

Docket Numbers: 23/12679
23/12680

Applicant/Appellant: McAninch Corp.
Represented by Ed Origer
100 East Grand, Suite 350
Des Moines, IA 50309

Engineer: Bishop engineering
Represented by Seth Sunderman
3501 104th Street
Des Moines, IA 50322

Property Owner: Upper Midwest Properties LLC
Represented by Eugene E. Olson
317 6th Avenue, Suite 300
Des Moines, IA 50309-4127

Appeal: The applicant/appellant requests a Conditional Use Permit for the extraction use of a borrow pit, and for a Variance to allow extraction to occur with a 20-foot property line setback in lieu of the required 150-foot property line setback. The subject property is located within the “AG” Agricultural District and is legally described as, legally described as the North ½ of the NE 1/4, excluding that parcel described as the North 347-Feet of the West 360-feet of the East 1,323.5 Feet; AND excluding Interstate 35 Right-of-Way, all within Section 31, Elkhart Township.

Background:

The applicant/appellant is proposing for the 64.23-acre property that is located on the south-side of NE 126th Avenue abutting Interstate 35 to be utilized as a borrow pit to extract fill for use on the Iowa Department of Transportation’s expansion of Interstate 35. The subject property is zoned “AG” Agricultural District, and currently is utilized as row crop land, and containing no structures. The subject property abuts Interstate 35, and all fill dirt will be hauled directly from the site into the right-of-way of Interstate 35.

Surrounding properties within unincorporated Polk County are all zoned “AG” Agricultural District, and primarily used as cropland. North of the proposed borrow pit and surrounding on 3-sides by the subject property is a single-family residential property that has frontage onto NE 126th Avenue. There are three (3) additional residencies, with the first located approximately 650-feet east of the subject property, the second approximately 385-feet south of the subject property, and the third approximately 785-feet south of the subject property. There is a Polk County maintenance shop that is located near the northeast corner of the subject property on the opposite side of NE 126th Avenue. The Corporate Boundary of the City of Ankeny is located on the opposite side of Interstate 35 of the subject property, approximately 300-feet away. See *Attachment A* at the end of this report for a vicinity map of the subject property and surrounding area.

Summary of Requests:

The applicant/appellant has requested a Conditional Use Permit to allow the Extraction Use of a borrow pit on the subject property. In the Polk County Zoning Ordinance, Article 4. *Use*

Regulations, Division 2. Table of Uses, Table 4.1 Table of Uses establishes “Extraction” as a Conditional Use in the “AG” Agricultural District. Once the Interstate 35 improvement projects are completed, the borrow pit will be converted to a detention pond for future development, and will remain agricultural ground until development is proposed.

Article 4. *Use Regulations, Division 4. Use Categories and Standards, Section 6. Other Uses, Table 4.5 Extraction Use Required Setback from Abutting Uses* establishes a setback distance of 150-feet from an extraction use to an agriculturally used adjacent property. The appellants are proposing to reduce that setback distance between the southern property line and the proposed extraction activity to twenty (20) feet. In the submitted Variance Application form, included with this report as *Attachment ‘C’*, the appellants state “The applicant seeks a variance appeal to allow for extraction activities to occur on the natural high point of the land which encroaches on the 100’ IDOT Right-of-Way. After extraction activities are complete the area will be converted into a detention pond to aide in future development of the site. Locating the extraction and pond within 100-feet of the western (and southern) property line also allows the site maximum buildable area in the future.”

Public Testimony

Staff mailed ten (10) notices to surrounding property owners within the required 500-foot notification boundary, including the Conditional Use Permit and Variance Appeals requested as well as the date, time and information for attending the public hearing. To-date staff has received no responses in support or in opposition of the request.

Natural Resources / Environmental

The subject property is located approximately one-half (1/2) mile from the nearest natural creek, and contains no area of mapped floodplain or known wetlands. The subject property is currently entirely open space and is utilized as crop land, with a singular row of trees along the western property line and portions of the northern property line. The applicants are proposing to restore the borrow pit into a pond, with the intention of said pond being utilized for stormwater purposes if future development occurs on the property.

Roads / Utilities

The subject property has frontage along NE 126th Avenue to the north, and NE 29th Street to the east. The subject property also abuts Interstate 35 along the western property line. All hauling of dirt will leave the site directly into the Interstate 35 right-of-way. There is an 8-inch Des Moines Water Works water main abutting the property on the south side of NE 126th Avenue, and an 8-inch water main along the eastern side of NE 29th Street, though no water service is proposed for the site at this time. No structures are proposed at this time, but on-site septic systems would be utilized if future plans call for further improvements.

