

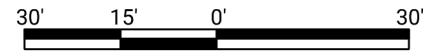
ADDRESS: 5424 PINE CRESCENT COURT

PLAT NO. 20220165

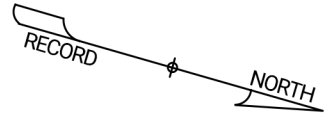
MFE:91.95' OR 24" ABOVE THE LOWEST ADJACENT TOP OF CURB

AREA: 7,935 S.F. ~ 0.18 ACRES

DRAINAGE TYPE: "A"



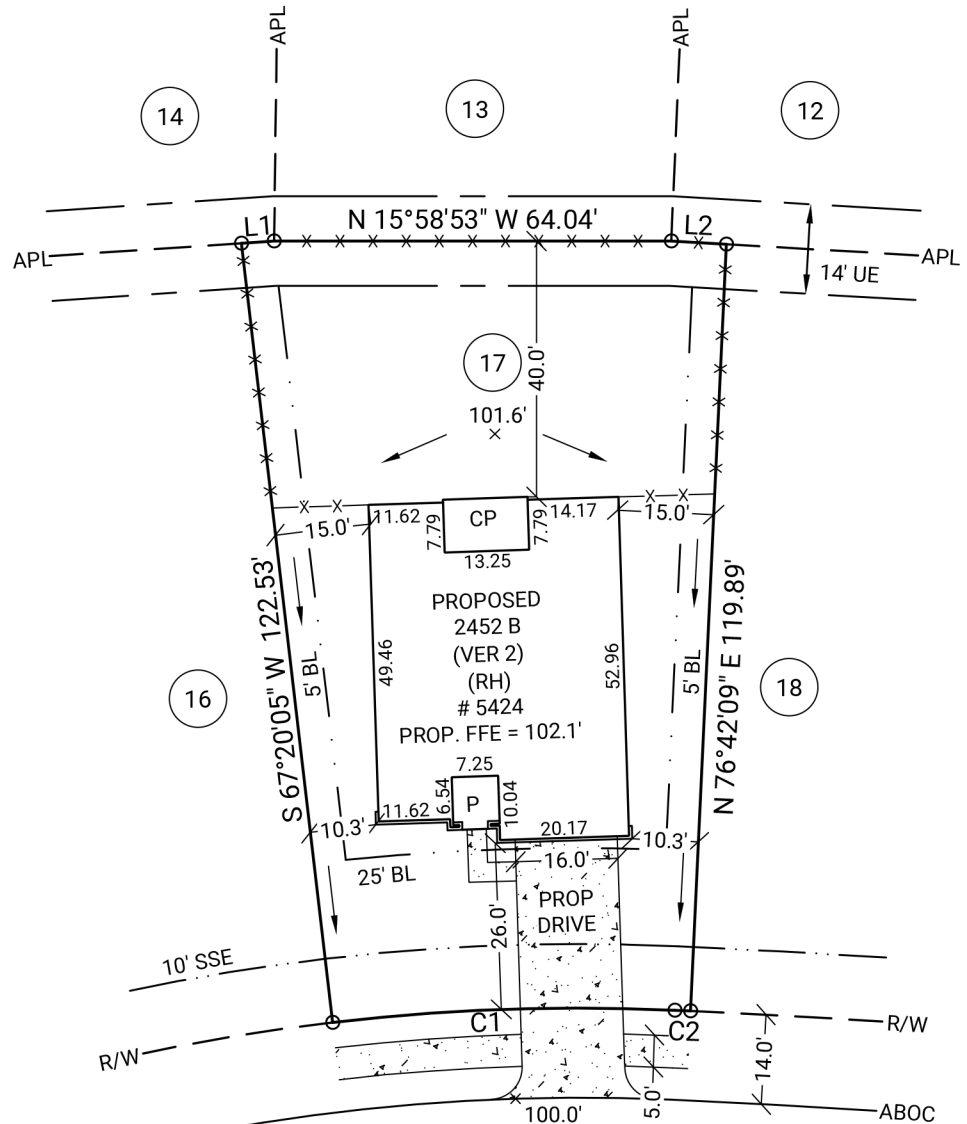
GRAPHIC SCALE: 1" = 30'



TOTAL FENCE	
TOTAL FENCE	187 LF
FRONT	30 LF
LEFT	42 LF
RIGHT	39 LF
REAR	76 LF

AREAS	
LOT AREA	7,935 SF
SLAB	2,039 SF
LOT COVERAGE	26 %
INTURN	234 SF
DRIVEWAY	419 SF
PUBLIC WALK	195 SF
PRIVATE WALK	38 SF
REAR YARD AREA	326.0 SY
FRONT YARD AREA	316.1 SY

OPTIONS:
 FRONT BRICK ONLY
 FRAMING, FOUNDATION, & ROOF
 RAFTER DETAILS



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

Line	Bearing	Distance
L1	N 19°48'22" W	5.14'
L2	N 12°40'16" W	8.61'

Curve	Radius	Length	Chord	Chord Bearing
C1	330.00'	53.54'	53.48'	S 18°01'04" E
C2	1930.00'	2.45'	2.45'	S 13°20'02" E

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.