

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

Meeting Date: July 18, 2016

Item: Des Moines Golf and Country Club Phase 4, 1600 Jordan Creek Parkway – renovate nine golf tees, bunkers, greens, and trails – Des Moines Golf and Country Club – GP-003112-2016

Requested Action: Approval of a Grading Plan

Case Advisor: Kara V. Tragesser, AICP 

Applicant's Request: The applicant, Des Moines Golf and Country Club, is requesting approval of a grading plan to renovate nine golf tees, greens, bunkers, and trails on the south golf course located in the southeasterly quadrant of the course (see Attachment B – Location Map and Attachment C – Grading Plan)

History: The Des Moines Golf and Country Club was annexed into the City in 1990. In 2004, a revised site plan was approved to construct new recreational facilities and renovate the club house (PC-2003-25). In 2005, a revised site plan to construct a dome over the tennis courts was approved (PC-2005-06). In August of 2013, a grading plan (GP-2013-08) was approved to re-grade nine holes with renovations to tees, greens, bunkers and trails. On July 23, 2014, a Phase 2 Grading Plan (GP-002242-2014) was approved for improvements to other tees, greens, and trails. The Phase 3 grading plan to renovate 9 more tees, greens, bunkers, and trails was approved July 20, 2015 (GP-002767-2015). This project's proposed Phase 4 improvements is for 9 holes and is the last phase of the total project at Des Moines Golf and Country Club.

City Council Subcommittee: This project was presented to Development and Planning Subcommittee for information at its July 11, 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 a public sanitary sewer easement for the manhole impacted by this project, prior to commencing construction.
2. Providing final grading plan documents addressing remaining staff comments, prior to commencing grading.

Owner/Applicant: Des Moines Golf and Country Club
1600 Jordan Creek Parkway
West Des Moines IA 50266
James Cutter
515-440-7500

Applicant Rep: Veenstra and Kimm Inc
3000 Westown Parkway
West Des Moines IA 50266
Bob Veenstra Jr.
515-225-8000

Attachments:

- Attachment A - Plan and Zoning Commission Resolution
- 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 DES MOINES GOLF AND COUNTRY CLUB GRADING PLAN PERMIT (GP-003122-2016) FOR THE PURPOSE OF RENOVATING NINE TEES, GREENS, BUNKERS AND TRAILS

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, Des Moines Golf and Country Club, has requested approval for a Grading Plan (GP-003122-2016) for approximately 23 acres of a 463 acre site located at 1600 Jordan Creek Parkway for the purpose of grading the property to renovate nine tees, greens, bunkers and trails;

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 July 18, 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 July 18, 2016, or as amended orally at the Plan and Zoning Commission meeting of July 18, 2016, are adopted.

SECTION 2. The **GRADING PLAN PERMIT** to grade the property at 1600 Jordan Creek Parkway is hereby approved by the Plan and Zoning Commission, subject to compliance with all the conditions in the staff report, dated July 18, 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 July 18, 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 July 18, 2016, by the following vote:

AYES:
NAYS:
ABSTENTIONS:
ABSENT:

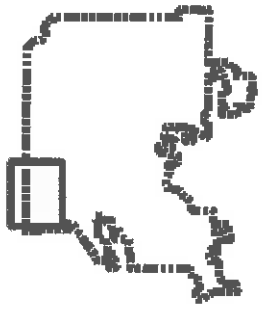
ATTEST:

Recording Secretary

EXHIBIT A
CONDITIONS OF APPROVAL

1. Providing a public sanitary sewer easement for the manhole impacted by this project, prior to commencing construction.
2. Providing final grading plan documents addressing remaining staff comments, prior to commencing grading.

Des Moines Golf and Country Club



Legend



1: 16,614



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

Prepared for:

Joe Maches Golf and Country Club
 600 Jordan Creek Parkway
 West Des Moines, Iowa

SE 9 Hole Remodel
 Demolition Plan



Prepared by:
 Tim Liddy / Associates, Inc.
 17000 Lincoln Highway #200
 Skunk River, Iowa
 (762) 766-6057

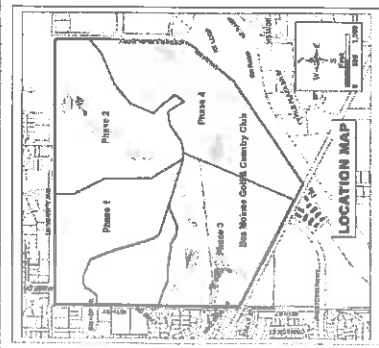


Hole	Demolition Area (SQ FT)	Area (Sq Yds)	Concrete	Asphalt	Block
8	1,226	28,163	131,764	14,300	4,147
9	56,127	127,459	14,300	2,701	4,304
10	11,680	21,475	147,281	125	2,767
11	5,023	5,065	100,460	4,304	2,767
12	5,195	5,912	137,000	2,767	10,842
13	3,877	10,800	85,100	2,767	1,452
14	2,500	11,616	14,452	1,452	1,376
16	6,200	26,265	48,345	85	1,376
Total	47,249	263,617	800,245	14,869	32,139

