


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

Meeting Date: March 14, 2016

Item: Delavan Plat 3, Southeast corner of EP True Parkway and S 26th Street –
Subdivide the property and merge 3 lots into 2 lots – Capital Homes of Iowa
– PP-002984-2016

Requested Action: Approval of Preliminary Plat

Case Advisor: J. Bradley Munford 

Applicant's Request: The applicant, Capital Homes of Iowa, represented by Ed Arp of Civil Engineering Consultants Inc., is requesting approval of a Preliminary Plat for approximately 4 acres generally located at the Southeast corner of EP True Parkway and S 26th Street. The applicant proposes to subdivide the property and merge 3 lots into 2 lots.

History: On May 19, 1988 the Comprehensive Plan and Zoning for this area was changed from M-1 Light Industrial and R-5 Multi-Family Residential to BEH II Planned Unit Development (Ordinance 846). This property was identified as Parcel B within the PUD and specifically allowed apartments, office, daycares, health clubs, government buildings, and churches. On October 10, 1989 the property was platted as Delavan Plat 1. That plat created the current parcel configuration and established Outlot B within this Parcel B as an Overhead Transmission Line Easement and a future development access. On January 8, 2001 the PUD was amended for Parcel B and removed apartments as an allowed use (Ordinance 1430). On November 30, 2015 the Comprehensive Plan and PUD was amended again for Parcel B to modify regulations to allow 16 attached townhome units.

City Council Subcommittee: This item was presented to the Development and Planning City Council Subcommittee on February 8, 2016 and an informational item only. The Subcommittee expressed support of the development.

Staff Review and Comment: This request was distributed to other City departments and other agencies for their review and comment. There are no outstanding issues. Staff would note the following items of interest:

- **Additional Review Prior to Construction:** This Preliminary Plat is intended to only define parcels for transfer of ownership. Future development of either parcel will require approval of a Site Plan prior to development. The Site Plan will need to include for review and approval all site details typically provided as part of a Preliminary Plat and Site Plan application.

Comprehensive Plan Consistency: The project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan.

Findings: This proposed project was distributed to various city departments for review and comment. Based upon that review, the following findings have been made on the proposed project:

1. The proposed development and use is consistent with the West Des Moines Comprehensive Plan in that the project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan.
2. The proposed development and use does assure compatibility of property uses within the zone and general area in that this project was reviewed by various City Departments for compliance with the Zoning Ordinance.

3. All applicable standards and conditions have been imposed which protects the public health, safety and welfare in that this project was reviewed by various City Departments and public agencies for compliance with the various state and local regulations. Based upon that review a finding is made that the project has been adequately conditioned to protect the health, welfare and safety of the community.
4. There is adequate on-site and off-site public infrastructure to support the proposed development in that this project was reviewed by various public agencies and City Departments and public utilities to ensure that either the petitioner will construct or the project has been conditioned to construct adequate public infrastructure to serve the development.
5. The proposed development and use has met the requirements contained in the City Code in that this project was reviewed by various City Departments and the project has complied with or has been conditioned to comply with all City Code requirements.
6. The proposed development and use is in keeping with the scale and nature of the surrounding neighborhood in that the proposed project is consistent with the zoning designation and Comprehensive Plan which designates this site as suitable for development such as that proposed by this project.

Staff Recommendation And Conditions Of Approval: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, staff recommends the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Delavan Plat 3 Preliminary Plat, to subdivide the property and merge 3 lots into 2 lots, subject to the applicant meeting all City Code requirements and the following:

1. No grading can be conducted on the property until a Grading Plan is approved by the Plan and Zoning Commission. A Grading Plan to initiate grading on the site can be submitted separately or as part of the Site Plan application.
2. No development can occur on any lot until a Site Plan is approved by the Plan and Zoning Commission and the City Council.
3. All improvement obligations typically identified as part of the Preliminary Plat and executed/established in conjunction with the Final Plat will be required of each parcel as part of the Site Plan Permit process. Current and future owners shall be made aware of this obligation.
4. Subsequent development of either parcel will need to comply with the BEH II PUD Ordinance and all City Code requirements unless otherwise modified by the appropriate approval body as part of the Site Plan approval.
5. A Cross Access Agreement between lots 1 and 2 to allow for a secondary access in the event of an emergency or in the event of street or utility maintenance/repairs must be recorded with the Final Plat. As part of the Site Planning process, the specific area of the cross access drive location may be refined with an amendment to the original agreement.
6. If Lot 1 and Lot 2 are to be developed at different times, the emergency connection drive shall be constructed with the first phase. The City will expect the owner of the first developing parcel to construct the drive. Any private agreements necessary to address obligations and cost sharing between the two property owners should be worked out and formally established as part of property purchase.

Property Owner:

Carleton D. Beh (Trust)
1600 Casady Drive
Des Moines, Iowa 50315

Applicant:

Peter Cutler
Capital Homes of Iowa
475 SE Alice's road Suite B
Waukee, Iowa 50263
Peter.Cutler@CapitalHomesIowa.com

Applicant's Representatives:

Ed Arp
Civil Engineering Consultants, Inc.
2400 86th Street #12
Des Moines, Iowa 50322
Arp@ceclac.com

ATTACHMENTS:

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

ATTACHMENT A

RESOLUTION NO. PZC

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE DELAVAN PLAT 3 PRELIMINARY PLAT TO SUBDIVIDE THE PROPERTY AND MERGE 3 LOTS INTO 2 LOTS

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq. of the West Des Moines Municipal Code, the applicant, Capital Homes of Iowa, has requested approval for a Preliminary Plat (PP-002984-2016) to Subdivide the property and merge 3 lots into 2 lots on the 4 acre site generally located at the southeast corner of EP True Parkway and S 26th Street;

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference;

WHEREAS, on March 14, 2016, this Commission held a duly-noticed public meeting to consider the application for Preliminary Plat (PP-002984-2016);

NOW, THEREFORE, THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings, for approval, in the staff report or as amended orally at the Plan and Zoning Commission meeting are adopted.

SECTION 2. PRELIMINARY PLAT (PP-002984-2016) to subdivide the property and merge 3 lots into 2 lots is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report including conditions added at the Hearing, and attached hereto as Exhibit "A." Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on March 14, 2016.

Craig Erickson, Chairperson
Plan and Zoning Commission

ATTEST:

Recording Secretary

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Plan and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting held on March 14, 2016 by the following vote:

AYES:
NAYS:
ABSTENTIONS:
ABSENT:

ATTEST:

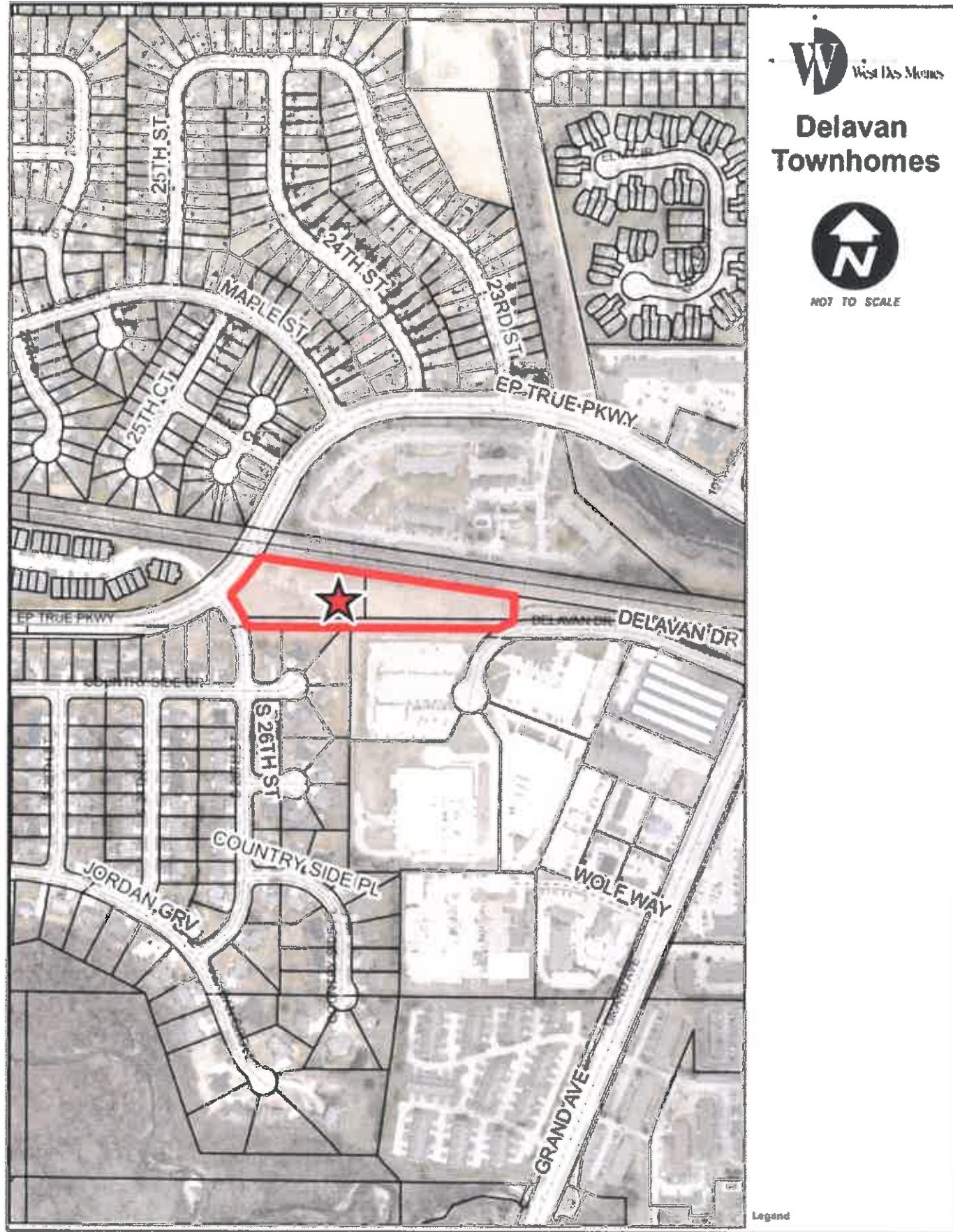
Recording Secretary

EXHIBIT A

**Exhibit A
CONDITIONS OF APPROVAL**

1. No grading can be conducted on the property until a Grading Plan is approved by the Plan and Zoning Commission. A Grading Plan to initiate grading on the site can be submitted separately or as part of the Site Plan application.
2. No development can occur on any lot until a Site Plan is approved by the Plan and Zoning Commission and the City Council.
3. All improvement obligations typically identified as part of the Preliminary Plat and executed/established in conjunction with the Final Plat will be required of each parcel as part of the Site Plan Permit process. Current and future owners shall be made aware of this obligation.
4. Subsequent development of either parcel will need to comply with the BEH II PUD Ordinance and all City Code requirements unless otherwise modified by the appropriate approval body as part of the Site Plan approval.
5. A Cross Access Agreement between lots 1 and 2 to allow for a secondary access in the event of an emergency or in the event of street or utility maintenance/repairs must be recorded with the Final Plat. As part of the Site Planning process, the specific area of the cross access drive location may be refined with an amendment to the original agreement.
6. If Lot 1 and Lot 2 are to be developed at different times, the emergency connection drive shall be constructed with the first phase. The City will expect the owner of the first developing parcel to construct the drive. Any private agreements necessary to address obligations and cost sharing between the two property owners should be worked out and formally established as part of property purchase.

ATTACHMENT B



PRELIMINARY PLAT

OF

DELAYAN PLAT 3

2500 EP TRUE PARKWAY, WEST DES MOINES, IOWA

LEGEND

- FOUND PROPERTY CORNERS MONUMENTS
- SET PROPERTY CORNER (5/8" I.R. WELLS CAP #1020) UNLESS OTHERWISE NOTED
- PLAT BOUNDARY
- PROPOSED LOT LINES
- EXISTING PROPERTY LINES
- ORIGINAL PLATTED LOT LINES
- EASEMENT LINE
- BUILDING & PARKING SETBACK LINES
- BACK OF PORTLAND CEMENT CONCRETE (P.C.C.) CURB & EDGE OF PORTLAND CEMENT CONCRETE SLAB
- GUTTER
- RETAINING WALLS
- CENTERLINE STREET
- SIDEWALK
- USFO ----- UNDERGROUND FIBER OPTIC LINES
- ST 1/2" ----- STORM SEWER AND SIZE
- SA 1/2" ----- SANITARY SEWER AND SIZE
- W 1/2" ----- WATER MAIN AND SIZE
- G 1/2" ----- GAS MAIN AND SIZE
- UE ----- UNDERGROUND ELECTRIC
- CATV ----- UNDERGROUND CABLE TELEVISION LINE
- UT ----- UNDERGROUND TELEPHONE LINE
- EXISTING BUILDING
- BACK OF CURB INTAKE
- CLEAN OUT
- STORM & SANITARY MANHOLE
- FLARED END SECTION (FES)
- TELEPHONE RISER
- ELECTRIC BOX
- ELECTRIC METER
- TRANSFORMER
- ORNAMENTAL LIGHT POLE
- STREET LIGHT
- POWER POLE
- POWER & LIGHT POLE
- FIRE HYDRANT
- WATER MAIN GATE VALVE
- WATER MAIN STOP BOX VALVE
- TRAFFIC SIGN
- DEEDED BEARING & DISTANCE
- PREVIOUSLY RECORDED BEARING & DISTANCE
- MEASURED BEARING & DISTANCE
- MAPS UTILITY LOCATIONS FROM MAPS PROVIDED BY IOWA ONE-CALL SERVICE
- PLANS UTILITY LOCATIONS FROM PREVIOUS CONSTRUCTION DRAWINGS
- P.C.C. PORTLAND CEMENT CONCRETE
- MAJOR CONTOUR INTERVALS
- MINOR CONTOUR INTERVALS
- IRON ROD
- IRON PIPE
- RIGHT-OF-WAY
- COUNTY RECORDER'S INDEXING BOOK
- P.U.E. PUBLIC UTILITY EASEMENT
- B.V. BACK OF CURB TO BACK OF CURB
- T.T. STREET ADDRESS

DRAWING INDEX

- SHEET # SHEET TITLE
- 1 COVER
- 2 PRELIMINARY PLAT

APPLICANT:

CAPITAL HOMES OF IOWA
 ATTN: PETER OUTLER
 475 ALICE'S ROAD, SUITE D
 MAURICE, IOWA 50269

PROPERTY ADDRESS:

2101 DELAVAN DRIVE #
 2500 EP TRUE PARKWAY
 WEST DES MOINES, IA 50265

PROPERTY OWNERS:

ROBERT J BEH (TRUSTEE)
 DEE DEE STEGER (TRUSTEE)
 CARLETON D BEH (TRUSTEE) JR
 CARLETON D BEH (TRUSTEE)
 ATTN: ROBERT J BEH (TRUSTEE)
 1600 CASADY DRIVE
 DES MOINES, IA 50315

LAND SURVEYOR:

CIVIL ENGINEERING CONSULTANTS
 ATTN: JEFFREY A. GADDIS, PLS #10301
 2400 86TH STREET, SUITE #12
 URBANDALE, IA 50322
 PHONE: 515-276-1004 EXT 21
 FAX: 515-276-1004
 EMAIL: GADDIS@CECLAC.COM

LEGAL DESCRIPTION

A REPLAT OF OUTLOTS 'B' & 'D' AND LOTS 1 & 2, DELAYAN PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 0214, PAGE 112 AT THE POLK COUNTY RECORDER'S OFFICE, CITY OF WEST DES MOINES, POLK COUNTY, IOWA. THIS REPLAT CONTAINS 4.11 ACRES MORE OR LESS.

FLOOD ZONE DESIGNATION

THE DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION 'X' BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), OR FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 190231004C REVISED ON FEBRUARY 16, 2006.

LAND AREA

174,240 SQUARE FEET
 4.11 ACRES

COMPREHENSIVE PLAN LAND USE

MEDIUM DENSITY RESIDENTIAL - OUTLOT 'B' & LOT 1 (EXISTING & PROPOSED LOT 1)
 LIGHT INDUSTRIAL - OUTLOT 'D' & LOT 2 (EXISTING & PROPOSED LOT 2)

ZONING

BEH II PUD (M) - BOOK 0657, PAGE 459
 MEDIUM DENSITY RESIDENTIAL (PROPOSED LOT 1)
 LIGHT INDUSTRIAL (PROPOSED LOT 2)

NOTES

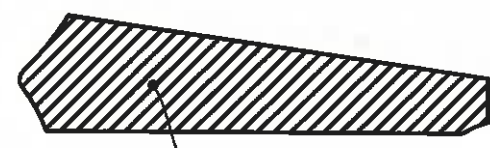
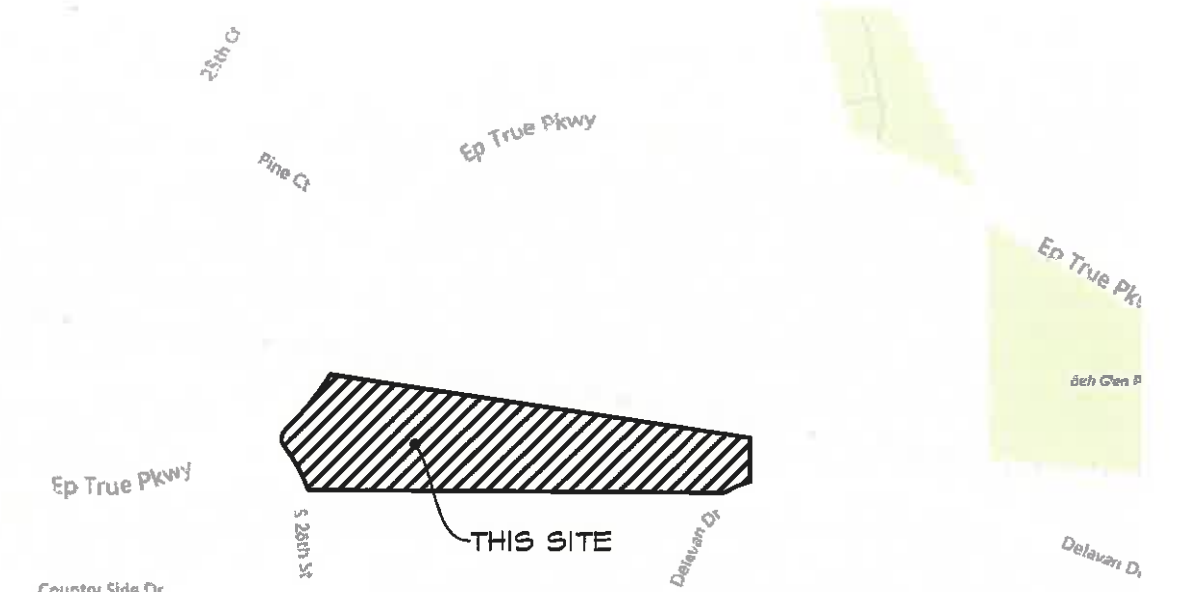
1. THE BEARINGS SHOWN ON THIS FINAL PLAT ARE BASED ON THE NORTH LINE OF DELAYAN PLAT 2 HAVING A BEARING OF S89°34'14"E.
2. THE UNADJUSTED ERROR OF CLOSURE IS NOT GREATER THAN 1/10,000 FOR SUBDIVISION BOUNDARIES AND IS NOT GREATER THAN 1/5,000 FOR INDIVIDUAL LOTS.
3. THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK HAS BEEN PERFORMED BY THIS SURVEYOR.
4. MONUMENTS TO BE SET WITHIN ONE YEAR THE FINAL PLAT'S RECORDING DATE.
5. ALL EASEMENTS SHOWN ARE EXISTING EASEMENTS OF RECORD UNLESS LABEL AS "PROPOSED".
6. ALL WATER MAIN CONNECTIONS AND REMOVALS MUST BE DONE IN ACCORDANCE WITH THE WEST DES MOINES WATER WORKS STANDARDS AND SPECIFICATIONS.

GENERAL NOTES

1. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
2. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
4. CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISIONS (UTILITY SHEET ONLY).
6. 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 1291, 54-1999. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH RENTERIA, ENGINEERING TECHNICIAN (515-222-3465) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION (UTILITY SHEET ONLY).
7. DESIGNATED BUFFERS SHALL BE LABELED AS A "NO BUILD AREA".
8. ALL CONSTRUCTION WITHIN PUBLIC R.O.M./EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS AND HIGH ADDENDUMS.
9. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.M./EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT GLINT CARPENTER (222-3400) AT THE IOWA CONSTRUCTION DIVISION TO OBTAIN APPLICABLE CITY PERMITS THAT MAY BE NECESSARY. IT IS IMPORTANT TO NOTE CITY APPROVAL OF THIS PLAN IS SUBJECT TO THE APPLICANT OBTAINING ALL NECESSARY EASEMENTS AND APPLICABLE PERMITS.
10. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISIONS.
11. LOT 'A' IS TO BE DEDICATED TO THE CITY OF WEST DES MOINES FOR PUBLIC RIGHT-OF-WAY.

UTILITY NOTES:

1. SANITARY SEWER AND WATER MAINS ARE PUBLIC.
2. STORM SEWER AND STREETS ARE PUBLIC.



UTILITY SERVICE PROVIDERS

- ELECTRIC & NATURAL GAS**
 MIDAMERICAN ENERGY COMPANY
 P.O. BOX 657
 DES MOINES, IA 50305-0657
 PHONE: 515-222-3480
 PHONE: 1-800-824-6281
 WEB: WWW.MIDAMERICANENERGY.COM
- SANITARY SYSTEMS**
 CITY OF WEST DES MOINES
 WEST DES MOINES PUBLIC WORKS
 PHONE: 515-222-3480
 EMAIL: PUBLICWORKS@WDM.IOWA.GOV
- STORM SEWER SYSTEMS**
 CITY OF WEST DES MOINES
 WEST DES MOINES PUBLIC WORKS
 PHONE: 515-222-3480
 EMAIL: PUBLICWORKS@WDM.IOWA.GOV
- TELECOMMUNICATIONS & INTERNET SERVICE PROVIDERS:**
 AT&T TRANSMISSION
 ATTN: LERRY VOHS
 PHONE: 515-275-4014
 EMAIL: LV212@ATT.COM
- DIAGNOSIS (DES MOINES)**
 ATTN: PAUL MAY
 PHONE: 515-246-2252 OFFICE
 515-534-2640 CELL
 EMAIL: PMAY@MEDIACOMCC.COM
- CENTURY LINK**
 ATTN: TOM STURMER
 PHONE: 503-664-9040
 EMAIL: THOMAS.STURMER@CENTURYLINK.COM
- PORTABLE WATER**
 WEST DES MOINES WATER WORKS
 GENERAL OFFICE AND CUSTOMER SERVICE:
 4200 HILLS CIVIC PARKWAY, SUITE 1D
 PHONE: (515) 222-3460
 FAX (515) 222-3376
 E-MAIL: WATERWORKS@WDM.IOWA.GOV
 ATTN: KEVIN L. TREVILLYAN
 PHONE: 515-222-3465
 EMAIL: KTREVILLYAN@WDM.IOWA.GOV

PURPOSE OF SURVEY:

1. THIS IS A MINOR SUBDIVISION PLAT FOR THE PURPOSE OF CREATING TWO (2) LOTS FOR FUTURE DEVELOPMENT.

BENCHMARK

- WEST DES MOINES BENCHMARK #126
 SOUTHWEST CORNER OF GRAND AVENUE AND EP. TRUE PARKWAY, 10 FEET WEST OF BACK OF WALK AND 71 FEET SOUTH OF TRAFFIC SIGNAL POLE AT THE SOUTHWEST CORNER OF EP. TRUE PARKWAY AND GRAND AVENUE.
- WEST DES MOINES BENCHMARK #127
 SOUTHWEST CORNER OF EP. TRUE AND S. 41ST STREET, 4.5 FEET SOUTH OF THE EAST-WEST BACK OF WALK AND 4.5 FEET WEST OF THE NORTH-SOUTH BACK OF WALK.

CERTIFICATION

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JEFFREY A. GADDIS, PLS
 LICENSE NO. 10301
 DATE OF LICENSE EXPIRES: 03/31/2018
 SHEETS 1 - 2

Civil Engineering Consultants, Inc.
 2400 86th Street, Unit 12, Des Moines, Iowa 50322
 515.276.4884, Fax: 515.276.7084, mail@ceclac.com

CEC

DATE	REVISIONS	COMMENTS
JAN. 25, 2016	1	
DATE OF SURVEY: JAN. 22, 2016	DESIGNED BY: ARP	DRAWN BY: JAG

DELAYAN PLAT 3
 2500 EP TRUE PARKWAY, WEST DES MOINES, IOWA

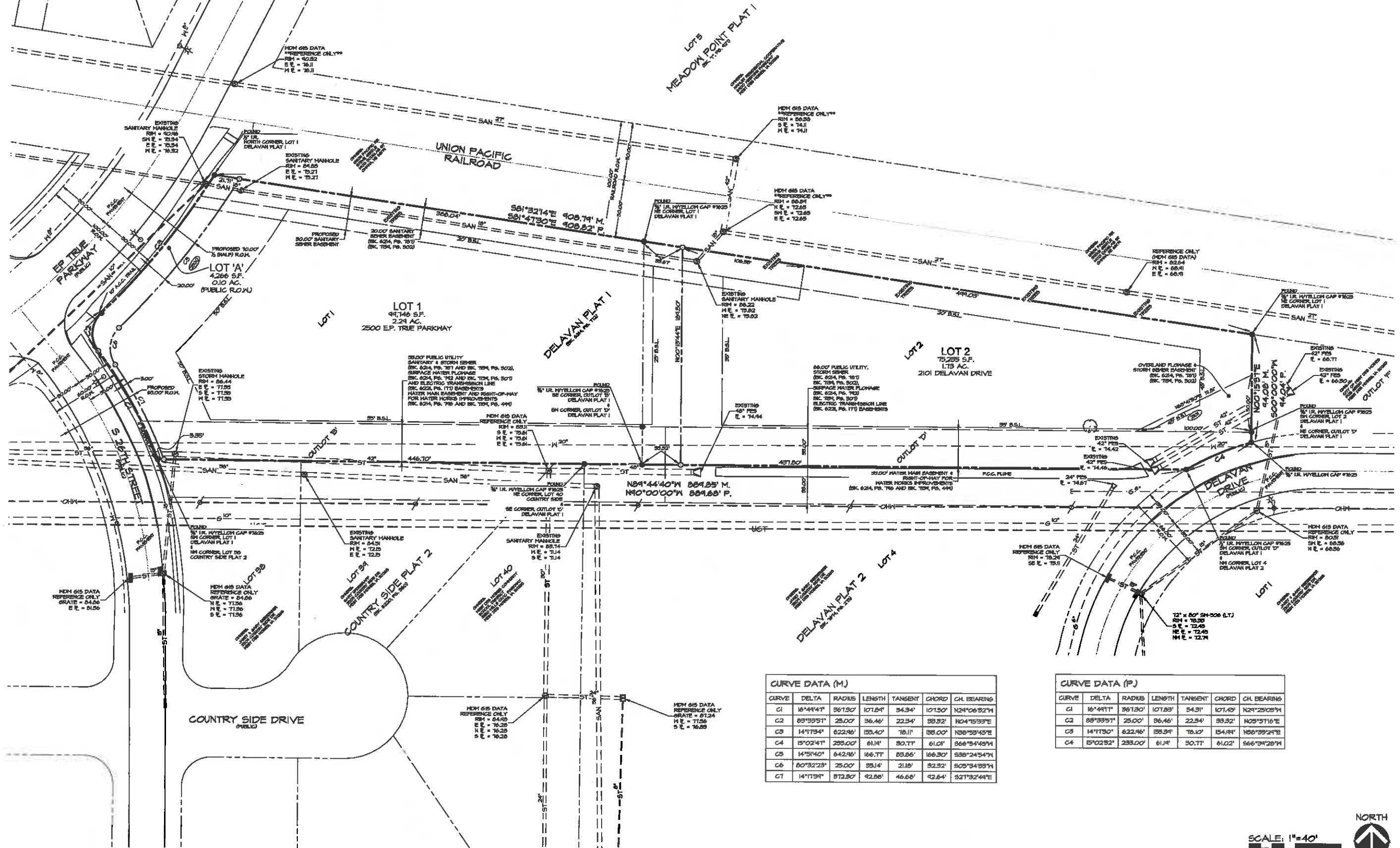
COVER

SHEET 1 OF 2

A-1728

I:\PROJECTS\2016\1728 PRELIMINARY PLAT COVERLAY\1728 PRELIM PLAT COVERLAY.dwg, 1/25/2016, 11:11 AM

PRELIMINARY PLAT
DELAYAN PLAT 3
 REPLAT OF OUTLOTS 'B' & D, LOTS 1 & 2, DELAYAN PLAT 1



CURVE DATA (M)

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	16°44'47"	567.90'	107.89'	54.34'	107.50'	N24°06'52"W
C2	88°53'51"	25.00'	36.46'	22.34'	33.32'	N04°15'33"E
C3	14°17'34"	622.46'	153.40'	18.11'	153.00'	N58°53'45"E
C4	15°02'41"	233.00'	61.14'	30.77'	61.01'	S66°54'45"W
C5	14°51'40"	642.96'	166.77'	23.26'	166.30'	S36°24'54"W
C6	80°32'23"	25.00'	35.14'	21.18'	32.32'	S05°34'58"W
C7	14°17'34"	622.30'	153.28'	18.11'	152.84'	S27°32'44"E

CURVE DATA (P)

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	16°44'11"	367.30'	107.83'	54.31'	107.43'	N24°05'05"W
C2	88°53'51"	25.00'	36.46'	22.34'	33.32'	N05°57'16"E
C3	14°17'30"	622.46'	153.34'	18.10'	154.84'	N58°53'24"E
C4	15°02'52"	233.00'	61.14'	30.77'	61.02'	S66°54'25"W

DATE	REVISIONS	COMMENTS
JAN. 25, 2016	1	
	2	
	3	
	4	
	5	
	6	

DATE OF SURVEY: JAN. 22, 2016
 DESIGNED BY: ARP
 DRAWN BY: JAS

Civil Engineering Consultants, Inc.
 2400 86th Street, Unit 12, Des Moines, Iowa 50322
 515.276.4884 · Fax: 515.276.7084 · mail@cecinc.com



DELAHAN PLAT 3
 2500 EP TRUE PARKWAY, WEST DES MOINES, IOWA
PRELIMINARY PLAT

