CITY OF WEST DES MOINES
STAFF REPORT COMMUNICATION

Meeting Date: March 21, 2022

ITEM: Fareway Stores, Inc., SE corner of Mills Civic Parkway & S. 91st St – Approve a Preliminary Plat to create 2 lots and Approve a Site Plan to allow construction of a grocery store – Fareway Stores, Inc. – PPSP-005421-2021

Resolution: Approval of Preliminary Plat and Site Plan

Background: Ed Arp with Civil Engineering Consultants, Inc., on behalf of the applicant, Mark DeYoung, and property owner, Fareway Stores, Inc., requests approval of a Preliminary Plat for the approximately 3-acre property generally located at the southeast corner of Mills Civic Parkway and S. 91st Street. The applicant proposes to subdivide the property into 2 lots for Commercial and Office development. Additionally, the applicant request approval of a Site Plan to allow the construction of a 22,262-square foot Fareway grocery store and associated site improvements. Please note, this combination preliminary plat and site plan is to consider the development of Lot 1 and its associated improvements only. A separate site plan will need to be submitted and approved detailing development of any structure(s) on Lot 2.

Staff Review & Comment:

- *History:* The subject properties are part of the Tallyn's Reach Planned Unit Development (aka, Michael's Landing and Woodland Hills), which was approved by City Council in 2005. At the time of its adoption the PUD designated the subject properties for office development. On October 4, 2021, City Council amended both the Comprehensive Plan Land Use designation and the PUD for the subject properties from Office to Neighborhood Commercial. It is important to note that the purpose of the PUD amendment was simply to allow the construction of a grocery store on the site: none of the regulatory provisions in the PUD needed to be amended for this development. The subject properties were originally platted by City Council approval in 2006 (FP-2006-016).

- *Key Development Aspects:*
  - Landscape Buffers: According to the requirements of the PUD, the development must provide streetscape landscaping within the first 15' parallel to the S. 91st Street right-of-way. Additionally, in accordance with the zoning code, the development must provide 30' landscape buffers along the balance of the perimeter boundaries of the property. There is a segment of buffer area along the south property line that is not necessary as part of this development proposal because said buffer landscaping was required to be installed as part of the abutting Elevate residential project. Therefore, the applicant is only required to provide landscape buffering within the southeast corner of the subject property. Lastly, the northeast corner of the larger property (future Lot 2) is remnant right-of-way of the Mills Civic Parkway street improvement project. The applicant is requesting deferral for a portion of this required buffer area that is currently dedicated public right-of-way. A condition of approval is recommended requiring the applicant install the buffer when the excess right of way is acquired.

  - Final Plat: As part of the consideration of the associated final plat, the applicant has agreed to provide an executed agreement and waiver acknowledging and agreeing to the payment of their pro-rata share for a fully operational traffic signal at the adjacent street intersection at such time that traffic warrants. In addition, the applicant has agreed to provide their proportionate share of the assessment cost for the Mills Civic Pkwy & S. 88th St improvements ($74,991.96) which the City recently completed.

- *Traffic Impact Study Findings:* A traffic study for this development was completed on February 24, 2022. Key findings are summarized below.
    - The proposed development is expected to generate less traffic than what was analyzed in previous traffic studies for the area. Recommendations for full-build street geometry and traffic control, as well as triggers for possible future improvements, are detailed within the study.
    - Comments regarding emergency vehicle maneuverability, driveway configurations, and pavement markings have been given to the applicant and incorporated into the plan.

- *Plat Validity:* Per City Code, the associated Final Plat must be presented to the City Council for approval within 12 months of the approval of this Preliminary Plat if surety is being posted for Public Improvements; or, within 18 months if Public Improvements are being constructed prior to Final Plat consideration. It is the responsibility of the developer to be aware of these deadlines and request an extension of the Preliminary Plat approval prior to the Preliminary Plat expiration date.

- *Vesting of Entitlement:* Per City Code, entitlement (approval to construct or implement) shall remain in effect so long as substantial site work has progressed beyond grading and completion of structural foundations and twenty twenty-five percent (25%) of the total building area has occurred above grade within twenty-four (24) months of the effective date of the approval, unless a greater time period is authorized at time of the original entitlement, or by approval of an extension of the original entitlement. It is the responsibility of the developer to be aware of this deadline and request an extension of the approval prior to the expiration date.

Outstanding Issues: There are no outstanding issues.

Plan and Zoning Commission Action:

Date:	March 8, 2022
Vote:	6-0 for approval, with Commissioner Conlin absent
Recommendation:	Approval of Preliminary Plat and Site Plan

Recommendation: Approve the Preliminary Plat and Site Plan request, subject to the applicant meeting all City Code requirements, and the following conditions of approval:

1. The City Council granting a deferral of the installation of a portion of the required buffer located in the northeast corner of proposed Lot 2 that is currently remnant public street right-of-way. The applicant agrees to install this portion of the buffer once the right-of-way is conveyed.

Lead Staff Member: Bryce Johnson

Approval Meeting Dates:

Plan and Zoning Commission	March 8, 2022
City Council	March 21, 2022

Staff Report Reviews:

Plan & Zoning Commission	☒ Development Coordinator (or) ☒ Director	☐ Legal Department
City Council	☒ Director ☐ Appropriations/Finance	☒ Legal Department ☐ Agenda Acceptance AP

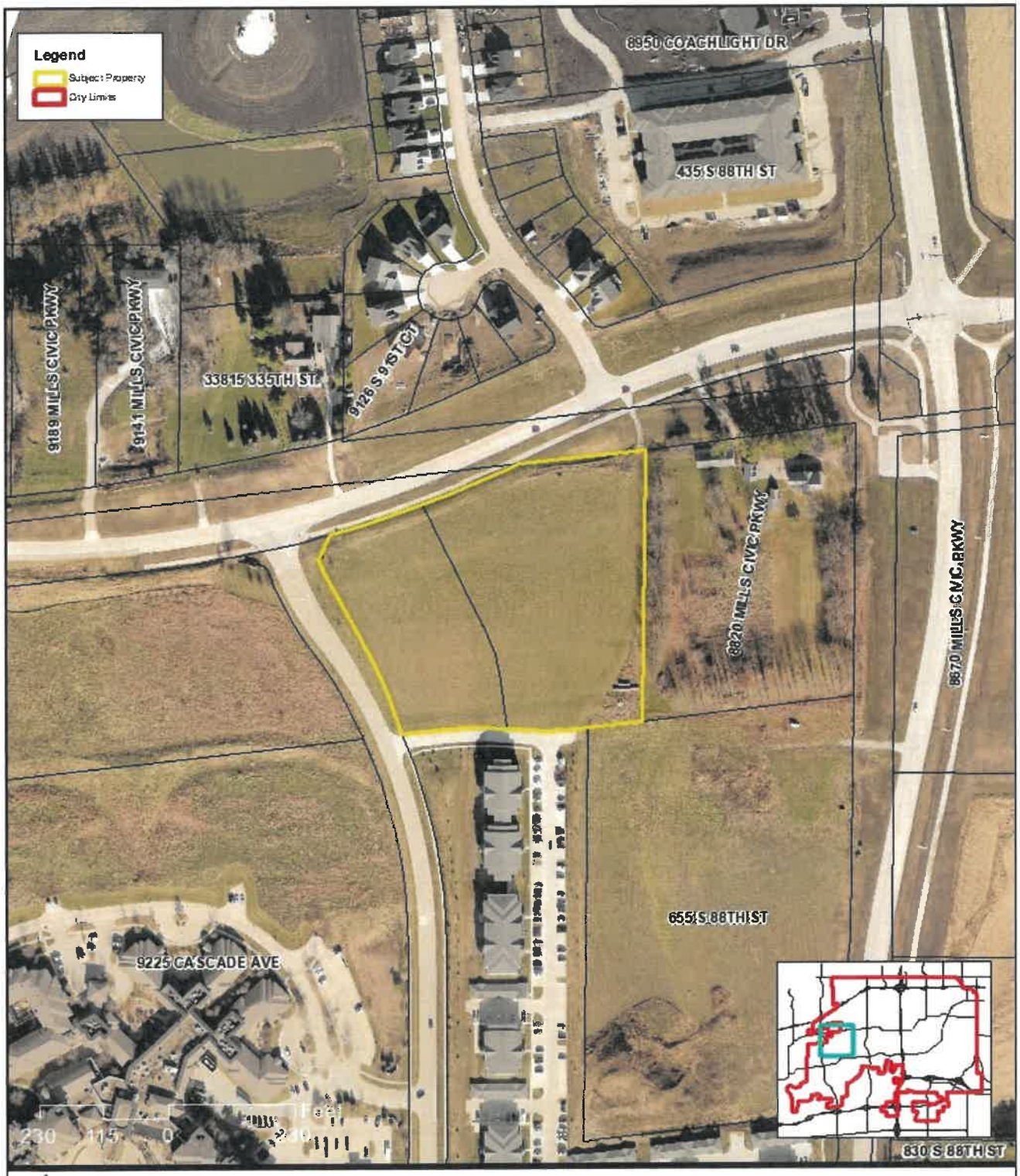
Publications (if applicable)

Published In:	Des Moines Register Community Section
Date(s) Published	n/a
Date(s) of Mailed Notices	n/a

Council Subcommittee Review (if applicable)

Subcommittee	Development & Planning
Date Reviewed	12/20/21
Recommendation	☒ Yes ☐ No ☐ Split

Location Map



Fareway Location Map

West Des Moines

N

The City of West Des Moines makes no claim as to the accuracy, completeness or correctness of the City of West Des Moines digital maps and associate data and assumes no responsibility for their positional or content accuracy

https://wdmiowa.sharepoint.com/sites/ds/CommDev Documents/___Development Projects/Tallyns Reach (aka Michaels Landing & Woodland Hills)/Outlots A & B (SE corner S91st & MCP) PR-001827-2021/Subd PR-001865-2021/Lot 1 PR-001866-2021/PPSP-005421-2021 Fareway/SR_Fareway Store_03-21-2022.docx

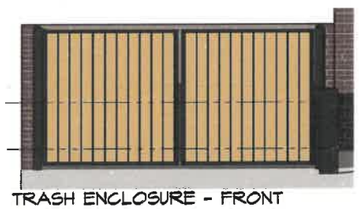
PRELIMINARY PLAT & SITE PLAN FOR

FAREWAY STORES, INC.

9098 MILLS CIVIC PKWY., WEST DES MOINES, IOWA 50266

VICINITY SKETCH

NORTH



TRASH ENCLOSURE - FRONT

NO SCALE

TRASH ENCLOSURE - SIDE

NO SCALE

WALLS OF TRASH ENCLOSURE TO BE PRECAST. COLORS TO MATCH BUILDING.
GATES TO BE 100% OPAQUE METAL WITH STEEL FRAMING.

APPLICANT & PROP. OWNER:

MARK DeYOUNG
FAREWAY STORES, INC.
2300 INDUSTRIAL PARK ROAD
BOONE, IA 50036
515.432.2623
EMAIL: MDEYOUNG@FAREWAYSTORES.COM

PROPERTY ADDRESS:

9098 MILLS CIVIC PKWY
WEST DES MOINES, IOWA 50266

SITE PLAN PREPARED BY:

CIVIL ENGINEERING CONSULTANTS, INC.
2400 86th STREET #12
DES MOINES, IA 50322
515.276.4884

COMPREHENSIVE PLAN LAND USE

CURRENT: NEIGHBORHOOD COMM (NC).

PROPOSED DEVELOPMENT TYPE:

SIC 541: GROCERY STORE

ZONING

PUD #80, TALLYN'S REACH (PARCEL A), WITH
UNDERLYING ZONING OF NEIGHBORHOOD COMM. (NC).

CASE NUMBER:

PPSP-005421-2021

SITE AREAS (UNDER THIS DEVELOPMENT)

LOT 1		
BUILDING	22,262 SF	15.21%
IMPERVIOUS (PAVED AREA)	67,355 SF	46.02%
PERVIOUS	56,745 SF	38.77%
TOTAL LOT AREA	146,362 SF	100.00%

IMPERVIOUS AREA

LOT 1: TOTAL IMPERVIOUS SURFACE = 89,617 SF

OPEN SPACE REQUIREMENT

LOT 1:
TOTAL SITE 146,362 SF. OPEN SPACE REQUIRED: 25%
OPEN SPACE REQUIRED: 36,590 SF
OPEN SPACE PROVIDED: 56,745 SF

BENCHMARK

CITY OF WEST DES MOINES BENCHMARKS:
#124: INTERSECTION OF JORDAN CREEK PARKWAY AND MILLS CIVIC PARKWAY, 169 FEET (+/-) EAST OF THE WEST MEDIAN, IN CENTER OF 6 FOOT GRASS MEDIAN IN MILLS CIVIC PARKWAY, 17 FEET (+/-) WEST OF ANGLE POINT IN CURB FOR WESTBOUND TURN LANE - ELEVATION = 203.654 (NDM DATUM)
#67: 3460=/- FEET WEST OF INTERSECTION OF S. 88TH ST. & 398th ST. (DALLAS CO.), 3 FEET NORTH OF EAST/WEST FENCE, 10 FEET EAST OF NORTH/SOUTH FENCE, ON 398th ST. ACROSS FROM HOUSE #3307 AND #3309 - ELEVATION = 167.68 (NDM DATUM)

LEGAL DESCRIPTION

OUTLOTS 'A' & 'B', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 2007, PAGE 3042 & BOOK 2007, PAGE 1146 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA. LOT 1 CONTAINS 3.36 AC.

LAND AREA

5.61 ACRES
244,349 SQUARE FEET

PARKING

REQUIRED: 3.5 SPACES/1000 GSF FOR RETAIL STORE 3.5(22,262/1000)=77.9
TOTAL REQUIRED = 78 INCLUDING (INCLUDING 4 ACCESSIBLE)
PROVIDED: 116 SPACES (INCLUDING 5 ACCESSIBLE)

BUILDING

22,262 G.S.F.
PARAPET HT. = 22'0"

BUFFERS:

CITY CODE REQUIRES A 30' BUFFER ALONG MILLS CIVIC PARKWAY AND ALONG SOUTH PROPERTY LINES CONSISTING OF 1 OVERSTORY OR EVERGREEN TREE + 2 ORNAMENTAL TREES + 6 SHRUBS PER 35 L.F.
PUD STATES: STREETSCAPE OF 15' WIDTH, PARALLEL TO AND BEYOND STREET R.O.W. FOR S. 91st ST. FRONTAGE CONSISTING OF 1 TREE + 3 SHRUBS PER 35 L.F. FRONTAGE.

SETBACKS:

NORTH: 45' B.S.L.
EAST: 0' B.S.L. FOR BUILDINGS + 5' B.S.L. FOR TRASH ENCLOSURES
SOUTH: 35' B.S.L.
WEST: 45' B.S.L.
WEST: 15' P.S.L.

Civil Drawings List Table

Sheet Number	Sheet Title
1	COVER
2	NOTES DETAILS & GENERAL INFORMATION
3	OVERALL LOT PLAN
4	DIMENSION PLAN
5	DIMENSION PLAN DETAILS
6	GRADING PLAN
7	GRADING PLAN DETAILS
8	GRADING PLAN DETAILS (SDWK)
9	UTILITY PLAN (SAN & WATER)
10	UTILITY PLAN (STORM)
11	LANDSCAPING PLAN
12	PHOTOMETRICS
13	SITE CONDUIT PLAN

NOTE: FINAL ADDRESS FOR EACH LOT WILL BE ASSIGNED BY THE ADDRESS ADMINISTRATOR DURING THE FINAL PLAT PROCESS.
CURRENT ADDRESS ABOVE IS TEMPORARY.

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CURRENT ADDRESS ABOVE IS TEMPORARY.

GENERAL LEGEND

PROPOSED	EXISTING
PLAT BOUNDARY	LOT LINE
SECTION LINE	SANITARY/STORM MANHOLE
LOT LINE	WATER VALVE
CENTERLINE	FIRE HYDRANT
EASEMENT LINE	STORM SEWER SINGLE INTAKE
FLARED END SECTION	STORM SEWER DOUBLE INTAKE
DRAIN BASIN OR SEDIMENT RISER	STORM SEWER ROUND INTAKE
DRAIN BASIN WITH SOLID GRATE	FLARED END SECTION
WATER VALVE	DECIDUOUS TREE
FIRE HYDRANT ASSEMBLY	CONIFEROUS TREE
BLOW-OFF HYDRANT	SHRUB
SCOUR STOP MAT	POWER POLE
TURF REINFORCEMENT MAT	STREET LIGHT
STORM SEWER WITH SIZE	GUY ANCHOR
WATER SEWER WITH SIZE	ELECTRIC TRANSFORMER
WATER SERVICE	GAS METER
PROPOSED CONTOUR	TELEPHONE RISER
SILT FENCE	SIGN
ADDRESS	UNDERGROUND TELEVISION
RIPRAP	UNDERGROUND ELECTRIC
	UNDERGROUND GAS
	UNDERGROUND FIBER OPTIC
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	SANITARY SEWER WITH SIZE
	STORM SEWER WITH SIZE
	WATER MAIN WITH SIZE
926	EXISTING CONTOUR
UNO	UNLESS NOTED OTHERWISE

PLANS INCLUDED ARE FOR ILLUSTRATIVE PURPOSES ONLY – APPROVED PLANS ON FILE WITH THE CITY

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com

CERTIFICATION

STATE OF IOWA
EDWARD H. ARP
LANDSCAPE ARCHITECT
NO. 250
PROFESSIONAL LANDSCAPE ARCHITECT

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

BY: _____ DATE: 3-4-22
EDWARD H. ARP IOWA REG. NO. 250
PAGES OR SHEETS COVERED BY THIS SEAL:

PROFESSIONAL LAND SURVEYOR
JEFFREY A. GADDIS
18381
IOWA

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

March 4, 2022
JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022

SHEETS 1, 3, & 4

LICENSED PROFESSIONAL ENGINEER
CODY T. WEAVER
25085
IOWA

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.

3-4-2022
CODY T. WEAVER, IOWA LIC. NO. 25085 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL:

1, 2, 5-10

CEC
Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . mail@ceclac.com

DATE:	
	4TH SUBMITTAL - 2022-03-04
	THIRD SUBMITTAL - 2022-03-01
	SECOND SUBMITTAL - 2022-02-03
	FIRST SUBMITTAL - 2021-12-06
DATE OF SURVEY:	NOV. 25, 2014
DESIGNED BY:	
DRAWN BY:	JAG

FAREWAY STORES, INC.
9098 MILLS CIVIC PARKWAY, WEST DES MOINES, IA

COVER

SHEET 1 OF 13

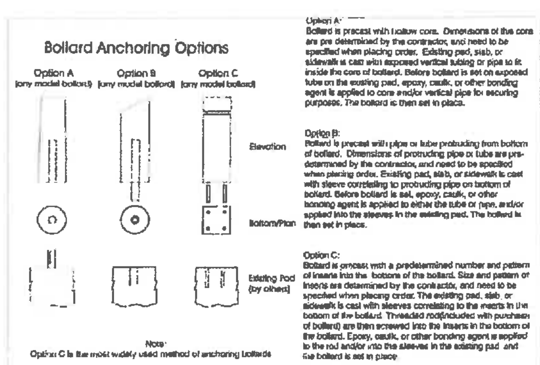
A-2106

Q:\A-FILES\A-2100\A2106_CTD\Drawings\Construction Documents\Site Plan\A2106 (01) COVER.dwg, 3/4/2022 2:14:49 PM, jagadda, 1:1

BOLLARD COVER:

- COAT STEEL IN ZINC-RICH PAINT OR GALVANIZE FROM 6" ABOVE SLAB TO BOTTOM OF BOLLARD.
- USE BROWN COVER.

(6) PROTECTIVE BOLLARD
NO SCALE



(7) DECORATIVE BOLLARD OPTIONS
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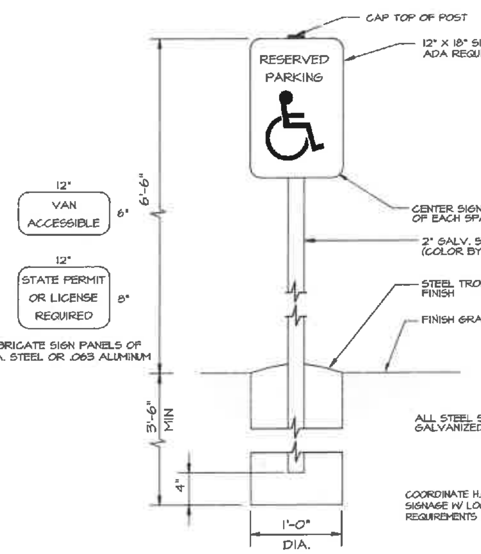
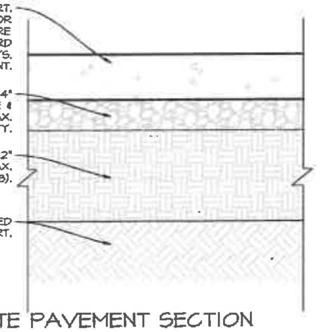


ADA PARKING SIGNAGE
SCALE: NO SCALE



(1) CONCRETE PAVEMENT SECTION
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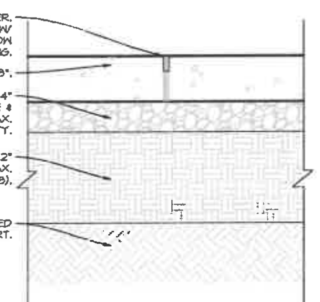

(2) EXPANSION JOINT
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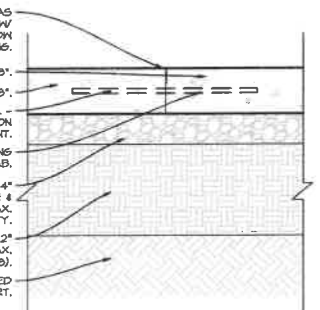

(3) CONSTRUCTION JOINT
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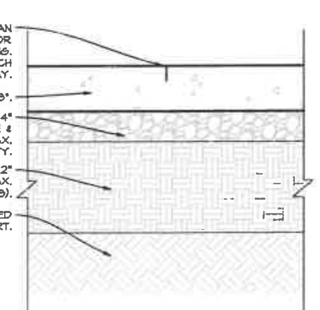

(4) CONTROL JOINT
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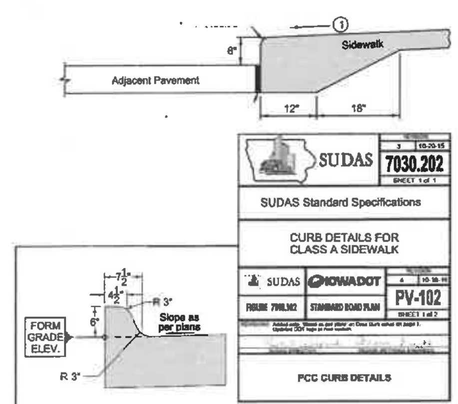

(5) CURB DETAILS
NO SCALE

GENERAL NOTES

1. ONE WEEK PRIOR TO CONSTRUCTION CONTRACTOR SHALL NOTIFY:
   A. APPLICANT
   B. CIVIL ENGINEERING CONSULTANTS, INC. (515) 276.4884.
   C. CITY OF WEST DES MOINES ENGINEER'S OFFICE
2. ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES. ALL RADII NOT LABELED: 5.0' TYPICAL.
3. LOCATIONS AND DIMENSIONS SHOWN ON PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. ENGINEER DOES NOT GUARANTEE ACCURACY OF INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS RESPONSIBILITY OF CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING AREA TO DETERMINE PRESENT EXTENT AND EXACT LOCATION OF FACILITIES BEFORE BEGINNING WORK.
4. AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL IOWA ONE-CALL TO FIELD LOCATE EXISTING UNDERGROUND UTILITIES. LOCATION OF UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MUST BE VERIFIED. (1-800-292-8989)
5. CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT UTILITIES OR STRUCTURES AT SITE. CONTRACTOR'S RESPONSIBILITY TO NOTIFY OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. CONTRACTOR SHALL NOTIFY PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR INTERRUPTION OF SERVICE. CONTRACTOR IS RESPONSIBLE TO REPAIR OR REPLACE ANY DAMAGED UTILITY TO SATISFACTION OF UTILITY OWNER AT NO ADDED COST TO OWNER/APPLICANT. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, CONTRACTOR SHALL NOTIFY ENGINEER TO RESOLVE CONFLICT.
6. CONTRACTOR SHALL REMOVE ALL DEBRIS SPILLED ON CITY OF WEST DES MOINES RIGHT-OF-WAY AND ADJOINING PROPERTY IMMEDIATELY.
7. AT NO TIME SHALL EQUIPMENT, CONSTRUCTION MATERIAL AND/OR STOCKPILED FILL BE STORED IN CITY OF WEST DES MOINES RIGHT-OF-WAY.
8. DEVELOPER IS RESPONSIBLE FOR MAINTAINING ALL EROSION AND SEDIMENTATION CONTROL DEVICES THROUGHOUT CONSTRUCTION.
9. OFF-STREET PARKING AND ACCESS DRIVES SHALL BE PROVIDED PRIOR TO CONSTRUCTION FOR CREWS AND EQUIPMENT.
10. ADDITIONAL EROSION AND SEDIMENTATION CONTROL DEVICES MAY BE REQUIRED BASED UPON ACTUAL FIELD CONDITION.
11. ALL TRASH DUMPSTERS SHALL BE SCREENED FROM VIEW WITH APPROVED STRUCTURE.
12. NO CHANGES TO APPROVED PLAN MAY BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF CITY OF WEST DES MOINES AND CEC.
13. ALL WORK WITHIN CITY RIGHT-OF-WAY (R.O.W.) SHALL BE DONE IN ACCORDANCE WITH S.U.D.A.S. AND CITY OF WEST DES MOINES GENERAL SUPPLEMENTAL SPECIFICATIONS TO 2022 S.U.D.A.S. AND REQUIRES R.O.W. PERMIT.
14. TRANSFORMERS, JUNCTION BOXES AIR CONDITIONERS OVER 3 FEET IN HEIGHT OR OTHER SUCH ITEMS MAY NOT BE LOCATED IN REQUIRED SETBACK AREAS.
15. REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, SHALL BE MAINTAINED FOR LIFE OF CERTIFICATE OF OCCUPANCY.
16. SITE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODE APPLICABLE ON DATE OF SITE PLAN APPROVAL.
17. ANY ROOFTOP MECHANICAL EQUIPMENT MUST BE SCREENED FROM STREET LEVEL VIEW.
18. ANY AMENDMENTS OR CHANGES TO PROJECT SITE THAT DO NOT MEET WHAT IS SHOWN ON SITE PLAN TO BE APPROVED WITH CITY AND CEC PRIOR TO INSTALLATION/CONSTRUCTION.
19. LIGHTING MUST BE LOW GLARE CUT-OFF TYPE FIXTURES TO REDUCE GLARE OF LIGHT POLLUTION ON SURROUNDING PROPERTIES.
20. ALL DISTURBED AREAS SHOULD BE RESTORED BY SEEDING OR SODDING.
21. BUILDING HEIGHT AS FOLLOWS:
    STORE = 22.0'
22. ALL EXTERIOR SIGNAGE TO BE REVIEWED AND APPROVED SEPARATELY BY CITY. ALL REQUIRED SIGN PERMITS, ACQUIRED, AND PAID BY CONTRACTOR. EXTERIOR SIGNAGE IS NOT PART OF THIS APPLICATION.
23. CONTRACTOR IS RESPONSIBLE FOR SUBMITTAL OF ALL DOCUMENTS REQUIRED FOR ALL CONSTRUCTION AND DEMOLITION PERMITS. CONTRACTOR SHALL PAY FOR ALL REQUIRED PERMITS.
24. BUILDING SIGNAGE IS NOT REVIEWED OR APPROVED AS PART OF THIS SITE PLAN. SEPARATE PERMIT APPLICATION AND REVIEW IS REQUIRED FOR SIGN PERMIT FOR SITE.
25. CONTRACTOR IS TO RECONNECT ANY FIELD TILE INTERCEPTED DURING CONSTRUCTION.
26. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, CONTRACTOR SHALL CONTACT WEST DES MOINES ENGINEERING SERVICES (BEN McALISTER 515.222.3475) TO OBTAIN APPLICABLE CITY PERMITS AS NECESSARY.
27. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS, AND/OR ANY CONSTRUCTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS AND DES MOINES METROPOLITAN DESIGN STANDARDS MANUAL WITH WEST DES MOINES ADDENDA.

SEEDING NOTES

1. HYDROSEEDING SHALL BE IN ACCORDANCE WITH SUDAS 7E-24.
2. FERTILIZER (13-13-13) SHALL BE APPLIED TO AREA TO BE SEEDED OR SODDED AT RATE OF 650 LBS/ACRE.
3. AREA TO BE SEEDED OR SODDED SHALL BE SMOOTH, AND ALL WASHED AND GULLIES FILLED TO MEET DESIRED CROSS SECTION. AREAS ACCESSIBLE TO MACHINERY SHALL BE CULTIVATED TO DEPTH OF 3". AREAS INACCESSIBLE TO MACHINE SHALL BE CULTIVATED TO DEPTH OF 1 1/2 INCHES.
4. FERTILIZER SHALL BE INCORPORATED INTO SOIL TO DEPTH OF 3" WITH MECHANICAL ROCK PICKER OR SPRING TOOTH CULTIVATOR.
5. ON ALL AREAS ACCESSIBLE TO MACHINERY, DROP-TYPE SEEDER ATTACHED TO LANDSCAPE ROLLER SHALL BE USED TO SOW GRASS SEED. ON AREAS INACCESSIBLE TO MACHINERY CYCLONE SEEDER WILL BE PERMITTED. NO OTHER HAND SEEDING METHOD IS ACCEPTABLE.
6. ALL SEEDED AREAS SHALL BE MULCHED IMMEDIATELY AFTER SEEDING BY APPLYING 2 TONS OF DRY MULCH PER ACRE.
7. MULCH MAY CONSIST OF STRAW (OAT, WHEAT, BARLEY OR RYE). HAY, BROMEGRASS, TIMOTHY, ORCHARD GRASS, ALFALFA OR CLOVER SHALL NOT BE USED. ALL MATERIAL MUST BE FREE FROM ALL NOXIOUS WEEDS.
8. ALL SEEDED AREAS SHALL BE WATERED BY HAND OR TEMPORARY AUTOMATIC IRRIGATION SYSTEM, MINIMUM OF TWICE PER DAY FOR FIRST WEEK AFTER INSTALLATION, AND ONCE PER DAY DURING SECOND AND THIRD WEEK AFTER INSTALLATION.

GRADING NOTES

1. FINISHED GRADE ON ALL NON-PAVED AREAS SHALL BE WITHIN 0.20 FOOT OF PLAN GRADE. PAVED AREAS SHALL BE WITHIN 0.10 FOOT, WITH POSITIVE DRAINAGE OF ALL AREAS.
2. CONTRACTOR SHALL VERIFY LOCATION AND PROTECT ALL EXISTING UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY CONTRACTOR AT CONTRACTOR'S EXPENSE, TO SATISFACTION OF UTILITY OWNER.
3. TOPSOIL SHALL BE SPREAD TO MINIMUM THICKNESS OF 8-INCHES ON ALL LANDSCAPED AREAS.
4. BACKFILL TO TOP OF ALL CURBS.
5. ALL ELEVATIONS ARE TO GUTTER GRADE UNLESS NOTED OTHERWISE.
6. COVER AND/OR FILTER SOCK AROUND ALL INTAKES PRIOR TO PAVING TO PREVENT SEDIMENT FROM ENTERING STORM SEWER.
7. ALL DEBRIS SPILLED ON CITY R.O.W. AND ADJOINING PROPERTY SHALL BE REMOVED BY CONTRACTOR IN TIMELY FASHION.
8. CONTRACTOR TO UTILIZE EASTERN PORTION OF LOT FOR STAGING AND SOIL STOCKPILES. CONFIRM WITH APPLICANT. ALL DISTURBED AREA TO BE SUBJECT TO REQUIREMENTS OF SWPPP.
9. SPECIFIC FENCING AND ACCESSORY STRUCTURE RESTRICTIONS WITHIN OVERLAND FLOWAGE EASEMENT AREAS EXIST IN CITY CODE. PLEASE CONTACT CITY PRIOR TO CONSTRUCTION.

SITE PLAN NOTES

1. PAVEMENT MARKINGS: PER M.U.T.C.D. - 4" WIDE YELLOW PAINTED PARKING STALL STRIPING.
2. AT ALL ADA ACCESSIBLE STALLS PAINT INTERNATIONAL SYMBOL OF ACCESSIBILITY, 7' TALL ON PAVEMENT.
3. PROVIDE PAINTED TRAFFIC FLOW ARROWS AS SHOWN.
4. AT ALL ADA PARKING ACCESS AISLES AND STRIPED LOADING ZONES TO HAVE 45 deg STRIPING AT 36" O.C.
5. PROVIDE BUILDING MOUNTED ADA ACCESSIBLE PARKING SIGNAGE PER ADA REQUIREMENTS (4 STANDARD PARKING STALLS AND 1 VAN ACCESSIBLE STALL).
6. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DRAWINGS, DOCK WALL DRAWINGS AND DETAILS, TRASH ENCLOSURE DETAILS, AND REFRIGERATION UNIT AND PAD.
7. PROVIDE 3" THICK 1"-1.5" WASHED RIVER ROCK OVER SEPARATION FABRIC BETWEEN REFRIGERATION UNIT AND PRECAST SCREEN WALL AND BUILDING.
8. SCREEN WALL AROUND REFRIGERATION UNIT TO BE PRECAST WALL TO BUILDING HT.
9. PROVIDE AND INSTALL 2' WIDE x 2' LONG x 3' DEEP GRAVEL FILLED WELL AT DRAINAGE OUTLET FROM TRASH ENCLOSURE.
10. INTERFACE BETWEEN MULCH BEDS AND TURF AREAS TO BE BY SPADE CUT EDGE.
11. TRANSFORMER TO COMPLY WITH ALL REQUIREMENTS OF MID-AMERICAN ENERGY.
12. SEE SITE LIGHTING / PHOTOMETRIC ANALYSIS BY 3E. SEE ELECTRICAL SITE PLAN FOR ALL PERTINENT ELECTRICAL ITEMS FOR THE SITE.
13. COORDINATE EXACT LOCATION AND DEPTH OF ALL MECHANICAL, ELECTRICAL, AND COMMUNICATIONS UTILITY SERVICES ENTRANCES.
14. COORDINATE SIZING AND CONSTRUCTION OF GREASE INTERCEPTOR WITH W.R.A. REQUIREMENTS.
15. SIGNING, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES ON THE DRIVEWAY APPRAOCHES TO ADJACENT PUBLIC STREETS TO BE IN CONFORMANCE WITH M.U.T.C.D.

