

THE GRADES SHOWN ON THIS PLOT PLAN, ARE IN CONFORMITY WITH THOSE SHOWN ON THE MASTER GRADING & DRAINAGE PLAN FOR THIS SUBDIVISION. THE EXISTING GRADES AS SHOWN, REPRESENT ORIGINAL UNDISTURBED SOIL OR BENCHMARK PER THE MASTER GRADING PLAN.

EXACT FLATWORK LOCATION, NUMBER OF STEPS AND EXPOSURES INDICATED, ARE PROJECTED ESTIMATES AND MAY BE ALTERED WITHOUT NOTICE. THIS PLOT IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT REPRESENT THE ACTUAL SURVEY OF THE HOUSE ON THE LOT AND WAS PREPARED FROM RECORDED DATA.

NOTE: THERE ARE NO PROPOSED MANHOLES, PULL BOXES OR TRANSFORMERS UNLESS OTHERWISE NOTED ON THIS PLAN.

INNERWALK CONSTRUCTION
LOCATE INNERWALKS 2' FROM THE FRONT-MOST PORTION OF THE ACTUAL FOUNDATION AND INTERSECT THE DRIVEWAY AT A 90 DEGREE ANGLE AT A LOCATION CENTERED WITH THE FRONT DOOR UNLESS OTHERWISE NOTED. PLANTING AREAS BETWEEN THE INNERWALK AND THE FOUNDATION THAT ARE LESS THAN 1 FOOT ARE TO FILLED WITH CONCRETE AS PART OF THE WALK.

GRADING INFORMATION
ELEVATIONS AND DRAIN DIRECTION ARROWS SHOWN ON THIS PLOT PLAN REFLECT THE ENGINEERED AREA GRADING PLAN FOR THIS NEIGHBORHOOD DEVELOPMENT. PLEASE REFER TO THE COMPLETE AREA GRADING PLAN FOR DETAILED DRAINAGE INFORMATION ON ADJACENT LOTS



- LEGEND**
- WOOD FENCE
 - WIRE FENCE
 - CHAIN LINK FENCE
 - P.U.E PUBLIC UTILITY EASEMENTNT
 - D.E. DRAINAGE EASEMENT
 - B.L. BUILDING LINE
 - IRF IRON ROD FOUND
 - CGS COTTON GIN SPINDLE
 - NF PROPERTY MARKER NOT FOUND
 - POWER POLE
 - OVERHEAD ELEC. LINE
 - DOWN GUY
 - FIRE HYDRANT
 - WASTE/WASTEWATER
 - STREET LIGHT
 - ACP ELEVATION
 - DRAINAGE DIRECTION ARROW
 - ELECTRIC RISER
 - TRANSFORMER
 - TELEVISION RISER
 - TELEPHONE RISER
 - GAS RISER

HOUSE CORNER HEIGHTS

LEFT FRONT
RIGHT FRONT
RIGHT REAR
LEFT REAR
TOTAL INCHES
FOUNDATION AVG. 0.00
GARAGE DROP 0.00
PER CENT MASONRY 25 %
DRAINAGE TYPE

LOT COVERAGE

LOT AREA 6745.56 SQFT
MAX COVERAGE 1837.00 SQFT
FOUNDATION 1753.30 SQFT
FOUNDATION FILL 0.00 CUYD
FOUNDATION CONC. 0.00 YRDS
LIVING-1ST FLR 1837.00 SQFT
GARAGE 388.15 SQFT
PORCH 83.70 SQFT
COVERED PATIO 0.0 SQFT
SUNROOM 0.0 SQFT
INNERWALK 0.0 SQFT
DRIVEWAY 420.30 SQFT
A/C PAD 6.00 SQFT
TOTAL LOT COV. 2735.15 SQFT
% OF LOT 40.55 %
BALANCE-LOT COV. 4010.41 SQFT

