

# LEGEND

	FIRE HYDRANT		SILT FENCE AND ORANGE CONSTRUCTION FENCE LOCATION
	WATER SERVICE (1" PIPE)		ROOF OVERHANG
	WATER CONNECTION TO HOUSE		(XX'-X X/X") OVERHANG DIMENSION
	WASTEWATER SERVICE (6" PIPE)	F.F.E.	FINISHED FLOOR ELEVATION
	WASTEWATER CONNECTION TO HOUSE	BOC	BACK OF CURB
	ELECTRIC SERVICE	P.U.E.	PUBLIC UTILITY EASEMENT
	ELECTRIC METER	D.E.	DRAINAGE EASEMENT
	GAS SERVICE		FLOW ARROW
	GAS METER		
	YARD LIGHT WITH PHOTOCELL EYE ONLY		
	PORTA-POTTY		
	2"-3" BULLROCK		
	PLANTING BED		
	CONCRETE		

UNIT AREA: 10,805 sq. ft.  
 SILT FENCE LENGTH: 438 feet  
 TOTAL SOD: 516 sq. yds.  
 Rear sod area: 275 sq. yds.  
 Front sod area: 241 sq. yds.  
 FLAT WORK: 538 sq. ft.  
 TOTAL IMPERVIOUS COVER: 45 %  
 House imp. cover: 3450 sq.ft.  
 Driveway imp. cover: 370 sq.ft.  
 Entry Walk imp. cover: 152 sq.ft.  
 A/C pad imp. cover: 16 sq.ft.  
 Pool/Deck imp. cover: 822 sq.ft.  
 DRIVEWAY GRADES:  
 Property Line to Garage: 6 %

## TREE LIST

THERE ARE NO TREES IN THE DEVELOPED AREA OF THIS SUBDIVISION

## PLOT PLAN SCALE: 1"=10'

ADDR: 306 PURSERS PLACE	
CITY: LAKEWAY	STATE: TEXAS
PLAN #: SYCAMORE ELEV. N/A	
UNIT: 32	BLOCK: N/A
SUBDIV.: LAKEWAY HIGHLANDS PHASE 1, SECTION 8E	
BUILDING & EASEMENT LINES:	
FRONT: 10' P.U.E.	DATE: 10/20/2020
	DRAWN BY: TKM

