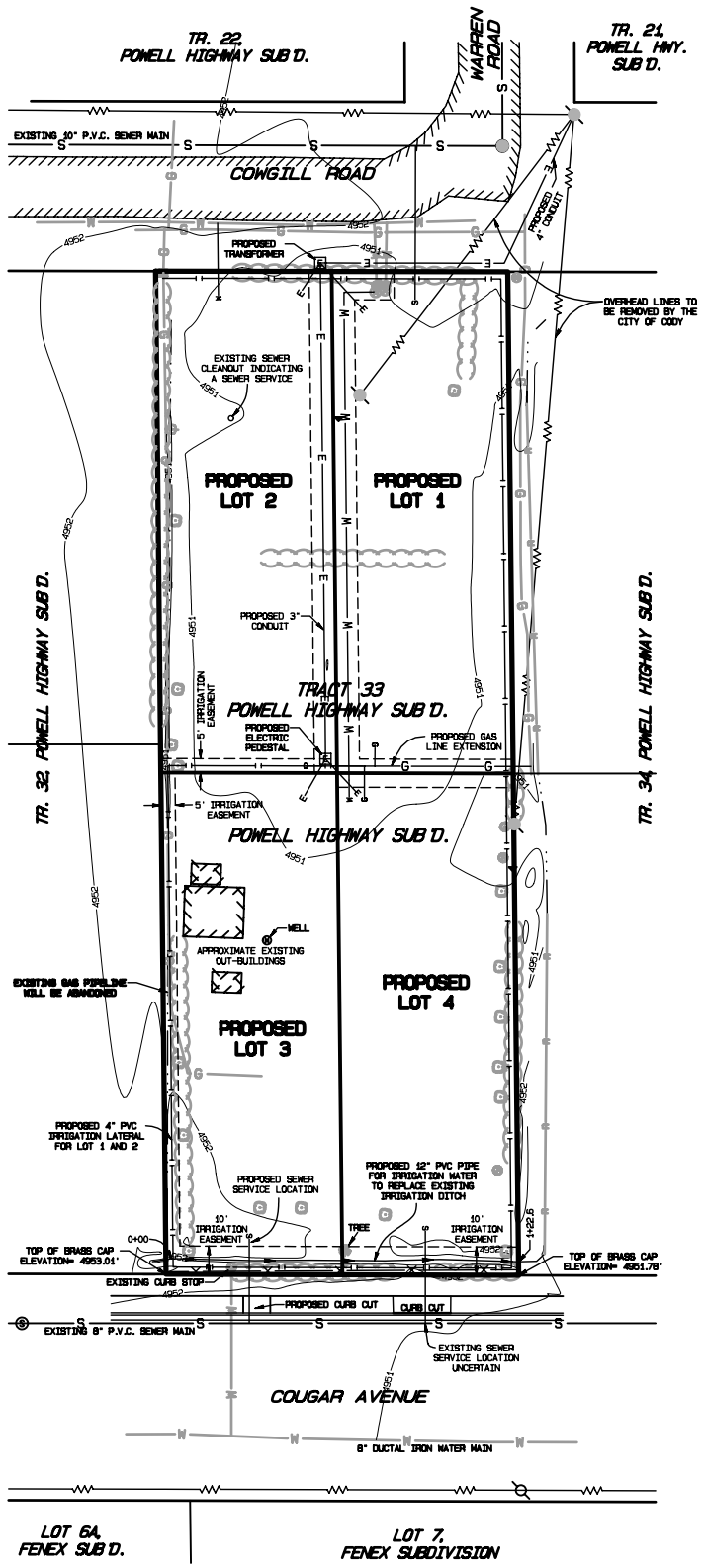


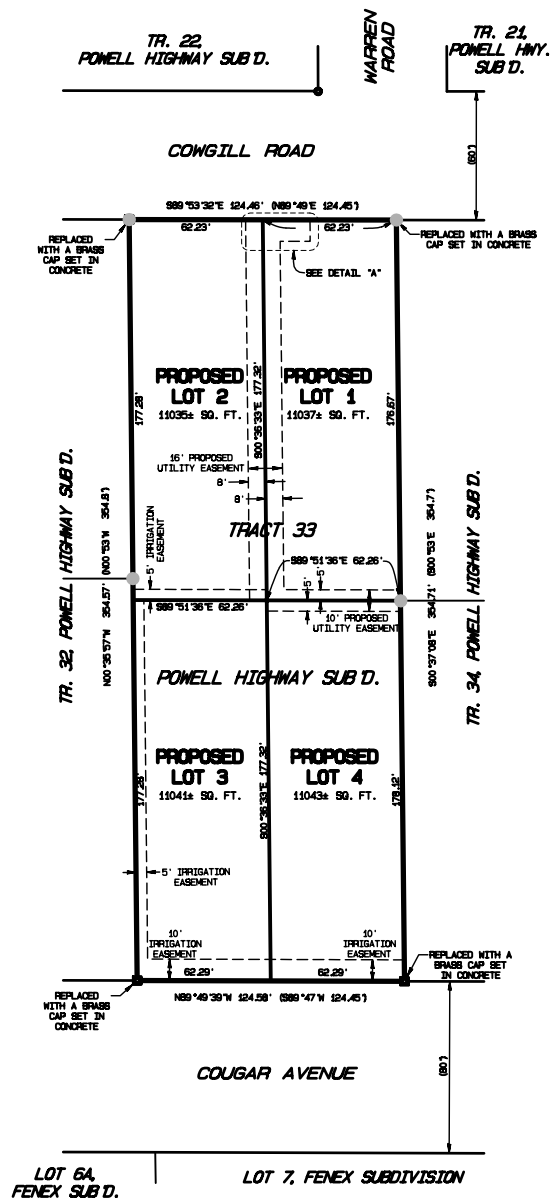
"FEYHL ADDITION"

GRAPHIC SCALE 1"=30'

0 30 60 90

CONTOUR INTERVAL = 1.0'

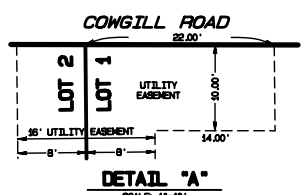
CALL 1-800-849-2476
48 HOURS BEFORE YOU DIG!
www.onecallofwyoming.com



"FEYHL ADDITION"

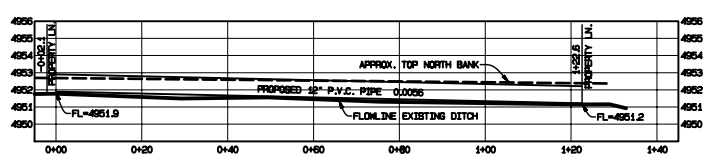
GRAPHIC SCALE 1"=40'

0 40 80 120



DETAIL "A"

SCALE: 1"=10'



PROFILE - 12" IRRIGATION PIPE

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5'

(ALL ADJACENT LANDS WITHIN 200 FT±)

LOCATION	OWNER	RECORDED
TR. 1B, POWELL HIGHWAY SUB'D.	GEORGE, SANDRA K. REVOCABLE TRUST	DOC. NO. 2005-7657
TR. 21, POWELL HIGHWAY SUB'D.	REED, WILLIAM C. & KATHERINE L.	DOC. NO. 2003-1023
TR. 22-N, POWELL HIGHWAY SUB'D.	CARRON, JERRY W. & KIMBERLY H.	M.F. BK 250, PG 252
TR. 22-S, POWELL HIGHWAY SUB'D.	FORTUNATO, LEONARD M. JR.	M.F. BK 250, PG 290
TR. 31, POWELL HIGHWAY SUB'D.	HOCKLEY, RICHARD L. LIVING TRUST	DOC. NO. 2006-6545
