

Date June 28, 2021

**RESOLUTION SETTING HEARING ON APPEAL BY FAREWAY STORES, INC.
OF DENIAL OF SITE PLAN FOR PROPERTY LOCATED AT
2716 BEAVER AVENUE AND 2723 41ST PLACE**

WHEREAS, on June 3, 2021, the City Plan and Zoning Commission voted 7-3 to **DENY** a request from Fareway Stores, Inc. (owner), represented by Garrett Piklapp (officer), for approval of a Site Plan for property located at 2716 Beaver Avenue and 2723 41st Place, to allow redevelopment with a 7,759-square foot Storefront building type for Limited Retail Sales use and including Type 2 design alternatives to (1) allow one entrance fewer than the two required entrances on a primary frontage facade, calculated at one entrance per 45 feet of primary frontage required pursuant to Municipal Code Section 135-2.5.3.D.20, and (2) to allow 41% transparency on the ground floor of the primary frontage facade, which requires a minimum of 65% transparency pursuant to Municipal Code Sections 135-2.5.3.D.18 and 135-3.8.3; and

WHEREAS, Fareway Stores, Inc. has timely appealed to the City Council pursuant to Municipal Code Section 135-9.3.9.B seeking to have the Site Plan, including both above-described Type 2 design alternatives thereto, approved.

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

1. The City Council shall consider the appeal by Fareway Stores, Inc. at a public hearing in the Council Chambers, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa, at 8:00 a.m. on July 12, 2021, at which time the City Council will hear both those who oppose and those who favor the proposals.
2. The City Clerk is hereby authorized and directed to publish notice of said hearing in the form hereto attached, in accordance with §362.3 of the Iowa Code.

MOVED by _____ to adopt.

FORM APPROVED:

/s/ Glenna K. Frank

Glenna K. Frank, Assistant City Attorney

(10-2021-7.48)

CERTIFICATE

I, P. KAY CMELIK, 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.

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

Mayor

City Clerk

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

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

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

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

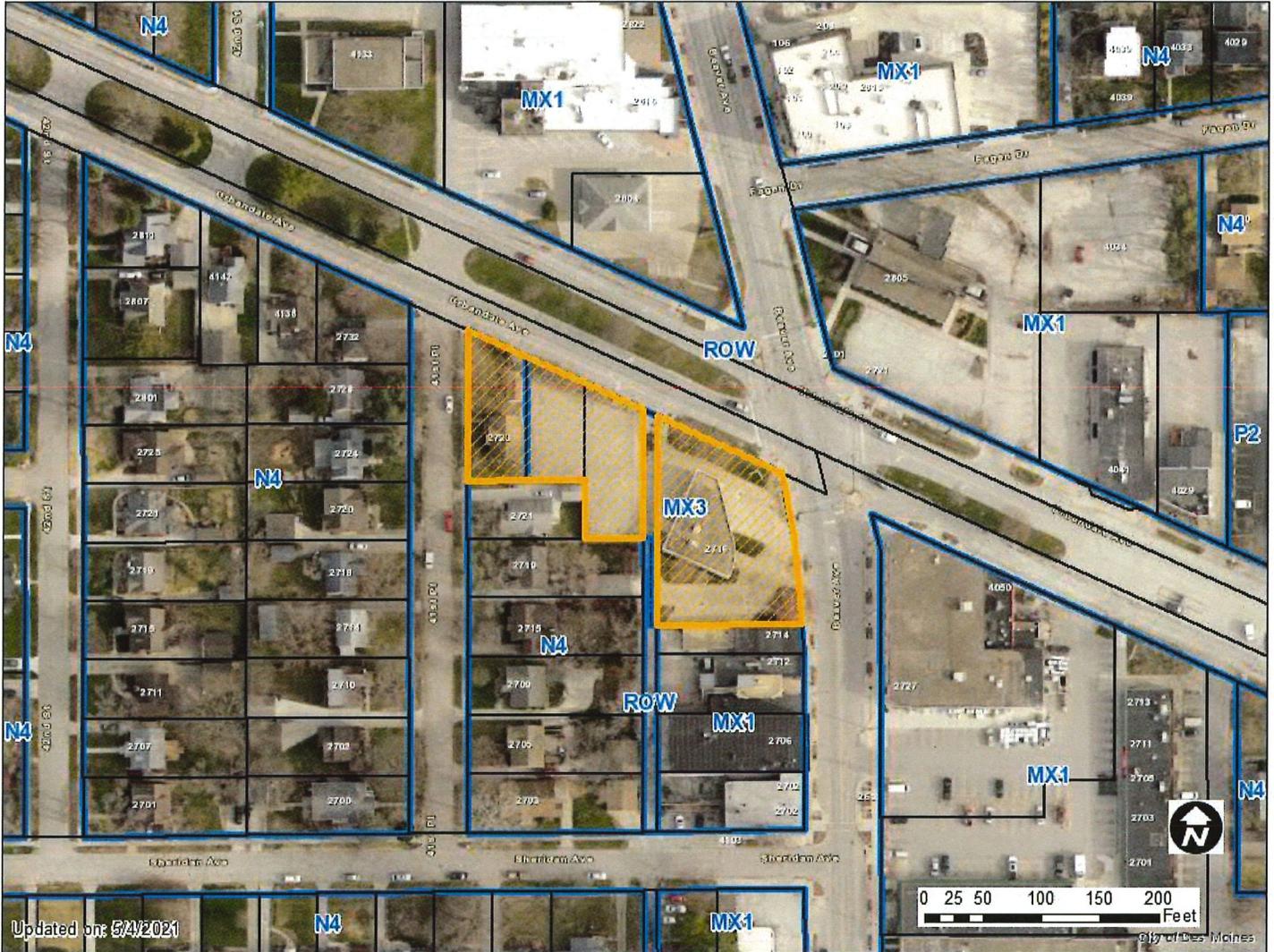
As regards the matter of ground floor transparency, while I'm certain that an unimpeded, behind-the-scenes view of the goings-on of a meat counter wouldn't be a highlight of the Beavertdale business district experience, incorporating enough translucency that passersby can at least sense the activity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

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

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

Fareway Stores, Inc., Vicinity of 2716 Beaver Avenue

10-2021-7.48



Updated on: 5/4/2021

1 inch = 108 feet

SITE PLANS FOR FAREWAY - BEAVERDALE

CITY OF DES MOINES, POLK COUNTY, IOWA



VICINITY MAP

OWNER / DEVELOPER

FAREWAY STORES, INC.
715 8TH STREET
PO BOX 70
BOONE, IOWA 50036-0070
CONTACT: MATT HEATH
(515)-432-2623 EXT. 3419

PROPERTY ADDRESS

2716 BEAVER AVE. AND 2723 41ST PLACE
DES MOINES, IA 50310

ARCHITECT

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

ENGINEER

SNYDER & ASSOCIATES
2727 SW SNYDER BLVD.
ANKENY, IA 50023
CONTACT: TIM WEST
(515)-464-2020

Sheet Number	Sheet Title
C100	TITLE SHEET
C101	PROJECT INFORMATION
C200	DEMOLITION PLAN
C300	DIMENSION PLAN
C400	UTILITY PLAN
C401	STORM SEWER PLAN
C500	GRADING AND SITE ACCESSIBILITY PLAN
C501	GRADING AND SITE ACCESSIBILITY PLAN
C600	PLANTING PLAN
C700	SITE DETAILS
C701	SITE DETAILS



I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed Professional Landscape Architect under the laws of the State of Iowa.