PAVING NOTES

1. JUST PRIOR TO PAVING, COMPACT SUBGRADE TO 95% STANDARD PROCTOR DENSITY FOR DEPTH OF ONE FOOT.
2. REMOVE & REPLACE SOIL AS REQUIRED IN AREAS OF CUT OR TRANSITIONS.
3. PROOF ROLL ALL PAVING SUBGRADES IN PRESENCE OF GEOTECHNICAL ENGINEER TO LOCATE SOFT SPOTS. ALL SOFT SPOTS TO BE CORED-OUT AND REESTABLISHED PRIOR TO TESTING FOR DENSITY.
4. PROVIDE IN PLACE FIELD DENSITY TESTS. RECOMPACT & RETEST AREAS THAT FAIL DENSITY SPECS AT NO COST TO OWNER.
5. ALL EXPOSED CONCRETE SHALL HAVE 5-7% ENTRAINED AIR, f'c = 4,000 PSI MIN. AND ALL AGGREGATE SHALL MEET ASTM C-33.
6. ALL ON SITE PAVING SHALL CONFORM TO REQUIREMENTS OF LATEST "IOWA STATEWIDE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS" INCLUDING ALL WEST DES MOINES SUPPLEMENTAL SPECIFICATIONS.
7. CONTRACTOR SHALL PREPARE AND SUBMIT FOR ALL REQUIRED CITY OF WEST DES MOINES PERMITS AND PAY NECESSARY FEES.
8. PARKING STALL STRIPING SHALL BE DONE WITH TWO COATS 4" WIDE WHITE PAVEMENT PAINT.
9. ALL PAVING SHALL BE PER THE SITE PLAN. ALL SIDEWALKS TO BE MINIMUM 4" THICK P.C.C. OVER 6" PREPARED SUBGRADE.
10. PROVIDE 2' CONCRETE BOXOUT AROUND ALL INTAKES AND MANHOLES WITHIN PAVED AREAS.
11. ALL PAVING WITHIN R.O.W. TO BE 8" THICK P.C.C. OVER 4" GRANULAR, OVER PREPARED SUBGRADE.
12. ALL PEDESTRIAN RAMPS TO HAVE APPROPRIATE ADA DETECTABLE WARNINGS (TRUNCATED DOMES). USE RED CLAY COLORED FIBERGLASS PANELS.
13. USE APPROPRIATE MEASURES TO PREVENT SLURRY FROM SAW-CUTTING OPERATIONS FROM ENTERING STORM SEWERS AND DRAINAGEWAYS.

UTILITY NOTES

1. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SUDAS 2022 "URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS" AND CITY OF WEST DES MOINES SUPPLEMENTAL SPECIFICATIONS.
2. CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT UTILITIES OR STRUCTURES AT SITE. CONTRACTOR'S RESPONSIBILITY TO NOTIFY OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. CONTRACTOR SHALL NOTIFY PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR INTERRUPTION OF SERVICE. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, CONTRACTOR SHALL NOTIFY ENGINEER TO RESOLVE CONFLICT.
3. ALL SERVICES SHALL BE CONSTRUCTED TO WITHIN 5 FEET OF THE OUTSIDE OF BUILDING WALLS.
4. SIZE AND MATERIALS OF SANITARY SEWER SERVICE SHALL COMPLY WITH PLUMBING CODE.
5. ALL EXISTING TILE LINES ENCOUNTERED SHALL BE RESTORED OR ROUTED TO STORM SEWER WHETHER ACTIVE OR NOT.
6. ALL STORM & SANITARY SEWER SHALL BE CONSTRUCTED WITH APPROPRIATE PERMITS.
7. ALL UTILITIES SHALL BE UNDERGROUND. COORDINATE EXACT LOCATION WITH PLUMBING, MECHANICAL, & ELECTRICAL DRAWINGS.
8. CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY APPURTENANCES TO PROPOSED GRADE ELEVATIONS.
9. ALL CONNECTIONS TO EXISTING PUBLIC SANITARY SEWERS TO BE CORE-DRILLED.
10. RIGID FACTORY CONNECTIONS ARE REQUIRED WHERE NEW PIPE IS SCHEDULED TO CONNECT TO EXISTING SANITARY SEWER.
11. ALL SANITARY MANHOLES TO BE WEST DES MOINES STANDARD.
12. PRIVATE WATER MAIN TO BE AWWA C900 DR18 WITH TRACER WIRE: NO. 12 AWG SOLID STEEL CORE HARD DRAWN EXTRA HIGH STRENGTH. TRACER WIRE TO BE PLACED UNDER PIPE. BRING TRACER WIRE TO SURFACE AT FIRE HYDRANTS, VALVES, AND DEAD ENDS. CONNECT NEW TRACER WIRE TO EXISTING TRACER WIRE WITH WATERPROOF SPLICE.
13. FIRE HYDRANTS ARE TO BE PLACED 3-1/2 FEET FROM WATER MAIN EXCEPT WHERE CONFLICTS WITH PAVING.
14. WATER MAIN TO HAVE 5.5 FEET BURY MINIMUM TYPICAL.
15. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH WEST DES MOINES WATER WORKS AND CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISIONS.
16. ONE WEEK PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT WEST DES MOINES WATER WORKS AT (515)222.3465.
17. PER IDNR GUIDELINES: WATER MAIN SHALL BE SEPARATED FROM GRAVITY SANITARY SEWER AND STORM SEWER MAINS BY HORIZONTAL DISTANCE OF 10 FEET MINIMUM. WATER MAINS CROSSING SANITARY OR STORM SEWERS SHALL BE LAID TO PROVIDE MINIMUM VERTICAL DISTANCE OF 18-INCHES MINIMUM BETWEEN OUTSIDE OF PIPES. WHERE STORM SEWER CROSSES OVER, OR LESS THAN 18-INCHES BELOW WATER MAIN, LOCATE ONE FULL LENGTH OF SEWER PIPE OF WATER MAIN MATERIAL, OR REINFORCED CONCRETE PIPE (RCP) WITH FLEXIBLE O-RING GASKET JOINTS SO BOTH JOINTS ARE AS FAR AS POSSIBLE FROM WATER MAIN.
18. WEST DES MOINES WATER WORKS RECOMMENDS AGAINST PLANTING LANDSCAPING OVER PRIVATE WATER INFRASTRUCTURE.

WEST DES MOINES WATER WORKS STANDARD NOTES

1. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE WEST DES MOINES ENGINEERING SERVICES DEPARTMENT (BEN MCALISTER 222-3475) TO OBTAIN APPLICABLE CITY PERMITS THAT MAY BE NECESSARY.
2. ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS AND THE DES MOINES METROPOLITAN DESIGN STANDARDS MANUAL WITH WEST DES MOINES ADDENDA.
3. COORDINATE STAGING AND TRAFFIC CONTROL WITH WDM EMERGENCY SERVICES.
4. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
5. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
6. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED ON PROJECT.
7. CONTACT BUILDING INSPECTION (515-222-3630) MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
8. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH WEST DES MOINES WATER WORKS AND CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.
9. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(IES) FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 1297, 54-1998. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH RENTERIA, ENGINEERING TECHNICIAN (515-222-3465) MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
10. DESIGNATED BUFFERS SHALL BE LABELED AS "NO BUILD AREA".
11. WEST DES MOINES WATER WORKS DOES ALL TAPPING OF WATER MAINS. CONTRACTOR TO PROVIDE FOR TAPPING EXPENSES, IF ANY.

STANDARD CITY OF WEST DES MOINES NOTES

1. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTORS INVOLVED IN PROJECT.
2. CONTACT BUILDING INSPECTION (515) 222-3630, A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
3. ALL LIGHTS ARE TO BE DOWNCAST CUTOFF VARIETY. WALL PACKS ARE PROHIBITED. MAXIMUM ILLUMINATION ALLOWED AT PROPERTY LINE IS ONE FOOT-CANDLE. ALL LIGHTING FIXTURES ARE TO BE MOUNTED AT 25' OR LESS ABOVE FINISHED GRADE.
4. ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM STREET LEVEL WITH ARCHITECTURAL QUALITY MATERIALS AS SHOWN ON CITY APPROVED EXTERIOR ELEVATIONS AS A PART OF SITE PLAN REVIEW.
5. ALL SIDEWALKS SHOWN ARE LESS THAN 5.0%. THERE ARE NO RAMPS REQUIRING RAILINGS.
6. NO CONSTRUCTION PARKING WITHIN R.O.W.
7. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS, AND/OR CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS AND WDM ADDENDA.
8. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS AND/OR ANY CONNECTION TO PUBLIC STREETS, THE CONTRACTOR SHALL CONTACT THE WDM ENGINEERING SERVICES (222.3475) TO SCHEDULE ANY REQUIRED INSPECTIONS. IT IS IMPORTANT TO NOTE CITY APPROVAL OF THIS PLAN IS SUBJECT TO THE APPLICANT OBTAINING ALL NECESSARY EASEMENTS/AGREEMENTS AND APPLICABLE PERMITS.
9. SIGNING, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES ON ALL PUBLIC AND PRIVATE STREETS, AND ALL APPROACHES TO TO ALL PUBLIC STREETS SHALL BE IN CONFORMANCE WITH M.U.T.C.D.

PLANTING NOTES

1. ALL SITE WORK, SODDING AND LANDSCAPING SHALL MEET REQUIREMENTS OF STATEWIDE URBAN DESIGN AND SPECIFICATIONS (S.U.D.A.S.).
2. ALL PLANT MATERIAL SHALL MEET OR EXCEED MINIMUM REQUIREMENTS SHOWN IN "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1)
3. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR PERIOD OF ONE YEAR FROM DATE OF INITIAL ACCEPTANCE.
4. CONTRACTOR SHALL REMOVE TREE STAKES ONE YEAR AFTER INSTALLATION.
5. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT AUTHORIZATION OF LANDSCAPE ARCHITECT AND WEST DES MOINES COMMUNITY DEVELOPMENT DEPARTMENT.
6. ALL TREES, SHRUBS, BEDS SHALL BE MULCHED WITH AT LEAST 3-INCHES SHREDDED HARDWOOD MULCH U.N.O.
7. CONTRACTOR SHALL VERIFY LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY CONTRACTOR AT CONTRACTOR'S EXPENSE TO SATISFACTION OF OWNER OF UTILITY.
8. ONE WEEK PRIOR TO INSTALLATION, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT.
9. CONTRACTOR SHALL STAKE LOCATION OF PLANTS FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE DIGGING HOLES.
10. REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, MUST BE MAINTAINED FOR LIFE OF CERTIFICATE OF OCCUPANCY.
11. TOPSOIL SHALL BE LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY DPS. REGARDLESS, TOPSOIL SHALL NOT BE MIXTURE OF CONTRASTING TEXTURED SUBSOILS, AND SHALL CONTAIN LESS THAN 5 % BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2 " IN DIAMETER
12. ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED: SEE PLAN.
13. FINAL OCCUPANCY PERMIT WILL NOT BE ISSUED IF LANDSCAPING IS NOT INSTALLED PER APPROVED SITE PLAN DOCUMENTS.
14. TREES SHALL NOT BE PLANTED WITHIN 6 FEET OF BACK OF CURB ALONG TRAVELED WAY, OR 4 FEET FROM ANY PARKING STALL OR OTHER PAVED SURFACE.

CEC
Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . mail@ceclac.com

DATE:	4TH SUBMITTAL - 2022-03-04
	THIRD SUBMITTAL - 2022-03-01
	SECOND SUBMITTAL - 2022-02-03
	FIRST SUBMITTAL - 2021-12-06
DATE OF SURVEY:	NOV. 25, 2014
DESIGNED BY:	JAG
DRAWN BY:	JAG

FAREWAY STORES, INC.
9098 MILLS CIVIC PARKWAY, WEST DES MOINES, IA

NOTES DETAILS & GENERAL INFORMATION

SHEET 2 OF 13
A-2106

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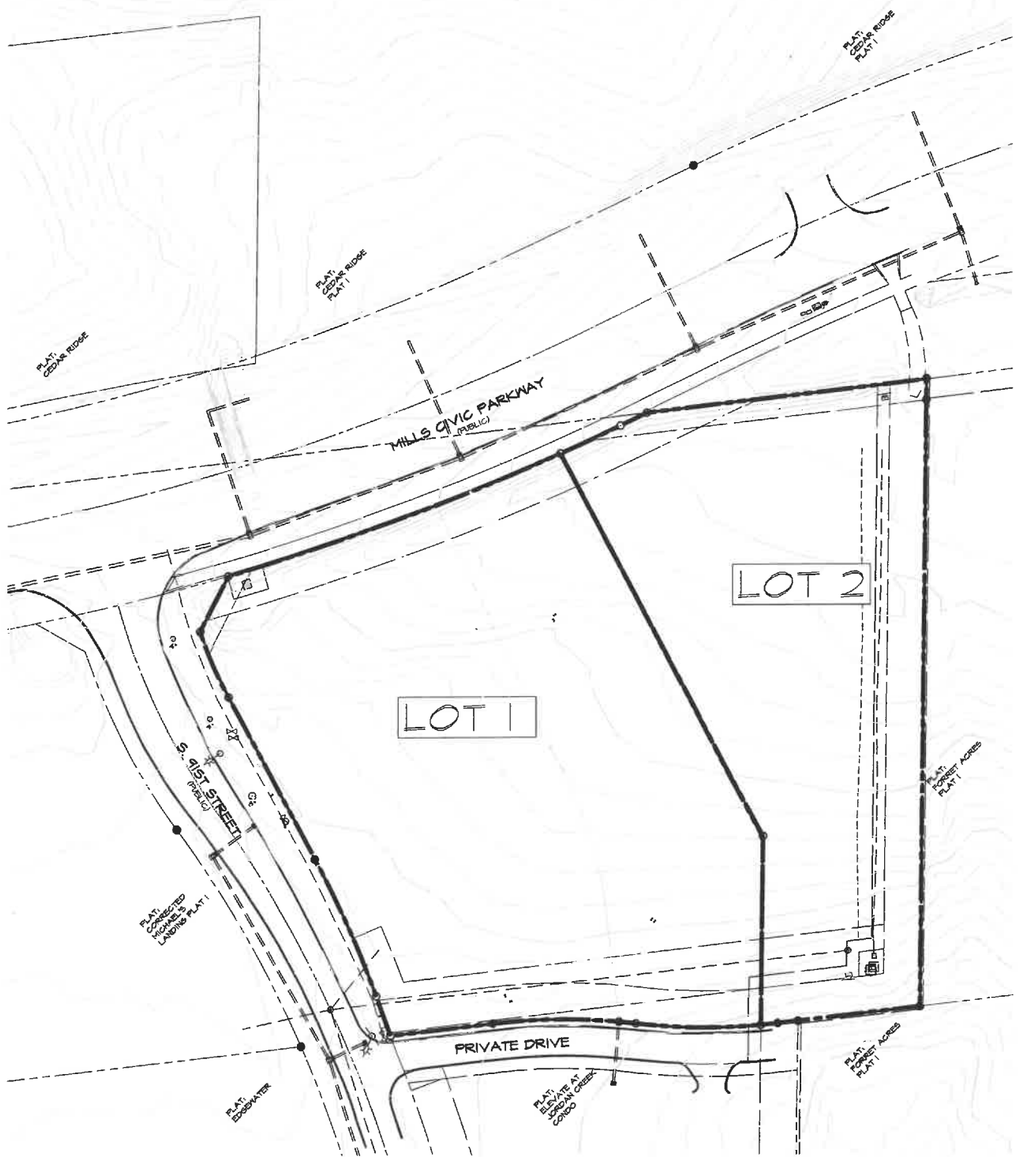
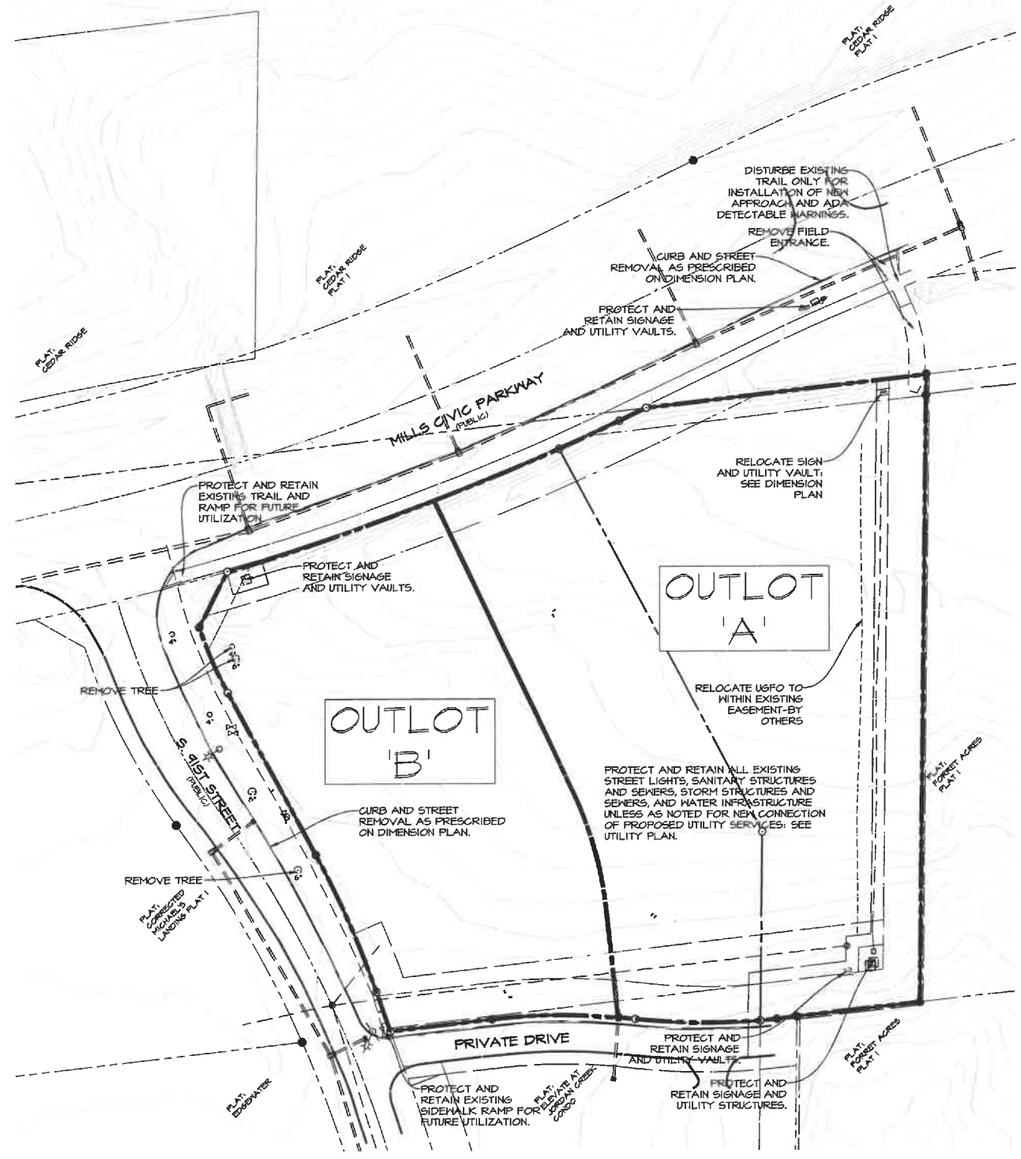


