

FLAT PLAN
MALLARD POINT

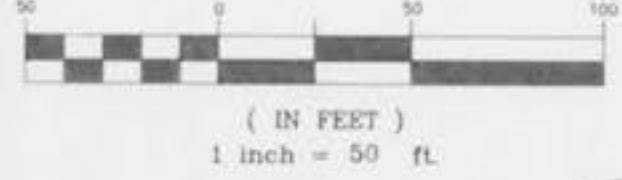
JUNE, 1990 90-040

Rev. 7-27-90 City of Fallon Comments
Rev. 8-6-90 City of Fallon, Gilbert Creek Comm
Rev. 8-30-90 TOS
Rev. 9-3-90 J.C.

General Notes

1. Plat 1 (Phase 1) - 31 lots
2. Display Houses on lots 2,3,4.
3. Lot setbacks
 - 25' Front
 - 6' Side
 - 25' Rear
4. Present zoning (R1)
5. Minimum lot width - 70'
6. Minimum lot area - 2000 sq ft
7. Minimum dwelling size - 775 sq ft
8. All streets in development shall be dedicated to the public.
9. All utilities shall be located underground.
10. Due to rock elevations laterals 24" x 80" are shallower than normal. Field verify lateral elevations prior to constructing houses.

GRAPHIC SCALE



APPROXIMATE LOCATION OF STORM INLET, PER PLANS BY BAX ENGINEERING, DATED 3-26-90, JOB NUMBER 83-1200N, BAYFIELD, PHASE SIX.

BAYFIELD/AMARILLO VILLAGE
FUTURE DEVELOPMENT
(Phase 6)



BAYFIELD PLAT TWO
PB.23 PG.91

PLAT 3

Note: All curb inlets & area inlets shall have a 8 1/2" metal rod bolted on or cast in place on the openings. (across to center)

NOTE: ALL EXISTING BUILDINGS, PAVEMENT AND OTHER IMPROVEMENTS SHALL BE DEMOLISHED AND/OR BURIED (IN DESIGNATED AREAS) OR REMOVED FROM THE SITE, AS DIRECTED BY THE SOIL ENGINEER OR PICKETT, RAY AND SILVER.

NOTE: Sediment in Basin shall be removed every 2 years per the City of Fallon. 8/30/90 rdy

NOTE: Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction.