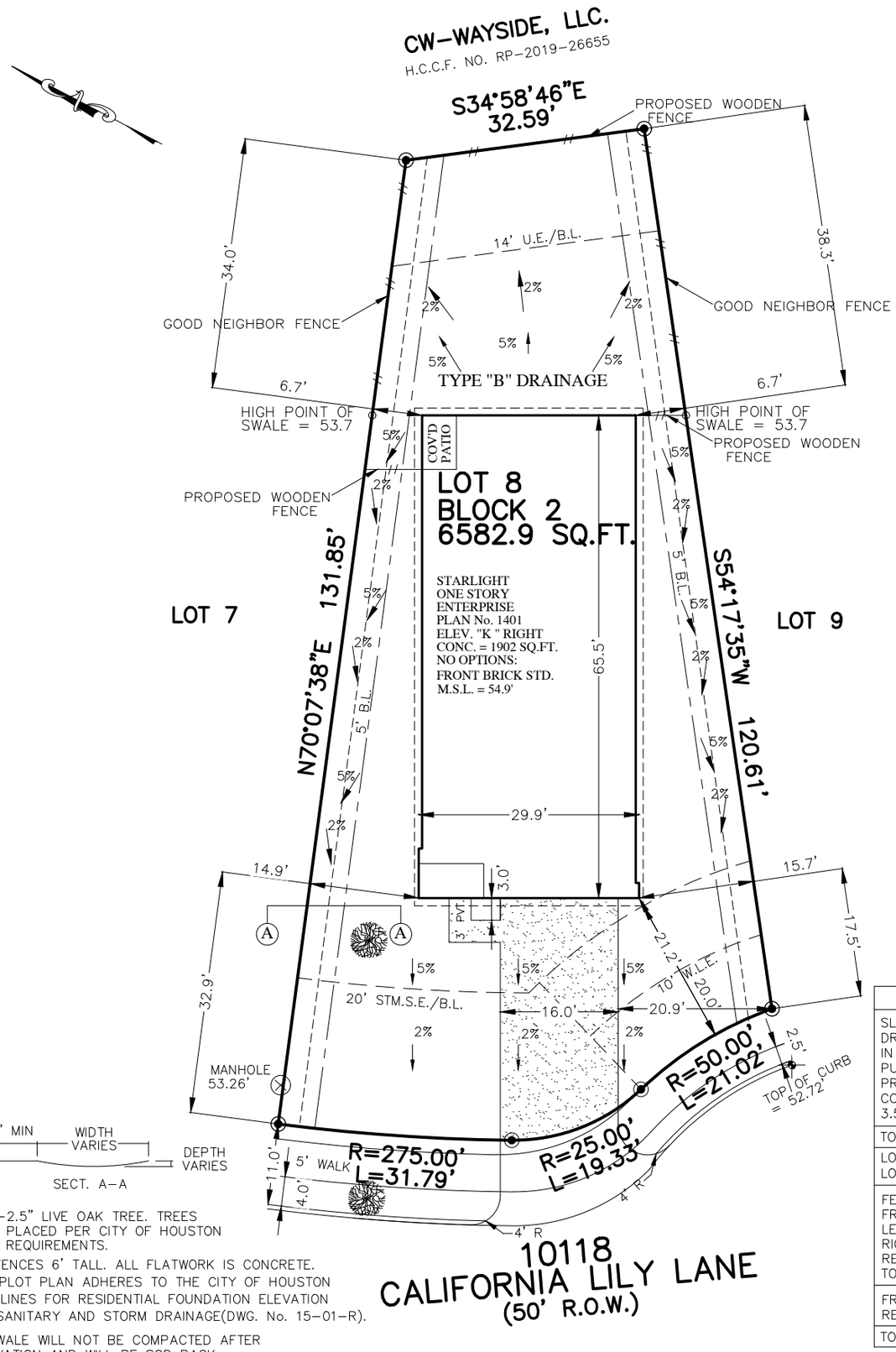
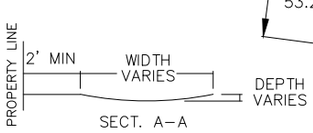
ALLPOINTS SURVEYING

