



Roll Call Number

Agenda Item Number

23

Date August 4, 2025

RECEIVE AND FILE COMMUNICATION FROM THE PLAN AND ZONING COMMISSION
REGARDING PRELIMINARY PLAT "THE CREEK AT ECHO VALLEY PLAT 2" FOR 9.14 ACRES OF
PROPERTY IN THE VICINITY OF 8050 GOLF HOUSE DRIVE, TO ALLOW THE PROPERTY TO BE
SUBDIVIDED INTO FIFTEEN (15) BUILDABLE LOTS AND THREE (3) OUTLOTS

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on July 17, 2025, its members voted 11-0 to recommend **APPROVAL** of a Preliminary Plat "The Creek at Echo Valley Plat 2" for 9.14 acres of property in the vicinity of 8050 Golf House Drive, to allow the property to be subdivided into fifteen (15) buildable lots and three (3) outlots.

NOW, THEREFORE, **BE IT RESOLVED**, by the City Council of the City of Des Moines, Iowa, that the attached communication from the City Plan and Zoning Commission is hereby received and filed.

MOVED BY TO ADOPT.

SECOND BY

APPROVED AS TO FORM:

/s/ Chas M. Cahill
Chas M. Cahill
Assistant City Attorney

(PLAT-2025-000023)

CERTIFICATE

I, Laura Baumgartner, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
COLEMAN				
GATTO				
MANDELBAUM				
SIMONSON				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED		APPROVED		
				Mayor

City Clerk

Date August 4, 2025

Agenda Item 23

Roll Call # _____

July 18, 2025

Communication from the City Plan and Zoning Commission advising that at their July 17, 2025 meeting, the following action was taken on a request from United Properties Invest Co Lc (developer), represented by Scott McMurray (officer), for review and approval of a Preliminary Plat "The Creek at Echo Valley Plat 2" on 9.14 acres of property in the vicinity of 8050 Golf House Drive, to allow the property to be subdivided into fifteen (15) buildable lots and three (3) outlots.

COMMISSION RECOMMENDATION: 11-0

After public hearing, the members voted as follows:

Commission Action:	Yes	Nays	Pass	Abstain	Absent
Francis Boggus	X				
Leah Rudolphi	X				
Kayla Berkson	X				
Chris Draper					X
Laura Kessel	X				
Todd Garner					X
Johnny Alcivar	X				
Carolyn Jenison	X				
William Page	X				
Andrew Lorentzen					X
Emily Webb	X				
Katie Gillette					X
Rick Trower	X				
Jane Rongerude	X				
John Erpelding	X				

Approval of the proposed Preliminary Plat, subject to the following conditions:

1. Inclusion of sidewalks throughout the development.
2. Compliance with all fire code requirements.
3. Compliance with all administrative review comments.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the proposed Preliminary Plat, subject to the following conditions:

1. Inclusion of sidewalks throughout the development.
2. Compliance with all fire code requirements.
3. Compliance with all administrative review comments.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is proposing to subdivide the subject property to allow for the development of fifteen (15) one-household detached townhomes.
2. **Size of Site:** 9.14 acres.
3. **Existing Zoning (site):** “PUD” Planned Unit Development.
4. **Existing Land Use (site):** The property is currently undeveloped.
5. **Adjacent Land Use and Zoning:**
North – “PUD”; Use is office – business or professional.
South – City of Norwalk; Use is sports and recreation, private/participant – outdoor.
East – “PUD”; Use is undeveloped land.
West – City of Norwalk; Use is sports and recreation, private/participant – outdoor.
6. **General Neighborhood/Area Land Uses:** The subject property is located in south Des Moines, immediately off of Golf House Drive. The property is generally to the south of Echo Valley Drive and to the west of Fleur Drive. There is an office use immediately to the north, with a private golf course to the west and south. Land to the east is undeveloped.
7. **Applicable Recognized Neighborhood(s):** The subject property is not located within a recognized neighborhood and is not within 250 feet of any recognized neighborhood association. Notifications of the hearing for this specific item were mailed on July 7, 2025 (10 days prior to the public hearing) to the titleholder on file with the Warren County Assessor for each property within 250 feet of the site.
8. **Relevant Zoning History:** The United Properties/Echo Valley PUD was amended on May 5, 2025 to allow low-density residential.
9. **PlanDSM Future Land Use Plan Designation:** Community Mixed Use.

10. Applicable Regulations: Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, the Commission shall determine if such Preliminary Plat conforms to the standards and requirements outlined in Chapter 354 of the Iowa Code, and the City Subdivision Ordinance and shall approve, conditionally approve or reject such Plat within 45 days after the date of submission to the City Permit and Development Center. Unless the applicant agrees in writing to an extension of time, the Preliminary Plat shall be deemed approved if the Commission does not act within such 45-day period. The Commission's action for approval or conditional approval shall be null and void unless the Final Plat is submitted to the City Permit and Development Center within 270 days after the date of such action; provided, however, that the Permit and Development Administrator may grant, upon written request of the applicant, up to a 90-day extension for submittal of the Final Plat to the City Permit and Development Center.

II. ADDITIONAL APPLICABLE INFORMATION

- 1. Overview:** The preliminary plat proposes to subdivide a portion of the United Properties/Echo Valley PUD to allow for the development of fifteen (15) lots for one-household detached townhomes, ranging in size from approximately 14,000 to 27,000 square feet. The buildable lots would be wholly enclosed by a six-foot decorative fence, with vehicular access gates located at the north end of the plat. All lots will be developed in compliance with regulations for the House A building type.

The plat includes three (3) outlots. Outlot 'X', 0.74 acres, contains the private street that will have buildable lots on both the east and west sides, as well as a turnaround at its southern end. Outlot 'Y', 0.47 acres, is located on the west side of the plat and provides a buffer between the development and the existing golf course to the west. Outlot 'Z', 1.57 acres, provides stormwater detention and is located in the southernmost portion of the plat.

- 2. Sidewalk:** Currently, there are no sidewalks included in the plat. With future residential development planned to the east, Development Services is requesting the inclusion of sidewalks throughout the platted area to ensure a well-rounded and cohesive development that is accessible for both vehicle user and pedestrians. The portion of Echo Valley Drive directly to the north of the plat is listed as a Priority 2 sidewalk gap in the Move DSM: Transportation Master Plan.
- 3. Fire Access:** Fire Code lists the maximum length of a dead-end street as 750 feet. As currently shown, the distance from Echo Valley Drive to the south end of the private street, Outlot 'X', is approximately 900 feet. This excessive distance can be mitigated in two ways. The first option is to include sprinklers within each of the structures to be built. The second option is to provide a secondary fire access, likely an access road that is separate from Golf House Drive to connect Outlot 'X' with Echo Valley Drive.

III. STAFF RECOMMENDATION

Staff recommends approval of the proposed Preliminary Plat, subject to the following conditions:

1. Inclusion of sidewalks throughout the development.

2. Compliance with all fire code requirements.
3. Compliance with all administrative review comments.

SUMMARY OF DISCUSSION

Leah Rudolphi asked if any member of the public or commission desired to speak on the item. No one requested to speak.

