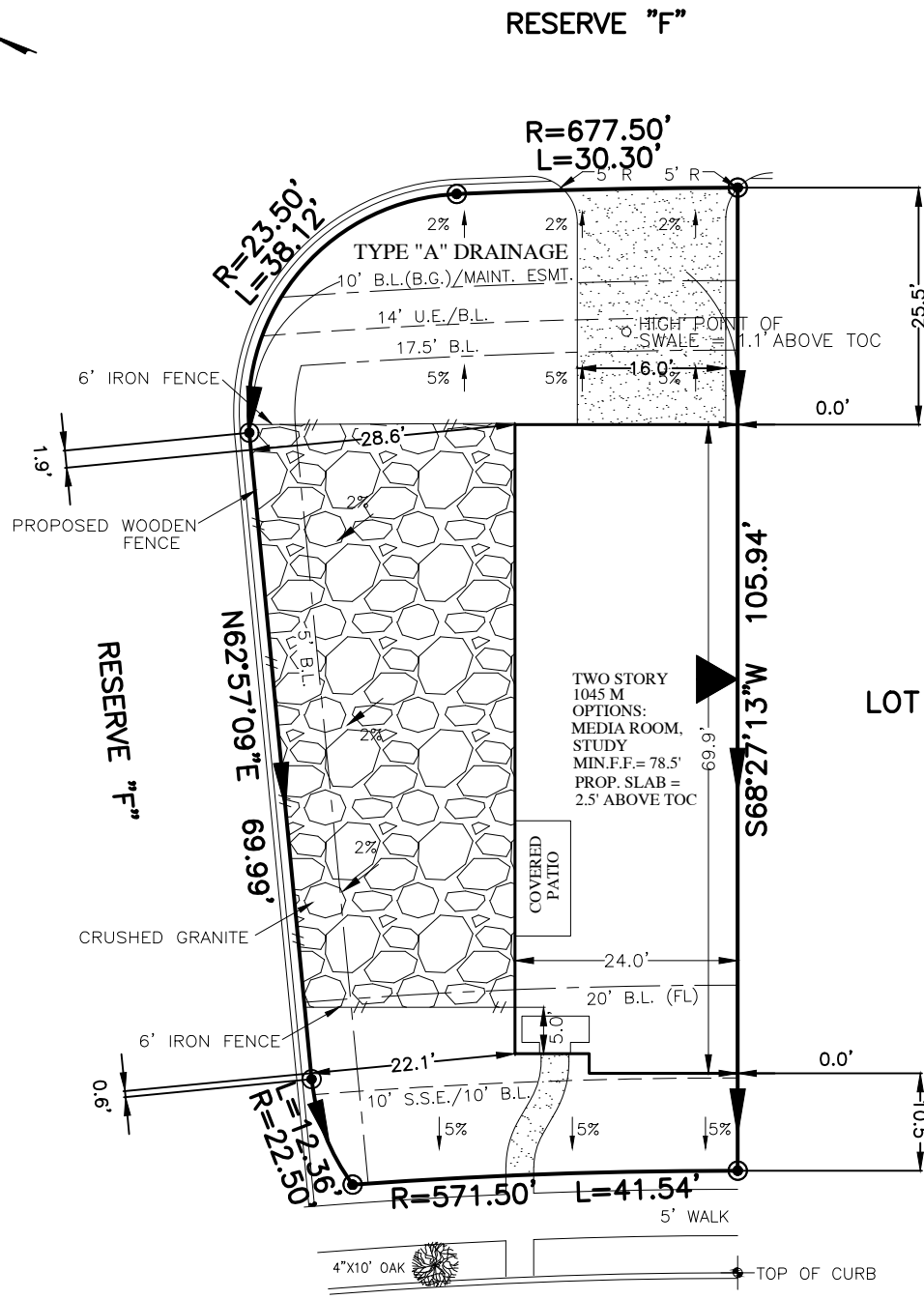




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	MANHOLE
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.ACC.E. MAINTENANCE & ACCESS EASEMENT	GRATE DRAIN
BUILDING LINE	B.L.(SI) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS EASEMENT	PAD MOUNTED TRANSFORMER
EASEMENT	B.L.(GC) 3 CAR BUILDING LINE	S.M.S.E. STORM SEWER EASEMENT	A.E. AERIAL EASEMENT	TELEPHONE PEDESTAL
WOODEN FENCE	G.B.L. GARAGE BUILDING LINE	S.S.E. SANITARY SEWER EASEMENT	D.E. DRAINAGE EASEMENT	GAS METER
WROUGHT IRON FENCE	(B.G.) BUILDER GUIDELINES	R.O.W. RIGHT-OF-WAY	E.E. ELECTRIC EASEMENT	CABLE PEDESTAL
CHAIN LINK FENCE	F.F. FINISHED FLOOR	P.A.E. PRIVATE ACCESS EASEMENT	WATER VALVE	WATER METER
OVERHEAD ELECTRIC	EXT. EXTENDED	P.U.E. PRIVATE UTILITY EASEMENT	FIRE HYDRANT	MANHOLE & INLET
	PROP. PROPOSED	P.V.T. PRIVATE	MONUMENT	INLET
	ELEV. ELEVATION	FND. FOUND	IRON PIPE	VAULT
			POWER POLE	



