

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

Meeting Date: February 25, 2019

Item: Steak N Shake, 815 S. 51st Street – Approval of Site Plan to Construct a 3,412 sq. ft. Restaurant with Drive-Thru – Steak N Shake Iowa LLC. – SP-004163-2018

Requested Action: Recommend Approval of Site Plan

Case Advisor: Kara V. Tragesser, AICP *KAT*

Applicant's Request: The applicant, Steak N Shake Iowa LLC, with permission of the property owner, Woodside Business Park LLC, is requesting approval of a site plan to construct a 3,412 sq. ft. restaurant with drive-thru at 815 S. 51st Street (see Attachments B – Location Map, Attachment C – Site Plan, and Attachment D – Elevations).

History: The property is undeveloped and is a part of the Wirtz Unit Development within planning Parcel C. Parcel C is zoned for Support Commercial uses. The PUD specifically allows one stand-alone fast food eating place with drive-through in Parcel C.

City Council Subcommittee: This project was presented to Development and Planning Subcommittee on December 10, 2018. The Subcommittee is supportive of the project.

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.

Citizen Comment: During the public hearing process for an amendment to the Wirtz Planned Unit Development ordinance, staff received correspondence from a property owner. A copy of that correspondence is included as Attachment D. The amendment clarified the PUD Parcel C boundary and allowed for a shared interstate sign. As the correspondence also included comments related to site plans, it has been attached for the Commission's consideration.

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.

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 site plan to construct a 3,412 sq. ft. restaurant with drive-through, subject to the applicant meeting all City Code requirements and the following:

1. Provide final site plan drawings prior to obtaining a building permit.

Owner: Woodside Business Park LLC
PO Box 187
Ankeny IA 50021

Applicant: Ryan Winter
Steak N Shake Iowa LLC
4213 Fleur Drive, Suite 10
Des Moines IA 50321

Applicant Representative: Josh Trygstad
Civil Design Advantage
2405 SE Crossroads Drive
Grimes IA 50111
515-369-4400

Attachments:

Attachment A	-	Plan and Zoning Commission Resolution
		Exhibit A – Conditions of Approval
Attachment B	-	Location Map
Attachment C	-	Site Plan
Attachment D	-	Elevations
Attachment E	-	Citizen Comment

RESOLUTION NO. PZC *~19-018*

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE THE STEAK N SHAKE SITE PLAN (SP-004163-2018) TO CONSTRUCT A 3,412 SQ. FT. RESTAURANT WITH DRIVE THROUGH AT 815 S. 50TH STRETT

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Steak N Shake Iowa LLC, with permission from the property owner, Woodside Business Park LLC, has requested approval for a Site Plan (SP-004163-2018) to construct a 3,412 sq. ft. restaurant with drive-through at 815 S. 59th Street; 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, on February 25, 2019, this Commission held a duly-noticed public meeting to consider the application for a Site Plan.

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, February 25, 2019, or as amended orally at the Plan and Zoning Commission meeting, are adopted.

SECTION 2. The Site plan to construct a 3,412 sq. ft. restaurant with drive-through is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report 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 February 25, 2019.

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 February 25, 2019.

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

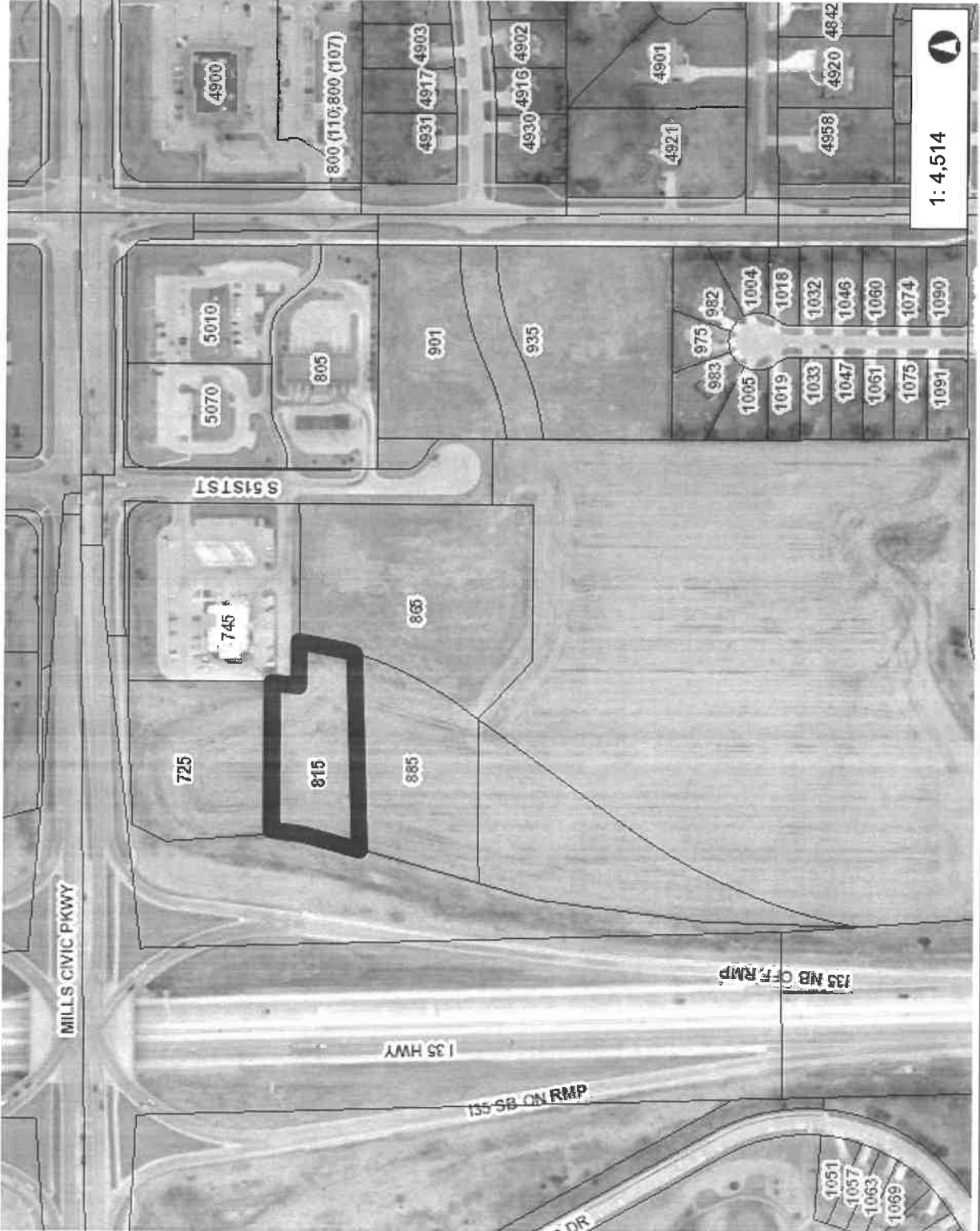
Recording Secretary

EXHIBIT A
CONDITIONS OF APPROVAL

1. Provide final site plan drawings prior to obtaining a building permit.



Steak N Shake 815 S. 50th Street



1: 4,514



Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

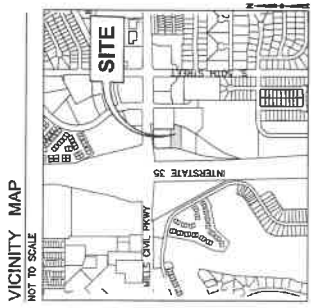


- Legend**
- Addresses
 - Corporate Limits
 - Parcels

SITE PLAN FOR: Steak 'n Shake

WEST DES MOINES, IOWA
INDEX OF SHEETS

NO.	DESCRIPTION
1.0	COVER SHEET
2.0	DIMENSION PLAN
3.0	GRADING PLAN
3.1	AS-BUILT DETENTION BASIN (FOR REFERENCE ONLY, PREVIOUSLY APPROVED 07/17/17)
4.0	UTILITY PLAN
5.0	LANDSCAPE PLAN
6.0	DETAILS



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION
LOT 2 WRTZ COMMERCIAL PARK PLAT 5, AN OFFICIAL
PLAN IN THE CITY OF WEST DES MOINES, POLK
COUNTY, IOWA, INCLUDING 1.26 ACRES (54,770 SF)

**RECIPROCAL EASEMENT
AGREEMENT WITH COVENANTS**
BOOK: 16923
PAGE: 136

ZONING
EXISTING: WRTZ PROPERTY PID - SUPPORT COMMERCIAL
PROPOSED: WRTZ PROPERTY PID - SUPPORT COMMERCIAL

PROJECT SITE ADDRESS
815 S 3RD STREET

COMPREHENSIVE PLAN LAND USE
EXISTING: SUPPORT COMMERCIAL
PROPOSED: SUPPORT COMMERCIAL

DEVELOPMENT SUMMARY
AREAL: 1.26 ACRES (54,770 SF)

SETBACKS:
FRONT: 30'
REAR: 30'

DEVELOPMENT:
TOTAL SITE = 54,770 SF
SIGNALS = 1,987 SF
SEASIDE PAVING = 28,428 SF
OPEN SPACE PROVIDED = 21,830 SF (40%)
UMBRELLAS AREA = 34,707 SF (63%)

WARNING:
UMBRELLAS PER 100 SF OF ARE.
5 OF WHICH SHALL BE DESIGNATED FOR ORDER STATION.

TOTAL REQUIRED = 42
TOTAL PROVIDED = 42

DATE OF SURVEY
SEPTEMBER 2, 2015

BENCHMARKS

- WEST DES MOINES STANDARD CITY BENCHMARK
FLEXA SOUTH OF CENTERLINE OF PHEASANT
PARWAY, 1.5 FEET SOUTH OF EAST/WEST
PROPERTY CORNER OF SOUTH SIDE OF INTEREST
STREET, 4 FEET WEST OF POWER POLE.
ELEVATION=66179.76
- WEST DES MOINES STANDARD CITY BENCHMARK
AT THE INTERSECTION OF SOUTH 80TH STREET AND MILLS CIVIC
PARKWAY, 1.5 FEET SOUTH OF EAST/WEST
PROPERTY CORNER OF SOUTH SIDE OF INTEREST
DUE NORTH OF CORNER IN PAYMENT OF WEST
BOUND LINE OF MILLS CIVIC PARKWAY.
ELEVATION=66179.76

CONSTRUCTION SCHEDULE
START DATE = MARCH 2019
ANTICIPATED FINISH DATE = AUGUST 2019

OWNER OF RECORD
WRTZ COMMERCIAL PARK LLC
1000 W 10TH STREET
ANNEX B, IA 50021

APPLICANT
STEAK 'N SHAKE IOWA LLC
4274 FLORA DRIVE, SUITE 10
WEST DES MOINES, IA 50312
CONTACT: RYAN WINTER

ENGINEER
CIVIL DESIGN ADVANTAGE, LLC
3405 SE CROSSROADS DR, SUITE G
GRIMES, IOWA 50111
PH: (515) 389-4400
CONTACT: JOSH TRYKSTAD (JTRYKSTAD@CDA-ENG.COM)

SURVEYOR
CIVIL DESIGN ADVANTAGE, LLC
3405 SE CROSSROADS DR, SUITE G
GRIMES, IOWA 50111
PH: (515) 389-4400

SUBMITTAL DATES
-SITE PLAN SUBMITTAL TO CITY #1: 12/05/18
-SITE PLAN SUBMITTAL TO CITY #2: 07/17/19
-SITE PLAN SUBMITTAL TO CITY #3: 02/15/19

GENERAL LEGEND

PROPOSED	EXISTING
PROJECT BOUNDARY	SANITARY MANHOLE
LOT LINE	WATER VALVE BOX
SECTION LINE	FIRE HYDRANT
CENTER LINE	WATER CURB STOP
PROPERTY LINE	WELL
PERMANENT EASEMENT	STORM SEWER MANHOLE
TEMPORARY EASEMENT	STORM SEWER SINGLE INTAKE
TYPE SW-501 STORM INTAKE	STORM SEWER DOUBLE INTAKE
TYPE SW-503 STORM INTAKE	FLARED END SECTION
TYPE SW-505 STORM INTAKE	ROOF DRAIN/DOWNSPOUT
TYPE SW-506 STORM INTAKE	CONCRETE TREE
TYPE SW-508 STORM INTAKE	CONCRETE TREE
TYPE SW-513 STORM INTAKE	CONCRETE TREE
TYPE SW-401 STORM MANHOLE	CONCRETE TREE
TYPE SW-402 STORM MANHOLE	ELECTRIC POWER POLE
TYPE SW-301 SANITARY MANHOLE	GUY ANCHOR
TYPE SW-301 SANITARY MANHOLE	STREET LIGHT
STORM/SANITARY CLEANOUT	UTILITY POLE W/ TRANSFORMER
WATER VALVE	ELECTRIC BOX
FIRE HYDRANT ASSEMBLY	ELECTRIC MANHOLE OR VAULT
DETECTABLE WARNING PANEL	TRAFFIC SIGN
STORM SEWER STRUCTURE NO.	TELEPHONE JUNCTION BOX
STORM SEWER PIPE NO.	TELEPHONE MANHOLE/VAULT
SANITARY SEWER STRUCTURE NO.	TELEPHONE POLE
SANITARY SEWER PIPE NO.	VALVE BOX
SANITARY SEWER WITH SIZE	CABLE TV MANHOLE/VAULT
SANITARY SERVICE	MAIL BOX
STORM SEWER	BENCHMARK
WATERMAIN WITH SIZE	SOIL BORING
WATER SERVICE	UNDERGROUND TV CABLE
SANITARY (FULL DEPTH)	GAS MAIN
SILT FENCE	FIBER OPTIC
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE

GENERAL LEGEND

TYPE SW-501 STORM INTAKE	TYPE SW-503 STORM INTAKE	TYPE SW-505 STORM INTAKE	TYPE SW-506 STORM INTAKE	TYPE SW-508 STORM INTAKE	TYPE SW-513 STORM INTAKE	TYPE SW-401 STORM MANHOLE	TYPE SW-402 STORM MANHOLE	TYPE SW-301 SANITARY MANHOLE	STORM/SANITARY CLEANOUT	WATER VALVE	FIRE HYDRANT ASSEMBLY	DETECTABLE WARNING PANEL	STORM SEWER STRUCTURE NO.	STORM SEWER PIPE NO.	SANITARY SEWER STRUCTURE NO.	SANITARY SEWER PIPE NO.	SANITARY SEWER WITH SIZE	SANITARY SERVICE	STORM SEWER	WATERMAIN WITH SIZE	WATER SERVICE	SANITARY (FULL DEPTH)	SILT FENCE
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REFER TO GEOTECHNICAL REPORT FOR GEOTECHNICAL REQUIREMENTS.

THE PROJECT REQUIRES AN IOWA TORRES PERMIT AND CITY OF WEST DES MOINES GRADING PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE PROJECT. CIVIL DESIGN ADVANTAGE WILL BE RESPONSIBLE FOR OBTAINING THE PERMITS AND THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

THE MOST RECENT EDITION OF THE WEST DES MOINES STANDARD SPECIFICATIONS FOR CONSTRUCTION SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

THIS DESIGN SPECIFICALLY PREPARED FOR USE AT THE LOCATION SHOWN. USE IN ANY OTHER LOCATION IS AT THE USER'S INTENDED PURPOSE OF THESE DRAWINGS AND ANY ACCOMPANYING SPECIFICATIONS.

I HEREBY CERTIFY THAT THE ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

PROFESSIONAL ENGINEER
CIVIL DESIGN ADVANTAGE, LLC
JOSH TRYKSTAD
IOWA 50111

DATE: _____
SCALE: _____
PROJECT NO.: 1811608

IOWA ONE CALL
www.iowacall.com | 1-800-292-8989

UTILITY WARNING
ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY. CIVIL DESIGN ADVANTAGE MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA. EITHER CIVIL DESIGN ADVANTAGE OR THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE EXACT LOCATION SHOWN.

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR, SUITE G, GRIMES, IOWA 50111
PH: (515) 389-4400 Fax: (515) 389-4410
PROJECT NO. 1811608

STEAK 'N SHAKE DIMENSION PLAN

2.0
 18116028

GENERAL NOTES

1. THE MOST RECENT EDITION OF THE WEST DES MOINES STANDARDS FOR SUBURBANS AND THE IOWA STANDARDS FOR SUBURBANS SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
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TRAFFIC CONTROL NOTES

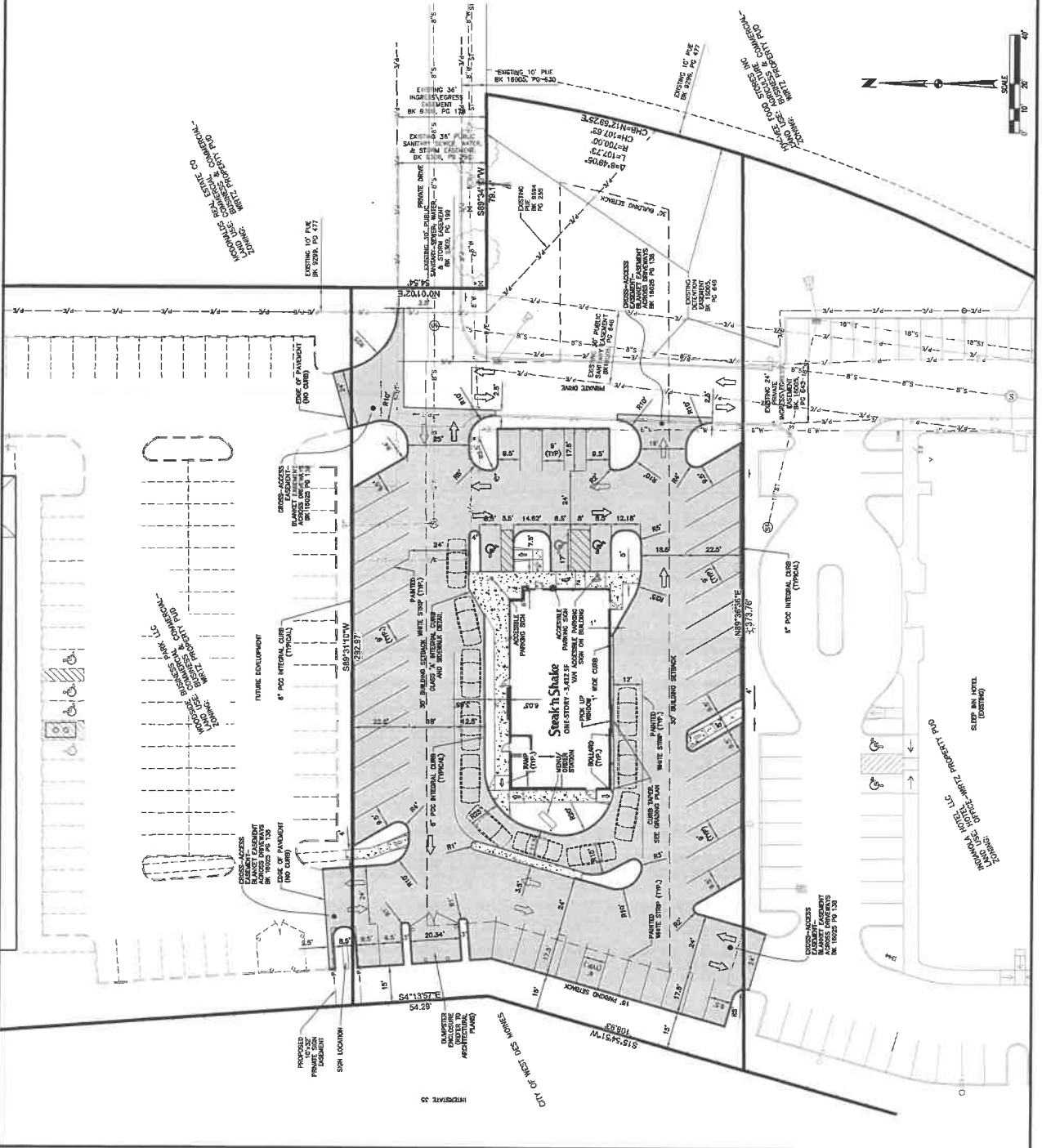
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PAVEMENT THICKNESS (NON-REINFORCED)

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- 20. PAVEMENT THICKNESS

NOTES

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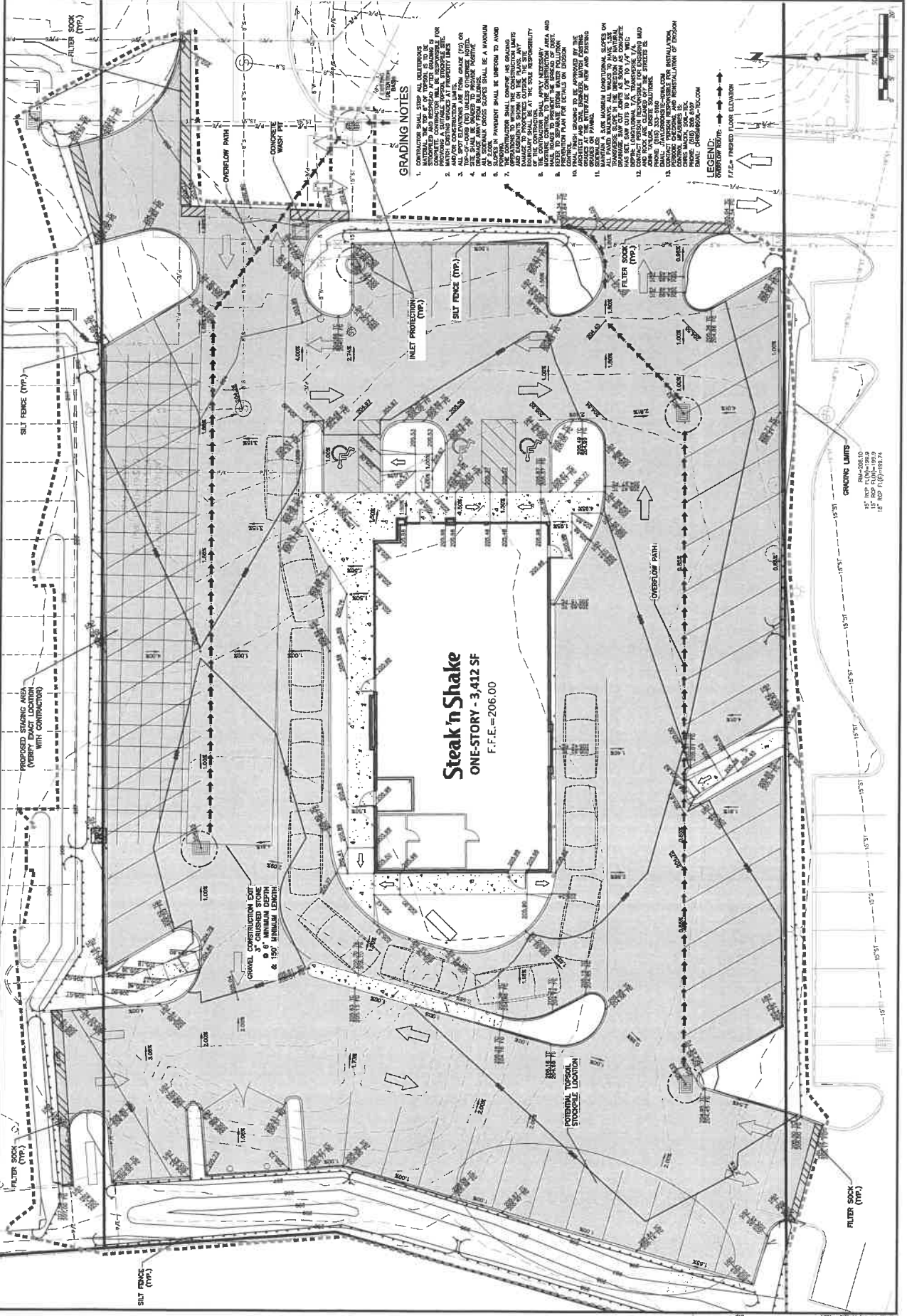


**STEAK 'N SHAKE
GRADING PLAN**

WEST DES MOINES, IOWA
CIVIL DESIGN ADVANTAGE
ENGINEER:
PHONE: (515) 389-4400 FAX: (515) 389-4410



3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
TECH:
DATE:
REVISIONS:
SITE PLAN SUBMITTAL #1
SITE PLAN SUBMITTAL #2
SITE PLAN SUBMITTAL #3



GRADING NOTES

1. CONTRACTOR SHALL STOP ALL OPERATIONS IMMEDIATELY UPON ENCOUNTERING UNEXPECTED OBSTACLES, INCLUDING BUT NOT LIMITED TO, UTILITIES, ROCKS, OR OTHER HAZARDOUS CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED BY THE OWNER AND FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IOWA DEPARTMENT OF TRANSPORTATION (DOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND THE IOWA DEPARTMENT OF PUBLIC SAFETY (DPS) STANDARD SPECIFICATIONS FOR CONSTRUCTION.
3. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE NOTED ON THIS PLAN.
4. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND UNTIL THE SITE IS RESTORED TO ORIGINAL OR BETTER CONDITION.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IOWA DEPARTMENT OF TRANSPORTATION (DOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND THE IOWA DEPARTMENT OF PUBLIC SAFETY (DPS) STANDARD SPECIFICATIONS FOR CONSTRUCTION.
6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC UTILITIES AT ALL TIMES.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IOWA DEPARTMENT OF TRANSPORTATION (DOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND THE IOWA DEPARTMENT OF PUBLIC SAFETY (DPS) STANDARD SPECIFICATIONS FOR CONSTRUCTION.
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LEGEND

- PROPOSED GRADING
- EXISTING GRADING
- PROPOSED FLOOR ELEVATION
- GRADING LIMITS

FILE IN PROJECT FOLDER: 2008-09-15-100-37204
DRAWN BY: JMM
CHECKED BY: JMM
DATE: 09/15/08

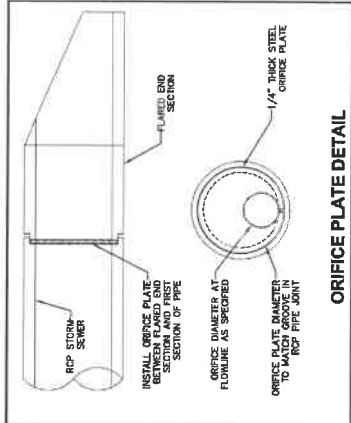
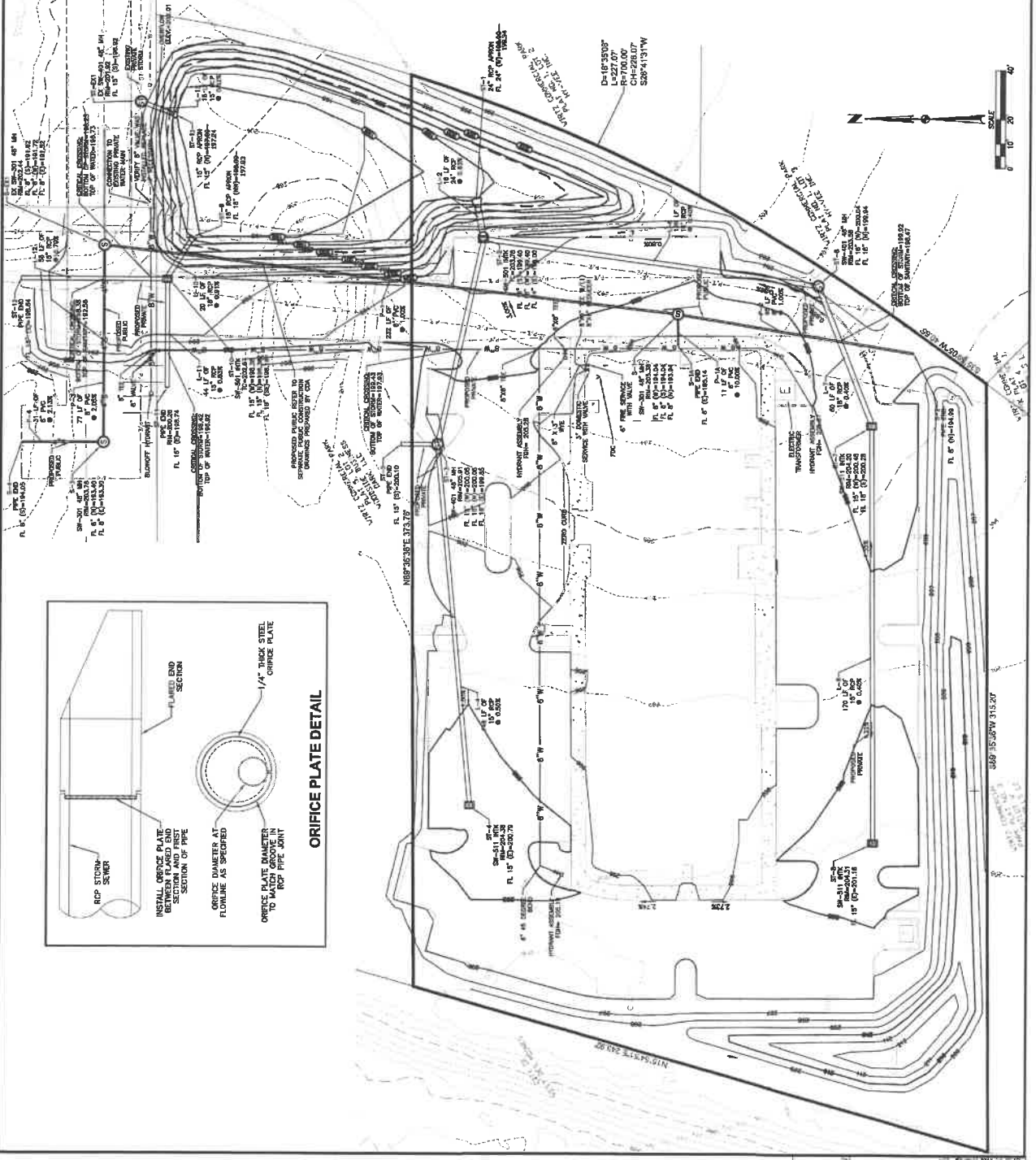
DETENTION DATA

• (PER APPROVED STORM WATER MANAGEMENT PLAN DATED 11-10-2015)
REQUIRED DETENTION = 24,340 CF @ 100 YR ELEVATION = 2003.92

ELEVATION	DESIGN VOL. (SUMICE)	AS-BUILT VOL. (SUMICE)
197.0	0	0
198.0	2,237	2.0
199.0	7,975	7.237
200.0	17,113	16.474
201.0	23,110	22.471
202.0	33,866	33.227

• 100 YR. ELEV. = 2003.92 (1.00' FREEBOARD) 2003.97 (1.04' FREEBOARD)
• 100 YR. ELEV. = 2004.92 (1.00' FREEBOARD) 2004.97 (1.04' FREEBOARD)
• 10.00' ORIFICE DIA. ORIFICE PLATE (CONCRETE)

AS-BUILT VOLUME OF 24,340 CF IS ATTAINED AT ELEVATION 2003.97 WITH AN OVERFLOW ELEVATION OF 202.01 AND PROVIDES 1.04' OF FREEBOARD.



