

COUNCIL ACTION FORM

SUBJECT: MAJOR SITE DEVELOPMENT PLAN SIGNAGE AMENDMENT FOR 3306 AND 3326 LINCOLN WAY AND FOR 117, 127, AND 137 SOUTH WILMOTH AVENUE

BACKGROUND:

Breckenridge Group Ames Iowa, LLC requests approval of a Major Site Development Plan amendment for the Aspen Heights Development located at 3306 and 3326 Lincoln Way and at 117, 127 and 137 S. Wilmoth Avenue. (Attachment A, Location Map) The approved development contains a total of 8.91 acres and is currently zoned Residential High Density (*See Attachment A, Location and Current Zoning Map.*) In order to meet a condition of the original April 2016 site plan approval, the applicant is requesting approval of an amendment to the Major Site Development Plan to include a sign program for residential signs.

The Major Site Plan was approved with five buildings: one mixed use building fronting on Lincoln Way, a residential clubhouse at the corner of Lincoln Way and S. Wilmoth Avenue, and three apartment buildings located to the middle of the site and accessed from S. Wilmoth Avenue. Parking is being provided around each building. The total number of apartment units is 122 units totaling 422 bedrooms with approximately 2/3 of the units configured as 4 bedroom units, 1/4 as 3 bedroom units, and the remaining number as 2 bedroom units. (Attachment C Excerpt of Plan Documents)

The mixed-use building along Lincoln Way includes approximately 15,000 square feet of commercial square footage on the ground floor and 20 apartment units above for a total of 64 bedrooms. The three apartment buildings are located in the middle of the property. Building B is located along Wilmoth Avenue and includes 36 units with 126 bedrooms. Building C is centrally located apartment building and has 30 units and 106 bedrooms. Building D is the western apartment building and has 36 units and 126 bedrooms. Additionally, there is the one-story, 7,000 square foot clubhouse building with leasing offices and recreation space located at the corner of Wilmoth and Lincoln Way.

There is access into the development from Lincoln Way for the commercial mixed-use building with a driveway situated across from Colorado Avenue. This location was dictated by spacing requirements from the City's Traffic Engineer. Access from Wilmoth Avenue occurs near the clubhouse and also south of the apartment buildings across from Lettie Street. No access is provided from the dead-end section of Hilltop Avenue. Pedestrian access is provided to Wilmoth on the south side of the apartments, through to the clubhouse, and via the walkway along the commercial building. The apartment buildings are interconnected with an internal walkway system.

The original approval included a condition within both the Major Site Plan and the Urban Revitalization Plan that the applicant receive approval of a sign program as a separate Major Site Development Plan application prior to permitting and installation of any signs. This requirement was a unique condition to address how a multi-use site would include signage in a manner consistent with Sign Code allowances for residential and commercial uses without express standards for a multi-use RH zoned site. At this time the applicant has submitted a sign program of the residential signage for the property. A commercial sign program will still be required prior to permitting and installation of any future commercial signage.

The proposed residential sign program includes entry way signage, wall signage for the clubhouse, and residential apartment directional and information signage for the site. None of the signage exceeds the current residential sign allowances of the Sign Code and is in line with the previously approved general design aesthetic of the project. The signage is compliant with the Sign Code requirements for size and lighting standards. The allocation of signage square footage allows for adequate allowances for the remaining needs of commercial signage. Details about the specific residential sign program is included in the addendum.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

At their meeting on March 15, 2017, the Planning and Zoning Commission reviewed the proposed site development plan amendment and approved the proposed residential sign program by a vote of 4-0. No community comment was presented during the meeting.

ALTERNATIVES:

1. The City Council can approve the Major Site Development Plan Amendment for the site to include the attached sign program for residential signage.
2. The City Council can approve the Major Site Development Plan Amendment for the proposed site with conditions.
3. The City Council can refer the matter back to staff or the applicant for further information.

CITY MANAGER'S RECOMMENDED ACTION:

The Major Site Development Plan review is to determine conformance with development standards and for the appropriate arrangement and design of the use of the site. The Major Site Development Plan was approved in compliance with the development standards. It included a condition to ensure that the placement and design of signage would also be consistent with the Site Plan criteria. The proposed design and size of signs meets Sign Code requirements and is appropriately situated for the site design.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, thereby approving the Major Site Development Plan Amendment to include the attached sign program for residential signage.

ADDENDUM

Project Description:

The residential sign program submitted by the applicant to meet the conditions of the major site plan includes entryway signage for the residential development, a wall sign for the clubhouse, and direction and informational signage for both the parking lot areas and the building entrances.

There are two residential signs proposed for the property. A monument style entry way sign is proposed at the corner of Lincoln Way and S. Wilmoth Avenue to identify the overall residential development. The sign is 6 feet in height and will not exceed 20 square feet of sign area as required by the residential sign code allowances. The sign is a non-illuminated aluminum sign frame with routed/laser cut painted acrylic letters and logo. A wall sign for the clubhouse is proposed to be an aluminum pan sign with flush mounted painted acrylic letters. The sign is proposed at 34" high by 84" long to meet the maximum 20 square feet of sign area permitted for a residential sign.

Informational and directions signs are also proposed for the site for identifying the building addresses and unit entries, hours of operation for the clubhouse, and resident and guest information for buildings and parking areas. These sign are not considered business signs as they don't include any logos or reference to the development, they are strictly informational to the site. All signage proposed meets the requirements of the Sign Code for any typical residential development. No variances are being requested for the residential signage for the property.

Staff notes that the applicant has not addressed any signage for the commercial spaces on the property for entry way or business signage. A separate application for amendment will be required to be approved by the Commission and Council before any commercial signage is permitted and installed on the site. The developer was concerned about progressing with the residential signage in advance of knowing how the future commercial space may be tenanted.

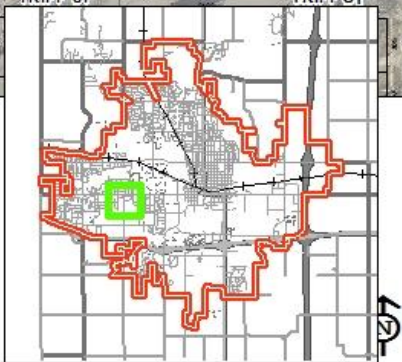
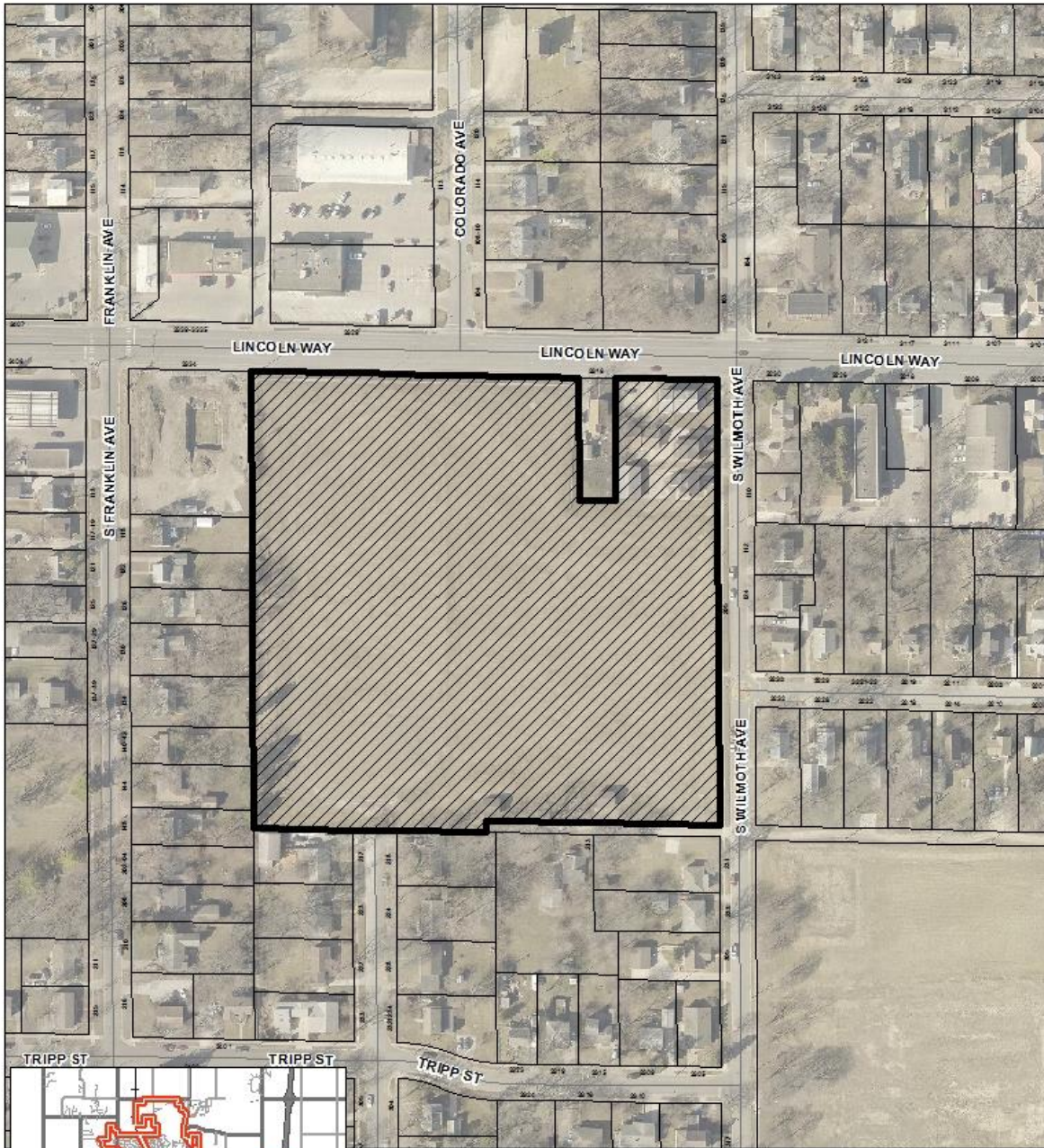
Major Site Development Plan Criteria. Additional criteria and standards, beyond those of the RH Zone, apply to the review of all Major Site Development Plans. The standards are found in Ames *Municipal Code* Section 29.1502(4)(d) and include the following requirements. *When acting upon an application 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.*

Staff feels the only concern for signage related to the site plan would be the impact the proposed signage could have on surrounding properties due to either location or lighting. Being the signs propped in the application are not shown to be illuminated and the placement of the proposed signs does not have an impact on any of the surrounding

property owners, staff feels the criteria used to determine compliance for the original Major Site Plan have not be affected. Attachment C includes the original Development criteria approved for the Major Site Development Plan as was approved for the overall site.

Public Notice. Notice was mailed to property owners within 200 feet of the subject site and a sign was posted on the subject property. As of this writing, no comments have been received.

Attachment A- Location Map



Location Map
3306 and 3326 Lincoln Way,
117, 127, 137 S. Wilmoth Avenue

Attachment B- Proposed Residential Sign Program

See Attached Separate PDF

Attachment C
Major Site Development Plan Criteria
(As Previously Approved for the Project).

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. These criteria and standards include:

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

The Public Works Department has reviewed the storm water management plan and finds that the proposed development can meet the required storm water quantity and quality measures by use of proposed on-site detention options.

- 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 City is in the process of finalizing its assessment of the sanitary sewer capacity and project improvements for the west Ames area and its flow through the main in Lincoln Way. The City must make a determination of project conformance to the infrastructure capacity prior to approval of the site development plan and issuance of a building permit. Presuming City Council's commitment to improve the sanitary sewer facilities, this project can be found to conform to the City's standards. All other utilities are available to serve the site and their planned locations are shown on the civil plans.

- 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 and found that the needs of the fire department are met. The main access points into the site from both Lincoln Way and Wilmoth are indicated as gated accessed. The Fire Department has noted their acceptance of the gates as long as security access device is provided to allow fire department access. The parking lot design provided on the site allows the turnaround space needed for fire access.

- 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. It is not anticipated that this proposed development will be a danger due to its location on the site and conditions of the site.

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

Currently the vacant property is fairly flat with no natural topographic or landscape features that could be incorporated into the development. A grading plan has been submitted which identifies the changes being made to the site to accommodate the proposed development.

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 provided from Lincoln Way to the north into the development and from Wilmoth Avenue to the east. The on-site sidewalks will connect with the existing sidewalk along Lincoln Way as well as to the sidewalks along Wilmoth Avenue. The gated entrances to the residential parking are not anticipated to cause access issues for waiting vehicles due to automatic electronic opening devices used by residents.

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 design exceeds the minimum buffer requirements of an L3 with a combination of trees and shrubs and a 6-foot fence with a 10 foot area along the west property lines and north property lines. The facilities are located in excess of 30 feet from the south property line and 25 feet from the east property line. The dumpster locations are as close as ten feet from the property lines. The developer believes they facilities are sized to allow for once or twice a week pick up which minimizes potential for impairment of use of adjoining property.

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.*

The north driveway is required to have the developer complete a turn lane extension for safe access to the site. The improvement will be coordinated with a City intersection project at Franklin. The improvements will be completed in the summer of 2017.

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.

With the pole heights of 25 and 20 feet and use of wall packs for sidewalk lighting the plans meets the interest of appropriate scale and location of lighting. The lighting plan demonstrates minimal light trespass with lighting levels projected at 0.5 foot candles or less along the property lines.

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 use is not expected to generate nuisances as it meets city design requirements and will operate in a manner consistent with other similar uses throughout the city.

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.

A major consideration in the layout of the site was to have commercial along Lincoln Way and to have as much separation of the apartment buildings from adjacent properties. The development has satisfied these interests with the mixed use building location and the centralized location of the apartments, the closet abutting home to apartment building is estimated at 140 feet. The open spaces in the plan are designed to allow for separation of uses from the adjacent properties and for screening. The areas are large enough to ensure the landscaping will be able to mature and achieve the goal of softening the appearance of the site and to provide screening. Common open space for residents is proposed within internal courtyards that are not likely to have an adverse effect on the surroundings. Additionally, the limit of 3 stories for the buildings makes them compatible with their surroundings which are a mix of one and two-story structures in the immediate vicinity and larger structures to the west and east along Lincoln Way.

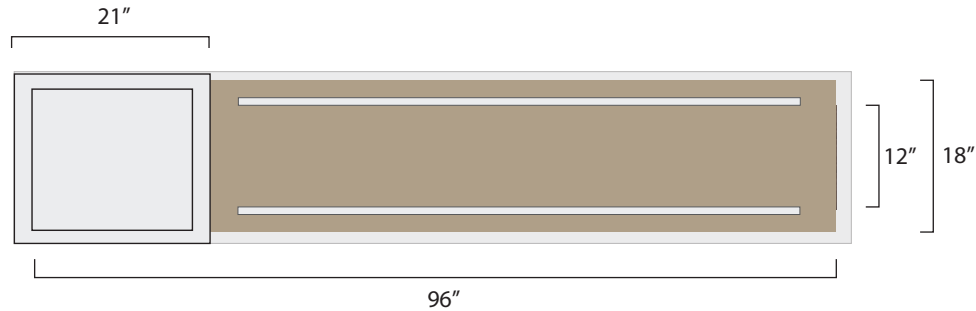
Staff has proposed conditions to address the building scale and appearance of the Wilmoth Building B in attempt to provide more interest to its front façade due to its length and prominent location at the front yard setback. Additional conditions are recommended to address minor details in the landscape plan, fence requirements, and uses of the commercial building with the intent of maintaining window transparency along Lincoln Way. Overall the proposed plan meets this criterion through the location of buildings and the use of architectural treatments with high quality building materials to create visual interest that supports the building scale and relationship to its surroundings.



PROPERTY ENTRY SIGNAGE

A

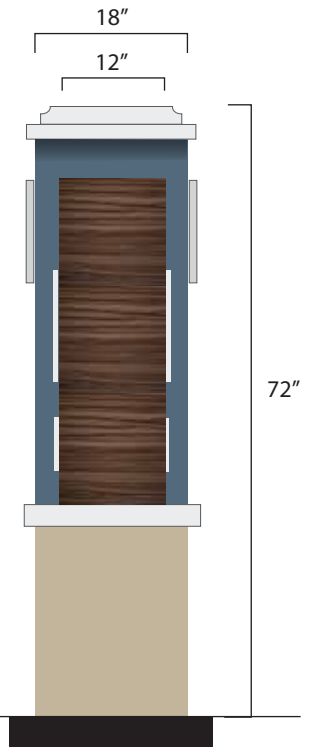
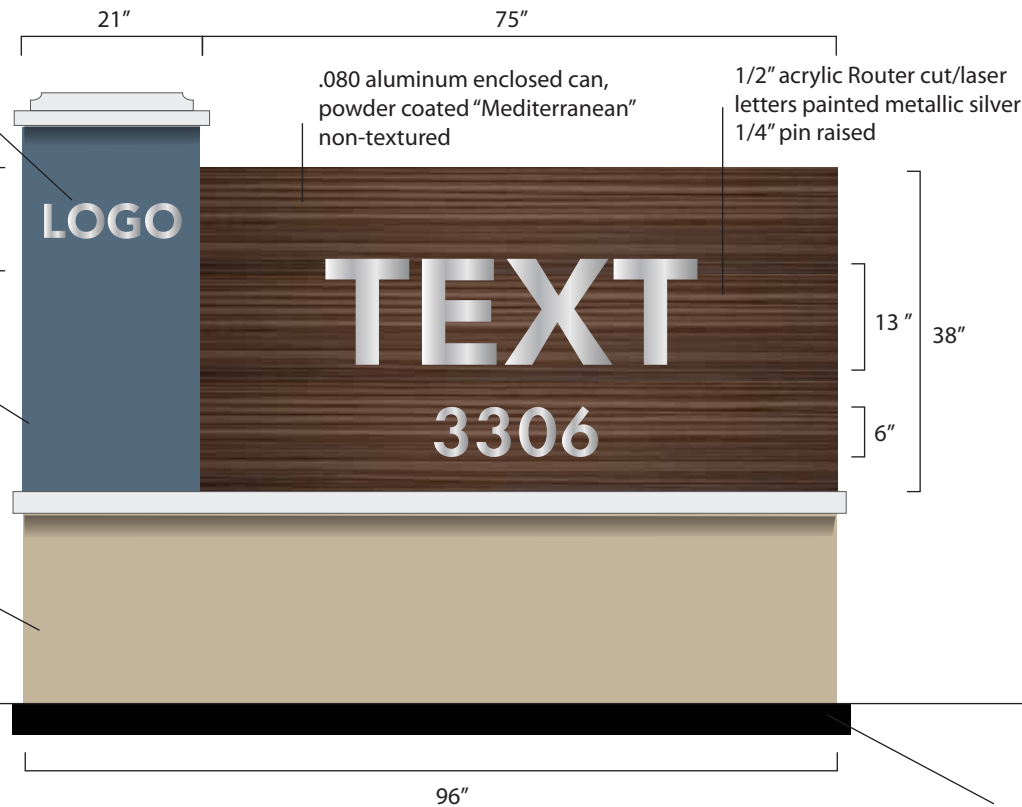
19.8 SQUARE FEET



1/2" acrylic Router cut/laser leaf painted metallic silver
 1/4" pin raised

Light Dantex finish
 .080 Aluminum enclosed can painted SW6515 Leisure Blue

Light Dantex finish
 .080 Aluminum enclosed can painted SWTBD

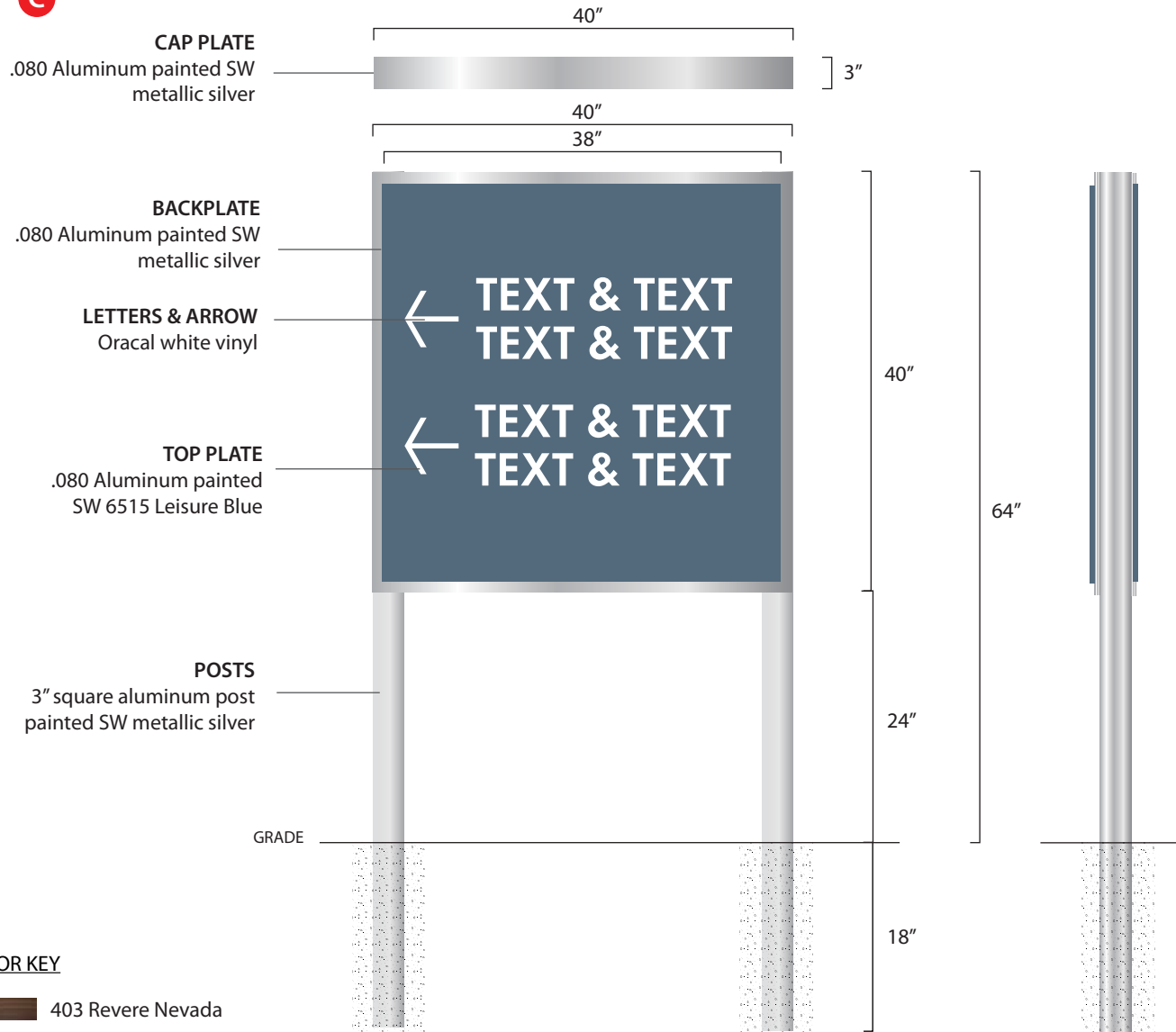


Concrete pad by others

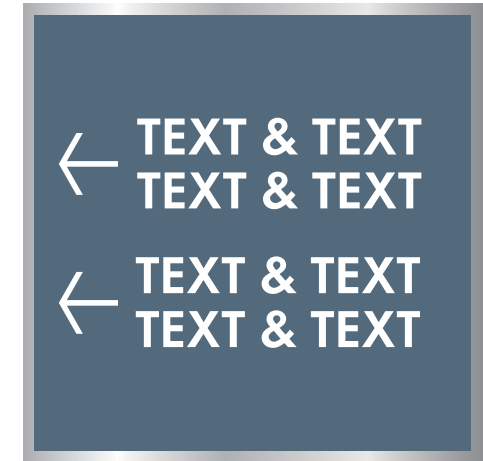
COLOR KEY

- 403 Revere Nevada
- SW6515 Leisure Blue
- MP Metallic Silver
- SW6076 Turkish Coffee
- Oracal White Vinyl

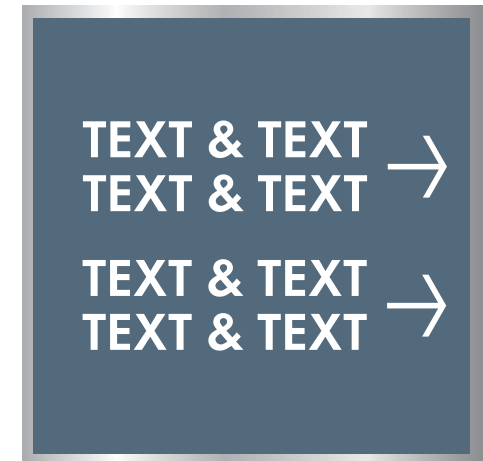
PROPERTY ENTRY SIGNAGE



FRONT



BACK



COLOR KEY

- 403 Revere Nevada
- SW6515 Leisure Blue
- MP Metallic Silver
- SW6076 Turkish Coffee
- Oracal White Vinyl

Installation:

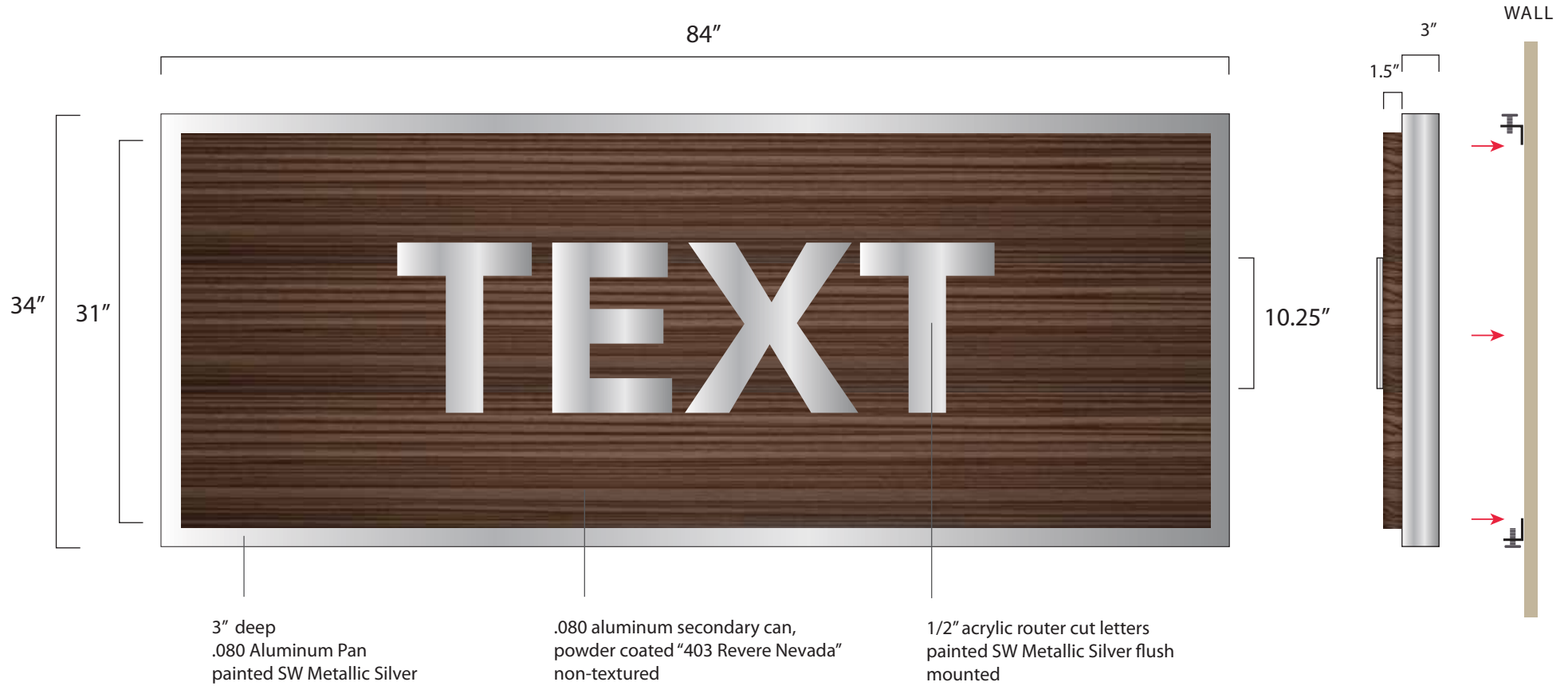
Set 18" in ground with quickrete








LEASING CENTER & CLUBHOUSE - EXTERIOR

B

19.8 SQUARE FEET



COLOR KEY

-  403 Revere Nevada
-  SW6515 Leisure Blue
-  MP Metallic Silver
-  SW6076 Turkish Coffee
-  Oracal White Vinyl

INSTALL
clip mount to wall

LEASING CENTER & CLUBHOUSE - EXTERIOR

WALL

23.75"

NUMBERS

1/2" acrylic painted Turkish Coffee








8"

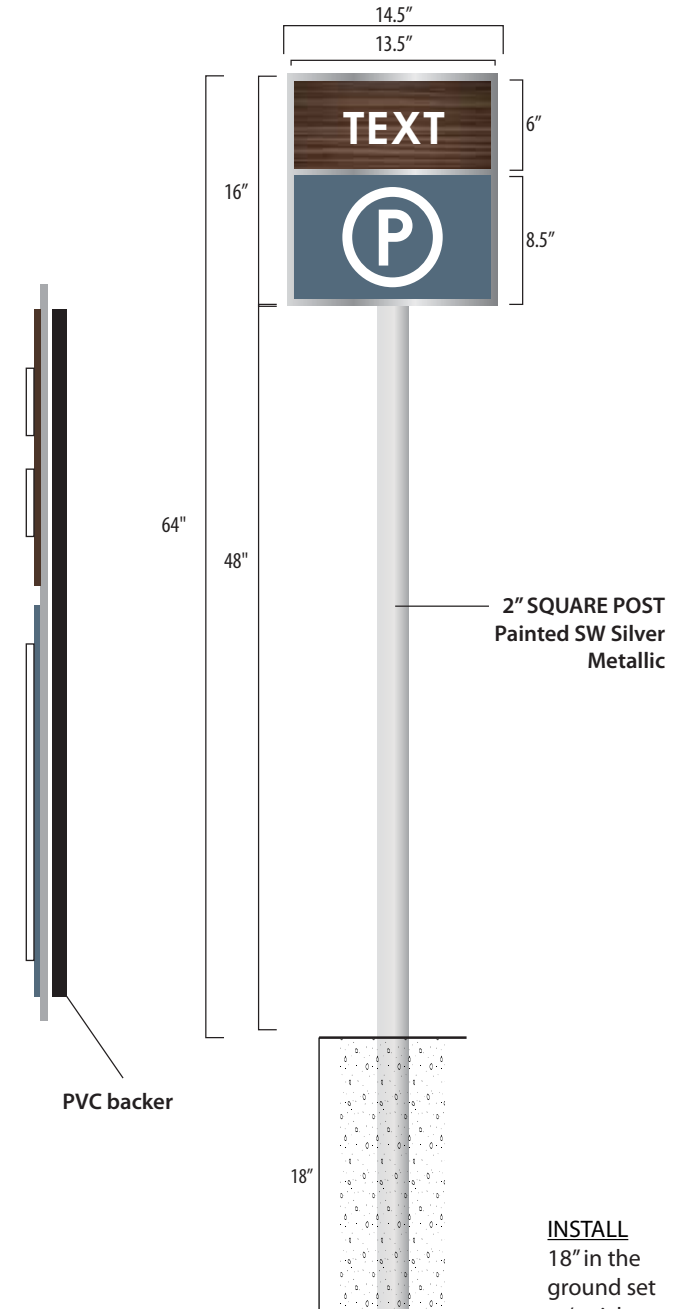
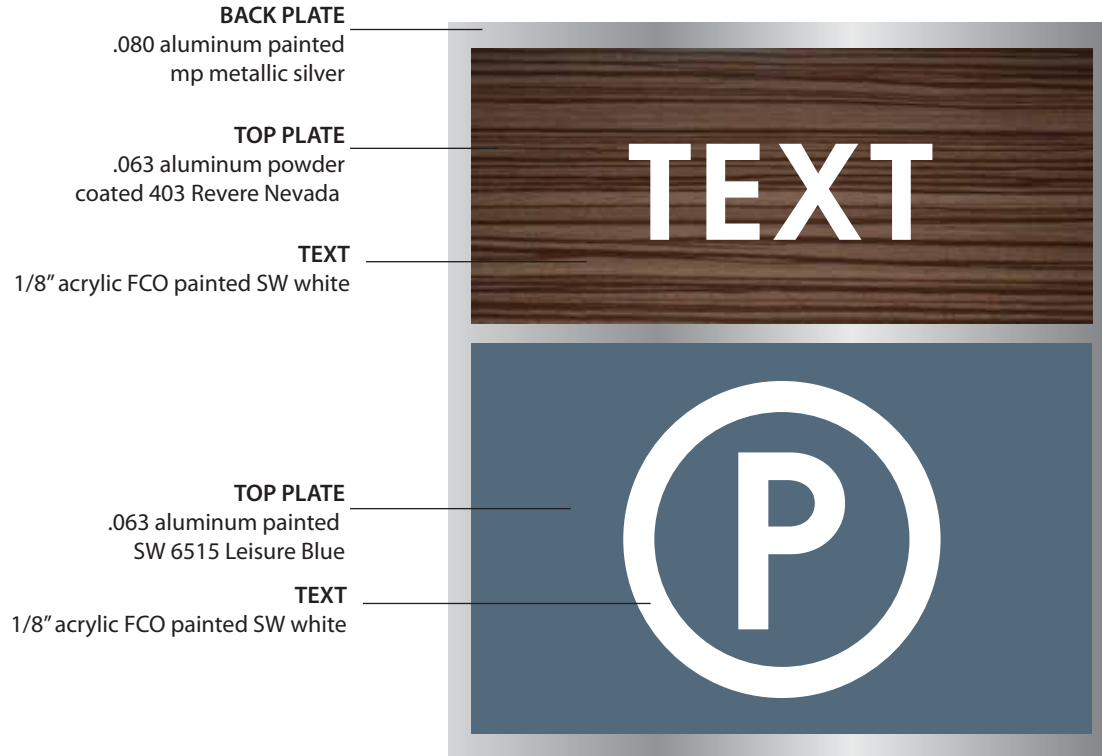


