


**CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION**

Meeting Date: January 15, 2018

Item: The Chicken Restaurant, 4221 SE Orilla Road – A Minor Modification Level 2 Site Plan to allow remodeling of an existing building and site for a restaurant – Orilla Land Company – MML2-003667-2017

Requested Action: Approval of a Minor Modification Level 2 Site Plan

Case Advisor: J. Bradley Munford 

Applicant's Request: The applicant, Orilla Land Company, represented by Jim Keller, is requesting approval of a of a Minor Modification Level 2 Site Plan to remodel an existing building and modify the site on approximately 1.8 acres located at 4221 SE Orilla Road in preparation for a for a restaurant.

History: The property was annexed into the city as a part of the Orilla Road Annexation. The spaces has been home to a number of restaurants over the years. Most recently Bambino's Italian Restaurant and The Rusty Spoke Bar and Grill.

City Council Subcommittee: This item was presented to the Development and Planning City Council Subcommittee on December 11, 2017 to discuss deferrals for the number of required parking spaces, parking lot paving, parking space striping, construction of curbing along Orilla Rd, construction of sidewalks along Orilla Rd and the driveway apron design requirement for the site. The Subcommittee heard the points listed in the Staff comments below and expressed support of the deferrals and the development.

Staff Review and Comment: This request was distributed to other City departments and other agencies for their review and comment. There are no outstanding issues. Staff notes the following:

Parking and paving deferrals: This property with its current building and site configuration was annexed into the city as a part of the Orilla Road Annexation. The current zoning of Residential Single Family (RS-10) was placed on the property sometime after. Because the uses and site was in existence before annexation, non-conforming statuses pertaining to uses, parking and paving were created. Under code, non-conformities can stay in place until there are substantial changes that provide the opportunity to bring the non-conformity into compliance. In this case, the site has non-conformities with the number of required parking spaces, parking lot paving, parking space striping. The applicant is proposing to expand the patio area which would normally trigger the process to bring the site into conformance. The applicant is requesting a deferral of several code requirements to bring the site into conformance at this time, necessitating the Minor Modification Level 2 application being brought forward for Plan and Zoning Commission and City Council review and approval.

When it comes to parking, the existing 13,780 square foot building is divided among two tenants. Glacier Ice is a legal non-conforming use that occupy the southern 7,660 square feet. Under current code it would require 17 parking spaces. The Chicken Restaurant is taking over the remaining 6,120 square foot space and a 702 square foot outdoor patio. Under code, the current restaurant space and patio would require 61 parking spaces. With the Minor Modification Site Plan, the applicant proposes to build in two phases. Phase one would remodel 4,205 square feet of the existing space and expand the patio to 3,482 square feet. The remaining 1,915 square feet will be remodeled in phase 2 and will not be used at this time but does count towards the parking need for the space. The Chicken Restaurant's new customer area (the patio expansion) would require an additional 35 spaces (bring the total needed for the tenant space to 113 spaces), removing the non-conformities protections for the number of parking spaces, the use of gravel instead of paving and the practice of not delineating the spaces with striping. Through the review process, the applicant has worked with staff and designed the site to maximize the number of spaces. However, because of exiting site constraints such as the triangular shape of the site and the location of the building, they could only fit a total of 52 spaces.

Curbing, sidewalk and entry drive apron design requirements: At some point in the future, this portion of Orilla road will be improved. Because the improvements within the road right-of-way will be torn out when the improvements to Orilla are made, the applicant is requesting that the City Council grants a waiver to the requirements for curbing Orilla Road, installing sidewalks and meeting particular design standards for the entry drive apron into the site.

Open space requirements: Under code, this development is required to have a minimum of 25% open space. As a result of maximizing the number of parking spaces, the proposed plan only provides 17%. The applicant is requesting a deferral of the remaining open space until they are required to comply with the other requested deferrals.

Staff summary:

Given that 1,915 square feet of the space would not be remodeled or used until phase two and considering the street network changes occurring in this area in the near future, Staff is comfortable with the deferment requests for the number of required parking spaces, parking lot paving, parking space striping, construction of curbing along Orilla Rd, construction of sidewalks along Orilla Rd, the driveway apron design requirement and open space, but recommends the following conditions:

1. The City Council approves deferral of 61 parking spaces, required parking lot paving, parking space striping and open space until such time that the restaurant use is expanded over 4,205 square feet or the patio is expanded over 3,482 square feet as designated on this approved site plan.
2. The applicant acknowledges that at such time when the deferred parking spaces, parking lot paving, parking space striping, curbing, sidewalks and entry drive apron are installed or constructed, they will need to comply with all code and design standards at the time of construction.

Comprehensive Plan Consistency: The project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan.

Site Plan Findings: This proposed project was distributed to various city departments for review and comment. Based upon that review, the following findings have been made on the proposed project:

1. The proposed development and use is consistent with the West Des Moines Comprehensive Plan in that the project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan.
2. The proposed development and use does assure compatibility of property uses within the zone and general area in that this project was reviewed by various City Departments for compliance with the Zoning Ordinance.
3. All applicable standards and conditions have been imposed which protects the public health, safety and welfare in that this project was reviewed by various City Departments and public agencies for compliance with the various state and local regulations. Based upon that review a finding is made that the project has been adequately conditioned to protect the health, welfare and safety of the community.
4. There is adequate on-site and off-site public infrastructure to support the proposed development in that this project was reviewed by various public agencies and City Departments and public utilities to ensure that either the petitioner will construct or the project has been conditioned to construct adequate public infrastructure to serve the development.
5. The proposed development and use has met the requirements contained in the City Code in that this project was reviewed by various City Departments and the project has complied with or has been conditioned to comply with all City Code requirements.

6. The proposed development and use is in keeping with the scale and nature of the surrounding neighborhood in that the proposed project is consistent with the zoning designation and Comprehensive Plan which designates this site as suitable for development such as that proposed by this project.

Staff Recommendations and Conditions of Approval: Based upon the preceding review and a finding of consistency with the Comprehensive Plan, staff recommends that the Plan and Zoning Commission adopt a resolution approving the Minor Modification Level 2 Site Plan to allow remodeling of and existing building and site for a restaurant, subject to the applicant meeting all City Code requirements and the following:

1. The City Council approves deferral of 61 parking spaces, required parking lot paving, parking space striping and open space until such time that the restaurant use is expanded over 4,205 square feet or the patio is expanded over 3,482 square feet as designated on this approved site plan.
2. The applicant acknowledges that at such time when the deferred parking spaces, parking lot paving, parking space striping, curbing, sidewalks and entry drive apron are installed or constructed, they will need to comply with all code and design standards at the time of construction.
3. The applicant agrees to obtain all appropriate building permits prior to initiation of any site work
4. Prior to the issuance of building permits, the applicant providing final site plan and architectural drawings that address staff review comments and are acceptable to the City.

Property Owner/Applicant:

Orilla Land Company
204 SW 2nd Street
Des Moines, Iowa 50309

Applicant's Representatives:

Jim Keller
Central Iowa Mechanical
204 SW 2nd Street
Des Moines, Iowa 50309
jkeller@cimech.com

Attachments:

Attachment A	-	Plan and Zoning Commission Resolution
Exhibit A	-	Conditions of Approval
Attachment B	-	Location Map
Attachment C	-	Site Plan

RESOLUTION NO. PZC-18-004

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE A MINOR MODIFICATION FOR THE CHICKEN RESTAURANT (MML2-003667-2017) TO ALLOW THE REMODELING OF AN EXISTING BUILDING AND SITE FOR A RESTAURANT

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, The Orilla Land Company, have requested approval of The Chicken Restaurant (MML2-003667-2017) to allow for the remodeling of an existing 6,120 square foot tenant space within a 13,780 square foot building and construction of a 3,482 square foot patio for a restaurant located at 4221 SE Orilla Road;

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;

WHEREAS, on January 15, 2018 this Commission held a duly-noticed public meeting to consider the application for a Minor Modification (MML2-003667-2017);

NOW, THEREFORE, THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings, for approval, in the staff report dated January 15, 2018 or as amended orally at the Plan and Zoning Commission meeting of January 15, 2018 are adopted.

SECTION 2. Minor Modification (MML1-002902-2015) to allow the remodeling of an existing building and site for a restaurant, is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report dated January 15, 2018, including conditions added at the meeting, and 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 January 15, 2018.