PROPOSED CONDITIONS



EXISTING CONDITIONS

SCALE: 1"=60'

0' 20' 40' 60' 120'

NORTH

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515.276.4884 . mail@ceciac.com

DATE:	
	Mar. 4, 2022
	THIRD SUBMITTAL - 2022-03-01
	SECOND SUBMITTAL - 2022-02-03
	FIRST SUBMITTAL - 2021-12-06
DATE OF SURVEY:	NOV. 29, 2014
DESIGNED BY:	JAG
DRAWN BY:	JAG

FAREWAY STORES, INC.
9098 MILLS CIVIC PARKWAY, WEST DES MOINES, IA

OVERALL LOT PLAN

SHEET 3 OF 13

A-2106

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PAVEMENT TYPES:

TYPE 1: 6" P.C.C. PAVEMENT OVER 4" GRANULAR BASE, OVER 12" PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR.

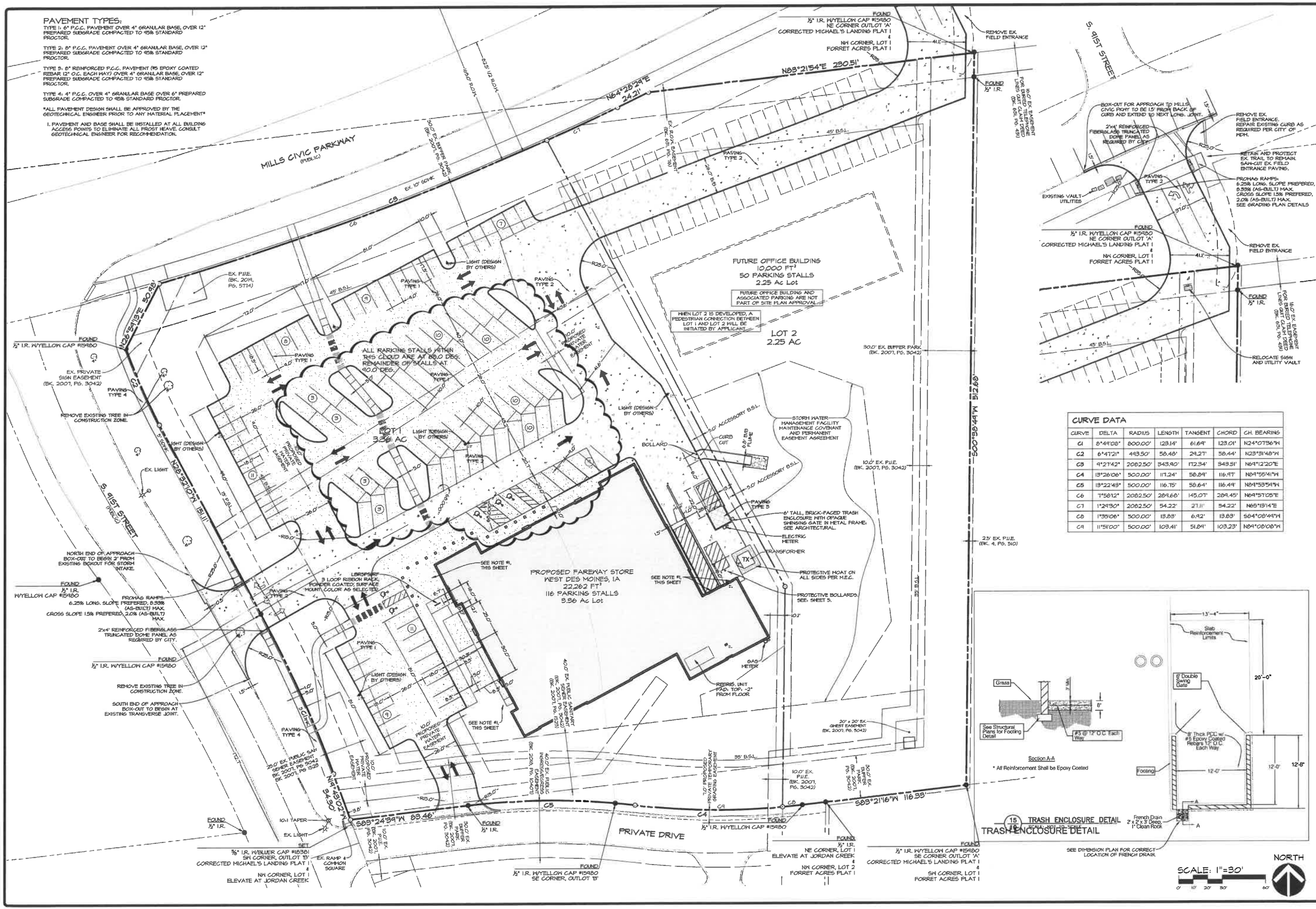
TYPE 2: 8" P.C.C. PAVEMENT OVER 4" GRANULAR BASE, OVER 12" PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR.

TYPE 3: 8" REINFORCED P.C.C. PAVEMENT (#5 EPOXY COATED REBAR 12" O.C. EACH WAY) OVER 4" GRANULAR BASE, OVER 12" PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR.

TYPE 4: 4" P.C.C. OVER 4" GRANULAR BASE OVER 6" PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR.

ALL PAVEMENT DESIGN SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO ANY MATERIAL PLACEMENT

1. PAVEMENT AND BASE SHALL BE INSTALLED AT ALL BUILDING ACCESS POINTS TO ELIMINATE ALL FROST HEAVE. CONSULT GEOTECHNICAL ENGINEER FOR RECOMMENDATION.



CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	8°49'08"	800.00'	123.14'	61.69'	123.01'	N24°07'36"W
C2	6°47'21"	443.50'	58.48'	29.27'	58.44'	N23°31'48"W
C3	9°27'42"	2082.50'	343.90'	172.34'	343.51'	N69°12'20"E
C4	13°26'06"	500.00'	117.24'	58.89'	116.97'	N84°55'41"W
C5	13°22'43"	500.00'	116.75'	58.64'	116.49'	N84°53'54"W
C6	7°58'12"	2082.50'	289.68'	145.07'	289.45'	N69°57'05"E
C7	1°29'30"	2082.50'	54.22'	27.11'	54.22'	N65°13'14"E
C8	1°35'06"	500.00'	13.83'	6.92'	13.83'	S84°08'44"W
C9	11°51'00"	500.00'	103.41'	51.89'	103.23'	N84°08'08"W

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	SECOND SUBMITTAL - 2022-02-03
	FIRST SUBMITTAL - 2021-12-06
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	DRAWN BY: JAG

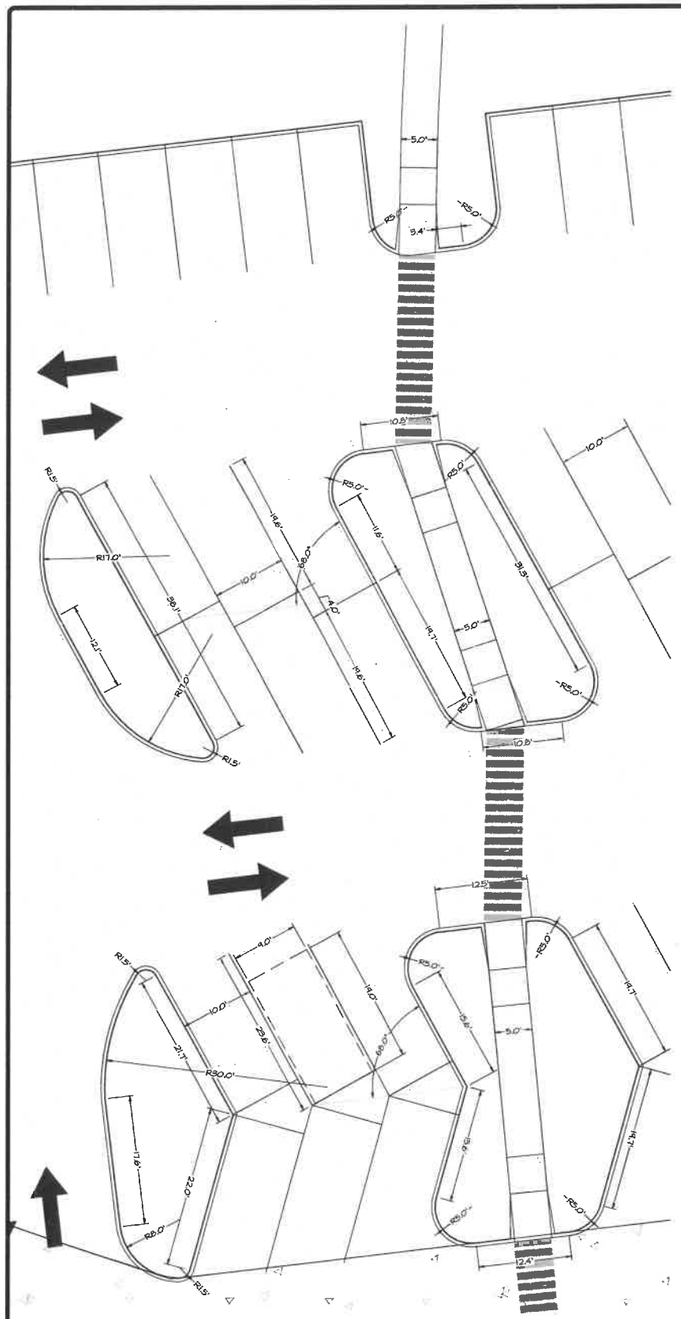
FAREWAY STORES, INC.

4098 MILLS CIVIC PARKWAY, WEST DES MOINES, IA

DIMENSION PLAN

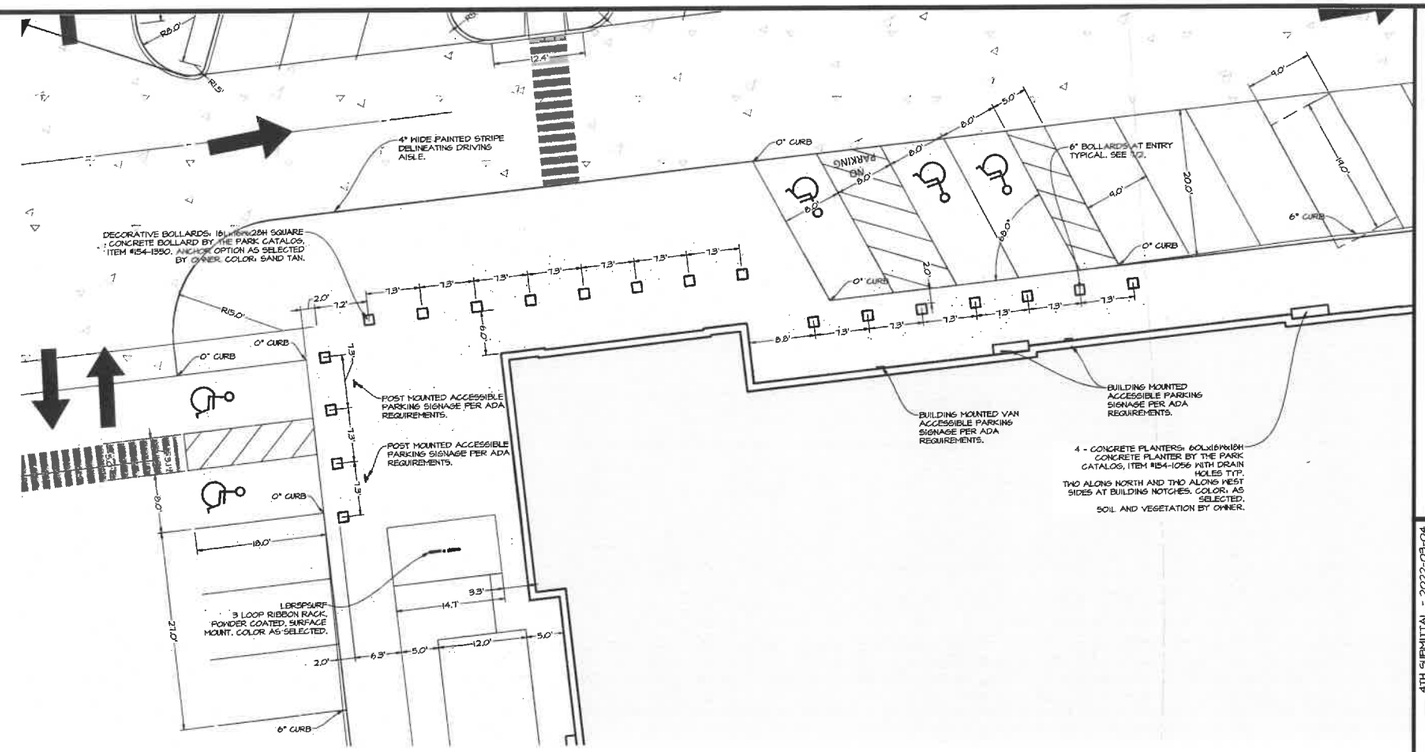
SHEET 4 OF 13

A-2106



WEST CROSSWALK ISLAND DETAIL

SCALE: 1"=10'

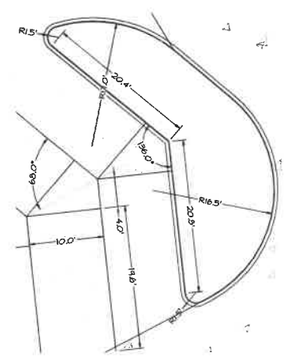


ALL PARKING LOT STRIPING TO BE 4" WIDE YELLOW PAVEMENT PAINT, TWO COATS.

