

CITY OF WEST DES MOINES STAFF REPORT COMMUNICATION

Meeting Date: April 13, 2026

ITEM: The Sterling Villas At Kings Valley, west of 60th Street and north of Beechtree Drive – Request to plat ten single family lots– Paramount Homes of Iowa, LLC – PP-007190-2026

RESOLUTION: Approve Preliminary Plat

Project Summary: The applicant is requesting to subdivide the property into ten lots for single family development.

Important Aspects	<ul style="list-style-type: none"> • The applicant is requesting to place Public Utility Easements in the front yard due to grading for detention occurring in the rear yards. City Council has authority to allow PUEs to be located in front yards (10-3-2.C.1), if there is topography or other natural physical limitations of the site that will not allow the easements to be located in the side or rear yards. The PUE will be located along the west side of the private drive vs along 60th Street • Applicant needs to provide an executed private offsite storm sewer easement before any grading and utility work for the project. • With the development providing shared private access, driveways and sidewalks, the applicant will need to provide ingress/egress easements to accommodate shared access at the time of Final Plat. • The location of the detention easement in the rear yard for lots 1-7 will partially limit or not allow any rear yard structures or usable outdoor space for the lots. • The applicant will need to coordinate with the Postal Service to confirm the location of the cluster mailbox unit (CBU) as identified on the preliminary plat.
Financial Impact	No city funding/participation
Outstanding Issues	None

WDM 2040 Plan Strategic Goals Supported (check all that apply)	
<input checked="" type="checkbox"/>	A Thriving City of Homes
<input type="checkbox"/>	A Bold Laboratory for Economic Innovation
<input type="checkbox"/>	Talent That Powers Tomorrow
<input type="checkbox"/>	A Model City for Innovation and Resilience
<input type="checkbox"/>	N/A (e.g., Items related to Basic Operations)
Explanation: Project is platting ten single family homes adding to the amount of detached housing provided for the city.	

Staff Recommendation	Approve Preliminary Plat subject to applicant meeting all city code requirements and the following Conditions of Approval, if any
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Conditions of Approval
1. The Applicant shall provide an executed private offsite storm sewer easement prior to beginning grading and utility work.
2. The City Council granting allowance of the placement of Public Utility Easements (PUEs) in the front yard of lots 1-10.

Lead Staff Member: Emani Brinkman

Staff Report Reviews

Planning & Zoning Commission Agenda		
<input checked="" type="checkbox"/> Development Coordinator or Planning Administrator	<input checked="" type="checkbox"/> Department Director	<input checked="" type="checkbox"/> Legal

City Council Agenda	
<input type="checkbox"/> Development Services	Lynne Twedt, Director
<input type="checkbox"/> Legal	Jessica Grove, Deputy City Attorney
<input type="checkbox"/> Agenda Acceptance	Ryan Jacobson, City Clerk

Publication(s) (if applicable)	
Published In	n/a
Dates(s) Published	n/a
Date(s) Mailed	n/a

Subcommittee Review (if applicable)				
Committee	Development & Planning			
Date Reviewed	2/2/2026			
Recommendation	Yes	No	Split	No Discussion
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

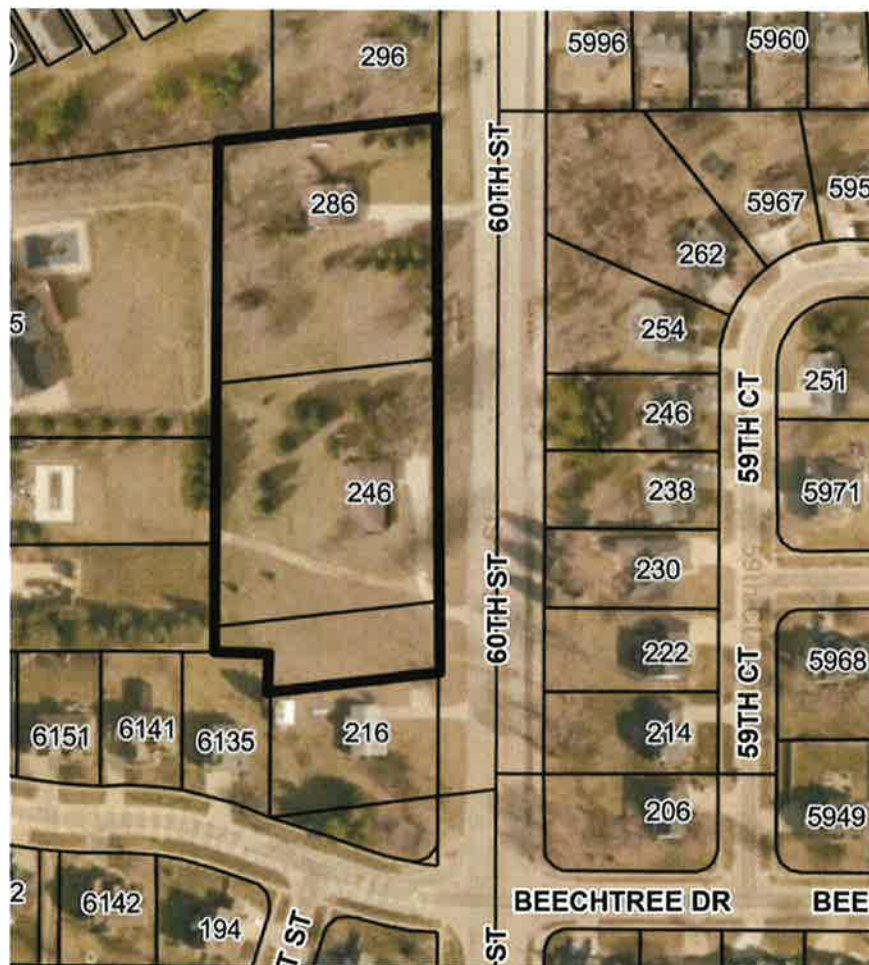
Meeting Information

Planning and Zoning Commission Action	
Date:	April 13, 2026
Vote:	
Absent:	
Abstain:	
Recommendation:	
Commission Discussion (if any):	

Comprehensive Plan Land Use Classification	Detached Residential (DR)
Place Type	Traditional Neighborhood
Zoning Designation	Single-Family Residential (R-1)
Applicant/Developer	Paramount Homes of Iowa, LLC
Property Owner	Davis Estates Ltd.

Plat Validity: Per City Code, the associated Final Plat must be presented to the City Council for approval within 12 months of the approval of this Preliminary Plat if surety is being posted for Public Improvements; or, within 18 months if Public Improvements are being constructed prior to Final Plat consideration. It is the responsibility of the developer to be aware of these deadlines and request an extension of the Preliminary Plat approval prior to the Preliminary Plat expiration date.

Location Map



A RESOLUTION OF THE PLANNING AND ZONING COMMISSION

NO. PZC-018

WHEREAS, pursuant to the provisions of Title 9, Zoning and Title 10, Subdivision Regulations of the West Des Moines Municipal Code, the applicant/developer, Paramount Homes of Iowa, LLC and property owner, Davis Estates Ltd., request approval of a Preliminary Plat for the purpose of subdividing that approximately 3-acre property generally located west of 60th Street and north of Beechtree Drive as depicted on the location map included in the staff report. The applicant proposes the creation of ten lots for single-family development, and

WHEREAS, the Preliminary Plat complies with Iowa Code Chapters 354 and 414, the Comprehensive Plan and City Code; and

NOW THEREFORE, the Planning and Zoning Commission of the City of West Des Moines recommends the City Council approve the Preliminary Plat (PP-007190-2026), subject to compliance with all the conditions of approval as stated in the staff report, as well as conditions added at the meeting, and attached hereto as Exhibit "A", if applicable.

PASSED AND ADOPTED on April 13, 2026.

Andrew Conlin, Chair
Planning and Zoning Commission

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Planning and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting on April 13, 2026, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

Recording Secretary

Prepared by: Emani Brinkman, City of West Des Moines Development Services Dept., PO Box 65320,
West Des Moines, Iowa 50265-0320 515-222-3620
When Recorded, Return City Clerk, City of West Des Moines, PO Box 65320, West Des Moines, IA 50265-0320
to:

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, APPROVING A PRELIMINARY PLAT TO CREATE 10 LOTS

WHEREAS, pursuant to the provisions of Title 9, Zoning and Title 10, Subdivision Regulations, of the West Des Moines Municipal Code, the applicant/developer, Paramount Homes of Iowa, LLC, and property owner, Davis Estates Ltd, request approval of a Preliminary Plat for that property generally located west of 60th Street and north of Beechtree Drive and legally described in attached Exhibit 'B' for the purpose of subdividing the approximately 3-acre property into 10 lots for single-family development; and

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; and

WHEREAS, the Preliminary Plat complies with Iowa Code Chapters 354 and 414, the comprehensive plan and city code; and

WHEREAS, on April 13, 2026, the Planning and Zoning Commission recommended to the City Council, by _____ of the Preliminary Plat; and

WHEREAS, on this day the City Council held a duly noticed meeting to consider the application for the Preliminary Plat.

NOW, THEREFORE, The City Council does approve the Sterling Villas At Kings Valley Preliminary Plat (PP-007190-2026), subject to compliance with all of the conditions of approval, including any conditions added at the meeting, 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 April 20, 2026

Russ Trimble, Mayor

GENERAL NOTES

- THE LOCAL JURISDICTION MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK. THE LOCAL JURISDICTION IS THE CITY OF WEST DES MOINES.
- ALL PROPOSED MATERIALS AND STRUCTURES SHALL BE APPROVED BY THE LOCAL JURISDICTION AND BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS
- ALL WORK MUST COMPLY WITH THE CITY OF WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, THE DES MOINES METRO DESIGN STANDARDS MANUAL WITH ALL WEST DES MOINES ADDENDA.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
- ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES, AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
- PELDS DESIGN SERVICES SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
- THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
- IF A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THIS MEETING.
- LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
- THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNER'S REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE LOCAL JURISDICTION.
- THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
- DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES OR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.
- ALL CONSTRUCTION WITHIN THE PUBLIC R.O.W./EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH THE LOCAL JURISDICTION.
- THE CONTRACTOR SHALL CONTACT THE LOCAL JURISDICTION TO SCHEDULE ANY REQUIRED INSPECTIONS AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS
- IN THE EVENT OF ANY CONFLICTING NOTES BETWEEN THE COVER SHEET AND ALL OTHER SHEETS, THE NOTES ON THE COVER SHEET SHALL SUPERSEDE ALL OTHERS
- IN THE EVENT OF ANY CONFLICTING INFORMATION BETWEEN THE LABEL, ELECTRONIC CAD FILE, AND THE ELECTRONIC SURFACE, THE DESIGN ENGINEER SHALL BE CONTACTED FOR CLARIFICATION

SURVEY NOTES

- SURVEY WORK WAS COMPLETED BY PELDS DESIGN SERVICES IN AUGUST 2025. SEE SITE SURVEY PROVIDED AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION.

STAKING NOTES

- IT IS RECOMMENDED FOR THE CONTRACTOR TO HAVE ALL STAKING DONE UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR AND IN COORDINATION WITH THE PROJECT ENGINEER.
- IT IS RECOMMENDED FOR THE CONTRACTOR TO HAVE ALL STAKING DONE DIRECTLY UNDER THE GENERAL CONTRACTOR BY A SINGLE COMPANY.
- STAKING DOES NOT RELIEVE CONTRACTOR OF ULTIMATE RESPONSIBILITY TO CONSTRUCT THE PROJECT PER PLAN.