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		PAD MOUNTED TRANSFORMER
EASEMENT	B.L.(3C)	3 CAR BUILDING LINE	STM.S.E.	STORM SEWER EASEMENT	A.E.	AERIAL EASEMENT		
WOODEN FENCE	G.B.L.	GARAGE BUILDING LINE	S.S.E.	SANITARY SEWER EASEMENT	D.E.	DRAINAGE EASEMENT		
WROUGHT IRON FENCE	(B.G.)	BUILDER GUIDELINES	R.O.W.	RIGHT-OF-WAY	E.E.	ELECTRIC EASEMENT		
CHAIN LINK FENCE	F.F.	FINISHED FLOOR	P.A.E.	PERMANENT ACCESS EASEMENT		WATER VALVE		
OVERHEAD ELECTRIC	EXT.	EXTENDED	P.U.E.	PUBLIC UTILITY EASEMENT		FIRE HYDRANT		
	PROP.	PROPOSED	PVT.	PRIVATE	I.R.	IRON ROD		
	C.M.	CONTROL MONUMENT	FND.	FOUND	I.P.	IRON PIPE		

LIGHT POLE		MANHOLE & INLET	INLET
ELECTRIC BOX			VAULT
FIBER OPTIC			
TELEPHONE PEDESTAL			
GAS METER			
CABLE PEDESTAL			
WATER METER			
GUY ANCHOR			





–2.5" LIVE OAK TREE. TREES PLACED PER CITY OF HOUSTON REQUIREMENTS.

ALL FENCES 6' TALL. ALL FLATWORK IS CONCRETE. THIS PLOT PLAN ADHERES TO THE CITY OF HOUSTON GUIDELINES FOR RESIDENTIAL FOUNDATION ELEVATION FOR SANITARY AND STORM DRAINAGE(DWG. No. 15-01-R).

– SWALE WILL NOT BE COMPACTED AFTER EXCAVATION AND WILL BE SOD BACK.
– OWNER RESPONSIBLE FOR MAINTENANCE OF DRAINAGE FACILITIES WITHIN PRIVATE PROPERTY.
– *CITY OF HOUSTON 4' BUFFER CANNOT BE ACHIEVED WITHOUT ENCROACHING THE PUBLIC SIDEWALK INTO THE LOT"

LOT COVERAGE		
SLAB	1902	SQ. FT.
DRIVEWAY	506	SQ. FT.
IN TURN DRIVE	212	SQ. FT.
PUBLIC WALK	285	SQ. FT.
PRIVATE WALK	30	SQ. FT.
CONC. PATIO	00	SQ. FT.
3.5'X3.5' A/C PAD	12	SQ. FT.
TOTAL	2947	SQ. FT.
LOT AREA	6583	SQ. FT.
LOT COVERAGE	37.22	%
FENCE		
FRONT RETURN	15.6	LINEAR FT.
LEFT	46.7	LINEAR FT.
RIGHT	34.9	LINEAR FT.
REAR	32.5	LINEAR FT.
TOTAL	129.7	LINEAR FT.
FRONT SOD	326	SQ. YD.
REAR SOD	158	SQ. YD.
TOTAL SOD AREA	484	SQ. YD.

PLOT PLAN

SCALE: 1" = 20'

SLAB AREA:	1902SQ.FT.
TOTAL FLATWORK:	1041SQ.FT.
IMPERVIOUS LOT COVERAGE:	37.22 %
SLAB COVERAGE	28.89 %

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.

FOR:STARLIGHT HOMES
ADDRESS: 10118 CALIFORNIA LILY LANE
ALLPOINTS JOB#: SH292355
G.F.:
JOB:

BY: GF
DL
ARM
BL
SMM

FLOOD ZONE:X
COMMUNITY PANEL: 48201C0685L
EFFECTIVE DATE: 06/18/2007
LOMR: DATE:

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

LOT 8, BLOCK 2,
WAYSIDE VILLAGE, SECTION 6
FILM CODE NO. 696699, MAP RECORDS,
HARRIS COUNTY, TEXAS

ISSUE DATE: 8/23/2023
ISSUE DATE: 8/17/2023
ISSUE DATE: 8/16/2023
ISSUE DATE: 6/22/2023
ISSUE DATE: 4/5/2022

STARLIGHT HOMES

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