ADDRESS: 1315 BISON VIEW LANE This property lies within flood zone "X" according to FEMA FIRM#: 48015C0400F, effective on AREA: 7.200 S.F. ~ 0.17 ACRES GRAPHIC SCALE: 1" = 30' 10/18/2019 PLAT NO. 222960 DRAINAGE TYPE: "A" **TOTAL FENCE** 140 LF FRONT 25 LF **LEFT** 30 LF RIGHT 25 LF **REAR** 60 LF **AREAS** LOT AREA 7.200 SF SLAB 2.355 SF LOT COVERAGE 33 % INTURN 267 SF **DRIVEWAY** 424 SF PUBLIC WALK 220 SF PRIVATE WALK 24 SF 173.1 SY **REAR YARD AREA** FRONT YARD AREA 368.0 SY **OPTIONS:** FRONT BRICK ONLY. S 47°12'30" E 60.00' 14' UE COVERED PATIO, API: FRAMING, FOUNDATION, & ROOF RAFTER DETAILS 101.8 12.8 16.67 CP 12.8 17.25 120.00 3 42°47'30" E 120.00 PROPOSED X35H A S 42°47'30" W VER 7 (RH) 핆 #1315 PROP FFE: 102.3' **LEGEND** 18.25 2<u>5' STMSE</u> BL **Building Line** APL Approximate Property Line 15' STMSE 16.0 ABOC Approximate Back of Curb PROP R/W Right of Way DRIVE Now or Formerly N/F **Utility Easement** UE -R/W DE Drainage Easement .N 47°12'30' W 60.00 Sanitary Sewer Easement SSF **WLE** Water Line Easement STMSE Storm Sewer Easement -ABOC ABOC PROP Proposed 100.0 **MFE** Minimum Finished Floor Elevation **BISON VIEW LANE FFE** Finished Floor Elevation 60' PUBLIC R/W **GFE** Garage Floor Elevation Porch CP Covered Patio PAT Patio Stoop CONC Concrete

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

NOTE: BASE ELEVATION IS ASSUMED.

(FOR REFERENCE ONLY)

NOTE: PLOT PLAN PREPARED WITHOUT BENEFIT OF TITLE.

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.

-x-

TOF

RBF

RBS

Fence

Top of Forms

Rebar Found

Rebar Set