

COUNCIL ACTION FORM

REQUEST: MAJOR SITE DEVELOPMENT PLAN FOR 5310 MORTENSEN ROAD

BACKGROUND INFORMATION:

GW Land Holdings, LLC is requesting approval of a Major Site Development Plan for 180 apartments on the property located at 5310 Mortensen Road (Attachment A) for a lot within the recently platted Crane Farm Subdivision. The lot is 8.825 acres in size and is currently zoned FS-RM Suburban Residential Zone Residential Medium Density. (See *Attachment A, Location and Current Zoning Map.*) The site is located south of the planned extension of Mortensen Road and north of Highway 30 with existing apartments to the east, open space to the west, and single family homes planned to the north of Mortensen Road.

The developer of the site proposes a residential apartment development configured with 15 buildings and one clubhouse for a total of 180 units. (See Attachment B, Major Site Development Plan.) The apartment buildings are configured as fifteen 3-story buildings with 12-units per building. Within those 180 units will be 345 bedrooms for an average of 1.92 bedrooms per unit. (See following addendum for full analysis.) Development of the property must be consistent with the rezoning master plan agreement for the property. The Master Plan that accompanied the rezoning to FS-RM identified three sites for development with FS-RM zoning for a total of 801 beds across the entire 28 acres. The proposed density is consistent with the Master Plan limitations.

The proposed development follows a pattern and orientation that features the buildings constructed along the outside areas of the property with parking and drive aisle areas in the middle of the site. The project includes two rows of garage parking in combination with surface parking. The development also features a clubhouse along the front edge of the property along Mortensen Road. Access to the site is from Mortensen Road at two locations along the north side of the property. Stormwater treatment occurs at the southeast corner of the site. The site slopes up from the southeast to the north.

The buildings are designed as 12-unit buildings to be consistent with the maximum building size of the FS-RM zoning district. The buildings are three stories in height and of the same appearance and mass as each other. Each apartment has access to either a small patio or balcony. There is also a one-story clubhouse for use by the residents. The apartment building design incorporates a pitched roof with hipped and gabled design. Materials on the buildings are proposed as steel siding of various orientations. Each façade includes a stone veneer element to provide design continuity and interest on all facades. The stone veneer treatment also surrounds the primary entry to each building. (See elevations Attachment B.)

FS-RM includes requirements for common open space as part of development and due to the limited density allowances also has a large amount of landscaped area on the site. The common open space abuts the site to the west as an outlot to serve all of the FS-RM developments. The landscape plan includes detailed descriptions of the required parking lot screening and conceptual design for an outdoor gathering area and additional tree buffering along the Highway 30 frontage along the south property line. The developer has worked with staff to add landscaping along the Highway 30 frontage and to have a gathering space added on site for use by the residents.

Outlot A adjoining the site is common area for support of the FS-RM development. The developer has requested that details for the Outlot open space be deferred until after approval of the site development plan. The applicant has agreed to submit a site plan for Outlot A prior to any occupancy issuance on the current site. The plan will be required to be reviewed and approved by Council prior to issuance of occupancy due to the requirement for common open space area accompanying FS-RM development. Staff recommends approval of this condition for approval of the proposed project.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

At its meeting on April 6, 2015, the Planning and Zoning Commission reviewed the proposed site development plan and discussed site layout, access, and design of the project. The commission recommended approval of the site plan with the following conditions and stipulations as recommended by staff:

- A. That the parking island as identified in the attachment as requested by the applicant be accepted as meeting the intent of the ordinance based on size and location toward the required internal parking lot landscaping requirement.
- B. That additional landscape requirements as conceptually shown on the site plan be finalized with staff prior to City Council approval.
- C. That a site plan and proposed use of Outlot A be approved prior to issuance of a certificate of occupancy of any apartment building.
- D. That approval be conditioned upon approval of the Clubhouse Text Amendment.

Since the time of the Planning and Zoning Commission meeting, the applicant has made revisions to the plan to address general landscaping and interior parking landscape island concerns. The revised plans currently reflect the noted conditions of items A and B as recommended by the Planning and Zoning Commission. Staff believes the changes made by the applicant meet the intent of the conditions recommended by the Commission and staff.

ALTERNATIVES:

1. The City Council can approve the Major Site Development Plan for the proposed site and fifteen apartment buildings as shown in the attachments with the following conditions(Applicant Request):
 - A. That a site plan and proposed use of Outlot A be approved prior to issuance of certificate of occupancy of any apartment building.
 - B. That approval be conditioned upon approval of the Clubhouse Text Amendment.
2. The City Council can approve the Major Site Development Plan for the proposed 15 building apartment development with alternate conditions.
3. The City Council can deny the Major Site Development Plan for the proposed site and fifteen apartment buildings 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.

MANAGER'S RECOMMENDED ACTION:

The Major Site Development Plan review is intended to determine conformance with development standards and the appropriate arrangement and design of the use of the site. FS-RM zoning is intended to implement the LUPP vision of landscaped suburban style development that provides for desirable apartment housing choices. The proposed project is consistent with the master plan for use limitations and meets a community interest of providing apartment types of various floor plans from 1 to 3 bedrooms that will have wide appeal.

FS-RM allows only residential uses in structures containing no more than 12 dwelling units. This project includes uniformly designed buildings with 12 units per building. The building design has a basic apartment aesthetic in terms of exterior materials, design interest, and coloring. The design shape and size of the proposed buildings in this location are in relative proportion to buildings to the immediate east. The arrangement of the site has a residential appearance. Parking and access meet the requirements for this use. Staff has worked with the applicant to add buffering landscaping along Highway 30 and to provide an amenity gathering space on site.

Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1 as described above.

ADDENDUM

PROJECT DESCRIPTION:

The project site is 8.825 acres, which allows 180 dwelling units. The zoning district allows a maximum apartment size of 12 dwelling units. The owner has configured these 180 units into fifteen 12-unit buildings. The density of this project is 20.4 dwelling units per acre, lying between the required minimum of 10.0 and maximum of 22.31 dwelling units per acre. The units vary in size from 1 bedrooms to 3 bedrooms. Within the fifteen buildings, there are 345 bedrooms. Additionally a clubhouse has been proposed along the north side of the site.

The project requires one parking space per bedroom for units of 2 bedrooms or more and one and one half parking spaces in 1 bedroom units. The parking is configured as two double loaded aisles across the south and east portions of the site with single drive aisle parking along the west and central portions of the site. There is access for vehicles and emergency vehicles through these aisles. There are 368 parking spaces required based on the number of bedrooms being proposed. The developer is proposing 389 parking spaces. Of those proposed spaces 45 are proposed to be enclosed garage stall spaces. The 2 foot parking overhang allowance is being taken advantage of along the north side of the central drive aisle, portions of the south and north sides of the rear south drive aisle and at three select locations along the double loaded east drive isle. Additionally, 71 compact spaces are being proposed which fits within the 20% allowance of total parking spaces for compact parking designation.

The project creates 69,760 square feet of building footprint, added to 157,203 square feet of additional impervious surface (parking, sidewalks) for a total impervious area of 5.21 acres of the site or 226,963 square feet. Landscaped open space accounts for the remainder, comprising 3.62 acres of the parcel. In addition, the required 10% of common open space is accounted for in Outlot A adjacent to and west of the fifteen buildings. FS development standards require 10% open space that meets the intent of accessible and useable by residents. Open space is a subset of the overall landscape area. A site plan for Outlot A will be required to be submitted and approved prior to any occupancy issuance of the proposed apartments.

Landscape requirements are met with the installation of building foundation screening along the front side facing Mortensen Road as well as L-2 screening located between the parking area and Mortensen near the east access point to the site. L-1 landscaping is provided at the west access point. There are additional landscaping requirements for apartment buildings in the FS-RM district and these are met with the landscaping along the front foundations of the buildings and the US Highway 30 frontage as well as landscaping throughout the site with trees near the parking area between buildings and a central gathering place in the center of site with landscaping. Staff finds the proposed mix of plants adds diversity and interest in the design while meeting the screening objectives of the zoning ordinance.

Refuse receptacles and mechanical units are screened according to the ordinance.

Internal parking lot landscaping is provided across 14 separate islands based on double load parking requirements. The developer believes they have achieved the intent of the island requirements and is asking for a waiver of the length or width requirements on some points of the islands in some locations given the angle of the parking and the unique design of the island. The key feature to this request is that a substantial area is available for trees to grow and mature. The proposed islands ensure a minimum at least 9X9 feet in all directions to meet this interest.

Site access is from two driveways off of Mortenson. Mortenson Road is to be extended to the west edge of the property in accordance with a development agreement that accompanied the final plat of the Crane Subdivision. The frontage of the site along Mortenson Road will also have a shared use path constructed. Pedestrian connections are provided to the northwest and northeast, providing access to the shared use path along Mortenson Road.

The fifteen buildings are identical in size and shape, being about 78 feet by 53 feet. Entrances are oriented on various sides of each building according to its location to the parking areas on the property. The buildings are about 38 feet tall. The height limit of the district is 50 feet. The proposed single level clubhouse has the same façade materials as the apartment buildings and measures 79 feet by 48 feet. The building setbacks measure 25 feet on the front setback and 25 feet in the rear yard setback with side yard setbacks measuring 23 feet on the west side and 10 feet on the east side. All required setbacks have been found to meet standards.

The façades of each building including the clubhouse utilize the same materials, with stone veneer applied on the bottom half the buildings. The steel siding is a light tan color with two different variations of tan shading. Each façade has some degree of bump out to provide some relief of the vertical sides.

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 down stream 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 facility on the southeast corner 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 180 dwelling units comprising 345 bedrooms, consistent with 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 this site from Mortensen Road is through two access points along the north side of the property. Vehicular and pedestrian access is accommodated between and among the various buildings within this development. The on-site sidewalks provide pathways throughout the site and will connect with external connections to allow for circulation amongst the site and out to Mortenson Road.

- 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. Refuse receptacles are placed on site with appropriate screening in four separate locations dispersed evenly across the site. Parking design is spread throughout the site and follows access to the buildings with landscaped islands. External parking screening is provided along Mortensen Road. The buildings themselves provide a high degree of separation and screening of the parking from adjoining views.

- 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 to Mortensen Road will be through two access points along the north side of the property. There is capacity within those proposed driveways to accommodate the expected traffic from this residential development.

- 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.***

Lighting is proposed to be generated from lighting units located on the buildings. The proposed lighting meets the lighting standards found in Sec 29.411 for mandatory downlighting and cutoff levels.

- 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 generate nuisances in this area as they are typical of this development type.

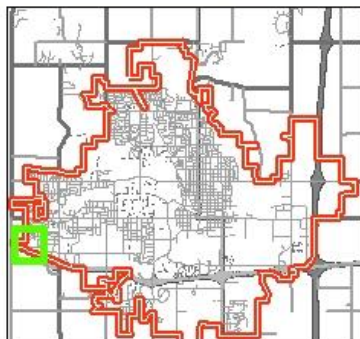
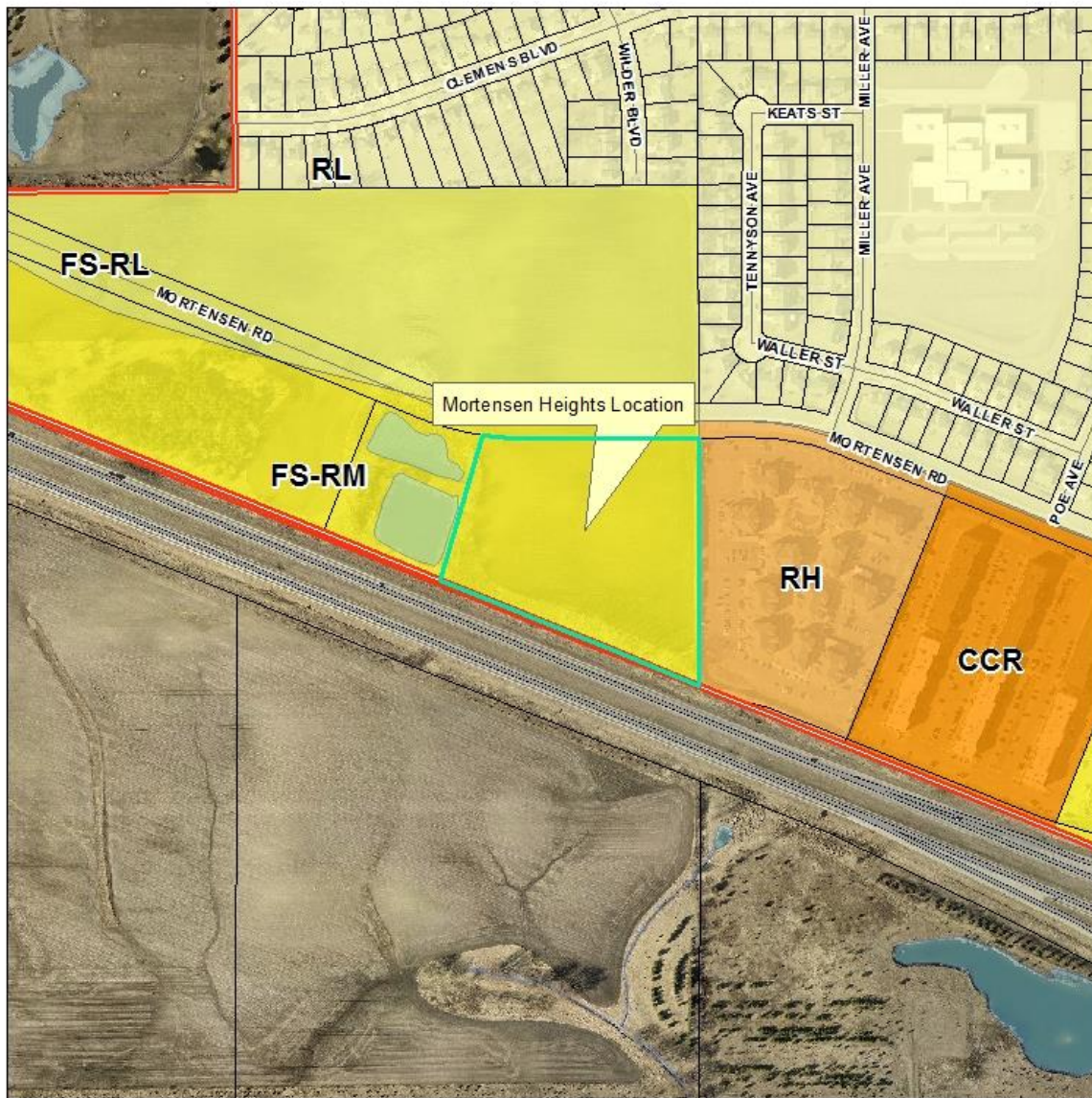
- 11. Site coverage, building scale, setbacks, and open spaces shall be in proportion with the development property and with existing and planned development and structures, in adjacent and surrounding property.***

The fifteen buildings provide generally balanced coverage across the site. The site has maximized the development by reaching the limits of the number of units allowed by the lot size and zoning (180 units). The density is maximized by the efficiency of the layout of the site in a manner that utilizes the land proportionate to what is required for parking and landscaping. The building design is also efficient in its uniform appearance and arrangement. Even with the apartment appearance it is compatible with the character and scale of its general surroundings to the east along the south side of Mortensen Road. Appropriate separation of the homes from Highway 30 with buffering is included

as conceptually proposed. Open areas and landscaped areas meet the quantitative standards of the code and would allow for use by the residence for informal activities.

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



Mortensen Heights
5310 Mortensen Road

OWNER: GW LAND HOLDINGS
PO BOX 1723
AMES, IA 50010

APPLICANT: GW LAND HOLDINGS
PO BOX 1723
AMES, IA 50010

PLAN PREPARED BY: BOLTON & MENK, INC.
P.O. BOX 608
2730 FOND STREET
AMES, IA 50010

LEGAL DESCRIPTION: LOT 1, CRANE FARM SUBDIVISION, FIRST ADDITION
TO THE CITY OF AMES, STORY COUNTY, IOWA.

ZONING DESIGNATION: RESIDENTIAL MEDIUM DENSITY (R5-RM)

PROPOSED LAND USE: APARTMENT COMPLEX

DATE OF PREPARATION: JUNE 15TH, 2016

MINIMUM BUILDING SETBACKS

FRONT LOT LINE: 25 FT.
SIDE LOT LINE: 10 FT.
REAR LOT LINE: 25 FT.

PARKING SPACES REQUIRED

15 BUILDINGS X 24.5 SPACES/BUILDING = 368 SPACES

PARKING SPACES REQUIRED PER BUILDING

3 X 1.5 (1 BEDROOM) = 4.5
7 X 1 (2 BEDROOM) = 14
7 X 1 (3 BEDROOM) = 15
TOTAL = 24.5

NOTES:

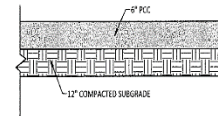
- ALL SITE WORK SHALL BE IN ACCORDANCE WITH THE IOWA STANDARD URBAN DESIGN AND SPECIFICATIONS AND THE CITY OF AMES SUPPLEMENTAL SPECIFICATIONS. ALL WORK IN STREET AND/OR RIGHT-OF-WAY SHALL REQUIRE CONTRACTOR TO OBTAIN APPROPRIATE CITY OF AMES PERMITS AND MEET TRAFFIC CONTROL REQUIREMENTS.
- ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS, OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY.
- EXISTING UNDERGROUNDS AND UTILITY INFORMATION SHOWN IS FROM PUBLIC RECORDS. THE LOCATION OF UTILITIES SHOWN IS NOT GUARANTEED.
- CONTRACTOR RESPONSIBLE FOR REMOVING AND REPLACING (IF NECESSARY) ALL EXISTING PAVEMENT NECESSARY TO COMPLETE CONSTRUCTION ACCORDING TO THESE PLANS.
- NO OUTDOOR LIGHTING SHALL BE INSTALLED ON THE BUILDING OR SITE UNTIL THE LIGHTING HAS BEEN APPROVED BY THE CITY OF AMES PLANNING DIVISION.
- LOT DIMENSIONS SHOWN ARE PLATTED DIMENSIONS FROM FINAL PLAT FOR CRANE FARM SUBDIVISION, FIRST ADDITION FILED IN THE OFFICE OF RECORDER OF STORY COUNTY, IOWA ON _____ AND RECORDED AS INSTRUMENT # _____, PAGE _____.
- ALL SERVICE CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY OF AMES REQUIREMENTS.
- ALL SPOT ELEVATIONS SHOWN ARE FORM GRADE UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL ENSURE THAT POSITIVE DRAINAGE SHALL BE MAINTAINED FOR THE ENTIRE SITE, INCLUDING PARKING, DRIVE ANGLES, SIDEWALK, AND OPEN AREAS.
- SEE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.
- PROPOSED PLAN IS COVERED UNDER THE STORM WATER MANAGEMENT PLAN FOR CRANE FARM SUBDIVISION PREPARED BY BOLTON & MENK DATED APRIL 11TH, 2016.
- SIGNS SHALL BE INSTALLED AT EVERY ACCESSIBLE PARKING STALL AT EVERY LOCATION.
- CONTRACTOR SHALL CONTACT FIRE COMPLES, CITY OF AMES PUBLIC WORKS, 515-239-5271, TO SET UP A PRE-CONSTRUCTION MEETING PRIOR TO PUBLIC INFRASTRUCTURE INSTALLATION (SANITARY SEWER AND WATER MAINS).

