



Date June 13, 2022

RESOLUTION HOLDING HEARING ON APPEAL BY KNAPP HOMES, LLC (OWNER) OF DENIAL BY PLAN AND ZONING COMMISSION OF TYPE 2 DESIGN ALTERNATIVES FOR PROPERTY LOCATED AT 4402 DOUGLAS AVENUE

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on April 21, 2022, its members voted 12-0 denying a request by Knapp Homes, LLC (Owner) for approval of a Site Plan including numerous Type 2 Design Alternatives for property located at 4402 Douglas Avenue, Des Moines, Iowa; and

WHEREAS, the Property is legally described as follows:

LOT 1, EXCEPT THE WEST 149.8 FEET AND THE NORTH 25 FEET OF LOT 2, EXCEPT THE WEST 149.8 FEET IN PHILPOTT ACRES, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD; and

WHEREAS, the Type 2 Design Alternatives requested were:

1. Waive the requirement of a primary build-to-zone of 0-5 feet, per Municipal Code Section 135-2.5.3.A.3.
2. Allow a primary frontage coverage of 15%, which is 45% less than the minimum 60% required, per Municipal Code Section 135-2.5.3.A.2.
3. Waive the requirement for 65% transparency on the primary façade measured between 2 feet and 8 feet, per Municipal Code Section 135-2.5.3.D.18.
4. Waive the requirement for the primary frontage entrance to be recessed between 2 feet and 8 feet, per Municipal Code Section 135-2.5.3.D.21.
5. Waive the requirement for a primary frontage entrance per Municipal Code Section 135-2.5.3.D.20.
6. Waive the requirement for a drive-through facility to be located on the rear or interior side of the building, fully screened by the building from a primary street, per Municipal Code Section 135-2.22.3.D.1; and

WHEREAS, Knapp Homes, LLC has timely appealed to the City Council pursuant to Municipal Code Section 135-9.3.9.B seeking to have the Site Plan, including the foregoing Type 2 design alternatives thereto, approved; and

WHEREAS, on May 23, 2022, by Roll Call No. 22-0782, it was duly resolved by the City Council that the appeal be set down for hearing on June 13, 2022 at 5:00 P.M. in the Council Chambers; and

WHEREAS, due notice of said hearing was published in the Des Moines Register, as provided by law, setting forth the time and place of hearing on said appeal; and



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WHEREAS, in accordance with said notice, those interested in said appeal and the proposed site plan, both for and against have been given opportunity to be heard with respect thereto and have presented their views to the City Council.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

1. Upon due consideration of the facts and any statements of interested persons and arguments of counsel, any and all arguments and objections to the Plan and Zoning Commission denial of the Site Plan for Property located at 4402 Douglas Avenue, and denial of the Type 2 design alternatives described above, are hereby received and filed and the public hearing is closed
2. The communications from the Plan and Zoning Commission and Knapp Homes, LLC are hereby received and filed.

Alternative A

Moved by _____, second by _____ to **DENY** the proposed Site Plan and Type 2 Design Alternatives described above, and thus uphold the denial by the Plan and Zoning Commission, and to make the following findings of fact in support of denial of the proposed Site Plan and Type 2 Design Alternatives:

1. Municipal Code Section 135-2.5.3.A.3 requires build-to-zone of 0-5 feet on primary frontage.
2. Municipal Code Section 135-2.5.3.D.18 requires 65% primary frontage ground story transparency measured between 2 feet and 8 feet.
3. Municipal Code Section 135-2.5.3.D.18 requires 65% primary frontage ground story transparency measured between 2 feet and 8 feet.
4. Municipal Code Section 135-2.5.3.D.21 requires the primary frontage entrance to be recessed between 2 feet and 8 feet.
5. Municipal Code Section 135-2.5.3.D.20 requires a principal entrance on the primary frontage façade.
6. Municipal Code Section 135.2.22.3.D.1. requires the drive-through facility to be located on the rear or interior side of the building and must be screened from a primary street.
7. The Douglas Avenue Corridor Plan establishes goals to improve accessibility to businesses, emphasizing walkability as a mode of transportation, and for any development to be built to the sidewalk of properties to create a focal point. The current layout of the building and drive-through facility and requested design alternatives do not meet the goals established in this corridor plan or the goals established by Plan DSM.
8. Installation of pedestrian access including a patio is integral to serving the pedestrian access to the site and as such is a necessary element for approval of the site plan.



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9. Owner has not met the burden required to demonstrate that the requested design alternatives meet the criteria for approval or that the result of the design alternatives would equal or exceed the result of compliance with the relevant sections of the Municipal Code.
10. Owner has not shown that its requested design alternatives are consistent with all relevant purpose and intent statements of the Planning and Design Ordinance and with the general purpose and intent of the comprehensive plan.
11. Owner has not shown that the requested design alternatives will not have a substantial or undue adverse effect on the public health, safety, and general welfare.
12. The Type 2 Design Alternatives as proposed by Owner should not be approved for the reasons stated above.

Alternative B

Moved by _____, second by _____ to **APPROVE** the proposed Site Plan and Type 2 Design Alternatives described above, subject to all administrative review comments and to make the following findings of fact in support of approval of the proposed Site Plan and Type 2 Design Alternatives:

1. Municipal Code Section 135-9.2.2.B.1 provides that design alternatives are intended to allow for relief from the Planning and Design Ordinance when “specific site features or characteristics of the subject property, including the presence of existing buildings, creates conditions that make strict compliance with applicable regulations impractical or undesirable.”
2. The applicant is proposing to construct a new 669-square-foot drive-through kiosk style building (Scooter’s Coffee).
3. Municipal Code Section 135-2.5.3.A.3 requires build-to-zone of 0-5 feet on primary frontage.
4. Municipal Code Section 135-2.5.3.A.2 requires 60% minimum primary frontage coverage.
5. Municipal Code Section 135-2.5.3.D.21 requires the primary frontage entrance to be recessed between 2 feet and 8 feet.
6. Municipal Code Section 135-2.5.3.D.20 requires a principal entrance on the primary frontage façade.
7. Municipal Code Section 135.2.22.3.D.1. requires the drive-through facility to be located on the rear or interior side of the building and must be screened from a primary street.
8. Applicant has shown that the build-to-zone requirement, primary frontage requirements on both street frontages, primary frontage entrance requirements, and drive-through placement requirements cannot be met because of building size and the room needed for circulation of the drive through lane.



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- 9. Municipal Code Section 135-2.5.3.D.18 requires 65% primary frontage ground story transparency measured between 2 feet and 8 feet.
- 10. Applicant has demonstrated that the transparency requirements cannot be met because the site contains a small building filled with food service equipment.
- 11. Applicant has demonstrated that a patio is not feasible at this location because the presence of a patio would require installation of a public restroom facility that is not supported at this location.
- 12. Owner has met the burden required to demonstrate that the requested design alternatives meet the criteria for approval or that the result of the design alternatives would equal or exceed the result of compliance with the relevant sections of the Municipal Code.
- 13. Owner has shown that its requested design alternatives are consistent with all relevant purpose and intent statements of the Planning and Design Ordinance and with the general purpose and intent of the comprehensive plan.
- 14. Owner has shown that the requested design alternatives will not have a substantial or undue adverse effect on the public health, safety, and general welfare.
- 15. For the reasons stated above, the Type 2 Design Alternatives as proposed by Owner should be approved, subject to all administrative review comments, and incorporated into the Site Plan.

APPROVED AS TO FORM:

/s/ Gary D. Goudelock
 Gary D. Goudelock
 Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
MANDELBAUM				
SHUEMAKER				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED		APPROVED		

CERTIFICATE

I, LAURA BAUMGARTNER, Acting City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

_____ Mayor

_____ Acting City
 Clerk

Date June 13, 2022

Agenda Item 71

Roll Call # _____

May 3, 2022

Communication from the City Plan and Zoning Commission advising that at their April 21, 2022 meeting, the following action was taken regarding a request from John Knapp (owner), represented by Adam Cockerill (officer), for review and approval of a Public Hearing Site Plan "Scooter's" located at 4402 Douglas Avenue, and for the following Type 2 Design Alternatives in accordance with City Code Sections 135-9.2.4(B) and 135-9.3.1(B).

- A) Waive the requirement of a primary build-to-zone of 0-5 feet, per City Code Section 135-2.5.3.A.3.
- B) Allow a primary frontage coverage of 15%, which is 45% less than the minimum 60% required, per City Code Section 135-2.5.3.A.2.
- C) Waive the requirement for 65% transparency on the primary façade measured between 2 feet and 8 feet, per City Code Section 135-2.5.D.18.
- D) Allow fiber cement board lap siding as a primary façade material, per City Code Section 135-4.2-1.D.
- E) Waive the requirement for the primary frontage entrance to be recessed between 3 feet and 8 feet, per City Code Section 135-2.5.3.D.21.
- F) Waive the requirement for a primary frontage entrance per City Code Section 135-2.5.3.D.20.
- G) Waive the requirement for a drive-through facility to be located on the rear or interior side of the building, fully screened by the building from a primary street, per City Code Section 135-2.22.3.D.1

COMMISSION RECOMMENDATION:

After public hearing, the members voted 12-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus	X			
Dan Drendel	X			
Leah Rudolphi	X			
Dory Briles				X
Abby Chungath	X			
Kayla Berkson				X
Chris Draper	X			
Jann Freed	X			
Todd Garner	X			
Johnny Alcivar	X			
Justyn Lewis	X			
Carolyn Jenison	X			
William Page	X			
Andrew Lorentzen	X			
Emily Webb				X

DENIAL of the requested Type 2 Design Alternatives and Public Hearing Site Plan.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends denial of the requested Type 2 Design Alternatives and Public Hearing Site Plan.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

- 1. Purpose of Request:** The applicant is proposing to construct a new 669-square-foot drive-through kiosk style building (Scooter’s Coffee). The site was previously a vacant gas station. Staff analysis of the proposal can be found in Section II of the report.
- 2. Size of Site:** 0.57 acres (approximately 25,046 square feet).
- 3. Existing Zoning (site):** “MX3” Mixed Use District.
- 4. Existing Land Use (site):** The property is currently a vacant gas station.
- 5. Adjacent Land Use and Zoning:**

North – “MX3”; Use is a pharmacy (Walgreens).

South – “MX1, PUD”; Uses are vacant land, commercial retail, bar, and dry cleaners.

East – “MX1”; Use is a gas station (Casey’s).

West – “MX1”; Use is auto repair (Beaver Auto Repair).

6. General Neighborhood/Area Land Uses: The subject property is located southwest of the Douglas Avenue and Beaver Avenue intersection.

7. Applicable Recognized Neighborhood(s): The subject property is located within the Beaverdale Neighborhood. The neighborhood association was notified of the March 17, 2022 public hearing by mailing of the Preliminary Agenda on March 25, 2022, and by mailing of the Final Agenda on March 11, 2022. Additionally, separate notifications of the March 17, 2022 public hearing for this specific item were mailed on March 7, 2022 (10 days prior to the public hearing) to the neighborhood association and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site. The neighborhood association was notified of the April 21, 2022 public hearing by mailing of the Preliminary Agenda on April 4, 2022 and by mailing of the Final Agenda on April 15, 2022.

All agendas and notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Development Division on the date of the mailing.

8. Relevant Zoning History: The subject property was rezoned from MX1 to MX3 on December 6, 2021 in order to allow a restaurant use with a drive-up window.

9. PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation: Community Mixed Use.

10. Applicable Regulations: Pursuant to Section 135-9.1.1. B of the Planning and Design Ordinance, the site plan review requirements of Chapter 135 are designed to ensure the orderly and harmonious development of property in a manner that shall:

- Promote the most beneficial relation between present and proposed future uses of land and the present and proposed future circulation of traffic throughout the city;
- Permit present development of property commensurate with fair and orderly planning for future development of other properties in the various areas of the city with respect to the availability and capacity, present and foreseeable, of public facilities and services. The factors to be considered in arriving at a conclusion concerning proposed present development of property shall include the following:
 - The maximum population density for the proposed development, the proposed density of use, and consideration of the effect the proposal will have on the capacity of existing water and sanitary sewer lines to the end that existing systems will not become overloaded, or capacity so substantially decreased that site use will inhibit or preclude planned future development;

- Zoning restrictions at the time of the proposal;
- The city's comprehensive plan;
- The city's plans for future construction and provision for public facilities and services; and
- The facilities and services already available to the area which will be affected by the proposed site use;
- Encourage adequate provision for surface and subsurface drainage, in order to ensure that future development and other properties in various areas of the city will not be adversely affected;
- Provide suitable screening of parking, truck loading, refuse and recycling disposal, and outdoor storage areas from adjacent residential districts;
- Encourage the preservation of canopied areas and mature trees and require mitigation for the removal of trees; and
- Consider the smart planning principles set forth in Iowa Code Chapter 18B.

Based on Chapter Section 135-9.2.4 and 135-9.3.1. B of the Planning and Design Ordinance, Type 2 Design Alternatives are to be considered by the Plan and Zoning Commission after a public hearing whereby the following criteria are considered:

- The design alternative provisions of Section 135-9.2.4 are intended to authorize the granting of relief from strict compliance with the regulations of this chapter as part of the site plan or alternate design documentation review process when specific site features or characteristics of the subject property, including the presence of existing buildings, creates conditions that make strict compliance with applicable regulations impractical or undesirable. The design alternative provisions are also intended to recognize that alternative design solutions may result in equal or better implementation of the regulation's intended purpose and greater consistency with the comprehensive plan.
- Consideration of requested design alternatives through the administrative and public hearing review processes will be evaluated on the merits of the applicable request and independently of prior requests from the same applicant, and may include the following criteria:
 - An evaluation of the character of the surrounding neighborhood, such as:
 - Whether at least 50% of the developed lots within 250 feet of the subject property are designed and constructed consistently with the requested design alternative(s); and
 - Whether the directly adjoining developed lots are designed and constructed consistently with the requested design alternative(s);
- For purposes of this subsection, if the lots that exist within 250 feet of the subject property are undeveloped, then the neighborhood character determination will be based upon the assumption that such lots, as if developed, comply with the applicable requirements of this chapter for which a design alternative(s) has been requested.

- The totality of the number and extent of design alternatives requested compared to the requirements of this chapter for each site plan or alternate design documentation reviewed;
- Whether the requested design alternative(s) is consistent with all relevant purpose and intent statements of this design ordinance and with the general purpose and intent of the comprehensive plan;
- Whether the requested design alternative(s) will have a substantial or undue adverse effect upon adjacent: property, the character of the surrounding area or the public health, safety, and general welfare;
- Whether any adverse impacts resulting from the requested design alternative(s) will be mitigated to the maximum extent feasible; and
- Other factors determined relevant by the community development director, plan and zoning commission, or city council as applicable.

II. ADDITIONAL APPLICABLE INFORMATION

The application has requested the following Type 2 Design Alternatives:

- Waiver of the build-to-zone of 0-5 feet required along Beaver Avenue and Douglas Avenue.
- Waiver of the building's primary frontage coverage of 60% on Beaver Avenue and Douglas Avenue.
- Waiver of the requirement for the building to have a primary entrance that faces the street.
- Waiver of the primary entrance having to be recessed between 2 and 8 feet to avoid conflict with sidewalk traffic.
- ~~Allowance for the use of fiber cement board lap siding as a primary façade material on the northern edge of the building.~~
- Allowance for 10.83% of transparency instead of the required 65% on the northern façade facing Douglas Avenue.
- Waiver to allow a drive-through facility to be in the front yard fronting Beaver Avenue and Douglas Avenue.

This item was continued from the March 17, 2022, Plan and Zoning Commission meeting to give the applicant time to meet with staff and revise the proposed layout. City Engineering and Planning Staff met with the applicant team to give their recommendations on stormwater, grading, and building layout. After the initial meeting, discussions between planning staff, building staff, and the applicant indicated that an outdoor patio would trigger a building code requirement for a bathroom facility on site. Staff communicated with the applicant that a bathroom facility would be needed with the inclusion of the patio space. The current proposed layout was submitted after this discussion with staff.

Staff recognizes the effort made by the applicant to make a more pedestrian friendly layout by providing a walkup window and siting the building closer to Beaver Avenue. The current proposed layout does not include a patio space to accompany the walk-up window. Staff believes the patio space is an integral part of providing accommodations for pedestrians

and creating a gathering space for sidewalk traffic. Without the inclusion of the patio, Staff cannot support the necessary Type 2 Design Alternative relief needed for the project.

SUMMARY OF DISCUSSION

Jillian Sommer presented staff report and recommendation.

Chris Draper asked if the design without the patio is something city staff will or will not support.

Jillian Sommer stated this design does not include a patio. City staff believes that the addition of a patio would be an integral part of the design, therefore city staff is recommending denial.

Will Page asked what the addition of a patio would involve.

Jillian Sommer stated staff believe that a patio, feasibly on the north side of the building would create a gathering space for pedestrians using the walk up window. Without the patio, that pedestrian element is lacking.

Will Page asked if the commission is seeing a design without a patio, after city staff had discussion with the developer about the addition of a patio.

Jillian Sommer stated correct.

Johnny Alcivar asked if the building will have a restroom for employees.

Jillian Sommer stated yes.

Leah Rudolphi asked if there is a certain size of patio that triggers the need for restrooms.

Jason Van Essen stated offering outdoor seating in general requires a public restroom be provided.

Jann Freed asked who had the idea of a walk-up window.

Jillian Sommer stated to make this building more pedestrian friendly, the walk-up window was suggested by city staff.

Jason Van Essen stated when this item came to the commission a month ago, there was a lot of discussion around providing pedestrian friendly elements and the walk-up window is something they are providing to achieve that.

Carolyn Jenison asked how big this building will be.

Jillian Sommer stated 669 square feet.

Dan Drendel asked if city staff could go through the transparency and material requirements.

Jillian Sommer stated a significant portion of the facade has been proposed as brick and that's why you see the design material item removed as a design alternative. Jillian presented renderings of the site to give the commission a sense of transparency.

Justyn Lewis asked if the walk-up window would be eliminated if there is no patio.

Jillian Sommer stated the walk-up window would remain.

Justyn Lewis stated a walk-up window would not be successful without outdoor seating. He followed by asking if the entrance off Beaver and Douglas would be 2-way access.

Jillian Sommer stated the entrances off Douglas and Beaver would be 2-way access points, allowing traffic to go in and out of the site.

Justyn Lewis asked if any adjustments will be made to the median along Douglas Avenue.

Jillian Sommer replied no

Johnny Alcivar asked if there are any utility concerns preventing public restrooms.

Jillian Sommer stated not that city staff is aware of.

Will Page asked how many parking spots will be provided.

Jillian Sommer stated 7 parking spaces will be provided, some being occupied by employees.

Abby Chungath asked if the issues regarding storm water detention and the placement of the building were resolved.

Jillian Sommer stated its generally the same design but there have been a few modifications on how to manage the site given existing conditions.

Jason Van Essen stated the stie currently drains towards Douglas and Beaver. In the previous design, most of the storm water was being pushed towards Douglas Avenue and now that existing split will generally be maintained.

Brandon Short, Pelds Design Services, 2323 Dickson Street stated the build-to-zone cannot be met on both street fronts because of building size and the room needed for circulation of the drive thru lane. The transparency requirements cannot be met because it's a small building filled with food service equipment. They have met with city staff and came up with this layout that's more walkable, more sidewalk oriented and provides the walk-up window. They originally planned for the patio, but the addition of restrooms is not an option the developer is agreeable to providing. Scooters would like to provide an improvement at this corner and believe this is conducive to pedestrian access.

Jann Freed asked if the large drive-thru lane could be redesigned to provide room for the patio and public restrooms.

Brandon Short stated they did go through 6 iterations of the site and the problem with those were not allowing enough queuing space to avoid cars backing up onto Douglas Avenue.

Francis Boggus asked why a restroom couldn't be designed to service both the employees and customers.

Brandon Short stated it would cause a security issue by allowing public access into the interior of building.

Justyn Lewis stated the patio and restrooms should be provided to create a gathering spot for pedestrians.

Will Page asked if the developer has agreed to provide a patio.

Brandon Short stated they did agree to the patio, until they found out about the requirement of restrooms.

Chris Draper asked if this project is receiving any funding from the city.

Jason Van Essen stated there is no development agreement for this project, but they could possibly qualify for commercial tax abatement.

Brandon Short stated the developer is not seeking commercial tax abatement.

Andrew Lorentzen asked how tall the building is.

Brandon Short stated 19 feet.

Andrew Lorentzen asked if the reason for that height is to make it more noticeable from the street.

Brandon Short stated that could be an aspect of it but also to allow room for screening of rooftop mechanicals.

Justyn Lewis asked why the developer doesn't want to provide restrooms.

Brandon Short stated he wouldn't be able to answer that question.

Abby Chungath asked if they are aware of any Scooters that provide public restrooms.

Brandon Short stated there is a full-service Scooters in Ames but the developer told them this is the option for this site given the character of the site and location.

CHAIRPERSON OPENED THE PUBLIC HEARING

No one was present or requested to speak.

CHAIRPERSON CLOSED THE PUBLIC HEARING

Will Page stated he would like to continue this to the next meeting so the developer has a chance to review the project again and come up with a design that includes public restrooms and the patio.

Chris Draper stated he would rather move staff recommendation. The design looks the exact same as it did a month ago, it comes with a ton of concessions, staff has done a lot of work and the proposal doesn't align with the direction of the goals of city code.

Todd Garner stated he finds it unbelievable that a project like this got this far. If we have a code that requires this many waivers, it should never have gotten past city staff. At some point city staff has to be empowered to say this is not the right use for this property as the code won't allow it. A patio is not going to make it better, this is not the best use for the site.

COMMISSION ACTION:

Chris Draper made a motion for denial of the requested Type 2 Design Alternatives and Public Hearing Site Plan.

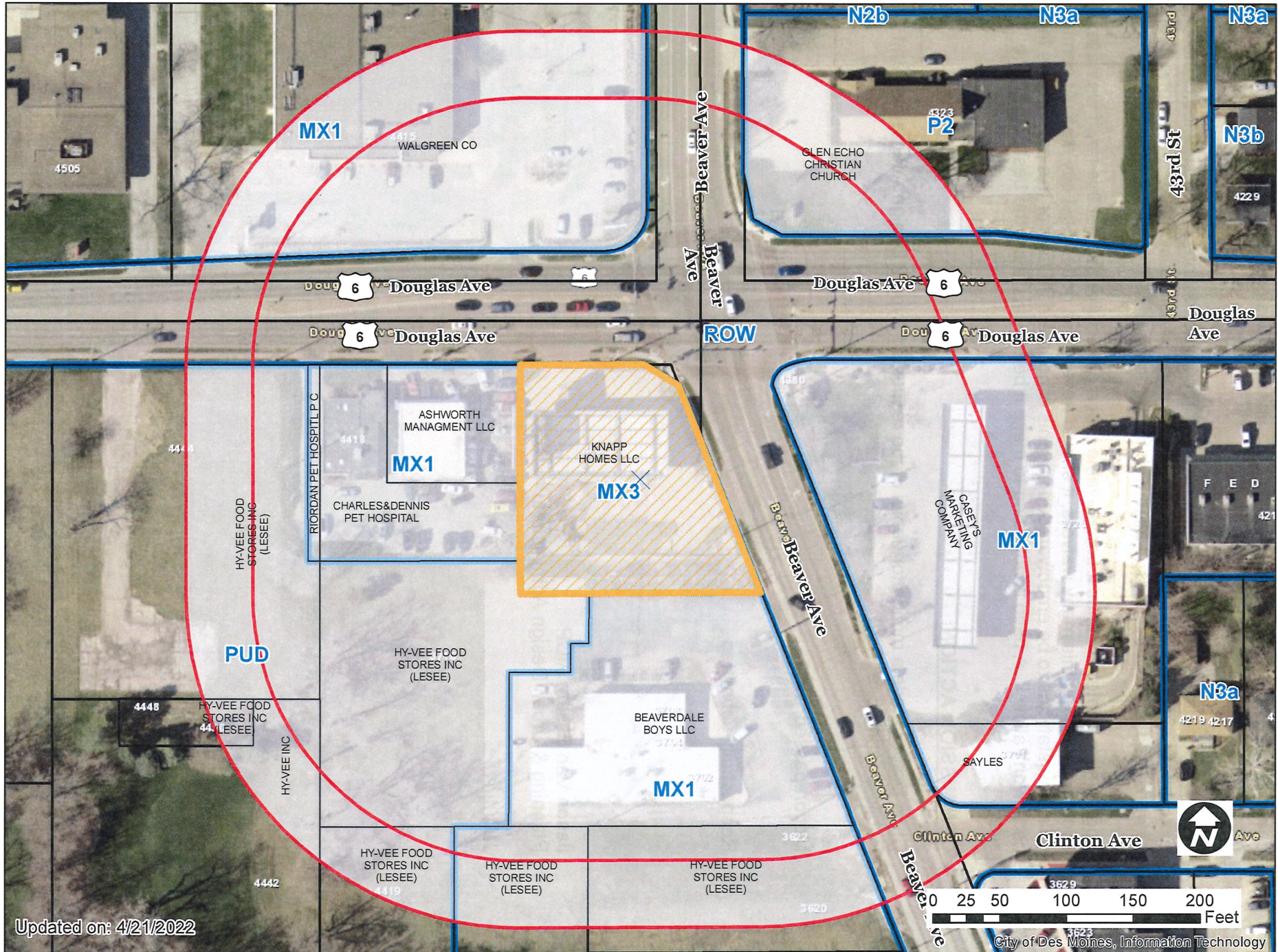
Motion passed: 12-0

Respectfully submitted,



Jason Van Essen, AICP
Planning & Urban Design Administrator

JMV:tjh



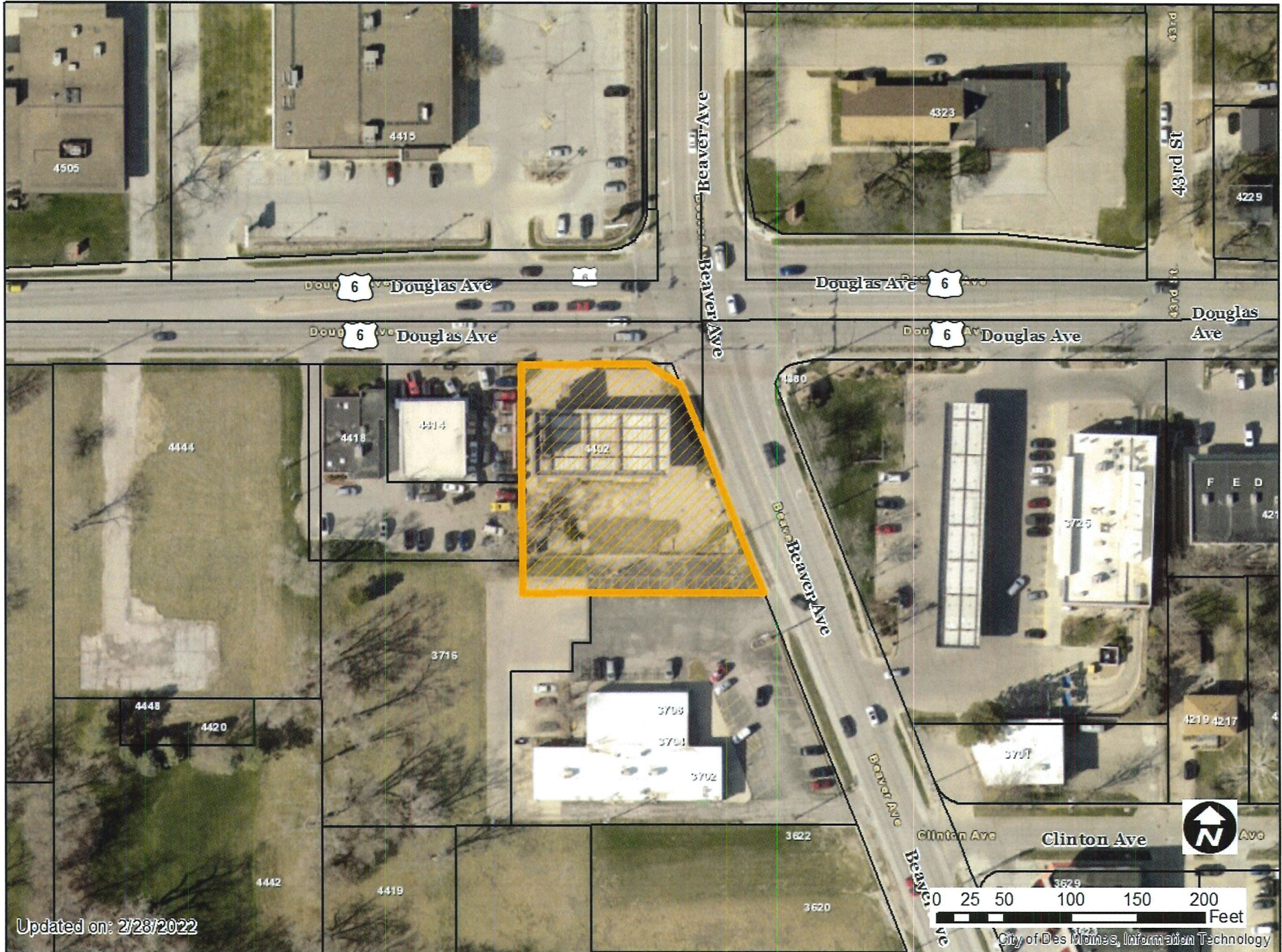
Updated on: 4/21/2022

1 inch = 95 feet

71

John Knapp, 4402 Douglas Avenue

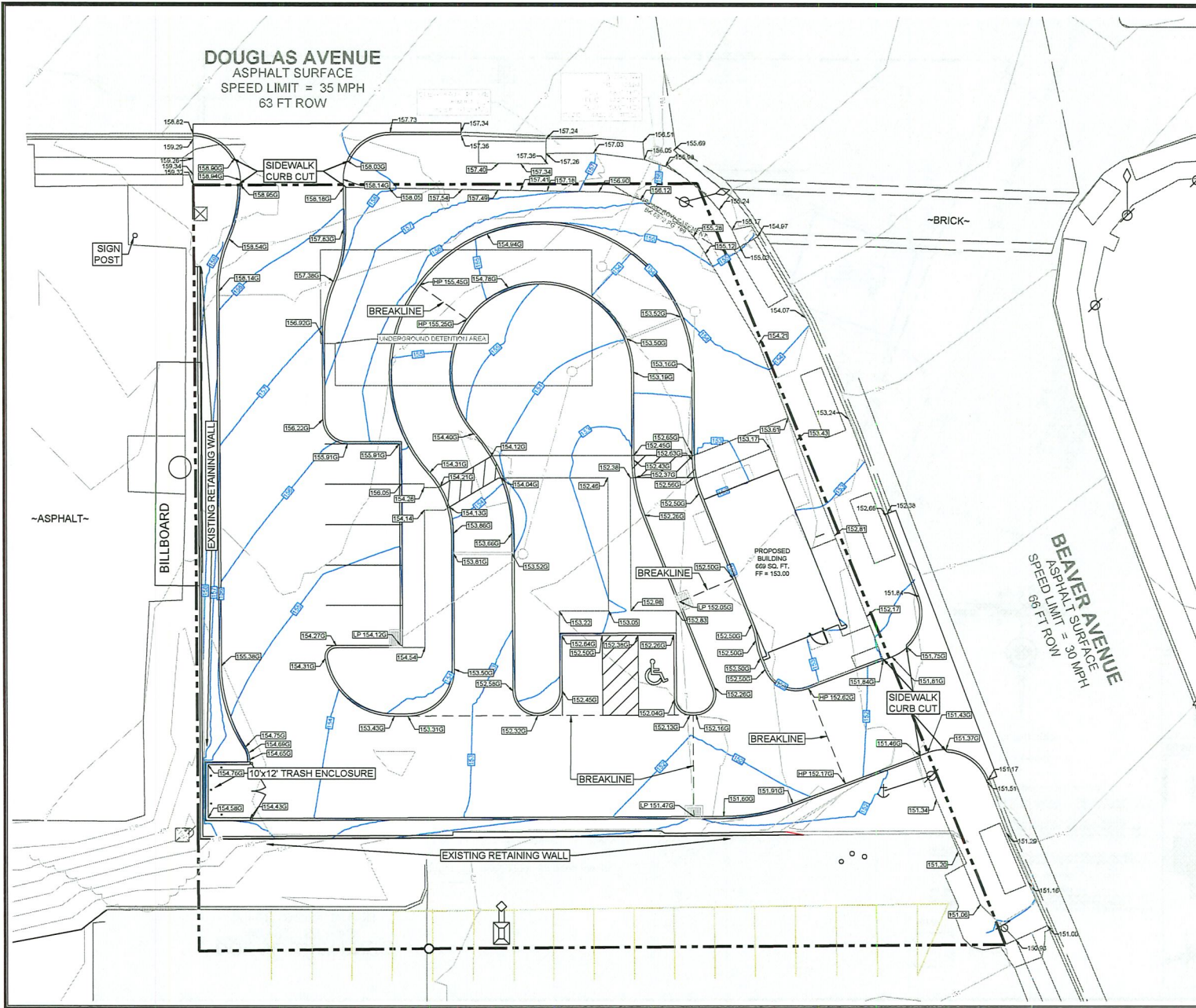
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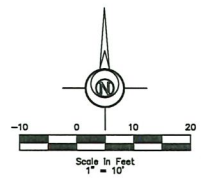
Updated on: 2/28/2022

1 inch = 95 feet

DOUGLAS AVENUE
 ASPHALT SURFACE
 SPEED LIMIT = 35 MPH
 63 FT ROW



EXISTING ROAD/PAVEMENT



LEGEND:

○	CLEANOUT	□	SINGLE INTAKE
⊕	MORE OR LESS FLOWLINE ELEVATION	□	THROAT INTAKE
⊕	FL	⊕	FIRE HYDRANT
⊕	SIGN	⊕	WATER VALVE
⊕	STREET LIGHT	P XX	PROPOSED UTILITY LINE
⊕	POWER POLE	EX XX	EXISTING UTILITY LINE
⊕	GUY ANCHOR	FO	FIBER OPTIC
⊕	TEL. JUNCTION BOX	GA	GAS LINE
⊕	ELEC. TRANSFORMER	OH	OVERHEAD ELEC.
⊕	ELEC. METER	OHT	OVERHEAD TEL.
⊕	ELEC. BOX	SA	SANITARY SEWER
⊕	ELEC. VAULT	ST	STORM SEWER
⊕	FIBER OPTIC VAULT	UG	UNDERGROUND ELEC.
⊕	GAS METER	UGT	UNDERGROUND TEL.
⊕	CABLE TV JUNCTION BOX	W	WATER
⊕	UNDERGROUND STORAGE TANK	—	FENCE LINE

P
ELDS DESIGN SERVICES
 Architecture | Engineering | Surveying
 2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | P: 515.265.8196

SCOOTER'S AT DOUGLAS & BEAVER
 4402 DOUGLAS AVE
 DES MOINES, IA

DATE	04.13.2022	SHEET NO.	21-161
BY	B. SHORT	SCALE	1" = 10'

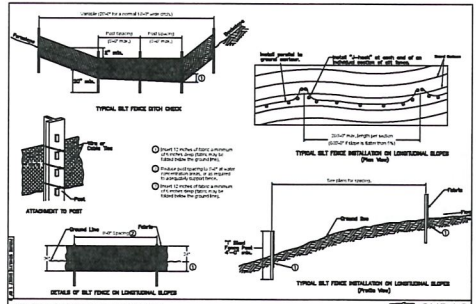
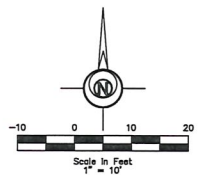
PRELIMINARY
 C-104 - GRADING SHEET

DOUGLAS AVENUE
 ASPHALT SURFACE
 SPEED LIMIT = 35 MPH
 63 FT ROW

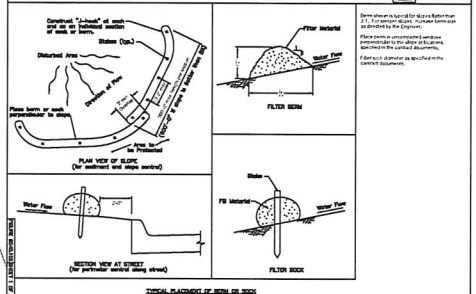
EXISTING ROAD

- NOTES:**
1. LOCATION OF STAGING AREAS TO CONTAIN, JOB TRAILERS, FUELING LOCATION, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, CONCRETE WASHOUT AREA, CONTROL RUNOFF WITH DIVERSION BERMS OR SILT FENCE AND DIRECT TO SEDIMENT BASIN WHERE POSSIBLE.
 2. MULCH OR SOG ALL DISTURBED AREAS NOT PAVED OR DEVELOPED.
 3. ADDITIONAL CONTROLS MAY BE REQUIRED DEPENDING ON PHASING & SITE CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING, NOTING & IMPLEMENTING.
 4. A MINIMUM 6" LAYER OF TOPSOIL SHALL BE RESPREAD FROM THE STOCKPILE ONITE TO SOODED FERVIOUS SURFACES THAT WERE DISTURBED DURING CONSTRUCTION. SEEDED AREAS TO RECEIVE A MINIMUM 8" OF TOPSOIL.
 5. ALL BARE AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR MORE REQUIRE IMMEDIATE STABILIZATION MEASURES (TEMPORARY SEEDING OR MULCHING)
 6. ALL SLOPES 4:1 OR GREATER REQUIRE SEEDING AND MATTING

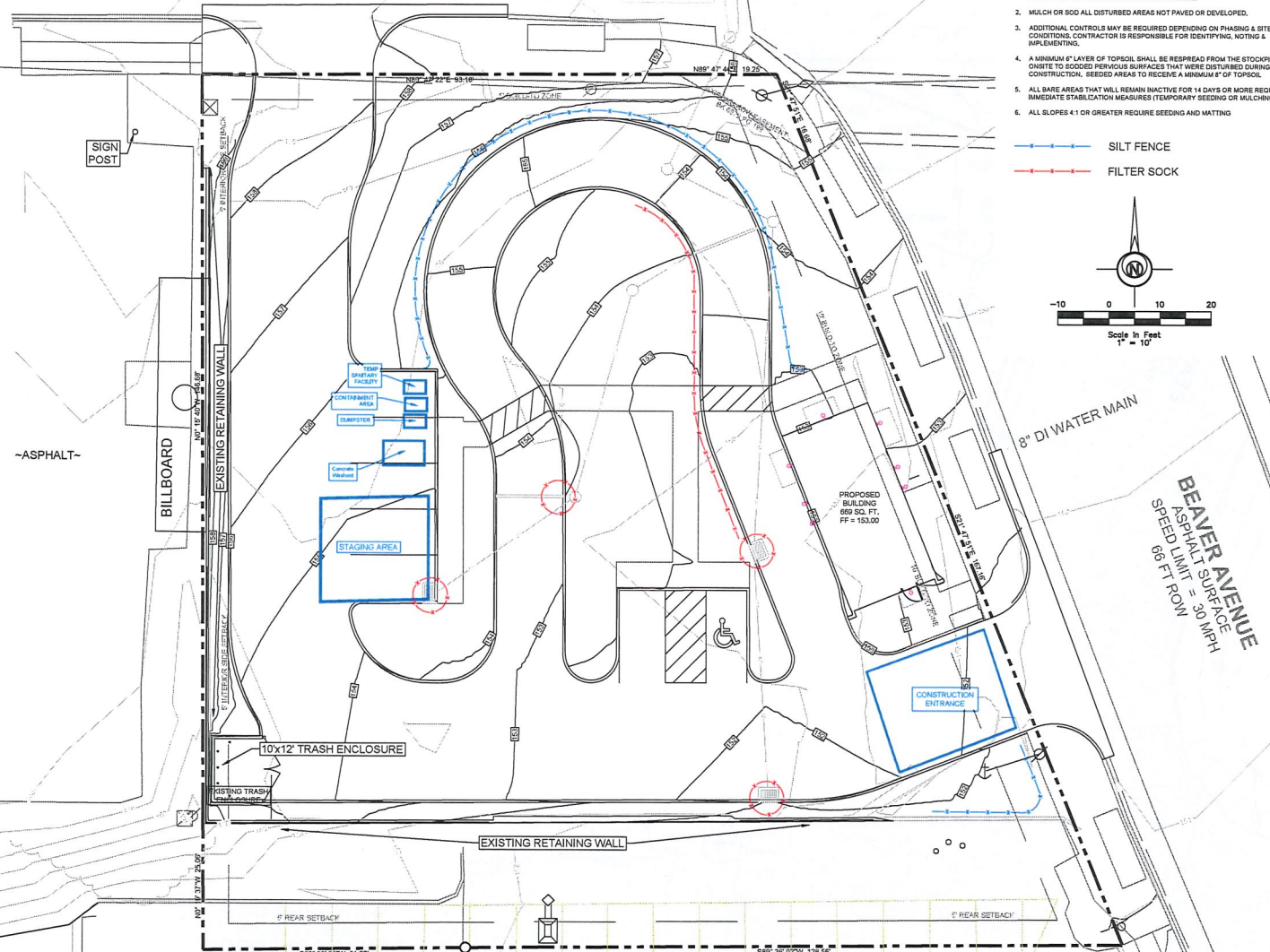
—●—●— SILT FENCE
 —●—●— FILTER SOCK



9040-119 SILT FENCE SUDAS



9040-102 FILTER BERM AND FILTER SOCK SUDAS



LEGEND:

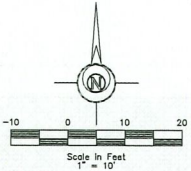
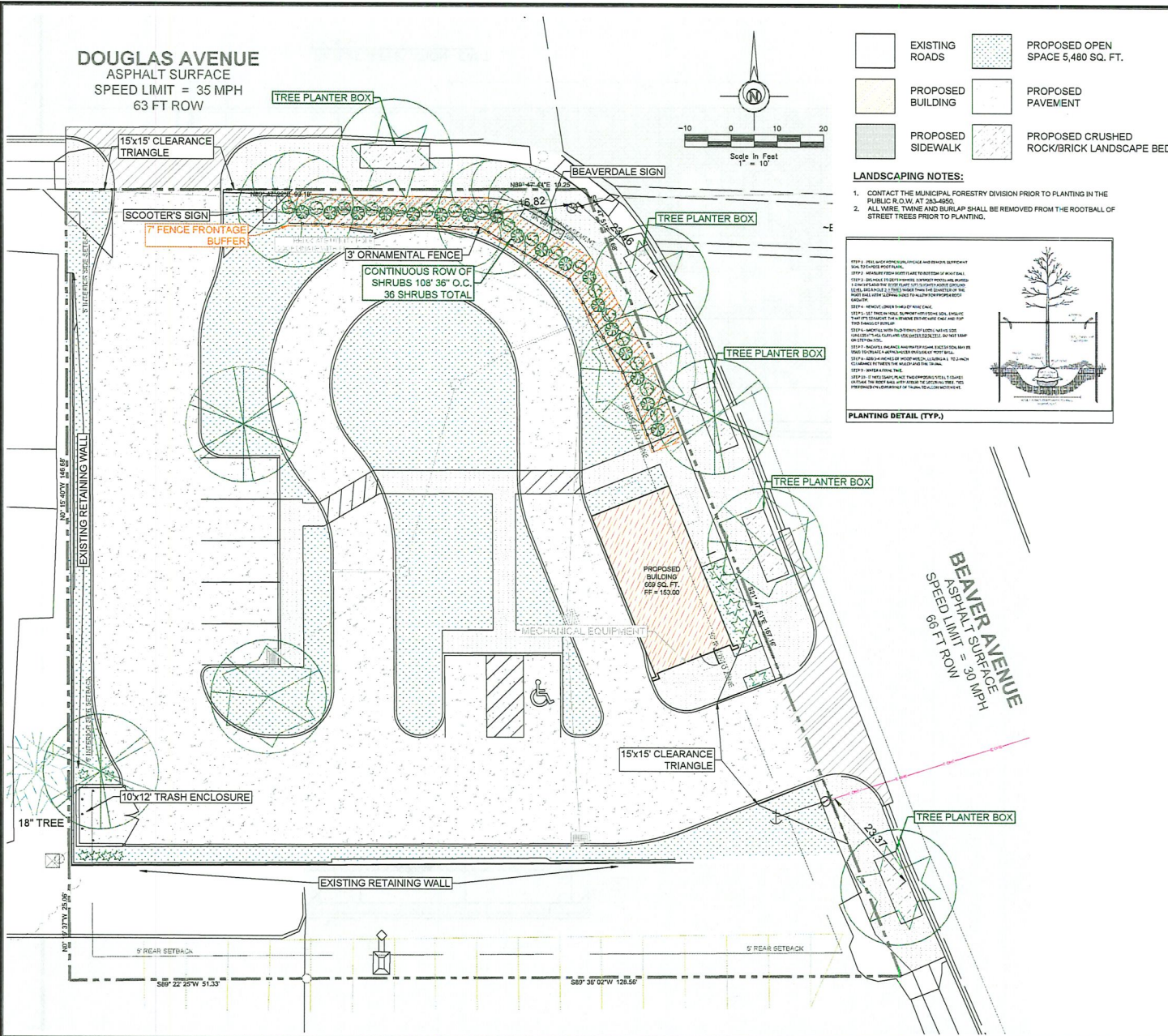
○ CLEANOUT	□ SINGLE INTAKE
+/- MORE OR LESS	□ THROAT INTAKE
FL FLOWLINE ELEVATION	□ FIRE HYDRANT
W WATER VALVE	□ WATER VALVE
ST STREET LIGHT	P XX PROPOSED UTILITY LINE
PP POWER POLE	E XX EXISTING UTILITY LINE
GA GUY ANCHOR	FO FIBER OPTIC
TJ TEL. JUNCTION BOX	GAS GAS LINE
ET ELEC. TRANSFORMER	OHE OVERHEAD ELEC.
EM ELEC. METER	OHT OVERHEAD TEL.
EB ELEC. BOX	SAN SANITARY SEWER
EV ELEC. VAULT	ST STORM SEWER
FV FIBER OPTIC VAULT	UGE UNDERGROUND ELEC.
UM UNDERGROUND METER	UGT UNDERGROUND TEL.
CJ CABLE TV JUNCTION BOX	W WATER
UST UNDERGROUND STORAGE TANK	○ FENCE LINE

ELDS DESIGN SERVICES
 Architecture | Engineering | Surveying
 2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4026, Des Moines, Iowa 50305 | Ph: 515 265 8196

SCOOTER'S AT DOUGLAS & BEAVER
 4402 DOUGLAS AVE
 DES MOINES, IA

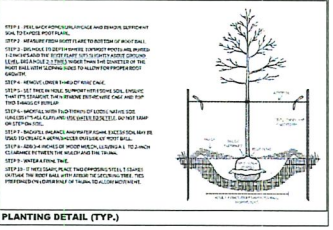
Scale: B, SHORT 1" = 10' Date: 04.13.2022 Sheet: 21-161
 C-106 - EROSION CONTROL SHEET

DOUGLAS AVENUE
ASPHALT SURFACE
SPEED LIMIT = 35 MPH
63 FT ROW



- | | | | |
|--|-------------------|--|---|
| | EXISTING ROADS | | PROPOSED OPEN SPACE 5,460 SQ. FT. |
| | PROPOSED BUILDING | | PROPOSED PAVEMENT |
| | PROPOSED SIDEWALK | | PROPOSED CRUSHED ROCK/BRICK LANDSCAPE BED |

- LANDSCAPING NOTES:**
- CONTACT THE MUNICIPAL FORESTRY DIVISION PRIOR TO PLANTING IN THE PUBLIC R.O.W. AT 284-4850.
 - ALL WIRE TWINE AND BURLAP SHALL BE REMOVED FROM THE ROOTBALL OF STREET TREES PRIOR TO PLANTING.



LANDSCAPING REQUIREMENTS:

FENCE FRONTAGE BUFFER:
BUFFER LENGTH = 110 FT
SHADE TREES 4" O.C. = 3 TOTAL
SHRUBS 3" O.C. = 36 TOTAL

SITE TREES:
15% LOT COVERAGE = 0.15 * 25,040 = 3,757 SQ. FT.
PROVIDED = 1000'4" * 700'2" = 5,400 SQ. FT.

PARKING LOT COVERAGE:
30% PARKING LOT COVERAGE = 0.3 * 2,000 = 378 SQ. FT.
PROVIDED = 1,000'2" * 2,000 SQ. FT.

PROPOSED TREES:

SYMBOL	#	COMMON NAME (BOTANICAL NAME)	PLANTING SIZE	MATURE SIZE (HEIGHT & SPREAD)
	3	TULIP TREE (LIRIODENDRON TULIPIFERA)	2" CALIPER B&B	60-90' & 35-50'
	3	LITTLELEAF LINDEN (TILIA CORDATA)	2" CALIPER B&B	50-70' & 35-50'
	3	HAWTHORN, WINTER KING (CRATAEGUS VIRGIDIS)	2" CALIPER B&B	25-35' & 25-35'
	2	JAPANESE TREE LILAC (SYRINGA RETICULATA)	2" CALIPER B&B	20-25' & 15-20'
6 TOTAL SHADE TREES				
5 TOTAL ORNAMENTAL TREES				

PROPOSED SHRUBS:

SYMBOL	#	COMMON NAME (BOTANICAL NAME)	PLANTING SIZE	MATURE SIZE (HEIGHT & SPREAD)
	18	DWARF WINGED BURNING BUSH (EUONYMUS ALATUS COMPACTUS)	3 GALLON	4' & 4'
	18	DWARF MOUNTAIN PINE (PINUS MUGO 'PUMPI')	3 GALLON	2'3" & 2'3"
	12	HAMELIN FOUNTAIN GRASS (PENNISETUM ALOPECUROIDES HAMELIN)		

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 Engineer under the laws of the State of Iowa.

Daniel C. Willoughby
License Number: 05427
License Renewal date is 6-30-2023
Professional Seal
CWA

- LEGEND:**
- ST - STREET LIGHT
 - PP - POWER POLE
 - LP - LIGHT POLE
 - SI - SINGLE INTAKE
 - TI - THROAT INTAKE
 - FD - FIRE HYDRANT
 - P-XX - PROPOSED UTILITY LINE
 - E-XX - EXISTING UTILITY LINE
 - OHE - OVERHEAD ELEC.
 - OHT - OVERHEAD TEL.
 - ST - STORM SEWER
 - F - FENCE LINE

P ELDS DESIGN SERVICES
Architecture | Engineering | Surveying
2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4026, Des Moines, Iowa 50305 | PH: 515.265.8196

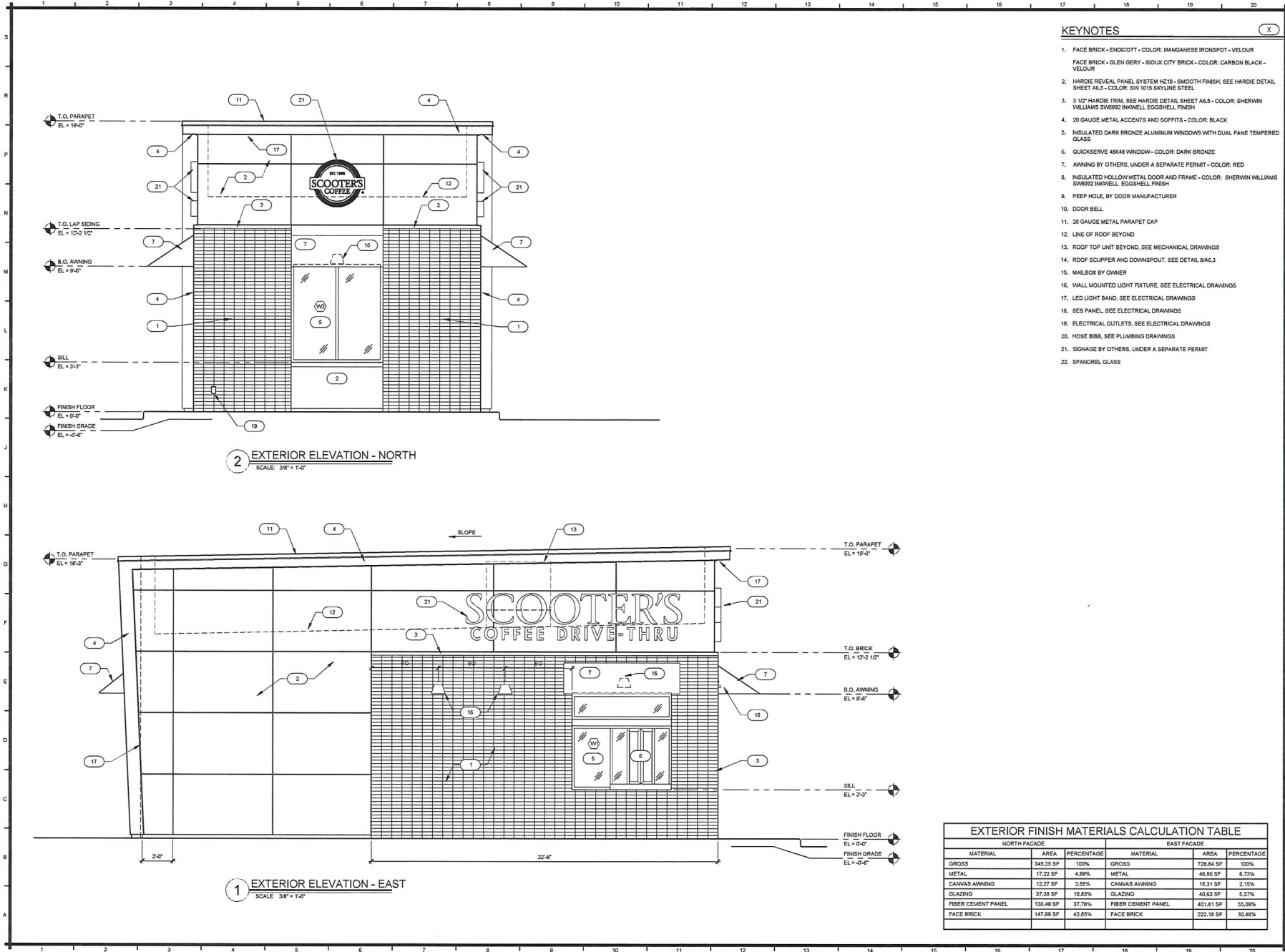
SCOOTER'S AT DOUGLAS & BEAVER
4402 DOUGLAS AVE
DES MOINES, IA

DATE	BY	SCALE	PROJECT	SHEET
04.13.2022	B. SHORT	1" = 10'	4402 DOUGLAS AVE	21-161

PRELIMINARY

C-107 - LANDSCAPING SHEET

71



KEYNOTES

1. FACE BRICK - ENDICOTT - COLOR: MANGANESE IRONSPOT - VELOUR
FACE BRICK - GLEN GERY - SOUX CITY BRICK - COLOR: CARBON BLACK - VELOUR
2. HARDIE REVEAL PANEL SYSTEM H210 - SMOOTH FINISH. SEE HARDIE DETAIL SHEET A6.5 - COLOR: SW 1015 SKYLINE STEEL
3. 3 1/2" HARDIE TRIM. SEE HARDIE DETAIL SHEET A6.5 - COLOR: SHERWIN WILLIAMS SW692 INKWELL EGGHELL FINISH
4. 20 GAUGE METAL ACCENTS AND SOFFITS - COLOR: BLACK
5. INSULATED DARK BRONZE ALUMINUM WINDOWS WITH DUAL PANE TEMPERED GLASS
6. QUICKSERVE 48X48 WINDOW - COLOR: DARK BRONZE
7. AWNING BY OTHERS. UNDER A SEPARATE PERMIT - COLOR: RED
8. INSULATED HOLLOW METAL DOOR AND FRAME - COLOR: SHERWIN WILLIAMS SW692 INKWELL EGGHELL FINISH
9. PEEP HOLE, BY DOOR MANUFACTURER
10. DOOR BELL
11. 20 GAUGE METAL PARAPET CAP
12. LINE OF ROOF BEYOND
13. ROOF TOP UNIT BEYOND. SEE MECHANICAL DRAWINGS
14. ROOF SCUPPER AND DOWNSPOUT. SEE DETAIL 8A6.3
15. MAILBOX BY OWNER
16. WALL MOUNTED LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS
17. LED LIGHT BAND. SEE ELECTRICAL DRAWINGS
18. SES PANEL. SEE ELECTRICAL DRAWINGS
19. ELECTRICAL OUTLETS. SEE ELECTRICAL DRAWINGS
20. HOSE BIBB. SEE PLUMBING DRAWINGS
21. SIGNAGE BY OTHERS. UNDER A SEPARATE PERMIT
22. SPANDREL GLASS

2 EXTERIOR ELEVATION - NORTH
SCALE: 3/8" = 1'-0"

1 EXTERIOR ELEVATION - EAST
SCALE: 3/8" = 1'-0"

EXTERIOR FINISH MATERIALS CALCULATION TABLE

NORTH FACADE			EAST FACADE		
MATERIAL	AREA	PERCENTAGE	MATERIAL	AREA	PERCENTAGE
GROSS	345.35 SF	100%	GROSS	728.81 SF	100%
METAL	17.22 SF	4.99%	METAL	44.86 SF	6.17%
CANVAS AWNING	12.27 SF	3.55%	CANVAS AWNING	15.31 SF	2.10%
GLAZING	37.38 SF	10.83%	GLAZING	40.63 SF	5.57%
FIBER CEMENT PANEL	130.48 SF	37.78%	FIBER CEMENT PANEL	401.81 SF	55.09%
FACE BRICK	147.99 SF	42.85%	FACE BRICK	222.18 SF	30.46%

