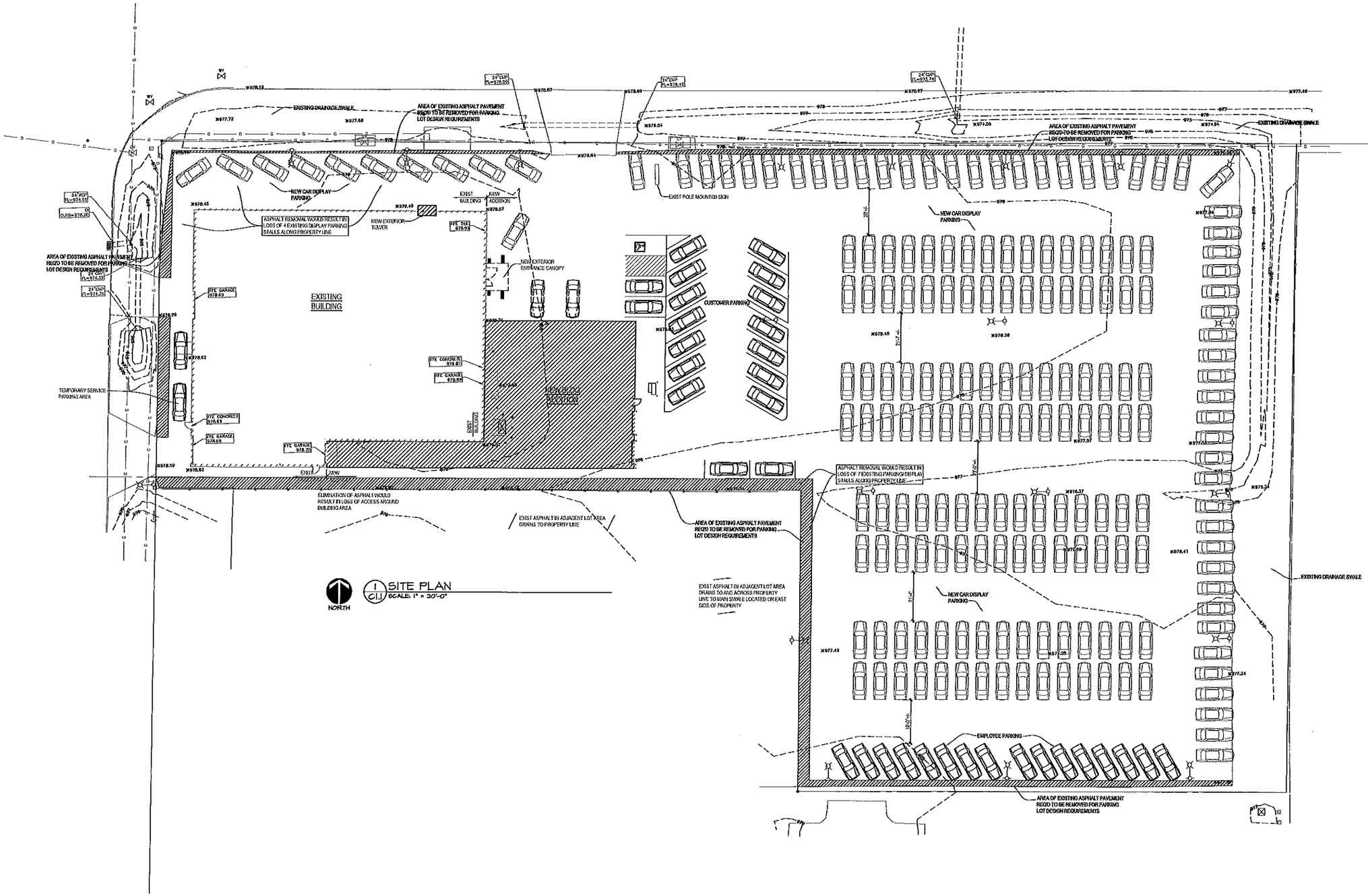

DESIGNED: REG

DRAWN: REG

CHECKED: REG

DATE: 2-29-16

PRELIMINARY ONLY – NOT FOR CONSTRUCTION

EDWARDS AUTO GROUP
PROPOSED BUILDING ADDITION/RENOVATION
1011 34TH AVENUE
COUNCIL BLUFFS, IOWA

PRELIMINARY SITE PLAN

GP Architecture LLC
Ralph Gierbach, Architect
1708 Childs Road East
Bellevue, NE 68005
(402) 934-7749

PROJECT NO.
A15xx

SHEET NO.
PC1.1

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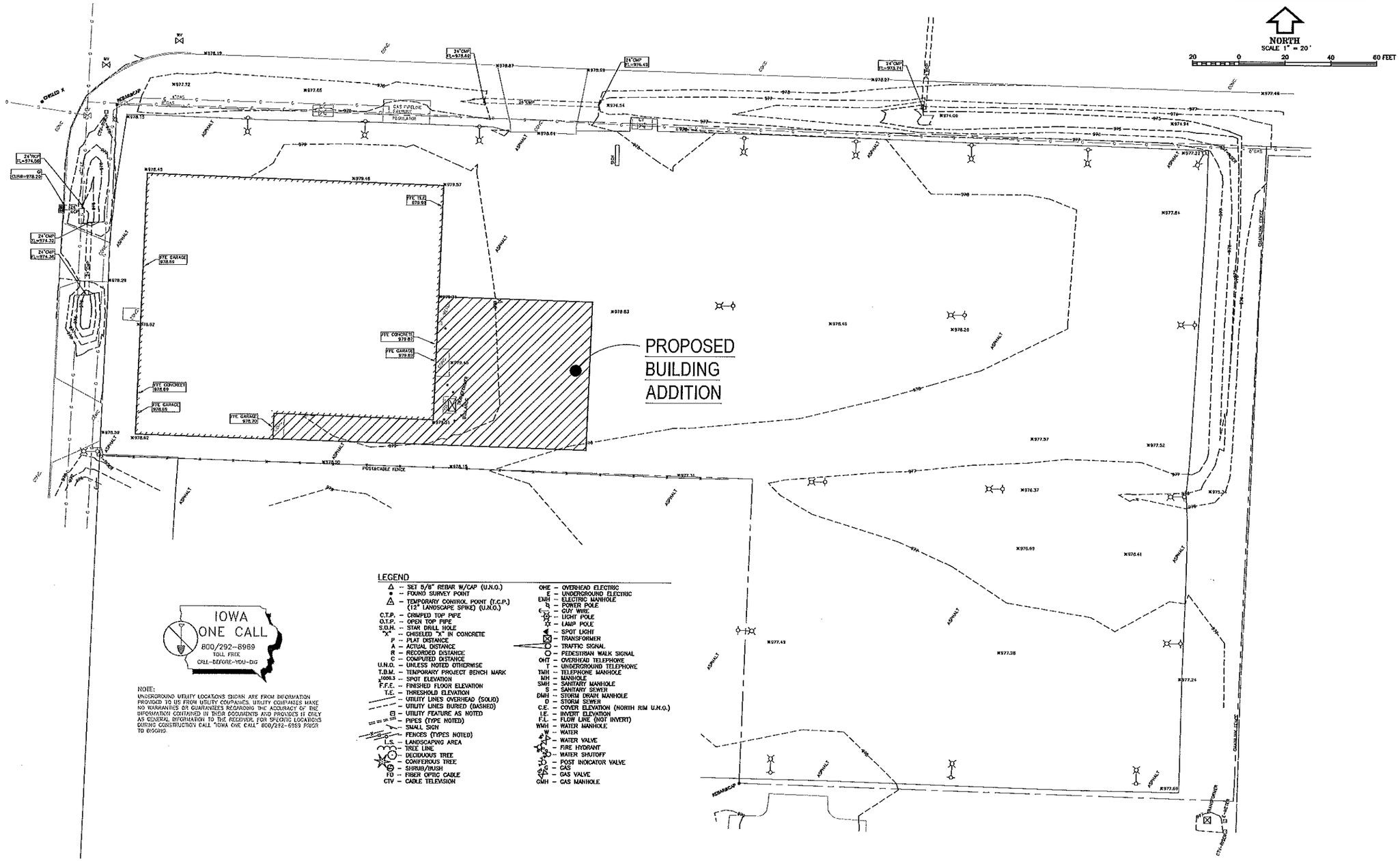
CASE #BA-16-001 ATTACHMENT C



NOTE:
UNDERGROUND UTILITY LOCATIONS SHOWN ARE FROM INFORMATION PROVIDED TO US FROM UTILITY COMPANIES. UTILITY COMPANIES MAKE NO WARRANTIES OR GUARANTEES REGARDING THE ACCURACY OF THE INFORMATION CONTAINED IN THEIR DOCUMENTS AND PROVIDES IT ONLY AS GENERAL INFORMATION TO THE RECEIVER. FOR SPECIFIC LOCATIONS DURING CONSTRUCTION CALL "IOWA ONE CALL" 800/292-8989 PRIOR TO DIGGING.

LEGEND

- △ – SET 5/8" REBAR W/CAP (U.N.O.)
- • – FOUND SURVEY POINT
- △ – TEMPORARY CONTROL POINT (T.C.P.) (12" LANDSCAPE SPIKE) (U.N.O.)
- C.T.P. – CRIMPED TOP PIPE
- O.T.P. – OPEN TOP PIPE
- S.D.H. – STAR DRILL HOLE
- "X" – CHISELED "X" IN CONCRETE
- P – PLAT DISTANCE
- A – ACTUAL DISTANCE
- R – RECORDED DISTANCE
- C – COMPUTED DISTANCE
- U.N.O. – UNLESS NOTED OTHERWISE
- T.B.M. – TEMPORARY PROJECT BENCH MARK
- 1009.3 – SPOT ELEVATION
- F.F.E. – FINISHED FLOOR ELEVATION
- T.E. – THRESHOLD ELEVATION
- – UTILITY LINES OVERHEAD (SOLID)
- – UTILITY LINES BURIED (DASHED)
- – UTILITY FEATURE AS NOTED
- – PIPES (TYPE NOTED)
- – SMALL SIGN
- – FENCES (TYPES NOTED)
- L.S. – LANDSCAPING AREA
- – TREE LINE
- – DECIDUOUS TREE
- – CONIFEROUS TREE
- – SHRUB/BUSH
- FO – FIBER OPTIC CABLE
- CTV – CABLE TELEVISION
- OHE – OVERHEAD ELECTRIC
- E – UNDERGROUND ELECTRIC
- EMH – ELECTRIC MANHOLE
- – POWER POLE
- – GUY WIRE
- – LIGHT POLE
- – LAMP POLE
- – SPOT LIGHT
- – TRANSFORMER
- – TRAFFIC SIGNAL
- – PEDESTRIAN WALK SIGNAL
- OHT – OVERHEAD TELEPHONE
- T – UNDERGROUND TELEPHONE
- TMH – TELEPHONE MANHOLE
- MH – MANHOLE
- SMH – SANITARY MANHOLE
- S – SANITARY SEWER
- DMH – STORM DRAIN MANHOLE
- D – STORM SEWER
- C.E. – COVER ELEVATION (NORTH RIM U.N.O.)
- I.E. – INVERT ELEVATION
- F.L. – FLOW LINE (NOT INVERT)
- WMH – WATER MANHOLE
- W – WATER
- – WATER VALVE
- – FIRE HYDRANT
- – WATER SHUTOFF
- – POST INDICATOR VALVE
- G – GAS
- – GAS VALVE
- GMH – GAS MANHOLE

PROJECT NO.
EGA151204

REVISIONS			
NO.	DESCRIPTION	DATE	BY

EHRHART GRIFFIN & ASSOCIATES
142 West Broadway
Suite 136
Council Bluffs, IA 51503
712 / 256-5248

- ENGINEERING
- PLANNING
- LAND SURVEYING

EDWARDS AUTO TOPOGRAPHIC SURVEY
1011 34TH AVE.
COUNCIL BLUFFS, IA

DATE: 2/9/2016
DESIGNED BY:
DRAWN BY: WAW
CHECKED BY: LVF
CREW:

SHEET NO.
1 OF 1

CASE #BA-16-001 ATTACHMENT D