NORTH

MAIN ENTRANCE DETAIL

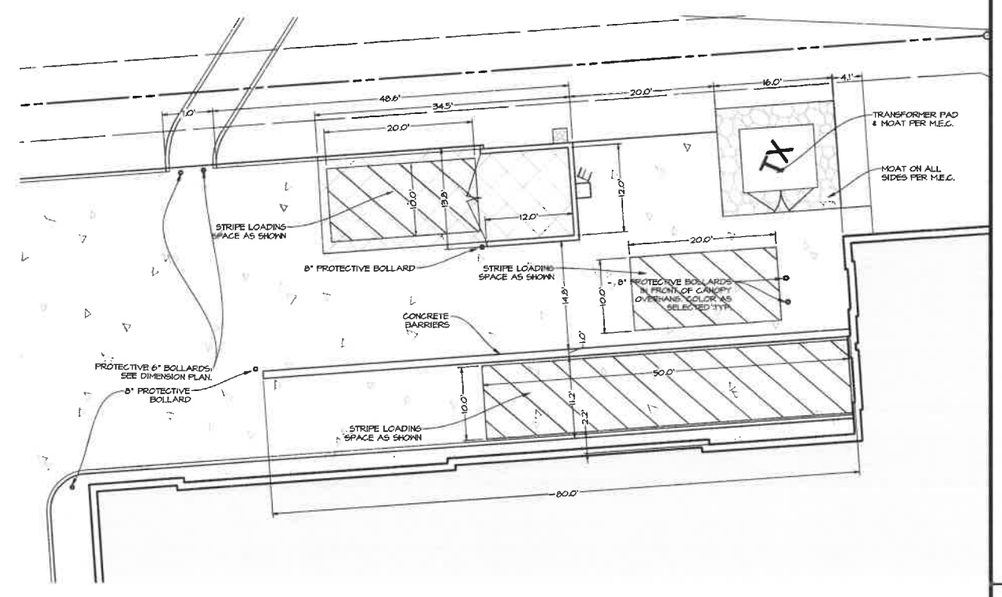
SCALE: 1"=10'



NORTH

PARKING STALL & ISLAND DETAIL

SCALE: 1"=10'



SERVICE DETAIL

SCALE: 1"=10'

NORTH

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FAREWAY STORES, INC.
9098 MILLS CIVIC PARKWAY, WEST DES MOINES, IA

DIMENSION PLAN DETAILS

SHEET 11 OF 13

A-2106

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MILLS CIVIC PARKWAY
(PUBLIC)

S. 91ST STREET
(PUBLIC)

FUTURE OFFICE BUILDING
10,000 FT²
50 PARKING STALLS
2.29 Ac Lot

F.F.E. = 213.10
PROPOSED FAREWAY STORE
WEST DES MOINES, IA
22,262 FT²
116 PARKING STALLS
3.36 Ac Lot

FIBER OPTIC VAULT SEE DIMENSION PLAN

EX. PRIVATE SIGN EASEMENT (BK. 2007, PG. 3042)

EX. P.U.E. (BK. 2019, PG. 5714)

30.00' EX. BUFFER PARK (BK. 2007, PG. 3042)

10.00' EX. P.U.E. (BK. 2007, PG. 3042)

250' EX. P.U.E. (BK. 4, PG. 510)

100-YEAR ELEVATION = 207.19

PROPOSED PRIVATE DETENTION FACILITY

OVERFLOW ELEVATION = 208.69

INSTALL 5 TONS OF CLASS II RIPRAP OVER ENGINEERING FABRIC (18" DEEP)

INSTALL 7 TONS OF CLASS II RIPRAP OVER ENGINEERING FABRIC (18" DEEP)

INSTALL 7 TONS OF CLASS II RIPRAP OVER ENGINEERING FABRIC (18" DEEP)

INSTALL 7 TONS OF CLASS II RIPRAP OVER ENGINEERING FABRIC (18" DEEP)

1ST ROCK SEE ORIFICE DETAIL

RELOCATE USFO TO WITHIN EXISTING EASEMENT (BY OTHERS)

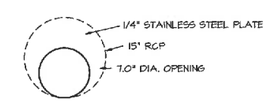
10.00' EX. EASEMENT FOR BURIED TELEPHONE LINES (BRIT CLAIM DEED) (BK. 491, PG. 451)

40.00' EX. PUBLIC SANITARY SEWER EASEMENT (BK. 2007, PG. 3042) (BK. 2007, PG. 1523)

30.00' EX. BUFFER PARK (BK. 2019, PG. 10470)

100' PROPOSED PRIVATE GRADING TEMPORARY EASEMENT

25.00' EX. PUBLIC SAN SEWER EASEMENT BK. 2007, PG 3042 BK. 2007, PG 1523



ORIFICE DETAIL: ST #004
NO SCALE
NOTE: PLACE ORIFICE PLATE IN FIRST SECTION OF PIPE DOWNSTREAM FROM THE INLET F.E.S.

SCALE: 1"=30'
0' 10' 20' 30' 60'

NORTH

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DRAWN BY:	JAG

FAREWAY STORES, INC.
9098 MILLS CIVIC PARKWAY, WEST DES MOINES, IA

GRADING PLAN

SHEET 6 OF 13

A-2106

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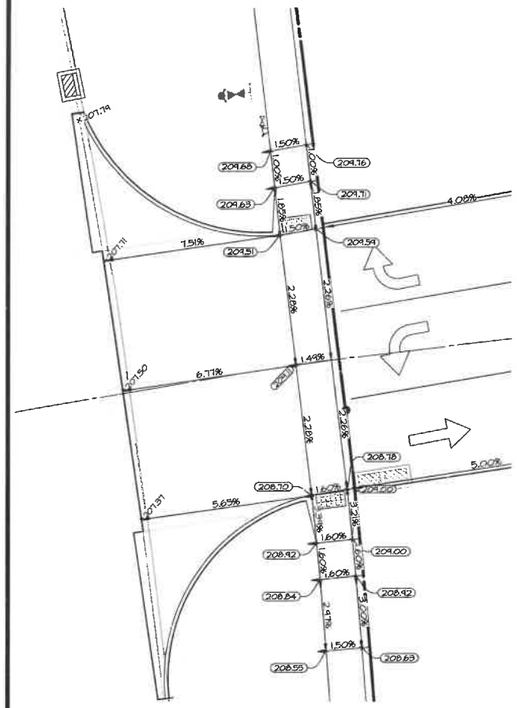
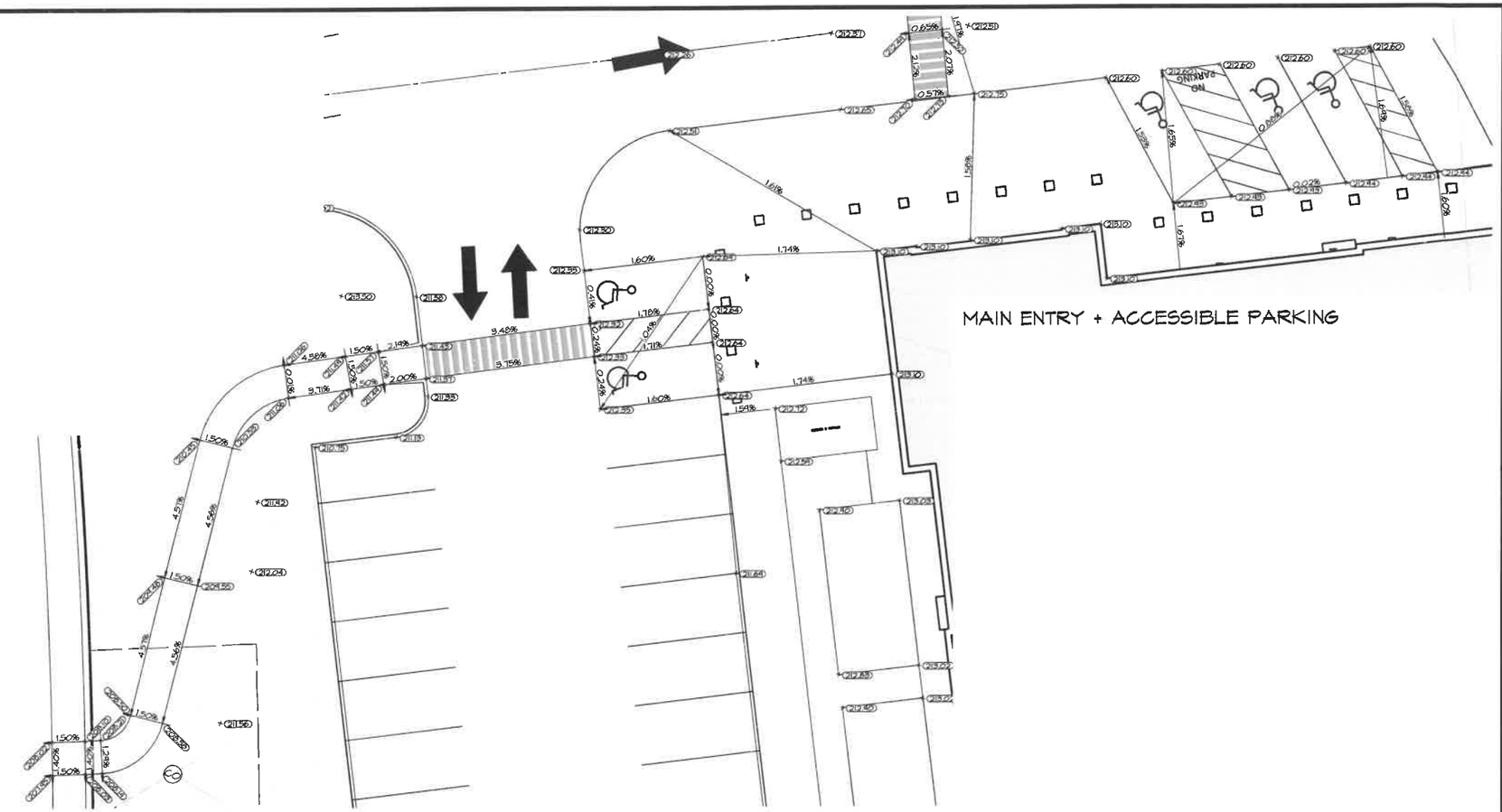
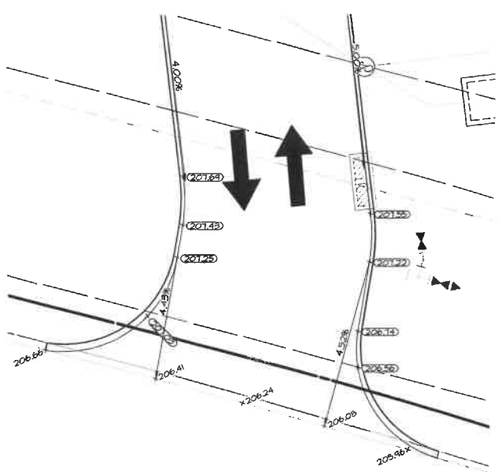


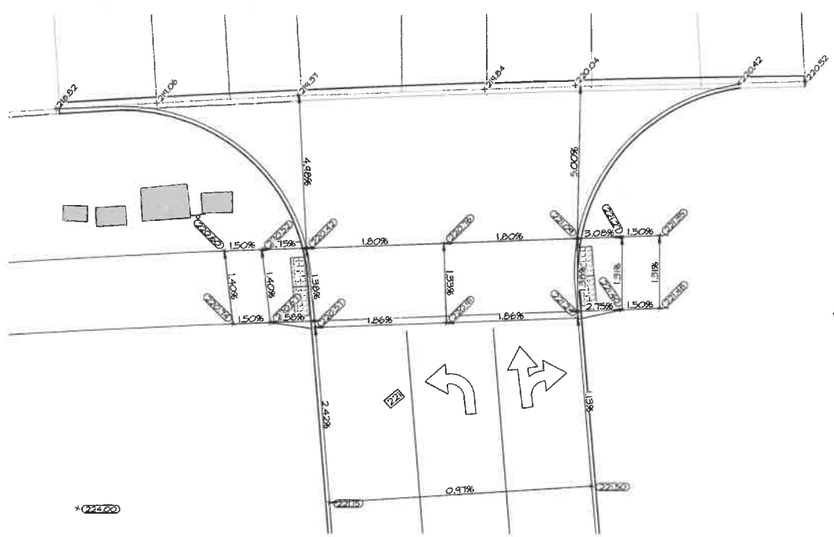
WEST DRIVEWAY



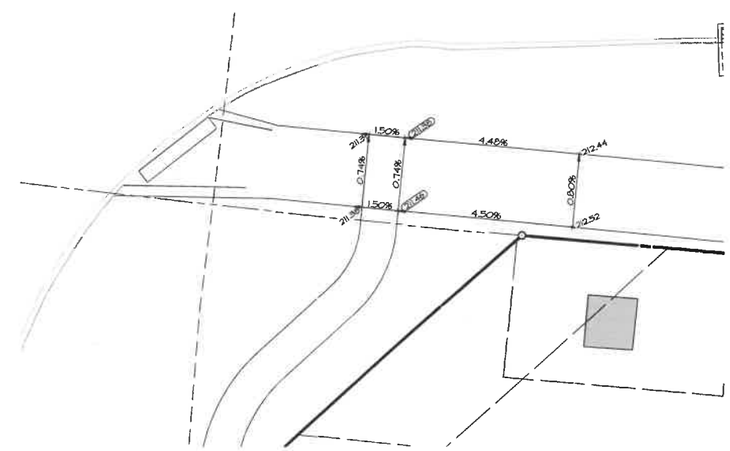
MAIN ENTRY + ACCESSIBLE PARKING



SOUTH DRIVEWAY



MILLS CIVIC APPROACH



NORTHWEST SIDEWALK

SCALE: 1"=10'

0' 2' 4' 6' 8' 10' 20'

NORTH

Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . mail@cceiac.com

DATE:	
	4TH SUBMITTAL - 2022-03-04
	THIRD SUBMITTAL - 2022-09-01
	SECOND SUBMITTAL - 2022-02-03
	FIRST SUBMITTAL - 2021-12-06
DATE OF SURVEY:	NOV. 25, 2014
DESIGNED BY:	JAG
DRAWN BY:	JAG

FAREWAY STORES, INC.
9098 MILLS CIVIC PARKWAY, WEST DES MOINES, IA

GRADING PLAN DETAILS

SHEET 7 OF 13

A-2106

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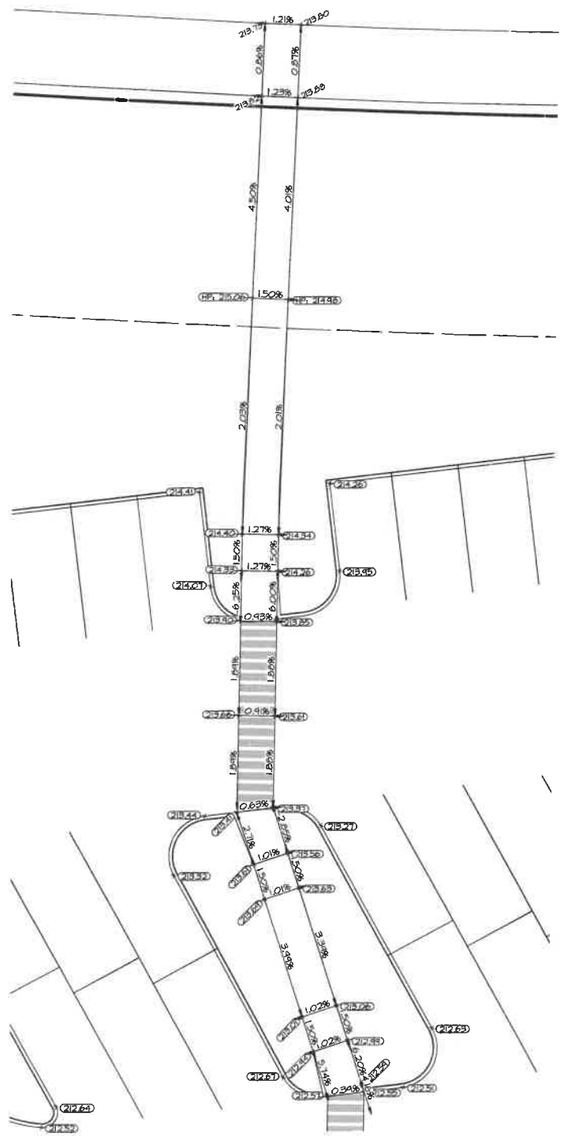
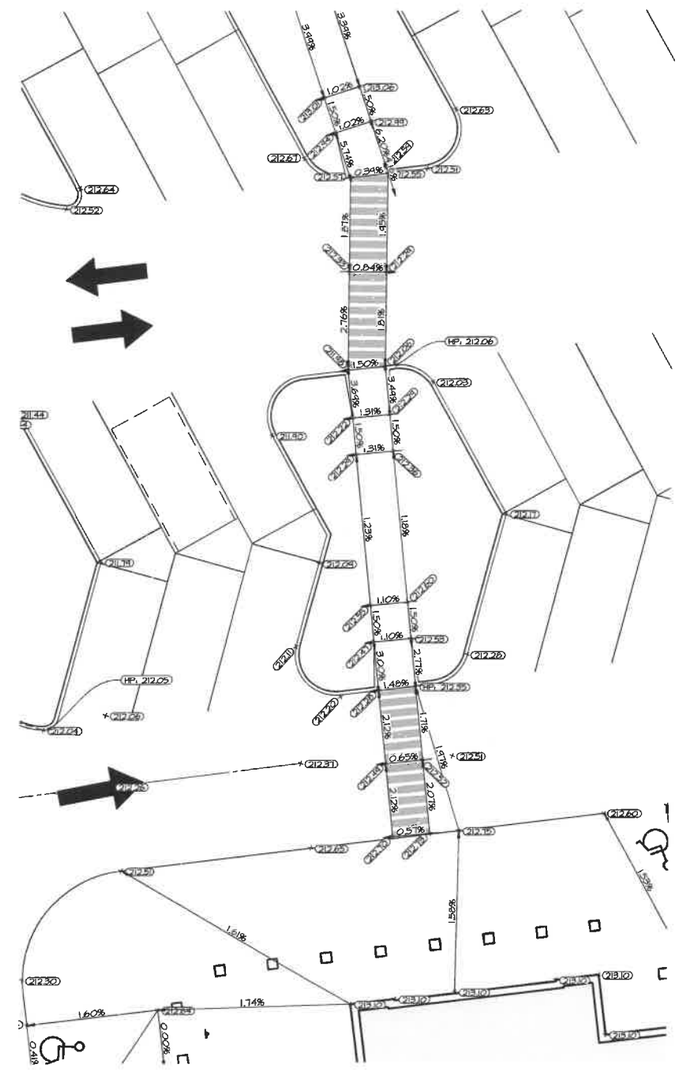


NORTH PARKING LOT SIDEWALK



SOUTH PARKING LOT SIDEWALK

SCALE: 1"=10'

0' 2' 4' 6' 8' 10' 20'

NORTH

CEC

Civil Engineering Consultants, Inc.

