

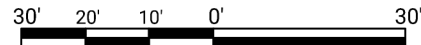
ADDRESS: 1243 WATERSIDE TRACE

AREA: 7,543 S.F. ~ 0.17 ACRES

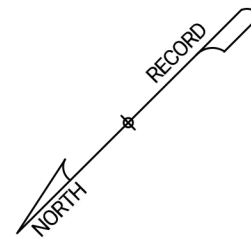
PLAT NO. 222960

DRAINAGE TYPE: "A"

Curve	Radius	Length	Chord	Chord Bearing
C1	730.00'	51.62'	51.61'	N 44°39'46" E
Line	Bearing	Distance		
L1	S 48°17'57" W	6.85'		
L2	N 42°38'14" E	6.66'		



GRAPHIC SCALE: 1" = 30'

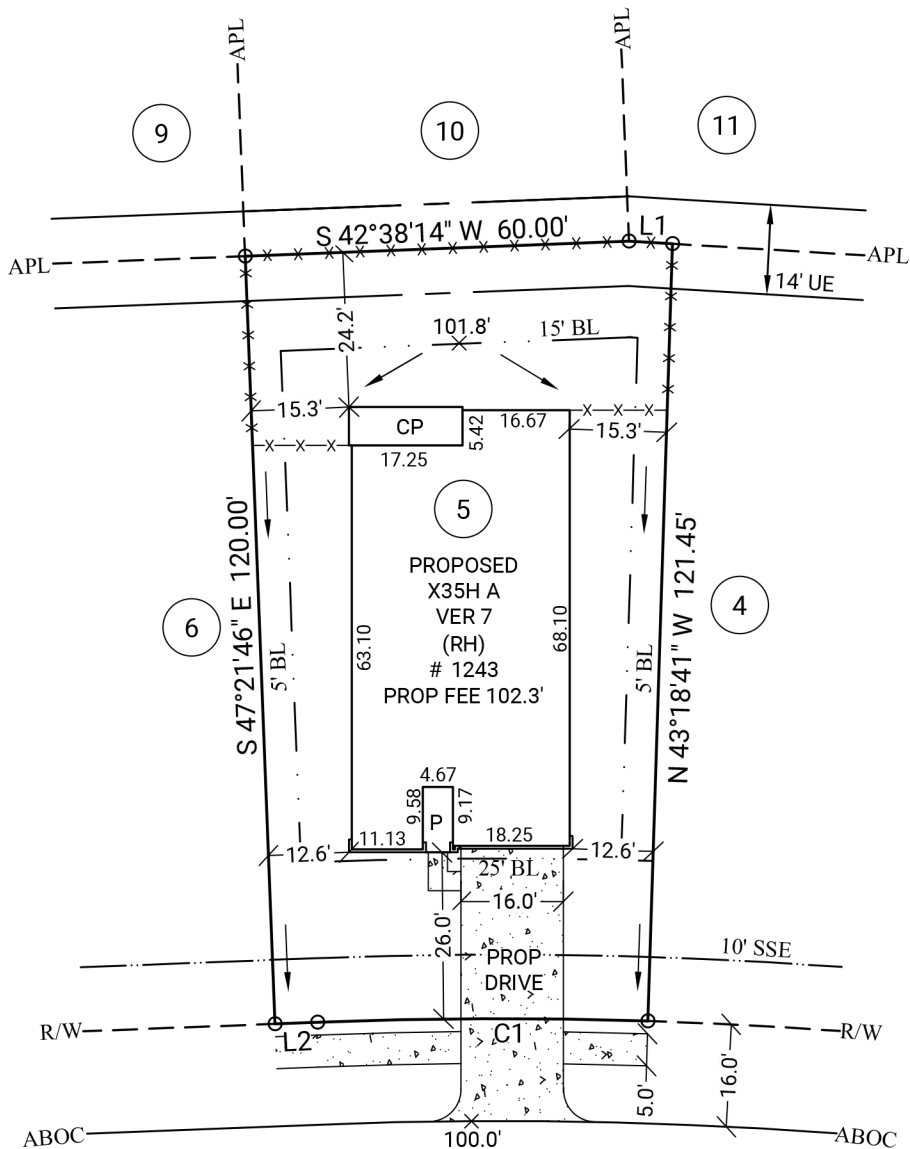


TOTAL FENCE	153 LF
FRONT	30 LF
LEFT	30 LF
RIGHT	26 LF
REAR	67 LF

AREAS	
LOT AREA	7,543 SF
SLAB	2,355 SF
LOT COVERAGE	31 %
INTURN	266 SF
DRIVEWAY	424 SF
PUBLIC WALK	210 SF
PRIVATE WALK	24 SF
REAR YARD AREA	193.8 SY
FRONT YARD AREA	382.4 SY

OPTIONS:

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



**WATERSIDE TRACE
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
- CI Curb Inlet
- 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.