TOTAL LANDSCAPED AREA

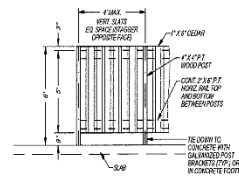
TOTAL LOT AREA: 384,399 SF 8.825 AC
LANDSCAPED AREA: 51,957 SF 1.191 AC (13.5%)
TOTAL IMPERVIOUS AREA: 226,361 SF 5.120 AC (58.6%)

PROPOSED PARKING SPACES

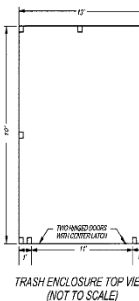
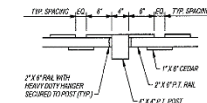
STANDARD: 336 (71 COMPACT)
GARAGES: 45
HANDICAP: 8 (2 VAN ACCESSIBLE)
TOTAL: 389



A
2
TYPICAL SECTION
NOT TO SCALE



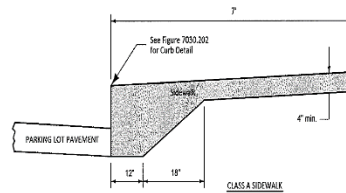
TRASH ENCLOSURE ELEVATION
(NOT TO SCALE)



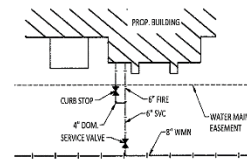
TRASH ENCLOSURE TOP VIEW
(NOT TO SCALE)

NOTE: OTHER ENCLOSURES MAY BE APPROVED BY OWNER.

B
2
TRASH ENCLOSURE DETAIL
NOT TO SCALE



C
2
THICKENED EDGE SIDEWALK
NOT TO SCALE



D
2
TYPICAL WATER SECTION
NOT TO SCALE

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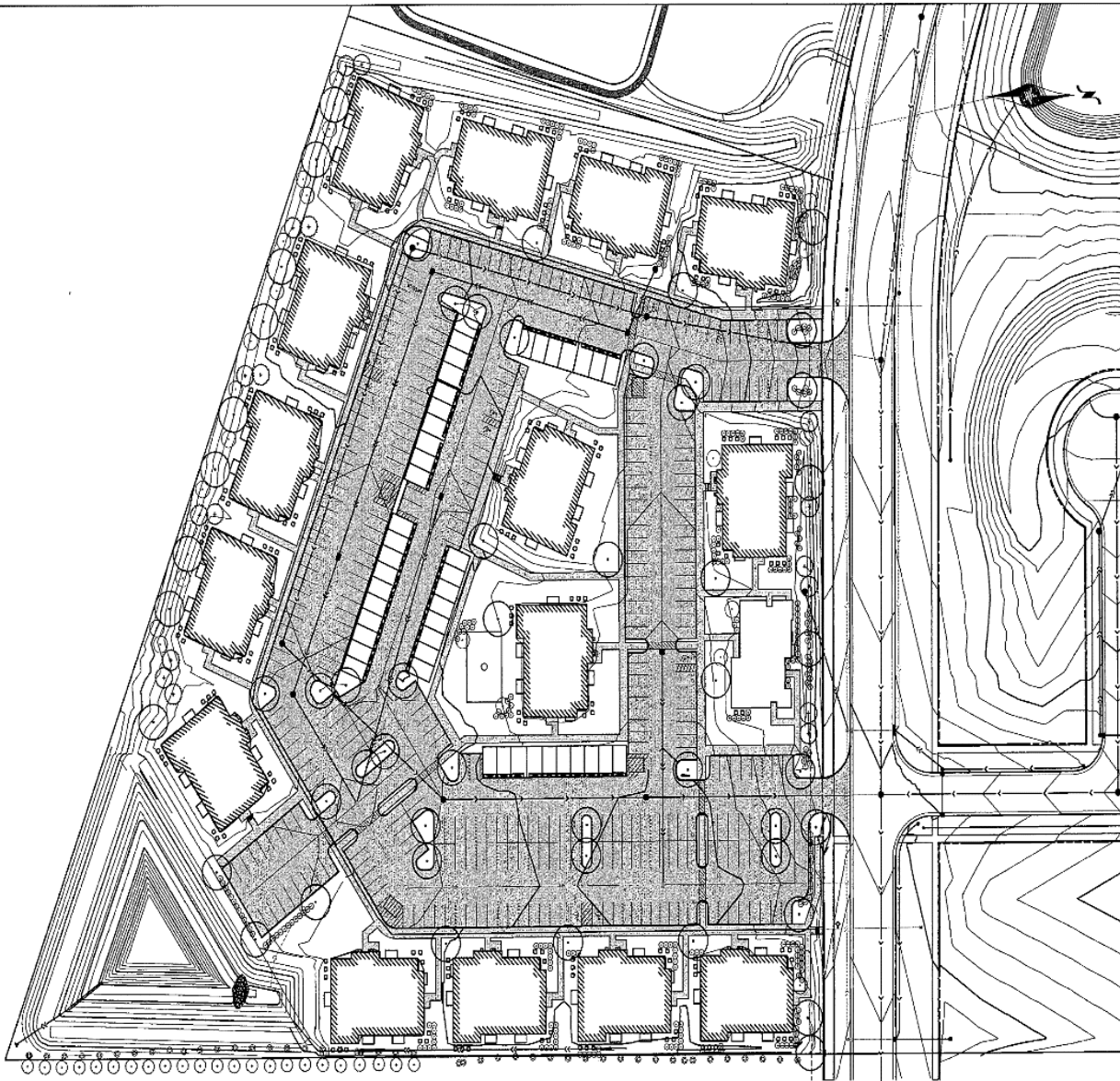


BOLTON & MENK, INC.
Consulting Engineers & Surveyors
MANASSAS, VA; FAIRMONT, MD; SLEEPERS, VA; BURGESS, VA;
WELLS, VA; CHESA, VA; HANCOCK, VA; JAMESVILLE, VA;
BOSTON, MA; ROCKFORD, MA; AMES, IA; STONCE, IA

NO.	REV.	DATE

GW LAND HOLDINGS LLC
MONTENESSA HEIGHTS
GENERAL NOTES & DETAILS

SHEET
2
OF
15



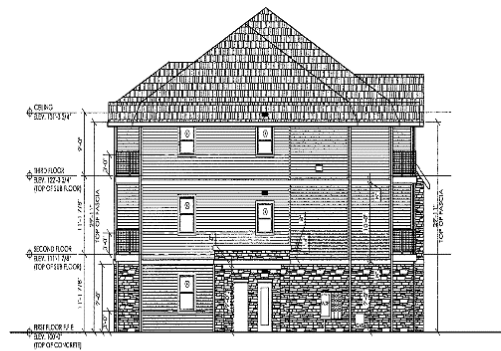
DATE	 BOLTON & MENK, INC. Consulting Engineers & Surveyors 2101 RIVINGTON AVE. #200 JOLIET, ILL. 61798 (815) 723-1620	REV.	BY	DATE	GW LAND HOLDINGS LLC	SHEET 1 OF 1
DATE					MORTENSEN HEIGHTS	
DATE					OVERALL DISPLAY	
DATE						



FRONT ELEVATION

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

1
A5



SIDE ENTRANCE ELEVATION

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

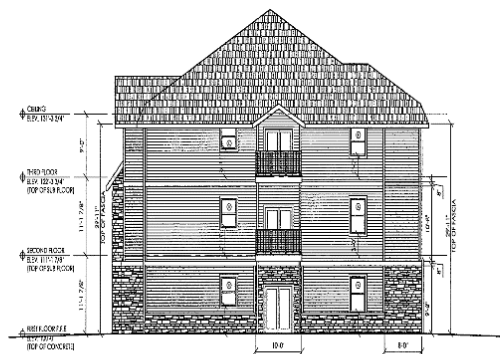
2
A5



BACK ELEVATION

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

3
A5



SIDE ELEVATION

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

4
A5

Benjamin Design Collaborative, P.C.
401 Clark Avenue, Suite 200 Ames, IA 50010
Phone: 515-233-5662 Fax: 515-233-5662
www.benjamin-design.com



PROJECT LOCATION
846 SOUTH AVENUE

MORTENSEN HEIGHTS
GSA PROPERTY MANAGEMENT, LLC
846 SOUTH AVENUE, AMES, IOWA 50014

DATE: 07-05-16
PROJECT NO: 21521
DRAWING: Elevations
DRAWING: EXTERIOR ELEVATIONS

SHEET NO: A5 of 10

OWNER: GW LAND HOLDINGS
PO BOX 1723
AMES, IA 50010

APPLICANT: GW LAND HOLDINGS
PO BOX 1723
AMES, IA 50010

PLAN PREPARED BY: BOLTON & MENK, INC.
P.O. BOX 668
2730 FORD STREET
AMES, IA. 50010

LEGAL DESCRIPTION: LOT 1, CRANE FARM SUBDIVISION, FIRST ADDITION
TO THE CITY OF AMES, STORY COUNTY, IOWA.

ZONING DESIGNATION: RESIDENTIAL MEDIUM DENSITY (FS-RM)

PROPOSED LAND USE: APARTMENT COMPLEX

DATE OF PREPARATION: JUNE 15TH, 2016

GOVERNING SPECIFICATIONS

THE 2016 EDITION OF THE "IOWA STATEWIDE URBAN SPECIFICATIONS FOR PUBLIC IMPROVEMENTS" AND "THE CITY OF AMES SUPPLEMENTAL SPECIFICATIONS" SHALL GOVERN.

IOWA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION", SERIES 2015 AND ALL CURRENT GENERAL SUPPLEMENTAL SPECIFICATIONS AND MATERIALS INSTRUCTIONAL MEMORANDUM SHALL GOVERN AS REFERENCED.

ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND ORDINANCES WILL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.

MUTCD 2009 AS ADOPTED BY IOWA DEPARTMENT OF TRANSPORTATION.



NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW, NOTIFY IOWA ONE CALL 1-800-292-8989

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

PLAN REVISIONS		
DATE	SHEET NUMBER	APPROVED BY

CRANE FARM SUBDIVISION

CONSTRUCTION PLANS FOR

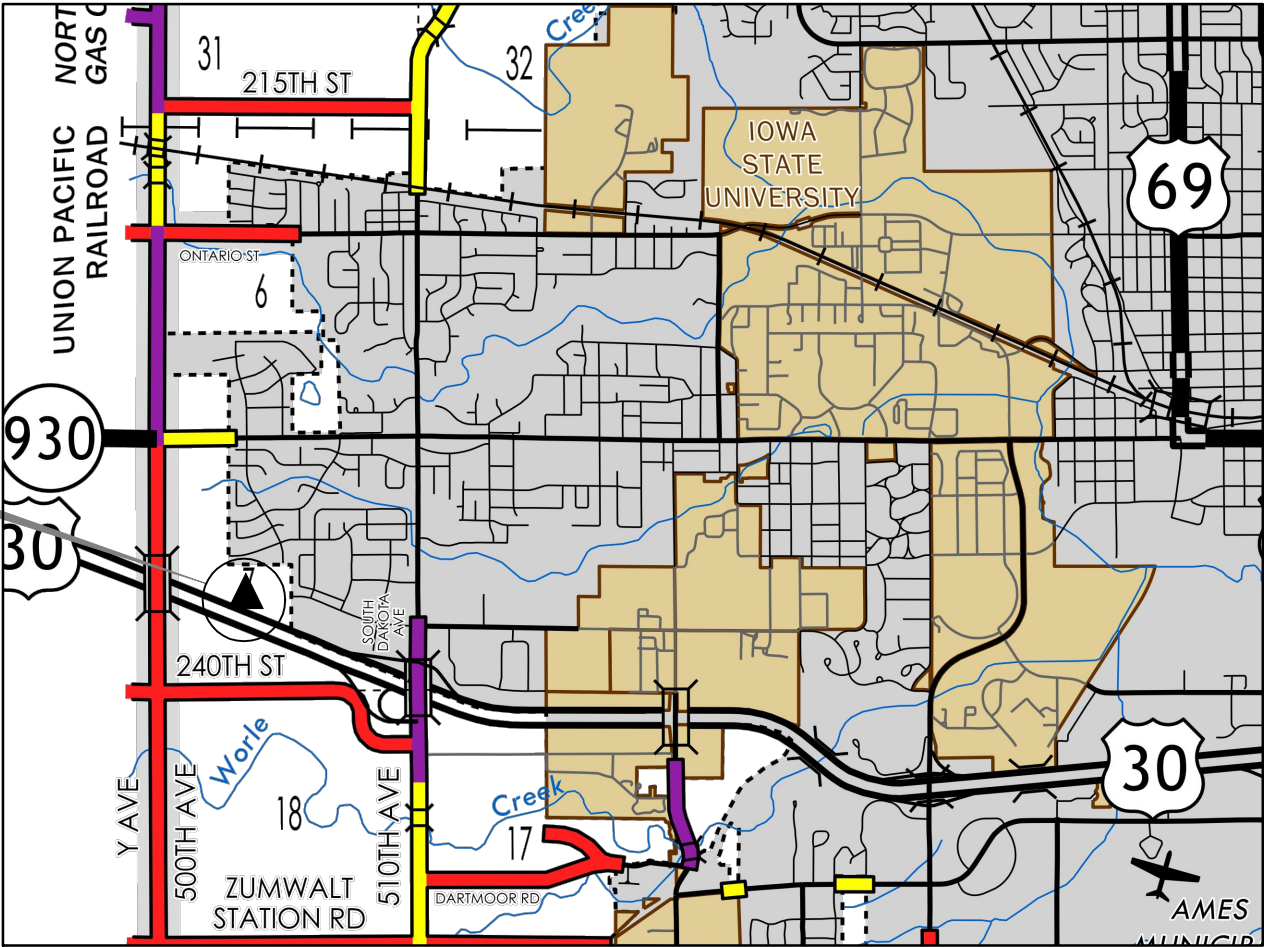
MORTENSEN HEIGHTS

SITE DEVELOPMENT PLANS

SITE ADDRESS
5310 MORTENSEN ROAD

Sheet List Table	
Sheet Number	Sheet Title
1	TITLE SHEET
2	GENERAL NOTES & DETAILS
3	PROJECT OVERVIEW
4	EROSION CONTROL
5	EROSION CONTROL
6	GRADING PLAN
7	GRADING PLAN
8	RETAINING WALL PLAN & PROFILE
9	UTILITY LAYOUT
10	UTILITY LAYOUT
11	PARKING LAYOUT
12	PARKING LAYOUT
13	LANDSCAPING
14	LANDSCAPING
15	LANDSCAPE DETAILS

PROJECT LOCATION



MAP OF THE
CITY OF AMES
STORY COUNTY, IA

MAP LEGEND

▲ PROJECT LOCATION



BOLTON & MENK, INC.
Consulting Engineers & Surveyors
MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN BURNSVILLE, MN
WILLMAR, MN CHASKA, MN RAMSEY, MN MAPLEWOOD, MN
BAXTER, MN ROCHESTER, MN AMES, IA SPENCER, IA

	<p>I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.</p> <p>JOSHUA L. SHIELDS REG. NO. 00585 DATE: _____ MY LICENSE RENEWAL DATE IS JUNE 30, 2016 PAGES OR SHEETS COVERED BY THIS SEAL: 13-15</p>		
	<p>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.</p> <p>ROB J. HAALAND, P.E. REG. NO. 19529 DATE: _____ MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016 PAGES OR SHEETS COVERED BY THIS SEAL: 1-12</p>		
RECORD DRAWING INFORMATION	PINNACLE PROPERTIES AMES LLC		SHEET 1 OF 15
OBSERVER:	MORTENSEN HEIGHTS		
CONTRACTOR:	TITLE SHEET		
DATE:			

OWNER: GW LAND HOLDINGS
PO BOX 1723
AMES, IA 50010

APPLICANT: GW LAND HOLDINGS
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TOTAL LOT AREA: 384,399 SF 8.825 AC
LANDSCAPED AREA: 51,957 SF 1.193 AC (13.5%)
TOTAL IMPERVIOUS AREA: 226,963 SF 5.210 AC (59.0%)

PROPOSED PARKING SPACES

STANDARD: 336 (71 COMPACT)
GARAGES: 45
HANDICAP: 8 (2 VAN ACCESSIBLE)
TOTAL: 389

NOTES:

1. ALL SITE WORK SHALL BE IN ACCORDANCE WITH THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS AND THE CITY OF AMES SUPPLEMENTAL SPECIFICATIONS. ALL WORK IN STREET AND/OR RIGHT-OF-WAY SHALL REQUIRE CONTRACTOR TO OBTAIN APPROPRIATE CITY OF AMES PERMITS AND MEET TRAFFIC CONTROL REQUIREMENTS.

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

3. EXISTING UNDERGROUND UTILITY INFORMATION SHOWN IS FROM PUBLIC RECORDS. THE LOCATION OF UTILITIES SHOWN IS NOT GUARANTEED.

4. CONTRACTOR RESPONSIBLE FOR REMOVING AND REPLACING (IF NECESSARY) ALL EXISTING PAVEMENT NECESSARY TO COMPLETE CONSTRUCTION ACCORDING TO THESE PLANS.

5. NO OUTDOOR LIGHTING SHALL BE INSTALLED ON THE BUILDING OR SITE UNTIL THE LIGHTING HAS BEEN APPROVED BY THE CITY OF AMES PLANNING DIVISION.

6. LOT DIMENSIONS SHOWN ARE PLATTED DIMENSIONS FROM FINAL PLAT FOR CRANE FARM SUBDIVISION, FIRST ADDITION FILED IN THE OFFICE OF RECORDER OF STORY COUNTY, IOWA ON _____ AND RECORDED AS INSTRUMENT # _____, SLIDE _____, PAGE _____.
7. ALL SERVICE CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY OF AMES REQUIREMENTS.

8. ALL SPOT ELEVATIONS SHOWN ARE FORM GRADE UNLESS OTHERWISE SPECIFIED.

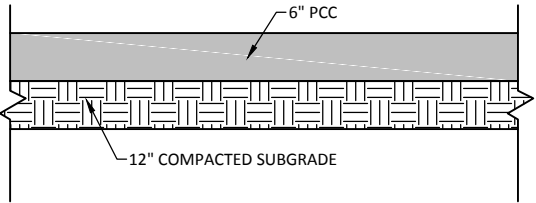
9. CONTRACTOR SHALL ENSURE THAT POSITIVE DRAINAGE SHALL BE MAINTAINED FOR THE ENTIRE SITE, INCLUDING PARKING, DRIVE AISLES, SIDEWALK, AND OPEN AREAS.

10. SEE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.

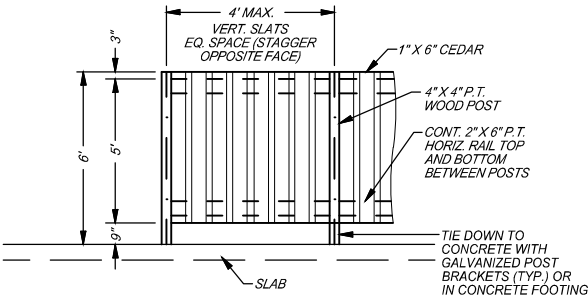
11. PROPOSED PLAN IS COVERED UNDER THE STORM WATER MANAGEMENT PLAN FOR CRANE FARM SUBDIVISION PREPARED BY BOLTON & MENK DATED APRIL 11TH, 2016.

