CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: March 4, 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

RESOLUTION: Approval of Site Plan.

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant, Steak n Shake Iowa 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 Exhibit I - Attachments B – Location Map, Attachment C –Site Plan, and Attachment D – Elevations).

Plan and Zoning Commission Action:
Vote: 6-0 approval, Commissioner Drake absent
Date: February 25, 2019
Motion: Adopt a resolution recommending the City Council approve the site plan.

OUTSTANDING ISSUES: There are no outstanding issues.

The following items of interest are noted in the attached Plan and Zoning Commission report (see Exhibit I):

- Applicant's Request
- History
- City Council Subcommittee – *Development and Planning (December 10, 2018)*
- Staff Review and Comments – *Citizen Comment*
- Comprehensive Plan Consistency
- Findings
- Staff Recommendation and Conditions of Approval
- Owner/Applicant/Applicant Representative Information

RECOMMENDATION: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, the Plan and Zoning Commission recommends the City Council adopt a resolution to approve a Site Plan for construction of a 3,412 sq. ft. restaurant with drive –thru at 815 S. 51st Street, subject to the applicant meeting all City Code requirements and the following:

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

Lead Staff Member: Kara Tragesser, AICP KAT

STAFF REVIEWS

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	N/A
Date(s) Published	
Letter sent to surrounding property owners	

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning Subcommittee		
Date Reviewed	December 10, 2018		
Recommendation	Yes X	No ☐	Split ☐

ATTACHMENTS:

Exhibit I	-	Plan and Zoning Commission Communication
		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 Comments
Exhibit II	-	City Council Resolution
		Exhibit A – Conditions of Approval

EXHIBIT I

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 KVT

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-along 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-though, 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

ATTACHMENT A

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:

Jennifer Canaday
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: ANDERSEN, COSTA, CROWLEY, ERICKSON, HATFIELD, SOUTHWORTH
NAYS:
ABSTENTIONS:
ABSENT: DRAKE

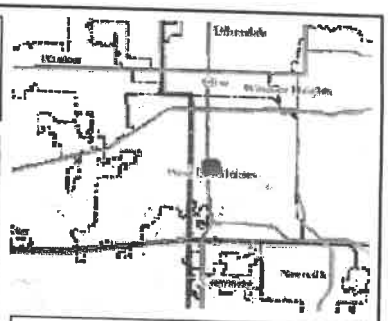
ATTEST:

Jennifer Canaday
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



Legend

- Addresses
- Corporate Limits
- Parcels

752.3 0 376.17 752.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

© City of West Des Moines, Iowa

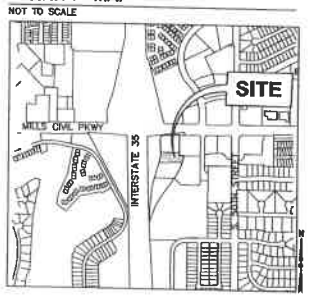
Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

ATTACHMENT B

SITE PLAN FOR:
Steak 'n Shake
WEST DES MOINES, IOWA

VICINITY MAP
NOT TO SCALE



OWNER OF RECORD
WOODSIDE BUSINESS PARK LLC
PO BOX 187
ANKENY, IA 50021

APPLICANT
STEAK N SHAKE IOWA LLC
4214 FLEUR DRIVE, SUITE 10
DES MOINES, IA 50321
CONTACT: RYAN WINTER

ENGINEER
CIVIL DESIGN ADVANTAGE, LLC
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400
CONTACT: JOSH TRYGSTAD (JTRYGSTAD@CDA-ENG.COM)

SURVEYOR
CIVIL DESIGN ADVANTAGE, LLC
CONTACT: MIKE BROONER
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400
FX: (515) 369-4410

SUBMITTAL DATES
-SITE PLAN SUBMITTAL TO CITY #1: 12/05/18
-SITE PLAN SUBMITTAL TO CITY #2: 01/17/19
-SITE PLAN SUBMITTAL TO CITY #3: 02/15/19

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

RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS
BOOK: 16025
PAGE: 136

ZONING
EXISTING: WIRTZ PROPERTY PUD – SUPPORT COMMERCIAL
PROPOSED: WIRTZ PROPERTY PUD – SUPPORT COMMERCIAL

PROJECT SITE ADDRESS
815 S 51ST STREET

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

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

SETBACKS:
FRONT: 30'
SIDE: 30'
REAR: 30'

OPEN SPACE:

TOTAL SITE:	=	54,770 SF
SIDEWALK	=	1,667 SF
BUILDING	=	3,412 SF
VEHICLE PAVING	=	28,428 SF
OPEN SPACE PROVIDED	=	21,930 SF (40%)

IMPERVIOUS AREA: = 34,707 SF (63%)

PARKING:
1.5 SPACES PER 100 SF OF GFA.
11 QUEUING SPACES PER DRIVE-THROUGH,
5 OF WHICH SHALL BE DESIGNATED FOR ORDER STATION.

TOTAL REQUIRED =52
TOTAL PROVIDED =52

DATE OF SURVEY
SEPTEMBER 2, 2015

BENCHMARKS
- WEST DES MOINES STANDARD CITY BENCHMARK #16. 1500 BLOCK SOUTH 60TH STREET, 319 FEET SOUTH OF CENTERLINE OF PHEASANT RIDGE DRIVE, 8 FEET SOUTH OF SOUTHWEST PROPERTY CORNER OF 1520 SOUTH 60TH STREET, 4 FEET WEST OF POWER POLE. ELEVATION=179.78
- WEST DES MOINES STANDARD CITY BENCHMARK #145. NORTHEAST CORNER OF INTERSECTION OF SOUTH 60TH STREET AND MILLS CIVIC PARKWAY, 1.5 FEET SOUTH OF EAST/WEST SIDEWALK, 4.0 FEET EAST OF RAMP/SIDEWALK, DUE NORTH OF CRACK IN PAVEMENT OF WEST BOUND LANE OF MILLS CIVIC PARKWAY. ELEVATION=201.075

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

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

GENERAL LEGEND

PROPOSED
PROJECT BOUNDARY
LOT LINE
SECTION LINE
CENTER LINE
RIGHT OF WAY
PERMANENT EASEMENT
TEMPORARY EASEMENT
TYPE SW-501 STORM INTAKE
TYPE SW-503 STORM INTAKE
TYPE SW-505 STORM INTAKE
TYPE SW-506 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
SIGN
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
STORM SERVICE
WATERMAIN WITH SIZE
WATER SERVICE
SAWCUT (FULL DEPTH)
SILT FENCE

EXISTING
SANITARY MANHOLE
WATER VALVE BOX
FIRE HYDRANT
WATER CURB STOP
WELL
STORM SEWER MANHOLE
STORM SEWER SINGLE INTAKE
STORM SEWER DOUBLE INTAKE
FLARED END SECTION
ROOF DRAIN/ DOWNSPOUT
DECIDUOUS TREE
CONIFEROUS TREE
DECIDUOUS SHRUB
CONIFEROUS SHRUB
ELECTRIC POWER POLE
GUY ANCHOR
STREET LIGHT
POWER POLE W/ TRANSFORMER
UTILITY POLE W/ LIGHT
ELECTRIC BOX
ELECTRIC TRANSFORMER
ELECTRIC MANHOLE OR VAULT
TRAFFIC SIGN
TELEPHONE JUNCTION BOX
TELEPHONE MANHOLE/VAULT
TELEPHONE POLE
GAS VALVE BOX
CABLE TV JUNCTION BOX
CABLE TV MANHOLE/VAULT
MAIL BOX
BENCHMARK
SOIL BORING
UNDERGROUND TV CABLE
GAS MAIN
FIBER OPTIC
UNDERGROUND TELEPHONE
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC
FIELD TILE
SANITARY SEWER W/ SIZE
STORM SEWER W/ SIZE
WATER MAIN W/ SIZE

REFER TO GEOTECHNICAL REPORT FOR GEOTECHNICAL REQUIREMENTS.