2400 86th Street . Unit 12 . Des Moines, Iowa 50322

515.276.4884 . mail@ceciac.com

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FAREWAY STORES, INC.

9098 MILLS CIVIC PARKWAY, WEST DES MOINES, IA

GRADING PLAN DETAILS (SDWK)

SHEET 8 OF 13

A-2106

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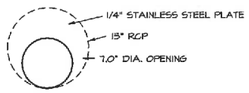
Luminaire Schedule					
Symbol	Qty	Label	LLF	Description	Lum. Watts
	3	WP1	0.900	XEFW B 1MB 4L 40K UL	31.5
	1	TYPE V-2	0.900	DSQL-B-50L-4W-7-M-EQ-UL-NM-BZ (2 HEADS) W/ GFCI ON POLE	218
	7	TYPE IV - BS	0.900	DSQL-B-30L-4W-7-M-E-UL-NM-BZ	202

THIS PROJECT TO BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE IOWA STATEWIDE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS MANUAL (SUDAS) AS ADOPTED BY THE BOARD OF TRUSTEES OF THE WEST DES MOINES WATER WORKS AND AS FURTHER REVISED BY CITY OF WEST DES MOINES GENERAL SUPPLEMENTAL SPECIFICATIONS. (https://www.wdmww.com/sparcs.aspx).
ALL WORK IN PUBLIC RIGHT-OF-WAY REQUIRES A R.O.W. PERMIT.

ALL STORM SEWER, OTHER THAN PIPE 'A', CONTRACTOR'S OPTION TO USE HDPE WITH PROPER BEDDING AS REQUIRED BY CITY OF WEST DES MOINES STANDARD SPECIFICATIONS AND SUDAS.

UTILITY CROSSING ELEVATIONS		
CROSSING #1	T.O.SAN. = 203.44'	B.O.ST. = 204.75'
CROSSING #2	T.O.W. = 202.93'	B.O.SAN. = 204.43'
CROSSING #3	T.O.W. = 202.81'	B.O.SAN. = 204.31'
CROSSING #4	T.O.W. = 202.70'	B.O.ST. = 204.20'
CROSSING #5	T.O.W. = 201.61'	B.O.ST. = 203.11'
CROSSING #6	T.O.SAN. = 191.96'	B.O.ST. = 202.61'

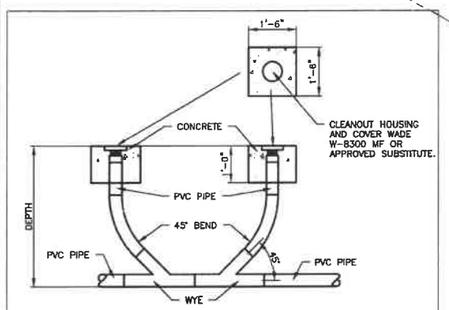
NOTE:
- T.O.SAN. = TOP OF SANITARY
- B.O.ST. = BOTTOM OF STORM
- T.O.W. = TOP OF WATER MAIN
- B.O.SAN. = BOTTOM OF SANITARY



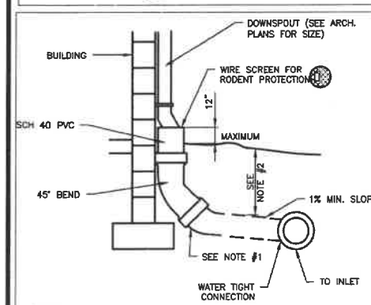
ORIFICE DETAIL: ST #004

NO SCALE

NOTE: PLACE ORIFICE PLATE IN FIRST SECTION OF PIPE DOWNSTREAM FROM THE INLET F.E.S.



4/10 2-WAY CLEANOUT DETAIL
SCALE: NOT TO SCALE



NOTES:

1. ALL COLLECTOR PIPE TO BE 8" DIAMETER. CONNECT TO COURTYARD STORM DRAIN LINE.
2. FOR ALL DEPTHS OF COVER LESS THAN TWO (2) FEET, PIPE MUST BE SCHEDULE 40 PVC. FOR ALL DEPTHS OF COVER GREATER THAN TWO (2) FEET, FLEXIBLE PIPE MAY BE USED.
3. A WATERTIGHT CONNECTION SHALL BE MAINTAINED WITH ANY TRANSITION FROM SCHEDULE 40 PVC PIPE TO ANY OTHER PIPE TYPE.
4. SITEWORK CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK TO AND INCLUDING THE RODENT SCREEN. BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONNECTION AT THE POINT OF THE RODENT SCREEN.
5. INSTALL PIPES CLEAR OF PORCHES, BOLLARDS AND OTHER BUILDING APPURTENANCES.

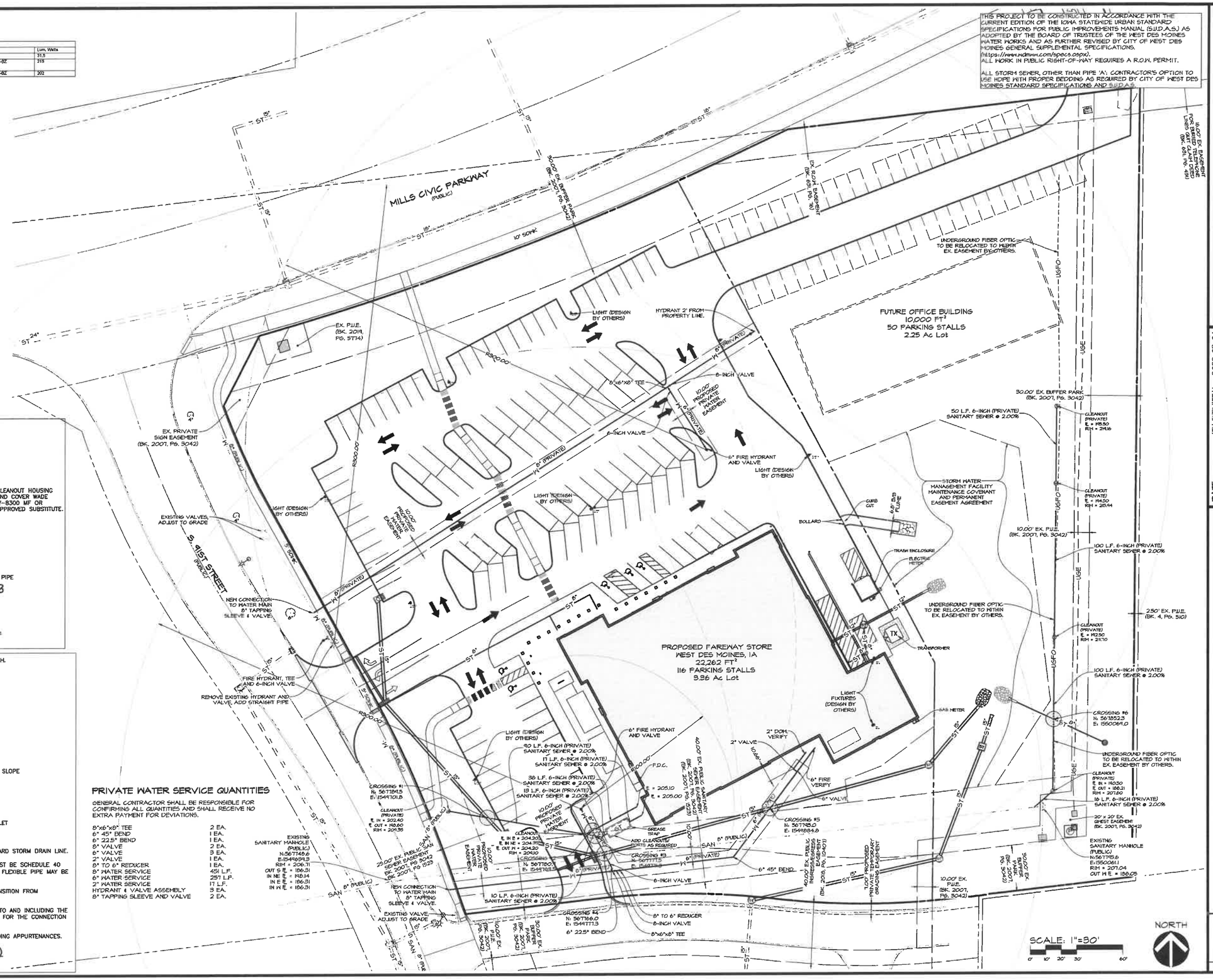
18/10 DOWNSPOUT COLLECTOR (DSC)
SCALE: NOT TO SCALE

PRIVATE WATER SERVICE QUANTITIES

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING ALL QUANTITIES AND SHALL RECEIVE NO EXTRA PAYMENT FOR DEVIATIONS.

8"x6"x8" TEE	2 EA.
6" 45° BEND	1 EA.
6" 22.5° BEND	1 EA.
8" VALVE	2 EA.
6" VALVE	3 EA.
2" VALVE	1 EA.
8" TO 6" REDUCER	1 EA.
8" WATER SERVICE	451 L.F.
6" WATER SERVICE	251 L.F.
2" WATER SERVICE	17 L.F.
HYDRANT & VALVE ASSEMBLY	3 EA.
8" TAPPING SLEEVE AND VALVE	2 EA.

EXISTING SANITARY MANHOLE (PUBLIC)
N: 567749.6
E: 1549469.3
RIM = 206.71
OUT S ℄ = 186.31
IN NE ℄ = 186.14
IN E ℄ = 186.31
IN W ℄ = 186.31



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DESIGNED BY:	JAG
DRAWN BY:	JAG

FAREWAY STORES, INC.

9098 MILLS CIVIC PARKWAY, WEST DES MOINES, IA

UTILITY PLAN (SAN & WATER)

SHEET 9 OF 13

A-2106

O:\A-FILES\A-2106\A2106_CD Drawings\Construction Documents\Site Plan\A2106 (06) UTILITY - SAN & WATER.dwg, 3/4/2022 3:10:57 PM, jagoakley, 1:1

Luminaire Schedule					
Symbol	Qty	Label	LLF	Description	Lum. Watts
	3	WP1	0.900	XSPW B 3ME 4L 40K UL	31.5
	1	TYPE V-2	0.900	OSQL-B-30L-40K-4ME-UL-NM-BZ (2 HEADS) W/ GFCI ON POLE	315
	7	TYPE V - B5	0.900	OSQL-B-30L-4K-4ME-UL-NM-BZ	202

THIS PROJECT TO BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE IOWA STATEWIDE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS MANUAL (S.U.D.A.S.) AS ADOPTED BY THE BOARD OF TRUSTEES OF THE WEST DES MOINES WATER WORKS AND AS FURTHER REVISED BY CITY OF WEST DES MOINES GENERAL SUPPLEMENTAL SPECIFICATIONS.
(https://www.wdmww.com/specs.aspx).
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ALL STORM SEWER, OTHER THAN PIPE 'A', CONTRACTOR'S OPTION TO USE HDPE WITH PROPER BEDDING AS REQUIRED BY CITY OF WEST DES MOINES STANDARD SPECIFICATIONS AND S.U.D.A.S.

UTILITY CROSSING ELEVATIONS		
CROSSING #1	T.O.SAN. = 203.44'	B.O.ST. = 204.75'
CROSSING #2	T.O.W. = 202.93'	B.O.SAN. = 204.43'
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CROSSING #4	T.O.W. = 202.70'	B.O.ST. = 204.20'
CROSSING #5	T.O.W. = 201.61'	B.O.ST. = 203.11'
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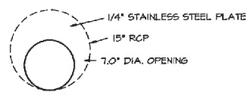
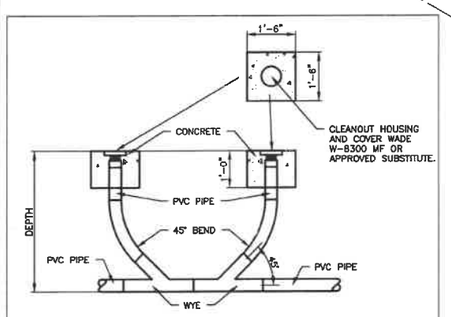


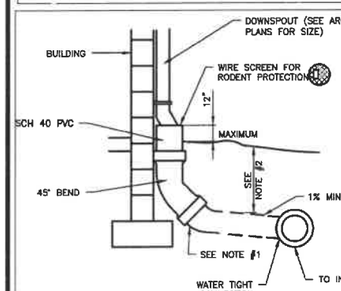
ORIFICE DETAIL: ST #004

NO SCALE
NOTE: PLACE ORIFICE PLATE IN FIRST SECTION OF PIPE DOWNSTREAM FROM THE INLET F.E.S.



4/10 2-WAY CLEANOUT DETAIL

SCALE: NOT TO SCALE



NOTES:

1. ALL COLLECTOR PIPE TO BE 8" DIAMETER. CONNECT TO COURTYARD STORM DRAIN LINE.
2. FOR ALL DEPTHS OF COVER LESS THAN TWO (2) FEET, PIPE MUST BE SCHEDULE 40 PVC. FOR ALL DEPTHS OF COVER GREATER THAN TWO (2) FEET, FLEXIBLE PIPE MAY BE USED.
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4. SITEWORK CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK TO AND INCLUDING THE RODENT SCREEN. BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONNECTION AT THE POINT OF THE RODENT SCREEN.
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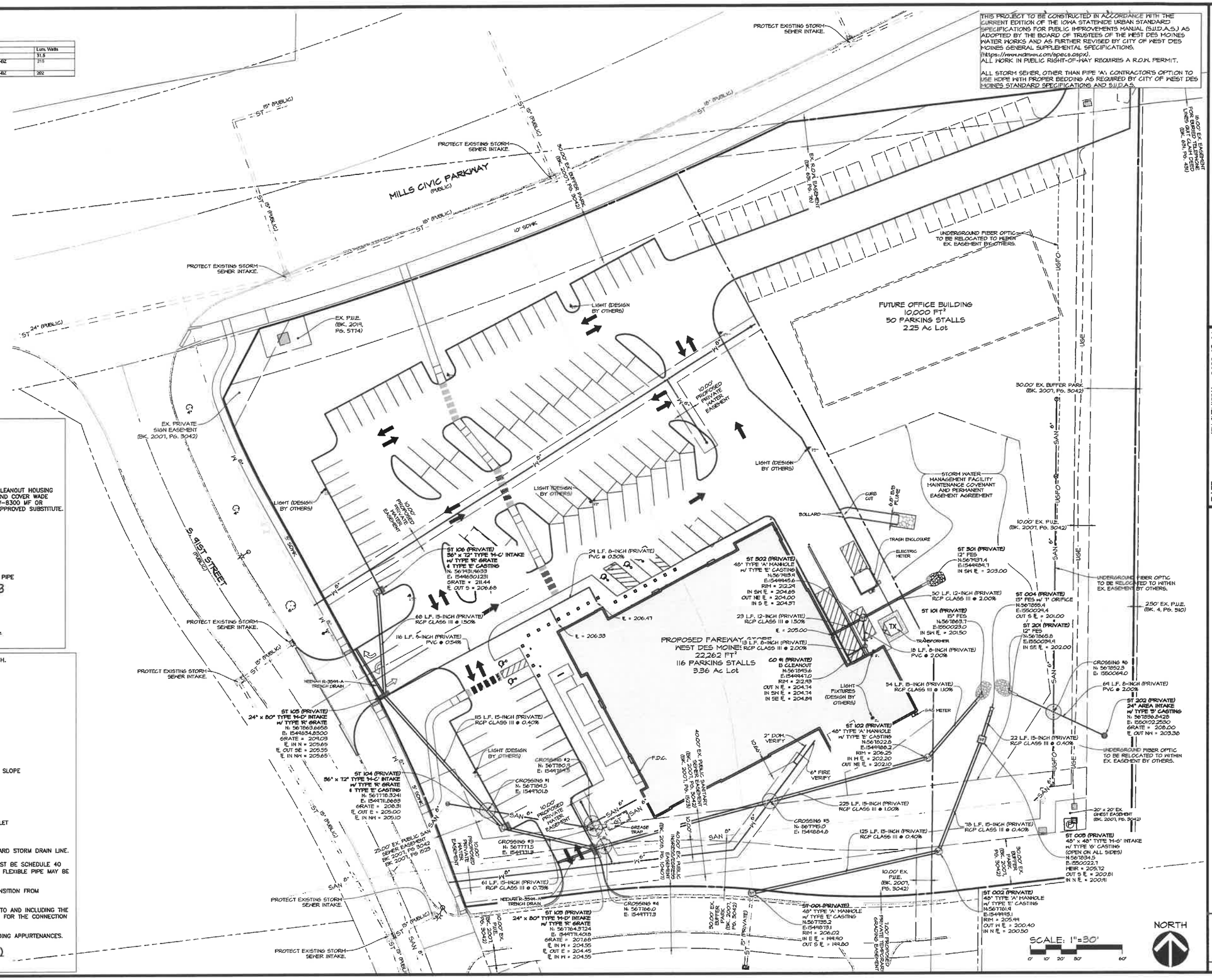
18/10 DOWNSPOUT COLLECTOR (DSC)

SCALE: NOT TO SCALE



CEC
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FIRST SUBMITTAL - 2021-12-06	
DATE OF SURVEY:	NOV. 25, 2014
DESIGNED BY:	JAG
DRAWN BY:	JAG

FAREWAY STORES, INC.

