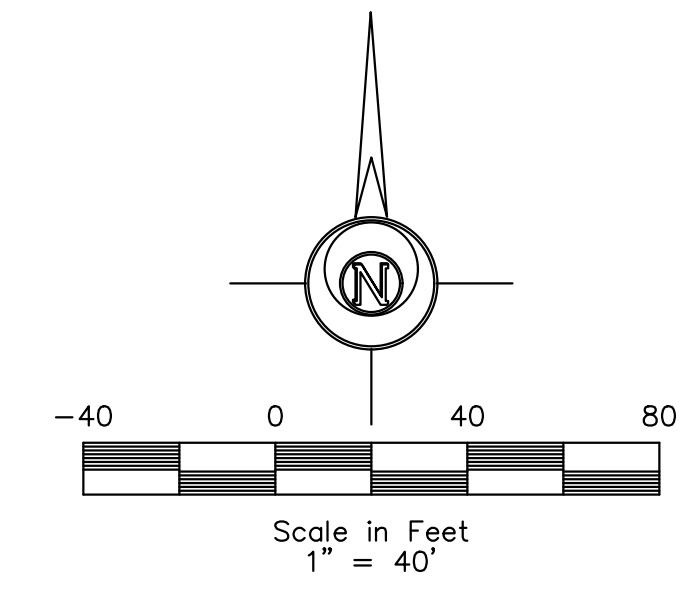


NOTES:
 WORK WITH PROPERTY OWNER TO SOUTHWEST TO ENSURE PROPER GRADING ALONG PROPERTY LINE
 ANY GRADING DONE IN THE FLOODWAY IS INTENDED TO REMOVE PREVIOUS OWNER'S ILLEGAL FILL. GRADING IN FLOODWAY IS DESIGNED TO RESET CONTOURS BACK TO 2010 PROFILE

PROPOSED BUILDINGS



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	⊙	EX 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: 6.8.2023	SCALE: 1"=40'	REVISION: 21-200
DRAWING NO: 21-200		
FILE PATH: J:\2021 Projects\21-200 - Altoona Townhomes - Myers 8267 NE 46th Ave\Engineering\Site Plan\Sheet Set		