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 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 CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

THE MOST RECENT EDITION OF THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, THE 1993 DES MOINES METRO DESIGN STANDARDS WITH THE WEST DES MOINES ADDENDA, AND THE WEST DES MOINES WATER WORKS GENERAL SUPPLEMENTAL SPECIFICATIONS FOR WATER INFRASTRUCTURE 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 MANNER EXCEEDS THE INTENDED PURPOSE OF THESE DRAWINGS AND ANY ACCOMPANYING SPECIFICATIONS.

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR. SUITE G, GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 1811608

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

UTILITY WARNING
ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

LICENSED PROFESSIONAL ENGINEER JOSHUA A. TRYGSTAD IOWA

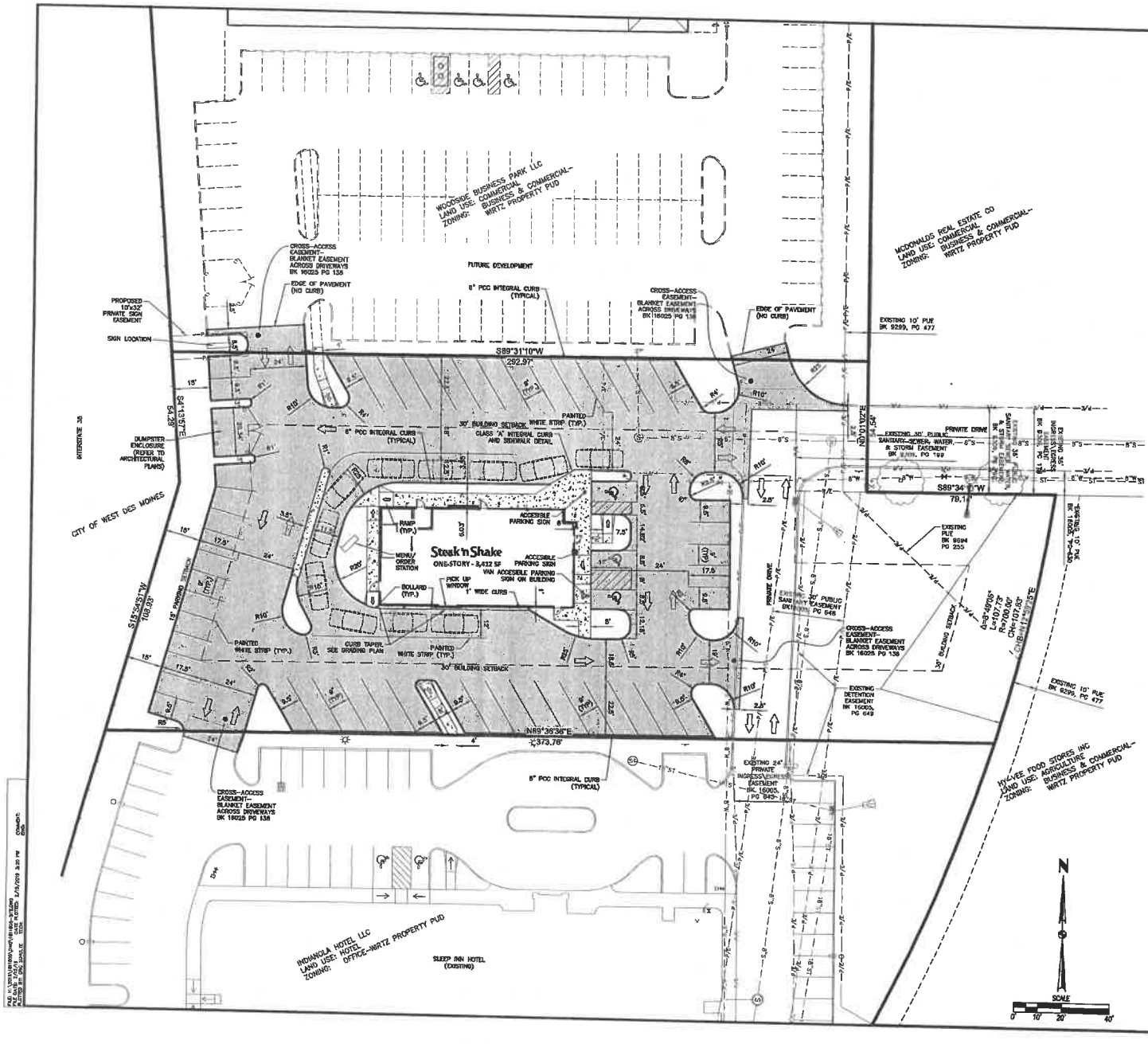
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

PRELIMINARY

JOSHUA A. TRYGSTAD, P.E. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018
PAGES OR SHEETS COVERED BY THIS SEAL:
1.0, 2.0, 3.0, 4.0, 6.0

ATTACHMENT C



GENERAL NOTES

1. THE MOST RECENT EDITION OF THE WEST DES MOINES STANDARDS FOR SUBDIVISIONS AND THE WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS FOR SUBDIVISIONS SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. 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 WDM CONSTRUCTION DIVISION 'CLINT CARPENTER' (222-3480) TO OBTAIN APPLICABLE CITY PERMITS THAT MAY BE NECESSARY.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS AND WDM ADDENDUMS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 1 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RE-SET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.

TRAFFIC CONTROL NOTES

1. ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
2. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
4. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
5. SIDEWALK/ PATH CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES, SIGNAGE AND TEMPORARY PEDESTRIAN ROUTE THROUGH CONSTRUCTION AREA SHALL MEET THE REQUIREMENTS OF PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), SECTION R205 AND IOWA DOT DESIGN MANUAL, CHAPTER 12A-4.
6. THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, EXCEPT DURING THE WORK.
7. ALL SIGNING, STRIPING AND OTHER TRAFFIC CONTROL DEVICES ON THE DRIVEWAY APPROACHES TO THE PUBLIC STREETS SHOULD CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES ((MUTCD) FEDERAL HIGHWAY ADMINISTRATION 2009 EDITION).

