# FINAL PLAT + CONSTRUCTION DRAWINGS
FOR
# FOX HOLLOW
# NEIGHBORHOOD 5 - PHASE 5

Located in Portions of Section 12 and 13, Township 6 South, Range 1 West, Salt Lake Base and Meridian
Saratoga Springs, Utah County, Utah

**City Offices**

1037 North Commerce Drive Suite 200
Saratoga springs, UT 84045
Phone (801) 766-9793
Fax (801) 766-9794
City Manager : Mark Christensen
Assistant City Manager: Spencer Kyle

**Planning Department**

1037 North Commerce Drive Suite 200
Saratoga springs, UT 84045
Phone (801) 766-9793

Planning Director: Kimber Gabryszak
Senior Planner : Sarah Carroll

**Public Works Department**

Phone (801) 766-6506

**Public Safety**

Saratoga Springs Police Department
2015 S. Redwood Rd
Saratoga Springs, Utah 84045
801-766-6503

Emergency 911
Police Dispatch 801-851-4100
Utah County Animal Shelter
801-785-3442

**Engineering**

Gordon Miner
1037 North Commerce Drive Suite 200
Saratoga Springs, UT. 84045
Office (801) 766-6506

Capital Projects Manager:
Mark Edwards
801-766-6506
medwards@saratogaspringscity.com

**Gas**

Questar
1640 North Mountain Springs Parkway
Springville, Utah 84663
Phone (801) 853-6585
Brad Mattinson

**Electricity**

Rocky Mountain Power
70 North 200 East
American Fork, Utah 84003
Phone (801) 756-1220
Fax (801) 756-1274
Mark Steele

**Telephone**

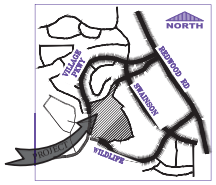
Qwest
75 East 100 North
Provo, Utah 84606
Phone (801) 356-7050
Cell (801) 473-3385
Kasey Lunt

Cable T.V.

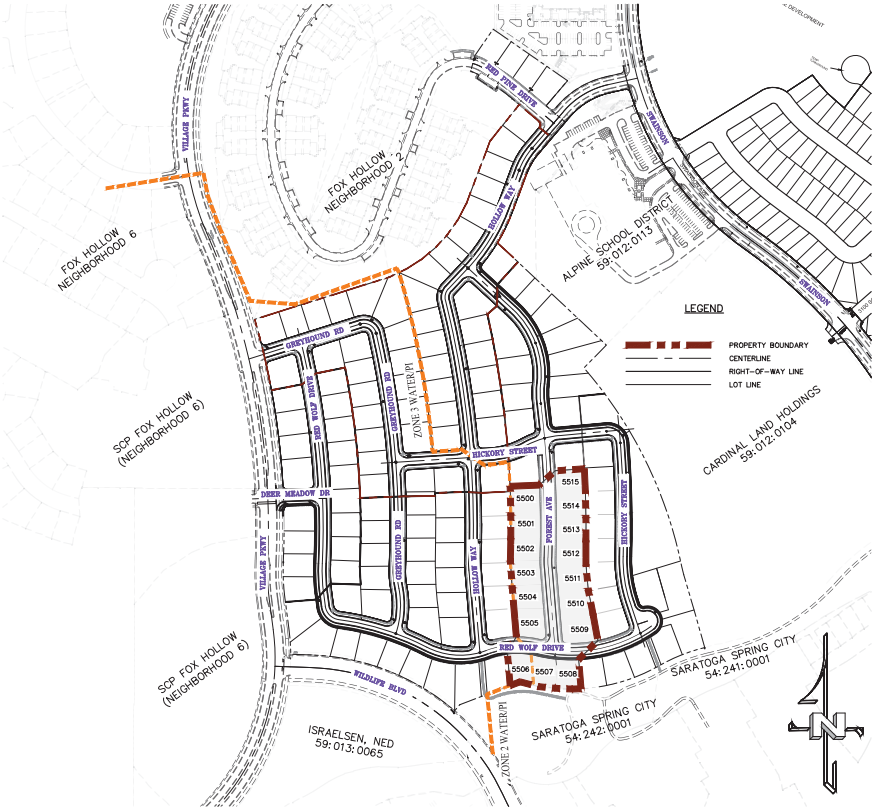
Comcast Cable Communications, Inc.
1350 East Miller Avenue
Salt Lake City, Utah 84106
Phone (801) 485-0500
Fax (801) 487-1887

