

- GENERAL NOTES:**
1. ALL AREAS NOT UNDER FOOTPRINT OF BUILDING TO BE CONSIDERED "COMMON AREA". ALL WATER, SEWER, STORM PIPING, ELECTRICAL, GAS, TELECOMMUNICATION EQUIPMENT AND ALL PAVING LOCATED IN THIS "COMMON AREA" IS TO BE MAINTAINED BY THE HOME OWNERS. THE CITY OF HOUSTON WILL NOT BE RESPONSIBLE FOR MAINTAINING PRIVATE UTILITIES OR PAVING. SHEET FLOW FORM ONE LOT TO ANOTHER IS PROVIDED FOR IN "COMMON AREA" AGREEMENT.
 2. ONE (1) 8" COMPOUND FIRE AND WATER MASTER METER.
 3. WATER MAIN LINE TO BE 8" PVC C-900 DR-14.
 4. HOUSE WATER SERVICE LINES TO BE 2" SCH40 PVC WITH GATE VALVE.
 5. SANITARY SEWER TRUNK LINE TO BE 8" GREEN PVC C-900 150 PSI (DR-18) AND 8" PVC SDR 35 PER PLANS.
 6. HOUSE SANITARY SERVICE LEADS TO BE 4" PVC SCH 40 WITH CLEANOUTS.
 7. SITE DRAINAGE TO BE ACHIEVED BY SUBSURFACE INTERNAL DRAINAGE CONNECTING TO EXISTING STORM DRAINAGE SYSTEM ALONG ELLA BOULEVARD.
 8. STORM SEWER PIPE SHALL BE TYPE "S" CORRUGATED HIGH DENSITY POLYETHYLENE PIPE (HDPE) SMOOTH BORE WITH RUBBER GASKETS, SDR35 OR REINFORCED CONCRETE PIPE (CL-76, CLASS III) AS NOTED.
 9. ALL WATER, SANITARY & STORM STUB OUTS TO TERMINATE 2' BEHIND PAVING.
 10. ALL TRENCHING UNDER OR WITHIN ONE FOOT OF PAVING OR WITHIN 3 FEET OF A HOUSE SHALL BE BACKFILLED WITH 1-1/2 SACK PER CUBIC YARD CEMENT-STABILIZED SAND TO WITHIN ONE FOOT OF SUBGRADE.
 11. PRIVATE PAVING: CONCRETE PAVERS - HATCHED AREA (SEE ATTACHED "PAVERS ON CONCRETE BASE" SECTION)

PARKING ANALYSIS:

42-186 PARKING FOR SF RESIDENTIAL USE

# OF LOTS	# OF ADD'L PARKING REQ	# OF ON-STREET PARKING	# OF ON-SITE PARKING
77	12	0	12

TYPE OF FIXTURE	W.S.F.U.	QTY.	TOTAL
BATHUB	4.0	3	12.0
CLOTHES WASHER	1.5	1	1.5
DISHWASHER	1.5	1	1.5
HOSE BID	2.5	2	5.0
KITCHEN SINK	1.5	1	1.5
LAVATORY	1.0	5	5.0
SHOWER STALL	2.0	1	2.0
WATER CLOSET	2.5	4	10.0
TOTAL (W.S.F.U.) / HOUSE			38.5

WATER-SUPPLY FIXTURE-UNIT VALUES (TYPICAL)