DEMO NOTES

- SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB.
- PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE CONSTRUCTION FENCE AT THE DRIP LINE.
- PAVEMENT STRIPING CALLED OUT FOR REMOVAL SHALL BE SANDBLASTED. NO GRINDING WILL BE ALLOWED.
- PROPERLY DISCONNECT ALL PUBLIC AND PRIVATE UTILITIES, AS NECESSARY.
- COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS TO REMOVE AND PROPERLY DISPOSE OF SIDEWALKS, STEPS, DRIVEWAYS, AND STRUCTURES (INCLUDING BOTH ABOVE GROUND AND BELOW GROUND ELEMENTS).
- COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS TO REMOVE FUEL TANKS, SEPTIC TANKS, CISTERNS, AND ANY OTHER UNDERGROUND FACILITIES; AND TO PROPERLY DISPOSE OF ANY LIQUIDS OR PRODUCTS CONTAINED WITHIN THESE ITEMS.
- PLACE BACKFILL MATERIAL IN HOLES AND DEPRESSIONS, GRADE THE SITE, AND ESTABLISH GROUND COVER.
- PROTECT EXISTING FIRE HYDRANTS, STREET LIGHTS, TRAFFIC SIGNALS, UTILITY POLES, FIRE ALARM BOXES, WIRE CABLES, UNDERGROUND UTILITIES, AND OTHER APPURTENANCES IN THE VICINITY OF THE DEMOLITION SITE
- COMPLY WITH NOISE POLLUTION REQUIREMENTS AND ANY WORKING HOUR RESTRICTIONS OF THE JURISDICTION.
- MAINTAIN OR RE-ESTABLISH ALL TILES, ROADWAY SUBDRAINS, CULVERTS, OR OTHER DRAINAGE FACILITIES NOT IDENTIFIED IN THE CONTRACT DOCUMENTS FOR REMOVAL.
- IMPLEMENT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN FOR EACH SITE PRIOR TO INITIATING DEMOLITION BY PLACING ALL REQUIRED DEVICES; INCLUDE MEASURES TO PREVENT TRACKING OF MUD ONTO ADJACENT STREETS OR ALLEYS
- COMPLY WITH ALL APPLICABLE AIR POLLUTION REQUIREMENTS OF THE JURISDICTION. USE WATER OR APPROPRIATE CHEMICALS FOR CONTROL OF DUST IN THE DEMOLITION AREA, ON HAULING EQUIPMENT, ON ADJACENT ROADWAYS, AND WHEN GRADING THE SITE.
- TAKE STEPS TO PREVENT THE GENERATION OF LITTER DURING DEMOLITION AND COLLECT ALL LITTER FROM THE DEMOLITION AREA AT THE END OF EACH WORKING DAY. LOAD TRUCKS TO PREVENT LEAKAGE OR BLOWING OF DEBRIS.
- REMOVE ALL CONCRETE, ASPHALT, OR MASONRY SLABS AND APPURTENANCES.
- REMOVE AND DISPOSE OF ALL BRUSH, SHRUBS, TREES, LOGS, DOWN/NEED TIMBER, AND OTHER YARD WASTE ON THE SITE UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS. DO NOT MIX WITH DEMOLITION MATERIAL. REMOVE STUMPS TO A MINIMUM OF 2 FEET BELOW FINISH GRADE. PROTECT ANY TREES OR OTHER VEGETATION NOT DESIGNATED FOR REMOVAL BY PLACING A FENCE AT THE DRIP LINE ENCOMPASSING THE ENTIRE TREE AND KEEPING ALL OPERATIONS OUTSIDE OF THE FENCED IN AREA, INCLUDING STORAGE OF EQUIPMENT OR MATERIALS. AT NO ADDITIONAL COST TO THE CONTRACTING AUTHORITY, REPLACE ANY TREES THAT ARE DESIGNATED FOR PROTECTION BUT ARE DAMAGED BEYOND TREATMENT. THE ENGINEER WILL DETERMINE SIZE AND SPECIES OF THE REPLACEMENT TREE.
- SAW-CUT ALL HARD SURFACING AT LOCATION OF REMOVAL LIMITS.
- WHERE SELECTIVE DEMOLITION IS SHOWN AT PAVED AREAS, DEMOLISH THE EXISTING PAVING BACK TO AN EXISTING CONTROL JOINT NEAR THE LOCATION SHOWN.

WETLAND NOTES

- PELDS DESIGN SERVICES DOES NOT PERFORM WETLAND STUDIES OR WETLAND MITIGATION. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE IF ANY WETLANDS ARE LOCATED ON THE PROJECT SITE AND PERFORM ANY NECESSARY MITIGATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

DISCLAIMER

- THIS DRAWING IS BEING MADE AVAILABLE BY PELDS DESIGN SERVICES (P.D.S.) FOR USE ON THIS PROJECT IN ACCORDANCE WITH P.D.S.'S AGREEMENT FOR PROFESSIONAL SERVICES. P.D.S. ASSUMES NO RESPONSIBILITY OR LIABILITY (CONSEQUENTIAL OR OTHERWISE) FOR ANY USE OF THESE DRAWINGS (OR ANY PART THEREOF) EXCEPT IN ACCORDANCE WITH THE TERMS OF SAID AGREEMENT.
- P.D.S. DISCLAIMS ANY AND ALL LIABILITY OR RESPONSIBILITY FOR INFORMATION THAT DOES NOT BEAR THE ORIGINAL SEAL AND SIGNATURE OF THE PROFESSIONAL IN CHARGE.

CIVIL ENGINEERING NOTES FOR THE STERLING VILLAS AT KINGS VALLEY 286 60TH ST WEST DES MOINES, IOWA

UTILITY NOTES

- QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
 - PIPE LENGTHS CALLED OUT ON PLANS DO NOT INCLUDE FLARED END SECTION, WHERE APPLICABLE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR SHALL RELOCATE EXISTING UTILITIES AS NECESSARY, SHOWN OR NOT SHOWN.
 - THE CONTRACTOR SHALL COORDINATE WITH THE CITY ON ALL SIZE, DEPTHS, AND MATERIALS OF ALL PROPOSED UTILITIES.
 - THE CONTRACTOR MUST PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES IF REQUIRED BY CITY.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE APPROPRIATE UTILITY COMPANIES PRIOR TO CONNECTION OR DISCONNECTION OF A SERVICE LINE.
 - CONTRACTOR IS TO COMPLY WITH THE LATEST SUDAS SPECIFICATIONS FOR MAINTENANCE, INSTALLATION, AND TESTING FOR CONSTRUCTION.
 - THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
 - ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES.
 - ALL RIP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEERING FABRIC.
 - ALL STRUCTURE SIZES CALLED OUT ON PLANS ARE MINIMUM INSIDE WALL DIMENSIONS.
 - ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
 - ALL STRUCTURES CALLED OUT AS "MODIFIED" OR "SPECIAL" SHALL BE ENGINEERED BY THE PRECASTER TO ENSURE STRUCTURE STABILITY. MODIFICATIONS INCLUDE ADDITIONAL WALL LENGTH TO ACCOUNT FOR LARGE PIPE DIAMETERS AND ADDITIONAL WALL WIDTH & BASE DEPTH TO ACCOUNT FOR DEEPER STRUCTURES. ANY AND ALL MODIFICATIONS TO STANDARD STRUCTURES SHALL BE CONSIDERED INCIDENTAL TO BID
 - ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS, AVAILABLE AT WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
 - ANY WATER USE FROM A HYDRANT, PUBLIC OR PRIVATE, REQUIRES THE USE OF A WEST DES MOINES WATER WORKS HYDRANT METER. CALL 515-222-3465 TO RESERVE A METER.
 - CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS (515-222-3465) AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISIONS.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(IES) FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 1297, 54-1998. CONTRACTOR SHALL NOTIFY THEIR PROJECT'S WEST DES MOINES WATER WORKS ENGINEERING TECHNICIAN (515-222-3465) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING STATIC WATER PRESSURE AND, WHERE REQUIRED BY THE CITY OF WEST DES MOINES PLUMBING CODE, SHALL INSTALL A PRESSURE REDUCING VALVE(S) WITH EXPANSION TANK(S). WHERE REQUIRED, PRESSURE REDUCING VALVE(S) AND TANK(S) SHALL BE INSTALLED DOWNSTREAM OF THE WATER METER(S) AND BACKFLOW PREVENTION ASSEMBLY(IES) SERVING THE SITE.
- ### ELECTRICAL SERVICE NOTES
- ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS
 - TRANSFORMER PAD IS SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. PAD SHALL CONFORM TO ALL UTILITY COMPANY DESIGN STANDARDS AND SPECIFICATIONS.
- ### SANITARY SERVICE NOTES
- SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2% FOR A 4" PIPE AND 1% FOR A 6" PIPE. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATER MAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.
- ### STORM WATER SERVICE NOTES
- ALL STORM SEWER IN THE ROW SHALL BE RCP (CLASS III RCP), UNLESS OTHERWISE SPECIFIED.
 - ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH RF-14 TYPE II CONNECTORS. ALL APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD.
 - ALL SUMP SERVICE LINES SHALL HAVE TRACE WIRE
- ### WATER SERVICE NOTES
- WATER SERVICE SHALL BE TYPE K COPPER, DIP OR HDPE, DEPENDING ON SIZE AND JURISDICTIONAL REQUIREMENTS. IF CONTAMINATED OR "HOT" SOILS, ENSURE APPROPRIATE PIPE IS BEING UTILIZED. SIZE OF WATER MAIN AS SHOWN ON PLANS.
 - TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
 - THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATER MAIN CONSTRUCTION.
 - ANY AND ALL HYDRANT AND VALVE EXTENSIONS, TOGETHER WITH VERTICAL BENDS, SHALL BE CONSIDERED INCIDENTAL TO WATER MAIN CONSTRUCTION. NO ADDITIONAL PAYMENT WILL BE PROVIDED FOR INCIDENTAL ITEMS.
 - ALL WATER LINES SHALL HAVE A MINIMUM OF 5.5 FEET OF COVER UNLESS NOTED OTHERWISE.

EXISTING UTILITIES NOTE

- THE LOCATIONS OF THE EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/OR RECORDS. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION: IOWA ONE-CALL (1-800-292-8989).

UTILITY CONFLICT NOTES

- UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
- CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION THAT ARE EITHER CALLED OUT ON THE PLANS OR NOT CALLED OUT.
- CONTRACTOR SHALL COMPLY WITH ALL DNR REQUIREMENTS FOR PIPE MATERIAL, PIPE JOINTS, AND ANY OTHER APPLICABLE REQUIREMENTS ANY TIME A STORM SEWER OR SANITARY SEWER CROSSES OVER OR LESS THAN 18" BELOW A WATER MAIN.
- FOR ALL CRITICAL CROSSINGS WITH EXISTING UTILITIES, THE ELEVATION OF THE EXISTING UTILITY SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY PELDS DESIGN SERVICES PRIOR TO CONSTRUCTION IF A CONFLICT EXISTS.

SPECIFICATIONS NOTES

- ALL WORK MUST COMPLY WITH THE CITY OF WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, THE DES MOINES METRO DESIGN STANDARDS MANUAL WITH ALL WEST DES MOINES ADDENDA
- FOR ALL SPECIFICATION DISCREPANCIES, THE PROJECT ENGINEER SHALL BE CONTACTED PRIOR TO PROCEEDING WITH CONSTRUCTION. IF THE ENGINEER IS NOT CONTACTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PROBLEMS THAT RESULT FROM SAID DISCREPANCIES.

REQUIRED AS-BUILT NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COST OF AS-BUILT TOPO, IF REQUIRED BY CITY.
- CONTRACTOR SHALL CONTACT PELDS DESIGN SERVICES TO PERFORM SAID AS-BUILT SURVEYS.
- IF ANYTHING HAS BEEN CONSTRUCTED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT AS-BUILT SURVEYS UNTIL ISSUES HAVE BEEN RECTIFIED.

PAVING NOTES

- THE PAVING/GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL ROW AREAS SHALL BE SODDED IN ACCORDANCE WITH THE LOCAL JURISDICTION SPECIFICATIONS AND THE LATEST VERSION OF SUDAS.
- SEE DETAILS FOR ALL PAVEMENT THICKNESS.
- DETECTABLE WARNING PANEL(S) CALLED OUT ON PLANS SHALL BE PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.
- SIDEWALKS SHALL HAVE EXPANSION JOINTS AT 100 FOOT INTERVALS AS REQUIRED BY CITY CODE
- ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.

