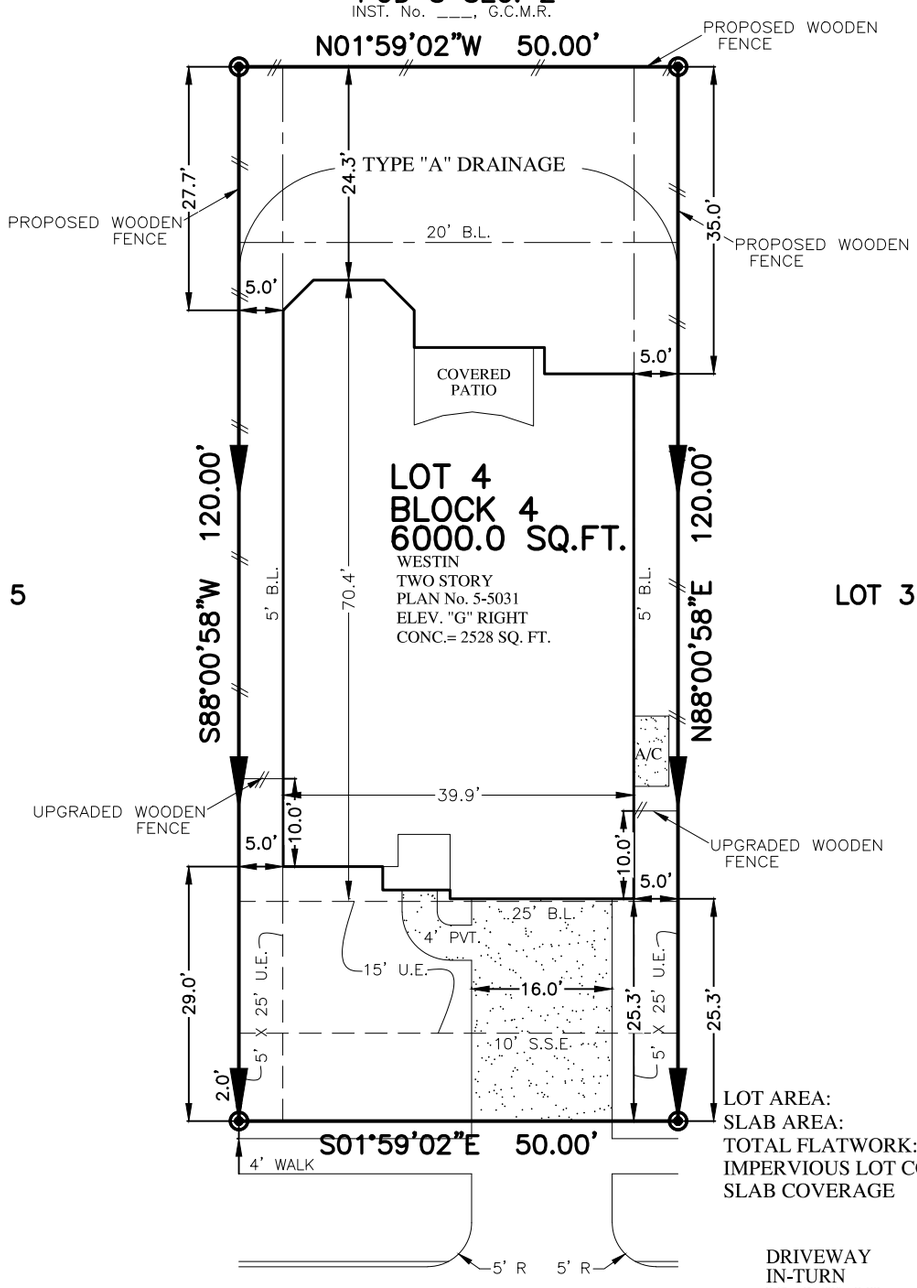
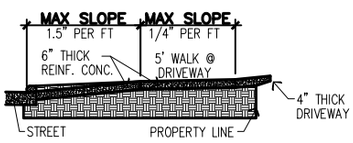
ALLPOINTS SURVEYING

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. PERMANENT ACCESS EASEMENT	WATER VALVE	GAS METER
OVERHEAD ELECTRIC	EXT. EXTENDED	P.U.E. PUBLIC UTILITY EASEMENT	FIRE HYDRANT	CABLE PEDESTAL	MANHOLE & INLET	INLET
	PROP. PROPOSED	PVT. PRIVATE I.R. IRON ROD	MONUMENT	WATER METER	VAULT
	C.M. CONTROL MONUMENT	FND. FOUND I.P. IRON PIPE	POWER POLE	GUY ANCHOR

LAGO MAR
POD 8 SEC. 2
INST. No. ___, G.C.M.R.



2225
BELLANO BAY DRIVE
(60' R.O.W.)



PLOT PLAN
SCALE: 1" = 20'

LOT AREA:	6000.0SQ.FT.
SLAB AREA:	2528SQ.FT.
TOTAL FLATWORK:	891SQ.FT.
IMPERVIOUS LOT COVERAGE:	50.12 %
SLAB COVERAGE	42.13 %

DRIVEWAY	405 SQ. FT.
IN-TURN	276 SQ. FT.
LEAD WALK	42 SQ. FT.
CITY WALK	136 SQ. FT.
PATIO	00 SQ. FT.
A/C PAD	32 SQ. FT.
FLATWORK	891 SQ. FT.
FRONT SOD	154 SQ. YDS.
REAR SOD	223 SQ. YDS.
LEFT SIDE DRAIN	109.0 LIN. FT.
RIGHT SIDE DRAIN	101.8 LIN. FT.
FENCE LINE	215.7 LIN. FT.
UPGRADED FENCE LINE	10.1 LIN. FT.
IMPERVIOUS LOT COVERAGE	50.12 %

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 AND THIS DOCUMENT DOES NOT GUARANTEE THAT THESE ITEMS WILL BE INSTALLED EXACTLY AS ILLUSTRATED. 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: WESTIN HOMES
ADDRESS: 2225 BELLANO BAY DRIVE
ALLPOINTS JOB#: WS296732 BY: JC
G.F.:
JOB:

FLOOD ZONE: X
COMMUNITY PANEL: 48167C0240G
EFFECTIVE DATE: 08/15/2019
LOMR: DATE:

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

LOT 4, BLOCK 4,
LAGO MAR POD 8, SECTION 1,
INST. NO. 2022017928, MAP RECORDS,
GALVESTON COUNTY, TEXAS

ISSUE DATE: 4/19/2022

WESTIN HOMES

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