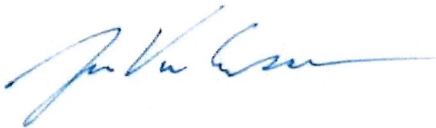
COMMISSION ACTION

Francis Boggus made a motion for approval of the proposed Preliminary Plat, subject to the following conditions:

1. Inclusion of sidewalks throughout the development.
2. Compliance with all fire code requirements.
3. Compliance with all administrative review comments

THE VOTE: 11-0

Respectfully submitted,



Jason Van Essen

Planning & Urban Design Administrator

JMV:mrw

United Properties Invest Co LC, Vicinity of 8050 Golf House Drive

PLAT-2025-000023

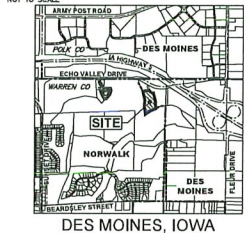




View of the land to be platted looking south from Golf House Drive.

PRELIMINARY PLAT / DEVELOPMENT PLAN FOR: THE CREEK AT ECHO VALLEY PLAT 2 DES MOINES, IOWA

VICINITY MAP



PRELIMINARY PLAT DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 77 NORTH, RANGE 24 WEST OF THE 5TH PRINCIPAL MERIDIAN IN THE CITY OF DES MOINES, WARREN COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE CREEK AT ECHO VALLEY PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF DES MOINES, THENCE NORTH 89°57'00" EAST ALONG THE SOUTHERLY LINE OF SAID THE CREEK AT ECHO VALLEY PLAT 1, A DISTANCE OF 202.42 FEET, THENCE NORTH 87°51'17" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 60.00 FEET TO THE SOUTHEAST CORNER OF SAID THE CREEK AT ECHO VALLEY PLAT 1, THENCE NORTH 87°51'17" EAST, 31.03 FEET, THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 36.70 FEET AND WHOSE CHORD BEARS NORTH 09°07'00" WEST, 38.40 FEET, THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 38.49 FEET AND WHOSE CHORD BEARS SOUTH 43°07'00" EAST, 31.03 FEET, THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 16.00 FEET, WHOSE ARC LENGTH IS 20.52 FEET, THENCE SOUTH 09°19'15" WEST, 60.00 FEET, THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 12.00 FEET, WHOSE ARC LENGTH IS 58.90 FEET AND WHOSE CHORD BEARS SOUTH 43°07'00" EAST, 58.90 FEET, THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 24.00 FEET, WHOSE ARC LENGTH IS 150.47 FEET AND WHOSE CHORD BEARS SOUTH 47°57'50" EAST, 149.40 FEET, THENCE SOUTH 10°56'42" EAST, 332.90 FEET, THENCE SOUTH 02°15'54" EAST, 304.58 FEET, THENCE SOUTH 60°36'00" WEST, 246.11 FEET, THENCE SOUTH 57°51'17" WEST, 263.89 FEET, THENCE NORTH 06°32'13" WEST, 338.50 FEET, THENCE NORTH 01°30'34" EAST, 307.49 FEET, THENCE NORTH 02°57'17" WEST, 374.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.14 ACRES (358,322 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

INDEX OF SHEETS

NO.	DESCRIPTION
C0.1	COVER SHEET
C1.0	TOPOGRAPHIC SURVEY / DEMOLITION PLAN
C2.0-2.3	DIMENSION PLAN
C3.0-3.3	GRADING PLAN
C4.0-4.3	UTILITY PLAN
C5.0-5.1	DETAILS
L1.0	TREE MITIGATION AND LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED	EXISTING
PROPERTY BOUNDARY	SANITARY MANHOLE
LOT LINE	WATER VALVE BOX
CENTER LINE	FIRE HYDRANT
RIGHT OF WAY	WATER CURB STOP
BUILDING SETBACK	WELL
PERMANENT EASEMENT	STORM SEWER MANHOLE
TEMPORARY EASEMENT	STORM SEWER SINGLE INTAKE
TYPE SW-502 STORM INTAKE	STORM SEWER DOUBLE INTAKE
TYPE SW-503 STORM INTAKE	FLARED END SECTION
TYPE SW-505 STORM INTAKE	DECIDUOUS TREE
TYPE SW-506 STORM INTAKE	CONIFEROUS TREE
TYPE SW-507 STORM INTAKE	DECIDUOUS SHRUB
TYPE SW-508 STORM INTAKE	CONIFEROUS SHRUB
TYPE SW-509 STORM INTAKE	ELECTRIC POWER POLE
TYPE SW-510 STORM INTAKE	UTILITY POLE W/ LIGHT
TYPE SW-511 STORM INTAKE	ELECTRIC BOX
TYPE SW-512 STORM INTAKE	ELECTRIC TRANSFORMER
TYPE SW-513 STORM INTAKE	ELECTRIC MANHOLE OR VAULT
TYPE SW-514 STORM INTAKE	TRAFFIC SIGN
TYPE SW-515 STORM INTAKE	TELEPHONE MANHOLE/VAULT
TYPE SW-516 STORM INTAKE	TELEPHONE POLE
TYPE SW-517 STORM INTAKE	C/S VALVE BOX
TYPE SW-518 STORM INTAKE	CABLE TV JUNCTION BOX
TYPE SW-519 STORM INTAKE	CABLE TV MANHOLE/VAULT
TYPE SW-520 STORM INTAKE	MAIL BOX
TYPE SW-521 STORM INTAKE	BENCHMARK
TYPE SW-522 STORM INTAKE	SOIL BORING
TYPE SW-523 STORM INTAKE	UNDERGROUND TV CABLE
TYPE SW-524 STORM INTAKE	GAS MAIN
TYPE SW-525 STORM INTAKE	FIBER OPTIC
TYPE SW-526 STORM INTAKE	UNDERGROUND TELEPHONE
TYPE SW-527 STORM INTAKE	OVERHEAD ELECTRIC
TYPE SW-528 STORM INTAKE	UNDERGROUND ELECTRIC
TYPE SW-529 STORM INTAKE	FIELD TILE
TYPE SW-530 STORM INTAKE	SANITARY SEWER W/ SIZE
TYPE SW-531 STORM INTAKE	STORM SEWER W/ SIZE
TYPE SW-532 STORM INTAKE	WATER MAIN W/ SIZE

OWNER / DEVELOPER

UNITED PROPERTIES INVEST CO LLC
4521 FLEUR DRIVE, SUITE C
DES MOINES, IOWA 50312
PH: 515-285-8880
CONTACT: SCOTT MCMURRAY
EMAIL: SCOTT@SCOTTSMCMURRAY.COM

ZONING

UNITED PROPERTIES/ECHO VALLEY PUD (PLANNED UNIT DEVELOPMENT)
AMENDMENT #1: ZON-2023-00004
AREA A1 - LDR, MDR, HSR

DEVELOPMENT SUMMARY

TOTAL SITE AREA:	8.14 ACRES (358,322 SF)
EXISTING IMPROVED AREA:	0.00 ACRES (0 SF)
OPEN SPACE CALCULATION:	
TOTAL SITE:	= 358,322 SF (8.14 AC.)
PUBLIC STREETS:	= 3,758 SF
PRIVATE STREETS:	= 18,378 SF
PUBLIC UTILITIES:	= 443 SF
OPEN SPACE PROVIDED:	= 375,743 SF (84.3%)

ENGINEER

CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50312
PH: 515-369-4400
CONTACT: DEAN RICHARD
EMAIL: DRICHARD@CIVILDESIGNADVANTAGE.COM