WARMAN ARCHITECTURE DESIGN
1735 SWIFT AVE.
NORTH KANSAS CITY, MISSOURI 64116
V. 316.474.2233 F. 816.474.1051



SCOOTER'S Coffee Drive-Thru #804
4002 Douglas Ave
Des Moines, IA

EXTERIOR ELEVATIONS

Adam Cockerill
ARC Holdings, LLC
3815 Summit Plaza Dr, #104
Bellevue, NE 68123

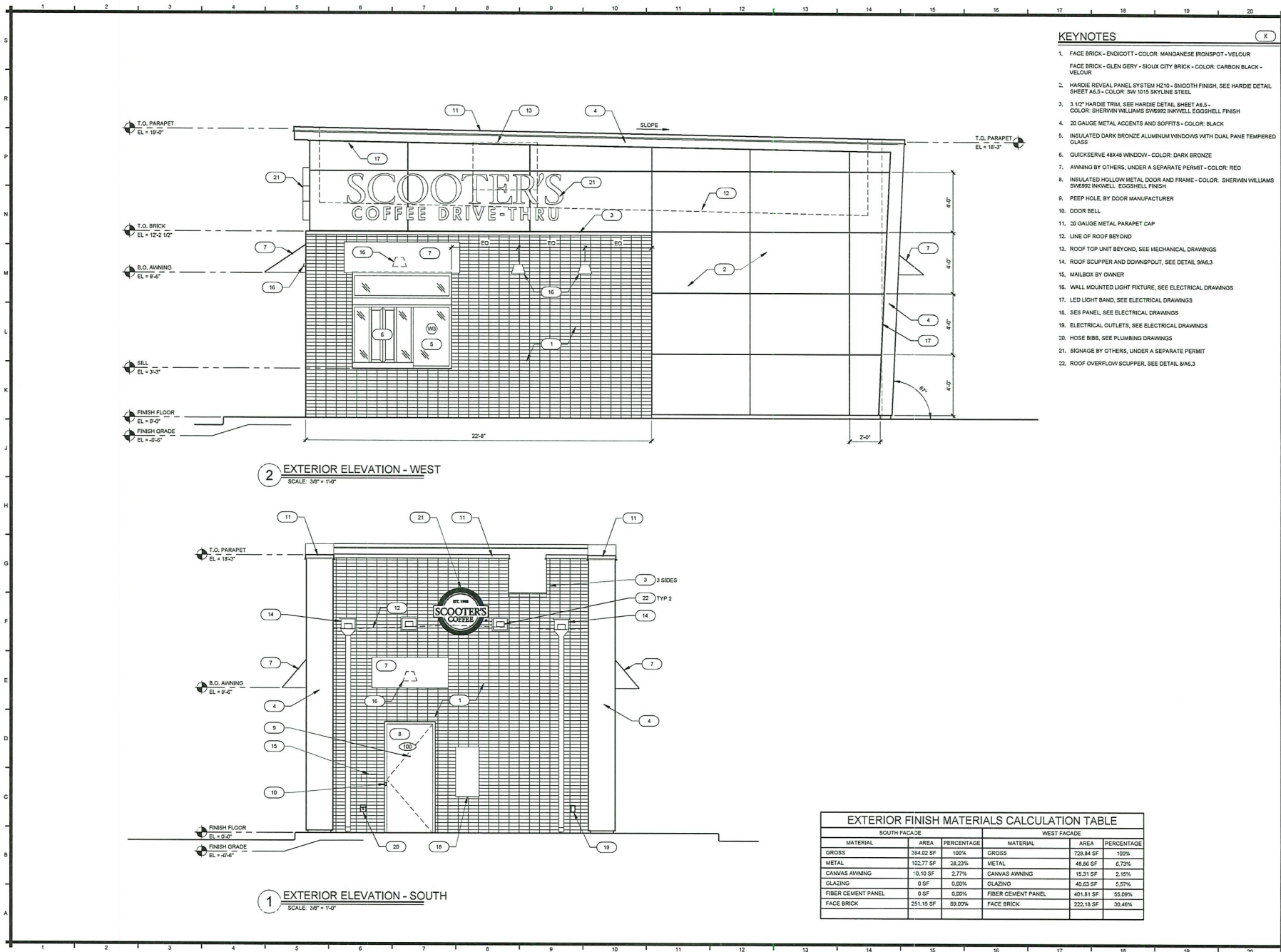
REVISION SOURCE

BY DATE

SHEET NUMBER

A3.2
JOB NUMBER
5696-21

DATE: 07.22.21
DESIGNED BY: KAW
DRAWN BY: JCE
APPROVED BY: KAW



- KEYNOTES**
1. FACE BRICK - ENDICOTT - COLOR: MANGANESE IRONSPOT - VELOUR
FACE BRICK - GLEN GERY - SIGUX CITY BRICK - COLOR: CARBON BLACK - VELOUR
 2. HARDIE REVEAL PANEL SYSTEM H2-10 - SMOOTH FINISH, SEE HARDIE DETAIL SHEET A4.5 - COLOR: SW 1015 SKYLINE STEEL
 3. 3 1/2" HARDIE TRIM, SEE HARDIE DETAIL SHEET A4.5 - COLOR: SHERVIN WILLIAMS SW692 INKWELL EGGSHELL FINISH
 4. 20 GAUGE METAL ACCENTS AND SOFFITS - COLOR: BLACK
 5. INSULATED DARK BRONZE ALUMINUM WINDOWS WITH DUAL PANE TEMPERED GLASS
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 9. PEEP HOLE, BY DOOR MANUFACTURER
 10. DOOR BELL
 11. 20 GAUGE METAL PARAPET CAP
 12. LINE OF ROOF BEYOND
 13. ROOF TOP UNIT BEYOND, SEE MECHANICAL DRAWINGS
 14. ROOF SCUPPER AND DOWNSPOUT, SEE DETAIL B46.3
 15. MAILBOX BY OWNER
 16. WALL MOUNTED LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS
 17. LED LIGHT BAND, SEE ELECTRICAL DRAWINGS
 18. SES PANEL, SEE ELECTRICAL DRAWINGS
 19. ELECTRICAL OUTLETS, SEE ELECTRICAL DRAWINGS
 20. HOSE BIBB, SEE PLUMBING DRAWINGS
 21. SIGNAGE BY OTHERS, UNDER A SEPARATE PERMIT
 22. ROOF OVERFLOW SCUPPER, SEE DETAIL B46.3

2 EXTERIOR ELEVATION - WEST
SCALE: 3/8" = 1'-0"

1 EXTERIOR ELEVATION - SOUTH
SCALE: 3/8" = 1'-0"

EXTERIOR FINISH MATERIALS CALCULATION TABLE					
SOUTH FACADE			WEST FACADE		
MATERIAL	AREA	PERCENTAGE	MATERIAL	AREA	PERCENTAGE
GROSS	264.02 SF	100%	GROSS	728.84 SF	100%
METAL	102.77 SF	28.23%	METAL	48.86 SF	6.73%
CANVAS AWNING	0.10 SF	2.77%	CANVAS AWNING	15.31 SF	2.15%
GLAZING	0 SF	0.00%	GLAZING	40.63 SF	5.57%
FIBER CEMENT PANEL	0 SF	0.00%	FIBER CEMENT PANEL	401.81 SF	55.09%
FACE BRICK	251.15 SF	69.00%	FACE BRICK	222.19 SF	30.46%

NO.	BY	DATE	SOURCE

DATE: 07.22.21
DESIGNED BY: KAW
DRAWN BY: JDE
APPROVED BY: KAW



May 5, 2022

Planning & Development Services
Community Development Department
602 Robert D. Ray Dr
Des Moines, IA 50309

Re: Public Hearing Site Plan
Scooter's Coffee Kiosk
4402 Douglas Ave
SITE-2021-000071-10-21-.198

On March 17, 2022, the Des Moines, Iowa Plan and Zoning Commission held a public hearing to consider approval of a site plan for a proposed Scooter's Coffee kiosk at 4402 Douglas Avenue. The request included seven design alternatives for the site and building design. The public hearing item was continued to the April 21, 2022 hearing so that the design team could work with City staff to consider other options for the site layout. The design team did meet with City staff and developed a site layout that provides increased walkability and pedestrian connection. That layout included a walkup window and a patio with outdoor seating, and had mutual support from staff, the design team, and the developer. However, after the meeting, it was brought to the developer's attention that inclusion of a patio triggers the requirement for a public restroom to be provided. Since this feature is not able to be added to the prototype Scooter's building, the developer was not able to propose a patio either. Therefore, staff was not supportive of the project. The Plan and Zoning Commission denied the public hearing site plan, which had been updated to require only six design alternatives.

We request that the Des Moines City Council review the decision of the Plan and Zoning Commission. We believe that this project will be an asset to the city, to the neighborhood, to the corridor, and to its users. The existing site is an abandoned gas station that has been owned by the current owner since 2008, sitting vacant for over 14 years. The existing building and site improvements are deteriorated and sit as an eyesore to all passersby. The proposed building and site improvements will provide a significant visual and functional improvement at the corner of Douglas and Beaver. Landscaping and street trees are proposed along the street, along with full-pavement streetscape features and tree planter beds. A fence frontage buffer is also proposed, which adds visual appeal to the site and provides a buffer between the street and proposed drive-through lane.

The reason city staff did not support the site plan and design alternative requests is that they believe the inclusion of a patio and public restroom are essential to promote the walkability of the neighborhood and of the corridor. The Plan and Zoning Commission agreed with staff on this point. We believe that the inclusion of a walk-up window, the street-orientation of the building, and the proposed open space and landscaping accomplish this purpose. We have worked with staff to make the site as walkable and pedestrian-oriented as possible within the bounds of this site and building, and we have come up with the current layout in cooperation with the suggestions of staff. The proposed building will be a significant improvement to the corridor and its walkability.

In addition to the issue of walkability, the Plan and Zoning Commission argued that the proposed building is too small for this site, and that Scooter's kiosks are often placed on smaller sites. One commission member specifically voiced support for a coffee shop at this site, but said that it needs to provide a



gathering space rather than being auto-centric. The applicant argued that the layout of the lot, being on a corner, does not lend itself to a larger building. The currently-proposed layout requires a large loop for the drive-through lane, and there is very little flexibility to fit a larger building or more parking on the site. A larger building would also require more parking, which would not fit on the site.

Another commission member stated that this site needs to remain vacant until adjacent properties are sold and can be combined with the parcel in question. He said that Scooter's is "not the highest and best use for this site." This sentiment seemed to be shared by other members as there was a clear consensus that a larger building is needed for this site. The city code does have requirements that are not met with this design, but it also provides for design alternatives when warranted by unique constraints. This site presents said unique constraints. We disagree with the Commission requiring that a site remains vacant until it can be combined with other properties so that the constraints are removed.

The arguments recounted above, stated by Plan and Zoning Commission members, are inconsistent with their previous actions on this site. The Commission determined that this use is consistent with the PlanDSM Creating Our Tomorrow Comprehensive Plan when they unanimously approved the rezoning of the property for this use at their November 18, 2021, meeting. The site layout at the time included the same building with a less walkable layout than the one currently proposed. To deny the public hearing site plan because of the proposed use itself (as opposed to a layout issue or other concern) is to reverse course on this decision.

Finally, we believe that our request is aligned with the best interests of the city, neighborhood, and residents of the area, and we request that the city council act in their best interests as well. We have not received any public opposition to the project at any point in the process. We held a neighborhood meeting prior to the rezoning of the site, and all attendees were enthusiastically in support. The president of the Beaverdale Neighborhood association attended the P&Z and City Council meetings considering the rezoning and voiced support of the Scooter's redevelopment. He told the Des Moines Register, "A lot of what I've heard has been really positive – a lot of excitement around the idea of having something new there that's not the current gas station."¹ During the City Council meeting considering the rezoning, former Councilman Bill Gray stated that it is a "most welcome addition that we can put together." The response of community members shows support for this development. We do not believe that the decision of the Plan and Zoning Commission is in the best interest of the community, and we request that the City Council overturn that decision.

Thank you for your consideration of this appeal. Please feel free to email or call should you need any further clarification or support.

Pelds Design Services
515-265-8196

Wally Pelds, PE & PLS
Wally@Pelds.com

¹Mercado, Melody. "New Scooter's Coffee, Green Space, Neighborhood Signage Coming to Long-Vacant Beaverdale Corner." Des Moines Register, 4 Jan. 2022.



SITE IMPROVEMENTS FOR SCOOTER'S AT DOUGLAS & BEAVER 4402 DOUGLAS AVE DES MOINES, IA

SITE ADDRESS
442 DOUGLAS AVE
DES MOINES, IA 50310

SITE USE
COFFEE DRIVE-THROUGH

ZONING
EXISTING: MX1
PROPOSED: MX3
ADJACENT ZONING:
NORTH: MX1
EAST: MX1
SOUTH: PUD
WEST: MX1

SETBACKS
PRIMARY FRONTAGE BUILD-TO ZONE: 0-5 FT
NON-PRIMARY FRONTAGE BUILD-TO ZONE: 0-10 FT
MINIMUM INTERIOR SIDE SETBACK: 5 FT
MINIMUM REAR SETBACK: 5 FT

BUILDINGS
BUILDING TYPE: STOREFRONT
EXISTING: 605
PROPOSED: ~18x37 - 666 SQ.FT.
PRIMARY BUILDING FRONTAGE: 18'11" ± = 16%

BUILDING HEIGHT
MAX BUILDING HEIGHT: 5 STORIES
PROPOSED HEIGHT: 19 FT (1 STORY)

PAVING
PARKING LOT: 6" THICK NON REINFORCED P.C.C. WITH MINIMUM 6" CRUSHED ROCK SUBBASE*
CURB: 6" TALL STANDARD CURB
SIDEWALK: 4" THICK P.C.C.

*"6" CRUSHED ROCK SUBBASE THAT COMPLIES WITH AASHTO M147 GRADE C OR GRADE D AND SUBGRADE THAT IS COMPACTED TO 95% STANDARD PROCTOR DENSITY. GEOTECHNICAL REPORT UNAVAILABLE AT THE TIME OF CIVIL SET PREPARATION. VERIFY SUBBASE DEPTH WITH ENGINEER PRIOR TO CONSTRUCTION.

MAXIMUM JOINT SPACING = PAVEMENT THICKNESS * 1.5 = 8' * 1.5 = 9 FT

SITE AREA
0.37 ACRES (52,046 SQ.FT.)

OPEN SPACE
EXISTING: 7% (1,660 SQ.FT.)
PROPOSED: 20% (7,160 SQ.FT.)
REQUIRED: 20% (9,009 SQ. FT.)

IMPERVIOUS SPACE
EXISTING: 93% (23,385 SQ.FT.)
PROPOSED: 71% (17,868 SQ.FT.)

PARKING
REQUIRED: 5 SPACES (669 SQ.FT. BLDG. + 669 / 133)
PROPOSED: 7 SPACES (INCLUDING 1 HANDICAP PARKING STALL)

SIGN
PROPOSED SCOOTER'S SIGN ON DOUGLAS AVE
PROPOSED BEAVERDALE NEIGHBORHOOD ASSOCIATION SIGN ON CORNER

DISTURBED AREAS
ESTIMATED: 23,385 SQ.FT.
ALL DISTURBED AREAS SHALL BE SEEDED OR SOODED.
THE DISTURBED AREA FOR THIS SITE IS LESS THAN 1 ACRE, THEREFORE A NPDES PERMIT IS NOT REQUIRED.

LEAKING UNDERGROUND STORAGE TANKS
THIS SITE IS A LUST SITE (REGISTRATION NO. 8204526). QUESTIONS REGARDING PIPE SPECIFICATIONS SHALL BE DISCUSSED WITH CITY OF DES MOINES PLUMBING INSPECTOR KEVIN NEWMAN (515-237-1461)

FLOODPLAIN
PER FEMA MAP #19153C0195F, THE SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD

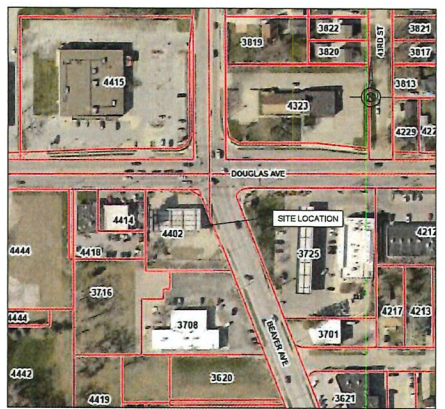
FAA
PER FAA NOTICE CRITERIA TOOL, SITE DOES EXCEED NOTICE CRITERIA UP TO 100 FT HEIGHT (FOR POSSIBLE CRANE HEIGHT) AND THEREFORE PLANS WITH THE FAA IS REQUIRED.
AERONAUTICAL NUMBERS: IN PROGRESS

LEGAL DESCRIPTION: (WD BK: 125759 PG: 169)
LOT 1, EXCEPT THE WEST 148.8 FEET AND THE NORTH 25 FEET OF LOT 2, EXCEPT THE WEST 148.8 FEET IN PHILPOTT ACRES, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

IOWA ONECALL CONTACT LIST:

(M22) MIDAMER-GAS CONTACT NAME: CRAIG RANFELD CONTACT PHONE: 5153324932 CONTACT EMAIL: MECSDESIGNLOCATES@MIDAMERICAN.COM	(M23) VERIZON CONTACT NAME: JOHN BACHELDER CONTACT PHONE: 972297500 CONTACT EMAIL: JOHN.BACHELDER@VERIZON.COM
(C07) CITY OF DES MOINES TRAFFIC CONTACT NAME: MARK FLVAG CONTACT PHONE: 5152834109 CONTACT EMAIL: MARKOVLAG@DMGOV.ORG	(M2N1) IOWA COMMUNICATIONS NETWORK CONTACT NAME: SHAMON MALLOW CONTACT PHONE: 8005739490 CONTACT EMAIL: KNO7STREPLANTOWADNECALL@IOWA.GOV
(C14G1) CENTURYLINK CONTACT NAME: SADIIE HULL CONTACT PHONE: 9165470247 CONTACT EMAIL: SADIIE.HULL@LUMEN.COM	(T15) MEDIACOM COMMUNICATIONS CORP CONTACT NAME: KEVIN COLLINS CONTACT PHONE: 5158673327 CONTACT EMAIL: KCOLLINS@MEDIACOMCC.COM
(DMS) DES MOINES, CITY OF SEWER CONTACT NAME: STEVE JOHNSON CONTACT PHONE: 5153371339 CONTACT EMAIL: SJOHNSON@DMGOV.ORG	(T17) MEDIACOM COMMUNICATIONS CORP CONTACT NAME: KEVIN COLLINS CONTACT PHONE: 5158673327 CONTACT EMAIL: KCOLLINS@MEDIACOMCC.COM
(D2AW) DES MOINES WATER WORKS CONTACT NAME: ED CLARK CONTACT PHONE: 5158302045 CONTACT EMAIL: ONECALLMAPS@DMWWW.COM	(UPN) UNITE PRIVATE NETWORKS, LLC CONTACT NAME: JOE BIEZER CONTACT PHONE: 8164333556 CONTACT EMAIL: UPN@UPN.FIBER.COM
(INS) JAREON NETWORK SERVICES CONTACT NAME: JEFF FLECKO CONTACT PHONE: 5158302045 CONTACT EMAIL: JEFF.FLECKO@JAREON.COM	(WNEA) WINDSTREAM COMMUNICATIONS CONTACT NAME: LOCATE DESK CONTACT PHONE: 8002891901 CONTACT EMAIL: LOCATE_DESK@WINDSTREAM.COM
(M2E) MIDAMER-FLEC CONTACT NAME: CRAIG RANFELD CONTACT PHONE: 5152526632 CONTACT EMAIL: MECSDESIGNLOCATES@MIDAMERICAN.COM	

VICINITY MAP



SHEET INDEX

- | | |
|---------------------|-------------------------------|
| C-001 - COVER SHEET | C-104 - GRADING SHEET |
| C-002 - NOTE SHEET | C-105 - UTILITY SHEET |
| C-101 - TOPO SHEET | C-106 - EROSION CONTROL SHEET |
| C-102 - DEMO SHEET | C-107 - LANDSCAPING SHEET |
| C-103 - SITE SHEET | |

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: _____ DATE: _____

HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT HAS BEEN 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.

VOLDENARS L. FIELDS
19842

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021

ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL NONE (AN ESR INDICATED HEREIN) - C-002, C-107

ELDS DESIGN SERVICES
Architecture | Engineering | Surveying
2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 8196

REVISIONS:	LEGEND:
F.F. FINISHED FLOOR	▲ CALCULATED SECTION CORNER
H+ MORE OR LESS	△ FOUND SECTION CORNER
123.456 GUTTER ELEVATION	□ PARKING SPACE
123.456 TOP OF CURB ELEVATION	□ SIGN
123.456 EXISTING PROPOSED ELEVATION	□ STREET LIGHT
FL FLOWLINE ELEVATION	□ POWER POLE
○ CONTROL POINT	□ LIGHT POLE
○ CALCULATED CORNER	□ AREA LIGHT
● FOUND CORNER	□ ELEC. TRANSFORMER
	□ ELEC. METER
	□ ELEC. BOX
	○ ELEC. MANHOLE
	○ ELEC. VAULT
	○ GUY ANCHOR
	○ TEL. JUNCTION BOX
	○ CABLE TV JUNCTION BOX
	○ GAS VALVE
	○ GAS METER
	○ SANITARY SEWER MANHOLE
	○ STORM SEWER MANHOLE
	○ CLEANOUT
	○ DOWNSPOUT
	○ SINGLE INTAKE
	○ AREA INTAKE
	○ THROAT INTAKE
	○ FLARED END SECTION
	○ VALVE
	○ FIRE HYDRANT
	○ WATER METER
	○ WATER VALVE
	○ UNDERGROUND ELEC.
	○ UNDERGROUND TEL.
	○ WATER TEE
	○ XX PROPOSED UTILITY LINE
	○ EXX EXISTING UTILITY LINE
	○ CATV - CABLE TELEVISION
	○ FO - FIBER OPTIC
	○ G - GAS LINE
	○ OHE - OVERHEAD ELEC.
	○ OHT - OVERHEAD TEL.
	○ SAN - SANITARY SEWER
	○ ST - STORM SEWER
	○ UGE - UNDERGROUND ELEC.
	○ UGT - UNDERGROUND TEL.
	○ W - WATER
	○ FENCE LINE

SCOOTER'S AT DOUGLAS & BEAVER
4402 DOUGLAS AVE
DES MOINES, IA

15072020 PRELIMINARY

B. SHORT 05.08.2022 21-161

C-001 - COVER SHEET

GENERAL NOTES

1. THE CITY OF DES MOINES MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
2. ALL PROPOSED MATERIALS AND STRUCTURES SHALL BE APPROVED BY THE CITY OF DES MOINES AND BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
4. ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES, AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
5. PELTS DESIGN SERVICES SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
6. THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOW IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
7. IF A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THIS MEETING.
8. LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
9. THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
10. THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNERS OR OWNERS REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF DES MOINES.
11. THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO TO THE ADJACENT RIGHT OF WAY OR SURROUNDING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY.
12. THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
13. DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES OR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.
14. ALL CONSTRUCTION WITHIN THE PUBLIC R.O./EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH THE CITY OF DES MOINES.
15. THE CONTRACTOR SHALL CONTACT THE CITY OF DES MOINES TO SCHEDULE ANY REQUIRED INSPECTIONS AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O./EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS
16. IN THE EVENT OF ANY CONFLICTING NOTES BETWEEN THE COVER SHEET AND ALL OTHER SHEETS, THE NOTES ON THE COVER SHEET SHALL SUPERCEDE ALL OTHERS
17. IN THE EVENT OF ANY CONFLICTING INFORMATION BETWEEN THE LABEL, ELECTRONIC CAD FILE, AND THE ELECTRONIC SURFACE, THE DESIGN ENGINEER SHALL BE CONTACTED FOR CLARIFICATION.
18. ALL WORK DONE IN THE CITY RIGHT-OF-WAY REQUIRES A RIGHT-OF-WAY PERMIT AND SHALL BE DONE IN ACCORDANCE WITH SUDAS AND THE CITY OF DES MOINES GENERAL SUPPLEMENTAL SPECIFICATIONS TO SUDAS EFFECTIVE AT THE TIME OF PLAN APPROVAL.
19. A SIDEWALK/DRIVE APPROACH PERMIT IS REQUIRED.

SURVEY NOTES

1. SURVEY WORK WAS COMPLETED BY PELTS DESIGN SERVICES IN OCTOBER 2021. SEE SITE SURVEY PROVIDED AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION.

STAKING NOTES

1. IT IS RECOMMENDED FOR THE CONTRACTOR TO HAVE ALL STAKING DONE UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR AND IN COORDINATION WITH THE PROJECT ENGINEER.
2. IT IS RECOMMENDED FOR THE CONTRACTOR TO HAVE ALL STAKING DONE DIRECTLY UNDER THE GENERAL CONTRACTOR BY A SINGLE COMPANY.
3. STAKING DOES NOT RELIEVE CONTRACTOR OF ULTIMATE RESPONSIBILITY TO CONSTRUCT THE PROJECT PER PLAN.

DEMO NOTES

1. SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB.
2. PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE CONSTRUCTION FENCE AT THE DRIP LINE.
3. PAVEMENT STRIPING CALLED OUT FOR REMOVAL SHALL BE SANDBLASTED. NO GRINDING WILL BE ALLOWED.
4. PROPERLY DISCONNECT ALL PUBLIC AND PRIVATE UTILITIES, AS NECESSARY.
5. COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS TO REMOVE AND PROPERLY DISPOSE OF SIDEWALKS, STEPS, DRIVEWAYS, AND STRUCTURES (INCLUDING BOTH ABOVE GROUND AND BELOW GROUND ELEMENTS).
6. COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS TO REMOVE FUEL TANKS, SEPTIC TANKS, CISTERNS, AND ANY OTHER UNDERGROUND FACILITIES; AND TO PROPERLY DISPOSE OF ANY LIQUIDS OR PRODUCTS CONTAINED WITHIN THESE ITEMS.
7. PLACE BACKFILL MATERIAL IN HOLES AND DEPRESSIONS, GRADE THE SITE, AND ESTABLISH GROUND COVER.
8. PROTECT EXISTING FIRE HYDRANTS, STREET LIGHTS, TRAFFIC SIGNALS, UTILITY POLES, FIRE ALARM BOXES, WIRE CABLES, UNDERGROUND UTILITIES, AND OTHER APPURTENANCES IN THE VICINITY OF THE DEMOLITION SITE.
9. COMPLY WITH NOISE POLLUTION REQUIREMENTS AND ANY WORKING HOUR RESTRICTIONS OF THE JURISDICTION.
10. MAINTAIN OR RE-ESTABLISH ALL TILES, ROADWAY SUBDRAINS, CULVERTS, OR OTHER DRAINAGE FACILITIES NOT IDENTIFIED IN THE CONTRACT DOCUMENTS FOR REMOVAL.
11. IMPLEMENT THE APPROVED EROSION AND SEDIMENT CONTROL PLANS FOR EACH SITE PRIOR TO INITIATING DEMOLITION BY PLACING ALL REQUIRED DEVICES; INCLUDE MEASURES TO PREVENT TRACKING OF MUD ONTO ADJACENT STREETS OR ALLEYS.
12. COMPLY WITH ALL APPLICABLE AIR POLLUTION REQUIREMENTS OF THE JURISDICTION. USE WATER OR APPROPRIATE CHEMICALS FOR CONTROL OF DUST IN THE DEMOLITION AREA, ON ADJACENT ROADWAYS, AND WHEN GRADING THE SITE.
13. TAKE STEPS TO PREVENT THE GENERATION OF LITTER DURING DEMOLITION AND COLLECT ALL LITTER FROM THE DEMOLITION AREA AT THE END OF EACH WORKING DAY. LOAD TRUCKS TO PREVENT LEAKAGE OR BLOWING OF DEBRIS.
14. REMOVE ALL CONCRETE, ASPHALT, OR MASONRY SLABS AND APPURTENANCES.
15. REMOVE AND DISPOSE OF ALL BRUSH, SHRUBS, TREES, LOGS, DOWNED TIMBER, AND OTHER YARD WASTE ON THE SITE UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS. DO NOT MIX WITH DEMOLITION MATERIAL. REMOVE STUMPS TO A MINIMUM OF 2 FEET BELOW FINISH GRADE. PROTECT ANY TREES OR OTHER VEGETATION NOT DESIGNATED FOR REMOVAL BY PLACING A FENCE AT THE DRIP LINE ENCOMPASSING THE ENTIRE TREE AND KEEPING ALL OPERATIONS OUTSIDE OF THE FENCED IN AREA, INCLUDING STORAGE OF EQUIPMENT OR MATERIALS. AT NO ADDITIONAL COST TO THE CONTRACTING AUTHORITY, REPLACE ANY TREES THAT ARE DESIGNATED FOR PROTECTION BUT ARE DAMAGED BEYOND TREATMENT. THE ENGINEER WILL DETERMINE SIZE AND SPECIES OF THE REPLACEMENT TREE.
16. SAW-CUT ALL HARD SURFACING AT LOCATION OF REMOVAL LIMITS.
17. WHERE SELECTIVE DEMOLITION IS SHOWN AT PAVED AREAS, DEMOLISH THE EXISTING PAVING BACK TO AN EXISTING CONTROL JOINT NEAR THE LOCATION SHOWN.

WETLAND NOTES

1. PELTS DESIGN SERVICES DOES NOT PERFORM WETLAND STUDIES OR WETLAND MITIGATION. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE IF ANY WETLANDS ARE LOCATED ON THE PROJECT SITE AND PERFORM ANY NECESSARY MITIGATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

DISCLAIMER

1. THIS DRAWING IS BEING MADE AVAILABLE BY PELTS DESIGN SERVICES (P.D.S.) FOR USE ON THIS PROJECT IN ACCORDANCE WITH P.D.S.'S AGREEMENT FOR PROFESSIONAL SERVICES. P.D.S. ASSUMES NO RESPONSIBILITY OR LIABILITY (CONSEQUENTIAL OR OTHERWISE) FOR ANY USE OF THESE DRAWINGS FOR ANY PART THEREOF EXCEPT IN ACCORDANCE WITH THE TERMS OF SAID AGREEMENT.
2. P.D.S. DISCLAIMS ANY AND ALL LIABILITY OR RESPONSIBILITY FOR INFORMATION THAT DOES NOT BEAR THE ORIGINAL SEAL AND SIGNATURE OF THE PROFESSIONAL IN CHARGE.

CIVIL ENGINEERING NOTES FOR SCOOTER'S AT DOUGLAS & BEAVER 4402 DOUGLAS AVE DES MOINES, IA

UTILITY NOTES

1. QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
2. PIPE ENDS ARE CALLED OUT ON PLANS SO DO NOT INCLUDE FLARED END SECTION, WHERE APPLICABLE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER AT THE CONTRACTORS EXPENSE.
4. THE CONTRACTOR SHALL RELOCATE EXISTING UTILITIES AS NECESSARY, SHOWN OR NOT SHOWN.
5. THE CONTRACTOR SHALL COORDINATE WITH THE CITY ON ALL SIZE, DEPTHS, AND MATERIALS OF ALL PROPOSED UTILITIES.
6. THE CONTRACTOR MUST PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES IF REQUIRED BY CITY.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE APPROPRIATE UTILITY COMPANIES PRIOR TO CONNECTION OR DISCONNECTION OF A SERVICE LINE.
8. CONTRACTOR IS TO COMPLY WITH THE LATEST SUDAS SPECIFICATIONS FOR MAINTENANCE, INSTALLATION, AND TESTING FOR CONSTRUCTION.
9. THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE BASED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
10. ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES.
11. ALL RIP RAP CALLED OUT ON PLANS SHALL BE UNDER AN INVERT ENGINEERING FABRIC.
12. ALL STRUCTURE SIZES CALLED OUT ON PLANS ARE MINIMUM INSIDE WALL DIMENSIONS.
13. ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS OTHERWISE NOTED.
14. ALL STRUCTURES CALLED OUT AS "MODIFIED" OR "SPECIAL" SHALL BE ENGINEERED BY THE PRECASTER TO ENSURE STRUCTURE STABILITY. MODIFICATIONS INCLUDE ADDITIONAL WALL LENGTH TO ACCOUNT FOR LARGE PIPE DIAMETERS AND ADDITIONAL WALL WIDTH & BASE DEPTH TO ACCOUNT FOR DEEPER STRUCTURES. ANY AND ALL MODIFICATIONS TO STANDARD STRUCTURES SHALL BE CONSIDERED INCIDENTAL TO BID

ELECTRICAL SERVICE NOTES

15. ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS
16. TRANSFORMER PAD IS SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. PAD SHALL CONFORM TO ALL UTILITY COMPANY DESIGN STANDARDS AND SPECIFICATIONS.
17. **SANITARY SERVICE NOTES**
17. SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2% FOR A 4" PIPE AND 1% FOR A 6" PIPE. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATER MAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.
18. **STORM WATER SERVICE NOTES**
18. ALL STORM SEWERS IN THE ROW SHALL BE RCP (CLASS III RCP), UNLESS OTHERWISE SPECIFIED.
19. ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH #1-F1 TYPE II CONNECTORS. ALL APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD.
20. ALL SUMP SERVICE LINES SHALL HAVE TRACE WIRE
21. **WATER SERVICE NOTES**
21. WATER SERVICE SHALL BE TYPE K COPPER, DIP OR HDPE, DEPENDING ON SIZE AND JURISDICTIONAL REQUIREMENTS. IF CONTAMINATED OR "HOT" SOILS, INSURE APPROPRIATE PIPE IS BEING UTILIZED. SIZE OF WATER MAIN AS SHOWN ON PLANS.
22. TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
23. THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATER MAIN CONSTRUCTION.
24. ANY AND ALL HYDRANT AND VALVE EXTENSIONS, TOGETHER WITH VERTICAL BENDS, SHALL BE CONSIDERED INCIDENTAL TO WATER MAIN CONSTRUCTION. NO ADDITIONAL PAYMENT WILL BE PROVIDED FOR INCIDENTAL ITEMS.
25. ALL WATER LINES SHALL HAVE A MINIMUM OF 5.5 FEET OF COVER UNLESS NOTED OTHERWISE.

EXISTING UTILITIES NOTE

1. THE LOCATIONS OF THE EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/OR RECORDS. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION; IOWA ONE-CALL (1-800-292-8899).

UTILITY CONFLICT NOTES

1. UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC.. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
2. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION THAT ARE EITHER CALLED OUT ON THE PLANS OR NOT CALLED OUT.
3. CONTRACTOR SHALL COMPLY WITH ALL ONE REQUIREMENTS FOR PIPE MATERIAL, PIPE JOINTS, AND ANY OTHER APPLICABLE REQUIREMENTS ANY TIME A STORM SEWER OR SANITARY SEWER CROSSES OVER OR LESS THAN 18" BELOW A WATER MAIN.
4. FOR ALL CRITICAL CROSSINGS WITH EXISTING UTILITIES, THE ELEVATION OF THE EXISTING UTILITY SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY PELTS DESIGN SERVICES PRIOR TO CONSTRUCTION OF A CONFLICT EXIST.

SPECIFICATIONS NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST VERSION OF THE URBAN STANDARDS SPECIFICATIONS FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF DES MOINES SUPPLEMENTAL SPECIFICATIONS.
2. IN THE EVENT OF A DISCREPANCY BETWEEN THE PROJECT SPECIFICATIONS AND THE CITY OF DES MOINES REQUIREMENTS AND SPECIFICATIONS, PLUMBING CODE, AND URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENT, THE CITY OF DES MOINES STANDARD SPECIFICATIONS SHALL GOVERN.
3. FOR ALL SPECIFICATION DISCREPANCIES, THE PROJECT ENGINEER SHALL BE CONTACTED PRIOR TO PROCEEDING WITH CONSTRUCTION. IF THE ENGINEER IS NOT CONTACTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PROBLEMS THAT RESULT FROM SAID DISCREPANCIES.

REQUIRED AS-BUILT NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COST OF AS-BUILT TOPO, IF REQUIRED BY CITY.
2. CONTRACTOR SHALL CONTACT PELTS DESIGN SERVICES TO PERFORM SAID AS-BUILT SURVEYS.
3. IF ANYTHING HAS BEEN CONSTRUCTED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT AS-BUILT SURVEYS UNTIL ISSUES HAVE BEEN RECTIFIED.

PAVING NOTES

1. THE PAVING/ GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE SODDED IN ACCORDANCE WITH CITY OF DES MOINES SPECIFICATIONS AND THE LATEST VERSION OF SUDAS.
2. SEE DETAILS FOR ALL PAVEMENT THICKNESS.
3. DETECTABLE WARNING PANEL(S) CALLED OUT ON PLANS SHALL BE PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.
4. SIDEWALKS SHALL HAVE EXPANSION JOINTS AT 150 FOOT INTERVALS AS REQUIRED BY CITY CODE.
5. ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A D.A. CODES ARE MET.

PAVEMENT SAWCUT NOTES

1. CONTRACTOR TO PROVIDE SAWCUT JOINTING PLAN PRIOR TO ANY CONCRETE PAVEMENT INSTALLATION.
2. PAVEMENT MAY BE REQUIRED TO BE REMOVED AND REPLACED IF PLACED WITHOUT AN APPROVED PLAN.
3. LONGITUDINAL JOINTS IN DRIVE LANES & THE OUTER MOST JOINT OF ALL PARKING AREAS SHALL BE SUDAS TYPE '1-1' OR '1-2' JOINTS AND HAVE STEEL INTERIOR PARKING LOT JOINTS, OTHER THAN THE OUTER MOST JOINT, DO NOT NEED STEEL AND SHALL BE SUDAS TYPE 'B' OR TYPE 'C' JOINTS. ALL TRANSVERSE JOINTS SHALL BE SUDAS TYPE 'C' OR TYPE 'DW' JOINTS WITH STEEL IN THE CASE OF A DAY'S WORK JOINT.

SOIL NOTES


1. STRIP AND STOCKPILE THE TOP 8 INCHES OF SOIL ON ALL DISTURBED AREAS. GRADING CONTRACTOR SHALL STOCKPILE TOPSOIL FOR SHOULDERING.
2. **SO2 REQUIREMENT PER SUDAS:** IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED, A SODDED SHOULD BE CONSTRUCTED BY SPREADING A MINIMUM OF 6 INCHES OF TOPSOIL PRIOR TO SODDING. DEEPER TOPSOIL DEPTHS (8 TO 12 INCHES OR GREATER) ARE DESIRABLE AS THEY INCREASE THE ORGANIC MATTER AVAILABLE FOR USE BY THE PLANTS, ALLOW FOR DEEPER ROOT PENETRATION AND INCREASE THE MOISTURE HOLDING ABILITY OF THE SOIL.
3. **PERMANENT SEED REQUIREMENT PER SUDAS:** IN ORDER TO PROVIDE AN ADEQUATE GROWING MEDIUM, A MINIMUM OF 8 INCHES OF TOPSOIL SHOULD BE PLACED OVER THE DISTURBED AREA PRIOR TO SEEDING. DEEPER TOPSOIL DEPTHS (8-12 INCHES OR GREATER) ARE DESIRABLE AS THEY INCREASE THE ORGANIC MATTER AVAILABLE FOR USE BY THE PLANTS, ALLOW FOR DEEPER ROOT PENETRATION AND INCREASE THE MOISTURE HOLDING ABILITY OF THE SOIL.
4. TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
5. TOPSOIL IS DEFINED AS: FERTILE, FRABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINIED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASSES, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND FOREIGN MATTER; ADDITY RANGE (PH) OF 5.5 TO 7.5; CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 10 PERCENT ORGANIC MATTER.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.
7. REFERENCE GEOTECHNICAL REPORT FOR ADDITIONAL SOILS INFORMATION INCLUDING BUT NOT LIMITED TO SUBGRADE INFORMATION, FOOTING DESIGN, AND ANY POSSIBLE OVER EXCAVATION DUE TO POOR SOILS. PAVEMENT SECTIONS ON THE PLANS GOVERN OVER PAVEMENT THICKNESS IN THE SOILS REPORT.

GRADING NOTES

1. AREAS TO RECEIVE STRUCTURAL FILL SHALL BE BENCHED. STRUCTURAL FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
2. PREPARE BOTTOM OF BENCH FOR FILL BY DISKING TO A DEPTH OF 12 INCHES AND COMPACT. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RE-COMPACTED WITH ON-SITE FILL MATERIALS.
3. ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE THE TOP 12 INCHES DISKED AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
4. MAINTAIN ALL CUT AND FILL AREAS TO ACCOMMODATE SURFACE DRAINAGE.
5. FINISH GRADE ON ALL NON-PAVED AREAS SHALL BE WITHIN 0.20 FT, AND PAVED AREAS SHALL BE WITHIN 0.10 FT OF THE PROPOSED GRADES SHOWN ON THE PLAN
6. MAXIMUM ALLOWABLE GRADE ON ALL PROPOSED SLOPES IS 3:1.
7. THE MOISTURE CONTENT SHALL NOT DEVIATE FROM THE OPTIMUM BY MORE THAN 2% IN STRUCTURAL FILL.
8. MAXIMUM 2% CROSS-SLOPE ON ALL SIDEWALKS.
9. GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.

LANDSCAPING NOTES

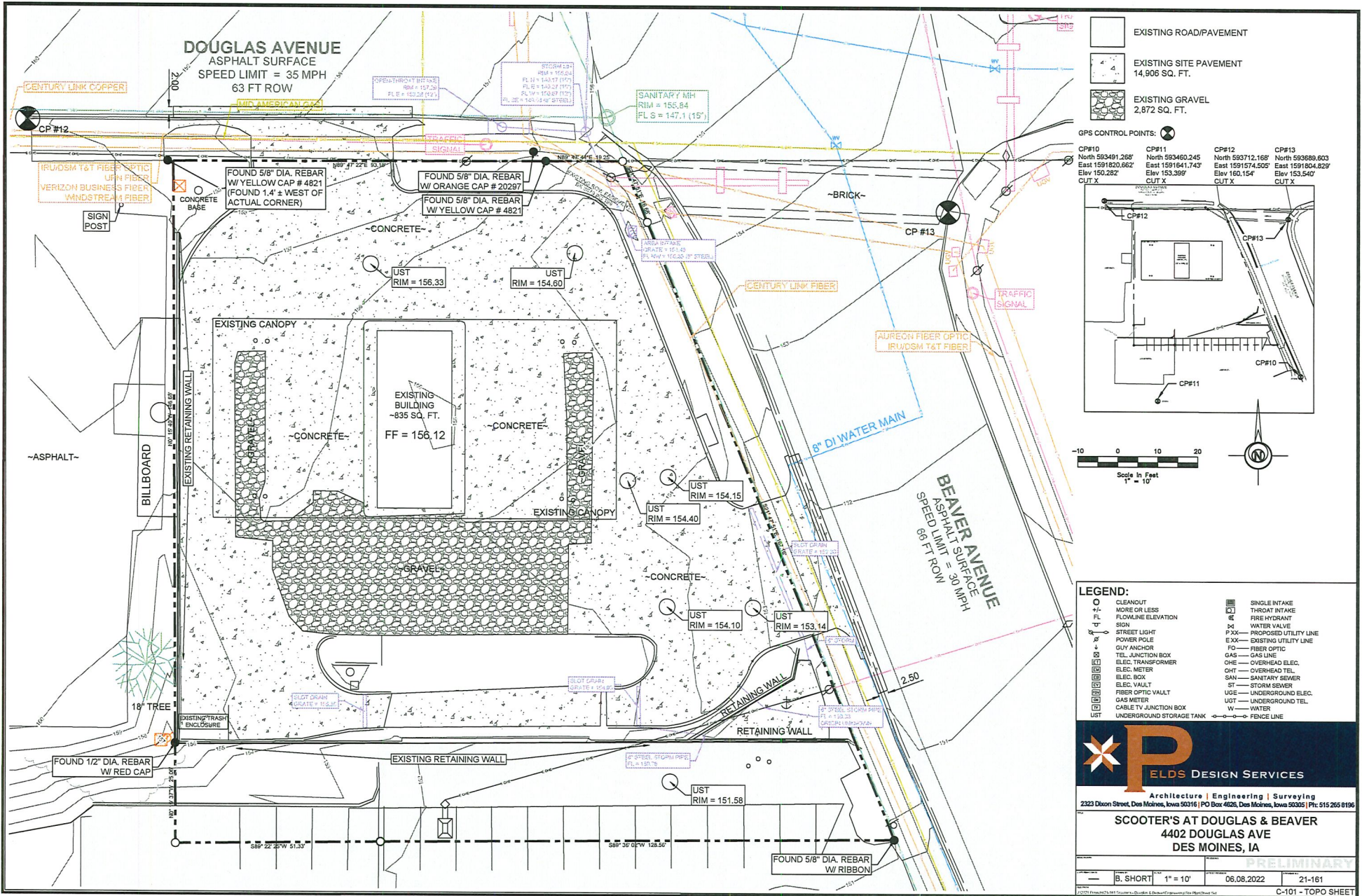
1. ALL SODDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
2. SEED OR SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. SOD LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES. SEED ALL DISTURBED AREAS OFF-SITE
3. STRIKE SOD ON ALL SLOPES 4:1 OR GREATER.
4. PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE. THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
5. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
6. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
7. CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH OR BRICK CHIPS OR WASHED STONE AROUND ALL TREES, SHRUBS AND GROUND COVER BEDS TO A DEPTH OF 4 INCHES, UNLESS NOTED.
8. PROVIDE 6MIL MINIMUM PLASTIC BELOW ROCK/BRICK.
9. THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
10. CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
11. CONTRACTOR SHALL DESIGN AND PROVIDE IRRIGATION SYSTEM. COORDINATION WITH ARCHITECT REQUIRED.
12. ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER MULCH IS INSTALLED.



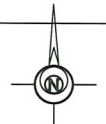
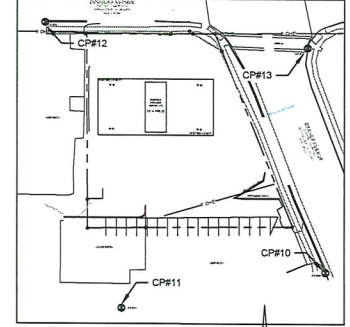
PELDS Design Services
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SCOOTER'S AT DOUGLAS & BEAVER
4402 DOUGLAS AVE
DES MOINES, IA

	B. SHORT	06.08.2022	21-161
PELDS Design Services - Douglas & Beaver Highway 2323 Dixon Street			
C-002 - NOTE SHEET			



	EXISTING ROAD/PAVEMENT		
	EXISTING SITE PAVEMENT 14,906 SQ. FT.		
	EXISTING GRAVEL 2,872 SQ. FT.		
	GPS CONTROL POINTS:		
CP#10 North 593491.268' East 1591820.662' Elev 153.282' CUT X	CP#11 North 593460.245' East 1591841.743' Elev 153.389' CUT X	CP#12 North 593712.168' East 1591574.505' Elev 150.154' CUT X	CP#13 North 593689.603' East 1591804.822' Elev 153.540' CUT X



LEGEND:

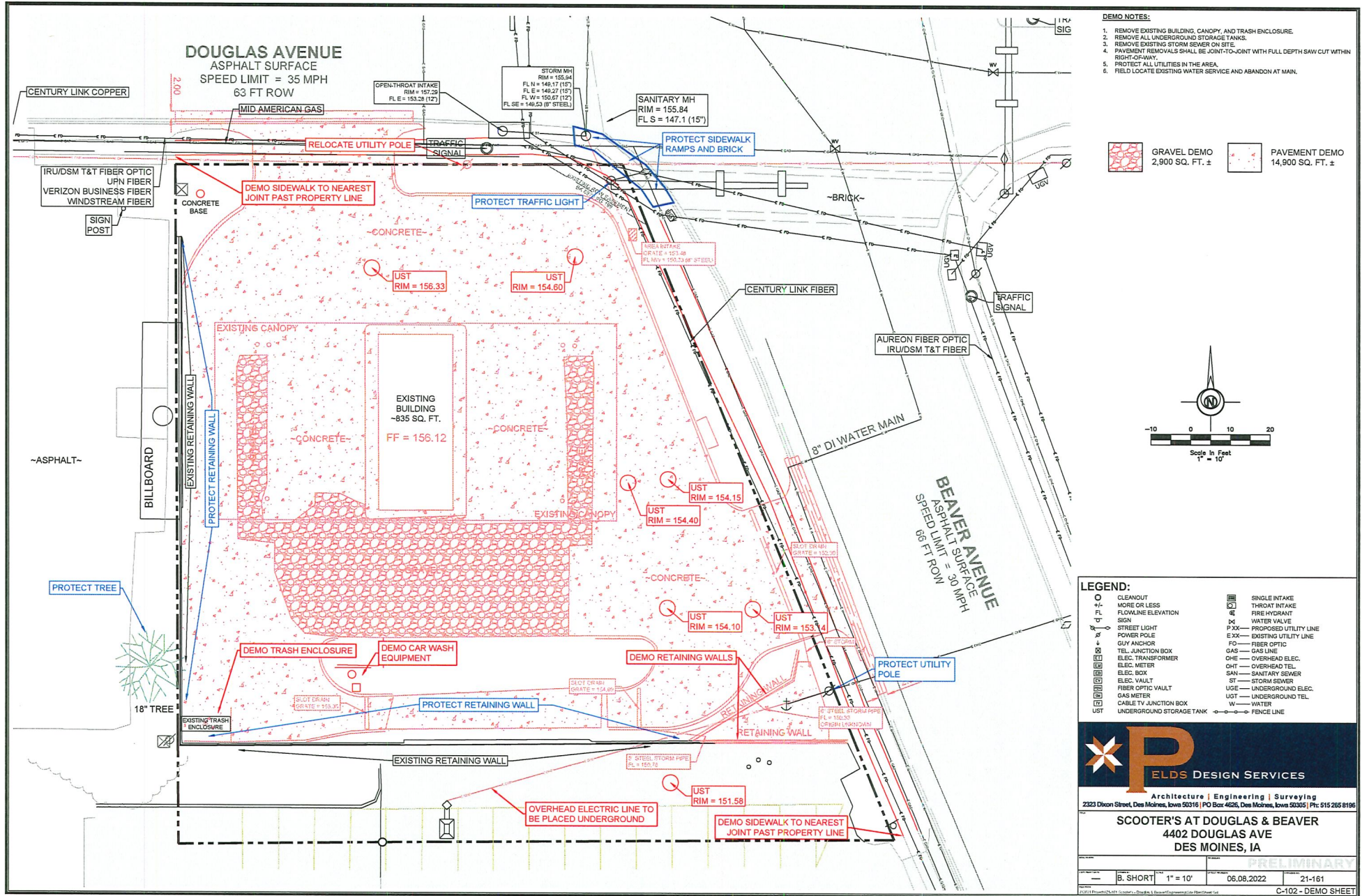
	CLEANOUT		SINGLE INTAKE
	MORE OR LESS		THROAT INTAKE
	FLOWLINE ELEVATION		FIRE HYDRANT
	SIGN		WATER VALVE
	STREET LIGHT		PROPOSED UTILITY LINE
	POWER POLE		EXISTING UTILITY LINE
	GUY ANCHOR		FIBER OPTIC
	TEL JUNCTION BOX		GAS LINE
	ELEC. TRANSFORMER		OVERHEAD ELEC.
	ELEC. METER		OVERHEAD TEL.
	ELEC. BOX		SANITARY SEWER
	ELEC. VAULT		STORM SEWER
	FIBER OPTIC VAULT		UNDERGROUND ELEC.
	GAS METER		UNDERGROUND TEL.
	CABLE TV JUNCTION BOX		WATER
	UNDERGROUND STORAGE TANK		FENCE LINE

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SCOOTER'S AT DOUGLAS & BEAVER
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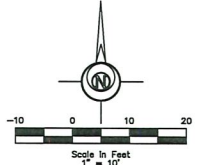
PRELIMINARY

B. SHORT 1" = 10' 06.08.2022 21-161
 C-101 - TOPO SHEET



- DEMO NOTES:**
1. REMOVE EXISTING BUILDING, CANOPY, AND TRASH ENCLOSURE.
 2. REMOVE ALL UNDERGROUND STORAGE TANKS.
 3. REMOVE EXISTING STORM SEWER ON SITE.
 4. PAVEMENT REMOVALS SHALL BE JOINT-TO-JOINT WITH FULL DEPTH SAW CUT WITHIN RIGHT-OF-WAY.
 5. PROTECT ALL UTILITIES IN THE AREA.
 6. FIELD LOCATE EXISTING WATER SERVICE AND ABANDON AT MAIN.

 GRAVEL DEMO 2,900 SQ. FT. ±
 PAVEMENT DEMO 14,900 SQ. FT. ±










- LEGEND:**
- | | |
|------------------------------|----------------------------|
| ○ CLEANOUT | ⊠ SINGLE INTAKE |
| +/- MORE OR LESS | ⊠ THROAT INTAKE |
| FL FLOWLINE ELEVATION | ⊠ FIRE HYDRANT |
| ⊠ SIGN | ⊠ WATER VALVE |
| ⊠ STREET LIGHT | P XX PROPOSED UTILITY LINE |
| ⊠ POWER POLE | E XX EXISTING UTILITY LINE |
| ⊠ GUY ANCHOR | FO FIBER OPTIC |
| ⊠ TEL. JUNCTION BOX | GA GAS LINE |
| ⊠ ELEC. TRANSFORMER | OHE OVERHEAD ELEC. |
| ⊠ ELEC. METER | OHT OVERHEAD TEL. |
| ⊠ ELEC. BOX | SAN SANITARY SEWER |
| ⊠ FIBER OPTIC VAULT | ST STORM SEWER |
| ⊠ ELEC. VAULT | UGE UNDERGROUND ELEC. |
| ⊠ FIBER OPTIC VAULT | UST UNDERGROUND TEL. |
| ⊠ GAS METER | W WATER |
| ⊠ CABLE TV JUNCTION BOX | ⊠ FENCE LINE |
| UST UNDERGROUND STORAGE TANK | |

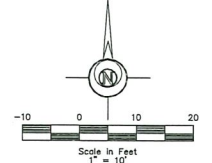
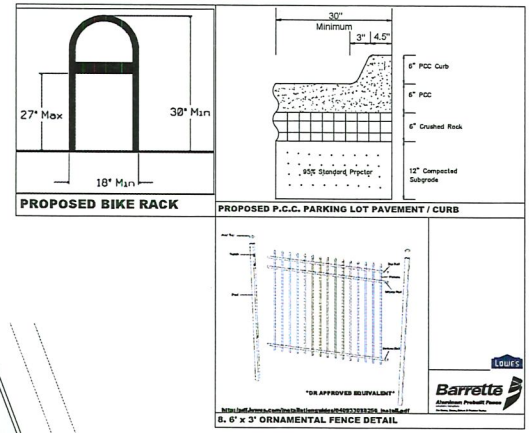

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SCOOTER'S AT DOUGLAS & BEAVER
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 DES MOINES, IA

































PRELIMINARY			
DATE	BY	SCALE	SHEET NO.
06.08.2022	B. SHORT	1" = 10'	21-161
C-102 - DEMO SHEET			

DOUGLAS AVENUE
ASPHALT SURFACE
SPEED LIMIT = 35 MPH
63 FT ROW

-  EXISTING ROADS
-  PROPOSED 6" PCC PAVEMENT
11,390 SQ. FT.
-  PROPOSED 7" PCC PAVEMENT
1,000 SQ. FT.
-  PROPOSED BUILDING
669 SQ. FT.
-  PROPOSED SIDEWALK
-  PROPOSED OPEN SPACE
7,020 SQ. FT.
-  PROPOSED MULCH
LANDSCAPE BED

- NOTES:**
- BEVERDALE SIGN WILL BE PROVIDED AND INSTALLED BY THE BEVERDALE NEIGHBORHOOD ASSOCIATION.
 - CLASS A PUBLIC SIDEWALK SHALL BE A MINIMUM 6" THICKNESS.
 - THIS SITE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODE APPLICABLE ON THE DATE OF SITE PLAN APPROVAL.
 - ALL ROOFTOP MECHANICAL EQUIPMENT MUST BE SCREENED ON ALL SIDES WITH ARCHITECTURAL SCREENING EQUAL TO THE HEIGHT OF THE EQUIPMENT.
 - MECHANICAL EQUIPMENT SHALL NOT BE LOCATED IN THE FRONT YARD OR STREET SIDE YARD AND SHALL BE SCREENED FROM VIEW FROM ANY PUBLIC WAY WITH LANDSCAPING, FENCING, OR WALLS CONSISTENT WITH THE BUILDING DESIGN, COLORS, AND MATERIALS.
 - ANY AMENDMENTS OR CHANGES TO THE PROJECT SITE THAT DO NOT MEET WHAT IS SHOWN ON THE SITE PLAN NEED TO BE APPROVED WITH THE PERMIT AND DEVELOPMENT CENTER PRIOR TO INSTALLATION/CONSTRUCTION.
 - LIGHTING MUST BE LOW GLARE CUT OFF TYPE FIXTURES TO REDUCE THE GLARE OF LIGHT POLLUTION ON SURROUNDING PROPERTIES.
 - THE REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, SHALL BE MAINTAINED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY.
 - ALL DISTURBED AREAS SHOULD BE RESTORED BY SEEDING OR SOODING.



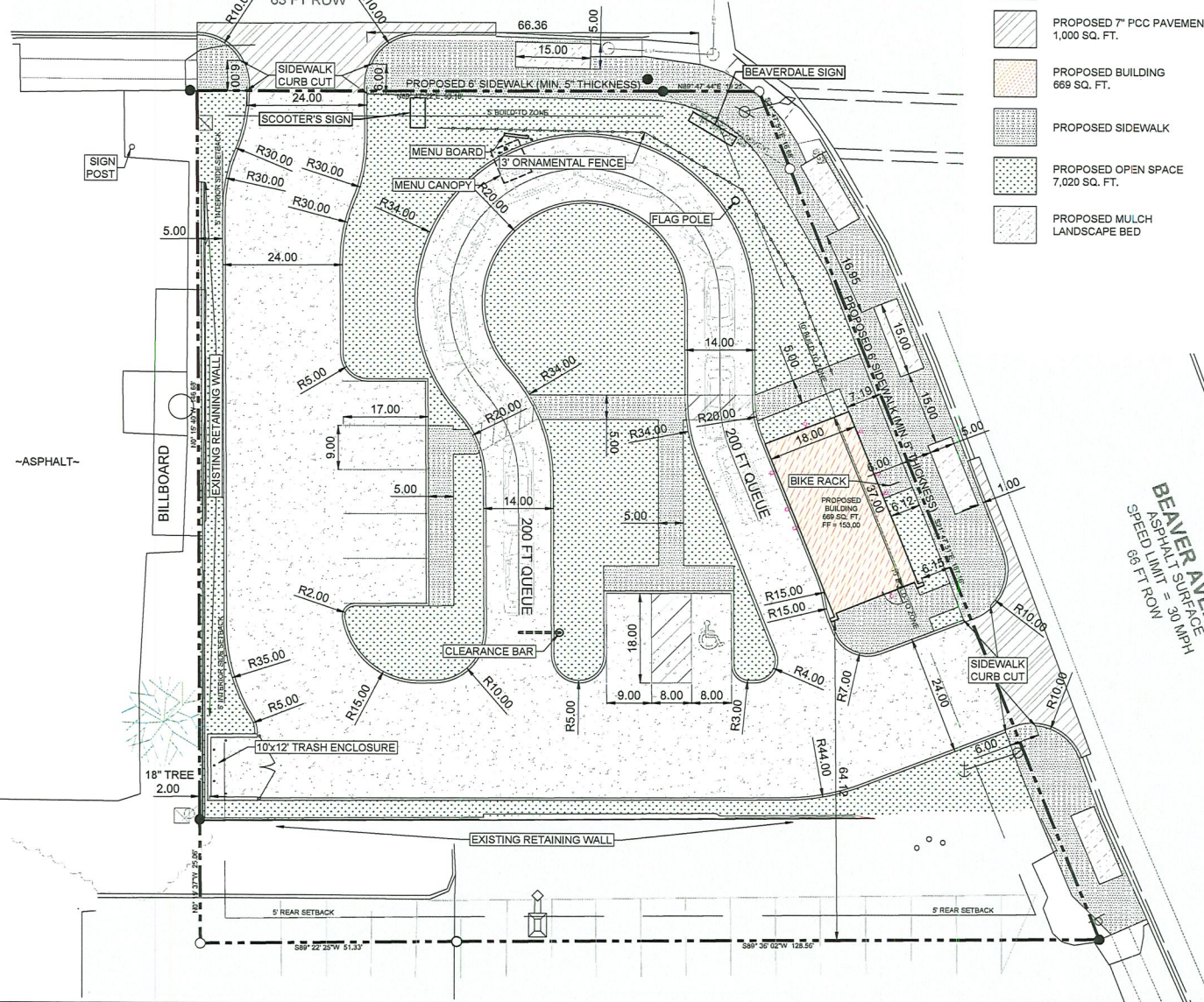
- LEGEND:**
- | | | | |
|---|--------------------------|---|------------------------------|
|  | CLEANOUT |  | SINGLE INTAKE |
|  | MOORE OR LESS |  | THROAT INTAKE |
|  | FLOWLINE ELEVATION |  | FIRE HYDRANT |
|  | SIGN |  | WATER VALVE |
|  | STREET LIGHT |  | P-XX - PROPOSED UTILITY LINE |
|  | POWER POLE |  | E-XX - EXISTING UTILITY LINE |
|  | GUY ANCHOR |  | FO - FIBER OPTIC |
|  | TEL. JUNCTION BOX |  | GAS - GAS LINE |
|  | ELEC. TRANSFORMER |  | OHE - OVERHEAD ELEC. |
|  | ELEC. METER |  | OHT - OVERHEAD TEL. |
|  | ELEC. BOX |  | SAN - SANITARY SEWER |
|  | ELEC. VAULT |  | ST - STORM SEWER |
|  | FIBER OPTIC VAULT |  | UG - UNDERGROUND TEL. |
|  | GAS METER |  | UGT - UNDERGROUND TEL. |
|  | CABLE TV JUNCTION BOX |  | W - WATER |
|  | UNDERGROUND STORAGE TANK |  | FENCE LINE |

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4402 DOUGLAS AVE
DES MOINES, IA

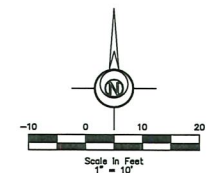
PRELIMINARY

B. SHORT 1" = 10' 06.08.2022 21-161
C-103 - SITE SHEET



DOUGLAS AVENUE
 ASPHALT SURFACE
 SPEED LIMIT = 35 MPH
 63 FT ROW

EXISTING ROAD/PAVEMENT



LEGEND:

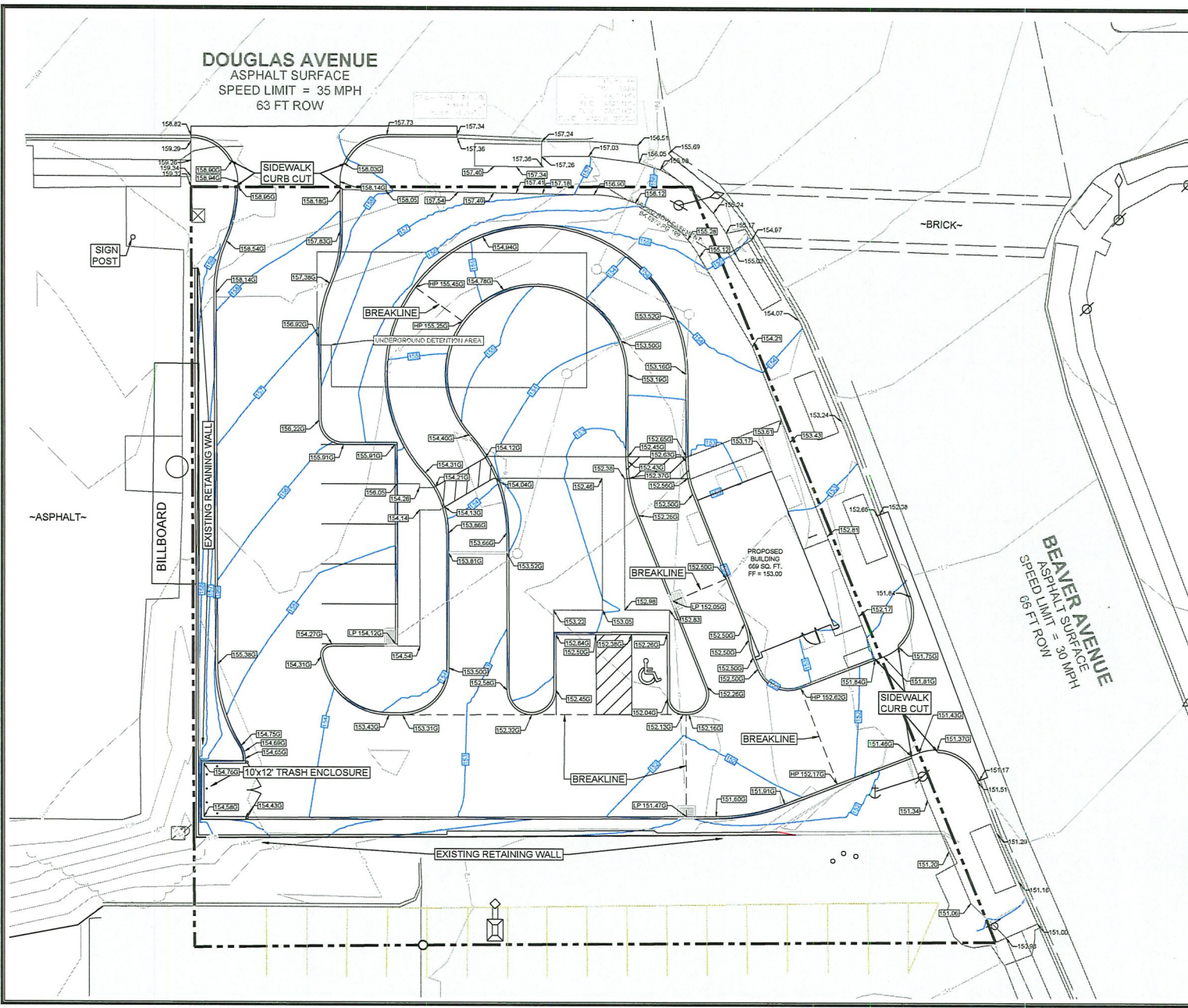
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±	MORE OR LESS	⊞	THROAT INTAKE
FL	FLOWLINE ELEVATION	⊞	FIRE HYDRANT
⊞	SIGN	⊞	WATER VALVE
⊞	STREET LIGHT	⊞	PROPOSED UTILITY LINE
⊞	POWER POLE	⊞	EXISTING UTILITY LINE
⊞	GUY ANCHOR	FO	FIBER OPTIC
⊞	TEL JUNCTION BOX	GA	GAS
⊞	ELEC. TRANSFORMER	CH	OVERHEAD ELEC.
⊞	ELEC. METER	CHT	OVERHEAD TEL.
⊞	ELEC. BOX	SAN	SANITARY SEWER
⊞	ELEC. VAULT	ST	STORM SEWER
⊞	FIBER OPTIC VAULT	UG	UNDERGROUND ELEC.
⊞	GAS METER	UGT	UNDERGROUND TEL.
⊞	CABLE TV JUNCTION BOX	W	WATER
UST	UNDERGROUND STORAGE TANK	⊞	FENCE LINE

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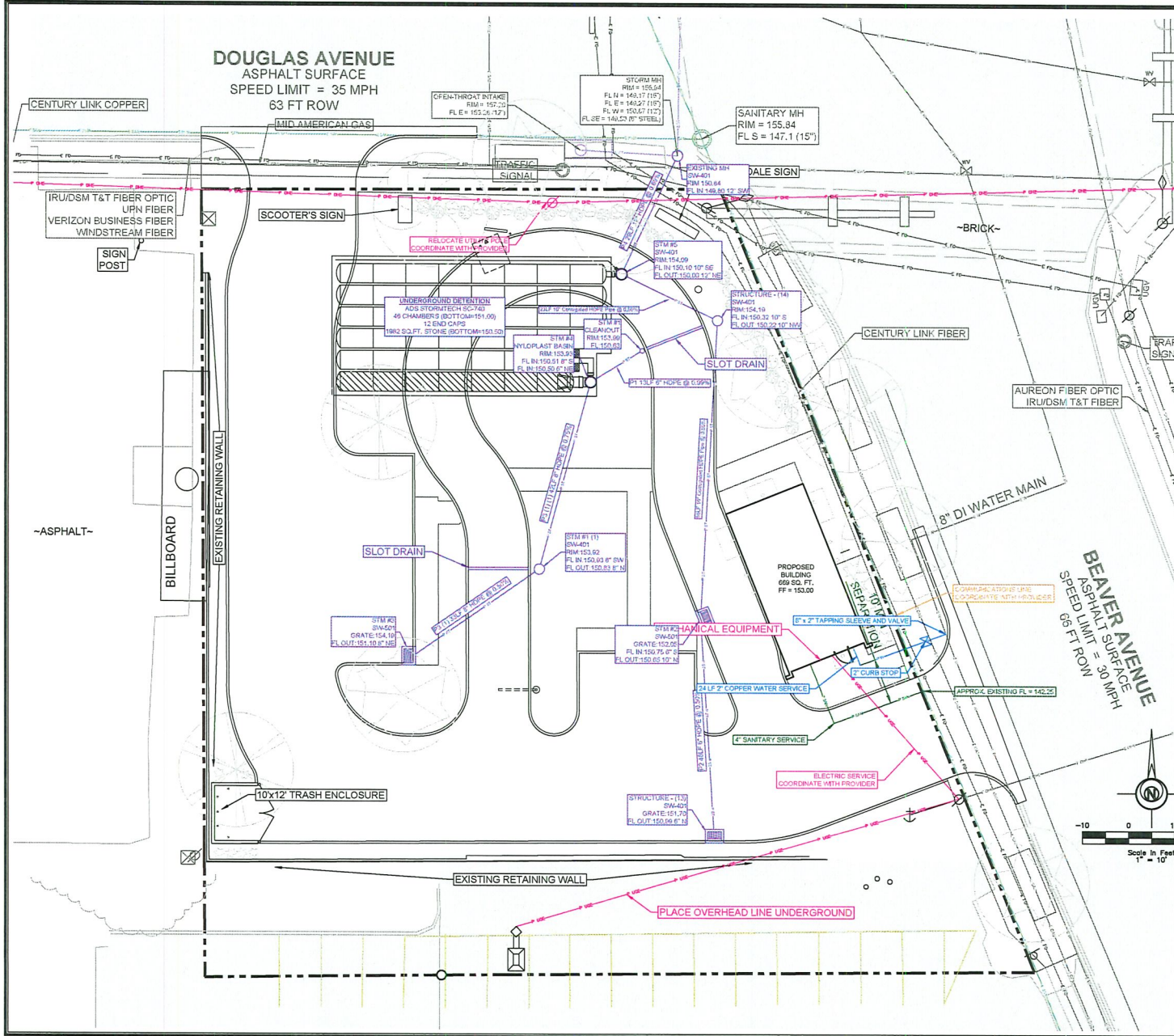
SCOOTER'S AT DOUGLAS & BEAVER
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 DES MOINES, IA

PRELIMINARY

Sheet	B. SHORT	Scale	1" = 10'	Date	06.08.2022	Page	21-161
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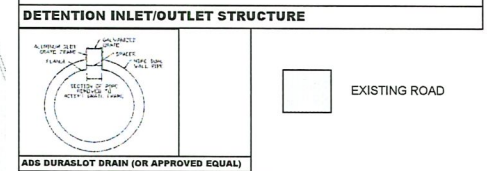
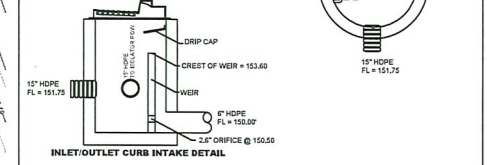
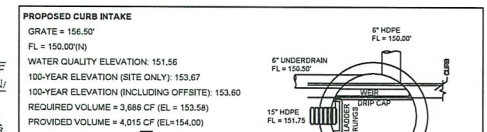
DOUGLAS AVENUE
ASPHALT SURFACE
SPEED LIMIT = 35 MPH
63 FT ROW



- STORMWATER FACILITIES MAINTENANCE REQUIREMENTS:**
- A. Stormwater runoff control facilities (including pipes, inlets, and outlets) shall be annually inspected and maintained in substantial compliance with the approved Stormwater Management Plan.
 - B. Litter, silt, sediment, and debris shall be promptly removed from such facilities.
 - C. The plantings and vegetation within the Stormwater Management Facilities shall be maintained in conformance with the approved Stormwater Management Plan. If any vegetation dies, it shall be replaced with vegetation in conformance with the Plan as soon as the weather permits.
 - D. No grass clippings, leaves, yard wastes, soil, rocks, concrete, or similar materials shall be placed within a swale, retention pond, or detention basin without the prior written consent of the City Engineer.
 - E. No portion of the Stormwater Management Facilities shall be altered, removed, or regraded without the prior written consent of the City Engineer.
 - F. Records of inspection, maintenance, and repair must be maintained and kept for at least five years and made available upon request to the City Engineer.
 - G. The underground stormwater system shall be inspected, cleaned, and maintained in accordance with the manufacturer's Operations and Maintenance Manual.

UTILITY NOTES

1. ALL EXISTING WATER STUBS AND/OR SERVICES WILL NEED TO BE CUT AT THE MAIN. FIELD LOCATE EXISTING SERVICE.



LEGEND:

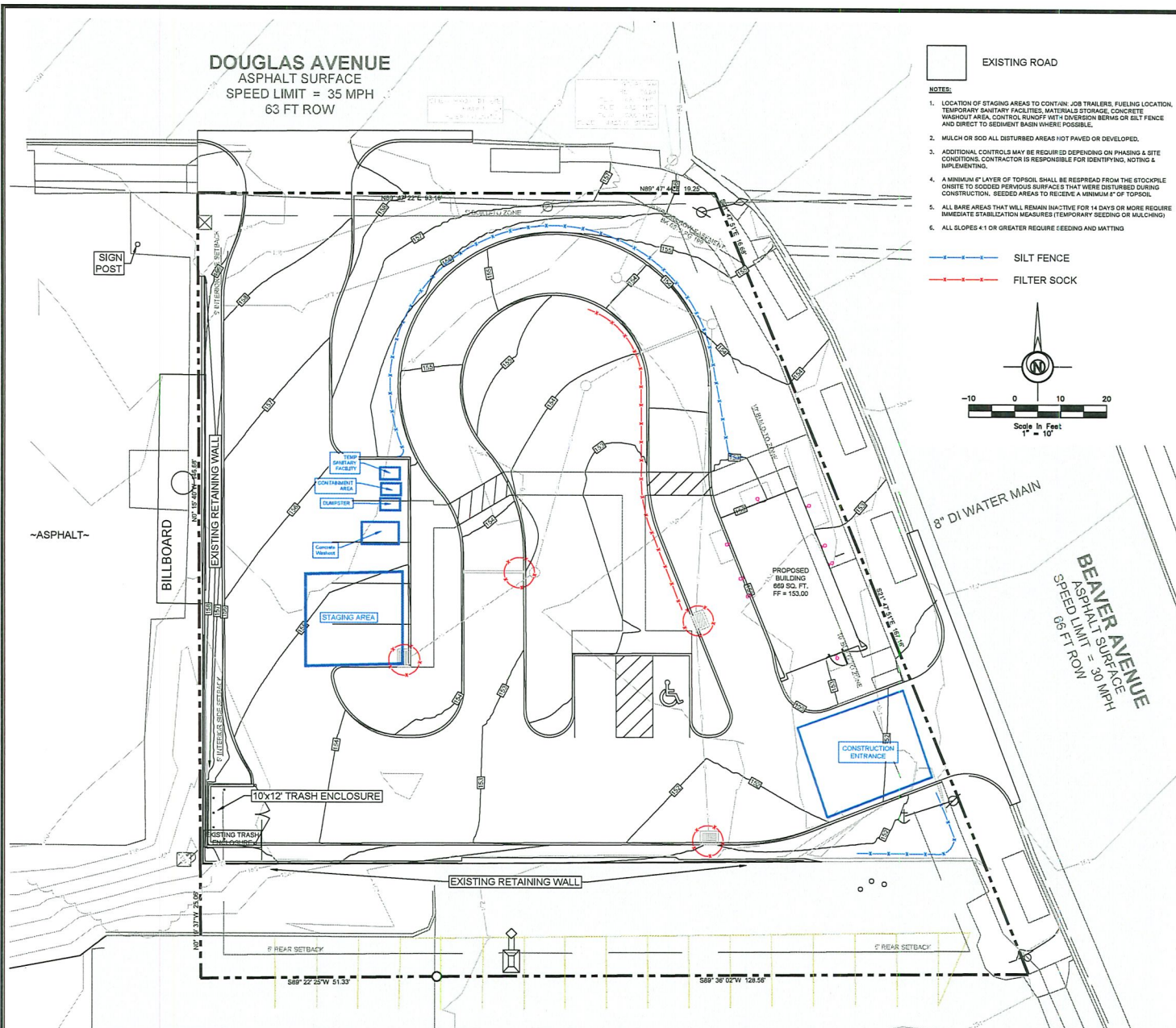
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+/-	MORE OR LESS	□	THROAT INTAKE
FL	FLOWLINE ELEVATION	⊕	FIRE HYDRANT
ST	STORM	W	WATER VALVE
SL	SIGN	P-X-X	PROPOSED UTILITY LINE
SL	STREET LIGHT	E-X-X	EXISTING UTILITY LINE
PC	POWER POLE	FO	FIBER OPTIC
A	GUY ANCHOR	G	GAS LINE
J	TEL. JUNCTION BOX	OHE	OVERHEAD ELEC.
TR	ELEC. TRANSFORMER	OHT	OVERHEAD TEL.
M	ELEC. METER	SN	SANITARY SEWER
EV	ELEC. VALVE	ST	STORM SEWER
UV	FIBER OPTIC VAULT	UGE	UNDERGROUND ELEC.
GM	GAS METER	UGT	UNDERGROUND TEL.
J	CABLE TV JUNCTION BOX	W	WATER
UST	UNDERGROUND STORAGE TANK	---	FENCE LINE

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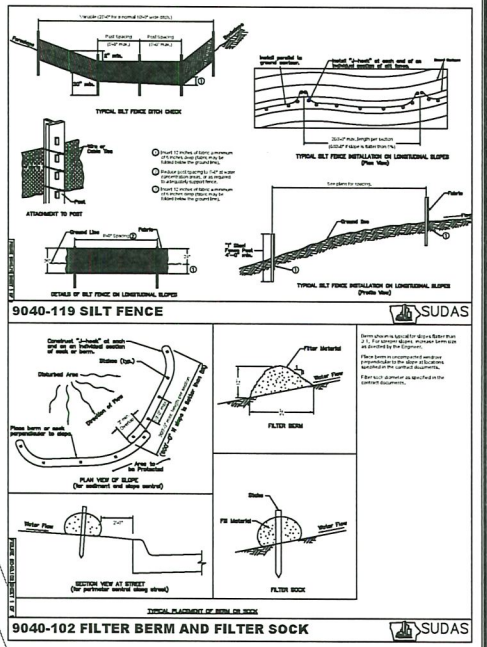
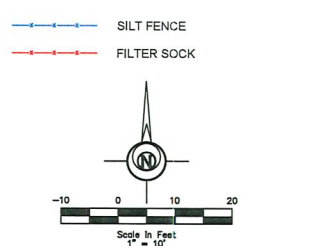
SCOOTER'S AT DOUGLAS & BEAVER
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PRELIMINARY			
DATE	BY	SCALE	NO.
06.08.2022	B. SHORT	1"=10'	21-161
C-105 - UTILITY SHEET			

DOUGLAS AVENUE
ASPHALT SURFACE
SPEED LIMIT = 35 MPH
63 FT ROW



- EXISTING ROAD**
- NOTES:**
1. LOCATION OF STAGING AREAS TO CONTAIN JOB TRAILERS, FUELING LOCATION, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, CONCRETE WASHOUT AREA, CONTROL RUNOFF WITH DIVERSION BERMS OR SILT FENCE AND DIRECT TO SEGMENT BASIN WHERE POSSIBLE.
 2. MULCH OR SOG ALL DISTURBED AREAS NOT PAVED OR DEVELOPED.
 3. ADDITIONAL CONTROLS MAY BE REQUIRED DEPENDING ON PHASING & SITE CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING, NOTING & SUPPLEMENTING.
 4. A MINIMUM 1" LAYER OF TOPSOIL SHALL BE RESPRAD FROM THE STOCKPILE ONSITE TO SOGGED PERVIOUS SURFACES THAT WERE DISTURBED DURING CONSTRUCTION. SEEDED AREAS TO RECEIVE A MINIMUM 2" OF TOPSOIL.
 5. ALL BARE AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR MORE REQUIRE IMMEDIATE STABILIZATION MEASURES (TEMPORARY SEEDING OR MULCHING).
 6. ALL SLOPES 4:1 OR GREATER REQUIRE SEEDING AND MATTING.



