

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

**Meeting Date:** November 21, 2016

**Item:** 1345 South 60<sup>th</sup> Street Grading Plan, 1345 South 60<sup>th</sup> Street – approval of dirt fill on the southeast corner of the lot – Civil Engineering Consultants, Inc. – GP-003251-2016

**Requested Action:** Approval of a Grading Plan

**Case Advisor:** J. Bradley Munford 

**Applicant's Request:** The applicant, Cody Weaver with Civil Engineering Consultants, Inc. on behalf of the property owner Mark Tham is requesting approval of a grading plan to bring in fill to level the southeast corner of the lot.

**History:** The property was annexed into the City in September 15, 2013 as a part of the Mills Civic Parkway Annexation. The home on the property was built in 1977. The dirt for the fill is coming from the 60<sup>th</sup> street widening.

**City Council Subcommittee:** The 1345 South 60<sup>th</sup> Street Preliminary Plat was presented to the Development and Planning Subcommittee for information at its June 27, 2016 meeting. There was no discussion.

**Staff Review and Comment:** This request was distributed to other City departments and other agencies for their review and comment. Based on that review, staff have no comments:

**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 1345 South 60<sup>th</sup> Street grading plan, subject to the applicant meeting all City Code requirements and the following:

1. The applicant installing and maintaining all necessary soil erosion measures and establishing the appropriate ground cover to aid in erosion prevention and mitigate soil runoff.

**Property Owner/Applicant:** Mark Tham  
1345 S 60<sup>th</sup> Street  
West Des Moines, Iowa 50266  
[Capttham@AOL.com](mailto:Capttham@AOL.com)

**Applicant's Representatives:** Civil Engineering Consultants, Inc.  
Attn: Cody Weaver  
2400 86<sup>th</sup> Street, Suite 12  
Des Moines, IA 50322  
[Mail@ceclac.com](mailto:Mail@ceclac.com)

**Attachments:**

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

RESOLUTION NO.

**A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, APPROVING THE 1345 SOUTH 60TH STREET GRADING PLAN PERMIT (GP-003251-2016) FOR THE PURPOSE OF BRING IN FILL TO LEVEL THE SOUTHEAST CORNER OF THE LOT.**

**WHEREAS**, pursuant to the provisions of Title 8, Building, Chapter 5, Site Grading Regulations, et seq, of the West Des Moines Municipal Code, the property owner, 1345 South 60th Street Development, LLC, has requested approval for a Grading Plan (GP-003251-2016) for that approximately 2.25 acre site located at 1345 South 60th Street to bring in fill to level the southeast corner of the lot;

**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 November 21, 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 November 21, 2016, or as amended orally at the Plan and Zoning Commission meeting of November 21, 2016, are adopted.

**SECTION 2.** The **GRADING PLAN PERMIT** to bring in fill to level the southeast corner of the lot is hereby approved by the Plan and Zoning Commission, subject to compliance with all the conditions in the staff report, dated November 21, 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 November 21, 2016.

\_\_\_\_\_  
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 November 21, 2016, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

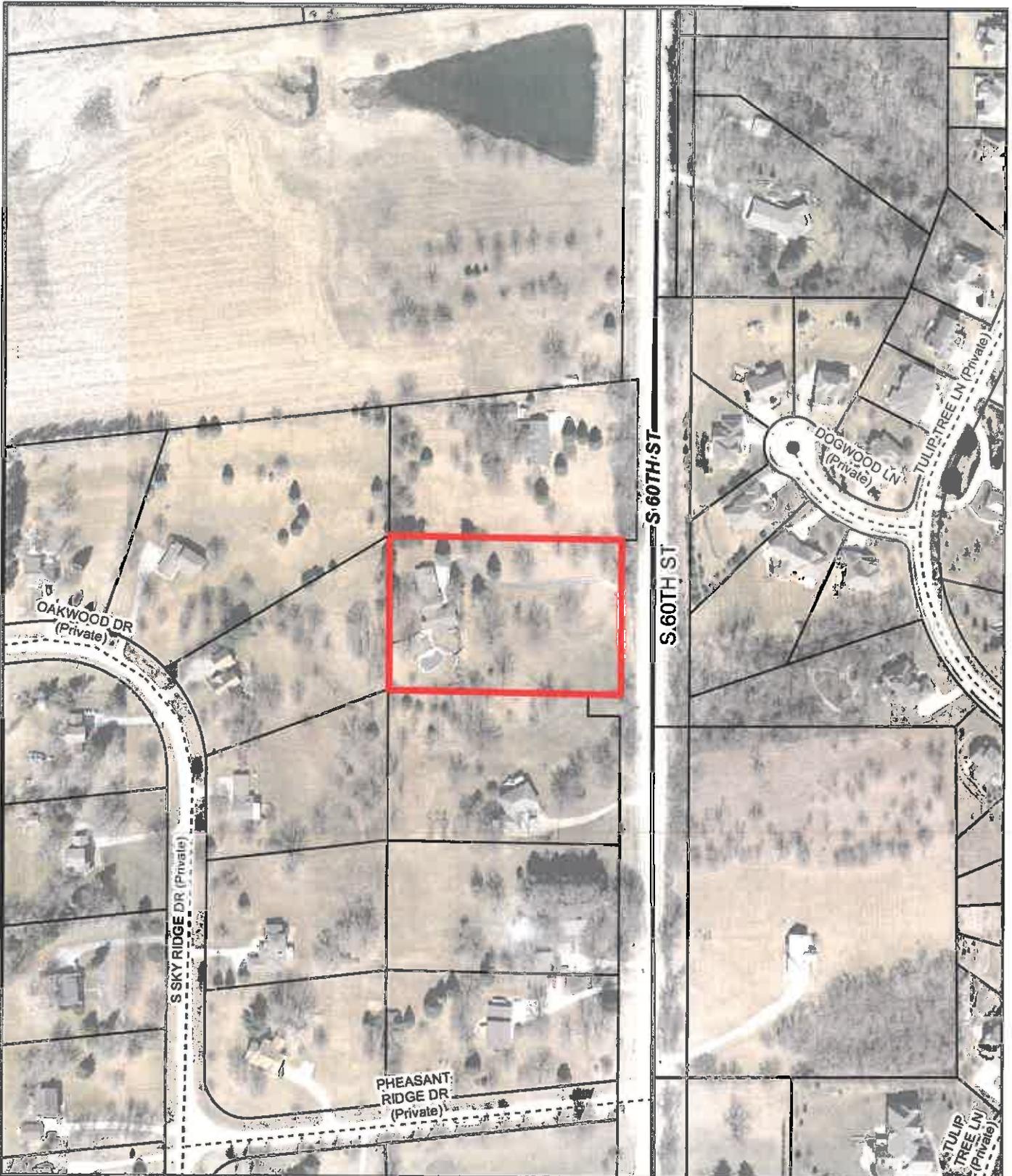
ATTEST:

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

**EXHIBIT A  
CONDITIONS OF APPROVAL**

1. **None**

ATTACHMENT B



1345 South 60th Street



NOT TO SCALE

# GRADING PLAN THAM RESIDENCE

## WEST DES MOINES, IOWA

### PROJECT #: GP-00325-2016



**CONTACT-OWNER**  
 MARK THAM  
 515-414-1564  
 1345 S. 60TH ST.  
 WEST DES MOINES, IOWA

**PROPERTY ADDRESS**  
 1345 S. 60TH ST.  
 WEST DES MOINES, IOWA

**EROSION CONTACT**  
 MARK THAM  
 515-414-1564  
 1345 S. 60TH ST.  
 WEST DES MOINES, IOWA

**LEGAL DESCRIPTION**  
 LAKEVIEW HEIGHTS LOT 59  
 DALLAS COUNTY, IOWA  
 2.25 AC. MORE OR LESS

**PROJECT DESCRIPTION**

GRADING TO OCCUR DURING S. 60TH STREET IMPROVEMENTS.

THIS SITE



**VICINITY SKETCH**

**BENCHMARK**

CITY OF WEST DES MOINES NETWORK POINT #016  
 1500 Block of South 60th Street, 3/4 feet South of centerline of Pheasant Ridge Drive, 8 feet West of Southwest property corner of 1520 South 60th Street, 4 feet West of power pole.

CITY OF WEST DES MOINES DATUM = 174.77  
 USGS DATUM = 453.76

CITY OF WEST DES MOINES NETWORK POINT #10  
 Northeast corner of intersection of South 60th Street and Mills Civic Parkway, 16.5 feet Southeast of traffic signal pole, 15 feet Southeast of face of sidewalk, 31 feet West of fire hydrant.

CITY OF WEST DES MOINES DATUM = 201.51  
 USGS DATUM = 475.56



**EROSION NOTES**

1. OWNER IS RESPONSIBLE AND CONTACT FOR INSPECTION AND REMOVAL OF MUD AND ROCK FROM PUBLIC STREETS DAILY.
2. EXISTING GRAVEL DRIVE SHALL REMAIN DURING CONSTRUCTION TO MINIMIZE MUD ON PUBLIC STREETS.
3. PROVIDE PERMANENT SEEDING FOR FINAL STABILIZATION.
4. CIVIL ENGINEERING CONSULTANTS, INC. IS NOT A GEOTECHNICAL ENGINEER.
5. STOCKPILE SUFFICIENT TOPSOIL TO BE RESPREAD ON LAWN AREAS TO 6-INCH DEPTH.
6. ANY SOIL OR SPILL WASHED, TRACKED OR DROPPED ON TO ADJOINING RIGHT-OF-WAYS AND PROPERTY SHALL BE CLEANED UP BY THE OWNER DAILY.
7. ANY FAILED AREA OF SEEDING SHALL BE RESEED.
8. WORK REQUIRING ENTERING AND LEAVING THE SITE OVER ROADWAYS INCLUDING MATERIAL DELIVERY AND MOVEMENT OF EQUIPMENT SHALL NOT BE PERMITTED DURING PERIODS WHEN THE GROUND IS EXCEPTIONALLY SOFT AND WET AND EROSION BY VEHICLE IS A CERTAINTY.

Civil Engineering Consultants, Inc.  
 2400 86th Street, Unit 12 · Des Moines, Iowa 50322  
 515.276.4384 · Fax: 515.276.7084 · mail@cec.com



DATE	REVISIONS	COMMENTS
10-12-2016	1	10-26-2016
	2	11-8-2016
	3	
	4	
	5	
	6	

DATE OF SURVEY: \_\_\_\_\_  
 DESIGNED BY: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_

1345 S. 60TH ST  
 WEST DES MOINES, IA

GRADING PLAN

SHEET  
 OF 1