BULK REGULATIONS

AREA	PERCENTAGE	MINIMUM	MAXIMUM
MINIMUM	10%	10%	10%
MAXIMUM	10%	10%	10%

NOTES

1. ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA. OTHER THAN SERVICE OR ABANDONED, THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

DATE OF SURVEY

FELDWORF MAY, 2025

EXISTING/PROPOSED USE

EXISTING USE: UNDEVELOPED
PROPOSED USE: RESIDENTIAL

BENCHMARKS

1. CITY BENCHMARK #164: BRASS PLUG IN NW CORNER OF SIGNAL BASE AT SE CORNER OF COUNTY LINE ROAD & FLEUR DRIVE. ELEVATION=115.200
2. CITY BENCHMARK #165: CUT TRIANGLE IN SW CORNER OF 9' X 5' STORM MANHOLE STRUCTURE AT SE CORNER OF COUNTY LINE ROAD & FLEUR DRIVE. ELEVATION=114.567

PLANNING AND ZONING NOTES

PLAN AND ZONING COMMISSION
DATE: 07/17/2025
PRELIMINARY PLAT/DEVELOPMENT PLAN
STAFF RECOMMENDATION:
APPROVAL OF THE PROPOSED PRELIMINARY PLAT "THE CREEK AT ECHO VALLEY PLAT 2" SUBJECT TO COMPLIANCE WITH ALL ADMINISTRATIVE REVIEW CONDITIONS.

SUBMITTAL DATES

FIRST SUBMITTAL: 06/16/2025
SECOND SUBMITTAL: 06/16/2025

NOTES

1. ALL PUBLIC IMPROVEMENTS, INCLUDING SPOT ELEVATIONS, ARE SHOWN FOR REFERENCE ONLY. REFER TO THE SEPARATE PRIVATE CONSTRUCTION CONTRACT DOCUMENTS FOR PUBLIC IMPROVEMENT PLANS. IF THERE ARE ANY DISCREPANCIES BETWEEN THE DEVELOPMENT PLAN AND THE PUBLIC IMPROVEMENT PLANS, THE DETAILED PUBLIC IMPROVEMENT PLANS SHALL GOVERN.
2. A SECONDARY ACCESS TO ECHO VALLEY DRIVE WILL BE PROVIDED WITHIN 5 FEET OF APPROVAL OF THE PLAT 2 FINAL PLAT AT A LOCATION APPROVED BY THE CITY.
3. THE NEW LOTS IN THIS PLAT WILL BE DEVELOPED IN COMPLIANCE WITH THE BUILDING TYPE REGULATIONS FOR HOUSE TYPE A.



CIVIL DESIGN ADVANTAGE

4121 NW URBANDALE DRIVE, URBANDALE, IA 50322

PH: (515) 369-4400

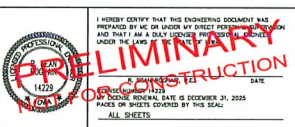
PROJECT NO. 2407.601

PRELIMINARY PLAT APPROVAL

☐ APPROVED ☐ APPROVED WITH CONDITIONS - SEE EXHIBIT "A"

IN ACCORDANCE WITH CHAPTER 304, DES MOINES MUNICIPAL CODE, AS AMENDED.

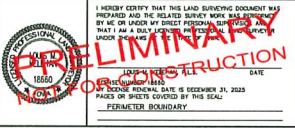
DEVELOPMENT SERVICES DIRECTOR: DATE:



THE PROJECT REQUIRES AN IOWA HODES PERMIT #2 AND CITY OF DES MOINES GRADING PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WHEN THE PUBLIC R.O.W.

THE 2025 EDITION OF THE SURAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.





- [illegible]

CITY OF DES MOINES STANDARD NOTES

- [illegible]

PAVEMENT THICKNESS

- | PAVEMENT THICKNESS | |
|-------------------------|-----------|
| 1. PUBLIC SIDEWALKS | 4" P.C.C. |
| 2. PUBLIC SIDEWALK RAMP | 6" P.C.C. |
| 3. PRIVATE STREETS | 6" P.C.C. |
| 4. PUBLIC STREETS | 7" P.C.C. |
| 5. MARLBOROUGH | 8" P.C.C. |

NOTE:
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SHOWN FOR REFERENCE ONLY. REFER TO THE SEPARATE PRIVATE
CONSTRUCTION CONTRACT DOCUMENTS FOR PUBLIC IMPROVEMENT
PLANS. IF THERE ARE ANY DISCREPANCIES BETWEEN THE
DEVELOPMENT PLAN AND THE PUBLIC IMPROVEMENT PLANS THE
DETAILED PUBLIC IMPROVEMENT PLANS SHALL GOVERN.

[illegible]

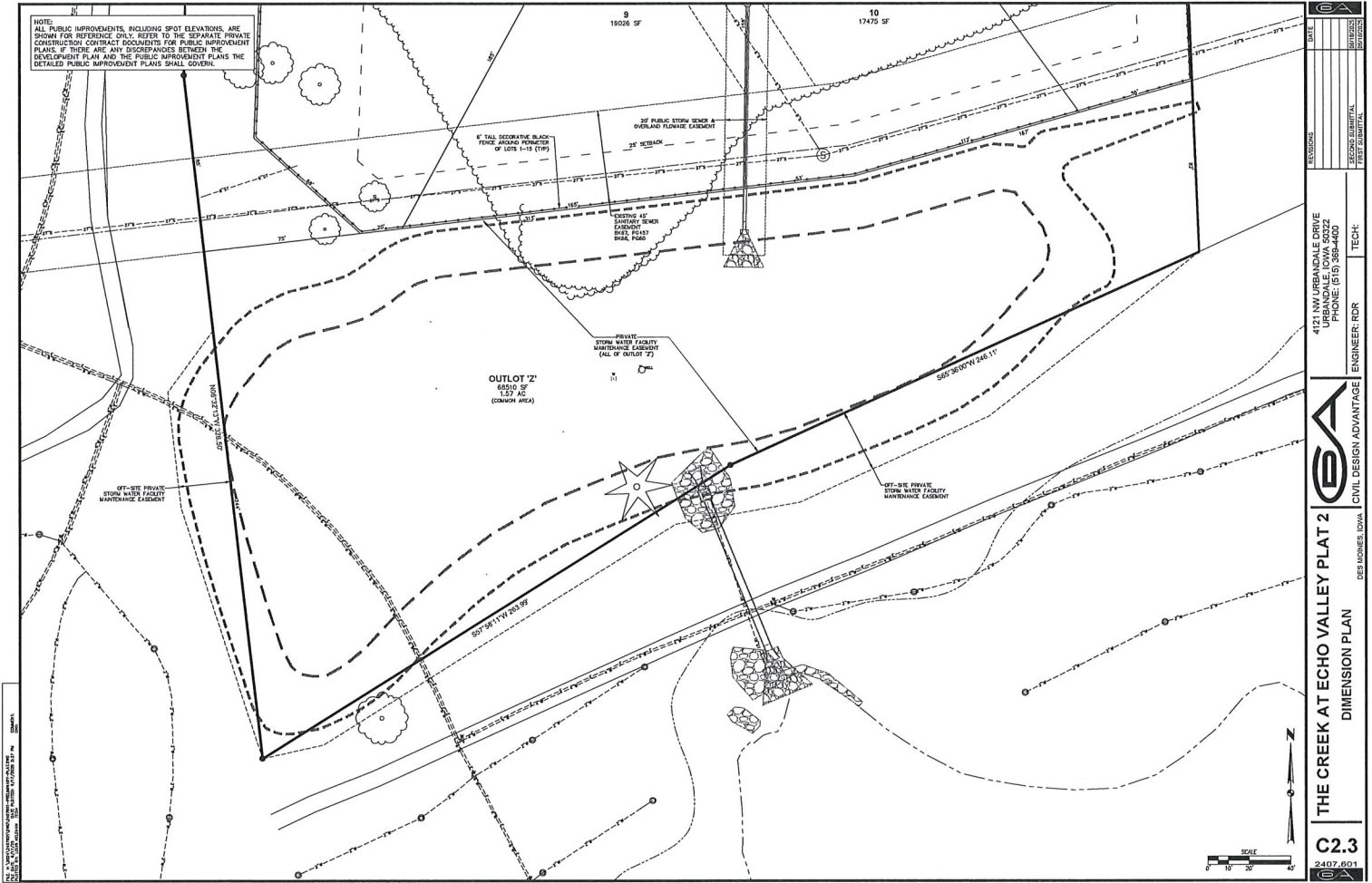
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400