LEGEND:

○	CLEANOUT	□	SINGLE INTAKE
±	MORE OR LESS	□	THROAT INTAKE
FL	FLOWLINE ELEVATION	⊕	FIRE HYDRANT
SIGN	SIGN	W	WATER VALVE
ST	STREET LIGHT	PXX	PROPOSED UTILITY LINE
PO	POWER POLE	EXXX	EXISTING UTILITY LINE
GA	GUY ANCHOR	FO	FIBER OPTIC
TJ	TEL. JUNCTION BOX	GAS	GAS LINE
TRF	ELEC. TRANSFORMER	OHE	OVERHEAD ELEC.
EM	ELEC. METER	OHT	OVERHEAD TEL.
EB	ELEC. BOX	SAN	SANITARY SEWER
EV	ELEC. VAULT	ST	STORM SEWER
FOV	FIBER OPTIC VAULT	UGE	UNDERGROUND ELEC.
GM	GAS METER	UGT	UNDERGROUND TEL.
CJB	CABLE TV JUNCTION BOX	W	WATER
UST	UNDERGROUND STORAGE TANK	○-○	FENCE LINE

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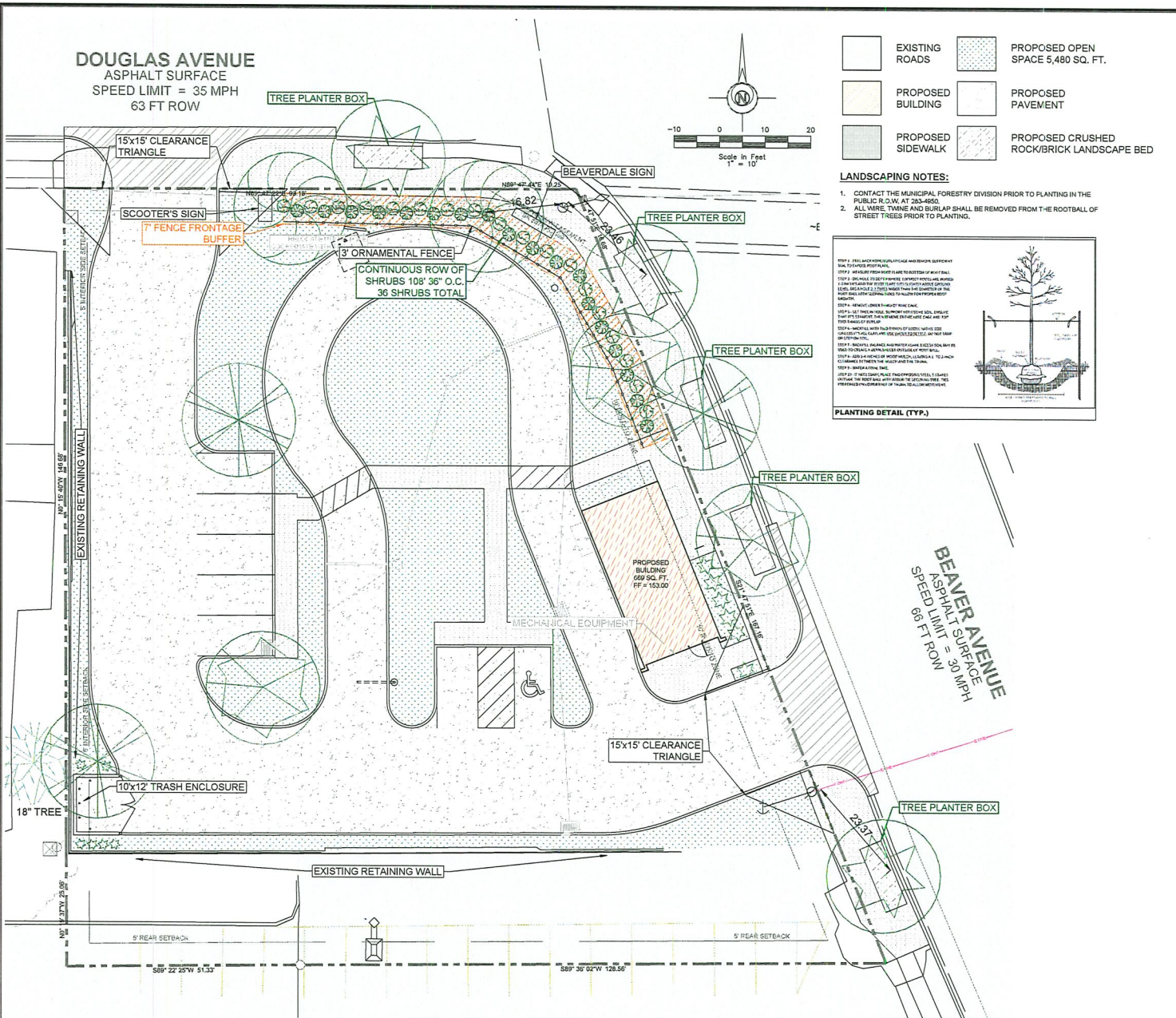
SCOOTER'S AT DOUGLAS & BEAVER
 4402 DOUGLAS AVE
 DES MOINES, IA

PRELIMINARY

Scale: **B. SHORT** 1" = 10' Date: 06.08.2022 Sheet: 21-161

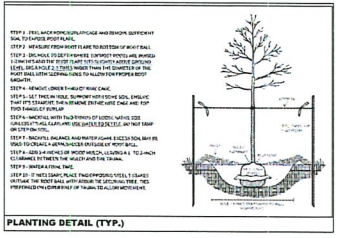
C-105 - EROSION CONTROL SHEET

DOUGLAS AVENUE
ASPHALT SURFACE
SPEED LIMIT = 35 MPH
63 FT ROW



- | | | | |
|--|-------------------|--|---|
| | EXISTING ROADS | | PROPOSED OPEN SPACE 5,480 SQ. FT. |
| | PROPOSED BUILDING | | PROPOSED PAVEMENT |
| | PROPOSED SIDEWALK | | PROPOSED CRUSHED ROCK/BRICK LANDSCAPE BED |

- LANDSCAPING NOTES:**
- CONTACT THE MUNICIPAL FORESTRY DIVISION PRIOR TO PLANTING IN THE PUBLIC R.O.W. AT 35 MPH.
 - ALL WIRE, TWINE AND BURLAP SHALL BE REMOVED FROM THE ROOTBALL OF STREET TREES PRIOR TO PLANTING.



LANDSCAPING REQUIREMENTS:

FENCE FRONTAGE BUFFER
BUFFER LENGTH = 110 FT
SHADE TREES 47' O.C. = 3 TOTAL
SHRUBS 3' O.C. = 36 TOTAL

SITE TREES
15% LOT COVERAGE = 0.15 * 25,048 = 3,757 SQ. FT.
PROVIDED = 1000'4" * 700'2" = 5,400 SQ. FT.

PARKING LOT COVERAGE
30% PARKING LOT COVERAGE = 0.31 * 2,200 = 378 SQ. FT.
PROVIDED = 1,000'2" * 2,000 SQ. FT.

PROPOSED TREES:

SYMBOL	#	COMMON NAME (BOTANICAL NAME)	PLANTING SIZE	MATURE SIZE (HEIGHT & SPREAD)
	3	TULIP TREE (LIRIODENDRON TULIPIFERA)	2" CALIPER B&B	60-90' & 30-50'
	3	LITTLELEAF LINDEN (TILIA CORDATA)	2" CALIPER B&B	50-70' & 35-50'
	3	HAWTHORN, WINTER KING (CRATAEGUS VIRENS)	2" CALIPER B&B	25-35' & 25-35'
	2	JAPANESE TREE LILAC (SYRINGA RETICULATA)	2" CALIPER B&B	20-25' & 15-20'
5 TOTAL SHADE TREES				
5 TOTAL ORNAMENTAL TREES				

PROPOSED SHRUBS:

SYMBOL	#	COMMON NAME (BOTANICAL NAME)	PLANTING SIZE	MATURE SIZE (HEIGHT & SPREAD)
	18	DWARF WINGED BURNING BUSH 3 GALLON (EUONYMUS ALATUS COMPACTUS)	3 GALLON	4' & 4'
	18	DWARF MOUNTAIN PINE (PINUS MUGO 'SPHIR')	3 GALLON	2-3' & 2-3'
	12	'HA梅林' FOUNTAIN GRASS (PENNISETUM ALDOPECUROIDES 'HA梅林')		



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 under the laws of the State of Iowa.

Daniel C. Willrich
 License Number: 05427
 License Renewal date: 6-30-2023
 Paper or drawing created by the seal:
 LANDSCAPING

LEGEND:

	SIGN		P XX— PROPOSED UTILITY LINE
	STREET LIGHT		E XX— EXISTING UTILITY LINE
	POWER POLE		OHE — OVERHEAD ELEC.
	LIGHT POLE		OHT — OVERHEAD TEL.
	SINGLE INTAKE		ST — STORM SEWER
	THROAT INTAKE		— FENCE LINE
	FIRE HYDRANT		

P
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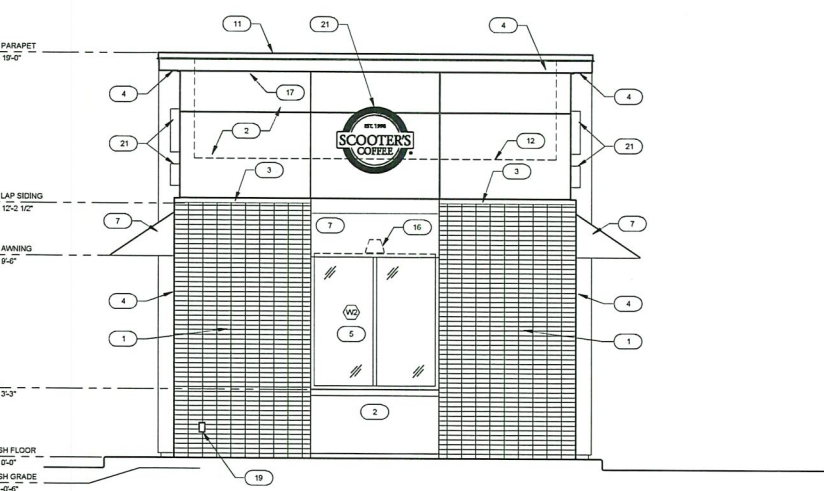
SCOOTER'S AT DOUGLAS & BEAVER
 4402 DOUGLAS AVE
 DES MOINES, IA

DATE	BY	SCALE	PROJECT	SHEET
06.08.2022	B. SHORT	1" = 10'	SCOOTER'S AT DOUGLAS & BEAVER	21-161

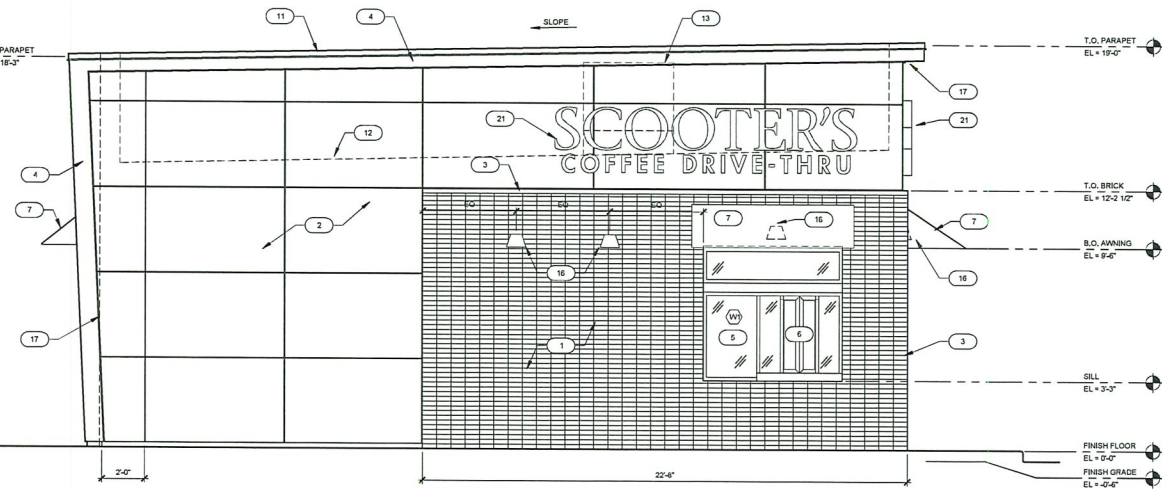
PRELIMINARY
 C-107 - LANDSCAPING SHEET

KEYNOTES (X)

1. FACE BRICK - ENDICOTT - COLOR: MANGANESE IRONSPOT - VELOUR
FACE BRICK - GLEN GERY - SIGUJ CITY BRICK - COLOR: CARBON BLACK - VELOUR
2. HARDIE REVEAL PANEL SYSTEM HZ 10 - SMOOTH FINISH; SEE HARDIE DETAIL SHEET A6.5 - COLOR: BV 1015 SKYLINE STEEL
3. 3 1/2" HANDE TRUL; SEE HARDIE DETAIL SHEET A6.5 - COLOR: SHERWIN WILLIAMS SW692 INKVELL EGGHELL FINISH
4. 20 GAUGE METAL ACCENTS AND SOFFITS - COLOR: BLACK
5. INSULATED DARK BRONZE ALUMINUM WINDOWS WITH DUAL PANE TEMPERED GLASS
6. QUICKSERVE 48X48 WINDOW - COLOR: DARK BRONZE
7. AWNING BY OTHERS, UNDER A SEPARATE PERMIT - COLOR: RED
8. INSULATED HOLLOW METAL DOOR AND FRAME - COLOR: SHERWIN WILLIAMS SW692 INKVELL EGGHELL FINISH
9. PEEP HOLE, BY DOOR MANUFACTURER
10. DOOR BELL
11. 20 GAUGE METAL PARAPET CAP
12. LINE OF ROOF BEYOND
13. ROOF TOP UNIT BEYOND; SEE MECHANICAL DRAWINGS
14. ROOF SCUPPER AND DOWNSPOUT; SEE DETAIL B4.3
15. MAILBOX BY OWNER
16. WALL MOUNTED LIGHT FIXTURE; SEE ELECTRICAL DRAWINGS
17. LED LIGHT BAND; SEE ELECTRICAL DRAWINGS
18. SES PANEL; SEE ELECTRICAL DRAWINGS
19. ELECTRICAL OUTLETS; SEE ELECTRICAL DRAWINGS
20. HOSE BIBB; SEE PLUMBING DRAWINGS
21. SIGNAGE BY OTHERS, UNDER A SEPARATE PERMIT
22. SPANDREL GLASS



2 EXTERIOR ELEVATION - NORTH
SCALE: 3/8" = 1'-0"



1 EXTERIOR ELEVATION - EAST
SCALE: 3/8" = 1'-0"

EXTERIOR FINISH MATERIALS CALCULATION TABLE					
NORTH FACADE			EAST FACADE		
MATERIAL	AREA	PERCENTAGE	MATERIAL	AREA	PERCENTAGE
GROSS	345.35 SF	100%	GROSS	728.84 SF	100%
METAL	17.22 SF	4.99%	METAL	48.66 SF	6.7%
CANVAS AWNING	12.27 SF	3.55%	CANVAS AWNING	15.31 SF	2.15%
GLAZING	37.28 SF	10.8%	GLAZING	49.03 SF	5.57%
FIBER CEMENT PANEL	130.48 SF	37.79%	FIBER CEMENT PANEL	491.31 SF	55.09%
FACE BRICK	147.99 SF	42.85%	FACE BRICK	222.16 SF	30.45%

WARMAN ARCHITECTURE+DESIGN
1735 SWIFT AVE.
NORTH KANSAS CITY, MISSOURI 64116
V. 816.474.2233 F. 816.474.1051



Scooter's Coffee Drive-Thru #804
4402 Douglas Ave
Des Moines, IA

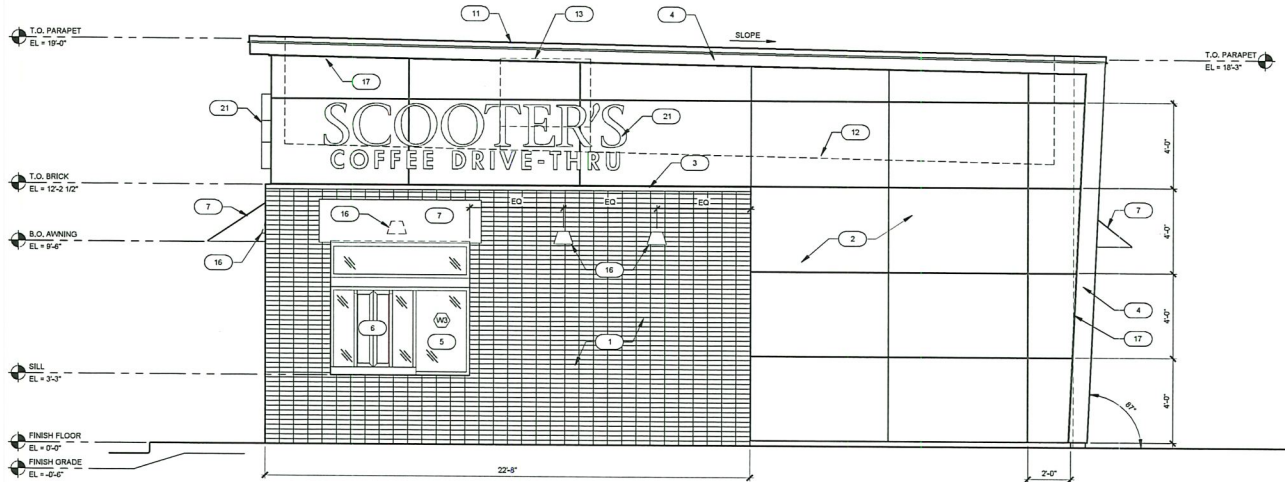
Adam Cockerill
ARC Holdings, LLC
3616 Summit Plaza Dr, #104
Bellevue, NE 68123

EXTERIOR ELEVATIONS

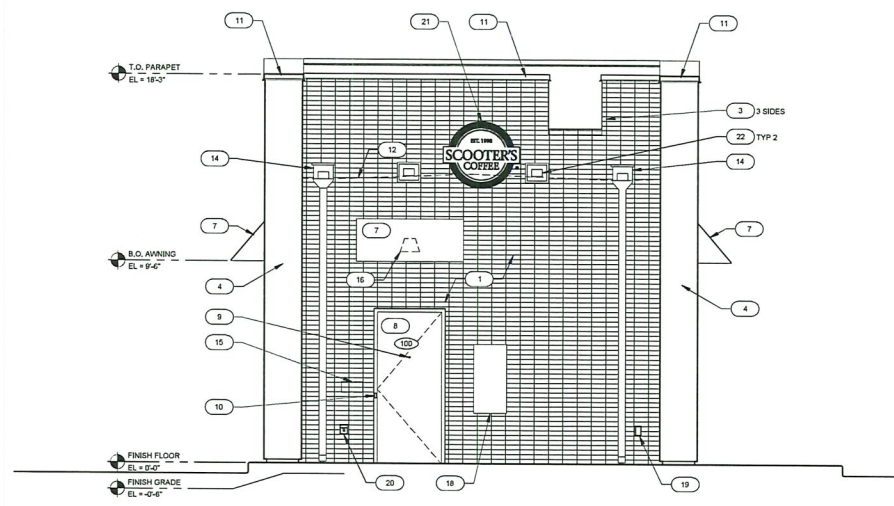
REVISIONS SOURCE

DATE: 07.22.21
DESIGNED BY: KAW
DRAWN BY: JDE
APPROVED BY: KAW

SHEET NUMBER
A3.2
JOB NUMBER
5696-21



2 EXTERIOR ELEVATION - WEST
SCALE: 3/8" = 1'-0"



1 EXTERIOR ELEVATION - SOUTH
SCALE: 3/8" = 1'-0"

KEYNOTES

1. FACE BRICK - ENDICOTT - COLOR: MANGANESE IRONSPOT - VELOUR
FACE BRICK - GLEN GERY - SIOUX CITY BRICK - COLOR: CARBON BLACK - VELOUR
2. HARDIE REVEAL PANEL SYSTEM M210 - SMOOTH FINISH, SEE HARDIE DETAIL SHEET A6.3 - COLOR: SW 1015 SKYLINE STEEL
3. 3 1/2" HARDIE TRIM, SEE HARDIE DETAIL SHEET A6.5 - COLOR: SHERWIN WILLIAMS SW6992 INKHELL EGGHELL FINISH
4. 20 GAUGE METAL ACCENTS AND SOFFITS - COLOR: BLACK
5. INSULATED DARK BRONZE ALUMINUM WINDOWS WITH DUAL PANE TEMPERED GLASS
6. QUICKSERVE 48X48 WINDOW - COLOR: DARK BRONZE
7. AWNING BY OTHERS, UNDER A SEPARATE PERMIT - COLOR: RED
8. INSULATED HOLLOW METAL DOOR AND FRAME - COLOR: SHERWIN WILLIAMS SW6992 INKHELL EGGHELL FINISH
9. PEEP HOLE, BY DOOR MANUFACTURER
10. DOOR BELL
11. 20 GAUGE METAL PARAPET CAP
12. LINE OF ROOF BEYOND
13. ROOF TOP UNIT BEYOND, SEE MECHANICAL DRAWINGS
14. ROOF SCUPPER AND DOWNSPOUT, SEE DETAIL 9/A6.3
15. MAILBOX BY OWNER
16. WALL MOUNTED LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS
17. LED LIGHT BAND, SEE ELECTRICAL DRAWINGS
18. SES PANEL, SEE ELECTRICAL DRAWINGS
19. ELECTRICAL OUTLETS, SEE ELECTRICAL DRAWINGS
20. HOSE BIBB, SEE PLUMBING DRAWINGS
21. SIGNAGE BY OTHERS, UNDER A SEPARATE PERMIT
22. ROOF OVERFLOW SCUPPER, SEE DETAIL 9/A6.3

EXTERIOR FINISH MATERIALS CALCULATION TABLE

SOUTH FACADE			WEST FACADE		
MATERIAL	AREA	PERCENTAGE	MATERIAL	AREA	PERCENTAGE
GROSS	204.02 SF	100%	GROSS	728.84 SF	100%
METAL	102.77 SF	50.37%	METAL	48.86 SF	6.72%
CANVAS AWNING	15.18 SF	7.44%	CANVAS AWNING	15.31 SF	2.10%
GLAZING	9 SF	4.41%	GLAZING	40.33 SF	5.54%
FIBER CEMENT PANEL	0 SF	0.00%	FIBER CEMENT PANEL	401.81 SF	55.02%
FACE BRICK	201.15 SF	98.59%	FACE BRICK	222.15 SF	30.48%

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