previously used as agricultural cropland. There is very little topographic relief on this site. What natural topographic features there are will be slightly altered by necessary grading. The drainage pattern will direct the storm water into approved collection systems.
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 is on the north side of the site, from Roxboro Drive, and also a drive on Stange Road where an existing median allows only right turns into or out of the site. The proposed internal private drives will provide circulation between both of these access points and each of the parking areas and garages. Public sidewalks will be constructed on the north side of Bloomington Road and along the west side of the site and a shared use path will be constructed along the north property line. Internal, private walks will also provide access between the buildings and public sidewalks.
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 Plan shows that all of these areas are to be screened from adjoining properties and streets by buildings or landscaping.
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.*
 - Access is limited to two locations, as described above under #6.
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.*
 - Technical information has been provided that demonstrates that the proposed lighting meets this standards. Notes #8 and 9 on sheet 2 of the Plan requires compliance if any substitutions are made during implementation.
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.*
 - Similar uses at other locations in the project and the community have not resulted in these impacts.

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 proposed Plan meets the requirements of the Ames *Municipal Code* for site coverage, building scale, setbacks, and open spaces, which are similar to the Tiverton Court apartments within the eastern portion of the Northridge Heights subdivision.

Attachment B Architectural Elevations

Building "B"

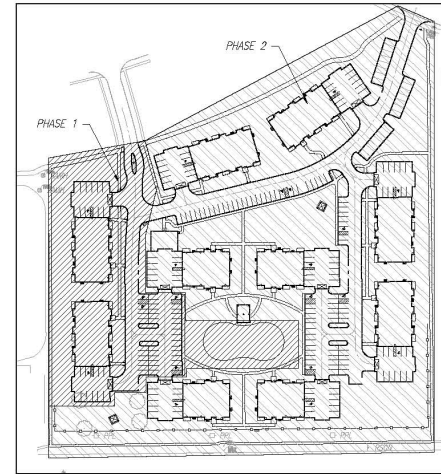
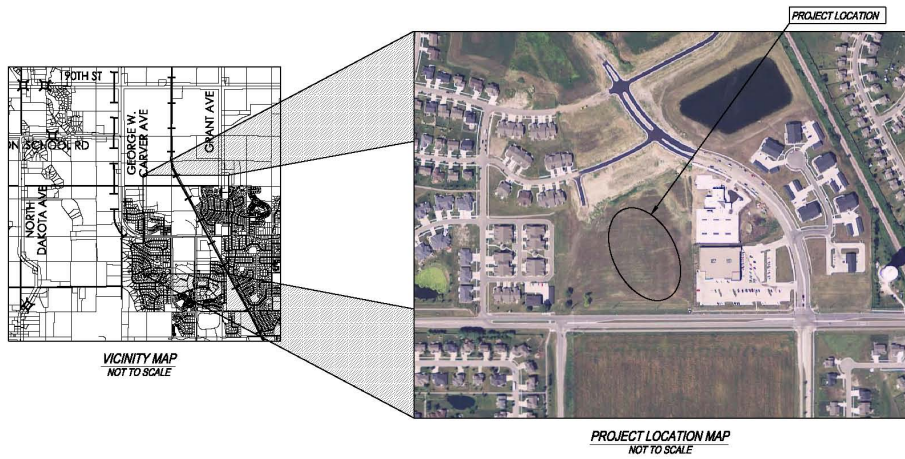


FRONT ELEVATION

SCALE: 1/8"=1'-0"

Major Site Development Plan - Sheet 1 of 5

GRAYHAWK MAJOR SITE DEVELOPMENT PLAN



VICINITY MAP
NOT TO SCALE

PROJECT LOCATION MAP
NOT TO SCALE

OWNER
LTHE DEVELOPMENT COMPANY LLC
106 S. 18TH ST.
AMES, IA 50010

APPLICANT
DAYTON PARK LLC
C/O HUNZIKER & ASSOCIATES
106 S. 18TH ST.
AMES, IA 50010

PREPARED BY
ALFRED BENESCH & COMPANY
223 S. WALNUT AVENUE, SUITE C
AMES, IA 50010

PROPERTY ADDRESSES
2899 BLOOMINGTON ROAD
AMES, IA 50010

3700 FARNHAM DRIVE
AMES, IA 50010

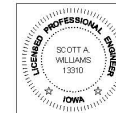
LEGAL DESCRIPTION
THE PERIMETER BOUNDARY OF THIS
SUBDIVISION IS DESCRIBED BY A SURVEY
OF RECORD DATED AUGUST 2, 2010,
FILED AS INSTRUMENT NUMBERS 00-08824
AND 00-08825 IN THE OFFICE OF THE
STORY COUNTY RECORDER.

LOT AREA: 10.437 ACRES

ZONING DESIGNATION
SUBURBAN RESIDENTIAL MEDIUM DENSITY
(FS-RM)

PROPOSED LAND USE
HOUSEHOLD LIVING - APARTMENT
BUILDING

STORM WATER MANAGEMENT
STORM WATER MANAGEMENT FOR THIS
SITE IS PROVIDED FOR UNDER THE
STORM WATER MANAGEMENT PLAN FOR
NORTHBRIDGE HEIGHTS SUBDIVISION AS
APPROVED BY THE CITY OF AMES



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

Scott A. Williams, P.E. Date
License Number 13310
My license renewal date is December 31, 2012
Pages or sheets covered by this seal 1-5, 02-5



