

**LOT 18  
BLOCK 1  
11811.7 SQ.FT.**

CUSTOM TORINO  
PLAN NO. 1703741  
ELEV. "B" LEFT  
CONC. = 4789 SQ.FT.  
OPTIONS: ALL STANDARD OPT'S.,  
STUDY, TECH CENTER @ HOME OFFICE,  
PROP.F.F. = 502.8'  
T.O.S. = 58.5'

APPROX. LOT COVERAGE:	50.22%
FRONT YARD AREA	306 SQ. YDS
BACK YARD AREA	338 SQ. YDS
TOTAL SOD:	644 SQ. YDS
APPROX. SQ. FT. OF FLATWORK:	
DRIVEWAY:	949 SQ. FT.
INTURN:	220 SQ. FT.
PRIVACY WALK:	162 SQ. FT.
PATIO:	0 SQ. FT.
SIDEWALK:	373 SQ. FT.
A/C PAD:	32 SQ. FT.
TOTAL FLATWORK:	1736 SQ. FT.
FENCE:	
REAR:	96 LIN. FT.
LEFT:	90 LIN. FT.
RIGHT:	60 LIN. FT.
FRONT LEFT:	5 LIN. FT.
FRONT RIGHT:	11 LIN. FT.
TOTAL FENCE:	262 LIN. FT.

**22 AVIANO CIRCLE**  
(50' PVT. R.O.W.)  
**28' CONCRETE PAVEMENT**

**PLOT PLAN**  
SCALE: 1 = 20'

- NOTES:
1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
  2. THIS LOT DRAWING WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THERE MAY BE EASEMENTS, BUILDING LINES & OTHER MATTERS OF RECORD NOT SHOWN HEREON. SURVEYOR OR ALLPOINTS SERVICES CORP. IS NOT LIABLE FOR ANY DAMAGES THAT MAY INCUR IN ANY EVENT THE BUILDER BUILDS ANY IMPROVEMENTS CLOSER THAN 5' OR WITHIN AN EASEMENT.

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FOR: TAYLOR MORRISON HOMES  
ADDRESS:  
22 AVIANO CIRCLE  
ALLPOINTS JOB #: TM108079  
G.F.:

ARM  
HM  
NH  
HM



**ALLPOINTS SERVICES CORP**  
PHONE: 713-468-7707  
T.B.P.L.S. NO. 10122600

**LOT 18, BLOCK 1,  
SIENNA VILLAGE OF BEES CREEK, SECTION 29,  
PLAT NO. 20130267, PLAT RECORDS  
FORT BEND COUNTY, TEXAS**