Attachments:

Attachment A- Vicinity Map

Attachment B- Conditional Use Permit Application

Attachment C- Variance Application

Attachment D- Site Drawing

Findings

Conditional Use Permit (23/12679)

Analysis

The Board of Adjustment in reviewing an application for a Conditional Use permit shall consider the proposal in terms of the following:

1. Existing zoning and land use in the vicinity of the uses.

The subject property is zoned "AG" Agricultural District as are surrounding properties in all directions. The proposal is for a temporary extraction use of a borrow pit for the adjacent Interstate 35 improvement project, with no hauling of dirt is proposed for sites not associated with that project. The temporary nature of the use and short hauling distance makes this a compatible use for the vicinity.

2. Planned and proposed public and private development, which may be adversely affected by the proposed use.

The proposed use will support an improvement project for Interstate 35, which is directly adjacent to the subject property.

3. Whether and to what extent the proposed use, at the particular location for which it is suggested, is necessary or desirable to provide a development which is in the interest of the public convenience or which will contribute to the general welfare of the area or Polk County.

The proposal is to utilize the site as a borrow pit for fill material for an improvement project on Interstate 35, which is directly adjacent to the site. Said improvement project is to the benefit of adjacent property owners and Polk County as a whole, and therefore contributes to the general welfare of Polk County and the State of Iowa.

4. Whether and to what extent all steps possible have been taken by the developer to minimize any adverse effects of the proposed use on the immediate vicinity and on the public health, safety and welfare in general.

The use of a borrow pit is a temporary use on the property, and the applicants will need to complete all end use improvements upon completion of the Interstate 35 improvement project.

Findings

The application shall be denied if the Board of Adjustment finds any of the following:

a. The application and record fail to establish compliance with the standard made applicable to the proposed development by the provision of this Ordinance.

Extraction uses are permitted within the "AG" Agricultural District upon the granting of a Conditional Use Permit by the Polk County Board of Adjustment, subject to any conditions of approval.

b. The proposed use, developed in the proposed manner, and at the proposed location,

would be inconsistent with the standards pursuant to the provisions of this Ordinance.

The proposed use will be required to comply with the County's minimum site development standards for the proposed extraction use, unless any variances are approved by the Board of Adjustment.

- c. **The adverse impacts on the overall public health, safety and welfare are not balanced by the public or private benefits of the proposal. The Board of Adjustment shall include in this balance, any proposals of the applicant and any conditions that it might impose on the development, pursuant to the provisions of this Ordinance, to ameliorate problems associated with the development.**

The proposed use as a borrow pit for the Interstate 35 improvement project is a benefit to surrounding property owners, residents of Polk County, and the State of Iowa as a whole. While a permanent extraction use would be less compatible in this area, the temporary nature of this use makes this a minimal impact on the overall public welfare.

In addition, no application for a Conditional Use Permit shall be approved unless the Board of Adjustment specifically finds the proposed conditional use appropriate in the location for which it is proposed. This finding shall be based on the following criteria:

- A. **The proposed use is not in harmony with the general purpose, goals, objectives, and standards of the following:**

1. **Polk County Comprehensive Plan:** The proposal is consistent with the goals and policies of the Polk County 2050 Comprehensive Plan. The Polk County 2050 Comprehensive Plan designates the subject property as being "Urban Fringe Overlay", with future annexed into the City of Ankeny anticipated.
2. **Polk County Zoning Ordinance:** The Ordinance allows the use pending approval of this Conditional Use Permit by the Board of Adjustment and compliance with applicable use and site plan standards.
3. **Other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the County:** None.

- B. **The proposed location of the use is not consistent with policies or provisions of the following:**

1. **Comprehensive Plan:** The proposed location is consistent with the goals and policies of the Polk County 2050 Comprehensive Plan, including the post operation end use to utilize the borrow pit as a stormwater detention pond for future development.
2. **Polk County Zoning Ordinance:** The subject property is zoned "AG" Agricultural District and extraction uses are permitted upon approval of a Conditional Use Permit by the Polk County Board of Adjustment and compliance with applicable use standards.

3. **Other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the County:** Consistent.

C. **The proposed use at the proposed location results in a substantial or undue adverse effect on any of the following either as they now exist or as they may in the future be developed as a result of the implementation of provisions and policies of the Comprehensive Plan, this Ordinance, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the County or other governmental agency having jurisdiction to guide growth and development:**

1. **Adjacent property:** The applicant has requested setback variance as a part of this proposal. If the Board of Adjustment does not find cause to approve said variance, the applicants shall meet all setbacks requirements as established in the Polk County Zoning Ordinance.
2. **Character of the neighborhood:** The area surrounding the subject property is primarily agricultural in nature, and will most likely remain as such unless annexation occurs for future densification of the area. The subject property is proposed to be used for extraction only temporarily, and the proposed end-use of a detention pond is compatible with surrounding properties.
3. **Traffic conditions:** The applicants have indicated no substantial increase in traffic to the site. All hauling of material will go directly from the subject property to the Interstate 35 right-of-way, where construction activities will be occurring.
4. **Parking:** Adequate parking area exists on site for construction workers.
5. **Public improvements:** The proposed borrow pit will be a direct support of an Interstate 35 improvement project. No Polk County public improvements will be impacted as a result of this borrow pit.
6. **Public sites or rights-of-way:** The proposed borrow pit will be a direct support of an Interstate 35 improvement project. No Polk County public improvements will be impacted as a result of this borrow pit.
7. **Other matters affecting the public health, safety, and general welfare:** None.

D. **The proposed use in the proposed area is not adequately served by or imposes an undue burden on any of the following.**

1. **Public improvements:** Adequate for proposed use.
2. **Public facilities:** Adequate for proposed use.
3. **Public utilities:** Adequate for proposed use.

4. Public services: Adequate for proposed use.

Recommendation

Staff recommends approval of the Conditional Use Permit for an extraction use of a borrow pit on property legally described as the North ½ of the NE 1/4, excluding that parcel described as the North 347-Feet of the West 360-feet of the East 1,323.5 Feet; AND excluding Interstate 35 Right-of-Way, all within Section 31, Elkhart Township, subject to the following conditions:

1. Prior to any extraction activity applicants shall obtain a grading permit with an approved grading plan, haul routes, and drainage calculations from an Iowa licensed engineer.
2. The Conditional Use Permit to extract dirt from the borrow pit on the subject property shall end at the completion of the Interstate 35 construction project.
3. Extraction of dirt may only occur within the borrow limits as shown on the Conditional Use Exhibit.
4. The petitioner shall meet State of Iowa Stormwater Pollution Prevention Plan (SWPPP) requirements and meet Polk County Natural Resource Protection requirements including Stormwater Drainage and Erosion Control Management, and the protection of streams and drainageways.
5. Prior to the completion of the extraction use, the borrow pit site shall be converted to a pond along with restoration of the surrounding land as indicated on the approved grading plan and end use plan.
6. The operation shall comply with all Polk County Air Quality Division requirements to maintain dust free surfaces on drives, reduce errant dust generated from the subject property, and clean all dirt and mud generated by the site from adjacent roadways.
7. Polk County Board of Health Rules & Regulations Chapter V – Air Pollution, Article IX, Division 1, Section 5-23 shall be followed to minimize fugitive dust.
8. The petitioner shall comply with the Polk County Noise Ordinance requirements, and shall comply with lighting standards contained in the Polk County Zoning Ordinance if any artificial lighting is used.
9. Failure to abide by any of these terms shall result in the immediate suspension of the Conditional Use Permit until such issues are resolved to the County's satisfaction.

Variance Appeal (23/12680):

Request: A 130-foot variance to reduce the required 150-foot extraction setback distance from the southern property line adjacent to parcels utilized agriculturally, to 20 feet.

The Board of Adjustment may grant a variance if items 1 through 5 are affirmed.

- 1.) Are there exceptional or extraordinary circumstances or special conditions applying only to the property in question and which do not exist generally on other properties in the same zoning district which makes it impossible to place a use permitted in the district on the property?

Yes. The proposed extraction use is intended as only a temporary borrow pit to provide fill material for the Interstate 35 improvement project. The end use plan, which will be in place within a few short years, will be a stormwater pond for future development on the subject property. The location of the proposed borrow pit and end use stormwater pond is in a location that will maximize future

development potential, and is overall compatible with the surrounding area.

- 2.) Is the variance necessary for the preservation and enjoyment of property rights possessed by other properties in the same zoning district in the same vicinity? (No variance can permit uses that are prohibited in a district)

Yes. The end use plan of the borrow pit is a stormwater detention pond for future development on the subject property. Other properties would be permitted to grade their properties and place stormwater ponds in similar locations.

- 3.) Will the variance preserve adjacent property and support the purpose of the ordinance and the public interest?

Yes. The variance will allow extraction to occur closer to the adjacent undeveloped parcel than would otherwise be permitted, but will have no long term negative impact on adjacent property owners.

- 4.) Is there a special condition or circumstance that did not result from the actions of the applicant?

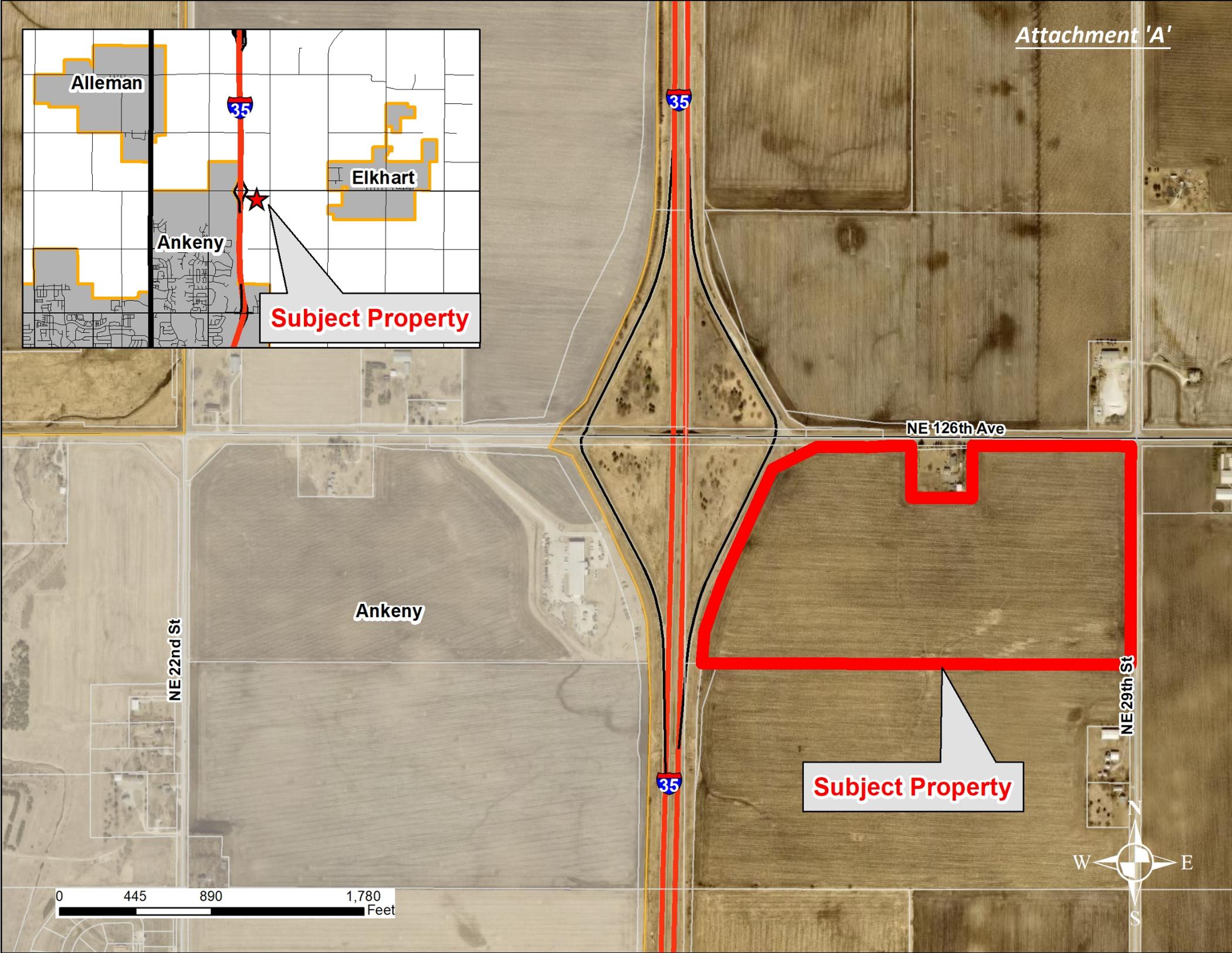
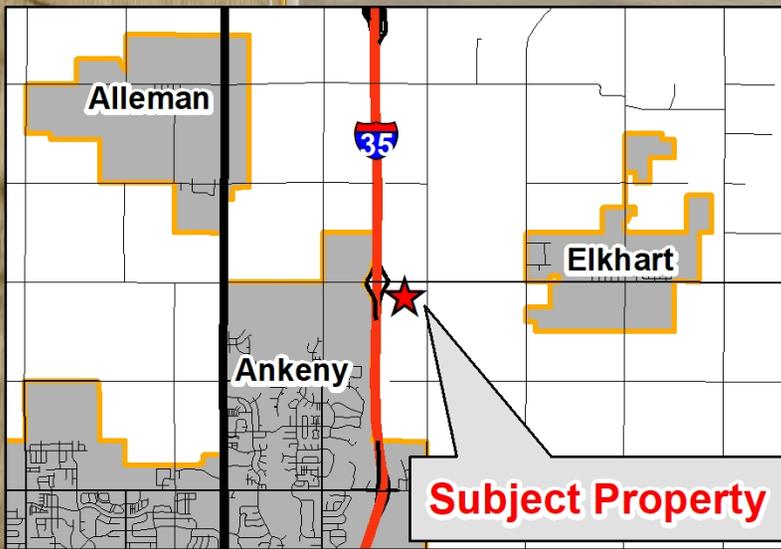
Yes. The proposed borrow pit will benefit the Iowa Department of Transportation in their Interstate 35 improvement projects, with the proximity of the subject property to the improvements being a primary consideration for the choice to utilize the site as a borrow pit. If not for the proximity of the interstate to the subject property the Conditional Use Permit and Variance would most likely not be needed.

- 5.) Does the variance support the intent of Article 7 Natural Resource Protection and Article 8 Stormwater and Erosion Control Management of the Polk County Zoning Ordinance?

Yes. The appellant is required to meet the environmental provisions of the Polk County Zoning Ordinance.

The Board of Adjustment may grant a variance if items 1 through 5 are affirmed. Since items 1-5 were answered affirmative, staff recommends **Approval** of the proposed variance subject following conditions:

1. Upon the completion of the Interstate 35 improvement project, which will begin in the Summer of 2023, extraction shall cease and any site work to convert the borrow pit into a pond shall be completed in a timely manner.
2. All required engineering plans and drainage calculations shall be submitted to the Polk County Public Works Department to confirm the pond will have no negative impact on adjacent properties.



0 445 890 1,780 Feet



Attachment 'B'

Conditional Use Permit Application

Conditional Uses are those uses which may have a special impact or uniqueness demanding closer scrutiny and analysis to the site and the surrounding environment. When such a use is proposed, a review and report by Planning Division staff of the location, design, configuration, and impact will be conducted, comparing the proposed use to fixed standards and presented to the Board of Adjustment for action at a public hearing. Notices of the request are mailed to all property owners located within 500 feet of the subject property.



Please complete the entire application, submit with fee and review the standards on page 3.

To: **Polk County Board of Adjustment**

1. The undersigned Petitioners request that the Board consider this application for a Conditional Use Permit for the following use: (Describe briefly the nature of the use.)

EXCAVATION ACTIVITIES TO PROVIDE SUITABLE FILL FOR THE ADJACENT IDOT I-35 PROJECT.

2. Subject Property Address: _____

3. Subject Property District and Parcel Number: 210/00449-004-000

4. Subject Property Legal Description (attach if necessary):

-EX W 360F E 1323.5 N 347F- N 1/2 NE 1/4 LESS INST 35 ROW 9.8A & 3.16A RD SEC 31-81-23



5. Filing Fee: - \$413.00

6. Applicant(s) Information:

McAninch Corp

Applicant (Print Name)

Signature

Digitally signed by Edward J. Origer
DN: C=US, E=eoriger@mcaninchcorp.com,
O=McAninch Corp, CN=Edward J. Origer
Date: 2023.04.13 14:11:27 -0500

4/13/2023

Date

Contractor/

EOriger@mcaninchcorp.com

Interest in Property (owner, renter, perspective buyer, etc.)

Email

100 E Grand, Suite 350 Des Moines, IA 50309

515-267-2500

515-267-2550

Address, City, State and Zip

Phone

Fax

7. Applicant(s) Representative:

If the appeal is going to be represented by someone other than the applicant please provide that information below.

Ed Origer

McAninch Corp

Applicant Representative (Print Name)

Firm or Business Name

100 E Grand, Suite 350 Des Moines, IA 50309

Address, City, State and Zip

EOriger@mcaninchcorp.com

515-267-2500

515-267-2500

Email

Phone

Fax

8. Property Owner Consent:

The application must be signed by all the Titleholders, Contract Purchasers, or Option Purchasers of the subject property. The application may also be signed by the Registered Agent for a corporation or other person with similar legal authority to sign for a property owner. (if additional signatures are needed please attach)

(Print Name)

Signature

Date

(Print Name)

Signature

Date

Conditional Use Permit Standards

Section 1. Review Standards

The review determines whether the proposed use should be permitted by weighing public need for and benefits to be derived from the use against the local impact which it may cause. The review shall consider the proposal in terms of:

- (A) Existing zoning and land use in the vicinity of the use; and
- (B) planned and proposed public and private developments which may be adversely affected by the proposed use; and
- (C) whether and to what extent the proposed use, at the particular location for which it is suggested, is necessary or desirable to provide a development which is in the interest of the public or which will contribute to the general welfare of the area or Polk County; and
- (D) whether and to what extent all steps possible have been taken by the developer to minimize any adverse effects of the proposed use on the immediate vicinity and on the public health, safety and welfare in general.

Section 2. General Standards

No application for a conditional use permit shall be approved unless the Board of Adjustment specifically finds the proposed conditional use appropriate in the location for which it is proposed. This finding shall be based on the following criteria:

The proposed use shall be in harmony with the general purpose, goals, objectives, and standards of the Polk County Comprehensive Plan, this Ordinance, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the County.

- (A) The proposed location and use shall be consistent with policies or provisions of the Comprehensive Plan, this Ordinance, or other plans or programs of the County.
- (B) The proposed use at the proposed location shall not result in a substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of provisions and policies of the Comprehensive Plan, this Ordinance, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the County or other governmental agency having jurisdiction to guide growth and development.
- (C) The proposed use in the proposed area will be adequately served by, and will not impose an undue burden on, any public improvements, facilities, utilities, and services. Where any such improvements, facilities, utilities, or services are not available or adequate to service the proposed use in the proposed location, the applicant shall, as part of the application and a condition to approval of the proposed conditional use permit, be responsible for establishing ability, willingness, and binding commitment to provide such improvements, facilities, utilities, and services in sufficient time, and in a manner consistent with the Comprehensive Plan, this Ordinance, and other plans, programs, maps, and ordinances adopted by Polk County to service the development. The approval of the conditional use permit shall be conditioned upon such improvements, facilities, utilities, and services being provided and guaranteed by the applicant.

Attachment 'C'

Variance Appeal Application



Board of Adjustment Authority

The Polk County Board of Adjustment is empowered by Iowa law and by the Zoning Ordinance of Polk County to hear requests and to make decisions on variance appeals to the Zoning Ordinance for individual properties where provisions of the Ordinance impose a unique and unnecessary hardship on the property owner and where the granting of a variance is not contrary to the intent of the Zoning Ordinance or to the public interest.

Each variance appeal is only a request to have a hearing before the Board of Adjustment. Notice of the hearing will be provided to all property owners located within 250 feet from the subject property. The Board of Adjustment will make a determination at a public hearing whether or not to approve or deny the request based on a staff report, applicant presentation, as well as public input. All appeals that are denied shall not come back to the Board of Adjustment for one year. Refunds will not be made once notice has been sent out to adjacent property owners.

Please complete the entire application and review the Variance Regulations on page 3.

1. The undersigned applicant requests that the Board of Adjustment consider this application for a variance appeal for the following general purpose. (Describe briefly the request)

REDUCE THE IDOT SETBACK ALONG THE NEW I-35 RAMP TO ALLOW FOR EXCAVATION ACTIVITIES AND FUTURE DETENTION POND IN EXCAVATION AREA

(time stamp)
Official Use Only

2. Subject Property Address: _____

3. Subject Property Zoning District: 210/00449-004-000

4. District and Parcel Number: _____

5. Subject Property Legal Description (attach if necessary):

-EX W 360F E 1323.5 N 347F- N 1/2 NE 1/4 LESS INST 35 ROW 9.8A & 3.16A RD SEC 31-81-23

6. Filing Fee: \$353.00 per variance (each provision requested for a variance is considered a separate variance request)

7. Applicant(s) Information:

McAninch Corp *Ed Origer* 4/13/2023
Applicant (Print Name) Signature date

Contractor EOriger@mcaninchcorp.com
Interest in Property (owner, renter, prospective buyer, etc.) Email

100 E Grand, Suite 350 Des Moines, IA 50309 515-267-2500 515-267-2550
Address, City, State and Zip Phone Fax

8. Applicant(s) Representative:

If the appeal is going to be represented by someone other than the applicant please provide that information below

Ed Origer McAninch Corp
Applicant Representative (Print Name) Firm or Business Name

100 E Grand, Suite 350 Des Moines, IA 50309
Address, City, State and Zip

EOriger@mcaninchcorp.com 515-267-2500
Email Phone Fax

Required Information: (must be included prior to making submittal)

1. Complete Application including the description of requested variance(s) with specific information for the request and state the reason(s) the variance is necessary and why you cannot comply with the regulations of the Zoning Ordinance.
2. Submit site drawing as required see details below.

Site Drawing

All variance appeals must submit three (3) 11x17 copies of a site drawing with the application. The site drawing must be fully dimensioned and legible. All required information must be drawn to a scale. The Zoning Administrator may require a petitioner to submit a site plan drawn by an engineer or architect. The site plan shall include the following:

1. Boundary drawing of the lot or area involved.
2. Location, dimensions, height and setbacks of all existing and proposed buildings and structures and the uses of each.
3. Use of the proposed addition to building or structure.
4. Approximate location of the vehicle entrance to the site.
5. Show the approximate location of water and sewer (septic system) facilities, if applicable.
6. Location of parking area and number of stalls required, if applicable.
7. General location of landscaping, buffer areas and screening, if applicable.
8. If the appeal is for a **sign**, the appeal must be accompanied by both a fully dimensioned, to scale elevation and site plan drawing of the sign, showing the exact location and size of the sign.