PAVEMENT THICKNESS (NON-REINFORCED)

1. SIDEWALKS	4" P.C.C.
2. PRIVATE DRIVES	7" P.C.C.
4. PARKING SPACES	5" P.C.C.
6. TRASH COMPACTOR & APPROACH	8" P.C.C.

NOTES

1. EROSION CONTROL MEASURES WILL BE INSTALLED AND MONITORED BY OTHERS.
2. UTILITIES TO BE INSTALLED PER SUDAS SPECIFICATIONS.
3. ALL CONSTRUCTION WITHIN PUBLIC ROW/EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS AND DSM METRO DESIGN STANDARDS.
4. CONTACT WEST DES MOINES WATER WORKS AT LEAST ONE WEEKPRIOR TO CONSTRUCTION.
5. ALL SIDEWALK CROSS SLOPES SHALL NOT EXCEED 1.5%.
6. ALL LONGITUDINAL SIDEWALK SLOPES SHALL NOT EXCEED 5%.
7. PRIVATE STREETS AND UTILITIES SHALL BE MAINTAINED BY THE OWNER, TO INCLUDE:
   A. DETENTION POND AND APPURTENANCES
   B. PRIVATE STORM SEWER
   C. PRIVATE WATER MAIN AND SERVICES
   D. PRIVATE SANITARY SEWER
   E. ALL INTERNAL CIRCULATION ROADS
8. PRIOR TO CONSTRUCTION OF ANY PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, CONSTRUCTION PLANS FOR SAID IMPROVEMENTS NEED TO BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER.
9. 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 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.

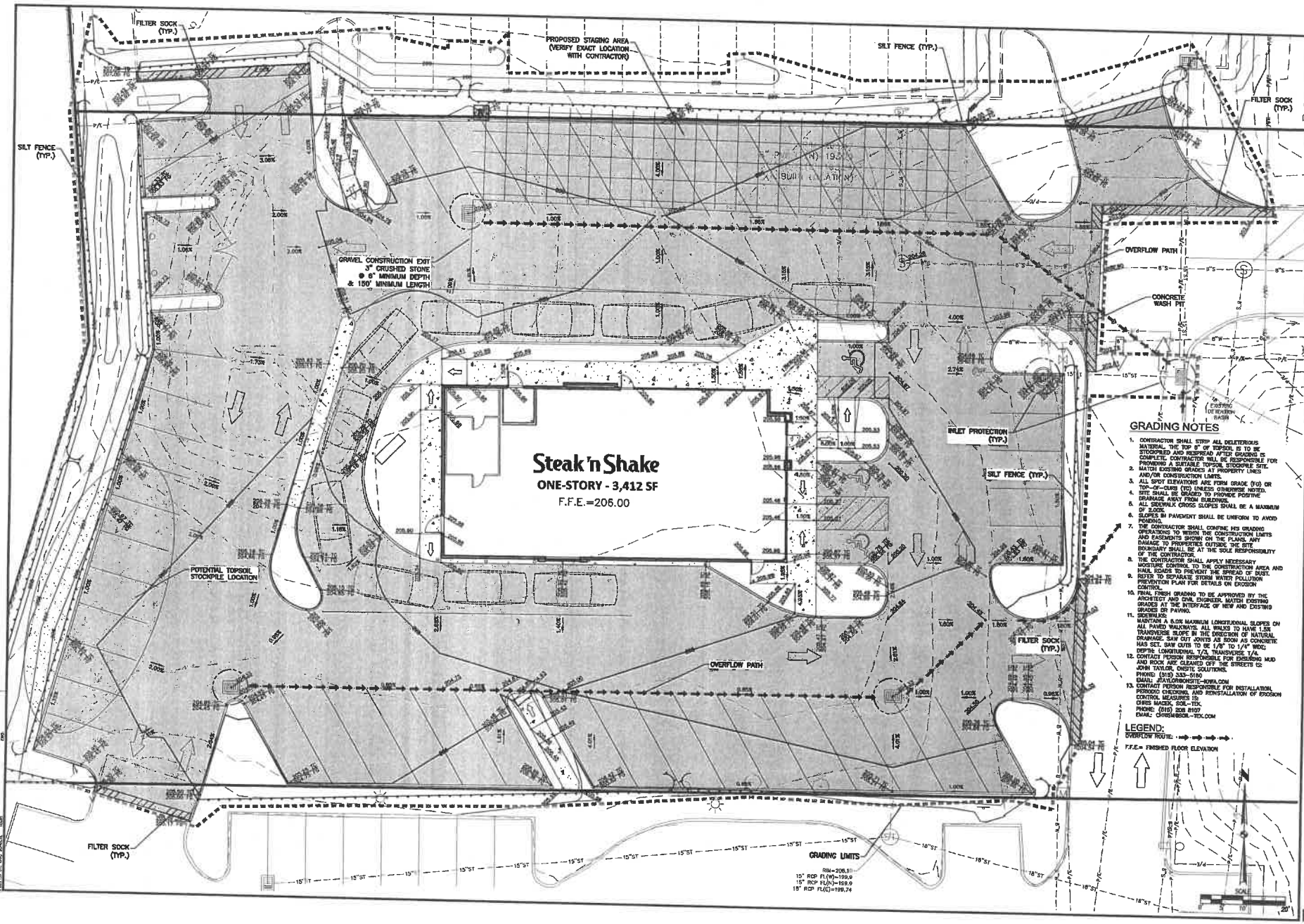
REVISIONS	DATE
SITE PLAN SUBMITTAL #3	02/18/21
SITE PLAN SUBMITTAL #2	01/17/21
SITE PLAN SUBMITTAL #1	12/05/18

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

STEAK 'N SHAKE
DIMENSION PLAN
WEST DES MOINES, IOWA

2.0

1811608



REVISIONS	DATE
SITE PLAN SUBMITTAL #3	03/15/16
SITE PLAN SUBMITTAL #2	01/27/16
SITE PLAN SUBMITTAL #1	12/09/15

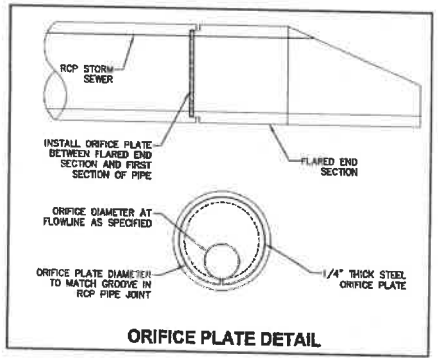
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: TECH:
CIVIL DESIGN ADVANTAGE

