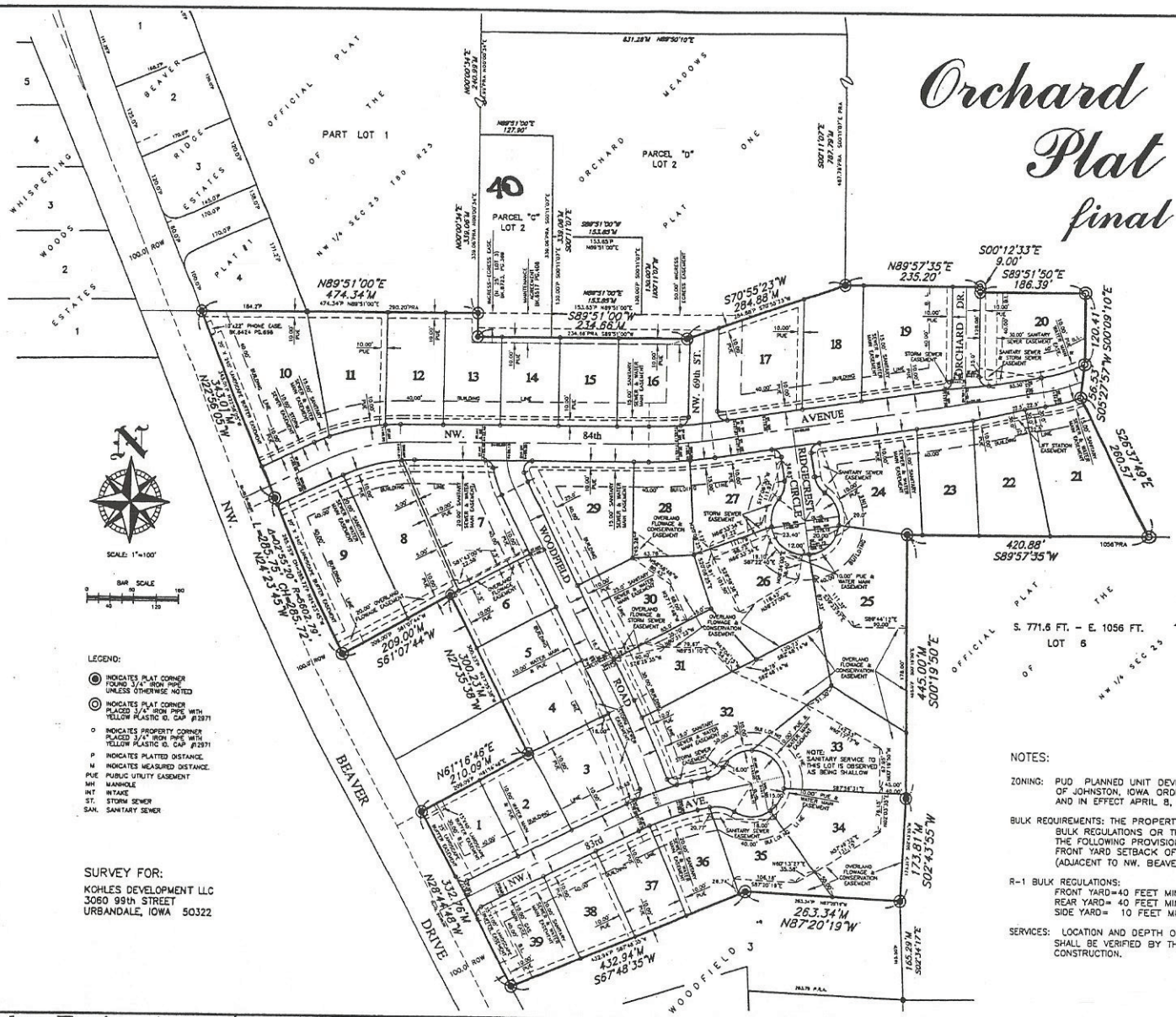
Orchard Meadows Plat Two

final plat



LEGEND:

- INDICATES PLAT CORNER FOUND 3/4" IRON PIPE UNLESS OTHERWISE NOTED
- INDICATES PLAT CORNER PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC ID. CAP #12971
- INDICATES PROPERTY CORNER PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC ID. CAP #12971
- P INDICATES PLATTED DISTANCE.
- M INDICATES MEASURED DISTANCE.
- PUE PUBLIC UTILITY EASEMENT
- MH MANHOLE
- INT INTAKE
- ST. STORM SEWER
- SAN. SANITARY SEWER

SURVEY FOR:

KOHLES DEVELOPMENT LLC
3060 99th STREET
URBANDALE, IOWA 50322

NOTES:

ZONING: PUD PLANNED UNIT DEVELOPMENT IN ACCORDANCE WITH THE CITY OF JOHNSTON, IOWA ORDINANCE No. 708 APPROVED APRIL 4, 2005 AND IN EFFECT APRIL 8, 2005.

BULK REQUIREMENTS: THE PROPERTY SHALL BE DEVELOPED UTILIZING THE BULK REGULATIONS OR THE R-1(100) ZONING DISTRICT EXCEPT THE FOLLOWING PROVISIONS SHALL APPLY:
FRONT YARD SETBACK OF 30 FEET FOR LOT 1 (ADJACENT TO NW. BEAVER DRIVE ONLY) AND LOTS 31, 32, AND 33.

R-1 BULK REGULATIONS:
FRONT YARD=40 FEET MINIMUM
REAR YARD= 40 FEET MINIMUM
SIDE YARD= 10 FEET MINIMUM & 25 FEET COMPOSITE.

SERVICES: LOCATION AND DEPTH OF ALL SERVICES TO INDIVIDUAL LOTS SHALL BE VERIFIED BY THE CONTRACTOR/BUILDER PRIOR TO CONSTRUCTION.

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

LINE LEGEND

- BOUNDARY LINE
- LOT LINE
- CENTER LINE
- EASEMENT LINE
- BUILDING LINE
- FENCE LINE

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME AND THE RELATED SURVEY WORK WAS PERFORMED UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. LICENSE RENEWAL DATE: DECEMBER 31, 2003

BY: JOEL R. ROWEY PLS 12971

SCALE: 1"=80'

FOR: KOHLES DEVELOPMENT LLC SIGNED: DATE:

JOEL R. ROWEY IOWA 12971 PROFESSIONAL LAND SURVEYOR

NUMBER	REVISIONS	DATE	BY
3			
2			
1	PER CITY COMMENT LETTER 01 NOV. 2005	11/02/05	JRR

PROJECT NAME: Orchard Meadows Plat Two final plat

CLIENT NUMBER: 198
REFERENCE NUMBER:
PROJECT NUMBER: '02-0638
DRAWN BY: JRR
SHEET 2 OF 2