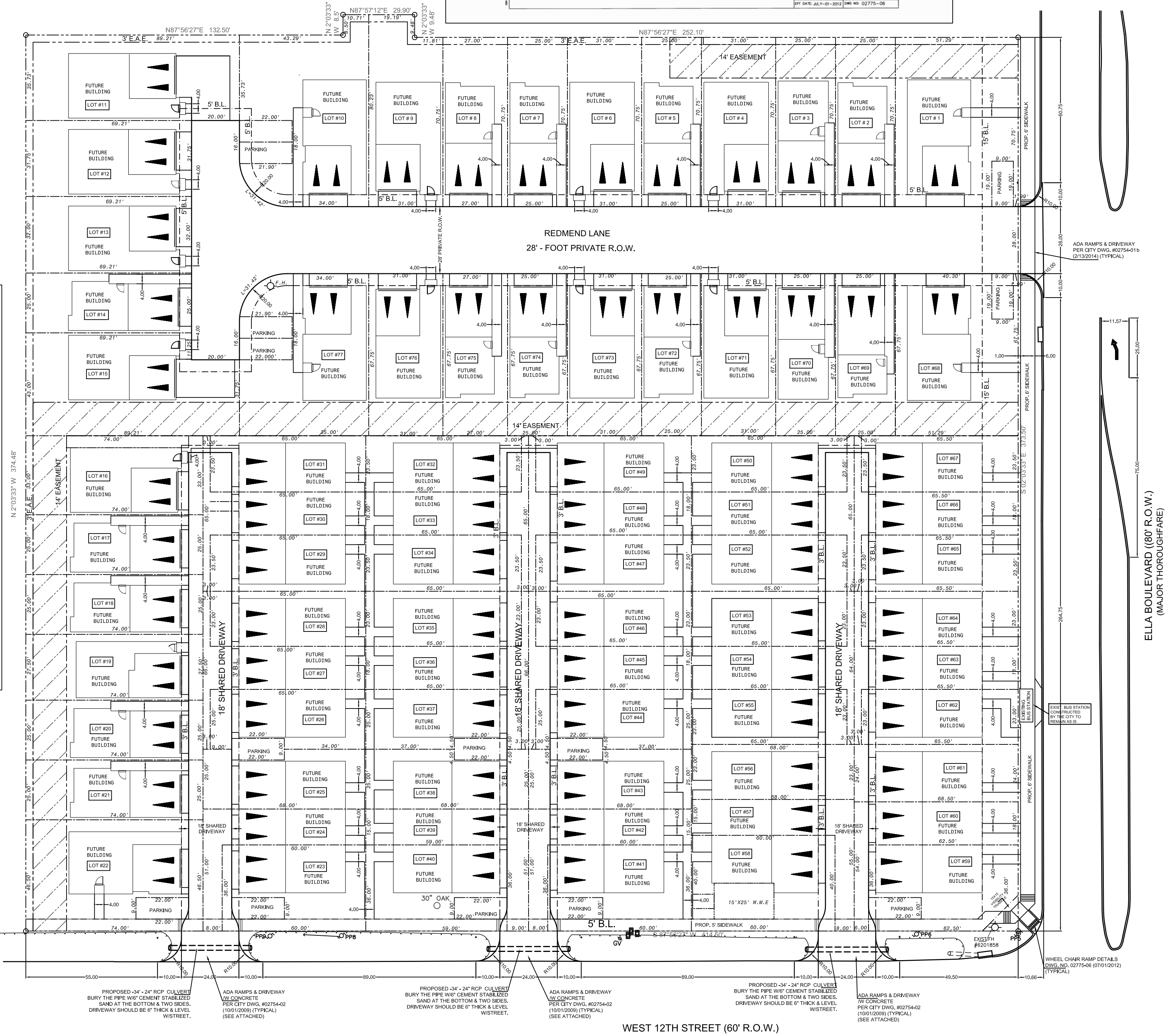
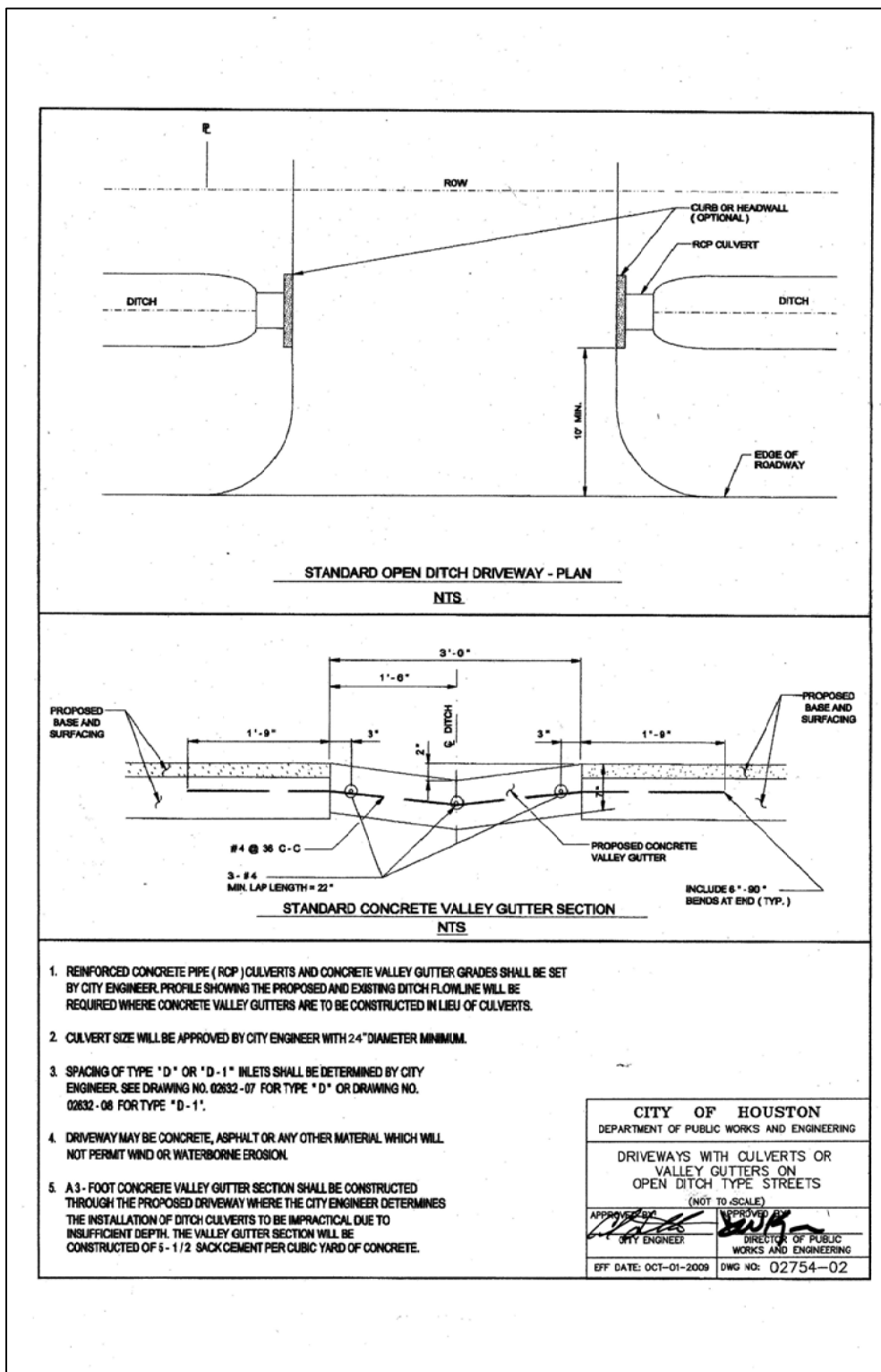
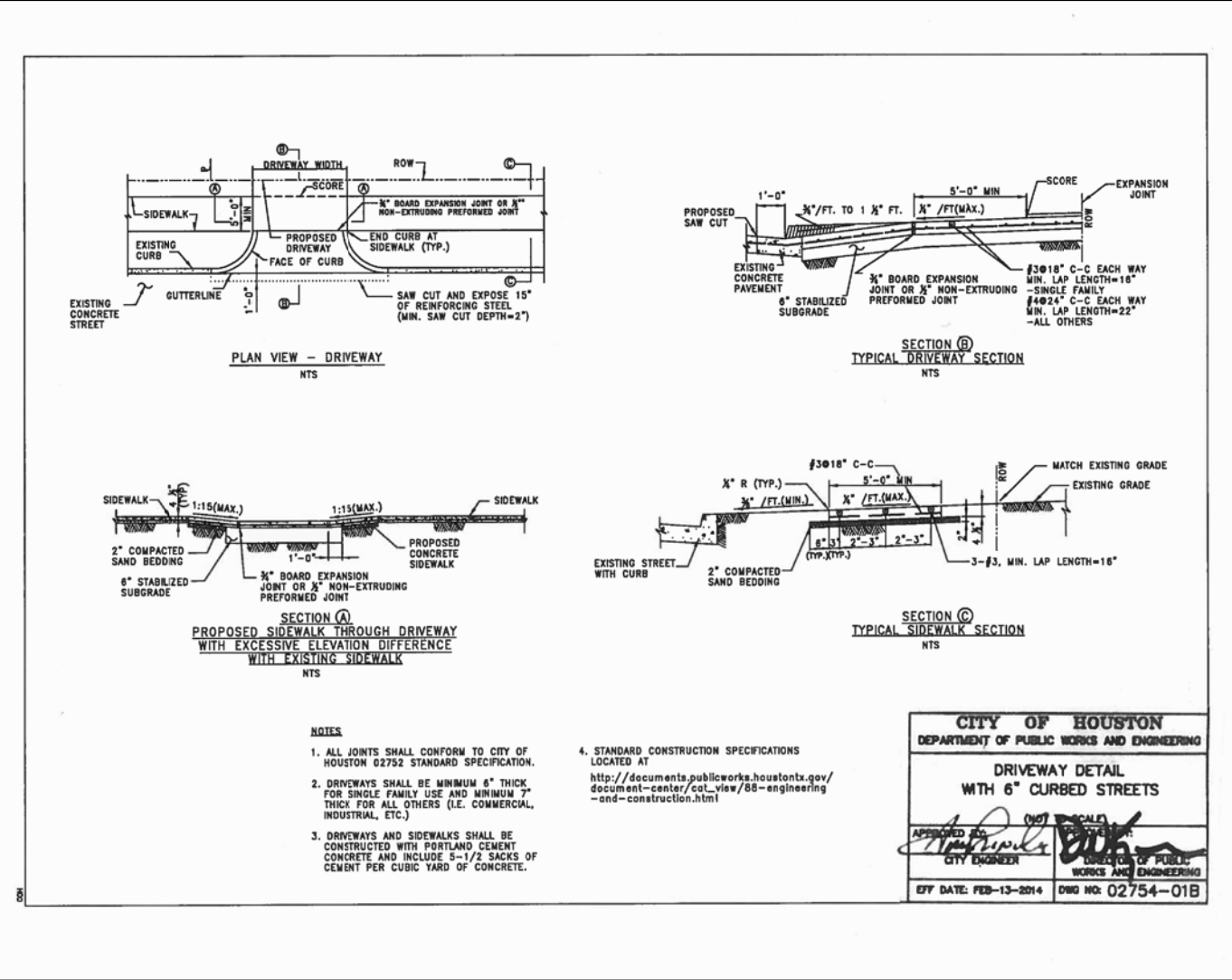
TYPE OF FIXTURE	D.F.U.	QTY.	TOTAL
BATHUB	2.0	3	6.0
CLOTHES WASHER	3.0	1	3.0
DISHWASHER	2.0	1	2.0
KITCHEN SINK	2.0	1	2.0
LAVATORY	1.0	5	5.0
SHOWER STALL	2.0	1	2.0
WATER CLOSET	3.0	4	12.0
TOTAL (D.F.U.) / HOUSE			32.0