C600
Timothy L. West, ASLA Date
License Number 412
Pages or sheets covered by this seal:



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

C100 - C501
Jason A. Ledden, P.E. Date
License Number P24117
My License Renewal Date is December 31, 2022
Pages or sheets covered by this seal:

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: _____

MARK	AS PER CITY CODES/REV. 07/24/2021	DATE	BT
Engineer: JAL	Checked By: TLW	Scale: 1"=100'	
Technician: STT	Date: 02-24-2021	FILE: T14ARRV435	
Project No: 120.0811			Sheet C100

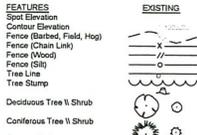
DES MOINES, IA
2727 SW SNYDER BLVD
ANKENY, IOWA 50023
515.964.2020 | www.snyderandassociates.com

FAREWAY - BEAVERDALE
TITLE SHEET
SNYDER & ASSOCIATES, INC. |

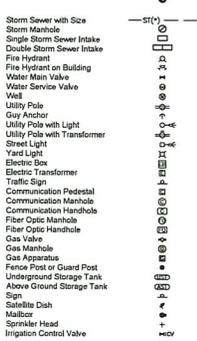


Project No: 120.0811
Sheet C100

LEGEND



(*) Denotes the survey quality service level for utilities



UTILITY CONTACT INFORMATION

Table with utility contact information for various services including Gas, Electric, Water, and Sewer.

DATE OF SURVEY

AUGUST 31, 2020

BENCHMARKS

CITY OF DES MOINES VERTICAL DATUM OF 1988 (NAVODM - GEOID12) (ARTN DERIVED - US SURVEY FEET)

CONTROL POINTS

- Control points list including CP1, CP2, CP3, CP4, and CP5 with their coordinates and descriptions.

UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESIS WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI / ASCE 38-02 STANDARD.

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA.

NOTES

- Notes 1 through 8 providing additional survey details and disclaimers.

NOTES

- Main notes section A through R detailing survey procedures, utility locations, and construction requirements.

- Main notes section S through Z detailing utility adjustments, replacement, dimensions, and zoning requirements.

ZONING NOTES/REQUIREMENTS

Site area, legal description, proposed land and building uses, zoning board information, and parking calculations.



Table with project metadata including City, County, and Date.

DES MOINES, IA
2727 S.W. SNYDER BLVD
INDOY, IOWA 50320
915-964-2020 | info@snnyder-assocs.com

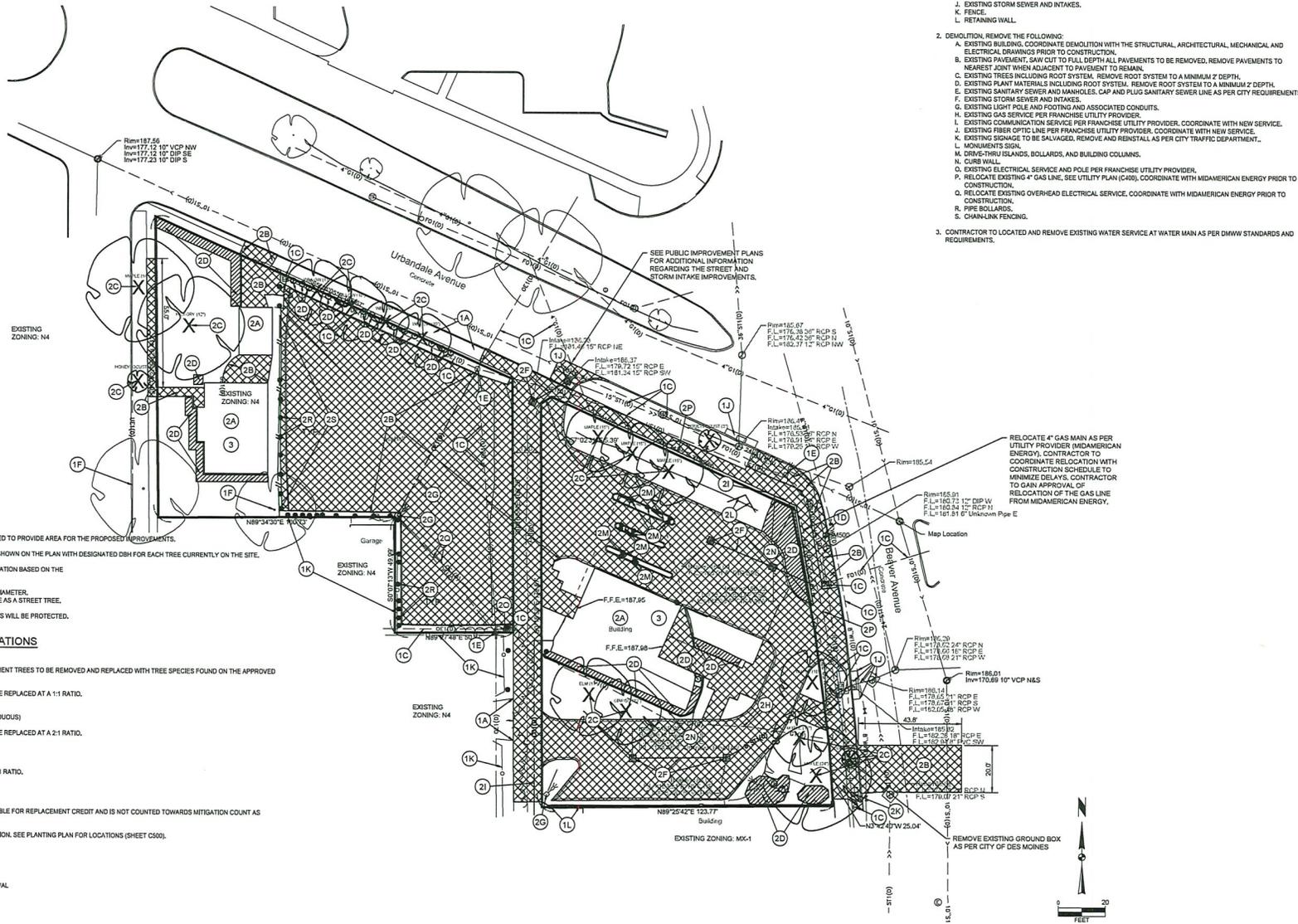
PROJECT INFORMATION
FAREWAY - BEAVERDALE

PROJECT INFORMATION
FAREWAY - BEAVERDALE
PROJECT INFORMATION
SNYDER & ASSOCIATES, INC.



DEMOLITION PLAN CONSTRUCTION NOTES

- EXISTING FEATURES. PROTECT THE FOLLOWING:
 - PAVEMENTS TO REMAIN.
 - EXISTING ADA RAMPS.
 - EXISTING UTILITIES.
 - EXISTING TRAFFIC SIGNAL AND ASSOCIATED TRAFFIC VAULTS.
 - EXISTING LIGHT POLE AND FOOTING AND ASSOCIATED CONDUITS.
 - EXISTING VEGETATION.
 - EXISTING SIGNAGE.
 - EXISTING MANHOLE.
 - EXISTING HYDRANT ASSEMBLY.
 - EXISTING STORM SEWER AND INTAKES.
 - FENCE.
 - RETAINING WALL.
- DEMOLITION. REMOVE THE FOLLOWING:
 - EXISTING BUILDING. COORDINATE DEMOLITION WITH THE STRUCTURAL, ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS PRIOR TO CONSTRUCTION.
 - EXISTING PAVEMENT. SAW CUT TO FULL DEPTH ALL PAVEMENTS TO BE REMOVED. REMOVE PAVEMENTS TO NEAREST JOINT WHEN ADJACENT TO PAVEMENT TO REMAIN.
 - EXISTING TREES INCLUDING ROOT SYSTEM. REMOVE ROOT SYSTEM TO A MINIMUM 2' DEPTH.
 - EXISTING PLANT MATERIALS INCLUDING ROOT SYSTEM. REMOVE ROOT SYSTEM TO A MINIMUM 2' DEPTH.
 - EXISTING SANITARY SEWER AND MANHOLES. CAP AND PLUG SANITARY SEWER LINE AS PER CITY REQUIREMENTS.
 - EXISTING STORM SEWER AND INTAKES.
 - EXISTING LIGHT POLE AND FOOTING AND ASSOCIATED CONDUITS.
 - EXISTING GAS SERVICE PER FRANCHISE UTILITY PROVIDER. COORDINATE WITH NEW SERVICE.
 - EXISTING COMMUNICATION SERVICE PER FRANCHISE UTILITY PROVIDER. COORDINATE WITH NEW SERVICE.
 - EXISTING FIBER OPTIC LINE PER FRANCHISE UTILITY PROVIDER. COORDINATE WITH NEW SERVICE.
 - EXISTING SIGNAGE TO BE SAVED, REMOVE AND REINSTALL AS PER CITY TRAFFIC DEPARTMENT.
 - MONUMENTS SIGN.
 - DRIVE-THRU ISLANDS, BOLLARDS, AND BUILDING COLLARS.
 - CURB WALL.
 - EXISTING ELECTRICAL SERVICE AND POLE PER FRANCHISE UTILITY PROVIDER.
 - RELOCATE EXISTING 4" GAS LINE. SEE UTILITY PLAN (C489). COORDINATE WITH MIDAMERICAN ENERGY PRIOR TO CONSTRUCTION.
 - RELOCATE EXISTING OVERHEAD ELECTRICAL SERVICE. COORDINATE WITH MIDAMERICAN ENERGY PRIOR TO CONSTRUCTION.
 - PIPE BOLLARDS.
 - CHAIN-LINK FENCING.
- CONTRACTOR TO LOCATED AND REMOVE EXISTING WATER SERVICE AT WATER MAIN AS PER DMWW STANDARDS AND REQUIREMENTS.



TREE MITIGATION NOTES

- THE DESIGNATED TREES WILL BE REMOVED TO PROVIDE AREA FOR THE PROPOSED IMPROVEMENTS.
- TREE LOCATIONS WERE SURVEYED AND SHOWN ON THE PLAN WITH DESIGNATED DBH FOR EACH TREE CURRENTLY ON THE SITE.
- TREES WILL BE REMOVED WITHOUT MITIGATION BASED ON THE FOLLOWING CRITERIA:
 - EXISTING TREE IS DEAD.
 - THE TREE MEASURES LESS THAN 10" IN DIAMETER.
 - THE SPECIES IS NOT PERMITTED FOR USE AS A STREET TREE.
- TREES OUTSIDE OF SITE BOUNDARY LIMITS WILL BE PROTECTED.

TREE MITIGATION CALCULATIONS

- OPTION B:
- THE FOLLOWING RATIOS FOR REPLACEMENT TREES TO BE REMOVED AND REPLACED WITH TREE SPECIES FOUND ON THE APPROVED STREET TREE LIST SHALL BE:
 - AT LEAST 12" AND LESS THAN 18" WILL BE REPLACED AT A 1:1 RATIO.
 - 4 TREES REMOVED (2 DECIDUOUS)
 - 4 TREES PROVIDED @ 1:1 RATIO (2 DECIDUOUS)
 - AT LEAST 18" AND LESS THAN 24" WILL BE REPLACED AT A 2:1 RATIO.
 - NA - 0 TREES REMOVED
 - NA - 0 TREES PROVIDED
 - AT LEAST 24" WILL BE REPLACED AT A 3:1 RATIO.
 - NA - 0 TREES REMOVED
 - NA - 0 TREES PROVIDED
 - SPECIES OR CONDITION IS NOT APPLICABLE FOR REPLACEMENT CREDIT AND IS NOT COUNTED TOWARDS MITIGATION COUNT AS LISTED ABOVE.
- PROVIDE 4 TREES (4 DECIDUOUS) FOR MITIGATION. SEE PLANTING PLAN FOR LOCATIONS (SHEET C500).



AS PER CITY COMMENTS 02/24/2021	DATE	BY
REVISION		
Checked By: TLW	Scale: 1" = 40'	
Engineer: JAL	Date: 02/24/2021	T&S: TTH/RVN/SAS
Technician: STT		Project No: 120.0811
		Sheet C200

