Roll Cal	I Num	ber			Agenda Item Number
Date June 2	8, 2021				
RES		F DEN	IAL O	F SITE PI	NG ON APPEAL BY FAREWAY STORES, INC. LAN FOR PROPERTY LOCATED AT VENUE AND 2723 41 ST PLACE
Fareway Stor property loca foot Storefron allow one ent entrance per 4 (2) to allow minimum of WHEREAS,	res, Inc. ted at 2' nt build trance fe 45 feet c 41% tra 65% tra Farewa 9.3.9.B	(owne 716 Bea ing type ewer that of prima anspare nsparen y Store seeking	r), reprover Aver Aver Aver Aver Aver Aver Aver A	resented by renue and 2 mited Retar wo require tage require the ground to M has timely	and Zoning Commission voted 7-3 to DENY a request from y Garrett Piklapp (officer), for approval of a Site Plan for 2723 41 st Place, to allow redevelopment with a 7,759-square all Sales use and including Type 2 design alternatives to (1) ed entrances on a primary frontage facade, calculated at one red pursuant to Municipal Code Section 135-2.5.3.D.20, and and floor of the primary frontage facade, which requires a funicipal Code Sections 135-2.5.3.D.18 and 135-3.8.3; and appealed to the City Council pursuant to Municipal Code ite Plan, including both above-described Type 2 design
follows: 1. The City C Chambers, which time	ouncil s City Ha the City lerk is l	shall co all, 400 Counc hereby	nsider Rober il will authori	the appeal t D. Ray I hear both t zed and d	by Fareway Stores, Inc. at a public hearing in the Council Drive, Des Moines, Iowa, at 8:00 a.m. on July 12, 2021, at those who oppose and those who favor the proposals. irected to publish notice of said hearing in the form hereto owa Code.
			МО	VED by	to adopt.
FORM API /s/ Glenna I Glenna K. I	K. Fran	k			(10-2021-7.48)
COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT	CERTIFICATE
COWNIE					I, P. KAY CMELIK, City Clerk of said City hereby
BOESEN					certify that at a meeting of the City Council of said
GATTO					City of Des Moines, held on the above date, among other proceedings the above was adopted.
GRAY					
MANDELBAUM					IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first
VOSS					above written.
WESTERGAARD	-		_		
TOTAL MOTION CARRIED	<u></u>		API	PROVED	
				-	
					City Clerk

Mayor

My name is Jay Cox-Kozel. I'm the owner of Back Country at 2702 Beaver Avenue and the current Treasurer for the Beaverdale Neighborhood Association, though my comments today are not on behalf of its Board of Directors. At a meeting of this Commission last fall, I spoke in favor of the applicant's request to be rezoned to MX3. I was then and remain today excited about this development and its potential to become a cornerstone of the Beaverdale business district.

That said, I worry that the proposed site plan is neither inviting nor particularly accessible to pedestrian patrons of our commercial corridor, despite the applicant's repeated claims that the walkability of the Beaverdale business district is one of the features that most interested them in the site. I agree that walkability is one of the main assets of our neighborhood's commercial area, and I believe it is critical to our future as well. Indeed, the City of Des Moines, as well as other entities both public and private, spent considerable resources less than a decade ago on a streetscape project along Beaver Avenue to enhance and ensure the walkability of the area in perpetuity.

The shape of the site in question and the surrounding traffic patterns undoubtedly present some design challenges, to which I'm sympathetic. For instance, I understand the applicant's desire to have their main entrance face their parking lot, particularly after committing so much capital—financial and otherwise—to acquiring the scale of parking lot it appears they will have. And I don't doubt that this orientation means that including pedestrian access from Beaver Avenue presents challenges with regard to the interior floor plan of the business. But I also trust that the applicant has many talented and well-compensated people capable of meeting just such a challenge. I would also submit that this request—that there be prominent pedestrian access from Beaver Avenue—was utterly predictable, and the extent to which it wasn't foreseen by the applicant reflects a shortcoming in their design and public outreach processes rather than grounds for an exemption from zoning requirements with which they were surely familiar.

That a business in the heart of Beaverdale's business district should have prominent pedestrian access on Beaver Avenue seems to me so self-evident that I struggle to even articulate discrete reasons why. I trust that those of you familiar with the neighborhood will agree. So, at the risk of hyperbole, I think it will suffice to say that such an access is necessary both for the applicant to fulfill its long-stated commitment to build to suit the neighborhood, and also to avoid having its literal back turned toward the business community it seeks to join.

As regards the matter of ground floor transparency, while I'm certain that an unimpeded, behind-the-scenes view of the goings-on of a meat counter wouldn't be a highlight of the Beaverdale business district experience, incorporating enough translucency that passersby can at least sense the activity and bustle inside the business would add to the sense of vibrancy in the neighborhood's commercial area.

I am eager to welcome the applicant to the neighborhood, but I ask that they amend their site plan to reflect and enhance the aspect of our business district that drew them to it in the first

place, and which they have promised to maintain: walkability. I believe this can be done in three ways. First, as City Staff has recommended, incorporate a more prominent, two-way pedestrian access point on Beaver Avenue, to remain open during business hours. Second, and as City Staff has also recommended, use glass with a higher transmittance factor on the facades along both Beaver and Urbandale Avenues. And lastly, as some of the residents of 41st Place have requested, make the westernmost parking lot access exit-only to reduce points of conflict between vehicles and pedestrians.