INSTALL
pin raised 1/4" off
of wall

COLOR KEY

-  403 Revere Nevada
-  SW6515 Leisure Blue
-  MP Metallic Silver
-  SW6076 Turkish Coffee
-  Oracal White Vinyl

LEASING CENTER & CLUBHOUSE - EXTERIOR



INSTALL
18" in the
ground set
w/quickrete

COLOR KEY

- 403 Revere Nevada
- SW White
- SW6515 Leisure Blue
- MP Metallic Silver
- SW6076 Turkish Coffee
- Oracal White Vinyl

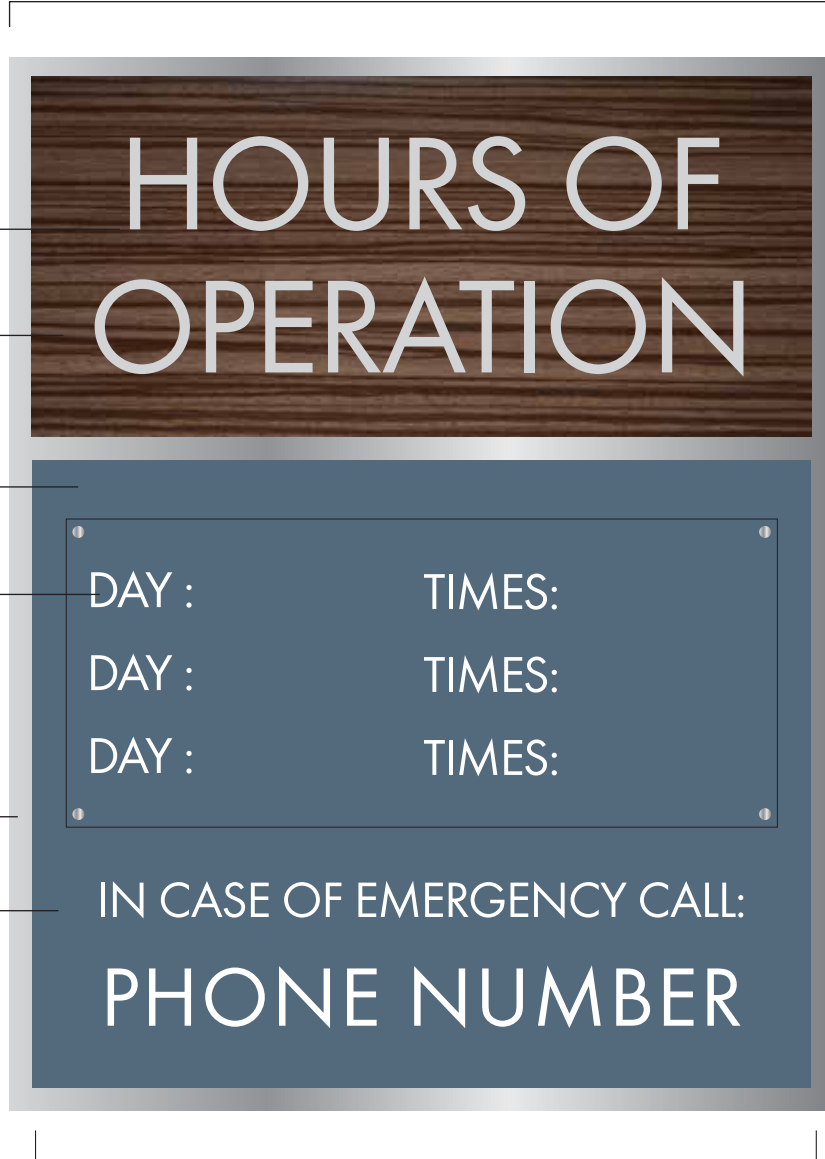
LEASING CENTER & CLUBHOUSE - EXTERIOR

D

18"

WALL

- TEXT/LOGO**
1/8" acrylic painted metallic silver
- TOP PLATE**
.063 aluminum powder coated 403 Revere Nevada
- TEXT**
white vinyl
- HOURS PLATE w/ TAMPER RESISTANT SCREWS**
1/8" clear acrylic or Rowmark 342-101 back-painted SW 6515, reversed etched and paint filled sw white
- BACK PLATE**
.080 aluminum painted silver
- TOP PLATE**
.063 aluminum painted SW 6515 Leisure Blue

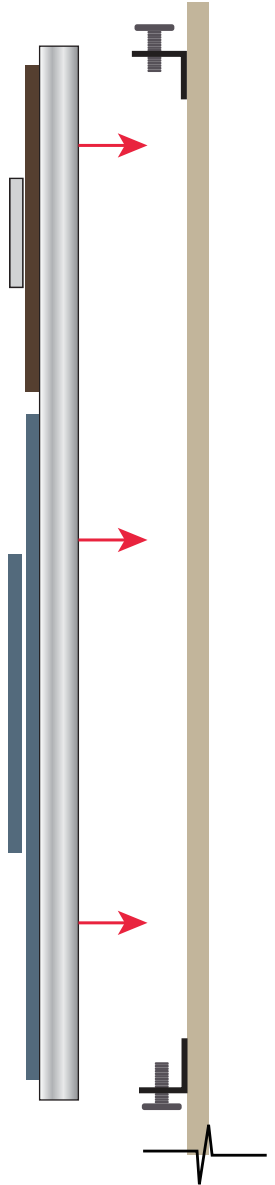


8"

23"

13.5"

17"

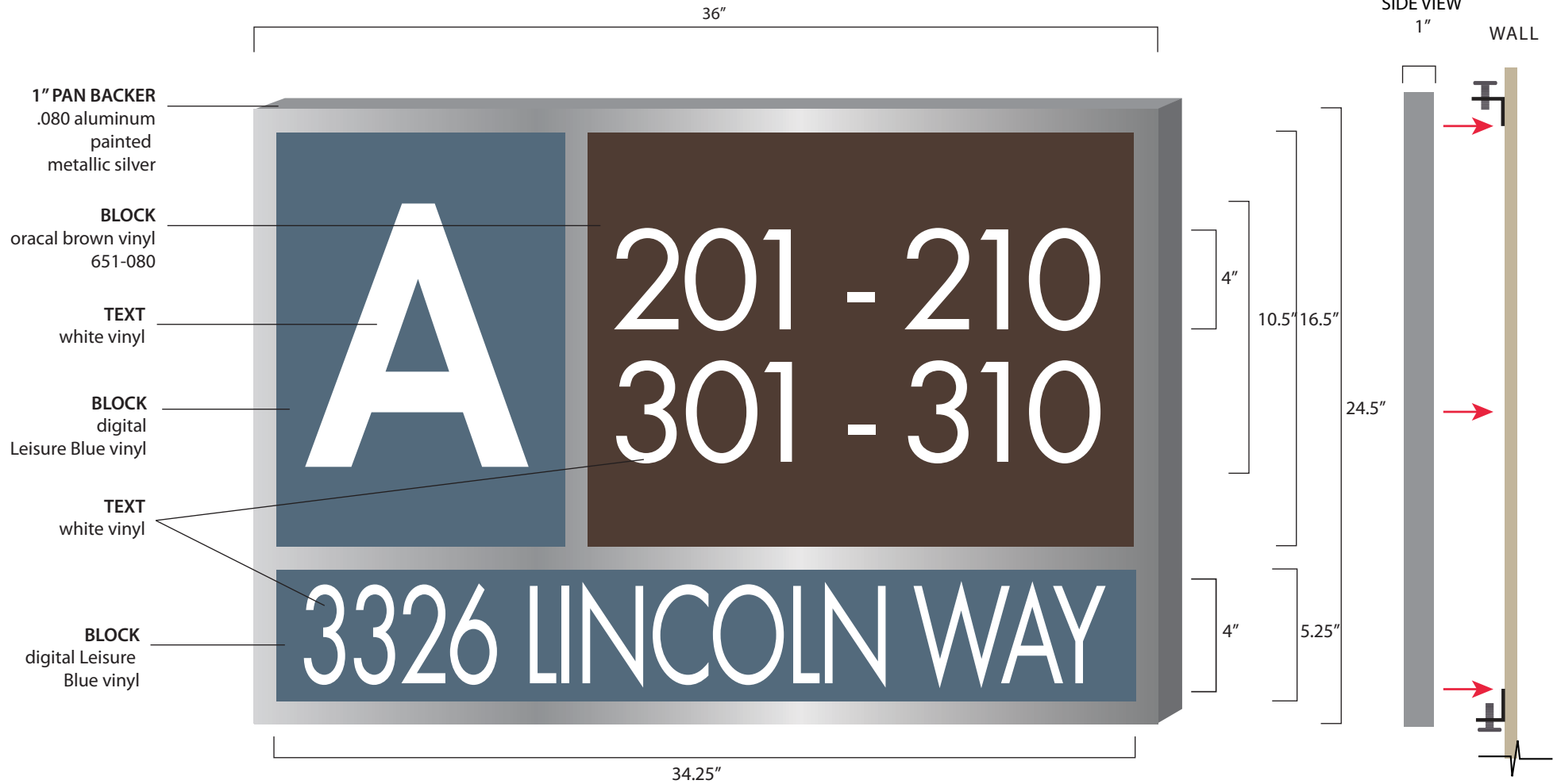


INSTALL
clip mount to wall

- COLOR KEY**
- 403 Revere Nevada
 - SW6515 Leisure Blue
 - MP Metallic Silver
 - SW6076 Turkish Coffee
 - Oracal White Vinyl