PAVEMENT SAWCUT NOTES

- CONTRACTOR TO PROVIDE SAWCUT JOINTING PLAN PRIOR TO ANY CONCRETE PAVEMENT INSTALLATION
- PAVEMENT MAY BE REQUIRED TO BE REMOVED AND REPLACED IF PLACED WITHOUT AN APPROVED PLAN.
- LONGITUDINAL JOINTS IN DRIVE LANES & THE OUTER MOST JOINT OF ALL PARKING AREAS SHALL BE SUDAS TYPE 'L-1' OR 'L-2' JOINTS AND HAVE STEEL. INTERIOR PARKING LOT JOINTS, OTHER THAN THE OUTER MOST JOINT, DO NOT NEED STEEL AND SHALL BE SUDAS TYPE 'B' OR TYPE 'K' JOINTS. ALL TRANSVERSE JOINTS SHALL BE SUDAS TYPE 'C' OR TYPE 'DW' JOINTS WITH STEEL IN THE CASE OF A DAY'S WORK JOINT.

SOIL NOTES

- STRIP AND STOCKPILE THE TOP 8 INCHES OF SOIL ON ALL DISTURBED AREAS. GRADING CONTRACTOR SHALL STOCKPILE TOPSOIL FOR SHOULDERING.
- SOD REQUIREMENT PER SUDAS:** IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED, A SODBED SHOULD BE CONSTRUCTED BY SPREADING A MINIMUM OF 6 INCHES OF TOPSOIL PRIOR TO SODDING. DEEPER TOPSOIL DEPTHS (8 TO 12 INCHES OR GREATER) ARE DESIRABLE AS THEY INCREASE THE ORGANIC MATTER AVAILABLE FOR USE BY THE PLANTS, ALLOW FOR DEEPER ROOT PENETRATION AND INCREASE THE MOISTURE HOLDING ABILITY OF THE SOIL.
- PERMANENT SEED REQUIREMENT PER SUDAS:** IN ORDER TO PROVIDE AN ADEQUATE GROWING MEDIUM, A MINIMUM OF 8 INCHES OF TOPSOIL SHOULD BE PLACED OVER THE DISTURBED AREA PRIOR TO SEEDING. DEEPER TOPSOIL DEPTHS (8-12 INCHES OR GREATER) ARE DESIRABLE AS THEY INCREASE THE ORGANIC MATTER AVAILABLE FOR USE BY THE PLANTS, ALLOW FOR DEEPER ROOT PENETRATION AND INCREASE THE MOISTURE HOLDING ABILITY OF THE SOIL.
- TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
- TOPSOIL IS DEFINED AS: FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND FOREIGN MATTER; ACIDITY RANGE (PH) OF 5.5 TO 7.5; CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.
- REFERENCE GEOTECHNICAL REPORT FOR ADDITIONAL SOILS INFORMATION INCLUDING BUT NOT LIMITED TO SUBGRADE INFORMATION, FOOTING DESIGN, AND ANY POSSIBLE OVER EXCAVATION DUE TO POOR SOILS. PAVEMENT SECTIONS ON THE PLANS GOVERN OVER PAVEMENT THICKNESS IN THE SOILS REPORT.

GRADING NOTES

- AREAS TO RECEIVE STRUCTURAL FILL SHALL BE BENCHED. STRUCTURAL FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
- PREPARE BOTTOM OF BENCH FOR FILL BY DISKING TO A DEPTH OF 12 INCHES AND COMPACT. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RE-COMPACTED WITH ON-SITE FILL MATERIALS.
- ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE THE TOP 12 INCHES DISKED AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- MAINTAIN ALL CUT AND FILL AREAS TO ACCOMMODATE SURFACE DRAINAGE.
- FINISH GRADE ON ALL NON-PAVED AREAS SHALL BE WITHIN 0.20 FT. AND PAVED AREAS SHALL BE WITHIN 0.10 FT OF THE PROPOSED GRADES SHOWN ON THE PLAN
- MAXIMUM ALLOWABLE GRADE ON ALL PROPOSED SLOPES IS 3:1.
- THE MOISTURE CONTENT SHALL NOT DEVIATE FROM THE OPTIMUM BY MORE THAN 2% IN STRUCTURAL FILL
- MAXIMUM 2% CROSS-SLOPE ON ALL SIDEWALKS
- GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.

LANDSCAPING NOTES

- ALL SODDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
- SEED OR SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. SOD LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES. SEED ALL DISTURBED AREAS OFF-SITE
- STAKE SOD ON ALL SLOPES 4:1 OR GREATER
- PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
- CONTRACTOR SHALL PLACE SHREDDED MULCH OR BRICK CHIPS OR WASHED STONE AROUND ALL TREES, SHRUBS AND GROUND COVER BEDS TO A DEPTH OF 4 INCHES, UNLESS NOTED.
- PROVIDE 6MIL MINIMUM PLASTIC BELOW ROCK/BRICK.
- THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
- CONTRACTOR SHALL DESIGN AND PROVIDE IRRIGATION SYSTEM. COORDINATION WITH ARCHITECT REQUIRED.
- ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER MULCH IS INSTALLED.



PELDS DESIGN SERVICES

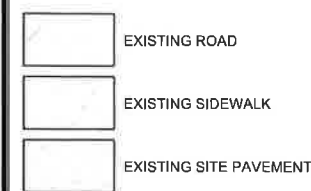
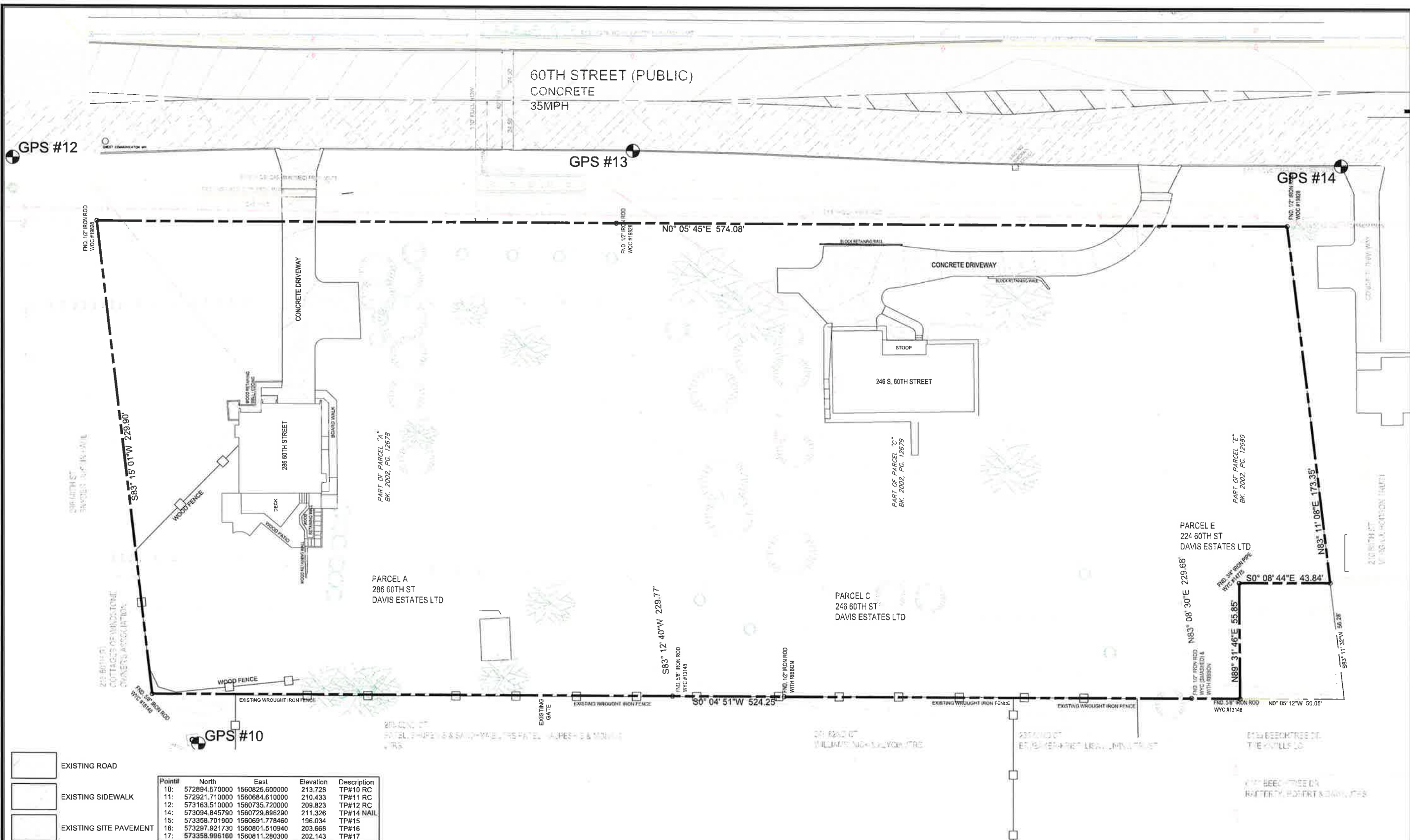
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THE STERLING VILLAS AT KINGS VALLEY
286 60TH ST
WEST DES MOINES, IOWA

PRELIMINARY

DATE PLOTTED	DATE	DATE	DATE
L. BURKE	04.06.2026	25-096	

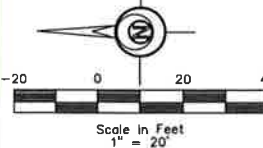
7/2025 Pleasantville WDM Townhomes 60th St - Iwan Myers/Engineering@pelds.net C-2 - NOTE SHEET



Point#	North	East	Elevation	Description
10:	572894.570000	1560825.600000	213.728	TP#10 RC
11:	572921.710000	1560684.610000	210.433	TP#11 RC
12:	573163.510000	1560735.720000	209.823	TP#12 RC
14:	573094.845790	1560729.896290	211.326	TP#14 NAIL
15:	573358.701900	1560691.778460	196.034	TP#15
16:	573297.921730	1560801.510940	203.668	TP#16
17:	573358.996160	1560811.280300	202.143	TP#17

LEGEND:

- +/- MORE OR LESS
- F.F. FINISHED FLOOR
- 123.456 GUTTER ELEVATION
- 123.45C TOP OF CURB ELEVATION
- 123.45E EXISTING/PROPOSED ELEVATION
- FL FLOWLINE ELEVATION
- CONTROL POINT
- CALCULATED CORNER
- FOUND CORNER
- △ CALCULATED SECTION CORNER
- ▲ FOUND SECTION CORNER
- PARKING SPACE
- SIGN
- STREET LIGHT
- POWER POLE
- LIGHT POLE
- AREA LIGHT
- GUY ANCHOR
- UTILITY PEDESTAL
- ELEC. TRANSFORMER
- ELEC. METER
- ELEC. BOX
- ELEC. VAULT
- FIBER OPTIC VAULT
- GAS METER
- CABLE TV JUNCTION BOX
- WATER METER
- ELEC. MANHOLE
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- TRAFFIC MANHOLE
- CLEANOUT
- DOWNSPOUT
- AREA INTAKE
- SINGLE INTAKE
- THROAT INTAKE
- FLARED END SECTION
- FIRE HYDRANT
- WATER VALVE
- PROPOSED UTILITY LINE
- EXISTING UTILITY LINE
- WATER
- FENCE LINE
- FO FIBER OPTIC
- GAS GAS LINE
- OHE OVERHEAD ELEC.
- OHT OVERHEAD TEL.
- SAN SANITARY SEWER
- ST STORM SEWER
- UGE UNDERGROUND ELEC.
- UGT UNDERGROUND TEL.
- W WATER
- CATV CABLE TELEVISION