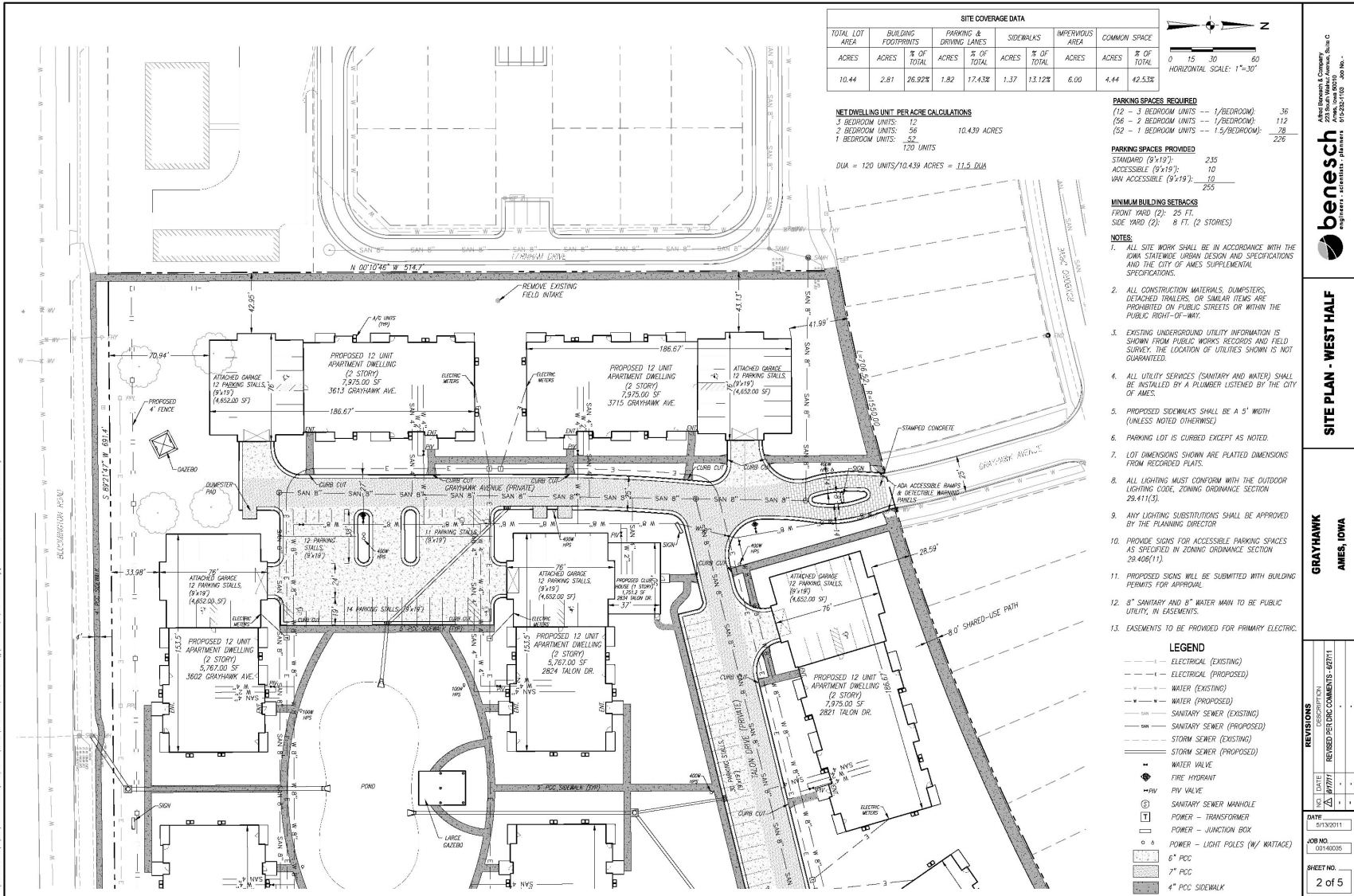
COVER SHEET

GRAYHAWK
AMES, IOWA

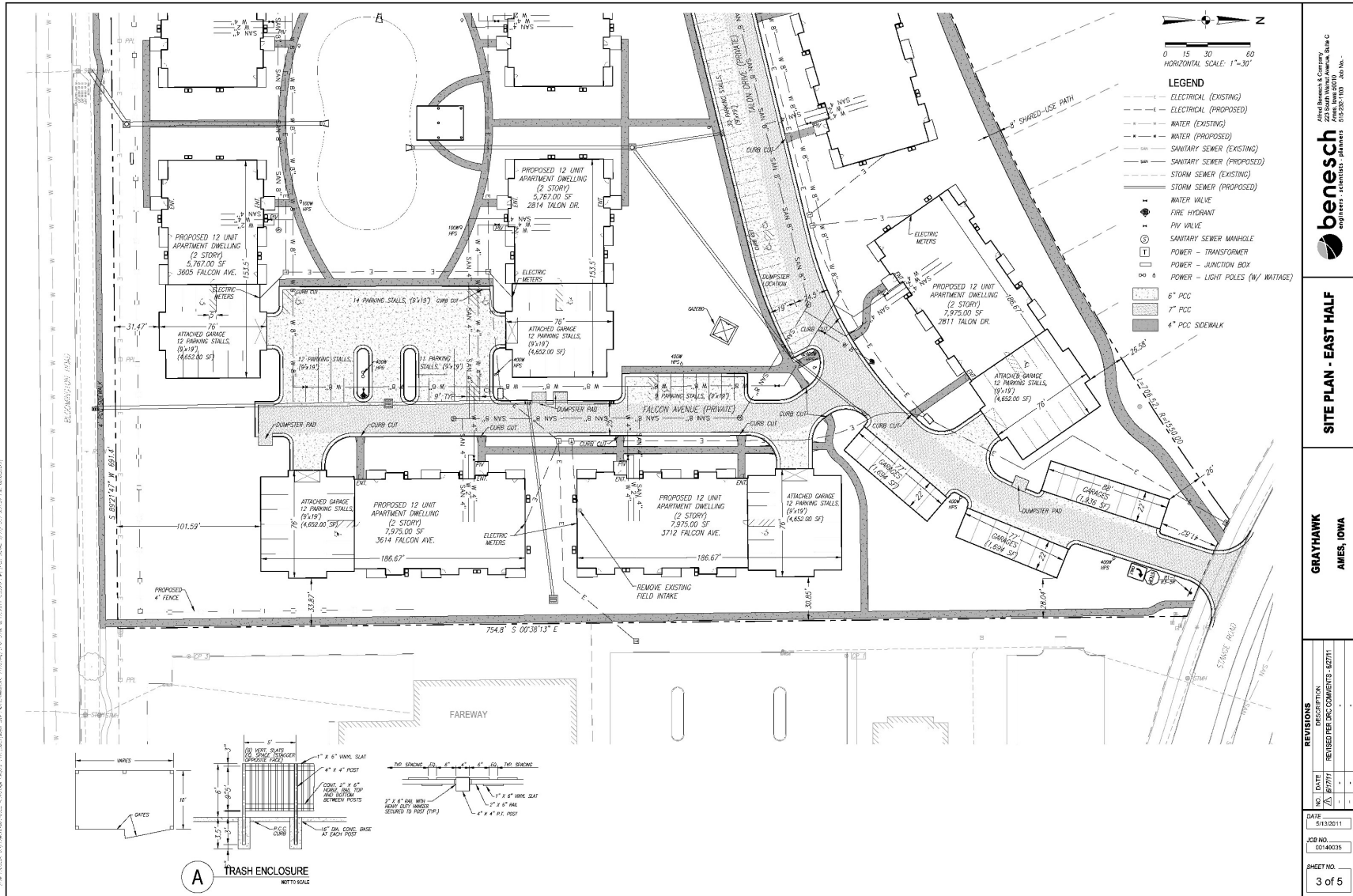
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Major Site Development Plan - Sheet 2 of 5



