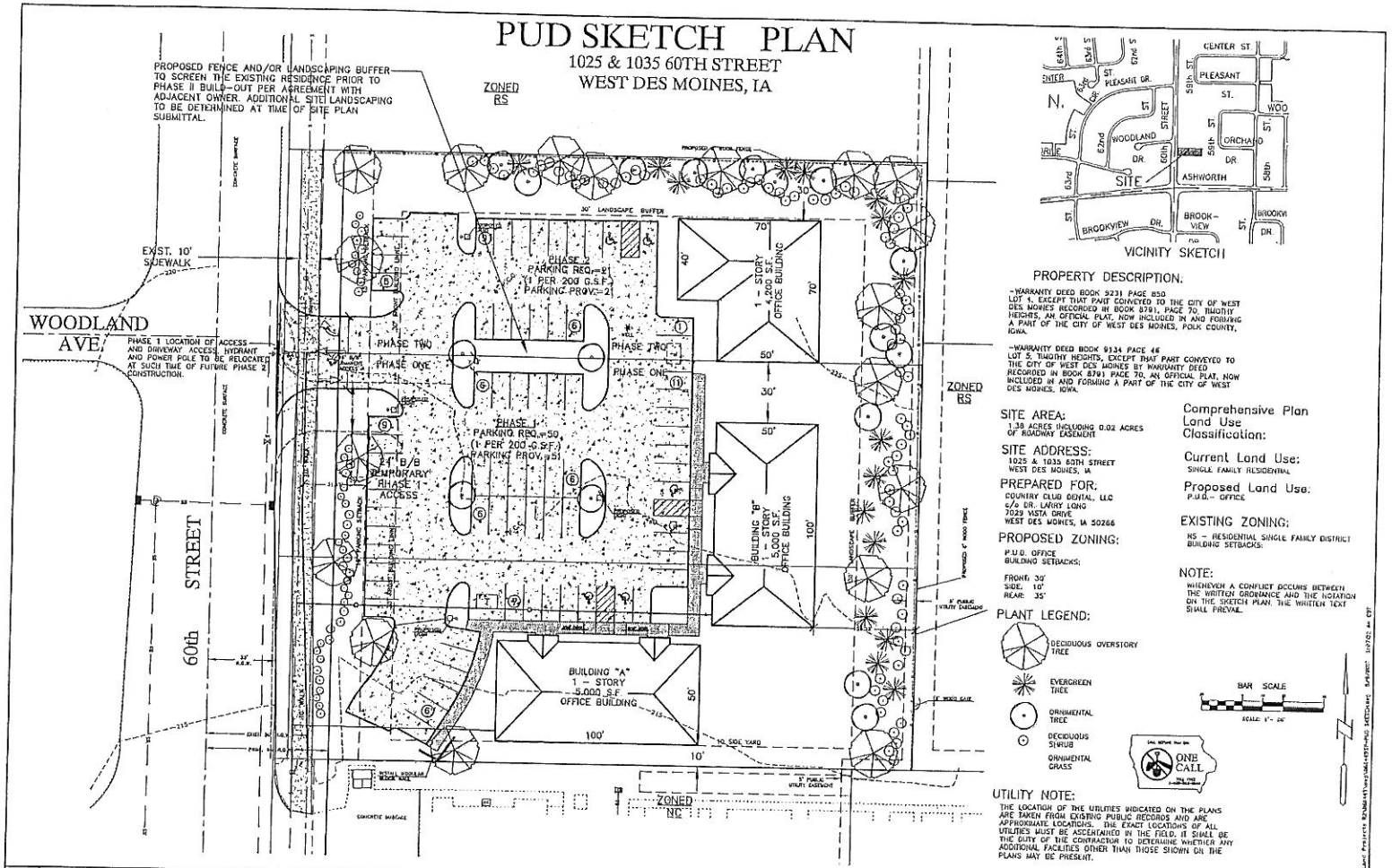
PUD SKETCH PLAN

1025 & 1035 60TH STREET
WEST DES MOINES, IA



VICINITY SKETCH

PROPERTY DESCRIPTION:

-WARRANTY DEED BOOK 9231 PAGE 850
LOT 4, EXCEPT THAT PART CONVEYED TO THE CITY OF WEST DES MOINES RECORDED IN BOOK 8791, PAGE 70, TIMOTHY HEIGHTS, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA.

-WARRANTY DEED BOOK 9134 PAGE 46
LOT 5, TIMOTHY HEIGHTS, EXCEPT THAT PART CONVEYED TO THE CITY OF WEST DES MOINES BY WARRANTY DEED RECORDED IN BOOK 8791 PAGE 70, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, IOWA.

SITE AREA:
1.38 ACRES INCLUDING 0.02 ACRES OF ROADWAY EASEMENT

SITE ADDRESS:
1025 & 1035 60TH STREET
WEST DES MOINES, IA

PREPARED FOR:
COUNTRY CLUB DENTAL, LLC
c/o DR. LARRY LONG
7029 VISTA DRIVE
WEST DES MOINES, IA 50266

PROPOSED ZONING:
P.U.D. OFFICE
BUILDING SETBACKS:
FRONT: 30'
SIDE: 10'
REAR: 35'

Comprehensive Plan Land Use Classification:

Current Land Use:
SINGLE FAMILY RESIDENTIAL

Proposed Land Use:
P.U.D. - OFFICE

EXISTING ZONING:
NS - RESIDENTIAL SINGLE FAMILY DISTRICT
BUILDING SETBACKS:

NOTE:
WHENEVER A CONFLICT OCCURS BETWEEN THE WRITTEN ORDINANCE AND THE NOTATION ON THE SKETCH PLAN, THE WRITTEN TEXT SHALL PREVAIL.

PLANT LEGEND:
- DECIDUOUS OVERSTORY TREE
- EVERGREEN TREE
- ORNIMENTAL TREE
- DECIDUOUS SHRUB
- ORNIMENTAL GRASS

BAR SCALE
SCALE: 1" = 20'

IOWA ONE CALL

UTILITY NOTE:
THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS AND ARE APPROXIMATE LOCATIONS. THE EXACT LOCATIONS OF ALL UTILITIES MUST BE ASCERTAINED IN THE FIELD. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.

Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3435
Phone: (515)276-6447 Fax: (515)276-0217
Civil Engineering & Land Surveying Established 1959

NUMBER	REVISIONS	DATE	BY

I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA. IOWA REGISTRATION NO. 334.

BY: PHILIP R. JONES
DATE: FEBRUARY 8, 2007
SCALE: 1"=20'
FOR: DR. LARRY LONG
SIGNED:

PHILIP R. JONES
334
LICENSED LANDSCAPE ARCHITECT
02-08-07
MY LICENSE RENEWAL DATE IS JULY 31, 2007
PAGES OR SHEETS COVERED BY THIS SEAL:
ALL SHEETS

PUD SKETCH PLAN

SITE PLAN
1025 60th STREET
WEST DES MOINES, IOWA

PROJECT NUMBER: 3129
REFERENCE NUMBER: 060449
DRAWN BY: PRJ

06 0449

SHEET 3 OF 6