PHASE 5

| | |
|---|---|
| TOTAL PLAT ACREAGE | 4.22 ACRES (183,823 SF) |
| TOTAL LOT ACREAGE | 3.16 ACRES (137,650 SF) |
| TOTAL RIGHT OF WAY | 1.06 ACRES (46,173 SF) |
| TOTAL IMPERVIOUS | 1.06 ACRES (46,173 SF) |
| TOTAL ACREAGE IN OPEN SPACE | 0.00 ACRES |
| AVERAGE LOT SIZE | 8,603 S.F. |
| NUMBER OF LOTS | 16 |



VICINITY MAP
1" = 2000'




NOTES:

1. All signage shall comply with the requirements of the Saratoga Springs City Code.
2. At the time of construction, the City of Saratoga Springs may determine based on professional experience and judgment and at its sole discretion, the need for the Owner/Developer to pay for, remove, and replace any existing substandard improvements such as curbs, gutters, sidewalks, drive approaches, driveways, decorative concrete, wheelchair ramps, etc., or any unused drive approaches.
3. All construction shall conform to the City of Saratoga Springs construction standards and specifications.
4. See sheet CS-02 for standard construction notes.

CITY STANDARD NOTES

1. Contractor shall field verify locations and invert elevations of existing manholes and other utilities before staking or constructing any new sewer lines.
2. Contractor shall field verify locations and invert elevations of existing storm drain structures and other utilities before staking or constructing any new storm drain lines.
3. All construction shall comply with the Standard Technical Specifications and Drawings for the City of Saratoga Springs, Utah.
4. Existing Utilities have been noted to the best of Engineers knowledge, however it is owners and contractors responsibility to locate utilities in field and notify City Engineer and City if discrepancies exist prior to continuing any construction.
5. Post-approval alterations to lighting plans or intended substitutions for approved lighting equipment shall be submitted to the City for review and approval.
6. The City reserves the right to conduct post-installation inspections to verify compliance with the Citys requirements and approved Lighting Plan commitments, and if deemed appropriate by the City, to require remedial action at no expense to the City.
7. All exterior lighting shall meet IESNA full-cutoff criteria.

## -INDEX OF PLAN SHEETS-


| SHEET | DESCRIPTION |
|---|---|
| CS-01 | COVER SHEET |
| CS-02 | GENERAL NOTES |
| CS-03 | QUANTITY TAKEOFF |
| | PLAT PHASE 5 SHEETS |
| EX-01 | EXISTING TOPO/DEMO PLAN |
| PH-01-02 | PHASING/SITE PLAN |
| ST-01 | SIGNING / STRIPING PLAN |
| SS-01 | OVERALL SEWER PLAN |
| CUL-01-02 | OVERALL CULINARY PLAN |
| PI-01-02 | OVERALL PI PLAN |
| SD-01-05 | OVERALL SD PLAN |
| UP-01-02 | UTILITY PLANS |
| GR-01-02 | GRADING PLANS |
| PP-01-03 | PLAN & PROFILE SHEETS |
| DT-01-05 | TYPICAL DETAILS |



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UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111



PROJECT DEVELOPER
KOREY BLANCHARD
RDM
385.270.3561
KOREY@RDMUTAH.COM

PROJECT ENGINEER & SURVEYOR
REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245



region Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regionde sign llc.com


FOX HOLLOW
NEIGHBORHOOD 5 - PHASE 5
LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:1.3.2020
PROJECT #

REVISIONS:
1. ALL UTILITIES
2. LOT GRADING
3. OFFSITE SD

SHEET NAME:
COVER SHEET & NOTES
SHEET:
CS-01

C:\USERS\GHERING\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\2_PROJECTS\RDM\2016_RDM_FOX HOLLOW\2_SHEET FILES\MT\3_PHASE 5\CS-01

# FOX HOLLOW NEIGHBORHOOD 5 - PHASE 5

Located in a Portions of Section 12 & 13,
Township 6 South, Range 1 West, Salt Lake
Base and Meridian
Saratoga Springs, Utah County Utah

LEGEND

- FOUND SECTION COR. AS NOTED
- SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
- FOUND CLASS I STREET MONUMENT
- FOUND CLASS II STREET MONUMENT
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- CALCULATED POINT (NOT SET)

