ADDRESS: 1311 BISON VIEW LANE

AREA: 8,386 S.F. ~ 0.19 ACRES

PLAT NO. 222960

Curve	Radius	Length	Chord	Chord Bearing
C1	25.00'	39.27'	35.36'	S 87°47'30" W

30' 20' 10' 0' 30'

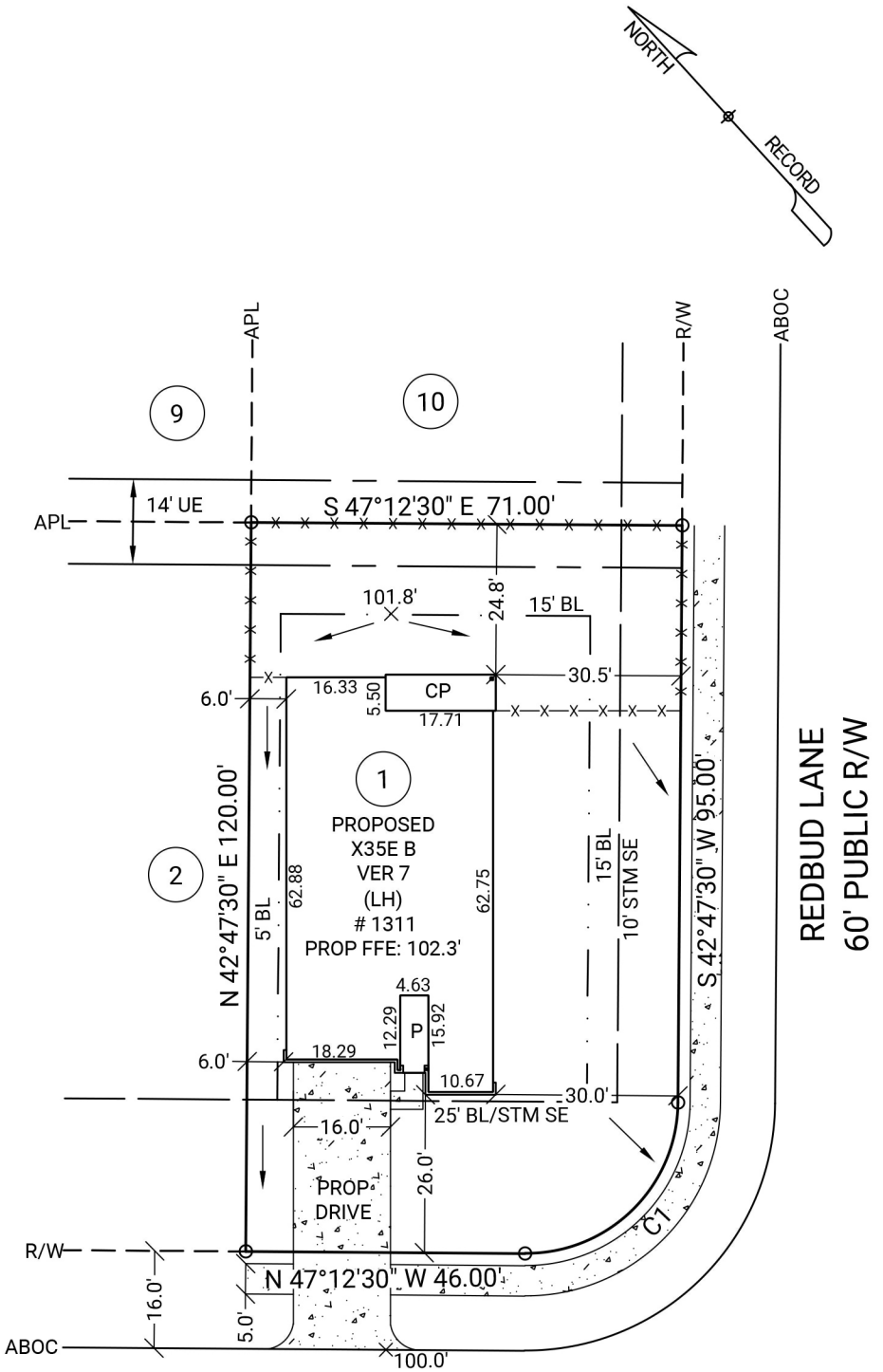
GRAPHIC SCALE: 1" = 30'

DRAINAGE TYPE: "A"

TOTAL FENCE	158 LF
FRONT	37 LF
LEFT	25 LF
RIGHT	25 LF
REAR	71 LF

AREAS	
LOT AREA	8,386 SF
SLAB	2,237 SF
LOT COVERAGE	27 %
INTURN	265 SF
DRIVEWAY	500 SF
PUBLIC WALK	856 SF
PRIVATE WALK	25 SF
REAR YARD AREA	216.8 SY
FRONT YARD AREA	626.1 SY

OPTIONS:
FRONT BRICK ONLY,
COVERED PATIO,
FRAMING, FOUNDATION, & ROOF RAFTER DETAILS



BISON VIEW LANE
60' PUBLIC R/W

LEGEND

BL	Building Line
APL	Approximate Property Line
ABOC	Approximate Back of Curb
R/W	Right of Way
N/F	Now or Formerly
UE	Utility Easement
DE	Drainage Easement
SSE	Sanitary Sewer Easement
WLE	Water Line Easement
STMSE	Storm Sewer Easement
PROP	Proposed
MFE	Minimum Finished Floor Elevation
FFE	Finished Floor Elevation
GFE	Garage Floor Elevation
P	Porch
CP	Covered Patio
PAT	Patio
S	Stoop
CONC	Concrete
—X—	Fence
TOF	Top of Forms
RBF	Rebar Found
RBS	Rebar Set

NOTE: BASE ELEVATION IS ASSUMED.
(FOR REFERENCE ONLY)

NOTE: PLOT PLAN PREPARED WITHOUT BENEFIT OF TITLE.

This property lies within flood zone "X" according to FEMA FIRM#: 48015C0400F, effective on 10/18/2019.

GENERAL NOTES: No field work has been performed. This property is subject to additional easements or restrictions of record. Carter & Clark Surveyors is unable to warrant the accuracy of boundary information, structures, easements, and buffers that are illustrated on the subdivision plat. Utility easement has not been field verified by surveyor. contact utility contractor for location prior to construction (if applicable). This plat is for exclusive use by client. Use by third parties is at their own risk. Dimensions from house to property lines should not be used to establish fences. City sidewalks, driveway approaches, and other improvements inside the city's right of way are provided for demonstration purposes only. consult the development plans for actual construction. This plat has been calculated for closure and is found to be accurate within one foot in 10,000+ feet.