



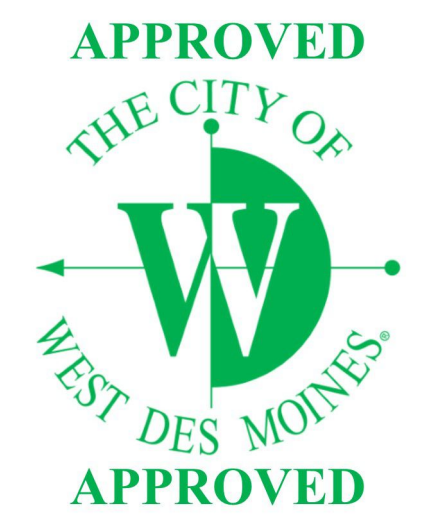
VICINITY SKETCH

PUD AREA DESCRIPTION

CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN BOOK 2007, PAGE 3042 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, PROPERTY CONTAINING 344.51 ACRES MORE OR LESS.
 AND
 PARCEL 'A' OF SE 1/4 NE 1/4 AND SW 1/4 NE 1/4 OF SECTION 22, TOWNSHIP 70 NORTH RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 771, PAGE 912, AS RECORDED AT DALLAS COUNTY, IOWA, PROPERTY CONTAINING 12.00 ACRES MORE OR LESS.
 AND
 THE NORTH 1010.00 FEET OF THE EAST 1081.00 FEET OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 70 NORTH, RANGE 26 WEST OF THE 5TH P.P., DALLAS COUNTY, IOWA; EXCEPT THE ACQUISITION PLAT RECORDED IN BOOK 2008, PAGE 5204 SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

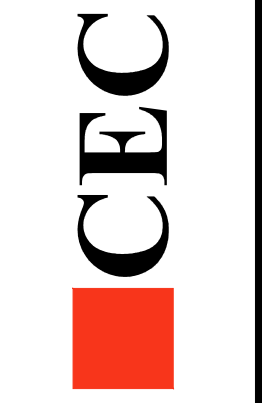
PARCEL	LAND USE	APPROXIMATE PARCEL AREA	APPROXIMATE USE AREA
A	OFFICE	4.0 ACRES	18,200 SF
B	BANK	4.0 ACRES	4,900 SF
C	RESTAURANT	6.0 ACRES	6,300 SF
D	CONVENIENCE COMMERCIAL	5.8 ACRES	30,000 SF
E	CONOS	13.5 ACRES	160 UNITS
F	WESLEY	44.2 ACRES	
G	ASSISTED LIVING/NURSING		130 BEDS
H	INDEPENDENT APTS/ TH		356 UNITS
I	ACCESSORY RETAIL		13,000 SF
J	ACTIVE ADULT TH	23.3 ACRES	94 UNITS
K	TOWNHOMES/ ROW HOUSES	45.23 ACRES	302 UNITS
L	NEIGHBORHOOD COMMERCIAL		
M	SINGLE-FAMILY	108.2 ACRES	354 LOTS
N	GREENWAY	32.6 ACRES	NA
O	PARK	7.5 ACRES	NA
P	SCHOOL	17.1 ACRES	NA

* ALL AREAS ARE CALCULATED FROM THE PROPERTY BOUNDARY AND THE PROPOSED RIGHT-OF-WAYS



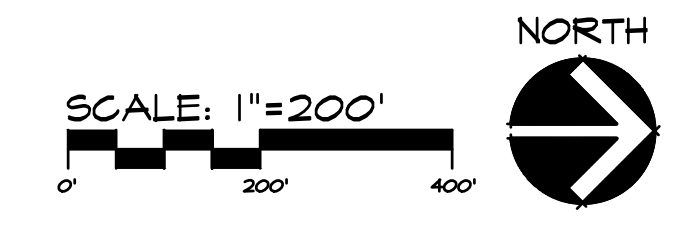
City of West Des Moines
Comprehensive Plan/Rezoning Amendment
 Tallyn's Reach PUD
 Plan & Zoning Commission: September 1, 2021
 City Council: October 4, 2021
 Case #: CPA/005144-2021/ZC-005145-2021

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



DATE:	09-16-2021
DATE OF SURVEY:	
DESIGNED BY:	
DRAWN BY:	

TALLYN'S REACH
 WEST DES MOINES, IOWA
PUD SKETCH PLAN



C:\A-FILES\A-2106\A2106_CED Drawings\Rezone\A2106 PUD SKETCH PLAN.dwg, 9/16/2021 1:34:29 PM, rmmegan, 1:1