PHASE 5

| | |
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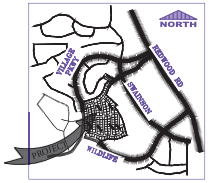


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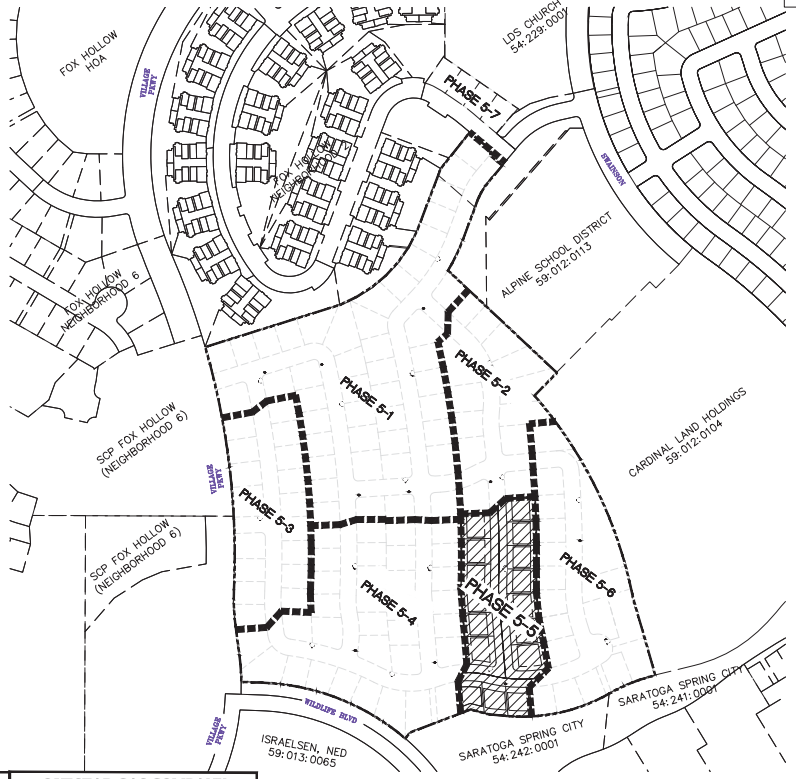
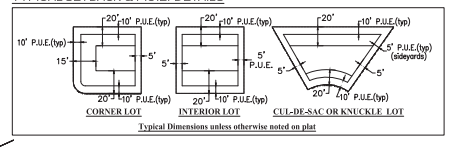



TYPICAL SETBACK & P.U.E. DETAILS




Typical Dimensions unless otherwise noted on plat

## PLAT NOTES

1–PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE _____ DAY OF _____, 20__.
2–THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, REGULATIONS, AND ORDINANCES.
3–PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
4– PLAT IS SUBJECT TO [MASTER] DEVELOPMENT AGREEMENT NO. _____.
5–PLAT IS SUBJECT TO "INSTALLATION OF IMPROVEMENTS AND BOND AGREEMENT NO. _____,"* WHICH REQUIRES THE CONSTRUCTION AND WARRANTY OF IMPROVEMENTS IN THIS SUBDIVISION. THESE OBLIGATIONS RUN WITH THE LAND AND ARE BINDING ON SUCCESSORS, AGENTS, AND ASSIGNS OF DEVELOPER. THERE ARE NO THIRD–PARTY RIGHTS OR BENEFICIARIES UNDER THIS AGREEMENT.
6–BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING, ALL IMPROVEMENTS CURRENTLY MEET CITY STANDARDS, AND BONDS ARE POSTED BY THE CURRENT OWNER OF THE PROJECT PURSUANT TO CITY CODE.
7–NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL IMPACT AND CONNECTIONS FEES ARE PAID IN FULL PER CITY REGULATIONS IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
8–ALL OPEN SPACE AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT
9–REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
10–A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY _____ [GEOTECHNICAL ENGINEER], WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDES ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMATIC CONDITIONS WERE ENCOUNTERED. THE REPORT IS ON FILE WITH _____ [GEOTECHNICAL ENGINEER] AND THE CITY. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OR LACK THEREOF IN THE REPORT.
11– AGRICULTURAL USES, OPERATIONS, AND RIGHTS ARE ADJACENT TO OR NEAR THE PLAT AND LOTS. THE LOTS IN THIS PLAT ARE SUBJECT TO THE SIGHTS, SOUNDS, ODORS, NUISANCES, AND ASPECTS ASSOCIATED WITH AGRICULTURAL OPERATIONS, USES, AND RIGHTS. THESE USES AND OPERTAIONS MAY OCCUR AT ALL TIMES OF THE DAY AND NIGHT INCLUDING WEEKENDS AND HOLIDAYS. THE CITY IS NOT RESPONSIBLE OR LIABLE FOR THESE USES AND IMPACTS AND WILL NOT RESTRICT ANY GRANDFATHERED AGRICULTURAL USE FROM CONTINUING TO OCCUR LAWFULLY.
12– DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY.
13_LOTS/UNITS WITHIN FOX HOLLOW N5 ARE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R's

NORTH
1" = 200

GRAPHIC SCALE

200 0 100 200 400 800

( IN FEET )
1 inch = 200 ft.

## Surveyor's Certificate

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368356 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

## Boundary Description

NORTHEAST CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN;

DISTANCE OF 1003.0 FEET TO THE POINT OF BEGINNING;

CONTAINING 4.22 ACRES OF LAND MORE OR LESS AND 16 LOTS

PROJECT BASED ON STATE PLANE COORDINATES, NAD83

10/6/16
Date

Surveyor (See Seal Below)

## OWNER'S DEDICATION

Know all men by these presents that the undersigned owner(s) of the above described tract of land have caused the same to be subdivided into lots, parcels, and streets, together with easements and rights-of-way, to be hereafter known as:

**FOX HOLLOW NEIGHBORHOOD 5 - PHASE 5**

and do hereby dedicate for the perpetual use of the public and City all parcels, lots, streets, easements, rights-of-way, and public amenities shown on this plat as intended for public or City use. The owner(s) voluntarily defend, indemnify, and save harmless the City against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street. The owner(s) voluntarily defend, indemnify, and hold harmless the City from any claim arising from the owner's creation of this subdivision, the alteration of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this subdivision, or by owner's development activity within this subdivision.

In witness whereof I have set forth my hand this___ day of ____, A.D. 20__.

| Signature | Print Name | Title and Entity |
|---|---|---|
| Signature | Print Name | Title and Entity |

## OWNER'S ACKNOWLEDGMENT

STATE OF UTAH
County of Utah S.S.

On this___day of ____, 20 _personally appeared before me _____, who being by me duly sworn, did prove to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed this plat with full authority of the owner(s).

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public Full Name:_____

Commission Number:_____

My commission expires:_____

A Notary Public Commissioned In Utah

## APPROVAL BY LEGISLATIVE BODY

The City Council of the City of Saratoga Springs, County of Utah, approves this subdivision subject to the conditions and restrictions stated hereon, and hereby accepts the Dedication of all streets, easements, and other parcels of land intended for the public purpose of the perpetual use of the public.
This ____, day of ____, A.D. 20__

City Mayor

Attest _____
City Recorder (See Seal Below)

## ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   a. A RECORDED EASEMENT OR RIGHT-OF-WAY
   b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   c. TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   d. ANY OTHER PROVISION OF LAW

APPROVED THIS ____ DAY OF _____ 20__

ROCKY MOUNTAIN POWER

## QUESTAR GAS COMPANY

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDE BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 800-366-6532.

APPROVED THIS _____ DAY OF _____ 20__

BY _____

TITLE _____
QUESTAR GAS COMPANY

BY SIGNING THIS PLAT, THE FOLLOWING UTILITY COMPANIES ARE APPROVING THE: (A) BOUNDARY, COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENT GRANTS OF RECORD; (B) LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES; (C) CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES WITHIN THE RIGHT-OF-WAY, AND EASEMENT GRANTS OF RECORD, AND UTILITY FACILITES WITHIN THE SUBDIVISION. "APPROVING" SHALL HAVE THE MEANING IN UTAH CODE SECTION 10-9A-603(4)(c)(ii). THE FOLLOWING NOTES ARE NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DO NOT SUPERSEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES.