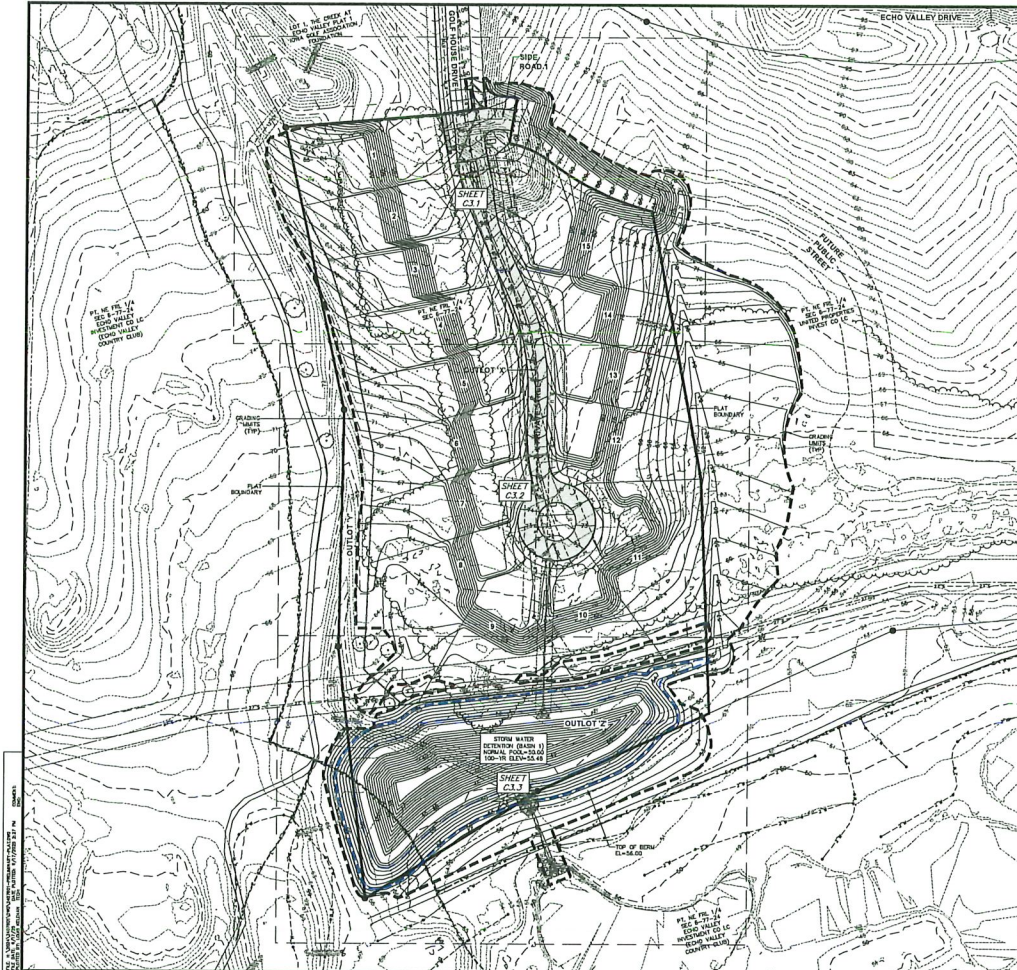
ENGINEER: RDR

TECH:

PLAT 2
(AN)
DES MOINES, IOWA
CIVIL DESIGN ADVANTAGE

C2.0
2407.601





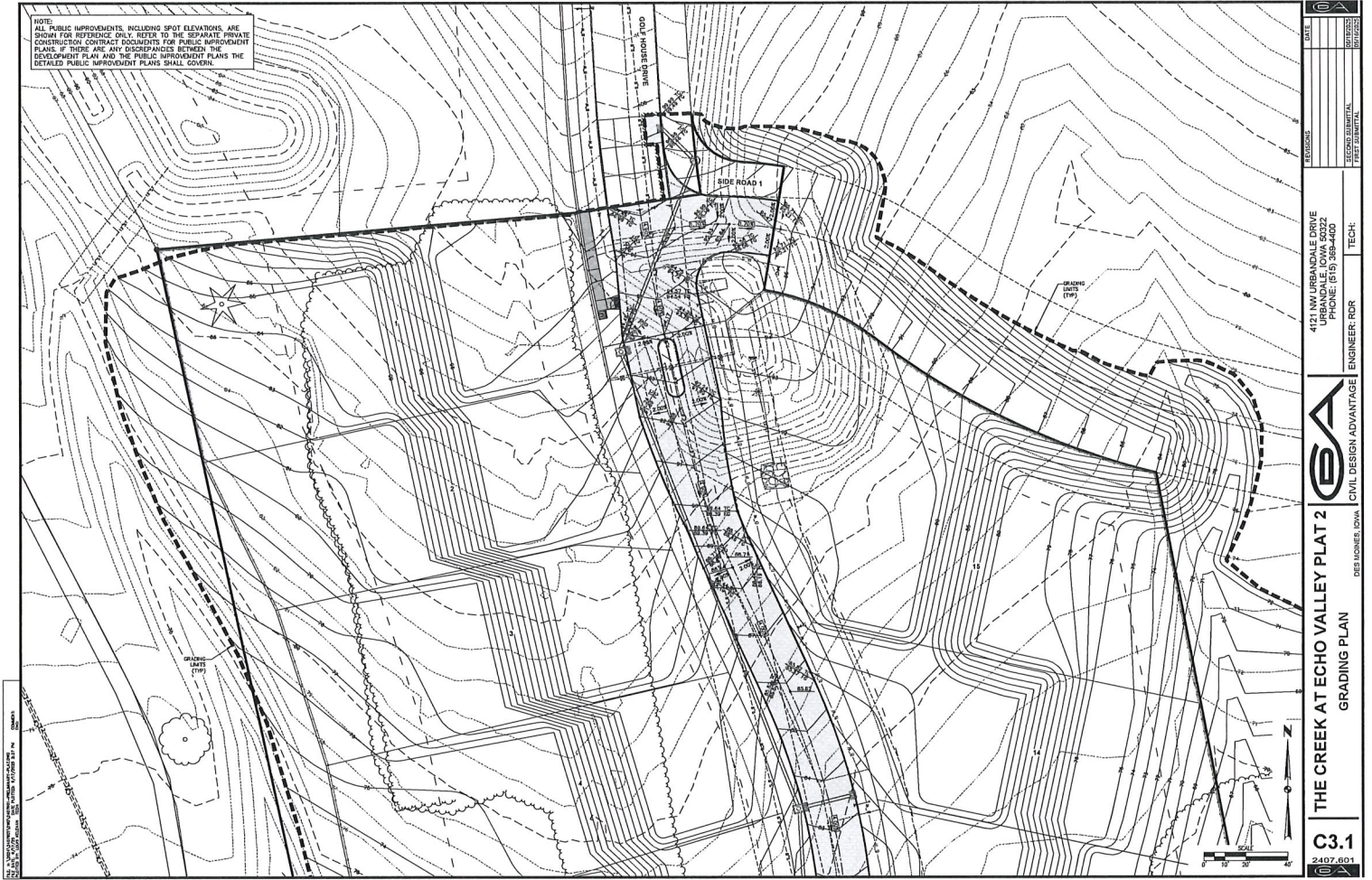
GRADING NOTES

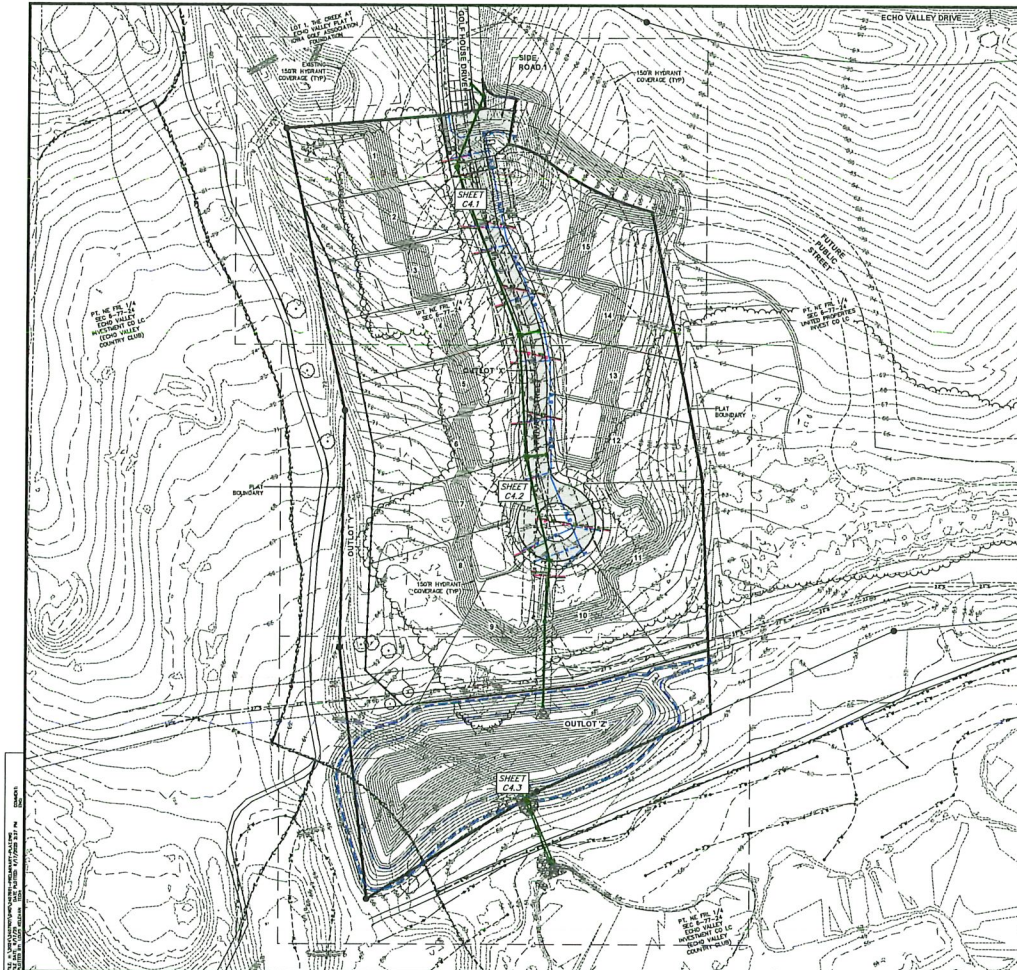
1. PRIOR TO ANY GRADING, A COPY OF THE INDEX PERMIT SHALL BE PROVIDED TO THE CITY OF DES MOINES.
2. CONSTRUCTION SHALL KEEP ALL EXISTING MATERIALS, THE TOP 4" OF TOPSOIL, TO BE STOCKPILED AND REUSE/RECYCLED AFTER GRADING IS COMPLETE. CONSTRUCTION SHALL MAINTAIN A MINIMUM 10' BUFFER FROM ALL EXISTING STRUCTURES, UTILITIES, AND ALL CITY SUPERSEDITIONS, IF APPLICABLE.
3. MAINTAIN EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
4. ALL SPOT ELEVATIONS ARE FROM GRADE TO TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
5. ALL SPOT ELEVATIONS TO BE MAINTAINED TO REMAIN AS SHOWN UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING OPERATIONS TO REMAIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY CHANGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR SHALL MAINTAIN NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HALL ROADS TO PREVENT THE SPREAD OF DUST.
8. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
9. FINAL FINE GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MAINTAIN EXISTING GRADES AT THE INTERSECTION OF NEW AND EXISTING GRADES OR FINING.
10. REFER TO DETAILS FOR CONCRETE STEP CONSTRUCTION.
11. MAINTAIN A MINIMUM 10' BUFFER FROM ALL EXISTING OPERATIONS TO REMAIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY CHANGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
12. REFER TO DETAILS FOR CONCRETE STEP CONSTRUCTION.
13. MAINTAIN A MINIMUM 10' BUFFER FROM ALL EXISTING OPERATIONS TO REMAIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY CHANGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
14. ALL EXISTING STRUCTURES NEED TO BE ADJUSTED TO MATCH NEW FINISHED GRADES.
15. EXISTING PAVED SHALL BE CONSTRUCTED WITH A MINIMUM 12" THICK CONCRETE SLAB UNDER.



NOTE:
ALL PUBLIC IMPROVEMENTS, INCLUDING SPOT ELEVATIONS, ARE SHOWN FOR REFERENCE ONLY. REFER TO THE SEPARATE PRIVATE CONSTRUCTION CONTRACT DOCUMENTS FOR PUBLIC IMPROVEMENT PLANS. IF THERE ARE ANY DISCREPANCIES BETWEEN THE DEVELOPMENT PLAN AND THE PUBLIC IMPROVEMENT PLANS THE DETAILED PUBLIC IMPROVEMENT PLANS SHALL GOVERN.