Major Site Development Plan - Sheet 3 of 5



benesch
INCORPORATED

SITE PLAN - EAST HALF

GRAYHAWK
AMES, IOWA

REVISIONS	
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DATE: 5/13/2011
JOB NO.: 031400235
SHEET NO.: 3 of 5

Major Site Development Plan - Sheet 4 of 5

PLANTING SCHEDULE

SYMBOL	NAME (SIZE)	QUANTITY
A	LEUC, CHARLES JULY (2 1/2") POT	29
B	LEUC, JAMES McFARLANE (2 1/2") POT	24
C	LEUC, SAUSSEANA CHINESE (2 1/2") POT	19
D	PINE, EASTERN WHITE (1 1/2")	1
E	DOGWOOD, PIGEON (1 1/2")	3
F	MAPLE, AUTUMN BRAZE (1 1/2")	8
G	MAPLE, PRINCETON GOLD (1 1/2")	4
H	SPIREA, GOLDMOUND (2 GAL)	24
I	SPIREA, LITTLE PRINCESS (2 GAL)	24
J	BARBERRY, OLIVSON PINKY (2 GAL)	13
K	YEW, TAUON (2 GAL)	18
L	WEDGEIA, MANGET (2 GAL)	18
M	POTENTILLA, DAVIDA SUNSPOT (2 GAL)	14

