

**CITY OF WEST DES MOINES  
STAFF REPORT COMMUNICATION**

**Meeting Date:** September 25, 2023

**ITEM:** Bix & Co., 111 5<sup>th</sup> Street –Level 2 Minor Modification to Site Plan to allow a grease waste system and temporary storage container and cooler unit – Tim Rypma, Owner – MML2-006088-2023

**Resolution: Approval of Level 2 Minor Modification to Site Plan**

**Background:** Shane Devick, with Civil Engineering Consultants, Inc, on behalf of the applicant, Tim Rypma, and property owner, 111 5<sup>th</sup> Street, LLC, request approval of the Level 2 Minor Modification to Site Plan for the property located at 111 5<sup>th</sup> Street. The applicant proposes to install a new grease waste system and two temporary storage units, one for dry storage and one cooler unit. Staff is recommending the temporary allowance of the storage units within a City easement area and performance deadlines for the improvements; thus, the request is being brought forward for Planning and Zoning Commission and City Council review and approval.

**Staff Review & Comment:**

- **Financial Impact:** No City funding of the project. There is Staff time for processing of development applications and inspections during construction.
- **Key Development Aspects:** The property was approved for a temporary certificate of occupancy to open the restaurant, Bix & Co., in February of 2023. Shortly after occupancy it was noted that additional storage and cooler structures and a new grease dumpster had been added to the site to meet the needs of the restaurant; however, these structures were not a part of the original site plan approval and did not meet zoning regulations for location, use, or required screening. Staff notified the owner that a Minor Modification would be required to address the following modifications made from the original Site Plan approval:
  1. **Grease Waste System:** The applicant is proposing to add a new grease waste system to the rear of the building which will provide a more efficient and convenient way to collect and remove grease from the restaurant. The applicant is proposing to expand the existing transformer screen wall which was approved with the original site plan to encompass the new grease system to provide consistent screening for all the utility equipment at the rear of the property. The existing grease dumpster is currently located in one of the public parking spaces on site. Staff is recommending a condition of approval that requires the grease dumpster be removed when the new grease waste system is installed and operational.
  2. **Temporary Dry Storage Container and Cooler Unit:** A storage container for each dry and cooler storage has been installed at the rear of the property on an unpaved area of the site and in one of the existing public parking spaces provided on the property (see following Parking Stalls bullet). Storage containers or cooler systems, which are portable/temporary in nature are not permitted within the city unless they are modified to be a permanent accessory structure. The two units will be required to be modified into permanent structures by providing exterior cladding compatible with the design of the primary building on site and by meeting all building and fire codes applicable to accessory structures. This current application is to approve the structures as temporarily located on the two public parking spaces on site, and to provide a deadline in which such structures should be removed from the property. At this time the applicant is working on providing an additional Minor Modification Level 2 application to convert the two containers into permanent accessory

structures for the property. Being this application has not yet been submitted, it is suggested that City Council approve the structures as temporary with a condition that provides the owner six (6) months to either remove the temporary structures from the site or to gain approval of a subsequent Minor Modification Level 2 allowing the permanent structures and to complete renovations of the units to comply with code.

3. **Parking Stalls:** The temporary storage and grease dumpster are currently located within an existing parking easement on the property where two onsite parking stalls are provided. It was recommended by the Development and Planning Subcommittee that two parking stalls shall remain on the property to not lose parking within the Valley Junction area; therefore, due to the location of the containers in the existing parking stalls, the applicant will be required to vacate the existing parking easement and provide a revised parking easement for two parking stalls to be relocated north of the existing spaces. The applicant will need to submit a Vacation application to vacate the existing parking easement and establish a new easement. At this time the applicant has provided two relocated parking stalls with this Minor Modification until such time as the new easement is established. It is suggested that City Council approve the two parking stalls as temporary with this Minor Modification with a condition that provides the owner six (6) months to vacate the existing easement, establish a new parking easement, and provide two permanent parking stalls for the property.
- **Vesting of Entitlement:** Per City Code, entitlement (approval to construct or implement) shall remain in effect so long as substantial site work has progressed beyond grading and completion of structural foundations and twenty-five percent (25%) of the total building area has occurred above grade within twenty-four (24) months of the effective date of the approval, unless a greater time period is authorized at time of the original entitlement, or by approval of an extension of the original entitlement. It is the responsibility of the developer to be aware of this deadline and request an extension of the approval prior to the expiration date.

**Outstanding Issues:** There are no outstanding issues.

**Planning and Zoning Commission Action:**

Date: September 25, 2023

Vote:

Recommendation:

**Recommendation:** Approve the Level 2 Minor Modification to Site Plan request, subject to the applicant meeting all City Code requirements, and the following conditions of approval:

1. Six (6) months from the date of the City Council's approval, the owner shall either remove the temporary storage and cooler structures from the site or receive approval of a Minor Modification Level 2 as permanent structures and have completed renovations of the units to comply with code.
2. Six (6) months from the date of the City Council's approval the owner shall vacate the existing parking easement, establish a new parking easement, and provide two permanent parking stalls for the property.
3. At the time that the grease waste system is installed and operational, but no longer than six (6) months from the date of the City Council's approval, the owner shall remove the existing grease dumpster.

**Lead Staff Member: Karen Marren**

**Approval Meeting Dates:**

Planning and Zoning Commission	September 25, 2023
City Council	

**Staff Report Reviews:**

Planning & Zoning Commission	<input checked="" type="checkbox"/> Development Coordinator (or) <input checked="" type="checkbox"/> Director	<input checked="" type="checkbox"/> Legal Department
City Council	<input type="checkbox"/> Director <input type="checkbox"/> Appropriations/Finance	<input type="checkbox"/> Legal Department <input type="checkbox"/> Agenda Acceptance

**Publications (if applicable)**

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

**Council Subcommittee Review (if applicable)**

Subcommittee	Development & Planning
Date Reviewed	6/19/23
Recommendation	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> No Discussion

### Location Map



### Vicinity Map – Land Uses





# MINOR MODIFICATION OF 111 5TH STREET

## WEST DES MOINES, IOWA SP-005470-2022

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

**PROPERTY OWNER / APPLICANT:**  
111 5TH ST, LLC  
512 1/2 EAST GRAND AVENUE  
DES MOINES, IA 50304

**PROJECT MANAGER:**  
JUSTIN BURHAM  
SUBSTANCE ARCHITECTURE  
1300 WALNUT STREET, SUITE 201  
DES MOINES, IA 50304  
PH: 515-664-1664  
EMAIL: JBURHAM@SUBSTANCEARCHITECTURE.COM

