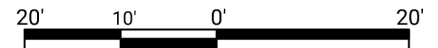


ADDRESS: 3706 BRISTOL HILLS COURT

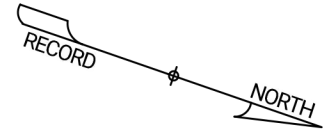
PLAT NO. 2023055132

MFE: 154.45'

AREA: 6,001 S.F. ~ 0.14 ACRES



GRAPHIC SCALE: 1" = 20'



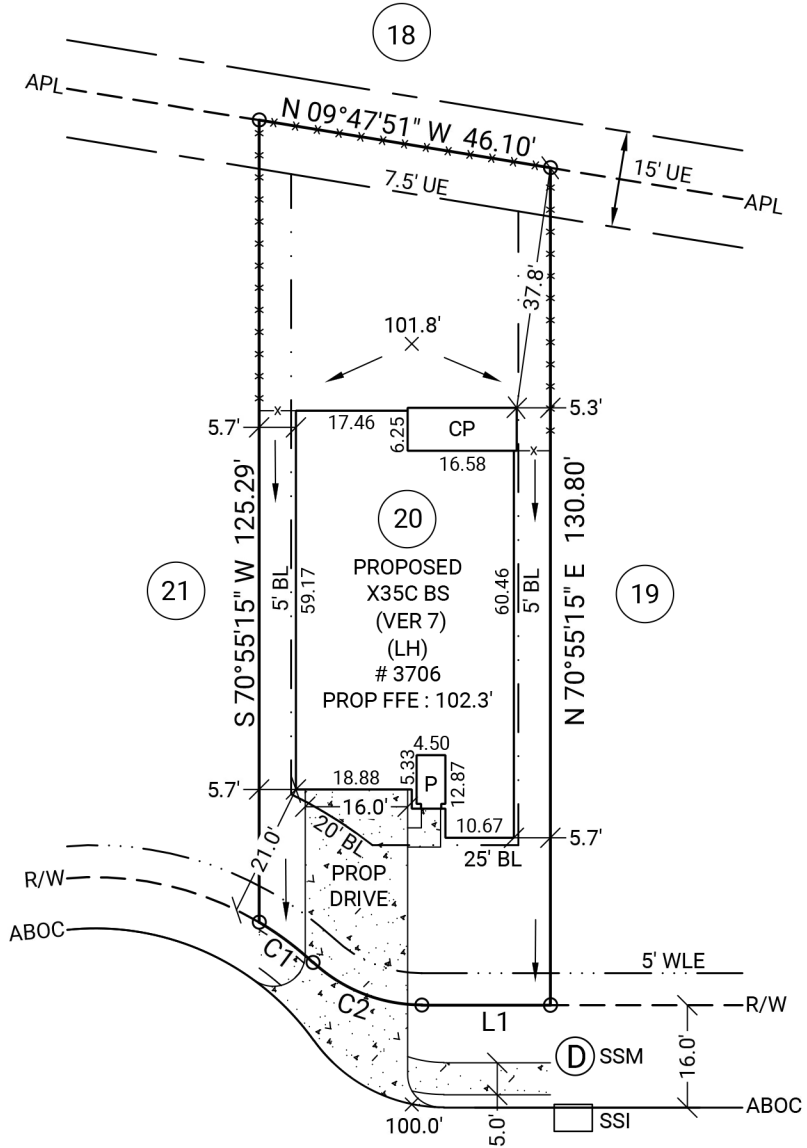
DRAINAGE TYPE: "A"

TOTAL FENCE	147 LF
FRONT	11 LF
LEFT	46 LF
RIGHT	44 LF
REAR	46 LF
AREAS	
LOT AREA	6,001 SF
SLAB	2,121 SF
LOT COVERAGE	35 %
INTURN	253 SF
DRIVEWAY	495 SF
PUBLIC WALK	147 SF
PRIVATE WALK	25 SF
REAR YARD AREA	213.3 SY
FRONT YARD AREA	188.5 SY

OPTIONS:
 NO BRICK,
 COVERED PATIO,
 FRAMING, FOUNDATION & ROOF
 RAFTER DETAILS

Line	Bearing	Distance
L1	S 19°04'45" E	20.12'

Curve	Radius	Length	Chord	Chord Bearing
C1	50.00'	10.49'	10.47'	S 17°44'35" W
C2	25.00'	18.69'	18.26'	S 02°20'15" W



- LEGEND**
- P Porch
 - PAT Patio
 - S Stoop
 - X- Fence
 - CONC Concrete
 - RBS Rebar Set
 - PROP Proposed
 - RBF Rebar Found
 - BL Building Line
 - R/W Right of Way
 - TOF Top of Forms
 - CP Covered Patio
 - N/F Now or Formerly
 - SSI Sanitary Sewer Inlet
 - SSM Storm Sewer Manhole
 - GFE Garage Floor Elevation
 - FFE Finished Floor Elevation
 - STMSE Storm Sewer Easement
 - WLE Water Line Easement
 - UE Utility Easement
 - DE Drainage Easement
 - SSE Sanitary Sewer Easement
 - ABOC Approximate Back of Curb
 - APL Approximate Property Line
 - MFE Minimum Finished Floor Elevation

**BRISTOL HILLS COURT
60' R/W**

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.