

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 BENCHMARKED PER THE MASTER GRADING PLAN.

EXACT FLATWORK LOCATION, NUMBER OF STEPS AND EXPOSURES INDICATED, ARE PROJECTED ESTIMATES AND MAY BE ALTERED WITHOUT NOTICE. THIS LOT 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:PROPERTY MAY BE SUBJECT TO OTHER EASEMENTS, RESTRICTIONS, AND BUILDING LINES NOT SHOWN ON THE FINAL RECORDED PLAT

INNERWALK CONSTRUCTION

LOCATE INNERWALKS 2' FROM THE FRONT-MOST PORTION OF THE ACTUAL FOUNDATION AND INTERSECT THE DRIVEWAY AT A 90 DEGREE ANGLE. INNERWALKS ARE TO INTERSECT THE FRONT PORCH 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 BE FILLED WITH CONCRETE AS PART OF THE SIDEWALK.

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.

ARC TABLE

ARC	LEN.	RAD.	CHRD.	BRG.
'A1'	17.22'	25.00'	S40°13'42"E	
'A2'	45.08'	995.00'	N17°07'18"W	

SCALE: 1 = 20'

LEGEND

- WOOD FENCE
- WIRE FENCE
- CHAIN LINK FENCE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- B.S.L. BUILDING SETBACK LINE
- IRF IRON ROD FOUND
- CGS COTTON GIN SPINDLE
- NF PROPERTY MARKER NOT FOUND
- POWER POLE
- OVERHEAD ELEC. LINE
- DOWN GUY
- FIRE HYDRANT
- W WW WATER/WASTEWATER
- SL STREET LIGHT
- 488.35 AGP ELEVATION
- DRAINAGE DIRECTION ARROW
- E ELECTRIC RISER
- TRAN TRANSFORMER
- TV TELEVISION RISER
- ØPH TELEPHONE RISER
- GAS GAS RISER

CORNER HEIGHTS

LEFT FRONT
RIGHT FRONT
RIGHT REAR
LEFT REAR
TOTAL INCHES
FOUNDATION AVERAGE
GARAGE DROP
PERCENT MASONRY 100%
FOUNDATION ENGINEER:

LOT COVERAGE

LOT AREA 5308.78 SQFT
MAX COVERAGE
FOUNDATION 2312.0 SQFT
FOUNDATION %

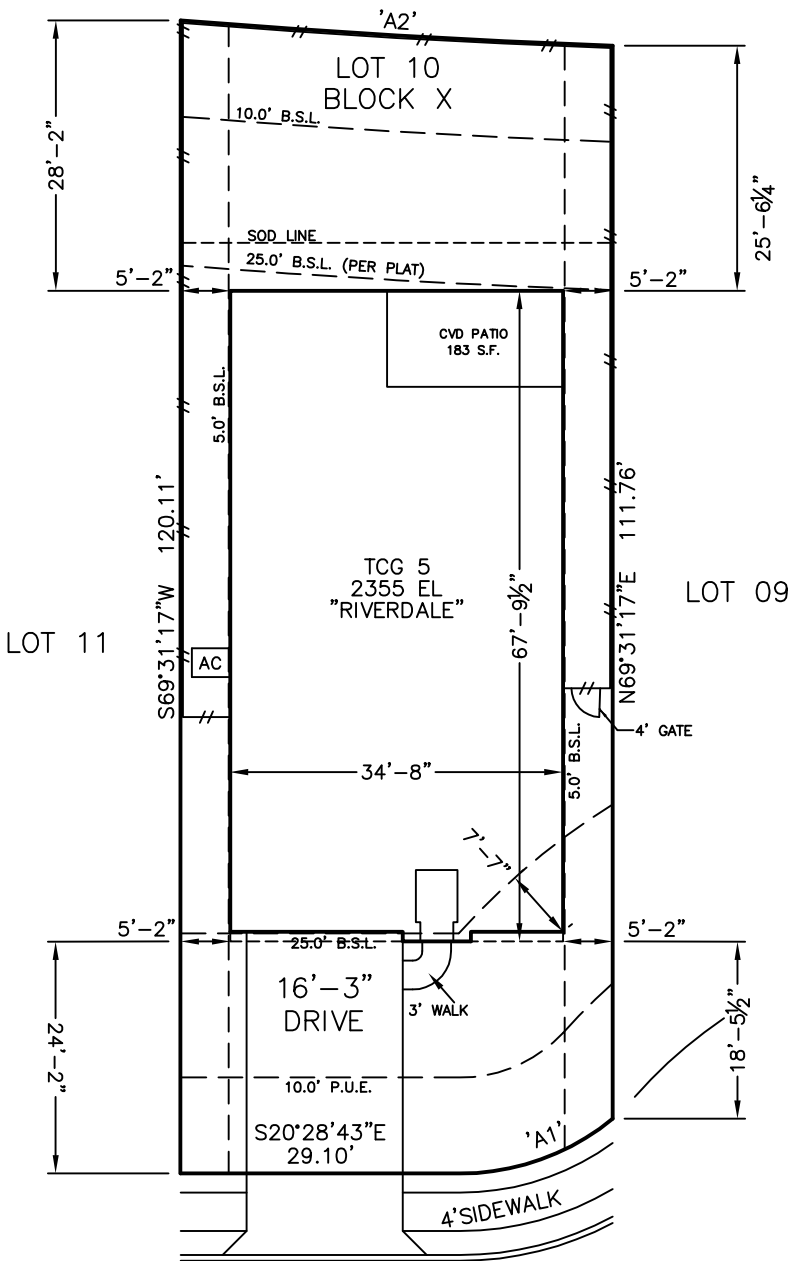
LIVING-1ST FLR 1709.0 SQFT
GARAGE 399.0 SQFT
PORCH 34.0 SQFT
COVERED PATIO 180.0 SQFT
CONCRETE PATIO CVD SQFT
INNERWALK 18.0 SQFT
DRIVEWAY 586.0 SQFT
A/C PAD 12 SQFT
TOTAL LOT COVERAGE 2928.0 SQFT
% OF LOT 55.2 %
BALANCE-LOT COVERAGE

STANDARD FLATWORK-TX

5521 PATIO CVD SQFT.
5521 DRIVE 586 SQFT.
5521 APPROACH 1455 SQFT.
5521 FRONT WALK 18 SQFT.
5521 CITY WALK 120 SQFT.

OPTIONAL FLATWORK-TX

5581 PATIO SQFT.
5581 DRIVE SQFT.
5581 APPROACH SQFT.
5581 FRONT WALK SQFT.
5581 SQFT.



JANELLE LANE

SOD	SQ.YDS.
Front	122
Back	26 + (OPTIONAL 57)
Left	37
Right	38
TOTAL SOD:	223

FENCE LENGTH: 192'

CUSTOMER: PONSFORD

ADDRESS	SUBDIVISION	BLOCK	LOT	DATE	RSB
132 JANELLE LANE	SANTA RITA RANCH	SEC 8A	X 10	9/10/2021	RSB
JOB NUMBER	PLAN				
6637-24010	TCG 5 2355 EL				