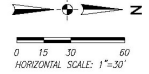
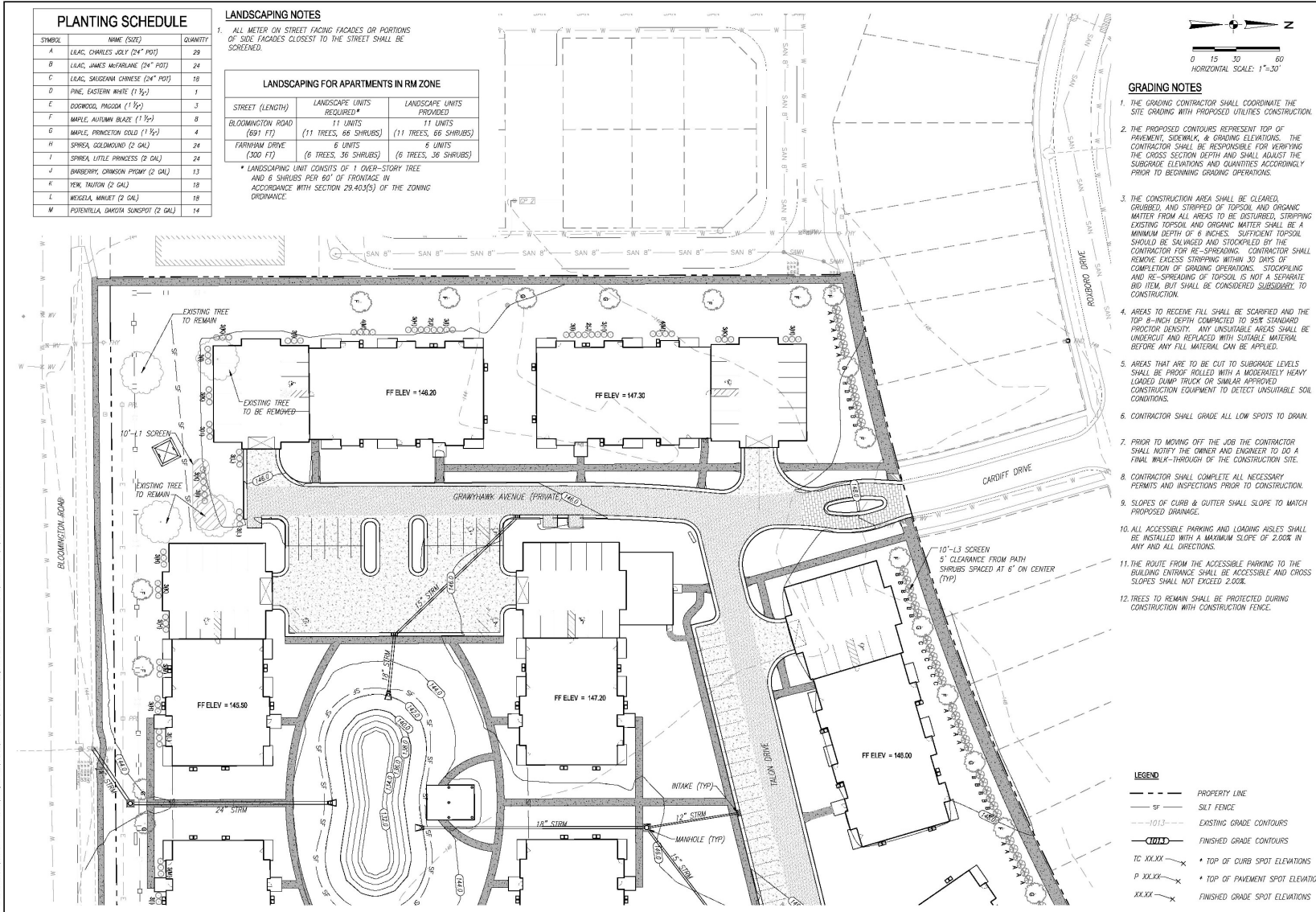
LANDSCAPING NOTES

1. ALL METERS ON STREET FACING FACADES OR PORTIONS OF SIDE FACADES CLOSEST TO THE STREET SHALL BE SCREENED.

LANDSCAPING FOR APARTMENTS IN RM ZONE

STREET (LENGTH)	LANDSCAPE UNITS REQUIRED*	LANDSCAPE UNITS PROVIDED
BLOOMINGTON ROAD (691 FT)	11 UNITS (11 TREES, 66 SHRUBS)	11 UNITS (11 TREES, 66 SHRUBS)
FARNHAM DRIVE (300 FT)	6 UNITS (6 TREES, 36 SHRUBS)	6 UNITS (6 TREES, 36 SHRUBS)

* LANDSCAPING UNIT CONSISTS OF 1 OVER-STORY TREE AND 6 SHRUBS PER 40' OF FRONTAGE IN ACCORDANCE WITH SECTION 29.40.(5) OF THE ZONING ORDINANCE.



