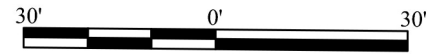


**ADDRESS: 1206 KINGBIRD COURT**

AREA: 7,978 S.F. ~ 0.18 ACRES  
 PLAT NO. 222960



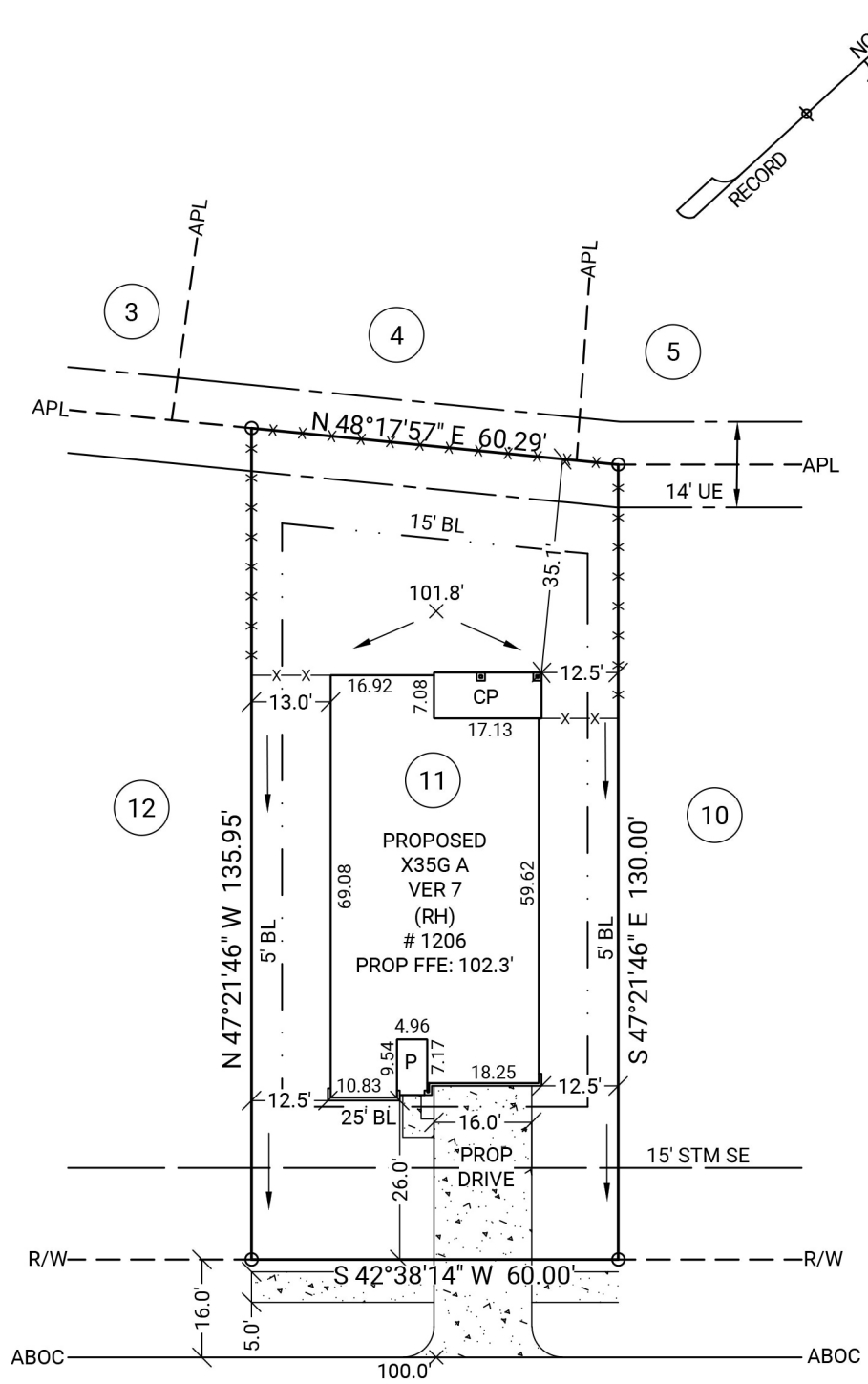
GRAPHIC SCALE: 1" = 30'

DRAINAGE TYPE: "A"

<b>TOTAL FENCE</b>	168 LF
FRONT	26 LF
LEFT	40 LF
RIGHT	42 LF
REAR	60 LF

<b>AREAS</b>	
LOT AREA	7,978 SF
SLAB	2,334 SF
LOT COVERAGE	29 %
INTURN	267 SF
DRIVEWAY	454 SF
PUBLIC WALK	220 SF
PRIVATE WALK	27 SF
REAR YARD AREA	258.5 SY
FRONT YARD AREA	367.8 SY

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



**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
- CI Curb Inlet
- PAT Patio
- S Stoop
- CONC Concrete
- X- Fence
- TOF Top of Forms
- RBF Rebar Found
- RBS Rebar Set

**KINGBIRD COURT  
 60' PUBLIC R/W**

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.