TOTAL LOT	5147.9 SQ. FT.
HOUSE SLAB	1661 SQ. FT.
BUILDING COVERAGE	32.27%
IMPERVIOUS COVERAGE	41.05%
FRONT SOD:	94 SQ. YD.
BACK SOD:	88 SQ. YD.
TOTAL SOD:	182 SQ. YD.
FRONT FENCE	22.7 LIN. FT.
LEFT FENCE	62.2 LIN. FT.
RIGHT FENCE	0 LIN. FT.
REAR FENCE	28.6 LIN. FT.
TOTAL FENCE	114.4 LIN. FT.
TOTAL FLATWORK	701 SQ. FT.
DRIVEWAY	410 SQ. FT.
LEAD WALK	42 SQ. FT.
APPROACH	0 SQ. FT.
CITY WALK	217 SQ. FT.
A/C PAD	32 SQ. FT.
CRUSHED GRANITE	1615 SQ. FT.

**534
SWEET RETREAT LANE
(50' R.O.W.)**

PLOT PLAN
SCALE: 1" = 20'

ZONING:	ORD. 2102
FLOOR AREA RATIO (FAR)	459
FOOTPRINT	2365 SQ. FT.
TOTAL LOT	5147.9 SQ. FT.
LOT COVERAGE	30.97%
IMPERMEABLE LOT COV.	41.05%

ZERO LOT LINE

- NOTES:
- ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
 - SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. ABSTRACTING BY TITLE COMPANY ONLY. ALL EASEMENTS, RESTRICTIONS AND OTHER MATTERS OF RECORD KNOWN TO SURVEYOR ARE SHOWN AND ARE BASED ON THE RECORDED PLAT AND/OR TITLE REPORT. ALLPOINTS LAND SURVEY, INC. IS NOT LIABLE FOR ANY DAMAGES DUE TO INFORMATION NOT PROVIDED TO SURVEYOR OR BUILDER PLACING ANY IMPROVEMENTS WITHIN A BUILDING LINE OR EASEMENT.
 - FLATWORK AND FENCING ARE FOR ILLUSTRATION PURPOSES ONLY. REFER TO MUNICIPALITY, HOA, POA, BUILDER GUIDELINES, DEED RESTRICTIONS, DEVELOPMENT PLANS (WSD'S) OR LOCAL CODE FOR REQUIREMENTS. SPECIFIC INSTALLATION REQUIREMENTS TO BE VERIFIED BY BUILDER.
 - MINIMUM FINISHED FLOOR REQUIREMENTS ESTABLISHED BY FEMA, LOCAL GOVERNMENT AUTHORITIES AND/OR DEVELOPMENT PLANS (INCLUDING APPLICABLE BENCHMARKS/DATUMS AND ADJUSTMENTS) ARE SUBJECT TO CHANGE DURING CONSTRUCTION PROCESS AND SHOULD BE VERIFIED BY BUILDER BEFORE PROCEEDING WITH EACH PHASE OF CONSTRUCTION. PROPOSED FINISHED FLOOR HEIGHTS ABOVE TOP OF CURB ARE CALCULATIONS FOR DRAINAGE PURPOSES TO BE ADJUSTED BASED UPON ACTUAL LOT CONDITIONS AND DO NOT ESTABLISH A MINIMUM FINISHED FLOOR.
 - LANDSCAPING COMPLIES WITH CITY OF SUGARLAND REQUIREMENTS OF 1 TREE FOR EVERY 50' OF LOT WIDTH IN FRONT YARD.
 - POST IN HOLE FENCE INSTALLATION.
 - FINISH FLOOR ELEVATION SHALL BE A MINIMUM OF 1.5' ABOVE BFE, 1' ABOVE TOP OF CURB AND 1.5' ABOVE NATURAL GROUND OR, IF APPLICABLE, AS INDICATED ON INDIVIDUAL LOT, WHICHEVER ELEVATION IS HIGHER PER RECORDED PLAT.
 - DRAINAGE TYPE DETERMINED WITHOUT BENEFIT OF DRAINAGE PLANS.
 - MUST MAINTAIN 6' BETWEEN STRUCTURES.

FOR: DARLING HOMES
ADDRESS: 534 SWEET RETREAT LANE
ALLPOINTS JOB#: DG202362 BY: NH
G.F.: ARM
JOB: AHJ

**LOT 1, BLOCK 3,
RETREAT AT IMPERIAL,
PLAT NO. 20180098, PLAT RECORDS,
FORT BEND COUNTY, TEXAS**



FLOOD ZONE: X SHADED
COMMUNITY PANEL:
48157C0260L
EFFECTIVE DATE: 4/2/2014
LOMR: 15-06-1008P | DATE: 9/13/2016
"THIS INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION"

ISSUE DATE: 6/12/2020
ISSUE DATE: 5/14/2020
ISSUE DATE: 2/21/2020

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