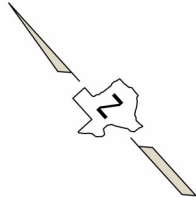


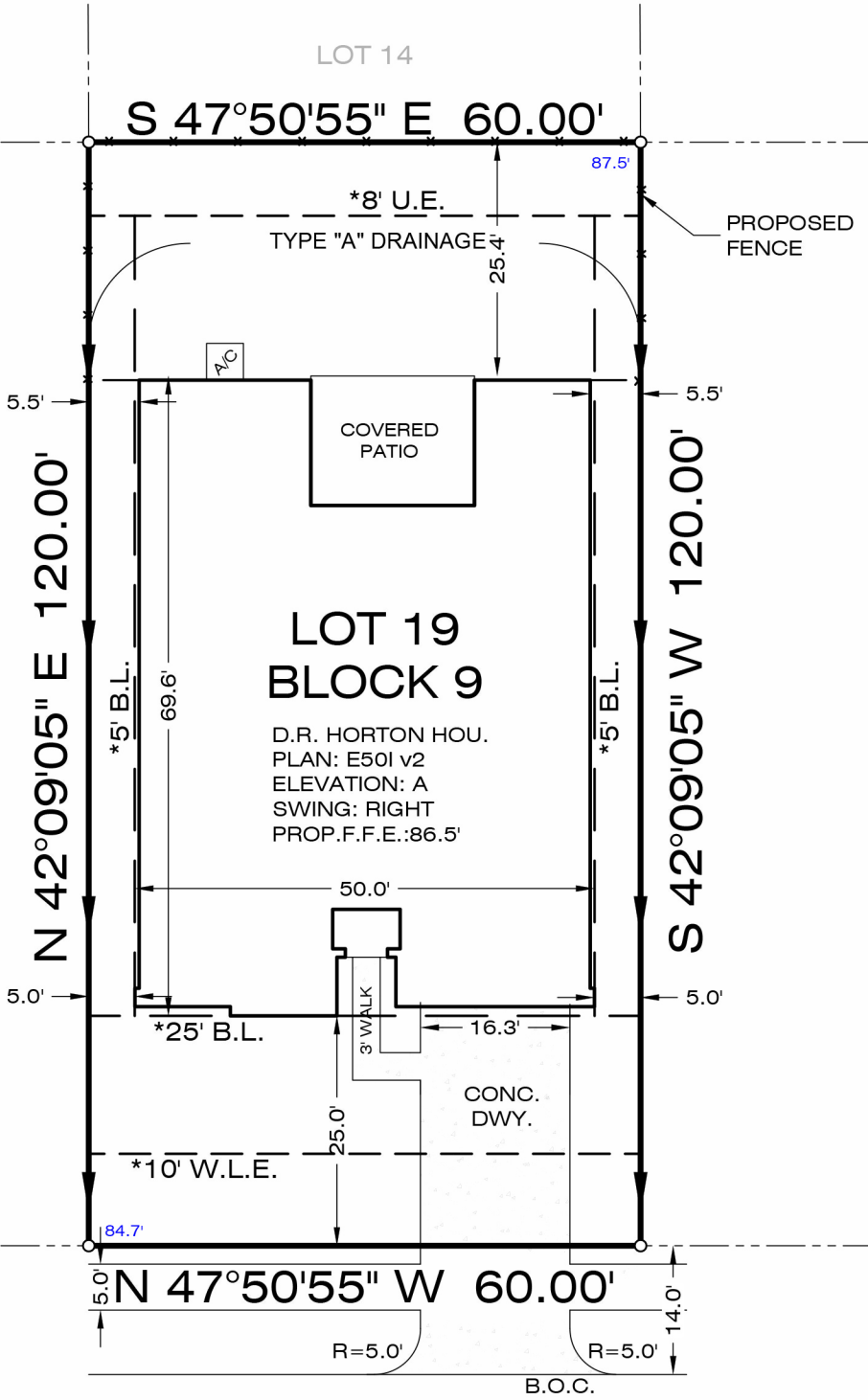
7315 AUDUBON RUSSET DRIVE

This property lies within flood zone "X",
 according to FEMA FIRM# 48201C0670M
 effected on 06/09/2014

AREA: 7,200 S.F. - 0.1653 ACRES
 PLAT NO. 20220129
 MFE: 75.1'



OPTIONS:
 FRONT BRICK
 ONLY



LEGEND:

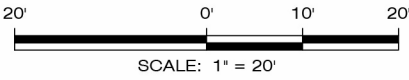
A.E.	= AERIAL EASEMENT
B.L.	= BUILDING LINE
ESMT	= EASEMENT
B.O.C.	= BACK OF CURB
R.O.W.	= RIGHT-OF-WAY
COVD	= COVERED PATIO
CONC.	= CONCRETE
W.L.E.	= WATER LINE EASEMENT
S.S.E.	= SANITARY SEWER EASEMENT
F.F.E.	= FINISHED FLOOR ELEVATION
U.E.	= UTILITY EASEMENT
M.F.E.	= MINIMUM FINISHED FLOOR ELEVATION
R	= RADIUS
PROP.	= PROPOSED
---	FENCE
---	UTILITY EASEMENT
---	BUILDING LINE
---	PROPERTY LINE
---	BOUNDARY ADJACENT
---	CONCRETE PAVEMENT

* PER PLAT

AUDUBON RUSSET DRIVE
 (60' R.O.W.)

NOTES:

- 1.) PLOT PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT THERE MAY BE EASEMENTS AND/OR BUILDING LINES NOT SHOWN HEREON.
- 2.) SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY.
- 3.) ENGINEERING, ARCHITECTURAL AND JURISDICTIONAL REQUIREMENTS AND GUIDELINES WERE NOT INVESTIGATED, RESEARCHED, OR EXAMINED FOR THIS SITE.



AREA CALCULATIONS

LOT AREA =	7,200 SQ. FT.
HOUSE/GARAGE =	3,328 SQ. FT.
PRIVATE WALK =	53 SQ. FT.
AC PAD =	16 SQ. FT.
DRIVEWAY =	423 SQ. FT.
INTURN =	283 SQ. FT.
PUBLIC WALK =	219 SQ. FT.
TOTAL FENCE =	123 LINEAR FT.
FRONT =	11 LN. FT.
REAR =	60 LN. FT.
LEFT =	26 LN. FT.
RIGHT =	26 LN. FT.
FRONT SOD =	248 SQ. YDS.
REAR SOD =	170 SQ. YDS.
LOT COVERAGE =	53.1 %

VER. 0