12. SIGNS SHALL BE INSTALLED AT EVERY ACCESSIBLE PARKING STALL AT EVERY LOCATION.

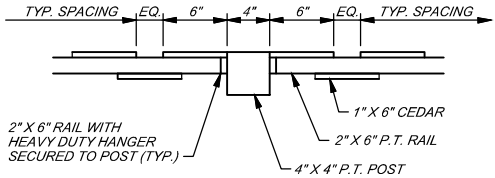
13. CONTRACTOR SHALL CONTACT ERIC COWLES, CITY OF AMES PUBLIC WORKS, 515-239-5277, TO SET UP A PRECONSTRUCTION MEETING PRIOR TO PUBLIC INFRASTRUCTURE INSTALLATION (SANITARY SEWER AND WATER MAINS).



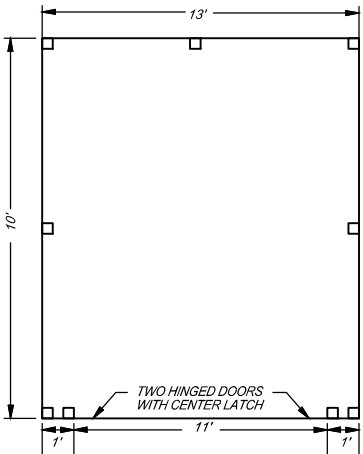
A
2
TYPICAL SECTION
NOT TO SCALE



TRASH ENCLOSURE ELEVATION
(NOT TO SCALE)

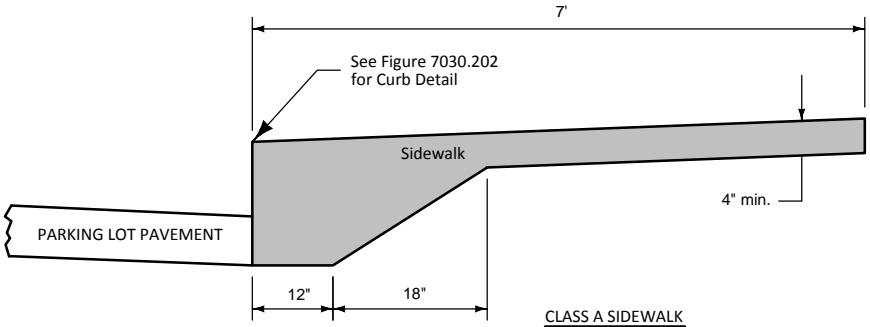


NOTE: OTHER ENCLOSURES MAY BE APPROVED BY OWNER.

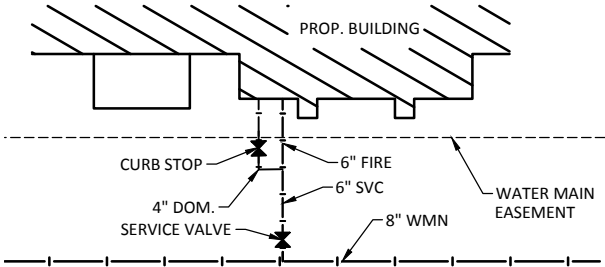


TRASH ENCLOSURE TOP VIEW
(NOT TO SCALE)

B
2
TRASH ENCLOSURE DETAIL
NOT TO SCALE



C
2
THICKENED EDGE SIDEWALK
NOT TO SCALE



D
2
TYPICAL WATER SECTION
NOT TO SCALE

DESIGNED

DJM

DRAWN

DJM

CHECKED

RJH



BOLTON & MENK, INC.
Consulting Engineers & Surveyors
MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN BURNSVILLE, MN
WILLMAR, MN CHASKA, MN RAMSEY, MN MAPLEWOOD, MN
BAXTER, MN ROCHESTER, MN AMES, IA SPENCER, IA

REV.

BY

DATE

GW LAND HOLDINGS LLC

MORTENSEN HEIGHTS

GENERAL NOTES & DETAILS

SHEET

2

OF

15

LOT AREA:
8.825 ACRES
384,349 SQ. FT.

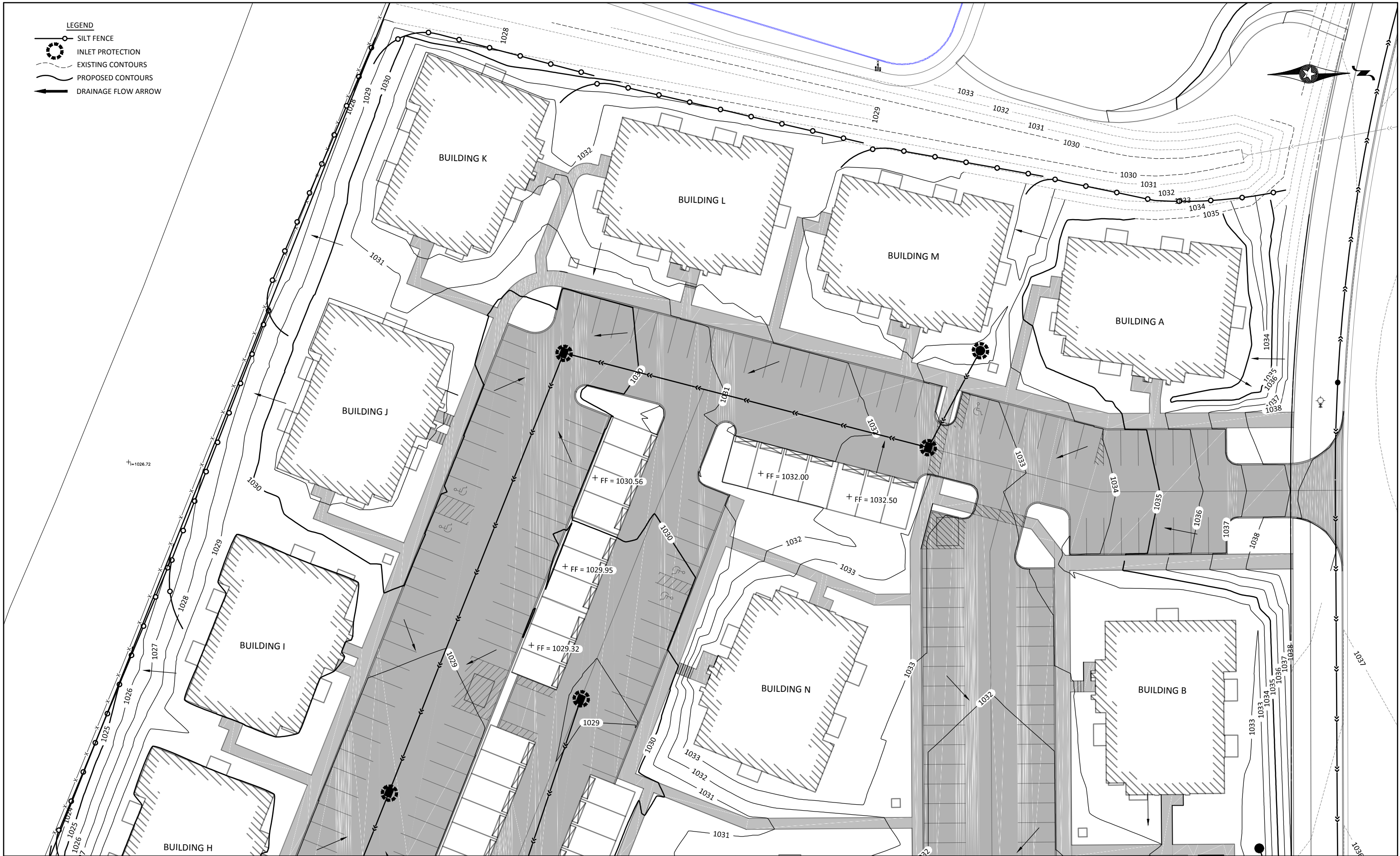


DESIGNED DJM		BOLTON & MENK, INC.	
DRAWN DJM		Consulting Engineers & Surveyors	
CHECKED RJH		MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN BURNSVILLE, MN WILLMAR, MN CHASKA, MN RAMSEY, MN MAPLEWOOD, MN BAXTER, MN ROCHESTER, MN AMES, IA SPENCER, IA	

REV.	BY	DATE

GW LAND HOLDINGS LLC	SHEET 3 OF 15
MORTENSEN HEIGHTS	
PROJECT OVERVIEW	

- LEGEND
- SILT FENCE
 - INLET PROTECTION
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - DRAINAGE FLOW ARROW



DESIGNED	DJM
DRAWN	DJM
CHECKED	RJH



BOLTON & MENK, INC.
Consulting Engineers & Surveyors
2730 FORD ST., P.O. BOX 668
AMES, IOWA 50010
(515)-233-1600

REV.	BY	DATE

GW LAND HOLDINGS LLC
MORTENSEN HEIGHTS
EROSION CONTROL



- LEGEND
- SILT FENCE
 - INLET PROTECTION
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - DRAINAGE FLOW ARROW



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DESIGNED
DJM
DRAWN
DJM
CHECKED
RJH

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Consulting Engineers & Surveyors
2730 FORD ST., P.O. BOX 668
AMES, IOWA 50010
(515)-233-1600

REV.	BY	DATE

GW LAND HOLDINGS LLC
MORTENSEN HEIGHTS
EROSION CONTROL

LEGEND

x SPOT ELEVATION

+FF = 1000.00 FINISHED FLOOR ELEVATION

NOTES:

1. SPOT ELEVATIONS INDICATE FORM GRADE OR FINISH GRADE UNLESS OTHERWISE NOTED.
2. ROUGH GRADING COMPLETED BY OTHERS.
3. REFER TO SUDAS DETAIL 9080.101 FOR STAIRS.



