

LEGEND	
SYMBOLS	DESCRIPTION
—	BOUNDARY LINE
- - -	EASEMENT LINE
- - - -	BUILDING LINE
●	PROPERTY PIN
B.S.L.	BUILDING SETBACK LINE
P.U.E.	PUBLIC UTILITY EASEMENT
P.D.D.	PLANNED DEVELOPMENT DISTRICT
R.O.W.	RIGHT OF WAY

FENCE NOTE:

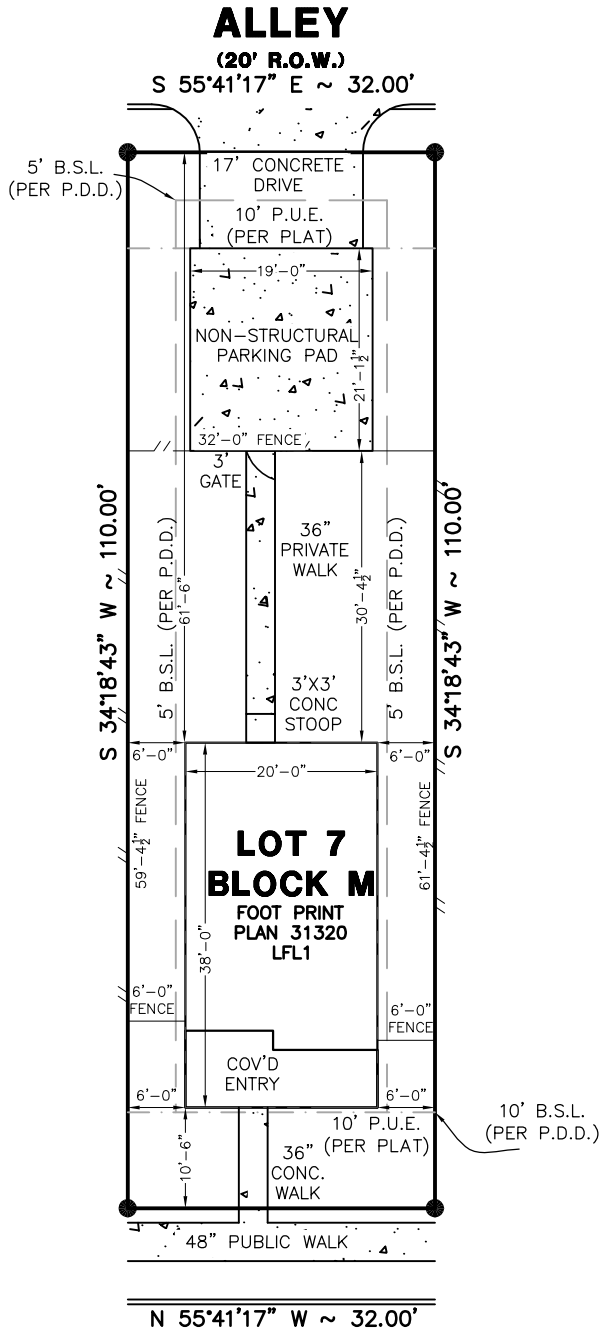
DIMENSIONS GIVEN FOR FENCELINE ARE FOR TAKE OFF PURPOSES ONLY AND SHALL NOT BE USED TO LOCATE BUILDING ON LOT.

FENCE LENGTH: 165 LINEAR FT. (APPROX.)

PLOT PLAN



SCALE: 1" = 20'



N 55°41'17" W ~ 32.00'
126 WAINSCOT OAK WAY
 (50' R.O.W.)

SOD AREA:	
Front Yard:	743 ft ²
Rear Yard:	1332 ft ²
Front R.O.W.:	171 ft ²
TOTAL SOD:	2246 ft²

FLATWORK AREA:	
Private walk	114 ft ²
Private Drive	571 ft ²
Flatwork Patio:	9 ft ²
Public Approach	84 ft ²
Public Walk:	133 ft ²
TOTAL FLATWORK:	911 ft² (Approx.)

IMPERVIOUS COVER	
Lot Area:	3520 ft ²
Slab Area:	760 ft ² 21.59%
Flat Work Area:	694 ft ² 19.72%
Total Concrete Area:	1454 ft²
Percentage of Impervious Cover:	41.31%

- SIDEWALKS PER CITY OR SUBDIVISION REQUIREMENTS
- SIZE, SHAPE, AND LOCATION OF DRIVEWAY TO BE VERIFIED BY BUILDER

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ATS JOB#: 14121817s

Path: Projects\Pacesetter\BlancoVistaTractE-1\PlotPlans\PlotPlans\PP007-00M-BVTE.dwg

PACESETTER HOMES, LLC

126 WAINSCOT OAK WAY
 LOT: 7, BLOCK: M
 FINAL SUBDIVISION PLAT: BLANCO VISTA TRACT E-1
 HAYS COUNTY, TEXAS

BUILDER SHALL LOCATE AND VERIFY ALL DIMENSIONS, BUILDING SETBACKS, EASEMENTS AND BUILDING PLACEMENTS OR COMPLIANCE WITH ALL ORDINANCES AND RESTRICTIONS, AND SHALL NOTIFY THIS OFFICE OF ANY ERRORS, OMISSIONS OR DISCREPANCIES PRIOR TO THE ONSET OF CONSTRUCTION. THIS PLOT PLAN HAS BEEN DRAWN BASED ON INFORMATION GIVEN ON THE PLAT PROVIDED BY THE BUILDER AND IS SUBJECT TO ANY AND ALL BUILDING LINES, EASEMENTS AND RESTRICTIONS NOT SHOWN HERE.

DATE ISSUED

12/26/2014

REVISIONS

NO.	DATE	REASON	BY

DRAWN BY: KU
 CHECKED BY: CB

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