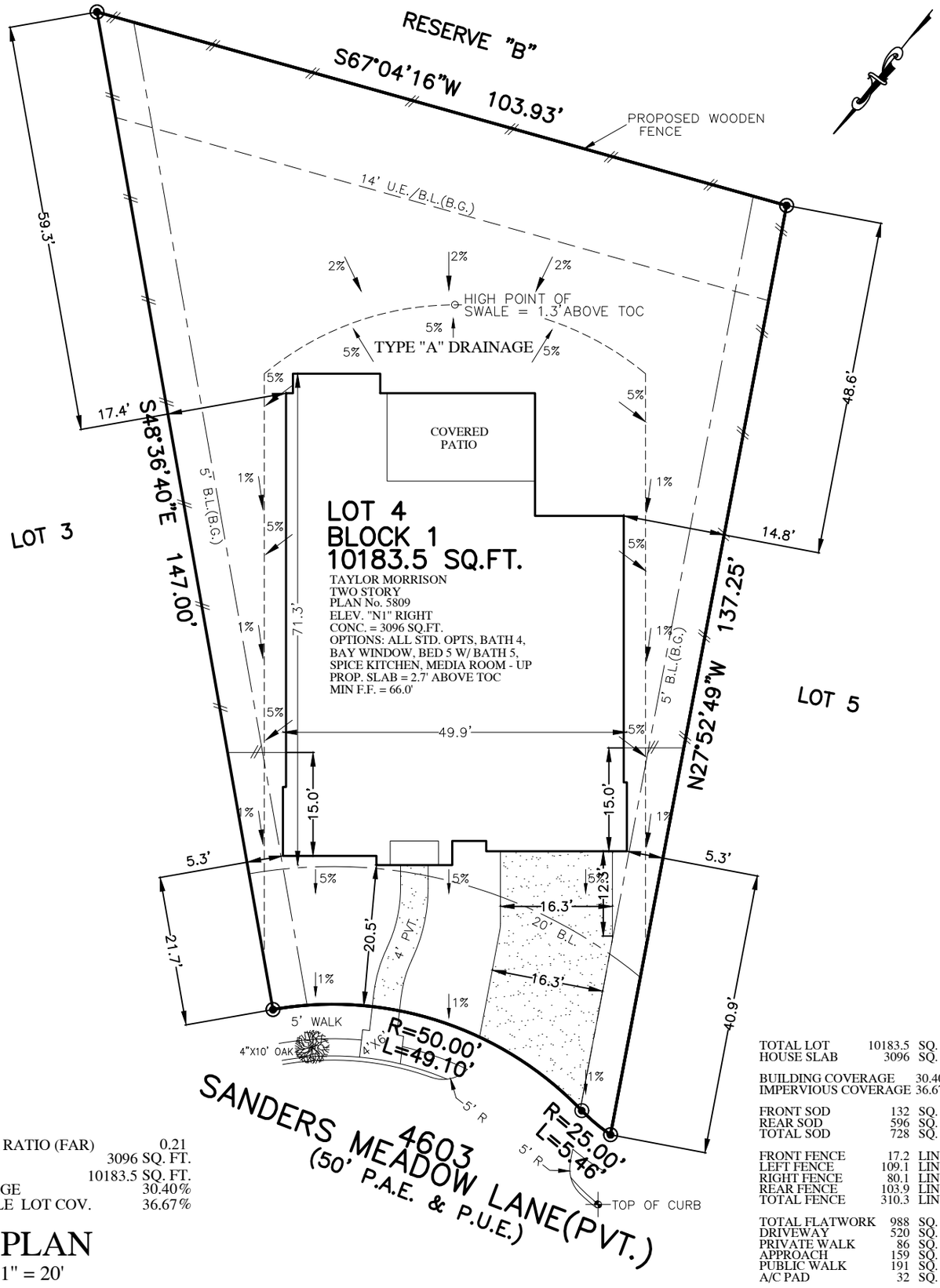
ALLPOINTS SURVEYING

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	LIGHT POLE	PAD MOUNTED TRANSFORMER
EASEMENT	B.L.(3C) 3 CAR BUILDING LINE	STM.S.E. STORM SEWER EASEMENT	A.E. AERIAL EASEMENT	ELECTRIC BOX
WOODEN FENCE	G.B.L. GARAGE BUILDING LINE	S.S.E. SANITARY SEWER EASEMENT	D.E. DRAINAGE EASEMENT	FIBER OPTIC
WROUGHT IRON FENCE	(B.G.) BUILDER GUIDELINES	R.O.W. RIGHT-OF-WAY	E.E. ELECTRIC EASEMENT	TELEPHONE PEDESTAL
CHAIN LINK FENCE	F.F. FINISHED FLOOR	P.A.E. PRIVATE ACCESS EASEMENT	WATER VALVE	GAS METER
OVERHEAD ELECTRIC	EXT. EXTENDED	P.U.E. PRIVATE UTILITY EASEMENT	FIRE HYDRANT	CABLE PEDESTAL	MANHOLE & INLET
	PROP. PROPOSED	PVT. PRIVATE I.R. IRON ROD	MONUMENT	WATER METER	INLET
	C.M. CONTROL MONUMENT	FND. FOUND I.P. IRON PIPE	POWER POLE	GUY ANCHOR	VAULT



FLOOR AREA RATIO (FAR)	0.21
FOOTPRINT	3096 SQ. FT.
TOTAL LOT	10183.5 SQ. FT.
LOT COVERAGE	30.40%
IMPERMEABLE LOT COV.	36.67%

PLOT PLAN

SCALE: 1" = 20'

TOTAL LOT	10183.5	SQ. FT.
HOUSE SLAB	3096	SQ. FT.
BUILDING COVERAGE	30.40	%
IMPERVIOUS COVERAGE	36.67	%
FRONT SOD	132	SQ. YD.
REAR SOD	596	SQ. YD.
TOTAL SOD	728	SQ. YD.
FRONT FENCE	17.2	LIN. FT.
LEFT FENCE	109.1	LIN. FT.
RIGHT FENCE	80.1	LIN. FT.
REAR FENCE	103.9	LIN. FT.
TOTAL FENCE	310.3	LIN. FT.
TOTAL FLATWORK	988	SQ. FT.
DRIVEWAY	520	SQ. FT.
PRIVATE WALK	86	SQ. FT.
APPROACH	159	SQ. FT.
PUBLIC WALK	191	SQ. FT.
A/C PAD	32	SQ. FT.

NOTES:
1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
2. 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.
3. 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.
4. 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.
5. LANDSCAPING COMPLIES WITH CITY OF SUGARLAND REQUIREMENTS OF 1 TREE FOR EVERY 50' OF LOT WIDTH IN FRONT YARD.
6. POST IN HOLE FENCE INSTALLATION.
7. 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.

FOR: TAYLOR MORRISON HOMES
ADDRESS: 4603 SANDERS MEADOW LANE BY: AHJ
ALLPOINTS JOB#: TM249787
G.F.:
JOB:

FLOOD ZONE: X SHADED

COMMUNITY PANEL: 48157C0290L

EFFECTIVE DATE: 4/2/2014

LOMR: DATE:

"THIS INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION"

LOT 4, BLOCK 1,
HAGERSON ROAD TRACT, SECTION 1,
PLAT NO. 20190180, PLAT RECORDS,
FORT BEND COUNTY, TEXAS

ISSUE DATE: 4/7/2021

taylor morrison
Darling HOMES

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