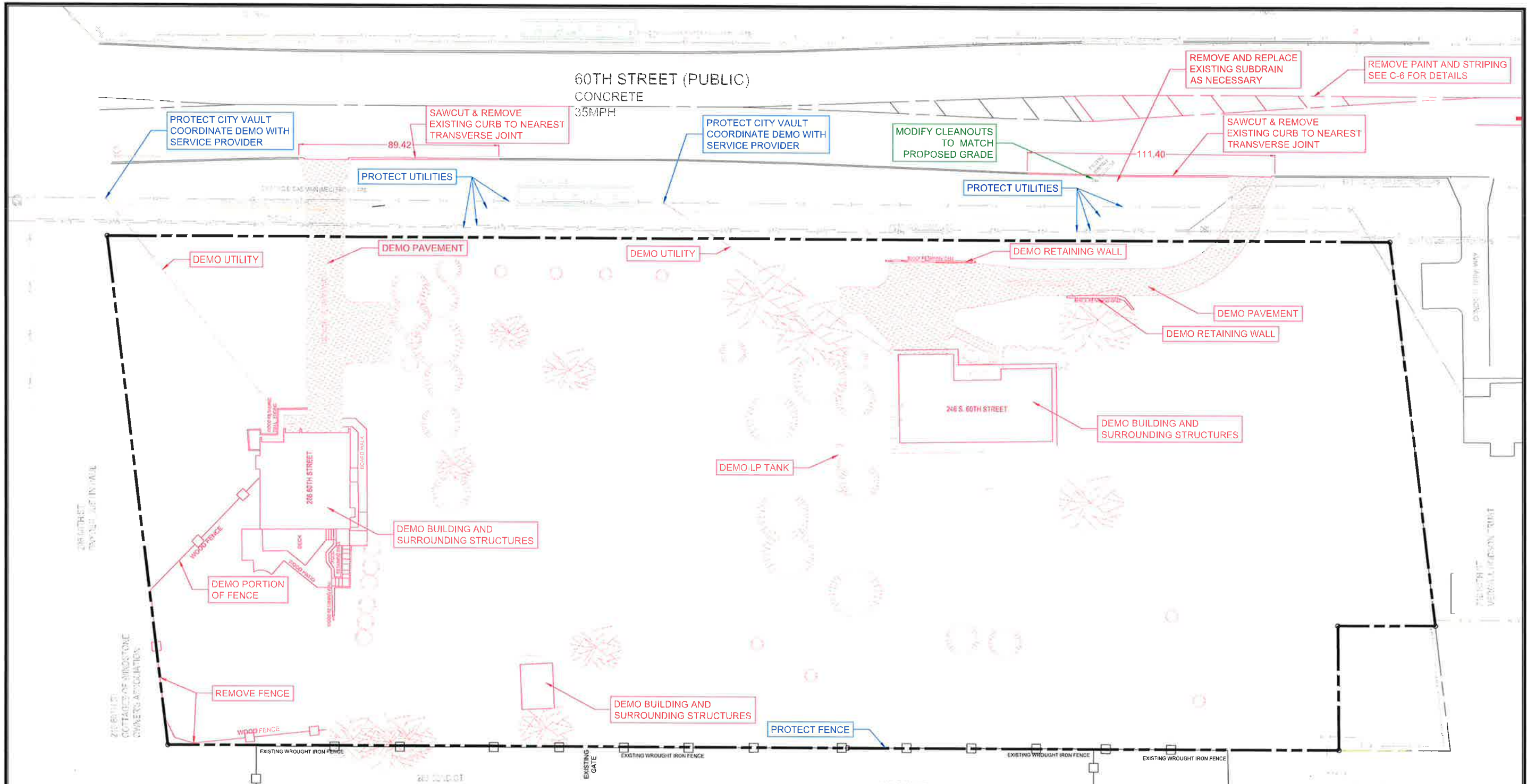


THE STERLING VILLAS AT KINGS VALLEY
286 60TH ST
WEST DES MOINES, IOWA

PRELIMINARY

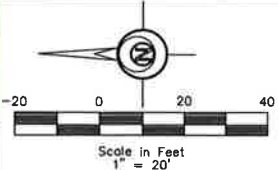
DATE: 04.06.2026	SCALE: 1"=20'	PROJECT: 25-096
L. BURKE		

C-3 - TOPO SHEET



P.C.C DEMO (APPROX. 6,501 SQ. FT.)
 DECIDUOUS DEMO
 EVERGREEN DEMO

- NOTE:**
1. The existing water services for the two homes proposed to be demolished are required to be cut/abandoned where they connect to the existing water main on the east side of 60th Street. WDMWW staff must be present to verify proper abandonment. Coordinate this with Joe Mohler (515-222-3465).
 2. Prior to the demolition of the two houses, coordinate the removal of the water meters with Josh Heggen (515-222-3460)
 3. Existing septic systems to be removed per IAC 567, Chapter 69 - Abandonment Procedures
 4. Disconnection and abandonment of existing water services must be disconnected at the main. WDMWW staff must witness the disconnection.

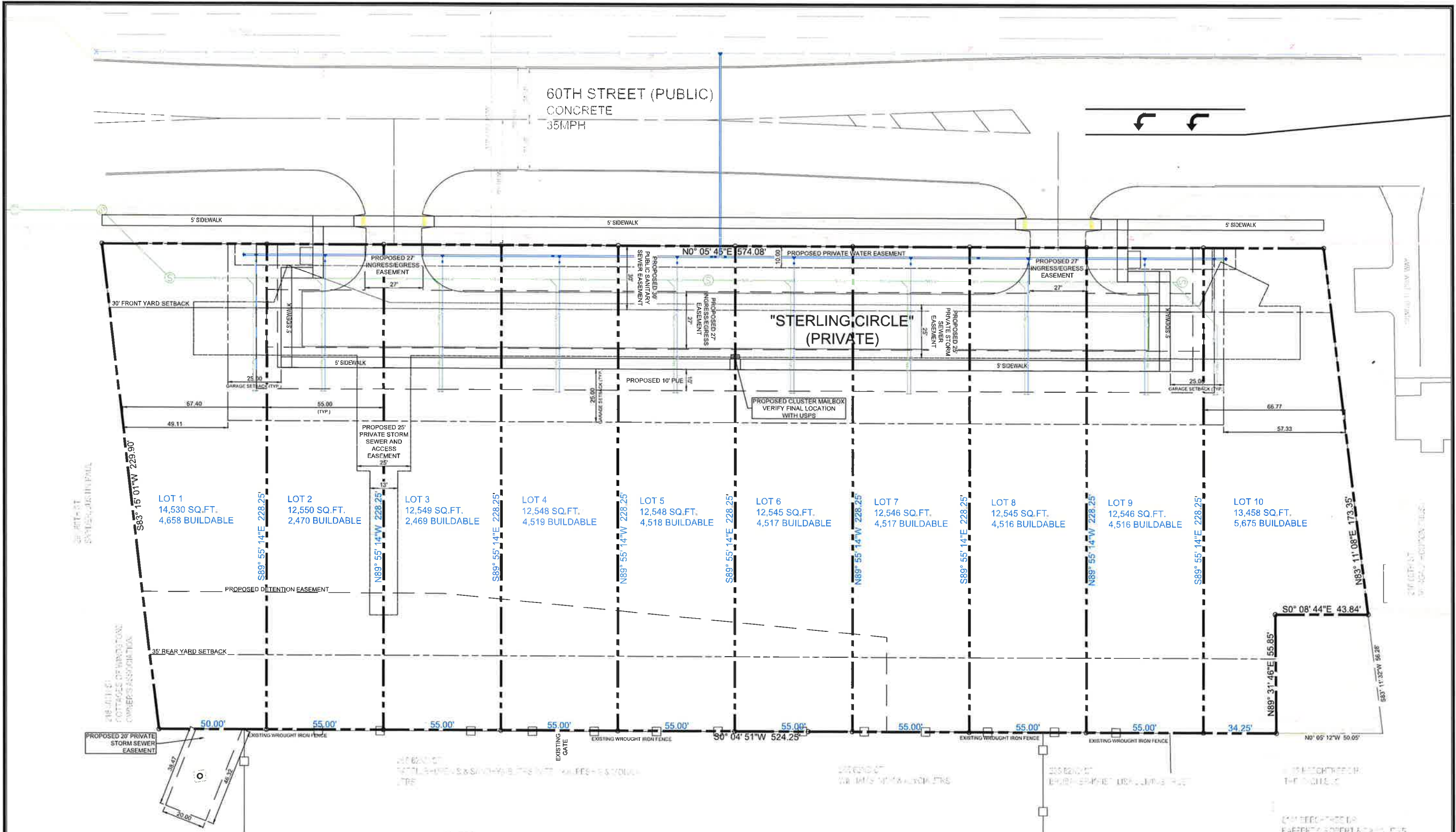


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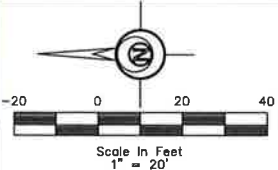
+/- MORE OR LESS F.F. FINISHED FLOOR 123.45G GUTTER ELEVATION 123.45TC TOP OF CURB ELEVATION 123.45/123.45 EXISTING/ PROPOSED ELEVATION FL FLOWLINE ELEVATION CONTROL POINT CALCULATED CORNER FOUND CORNER	CALCULATED SECTION CORNER FOUND SECTION CORNER PARKING SPACE SIGN STREET LIGHT POWER POLE AREA LIGHT GUY ANCHOR UTILITY PEDESTAL ELEC. TRANSFORMER	ELEC. METER ELEC. BOX ELEC. VAULT FIBER OPTIC VAULT GAS METER CABLE TV JUNCTION BOX WATER METER ELEC. MANHOLE SANITARY SEWER MANHOLE STORM SEWER MANHOLE TRAFFIC MANHOLE	CLEANOUT DOWNSPOUT AREA INTAKE SINGLE INTAKE THROAT INTAKE FLARED END SECTION FIRE HYDRANT WATER VALVE PROPOSED UTILITY LINE EXISTING UTILITY LINE CABLE TELEVISION	FO— FIBER OPTIC GAS— GAS LINE OHE— OVERHEAD ELEC. OHT— OVERHEAD TEL. SAN— SANITARY SEWER ST— STORM SEWER UGE— UNDERGROUND ELEC. UGT— UNDERGROUND TEL. W— WATER FENCE LINE
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THE STERLING VILLAS AT KINGS VALLEY
286 60TH ST
WEST DES MOINES, IOWA

PRELIMINARY
 L. BURKE 1"=20' 04.06.2026 25-096
 C-4 - DEMO SHEET



NOTE:
 1. PRIOR TO CONSTRUCTION OF ANY PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, CONSTRUCTION PLANS FOR SAID IMPROVEMENTS NEED TO BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER.



LEGEND:	
+/-	MORE OR LESS
FF	FINISHED FLOOR
123.450	GUTTER ELEVATION
123.451C	TOP OF CURB ELEVATION
123.451C	EXISTING/PROPOSED ELEVATION
FL	FLOWLINE ELEVATION
○	CONTROL POINT
○	CALCULATED CORNER
●	FOUND CORNER
△	CALCULATED SECTION CORNER
▲	FOUND SECTION CORNER
□	PARKING SPACE
□	SIGN
○	STREET LIGHT
○	POWER POLE
○	LIGHT POLE
○	AREA LIGHT
○	GUY ANCHOR
○	UTILITY PEDESTAL
○	ELEC. TRANSFORMER
○	ELEC. METER
○	ELEC. BOX
○	ELEC. VAULT
○	FIBER OPTIC VAULT
○	GAS METER
○	CABLE TV JUNCTION BOX
○	WATER METER
○	ELEC. MANHOLE
○	SANITARY SEWER MANHOLE
○	STORM SEWER MANHOLE
○	TRAFFIC MANHOLE
○	CLEANOUT
○	DOWNSPOUT
○	AREA INTAKE
○	SINGLE INTAKE
○	THROAT INTAKE
○	FLARED END SECTION
○	FIRE HYDRANT
○	WATER VALVE
○	PROPOSED UTILITY LINE
○	EXISTING UTILITY LINE
○	CABLE TELEVISION
○	FIBER OPTIC
○	GAS LINE
○	OVERHEAD ELEC.
○	OVERHEAD TEL.
○	SANITARY SEWER
○	STORM SEWER
○	UNDERGROUND ELEC.
○	UNDERGROUND TEL.
○	WATER
○	FENCE LINE