ISSUE DATE: 1/21/2016  
ISSUE DATE: 1/19/2016  
ISSUE DATE: 1/8/2016  
ISSUE DATE: 11/16/2015

# PROBSTFELD & ASSOCIATES

## PROFESSIONAL LAND SURVEYORS

515 PARK GROVE DRIVE, SUITE 102 ▲ KATY, TEXAS 77450 ▲ (281) 829-0034 ▲ FAX (281) 829-0233

### CONSTRUCTION NOTES:

- All utilities on these drawings are shown at the approximate locations based on the best available information. The contractor shall field determine the exact locations prior to commencing construction. He shall be fully responsible for any and all damages caused by his failure to exactly locate and maintain these underground utilities.
- Adequate drainage shall be maintained at all times during construction and any drainage ditch or structure disturbed during construction shall be restored to the satisfaction of the owning authority.
- Contractor shall be responsible for protecting, maintaining and restoring all drainage systems.
- All finished grades shall vary uniformly between finished elevations shown.
- Existing survey prepared by Probstfeld & Associates.
- Some of the existing underground utilities shown hereon have not been field verified.
- Contractor is to notify all utility companies to verify location and depth of all existing utility lines.
- Contractor to obtain all permits required by all governing agencies.
- Caution: UNDERGROUND GAS FACILITIES Enteric main lines (to include Unit Gas Transmission, and/or Industrial Gas Supply Corporation where applicable) may exist in street right of way. Service lines are usually not shown. The contractor shall contact the Utility Coordinating Committee at 713-223-4567 or 1-800-669-8344, a minimum of 48 hours prior to construction to have main and service lines field located. The contractor shall determine the exact location before commencing work and agree to be fully responsible for any damages caused by his failure to exactly locate and preserve these underground utilities.
- Telephone Company utilities may not exist in street right of way. The contractor shall determine the exact location before commencing work. He agrees to be fully responsible for any and all damages, which might be occasioned by his failure to exactly locate and preserve these underground utilities.
- Air Conditioning pad not to interfere with drainage.
- Contractor to assure positive drainage to all inlets and streets.
- Contractor to assure that all trees or landscape areas shall not affect the drainage patterns.
- Contractor shall uncover existing utilities at all points of crossing to determine if conflicts exists before commencing construction. Notify the engineer immediately of any conflicts.
- Contractor shall assure that drainage from this property does not drain onto adjacent property.
- At no time may runoff from the construction site traverse neighboring property.
- Owner, builder and contractor to verify all proposed elevations prior to any construction and submittals.
- Contractor is to protect existing trees as much as possible and shall not cut roots greater than one half (1/2) inch in diameter, if possible.
- Owner to keep all drainage systems (i.e. drains, pipes, catch basins, inlets, pumps etc.) maintained and cleaned to insure proper drainage. Inspect systems annually to insure is functioning properly.
- All drainage related pipe to be ASTM approved with minimum of SDR 35 pipe for subsurface drainage systems. Schedule 40 required for sections under driveways.
- In addition to complying with the specifications required, contractor to adhere with pertinent regulations of government agencies having Jurisdiction.
- Contractors are responsible for obtaining all required permits and scheduling necessary inspections.
- All drainage lines to be set on 2 inch sand cushion base unless noted otherwise.
- Backfill for all trenches under concrete items shall be stabilized sand to conform with ASTM C33 standards.
- Trenches in lawn or planting shall have a sand backfill to top of pipes. Excavated material shall be compacted in lifts of 6 inches and to a standard density of 95%.
- Side lot fences shall not obstruct side drainage swale-flow at any time. Set fence pickets at three inches (3") min. clearance.
- Elevations are assumed.
- Contractor and owner to take pictures of site prior to construction.
- Downspouts to be connected to underground storm system. (4"Ø PVC SDR 35).
- Once grading is complete, contractor to roll lawn to create uniform grade throughout lawn, use topsoil dressing for any uneven areas.
- Any areas of grass which are disturbed or dug up during construction shall be replaced with St. Augustine or grass which matches the grass removed.
- Any damage to existing road, driveway, sidewalk or other appurtenances shall be saw cut, removed and replaced with material equal to or superior to existing material and be installed to city standards.
- For St. Augustine sodding follow Harris County Sodding for Erosion Control and Stabilization per item 162 Harris County Specification. Follow Items 162.1-162.4.
- Any portions of lot unable to establish sod shall be, with owners consent, seeded with certified Bermuda, common Bermuda or unshelled Bermuda dependent on seeding season per item 164 Harris County Seeding and Erosion Control Blanket Specifications. Also follow Fertilizer specification 164.3 and construction methods specification 164.7.
- Engineer unable to determine subsurface pipe diameter, grade and condition (not accessible, covered pipe).

### IMPERVIOUS COVER ANALYSIS

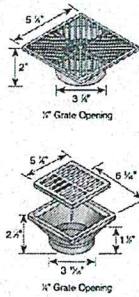
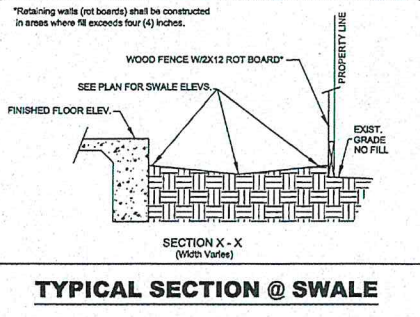
Lot area: 11,825 S.F.  
 Impervious area (residence and concrete): 6,463 S.F.  
 % Impervious Cover = 54.7%

### DRAINAGE CALCULATIONS

Drainage computations Based on the rational method:  
 $Q = C \cdot I \cdot A$ ; where:  
 Q=Discharge rate in cfs  
 A=Area in acres  
 C=Run-off coeff.; 0.53 (calculated)  
 Calculations based on 2-yr. Frequency  
 $I = 75.01 / (10 + 16.20)^{0.815}$ , Rain fall intensity in in/hr,  
 $TC = 10 \times 0.1761 + 15$ , Time of concentration

Total area = A = 0.2715 AC  
 $A(N) = 0.10$  AC (sheetflow);  $A(W) = 0.01$  AC;  $A(E) = 0.03$  AC;  $A(S) = 0.03$  AC (sheetflow)  
 C = 0.53  
 TC = 22.95 MIN  
 $I = 3.56$  IN/HR  
 $Q = 0.51$  cfs