DES MOINES, IA

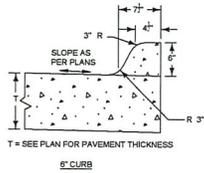
DEMOLITION PLAN

FAREWAY - BEAVERDALE

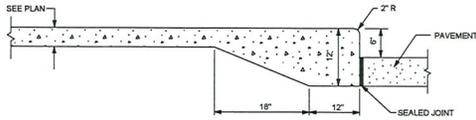
SNYDER & ASSOCIATES, INC. I

277 SW ENTERVIEW RD
DES MOINES, IOWA 50315
515.284.2200 | www.snyderandassociates.com

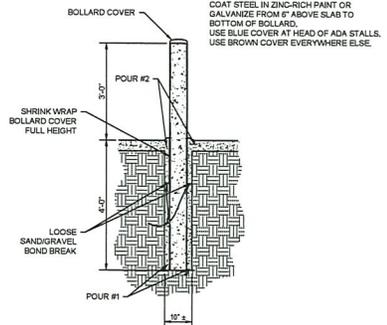
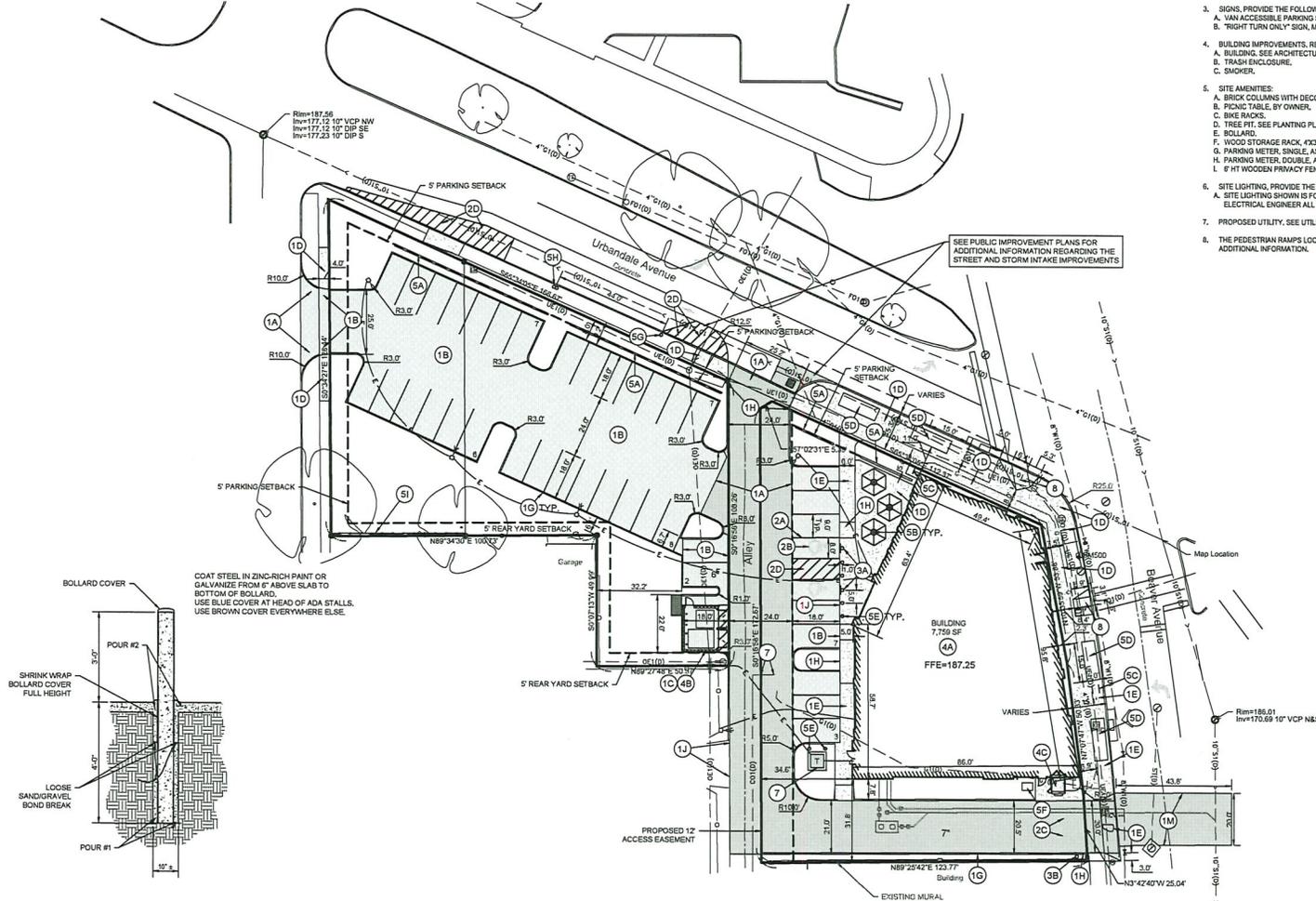
Project No: 120.0811
Sheet C200



1 CURB DETAIL
C401 NO SCALE



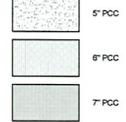
2 INTEGRAL WALK/CURB DETAIL
C401 NO SCALE



3 TYPICAL 6" DIA. BOLLARD DETAIL
C401 NO SCALE

DIMENSION PLAN CONSTRUCTION NOTES

- PAVEMENTS, PROVIDE THE FOLLOWING:
 - PCC DRIVES, 7" DEPTH PAVEMENT WITH INTEGRAL CURB AND 6" GRANULAR SUBBASE ON 12" PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR.
 - PCC PARKING, 6" DEPTH PAVEMENT WITH INTEGRAL CURB AND 6" GRANULAR SUBBASE ON 12" PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR.
 - 6" DEPTH REINFORCED PCC AT TRASH ENCLOSURE, #5 BAR @ 12" O.C.E.W.
 - PCC SIDEWALKS, 5" DEPTH PAVEMENT.
 - INTEGRAL CURB AND 7" DEPTH PCC SIDEWALK.
 - PEDESTRIAN RAMP WITH A MAXIMUM RUNNING SLOPE OF 8.33% AND CROSS SLOPE OF 2.0% MAX.
 - 6" CURB.
 - TAPER CURB.
 - NO CURB.
 - TRAFFIC CONTROL MEDIAN, RIGHT TURNS ONLY, SEE LAYOUT DETAIL, BELOW.
 - 6" DEPTH PCC WITH 6" GRANULAR BASE ON 12" PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR.
 - 7" DEPTH PCC WITH 2" HMA OVERLAY ON 12" PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR.
- PAVEMENT MARKINGS, PROVIDE THE FOLLOWING:
 - 4" WIDE PAINTED PARKING STALL LINES.
 - PAINTED STATE OF IOWA APPROVED ACCESSIBLE PARKING SYMBOL.
 - TRAFFIC FLOW ARROW.
 - 45° STRIPING AT T.O.C. SPACE WHERE SHOWN.
- SIGNS, PROVIDE THE FOLLOWING:
 - VAN ACCESSIBLE PARKING SIGNAGE AS PER ADAAG REQUIREMENTS.
 - "RIGHT TURN ONLY" SIGN, MOUNTED TO STEEL POST.
- BUILDING IMPROVEMENTS, REFER TO ARCHITECTURAL PLANS.
 - BUILDING, SEE ARCHITECTURAL PLANS.
 - TRASH ENCLOSURE.
 - SMOKER.
- SITE AMENITIES:
 - BRICK COLLARS WITH DECORATIVE BLACK VINYL FENCE PICKETS.
 - PICNIC TABLE, BY OWNER.
 - BIKE RACKS.
 - TREE FIT, SEE PLANTING PLAN C600 FOR ADDITIONAL INFORMATION.
 - BOLLARD.
 - WOOD STORAGE RACK, 4"x2".
 - PARKING METER, SINGLE, AS PER CITY OF DES MOINES.
 - PARKING METER, DOUBLE, AS PER CITY OF DES MOINES.
 - 6" HT WOODEN PRIVACY FENCE, FINISHED SIDE TOWARDS SOUTH RESIDENTIAL NEIGHBORHOOD.
- SITE LIGHTING, PROVIDE THE FOLLOWING:
 - SITE LIGHTING SHOWN IS FOR ILLUSTRATION PURPOSES ONLY. CONTRACTOR TO COORDINATE WITH THE OWNER AND ELECTRICAL ENGINEER ALL ASPECTS OF SITE LIGHTING PRIOR TO CONSTRUCTION. SEE SCHEDULE ON UTILITY PLAN.
- PROPOSED UTILITY, SEE UTILITY PLAN C400 & C401 FOR ADDITIONAL INFORMATION.
- THE PEDESTRIAN RAMPS LOCATED IN R.O.W. ARE PROPOSED TO BE RECONSTRUCTED, SEE SHEET C600 FOR ADDITIONAL INFORMATION.



BUILD-TO-ZONE AND SETBACKS
 PRIMARY BUILD-TO-ZONE: 6' - 5'
 NON-PRIMARY BUILD-TO-ZONE: 6' - 10'
 SIDEYARD SETBACK: 0'
 REAR SETBACK: 5', EXCEPT ALLEY



DATE	BY
REVISION	REVISION
PROJECT CITY	CONSULTANT
PROJECT NO.	DATE
ENGINEER	DATE
PROJECT	DATE

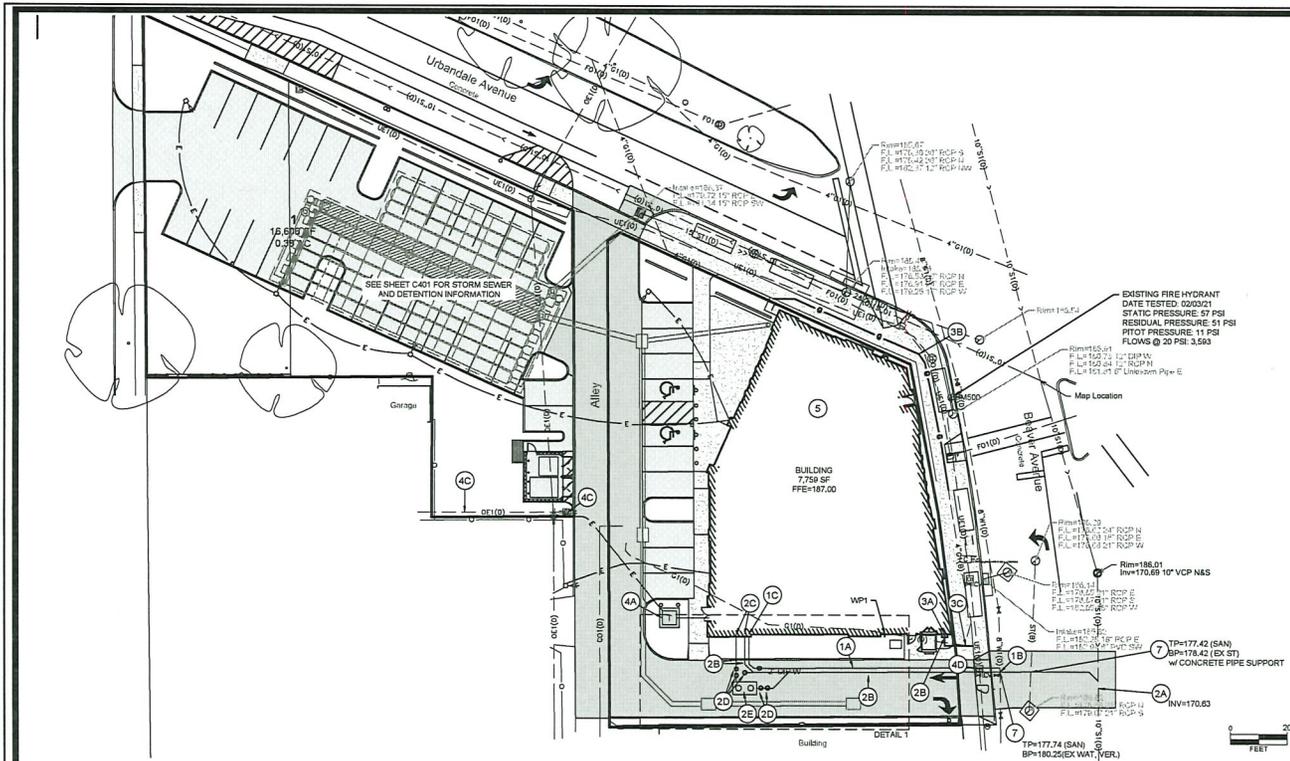
DES MOINES, IA
 900 BOWLING STREET S.W.
 DES MOINES, IOWA 50319
 515.283.0341 | www.snzyder.com

FAREWAY - BEAVERDALE
 DIMENSION PLAN
SNYDER & ASSOCIATES, INC.



Project No: 120.0811
 Sheet C300

23

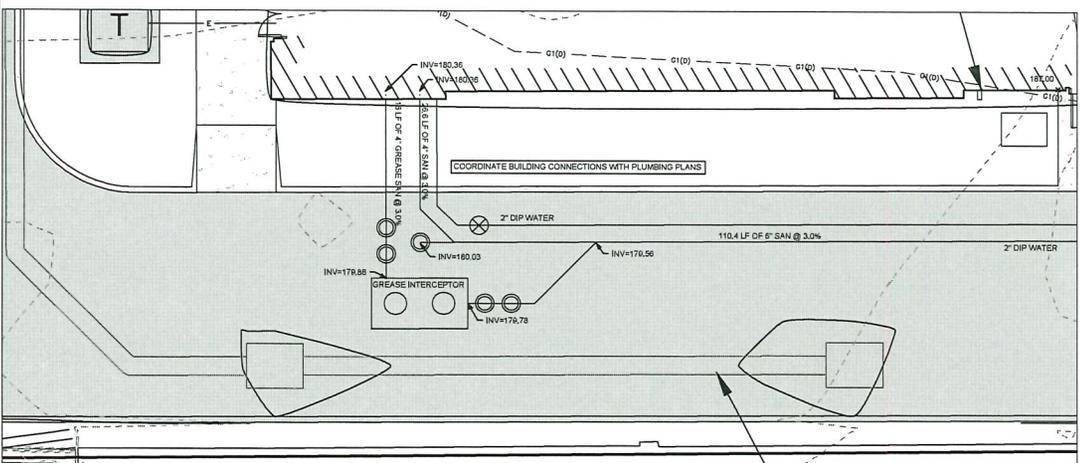


UTILITY PLAN CONSTRUCTION NOTES

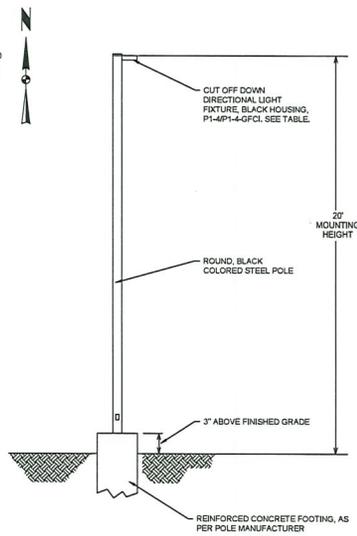
- WATER SERVICE**, PROVIDE THE FOLLOWING AS PER DES MOINES WATER WORKS STANDARDS. SERVICES MUST BE INSTALLED BY A LICENSED PLUMBER WITH PERMITS AND INSPECTIONS.
 - 2" TYPE K COPPER WATER SERVICE WITH GASKET FITTINGS, BENDS, AND THRUST BLOCKS AS NECESSARY.
 - CONNECT TO EXISTING WATER MAIN WITH TAPPING VALVE AND SLEEVE.
 - CONNECT TO BUILDING WATER SERVICE. VERIFY LOCATION WITH PLUMBING PLANS PRIOR TO CONSTRUCTION.
 - NEW WATER SERVICE WORK SHALL BE REVIEWED AND INSPECTED BY DMMW. CONTRACTOR TO SCHEDULE AND NOTIFY DMMW WHEN THE SERVICE IS TO BE INSTALLED, AND COMPLETE AND SUBMIT THE DMMW LARGE TAP APPLICATION FORM PRIOR TO CONSTRUCTION.
- SANITARY SEWER SERVICE**, PROVIDE STRUCTURES AND SERVICE LINE AS SHOWN AND LISTED BELOW AS PER CITY OF DES MOINES STANDARDS. SERVICES MUST BE INSTALLED BY A LICENSED PLUMBER WITH PERMITS AND INSPECTIONS.
 - CONNECT TO CITY SANITARY SEWER MAIN WITH 1:1 RISER PIPE. CONTRACTOR TO VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.
 - 2" SANITARY SEWER SERVICE AT MINIMUM 3% SLOPE. SEE BUILDING PLANS FOR MORE DETAILS.
 - CONNECT TO BUILDING SANITARY SERVICE. VERIFY LOCATION AND ELEVATION WITH PLUMBING PLANS PRIOR TO CONSTRUCTION.
 - SANITARY SEWER CLEAN OUT, SEE PLUMBING PLANS FOR ADDITIONAL INFORMATION.
 - 1,000 GALLON GREASE INTERCEPTOR. SEE PLUMBING PLANS FOR DETAILS.
- PROVIDE GAS SERVICE**, COORDINATE WITH FRANCHISE UTILITY PROVIDER PRIOR TO CONSTRUCTION.
 - GAS METER TO BE MOUNTED ON BUILDING. COORDINATE WITH FRANCHISE UTILITY PROVIDER PRIOR TO CONSTRUCTION.
 - RELOCATE EXISTING 4" GAS LINE TO AVOID BUILDING AND RETAINING WALL FOUNDATIONS AND FOOTINGS. COORDINATE WITH UTILITY PROVIDER AND OWNER PRIOR TO CONSTRUCTION.
 - GAS SERVICE TO BUILDING.
 - GAS METER TO BE PAINTED TO MATCH BUILDING. SEE SHEET C600 FOR SCREENING OF THIS GAS METER.
- PROVIDE ELECTRICAL SERVICE**, BY OTHERS. COORDINATE WITH FRANCHISE UTILITY PROVIDER PRIOR TO CONSTRUCTION.
 - PROPOSED TRANSFORMER LOCATION. COORDINATE LOCATION WITH OWNER, ADJACENT PROPERTY OWNER AND FRANCHISE UTILITY PROVIDER.
 - INSTALL UNDERGROUND ELECTRIC.
 - RELOCATE ELECTRICAL SERVICE. COORDINATE WITH FRANCHISE UTILITY PROVIDER PRIOR TO CONSTRUCTION. COORDINATE ANY OTHER FRANCHISE UTILITIES LOCATED ON POLE.
 - RELOCATE ELECTRICAL BOX. COORDINATE WITH UTILITY PROVIDER AND OWNER PRIOR TO CONSTRUCTION.
- COMMUNICATION SERVICE**, COORDINATE WITH DES MOINES FRANCHISE UTILITY PROVIDER.
- VERIFY CONNECTION ELEVATIONS** TO PUBLIC UTILITIES PRIOR TO CONSTRUCTION.
- CRITICAL CROSSING**, PROVIDE MINIMUM 18" SEPARATION BETWEEN PIPE WALLS. CONFIRM EXISTING UTILITY ELEVATION PRIOR TO CONSTRUCTION.
- LOCATE AND REMOVE EXISTING WATER SERVICE** AS PER DMMWS REQUIREMENTS.

Symbol	Qty	Label	LLF	Description	Lum. Watts	Lum. Lumens
□-E	4	P1-4	0.900	OSCA-4-AME-4-40K-UBS	202	22300
→	1	WP1	0.900	XSPW-B-3ME-4L-40K-UL	31.5	4282
□-E	1	P1-4-GFCI	0.900	OSCA-4-AME-4-40K-UBS-GFCI	202	22300

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Illuminance	Fc	2.77	6.7	0.2	13.85	33.50



DETAIL 1: SANITARY AND WATER SERVICE CONNECTION



1 SITE LIGHTING NO SCALE

AS PER CITY CODE/ST/12/29/2021	DATE	DR
DESIGNED BY	SCALE	1" = 20'
CHECKED BY: TLW	DATE	11/8/2024
TECHNICAL STAFF	DATE	02/24/2024

DES MOINES, IA
 9006 BOWLING STREET, S.W.
 CEDAR RAPIDS, IOWA 52404
 319.362.0294 | www.snyder-associates.com

FAREWAY - BEAVERDALE
UTILITY PLAN
SNYDER & ASSOCIATES, INC.



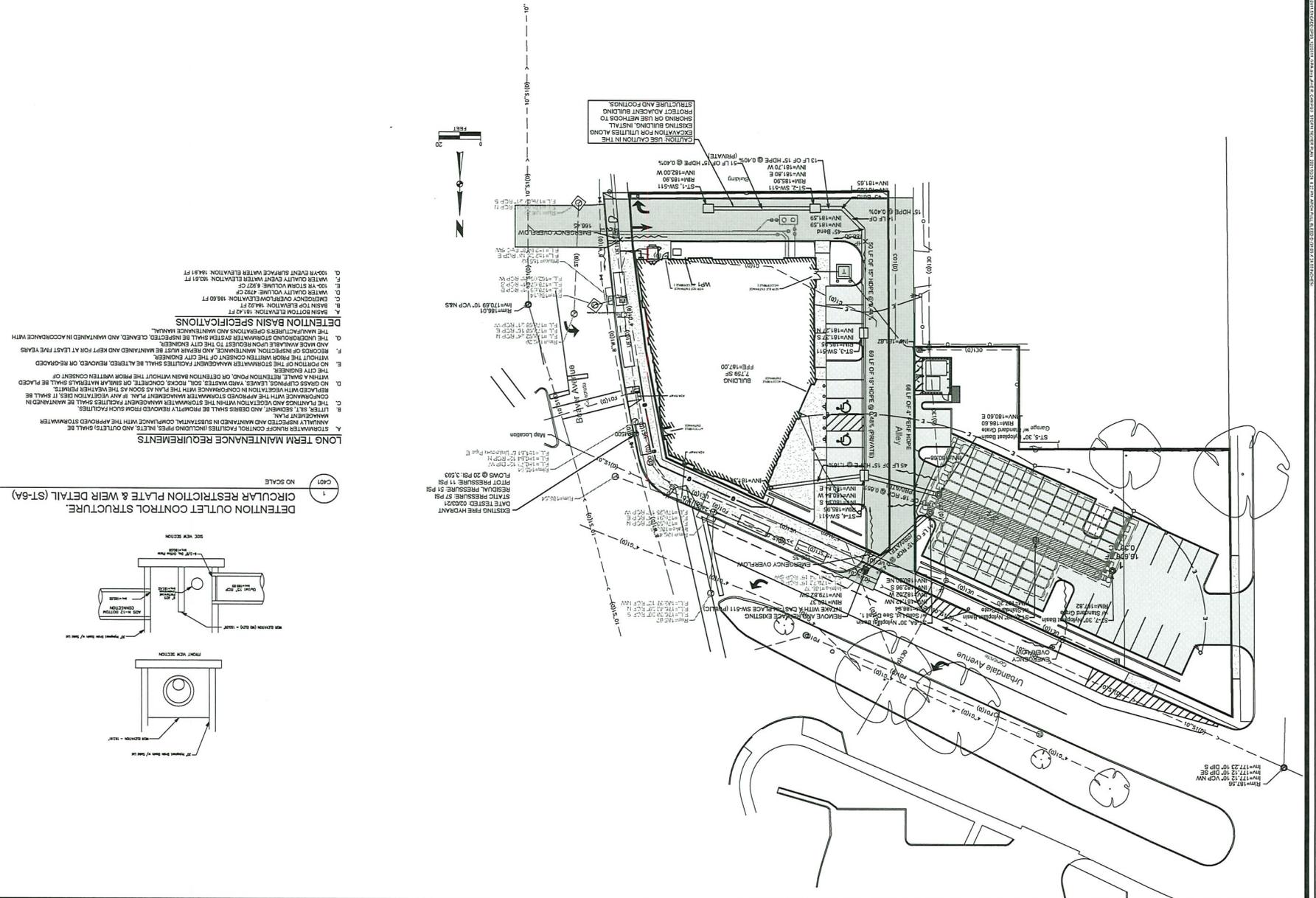
Project No: 120.0811
 Sheet C400



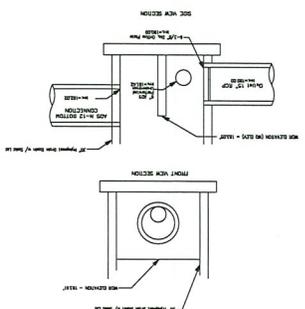
FAREWAY - BEAVERDALE
STORM SEWER PLAN
SNYDER & ASSOCIATES, INC.

500 BROWING STREET SW
DES MOINES, IA
319.302.0281 | www.snyderandassociates.com

DATE	BY	DESCRIPTION
02/24/2021	REVISION	AS PER CITY COMMENTS 02/24/2021
02/24/2021	CHKD BY TLV	Checked By TLV
02/24/2021	DESIGNED BY	Designed By TLV



CIRCULAR OUTLET CONTROL STRUCTURE
DETENTION RESTRICTION PLATE & WEIR DETAIL (ST-6A)
NO SCALE

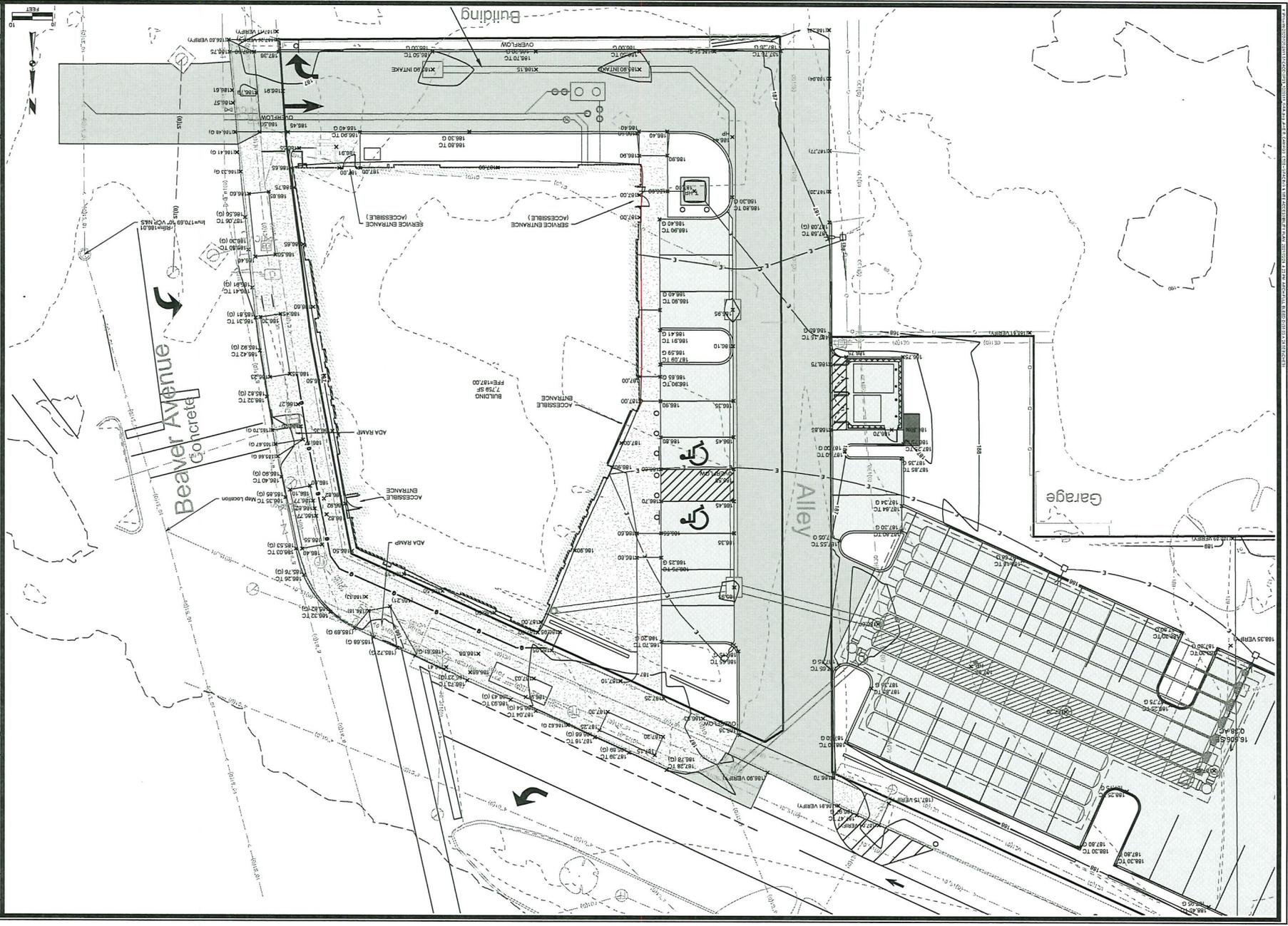


LONG TERM MAINTENANCE REQUIREMENTS

- STORMWATER RUNOFF CONTROL FACILITIES INCLUDING PIPES, INLETS, AND OUTLETS SHALL BE MANUALLY INSPECTED AND MAINTAINED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED STORMWATER MANAGEMENT PLAN.
- LITTER, SILT, DEBRIS AND OTHERS SHALL BE PROMPTLY REMOVED FROM SUCH FACILITIES.
- THE PIPING AND CONTROL STRUCTURES SHALL BE MAINTAINED IN COMPLIANCE WITH THE APPROVED STORMWATER MANAGEMENT PLAN. IF ANY DEGRADATION OCCURS, IT SHALL BE CORRECTED WITHIN 30 DAYS OF THE DATE OF INSPECTION.
- NO GRADES, CURBS, LEAVES, VAND WARTS, SOIL, ROCKS, CONCRETES OR SIMILAR MATERIALS SHALL BE PLACED ON OR NEAR SUCH FACILITIES WITHOUT THE PRIOR WRITTEN CONSENT OF THE CITY ENGINEER.
- NO PORTION OF THE STORMWATER MANAGEMENT FACILITIES SHALL BE ALTERED, REMOVED, OR REGRADED WITHOUT THE PRIOR WRITTEN CONSENT OF THE CITY ENGINEER.
- AND WORK SHALL BE COMPLETED TO CITY STANDARDS.
- THE UNDERGROUND STORMWATER SYSTEM SHALL BE INSPECTED, CLEANED, AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S OPERATIONAL AND MAINTENANCE MANUAL.

DETENTION BASIN SPECIFICATIONS

- BASIN BOTTOM ELEVATION: 181.42 FT
- BASE FLOOR ELEVATION: 182.02 FT
- EMERGENCY OVERFLOW ELEVATION: 186.00 FT
- WATER QUALITY VOLUME: 492 CF
- 100-YR STORM VOLUME: 4,207 CF
- WATER QUALITY EVENT SURFACE WATER ELEVATION: 184.91 FT



Sheet C500
Project No. 120.0811



FAREWAY - BEAVERDALE
GRADING AND SITE ACCESSIBILITY PLAN
SNYDER & ASSOCIATES, INC.