THE CREEK AT ECHO VALLEY PLAT 2 GRADING PLAN (OVERALL PLAN)		C3.0 2407.601
4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322 PHONE: (515) 384-4400		TECH: ENGINEER: RDR
CIVIL DESIGN ADVANTAGE		DES MOINES, IOWA





UTILITY NOTES

1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO EAS, SERVICE CONSTRUCTION DETAILS, AND TO THE SEPARATE PRIVATE DEVELOPMENT CONTRACT DOCUMENTS FOR PUBLIC IMPROVEMENT PLANS. IF THERE ARE ANY DISCREPANCIES BETWEEN THE DEVELOPMENT PLANS AND THE PUBLIC IMPROVEMENT PLANS, THE DEVELOPMENT PLANS SHALL GOVERN.
2. VERIFY EXISTING AND PROPOSED UTILITY LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION.
4. BRIDGE ALL UTILITY TRENCHES ACCORDING TO THE 2025 EDITION OF THE ILLINOIS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS. MAINTAIN A MINIMUM OF 2' COVER OVER ALL UTILITIES.
5. ALL UTILITIES SHALL BE STAKED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
6. ADJUST ALL MANHOLE AND RIMMED TO PROPER GRADES.
7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
8. 10' MINIMUM VERTICAL CLEARANCE BETWEEN EXISTING AND NEW SANITARY SEWER PIPES 14" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAINS.
9. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
10. MAKE PUBLIC UTILITY TRENCHES ARE SHOWN AS LOCATED ON THE PLANS OR INDICATED WITHIN THE CONSTRUCTION AREA. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES THAT MAY BE CAUSED BY THE EXISTENCE OF UTILITIES NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES THAT MAY BE CAUSED BY THE EXISTENCE OF UTILITIES NOT SHOWN ON THE PLANS.
11. THE CONTRACTOR IS REQUIRED TO VERIFY THE UTILITY ONE-CALL SERVICE AT 800-292-2888 AT LEAST 14 HOURS PRIOR TO THE START OF ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES THAT MAY BE CAUSED BY THE EXISTENCE OF UTILITIES NOT SHOWN ON THE PLANS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF URBANDALE.
13. PRIVATE UTILITIES TO BE INSTALLED FOR THE CITY'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE CITY'S STANDARD PLUMBING CODE. CONTACT BUILDING DEPARTMENT 311-368-4400 FOR ADVISORY FOR UTILITY INSTALLATION INSPECTIONS.
14. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
15. CONTRACTOR SHALL PROTECT EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES AND STRUCTURES.
16. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W. ELEMENTS AND/OR ANY CONSTRUCTION TO THE PUBLIC R.O.W. STREET, THE CONTRACTOR SHALL CONTACT THE CITY OF URBANDALE TO OBTAIN APPLICABLE CITY PERMITS THAT MAY BE NECESSARY.
17. ALL CONSTRUCTION WITHIN PUBLIC R.O.W. ELEMENTS AND/OR ANY CONSTRUCTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH IDEAS AND THE ILLINOIS STANDARD PLUMBING CODE.
18. PARALLEL LOT LAYOUTS SHALL HAVE POLE HEIGHTS OF LESS THAN 25 FEET WITH OUT-OF-DOOR CAST FEATURES.
19. ALL UTILITIES LOCATED TO THE BUILDING AND ALL UTILITIES IN THE ADJACENT PORT-OF-WAY SHALL BE LOCATED UNDERGROUND.
20. STORM DRAIN STRUCTURE ADDED TO ALL STORM DRAINS AND STORM HAZARDS TO CLEARLY INDICATE WHERE THE DRAIN INLET LEADS.
21. ALL PRIVATE STORM SEWER MUST MEET ILLINOIS PLUMBING CODE REQUIREMENTS AND REQUIRE A PLUMBING PERMIT.
22. THE PROPERTY OWNER IS RESPONSIBLE FOR CONSIDERING STREET LIGHTING, A STREET POLE REMOVAL/REPLACEMENT REQUIREMENT FOR ALL STREET LIGHTS ASSOCIATED WITH THE PROJECT AREA, AND UNDERGROUNDING OF OVERHEAD UTILITIES.
23. REQUIREMENT FOR ALL STREET LIGHTS ASSOCIATED WITH THE PROJECT AREA, AND UNDERGROUNDING OF OVERHEAD UTILITIES.
24. REQUIREMENT FOR ALL STREET LIGHTS ASSOCIATED WITH THE PROJECT AREA, AND UNDERGROUNDING OF OVERHEAD UTILITIES.
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29. REQUIREMENT FOR ALL STREET LIGHTS ASSOCIATED WITH THE PROJECT AREA, AND UNDERGROUNDING OF OVERHEAD UTILITIES.
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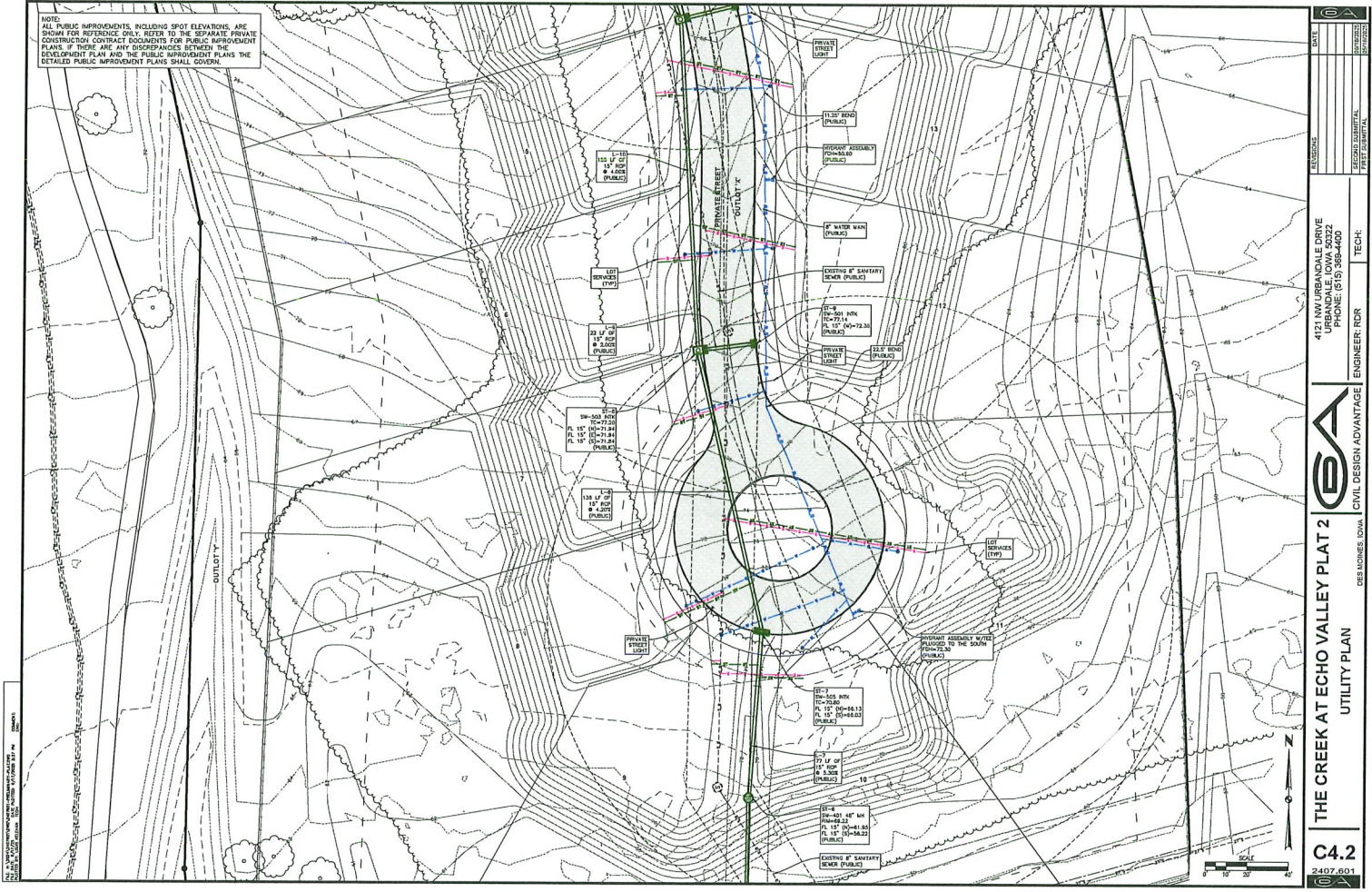
CITY CODE SECTION 108-136(H) LAND OWNER/ MANAGER STORM WATER FACILITIES MAINTENANCE REQUIREMENTS