TR. 32-N, POWELL HIGHWAY SUB'D.	HANSON, LYLE J. & MARY K.	DOC. NO. 1997-7369
TR. 32-S, POWELL HIGHWAY SUB'D.	YELLOWSTONE BEHAVIORAL HEALTH CENTER	DOC. NO. 2007-5804
TR. 33, POWELL HIGHWAY SUB'D.	FEYHL, ROBERT E. FAMILY TRUST	DOC. NO. 2002-1379
TR. 34-N, POWELL HIGHWAY SUB'D.	ROUSSAN, THOMAS E.	DOC. NO. 2004-8767
TR. 34-S, POWELL HIGHWAY SUB'D.	McDONALD, NANCY A. LIVING TRUST	DOC. NO. 2003-5665
TR. 35-N, POWELL HIGHWAY SUB'D.	ROUSSAN, THOMAS E.	DOC. NO. 2004-8767
TR. 35-S, POWELL HIGHWAY SUB'D.	McDONALD, NANCY A. LIVING TRUST	DOC. NO. 2003-5665
LOTS 5N & 6N, FENEX SUB'D.	CODY WY CONGREGATION OF JEHOVAH'S WITNESSES	DOC. NO. 2006-8407
LOTS 5S & 6S, FENEX SUB'D.	DENOMY, JOJEAN LIMITED PARTNERSHIP	DOC. NO. 2006-8406
LOT 6A, FENEX SUB'D.	ELDER CARE, INC.	DOC. NO. 1998-1795
LOT 7, FENEX SUB'D.	BORNER, GLORIA JEAN	M.F. BK 176, PG 294
LOT 8, FENEX SUB'D.	BORNER, GLORIA JEAN	M.F. BK 176, PG 294

VARIANCE REQUESTED

1. A VARIANCE IS REQUESTED TO ALLOW THE "FEYHL ADDITION" TO BE APPROVED WITHOUT ALLEYS. REFER TO SECTION 30-12 (9) OF THE CITY CODE.

2. A VARIANCE IS REQUESTED TO ALLOW THE "FEYHL ADDITION" TO BE APPROVED WITHOUT CURB, GUTTER AND SIDEWALK ALONG COWGILL ROAD. REFER TO SECTION 30-12 (8) OF THE CITY CODE.

LEGEND

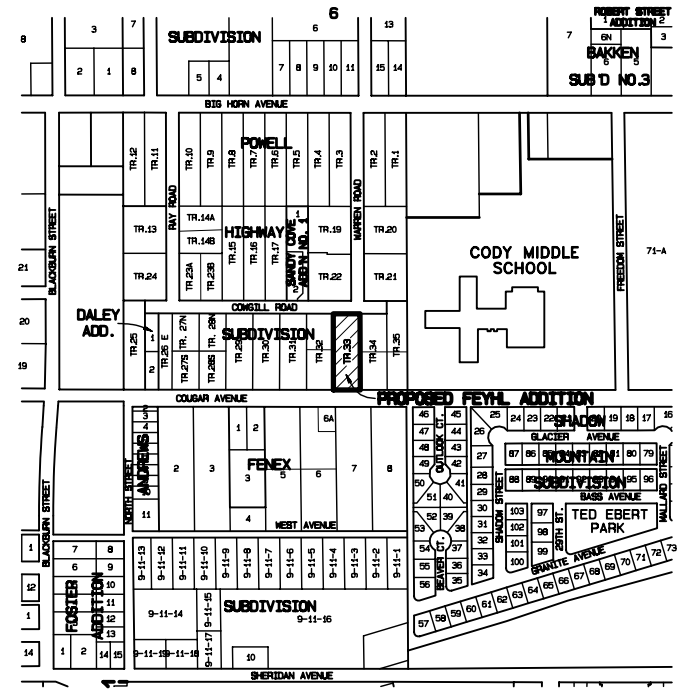
- REBAR WITH ALUM. CAP FOUND
- REBAR FOUND
- 1/2" IRON PIPE FOUND
- TREE
- SHRUB
- EXISTING MAILBOX
- EXISTING TELEPHONE BOX
- EXISTING GAS METER
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE CURB STOP
- EXISTING ELECTRIC BOX
- EXISTING ELECTRIC TRANSFORMER/PEDESTAL
- EXISTING ELECTRIC METER
- EXISTING GAS VALVE
- EXISTING MANHOLE (UNIDENTIFIED)
- EXISTING RAW WATER VALVE
- EXISTING WATERLINE VALVE
- EXISTING BUSH
- EXISTING CABLE TV BOX
- EXISTING DROP INLET
- EXISTING RAW WATER PIPELINE (R)
- EXISTING WATER PIPELINE (W)
- PROPOSED WATER PIPELINE (W)
- EXISTING NATURAL GAS PIPELINE (G)
- PROPOSED NATURAL GAS PIPELINE (G)
- EXISTING SANITARY SEWER (S)
- EXISTING BURIED TELEPHONE CABLE (T)
- EXISTING BURIED ELECTRIC CABLE (E)
- PROPOSED BURIED ELECTRIC CABLE (E)
- EXISTING FENCE (X)
- EXISTING CABLE T.V. (C)
- EXISTING EASEMENTS
- PROPOSED EASEMENTS
- PROPOSED GAS SERVICE (G)
- PROPOSED ELECTRIC SERVICE (E)
- PROPOSED SEWER SERVICE (S)
- PROPOSED TREATED WATER SERVICE & CURB STOP (W)
- HEDGE
- RECORD DIMENSIONS SHOWN THUS ( )

IRRIGATION NOTES

1. PROPOSED 12" PVC PIPE. THIS PROPOSED PIPE IS TO BE LAID IN THE EXISTING DITCH FROM THE WEST LINE OF THE FEYHL ADDITION TO THE EAST LINE. BEGIN AT WEST PROPERTY LINE WITH FLOW LINE OF PIPE AT ELEVATION 4951.9 AND LAY PIPE AT A SLOPE OF 0.0056 (0.560) TO EAST PROPERTY LINE ENDING WITH A FLOW LINE ELEVATION OF 4951.2. INSTALL AN INLINE "T" FOR LOT 3 AND A SECOND IN LINE "T" FOR LOT 4 WITH SLIDE GATES. INSTALL A SLIDE GATE AT THE INLET OF THE 12" PIPE.

2. PROPOSED 4" PVC LATERAL. THIS PROPOSED PIPE IS TO BE LAID IN THE EXISTING DITCH ALONG THE WEST LINE AS SHOWN AND CONTINUE ALONG THE SOUTH LINE OF LOT 2. INSTALL A SLIDE GATE AT THE PIPE INLET. INSTALL AN IN LINE "T" FOR LOT 2 AND CAP LINE AT LOT 1. THE INLET FLOW LINE ELEVATION IS TO BE 4952.0 AND PIPE LAID AT A SLOPE OF 0.0082 (0.82%) TO THE PIPE END. FLOW LINE AT PIPE END IS TO BE 4950.0.

T.53N., R.101W.
(RESURVEY)



VICINITY MAP SHOWING A PORTION OF THE CITY OF CODY

SCALE: 1" = 400'

GENERAL NOTES

1. CONTACT INFORMATION FOR THE "FEYHL ADDITION" IS AS FOLLOWS:

ROY HOLM, P.E.L.S. (ENGINEER)
HOLM, BLOUGH & COMPANY
1402 STAMPEDE AVE.
CODY, WY 82414
(307) 587-6281

PROPERTY OWNERS ARE SCOTT D. FEYHL AND SANDRA J. FEYHL, HUSBAND AND WIFE
P.O. BOX 2341
RED LODGE, MT 59068
(406) 425-1365
DOC. NO. 2008-0503

2. THE OWNERS PROPOSE TO SUBDIVIDE THE PARCEL OF LAND INTO 4 LOTS.

3. TOTAL DEVELOPMENT AREA = 44156 SQ.FTs. PROPOSED LOT 1 = 11037 SQ.FTs. PROPOSED LOT 2 = 11035 SQ.FTs. PROPOSED LOT 3 = 11041 SQ.FTs. PROPOSED LOT 4 = 11043 SQ.FTs.

4. CURRENT LAND USE IS ZONED "B" RESEDENTIAL. WITH NO PROPOSED CHANGES TO EITHER LAND USE OR ZONING. ADJACENT SUBDIVISIONS ARE ZONED "B" RESEDENTIAL.

5. THE EXISTING BUILDINGS WILL BE DEMOLISHED OR REMOVED FROM THE PROPERTY TO MAKE WAY FOR RESIDENCES.

6. UTILITY SERVICES MAY BE UPGRADED IF NECESSARY AT THE TIME OF THE NEW CONSTRUCTION.

7. NONE OF THE EXISTING UTILITY SERVICES SHOWN ON THIS PLAN WERE LOCATED BY TRACE WIRE. ALL NEW UTILITY SERVICES THAT CANNOT BE MAGNETICALLY LOCATED SHALL HAVE TRACE WIRE INSTALLED WITH THE SERVICE.

8. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROVISION AND INSTALLATION OF ANY NEW ELECTRICAL SERVICE LATERALS TO SERVE THE NEW PROPOSED LOTS. THE DEVELOPER SHALL PROVIDE A QUALIFIED ELECTRICAL CONTRACTOR TO INSTALL THE NEW SERVICE LATERALS TO PROPOSED LOTS.

9. TELEPHONE AND CABLE TV WILL FOLLOW THE ELECTRIC LINES.

10. IRRIGATION WATER FROM THE CODY CANAL WILL CONTINUE TO BE USED ON THE PROPERTY. NO FLOOD IRRIGATION, ONLY SPRINKLER IRRIGATION IS PROPOSED.

PRELIMINARY PLAT
FOR THE

"FEYHL ADDITION"

THE RESUBDIVISION OF
TRACT 33, OF THE POWELL HIGHWAY SUBDIVISION
WITHIN THE CITY OF CODY
PARK COUNTY, WYOMING

HOLM, BLOUGH AND COMPANY
Consulting Engineers & Land Surveyors
1402 Stampede Ave.
Cody, Wyoming 82414

BOOK 474 OCTOBER, 2008
S:\JOBS\2008\08-108\08-108 PRELIM.pro