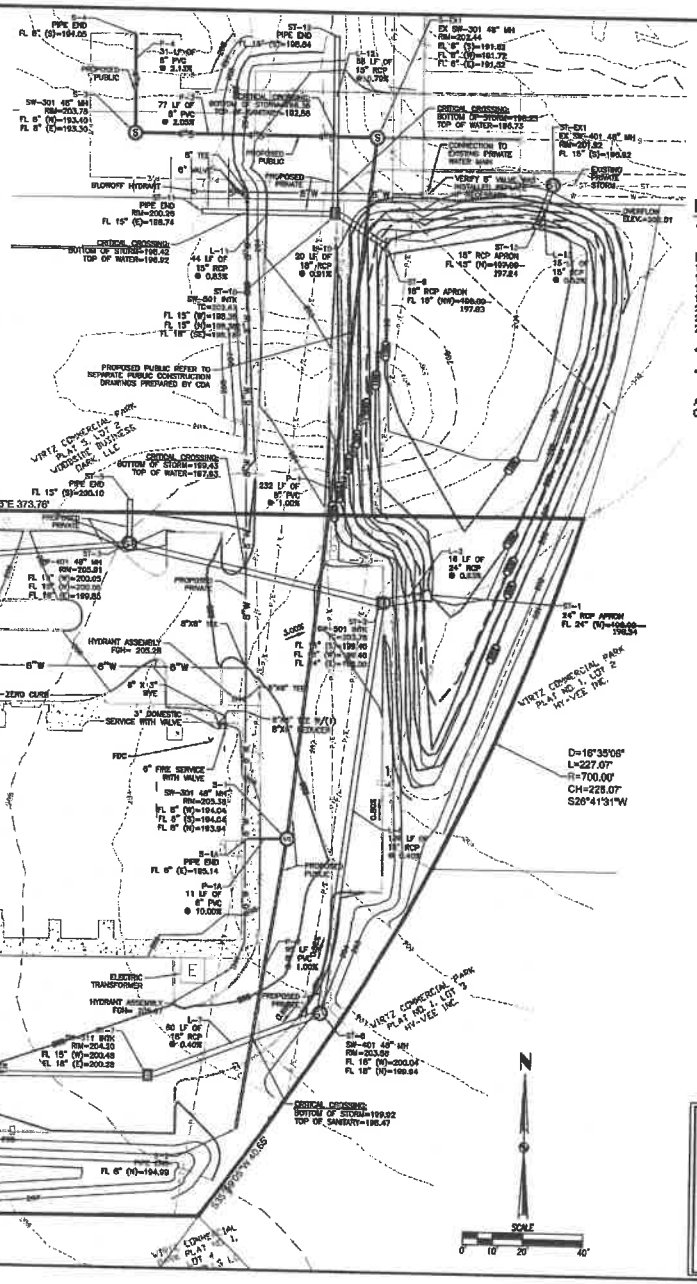
STEAK 'N SHAKE
GRADING PLAN
WEST DES MOINES, IOWA

3.0

1811608

FILE: H:\2015\JOB WORK\1811608-STEAK'N SHAKE\C3D\1811608-GRADING.DWG
PLOT DATE: 3/15/2016 4:28 PM
PLOT BY: ANDY BARNHILL
DATE PLOTTED: 3/15/2016
DRAWING: 3.0





DETENTION DATA

- (PER APPROVED STORM WATER MANAGEMENT PLAN DATED 11-19-2015) REQUIRED DETENTION = 24,340 CF 100 YR ELEVATION= 200.92

ELEVATION	DESIGN VOL SUM(CF)	AS-BUILT VOL SUM(CF)
197.0	0	-
197.24	-	0
198.0	2,237	2,131
199.0	7,975	7,737
200.0	16,769	15,444
201.0	25,110	24,663
202.0	35,866	35,399

- 100 YR. ELEV. 200.92 (1.08' FREEBOARD) 200.97 (1.04' FREEBOARD)
- ~~10.50"~~ DIA. ORIFICE PLATE (DESIGN) 10.50"

AS-BUILT VOLUME OF 24,340 CF IS ATTAINED AT ELEVATION 200.97 WITH AN OVERFLOW ELEVATION OF 202.01 AND PROVIDES 1.04' OF FREEBOARD.

LICENSED PROFESSIONAL ENGINEER EMILY N. HARDING 19972 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.

Emily N. Harding 7/17/17
EMILY N. HARDING, P.E. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEET 1

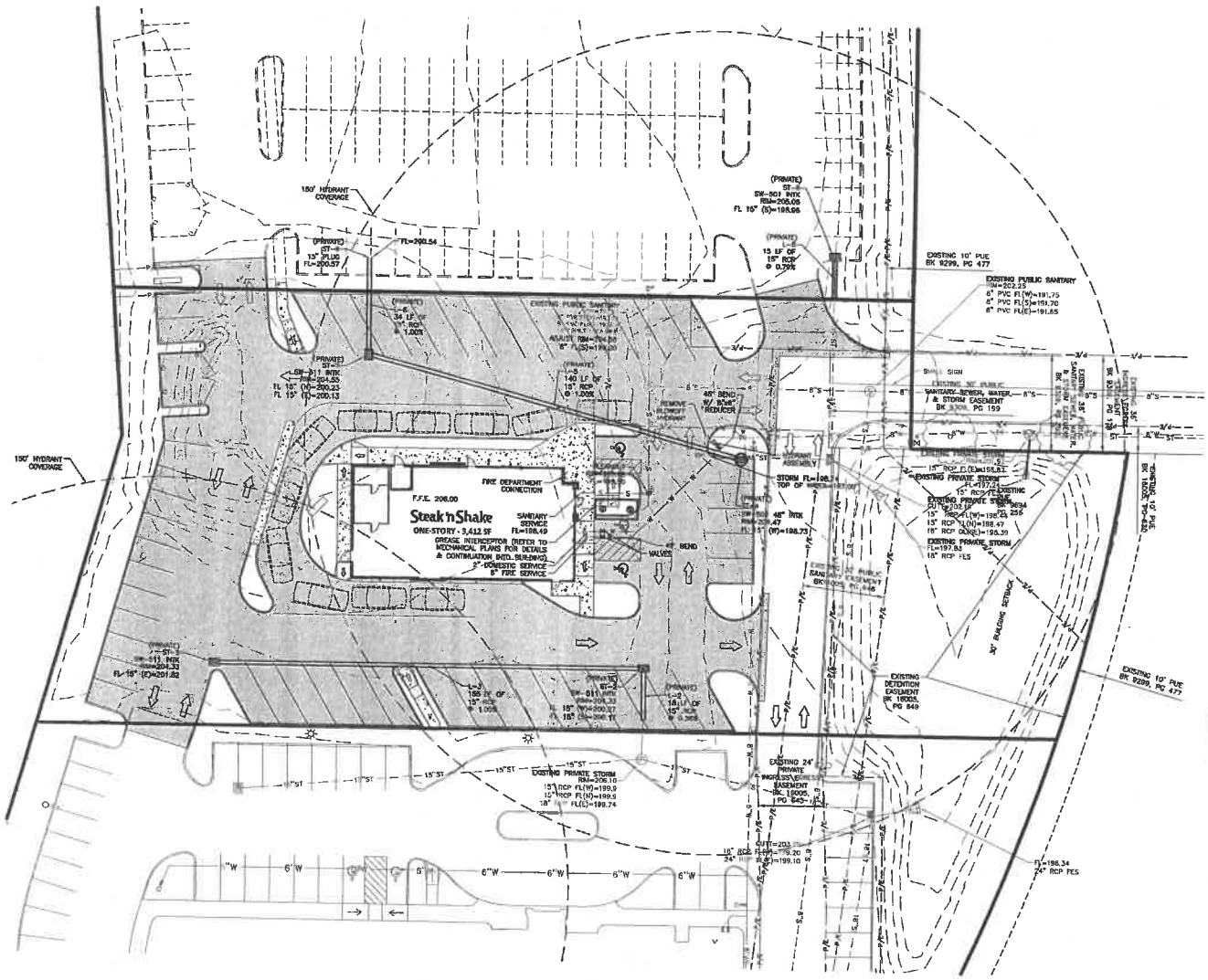
REVISIONS	DATE
SECOND SUBMITTAL	7-19-17
FIRST SUBMITTAL	3-15-17

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

SLEEP INN HOTEL
AS-BUILT DETENTION BASIN
WEST DES MOINES, IOWA

3.1

1509.473



UTILITY NOTES

1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
5. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
6. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WEST DES MOINES PLUMBING CODE.
7. 12" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN. SEWER PIPES OVER WATER PIPES NEED TO MEET IOWA DNR MATERIAL REQUIREMENTS.
8. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
9. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
10. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
11. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY OF WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
12. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE UTILITIES.
13. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.
14. ALL STORM SEWER APRONS SHALL HAVE FOOTINGS AND APRON GUARDS.
15. PER THE WEST DES MOINES STANDARD SPECIFICATIONS FOR SUBDIVISIONS THE MAXIMUM AMOUNT OF ADJUSTING RINGS IS 12 INCHES, INCLUDING EXISTING RINGS.

