

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

Meeting Date: August 29, 2016

Item: 1611 Fuller Road - approval of Grading Plan – Jamie Hatch, CHS-Services – GP-003165-2016

Requested Action: Approval of a Grading Plan

Case Advisor: Kara V. Tragesser, AICP

Applicant's Request: The applicant, Jamie Hatch, is requesting approval of a grading plan to allow initial grading of the property for future warehouse development (see Attachment B – Location Map and Attachment C – Grading Plan)

History: The property is undeveloped. The zoning of the property is Business Park. A pre-submittal application was reviewed by the Development Review Team on May 17, 2016, for the construction of a warehouse. This application is to prepare the site for development.

City Council Subcommittee: This project was presented to the Development and Planning Subcommittee for information at its August 8, 2016, meeting. The Subcommittee was supportive of the request.

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.

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.

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 grading plan, subject to the applicant meeting all City Code requirements and the following:

1. Providing final grading plan documents addressing remaining staff comments, prior to commencing grading.
2. Providing the City a copy of the NPDES Permit for this site, prior to commencing grading.
3. The applicant implementing and maintaining all necessary soil erosion measures.
4. The applicant acknowledging and agreeing that this approval is for grading activities only. No utility or foundation work may be started without approval of the corresponding full site plan currently under review.
5. The applicant agreeing that any grading done prior to approval of the full site plan is at their own risk, and that final grades will need to comply with any changes that are deemed necessary as part of that approval.

Owner Kendall Reed
3500 Brookview Drive
West Des Moines IA 50265

Applicant: Jamie Hatch
CHS-Services
545 Highway 6
Waukee IA 50263

Applicant Rep: Patrick Shepard
Civil Engineering Consultants
2400 86th Street Unit 12
Des Moines IA 50322
515-276-4884
Shepard@ceclac.com

Attachments:

Attachment A	-	Plan and Zoning Commission Resolution
Attachment B	-	Location Map
Attachment C	-	Grading Plan

RESOLUTION NO. PZC

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, APPROVING THE 1611 FULLER ROAD GRADING PLAN PERMIT (GP-003165-2016) FOR THE PURPOSE OF COMMENCING INITIAL GRADING OF THE SITE FOR FUTURE WAREHOUSE DEVELOPMENT

WHEREAS, pursuant to the provisions of Title 8, Building, Chapter 5, Site Grading Regulations, et seq, of the West Des Moines Municipal Code, the applicant, Jamie Hatch, CHS-Services, has requested approval for a Grading Plan (GP-003165-2016) for approximately 1.15 acres located at 1611 Fuller Road for the purpose of commencing initial grading on the site for future warehouse development;

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

WHEREAS, on August 29, 2016, this Commission held a duly-noticed meeting to consider the application for Grading Plan Permit;

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

SECTION 1. The findings, for approval, in the staff report, dated August 29, 2016, or as amended orally at the Plan and Zoning Commission meeting of August 29, 2016, are adopted.

SECTION 2. The **GRADING PLAN PERMIT** to grade the 1611 Fuller Road property is hereby approved by the Plan and Zoning Commission, subject to compliance with all the conditions in the staff report, dated August 29, 2016, 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 August 29, 2016.

Craig Erickson, Chairperson
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 August 29, 2016, by the following vote:

AYES:
NAYS:
ABSTENTIONS:
ABSENT:

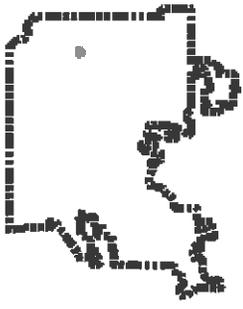
ATTEST:

Recording Secretary

EXHIBIT A
CONDITIONS OF APPROVAL

1. Providing final grading plan documents addressing remaining staff comments, prior to commencing grading.
2. Providing the City a copy of the NPDES Permit for this site, prior to commencing grading.
3. The applicant implementing and maintaining all necessary soil erosion measures.
4. The applicant acknowledging and agreeing that this approval is for grading activities only. No utility or foundation work may be started without approval of the corresponding full site plan currently under review.
5. The applicant agreeing that any grading done prior to approval of the full site plan is at their own risk, and that final grades will need to comply with any changes that are deemed necessary as part of that approval.