9048 MILLS CIVIC PARKWAY, WEST DES MOINES, IA

UTILITY PLAN (STORM)

SHEET 10 OF 13

A-2106

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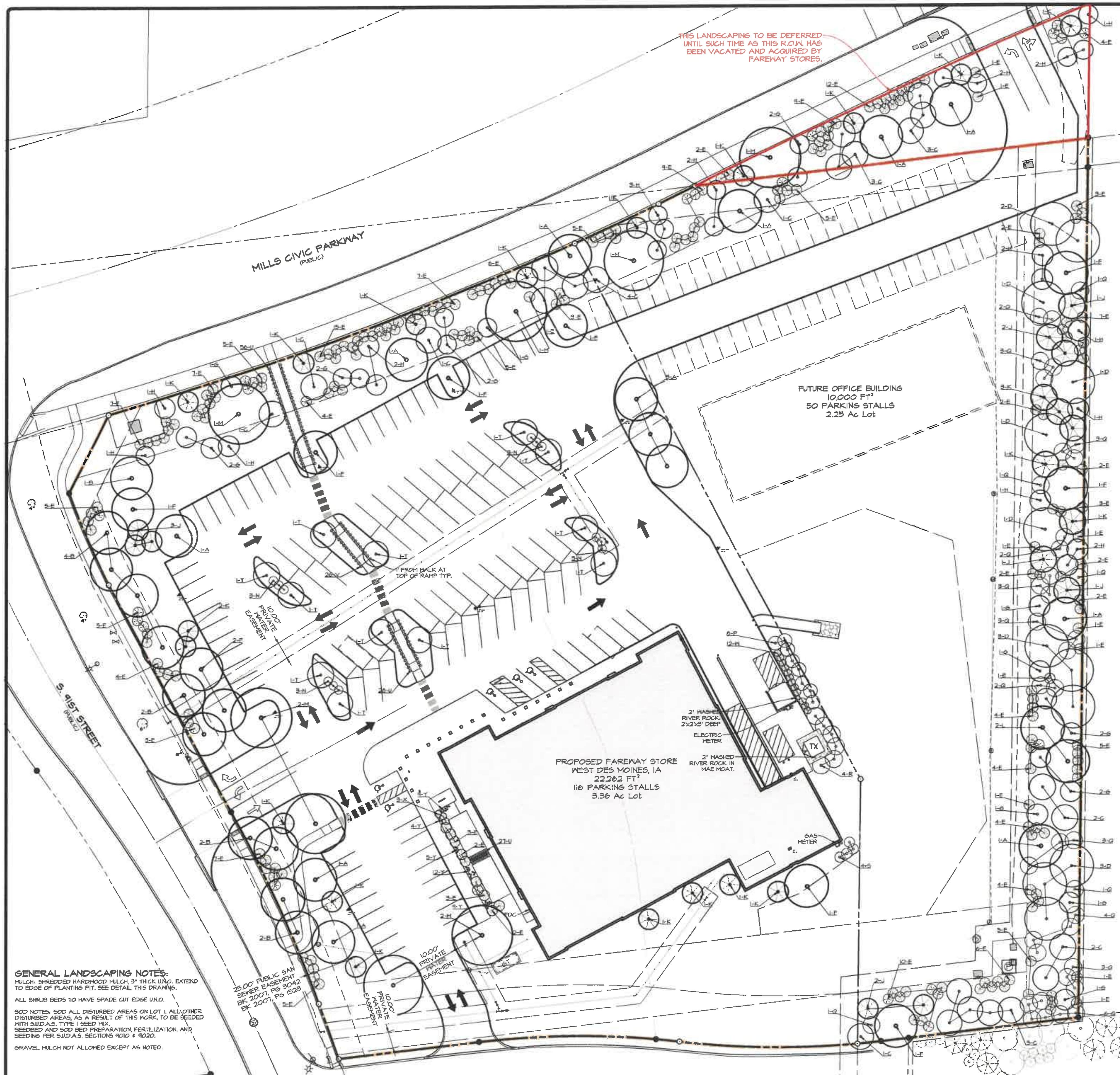


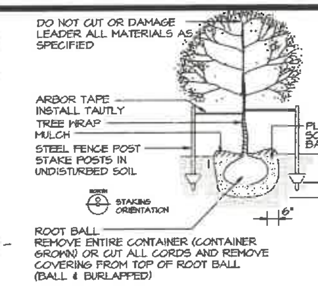
GENERAL LANDSCAPING NOTES:

MULCH: SHREDDED HARDWOOD MULCH, 3" THICK U.N.O. EXTEND TO EDGE OF PLANTING PIT. SEE DETAIL THIS DRAWING.

ALL SHRUB BEDS TO HAVE SPADE CUT EDGE U.N.O.

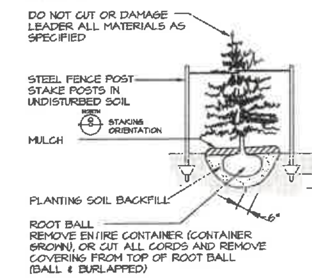
SOD NOTES: SOD ALL DISTURBED AREAS ON LOT 1. ALL OTHER DISTURBED AREAS, AS A RESULT OF THIS WORK, TO BE SEEDED WITH S.U.D.A.S. TYPE 1 SEED MIX.
SEEDBED AND SOD BED PREPARATION, FERTILIZATION, AND SEEDING PER S.U.D.A.S. SECTIONS 9010 & 9020.

GRAVEL MULCH NOT ALLOWED EXCEPT AS NOTED.



DECIDUOUS TREE PLANTING AND STAKING DETAIL

NO SCALE



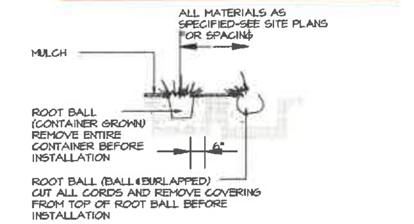
EVERGREEN TREE PLANTING AND STAKING DETAIL

NO SCALE

SIZES NOTED IN PLANT SCHEDULE ARE STRICT MINIMUM SIZES AND WILL BE VERIFIED DURING INITIAL ACCEPTANCE INSPECTION.

MINIMUM OF 10% OF EACH SPECIES SPECIFIED ARE TO HAVE PLANT IDENTIFICATION TAGS ATTACHED DURING INITIAL ACCEPTANCE. TAGS SHALL BE REMOVED AFTER PLANT MATERIAL HAS BEEN ACCEPTED.

ALL DECIDUOUS TREES ARE TO BE WRAPPED WITH TREE WRAP AND SHALL BE ATTACHED WITH COTTON STRING. TAPES AND PLASTIC FASTENERS ARE NOT ACCEPTABLE.



SHRUB & HERBACEOUS PLANTING DETAIL

NO SCALE

OPEN SPACE PLANTING

DEVELOPED SITE: 146,362 SF
REQUIRED OPEN SPACE: 25% = 36,540 SF
1 PLANT UNIT / 3000 SF = 12.2 PLANTING UNITS OF 2 TREES AND 3 SHRUBS PER UNIT.
REQUIRED OPEN SPACE PLANTING = 25 TREES AND 37 SHRUBS.
MAY SUBSTITUTE 2 UNDERSTORY TREES FOR 1 OVERSTORY OR EVERGREEN TREE.

PROVIDED PLANT MATERIAL PROVIDED: DEC. TREES: 13. + 12 EVERGREEN TREES + 46 SHRUBS.

OPEN SPACE PLANTINGS FOR LOT 2 TO BE A PART OF LOT 2 SITE PLAN.

PARKING AREA PLANTING

REQUIRED: 1 TREE PER 9'x17' ISLAND AND 2 TREES PER 9'x34' ISLAND.
6-9'x34' ISLANDS. 12 TREES SHOWN IN THOSE ISLANDS.
8-9'x17' ISLANDS. 8 TREES SHOWN IN THOSE ISLANDS.
PARKING AREA PLANT MATERIAL PROVIDED: DEC. TREES: 20.

NORTH BUFFER AREA PLANTING

REQUIRED: 1 OVERSTORY TREE + 2 UNDERSTORY TREES + 6 SHRUBS PER 35'. 620 LF / 35' = 17.7 PLANT UNITS.
PLANTING REQUIRED: 18 OVERSTORY TREES + 36 UNDERSTORY TREES + 106 SHRUBS (50% OF OVERSTORY TREES TO BE EVERGREEN).

NORTH BUFFER LANDSCAPING PROVIDED: 18 OVERSTORY TREES (9 EVERGREEN) + 36 UNDERSTORY TREES + 106 SHRUBS.

SOUTH BUFFER AREA PLANTING

REQUIRED: 1 OVERSTORY TREE + 2 UNDERSTORY TREES + 6 SHRUBS PER 35'. 100 LF / 35' = 2.86 PLANT UNITS.
PLANTING REQUIRED: 3 OVERSTORY TREES + 6 UNDERSTORY TREES + 17 SHRUBS (50% OF OVERSTORY TREES TO BE EVERGREEN).

SOUTH BUFFER LANDSCAPING PROVIDED: 3 OVERSTORY TREES (2 EVERGREEN) + 6 UNDERSTORY TREES + 17 SHRUBS.

EAST BUFFER AREA PLANTING

REQUIRED: 1 OVERSTORY TREE + 2 UNDERSTORY TREES + 6 SHRUBS PER 35'. 558 LF / 35' = 15.9 PLANT UNITS.
PLANTING REQUIRED: 16 OVERSTORY TREES + 32 UNDERSTORY TREES + 97 SHRUBS (50% OF OVERSTORY TREES TO BE EVERGREEN).

EAST BUFFER LANDSCAPING PROVIDED: 16 OVERSTORY TREES (8 EVERGREEN) + 32 UNDERSTORY TREES + 97 SHRUBS.

S. 91st STREETSCAPE AREA PLANTING

REQUIRED: 1 OVERSTORY TREE + 3 SHRUBS PER 35'. 336.08 LF / 35' = 9.60 PLANT UNITS.
PLANTING REQUIRED: 10 OVERSTORY TREES + 29 SHRUBS.

STREETSCAPE LANDSCAPING PROVIDED: 10 OVERSTORY TREES + 29 SHRUBS.

LANDSCAPING TOTALS

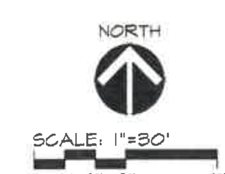
TOTAL REQUIRED PLANT MATERIAL:
82 TREES (35% OF WHICH TO BE EVERGREEN: 29) + 74 UNDERSTORY + 306 SHRUBS.
TOTAL PROVIDED PLANT MATERIAL:
92 TREES (33 OF WHICH ARE EVERGREEN 37%), 77 UNDERSTORY + 306 SHRUBS.

PLANTING NOTES

1. ALL SITE WORK, SODDING AND LANDSCAPING SHALL MEET REQUIREMENTS OF THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (S.U.D.A.S.).
2. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1)
3. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR PERIOD OF ONE YEAR FROM DATE OF INITIAL ACCEPTANCE.
4. CONTRACTOR SHALL REMOVE TREE STAKES ONE YEAR AFTER INSTALLATION.
5. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT AUTHORIZATION OF LANDSCAPE ARCHITECT AND WEST DES MOINES COMMUNITY DEVELOPMENT DEPARTMENT.
6. ALL TREES, SHRUBS, BEDS SHALL BE MULCHED WITH AT LEAST 3-INCHES SHREDDED HARDWOOD MULCH U.N.O.
7. CONTRACTOR SHALL VERIFY LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY CONTRACTOR AT CONTRACTOR'S EXPENSE TO SATISFACTION OF OWNER OF UTILITY.
8. ONE WEEK PRIOR TO INSTALLATION, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT.
9. CONTRACTOR SHALL STAKE LOCATION OF PLANTS FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE DIGGING HOLES.
10. REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, MUST BE MAINTAINED FOR LIFE OF CERTIFICATE OF OCCUPANCY.
11. TOPSOIL SHALL BE LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY DPS. REGARDLESS, TOPSOIL SHALL NOT BE MIXTURE OF CONTRASTING TEXTURED SUBSOILS, AND SHALL CONTAIN LESS THAN 5 % BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2 " IN DIAMETER
12. ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED; SEE PLAN.
13. FINAL OCCUPANCY PERMIT WILL NOT BE ISSUED IF LANDSCAPING IS NOT INSTALLED PER APPROVED SITE PLAN DOCUMENTS.
14. TREES SHALL NOT BE PLANTED WITHIN 6 FEET OF BACK OF CURB ALONG TRAVELED WAY, OR 4 FEET FROM ANY PARKING STALL OR OTHER PAVED SURFACE.