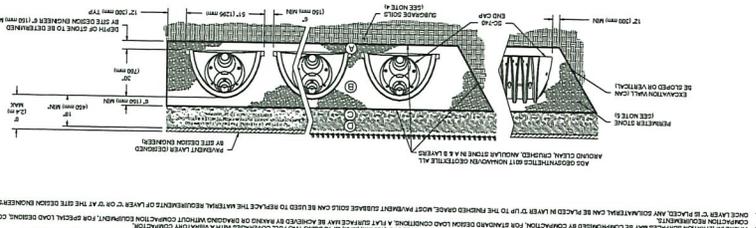
DES MOINES, IA
6008 BOWLING STREET, S.W.
315-202-0201 | www.snyderassociates.com

NO.	DATE	BY	REVISION
1	02/24/2021	REVISION	AS PER CITY COMMENTS 02/24/2021
2	02/24/2021	TIM	Checked by: TIM
3	02/24/2021	THANAWAS	Scale: 1" = 30'

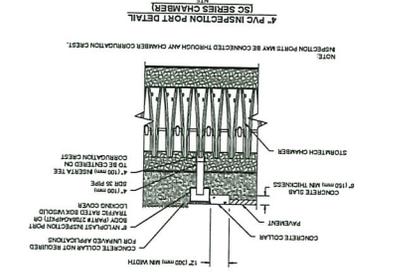
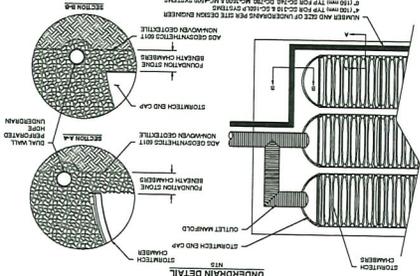
Project No. 120.0811
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ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

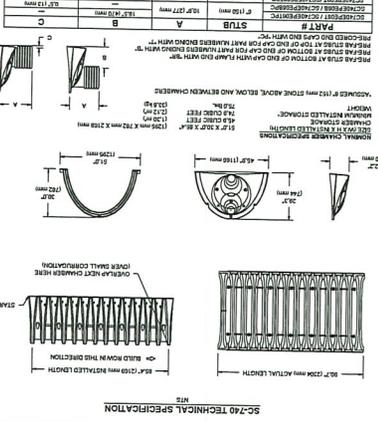
MATERIAL LOCATION	DESCRIPTION	CLASSIFICATION	COMPACTION / DENSITY REQUIREMENT	NOTES
1. ALL LAYERS FROM THE TOP OF THE CHAMBER DOWN TO THE BOTTOM OF THE CHAMBER	ANY SUITABLE MATERIAL WITH PROPER DENSITY REQUIREMENTS.	NA	PREPARE THE SUBGRADE TO THE PROPOSED CHAMBER WITH THE PROPOSED CHAMBER MATERIAL AND COMPACTION REQUIREMENTS.	
2. CHAMBER LAYER	STORMTECH SC-740 CHAMBER SYSTEMS	NA	COMPACTION TO BE PERFORMED TO THE PROPOSED CHAMBER MATERIAL AND COMPACTION REQUIREMENTS.	
3. CHAMBER LAYER	STORMTECH SC-740 CHAMBER SYSTEMS	NA	COMPACTION TO BE PERFORMED TO THE PROPOSED CHAMBER MATERIAL AND COMPACTION REQUIREMENTS.	
4. CHAMBER LAYER	STORMTECH SC-740 CHAMBER SYSTEMS	NA	COMPACTION TO BE PERFORMED TO THE PROPOSED CHAMBER MATERIAL AND COMPACTION REQUIREMENTS.	
5. CHAMBER LAYER	STORMTECH SC-740 CHAMBER SYSTEMS	NA	COMPACTION TO BE PERFORMED TO THE PROPOSED CHAMBER MATERIAL AND COMPACTION REQUIREMENTS.	
6. CHAMBER LAYER	STORMTECH SC-740 CHAMBER SYSTEMS	NA	COMPACTION TO BE PERFORMED TO THE PROPOSED CHAMBER MATERIAL AND COMPACTION REQUIREMENTS.	
7. CHAMBER LAYER	STORMTECH SC-740 CHAMBER SYSTEMS	NA	COMPACTION TO BE PERFORMED TO THE PROPOSED CHAMBER MATERIAL AND COMPACTION REQUIREMENTS.	
8. CHAMBER LAYER	STORMTECH SC-740 CHAMBER SYSTEMS	NA	COMPACTION TO BE PERFORMED TO THE PROPOSED CHAMBER MATERIAL AND COMPACTION REQUIREMENTS.	
9. CHAMBER LAYER	STORMTECH SC-740 CHAMBER SYSTEMS	NA	COMPACTION TO BE PERFORMED TO THE PROPOSED CHAMBER MATERIAL AND COMPACTION REQUIREMENTS.	
10. CHAMBER LAYER	STORMTECH SC-740 CHAMBER SYSTEMS	NA	COMPACTION TO BE PERFORMED TO THE PROPOSED CHAMBER MATERIAL AND COMPACTION REQUIREMENTS.	



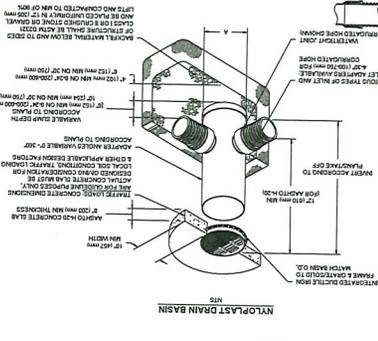
- NOTES:**
- CHAMBER SHALL BE SET TO THE PROPOSED CHAMBER MATERIAL AND COMPACTION REQUIREMENTS.
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- NOTES:**
- INSPECTION PORT SHALL BE SET TO THE PROPOSED CHAMBER MATERIAL AND COMPACTION REQUIREMENTS.
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CHAMBER SIZE	CHAMBER LENGTH	CHAMBER WIDTH	CHAMBER HEIGHT	CHAMBER WEIGHT
12\"/>				



PART #	DESCRIPTION	QUANTITY	UNIT
A	GRATE/COLID COVER OPTIONS	1	EA
B	GRATE/COLID COVER OPTIONS	1	EA
C	GRATE/COLID COVER OPTIONS	1	EA
D	GRATE/COLID COVER OPTIONS	1	EA
E	GRATE/COLID COVER OPTIONS	1	EA
F	GRATE/COLID COVER OPTIONS	1	EA
G	GRATE/COLID COVER OPTIONS	1	EA
H	GRATE/COLID COVER OPTIONS	1	EA
I	GRATE/COLID COVER OPTIONS	1	EA
J	GRATE/COLID COVER OPTIONS	1	EA
K	GRATE/COLID COVER OPTIONS	1	EA
L	GRATE/COLID COVER OPTIONS	1	EA
M	GRATE/COLID COVER OPTIONS	1	EA
N	GRATE/COLID COVER OPTIONS	1	EA
O	GRATE/COLID COVER OPTIONS	1	EA
P	GRATE/COLID COVER OPTIONS	1	EA
Q	GRATE/COLID COVER OPTIONS	1	EA
R	GRATE/COLID COVER OPTIONS	1	EA
S	GRATE/COLID COVER OPTIONS	1	EA
T	GRATE/COLID COVER OPTIONS	1	EA
U	GRATE/COLID COVER OPTIONS	1	EA
V	GRATE/COLID COVER OPTIONS	1	EA
W	GRATE/COLID COVER OPTIONS	1	EA
X	GRATE/COLID COVER OPTIONS	1	EA
Y	GRATE/COLID COVER OPTIONS	1	EA
Z	GRATE/COLID COVER OPTIONS	1	EA

- NOTES:**
- CHAMBER SHALL BE SET TO THE PROPOSED CHAMBER MATERIAL AND COMPACTION REQUIREMENTS.
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