WEST DES MOINES WATER WORKS NOTES

1. ALL WATER WORK SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
2. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO CONSTRUCTION.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
4. CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSPECTIONS.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND CITY'S CROSS-CONNECTION CONTROL/CONTAINMENT PROVISION.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(S) FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 1297, 04-1998. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH RENTERIA, ENGINEERING TECHNICIAN (515)-222-3455) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
7. BUILDING FIRE SPRINKLER AND FIRE ALARM SYSTEM SHALL BE DESIGNED PER WEST DES MOINES FIRE CODE.
8. WATER SHALL BE PROVIDED TO PROPERTY VIA PRIVATE WATER MAIN. OWNER SHALL ALLOW WEST DES MOINES WATER WORKS ACCESS TO THE METERS AND VALVES AS NEEDED FOR EMERGENCY MAINTENANCE AND SHUT OFF IN THE EVENT OF NON-PAYMENT.
9. CONTRACTOR SHALL COORDINATE WATER SHUTDOWN WITH WEST DES MOINES WATERWORKS. CONTRACTOR WILL NEED TO REDUCE PIPE PRESSURE TO SAFELY CONNECT.

LIGHTING NOTES:

SEE LIGHTING PLAN (PHOTOMETRIC PLAN) FOR MORE INFORMATION.

ALL LIGHTING MUST BE DOWN-CAST, CUT-OFF TYPE FIXTURES. WALL PACK LIGHT WITHOUT SHIELDS TO DIRECT LIGHT DOWN TO ITS INTENDED TARGET ARE PROHIBITED.

PRIVATE WATER MAIN QUANTITIES

HYDRANT ASSEMBLY	1 EA
REMOVE BLOW-OFF HYDRANT	1 EA
6" SERVICE	67 LF
6" VALVE	1 EA
2" SERVICE	17 LF
2" VALVE	1 EA

NOTE:

CONTRACTOR SHALL COORDINATE ALL TRANSFORMER PAD LOCATIONS, INCLUDING BUILDING SEPARATION, WITH MID AMERICAN ENERGY PRIOR TO TRANSFORMER PAD CONSTRUCTION.

N

SCALE 0 5 10 20'

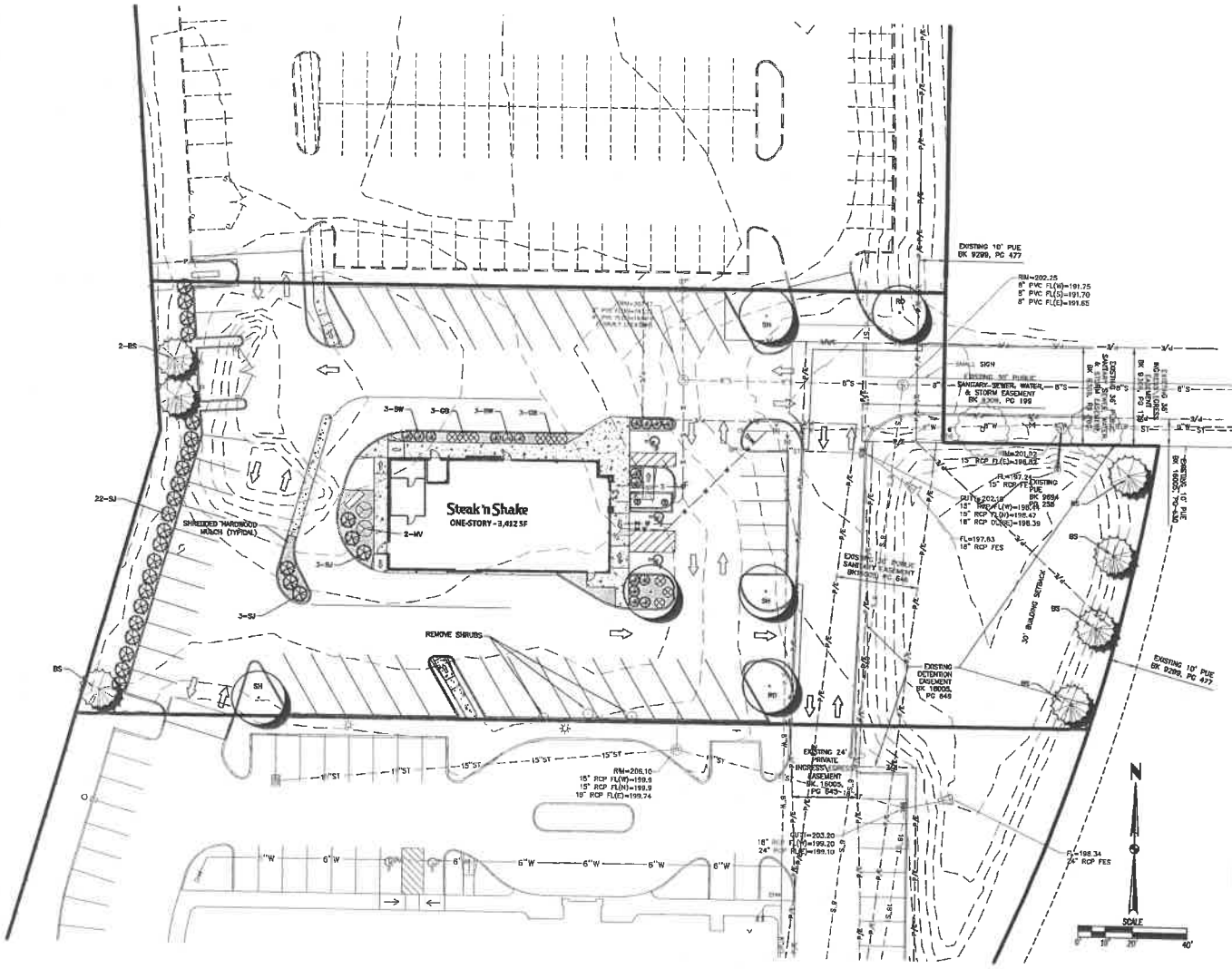
REVISIONS	DATE
SITE PLAN SUBMITTAL #3	02/13/13
SITE PLAN SUBMITTAL #2	01/17/13
SITE PLAN SUBMITTAL #1	12/20/12

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

STEAK 'N SHAKE
UTILITY PLAN
WEST DES MOINES, IOWA

4.0

1811608



LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. ALL CONSTRUCTION SHALL CONFORM TO THE MOST RECENT EDITION OF THE WEST DES MOINES STANDARDS FOR SUBDIVISIONS.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS. TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. SOD ALL AREAS ADJACENT TO BUILDINGS. SEED (TYPE 1) OR SOD ALL OTHER DISTURBED AREAS AS DIRECTED BY OWNER
6. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
7. WEED PREVENTER(PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
8. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3". ALL GROUPS OF MORE THAN ONE SHRUB SHALL BE MULCHED IN A CONTINUOUS BED.
9. ALL EDGING SHALL BE 3/16" STEEL EDGING.
10. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY. THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
11. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
12. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
13. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER FOR APPROVAL.
14. NO OVERSTORY TREES SHALL BE PLANTED IN ANY CITY OF WEST DES MOINES PUBLIC UTILITY EASEMENT.