See Specifications for Materials

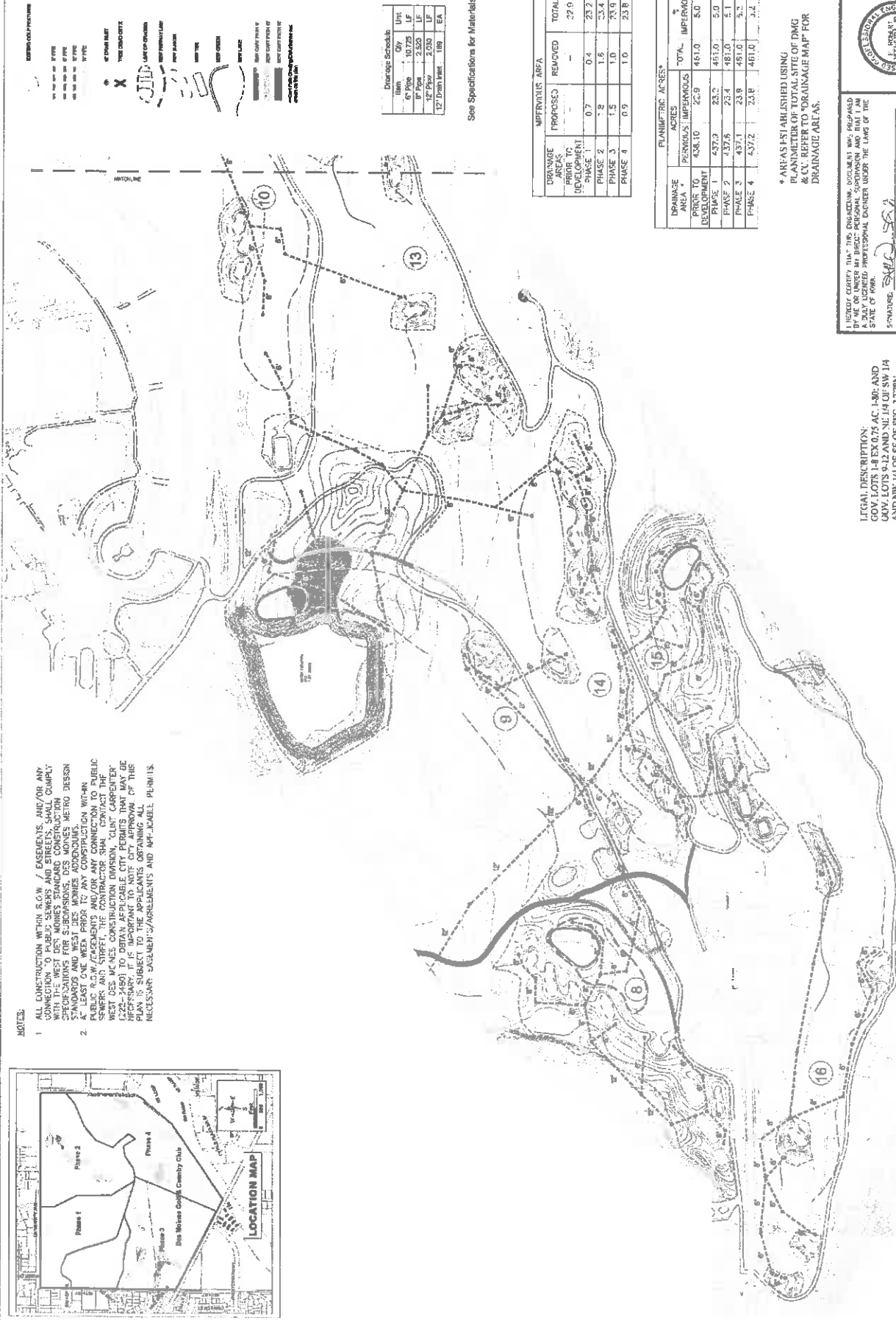
Existing Cart Path, Demolition	Type	Length	Width
Right of Hole 8 & 9 Tees	Asphalt	707'	8.0
From 9 Fairway to New 9 Green	Asphalt	174'	10.0
From 10 Tees to 10 Fairway	Asphalt	611'	8.0
From 10 Green to New 13 Tees	Asphalt	207'	8.0
From 11 Green to 13 Tees	Asphalt	1,985'	8.0
Next to 14 Tees (CSP - 22' Reduce Turn Around)	Asphalt	249'	8.0
Next to 14 Tees (CSP - 22' Reduce Turn Around)	Asphalt	249'	8.0
Next to 15 Tees	Asphalt	270'	8.0
Next to 15 Tees	Asphalt	270'	8.0

All quantities to be verified by contractor



NOTES:

1. ALL CONSTRUCTION WITHIN R.O.W. / EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION STANDARDS AND MEET DES MOINES METRO DESIGN STANDARDS AND MEET DES MOINES UTILITY DESIGN STANDARDS.
2. 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 CITY ENGINEER AT 515 EAST BROADWAY, DES MOINES, IA 50319 (515-281-2400) TO OBTAIN NECESSARY CITY PERMITS THAT MAY BE NECESSARY. IT IS IMPORTANT TO NOTE CITY APPROVAL OF THIS PLAN IS SUBJECT TO THE APPLICANTS OBTAINING ALL NECESSARY AGREEMENTS/AGREEMENTS AND APP. I-8011115.



Drainage Schedule

Item	Qty	Unit
6" Pipe	10,725	LF
12" Pipe	2,265	LF
12" Manhole	108	EA

See Specifications for Materials

DRAINAGE AREA TO BE DEVELOPED	IMPERVIOUS AREA		TOTAL
	PROPOSED	REMOVED	
PHASE 1	0.7	0.4	23.2
PHASE 2	1.2	1.8	23.4
PHASE 3	1.5	1.0	23.9
PHASE 4	0.9	1.0	23.8

DRAINAGE AREA * PRIOR TO DEVELOPMENT	PLANNING ACRES*		TOTAL IMPERVIOUS
	PERVIOUS	IMPERVIOUS	
PHASE 1	437.3	23.2	461.0
PHASE 2	437.5	23.4	461.0
PHASE 3	437.1	23.8	461.0
PHASE 4	437.2	23.8	461.0

* AREAS NOT BUSHED USING 10% BUFFER ZONE OF DMC & CC REFER TO DRAINAGE MAP FOR DRAINAGE AREAS.

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

SIGNATURE: *[Signature]*
 NAME: CHRISTOPHER J. JAL
 MY LICENSE NUMBER IS: 1150
 MY LICENSE EXPIRES ON: 12/31/2018
 MY LICENSE EXPIRES ON: 12/31/2018
 PAGES COVERED BY THIS SEAL: 1

LEGAL DESCRIPTION:
 GOV. LOTS 1, 8, 9, 10, 11, 12, 13, 14, 15, AND 16
 GOV. LOTS 8, 12 AND 14 OF SW 1/4
 AND NW 1/4 OF SE OF SEC. 27 T8N,
 R24W, LYING N AND E OF RR (I-80),
 INCLUDING 4.