Variance Regulations

No variance from the provisions or requirements of this ordinance shall be authorized by the Board of Adjustment unless the Board finds beyond reasonable doubt that all the following conditions and circumstances exist. These regulations are found in the Zoning Ordinance, Article 17. Variance. The conditions and circumstances will be addressed by the Polk County Planning Division staff in reviewing the variance(s) request.

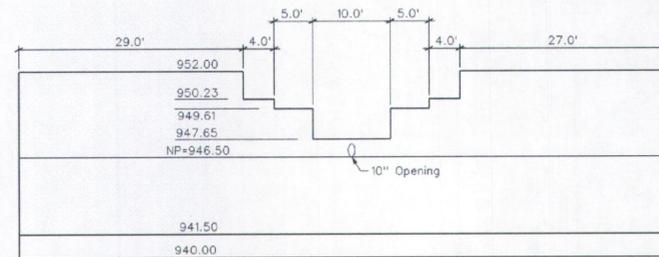
1. There must be exceptional or extraordinary circumstances or special conditions applying to the property in question, and do not exist generally on other properties in the same zoning district. By virtue of the unique or special conditions, it is, therefore, exceptionally difficult to place a use permitted in said district on the property.
2. The variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same zoning district and in the same vicinity and such variances will not permit uses that are prohibited in that district.
3. The authorization of such variance will not be of substantial detriment to adjacent property and will not be contrary to the purpose of this Ordinance and the public interest.
4. That the special conditions or circumstances did not result from the actions of the applicant.
5. The variance will not entirely void the natural resource protection requirements of this Ordinance.

The condition and/or situation of a property for which a variance is sought must be of an unusual nature. A variance shall not be authorized if the condition or situation is of a general or recurrent nature such that adopting a general regulation as an amendment to this Ordinance is a reasonably practicable solution.

The variance granted shall be the minimum necessary to permit a use of the property. A variance shall neither increase the number of permitted dwelling units by more than one (1), nor allow the minimum lot area required for a use to be decreased by more than ten (10) percent. If natural resources are involved, then mitigation for any damage to the environment shall be a condition of the variation.

Attachment 'D'

MCANINCH I-35 BORROW PIT CONDITIONAL USE EXHIBIT



POURED WEIR WALL POND OUTLET EXAMPLE
NOT REFLECTED ON PLANS

TYPE OF MATERIAL TO BE REMOVED:

1. IDOT SUITABLE CLAY.

RATE OF REMOVAL (SCHEDULE):

1. RATE WILL VARY AND WILL RANGE FROM 2500 CY TO 7500 CY PER DAY FOR APPROX. 100000 CY BEGINNING 5/15/2023.

METHOD OF EXTRACTION:

1. MATERIAL WILL BE REMOVED A COMBINATION OF WAYS, CASE IH QUAD TRACS WITH K-TEK 1228 SCRAPERS, CATERPILLAR EXCAVATOR WITH ADT'S (CATERPILLAR 740) OR CATERPILLAR EXCAVATOR WITH JET CO. SIDE DUMPS.

SUPPLEMENTARY PROCESSES, DRYING, GRADING, MIXING OR MANUFACTURING:

1. CLAY REMOVED FROM THE PROPOSED BORROW SITE WILL BE PLACED ON THE IDOT I-35 CONSTRUCTION PROJECT PER IDOT SPECS. USING TYPE A COMPACTION. CLAY MATERIAL WILL BE DISCED AND CONDITION TO MEET THE REQUIRED MOISTURE CONTENT AND THEN WILL BE COMPACTED USING SHEEPS FOOT ROLLERS TO MEET THE TYPE A COMPACTION REQUIREMENTS.

TYPES AND WEIGHTS OF VEHICLES:

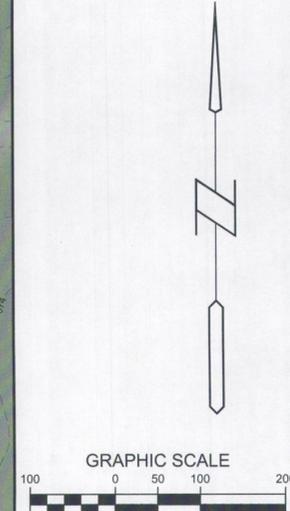
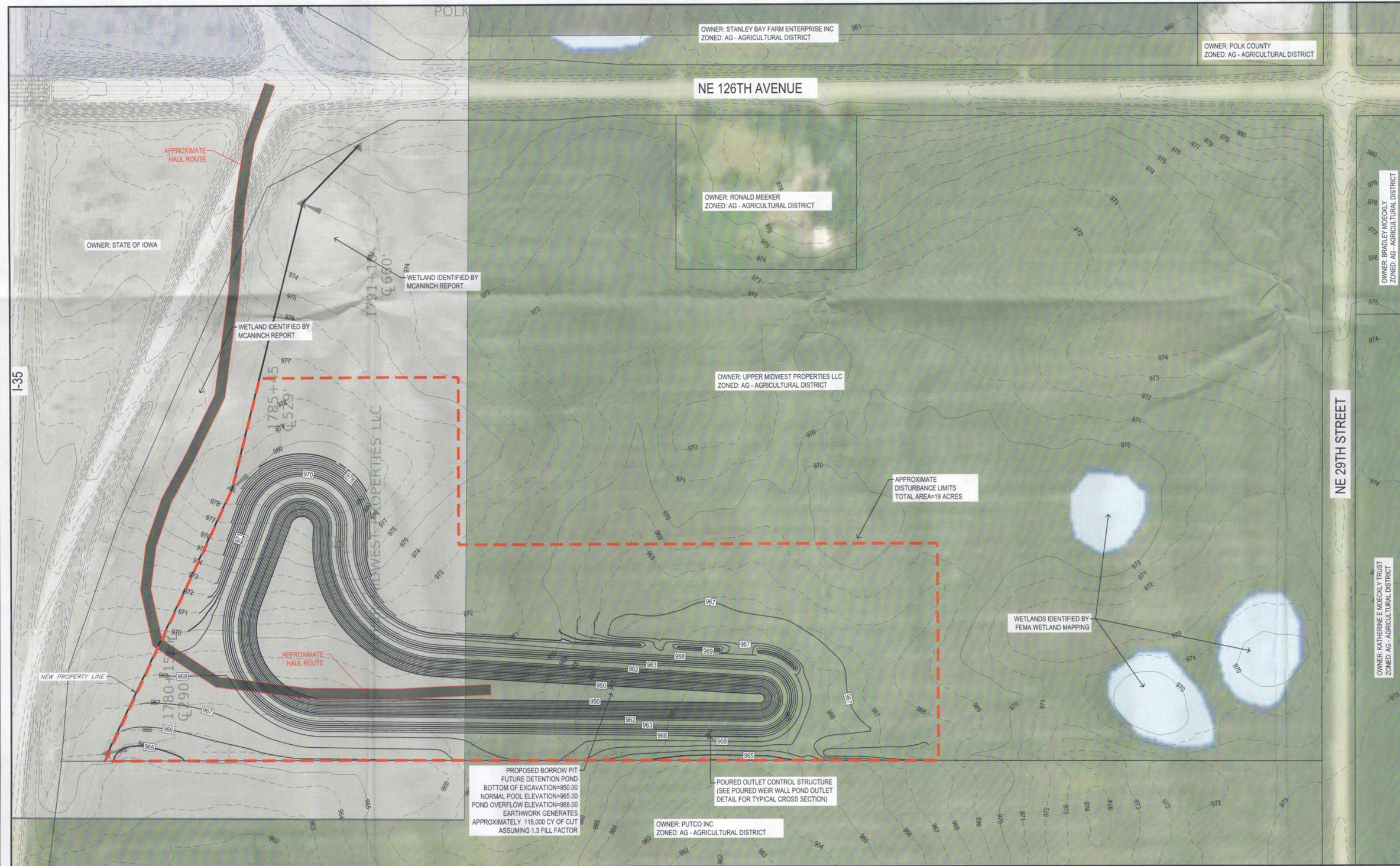
1. CASE IH 580 QUADTRAC WEIGHS APPROX 48780 LBS
2. K-TEC 1228 SCRAPER EMPTY WEIGHS APPROX 29550 LBS (MAX LOAD RATING 68000 LBS)
3. SEMI SIDE DUMP COMBINATION WEIGHS 80000 LBS LOADED
4. CATERPILLAR 740 ADT EMPTY WEIGHS APPROX 71400 LBS

SOURCE OF WATER:

1. DUE TO THE WET CONDITIONS OF THE SOIL REMOVED IT IS NOT EXPECT TO NEED WATER TO ADD FOR SOIL CONDITION.
2. SHOULD WATER BE NEEDED, CONTRACTOR HISTORICALLY WORKS WITH LOCAL MUNICIPALITIES AND HAVE RENTED WATER METER AND PURCHASED WATER FROM THEM.

END USE PLAN:

1. THE END USE FOR THIS PROPERTY IS TO UTILIZE THE BORROW PIT TO CREATE A REGIONAL DETENTION POND TO AIDE IN FUTURE DEVELOPMENT OF THE SITE.



Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217
Civil Engineering & Land Surveying
Established 1959

MCANINCH I-35 BORROW PIT
CONDITIONAL USE EXHIBIT

REFERENCE NUMBER:	
DRAWN BY:	DRL
CHECKED BY:	
REVISION DATE:	
PROJECT NUMBER:	230157
SHEET NUMBER:	1 OF 1