Conservative area into west drainage system = 4,454 S.F.  
 $Q = 0.20$  CFS, minimum pipe to convey drainage = 4" PVC @ 0.79%,  $v = 2.3$  fps.,  $Q = 0.20$  CFS.  
 Assuming 4" flowline at emitter = -0.52 then 4" PVC = 1.10% > 0.79% OK  
 Conservative area into east drainage system = 3,399 S.F.  
 $Q = 0.15$  CFS, minimum pipe to convey drainage = 4" PVC @ 0.45%,  $v = 1.7$  fps.,  $Q = 0.15$  CFS.  
 Assuming 4" flowline at emitter = -0.52 then 4" PVC = 1.20% > 0.45% OK



Part No.	Description	Color	Pkg. Qty.	Wt. Ea. lbs.	Product Code	Specifications
4	6" Square Grates	Black	10	0.40	10ND	6" Square Structural Foam
5	6" Square Grates	Green	10	0.40	10ND	Polyethylene Grate with diagonally converging pattern with UV inhibitor. Open surface area 10.40 square inches. 51.51 GPM.
6	6" Square Grates	Gray	10	0.40	10ND	
66S	6" Square Grates	Sand	10	0.40	10ND	

1/2" or 1" Cover and Drain Pipe, 3" or 4" Corrugated Pipe, and 3" or 4" Triple Wall Pipe. See page 14, ADA Compliant Hood and Hood.

NDS Drainage Products <https://www.ndspro.com/PDFs/Catalogs/NDS-Drainage-Catalog.pdf>

Part No.	Description	Color	Pkg. Qty.	Wt. Ea. lbs.	Product Code	Specifications
640	6" x 6" x 4" Square Grate & Adapter	Black	8	0.83	10ND	6" x 6" Low-Profile Adapter and Structural Foam
641	6" x 6" x 4" Square Grate & Adapter	Green	8	0.83	10ND	Polyethylene Removable
642	6" x 6" x 4" Square Grate & Adapter	Gray	8	0.83	10ND	Grate with UV Inhibitor and stainless steel screws.

1/2" or 1" Cover and Drain Pipe & Fittings, 3" or 4" Corrugated Pipe, and 3" or 4" Triple Wall Pipe. See page 14, ADA Compliant Hood and Hood.

### CONSTRUCTION NOTES • CALCULATIONS • DETAILS

FOR: JUDY WALKER DUCK  
 AT: 22 AVIANO CIRCLE • MISSOURI CITY, TX  
 LGL: LOT 18, BLOCK 1  
SIENNA VILLAGE OF BEES CREEK SECTION TWENTY NINE  
 SCALE: 1" = 20'  
 DATE: 3/17/2017 REVISED DATE: \_\_\_\_\_

This Property DOES NOT Lie within the designated 100 year Floodplain.  
 PANEL NO: 48157C 0295 L  
 ZONE: SHADED X EFF. DATE: 4/2/2014  
 BASE FLOOD ELEVATION: N/A  
 LOCATED BY GRAPHIC PLOTTING ONLY AND NOT RESPONSIBLE FOR ACTUAL DETERMINATION.