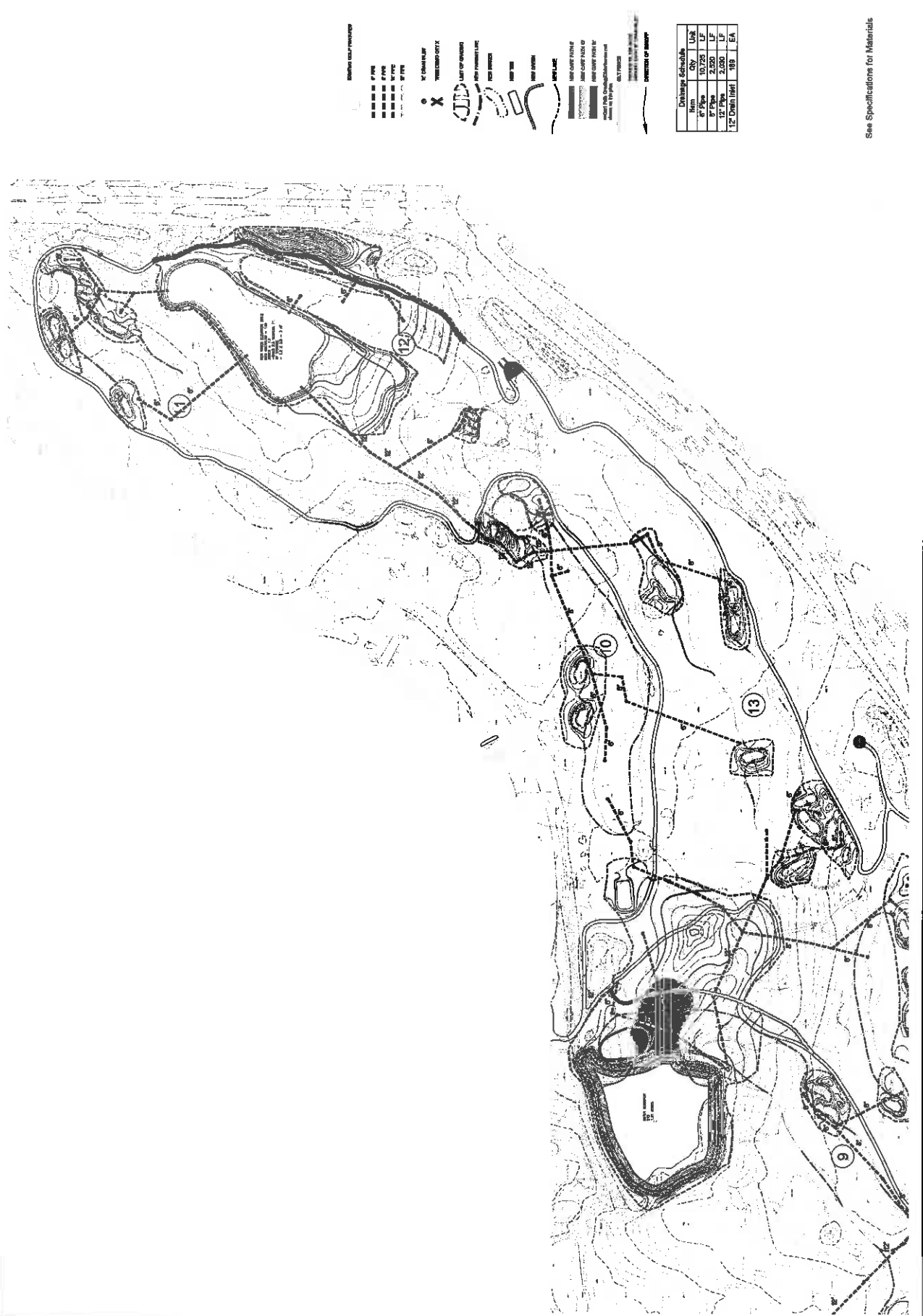
SE 9 Hole Remodel Grading & Drainage Plan

Prepared for:
 Dan McKinnon Golf and Country Club
 1500 Jordan Creek Parkway
 West Des Moines, Iowa

Prepared for:
 Dea Lakes Golf and Country Club
 1500 Jordan Creek Parkway
 West Des Moines, Iowa

SE 9 Hole Remodel Grading & Drainage Plan

Drawn: 5/9/2018
 Prepared by:
 Trix Liddy / Associates, Inc.
 Westwood, Indiana 47581-2001
 State Professional License
 Engineering
 (State Number)

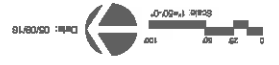


- Legend**
- Proposed Grading
 - Proposed Drainage
 - Proposed Catch Basin
 - Proposed Pipe
 - Proposed Elevation
 - Proposed Slope
 - Proposed Structure
 - Proposed Feature
 - Proposed Boundary
 - Proposed Detail
 - Proposed Note
 - Proposed Symbol
 - Proposed Marking

Quantity	Material	Unit
10,250	6" Pipe	LF
2,500	8" Pipe	LF
2,500	12" Pipe	LF
180	12" Drain Inlet	EA

See Specifications for Materials

Prepared by:
 Tom Liddy / Associates, Inc.
 10000, Boston at 295 201
 South Providence Lane
 West Des Moines, Iowa
 50395-7348/577

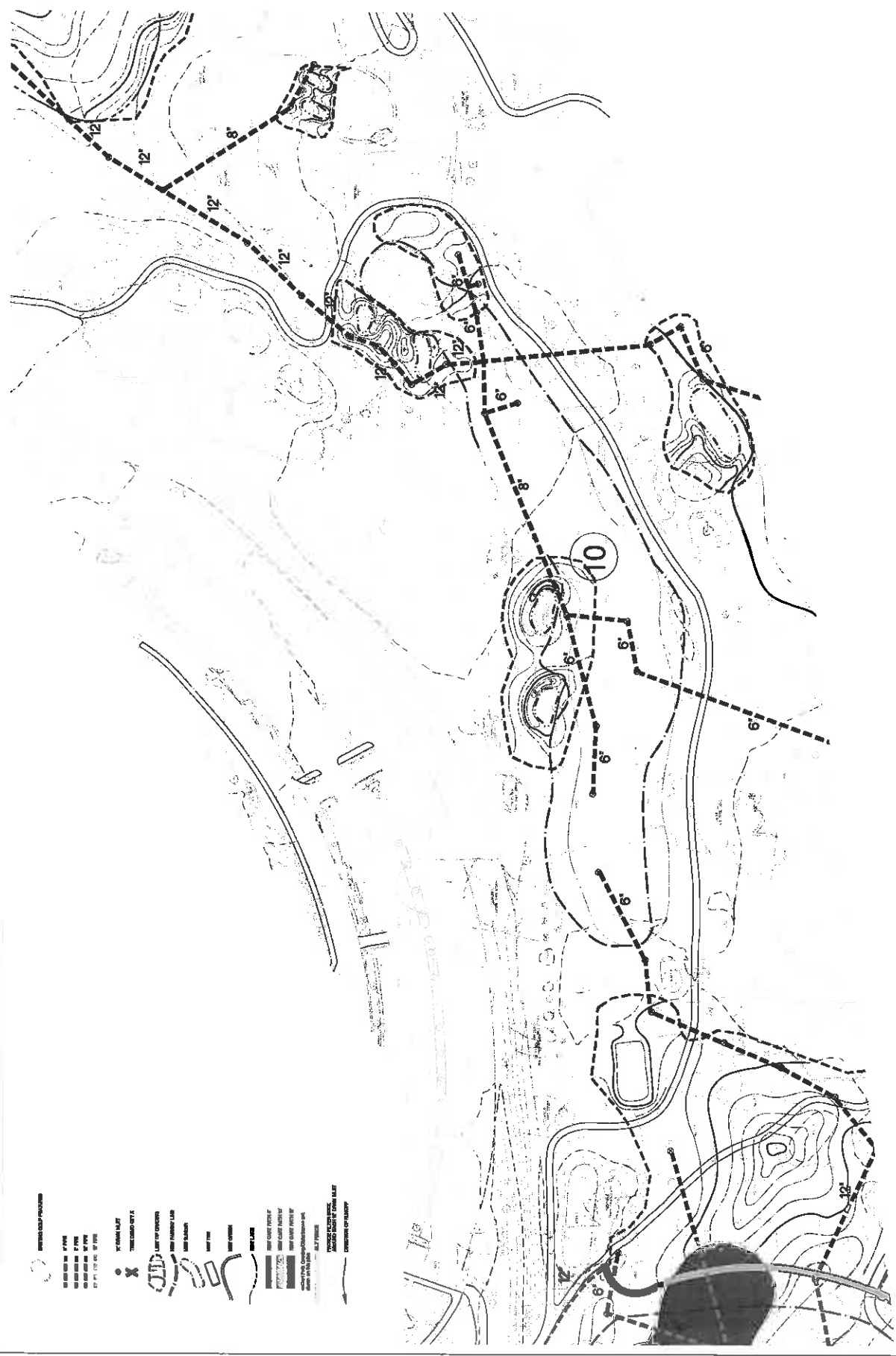


SE 9 Hole Remodel Grading & Drainage Plan

Prepared for:
 Des Moines Golf and Country Club
 1600 Jordan Creek Parkway
 West Des Moines, Iowa

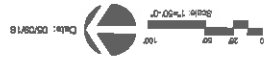


Golf Hole
 10 & 11
 TEES



- BOUNDARY POLYLINE
- 10' FINISH GRADE
- 12' FINISH GRADE
- 15' FINISH GRADE
- 20' FINISH GRADE
- 25' FINISH GRADE
- 30' FINISH GRADE
- 35' FINISH GRADE
- 40' FINISH GRADE
- 45' FINISH GRADE
- 50' FINISH GRADE
- 55' FINISH GRADE
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- 65' FINISH GRADE
- 70' FINISH GRADE
- 75' FINISH GRADE
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- 405' FINISH GRADE
- 410' FINISH GRADE
- 415' FINISH GRADE
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- 970' FINISH GRADE
- 975' FINISH GRADE
- 980' FINISH GRADE
- 985' FINISH GRADE
- 990' FINISH GRADE
- 995' FINISH GRADE
- 1000' FINISH GRADE

Prepared by:
 Tim Liddy / Associates, Inc.
 1900 Jordan Creek Parkway
 West Des Moines, Iowa
 50391-2085
 (515) 281-8887

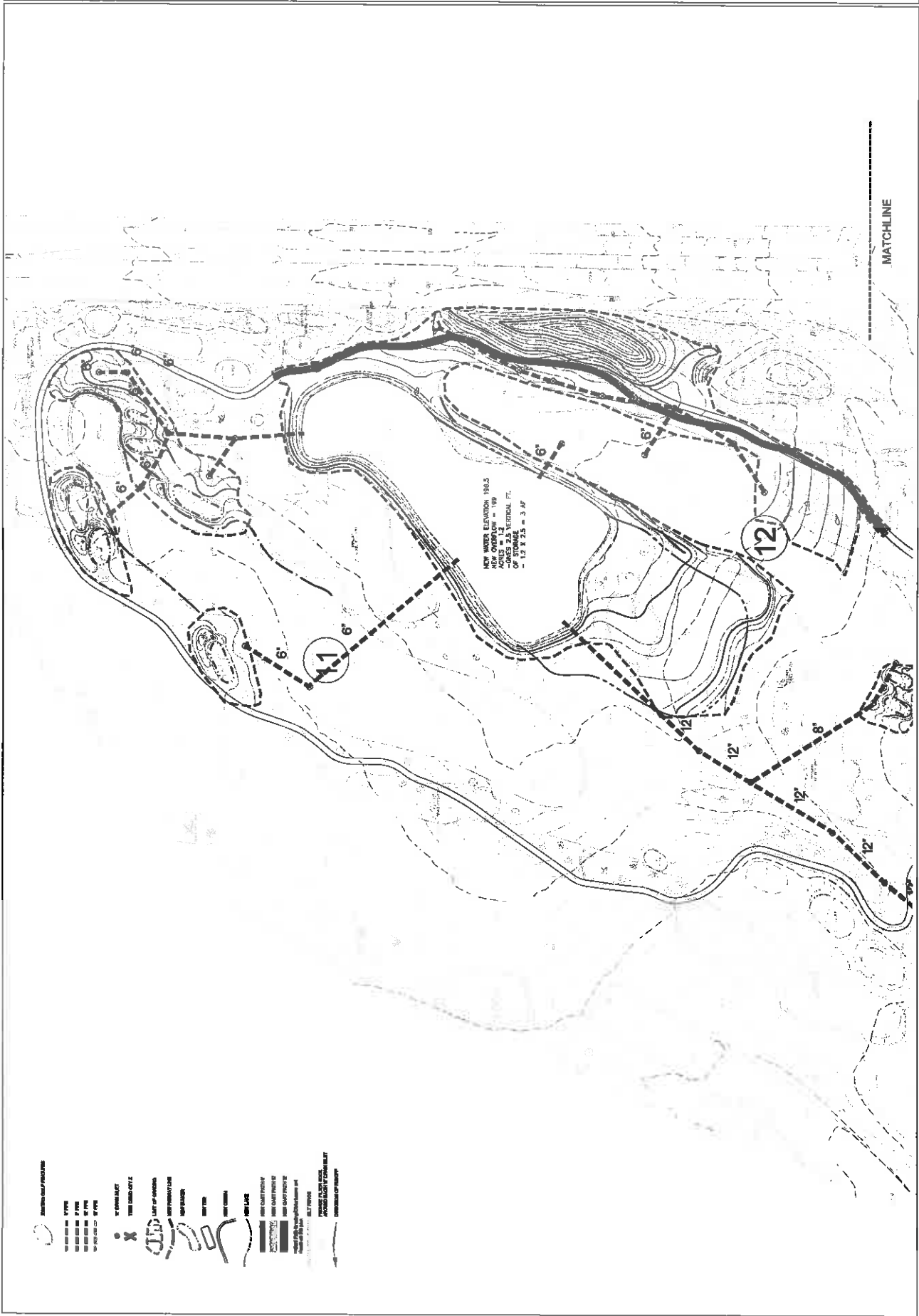


SE 9 Hole Remodel Grading & Drainage Plan

1900 Jordan Creek Parkway
 West Des Moines, Iowa
 50391-2085
 (515) 281-8887



Golf Hole
 11 & 12
 TEES

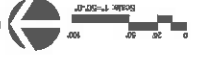


- SYMBOLS AND NOTATION**
- (X) PROPOSED SPREADER
 - (S) PROPOSED SIGN
 - (T) PROPOSED TRAILER
 - (L) PROPOSED LIGHT
 - (R) PROPOSED RAMP
 - (D) PROPOSED DRIVE
 - (G) PROPOSED GRASS
 - (C) PROPOSED CURB
 - (B) PROPOSED BENCH
 - (H) PROPOSED HOLE
 - (P) PROPOSED POND
 - (W) PROPOSED WATER
 - (E) PROPOSED ELEVATION
 - (N) PROPOSED NORTH
 - (S) PROPOSED SOUTH
 - (E) PROPOSED EAST
 - (W) PROPOSED WEST
 - (A) PROPOSED AREA
 - (V) PROPOSED VOLUME
 - (F) PROPOSED FOOT
 - (I) PROPOSED INCH
 - (O) PROPOSED OUNCE
 - (P) PROPOSED POUND
 - (T) PROPOSED TON
 - (Y) PROPOSED YARD
 - (F) PROPOSED FOOT
 - (M) PROPOSED MILE
 - (H) PROPOSED HOURS
 - (M) PROPOSED MINUTE
 - (S) PROPOSED SECOND
 - (D) PROPOSED DAY
 - (W) PROPOSED WEEK
 - (M) PROPOSED MONTH
 - (Y) PROPOSED YEAR

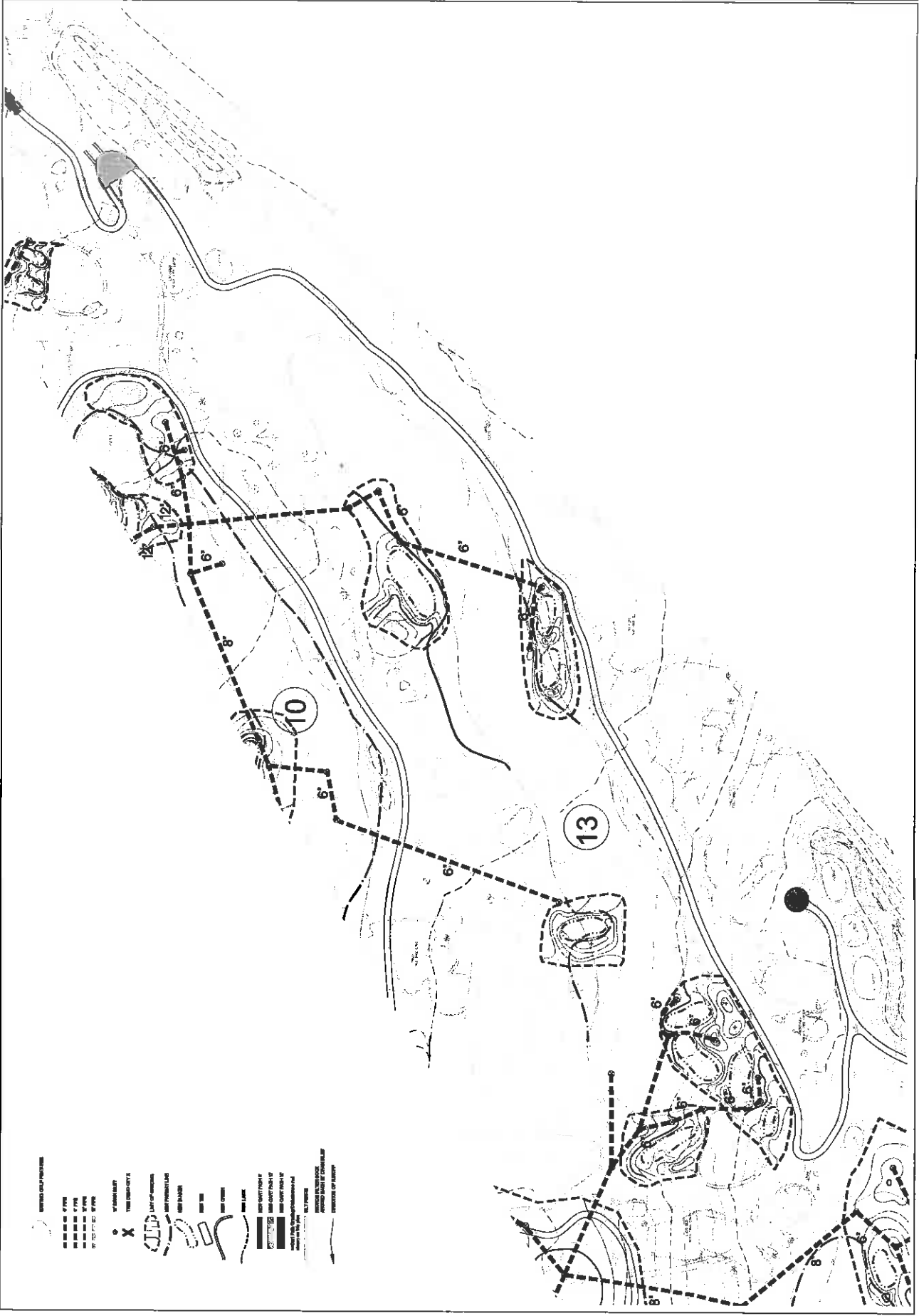


Prepared for:
The Meadows Golf and Country Club
1800 Jordan Creek Parkway
West Des Moines, Iowa

SE 9 Hole Remodel
Grading & Drainage Plan



Date: 05/09/18
Prepared by:
Tom Uddy / Associates, Inc.
P.O. Box 1000, Boone, IA 50038
(515) 281-1000

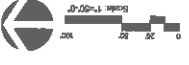


- GENERAL NOTES:**
- 1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 - 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 - 3. THE CONTRACTOR SHALL MAINTAIN EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE NOTED.
 - 4. THE CONTRACTOR SHALL MAINTAIN EXISTING TREES UNLESS OTHERWISE NOTED.
 - 5. THE CONTRACTOR SHALL MAINTAIN EXISTING EROSION CONTROL MEASURES UNLESS OTHERWISE NOTED.
 - 6. THE CONTRACTOR SHALL MAINTAIN EXISTING DRAINAGE PATTERNS UNLESS OTHERWISE NOTED.
 - 7. THE CONTRACTOR SHALL MAINTAIN EXISTING FLOOD PLAIN DESIGNATIONS UNLESS OTHERWISE NOTED.
 - 8. THE CONTRACTOR SHALL MAINTAIN EXISTING WETLAND DESIGNATIONS UNLESS OTHERWISE NOTED.
 - 9. THE CONTRACTOR SHALL MAINTAIN EXISTING HISTORIC LANDMARK DESIGNATIONS UNLESS OTHERWISE NOTED.
 - 10. THE CONTRACTOR SHALL MAINTAIN EXISTING CULTURAL RESOURCE DESIGNATIONS UNLESS OTHERWISE NOTED.
 - 11. THE CONTRACTOR SHALL MAINTAIN EXISTING ARCHAEOLOGICAL DESIGNATIONS UNLESS OTHERWISE NOTED.
 - 12. THE CONTRACTOR SHALL MAINTAIN EXISTING ANTHROPOLOGICAL DESIGNATIONS UNLESS OTHERWISE NOTED.
 - 13. THE CONTRACTOR SHALL MAINTAIN EXISTING ETHNOHISTORICAL DESIGNATIONS UNLESS OTHERWISE NOTED.
 - 14. THE CONTRACTOR SHALL MAINTAIN EXISTING PREHISTORIC DESIGNATIONS UNLESS OTHERWISE NOTED.
 - 15. THE CONTRACTOR SHALL MAINTAIN EXISTING HISTORIC DESIGNATIONS UNLESS OTHERWISE NOTED.
 - 16. THE CONTRACTOR SHALL MAINTAIN EXISTING CULTURAL DESIGNATIONS UNLESS OTHERWISE NOTED.
 - 17. THE CONTRACTOR SHALL MAINTAIN EXISTING ARCHAEOLOGICAL DESIGNATIONS UNLESS OTHERWISE NOTED.
 - 18. THE CONTRACTOR SHALL MAINTAIN EXISTING ANTHROPOLOGICAL DESIGNATIONS UNLESS OTHERWISE NOTED.
 - 19. THE CONTRACTOR SHALL MAINTAIN EXISTING ETHNOHISTORICAL DESIGNATIONS UNLESS OTHERWISE NOTED.
 - 20. THE CONTRACTOR SHALL MAINTAIN EXISTING PREHISTORIC DESIGNATIONS UNLESS OTHERWISE NOTED.

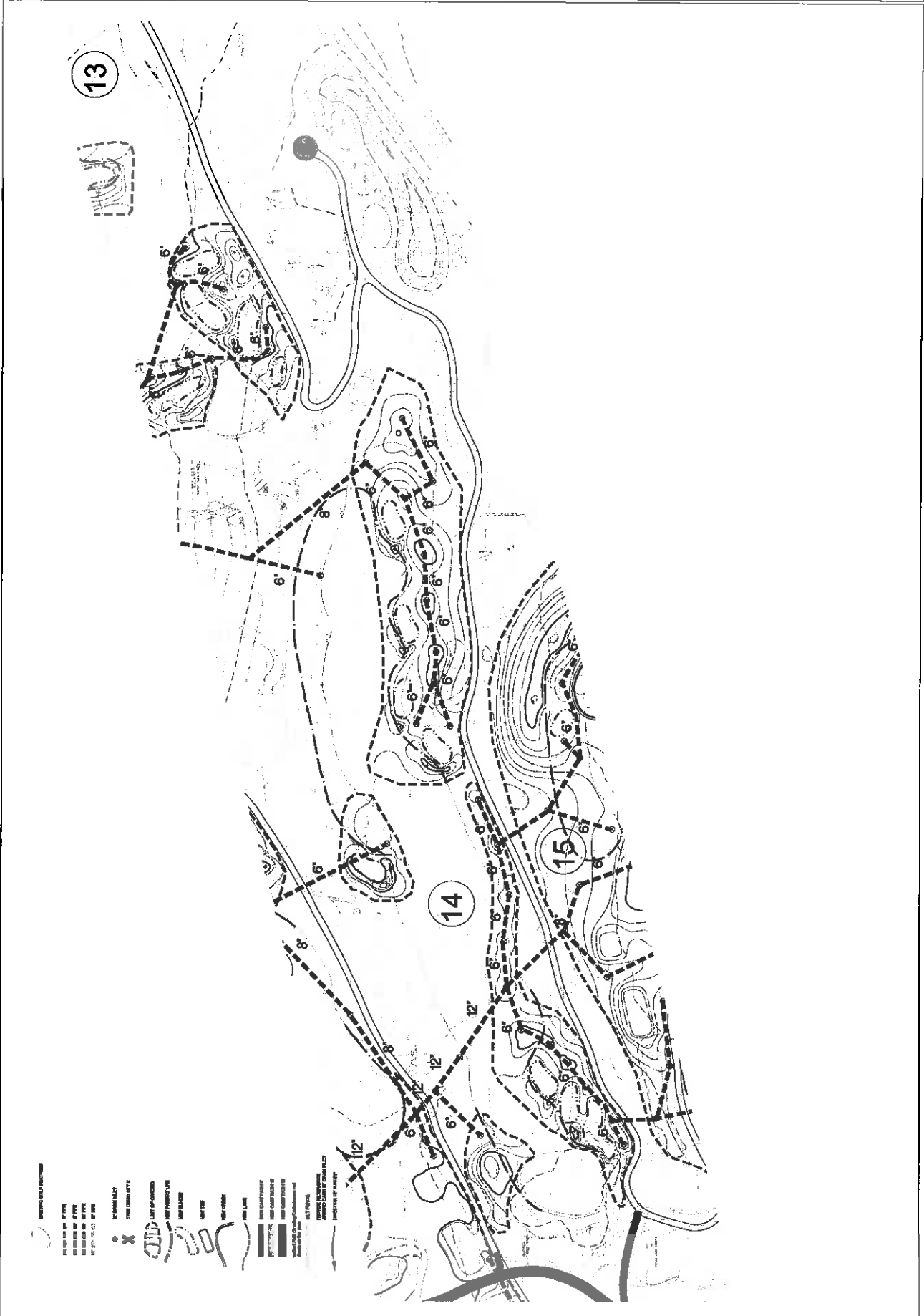


Prepared for:
Deas Mathews Golf and Country Club
1800 Jordan Creek Parkway
West Des Moines, Iowa

SE 9 Hole Remodel Grading & Drainage Plan



Date: 05/08/16
Prepared by:
Tim Liddy / Associates, Inc.
1000 West 15th Street, Suite 400
Des Moines, IA 50312
515.281.1111



- EXISTING CONDITIONS**
- PROPOSED HOLE #17
 - PROPOSED HOLE #18
 - PROPOSED HOLE #19
 - PROPOSED HOLE #20
 - PROPOSED HOLE #21
 - PROPOSED HOLE #22
 - PROPOSED HOLE #23
 - PROPOSED HOLE #24
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 - PROPOSED HOLE #97
 - PROPOSED HOLE #98
 - PROPOSED HOLE #99
 - PROPOSED HOLE #100

SE 9 Hole Remodel Demolition Plan

Prepared for:
 Dean Mathes Golf and Country Club
 1000 Jordan Creek Parkway
 West Des Moines, Iowa



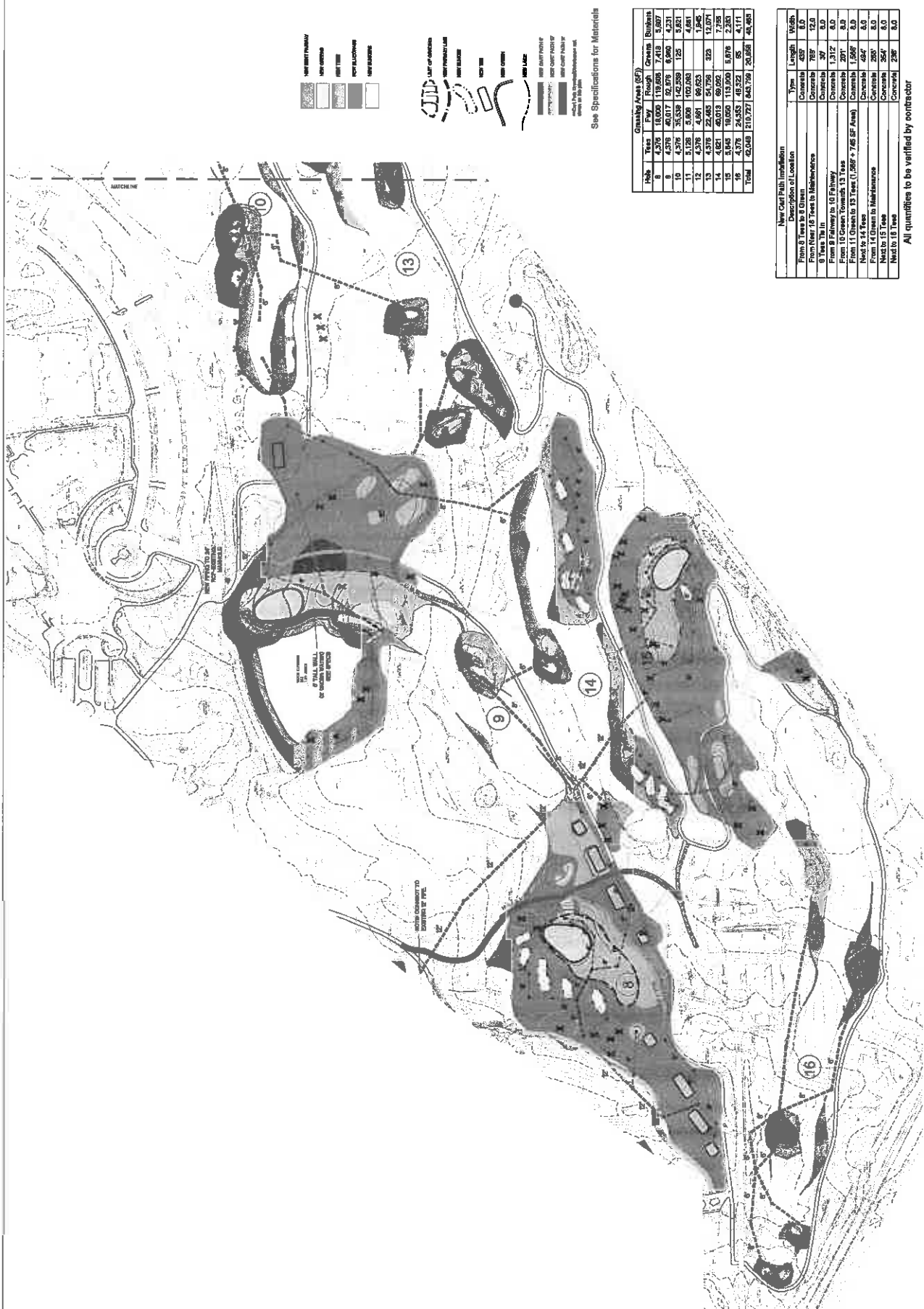
- See Specifications for Materials
- CONCRETE
 - ASPHALT
 - GRAVEL
 - PAVEMENT
 - WOOD
 - STEEL
 - BRICK
 - GLASS
 - OTHER

Area	Demolition Area, SQ. FT.	Perch	Excavate	Grass	Brush
9	1,235	26,153	131,744	14,208	1,823
10	11,893	21,475	141,921	125	2,701
11	5,523	5,983	100,050	4,304	2,162
12	5,189	5,972	137,900	17,662	3,942
13	4,300	4,847	88,389	353	1,042
14	7,560	12,818	114,852	1,045	1,370
15	9,200	26,955	46,345	65	1,370
Total	47,249	229,617	800,846	14,009	32,139

Building/Club Path/Obstruction	Type	Length	Width
Right of Hole 8 & 9 Tee	Asphalt	437'	8.0'
From 9 Fairway to Near 8 Green	Asphalt	794'	8.0'
From 10 Tee to 10 Fairway	Asphalt	174'	12.0'
From 10 Green Towards 11 Tee	Asphalt	811'	8.0'
From 11 Green to 13 Tee	Asphalt	201'	8.0'
From 14 Green to 12 Tee	Asphalt	1,269'	8.0'
From 14 Green to 15 Tee	Asphalt	269'	8.0'
Next to 15 Tee	Asphalt	349'	8.0'
Next to 16 Tee	Asphalt	277'	8.0'

All quantities to be verified by contractor.

SE 9 Hole Remodel Grassing Plan



Grassing Materials

Grass	Grass
Grass	Grass
Grass	Grass
Grass	Grass
Grass	Grass

Grassing Materials

Grass	Grass
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See Specifications for Materials

Hole	Grassing Area (SF)	Type	Length	Width	
8	4,376	18,000	118,000	7,418	3,887
9	4,376	46,017	22,878	6,900	4,231
13	4,376	33,538	142,230	125	3,851
14	4,376	4,881	88,623	46	1,846
16	4,376	22,485	54,756	320	11,071
17	4,921	40,013	69,052	6	7,785
18	9,545	10,000	115,000	6,976	2,353
19	4,376	24,545	48,222	65	4,111
TOTAL	52,048	213,727	843,769	20,856	45,403

New Cart Path Installation

Description of Location	Type	Length	Width
From 8 Tees to 8 Green	Concrete	435'	8.0
From 9 Tees to 9 Green	Concrete	787'	52.0
From 9 Tees to In	Concrete	30'	8.0
From 9 Fairway to 10 Fairway	Concrete	1,312'	8.0
From 10 Green Towards 13 Tees	Concrete	207'	8.0
From 11 Green to 13 Tees (1,288' x 7.95 SF Area)	Concrete	1,500'	8.0
From 14 Green to 15 Green	Concrete	30'	8.0
From 14 Green to 15 Green	Concrete	254'	8.0
From 15 Tees	Concrete	288'	8.0

All quantities to be verified by contractor

SE 9 Hole Remodel Grassing Plan



See Specifications for Materials

NEW GRASSING TO BE DONE	NEW GRASSING TO REMAIN
NEW GRASSING TO BE DONE	NEW GRASSING TO REMAIN
NEW GRASSING TO BE DONE	NEW GRASSING TO REMAIN
NEW GRASSING TO BE DONE	NEW GRASSING TO REMAIN
NEW GRASSING TO BE DONE	NEW GRASSING TO REMAIN



Hole	Trees	Rough	Greens	Bunkers
9	4,278	15,000	118,000	7,410
10	4,378	40,017	82,878	9,960
11	4,378	50,288	142,858	125
12	4,378	4,561	102,503	4,681
13	4,378	22,465	54,958	320
14	4,621	40,013	88,002	7,782
15	5,645	18,000	113,000	5,676
16	4,378	24,950	49,202	85
18	4,378	24,950	49,202	85
TOTAL	42,208	210,737	843,798	20,796

Material	Type	Length	Width
From 8 Trees to 1 Green	Concrete	780	8.0
From Near 14 Trees to Maintenance	Concrete	780	12.0
9 Trees to 14	Concrete	30	8.0
From 8 Fairway to 10 Fairway	Concrete	1,212	8.0
From 10 Green to 13 Trees	Concrete	207	8.0
From 11 Green to 13 Trees (1,688 + 742 GF Area)	Concrete	1,507	8.0
From 14 Green to Maintenance	Concrete	264	8.0
Next to 13 Trees	Concrete	364	8.0
Next to 18 Trees	Concrete	238	8.0

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