- A. THIS STORMWATER MANAGEMENT FACILITIES, INCLUDING PIPES, INLETS AND OUTLETS, SHALL BE ANNUALLY INSPECTED AND MAINTAINED IN ACCORDANCE WITH THE ILLINOIS STANDARD PLUMBING CODE.
- B. LITTER, DEBRIS AND SEDIMENT SHALL BE PROMPTLY REMOVED FROM SUCH FACILITIES.
- C. THE FACILITIES AND STRUCTURES WITHIN THE STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED IN ACCORDANCE WITH THE ILLINOIS STANDARD PLUMBING CODE.
- D. ANY STRUCTURE OR FACILITY WITHIN THE STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED IN ACCORDANCE WITH THE ILLINOIS STANDARD PLUMBING CODE.
- E. ANY STRUCTURE OR FACILITY WITHIN THE STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED IN ACCORDANCE WITH THE ILLINOIS STANDARD PLUMBING CODE.
- F. ANY STRUCTURE OR FACILITY WITHIN THE STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED IN ACCORDANCE WITH THE ILLINOIS STANDARD PLUMBING CODE.
- G. ANY STRUCTURE OR FACILITY WITHIN THE STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED IN ACCORDANCE WITH THE ILLINOIS STANDARD PLUMBING CODE.
- H. ANY STRUCTURE OR FACILITY WITHIN THE STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED IN ACCORDANCE WITH THE ILLINOIS STANDARD PLUMBING CODE.
- I. ANY STRUCTURE OR FACILITY WITHIN THE STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED IN ACCORDANCE WITH THE ILLINOIS STANDARD PLUMBING CODE.
- J. ANY STRUCTURE OR FACILITY WITHIN THE STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED IN ACCORDANCE WITH THE ILLINOIS STANDARD PLUMBING CODE.
- K. ANY STRUCTURE OR FACILITY WITHIN THE STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED IN ACCORDANCE WITH THE ILLINOIS STANDARD PLUMBING CODE.
- L. ANY STRUCTURE OR FACILITY WITHIN THE STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED IN ACCORDANCE WITH THE ILLINOIS STANDARD PLUMBING CODE.
- M. ANY STRUCTURE OR FACILITY WITHIN THE STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED IN ACCORDANCE WITH THE ILLINOIS STANDARD PLUMBING CODE.
- N. ANY STRUCTURE OR FACILITY WITHIN THE STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED IN ACCORDANCE WITH THE ILLINOIS STANDARD PLUMBING CODE.
- O. ANY STRUCTURE OR FACILITY WITHIN THE STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED IN ACCORDANCE WITH THE ILLINOIS STANDARD PLUMBING CODE.
- P. ANY STRUCTURE OR FACILITY WITHIN THE STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED IN ACCORDANCE WITH THE ILLINOIS STANDARD PLUMBING CODE.
- Q. ANY STRUCTURE OR FACILITY WITHIN THE STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED IN ACCORDANCE WITH THE ILLINOIS STANDARD PLUMBING CODE.
- R. ANY STRUCTURE OR FACILITY WITHIN THE STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED IN ACCORDANCE WITH THE ILLINOIS STANDARD PLUMBING CODE.
- S. ANY STRUCTURE OR FACILITY WITHIN THE STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED IN ACCORDANCE WITH THE ILLINOIS STANDARD PLUMBING CODE.
- T. ANY STRUCTURE OR FACILITY WITHIN THE STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED IN ACCORDANCE WITH THE ILLINOIS STANDARD PLUMBING CODE.
- U. ANY STRUCTURE OR FACILITY WITHIN THE STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED IN ACCORDANCE WITH THE ILLINOIS STANDARD PLUMBING CODE.
- V. ANY STRUCTURE OR FACILITY WITHIN THE STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED IN ACCORDANCE WITH THE ILLINOIS STANDARD PLUMBING CODE.
- W. ANY STRUCTURE OR FACILITY WITHIN THE STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED IN ACCORDANCE WITH THE ILLINOIS STANDARD PLUMBING CODE.
- X. ANY STRUCTURE OR FACILITY WITHIN THE STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED IN ACCORDANCE WITH THE ILLINOIS STANDARD PLUMBING CODE.
- Y. ANY STRUCTURE OR FACILITY WITHIN THE STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED IN ACCORDANCE WITH THE ILLINOIS STANDARD PLUMBING CODE.
- Z. ANY STRUCTURE OR FACILITY WITHIN THE STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED IN ACCORDANCE WITH THE ILLINOIS STANDARD PLUMBING CODE.

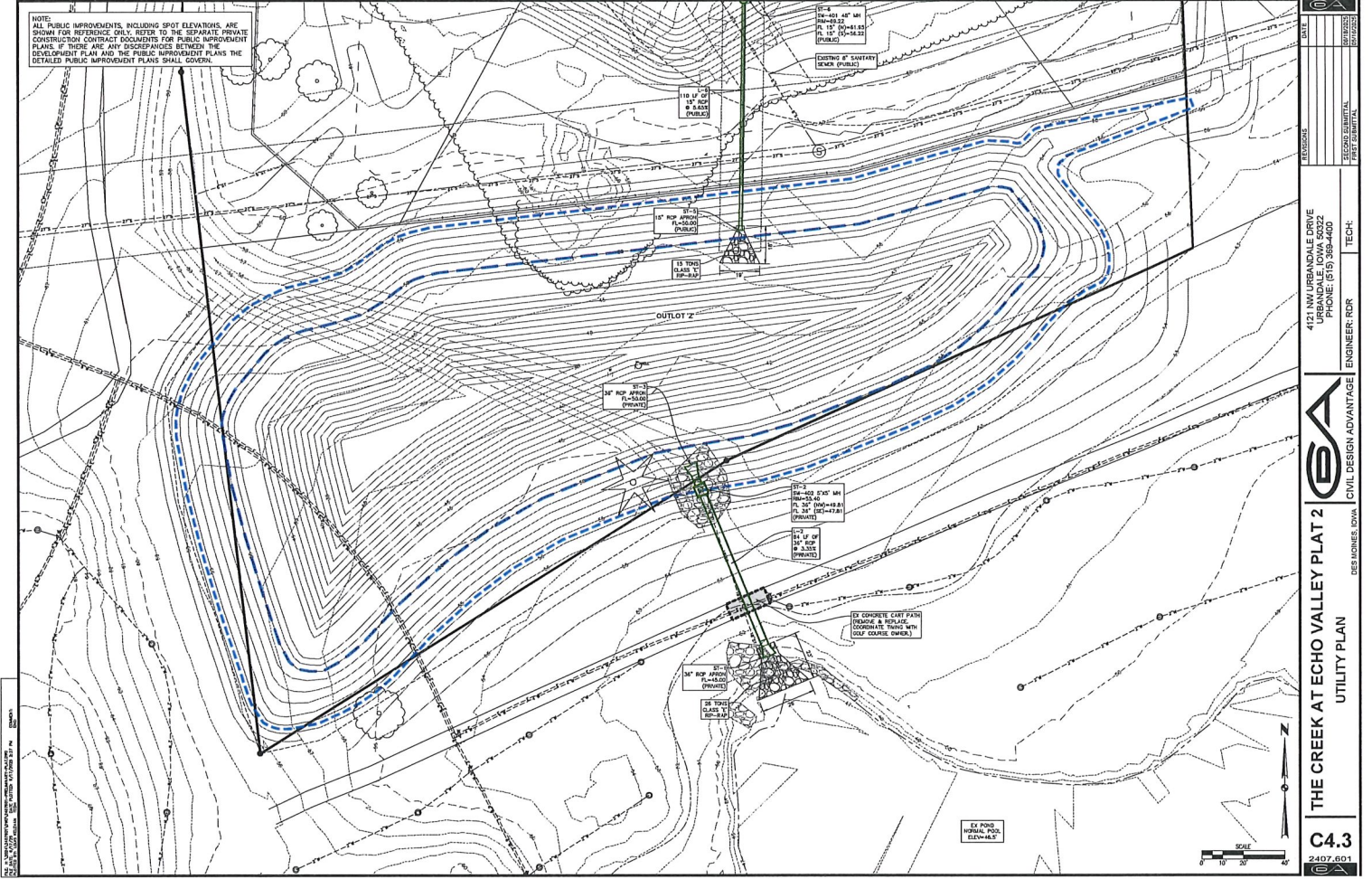
NOTE:
ALL PUBLIC IMPROVEMENTS, INCLUDING SPOT ELEVATIONS, ARE SHOWN FOR REFERENCE ONLY. REFER TO THE SEPARATE PRIVATE DEVELOPMENT CONTRACT DOCUMENTS FOR PUBLIC IMPROVEMENT PLANS. IF THERE ARE ANY DISCREPANCIES BETWEEN THE DEVELOPMENT PLANS AND THE PUBLIC IMPROVEMENT PLANS, THE DEVELOPMENT PLANS SHALL GOVERN.



NOTE:
ALL PUBLIC IMPROVEMENTS, INCLUDING SPOT ELEVATIONS, ARE
SHOWN FOR REFERENCE ONLY. REFER TO THE SEPARATE PRIVATE
CONSTRUCTION CONTRACT DOCUMENTS FOR PUBLIC IMPROVEMENT
PLANS. IF THERE ARE ANY DISCREPANCIES BETWEEN THE
DEVELOPMENT PLAN AND THE PUBLIC IMPROVEMENT PLANS THE
DETAILED PUBLIC IMPROVEMENT PLANS SHALL CONTROL.



THE CREEK AT ECHO VALLEY PLAT 2 UTILITY PLAN	
4121 NW URBANDALE DRIVE URBANDALE, IOWA 50222 PHONE: (515) 384-4600	TECH: _____ ENGINEER: RDR
2407.601	C4.2



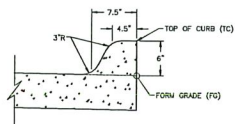
DATE: _____
BY: _____
CHECKED: _____
DESIGNED: _____
DRAWN: _____
FIRST SUBMITTAL
SECOND SUBMITTAL
THIRD SUBMITTAL

401 N. WINDYBROOK DRIVE
URBANDALE, IOWA 50222
PHONE: (515) 389-4400

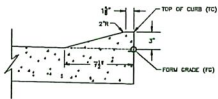
TECH: _____
ENGINEER FOR: _____
CIVIL DESIGN ADVANTAGE
DES MOINES, IOWA

THE CREEK AT ECHO VALLEY PLAT 2
UTILITY PLAN

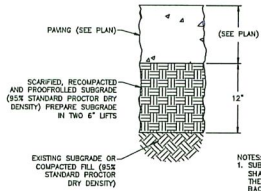
C4.3
2407.501



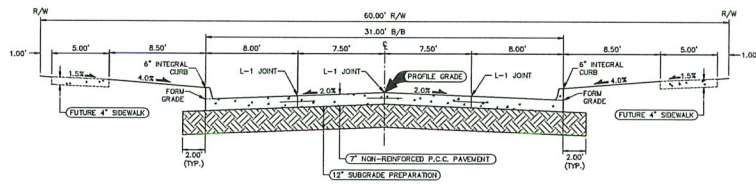
**6" STANDARD CURB SPOT
ELEVATION REFERENCE DETAIL**
NOT TO SCALE



**3" ROLLED CURB SPOT
ELEVATION REFERENCE DETAIL**
NOT TO SCALE

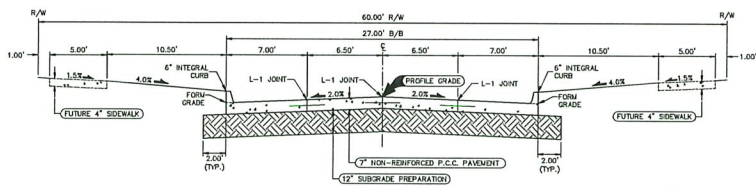


12" SUBGRADE PREPARATION
NOT TO SCALE



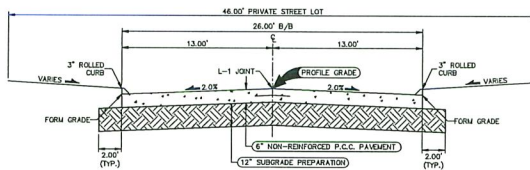
NOTES:
1. PREPARE SUBGRADE IN 2 - 6" LIFTS.
2. TYPICAL C JOINT SPACING IS 15'.

TYPICAL SECTION - 31' B/B P.C.C. ROADWAY WITH 60' ROW
NOT TO SCALE
GOLF HOUSE DRIVE



NOTES:
1. PREPARE SUBGRADE IN 2 - 6" LIFTS.
2. TYPICAL C JOINT SPACING IS 15'.

TYPICAL SECTION - 27' B/B P.C.C. ROADWAY WITH 60' ROW
NOT TO SCALE
SIDE ROAD 1



NOTES:
1. PREPARE SUBGRADE IN 2 - 6" LIFTS.
2. TYPICAL C JOINT SPACING IS 15'.

TYPICAL SECTION - 26' B/B P.C.C. PRIVATE STREET
NOT TO SCALE
PRIVATE STREET

DATE	8/15/2024
REVISION	
BY	DESIGN
CHECKED	DESIGN
APPROVED	DESIGN

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 384-4600

TECH: ENGINEER: RDR

DESIGN ADVANTAGE

THE CREEK AT ECHO VALLEY PLAT 2
DETAILS

C5.0
2407.601