STANDARD FLATWORK

PATIO 0.0 SQFT
DRIVE 0.0 SQFT
FRONT WALK 29.89 SQFT
CITY WALK 98.20 SQFT

STD FLATWORK TOT. 98.20 SQFT

OPTIONAL FLATWORK

Patio 0.0 SQFT
Drive 0.0 SQFT
Front Walk 0.0 SQFT
O-Opt 0.0 SQFT
0.0 SQFT

SOD

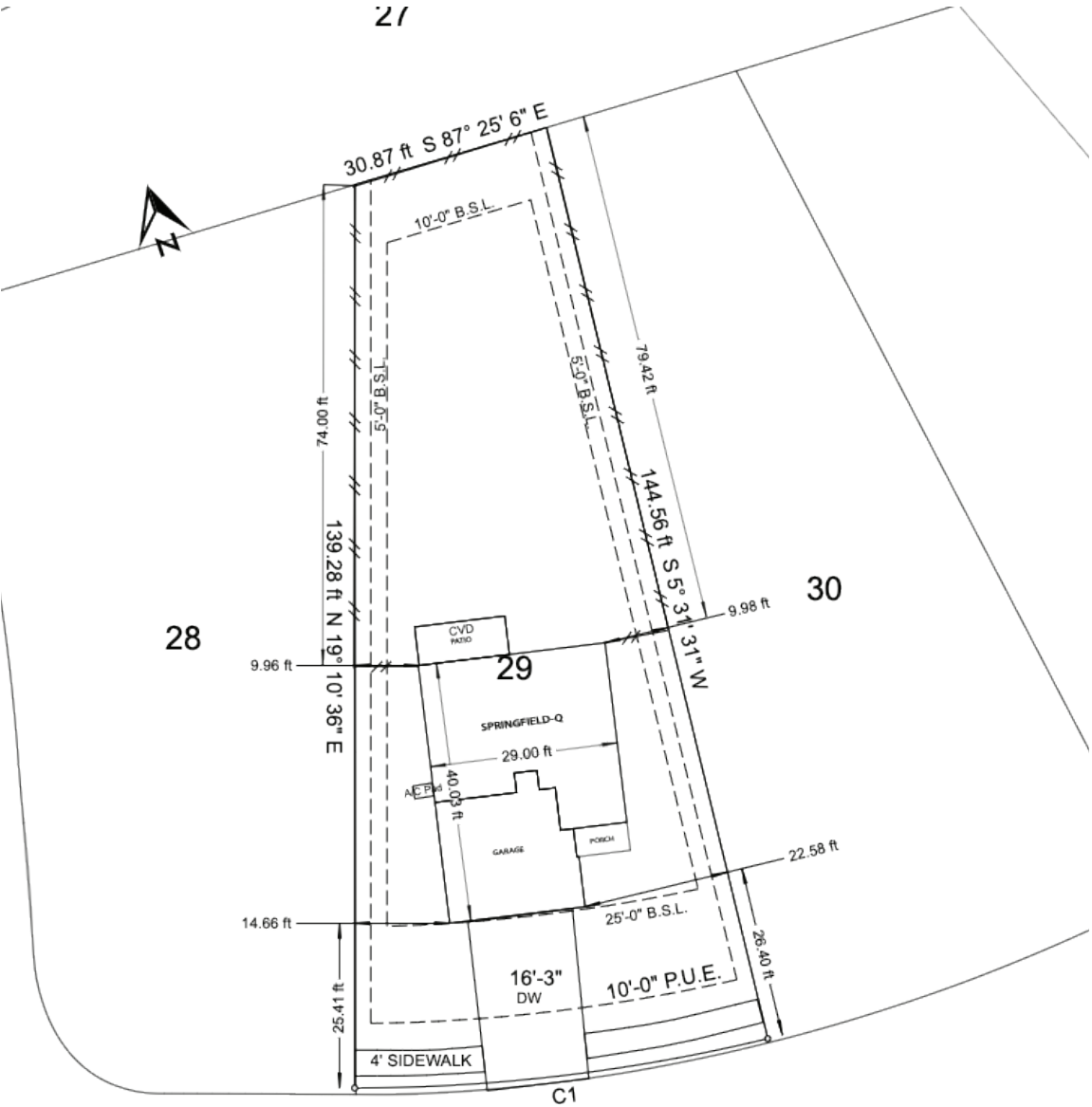
FRONT 0.0 SQYDS
BACK 0.0 SQYDS
LEFT 0.0 SQYDS
RIGHT 0.0 SQYDS
SOD TOTAL 0.0 SQYDS

CUSTOMER:

CUSTOMER SIGN OFF
FIELD MANAGER
SALES COUNSELOR
SDSD CHECKED BY
DATE CHECKED

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	64.30'	271.65'	13.51°	N 77° 39' 6" W	64.15'

LINE TABLE		
LINE	BEARING	LENGTH



600 Hummingbird Lane

ADDRESS 600 Hummingbird Lane Spring Branch Texas 77080	SUBDIVISION Summerlyn West	BLOCK L	LOT 1-L-29	DATE Aug 19 2020
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