I HEREBY CERTIFY THAT THE ENGINEERING DOCUMENTS AND FIGURES HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A duly LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

Emory A. Harkin 7/12/17
DATE

BY LICENSE NUMBER, DATE IS AUGUST 31, 2017
PAGE(S) OF SHEETS COVERED BY THIS SEAL: SHEET 1



STEAK 'N SHAKE UTILITY PLAN

WEST DES MOINES, IOWA
CIVIL DESIGN ADVANTAGE
ENGINEER:
PHONE: (515) 369-4400 FAX: (515) 369-4410
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111

NO.	DATE	REVISIONS
1	08/21/14	FINAL PLAN SUBMITTAL #1
2	08/21/14	FINAL PLAN SUBMITTAL #2
3	08/21/14	FINAL PLAN SUBMITTAL #3



UTILITY NOTES

1. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. VERIFY ALL UTILITY LOCATIONS WITH THE GAS SERVICE CONSTRUCTION DETAILS. SERVICE CONSTRUCTION DETAILS ARE SHOWN AT THE BOTTOM OF THE SHEET.
2. VERIFY ALL UTILITY LOCATIONS WITH THE GAS SERVICE CONSTRUCTION DETAILS. SERVICE CONSTRUCTION DETAILS ARE SHOWN AT THE BOTTOM OF THE SHEET.
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WEST DES MOINES WATER WORKS NOTES

1. ALL WATER WORK SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARDS.
2. THE CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO THE START OF WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTORS INVOLVED IN THE PROJECT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTORS INVOLVED IN THE PROJECT.
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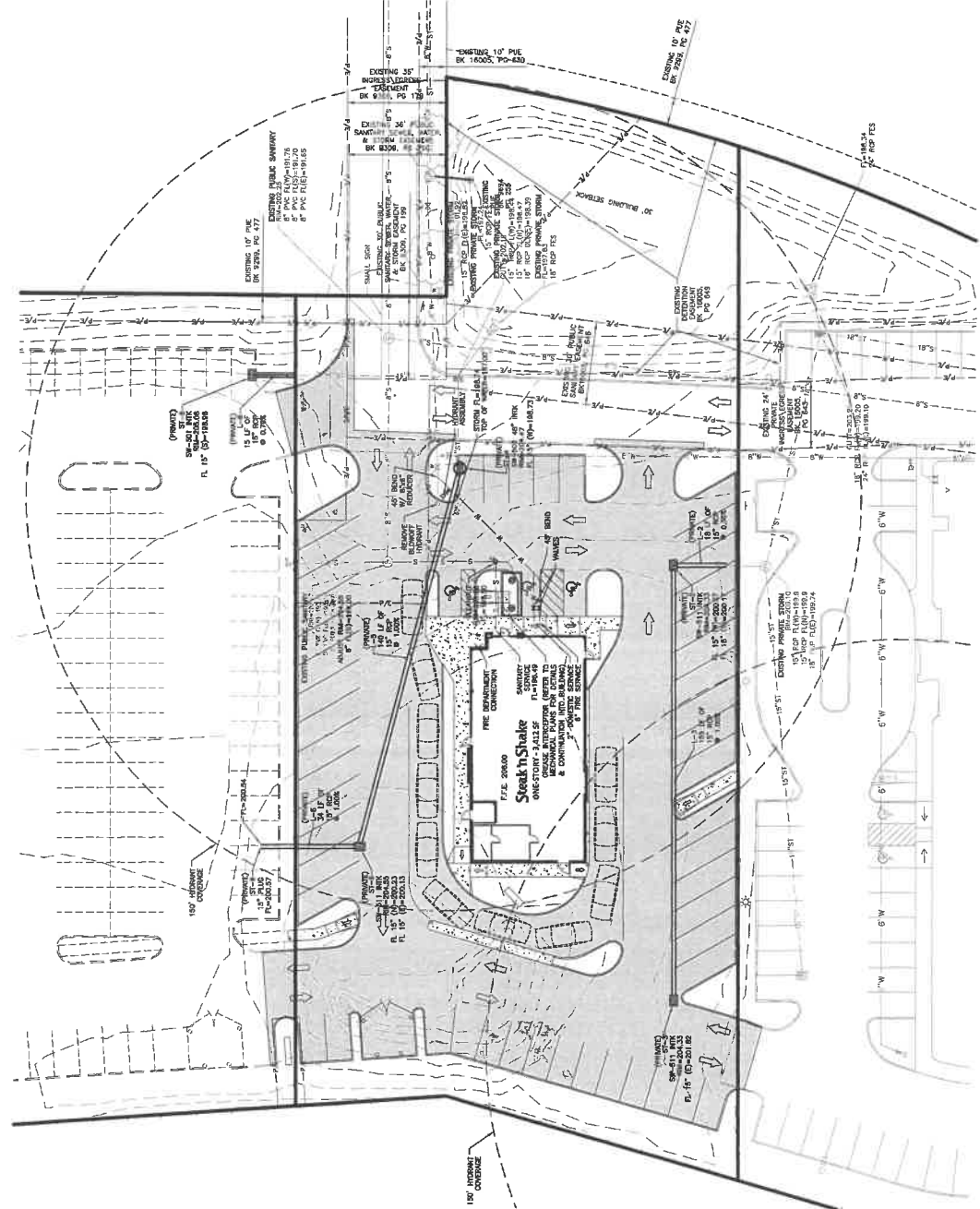
LIGHTING NOTES:

SEE LIGHTING PLAN (PHOTOMETRIC PLAN) FOR MORE INFORMATION.
ALL LIGHTING SHALL BE DOWN-LIGHT. OUT-GOING LIGHT SHALL BE PROHIBITED.
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ALL LIGHTING SHALL BE DOWN-LIGHT. OUT-GOING LIGHT SHALL BE PROHIBITED.

PRIVATE WATER MAIN QUANTITIES

- 1. EA
- 2. EA
- 3. EA
- 4. EA
- 5. EA
- 6. EA
- 7. EA
- 8. EA
- 9. EA
- 10. EA
- 11. EA
- 12. EA
- 13. EA
- 14. EA
- 15. EA
- 16. EA
- 17. EA
- 18. EA
- 19. EA
- 20. EA

NOTE:
THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS WITH THE GAS SERVICE CONSTRUCTION DETAILS. SERVICE CONSTRUCTION DETAILS ARE SHOWN AT THE BOTTOM OF THE SHEET.
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VERIFY ALL UTILITY LOCATIONS WITH THE GAS SERVICE CONSTRUCTION DETAILS. SERVICE CONSTRUCTION DETAILS ARE SHOWN AT THE BOTTOM OF THE SHEET.



LANDSCAPE NOTES

1. ALL CONSTRUCTION SHALL OCCUR TO THE MOST RECENT EDITION OF THE WEST DES MOINES CODE.
2. THE SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE WEST DES MOINES CODE.
3. ALL PLANT MATERIAL SHALL BE NEARLY MATURE, WITHOUT DETERMINES, WOOD AND OPEN SPACES, AND SHALL BE PLANTED TO THE SPECIFICATIONS, TIME TO MATURE, SOAK AND CHARACTER OF SOILS, AND TO THE SPECIFICATIONS OF THE CONTRACTOR.
4. ALL PLANT MATERIAL SHALL BE PLANTED TO THE SPECIFICATIONS, TIME TO MATURE, SOAK AND CHARACTER OF SOILS, AND TO THE SPECIFICATIONS OF THE CONTRACTOR.
5. ALL PLANT MATERIAL SHALL BE PLANTED TO THE SPECIFICATIONS, TIME TO MATURE, SOAK AND CHARACTER OF SOILS, AND TO THE SPECIFICATIONS OF THE CONTRACTOR.
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SCREENING

1. ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC AND ADJACENT PROPERTY WITH EITHER ARCHITECTURAL OR LANDSCAPE SCREENING.
2. SCREENING SHALL BE PROVIDED FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
3. SCREENING SHALL BE PLANTED BY ANY CITY OF WEST DES MOINES PUBLIC UTILITY CASHEMENT.

MINIMUM PLANT SIZES

- 2" CAL
- 4" DBH
- 6" DBH
- 8" DBH
- 10" DBH
- 12" DBH
- 14" DBH
- 16" DBH
- 18" DBH
- 20" DBH

PLANT SUBSTITUTIONS

- (1) ORNAMENTAL TREES = (1) OVERSTORY TREE OR UNDERSTORY
- (2) SHRUBS = (1) UNDERSTORY TREE
- NO MORE THAN ONE OF THE REQUIRED PLANT TYPE MAY BE SUBSTITUTED.
- ALL PLANTING SHALL BE PLANTED TO THE SPECIFICATIONS, TIME TO MATURE, SOAK AND CHARACTER OF SOILS, AND TO THE SPECIFICATIONS OF THE CONTRACTOR.
- ALL PLANTING SHALL BE PLANTED TO THE SPECIFICATIONS, TIME TO MATURE, SOAK AND CHARACTER OF SOILS, AND TO THE SPECIFICATIONS OF THE CONTRACTOR.

OPEN SPACE LANDSCAPE REQUIREMENTS

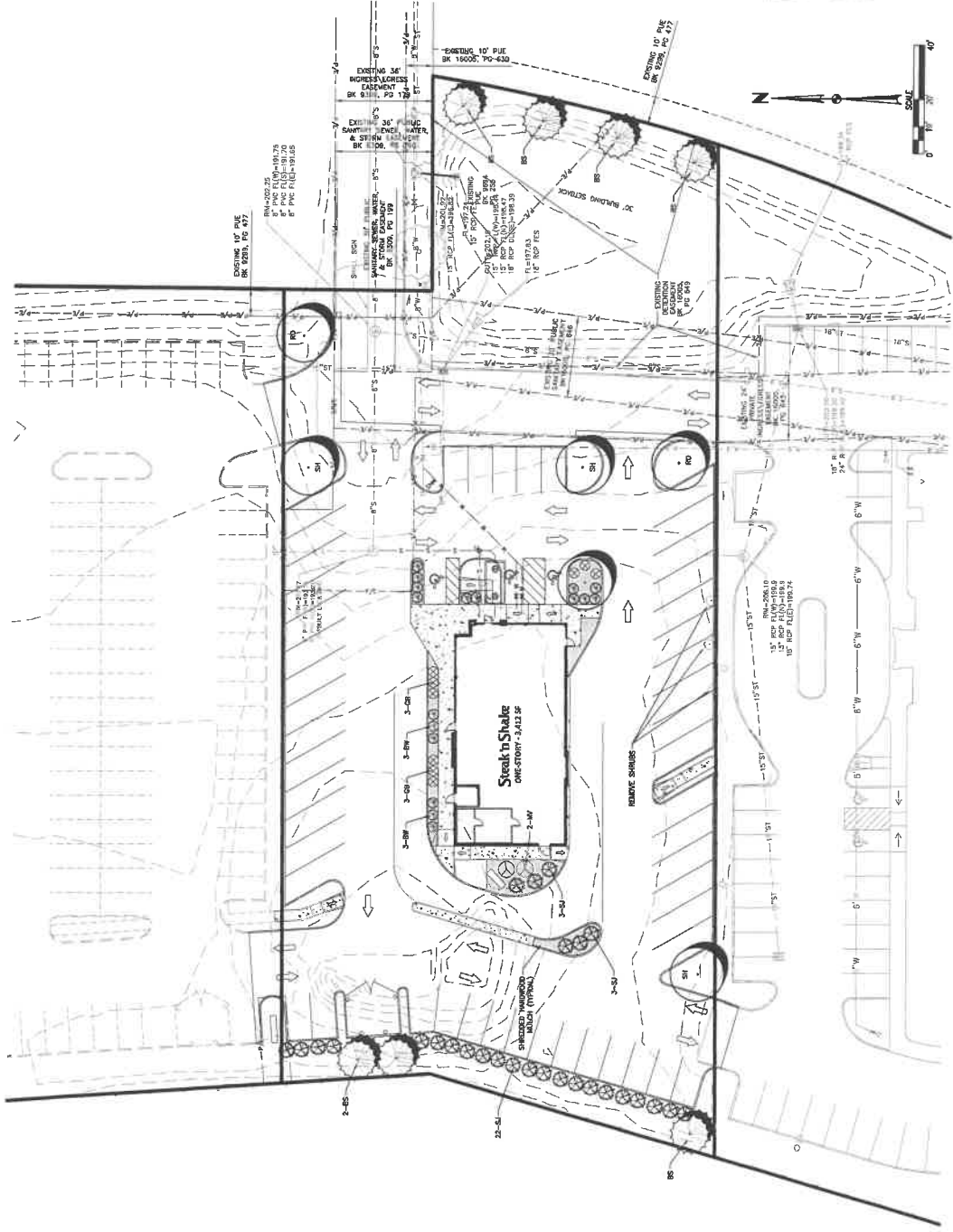
- (1) TREES PER 3000 SF OF RECORDED OPEN SPACE
- (2) SHRUBS PER 3000 SF OF RECORDED OPEN SPACE
- (3) TREES PER 3000 SF OF RECORDED OPEN SPACE
- (4) SHRUBS PER 3000 SF OF RECORDED OPEN SPACE
- (5) TREES PER 3000 SF OF RECORDED OPEN SPACE
- (6) SHRUBS PER 3000 SF OF RECORDED OPEN SPACE
- (7) TREES PER 3000 SF OF RECORDED OPEN SPACE
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- (10) SHRUBS PER 3000 SF OF RECORDED OPEN SPACE

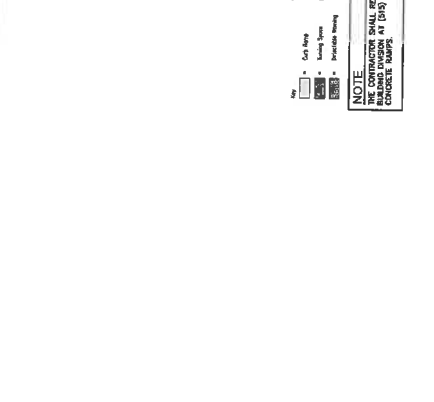
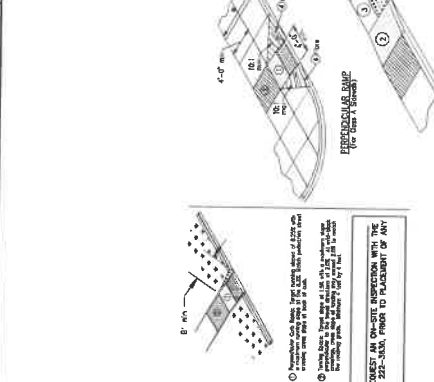
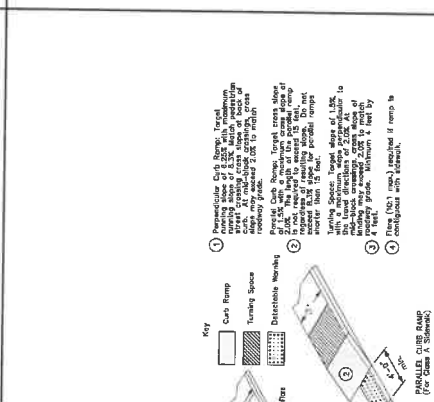
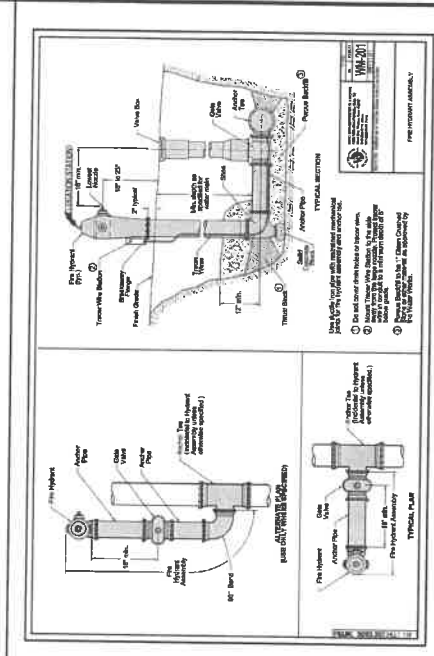
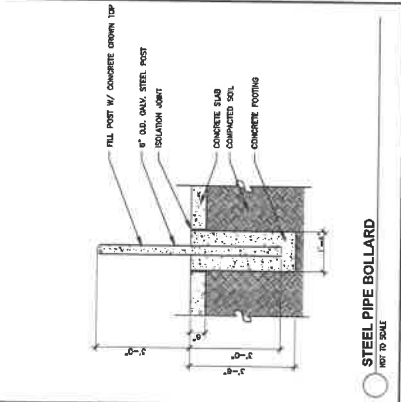
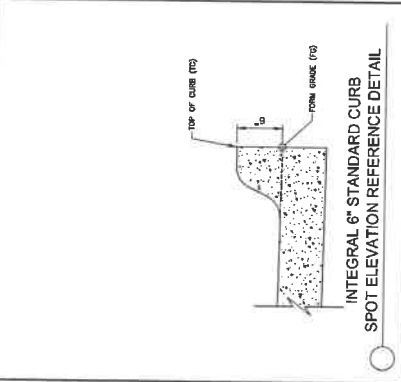
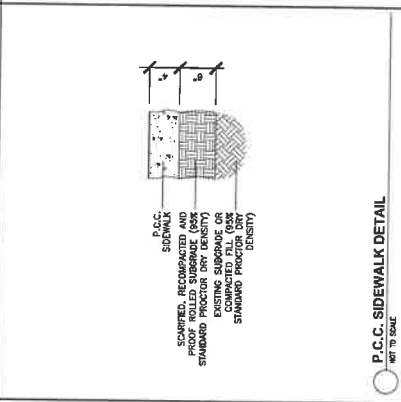
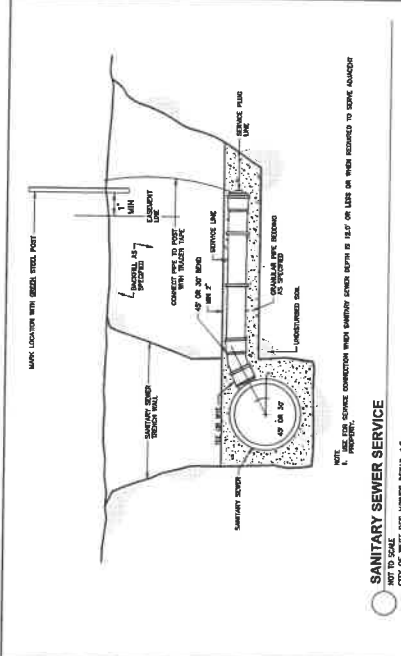
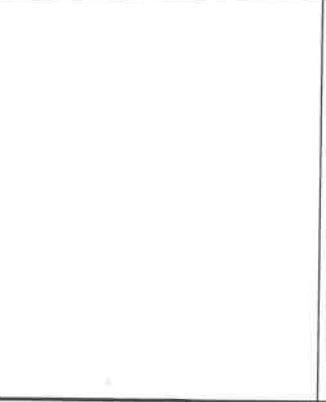
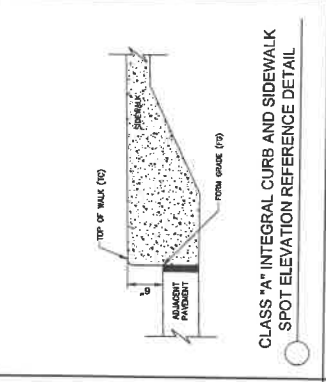
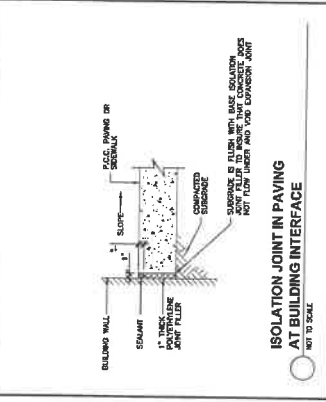
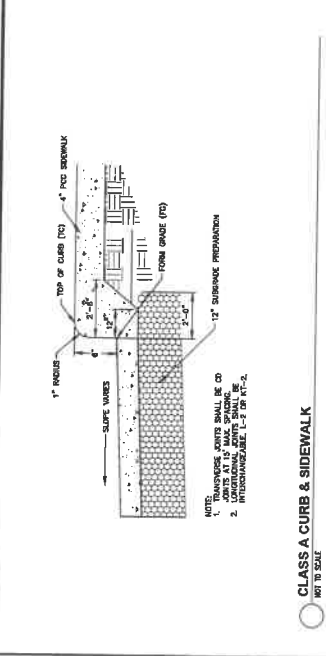
PARKING LOT LANDSCAPE REQUIREMENTS

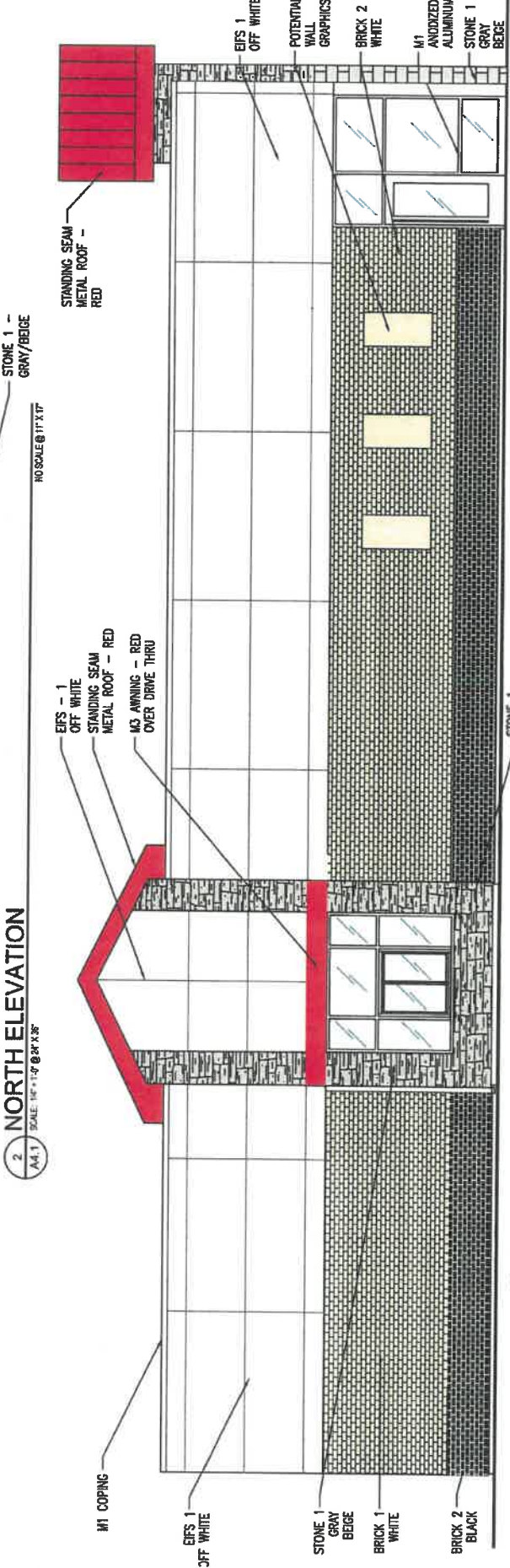
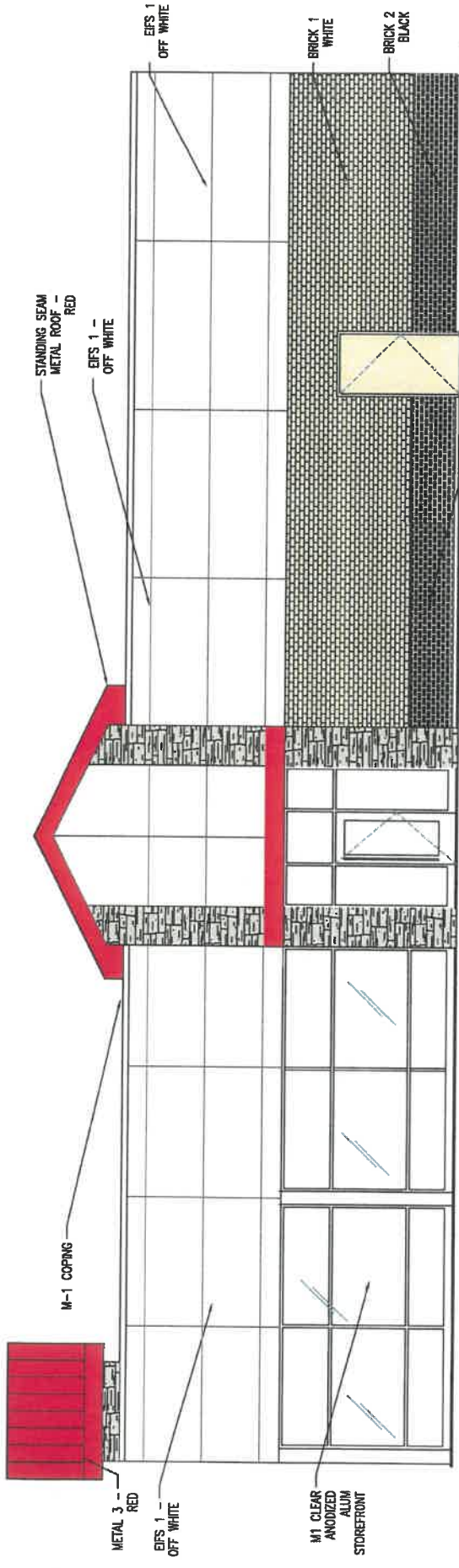
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- (9) TREES PER 3000 SF OF RECORDED OPEN SPACE
- (10) SHRUBS PER 3000 SF OF RECORDED OPEN SPACE

PLANT SCHEDULE

PLANT NAME	QUANTITY	PLANT SIZE	PLANT TYPE
ORNAMENTAL TREES	7	12" DBH	OVERSTORY
ORNAMENTAL TREES	7	12" DBH	UNDERSTORY
ORNAMENTAL TREES	7	12" DBH	OVERSTORY
ORNAMENTAL TREES	7	12" DBH	UNDERSTORY
ORNAMENTAL TREES	7	12" DBH	OVERSTORY
ORNAMENTAL TREES	7	12" DBH	UNDERSTORY
ORNAMENTAL TREES	7	12" DBH	OVERSTORY
ORNAMENTAL TREES	7	12" DBH	UNDERSTORY
ORNAMENTAL TREES	7	12" DBH	OVERSTORY
ORNAMENTAL TREES	7	12" DBH	UNDERSTORY

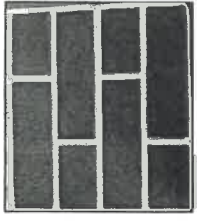






1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0" @ 27' X 38"
NO SCALE @ 11" X 17"

2 NORTH ELEVATION
SCALE: 1/4" = 1'-0" @ 27' X 38"
NO SCALE @ 11" X 17"



BRICK-2
SIOUX CITY BRICK - MODULAR
VINTAGE BLACK VELOUR



MASONRY MORTAR
ASH GROVE PRO - FAWN



METAL-1
CLEAR ANODIZED ALUMINUM
WINDOW FRAMES



METAL-3
FIRESTONE - UNA CLAD
REGAL RED



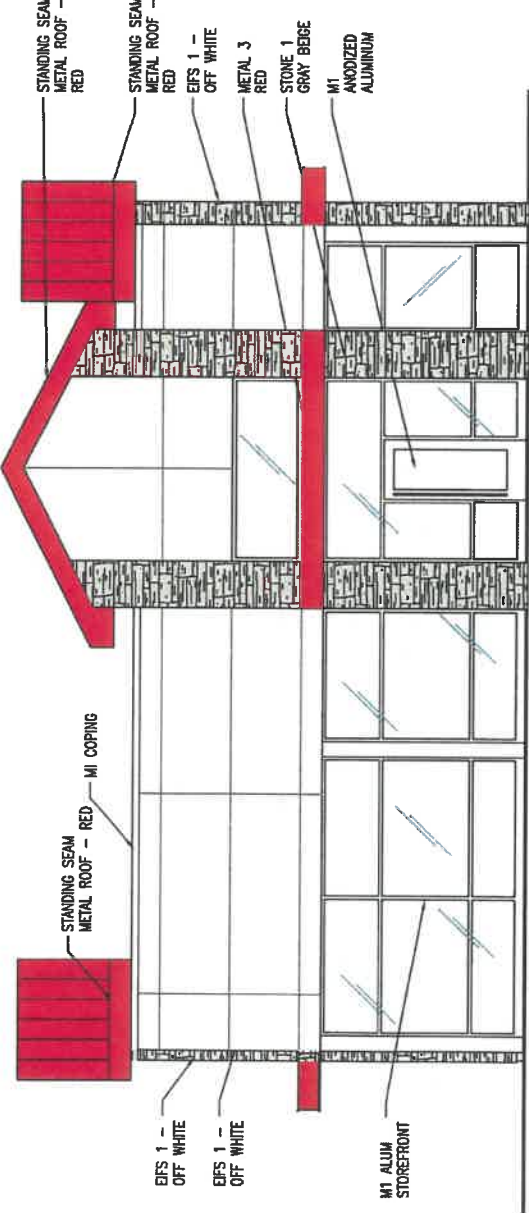
BRICK-1
SIOUX CITY BRICK - MODULAR
REVERSE PEWTER VELOUR



STONE-1
ARISCRAFT - ASHLAR
SHADOW STONE STEEL GREY



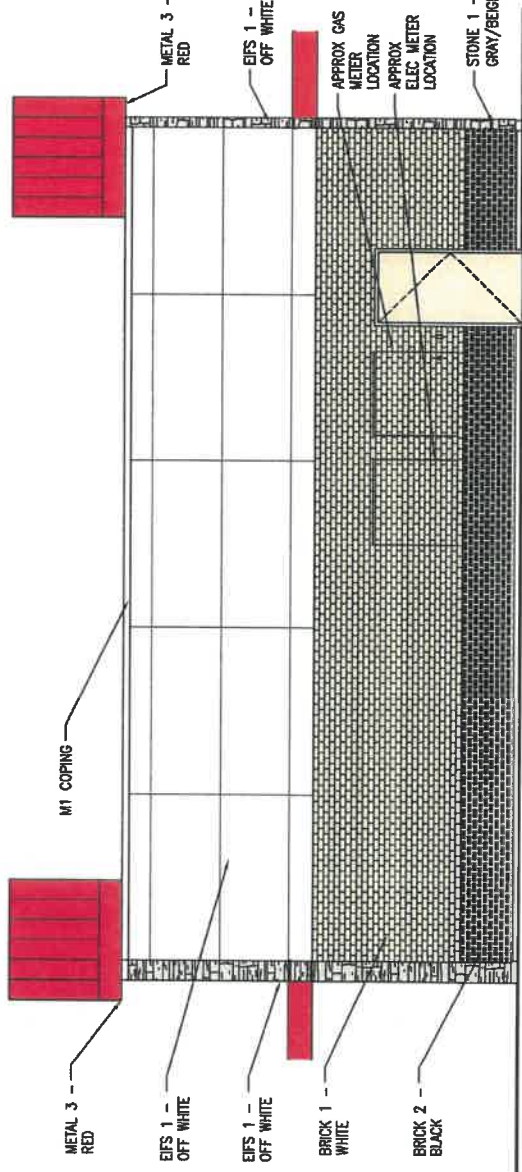
EIFS-1
DRYVIT - STANDARD FINISH
472A CAPTAIN



2 EAST ELEVATION

A4.2 SCALE: 1/4" = 1'-0" @ 24" X 36"

NO SCALE @ 11" X 17"



1 WEST ELEVATION

A4.2 SCALE: 1/4" = 1'-0" @ 24" X 36"

NO SCALE @ 11" X 17"

December 18, 2018

ATTACHMENT E

I, James Simpson, am opposed to letting Steak & Shake put up a tall sign on the west side of the lot by the interstate. No other businesses have tall signs along Interstate 35 in West Des Moines.

And, parking lot light has to be pointing down, not shining like a star.

Also, the development of Steak & Shake should have two entrances, for fire protection, instead of waiting for development to the south.

Respectfully,



**James R. Simpson
4930 Fieldstone Dr
West Des Moines, Iowa 50265**