*[Handwritten Signature]*  
 3-17-17

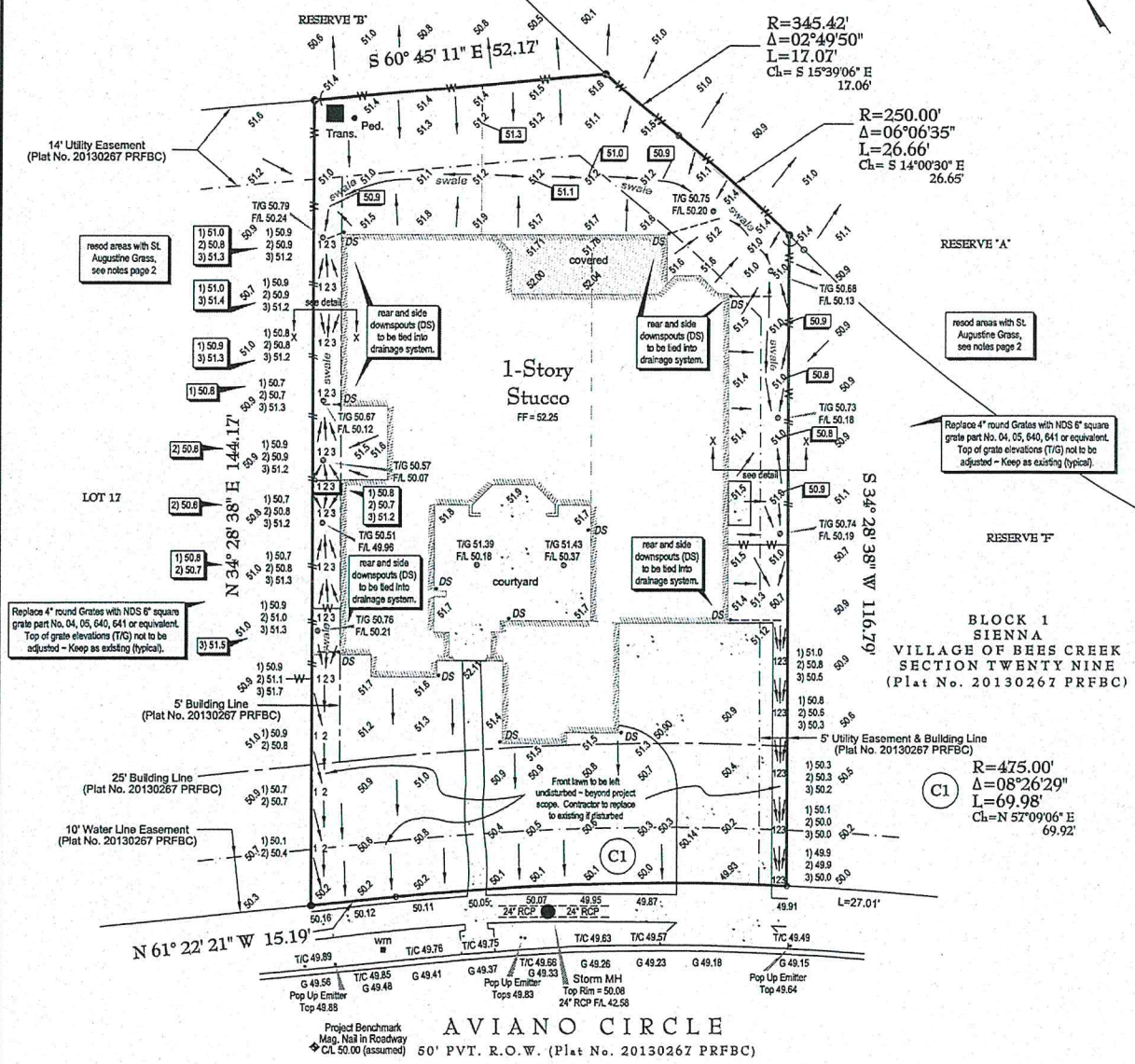
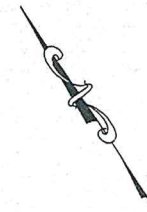
**ALBERT A. SYZDEK, JR.**  
 Licensed Professional Engineer  
 State of Texas No. 102423  
 Texas Engineering Firm Registration No. F-14349

JOB # 2797-001 DRAWN BY: AAS

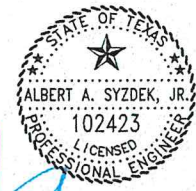
# PROBSTFELD & ASSOCIATES

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- \* DS - Existing Downspout location
- 71.1 - Existing Elevations
- 47.2 - Proposed Ground Elevations
- o - Existing Lawn Grates
- T/G 50.73, F/L 50.18 - Existing Top of Grate and Flowline Elevations



3-17-17

**ALBERT A. SYZDEK, JR.**  
 Licensed Professional Engineer  
 State of Texas No. 102423  
 Texas Engineering Firm Registration No. F-14349

**GRADING PLAN**

FOR: JUDY WALKER DUCK

AT: 22 AVIANO CIRCLE • MISSOURI CITY, TX

LGL: LOT 18, BLOCK 1

SIENNA VILLAGE OF BEES CREEK SECTION TWENTY NINE

SCALE: 1" = 20'

DATE: 3/17/2017 REVISED DATE: \_\_\_\_\_

**This Property DOES NOT Lie within the designated 100 year Floodplain.**

PANEL NO: 48157C 0295 L

ZONE: SHADED X EFF. DATE: 4/2/2014

BASE FLOOD ELEVATION: N/A

LOCATED BY GRAPHIC PLOTTING ONLY AND NOT RESPONSIBLE FOR ACTUAL DETERMINATION.

JOB # 2797-001 DRAWN BY: AAS