SCREENING

ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC AND NEIGHBORING PROPERTY WITH EITHER ARCHITECTURAL OR LANDSCAPE SOLUTIONS.

VIEWS OF OFF STREET PARKING AREAS FROM PUBLIC RIGHTS OF WAY SHALL BE SCREENED TO A HEIGHT OF AT LEAST THREE FEET

PROVIDED: 22 SHRUBS

MINIMUM PLANT SIZES

DECIDUOUS OVERSTORY TREES	=2" CAL
DECIDUOUS OVERSTORY TREES (CLUMP)	=1" CAL
EVERGREEN TREES	=6' HEIGHT
ORNAMENTAL TREES	=1.5" CAL
DECIDUOUS SHRUBS (5'+)	=36" HEIGHT
DECIDUOUS SHRUBS (3'-5')	=24" HEIGHT
DECIDUOUS SHRUBS (0-3')	=15" HEIGHT

PLANT SUBSTITUTIONS

- (2) ORNAMENTAL TREES = (1) OVERSTORY TREE OR EVERGREEN
- (10) SHRUBS = (1) UNDERSTORY TREE
- NO MORE THAN 50% OF THE REQUIRED PLANT TYPE MAY BE SUBSTITUTED.
- AT LEAST 35% OF TREES REQUIRED ON SITE (SUM OF OPEN SPACE, BUFFER AND PARKING LOT TREES) SHALL BE EVERGREEN.

TOTAL TREES REQUIRED	= 13
EVERGREENS REQUIRED	= 5 (35%)
EVERGREENS PROVIDED	= 7 (54%)

OPEN SPACE LANDSCAPE REQUIREMENTS

- (2) TREES PER 3000 SF OF REQUIRED OPEN SPACE
- (3) SHRUBS PER 3000 SF OF REQUIRED OPEN SPACE

SITE AREA	= 54,770 SF SF
OPEN SPACE REQUIRED	= 13,692 SF (25%)
OPEN SPACE PROVIDED	= 23,930 SF (40%)
TREES REQUIRED	= 10
TREES PROVIDED	= 10
SHRUBS REQUIRED	= 14
SHRUBS PROVIDED	= 49

PARKING LOT LANDSCAPE REQUIREMENTS

REQUIRED:
92 PARKING STALLS.
1 PARKING LOT ISLAND IS REQUIRED PER EVERY 18 PARKING STALLS.
1 TREE SHALL BE PLANTED IN EVERY REQUIRED PARKING ISLAND.

ISLANDS REQUIRED	= 3
TREE REQUIRED	= 3
PROVIDED:	
ISLANDS	= 7
TREES	= 3

PLANT SCHEDULE

KEY	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	COND
		DECIDUOUS OVERSTORY TREES			
SH	4	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	2" CAL	B&B
RO	12	RED OAK	QUERCUS RUBRA	2" CAL	B&B
		EVERGREEN TREES			
BS	12	COLORADO BLUE SPRUCE	PICEA PUNGENS	6' HT.	B&B
		DECIDUOUS SHRUBS			
GB	14	GOLDEN BARBERRY	BERBERIS THUNBERGII AUREA	18" HT.	CONT
MV	4	MORGAN VIBURNUM	VIBURNUM LANTANA 'MORGAN'	18" HT.	CONT
WB	12	WHITEBERGER BUNNOODS	SPIRAEA VANHOUTTEI 'WHITEBERGER'	18" HT.	CONT
SJ	26	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	18" HT.	CONT

3405 S.E. CROSSROADS DRIVE, SUITE G
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ENGINEER: TECH:

CIVIL DESIGN ADVANTAGE

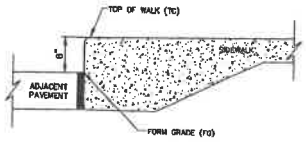
REVISIONS	DATE
SITE PLAN SUBMITTAL #3	02/14/13
SITE PLAN SUBMITTAL #2	01/17/13
SITE PLAN SUBMITTAL #1	12/05/12

STEAK 'N SHAKE
LANDSCAPE PLAN

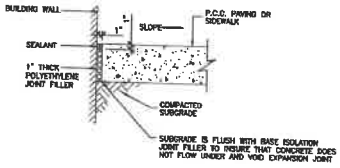
WEST DES MOINES, IOWA

5.0

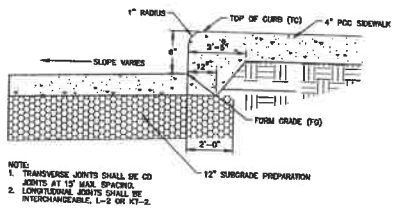
131160R



CLASS "A" INTEGRAL CURB AND SIDEWALK SPOT ELEVATION REFERENCE DETAIL



ISOLATION JOINT IN PAVING AT BUILDING INTERFACE
NOT TO SCALE



CLASS A CURB & SIDEWALK
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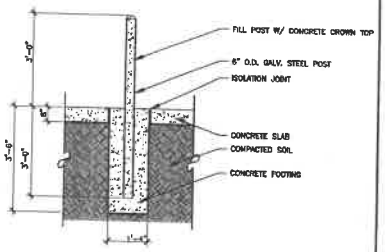
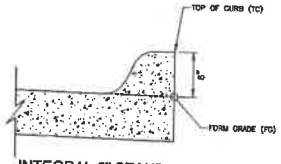
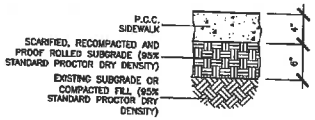


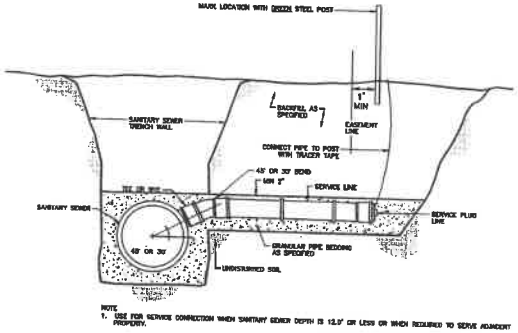
STEEL PIPE BOLLARD
NOT TO SCALE



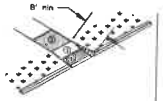
INTEGRAL 6" STANDARD CURB SPOT ELEVATION REFERENCE DETAIL



P.C.C. SIDEWALK DETAIL
NOT TO SCALE



SANITARY SEWER SERVICE
NOT TO SCALE
CITY OF WEST DES MOINES DETAIL 4.5

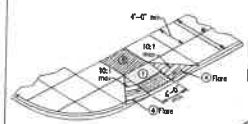


Key
- Curb Ramp
- Turning Space
- Detectable Warning

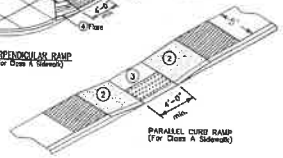
① Perpendicular Curb Ramp: Target running slope of 8.33% with a maximum running slope of 8.33% (which pedestrian street crossing cross slope of back of curb).