GRADING NOTES

1. THE GRADING CONTRACTOR SHALL COORDINATE THE SITE GRADING WITH PROPOSED UTILITIES CONSTRUCTION.
2. THE PROPOSED CONTOURS REPRESENT TOP OF PAVEMENT, SIDEWALK, & GRADING ELEVATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE CROSS SECTION DEPTH AND SHALL ADJUST THE SUBGRADE ELEVATIONS AND QUANTITIES ACCORDINGLY PRIOR TO BEGINNING GRADING OPERATIONS.
3. THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OBTAINED. STRIPPING EXISTING TOPSOIL AND ORGANIC MATTER SHALL BE A MINIMUM DEPTH OF 6 INCHES. SUFFICIENT TOPSOIL SHOULD BE SKIMMED AND STOCKPILED BY THE CONTRACTOR FOR RE-SPREADING. CONTRACTOR SHALL REMOVE EXCESS STRIPPING WITHIN 30 DAYS OF COMPLETION OF GRADING OPERATIONS. STOCKPILING AND RE-SPREADING OF TOPSOIL IS NOT A SEPARATE BID ITEM, BUT SHALL BE CONSIDERED SUBSIDIARY TO CONSTRUCTION.
4. AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8-INCH DEPTH COMPACTED TO 95% STANDARD PROCTOR DENSITY. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.
5. AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A MODERATELY HEAVY LOADED DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOIL CONDITIONS.
6. CONTRACTOR SHALL GRADE ALL LOW SPOTS TO DRAIN.
7. PRIOR TO MOVING OFF THE JOB THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER TO DO A FINAL WALK-THROUGH OF THE CONSTRUCTION SITE.
8. CONTRACTOR SHALL COMPLETE ALL NECESSARY PERMITS AND INSPECTIONS PRIOR TO CONSTRUCTION.
9. SLOPES OF CURB & GUTTER SHALL SLOPE TO MATCH PROPOSED DRAINAGE.
10. ALL ACCESSIBLE PARKING AND LOADING AREAS SHALL BE INSTALLED WITH A MAXIMUM SLOPE OF 2.00% IN ANY AND ALL DIRECTIONS.
11. THE ROUTE FROM THE ACCESSIBLE PARKING TO THE BUILDING ENTRANCE SHALL BE ACCESSIBLE AND CROSS SLOPES SHALL NOT EXCEED 2.00%.
12. TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION WITH CONSTRUCTION FENCE.

LEGEND

---	PROPERTY LINE
---	SILT FENCE
---	EXISTING GRADE CONTOURS
---	FINISHED GRADE CONTOURS
TC XXXX	* TOP OF CURB SPOT ELEVATIONS
P XXXX	* TOP OF PAVEMENT SPOT ELEVATIONS
XXXX	FINISHED GRADE SPOT ELEVATIONS