THE STERLING VILLAS AT KINGS VALLEY
 286 60TH ST
 WEST DES MOINES, IOWA

PRELIMINARY

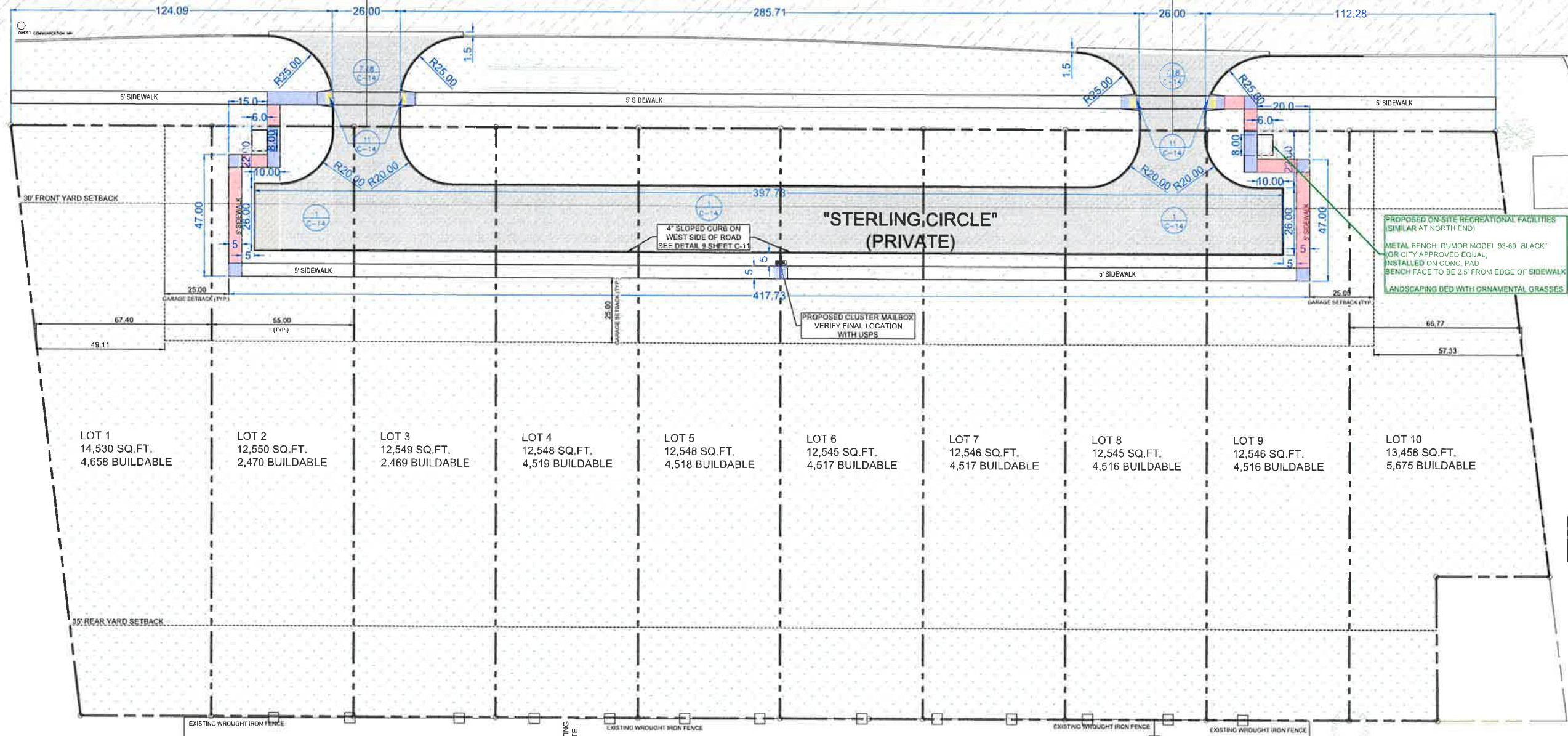
DATE	04.06.2026	SCALE	1"=20'	SHEET NO.	25-096
DESIGNER	L. BURKE				

C-5 - PREPLAT SHEET

10' TRAIL

10' TRAIL

60TH STREET (PUBLIC)
CONCRETE
35MPH



- LOT 1 14,530 SQ.FT. 4,658 BUILDABLE
- LOT 2 12,550 SQ.FT. 2,470 BUILDABLE
- LOT 3 12,549 SQ.FT. 2,469 BUILDABLE
- LOT 4 12,548 SQ.FT. 4,519 BUILDABLE
- LOT 5 12,548 SQ.FT. 4,518 BUILDABLE
- LOT 6 12,545 SQ.FT. 4,517 BUILDABLE
- LOT 7 12,546 SQ.FT. 4,517 BUILDABLE
- LOT 8 12,545 SQ.FT. 4,516 BUILDABLE
- LOT 9 12,546 SQ.FT. 4,516 BUILDABLE
- LOT 10 13,458 SQ.FT. 5,675 BUILDABLE

	PROPOSED SIDEWALK (2,509 SQ. FT.)		EXISTING ROAD		6\" P.C.C. (14,410 SQ.FT.)
	SIDEWALK LANDING		EXISTING SIDEWALK		SOD OR SEED (127,262 SQ. FT.)
	SIDEWALK RAMP		EXISTING SITE PAVEMENT		

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Scale in Feet
1" = 20'

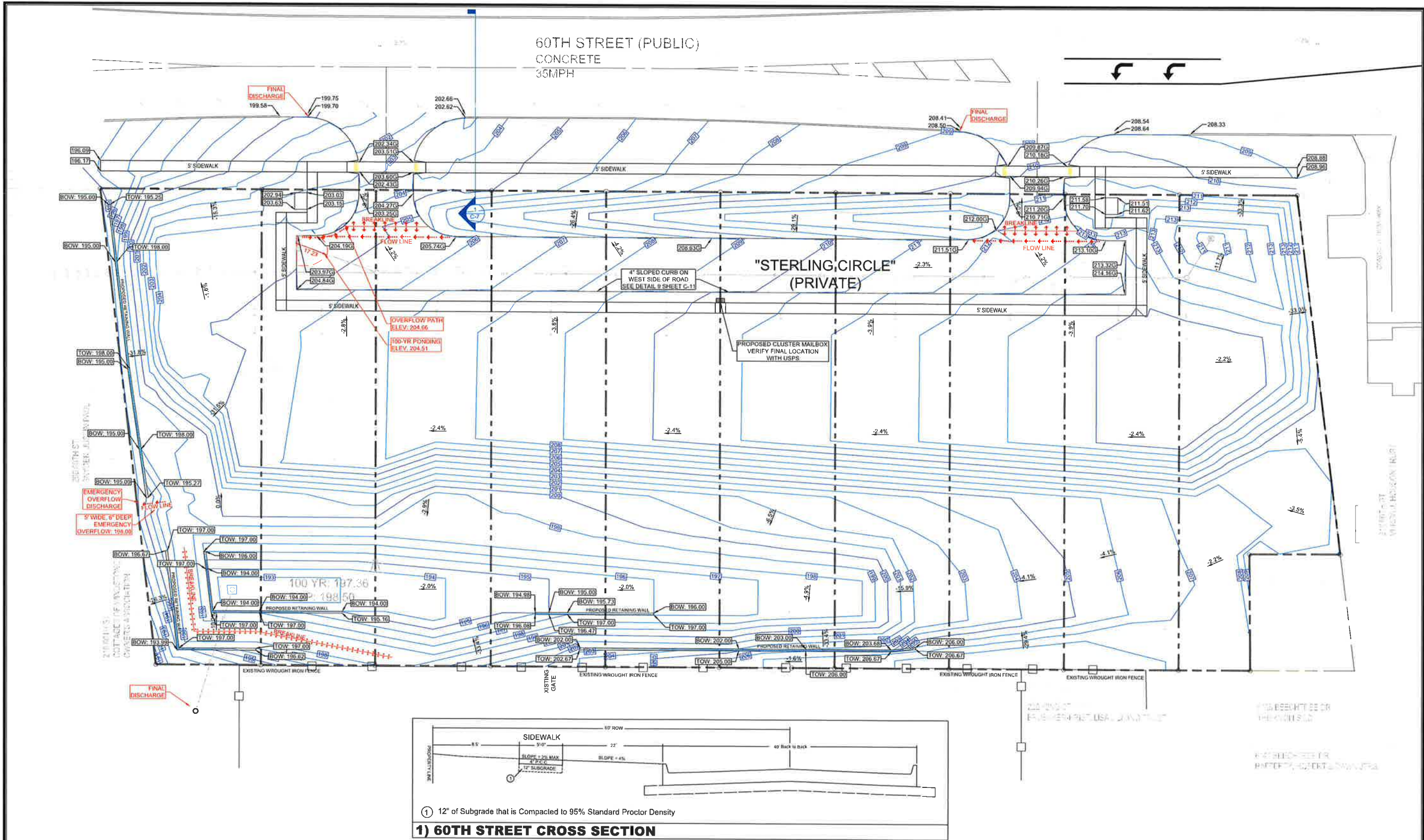
LEGEND:

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F.F.	FINISHED FLOOR	▲	FOUND SECTION CORNER	⊖	ELEC. BOX	⊖	DOWNSPOUT	— GAS —	GAS LINE
123.456	GUTTER ELEVATION	□	PARKING SPACE	⊖	ELEC. VAULT	⊖	AREA INTAKE	— OHE —	OVERHEAD ELEC.
123.45/123.29	TOP OF CURB ELEVATION	⊖	SIGN	⊖	FIBER OPTIC VAULT	⊖	SINGLE INTAKE	— OHT —	OVERHEAD TEL.
FL	EXISTING PROPOSED ELEVATION	⊖	STREET LIGHT	⊖	GAS METER	⊖	THROAT INTAKE	— SAN —	SANITARY SEWER
○	FLOWLINE ELEVATION	⊖	POWER POLE	⊖	CABLE TV JUNCTION BOX	⊖	FLARED END SECTION	— ST —	STORM SEWER
○	CONTROL POINT	⊖	LIGHT POLE	⊖	WATER METER	⊖	FIRE HYDRANT	— UGE —	UNDERGROUND ELEC.
○	EXISTING PROPOSED CONTROL POINT	⊖	AREA LIGHT	⊖	ELEC. MANHOLE	⊖	WATER VALVE	— UGT —	UNDERGROUND TEL.
○	EXISTING PROPOSED CALCULATED CORNER	⊖	GUY ANCHOR	⊖	SANITARY SEWER MANHOLE	⊖	— P XX —	— W —	WATER
●	FOUND CORNER	⊖	UTILITY PEDESTAL	⊖	STORM SEWER MANHOLE	⊖	— E XX —	— W —	WATER
		⊖	ELEC. TRANSFORMER	⊖	ELEC. TRANSFORMER	⊖	— CATV —	— W —	WATER
		⊖		⊖	TRAFFIC MANHOLE	⊖		— W —	WATER

THE STERLING VILLAS AT KINGS VALLEY
286 60TH ST
WEST DES MOINES, IOWA

PRELIMINARY

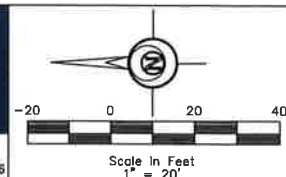
DATE: 04.06.2026
DRAWN BY: L. BURKE
SCALE: 1"=20'
PROJECT NO: 25-096
SHEET NO: C-6 - LAYOUT SHEET



① 12" of Subgrade that is Compacted to 95% Standard Proctor Density

1) 60TH STREET CROSS SECTION

P
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LEGEND:

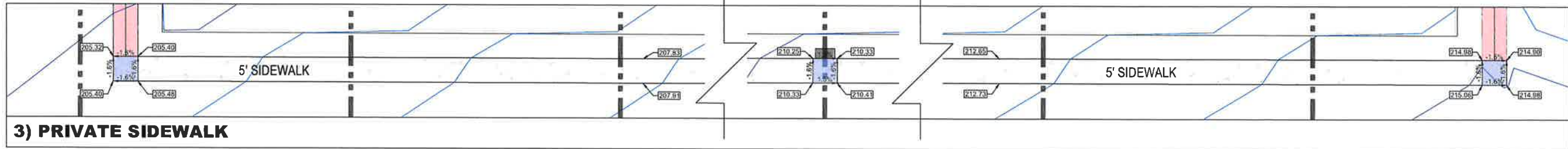
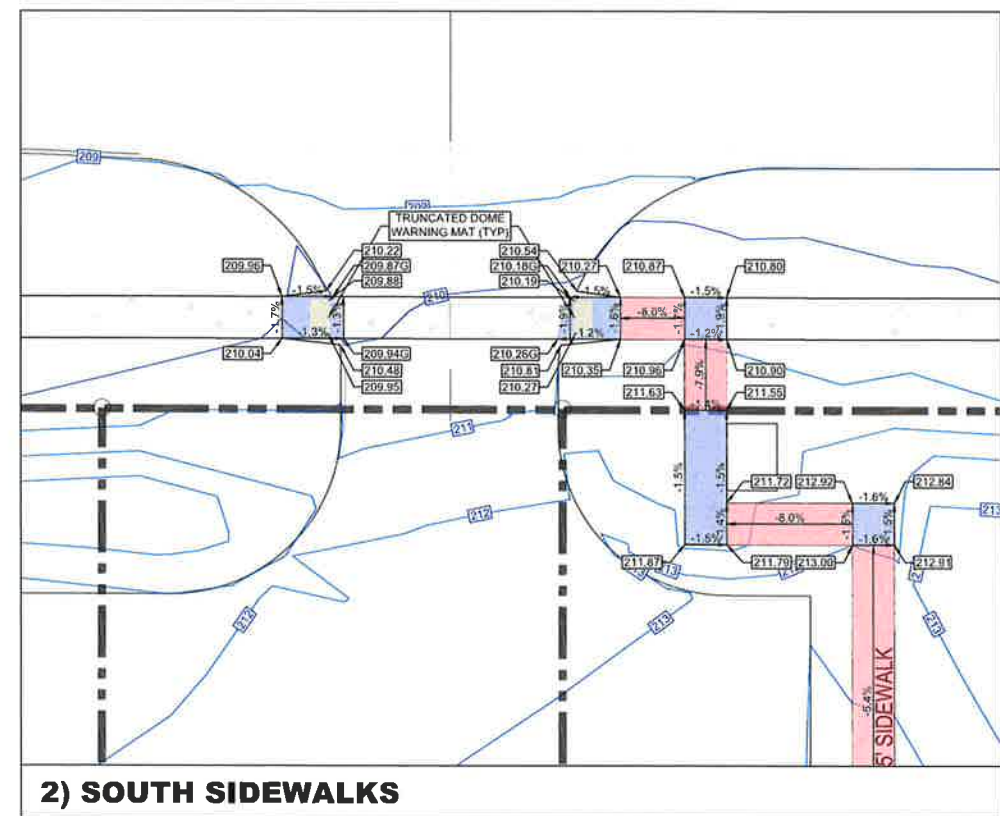
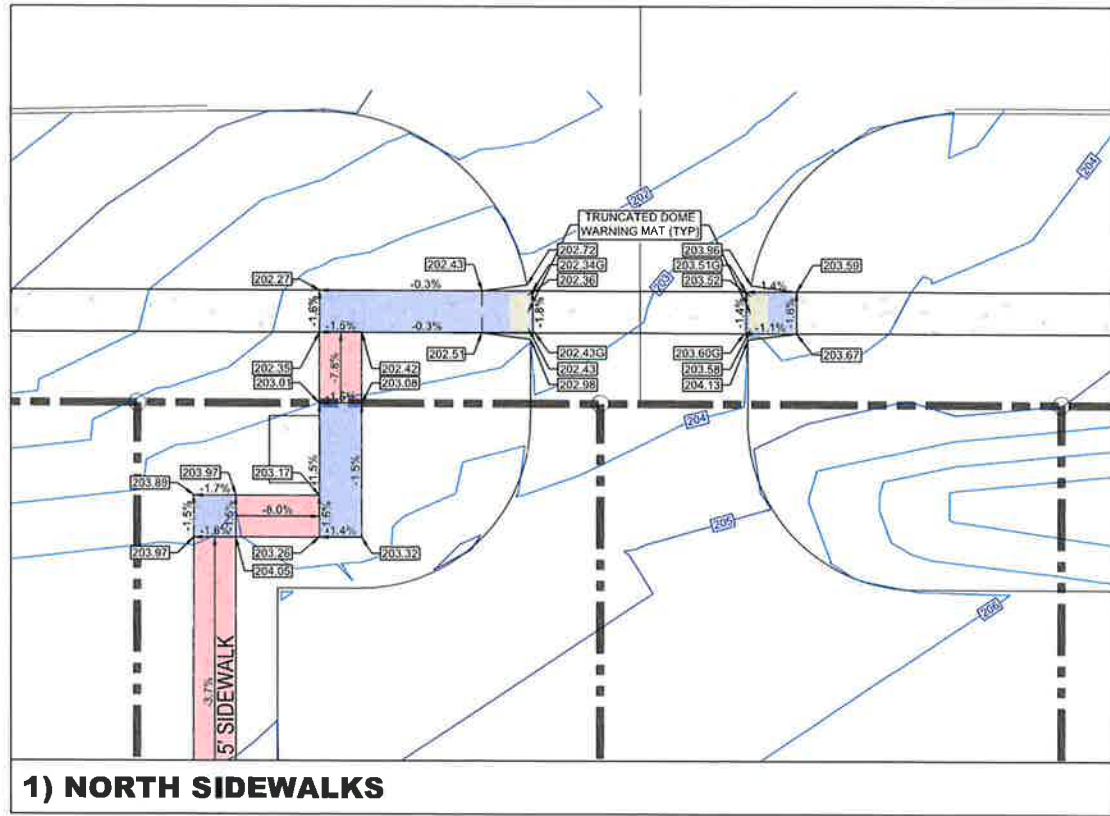
+/-	MORE OR LESS	△	CALCULATED SECTION CORNER	EM	ELEC. METER	○	CLEANOUT	— FO	FIBER OPTIC
F.F.	FINISHED FLOOR	▲	FOUND SECTION CORNER	EB	ELEC. BOX	○	DOWNSPOUT	— GAS	GAS LINE
123.450	GUTTER ELEVATION	□	PARKING SPACE	EV	ELEC. VAULT	○	AREA INTAKE	— OHE	OVERHEAD ELEC.
123.450/123.25	TOP OF CURB ELEVATION	○	SIGN	FOV	FIBER OPTIC VAULT	○	SINGLE INTAKE	— OHT	OVERHEAD TEL.
FL	FLOWLINE ELEVATION	○	STREET LIGHT	GM	GAS METER	○	THROAT INTAKE	— SAN	SANITARY SEWER
CP	CONTROL POINT	○	POWER POLE	JWB	CABLE TV JUNCTION BOX	○	FLARED END SECTION	— ST	STORM SEWER
○	CALCULATED CORNER	○	LIGHT POLE	WM	WATER METER	○	FIRE HYDRANT	— UGE	UNDERGROUND ELEC.
●	FOUND CORNER	○	AREA LIGHT	○	ELEC. MANHOLE	○	WATER VALVE	— UGT	UNDERGROUND TEL.
		○	UTILITY PEDestal	○	SANITARY SEWER MANHOLE	— P XX	PROPOSED UTILITY LINE	— W	WATER
		○	ELEC. TRANSFORMER	○	STORM SEWER MANHOLE	— E XX	EXISTING UTILITY LINE	— W	WATER
				○	TRAFFIC MANHOLE	— CATV	CABLE TELEVISION	○—○—○	FENCE LINE

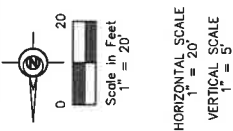
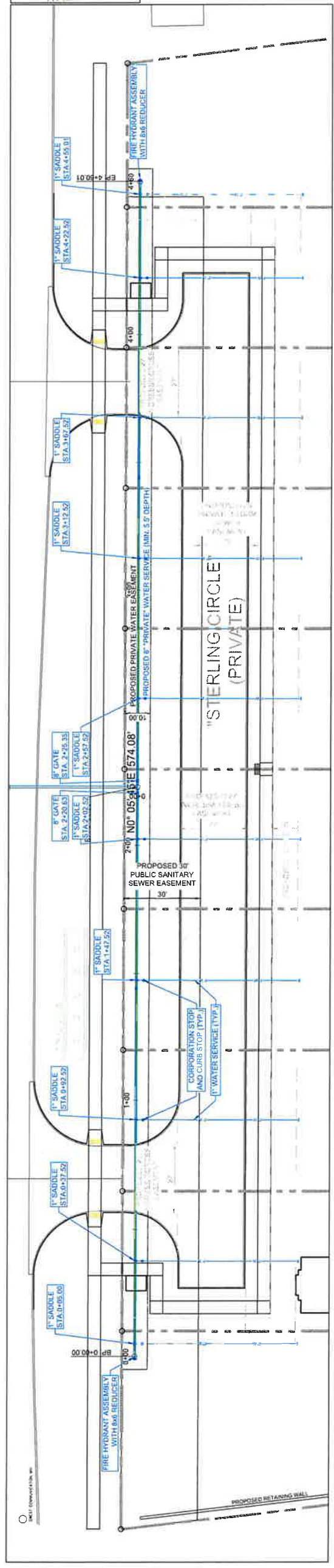
THE STERLING VILLAS AT KINGS VALLEY
286 60TH ST
WEST DES MOINES, IOWA

PRELIMINARY

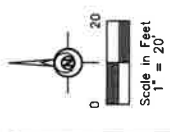
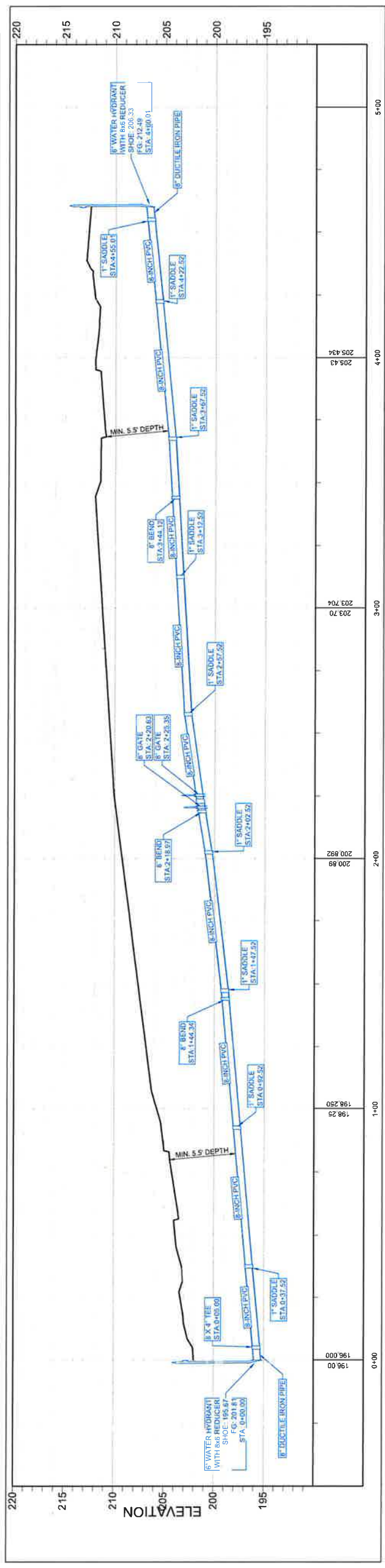
DATE	BY	SCALE	PROJECT NO.	SHEET NO.
04.06.2026	L. BURKE	1"=20'	25-096	C-7