**PROFESSIONAL LAND SURVEYOR:**  
CIVIL ENGINEERING CONSULTANTS, INC.  
PH: JEFFERY A. GADDIS, PLS  
2400 86TH STREET, SUITE 12  
URBANDALE, IA 50322  
PH: 515-276-4884 EXT. 221  
EMAIL: GADDIS@CEIINC.COM

**MUNICIPALITY PLANNER:**  
BRYCE C. JOHNSON  
DEPARTMENT: DEVELOPMENT SERVICES  
DIVISION: PLANNING DIVISION  
TITLE: PLANNER  
PHONE: (515) 222-3620  
FAX: (515) 219-0602  
EMAIL: BRYCE.JOHNSON@DM.IOWA.GOV

**TOTAL LAND AREA:**  
10,371 SF

**EXISTING ZONING:**  
VJHB: VALLEY JUNCTION HISTORIC BUSINESS

**PROPOSED ZONING:**  
VJHB: VALLEY JUNCTION HISTORIC BUSINESS

**EXISTING COMPREHENSIVE PLAN DESIGNATION:**  
HEC: HISTORIC BUSINESS

**PROPOSED COMPREHENSIVE PLAN DESIGNATION:**  
HEC: HISTORIC BUSINESS

BULK REGULATIONS	
LOT AREA	6,250 SQ. FT. MIN.
LOT WIDTH	50' MIN.
FRONT YARD	0'
SIDE YARD	0'
REAR YARD	0'
PRINCIPLE BUILDING HT.	36' MAX.
OPEN SPACE	0'

**FLOOD ZONE**  
ZONE 'X' (AREA WITH REDUCED FLOOD RISK DUE TO LEVEE CONSTRUCTION)  
ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS.  
COMMUNITY-PANEL #1919C0324F  
MAP REVISED FEBRUARY 1, 2014.

**LEGAL DESCRIPTION**  
-EX E79F 4 E6F W66P 531F- LOT 9 & ALL LOT 10 BLK 4  
VALLEY JUNCTION AN OFFICIAL PLAT POLK COUNTY, WEST DES MOINES,  
IOWA AND CONTAINING 10,371 SF MORE OR LESS.

**IMPERVIOUSNESS**  
SITE AREA: 10,371 S.F.  
EXISTING IMPERV.: 9,785 S.F. (94%)  
PROPOSED IMPERV.: 8,878 S.F. (86%).

**BENCHMARKS**

City of West Des Moines, Iowa Vertical Control Network			Benchmark: 049
NAVD88 - FEET	812.36	LOCATION	
WDM DATUM - FEET	38.35	Intersection of 4th Street and Vine Street, Northeast corner of intersection, 50 feet East of the centerline of 4th Street, 50 feet North of the centerline of Vine Street.	
NAVD88 - METERS	247.608		
SECTION	11		
TOWNSHIP	T78N		
RANGE	R25W	DESCRIPTION	Standard Benchmark.
COUNTY	Polk		

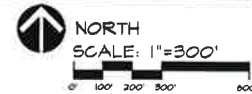
City of West Des Moines, Iowa Vertical Control Network			Benchmark: 058
NAVD88 - FEET	812.24	LOCATION	
WDM DATUM - FEET	38.23	Intersection of 4th Street and Railroad Avenue, Northwest corner of intersection, 41 feet West of centerline of 4th Street, 55 ± feet North of centerline of Railroad Avenue.	
NAVD88 - METERS	247.572		
SECTION	14		
TOWNSHIP	T78N		
RANGE	R25W	DESCRIPTION	Standard Benchmark.
COUNTY	Polk		

**BUILDING USE:**  
Collectively: building footprint 4,480 SF (gross), patio 1,362 SF  
Individually: retail 1,500 SF gross leasable, restaurant 3,385 SF  
gross leasable  
Existing/Demolished: 5,672 SF (gross area)

**PARKING:**  
1,455 SF RETAIL @ 5/1000 SF = 7 SPACES  
3,445 SF RESTAURANT @ 15/1000 = 52 SPACES  
54 SPACES REQUIRED  
PROVIDED: 0



VICINITY SKETCH



### Sheet List Table

Sheet Number	Sheet Title
C1	COVER
C2	NOTES & DETAILS
C3	DEMOLITION PLAN
C4	STAGING PLAN
C5	DIMENSION PLAN
C6	GRADING PLAN
C7	UTILITY PLAN
L1	PLANTING PLAN
L2	SITE DETAILS

### PROJECT CONTACTS

**SANITARY SEWER**  
WEST DES MOINES PUBLIC SERVICES DEPARTMENT  
560 S 16th St  
WEST DES MOINES, IA 50263  
CONTACT: MIKE COUGHLIN  
PHONE: 515-222-3460

**WATER MAIN**  
WEST DES MOINES WATER WORKS  
1505 RAILROAD AVENUE  
WEST DES MOINES, IA 50263  
CONTACT: WILLIAM MABUCE  
PHONE: 515-222-3460

**STORM SEWER**  
WEST DES MOINES PUBLIC SERVICES DEPARTMENT  
560 S 16th St  
WEST DES MOINES, IA 50263  
CONTACT: RON WIESE  
PHONE: 515-222-3460

**NATURAL GAS UTILITY**  
MID AMERICAN ENERGY  
666 GRAND AVENUE  
DES MOINES, IA 50304  
CONTACT: JIM KEISLAR  
PHONE: 515-252-6472

**ELECTRIC**  
MID AMERICAN ENERGY  
666 GRAND AVENUE  
DES MOINES, IA 50304  
CONTACT: JIM KEISLAR  
PHONE: 515-252-6472

**TELEPHONE**  
CENTURY LINK  
2103 E UNIVERSITY  
DES MOINES, IA 50317  
CONTACT: DAVE HARRIS  
PHONE: 303-263-1250

**BUILDING DEPARTMENT**  
4200 MILLS CIVIC PARKWAY, SUITE D  
PO BOX 63920  
WEST DES MOINES IA 50265-0320  
PHONE: 515-222-3620

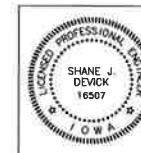
**HEALTH DEPARTMENT**  
POLK COUNTY PUBLIC HEALTH  
1407 CARPENTER AVENUE  
DES MOINES, IA 50314  
PHONE: 515-266-3140