DESIGNED	DJM
DRAWN	DJM
CHECKED	RJH

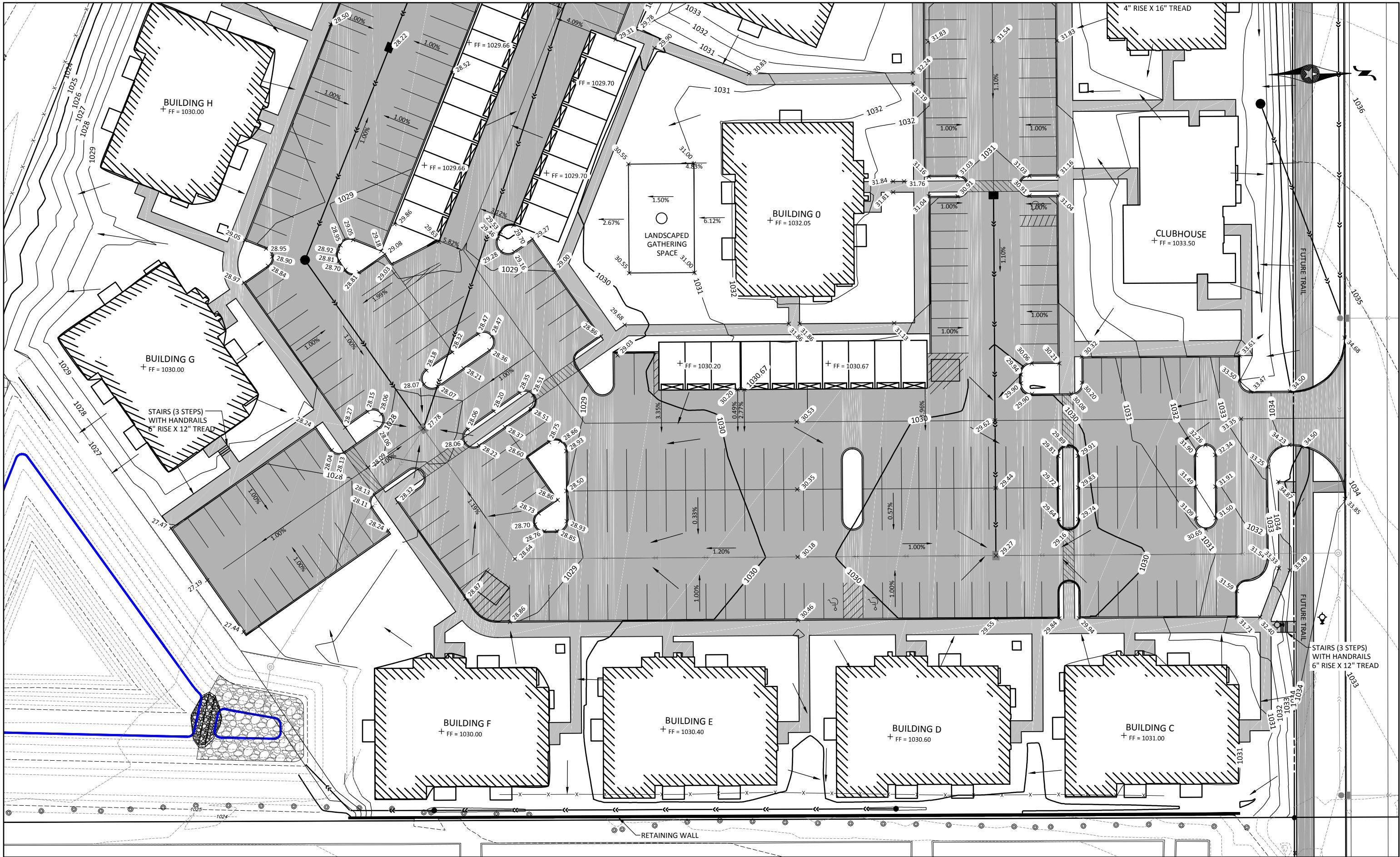


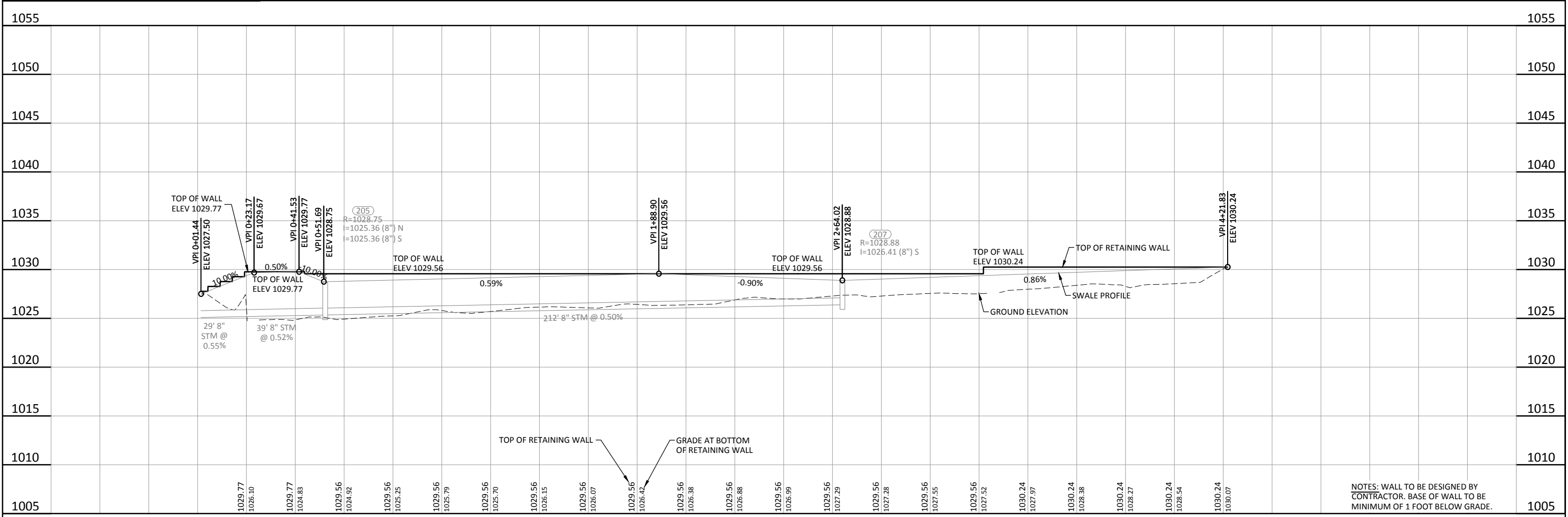
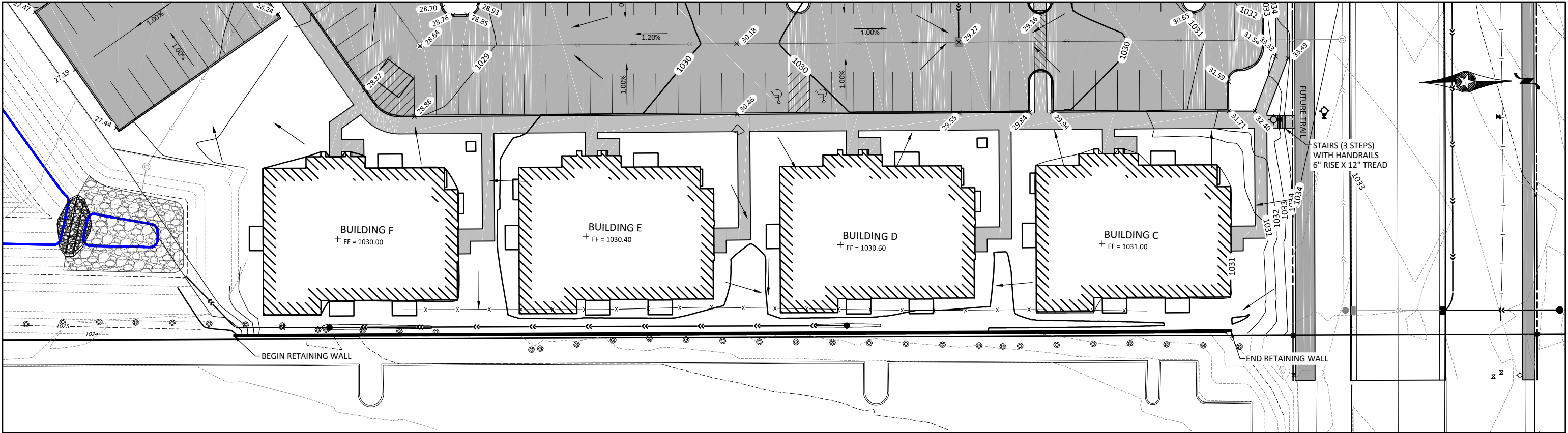
BOLTON & MENK, INC.
Consulting Engineers & Surveyors
2730 FORD ST., P.O. BOX 668
AMES, IOWA 50010
(515)-233-1600

REV.	BY	DATE

GW LAND HOLDINGS LLC
MORTENSEN HEIGHTS
GRADING PLAN

SHEET
6
OF
15





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20

40

HORIZ.

SCALE

FEET

DESIGNED
DJM

DRAWN
DJM

CHECKED
RJH

BOLTON & MENK, INC.

Consulting Engineers & Surveyors

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AMES, IOWA 50010
(515)-233-1600

REV.

