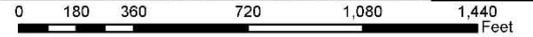


Legend

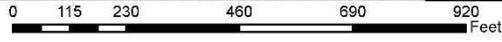
-  Corporate Limits
-  Parcels

Created by City of Johnston Department of Community Development
6221 Merle Hay Road, P.O. Box 410, Johnston, IA, 50131-0410 (515)278-2344 Fax:(515)278-2033



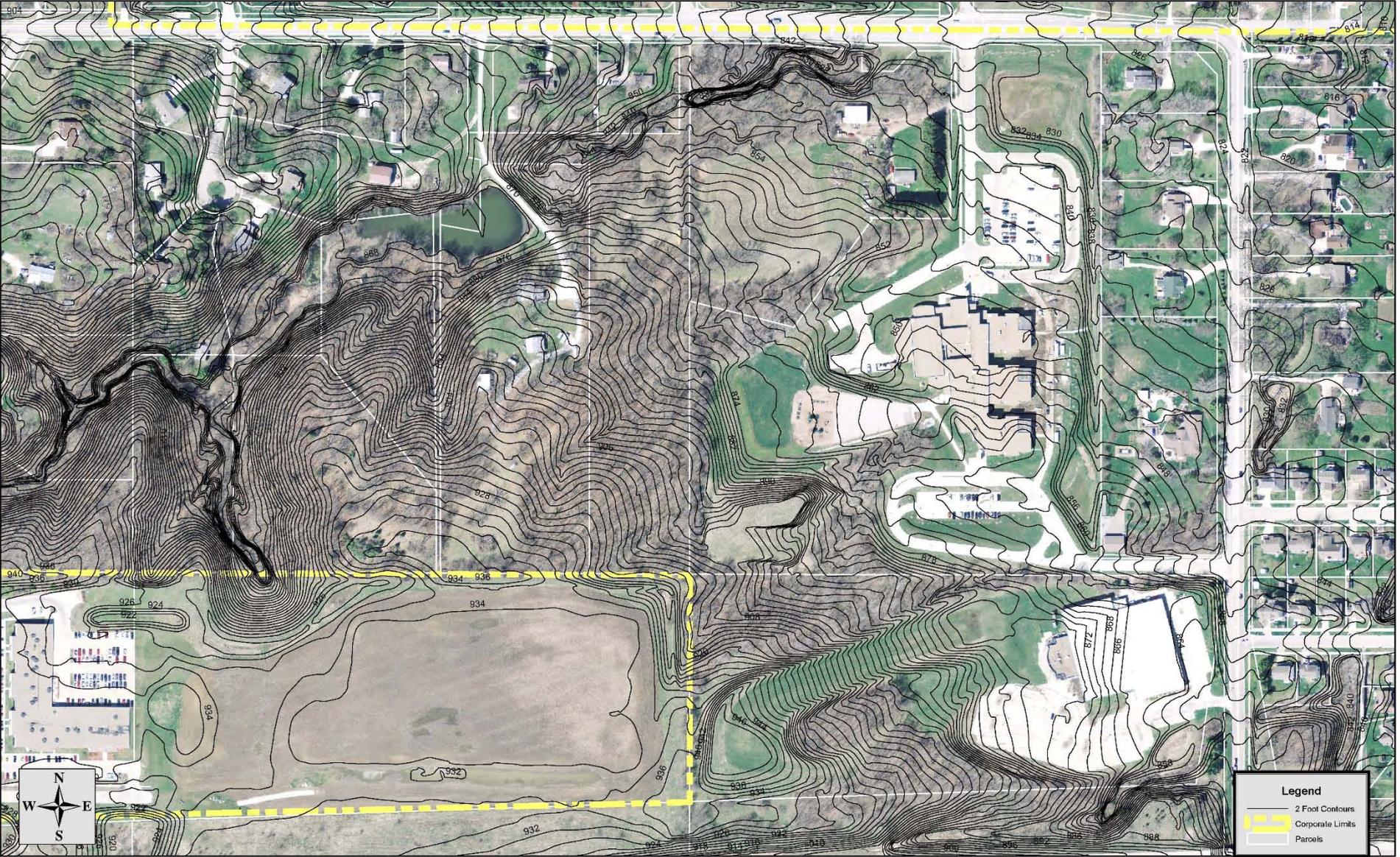


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 6221 Merle Hay Road, P.O. Box 410, Johnston, IA, 50131-0410 (515)278-2344 Fax:(515)278-2033

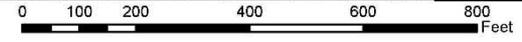


Legend

- Corporate Limits
- Parcels

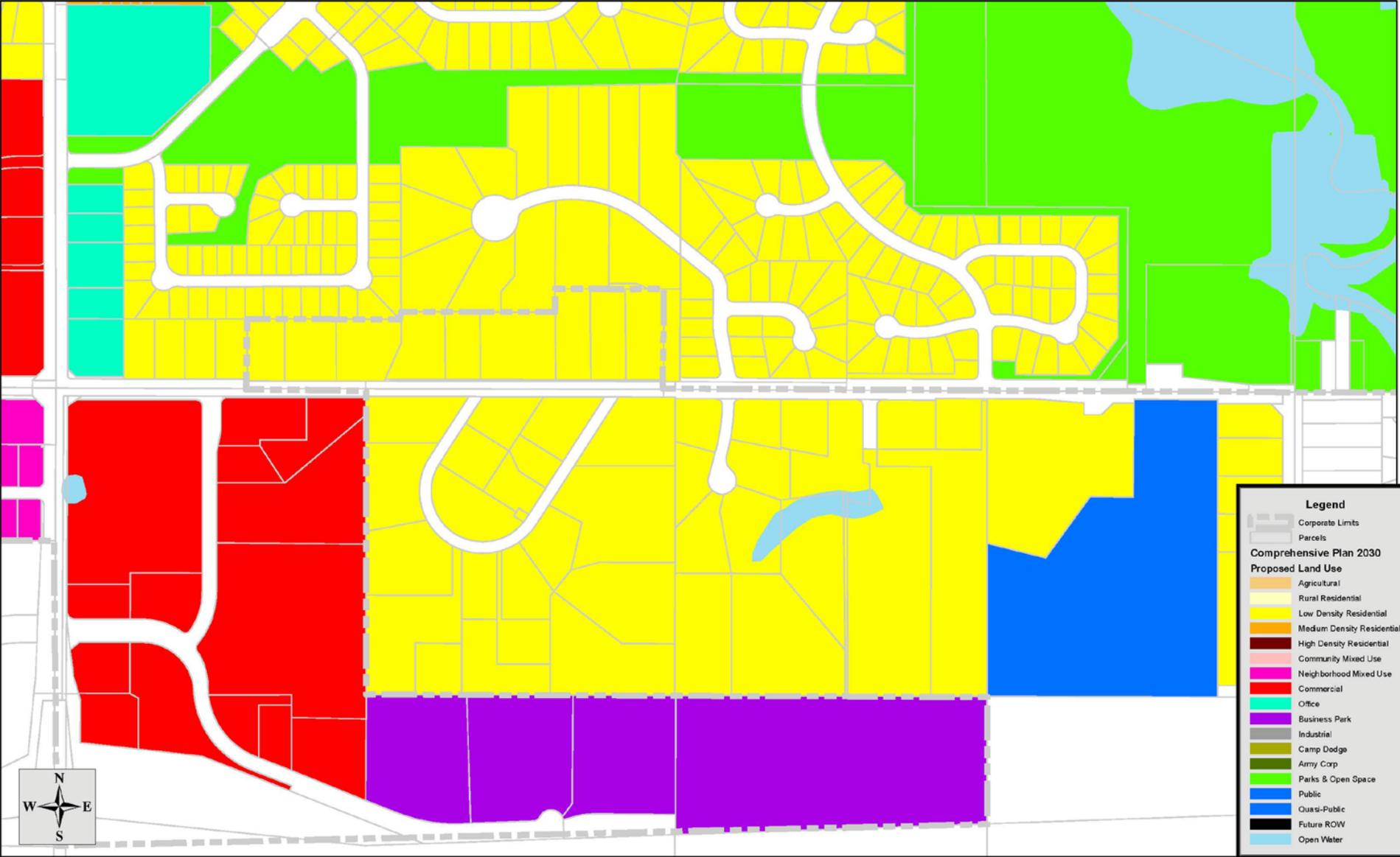


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 6221 Merle Hay Road, P.O. Box 410, Johnston, IA, 50131-0410 (515)278-2344 Fax:(515)278-2033



Legend

-  2 Foot Contours
-  Corporate Limits
-  Parcels



Legend

- Corporate Limits
- Parcels

Comprehensive Plan 2030

Proposed Land Use

- Agricultural
- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Community Mixed Use
- Neighborhood Mixed Use
- Commercial
- Office
- Business Park
- Industrial
- Camp Dodge
- Army Corp
- Parks & Open Space
- Public
- Quasi-Public
- Future ROW
- Open Water

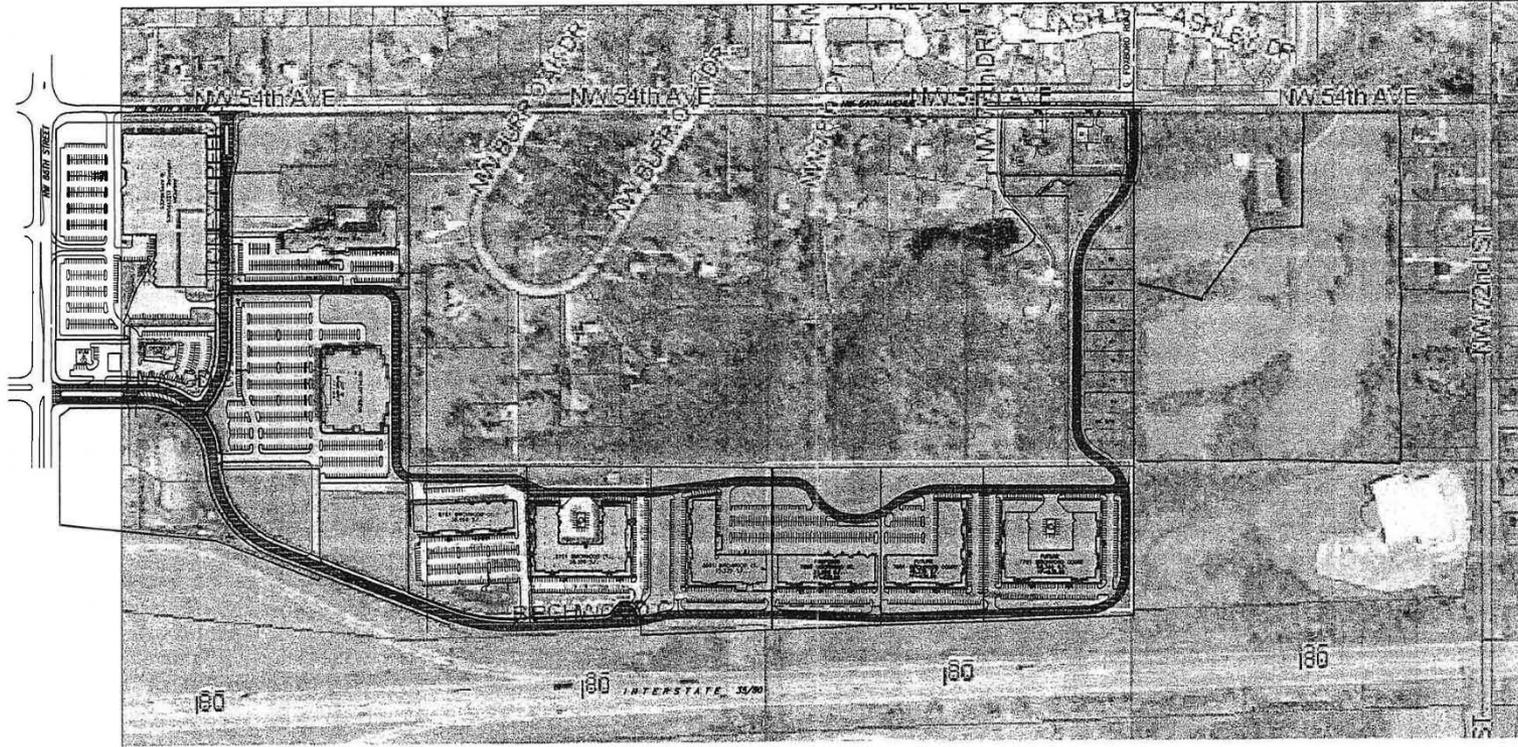


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 6221 Merle Hay Road, P.O. Box 410, Johnston, IA, 50131-0410 (515)278-2344 Fax:(515)278-2033

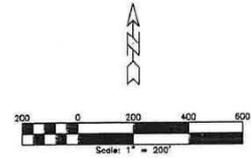
0 180 360 720 1,080 1,440
 Feet

NOTE

THE LOCATION OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.



CITY OF JOHNSTON
 COMMUNITY DEV. DEPT.
 DATE REC'D: 9-27-04
 CASE NO.:

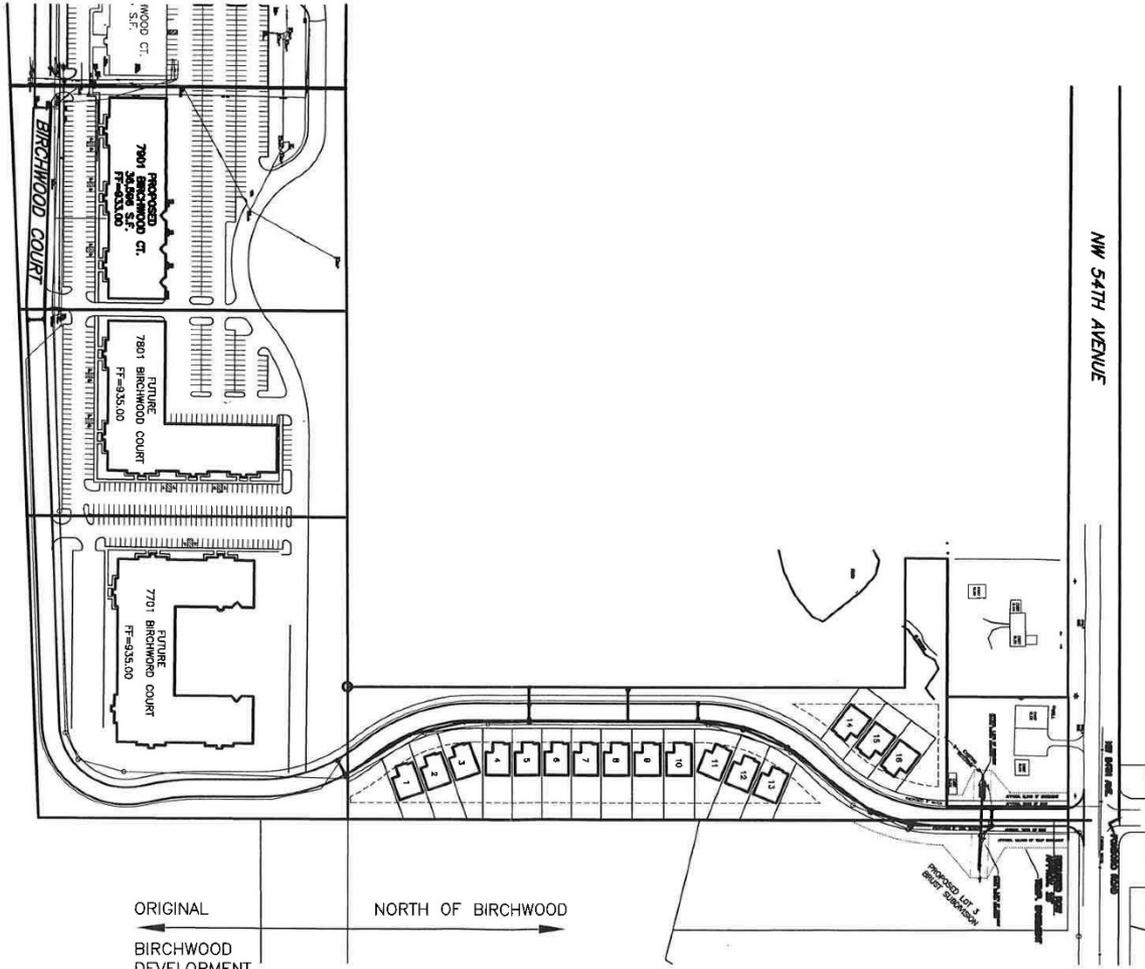


ERG
 Engineering Resources Group, Inc.
 2115 GRAND AVENUE
 DES MOINES, IOWA 50312
 (515) 281-6625

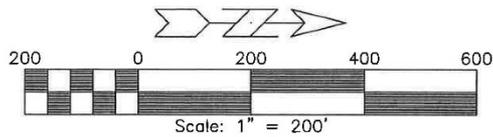
3110.00

NO.	REVISION	DATE	BY	FOR	LOCATION	SCALE	DESIGNED BY:	DRAWN BY:
						1" = 200'	3110ALDW	RMS
						DWG:	CHECKED BY:	DATE:
							DIS	09/27/04
							UP	FILE NO.:
							SHEET 1	3110

BIRCHWOOD CROSSING - MASTER TRAFFIC CIRCULATION PLAN



ORIGINAL
 ← BIRCHWOOD DEVELOPMENT
 NORTH OF BIRCHWOOD →



3110.00

ERG
 Engineering & Planning
 3145 GRAND AVENUE
 SUITE 200
 (415) 288-4828

BIRCHWOOD NORTH - MP6

NO.	REVISION	DATE	BY	FOR	LOCATION	SCALE	DESIGNED BY	DRAWN BY	DATE	FIELD BOOK	OF	OF	REF. NO.
						1" = 200'	1-2024	DLS	MS		1	1	3110