② Turning Space: Target slope of 1.5% with a maximum slope perpendicular to the travel directions of 2.0%. At mid-block crossings, cross slope of landing may exceed 2.0% to match the roadway grade. Minimum 4 feet by 4 feet.

NOTE
THE CONTRACTOR SHALL REQUEST AN ON-SITE INSPECTION WITH THE BUILDING DIVISION AT (515) 222-3930, PRIOR TO PLACEMENT OF ANY CONCRETE RAMPS.



PERPENDICULAR RAMP
(For Class A Sidewalk)



PARALLEL CURB RAMP
(For Class A Sidewalk)

Key
- Curb Ramp
- Turning Space
- Detectable Warning

① Perpendicular Curb Ramp: Target running slope of 8.33% with maximum running slope of 8.33%. Match pedestrian street crossing cross slope at back of curb. At mid-block crossings, cross slope may exceed 2.0% to match roadway grade.

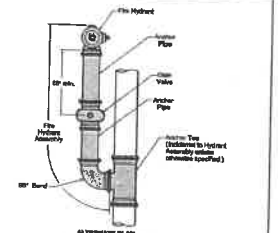
Parallel Curb Ramp: Target cross slope of 1.5% with a maximum cross slope of 2.0%. The length of the parallel ramp is not required to exceed 15 feet, regardless of resulting slope. Do not exceed 8.33% slope for parallel ramps shorter than 15 feet.

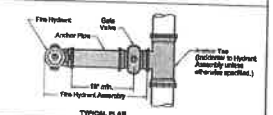
Turning Space: Target slope of 1.5% with a maximum slope perpendicular to the travel directions of 2.0%. At mid-block crossings, cross slope of landing may exceed 2.0% to match roadway grade. Minimum 4 feet by 4 feet.

③ Flare (10:1 max.) required if ramp is contiguous with sidewalk.

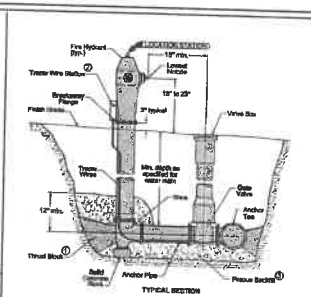
④ Flare (10:1 max.) required if ramp is contiguous with sidewalk.

CURB RAMP DETAILS
NOT TO SCALE





TYPICAL PLAN



Use ductile iron pipe with restrained mechanical joints for fire hydrant assembly and anchor tee.

① Do not cover drain holes or tracer wire.

② Mount Tracer Wire Station in the able away from the bury nozzle. Protect tracer wire in conduit to a minimum depth of 3" below grade.

③ Pressure Backfill to be 1" Clean Crushed Stone or other material as approved by the Water Works.

WM-201

FIRE HYDRANT ASSEMBLY

FIRE HYDRANT ASSEMBLY
NOT TO SCALE

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

CIVIL DESIGN ADVANTAGE

ENGINEER:

TECH:

REVISIONS	DATE
SITE PLAN SUBMITTAL #3	1/15/16
SITE PLAN SUBMITTAL #2	11/17/14
SITE PLAN SUBMITTAL #1	12/26/13

STEAK 'N SHAKE
DETAILS

WEST DES MOINES, IOWA

6.0

1811508

FILE: A:\SP-PLAN-GRADING-UTIL-SWPPP.DWG
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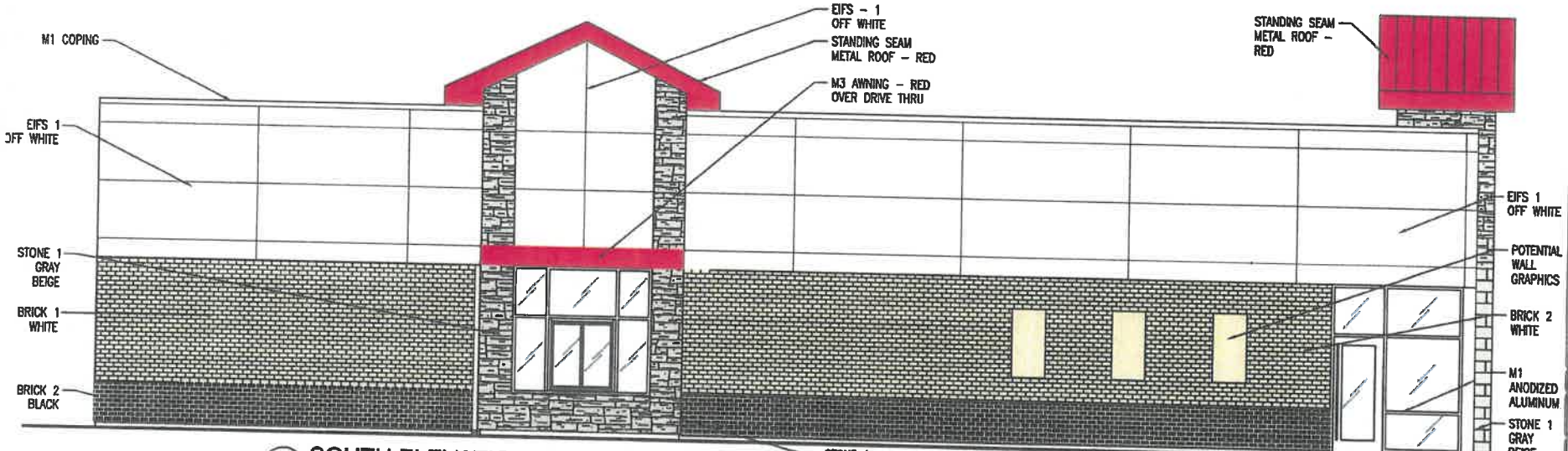
2 A4.1 NORTH ELEVATION
SCALE: 1/4" = 1'-0" @ 24" X 36"
NO SCALE @ 11" X 17"