BY

DATE

GW LAND HOLDINGS LLC

MORTENSEN HEIGHTS

RETAINING WALL PLAN & PROFILE

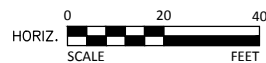
SHEET

8

OF

15

1. WATERMAIN TO BE BURIED TO A DEPTH OF 5.5 FEET
2. SEE TYPICAL DETAILS FOR TYPICAL WATER SERVICE BUILDING CONNECTION



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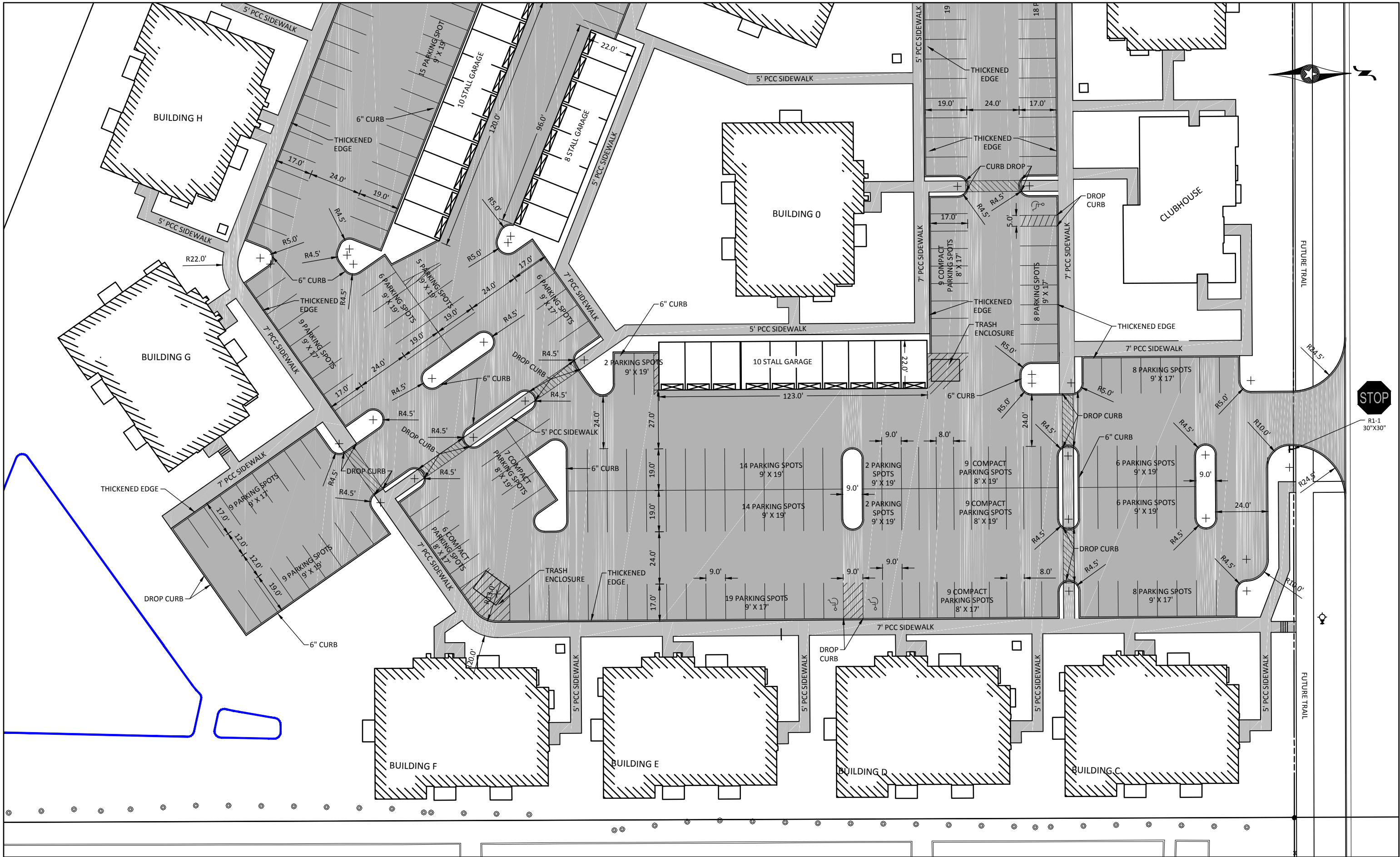
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Consulting Engineers & Surveyors
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AMES, IOWA 50010
(515)-233-1600

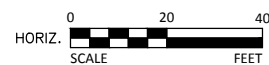
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GW LAND HOLDINGS LLC
MORTENSEN HEIGHTS
UTILITY LAYOUT

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OF
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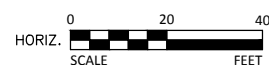
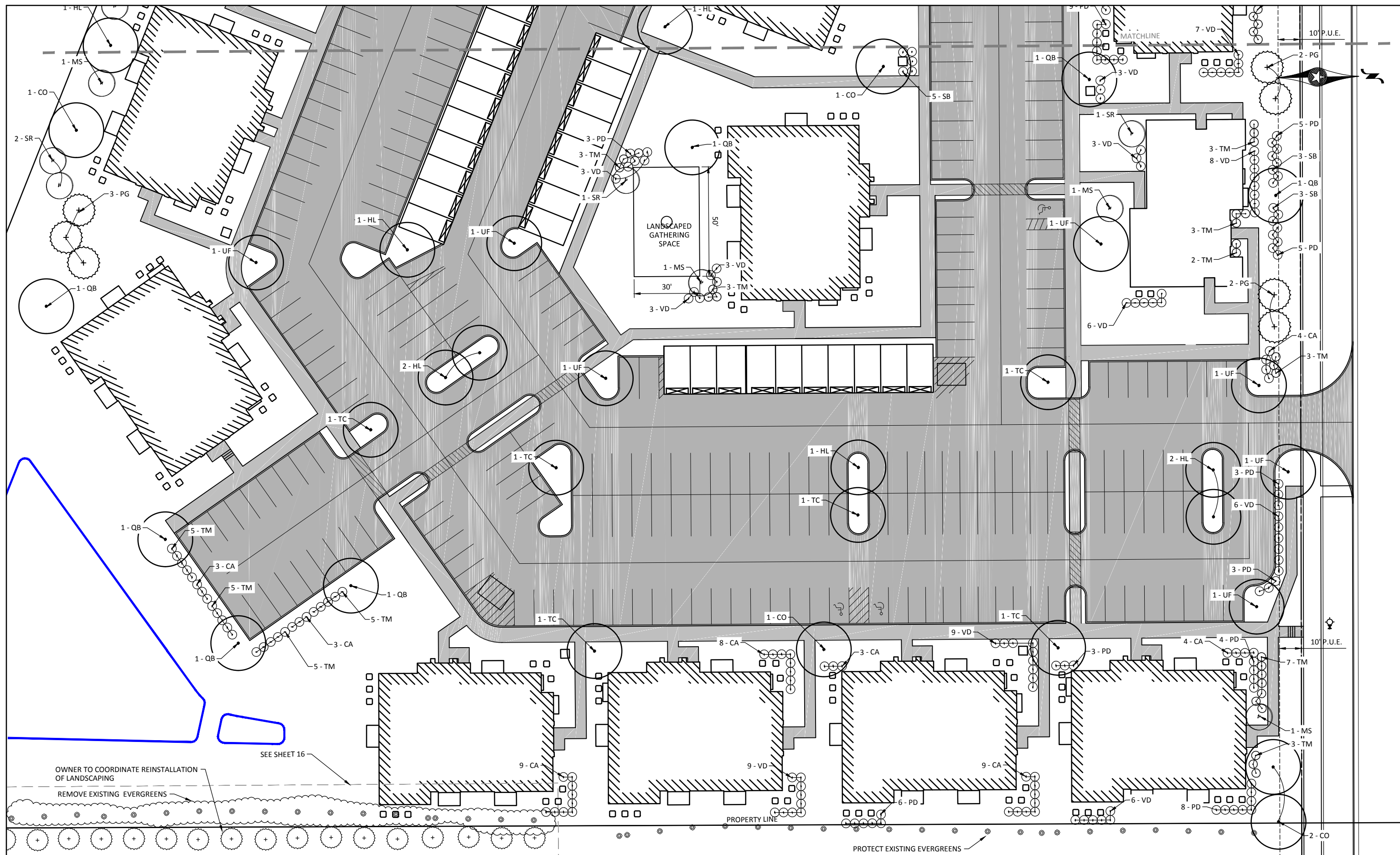
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CHECKED
RJH

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Consulting Engineers & Surveyors
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AMES, IOWA 50010
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REV.	BY	DATE

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MORTENSEN HEIGHTS
LANDSCAPING

SHEET
OF
15



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AMES, IOWA 50010
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REV.	BY	DATE

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MORTENSEN HEIGHTS
LANDSCAPING

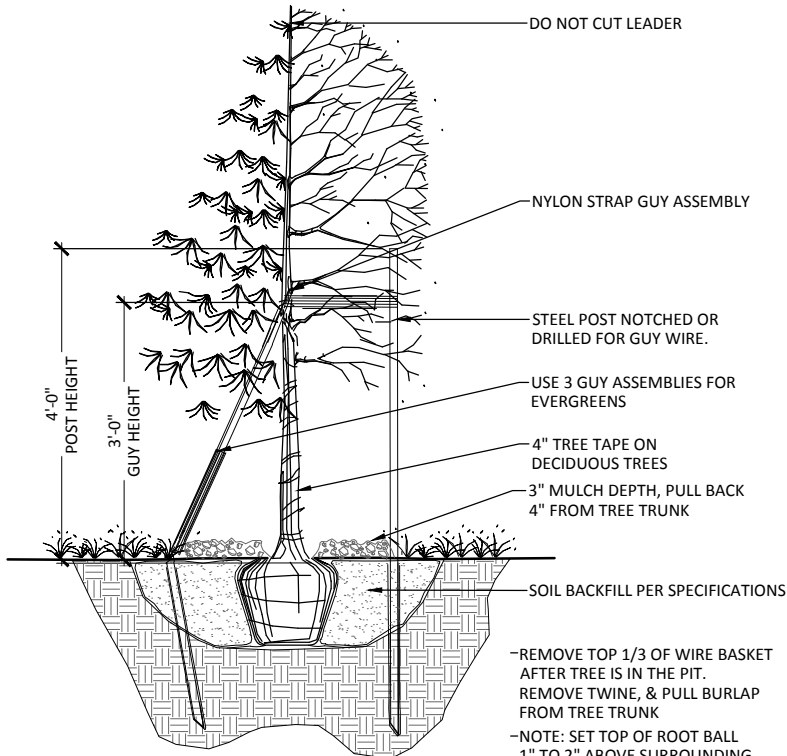
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OF
15