1611 Fuller Road



- Legend**
- Parcels
 - Parks
 - Greenways



1: 1,000



166.7 Feet

83.33

0

166.7

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

NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet
© City of West Des Moines, Iowa

GRADING PLAN

1611 FULLER ROAD

WEST DES MOINES, IOWA

LEGEND

●	FOUND CORNERS
○	SET PROPERTY CORNER (BY 1/4" WYOMING CAP #12265 UNLESS OTHERWISE NOTED)
---	PROPERTY BOUNDARY
---	EXISTING LOT
---	CENTERLINE STREET
---	SIDWALK
---	B.S.L. BUILDING SETBACK LINE
---	EXISTING/PROPOSED
ST	STORM SEWER & SIZE
SAH	SANITARY SEWER & SIZE
M	MATER MAIN & SIZE
UT	UNDERGROUND TELEPHONE
UE	UNDERGROUND ELECTRIC
G	UNDERGROUND GAS
○	MANHOLE
○	STORM INTAKE
○	FIRE HYDRANT
○	VALVE
△	F.E.S.
---	EXISTING CONTOURS
---	PROPOSED CONTOURS
---	SILT FENCE
○	MANHOLE
○	TELEPHONE RISER
○	TRANSFORMER
○	BOLLARD
○	STEEL STREET LIGHT
○	METAL LIGHT POLE
○	FIRE HYDRANT
○	VALVE
○	DOWNSPOUT
○	AIR CONDITIONING UNIT
○	EVERGREEN TREE AND SIZE
○	DECIDUOUS TREE AND SIZE
P	PREVIOUSLY RECORDED BEARINGS & DISTANCE
M	MEASURED BEARINGS & DISTANCE
F.F.E.	FINISHED FLOOR ELEVATION
P.C.C.	PORTLAND CEMENT CONCRETE
I.R.	IRON ROD
I.P.	IRON PIPE
BK. 777, PG. 7777	COUNTY RECORDER'S INDEXING BOOK AND PAGE
TTT	PROPERTY ADDRESS



SHEET INDEX

SHEET	TITLE
1	COVER
2	GRADING

BENCHMARK

NBM BENCHMARK # 46.
560 SOUTH 16TH STREET, 46.5 FEET SOUTH OF THE NORTHWEST CORNER OF THE CITY OF WEST DES MOINES PUBLIC WORKS BUILDING, 4 FEET WEST OF BUILDING.
STANDARD BENCHMARK: 84.97
WEST DES MOINES DATUM: 45.96

NBM BENCHMARK # 50.
INTERSECTION OF 4TH STREET AND RAILROAD AVENUE, NORTHWEST CORNER OF INTERSECTION, 4 FEET WEST OF CENTERLINE OF 4TH STREET, 50 FEET NORTH OF CENTERLINE OF RAILROAD AVENUE.
STANDARD BENCHMARK: 81.24
WEST DES MOINES DATUM: 59.28

FLOOD HAZARD ZONES

THE FLOOD HAZARD ZONES SHOWN ON THIS PLAN ARE TRANSCRIBED FROM THE FEMA FLOOD INSURANCE RATE MAP NO. 102200101G DATED FEBRUARY 16, 2006. NO PORTION OF THIS PROPERTY IS IN A 100 YEAR FLOOD PLAIN.

EROSION CONTROL NOTES

- EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE GRADING ACTIVITIES.
- ALL AREAS WHICH ARE DISTURBED WILL BE SEEDING WITH EROSION CONTROL MIX.
- ANY SOIL OR SPILL WASHED, TRACKED OR DROPPED ON TO ADJOINING RIGHT-OF-WAYS AND PROPERTY SHALL BE CLEANED UP BY THE CONTRACTOR WITHIN 24 HOURS. EARTH RAMPS SHALL NOT BE CONSTRUCTED IN THE STREET GUTTER.

PROPERTY OWNER:
KENDALL REED
3500 BROOKVIEW DR
WEST DES MOINES, IA 50265

APPLICANT:
DAN KRAMER
DIAMOND COMPANY, LLC
8206 NW 18TH STREET
GRANDES, IA 50718
515-466-0600

SITE ADDRESS
1611 FULLER ROAD
WEST DES MOINES, IOWA

ZONING
BUSINESS PARK

LEGAL DESCRIPTION

A PARCEL OF LAND IN LOTS 1 AND 2, BENNETT ACRES, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE SE CORNER OF SAID LOT 2, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF FULLER ROAD; THENCE N15°28'32"W, 142.50 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING; THENCE N8°20'52"W, 242.76 FEET TO A POINT ON SAID LOT 1; THENCE S87°22'04"E, 251.25 FEET ALONG SAID NORTH LINE TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF FULLER ROAD; THENCE S45°04'08"W, 340.36 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING AND CONTAINING 1.15 ACRES.

NOTES

- ONE WEEK PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY:
A. WEST DES MOINES ENGINEER
B. CIVIL ENGINEERING CONSULTANTS, INC.
- 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 NDM ENGINEERING SERVICES BRIAN HENNEBATH 222-3475 TO SCHEDULE ANY REQUIRED INSPECTIONS. ROW EXCAVATION PERMITS CAN BE OBTAINED AT THE PUBLIC WORKS FACILITY 222-3460. IT IS IMPORTANT TO NOTE CITY APPROVAL OF THIS PLAN IS SUBJECT TO THE APPLICANT OBTAINING ALL NECESSARY EASEMENTS/AGREEMENTS AND APPLICABLE PERMITS.
- ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
- THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
- 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, OSM METRIC DESIGN STANDARDS, AND ROW ACQUISITIONS.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- ALL DEBRIS SPILLED ON CITY R.O.W. AND ADJOINING PROPERTY SHALL BE REMOVED BY THE OWNER/CONTRACTOR IN TIMELY FASHION.
- 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.
- ALL IMPROVEMENTS SHOWN ON PLAN ARE SCHEMATIC FOR GRADING PURPOSES. A FULL SITE PLAN FOR ANY IMPROVEMENTS WILL BE SUBMITTED AT A LATER DATE.
- UTILIZE CAUTION WHEN GRADING OVERBEARING EXISTING 16" WATER MAIN ALONG THE WESTERN PORTION OF THE SITE.

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.

PATRICK J. SHEPARD, IOWA LIC. NO. 12285 DATE: _____
BY LICENSE RENEWAL DATE IS DECEMBER 31, 2017
PAGES OR SHEETS COVERED BY THIS SEAL: _____

SHEETS 1-2

Civil Engineering Consultants, Inc
2400 86th Street, Unit 12, Des Moines, Iowa 503
515.276.4884 Fax: 515.276.7084 . email@cecinc.com



DATE	REVISIONS	COMMENTS
0-01-2016	1	
1-19-2016	2	
	3	
	4	
	5	
	6	

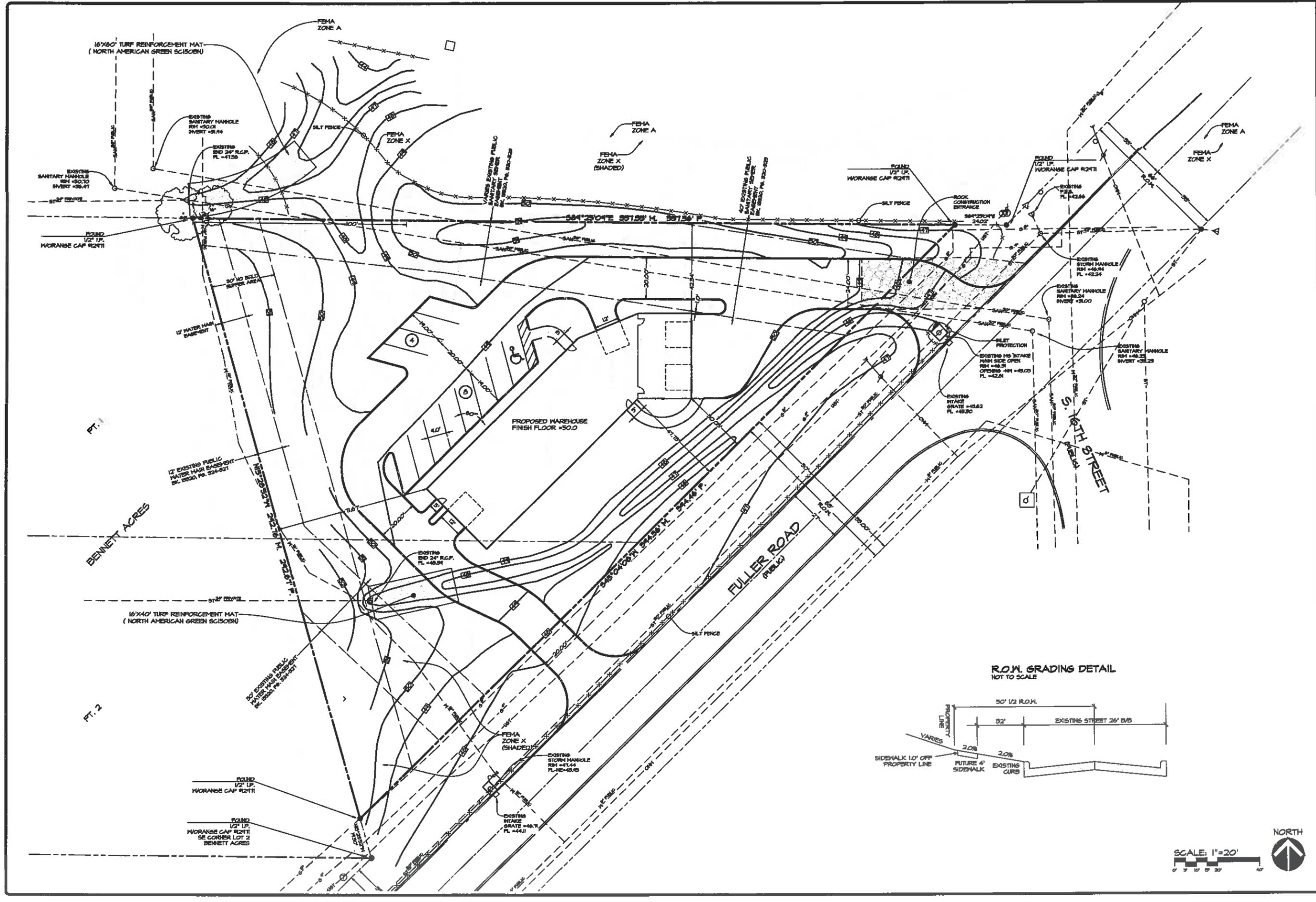
DATE OF SURVEY: _____
DESIGNED BY: PLS
DRAWN BY: JDS

1611 FULLER ROAD
WEST DES MOINES, IA

COVER

SHEET
1
2





Civil Engineering Consultants, Inc.
 2400 56th Street, Unit 12, Des Moines, Iowa 50322
 515.276.4884 · Fax: 515.276.7084 · mail@ceclac.com

CEC

DATE	REVISIONS	COMMENTS
5-01-2016	1	8-18-2016
	2	
	3	
	4	
	5	
	6	

DATE OF SURVEY: _____
 DESIGNED BY: JLS
 DRAWN BY: JPS

1611 FULLER ROAD
 WEST DES MOINES, IA
GRADING PLAN

E-1555