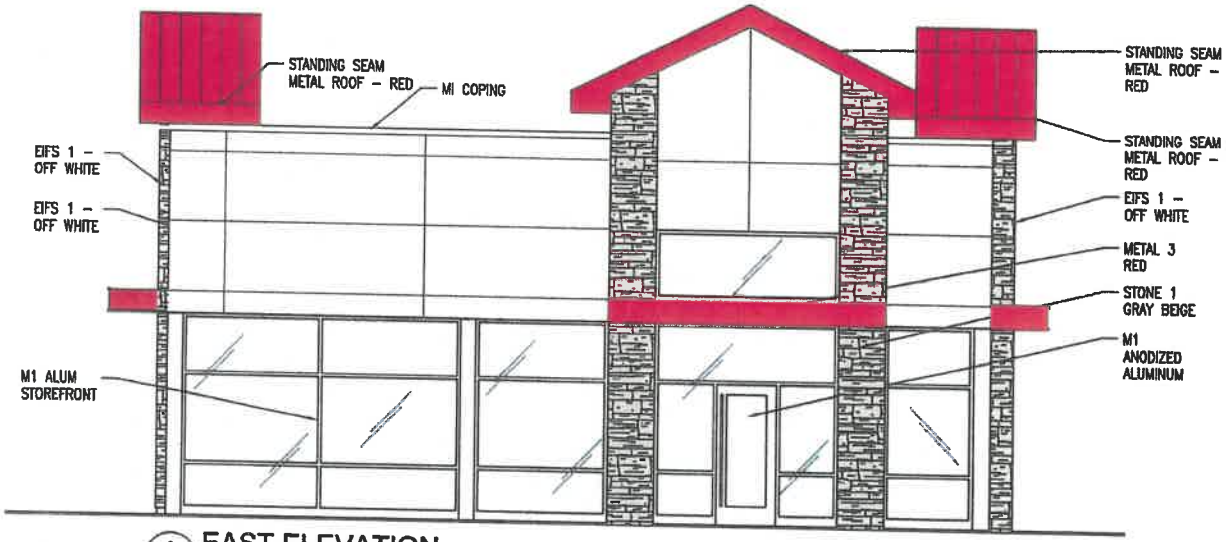
1 A4.1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0" @ 24" X 36"
NO SCALE @ 11" X 17"

ONSITESOLUTIONS
PLAN DESIGN BUILD

Steak n Shake
Schematic Exterior Elevations
Mills Civic & 50th Street, West Des Moines, IA 50266

ELEVA
A4

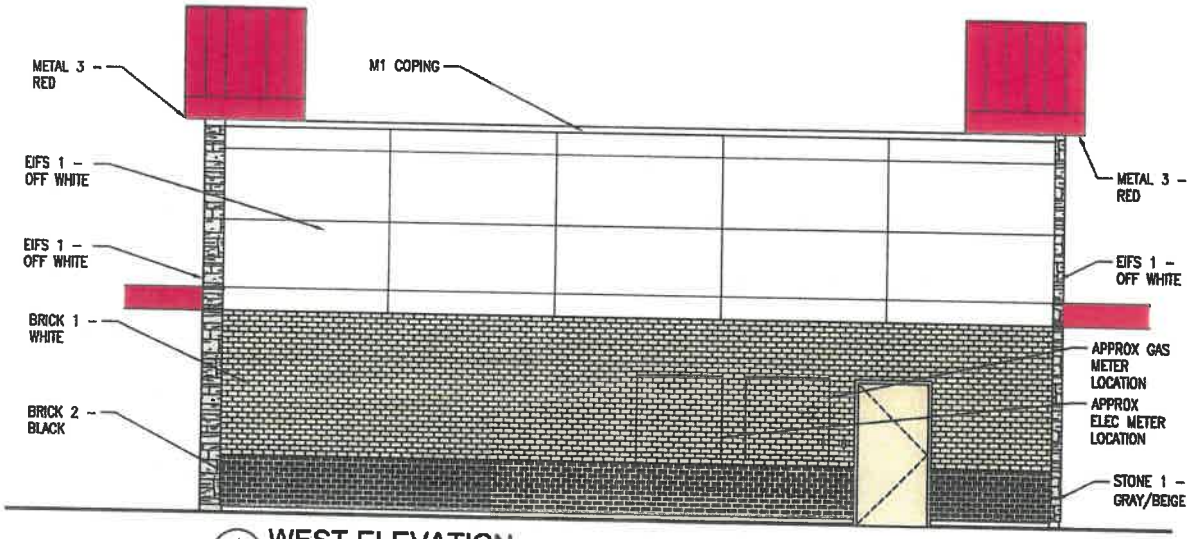
ATTACHMENT D



2 A4.2 EAST ELEVATION

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

NO SCALE @ 11" X 17"

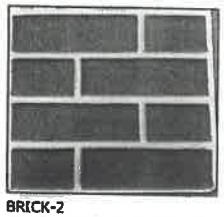


1 A4.2 WEST ELEVATION

SCALE: 1/4" = 1'-0" @ 24" x 36"

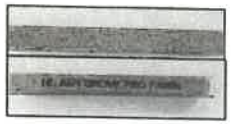
NO SCALE @ 11" X 17"

BRICK-1
SIOUX CITY BRICK - MODULAR
REVERE PEWTER VELOUR

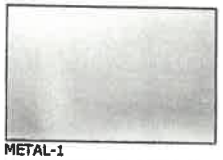


BRICK-2
SIOUX CITY BRICK - MODULAR
VINTAGE BLACK VELOUR

STONE-1
ARRISCRAFT - ASHLAR
SHADOW STONE STEEL GREY



MASONRY MORTAR
ASH GROVE PRO - FAWN



METAL-1
CLEAR ANODIZED ALUMINUM
WINDOW FRAMES

EIFS-1
DRYVIT - STANDARD FINISH
472A CAPTAIN

METAL-3
FIRESTONE - UNA CLAD
REGAL RED

ONSITESOLUTIONS
PLAN DESIGN BUILD

Steak n Shake
Schematic Exterior Elevations
Mills Civic & 50th Street, West Des Moines, IA 50266

18042

ELEVATIONS

A4.2

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

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

EXHIBIT II

Prepared by: KTragesser City of West Des Moines Development Services, P.O. Box 65320, West Des Moines, IA 50265-0320, 515-222-3620
When Recorded, Return to: City Clerk, City of West Des Moines, P. O. Box 65320, West Des Moines, IA 50265-0320

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, APPROVING THE SITE PLAN (SP-003748-2018) TO CONSTRUCT A 3,412 SQ. FT. RESTAURANT WITH DRIVE-THRU AT 815 S. 51ST STREET

WHEREAS, pursuant to the provisions of Title 9, Zoning, Chapter 1 et seq, of the West Des Moines Municipal Code, Steak n Shake Iowa LLC requests site plan approval to construct a 3,412 sq. ft. restaurant with drive –thru at 815 S. 51st Street;

Legal Description of Property

Lot 2 Wirtz Commercial Park Plat 5, an official plat now in and forming a part of the City of West Des Moines, Polk County, Iowa

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, the Plan and Zoning Commission recommended to the City Council approval of the Site Plan; and

WHEREAS, on March 4, 2019, this City Council held a duly-noticed meeting to consider the application for a Site Plan.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings, for approval, in the staff report for the site plan, or as amended orally at the City Council meeting on this date, are adopted.

SECTION 2. The Site Plan (SP-004163-2018) to construct a 3,412 sq. ft. restaurant with drive –thru at 815 S. 51st Street is approved, 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 entitlement, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on March 4, 2019.

_____

Steven K. Gaer, Mayor

ATTEST:

_____

Ryan T. Jacobson
City Clerk

EXHIBIT "A"
CONDITIONS OF APPROVAL

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