

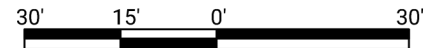
ADDRESS: 3707 BRISTOL HILLS COURT

PLAT NO. 2023055132

MFE: 154.45'

AREA: 6,149 S.F. ~ 0.14 ACRES

DRAINAGE TYPE: "A"



GRAPHIC SCALE: 1" = 30'

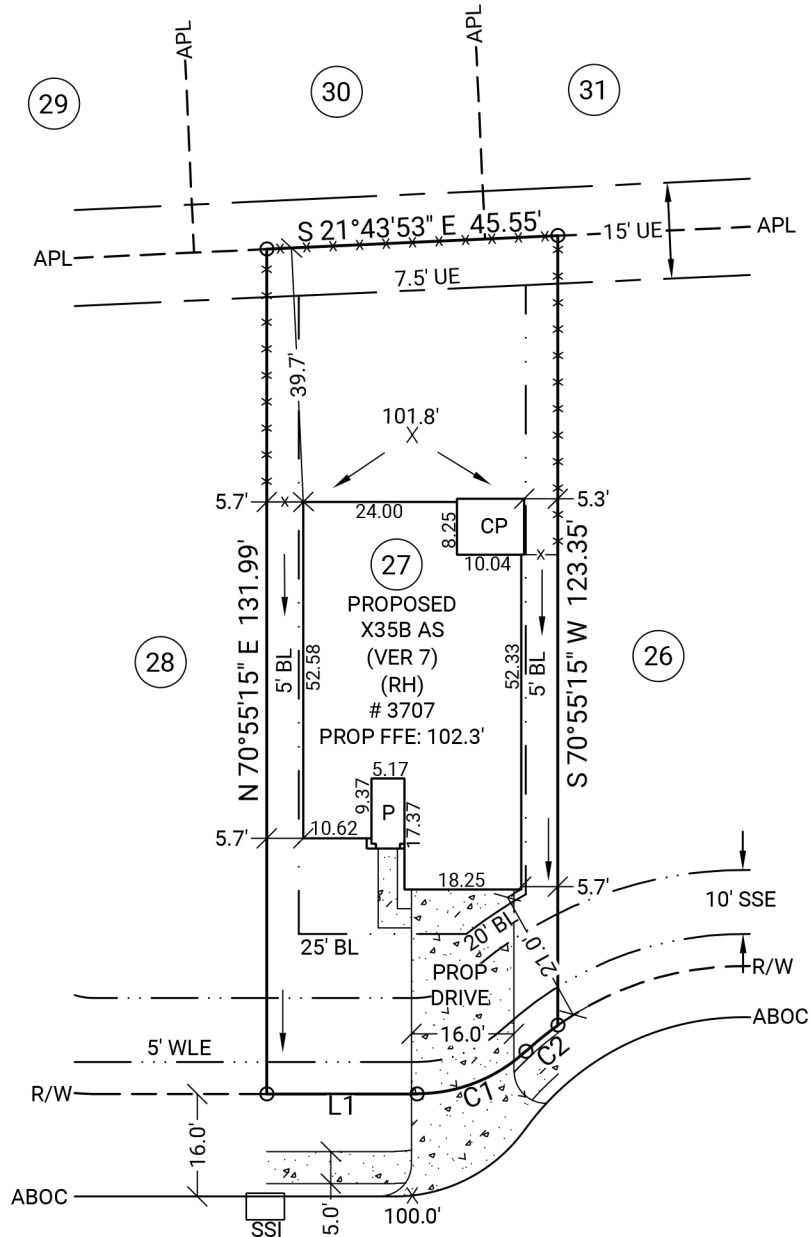
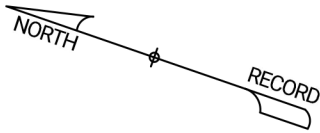
TOTAL FENCE	146 LF
FRONT	11 LF
LEFT	39 LF
RIGHT	50 LF
REAR	46 LF

AREAS	
LOT AREA	5,974 SF
SLAB	1,954 SF
LOT COVERAGE	33 %
INTURN	259 SF
DRIVEWAY	486 SF
PUBLIC WALK	152 SF
PRIVATE WALK	44 SF
REAR YARD AREA	209.1 SY
FRONT YARD AREA	207.7 SY

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

Line	Bearing	Distance
L1	N 19°04'45" W	23.49'

Curve	Radius	Length	Chord	Chord Bearing
C1	25.00'	18.69'	18.26'	N 40°29'45" W
C2	50.00'	6.47'	6.46'	N 58°12'27" W



BRISTOL HILLS COURT
60' R/W

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

NOTE: PLOT PLAN PREPARED WITHOUT BENEFIT OF TITLE.

- 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
 - SSM Sanitary Sewer Manhole
 - SSI Sanitary Sewer Inlet

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.