

CONTACTS FOR PRE-BUILDING IN SUN RANCH

FOR CULVERTS: FORT BEND AND BRIDGES - 281.342.4513

BUILDING PERMITS: MYGOVERNMENTONLINE.ORG

TEMP ELECTRICAL POWER: CENTERPOINT – 281.341.4931

SEPTIC SYSTEM: FT BEND ENVIRON DEPT – 281.342.7469

COMMUNITY WELL CONNECT: SUNRANCHPOA@HOTMAIL.COM

TRASH PICKUP (TUE AMs): RURAL TRASH SERVICE – 979.793.3409

ADDITIONAL QUESTIONS: SUNRANCHPOA@HOTMAIL.COM

PLEASE NOTE:

1. ONLY SATTELITE TV / INTERNET IS AVAILABLE (NO CABLE)
2. PROPANE TANK ONLY!! NO NATURAL GAS

DWELLING CONSTRUCTION GUIDELINES AND REQUIREMENTS

SUN RANCH SUBDIVISION

This page to be retained by applicant – Read carefully before completing application and again before starting construction

- Make a deposit of \$500 payable to Sun Ranch Property Owners Association and submit with your application. The \$500 is refundable when construction is completed, provided no damage occurred to Sun Ranch common areas and the property was kept clean during construction.
- All Sun Ranch maintenance assessments must be current.
- Provide a copy of the county's On Site Sewage Facility Permit.
- Request water hook-up by contacting Sun Ranch POA at sunranchpoa@gmail.com.
- It is the owners' responsibility to determine all easements and setbacks that exist upon their property. No construction should occur within these easements. Please see Plat Notes and Plat for details.
- Prior to construction, electrical service from the transformer to the site is required.
- The work site should be kept clean. Trash and debris, including workers' food and drink containers, must be contained in bins, dumpsters, etc. and disposed of on a regular basis. A portable toilet is required for the construction site as soon as work begins.

- Provide a professionally drawn **SITE PLAN** which includes:
 1. Building setbacks and easements
 2. Drainage plan
 3. Elevation of dwelling above natural grade. See Plat Notes for details
 4. Driveway (must be constructed of concrete or asphalt)
 5. Location of septic system
 6. Location of propane tank.

- * Provide a professionally drawn **HOUSE PLAN** which includes:
 1. Square feet of living area for each floor
 2. Elevation view for each side
 3. Garage plans if detached from dwelling
 4. Slab specifications.

- * Provide detailed description of house exterior materials, including roofing and samples of exterior paint colors.

DWELLING CONSTRUCTION APPLICATION
SUN RANCH SUBDIVISION

Owner Name _____

Date _____ Lot # _____

Tel # _____ E-Mail _____

Current Mailing Address _____

Address of new dwelling _____

Builder name and address _____

Tel # _____ E-Mail _____

DESCRIPTION OF EXTERIOR MATERIALS AND COLORS:

Date Application/Plans rec'd _____

4/13/2015

DRIVEWAY CULVERT TABLE	
LOTS	MINIMUM CULVERT SIZE
1-9	24"
10-13	2~42"
14-30	24"
31-33	30"
34-66	24"

MINIMUM SLAB ELEVATIONS *					
LOT(S)	ELEVATION	LOT(S)	ELEVATION	LOT(S)	ELEVATION
1	71.50	23	71.00	45	68.40
2	70.00	24	71.00	46	68.50
3	70.00	25	70.75	47	68.70
4	70.00	26	71.00	48	69.20
5	70.00	27	71.00	49	69.40
6	70.00	28	71.00	50	70.00
7	70.00	29	70.75	51	70.00
8	68.70	30	70.75	52	70.00
9	67.00	31	70.60	53	70.20
10	67.00	32	71.00	54	70.40
11	66.00	33	71.00	55	70.40
12	65.00	34	71.00	56	70.90
13	65.00	35	70.80	57	71.00
14	67.50	36	70.60	58	71.30
15	68.00	37	70.40	59	71.00
16	67.00	38	70.00	60	70.80
17	68.00	39	70.00	61	70.70
18	66.50	40	69.70	62	70.40
19	70.00	41	68.80	63	70.20
20	69.50	42	68.60	64	70.10
21	69.50	43	68.40	65	70.00
22	69.00	44	68.40	66	69.60

*REFER TO NOTE 2 OF THE PLAT NOTES, THIS SHEET.

PLAT NOTES

1. THE MINIMUM SLAB ELEVATION SHALL BE AS NOTED IN THE CHART ON THIS SHEET, BE AT LEAST 2 FEET ABOVE NATURAL GROUND, BE ONE (1) FOOT ABOVE FLOOD PLAINS, OR BE ONE (1) FOOT ABOVE THE CROWN OF ANY DOWN GRADIENT ROADWAY, WHICHEVER IS HIGHEST.
2. THIS RURAL SUBDIVISION EMPLOYS A NATURAL DRAINAGE SYSTEM WHICH IS INTENDED TO PROVIDE DRAINAGE FOR THE SUBDIVISION THAT IS SIMILAR TO THAT WHICH EXISTED UNDER PRE-DEVELOPMENT CONDITIONS. THUS, DURING LARGE STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR IN THE SUBDIVISION TO THE EXTENT IT MAY HAVE PRIOR TO DEVELOPMENT, BUT SUCH PONDING SHOULD NOT REMAIN FOR AN EXTENDED PERIOD OF TIME.
3. "U.E." INDICATES UTILITY EASEMENT.
4. "D.E." INDICATES DRAINAGE EASEMENT.
5. "A.E." INDICATES AERIAL EASEMENT.
6. "B.L." INDICATES BUILDING LINE
7. ALL EXISTING PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE SHOWN HEREON.
8. ALL ROAD DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITIES. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
9. THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT LIES WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE TOWN OF THOMPSONS, AND FORT BEND COUNTY DRAINAGE DISTRICT AND SUBSIDENCE DISTRICT.
10. ALL DRAINAGE EASEMENTS SHOWN ON THE FOREGOING PLAT WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND/OR THE ADJACENT LOT OWNERS. HOWEVER, FORT BEND COUNTY RESERVES THE RIGHT TO MAINTAIN THESE DRAINAGE FACILITIES IF NECESSARY.
11. ALL ELEVATIONS SHOWN ARE BASED ON A FOUND N.G.S. BRASS CAP STAMPED "T-1213" IN THE TOP AND 1.2' SOUTHWEST OF THE NORTHEAST END OF THE SOUTHEAST CONCRETE HEADWALL OF TRIPLE CONCRETE BOX CULVERTS, 19.5' SOUTHEAST OF THE CENTERLINE OF THE ROAD, AND ABOUT 0.50' LOWER THAN THE ROAD. STATION IS LOCATED 7.3 MILES NORTHEAST ALONG FARM ROAD 1994 FROM THE JUNCTION OF STATE HIGHWAY 36 AT GUY, 0.35 MILE SOUTHWEST OF THE JUNCTION OF FARM ROAD 762 SOUTHEAST. (ELEVATION = 68.087) 1973 ADJ.
12. BY THIS NOTE, ALL COMMON SIDE LOT LINES NOT NOTED AS "CL 10' HL&P" EASEMENTS SHALL BE THE CENTERLINE OF A 10' DRAINAGE EASEMENT, UNLESS OTHERWISE NOTED.
13. SUN RANCH WILL HAVE A PUBLIC WATER SYSTEM FOR DOMESTIC USE. PRIVATE WATER WELLS WILL BE ALLOWED ON INDIVIDUAL LOTS FOR USES OTHER THAN DOMESTIC USE WITH APPROVAL OF HOMEOWNERS ASSOCIATION.
14. UNLESS OTHERWISE NOTED ALL SIDE AND REAR LOT BUILDING SETBACK LINES SHALL BE TWENTY (20) FEET. ON THOSE LOTS WHERE AN EASEMENT(S) EXTEND(S) FURTHER THAN TWENTY (20) FEET FROM A SIDE OR REAR LOT LINE, THEN THE OUTERMOST EASEMENT LINE SHALL BE CONSIDERED THE BUILDING SETBACK LINE.
15. CUL-DE-SAC ISLANDS TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.

OUTBUILDING/ADDITION CONSTRUCTION GUIDELINES AND REQUIREMENTS

- Outbuilding and additions include, but are not limited to, barns, workshops, storage sheds, boat or RV storage, porches, patios, outdoor kitchens.
- All Sun Ranch assessments must be current.
- It is the owners' responsibility to determine all easements and setbacks that exist upon their property. No construction should occur within these easements. Please see Plat Notes for details.
- Show the location of outbuilding/addition on the original site plan of dwelling.
- Provide a detailed drawing (not sketch) of the outbuilding/addition which includes construction materials and colors. The exterior colors on all buildings should match, as should the roofing colors.

OTHER IMPROVEMENTS OR CHANGES

- All improvements or changes must be approved by the ACC. This includes, but is not limited to, fencing, dog runs, walkways and drives that do not extend to the street.
- All Sun Ranch assessments must be current.
- Provide a drawing of the improvement on the original site plan.
- The drawing should include construction materials and colors.

CONSTRUCTION APPLICATION FOR
OUTBUILDING/ADDITION or
OTHER IMPROVEMENTS/CHANGES
SUN RANCH SUBDIVISION

Owner Name _____

Date _____ Lot # _____

Tel # _____ E-Mail _____

Address _____

Builder name and address _____

Tel # _____ E-Mail _____

DESCRIPTION OF PROJECT, INCLUDING
EXTERIOR MATERIALS AND COLORS:

Date Application/Plans rec'd. _____

4/13/2015

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