

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

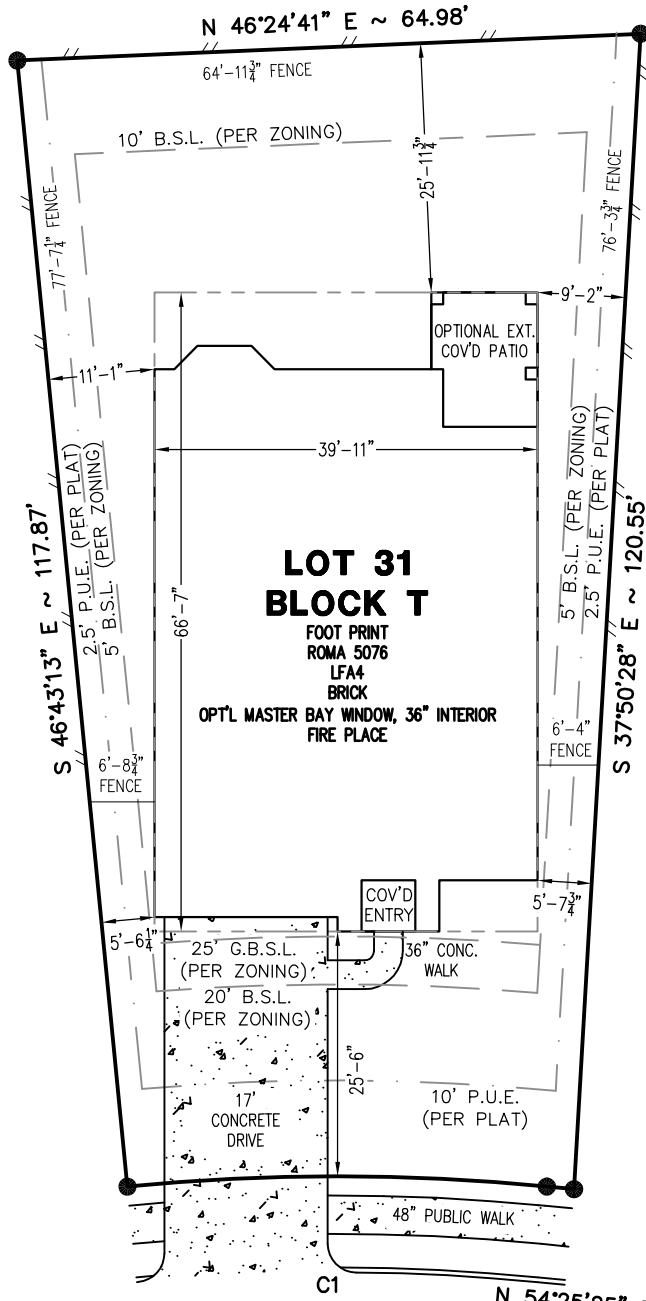
FENCE NOTE:
 DIMENSIONS GIVEN FOR FENCELINE ARE FOR TAKE OFF PURPOSES ONLY AND SHALL NOT BE USED TO LOCATE BUILDING ON LOT.
 FENCE LENGTH: 232 LINEAR FT. (APPROX.)

PLOT PLAN



CURVE DATA TABLE				
CURVE	RADIUS	CHORD DIRECTION	CHORD LENGTH	ARC LENGTH
C1	225.00'	N 48°51'06" E	43.69'	43.76'

SCALE: 1" = 20'



SOD TABLE:		
Fence Length:	232	linear ft
Front Yard:	115	yard ²
Rear Yard (Approx.):	300	yard ²
Front R.O.W. (Approx.):	17	yard ²
TOTALSOD:	432	yard²

FLATWORK AREA:		
Private Walk:	29	ft ²
Private Drive:	463	ft ²
Flatwork Patio:	0	ft ²
Public Approach:	170	ft ²
Public Walk:	115	ft ²
TOTALFLATWORK:	777	ft² (Approx.)

IMPERVIOUS COVER:		
Lot Area:	6587	ft ²
Slab Area:	2363	ft ² 35.87%
Flat Work Area:	492	ft ² 7.47%
Total Concrete Area:	2855	ft ²
Percentage of Impervious Cover:	43.34%	

A.T.S. JOB#: 18061807s

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

Path: Projects\TaylorMorrisonHomes\CrystalFallsBluffs3-3C\PlotPlans\PlotPlans\P2-031-00T-BCF3-3C.dwg

TAYLOR MORRISON AT CRYSTAL FALLS, LLC.

2940 CORAL VALLEY DRIVE
 LOT: 31 BLOCK: T
 THE BLUFFS AT CRYSTAL FALLS SECTION 3, PHASE 3C
 LEANDER, TRAVIS 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

6/18/18

REVISIONS

NO.	DATE	REASON	BY

DRAWN BY: DH
 CHECKED BY: CB

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