C-7 - GRADING SHEET

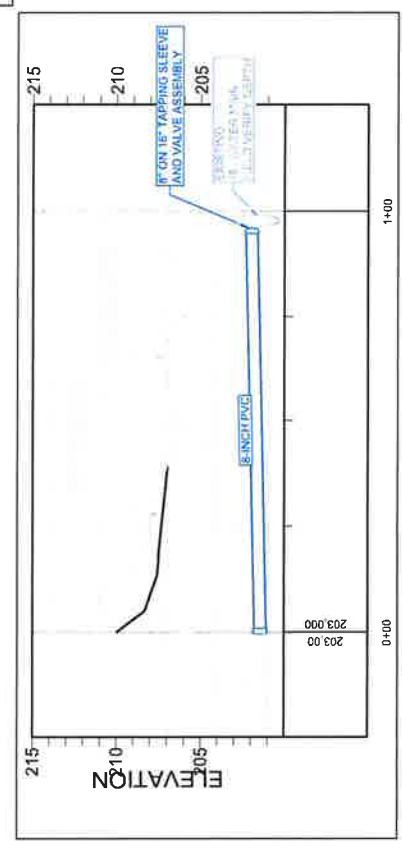
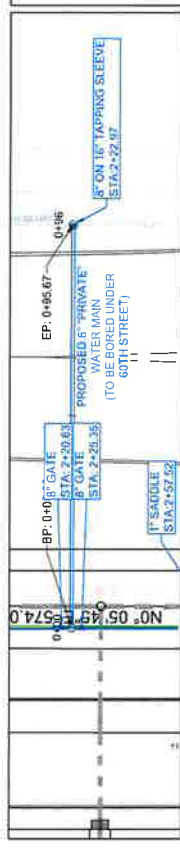




HORIZONTAL SCALE
1" = 20'
VERTICAL SCALE
1" = 5'



HORIZONTAL SCALE
1" = 20'
VERTICAL SCALE
1" = 5'



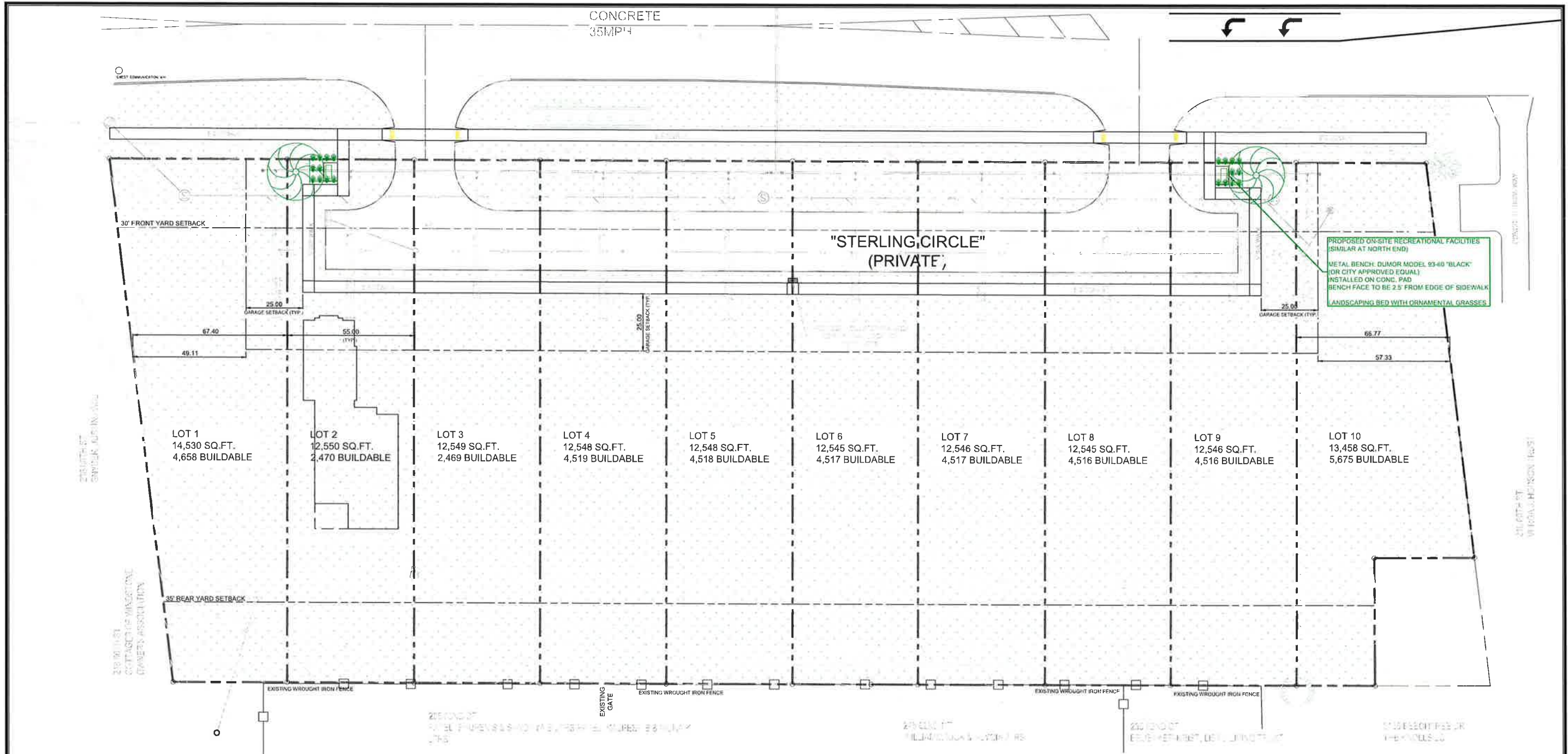
PRIVATE WATER QUANTITIES		
QTY	UNIT	DESCRIPTION
537	LF	8" PVC WATER PIPE
10	LF	8" DUCTILE IRON WATER PIPE
630	LF	PVC SERVICE WATER STUBS
1	EA	8" ON 16" TAPPING SLEEVE & VALVE ASSEMBLY
2	EA	8" GATE VALVE
1	EA	8" TEE
10	EA	1" SADDLE
10	EA	CURB STOP
10	EA	CORPORATION STOP
3	EA	BENDS
2	EA	8" WATER HYDRANTS

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THE STERLING VILLAS AT KINGS VALLEY
 286 60TH ST
 WEST DES MOINES, IOWA

DATE: 04.06.2026
 DRAWN BY: L. BURKE
 CHECKED BY: 1"=20'
 PROJECT NO: 25-096
 SHEET NO: C-10 - UTILITY PROFILE SHEET

PRELIMINARY



Lot	Total Sq. Ft.	Buildable Sq. Ft.
LOT 1	14,530 SQ.FT.	4,658 BUILDABLE
LOT 2	12,550 SQ.FT.	2,470 BUILDABLE
LOT 3	12,549 SQ.FT.	2,469 BUILDABLE
LOT 4	12,548 SQ.FT.	4,519 BUILDABLE
LOT 5	12,548 SQ.FT.	4,518 BUILDABLE
LOT 6	12,545 SQ.FT.	4,517 BUILDABLE
LOT 7	12,546 SQ.FT.	4,517 BUILDABLE
LOT 8	12,545 SQ.FT.	4,516 BUILDABLE
LOT 9	12,546 SQ.FT.	4,516 BUILDABLE
LOT 10	13,458 SQ.FT.	5,675 BUILDABLE

SOD OR SEED (127,262 SQ. FT.)

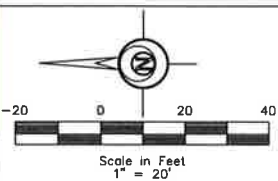
PROPOSED TREES:

SYMBOL	#	COMMON NAME (BOTANICAL NAME)	MIN PLANTING SIZE	MATURE SIZE (HEIGHT & SPREAD)
	2	GREENSPIRE LINDEN (TILIA CORDATA GREENSPIRE)	2" CALIPER B&B	40'-50' & 25'-35'

PROPOSED GRASS:

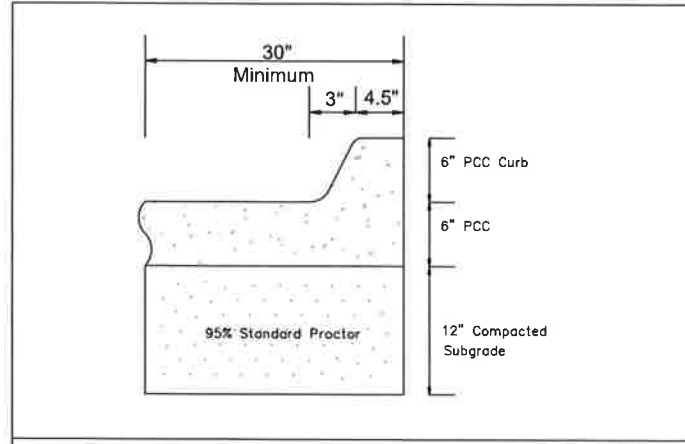
SYMBOL	#	COMMON NAME (BOTANICAL NAME)	PLANTING SIZE	MATURE SIZE (HEIGHT & SPREAD)
	20	SHENANDOAH SWITCHGRASS (Panicum virgatum 'SHENANDOAH')	3 GALLON	3'-4' & 2'-3'

LANDSCAPING CALCULATIONS				
Lot	TOTAL SQ. FT.	REQ. OPEN SPACE SQ. FT. (25%)	TREES REQUIRED	SHRUBS REQUIRED
1	14,533	3,633	3	6
2	12,554	3,139	2	6
3	12,554	3,139	2	6
4	12,544	3,139	2	6
5	12,544	3,139	2	6
6	12,544	3,139	2	6
7	12,544	3,139	2	6
8	12,544	3,139	2	6
9	12,544	3,139	2	6
10	13,467	3,367	3	6

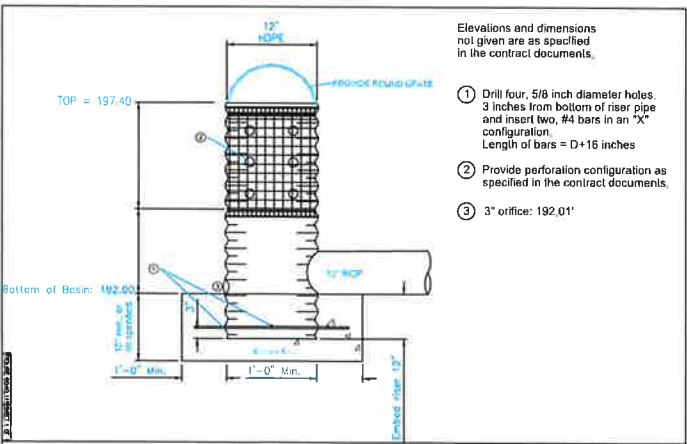


LEGEND:

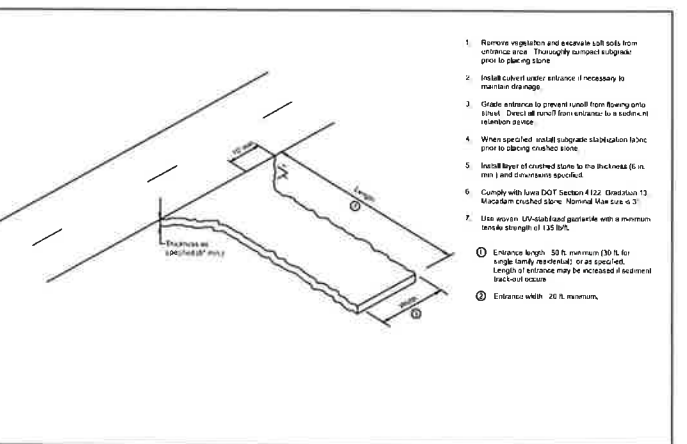
+/-	MORE OR LESS	△	CALCULATED SECTION CORNER	(V)	ELEC. METER	○	CLEANOUT	FO	FIBER OPTIC
F.F.	FINISHED FLOOR	▲	FOUND SECTION CORNER	(VB)	ELEC. BOX	○	DOWNSPOUT	GAS	GAS LINE
123.45G	GUTTER ELEVATION	□	PARKING SPACE	(V)	ELEC. VAULT	○	AREA INTAKE	OHE	OVERHEAD ELEC.
123.45TC	TOP OF CURB ELEVATION	○	STREET LIGHT	(V)	FIBER OPTIC VAULT	○	SINGLE INTAKE	OHT	OVERHEAD TEL.
123.45/123.25	EXISTING/ PROPOSED ELEVATION	○	SIGN	(V)	GAS METER	○	THROAT INTAKE	SAN	SANITARY SEWER
FL	FLOWLINE ELEVATION	○	POWER POLE	(V)	CABLE TV JUNCTION BOX	○	FLARED END SECTION	ST	STORM SEWER
○	EXISTING/ PROPOSED ELEVATION	○	AREA LIGHT	(V)	WATER METER	○	FIRE HYDRANT	UG	UNDERGROUND ELEC.
○	CONTROL POINT	○	GUY ANCHOR	(V)	ELEC. MANHOLE	○	WATER VALVE	UGT	UNDERGROUND TEL.
○	CALCULATED CORNER	○	UTILITY PEDESTAL	(V)	SANITARY SEWER MANHOLE	○	EXISTING UTILITY LINE	W	WATER
●	FOUND CORNER	○	ELEC. TRANSFORMER	(V)	STORM SEWER MANHOLE	○	PROPOSED UTILITY LINE	---	FENCE LINE
		○		(V)	TRAFFIC MANHOLE	○	EXISTING UTILITY LINE	---	
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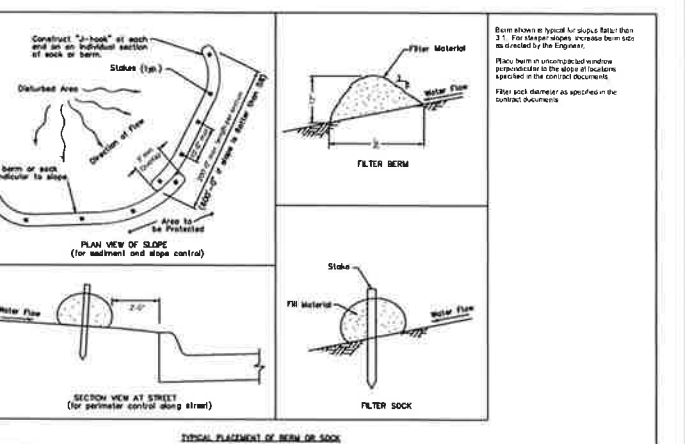
1. PROPOSED P.C.C. PAVEMENT / CURB