BUILDING SIGNAGE - A, B, C, & D

QTY - 2



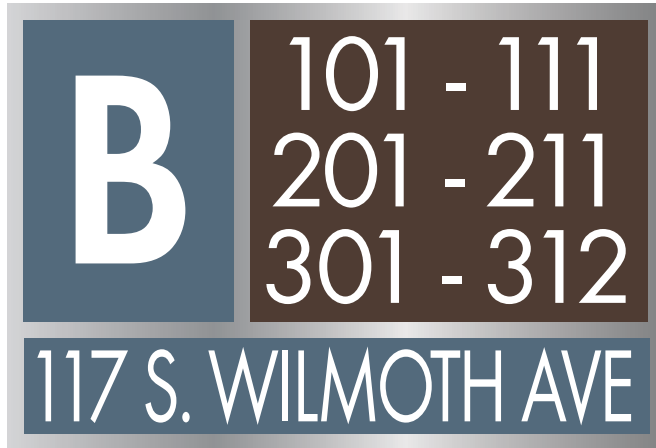
COLOR KEY

- 403 Revere Nevada
- SW6515 Leisure Blue
- MP Metallic Silver
- SW6076 Turkish Coffee
- Oracal White Vinyl

INSTALL
 clip mount to wall

BUILDING SIGNAGE - A, B, C, & D

QTY - 2








QTY - 2

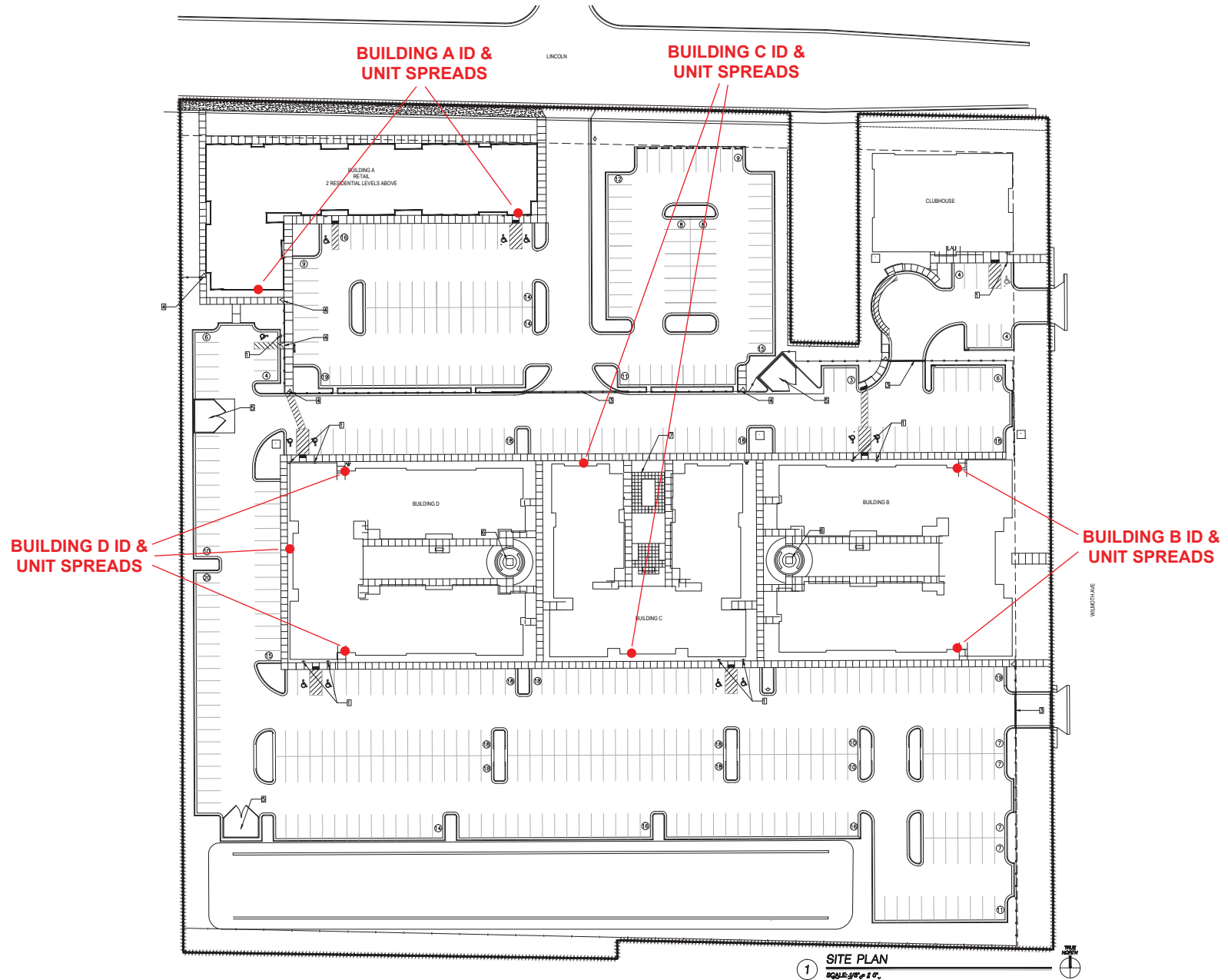


QTY - 3



COLOR KEY

-  403 Revere Nevada
-  SW6515 Leisure Blue
-  MP Metallic Silver
-  SW6076 Turkish Coffee
-  Oracal White Vinyl



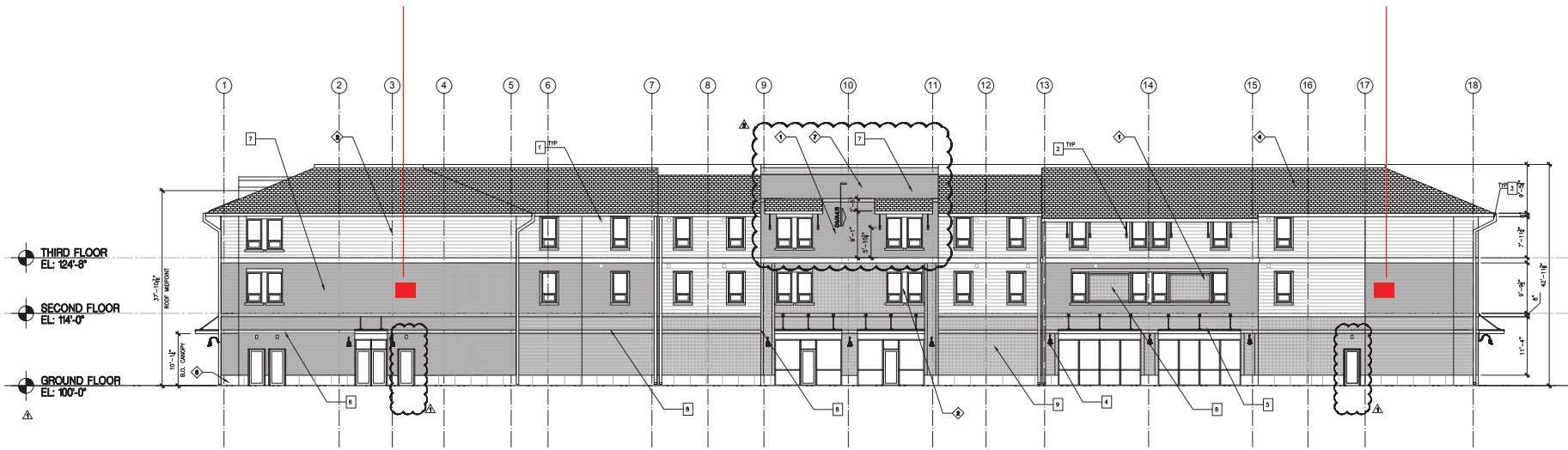
ASPEN HEIGHTS AMES
 AMES, IOWA

1 SITE PLAN
 2017.08.17

SHEET A101

BUILDING A ID & UNIT SPREAD

BUILDING A ID & UNIT SPREAD



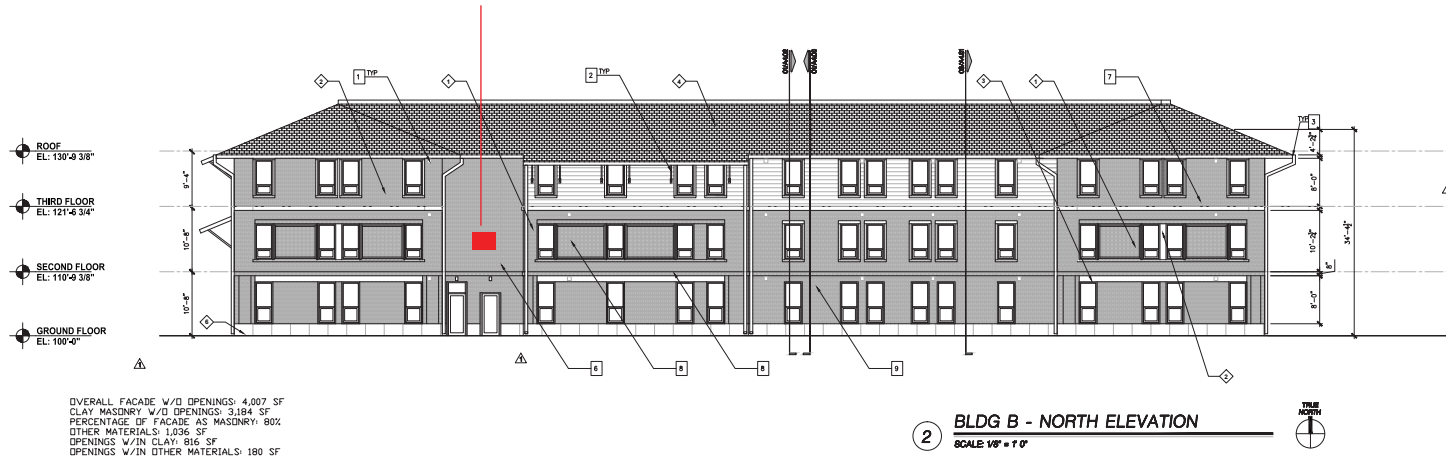
OVERALL FACADE W/O OPENINGS: 6,301 SF
 CLAY MASONRY W/O OPENINGS: 5,253 SF
 PERCENTAGE OF FACADE AS MASONRY: 83%
 OTHER MATERIALS: 1,048 SF
 OPENINGS WIN CLAY: 1,039 SF
 OPENINGS WIN OTHER MATERIALS: 396 SF

