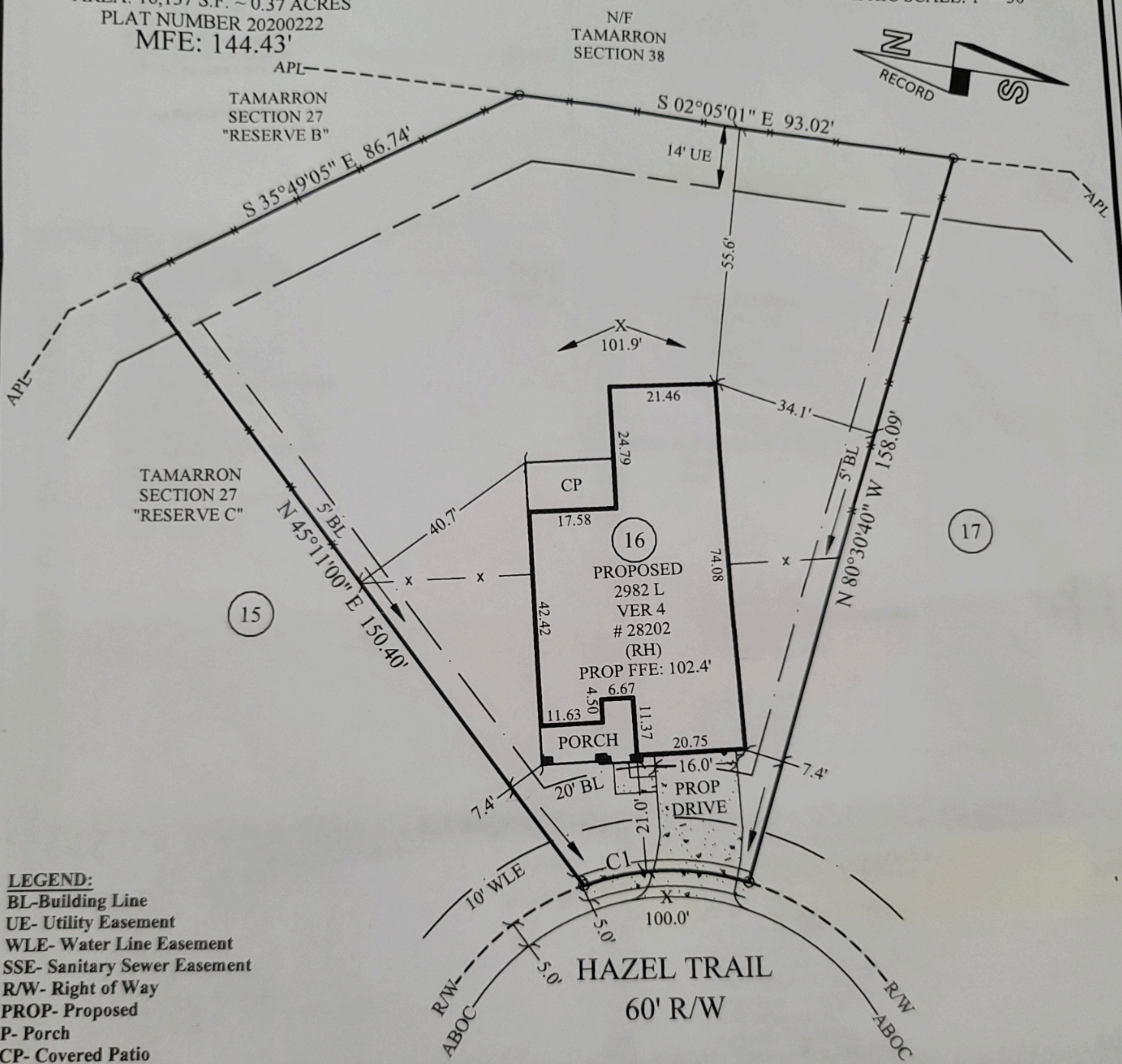
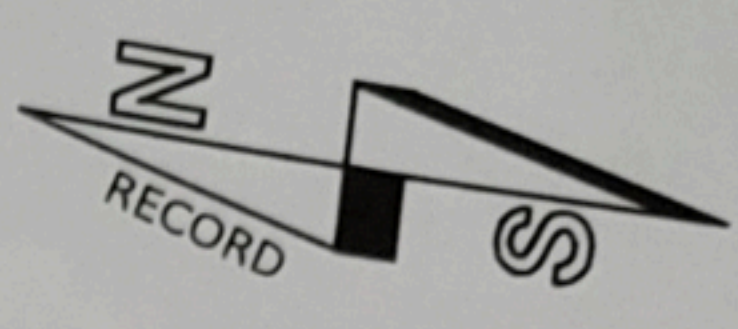
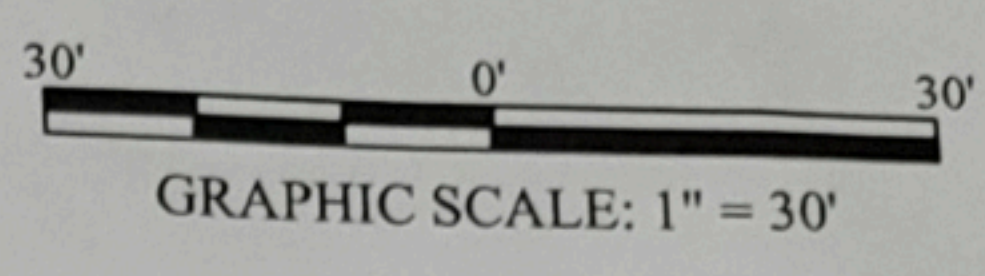


UTILITY EASEMENTS AND ENCUMBRANCES THAT ARE ILLUSTRATED ON THE SUBDIVISION PLAT.
 PRIOR TO CONSTRUCTION. (IF APPLICABLE)
 THIS PLAT IS FOR EXCLUSIVE USE BY CLIENT. USE BY THIRD PARTIES IS AT THEIR OWN RISK.
 DIMENSIONS FROM HOUSE TO PROPERTY LINES SHOULD NOT BE USED TO ESTABLISH FENCES.
 CITY SIDEWALKS, 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 112,263 FEET.

CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	50.00'	32.16'	31.60'	N 08°56'07" W

ADDRESS: 28202 HAZEL TRAIL

AREA: 16,137 S.F. ~ 0.37 ACRES
 PLAT NUMBER 20200222
 MFE: 144.43'



- LEGEND:**
 BL- Building Line
 UE- Utility Easement
 WLE- Water Line Easement
 SSE- Sanitary Sewer Easement
 R/W- Right of Way
 PROP- Proposed
 P- Porch
 CP- Covered Patio
 PAT- Patio
 DK- Deck
 S- Stoop
 LF- Linear Feet
 SF- Square Feet
 SY- Square Yards
 APL- Approximate Property Line
 ABOC- Approximate Back of Curb

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

TOTAL FENCE:	404 LF
FRONT=	56 LF
LEFT=	77 LF
RIGHT=	91 LF
REAR=	180 LF

SLAB=	2,748 SF
LOT AREA=	16,137 SF
LOT COVERAGE=	17 %
INTURN=	86 SF
DRIVEWAY=	368 SF
PUBLIC WALK=	77 SF
PRIVATE WALK=	33 SF
REAR YARD AREA=	1,222.0 SY
FRONT YARD AREA=	219.7 SY

- OPTIONS:
 4 SIDES BRICK
 STUDY
 BEDROOM 5
 FRAMING, FOUNDATIONS, & ROOF
 RAFTER DETAIL