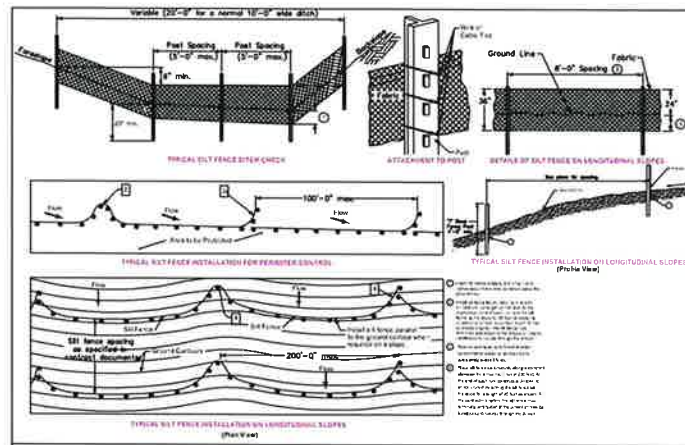
2. RISER DETAIL



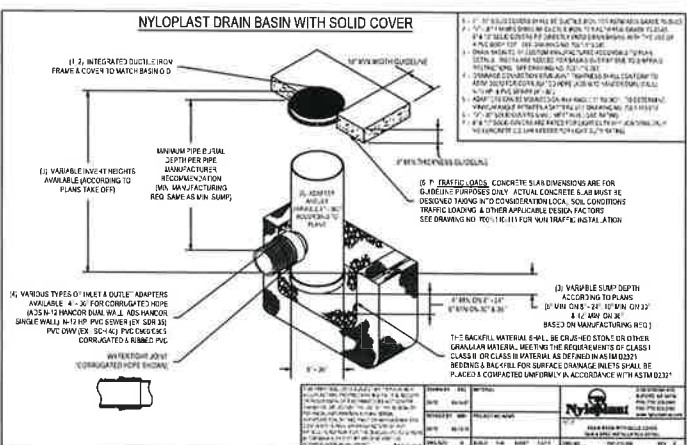
3. STABILIZED CONSTRUCTION ENTRANCE



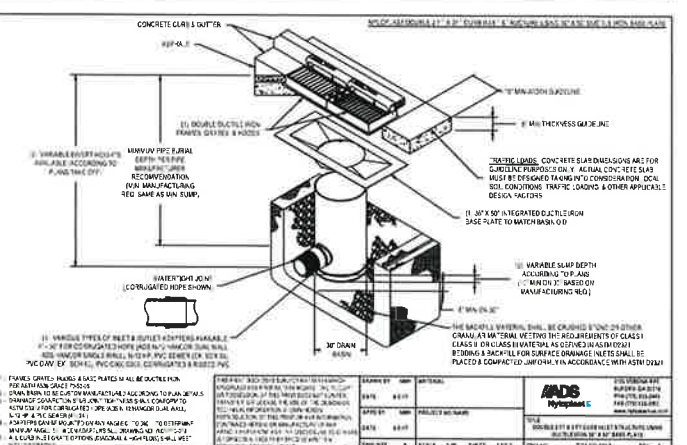
4. FILTER BERM AND FILTER SOCK



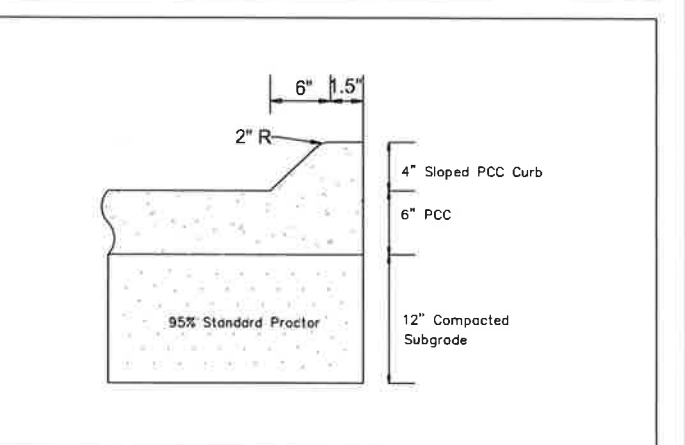
5. SILT FENCE (SEE WDM DETAIL 2.1)



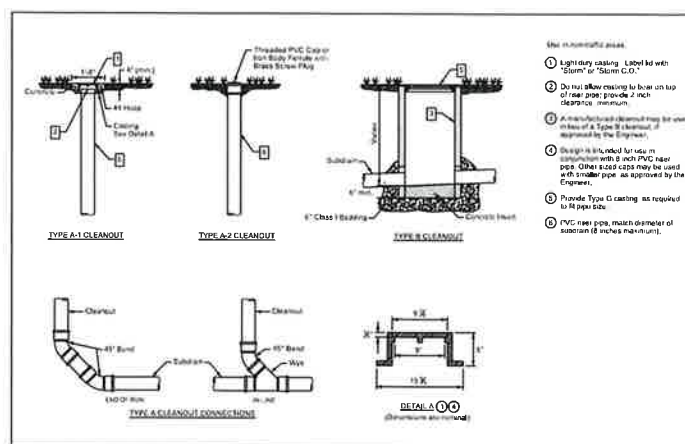
6. NYLOPLAST DRAIN BASIN



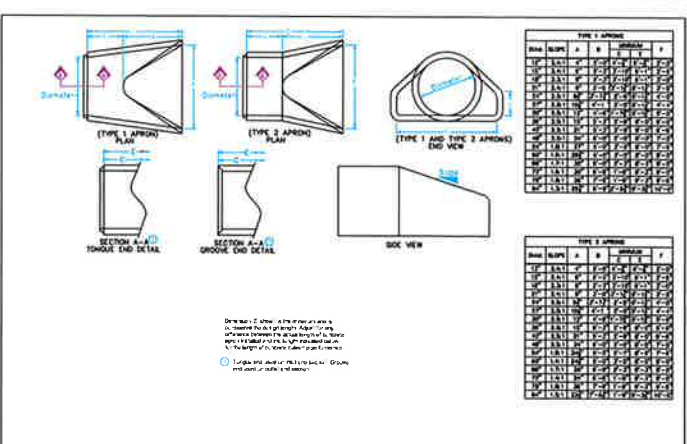
7. NYLOPLAST DOUBLE CURB INLET



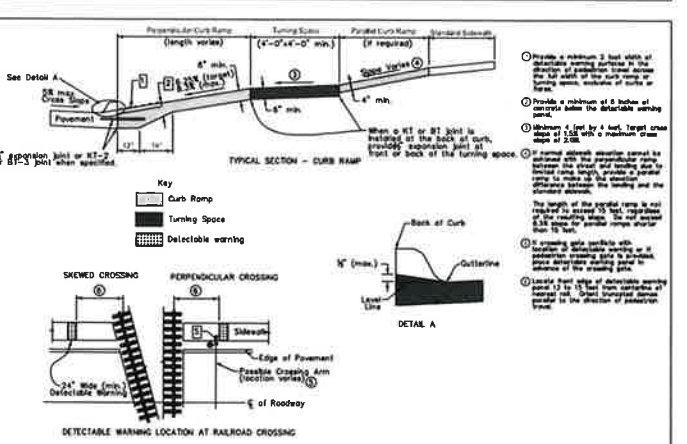
8. PROPOSED SLOPED 4" CURB



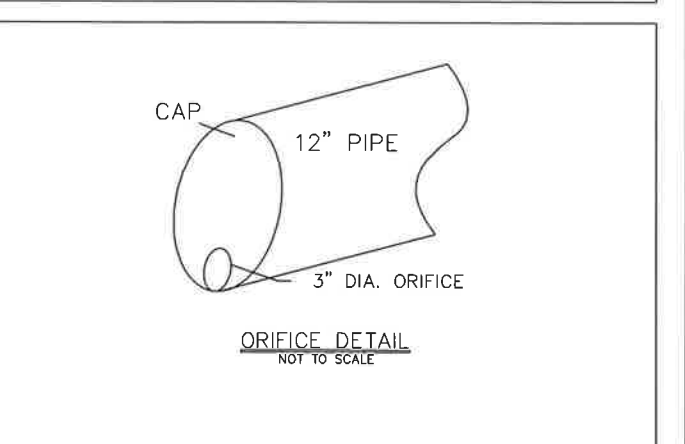
9. SUBDRAIN CLEANOUTS



10. FLARED END SECTION (SEE WDM DETAIL 5.13)

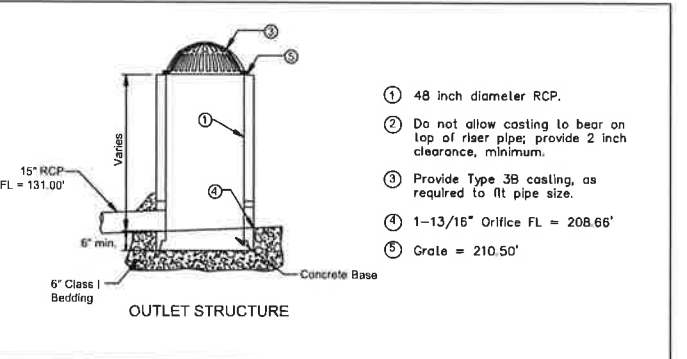


11. GENERAL SIDEWALK AND RAMP



12. 3" ORIFICE (P1)

- ADDITIONAL WDM DETAILS:**
- 4.1 - FLEXIBLE SEWER PIPE BEDDING
 - 4.2 - RIGID SEWER PIPE BEDDING
 - 4.5 - SANITARY SEWER SERVICE
 - 5.11 - TYPE R CASTING
 - 5.15 - SUMP PUMP DRAIN LINES
 - 5.16 - SUBDRAINS
 - 5.17 - CLEAN OUT
 - 7.18 - COMMERCIAL DRIVEWAY DETAIL
 - 7.19 - SIDEWALK DETAILS
 - 7.20 - STREET EXCAVATION AND PAVEMENT REPLACEMENT DETAILS



12) POND OUTLET



ELDS DESIGN SERVICES

Architecture | Engineering | Surveying
 2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515.265.8198

THE STERLING VILLAS AT KINGS VALLEY
 286 60TH ST
 WEST DES MOINES, IOWA

PRELIMINARY

DATE	DESCRIPTION	BY	APP'D
04.06.2026	NTS	L. BURKE	NTS

25-096

C-14 - DETAIL SHEET