

20 0 20 40 60

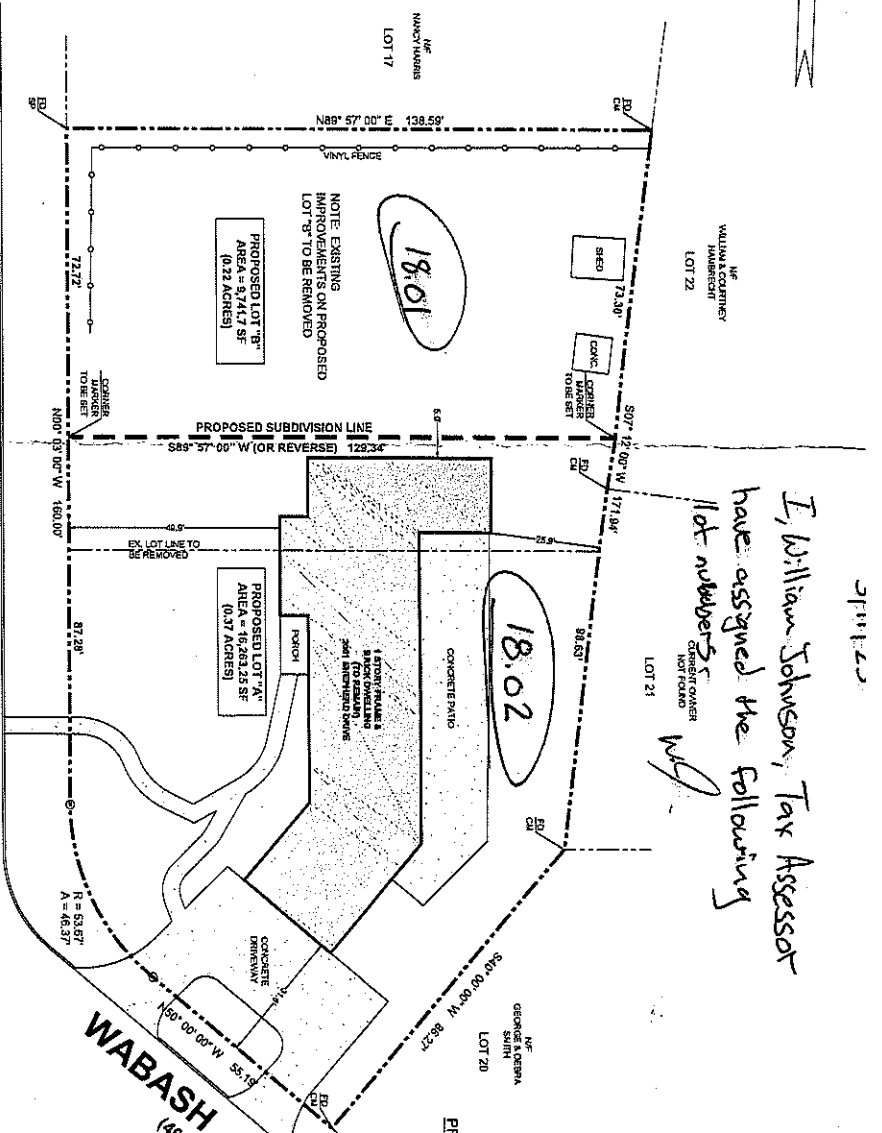
NOTE: A FLAT PLAN OF PROPOSED SITE IMPROVEMENTS, GRADING, UTILITY CONNECTIONS, ETC. SHALL BE FILED AND APPROVED BY THE BUILDING DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS FOR THE NEWLY GRADED LOT. (ENGLISH) (ELEVATION TO MEET FEMA & CITY STANDARDS (FIRM 120114000))

WABASH

# GENERAL NOTES

1. SUBJECT PROPERTY DOES NOT LIE IN A FEMA FLOOD ZONE AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP FOR THE COUNTY.
2. SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 6.61 ACRES.
3. PRELIMINARY MAPS HAVE BEEN FOUND OR SET WHERE INDICATED.
4. OFFSETS SHOWN ARE GIVEN FOR CHECKING COMPLIANCE WITH ZONED RESTRICTIONS AND ZONING REGULATIONS ONLY. OFFSETS SHALL NOT BE USED TO DETERMINE EXACT BOUNDARIES OR TO DETERMINE EXACT RESPONSIBILITY IF THE OFFSETS SHOWN ARE USED OTHER THAN AS INTENDED.
5. THIS PROPERTY IS SUBJECT TO DOCUMENTS OF RECORD, UNDERGROUND IMPROVEMENTS, EASEMENTS, PROPERTY LINE AGREEMENTS OR OTHER INSTRUMENTS, UNLESS NOTED TO THE CONTRARY. SURVEYOR INCORPORATES RECORD AVAILABLE.
6. SURVEYOR SIGNATURE AND SEAL SIGNIFY THAT THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT AND THAT THE SURVEYOR IS A LICENSED SURVEYOR IN THE STATE OF MINNESOTA.
7. THE ILLUSTRATION OF PROPERTY LINE OR RIGHTS OR UNREGULATED OR UNREGULATED WITH LANDS INVOLVING SUBJECT PROPERTY, IF ANY, ARE NOT INCLUDED AS A PART OF SURVEYOR'S CONTRACT WITH CLIENT. SURVEYOR RESERVES THE RIGHT TO MAKE THE SURVEY SHOULD CLIENT REQUEST THESE ADDITIONAL SERVICES.
8. THE SURVEY HAS BEEN PREPARED ONLY FOR THE USE OF THE ISSUED FOR USE WITH SURVEY ATTESTATION OR FOR USE BY ANY OTHER PERSON OR ENTITY NOT SPECIFICALLY NAMED FOR ANY REASONS OTHER THAN AS ORIGINALLY INTENDED.
9. THE LOCATION, LOCATION OR IDENTIFICATION OF HAZARDOUS SUBSTANCES IS NOT INCLUDED AS PART OF SURVEYOR'S CONTRACT WITH CLIENT.

## SHEPHERD DRIVE (68.89' WIDE)



ITEM	REQUIRED	EXISTING	PROPOSED LOT 'A'	STATUS	PROPOSED LOT 'B'
USE	SINGLE FAMILY	SINGLE FAMILY DWELLING	SINGLE FAMILY DWELLING	C	SINGLE FAMILY DWELLING
LOT AREA	10,000 SF	26,005 SF	16,263 SF	C	9,741.7 SF
LOT WIDTH	100 FT	160 FT	53.33 FT	C	72.72 FT
PRINCIPAL SETBACKS					
FRONT	25 FT	31.6 FT	31.6 FT	C	
SIDE	25 FT	49.9 FT	49.9 FT	C	
REAR	25 FT	5 FT & 7.71 FT	5 FT	V	
COVERAGES					
LOT COVERAGE	40% MAX	27.25%	41.4%	V	
MIN. GROSS FLOOR AREA	394 SQ. FT.	1,201 SQ. FT.	3,554 SF	C	
BUILDING HEIGHT	25 FT	25 FT	1 STORY	C	
OFF-STREET PARKING	2 SPACES/LOT MIN.	2 SPACES	2 SPACES	C	

I, William Johnson, Tax Assessor  
have assigned the following  
lot numbers

7/11/20