MASTER PLANT SCHEDULE - TREES & SHRUBS

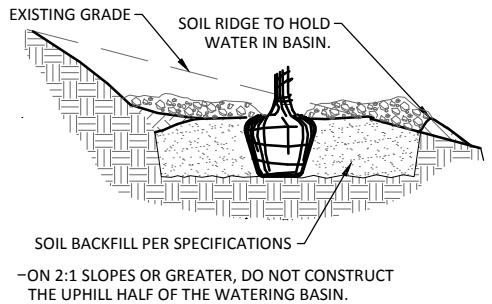
Qty.	Sym.	Scientific Name	Common Name	Unit	Size	Characteristics
Trees						
9	CO	Celtis occidentalis	Hackberry	EA	2" Cal.	Balled & Burlapped
14	HL	Gleditsia triacanthos var. inermis 'Shademaster'	Shademaster Honeylocust	EA	2" Cal.	Balled & Burlapped
11	QB	Quercus bicolor	Swamp White Oak	EA	2" Cal.	Balled & Burlapped
10	TC	Tilia cordata 'Greenspire'	Greenspire Linden	EA	2" Cal.	Balled & Burlapped
7	UF	Ulmus 'Frontier'	Frontier Elm	EA	2" Cal.	Balled & Burlapped
17	PG	Picea glauca var. densata	Black Hills Spruce	EA	6' HT.	Balled & Burlapped
14	MS	Malus 'Spring Snow'	Spring Snow Crabapple	EA	1.5" Cal.	Balled & Burlapped
9	SR	Syringa reticulata	Japanese Tree Lilac	EA	1.5" Cal.	Balled & Burlapped
Shrubs						
52	TM	Taxus x media 'Densifolmis'	Dense Yew	EA	#5 Cont.	
80	PD	Physocarpus opulifolius 'Donna May'	Little Devil Ninebark	EA	#5 Cont.	
26	SB	Spirea betulifolia 'Tor'	Tor Birchleaf Spirea	EA	#5 Cont.	
77	CA	Cornus alba 'Minbat'	Baton Rouge Dogwood	EA	#5 Cont.	
90	VD	Viburnum dentatum 'Christom'	Blue Muffin Arrowwood Viburnum	EA	#5 Cont.	

GENERAL NOTES: LANDSCAPE PLANTING

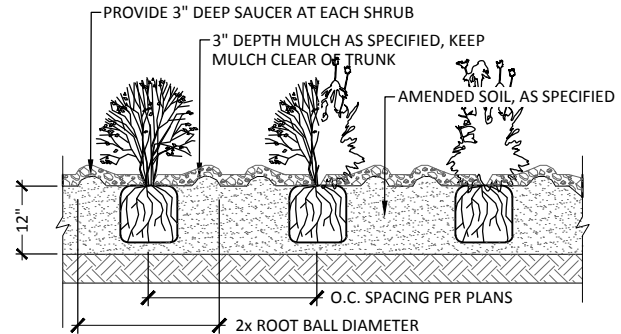
- MASTER PLANT SCHEDULE: ALL TREES AND SHRUBS ARE LISTED IN THE MASTER PLANT SCHEDULE. IF THERE IS A CONFLICT BETWEEN THE QUANTITIES SHOWN ON THE DRAWINGS AND THE QUANTITIES SHOWN IN THE PLANT SCHEDULE, THE PLAN QUANTITIES SHALL PREVAIL.
- PLANTING LAYOUT: STAKE ALL TREE LOCATIONS AND A TYPICAL SHRUB BED LAYOUT AND OBTAIN APPROVAL OF THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
- SHRUB GROUPINGS SHALL BE PLANTED AND MULCHED IN ONE CONTINUOUSLY MULCHED BED. TREES LOCATED IN TURF AREA SHALL BE MULCHED TO 18 INCHES FROM TRUNK (36" DIA RING) IN ALL DIRECTIONS AND DEPTH TO 3".
- AMENDED SOIL MIX AND SHREDDED HARDWOOD MULCH SHALL BE INCIDENTAL TO THE PLANTING BID ITEMS AND SHALL BE INSTALLED AS PER SPECIFICATIONS.



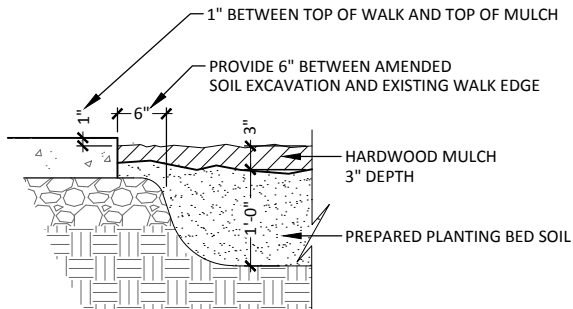
2 TREE PLANTING DETAIL
SCALE: N.T.S.



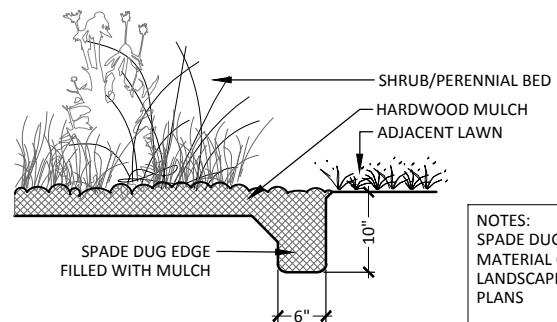
1 PLANTING ON SLOPES
SCALE: N.T.S.



3 TYPICAL SECTION: SHRUB/PERENNIAL BED PLANTING
SCALE: N.T.S.



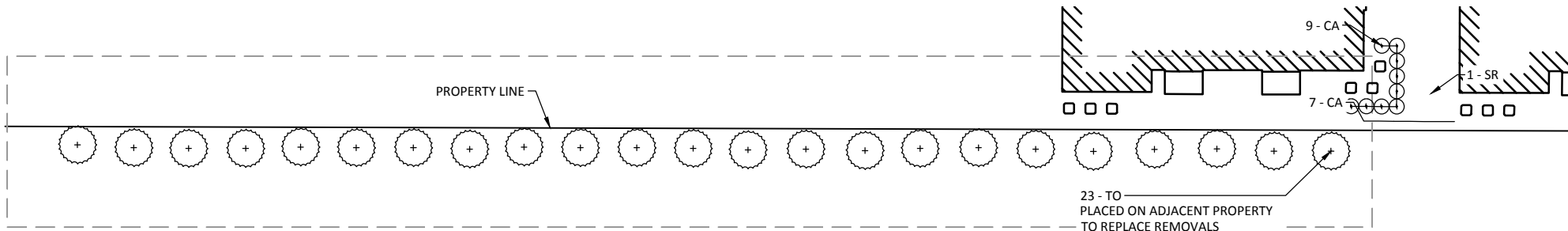
5 PLANTING EDGE AT EXISTING CONC. WALK
SCALE: N.T.S.



6 TYPICAL SECTION: SPADED EDGE
SCALE: N.T.S.

NOTES:
SPADE DUG EDGE TO BE INCIDENTAL TO PLANT MATERIAL COST AND SHALL BE USED ON ALL LANDSCAPE BEDS UNLESS OTHERWISE NOTED ON PLANS

PLAN ENLARGEMENT: EVERGREEN PLANTING

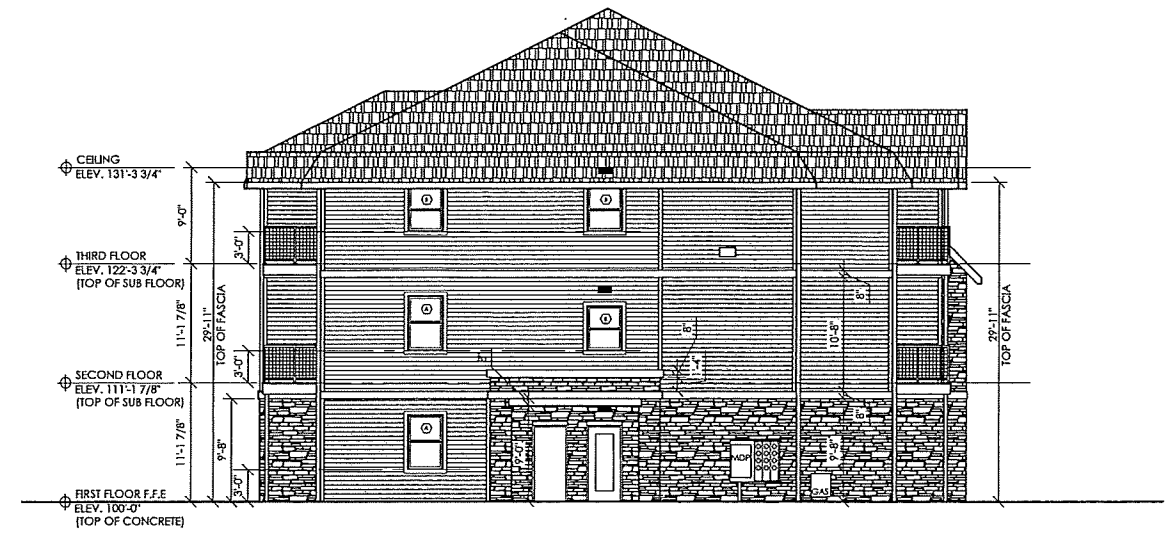




FRONT ELEVATION

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

1
A5



SIDE ENTRANCE ELEVATION

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

2
A5



BACK ELEVATION

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

3
A5



SIDE ELEVATION

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

4
A5

Benjamin Design Collaborative, P.C.
401 Clark Avenue, Suite 200, Ames, IA 50010
Phone - 515-232-0888 Fax - 515-232-0882
www.benjamin-design.com



PROJECT LOCATION:
846 500TH AVENUE

MORTENSEN HEIGHTS
GM PROPERTY MANAGEMENT, LLC
846 500TH AVENUE, AMES, IOWA 50014

(DATE) 07-05-16
(PROJECT NO.) 21529
(FILE NAME) Elevations
(CONTENTS) EXTERIOR ELEVATIONS

(SHEET NO.)
A5 OF 10

