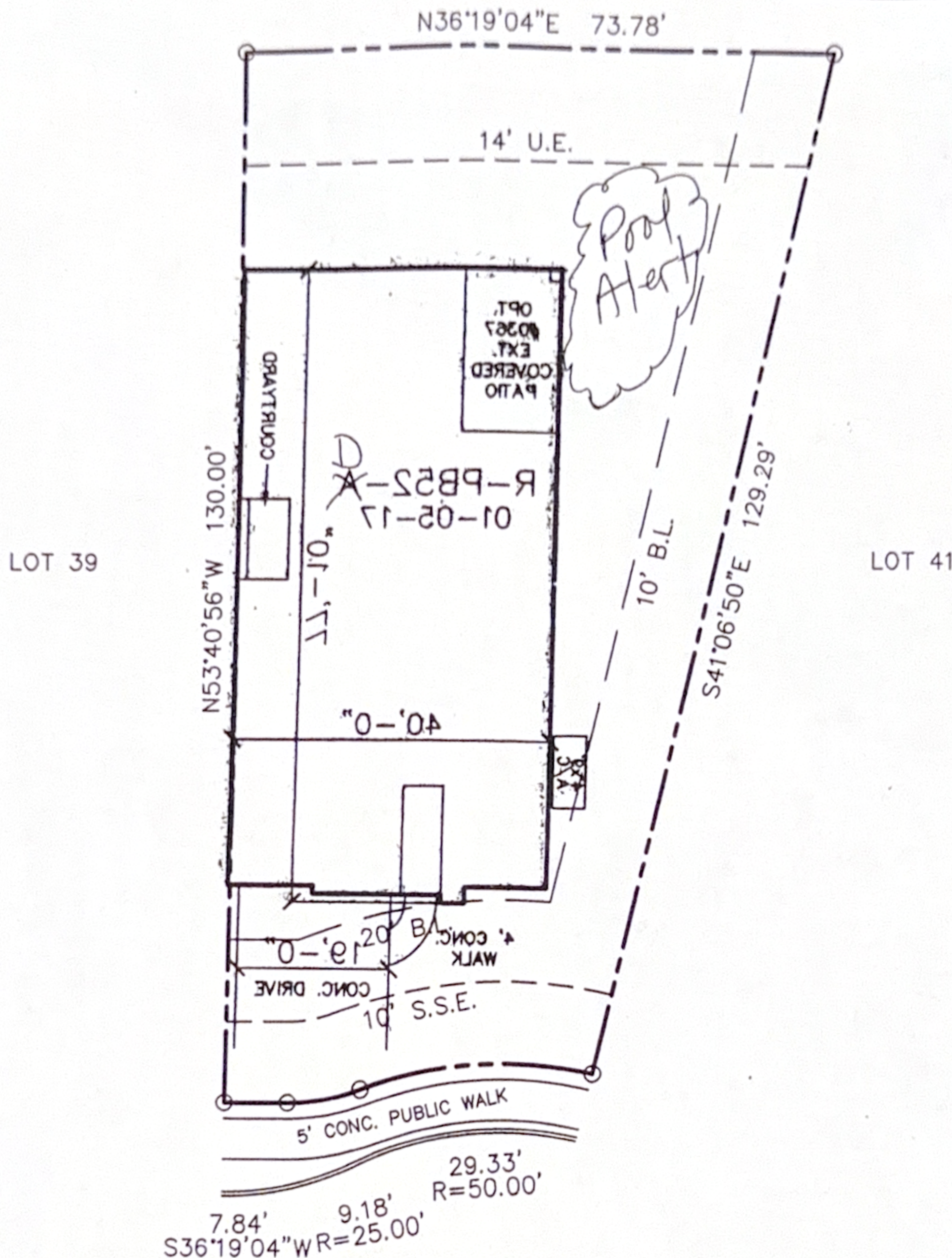


LOT CLEARING WILL BE LIMITED TO INCLUDE A 5' PERIMETER AROUND STRUCTURES IN ORDER TO MINIMIZE SOIL DISTURBANCE AND EROSION, UNLESS REQUIRED BY DRAINAGE.

LOT BLOW UP

CUSTOMER'S SIGNATURE

DATE



3427 MCKINNEY RIDGE DRIVE (PVT.)

LOT BLOW UP ONLY. THIS IS NOT A BOUNDARY SURVEY.
LOT BLOW UP PREPARED WITHOUT BENEFIT OF H L & P PLAT.

LOT 40 BLOCK 1 SECTION 8
EL DORADO CLEAR LAKE CITY
HARRIS COUNTY, TEXAS



NORTH



TRENDMAKER
HOMES

16340 Park Ten Place, Suite 250, Houston, TX 77084

GENERAL NOTES:

- 1) INFORMATION TO PREPARE LOT BLOW UP HAS BEEN TAKEN FROM PLAT PREPARED BY: LJA ENGINEERING, INC. (713) 953-5200
- 2) BEARINGS BASED ON PLAT OF EL DORADO CLEAR LAKE CITY, SECTION 8, RECORDED ON JULY 14, 2016 AT FILM CODE NO. 678828 OF THE MAP RECORDS OF HARRIS COUNTY.
- 3) LOT BLOW UP PREPARED WITHOUT CURRENT TITLE COMMITMENT. EASEMENTS AND BUILDING LINES NOT SHOWN HEREON MAY AFFECT SUBJECT PROPERTY.
- 4) SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY.
- 5) PER R401.3-2006 IRC, LOTS SHALL BE GRADED TO PROVIDE A POSITIVE DRAINAGE PATH AWAY FROM THE FOUNDATION. THE FALL SHALL BE A MINIMUM OF 6 INCHES IN THE FIRST 10 FEET (5% SLOPE), AS DEPICTED ON THE PLOT PLAN.
- 6) PER R401.3 EXCEPTION 2006 IRC AMENDMENTS, IF A SWALE OR DRAIN IS USED DUE TO A PHYSICAL BARRIER OR LOT LINE THE PLANS WILL INDICATE THE POSITIVE DRAINAGE DETAILS. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.

PLAN#:	DRAWN BY:	DS	HOUSE & GARAGE	-	DRIVE (P.L. to Garage)	-
	ISSUE DATE:	12-30-16	REAR YARD AREA	-	DRIVE (Street to P.L.)	-
JOB#:	CHECKED BY/DATE:		REAR PATIO	-	FRONT WALK	-
SCALE: 1" = 20'	REVISION:		TOTAL SOD	-	PUBLIC WALK	-
			LINEAL FT. OF FENCE	-	LOT AREA	7504