SHEET 1 OF 2

| CENTURY LINK | PLANNING DIRECTOR APPROVAL | LAND USE AUTHORITY | SARATOGA SPRINGS ATTORNEY |
|---|---|---|---|
| Approved this ___ day of _____, A.D. 20____ | Approved by the Planning Director on this ___ day of _____, A.D. 20____ | Approved by the Land Use Authority on this ___ day of _____, A.D. 20____ | Approved by Saratoga Springs Attorney on this ___ day of _____, A.D. 20____ |
| CENTURY LINK | PLANNING DIRECTOR | LAND USE AUTHORITY | SARATOGA SPRINGS ATTORNEY |

| COMCAST CABLE TELEVISION | SARATOGA SPRINGS ENGINEER APPROVAL | FIRE CHIEF APPROVAL | LEHI CITY POST OFFICE |
|---|---|---|---|
| Approved this ___ day of _____, A.D. 20____ | Approved by the City Engineer on this ___ day of _____, A.D. 20____ | Approved by the Fire Chief on this ___ day of _____, A.D. 20____ | Approved by Post Office Representative on this ___ day of _____, A.D. 20____ |
| COMCAST CABLE TELEVISION | CITY ENGINEER | CITY FIRE CHIEF | LEHI CITY POST OFFICE REPRESENTATIVE |

FOX HOLLOW
NEIGHBORHOOD 5 - PHASE 5
Located in a Portions of Section 12 & 13, Township 6 South,
Range 1 West, Salt Lake Base and Meridian
Saratoga Springs, Utah County Utah

| SURVEYORS SEAL | CITY ENGINEER SEAL | CLERK–RECORDER SEAL |
|---|---|---|

# FOX HOLLOW
# NEIGHBORHOOD 5 - PH 5

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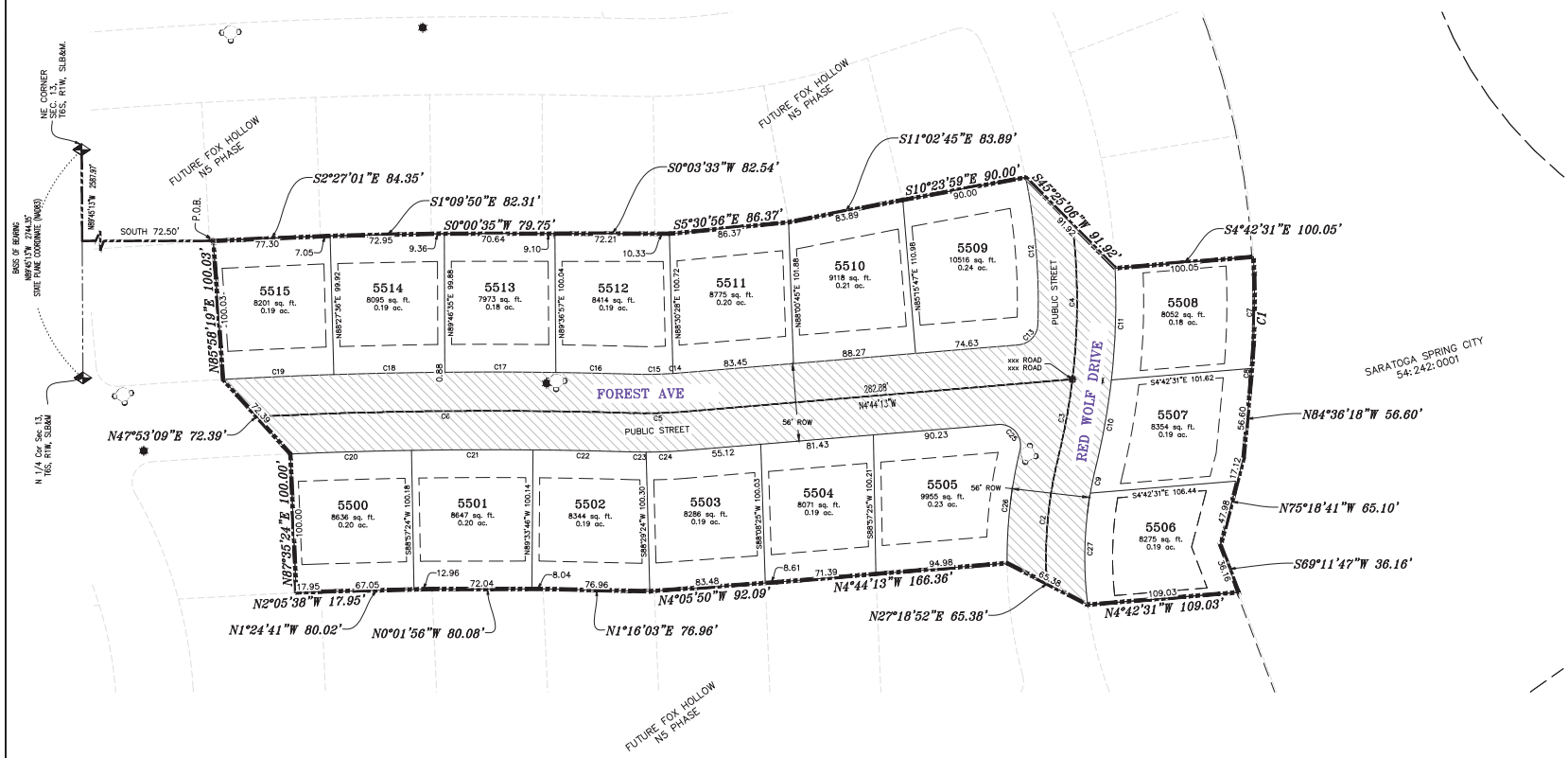


| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | CHORD DIST. | CHORD BRG. | DELTA |
| C1 | 88.67' | 600.00' | 88.59' | N88°50'20"W | 8°28'04" |
| C2 | 91.06' | 300.00' | 90.71' | S84°51'25"E | 17°23'31" |
| C3 | 57.71' | 472.00' | 57.67' | S79°39'48"E | 7°00'17" |
| C4 | 111.45' | 472.00' | 111.20' | S89°55'50"E | 13°31'46" |
| C5 | 33.84' | 300.00' | 33.82' | N1°30'20"W | 6°27'46" |
| C6 | 272.54' | 3454.50' | 272.47' | N0°32'03"W | 4°31'13" |
| C7 | 80.43' | 600.00' | 80.37' | N89°13'58"W | 7°40'49" |
| C8 | 8.25' | 600.00' | 8.25' | N84°59'56"W | 0°47'15" |
| C9 | 18.88' | 272.01' | 18.88' | N78°09'02"W | 3°58'40" |
| C10 | 64.09' | 500.01' | 64.05' | N79°50'00"W | 7°20'40" |
| C11 | 80.62' | 500.01' | 80.53' | N88°07'29"W | 9°14'17" |
| C12 | 106.92' | 443.99' | 106.66' | N85°16'58"E | 13°47'53" |
| C13 | 21.75' | 15.00' | 19.89' | S46°16'39"E | 83°04'53" |
| C14 | 3.73' | 272.00' | 3.73' | S4°20'40"E | 0°47'08" |
| C15 | 26.95' | 272.00' | 26.94' | S1°06'47"E | 5°40'40" |
| C16 | 57.57' | 3482.50' | 57.56' | S1°15'08"W | 0°56'50" |
| C17 | 80.03' | 3482.50' | 80.03' | S0°07'14"W | 1°19'00" |
| C18 | 80.02' | 3482.50' | 80.02' | S1°11'46"E | 1°18'59" |
| C19 | 80.01' | 3482.50' | 80.01' | S2°30'45"E | 1°18'59" |
| C20 | 87.39' | 3426.50' | 87.39' | N1°40'45"W | 1°27'41" |
| C21 | 87.59' | 3426.50' | 87.59' | N0°12'59"W | 1°27'53" |
| C22 | 72.36' | 3426.50' | 72.35' | N1°07'15"E | 1°12'36" |
| C23 | 9.24' | 328.00' | 9.24' | N0°55'09"E | 1°36'48" |
| C24 | 27.76' | 328.00' | 27.75' | N2°18'44"W | 4°50'58" |
| C25 | 28.38' | 15.00' | 24.33' | N49°27'43"E | 108°23'51" |
| C26 | 82.05' | 328.00' | 81.83' | S83°30'19"E | 14°19'56" |
| C27 | 80.75' | 272.01' | 80.45' | N88°38'37"W | 17°00'31" |

PHASE 5

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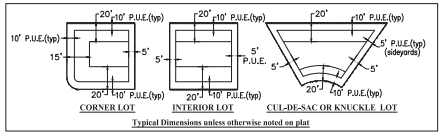


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- FOUND CLASS II STREET MONUMENT
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- CALCULATED POINT (NOT SET)
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT

NORTH
1" = 40

GRAPHIC SCALE

40 0 20 40 80 160

( IN FEET )
1 inch = 40 ft.