DRAINAGE FIXTURE-UNIT VALUES (TYPICAL)

LEGEND

- FF FINISHED FLOOR ELEVATION
FL FLOW LINE
CO CLEAN OUT
TR TOP OF RIM
TC TOP OF CURB
JB JUNCTION BOX
HP HIGH POINT
EOA EDGE OF ASPHALT
G GUTTER
TBM TEMP. BENCH MARK
98.5 FINAL GRADE

NATURAL GRADE



FLOODPLAIN:
THE PROPERTY SHOWN HEREON IS SITUATED WITHIN ZONE
"X-SHADED" AS DELINEATED ON FIRM COMMUNITY PANEL NO.
48201C 0670M REVISED/DATE 06-09-14.

BENCHMARK:
BM: H.C.F.C.D. RM # 050045, ELEV=53.06', N.A.V.D. 1988, 2001 ADJUSTMENT.
TBM: CUT BOX ON T.O.C. AT NORTHEAST CORNER OF INTERSECTION OF
ELLA BOULEVARD AND GROVEWOOD LANE.
ELEV=56.18' N.A.V.D. 1988, 2001 ADJUSTMENT
0.2% ANNUAL CHANCE FLOOD ELEVATION = 57.8'

REVISIONS:

SAWYER
ENGINEERING, LLC
TBPE FIRM: F-9171
1520 Oliver Street
Houston, TX 77007
(832) 533-5948

2902 W 12th Street
Houston, Texas

SITE PLAN

DATE
October 01, 2019
SCALE
1" = 30'-0"

PROJECT NUMBER
18090751

SP-1

2902 W 12th Street