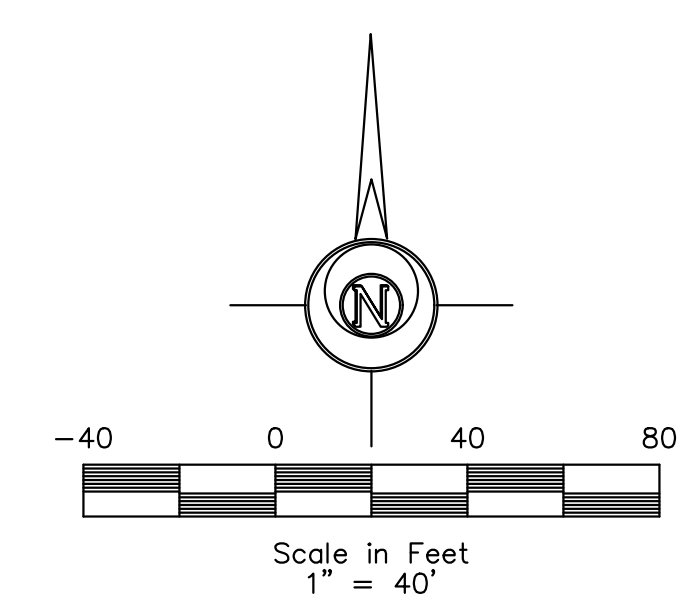


Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	96.97	470.00	11.82	N6° 08' 20"W	96.80
C2	112.06	530.00	12.11	N5° 59' 32"W	111.85
C3	109.35	530.00	11.82	N6° 08' 20"W	109.15
C4	99.37	470.00	12.11	N5° 59' 32"W	99.19

SITE AREA: 8.18 AC
ZONING: R-5

- NOTES:**
- NOTE #1**
PUBLIC TRAIL TO BE 6" NON-REINFORCED PCC. DEVELOPER IS RESPONSIBLE FOR COST FOR 6" OF 8' TRAIL
- NOTE #2**
YELLOW CAST IRON TRUNCATED DOMES ARE TO BE USED AT EACH PEDESTRIAN CROSSING



- LEGEND:**
- | | | | |
|---------------|------------------------------|---|------------------------------|
| +/- | MORE OR LESS | ⊙ | ELEC. MANHOLE |
| F.F. | FINISHED FLOOR | ⊙ | SANITARY SEWER MANHOLE |
| 123.45G | GUTTER ELEVATION | ⊙ | STORM SEWER MANHOLE |
| 123.45TC | TOP OF CURB ELEVATION | ⊙ | TRAFFIC MANHOLE |
| 123.45/123.45 | EXISTING/ PROPOSED ELEVATION | ⊙ | CLEANOUT |
| FL | FLOWLINE ELEVATION | ⊙ | DOWNSPOUT |
| ○ | CONTROL POINT | ⊙ | AREA INTAKE |
| ○ | CALCULATED CORNER | ⊙ | SINGLE INTAKE |
| ● | FOUND CORNER | ⊙ | THROAT INTAKE |
| ○ | CALCULATED SECTION CORNER | ⊙ | FLARED END SECTION |
| ● | FOUND SECTION CORNER | ⊙ | GAS VALVE |
| ▲ | PARKING SPACE | ⊙ | FIRE HYDRANT |
| ▲ | SIGN | ⊙ | WATER VALVE |
| ⊙ | STREET LIGHT | ⊙ | P XX — PROPOSED UTILITY LINE |
| ⊙ | POWER POLE | ⊙ | E XX — EXISTING UTILITY LINE |
| ⊙ | LIGHT POLE | ⊙ | CATV — CABLE TELEVISION |
| ⊙ | AREA LIGHT | ⊙ | FO — FIBER OPTIC |
| ⊙ | GUY ANCHOR | ⊙ | GAS — GAS LINE |
| ⊙ | TEL. JUNCTION BOX | ⊙ | OHE — OVERHEAD ELEC. |
| ⊙ | ELEC. TRANSFORMER | ⊙ | OHT — OVERHEAD TEL. |
| ⊙ | ELEC. METER | ⊙ | SS — SANITARY SEWER |
| ⊙ | ELEC. BOX | ⊙ | ST — STORM SEWER |
| ⊙ | ELEC. VAULT | ⊙ | UGE — UNDERGROUND ELEC. |
| ⊙ | FIBER OPTIC VAULT | ⊙ | UGT — UNDERGROUND TEL. |
| ⊙ | GAS METER | ⊙ | W — WATER |
| ⊙ | CABLE TV JUNCTION BOX | ⊙ | — — — — — FENCE LINE |
| ⊙ | WATER METER | | |

PELDS DESIGN SERVICES

Architecture | Engineering | Surveying

2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515.265.8196

TOWNHOMES AT SCENIC RIDGE

8267 NE 46TH AVENUE

ALTOONA, IOWA

PRELIMINARY

DATE: 1.10.2023	SCALE: 1"=40'	DRAWING NO: 21-200
DESIGNED BY: N. DAY	CHECKED BY: N. DAY	DATE: 1.10.2023

P3 - Site Sheet