**FIRE DEPARTMENT**  
3421 ASHNORTH ROAD  
WEST DES MOINES, IA 50265  
PHONE: (515) 222-3420

### GENERAL LEGEND

PROPOSED	EXISTING
FLAT BOUNDARY	LOT LINE
SECTION LINE	SANITARY/STORM MANHOLE
LOT LINE	WATER VALVE
CENTERLINE	FIRE HYDRANT
EASEMENT LINE	STORM SEWER SINGLE INTAKE
FLARED END SECTION	STORM SEWER DOUBLE INTAKE
DRAIN BASIN OR SEDIMENT RISER	STORM SEWER ROUND INTAKE
DRAIN BASIN WITH SOLID GRATE	FLARED END SECTION
WATER VALVE	DECIDUOUS TREE
FIRE HYDRANT ASSEMBLY	CONIFEROUS TREE
BLOW-OFF HYDRANT	SHRUB
SCOUR STOP MAT	POWER POLE
TURF REINFORCEMENT MAT	STREET LIGHT
STORM SEWER WITH SIZE	GUY ANCHOR
WATER SEWER WITH SIZE	ELECTRIC TRANSFORMER
WATER SERVICE	GAS METER
PROPOSED CONTOUR	TELEPHONE RISER
SILT FENCE	SIGN
ADDRESS	UNDERGROUND TELEVISION
RIPRAP	UNDERGROUND ELECTRIC
	UNDERGROUND GAS
	UNDERGROUND FIBER OPTIC
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	SANITARY SEWER WITH SIZE
	STORM SEWER WITH SIZE
	WATER MAIN WITH SIZE
	EXISTING CONTOUR
	TREELINE
	B.S.L. BUILDING SETBACK LINE
	P.U.E. PUBLIC UTILITY EASEMENT
	M.O.E. MINIMUM OPENING ELEVATION

### CERTIFICATIONS



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.  
SHANE J. DEVICK, IOWA LIC. NO. 16507 DATE 1/16/2022  
MY LICENSE RENEWAL DATE IS DECEMBER 30, 2022  
PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1-2



I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.  
BRETT A. DOUGLAS DATE 1/16/2022  
EXPIRES NO. 00399 RENEWAL DATE: JUNE 30, 2023  
IT COLLECTED BY THIS SEAL



111 5TH ST.  
111 5TH STREET  
WEST DES MOINES, IA 50265

CONSTRUCTION DOCUMENTS

Substance No.: 0632

Date: 08/19/2023

Revisions: \_\_\_\_\_ DATE

NO. DESCRIPTION DATE

111 5TH ST.  
111 5TH STREET  
WEST DES MOINES, IA 50265  
CONSTRUCTION DOCUMENTS

Substance No.: 0632  
Date: 09/19/2023  
Revisions  
MARK DESCRIPTION DATE

CITY OF WEST DES MOINES STANDARD NOTES

- ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED ON PROJECT.
- CONTACT BUILDING INSPECTION (515-222-3630) MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH WEST DES MOINES WATER WORKS AND CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 1971, 54-191B. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH RENTERIA, ENGINEERING TECHNICIAN (515-222-3465) MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
- WEST DES MOINES WATER WORKS SHALL TAP ALL WATER MAINS.

GENERAL NOTES:

- ONE WEEK PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY:
  - CITY OF WEST DES MOINES: BEN MCALISTER 515-222-3475
  - RONALD STOOKEY
  - CIVIL ENGINEERING CONSULTANTS, INC. 515-276-4884
  - WEST DES MOINES WATER WORKS 515-222-3465
- LOCATION OF EXISTING FACILITIES AND APPURTENANCES SHOWN ON PLAN ARE BASED ON AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING TO DETERMINE EXACT FACILITIES LOCATIONS. CIVIL ENGINEERING CONSULTANTS, INC. DOES NOT GUARANTEE LOCATION OF EXISTING FACILITIES AS SHOWN, OR THAT ALL EXISTING FACILITIES ARE SHOWN. IT IS CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL PUBLIC AND PRIVATE UTILITY PROVIDERS SERVING AREA, AND OMA ONE CALL, TO DETERMINE EXTENT AND PRECISE LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION BEGINS.
- IF THERE IS DISCREPANCY BETWEEN DETAILED PLANS AND QUANTITIES SUMMARY, DETAILED PLANS SHALL GOVERN.
- CONTRACTOR SHALL VERIFY LOCATION AND PROTECT UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY CONTRACTOR TO SATISFACTION OF OWNER OF UTILITIES.
- CONTRACTOR SHALL BACKFILL AROUND UNDERGROUND UTILITIES IN 6-INCH LAYERS TO 95% STANDARD PROCTOR DENSITY.
- CONTRACTOR SHALL RECONNECT ALL FIELD TILE INTERCEPTED DURING CONSTRUCTION.
- AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.M./EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, CONTRACTOR SHALL CONTACT NDM ENGINEERING SERVICES (BEN MCALISTER 515-222-3475) TO OBTAIN APPLICABLE CITY PERMITS AS NECESSARY.
  - ALL CONSTRUCTION WITHIN PUBLIC R.O.M./EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS AND DES MOINES METROPOLITAN DESIGN STANDARDS MANUAL WITH WEST DES MOINES ADDENDA.
  - TRAFFIC CONTROL SHALL BE PER MUTCD SPECS.
  - COORDINATE STAGING AND TRAFFIC CONTROL WITH NDM EMERGENCY SERVICES.
  - LANE CLOSURE NOTICES MUST BE SUBMITTED TO CITY OF WEST DES MOINES PUBLIC SERVICES FOR APPROVAL MINIMUM OF 48 HOURS IN ADVANCE OF CLOSURE.
  - CONTRACTOR SHALL COORDINATE WITH OTHER PROJECTS IN AREA.
  - REPLACE PAVEMENT MARKINGS WHERE DISTURBED BY PAVEMENT REMOVAL AND REPLACEMENT.
  - AN ON-SITE INSPECTION SHALL BE REQUESTED WITH THE BUILDING DIVISION AT (515) 222-3630, PRIOR TO PLACEMENT OF ANY CONCRETE RAMP.
  - ANY USE FROM A HYDRANT, PUBLIC OR PRIVATE, REQUIRES THE USE OF A WEST DES MOINES WATER WORKS HYDRANT METER. CALL (515) 222-3465 TO RESERVE A METER.
  - COORDINATE STAGING AND TRAFFIC CONTROL WITH NDM EMERGENCY SERVICES.
  - LANE CLOSURE NOTICES MUST BE SUBMITTED TO WEST DES MOINES PUBLIC SERVICES FOR APPROVAL A MINIMUM OF 48 HOURS IN ADVANCE OF CLOSURE.
  - STAGING OF EQUIPMENT AND MATERIALS WILL NOT BE ALLOWED IN THE PUBLIC RIGHT-OF-WAY, INCLUDING 5TH ST, RAILROAD PI, AND THE ALLEY.
  - PAVEMENT REPLACEMENT SHALL CONFORM TO THE REQUIREMENTS OF THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS.
  - SIDEWALK CLOSURES SHALL CONFORM TO THE REQUIREMENTS OF THE MUTCD.

