

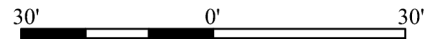
ADDRESS: 30107 REAGANS RANCH DRIVE

AREA: 7,197 S.F. ~ 0.16 ACRES

PLAT NO. 20220096

MFE: 148.60'

DRAINAGE TYPE: "A"



GRAPHIC SCALE: 1" = 30'

Curve	Radius	Length	Chord	Chord Bearing
C1	1820.00	19.94'	19.94'	S 86°03'46" E
C2	2620.00	36.71'	36.71'	S 85°20'50" E

TOTAL FENCE	
TOTAL FENCE	205 LF
FRONT	17 LF
LEFT	65 LF
RIGHT	65 LF
REAR	58 LF

AREAS	
LOT AREA	7,197 SF
SLAB	2,687 SF
LOT COVERAGE	37 %
INTURN	267 SF
DRIVEWAY	443 SF
PUBLIC WALK	203 SF
PRIVATE WALK	29 SF
REAR YARD AREA	264.9 SY
FRONT YARD AREA	232.1 SY

OPTIONS:

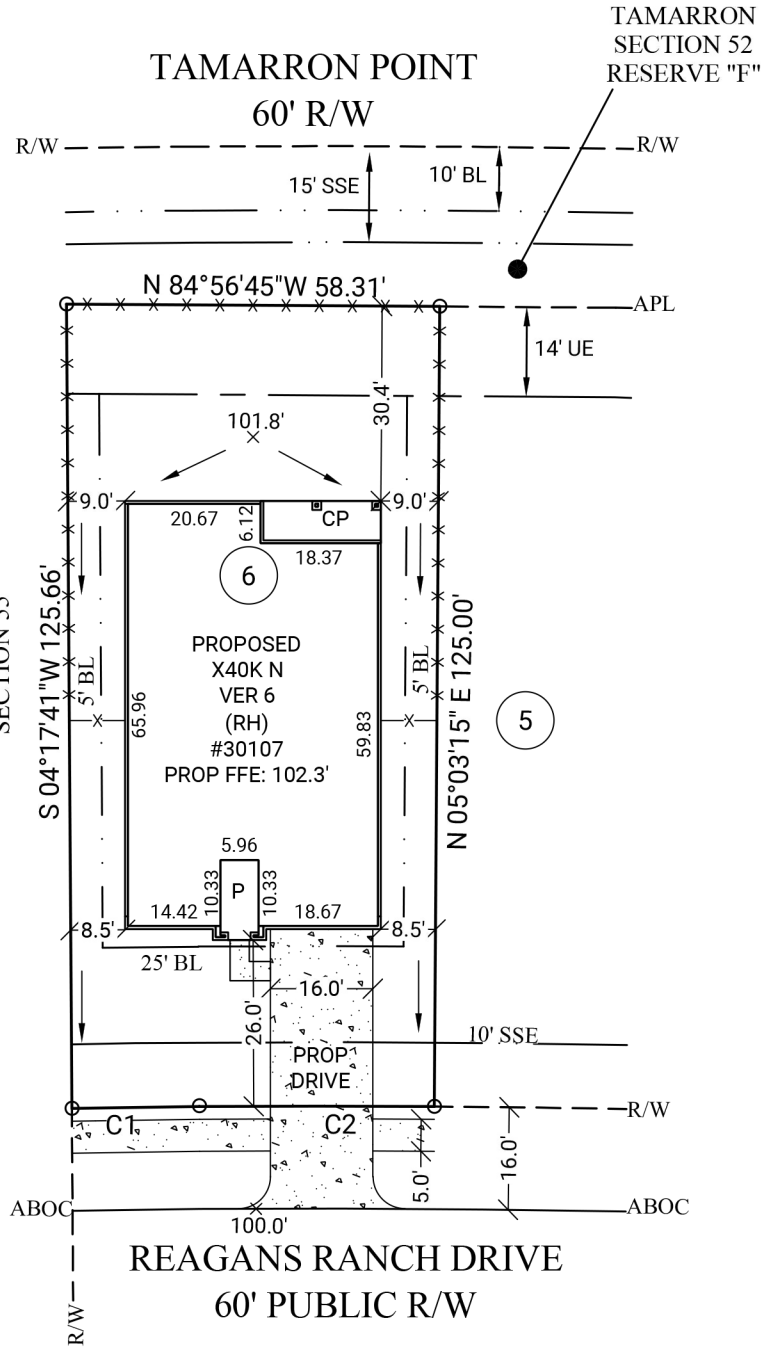
- 4 SIDES BRICK
- COVERED PATIO
- FRAMING, FOUNDATION, & ROOF
- RAFTER DETAILS

This property lies within flood zone "X" according to FEMA FIRM#: 48157C0085M, effective on 01/29/2021.



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
- S Stoop
- 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.

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.