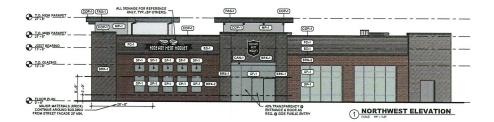
Fareway Stores, Inc., Vicinity of 2716 Beaver Avenue

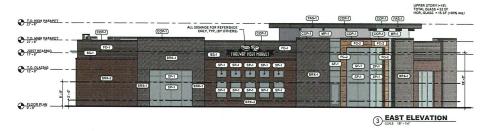
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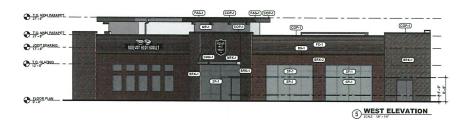


1 inch = 108 feet









PROPOSED MATERIAL PALETTE OPTIONS:

BRICK COLOR OPTIONS OR SIMILAR:



FIBER CEMENT CLADDING COLOR OPTIONS OR SIMILAR:

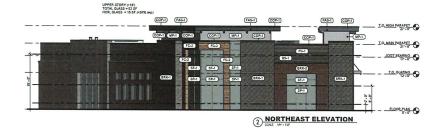


METAL PANEL COLOR OPTIONS OR SIMILAR:



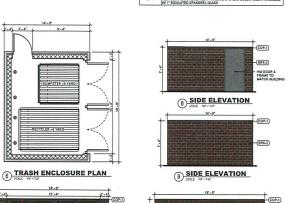
TRIM / FASCIA COLOR OPTIONS OR SIMILAR:







EXTERIOR MATERIAL LEGEND						
MAT. LABEL	MATERIAL DESCRIPTION					
BRK-1	4" FULL-DEPTH MODULAR BRICK SYSTEM; INSTALLED IN RUNNING BOND PATTERN; SIOUX CITY BRICK (OR APPROVED EQUAL); COLOR: CARBON BLACK; MORTAR; POWTER					
BRK-2	4" FULL-DEPTH MODULAR BRICK SYSTEM; INSTALLED IN RUNNING BOND PATTERN; SIOUX CITY BRICK (OR APPROVED EQUAL); COLOR: PLUM VELOUR; MORTAR: PEWITER					
BS-1	FULL-DEPTH BRICK SILL SYSTEM: INSTALLED IN SOLDIER COURSE PATTERN; SLOPED; COLOR; CARBON BLACK; MORTAR; PEWTER					
CAN-1	PRE-FINISHED, PRE-ENGINEERED, ALUMINUM CANOPY SYSTEM W/ DOWN ROD SUPPORTS (INSTALLED PER MFR.: COLOR: CLEAR ANODIZED - SUPPRILUMIDECK FLAT SOFFIT. CANTILEVER (MAPES OR APPROVED EQUAL					
COP-1	PRE-FINISHED METAL COPING SYSTEM; COLOR: MATCH ADJACENT MATERIAL TYP.					
FAS-1	PRE-FINISHED METAL FASCIA PANEL: COLOR: MATCH COP-1, TYP.					
FC-1	FIBER CEMENT CLADDING SYSTEM (INSTALLED PER MFR.); INSTALLED HORIZONTALLY; COLOR: BARK					
FC-2	FIBER CEMENT CLADDING SYSTEM INSTALLED PER MFR.: INSTALLED HORIZONTALLY; COLOR: CEDAR					
мр-1	METAL PANEL SYSTEM (INSTALLED PER MFR.); INSTALLED HORIZONTALLY; STYLE: TBD; COLOR: LIGHT GRAY					
SF-1	T.B. ALUMNUM STOREFRONT FRAMING SYSTEM; COLOR: CLEAR ANODIZED W/ 1" INSULATED VISION GLASS: CLEAR W/ LOW-E COATING					
SP-1	T.B. ALUMINUM STOREFRONT FRAMING SYSTEM; COLOR: CLEAR ANODIZED W/ 1" INSULATED SPANDREL GLASS					





MATERIAL CALCULATIONS

NORTHWEST ELEVATION: 1,5M SF TOTAL (Excluding 1,178 SF TOTAL (Excluding 1

ALL STOREFRONT WINDOWS SHALL BE A MINIMUM OF 80% TRANSMITTANCE FACTOR & HAVE A REFLECTANCE FACTOR NOT GREATER THAN 0.25. ALL WINDOWS, OTHER THAN STOREFRONT GLASS, SHALL BE A MINIMUM OF 50% TRANSMITTANCE FACTOR & HAVE A REFLECTANCE FACTOR NOT GREATER THAN 0.25.



FAREWAY MEAT MARKET

2716 BEAVER AVE. DES MOINES, IA

24'x36" SHEET (FULL SIZE) - SCALE IS AS NOTED. 12'x18" SHEET (HALF SIZE) - SCALE IS ONE-HALF OF WHAT IS NOTED OTHER SHEET SIZES NOT TO SCALE

simonson simonson & associates architects LLC
1717 ingersoll avenue suite 117 des moines la 50309
202 515 440 5626 www.simonsonsesoc.com







SITE PLANS **FOR** FAREWAY - BEAVERDALE

CITY OF DES MOINES, POLK COUNTY, IOWA

OWNER / DEVELOPER

PROPERTY ADDRESS

ARCHITECT
SIMONSON & ASSOCIATES
1717 INGERSOLL AVE SUITE 117
DES MOINES, IA 50309
CONTACT: SCOTT SNYDER
(515)-440-5626

ENGINEER
SNYDER & ASSOCIATES
2727 SW SNYDER BLVD.
ANKENY, IA 50023
CONTACT: TIM WEST
(515)-984-2020





Index of Sheets Sheet Title Sheet Number TITLE SHEET C101 PROJECT INFORMATION C200 DEMOLITION PLAN C300 DIMENSION PLAN C400 UTILITY PLAN C401 STORM SEWER PLAN C500 GRADING AND SITE ACCESSIBILITY PLAN C501 GRADING AND SITE ACCESSIBILITY PLAN C600 PLANTING PLAN C700 SITE DETAILS SITE DETAILS

License Number 412

License Number P24117
My License Renewal Date is December 31, 2022 Pages or sheets covered by this seal:

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- BEAVERDALE

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Project No: 120.0811 Sheet C100

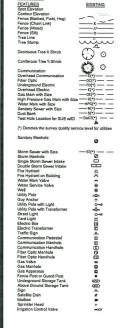
SITE PLAN APPROVAL:

☐ APPROVED ☐ APPROVED WITH CONDITIONS – SEE EXHIBIT "A"

IN ACCORDANCE WITH SECTION 135-9, 2019 DES MOINES MUNICIPAL CODE, AS AMENDED.

NO CHANGES TO THIS PLAN UNLESS APPROVED IN WRITING FROM THE COMMUNITY DEVELOPMENT DIRECTOR.

COMMUNITY DEVELOPMENT DIRECTOR:



LEGEND

UTILITY CONTACT INFORMATION UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 552005630.