SANITARY NOTES:

- ALL CONNECTIONS TO EXISTING PUBLIC STRUCTURES NEED TO BE CORE DRILLED.
- ALL PUBLIC SEWER CONSTRUCTED AS PART OF SITE PLAN SHALL BE TELEVIEWED BY CITY OF WEST DES MOINES AS PART OF THE FINAL INSPECTION. NOTIFY RON NIESE IN PUBLIC SERVICES AT 222-3480. PROVIDE MINIMUM 48 HOUR NOTICE.
- EXISTING PIPES WITH NEW SERVICES INSTALLED NEED TO BE TELEVIEWED AS PART OF FINAL INSPECTION.
- RIGID OR FACTORY CONNECTIONS ARE REQUIRED WHERE NEW PIPE IS SCHEDULED TO CONNECT TO EXISTING SANITARY SEWER.
- ALL SANITARY MANHOLES SHALL BE NDM STANDARD.

STORM NOTES:

- ALL STORM SEWER CONSTRUCTION SHALL BE BUILT IN ACCORDANCE WITH WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS.
- ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE CONNECTED TO PROPOSED STORM SEWER SYSTEM.
- REFER TO WEST DES MOINES STANDARD SPECS. DRAWING #517 FOR SUMP PUMP DRAIN AND SUBDRAIN CLEANOUT DETAIL.
- SUMP SERVICE LINES WILL BE CONNECTED TO STORM SEWER, NOT SUBDRAIN LINES.
- ALL PUBLIC SEWER CONSTRUCTED AS PART OF PLAN SHALL BE TELEVIEWED BY CITY OF WEST DES MOINES AS PART OF FINAL INSPECTION. NOTIFY RON NIESE IN PUBLIC SERVICES AT 222-3480. PROVIDE MINIMUM 48 HOUR NOTICE.
- EXISTING PIPES WITH NEW SERVICES INSTALLED NEED TO BE TELEVIEWED AS PART OF FINAL INSPECTION.
- ALL PRIVATE INFRASTRUCTURE SHALL BE OWNED & MAINTAINED BY OWNER.

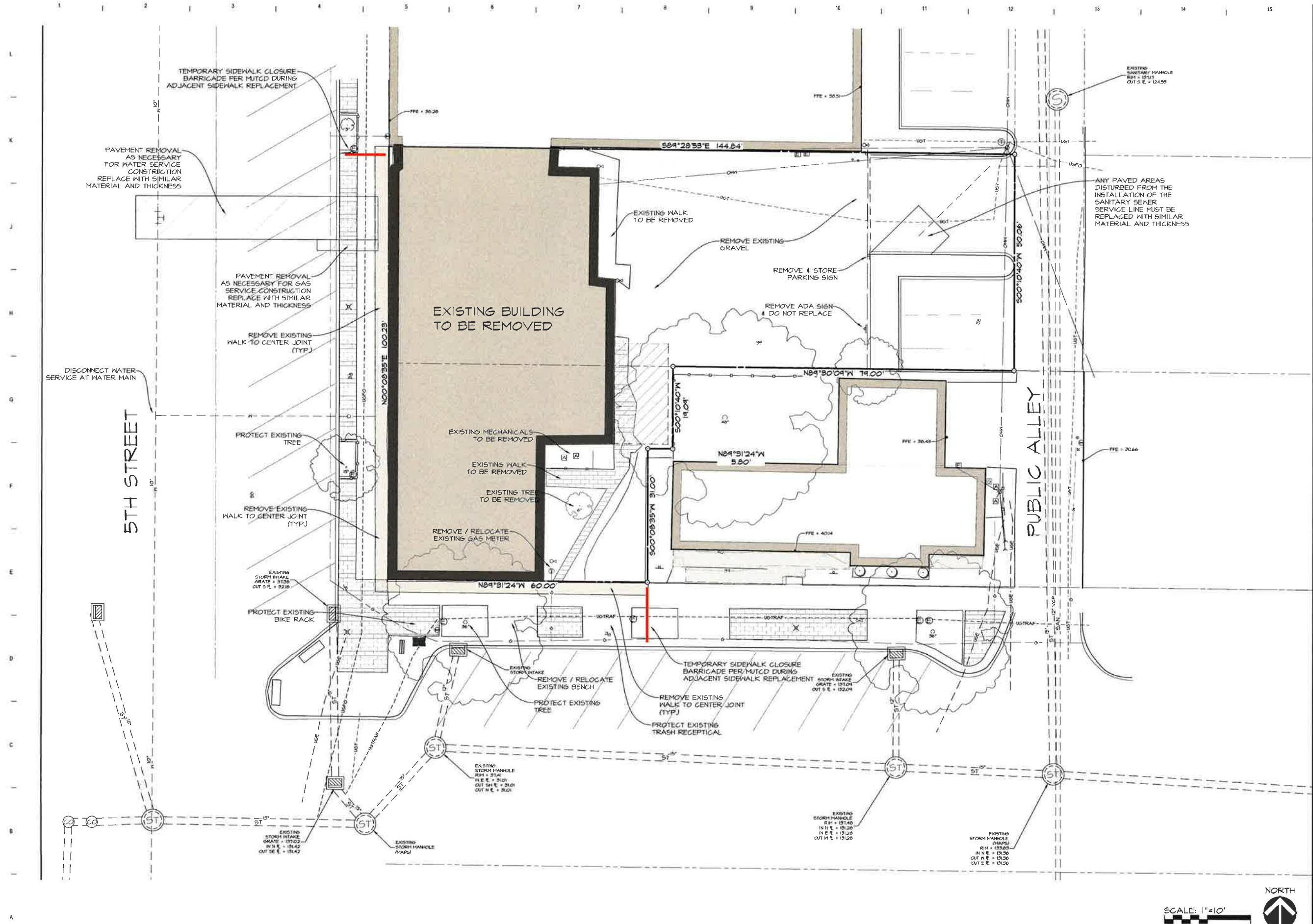
WATER NOTES:

- ALL WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH 2018 EDITION OF S.U.D.A.S. AND WEST DES MOINES WATER WORKS GENERAL SUPPLEMENTAL SPECIFICATIONS.
- PIPE MATERIAL: ALPHA C400 DR10 IV TRACER WIRE AS REQUIRED. TRACER WIRE: NO. 12 AWG SOLID STEEL CORE HARD DRAWN EXTRA HIGH STRENGTH DIRECTIONAL DRILL TRACER WIRE UNDER PIPE. BRING TRACER WIRE TO SURFACE AT FIRE HYDRANTS, VALVES, AND NEW DEAD-ENDS. CONNECT NEW TRACER WIRE TO EXISTING TRACER WIRE WITH WATER-PROOF SPLICER.
- HYDRANTS SHALL BE SET 3 1/2 FEET FROM WATER MAIN EXCEPT WHERE CONFLICTS WITH SIDEWALKS.
- WATER SERVICE TO HAVE 3.5 FEET BURY TYPICAL.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH WEST DES MOINES WATER WORKS AND CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.
- ONE WEEK PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONTACT WEST DES MOINES WATER WORKS AT 515-222-3465.
- PER I.D.N.R. GUIDELINES: WATER MAIN SHALL BE SEPARATED FROM GRAVITY SANITARY SEWER AND STORM SEWER MAINS BY HORIZONTAL DISTANCE OF AT LEAST 10 FEET. WATER MAINS CROSSING SANITARY OR STORM SEWERS SHALL BE LAID TO PROVIDE MINIMUM VERTICAL DISTANCE OF AT LEAST 18 INCHES BETWEEN OUTSIDE OF WATER MAIN AND OUTSIDE OF SEWER MAIN. WHERE STORM SEWER CROSSES OVER OR LESS THAN 18 INCHES BELOW WATER MAIN, LOCATE ONE FULL LENGTH OF SEWER PIPE OF WATER MAIN MATERIAL OR REINFORCED CONCRETE PIPE (RCP) WITH FLEXIBLE O-RING GASKET JOINTS SO BOTH JOINTS ARE AS FAR AS POSSIBLE FROM WATER MAIN.
- WATER SERVICE SHALL BE XX-INCH.
- WEST DES MOINES WATER WORKS RECOMMENDS AGAINST PLANTING STREET TREES AND OTHER LANDSCAPING OVER PRIVATE WATER INFRASTRUCTURE.

PAVING NOTES:

- PROVIDE CURB DROPS FOR SIDEWALKS AT INTERSECTIONS. CURB DROPS FOR SIDEWALKS SHALL MEET ADA REQUIREMENTS.
- IF ADDITIONAL PAVEMENT REMOVAL IS REQUIRED OTHER THAN STANDARD BOX OUT, FULL PANEL REMOVAL WILL BE REQUIRED. NO HALF PANEL REMOVAL WILL BE ALLOWED.
- ALL PEDESTRIAN RAMPS TO BE INSTALLED AS PART OF PROJECT SHALL HAVE APPROPRIATE DETECTABLE WARNINGS (TRUNCATED DOMES). USE RED/CLAY COLORED FIBERGLASS DOMES.
- USE APPROPRIATE MEASURES TO PREVENT SLURRY FROM SANGUT OPERATIONS FROM ENTERING STORM SEWERS & OPEN DRAINAGEWAYS.
- CONTRACTOR SHALL FOLLOW PAVEMENT RECOMMENDATIONS OF GEOTECHNICAL REPORT.





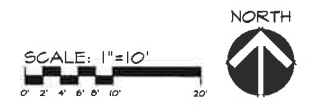
111 5TH ST.  
111 5TH STREET  
WEST DES MOINES, IA 50265

CONSTRUCTION DOCUMENTS

Substance No.: 0632

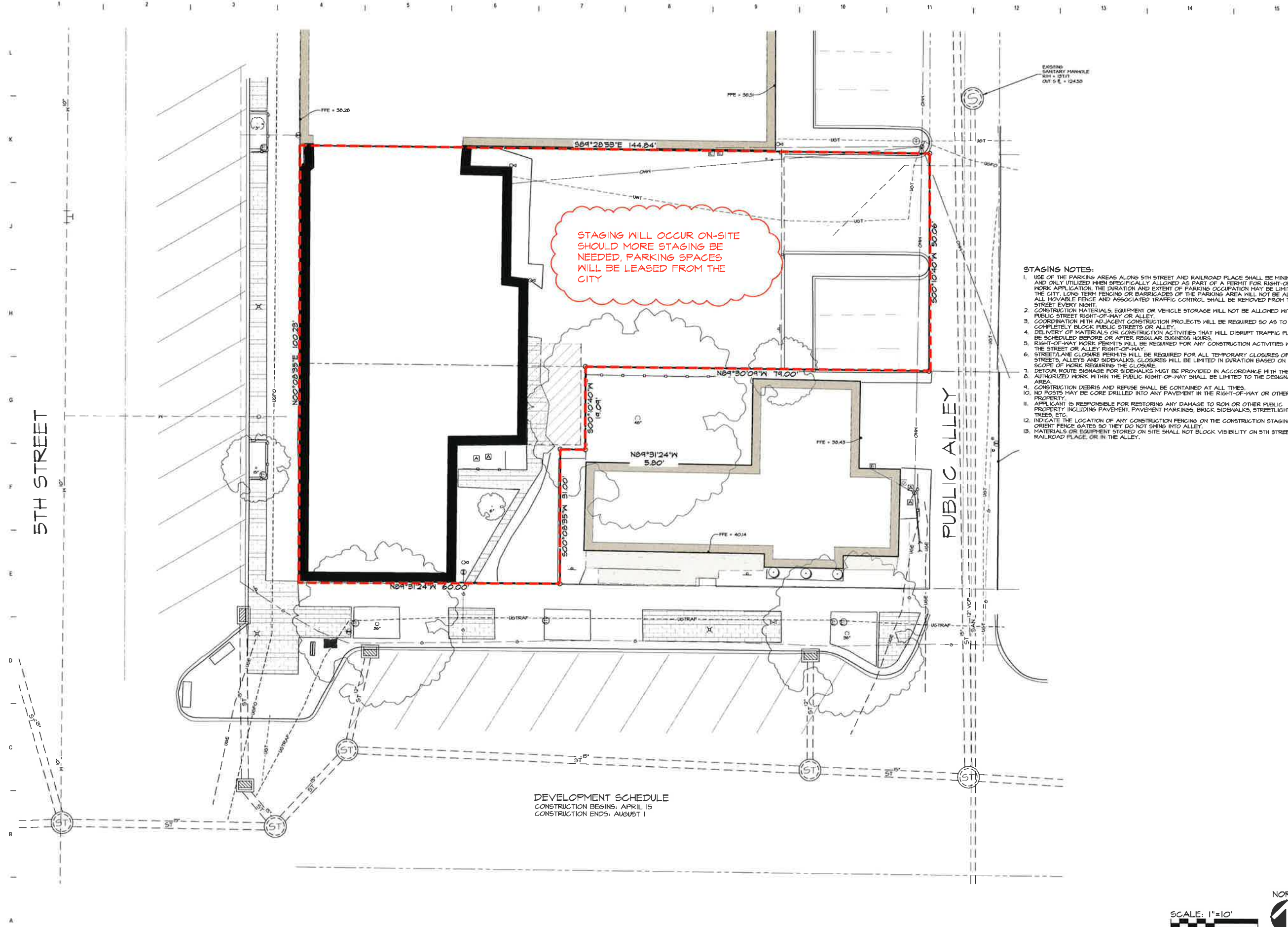
Date: 09/19/2023

Revisions	DATE
MARK DESCRIPTION	DATE



DEMOLITION PLAN

C3



STAGING WILL OCCUR ON-SITE SHOULD MORE STAGING BE NEEDED, PARKING SPACES WILL BE LEASED FROM THE CITY

STAGING NOTES:

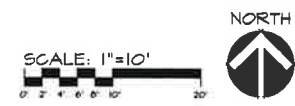
1. USE OF THE PARKING AREAS ALONG 5TH STREET AND RAILROAD PLACE SHALL BE MINIMIZED AND ONLY UTILIZED WHEN SPECIFICALLY ALLOWED AS PART OF A PERMIT FOR RIGHT-OF-WAY WORK. APPLICATION, THE DURATION AND EXTENT OF PARKING OCCUPATION MAY BE LIMITED BY THE CITY. LONG TERM FENCING OR BARRICADES OF THE PARKING AREA WILL NOT BE ALLOWED. ALL MOVABLE FENCE AND ASSOCIATED TRAFFIC CONTROL SHALL BE REMOVED FROM THE STREET EVERY NIGHT.
2. CONSTRUCTION MATERIALS, EQUIPMENT OR VEHICLE STORAGE WILL NOT BE ALLOWED WITHIN ANY PUBLIC STREET RIGHT-OF-WAY OR ALLEY.
3. COORDINATION WITH ADJACENT CONSTRUCTION PROJECTS WILL BE REQUIRED SO AS TO NOT COMPLETELY BLOCK PUBLIC STREETS OR ALLEY.
4. DELIVERY OF MATERIALS OR CONSTRUCTION ACTIVITIES THAT WILL DISRUPT TRAFFIC FLOW MUST BE SCHEDULED BEFORE OR AFTER REGULAR BUSINESS HOURS.
5. RIGHT-OF-WAY WORK PERMITS WILL BE REQUIRED FOR ANY CONSTRUCTION ACTIVITIES WITHIN THE STREET OR ALLEY RIGHT-OF-WAY.
6. STREET/LANE CLOSURE PERMITS WILL BE REQUIRED FOR ALL TEMPORARY CLOSURES OF PUBLIC STREETS, ALLEYS AND SIDEWALKS. CLOSURES WILL BE LIMITED IN DURATION BASED ON THE SCOPE OF WORK REQUIRING THE CLOSURE.
7. DETOUR ROUTE SIGNAGE FOR SIDEWALKS MUST BE PROVIDED IN ACCORDANCE WITH THE MUTGD.
8. AUTHORIZED WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE LIMITED TO THE DESIGNATED AREA.
9. CONSTRUCTION DEBRIS AND REFUSE SHALL BE CONTAINED AT ALL TIMES.
10. NO POSTS MAY BE CORE DRILLED INTO ANY PAVEMENT IN THE RIGHT-OF-WAY OR OTHER PUBLIC PROPERTY.
11. APPLICANT IS RESPONSIBLE FOR RESTORING ANY DAMAGE TO ROAD OR OTHER PUBLIC PROPERTY INCLUDING PAVEMENT, PAVEMENT MARKINGS, BRICK SIDEWALKS, STREETLIGHTS, SOD, TREES, ETC.
12. INDICATE THE LOCATION OF ANY CONSTRUCTION FENCING ON THE CONSTRUCTION STAGING PLAN. ORIENT FENCE GATES SO THEY DO NOT SWING INTO ALLEY.
13. MATERIALS OR EQUIPMENT STORED ON SITE SHALL NOT BLOCK VISIBILITY ON 5TH STREET, RAILROAD PLACE, OR IN THE ALLEY.

DEVELOPMENT SCHEDULE  
CONSTRUCTION BEGINS: APRIL 15  
CONSTRUCTION ENDS: AUGUST 1

111 5TH ST.  
111 5TH STREET  
WEST DES MOINES, IA 50265

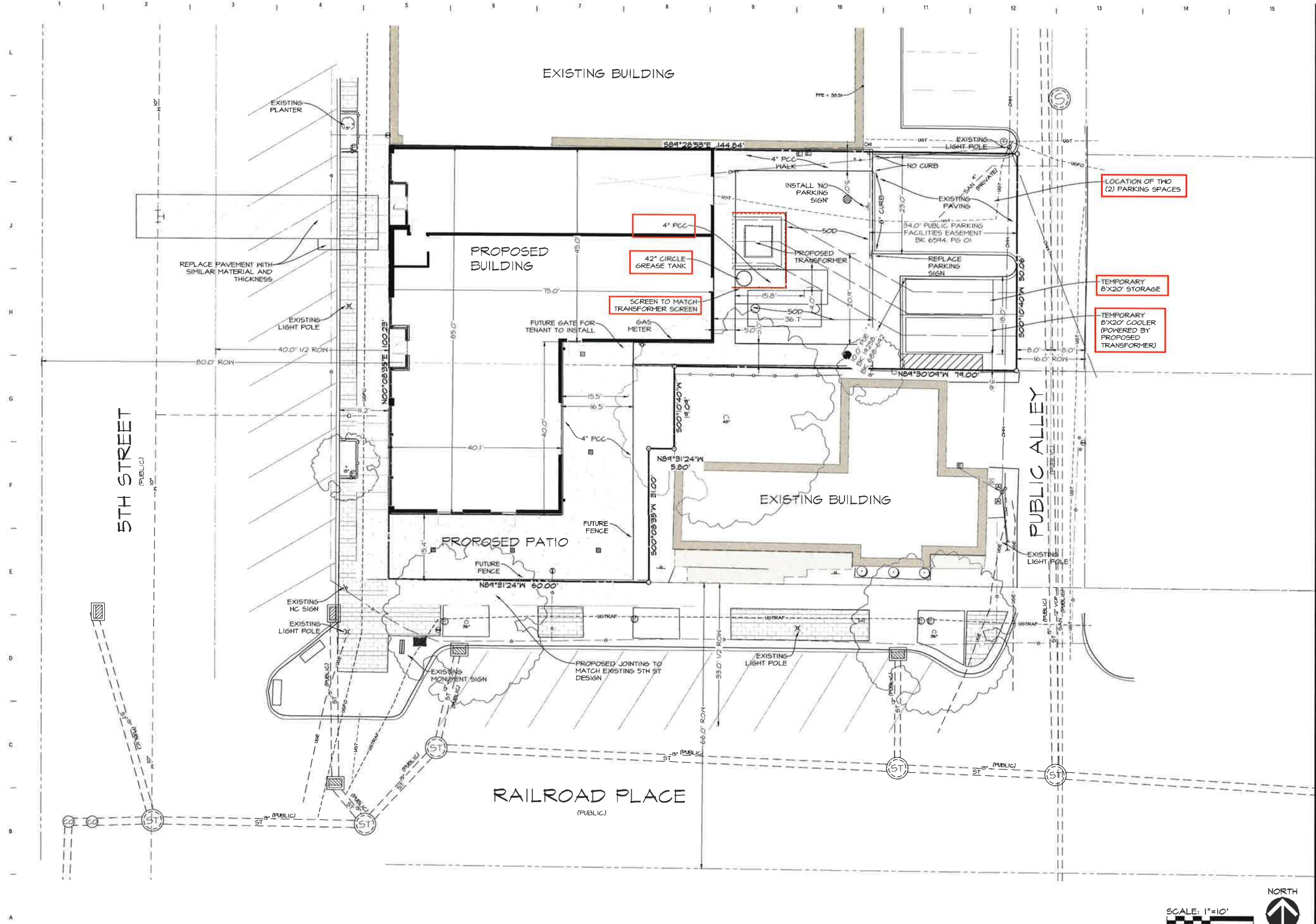
CONSTRUCTION DOCUMENTS

Substance No.: 0632  
Date: 09/19/2023  
Revisions:  
MARK DESCRIPTION DATE



STAGING PLAN





LOCATION OF TWO (2) PARKING SPACES

TEMPORARY 8'X20' STORAGE

TEMPORARY 8'X20' COOLER (POWERED BY PROPOSED TRANSFORMER)

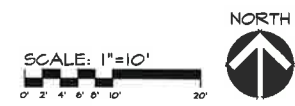
111 5TH ST.  
111 5TH STREET  
WEST DES MOINES, IA 50265

CONSTRUCTION DOCUMENTS

Substance No.: 0632

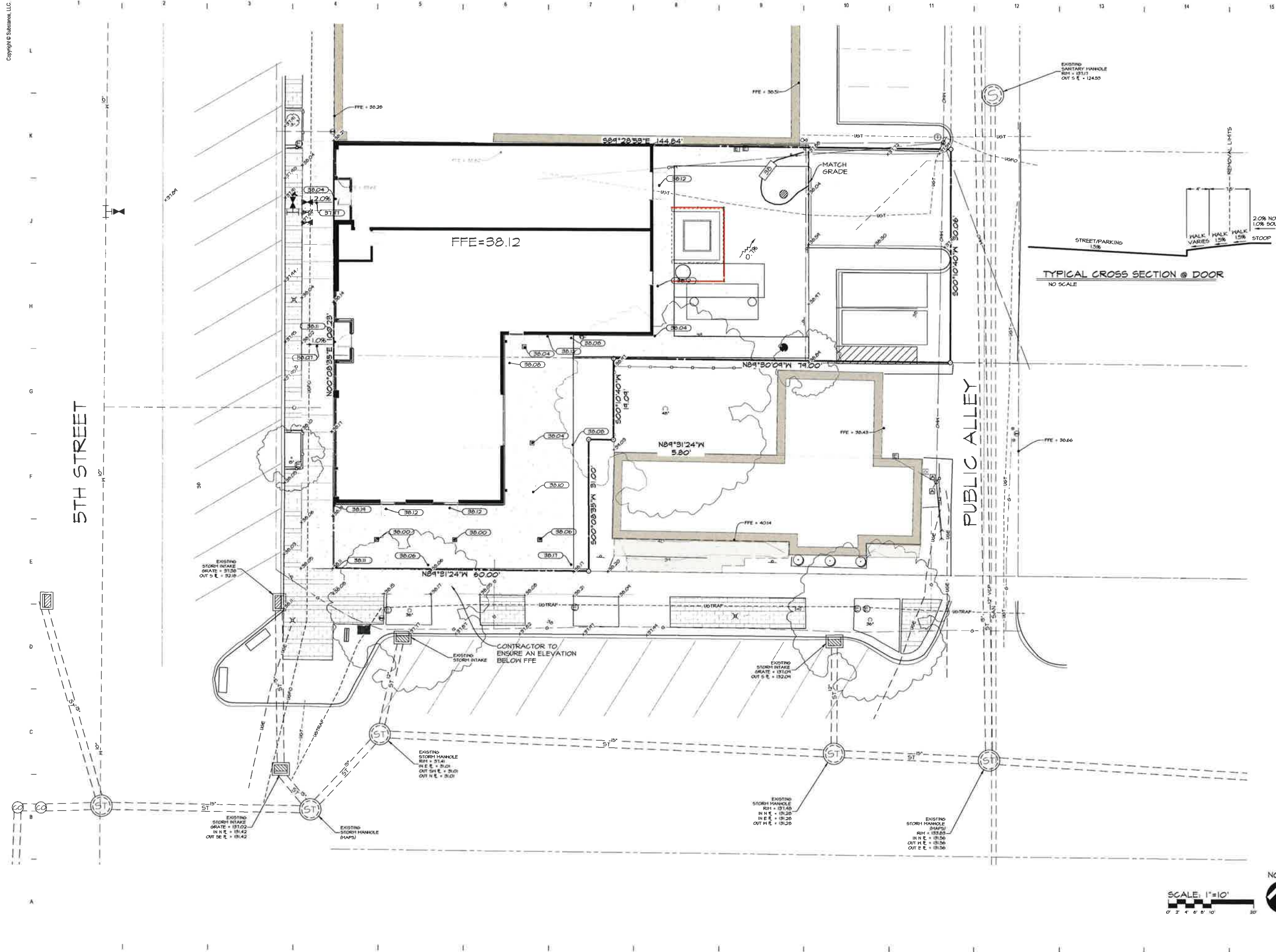
Date: 09/19/2023

Revisions	DATE
MARK DESCRIPTION	



DIMENSION PLAN

C5



**111 5TH ST.**  
**111 5TH STREET**  
**WEST DES MOINES, IA 50265**

Substance No.: 0632

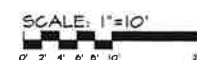
Date: 09/19/2023

Revisions:

MARK DESCRIPTION: DATE

CONSTRUCTION DOCUMENTS

GRADING PLAN

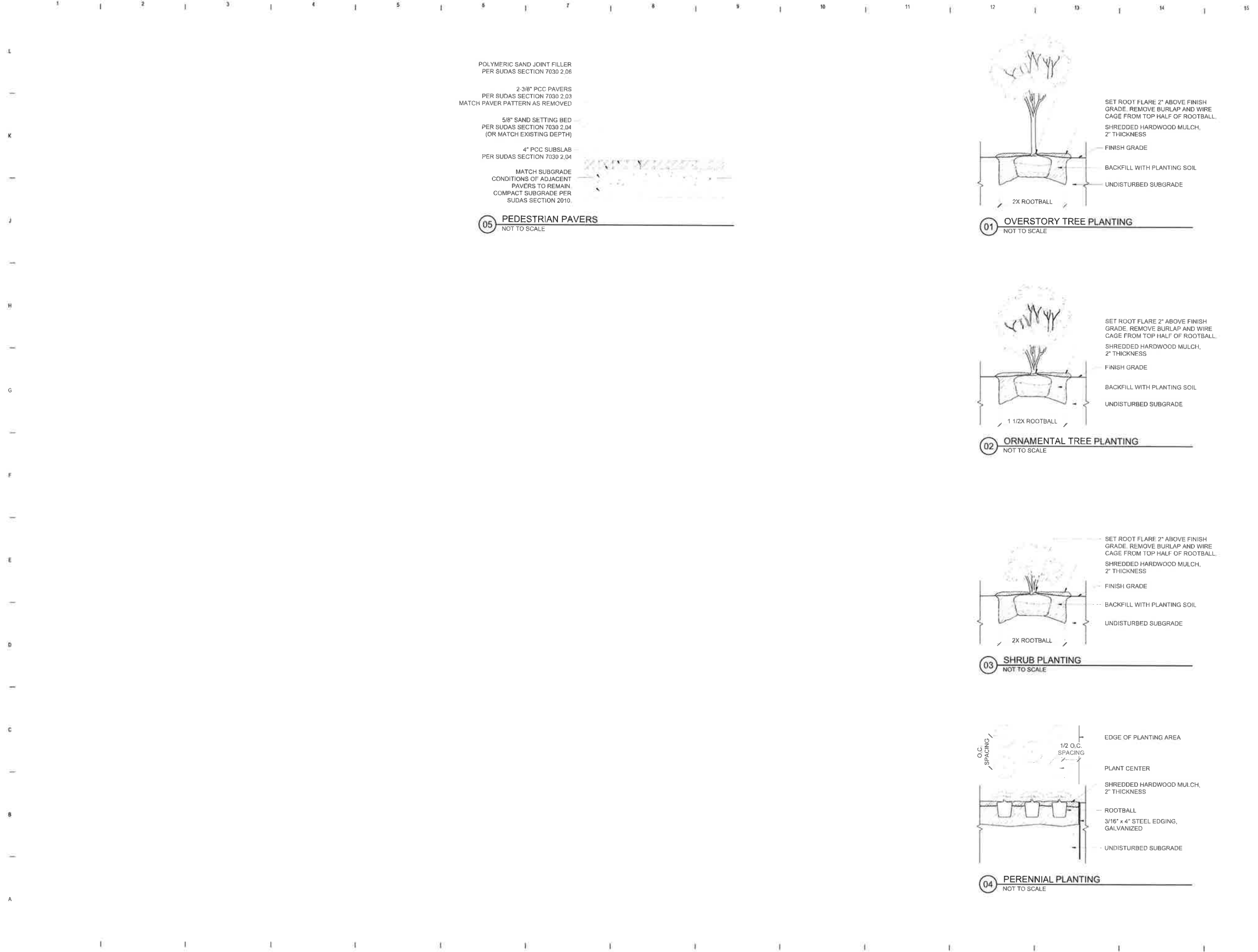












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www.genus-la.com

STRUCTURAL ENGINEER

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Ph: 515 279 9900  
www.kpff.com

**111 5TH ST.  
111 5TH STREET  
WEST DES MOINES, IA 50265**

**Preliminary - Not for Construction  
Project Status**

Substance No.: 0632

Date: 09/19/2023

Revisions

NO.	DESCRIPTION	DATE
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**A RESOLUTION OF THE PLANNING AND ZONING COMMISSION**

**NO. PZC-23-050**

**WHEREAS**, pursuant to the provisions of Title 9, Zoning of the West Des Moines Municipal Code, the applicant, Tim Rypma, and property owner, 111 5<sup>th</sup> Street, LLC, request approval of the Level 2 Minor Modification to Site Plan for the property located at 111 5<sup>th</sup> Street as depicted on the location map included in the staff report. The applicant requests approval to construct a grease waste system and allowance for a temporary storage container and cooler unit, and associated site improvements; and

**WHEREAS**, the Level 2 Minor Modification to Site Plan request complies with the findings stated in the applicable provisions of Title 9, the Comprehensive Plan and City Code.

**NOW THEREFORE**, the Planning and Zoning Commission of the City of West Des Moines recommends the City Council approve the Level 2 Minor Modification to Site Plan (MML2-006088-2023), subject to compliance with all the conditions of approval as stated in the staff report, including conditions added at the meeting, and attached hereto as Exhibit "A", if applicable.

**PASSED AND ADOPTED** on September 25, 2023.

\_\_\_\_\_  
Andrew Conlin, Chair  
Planning and Zoning Commission

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Planning and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting on September 25, 2023, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

\_\_\_\_\_  
Recording Secretary