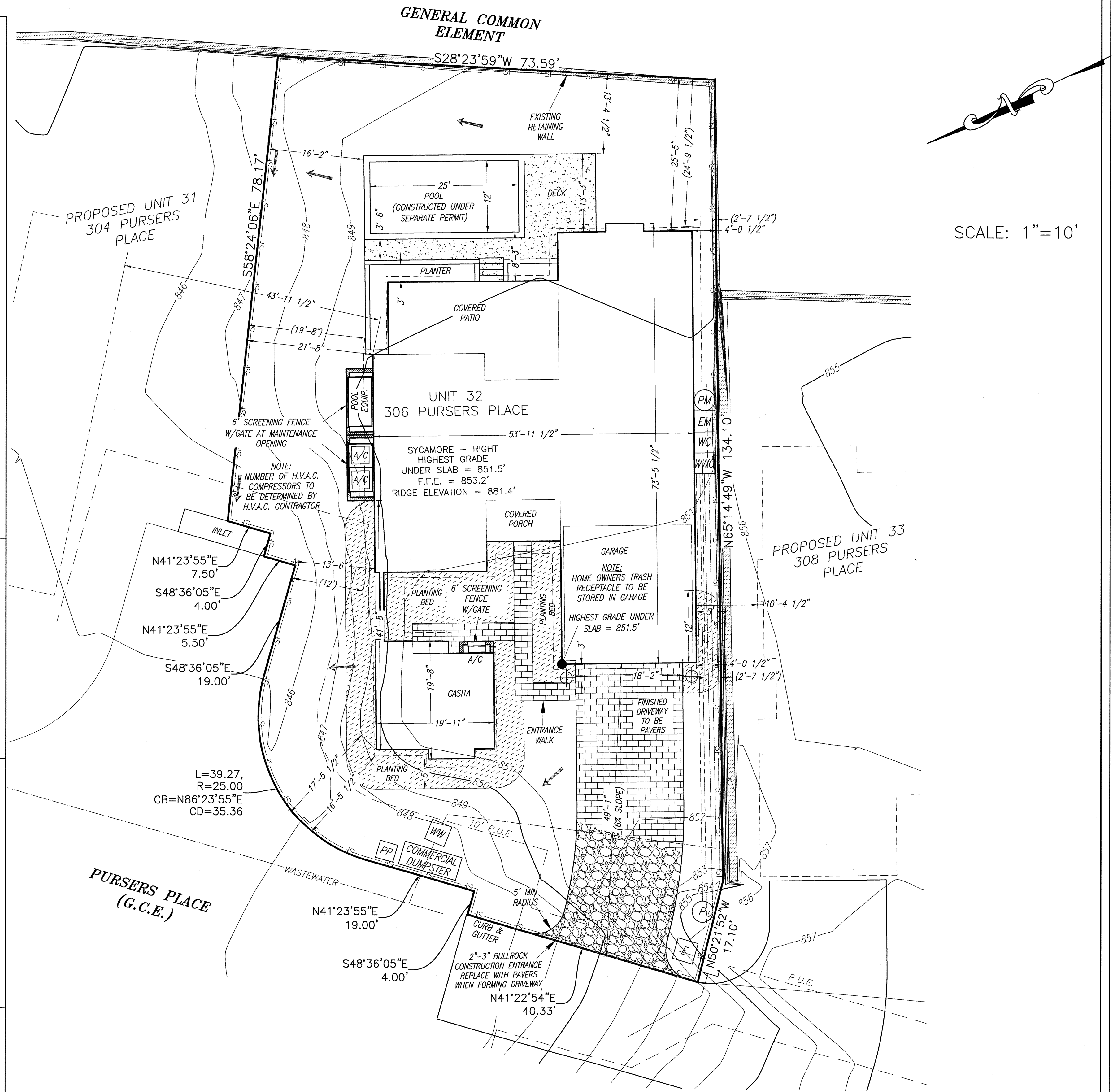
PLANS HAVE BEEN DRAWN IN COMPLIANCE WITH ALL ADOPTED CODES:  
 \* INTERNATIONAL BUILDING CODE 2015, INCLUDING ALL APPENDICES EXCEPT FOR APPENDICES A,B,H, AND J.  
 \* INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS 2015, WITH THE EXCEPTION OF CH. 25-32(PLUMBING), INCLUDING ALL APPENDICES EXCEPT FOR APPENDICES E & L.  
 \* UNIFORM PLUMBING CODE 2015 OR AS ADOPTED BY THE SERVICE PROVIDER.  
 \* INTERNATIONAL MECHANICAL CODE 2015, INCLUDING ALL APPENDICES EXCEPT FOR APPENDIX B.; NATIONAL ELECTRICAL CODE 2014;; INTERNATIONAL ENERGY CONSERVATION CODE 2015.  
 \* INTERNATIONAL FIRE CODE 2015 AS AMENDED BY TRAVIS COUNTY ESD #6.  
 \* INTERNATIONAL GAS CODE 2015, INCLUDING ALL APPENDICES.

-DRAINAGE WILL NOT ADVERSELY AFFECT ADJOINING LOTS AND ANY DRAINAGE EXITING THE LOT ONTO AN ABUTTING PROPERTY WILL BE DIRECTED TO A COMMON PROPERTY PIN  
 -COMMUNITY MAILBOXES WILL BE PROVIDED TO SERVE POSTAL DELIVERY NEEDS  
 -SIDEWALKS WILL MEET SUBDIVISION STANDARDS

BUILDER SHALL VERIFY ALL DIMENSIONS, BUILDING SETBACKS AND EASEMENTS AND VERIFY BUILDING PLACEMENT FOR COMPLIANCE WITH EXISTING ORDINANCES AND RESTRICTIONS. THIS PLOT PLAN HAS BEEN DRAFTED BASED ON INFORMATION SUPPLIED TO SURVEYOR BY LEGACY. ALL DIMENSIONS ARE FROM RECORDED INFORMATION, EXACT LOCATION DEPENDENT UPON FINAL SURVEY.

**LEGACY**  
 DEVELOPMENT · DESIGN · CONSTRUCTION · SALES

205 WILD BASIN ROAD  
 BUILDING 1  
 AUSTIN, TX 78746  
 (512) 337-2718



SCALE: 1"=10'

**Carlson, Brigrance & Doering, Inc.**

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