1 BLDG A - SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

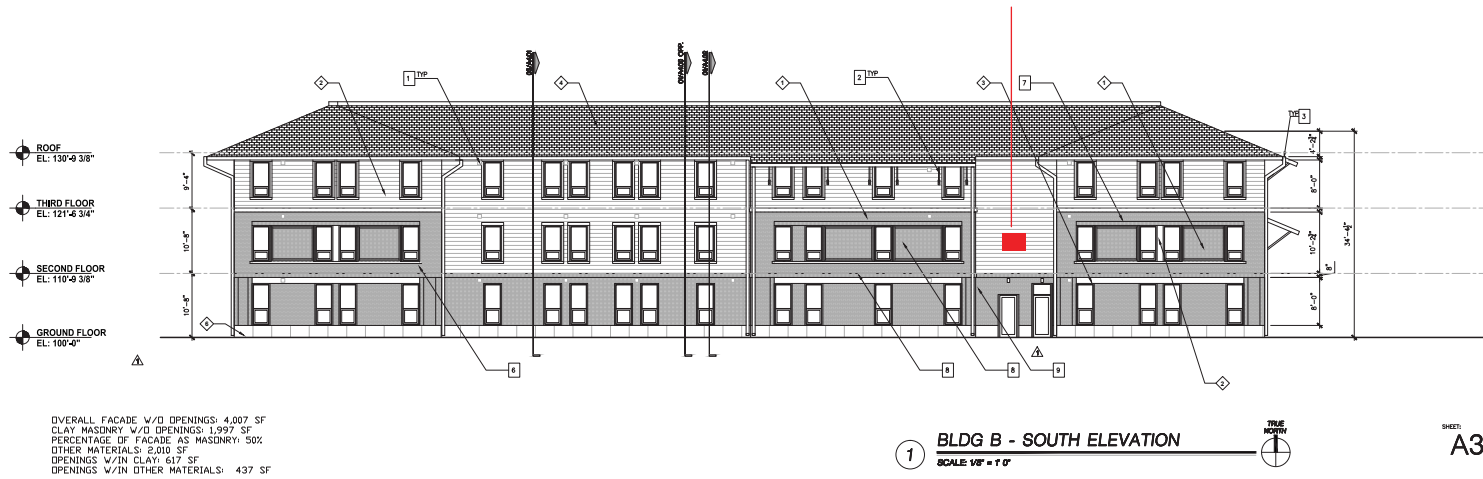


SHEET **A3.01**

BUILDING B ID & UNIT SPREAD

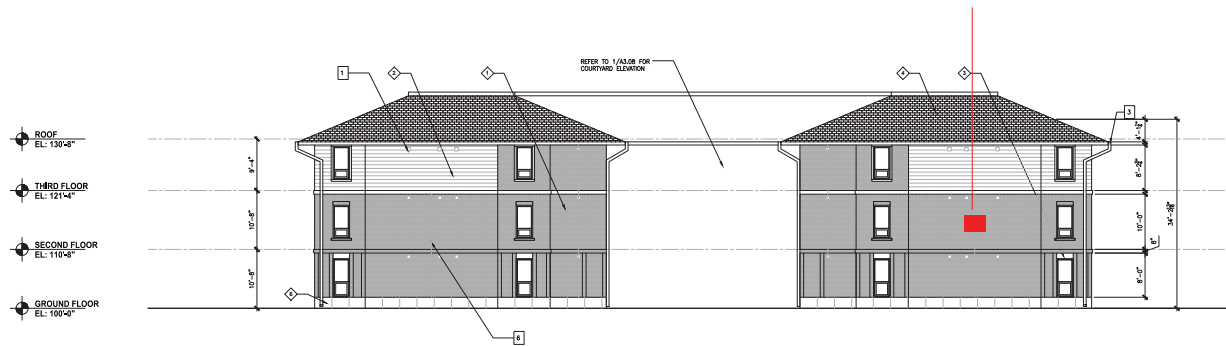


BUILDING B ID & UNIT SPREAD



SHEET: **A3.03**

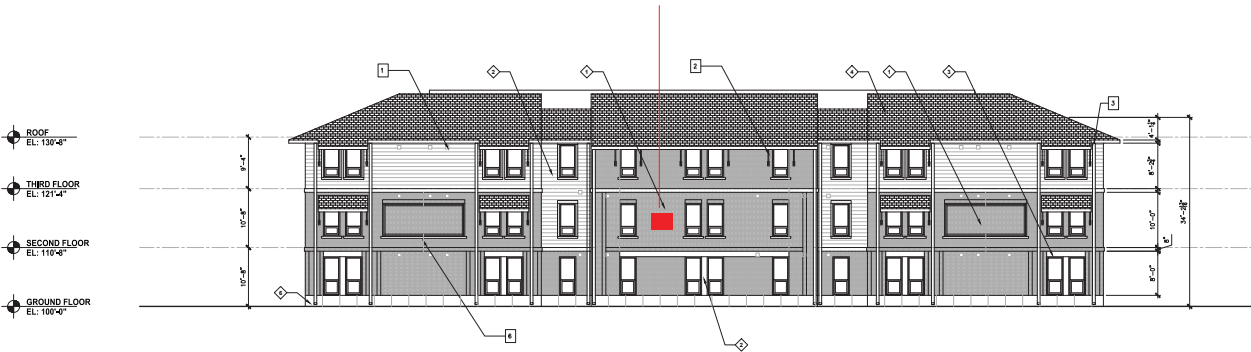
BUILDING C ID & UNIT SPREAD



OVERALL FACADE W/O OPENINGS: 2,680 SF
CLAY MASONRY W/O OPENINGS: 2,144 SF
PERCENTAGE OF FACADE AS MASONRY: 80%
OTHER MATERIALS: 658 SF
OPENINGS WIN CLAY: 158 SF
OPENINGS WIN OTHER MATERIALS: 38 SF

2 BLDG C - NORTH ELEVATION
SCALE 1/8" = 1'-0"

BUILDING C ID & UNIT SPREAD



OVERALL FACADE W/O OPENINGS: 3,648 SF
CLAY MASONRY W/O OPENINGS: 2,905 SF
PERCENTAGE OF FACADE AS MASONRY: 80%
OTHER MATERIALS: 753 SF
OPENINGS WIN CLAY: 458 SF
OPENINGS WIN OTHER MATERIALS: 180 SF

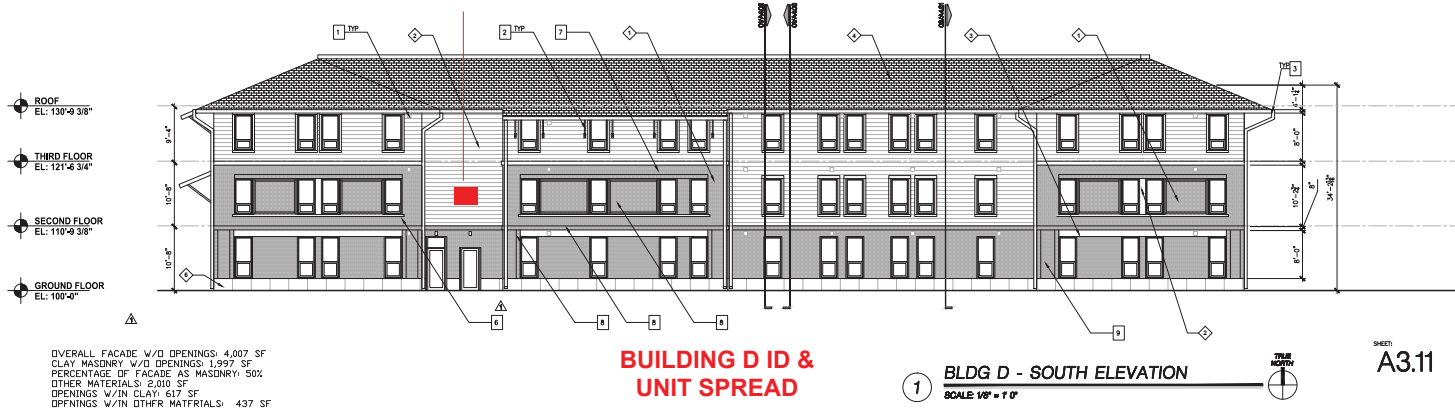
1 BLDG C - SOUTH ELEVATION
SCALE 1/8" = 1'-0"

SHEET **A3.07**

BUILDING D ID & UNIT SPREAD

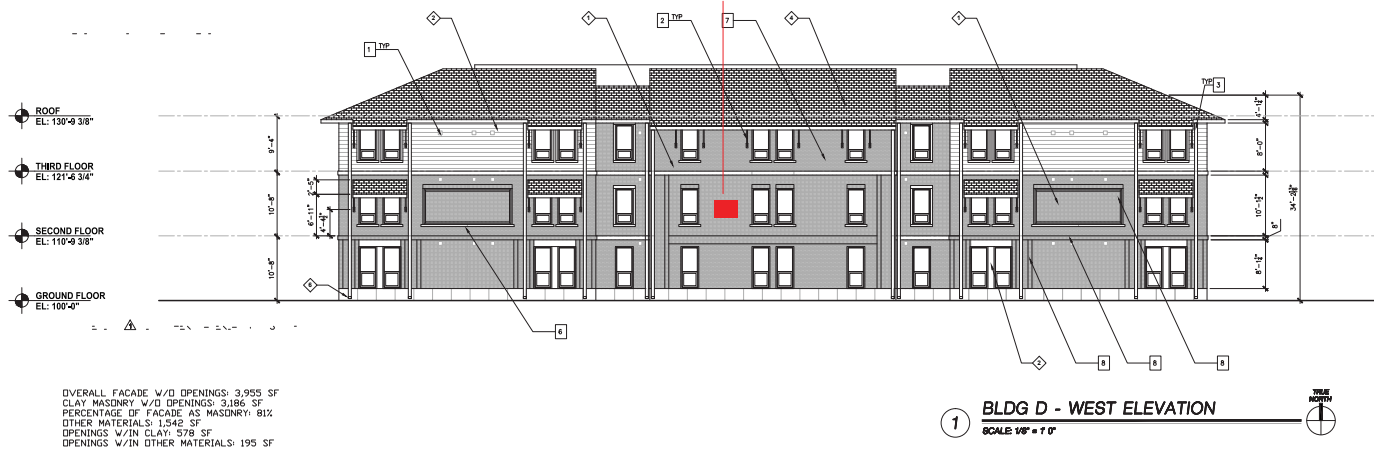


BUILDING D ID & UNIT SPREAD



SHEET: **A3.11**

BUILDING D ID & UNIT SPREAD

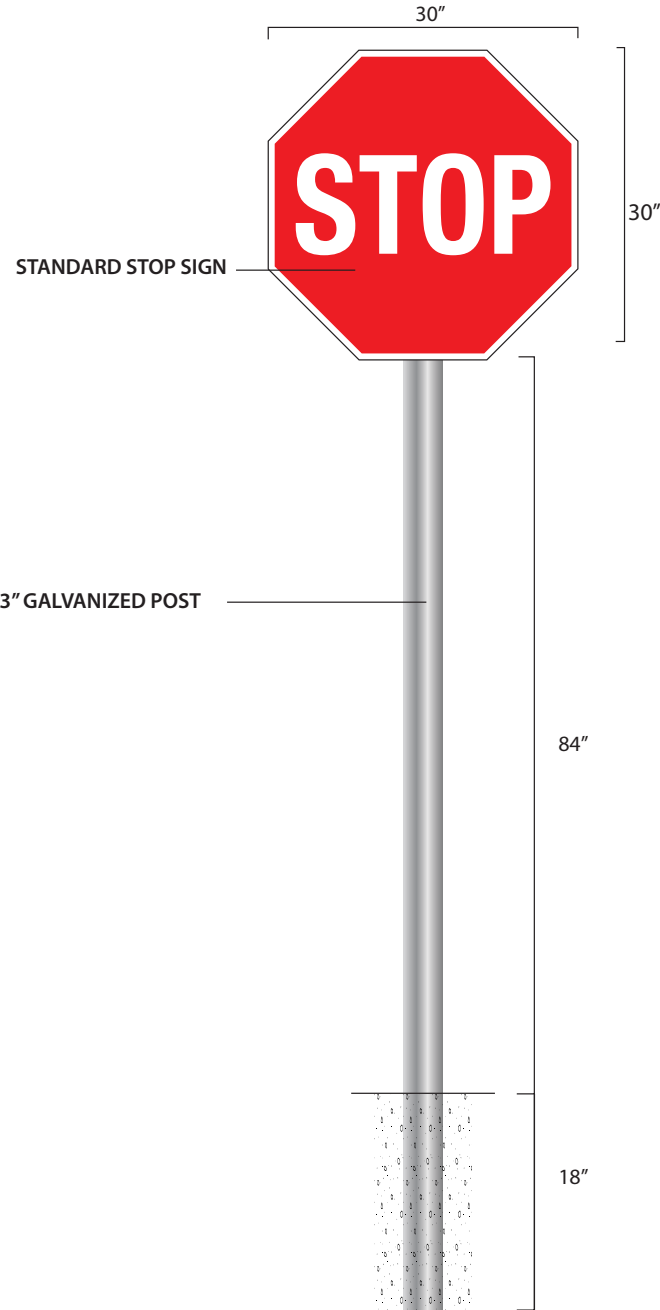


SHEET: **A3.12**

GATE SIGNAGE





TRAFFIC SIGNAGE

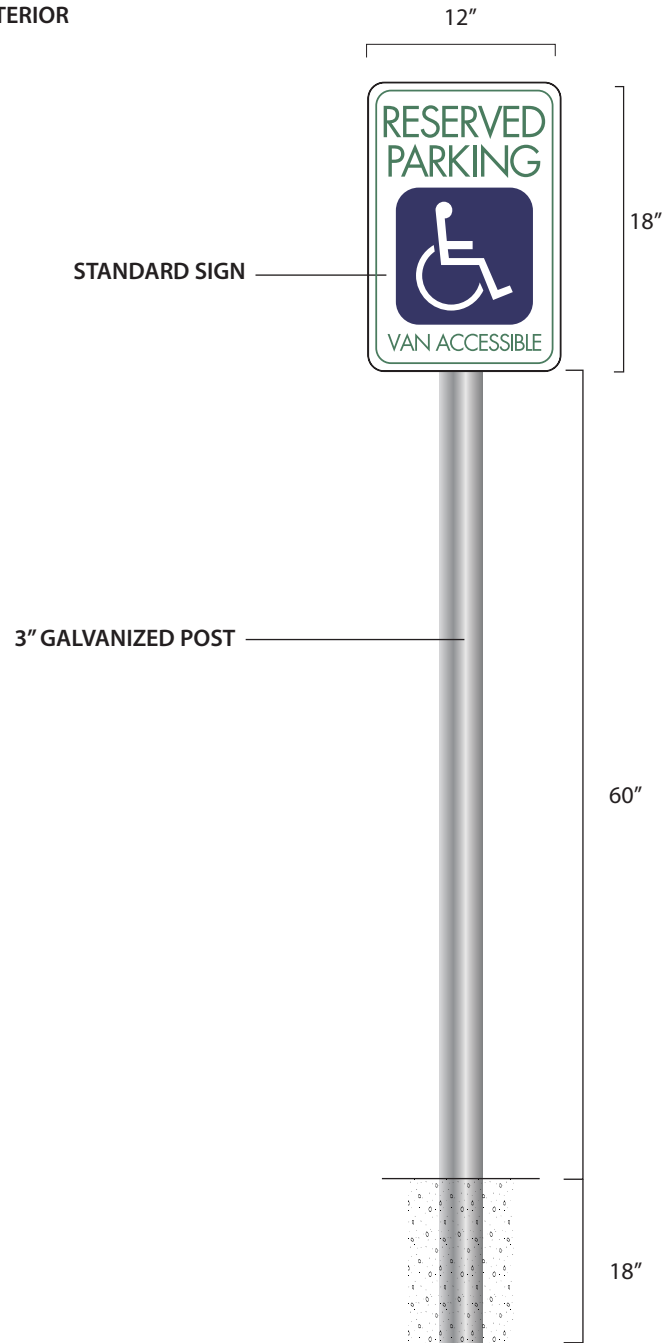


INSTALL
18" in the
ground set
w/quickrete

COLOR KEY

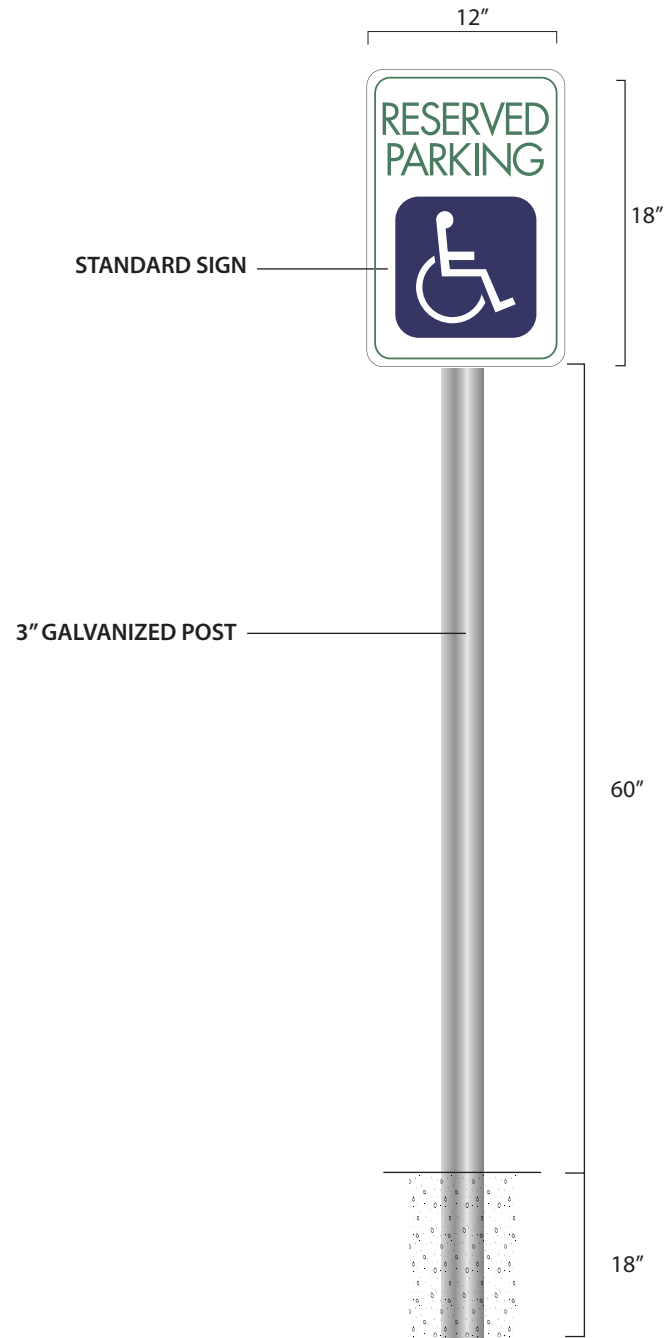
-  SW Safety Red
-  Oracal White Vinyl

QTY 1 - LEASING CENTER & CLUBHOUSE - EXTERIOR
QTY 3 - TRAFFIC SIGNAGE



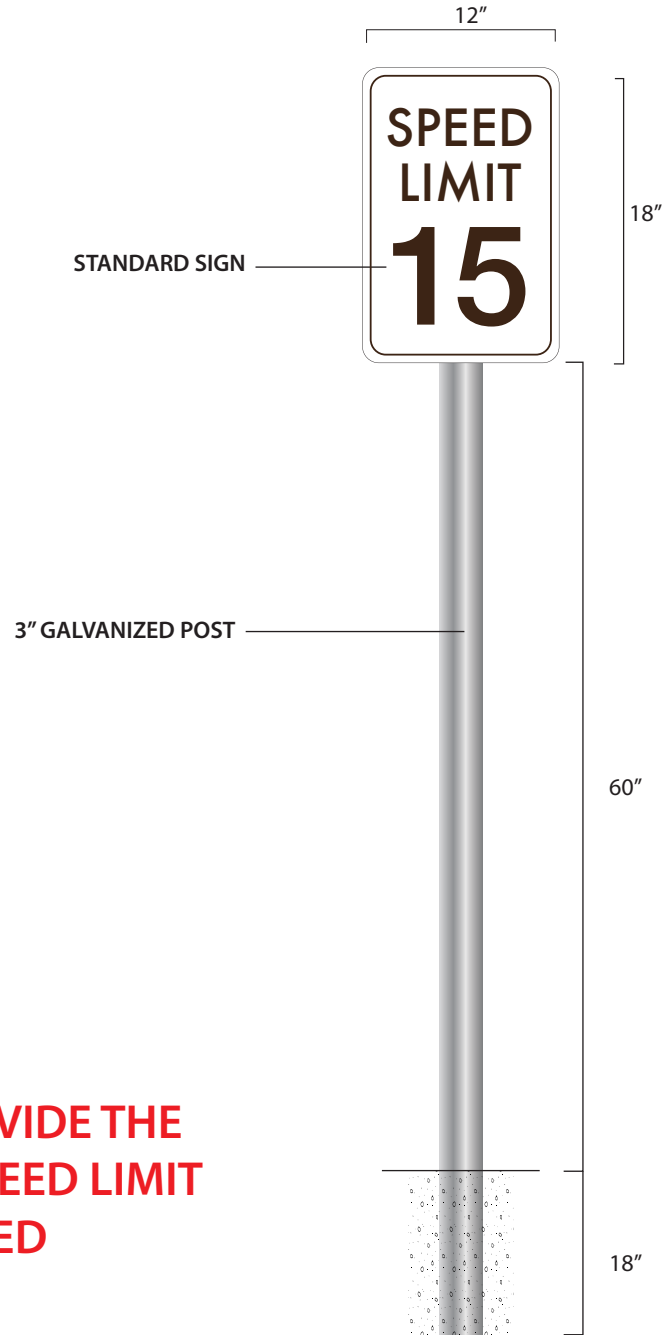
INSTALL
18" in the
ground set
w/quickrete

TRAFFIC SIGNAGE



INSTALL
18" in the
ground set
w/quickrete

TRAFFIC SIGNAGE



**PLEASE PROVIDE THE
REQUIRED SPEED LIMIT
NEEDED**

INSTALL
18" in the
ground set
w/quickrete

SURVEYOR'S DESCRIPTION

SURVEY DESCRIPTION—PARCEL 'P':
 PARCEL M IN LOTS 5-13, BLOCK 1 IN GARDEN SUBDIVISION AND PART OF THE NORTHWEST QUARTER OF THE
 NORTHEAST QUARTER OF THE NORTHEAST QUARTER, AS SHOWN ON THE PLAT OF SURVEY FILED ON MAY 22,
 2014 IN SLIDE 483, PAGE 4, AND LOTS 1-3, BLOCK 1 IN SAID GARDEN SUBDIVISION, ALL IN SECTION 8, TOWNSHIP
 83 NORTH, RANGE 24 WEST OF THE 5th P.M., CITY OF AMES, STORY COUNTY, IOWA, AND ALL BEING MORE
 PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE
 S00°20'56"E, 612.09 FEET ALONG THE WEST LINE OF S. WILMOTH AVENUE TO A POINT ON THE NORTH LINE OF
 THE SOUTH 16.00 FEET OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST
 QUARTER; THENCE N88°47'18"W, 321.06 FEET ALONG SAID LINE; THENCE S00°20'56"E, 13.62 FEET TO THE NORTH
 LINE OF FRIEDRICH'S 15th ADDITION TO AMES, IOWA; THENCE N89°12'56"W, 319.80 FEET ALONG SAID LINE TO THE
 SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER;
 THENCE N00°15'32"W, 137.68 FEET ALONG THE WEST LINE THEREOF TO THE NORTHEAST CORNER OF LOT 1 IN C.
 G. LEE'S SUBDIVISION; THENCE N00°13'19"W, 490.21 FEET TO THE NORTHWEST CORNER OF SAID LOT 13; THENCE
 S88°48'12"E, 449.51 FEET ALONG THE NORTH LINE OF SAID LOTS 5-13 TO THE NORTHEAST CORNER OF SAID LOT
 5; THENCE S00°09'35"E, 169.32 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE S88°46'49"E, 49.99
 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE N00°10'35"W, 169.34 FEET TO THE NORTHWEST
 CORNER OF SAID LOT 1; THENCE S88°48'12"E, 140.15 FEET TO THE POINT OF BEGINNING, CONTAINING 8.91 ACRES.

NOTE:

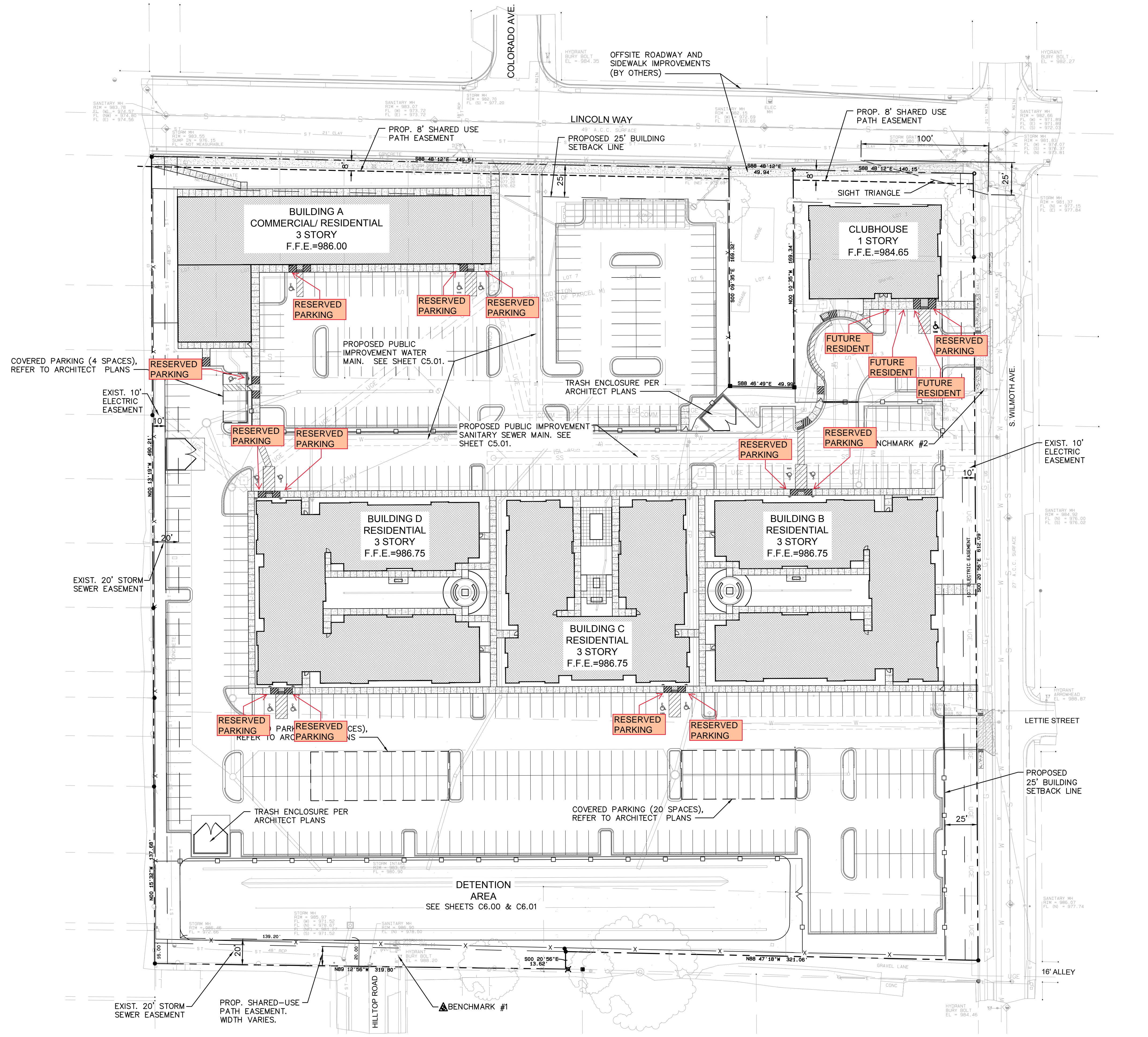
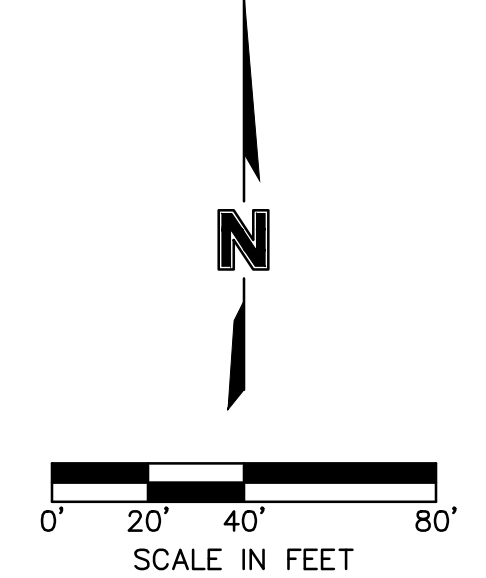
ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS, OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC
 STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY.

SURVEY LEGEND

- WATER LINE
- ELECTRIC LINE
- SANITARY SEWER
- GAS LINE
- TELEPHONE LINE
- TV CABLE
- STORM SEWER
- EXIST. 'X' IN CONCRETE
- EXIST. FIRE HYDRANT
- EXIST. POWER POLE
- EXIST. LIGHT POLE
- EXIST. GUY ANCHOR
- EXIST. SPOT ELEVATION
- EXIST. GAS METER
- EXIST. WATER VALVE OR CURB BOX
- EXIST. BEEHIVE INTAKE
- EXIST. ELECTRIC BOX
- EXIST. UTILITY POLE
- EXIST. TELEPHONE PEDESTAL
- EXIST. 24" STORM INTAKE
- EXIST. IRRIGATION CONTROL
- EXIST. SIGN POST
- EXIST. GROUND LIGHTING
- EXIST. PK OR MAG NAIL FOUND OR SET AS NOTED
- EXIST. 24" STORM INTAKE
- EXIST. ELECTRIC METER
- EXIST. BOLLARD
- PROPERTY BOUNDARY
- SECTION LINE
- STREET CENTERLINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION CORNER FOUND OR SET AS NOTED
- FOUND IRON PIN OR PIPE AS NOTED
- SET 1/2" REBAR W/ YELLOW CAP #17161

LEGEND

- PROPERTY LINE
- EX. UTILITY EASEMENT
- PROP. SETBACK LINE
- PROP. WATER LINE
- PROP. SANITARY SEWER LINE
- PROP. 6' HIGH IRON FENCE
- PROP. 6' HIGH BOARD FENCE
- SIDEWALK RAMP - SLOPES @ 8.33% MAX.
- INSTALL MODERATE DUTY ASPHALT PAVEMENT
 ALT. #1 INSTALL MODERATE DUTY CONCRETE PAVEMENT
 (SEE DETAIL SHEET C8.00)
- INSTALL LIGHT DUTY ASPHALT PAVEMENT
 ALT. #1 INSTALL LIGHT DUTY CONCRETE PAVEMENT
 (SEE DETAIL SHEET C8.00)
- INSTALL CONCRETE PAVEMENT
 (SEE DETAIL SHEET C8.00)
- CONSTRUCT CONCRETE SIDEWALK FLUSH
 WITH PAVEMENT (SEE DETAIL SHEET C8.00)
- CONSTRUCT CONCRETE SIDEWALK
 (SEE DETAIL SHEET C8.00)
- SUDAS TYPE A CONCRETE DRIVEWAY



- BENCHMARKS:**
- #1. EXIST. FIRE HYDRANT BURY BOLT LOCATED AT THE NORTH END OF HILLTOP ROAD. ELEV. = 988.20
 - #2. EXIST. FIRE HYDRANT BURY BOLT LOCATED APPROX. 200' SOUTH OF LINCOLN WAY AND ON WEST SIDE OF WILMOTH AVE. ELEV. = 985.27

OWNER/DEVELOPER:
 BRECKENRIDGE GROUP AMES IOWA, LLC
 ATTN: T.C. SELMAN
 1301 S. CAPITAL TEXAS HWY
 AUSTIN, TX 78746

ENGINEER:
 OLSSON ASSOCIATES
 CONTACT: JEREMY SHEPHERD
 7157 VISTA DRIVE
 DES MOINES, IA 50266
 TELEPHONE: (515) 331-6517

UTILITY PROVIDERS

GAS: ALLIANT ENERGY (319-286-1315)
 ELECTRIC: CITY OF AMES ELECTRIC SERVICES (515-239-5189)
 SEWER/WATER: CITY OF AMES (515-239-5162)
 TRAFFIC: CITY OF AMES (515-239-5535)
 PHONE/COMMS: CENTURYLINK (303-664-8090)
 WINDSTREAM/MCLEOD (800-289-1901)
 MEDIA: IOWA STATE UNIVERSITY (515-294-2716)
 MEDIA/COM (515-233-2318)
 UNITE PRIVATE NETWORKS (515-321-3336)



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ASPEN HEIGHTS AMES
 AMES, IOWA

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