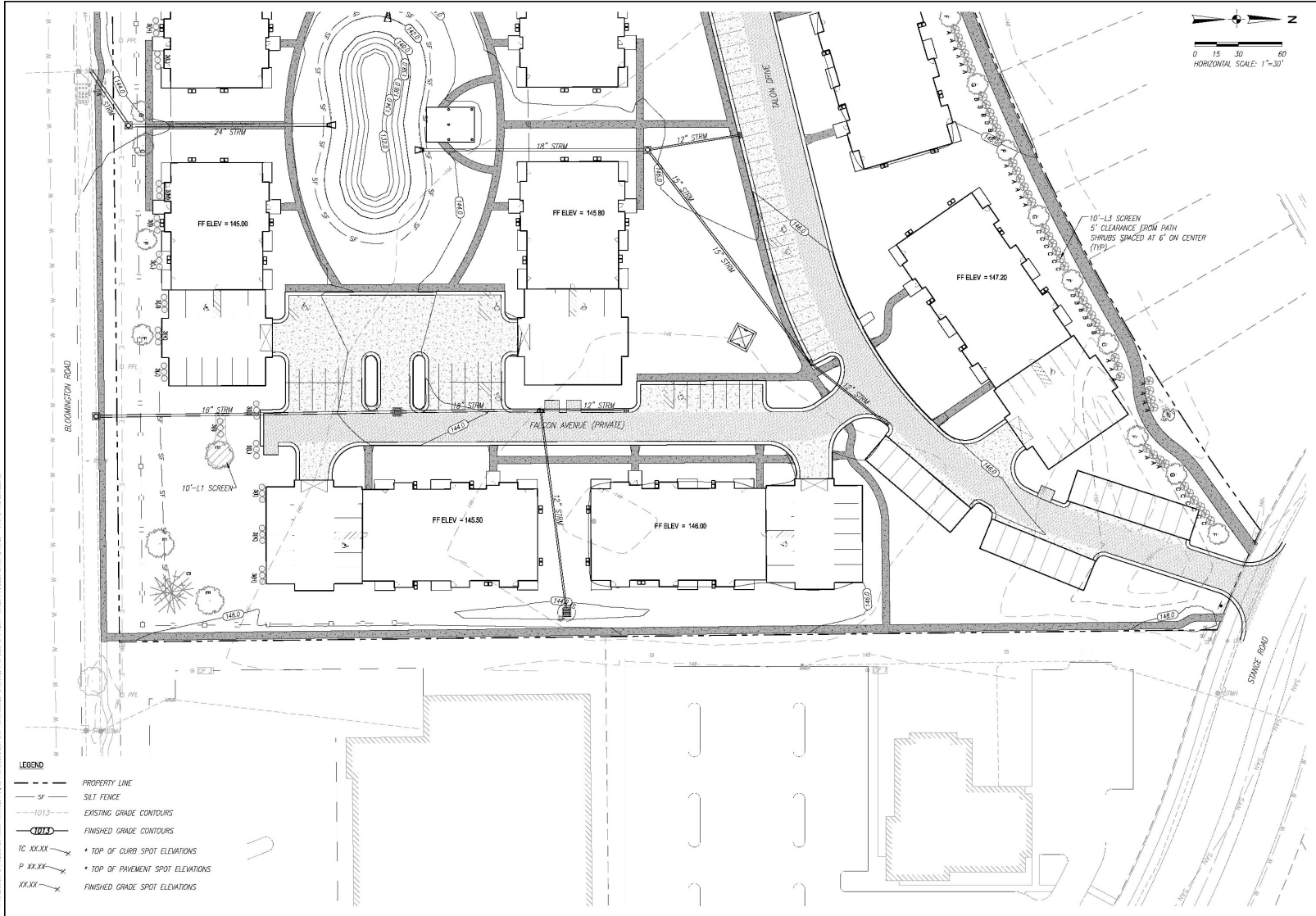
benesch engineers, architects, planners
 225 South Walnut Avenue, Suite C
 Ames, Iowa 50010
 515.292.1100

GRAYHAWK AMES, IOWA
GRADING - WEST HALF

NO.	DATE	DESCRIPTION
1	8/7/17	REVISED PER CDC COMMENTS - 8/27/17

DATE: 5/13/2011
 JOB NO.: 00140055
 SHEET NO.: 4 of 5

Major Site Development Plan - Sheet 5 of 5



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- LEGEND**
- PROPERTY LINE
 - - - SILT FENCE
 - - - 10/13 EXISTING GRADE CONTOURS
 - 10/13 FINISHED GRADE CONTOURS
 - TC XXXX * TOP OF CURB SPOT ELEVATIONS
 - P XXXX * TOP OF PAVEMENT SPOT ELEVATIONS
 - XXX * FINISHED GRADE SPOT ELEVATIONS

N

HORIZONTAL SCALE: 1"=30'

Alvin Benesch & Company
 Engineers, Architects, Planners
 Ames, Iowa 50010
 515.262.1111 Job No.

GRAYHAWK
 AMES, IOWA

GRADING - EAST HALF

REVISIONS	
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DATE: 5/13/2011
 JOB NO.: 10760000

SHEET NO.
5 of 5