Craig Erickson, Chair
Plan and Zoning Commission

ATTEST:

Recording Secretary

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 held on January 15, 2018, by the following vote:

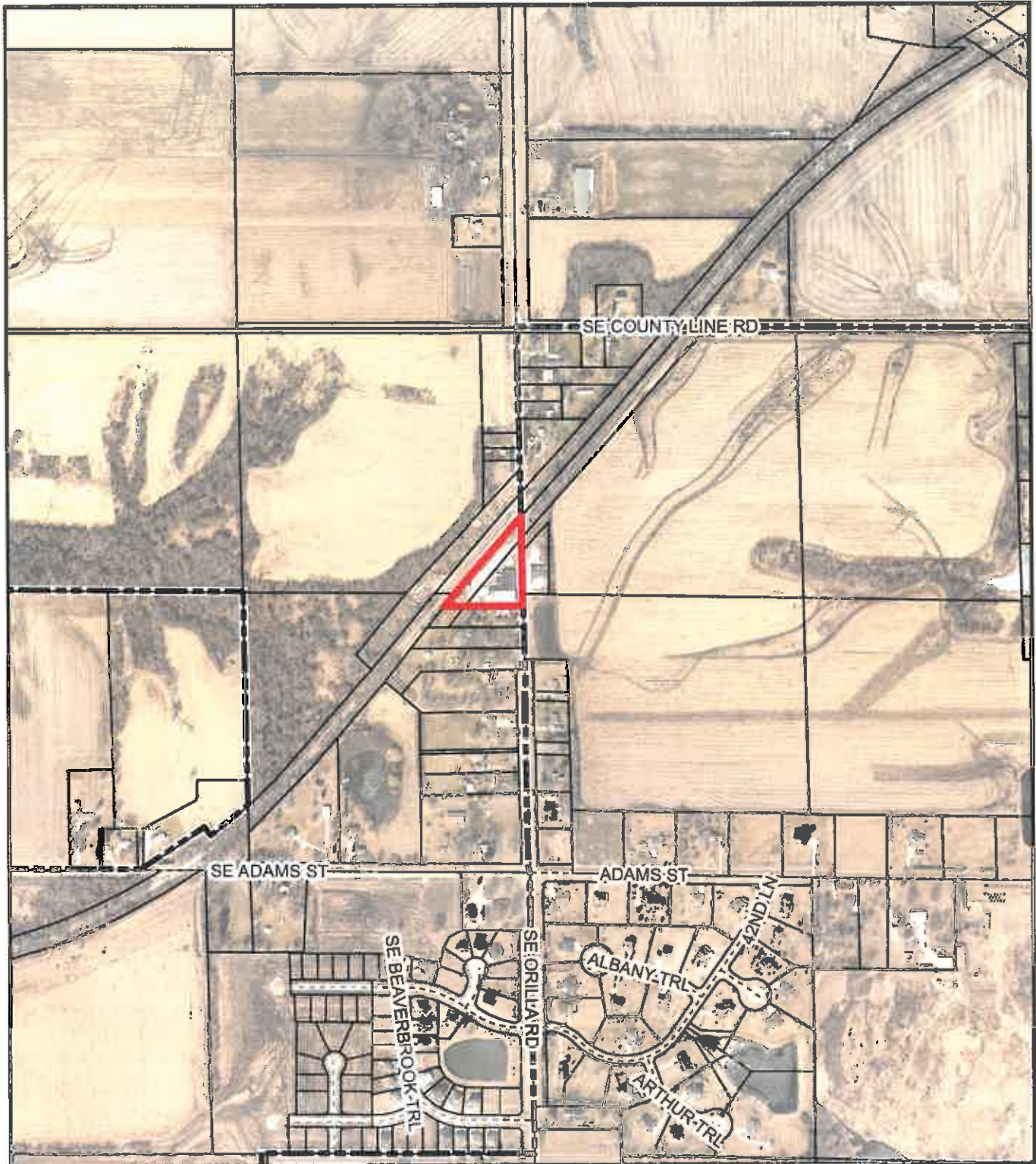
- AYES:
- NAYS:
- ABSTENTIONS:
- ABSENT:

ATTEST:

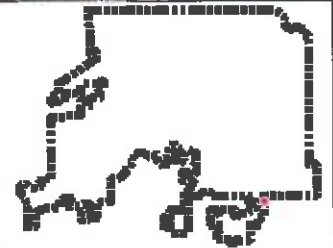
Recording Secretary

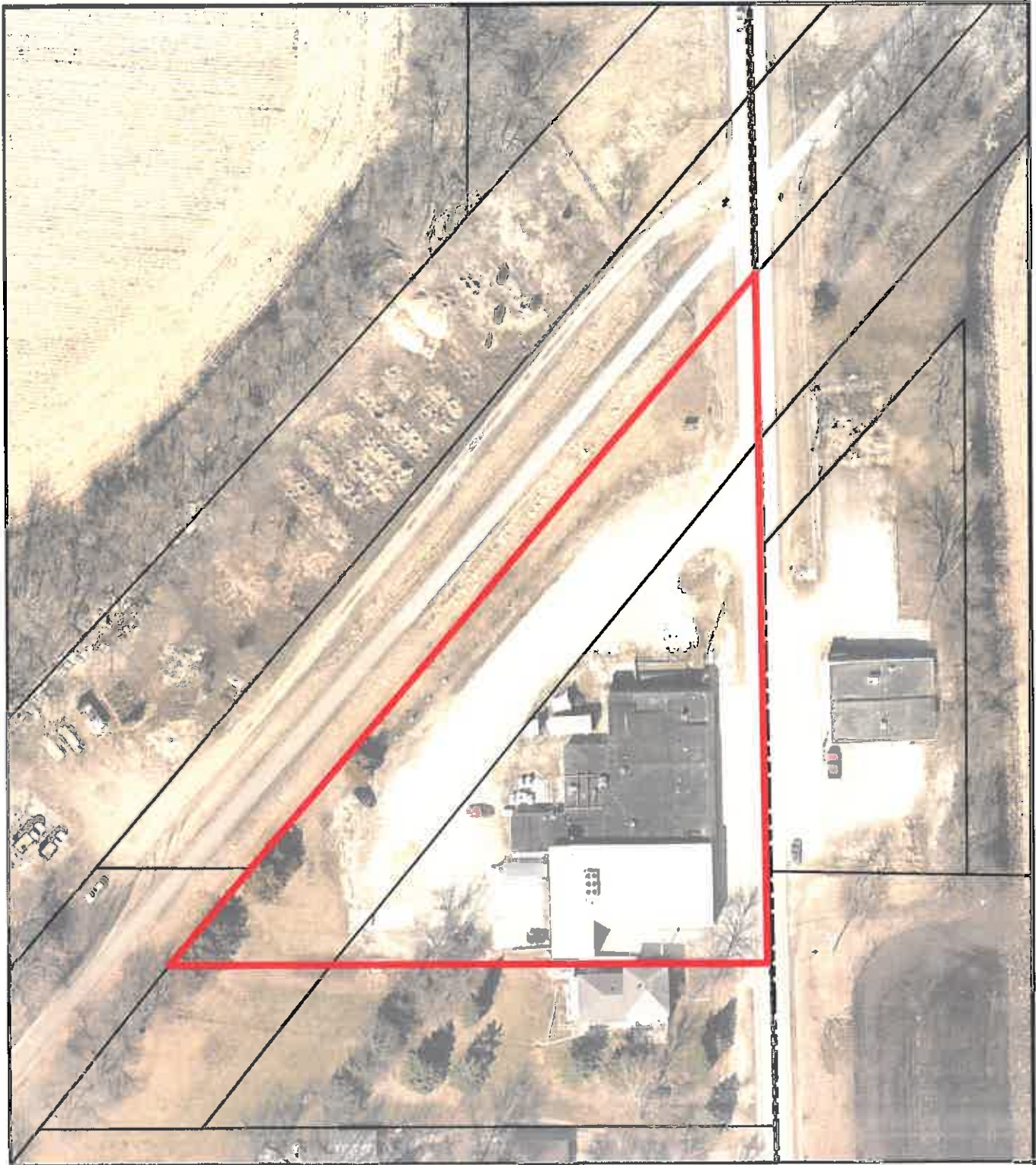
**EXHIBIT A
CONDITIONS OF APPROVAL**

1. The City Council approves deferral of 61 parking spaces, required parking lot paving and parking space striping until such time that the restaurant use is expanded over 4,205 square feet or the patio is expanded over 3,482 square feet as designated on this approved site plan.
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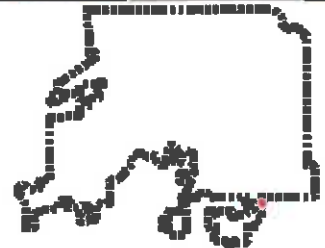


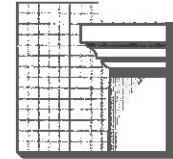
The Chicken Restaurant
4221 SE Orilla Road





**The Chicken Restaurant
4221 SE Orilla Road**





ANGELO ARCHITECTURAL ASSOCIATES

12314 RIDGEVIEW DRIVE
URBAN DALE, IA 50323
PH: (515) 250-6950
FAX: (515) 276-9234
mthiessena1@mchsi.com

OWNER:
ORILLA LAND COMPANY
204 SW 2ND STREET
DES MOINES, IA 50309

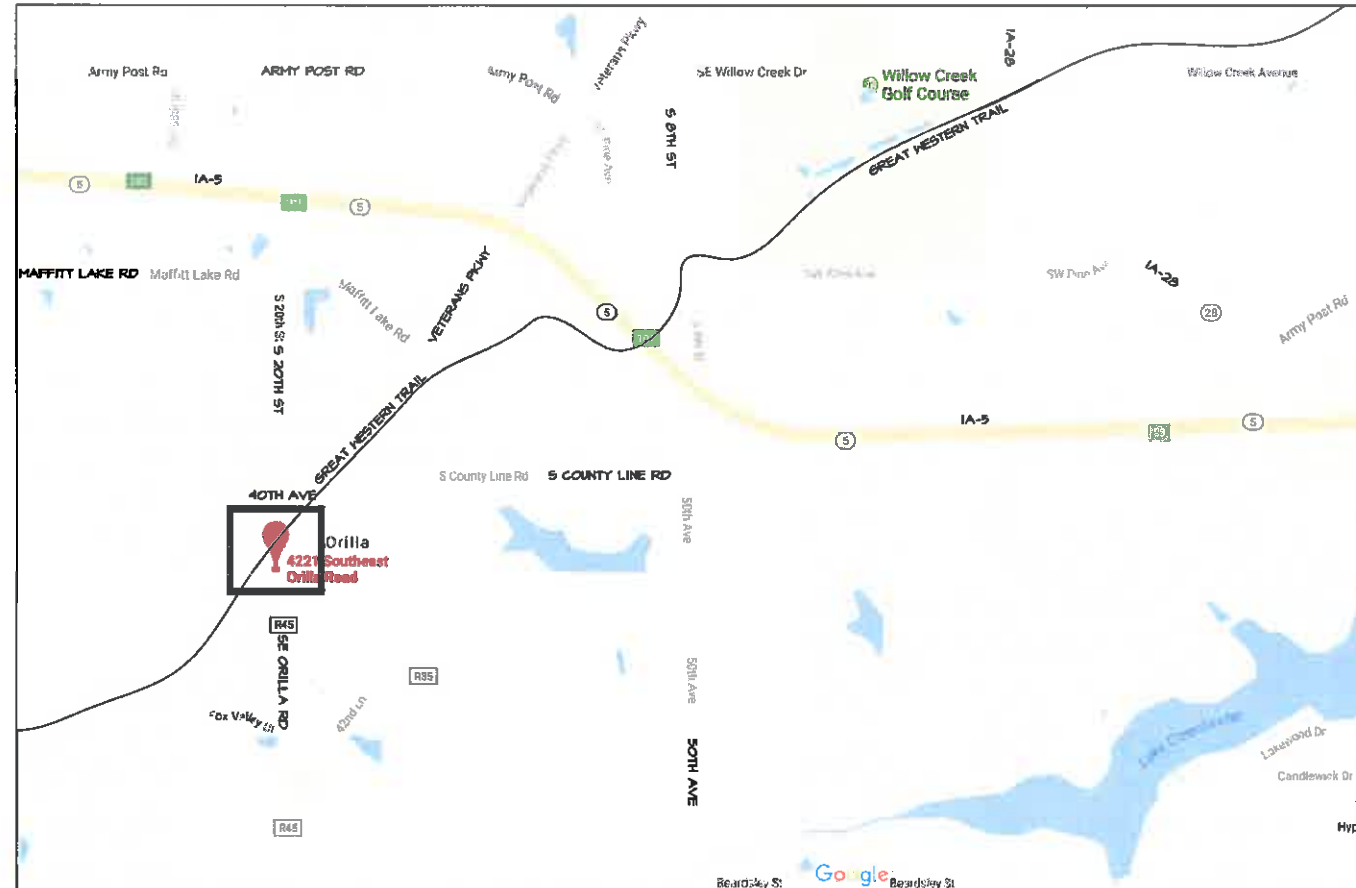
PROJECT:
RESTAURANT RENOVATION

PROJECT LOCATION:
**4221 SE ORILLA RD.
WEST DES MOINES,
IA 50061**

THE CHICKEN RESTAURANT RENOVATION PROJECT



VIEW OF FRONT FACADE OF THE CHICKEN RESTAURANT FACING SE ORILLA RD



THE CHICKEN RESTAURANT

VICINITY MAP
NO SCALE




CONTACT LIST

OWNER:
ORILLA LAND COMPANY
204 SW 2ND STREET
DES MOINES, IOWA 50309

OWNER REPRESENTATIVE / CONTACT:
ORILLA LAND COMPANY
204 SW 2ND STREET
DES MOINES, IOWA 50309
PHONE: 515-480-8000
CONTACT: JIM KELLER - OWNER REPRESENTATIVE
EMAIL: JKELLER@CIMECH.COM

CONTRACTOR:
CENTRAL IOWA MECHANICAL
204 S.W. 2ND STREET
DES MOINES, IOWA 50309
PHONE: 515-480-8000
CONTACT: JIM KELLER - OWNER REPRESENTATIVE
EMAIL: JKELLER@CIMECH.COM

ARCHITECT:
ANGELO ARCHITECTURAL ASSOCIATES
12314 RIDGEVIEW DRIVE
URBAN DALE, IOWA 50323
PHONE: (515) 250-6950
FAX: (515) 276-9234
CONTACT: MARK A. THIESSEN - ARCHITECT
EMAIL: MTHIESSENA1@MCHSI.COM
WEB: ANGELOARCHITECTURALASSOCIATES.COM



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 registered architect under the laws of the state of Iowa.
Expiration Date: 6-30-2018

Signature: _____
Print Name: MARK A. THIESSEN, AIA.
Date Issued: DEC. 29, 2017
Pages or sheets covered by this seal: G1.1, G1.2, G1.3, SP1.1, SP1.2, SP2.1 & A4.1, A4.1.1

**REVISED SITE PLAN
SUBMITTAL SET
12.29.2017**

INDEX TO DRAWINGS

- G1.1 COVER SHEET
- G1.2 ARIEL VIEW
- G1.3 EXISTING LAND SURVEY
- SP1.1 SITE INFORMATION & DIMENSION PLAN
- SP1.2 SITE GRADING AND UTILITY PLAN
- SP2.1 SITE DETAILS
- A4.1 EXTERIOR ELEVATIONS
- A4.1.1 COLORED EXTERIOR ELEVATIONS

COVER SHEET

REVISED:
DEC. 29, 2017

JOB NO. 1727

OCT. 16, 2017

G1.1



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ARIEL VIEW

JOB NO. 1727
OCT. 16, 2017

G1.2



APPROXIMATE PROPERTY LINE
OF PROPOSED PROJECT

1 ARIEL VIEW MAP
SCALE: 1" = 20'-0"



NORTH

PLOT DATE: Sunday, October 15, 2017 3:00:00 PM USER: MACHIEK



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IA 50061

EXISTING LAND SURVEY

JOB NO. 1727
OCT. 16, 2017

G1.3

12/24/2017 10:00:00 AM 10/16/2017 10:00:00 AM

APPROVED BY WARREN COUNTY AUDITOR
DATE THIS 19 DAY OF March 2002
Jesse Hensley, Auditor
Shanda Green, DEPUTY

3238
WARREN COUNTY, IOWA
FILED FOR RECORD
02 MAR 20 AM 8:17
JUDITH K. LAIRD, RECORDER

Boundary Survey

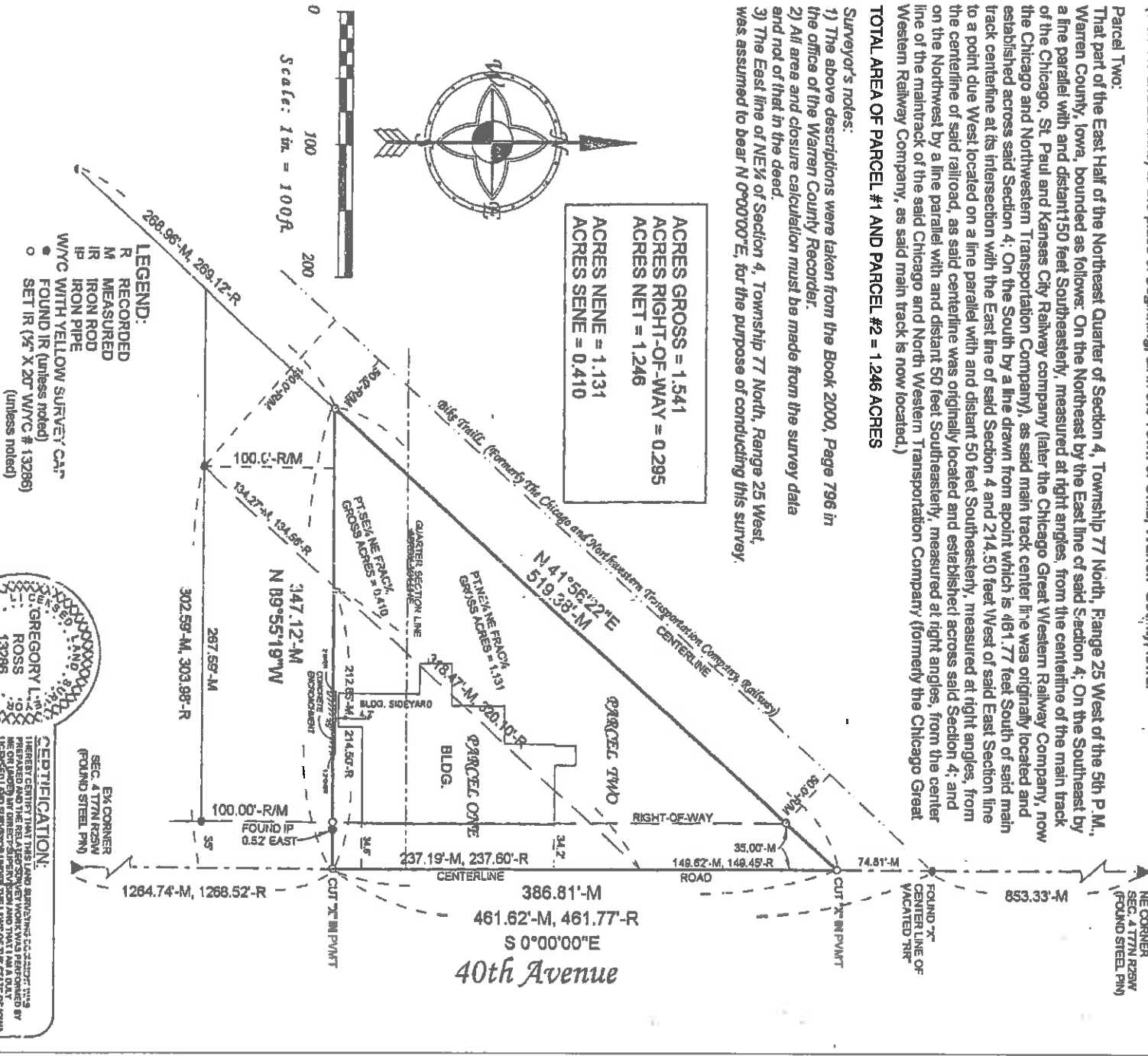
FOR: Kevin Smith, 203 SE 34th Street, Des Moines, Iowa, 50317
ADDRESS: 126 40th Ave., Warren County, Iowa
LEGAL DESCRIPTIONS:

Parcel One:
beginning at a stake in the middle of the road on the East line of Section 4, Township 77 North, Range 25 West of the 5th P.M., Iowa, 268.52 feet (19 chains and 22 links) North of the Southeast corner of the NE 1/4 of said Section, thence North along the Section line 237.60 feet (3 chains and 60 links), thence South 42 degrees West 320.10 feet (4 chains and 85 links), thence East 214.50 feet (3 chains and 25 links) to the place of beginning, all in the Town of Orilla, Warren County, Iowa.

Parcel Two:
That part of the East Half of the Northeast Quarter of Section 4, Township 77 North, Range 25 West of the 5th P.M., Warren County, Iowa, bounded as follows: On the Northeast by the East line of said Section 4; On the Southeast by a line parallel with and distant 150 feet Southeastly, measured at right angles, from the centerline of the main track of the Chicago, St. Paul and Kansas City Railway Company (later the Chicago Great Western Railway Company, now the Chicago and Northwestern Transportation Company), as said main track center line was originally located and established across said Section 4; On the South by a line drawn from a point which is 461.77 feet South of said main track centerline at its intersection with the East line of said Section 4 and 214.50 feet West of said East Section line to a point due West located on a line parallel with and distant 50 feet Southeastly, measured at right angles, from the centerline of said railroad, as said centerline was originally located and established across said Section 4; and on the Northwest by a line parallel with and distant 50 feet Southeastly, measured at right angles, from the center line of the main track of the said Chicago and North Western Transportation Company (formerly the Chicago Great Western Railway Company, as said main track is now located.)
TOTAL AREA OF PARCEL #1 AND PARCEL #2 = 1.246 ACRES

Surveyor's notes:
1) The above descriptions were taken from the Book 2000, Page 796 in the office of the Warren County Recorder.
2) All area and closure calculation must be made from the survey data and not of that in the deed.
3) The East line of NE 1/4 of Section 4, Township 77 North, Range 25 West, was assumed to bear N 0°00'00"E, for the purpose of conducting this survey.

ACRES GROSS = 1.541
ACRES RIGHT-OF-WAY = 0.295
ACRES NET = 1.246
ACRES NENE = 1.131
ACRES SENE = 0.410



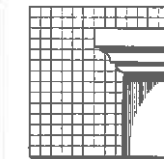
ross LAND SURVEYING, Inc.
P.O. Box 239, Johnston, Iowa 50131
515-254-2567

LEGEND:
R RECORDED
M MEASURED
IR IRON ROD
IP IRON PIPE
W/YC WITH YELLOW SURVEY CAP
○ FOUND IR (unless noted)
○ SET IR (1/2" X 20" W/YC # 13286) (unless noted)

CERTIFICATION:
I HEREBY CERTIFY THAT THE LAND SURVEYING SOCIETY HAS PREPARED AND THE FIELD SURVEY WORK WAS PERFORMED BY THE SURVEYOR IN ACCORDANCE WITH THE STATUTES OF IOWA.
GREGORY L. ROSS
13286
11/3/02
Iowa License, L.S. # 13286
My Service Term Expires on October 31, 2002
JOB # 1254-02

1 EXISTING LAND SURVEY
SCALE: NOT TO SCALE





ANGELO ARCHITECTURAL ASSOCIATES

12314 RIDGEVIEW DRIVE
URBANDALE, IA 50323
PH: (515) 250-6950
FAX: (515) 276-9234
mthiessena1@mchsi.com

OWNER:
ORILLALAND COMPANY
204 SW 2ND STREET
DES MOINES, IA 50309

PROJECT:
RESTAURANT RENOVATION

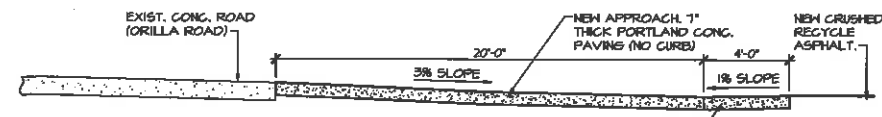
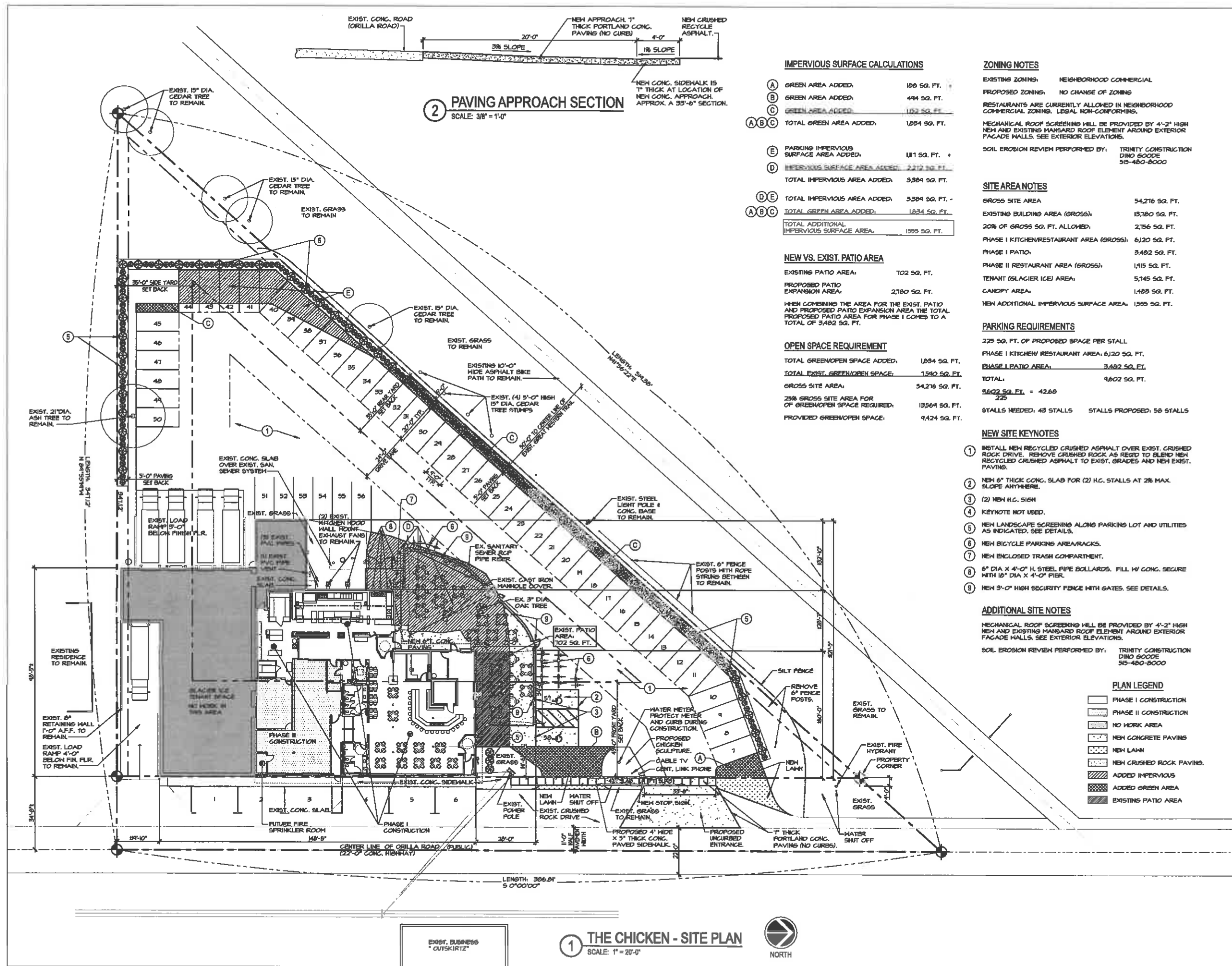
PROJECT LOCATION:
4221 SE ORILLARD RD.
WEST DES MOINES,
IA 50061

SITE PLAN

REVISED:
DEC. 29, 2017

JOB NO. 1727
OCT. 16, 2017

SP1.1



2 PAVING APPROACH SECTION
SCALE: 3/8" = 1'-0"

IMPERVIOUS SURFACE CALCULATIONS

(A)	GREEN AREA ADDED:	186 SQ. FT.
(B)	GREEN AREA ADDED:	494 SQ. FT.
(C)	GREEN AREA ADDED:	102 SQ. FT.
(A)(B)(C)	TOTAL GREEN AREA ADDED:	1,804 SQ. FT.
(E)	PARKING IMPERVIOUS SURFACE AREA ADDED:	1,111 SQ. FT.
(D)	IMPERVIOUS SURFACE AREA ADDED:	2,212 SQ. FT.
	TOTAL IMPERVIOUS AREA ADDED:	3,304 SQ. FT.
(D)(E)	TOTAL IMPERVIOUS AREA ADDED:	3,304 SQ. FT.
(A)(B)(C)	TOTAL GREEN AREA ADDED:	1,804 SQ. FT.
	TOTAL ADDITIONAL IMPERVIOUS SURFACE AREA:	1,555 SQ. FT.

NEW VS. EXIST. PATIO AREA

EXISTING PATIO AREA:	102 SQ. FT.
PROPOSED PATIO EXPANSION AREA:	2,780 SQ. FT.
WHEN COMBINING THE AREA FOR THE EXIST. PATIO AND PROPOSED PATIO EXPANSION AREA THE TOTAL PROPOSED PATIO AREA FOR PHASE I COMES TO A TOTAL OF 3,482 SQ. FT.	

OPEN SPACE REQUIREMENT

TOTAL GREENOPEN SPACE ADDED:	1,894 SQ. FT.
TOTAL EXIST. GREENOPEN SPACE:	1,340 SQ. FT.
GROSS SITE AREA:	34,216 SQ. FT.
25% GROSS SITE AREA FOR OF GREENOPEN SPACE REQUIRED:	13,564 SQ. FT.
PROVIDED GREENOPEN SPACE:	9,424 SQ. FT.

ZONING NOTES

EXISTING ZONING: NEIGHBORHOOD COMMERCIAL
 PROPOSED ZONING: NO CHANGE OF ZONING
 RESTAURANTS ARE CURRENTLY ALLOWED IN NEIGHBORHOOD COMMERCIAL ZONING. LEGAL NON-CONFORMING.
 MECHANICAL ROOF SCREENING WILL BE PROVIDED BY 4'-2" HIGH NEW AND EXISTING HANDBARD ROOF ELEMENT AROUND EXTERIOR FACADE WALLS. SEE EXTERIOR ELEVATIONS.
 SOIL EROSION REVIEW PERFORMED BY: TRINITY CONSTRUCTION DINO BOODE 515-480-8000

SITE AREA NOTES

GROSS SITE AREA	34,216 SQ. FT.
EXISTING BUILDING AREA (GROSS):	13,780 SQ. FT.
20% OF GROSS SQ. FT. ALLOWED:	2,756 SQ. FT.
PHASE I KITCHEN/RESTAURANT AREA (GROSS):	6,120 SQ. FT.
PHASE I PATIO:	3,482 SQ. FT.
PHASE II RESTAURANT AREA (GROSS):	1,915 SQ. FT.
TENANT (GLACIER ICE) AREA:	5,145 SQ. FT.
CANOPY AREA:	1,489 SQ. FT.
NEW ADDITIONAL IMPERVIOUS SURFACE AREA:	1,555 SQ. FT.

PARKING REQUIREMENTS

225 SQ. FT. OF PROPOSED SPACE PER STALL
 PHASE I KITCHEN/RESTAURANT AREA: 6,120 SQ. FT.
 PHASE I PATIO AREA: 3,482 SQ. FT.
 TOTAL: 9,602 SQ. FT.
 9,602 SQ. FT. = 42.66 / 225
 STALLS NEEDED: 43 STALLS STALLS PROPOSED: 50 STALLS

NEW SITE KEYNOTES

- INSTALL NEW RECYCLED CRUSHED ASPHALT OVER EXIST. CRUSHED ROCK DRIVE. REMOVE CRUSHED ROCK AS REQ'D TO BLEND NEW RECYCLED CRUSHED ASPHALT TO EXIST. GRADES AND NEW EXIST. PAVING.
- NEW 6" THICK CONC. SLAB FOR (2) H.C. STALLS AT 2% MAX. SLOPE ANYWHERE.
- NEW H.C. SIGN
- KEYNOTE NOT USED.
- NEW LANDSCAPE SCREENING ALONG PARKING LOT AND UTILITIES AS INDICATED. SEE DETAILS.
- NEW BICYCLE PARKING AREA/RACKS.
- NEW ENCLOSED TRASH COMPARTMENT.
- 6" DIA X 4'-0" H. STEEL PIPE BOLLARDS. FILL W/ CONC. SECURE WITH 1/2" DIA X 4'-0" PIER.
- NEW 3'-0" HIGH SECURITY FENCE WITH GATES. SEE DETAILS.

ADDITIONAL SITE NOTES

MECHANICAL ROOF SCREENING WILL BE PROVIDED BY 4'-2" HIGH NEW AND EXISTING HANDBARD ROOF ELEMENT AROUND EXTERIOR FACADE WALLS. SEE EXTERIOR ELEVATIONS.
 SOIL EROSION REVIEW PERFORMED BY: TRINITY CONSTRUCTION DINO BOODE 515-480-8000

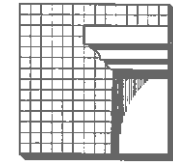
PLAN LEGEND

- PHASE I CONSTRUCTION
- PHASE II CONSTRUCTION
- NO WORK AREA
- NEW CONCRETE PAVING
- NEW LAWN
- NEW CRUSHED ROCK PAVING
- ADDED IMPERVIOUS
- ADDED GREEN AREA
- EXISTING PATIO AREA

1 THE CHICKEN - SITE PLAN
SCALE: 1" = 20'-0"



PLOT DATE: Friday, December 29, 2017 10:51:12 AM USER: MCHSIA



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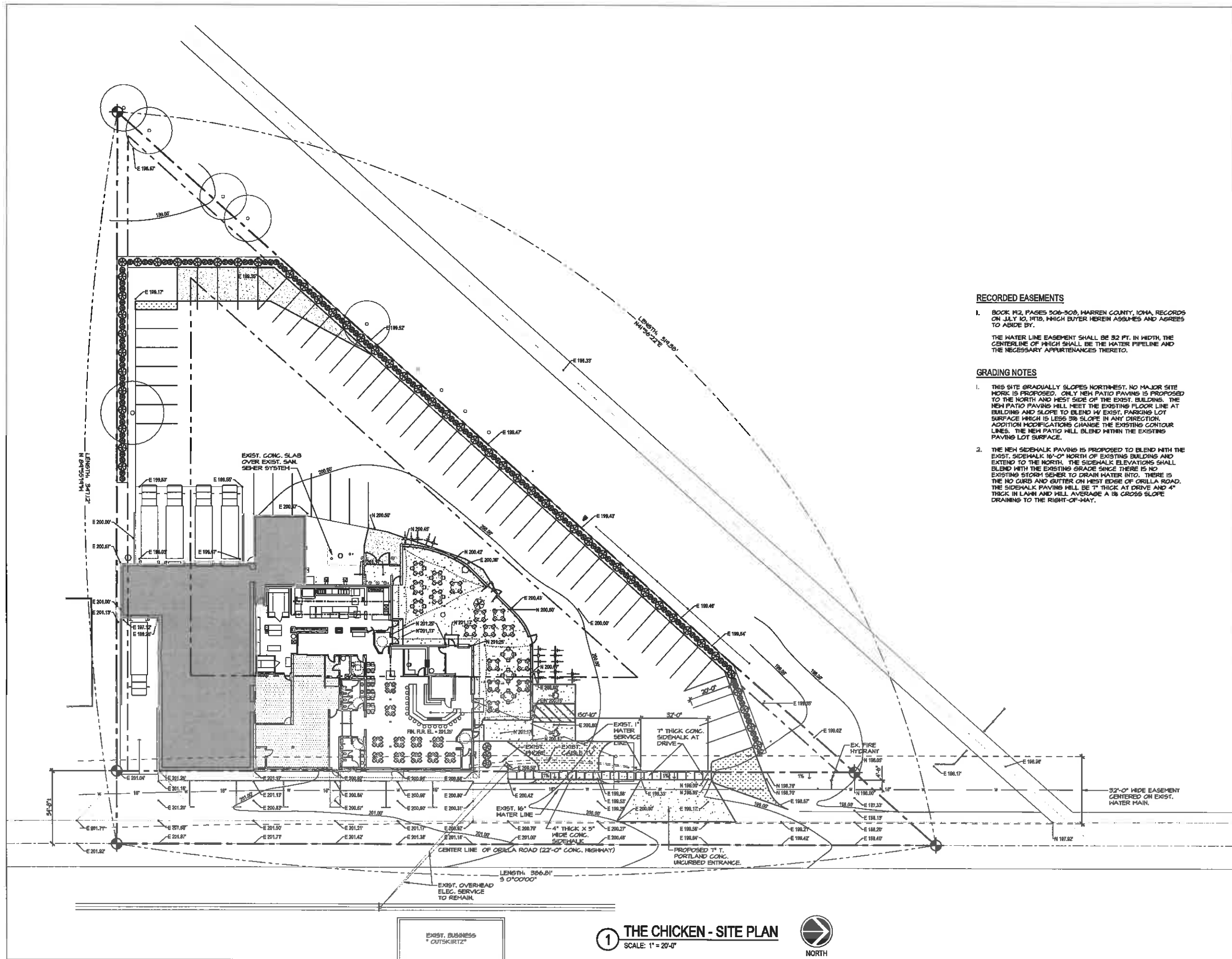
PROJECT LOCATION:
4221 SE ORILLA RD.
WEST DES MOINES,
IA 50061

SITE GRADING AND UTILITY PLAN

REVISED:
DEC. 29, 2017

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SP1.2



RECORDED EASEMENTS

- BOOK 142, PAGES 506-508, HARRIS COUNTY, IOWA, RECORDS ON JULY 10, 1978, WHICH BUYER HEREIN ASSUMES AND AGREES TO ABIDE BY.
THE WATER LINE EASEMENT SHALL BE 32 FT. IN WIDTH, THE CENTERLINE OF WHICH SHALL BE THE WATER PIPELINE AND THE NECESSARY APPURTENANCES THERETO.

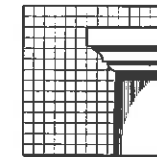
GRADING NOTES

- THIS SITE GRADUALLY SLOPES NORTHWEST. NO MAJOR SITE WORK IS PROPOSED. ONLY NEW PATIO PAVING IS PROPOSED TO THE NORTH AND WEST SIDE OF THE EXIST. BUILDING. THE NEW PATIO PAVING WILL MEET THE EXISTING FLOOR LINE AT BUILDING AND SLOPE TO BLEND W/ EXIST. PARKING LOT SURFACE WHICH IS LESS 3% SLOPE IN ANY DIRECTION. ADDITION MODIFICATIONS CHANGE THE EXISTING CONTOUR LINES. THE NEW PATIO WILL BLEND WITHIN THE EXISTING PAVING LOT SURFACE.
- THE NEW SIDEWALK PAVING IS PROPOSED TO BLEND WITH THE EXIST. SIDEWALK 16'-0" NORTH OF EXISTING BUILDING AND EXTEND TO THE NORTH. THE SIDEWALK ELEVATIONS SHALL BLEND WITH THE EXISTING GRADE SINCE THERE IS NO EXISTING STORM SEWER TO DRAIN WATER INTO. THERE IS NO CURB AND GUTTER ON WEST EDGE OF ORILLA ROAD. THE SIDEWALK PAVING WILL BE 7" THICK AT DRIVE AND 4" THICK IN LAWN AND HILL. AVERAGE A IS CROSS SLOPE DRAINING TO THE RIGHT-OF-WAY.

1 THE CHICKEN - SITE PLAN
SCALE: 1" = 20'-0"



PLOT DWD, Friday, December 29, 2017 10:51:12 AM USER: MCHSI



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12314 RIDGEVIEW DRIVE
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FAX: (515) 276-9234
mthiessena1@mchsi.com

OWNER:
ORILLAND COMPANY
204 SW 2ND STREET
DES MOINES, IA 50309

PROJECT:
RESTAURANT RENOVATION

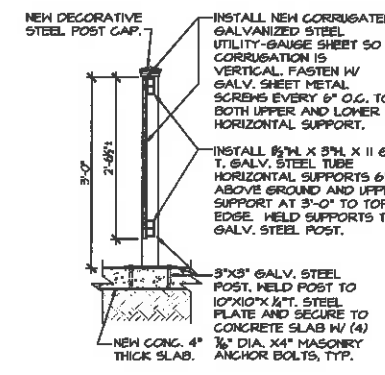
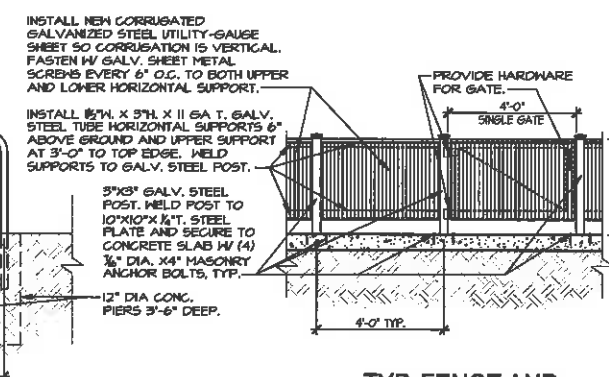
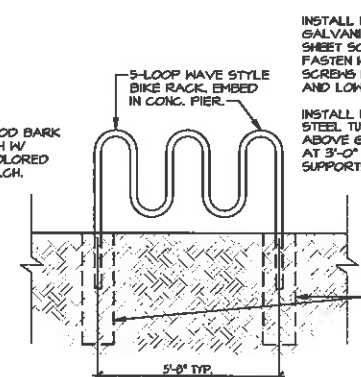
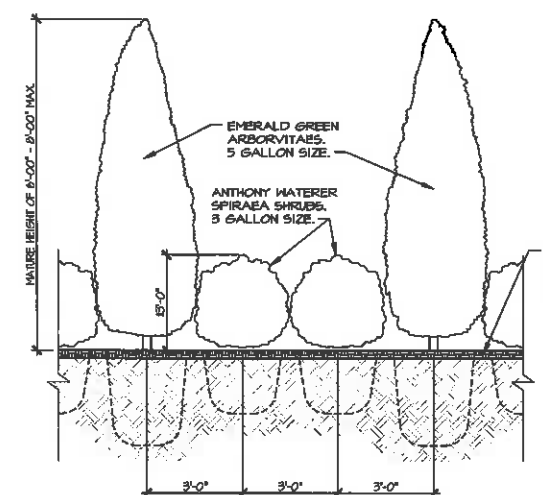
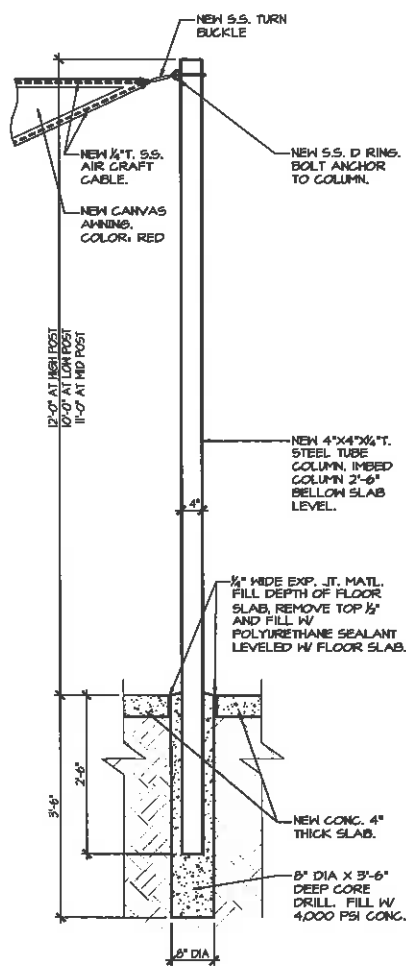
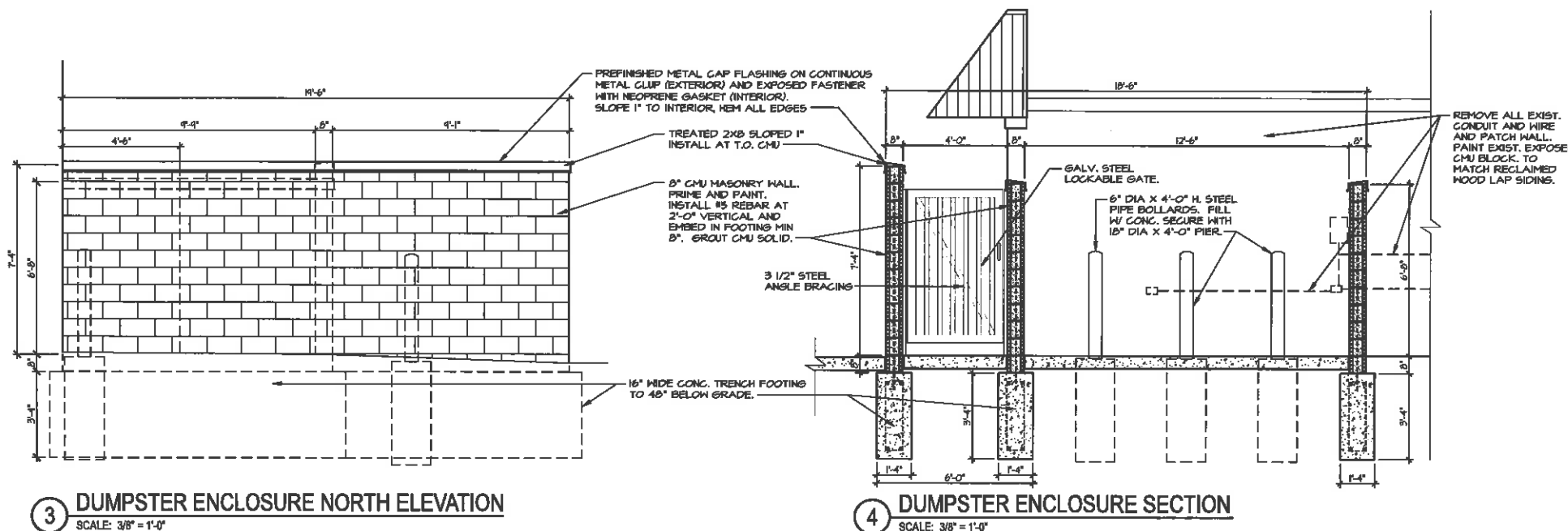
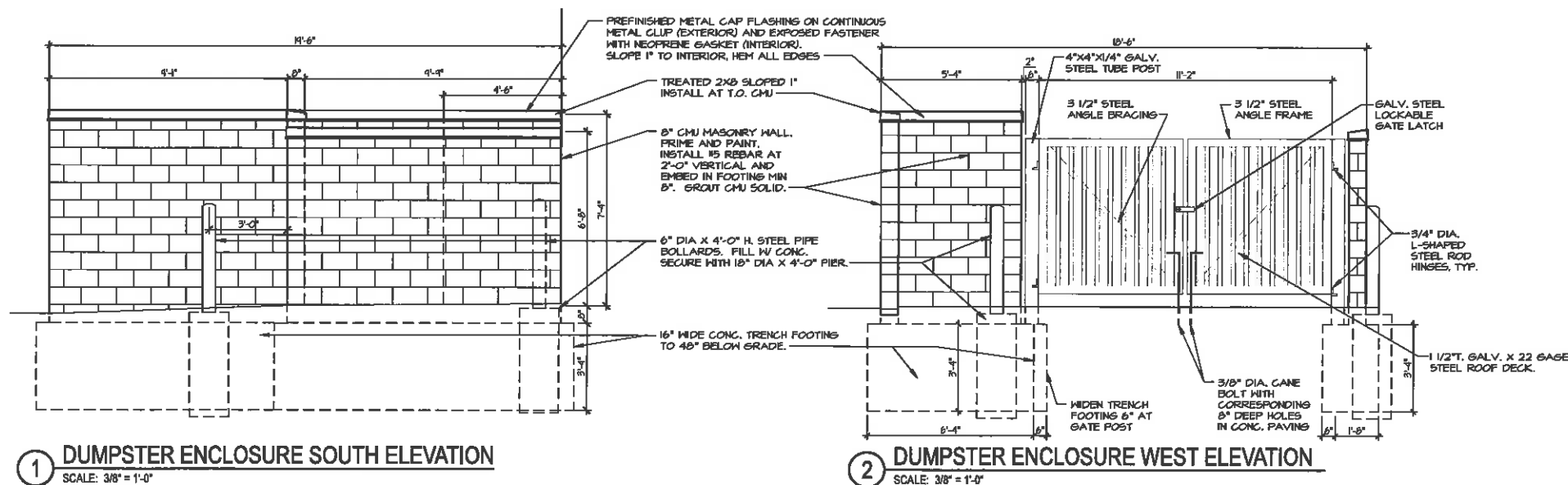
PROJECT LOCATION:
4221 SE ORILLARD RD.
WEST DES MOINES,
IA 50061

SITE DETAILS

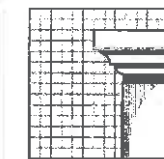
REVISED:
DEC. 29, 2017

JOB NO. 1727
OCT. 16, 2017

SP2.1



PLT DATE: Friday, December 29, 2017 10:51:17 AM USER: MCHS1



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DES MOINES, IA 50309

PROJECT:
RESTAURANT RENOVATION

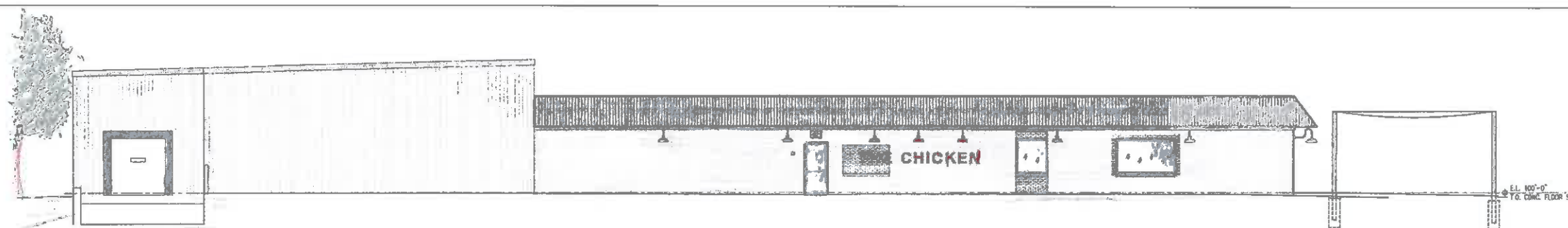
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4221 SE ORILLA RD.
WEST DES MOINES,
IA 50061

COLORED
EXTERIOR
ELEVATIONS

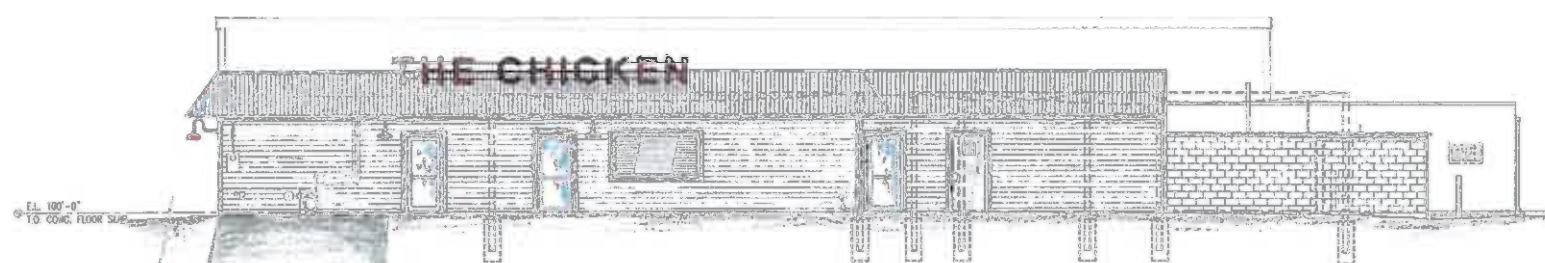
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OCT. 16, 2017

A4.1.1

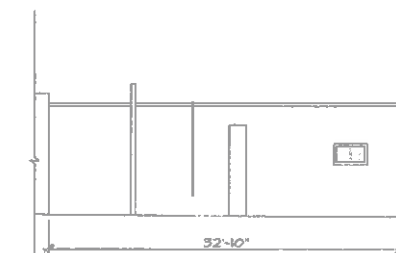
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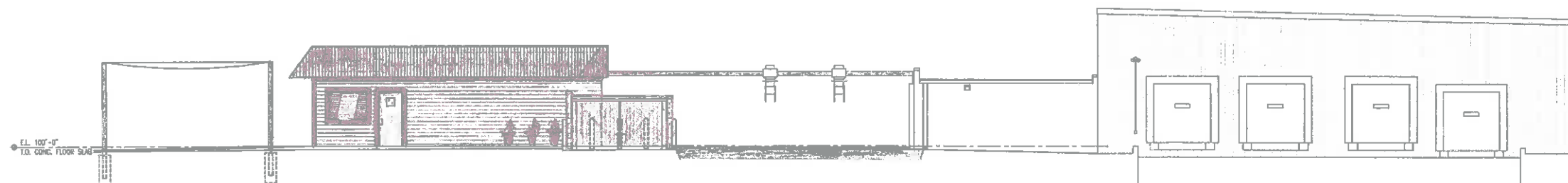
① EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



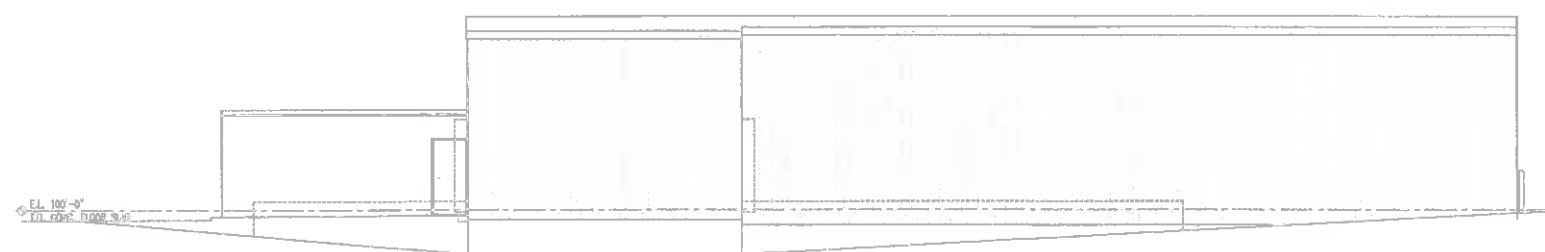
② NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



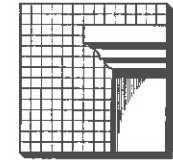
②A NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



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



④ SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



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PROJECT:
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PROJECT LOCATION:
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IA 50061

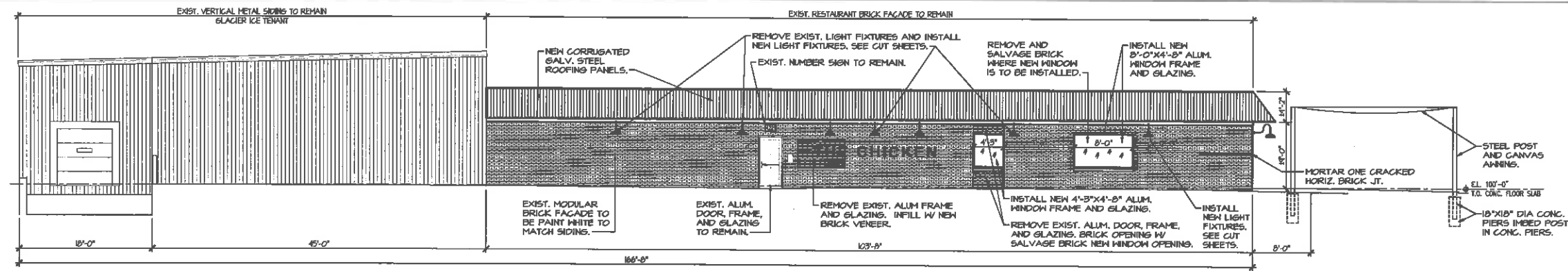
EXTERIOR
ELEVATIONS

REVISED:
DEC. 29, 2017

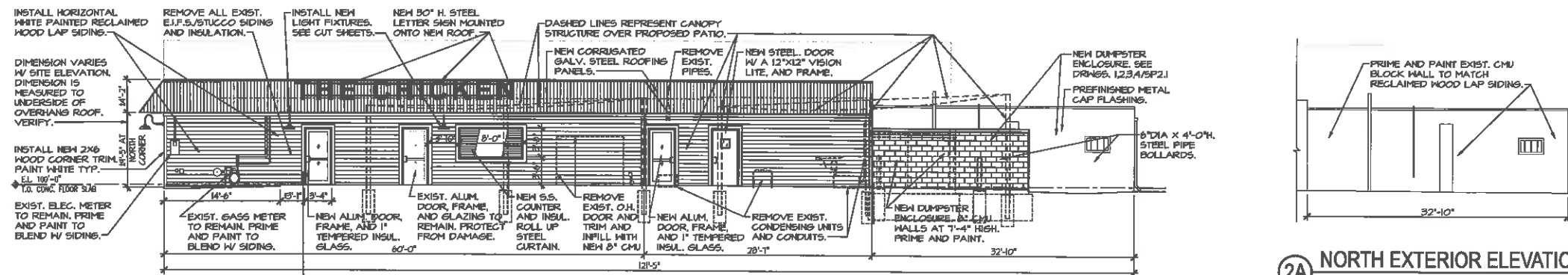
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OCT. 16, 2017

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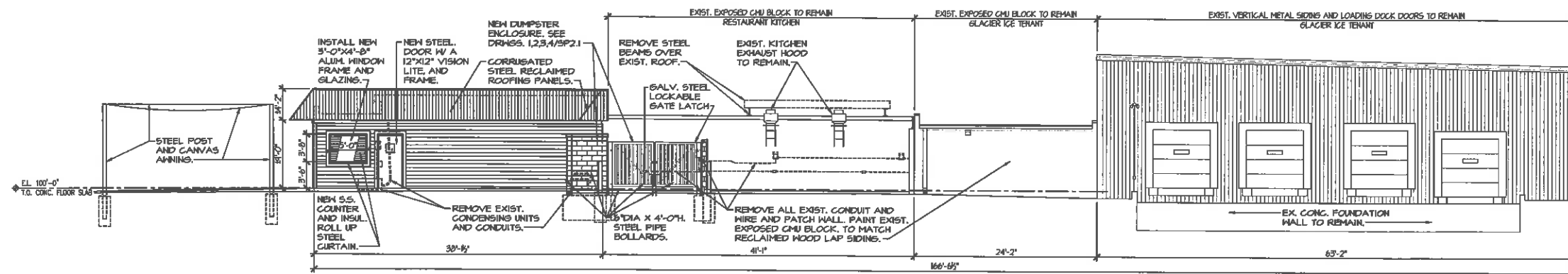


1 EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

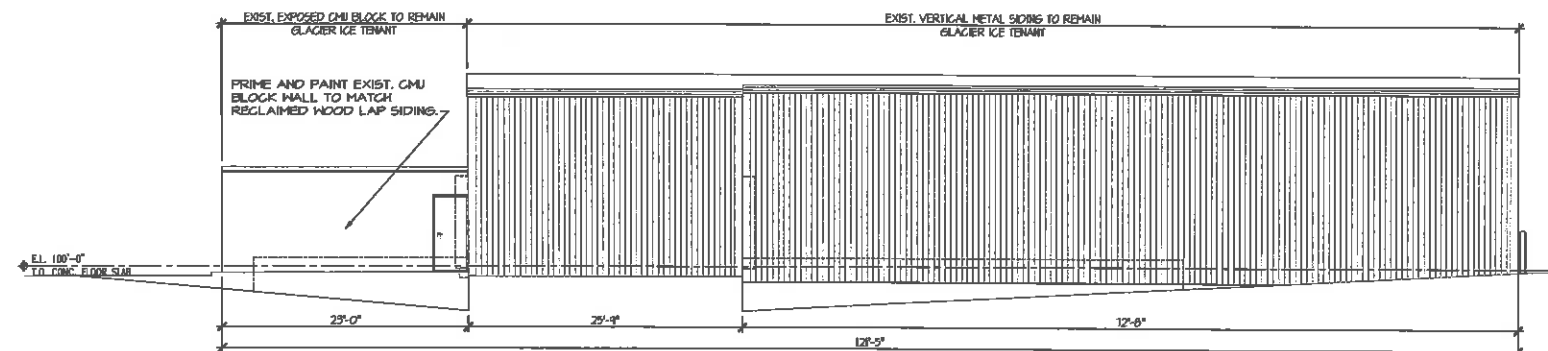


2 NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

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



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



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

PLT DATE: Friday, December 29, 2017 10:51:12 AM USER: MCHRES