G1-GAS MAIN
OE1-OVERHEAD ELECTRIC
UE1-UNDERGROUND ELECTRIC
UE5-UNDERGROUND ELECTRIC
MECDSMDesignLocatos@midamer S1-SANITARY SEWER STORM SEWER

WILWATER MAIN

CO1-COMMUNICATION

FO1-FIBER OPTIC

CLEAR PER MAP

CITY OF DES MOINES SEWER STEVE JOHNSON 515-237-1359 scjohnson@dmgov.org DES MOINES WATER WORKS JANA HODGES 515-283-8729 onecallmaps@dmww.com

CENTURYLINK TOM STURMER 303-453-9927 thomas.sturmer@centurylink.com CITY OF DES MOINES TRAFFIC MARK FOLVAG 515-283-4109 malolvag@dmgov.org

IOWA COMMUNICATIONS NETWORK SHANNON MARLOW 800-572-3940 von.call@iowa.gov

DATE OF SURVEY

BENCHMARKS

TV OF DES MOINES VERTICAL DATUM OF 1988 (NAVD68 - GEOID12A)
TN DERIVED - US SURVEY FEET

CONVERSION FROM CITY OF DES MOINES VERTICAL DATUM TO NORTH AMERICAN VERTICAL DATUM OF 1986 (NAVIOSB) IS (1977394 BM500 N-5900588 4E 1959077.55 ELEV-1816 ST OLD HAME OF ARROW ON CLOW HYDRANT IN THE SOUTHWEST OLUDARNAT OF

CONTROL POINTS

IOWA STATE PLANE SOUTH COORDINATE SYSTEM NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET

CP1 N=590423,39 E=1592825,89 Z=188.05
CUT "X" IN CURB OF NORTH SIDE OF EAST BOUND LANE OF URBANDALE AVENUE, NORTHWEST CORNER OF SITE.

CP2 N=560352.72 E=15803074.46 Z=184.88
CUT "X"15" NORTH OF POWER POLE IN THE NORTHEAST
QUADRANT OF BEAVER AVENUE & URBANDALE AVENUE, NORTHEAST
CORNER OF SITE.

CP3 N=580147.14 E=1583106.62 Z=187.21
CUT "X" 1" EAST OF EAST CURB OF BEAVER AVENUE 150" SOUTH
OF URBANDALE AVENUE, SOUTHEAST CORNER OF SITE.

CP4 N=500154.05 E=1502927.08 Z=188.10
CP4 N=500154.05 E=1502927.08 Z=188.10
CP5 TX IN CURB 4 SOUTHWEST OF LIGHT POLE AT THE
SOUTHWEST CORNER OF PARKING LOT, SOUTHWEST CORNER OF
SITE.

CP5 N=590276.67 E=1592895.86 Z=188.04 MAG NAIL IN ASPHALT PARKING LOT 25' WEST OF POWER POLE WITH LIGHT, WEST CENTER OF SITE.

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PLAN DOCUMENTS. BUILDING CORNERS AND BUILDING LINES SHOULD BE
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D. ALL WORK IN THE CITY R.O.W. SHALL BE DONE IN ACCORDANCE WITH THE SUDAS AND THE CITY OF DES MOINES GENERAL SUPPLEMENTAL SPECIFICATIONS TO SUDAS EFFECTIVE AT THE TIME OF PLAN APPROVAL.

E. ALL DIMENSIONS ARE TO BUILDING FACE, BACK OF CURB OR TO PROPERTY LINE UNLESS OTHERWISE NOTED.

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G. EXERCISE EXTREME CARE WHEN PERFORMING ANY OF THE NECESSARY SAWCUTTING OPERATIONS FOR THE REMOVAL OF THE SUSTING SAWCUTTING OPERATIONS FOR THE REMOVAL OF THE SUSTING UTILITIES LINLESS NOTED OTHERWISE, CONTRACTOR TO REPUR ANY DATE OF THE MANY ADMINISTRATION OF THE DESTING PAYEMENT AREAS TO THE REAREST JOINT OR AS DIRECTED BY THE ENGINEER.

H. CLEAR AND GRUB TREES, BRUSH, AND VEGETATION AS SHOWN ON PLANS AND AS APPROVED BY OWNER, DISPOSE OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.

ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL SERVICES IN UTCD.)

J. ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS,

K. CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES MECESSARY TO PROTECT AGAINST SILTATION, EROSION, AND DUST POLLUTION OF PROJECT STEE AND NOT FEATER DEPOSIT AREA USED FOR THIS PROJECT, COMPLY WITH SOIL EROSION CONTROL REQUIREMENTS OF THE PROJECT COMPLY WITH SOIL EROSION CONTROL REQUIREMENTS OF PREVENT SERVINE TROM DETERMENT AND ASSOCIATION OF PROJECT SERVINE SERVINE TROM DETERMENT AND ASSOCIATION OF PROVIDED FOR THIS PROJECT.

DO NOT RESTRICT DRAINAGE CHANNELS AND PROTECT ALL EXISTING DRAINAGE STRUCTURES UNLESS OTHERWISE NOTED. CONTRACTOR IS FULLY LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR THE HANDLING OF STORM WATER FLOW DURING CONSTRUCTION.

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THE CONTRACTOR SHALL CONFINE ALL CONSTRUCTION ACTIVITIES TO THE CONSTRUCTION LIMITS SHOWN UNLESS OTHERWISE AUTHORIZED BY THE OWNER IN WHITHING, CONTRACTOR TO COORDINATE SITE ACCESS, CONSTRUCTION STAGING, AND STORAGE OF MATERIALS AND EQUIPMENT ON THE PROJECT SITE WITH OWNER.

CONTRACTOR SHALL BE RESPONSIBLE FOR MATERIALS AND EQUIPMENT DURING NON-WORKING HOURS. THE CONTRACTOR WILL NOT BE PRIMITED TO PARK VEHICLES OR STORE EXOUPMENT AND MATERIALS WITHIN THE PUBLIC RIGHT-OF-WAY, UNLESS APPROVED IN WRITING PRIO TO CONSTRUCTION ACTIVITIES.

ALL HOLES RESULTING FROM OPERATIONS OF THE CONTRACTOR, INCLUDING REMOVAL OF POSTS, UTILITY POLES, OR FOUNDATION INCLUDING REMOVAL OF PLOSTS, UTILITY POLES, OR FOUNDATION FRUITCHIRES SHALL BE FILLED AND INCUSSIOLATED TO FINISHED GRADE AS APPROVED BY THE DEVINIGER TO PREVENT FUTURE SETTLIBEART. THE VIDES SHALL BE FILLED AS SOON AS PRACTICAL, PREPARALY THE DAY CREATED AND IOL LIET HAT THE FOLLOWING DAY. THIS VIDES SHALL BE CONSIDERED INCIDENTAL TO OTHER BIOL ITEMS IN PROJECT.

Q. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING DIRT AND DEBRIS DEPOSITED BY CONSTRUCTION ACTIVITY OFF STREETS, DRIVEWAYS, AND SIDEWALKS IN A TIMELY MANNER.

R. MATERIAL TESTING SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIALS REQUIRED FOR LABORATORY TESTS IN ACCORDANCE PROJECT SPECIFICATIONS.

S. ALL EXISTING UTILITY APPURTENANCES LOCATED WITHIN CONSTRUCTION LIMITS SHALL BE ADJUSTED TO FINISHED GRADE BY THE CONTRACTOR LIMITES SPECIFICALLY MOTED OTHERWISH.

CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OR RE-ESTABLISHMENT OF SURVEY MONUMENTS (PROPERTY PINS AND SECTION CONNESS) WHICH ARE DESTROYED DUE TO CARELESSNE CONTRACTOR SHALL NOTIFY ENDINEER AT LEAST TWO DAYS IN EXPONENT OF THE PROPOSED IMPROVEMENT PRESERVE MONUMENTS DUE TO THE PROPOSED IMPROVEMENT.

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PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETED.

W. LENGTH OF UTILITIES SHOWN PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE, BACKFILL WITH SUITABLE MATERIAL AND COMPACT AS SPECIFIED.

Y. A SIDEWALK/DRIVE APPROACH PERMIT IS REQUIRED (CHAPTER 102, ARTICLE II, DIVISION 1, DES MOINES MUNICIPAL CODE).

Z. PRIVATE WATER AND SEWER SERVICE MUST MEET UNIFORM PLUMBING CODE (UPC) AND ALL CITY OF DES MOINES AMENDMENTS TO UPC, DEVELOPENCOMPACTOR IS RESPONSIBLE FOR VERIFYING PIPE MATERIAL REQUIREMENTS PRIOR TO CONSTRUCTION.

AA, A GRADING PERMIT, PER CITY CODE INSPECTION 42-182, IS REQUIRED TO BE SUBMITTED TO THE CITY PRIOR TO CONSTRUCTION AND COMPLETED BY THE APPLICANT'S ENSINEER BEFORE A CERTIFICATE OF COMPLETION CAN BE ISSUED,

BB. (TAX ABATEMENT PROJECTS ONLY) ANY GROUND-MOUNTED OR WALL-MOUNTED UTILITIES AND METERS SHALL BE SCREENED AND NOT VISIBLE FROM A PUBLIC STREET.

CC. (TAX ABATEMENT PROJECTS ONLY) ANY WALL-MOUNTED UTILITIES SHALL BE SCREENED ON ALL SIDES AND FINISHED TO MATCH BUILDING.

DD. (TAX ABATEMENT PROJECTS ONLY) ALL UTILITIES SHALL BE UNDERGROUND,

EE. (TAX ABATEMENT PROJECTS ONLY) SIGNAGE SHALL BE MONUMENT OR DIRECTORY BUT IN NO CASE SHALL BE POLE SIGNAGE,

ZONING BOARD OF ADJUSTMENT INFORMATION

MEETING DATE: JANUARY 27, 2021

DOCKET NUMBER: ZON 2020-00157

ANY SALE OF LIQUOR, WINE ANDOR BEER SHALL BE ANCILLARY TO A "RETAIL SALES, LIMITED" USE, WHERE NO MORE THAN 40% OF GROSS RECEIPTS FROM SALES ON THE PREMISES MAY BE DERIVED FROM THE SALE OF ALCOHOLIC LIQUOR, WINE, BEER ANDOR TOBACCO PRODUCTS.

2. ANY BUSINESS SELLING LIQUOR, WINE AND/OR BEER SHALL OPERATE IN ACCORDANCE WITH THE NECESSARY PERMIT OR LICENSE OBTAINED THROUGH THE OFFICE OF THE CITY CLERK AS APPROVED BY THE CITY COUNCIL.

3. THE BUSINESS SHALL CONSPICUOUSLY POST 24-HOUR CONTACT INFORMATION FOR A MANAGER OR OWNER OF THE BUSINESS NEAR THE MAIN PURIL C ENTRANCE.

THE BUSINESS SHALL INSTITUTE A STRICT NO LOITERING POLICY, CONSPICUOUSLY POST ONE OR MORE "NO LOITERING" SIGNS, AND COOPERATE WITH POLICE IN ADDRESSING LOITERING ON THE PREMISES.

5. THE BUSINESS SHALL NOT DISPENSE ALCOHOLIC BEVERAGES FROM A DRIVE-THROUGH WINDOW, ITHIS DOES NOT PRECLUDE DELIVERY PICKUP OF ALCOHOLIC BEVERAGES WHERE THE PROPERLY VERIFIED POINT OF SALE OCCURRED PREVIOUSLY WITHIN THE PREMISE.)

UTTER AND TRASH RECEPTACLES SHALL BE LOCATED AT CONVENIENT LOC INSIDE AND OUTSIDE THE PREMISES, AND OPERATORS OF THE BUSINESS S REMOVE ALL TRASH AND DEBRIS FROM THE PREMISES AND ADJOINING PUT ON A DAILY BASIS.

7. PARKING AREAS PROVIDED FOR THE USE OF CUSTOMERS OF THE BUSINESS SHALL BE ILLUMNATED AT AN INTENSITY OF AT LEAST ONE FOOTCANGLE OF LIGHT ON THE PARKING SURFACE AT ALL TIMES. THE ENTIRE SITE SHALL BE LANDSCAPED AND LLUMNATED SO AS TO MININGE HIGHING PLACES FOR POSSIBLE CRIMINAL ACTIVITY.

8. ANY CONSTRUCTION ON THE SITE SHALL BE IN COMPLIANCE WITH ALL APPLICABLE BUILDING AND FIRE CODES, AND SITE PLAN REVIEW IN ACCORDANCE WITH CHAPITER 135 AND WITH ISSUANCE OF ALL NECESSARY PERMITS BY THE PERMIT AND DEVELOPMENT CONTEN.

8. IF THE ZONING ENFORCEMENT OFFICER DETERMINES AT ANY TIME THAT THE OPERATION OF THE BUSINESS BECOMES A NUISANCE OR EXHIBIT S PATTER VOLATING THE CONDITIONS GET FORTH IN THE CONDITIONAL USE OF THE RECOMMENDED CONTAINED IN CITY CODE SECTION 134-3.3.1, THE ZONING EDUCATION OF THE CONDITIONAL USE OF THE CONDITIONAL USE OF THE CONDITIONAL USE.

ZONING NOTES/REQUIREMENTS

SITE AREA

LOTS 29, 30 AND 31, AND THE NORTH HALF OF LOT 32 IN GRASSMERE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA; AND LOT "A" AND "B" IN GRASSMERE NO. 2. AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES

PROPOSED LAND AND BUILDING USES (TABLE 134-3.1-1)

MX3 MIXED USE

ALCOHOLIC LIQUOR, WINE OR BEER SALES (TABLE 134-3.1-2) NO MORE THAN 40% OF GROSS RECEIPTS FROM SALES FROM THE PREMISES MAY BE DERIVED FROM THE SALE OF ALCHOLIC LIQUOR, WINE OR BEER OR

IMPERVIOUS AREA EXISTING: 23,520 SF ADDITIONAL PROPOSED: 1 680 SE TOTAL: 25,200 SF

PROPOSED BUILDING TYPE (TABLE 135-2.2-1) STOREFRONT, 135-2.5

PROPOSED BUILDING AREA AND USE BREAK-DOWN

TOTAL BUILDING: 7.453 SF GROCERY SALES: 4 405 SE

BACK OF HOUSE: 3,048 SF

NUMBER OF EMPLOYEES AT MAX SHIFT (PER USE) GROCERY SALES: 8 EMPLOYEES

BACK OF HOUSE: 10 EMPLOYEES

7,453 SF OF BUILDING PROPOSED

ONE STORY (27-6" HT)

PARKING CALCULATIONS (TABLE 135-8.4-1)

RETAIL SALES, 1 STALL PER 400 SF 7,453 SF DIV 400 SF = 18,63, USE 19 STALLS REQUIRED

40 STALLS PROVIDED ON-SITE, +3 ON-STREET PARALLEL STALLS ALONG

LOADING SPACE REQUIREMENT (TABLE 135-6.11-1) 0-24,999 SF OF BUILDING REQUIRES 0 LOADING SPACES

BICYCLE PARKING RATIO (TABLE 135-6,3-1)

RETAIL SALES REQUIRES 1 SPACE PER 4,000 SF OF BUILDING SF 7,453 SF DIV 4,000 SF = 1.88 USE 2 SPACES REQUIRED 2 SPACES PROVIDED

TRAFFIC STUDY TRAFFIC STUDY PREPARED BY BOLTEN & MENK, OCTOBER 20, 2020 BMI PROJECT NUMBER T43 119789

EAVE INFORMATION $\overline{\mathbf{m}}$. REWAY PROJECT ₹

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Scale: Sheet

CITY COMMENTS D REVISION Chacked By: TLW Date: 02-24-2021

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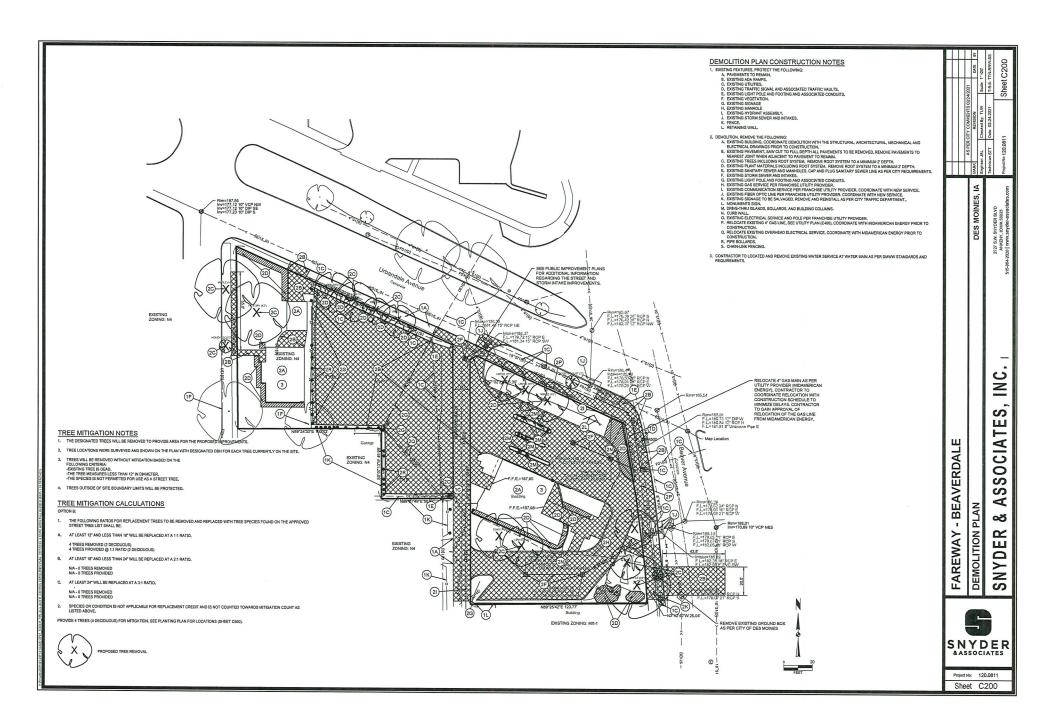
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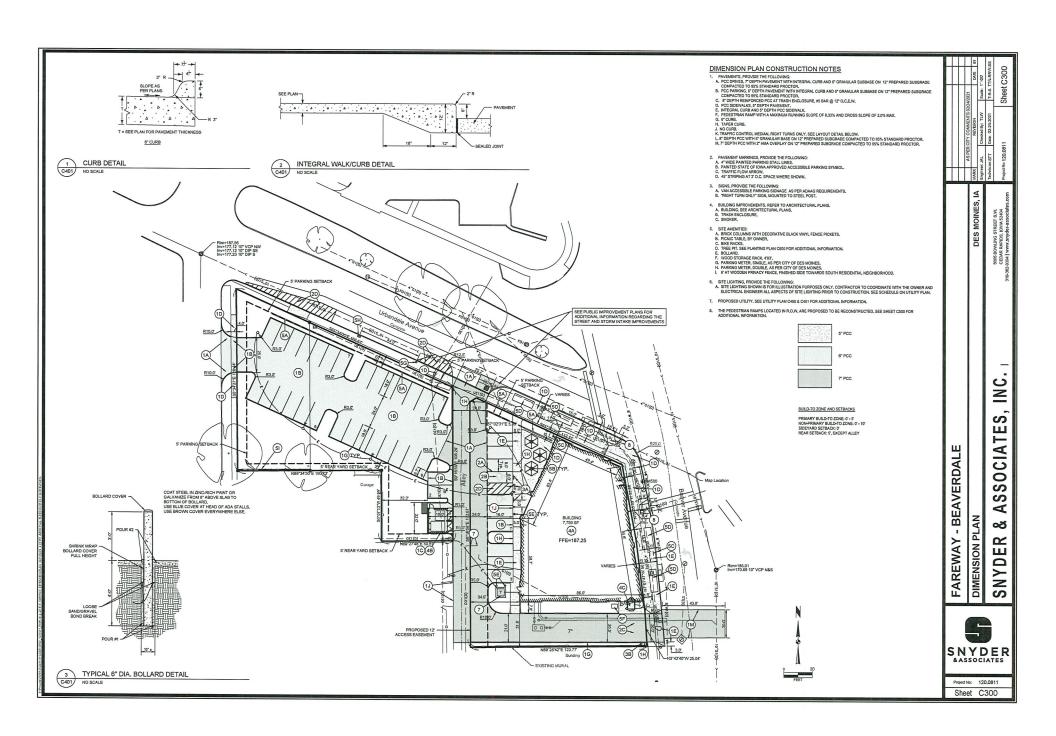
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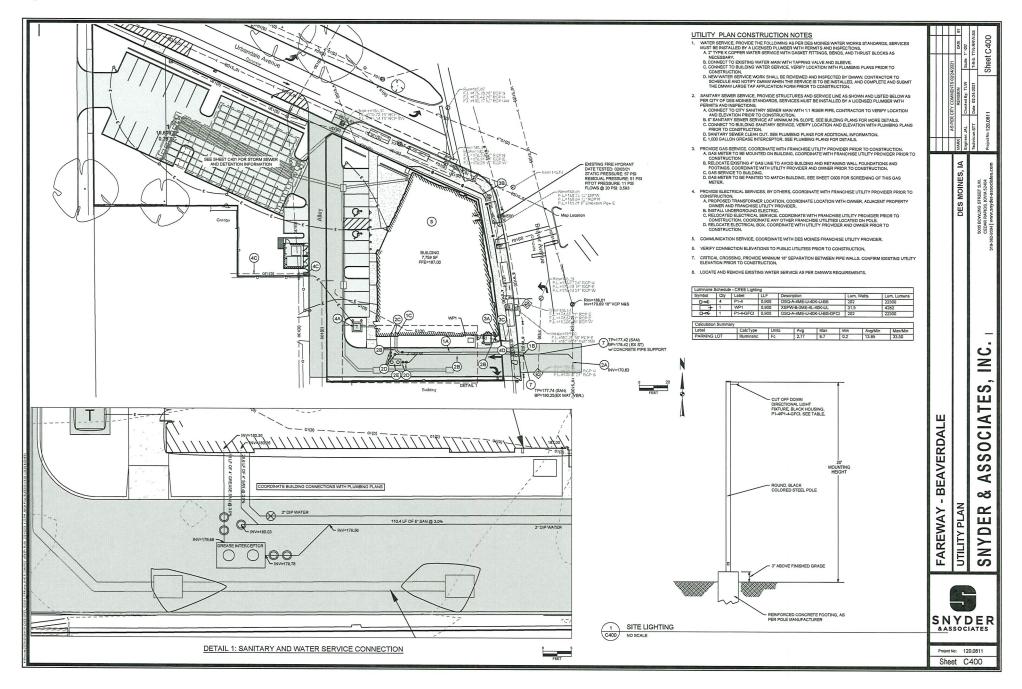
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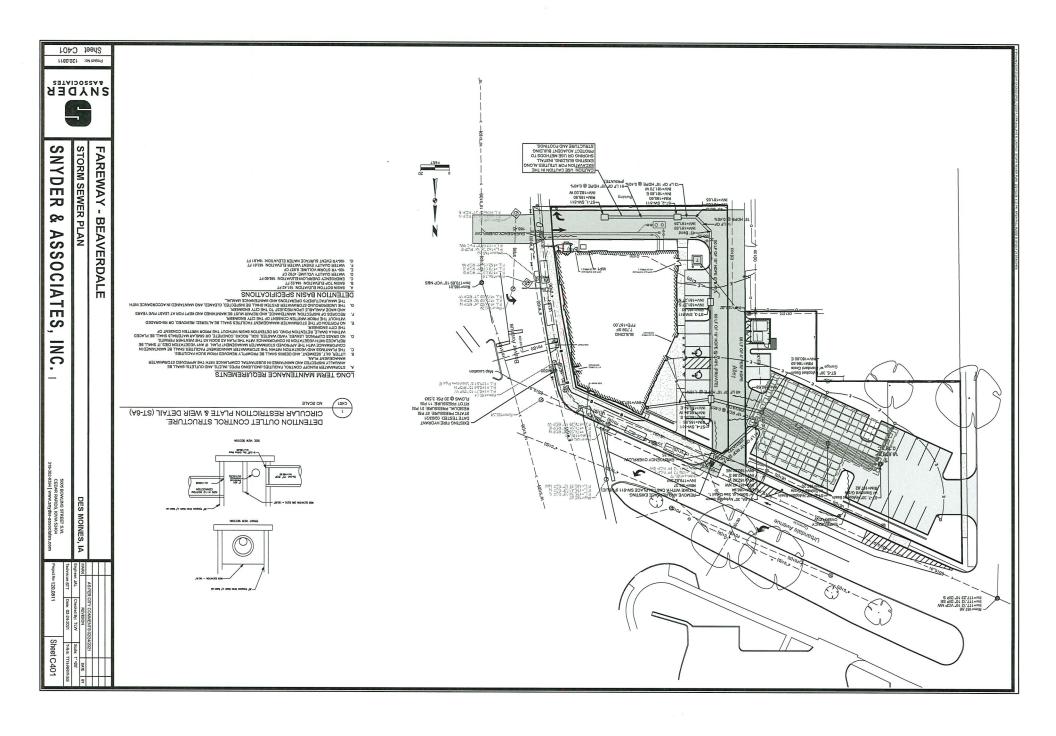
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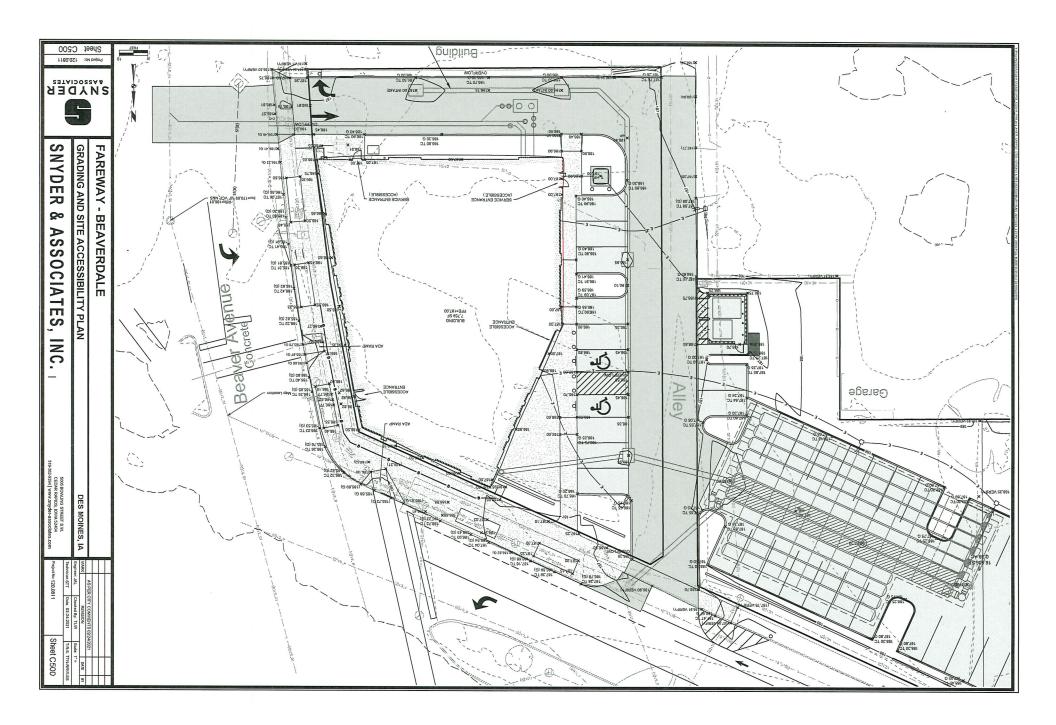


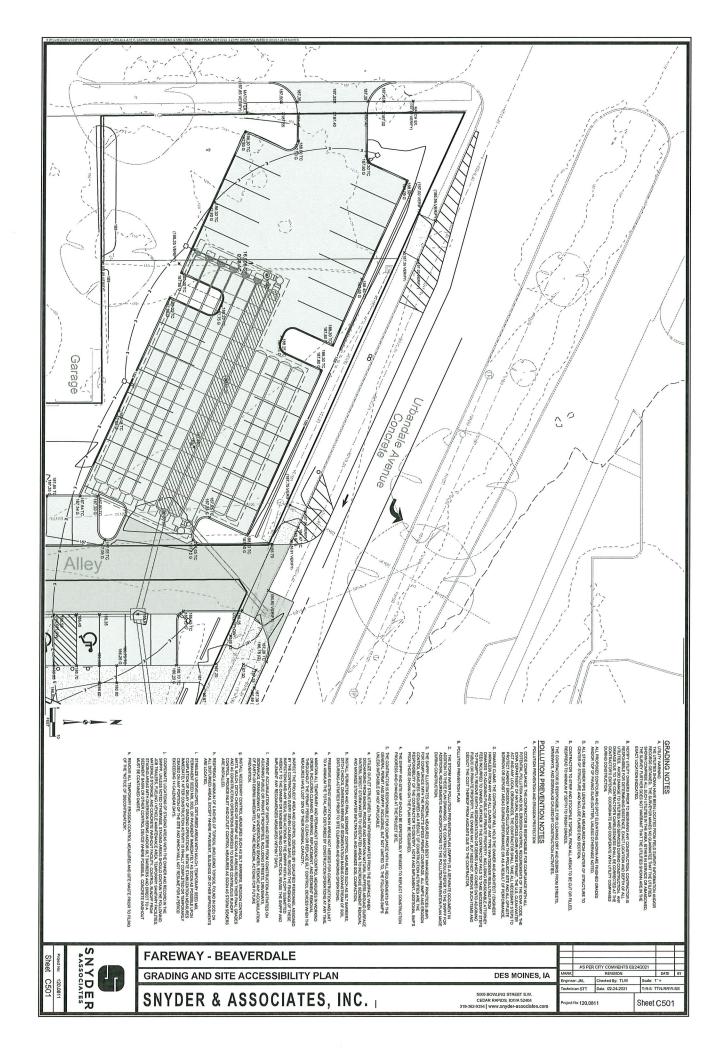










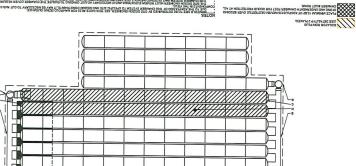


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Lobert yo. 150'0911 ZUGGE CEOO	STZS SW. SWDER BLVD ANSTRUM SWDE	SNY PERVERDALE SUYDER & ASSOCIATES, INC. SOUTH STATES SOUTH ST
WYSK KEARION DYE BL VE BED CILL COWNENIS 03/54/5051	DES MOINES, IA	PANS CONTING PLAN SANS CONTING PLAN AND SAN
PLANTING PLAN GENERAL NOTES A UNITYWANDS A	1. THE STEEPALL SE MANTANED IN COINTLANCE WITH ALL CITY CODE APPLICABLE ON THE DATE OF SITE PLAN APPROVAL. 1. AL RECORDING MEDIANISACE LEGISLINGHER MAY SEES WITH ARCHITECTURAL SCREENING EDUAL TO THE HEIGHT OF K. ALL UITH TO LIES AND SERVICE LINES ARE THE CLOKED UNDERSHOOT SEES WITH ARCHITECTURAL SCREENING EDUAL TO THE CONTROL MAY SEED AND SEED TO SEED AND SEED TO SEED AND SEED AND SEED TO SEED AND SEED	A
29 1-20 PRECAST CAP 3 HEBHY BLOCK STEEL CONWENTIAL EPOCE COLUMNS COLUMN	NNRY COLUMN AND FENCE TO STATE THE REGION INTERESTED INTERES INTERESTED INTERESTED INTERESTED INTERESTED INTERESTED IN	EDISTING MUREN. DISTING MUREN
	Company of the compan	P P PLANTING PIT DETAILS
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Sheet C700 Project No: 120,0811 & ASSOCIATES SNYDER SITE FAREWAY -NYDE 70 Ço BEAVERDALE S S OCIATE S Z <u></u> DES MOINES, IA

MAY LOW CONSULPCINOR. SHE INOU IS USE SPREADON MERCADE OUT, OUT CONTROL THE RESERVENCE CONTROL CONTROL CONTROL THE VARIABLE OUT CONTROL THE RESERVENCE OUT CONTROL THE VARIABLE OUT CONTROL THE VARI MOL FOR CONSTRUCTION: THE LATURE FOR DIMPRISHAL PRIPOSES ONLY TO PROVE CONCEPT & THE RECURSED STORAGE VALUE CON BE ACHIEVED ON SITE.



		N. SEE DELYIF	н	MSPECTION PORT	Perio	_			
8,0 CFS OUT	_	30. DRWELER (DESIGN BA ENGMEER)	Ð	(133100) ISAG403FN	261		ROLLOW OF STONE:		
144 CFS IN		30. DOWNELER (34.00" SUMP MIN)	d	PLUS ROW)	200		14. ECOLYTON HOW PLUS NAVERT:	CYSTEM PERINETER (I)	Y 7 7 7 7
	.09'1	IS. x IS. BOLLOW WANIFOLD, ADS N-12	3	GJOHNAM	50 C		THEY HE ROLLOW MANIFOLD INVENT:	SASTEM MHEA (SF)	6957
	.00'\$	III. * IB. LOP MANIFOLD, ADS N-12	a	MANIFOLD MANIFOLD	100	_	IL 4 IR, TON MYMILOTO MAERI. TON ON 20-140 CHARRER	COVER STONE INCLUDED)	
	1.60*	INTEGRATION PREFABRICATED END CAP, PARTE: SC/40EPE188 / TYP OF ALL 18" BOTTOM CONVECTIONS	0	PREFABRICATED END CAP					
	10,2	IR, JOB BREFARRICATED END CAP, PARTE SCHOEPEIBT / TYP OF ALL 18" TOP CONNECTIONS	- 8	PREFABRICATED END CAP	4.5	-	MINIMON ALLOWABLE GRADE (BASE OF RIGHD CONCRETE PAVEMENT).	STONE VOID	10
	-01.0	24" BOTTOM PREFERRICATED END CAP, PARTE: SCHOEPEZHER / TYP OF ALL 24" ISOLATOR ROW PLUS CONNECTIONS		PREFABRICATED END CAP			WINDUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC) WINDUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC) WINDUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC)	STONE BELOW (in)	
WOJI XAM			IUOYAL	34YT TRAS	70		MACINION ALLOWABLE GRADE (TOP OF PAVEMENTANIAN ALLOWAND)	STORMLECH SCHOLDEND CAPS STORMLECH SCHOLDEND CAPS	177
GE OF CHAMBI	AS 3/10E	A 183/M.	NO MET				PROPOSED ELEVATIONS	PROPOSED LAYOUT	

A PROPERTY OF A PORT METODARY CHARGES DAMAGES BY THE TOURF AND PURTY METHOCARE DATED MUDES THE ETORMITECH. Use of a costs to the receivest stone between the cours of charges and cause damages to the charges and is not an

2. FULL 30" (900 mm) OF STABILZED COVER MATERIALS OVER THE CHAMBERS IS RECUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

IN IL AURO AND CALLER THE USE OF CARLES OF THE CONTROL AND A TELEPHONE OF THE CONTROL AND CALLED A CONTROL CALLED A CONT

STORY SCHOOL SHARE SHARE BE NATILED IN ACCORDANCE WITH THE SEGMENT ON COST MISSINGS

иотея гов соизтвистюм едигрмент

 ADS RECOMBNOS THE USE OF TLEXSTORM CATCH IT INSERTS DURING CONSTRUCTION FOR ALL MLETS TO PROTECT THE CUBS
STORMWATER MANACEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF. 9. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE D ENGINEER,

7. BAREDMBNT STONE GURRGLINGNO CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 344-2" (2046) mmp,

E. MANTANN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.

6. JONTS BETWEIN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE. 4. THE FOLNDATION STONE GHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS,

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2 STORMY TECH SC-740 CHAMBERS SHALL BE MSTALLED IN ACCORDANCE WITH THE "STORMITECH SC-21DSC

STORNITECH SCHOLD METHOD WITH THE INSTALLERS.

PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-740 SYSTEM

THE RELEASE OF THE PARTY IS A STATE OF THE PARTY OF THE P

A SECURE JOHT DURING DISTALLATION AND BACKFAL, THE HEIGHT OF THE CHAMBER JOHT SHALL NOT BE LESS

CHANGER ROWS SHALL RICKSES FOR NASPECTION,

BYPEDE FLOW OR LUIT ACCESS FOR NASPECTION,

COMMENS SWITT BE STORM LECH SCHOOL

SC-740 STORMTECH CHAMBER SPECIFICATIONS

DES MOINES, IA FAREWAY - BEAVERDALE

ADVANCED DRAINAGE SYSTEMS, INC.



	PROJECT NO.
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	ENGNEERED PRODUCT
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