PLANT SCHEDULE

MARK	Botanical name / COMMON NAME	QUAN.	SIZE	ROOT TYPE	REMARKS
A	*Acer saccharum subsp. Nigrum 'Green Column'*	13	2" CAL.	CONT.	MATCHED, SPECIMEN
	GREEN COLUMN BLACK MAPLE				5' CLEAR TRUNK
B	*Acer truncatum*	11	2" CAL.	CONT.	MATCHED, SPECIMEN
	SHANTUNG MAPLE				5' CLEAR TRUNK
C	*Amelanchier canadensis*	24	1.5" CAL.	CONT.	MATCHED, SPECIMEN, TREE FORM
	SERVICEBERRY				3.5' CLEAR TRUNK
D	*Cercis canadensis*	12	1.5" CAL.	B&B	MATCHED, SPECIMEN, TREE FORM
	EASTERN REDBUD				3.5' CLEAR TRUNK
E	*Juniperus x pfitzeriana 'Mint Julep'*	222	2' HT.	CONT.	MATCHED, SPECIMEN, MULCH BED
	MINT JULEP JUNIPER				5' OC
F	*Liriodendron tulipfera*	10	2" CAL.	B&B	MATCHED, SPECIMEN
	TULIP TREE				5' CLEAR TRUNK
G	*Malus 'Hozam'*	19	1.5" CAL.	B&B	MATCHED, SPECIMEN
	HOLIDAY GOLD CRABAPPLE				3.5' CLEAR TRUNK
H	*Malus 'Sutyzam'*	22	1.5" CAL.	B&B	MATCHED, SPECIMEN
	SUGAR TYME CRABAPPLE				3.5' CLEAR TRUNK
J	*Picea glauca 'Densata'*	10	6' HT.	B&B	MATCHED, SPECIMEN, 12' OC
	BLACK HILLS SPRUCE				
K	*Picea pungens*	23	6' HT.	B&B	MATCHED, SPECIMEN, 12' OC
	COLORADO SPRUCE				
L	*Quercus macrocarpa 'JFS-KW3'*	2	2" CAL.	B&B	MATCHED, SPECIMEN, 30' OC
	URBAN PINNACLE OAK				5' CLEAR TRUNK
M	*Quercus rubra*	8	2" CAL.	B&B	MATCHED, SPECIMEN
	NORTHERN RED OAK				5' CLEAR TRUNK
N	*Rhus aromatica 'Gro-Low'*	12	3 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED
	DWARF FRAGRANT SUMAC				4.5' OC
P	*Viburnum prunifolium*	8	4' HT.	CONT.	MATCHED, SPECIMEN
	BLACKHAW VIBURNUM				MULCH BED, 6' OC
Q	*Viburnum dentatum 'Ralph Senior'*	39	3' HT.	CONT.	MATCHED, SPECIMEN
	AUTUMN JAZZ VIBURNUM				MULCH BED, 8' OC
R	*Viburnum opulus var. americanum*	6	4' HT.	CONT.	MATCHED, SPECIMEN, 7' OC
	AMERICAN CRANBERRYBUSH VIBURNUM				MULCH BED
S	*Viburnum opulus 'Xanthocarpum'*	4	3' HT.	CONT.	MATCHED, SPECIMEN, 7' OC
	EUROPEAN CRANBERRYBUSH VIBURNUM				MULCH BED
T	*Amelanchier canadensis*	12	6' HT.	B&B	MATCHED, SPECIMEN, MULCH BED
	SERVICEBERRY			CONT.	MULTI-STEM FORM
U	*Panicum virgatum 'Cheyenne Sky'*	111	3 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED, 2.25' OC
	CHEYENNE SKY SWITCH GRASS				12" FROM WALK @ TOP OF RAMPS
V	*Panicum virgatum 'Heavy Metal'*	26	3 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED, 2.25' OC
	HEAVY METAL SWITCH GRASS				12" FROM WALK @ TOP OF RAMPS
W	*Thuja occidentalis 'Holmstrup'*	12	4' HT.	CONT.	MATCHED, SPECIMEN
	AMERICAN ARBORVITAE				MULCH BED, 3' OC
X	*Taxus x media 'Taunton'*	3	2' HT.	CONT.	MATCHED, SPECIMEN, MULCH BED
	TAUNTON YEW				4' OC
Y	*Thymus serphyllum*	39	6" POTS	CONT.	MATCHED, SPECIMEN, MULCH BED
	MOTHER OF THYME				18" OC



CEC
Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . mail@ceclac.com

DATE: 4TH SUBMITTAL - 2022-03-04
THIRD SUBMITTAL - 2022-03-01
SECOND SUBMITTAL - 2022-02-03
FIRST SUBMITTAL - 2021-12-06
DATE OF SURVEY: NOV. 25, 2014
DESIGNED BY: JAG
DRAWN BY: JAG

FAREWAY STORES, INC.
9098 MILLS CIVIC PARKWAY, WEST DES MOINES, IA

LANDSCAPING PLAN

SHEET 11 OF 13
A-2106

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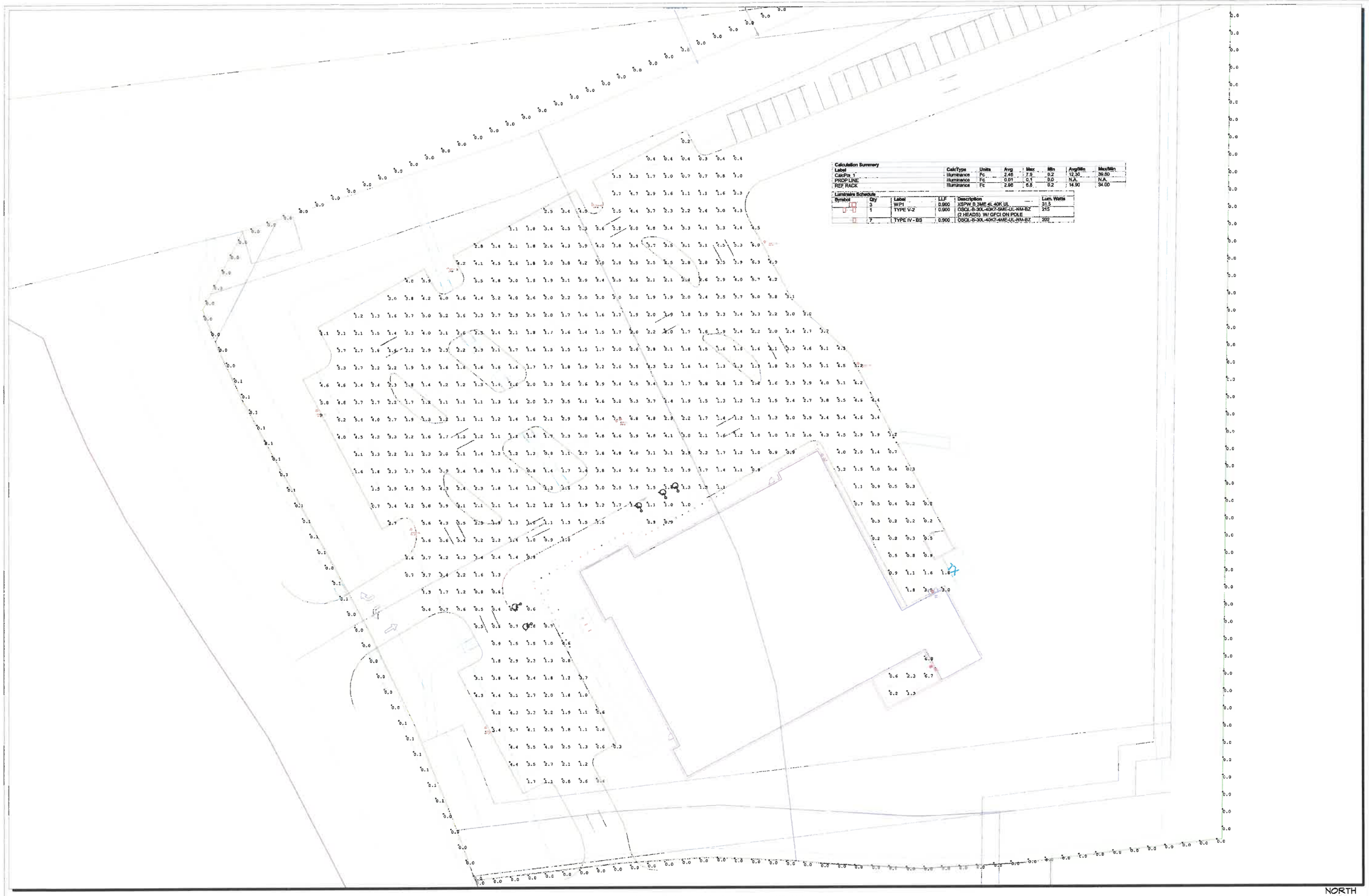


Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	2.46	7.9	0.2	12.30	39.50
PROP LINE	Illuminance	Fc	0.01	0.1	0.0	N.A.	N.A.
REF RACK	Illuminance	Fc	2.98	6.8	0.2	14.90	34.00

Luminaire Schedule						
Symbol	Qty	Label	LLF	Description	Lum. Watts
	3	WP1	0.900	XSPW_B-3ME-4L-40K-UL	31.5
	1	TYPE V-2	0.900	OSQL-B-30L-40K7-5ME-UL-NM-BZ (2 HEADS) W/ GFCI ON POLE	215
	7	TYPE IV - BS	0.900	OSQL-B-30L-40K7-4ME-UL-NM-BZ	202

Not to Scale

This drawing and the related fixture schedule are the intellectual property of 3E. All documents and the information contained within are intended for the purpose of dealing with 3E and its agents. Any use for any other purpose is strictly prohibited and may result in charges for design services.

SCALE: 1"=30'

0' 10' 20' 30' 60'

NORTH

Max Lewis LC , IES
953 73rd Street
Windsor Heights, IA 50324
Phone: (515) 273-0100
Fax: (515) 273-0108
Max.Lewis@3e-co.com

Inc. 1990
ELECTRICAL ENGINEERING & EQUIPMENT COMPANY

#	Date	Comments
1		

Revisions

Drawn By: Max Lewis
Checked By:
Date:1/27/2022
Scale:

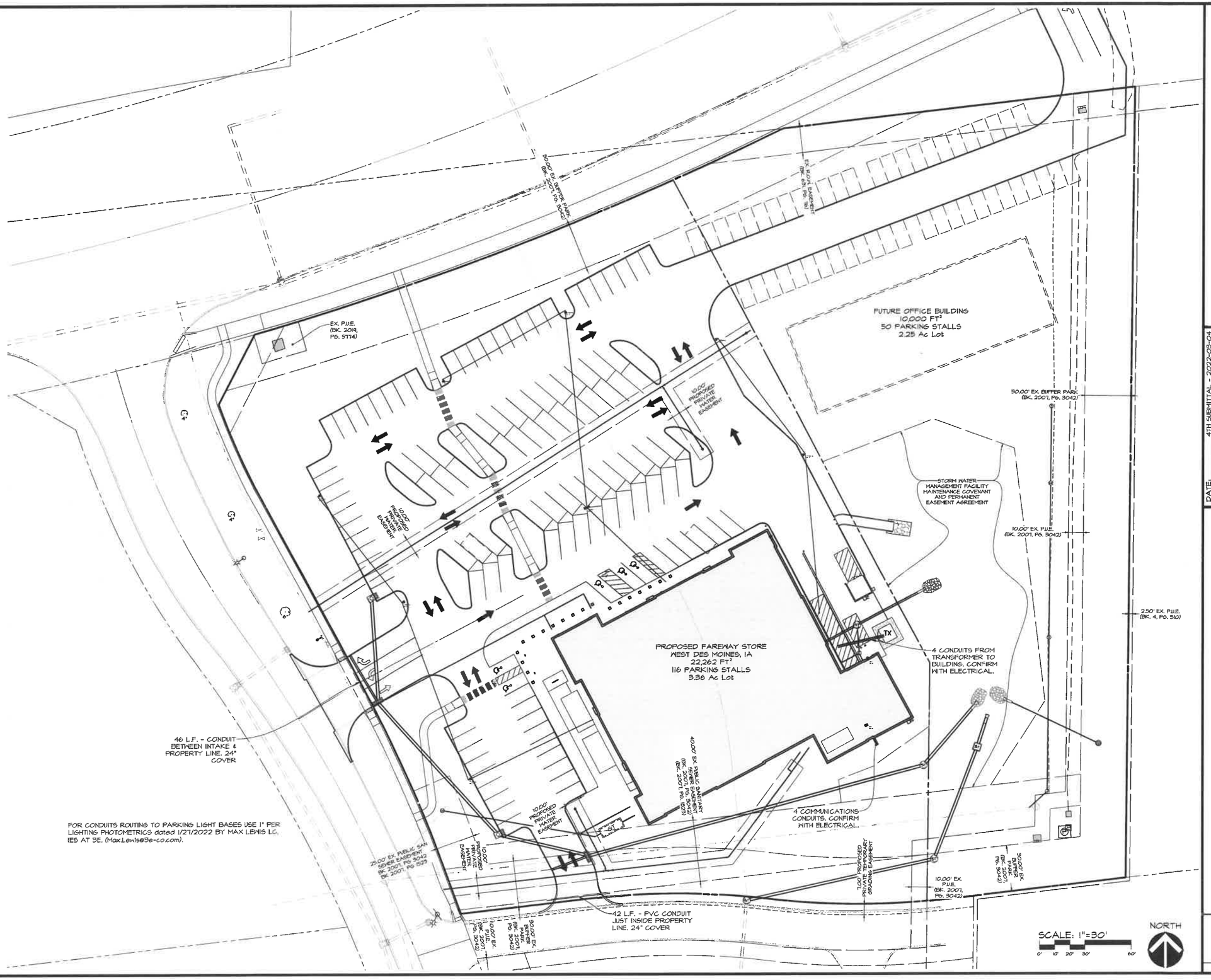
FAREWAY STORE
91ST & MILLS CIVIC PKWY

PHOTOMETRIC ANALYSIS

~~Page 1 of 1~~

2

Q:\LA-FILES\A-2100\A2100_CSD Drawings\Construction Documents\Site Plan\A1106 (1b) photometrics.dwg, 3/4/2022 3:11:57 PM, jagadish, 1:1



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FAREWAY STORES, INC.

9098 MILLS CIVIC PARKWAY, WEST DES MOINES, IA

SITE CONDUIT PLAN

SHEET 13 OF 13

A-2106

Q:\A-FILES\A-2100\A2106_CSD Drawings\Construction Documents\Site Plan\A2106 (Rb) UTILITY - ELN & WATER.dwg, 3/4/2022 3:12:24 PM, jagradle, 1:1

A RESOLUTION OF THE PLAN AND ZONING COMMISSION
NO. PZC-22-018

WHEREAS, pursuant to the provisions of Title 9, Zoning and Title 10, Subdivision Regulations of the West Des Moines Municipal Code, the applicant and property owner, Fareway Stores, Inc., requests approval of a Preliminary Plat for the purpose of subdividing that approximately 3-acre property located at the southeast corner of Mills Civic Parkway and S 91st Street as depicted on the location map included in the staff report. The applicant proposes the creation of 2 lots for commercial and office development; and

WHEREAS, additionally, pursuant to the provisions of Title 9, Zoning of the West Des Moines Municipal Code, the applicant and property owner, Fareway Stores, Inc., requests approval of the Site Plan for the approximately 3-acre property located at the southeast corner of Mills Civic Parkway and S 91st Street for the purpose of constructing an approximately 22,300sf grocery store and associated site improvements; and

WHEREAS, the Preliminary Plat complies with Iowa Code Chapters 354 and 414, the Comprehensive Plan and City Code; and

WHEREAS, the Site Plan complies with the findings stated in the applicable provisions of Title 9, Chapter 1, the Comprehensive Plan and City Code.

NOW THEREFORE, the Plan and Zoning Commission of the City of West Des Moines recommends the City Council approve the Fareway Stores, Inc. Preliminary Plat and the Site Plan (PPSP-005421-2021), subject to compliance with all the conditions of approval as stated in the staff report, including conditions added at the meeting, and attached hereto as Exhibit "A", if applicable.

PASSED AND ADOPTED on March 8, 2022.

Erica Andersen, Chair
Plan and Zoning Commission

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Plan and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting on March 8, 2022, by the following vote:

AYES: Andersen, Costa, Crowley, Davis, Drake, Hatfield

NAYS:

ABSTENTIONS:

ABSENT: Conlin

ATTEST:

Recording Secretary

Prepared by: Bryce Johnson, City of West Des Moines Development Services Dept., PO Box 65320, West Des Moines, Iowa 50265-0320 515-222-3620
When Recorded, Return to: City Clerk, City of West Des Moines, PO Box 65320, West Des Moines, IA 50265-0320

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, APPROVING A PRELIMINARY PLAT TO CREATE 2 LOTS AND APPROVING A SITE PLAN TO ALLOW CONSTRUCTION OF A GROCERY STORE

WHEREAS, pursuant to the provisions of Title 9, Zoning and Title 10, Subdivision Regulations, of the West Des Moines Municipal Code, the applicant and property owner, Fareway Stores, Inc., requests approval of the Fareway Stores, Inc. Preliminary Plat for that property located at 9080 Mills Civic Parkway and legally described in attached Exhibit 'B' for the purpose of subdividing the 3-acre property into 2 lots for a grocery store and office development; and

WHEREAS, pursuant to the provisions of Title 9, Zoning, of the West Des Moines Municipal Code, the applicant and property owner, Fareway Stores, Inc., requests approval of Fareway Stores, Inc. for that property located at the southeast corner of Mills Civic Parkway and S. 91st Street and legally described in attached Exhibit 'B' for the purpose of constructing an approximately 22,300sf grocery store and associated site improvements; and

WHEREAS, studies and investigations were made, and staff reports, and recommendations were submitted which is made a part of this record and herein incorporated by reference; and

WHEREAS, the Preliminary Plat complies with Iowa Code Chapters 354 and 414, the comprehensive plan and city code; and

WHEREAS, the Site Plan complies with findings stated in the applicable provisions of Title 9, Chapter 1, Subsection 8, the Comprehensive Plan and City Code; and

WHEREAS, on March 8, 2022, the Plan and Zoning Commission recommended to the City Council, by a 6-0 vote, for approval of the Preliminary Plat and the Site Plan; and

WHEREAS, on this day the City Council held a duly noticed meeting to consider the application for the Preliminary Plat and Site Plan; and

NOW, THEREFORE, The City Council does approve the Fareway Stores, Inc. Preliminary Plat and Site Plan (PPSP-005421-2021), subject to compliance with all of the conditions of approval, including any conditions added at the meeting, attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on March 21, 2022

_____
Russ Trimble, Mayor

ATTEST:

_____
Ryan Jacobson, City Clerk

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of West Des Moines, Iowa, at a regular meeting held on March 21, 2022, by the following vote.

Exhibit A: Conditions of Approval

1. The City Council granting a deferral of the installation of a portion of the required buffer located in the northeast corner of proposed Lot 2 that is currently remnant public street right-of-way. The applicant agrees to install this portion of the buffer once the right-of-way is conveyed.

Exhibit B: Legal Description

OUTLOTS 'A' & 'B' CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 2007, PAGE 3042 & BOOK 2007, PAGE 1146 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA.