

SITE NOTES

- 1 SITE DRAWINGS ARE FOR REFERENCE AND LOCATION OF HOUSE FOOTPRINT AND FLAT WORK IN RELATION TO THE PROPERTY LINES.
- 2 CONTRACTOR TO SET FINISH FLOOR ACCORDING TO PROPOSED FINISH FLOOR ELEVATION ON ELEVATION CERTIFICATE. IN THE CASE THAT AN ELEVATION CERTIFICATE IS NOT NECESSARY, ELEVATION SHALL BE SET AT 12" MINIMUM ABOVE CROWN OF STREET OR 12" ABOVE RIM OF NEAREST SANITARY SEWER MANHOLE.
- 3 EXISTING TREES AND GROUND WITHIN TREE DRIP LINES TO BE MINIMALLY DISTURBED. BEFORE ANY DEMOLITION OR CONSTRUCTION OCCURS, PROTECTIVE FENCING SHALL BE PLACED ALONG THE ROOT LINE AND ALONG THE DRIP LINE OF TREES TO REMAIN. THE AREA WITHIN TREE DRIP LINE SHALL NOT BE USED FOR PARKING, WASTE DISPOSAL, OR STORAGE. THE CONTRACTOR WILL FOLLOW ALL TREE ORDINANCES LISTED BY THE GOVERNING ENTITY. CONTRACTOR TO RECEIVE APPROVAL FROM ARCHITECT BEFORE REMOVING OR TRIMMING TREES.
- 4 ALL EXTERIOR FLAT WORK TO HAVE 1% MINIMUM/MAXIMUM OF 2% SLOPE AWAY FROM THE BUILDING. PORCH SLAB TO HAVE UNIFORM SLOPE. CONCRETE NOT TO WARP AT DRIVEWAY.
- 5 FINISH GRADE SHALL BEGIN 6" BELOW TOP OF FOUNDATION AND SHALL DIRECT SURFACE DRAIN AWAY FROM FOUNDATION TO STORM SEWER OR OTHER APPROVED POINT OF COLLECTION. DRAINAGE ONTO ADJACENT LOTS WILL NOT BE PERMITTED.
- 6 FINISH GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10' (5% SLOPE). FINISH GRADE SHALL MEET ALL APPLICABLE CODES. NOWHERE ON THE PROPERTY SHALL THERE BE STANDING WATER THAT CAUSES A PUBLIC HEALTH HAZARD. RUN OFF SHALL NOT ENCROACH ON ADJACENT PROPERTY TO CREATE A HAZARD OR DRAINAGE ISSUE.
- 7 REFER TO SURVEY FOR ADDITIONAL INFORMATION.
- 8 WHERE NEW CURB CUT IS REQUIRED, RADIUS TO BE LOCATED ENTIRELY IN PROPERTY LINE.
- 9 IF THE DISTANCE BETWEEN THE PROPOSED DRIVEWAY CULVERT(S) AND/OR NEIGHBORING CULVERT IS LESS THAN 8 FT LONG (COH IDM CHAPTER 15, TABLE 15.08.02-(5)), OPTIONS SHALL BE CONSIDERED TO ADDRESS MAINTANANCE CHALLENGES AND MAY INCLUDE REPLACEMENT OF SHORT DISTANCE BETWEEN CULVERTS WITH A LONG RUN CULVERTS. SEE COH JUNCTION BOX DRAWING DETAIL NO. 02081-06

PLANTING

- 1 ALL PLANTS AND SOD SHALL BE NURSERY GROWN, MATCH RESPECTIVELY, AND BE FULL & WELL ROOTED.
- 2 SPREAD TOPSOIL TO A DEPTH OF MINIMUM OF 2 INCHES OVER ENTIRE AREA TO BE SODDED. LAY SOD CLOSELY KNIT TOGETHER WITH NO OPEN JOINTS VISIBLE, AND PIECES NOT OVERLAPPED. STAGGER SOD UNITS TO AVOID CONTINUOUS SEAMS. LAY SMOOTH AND FLUSH WITH ADJOINING GRASS AREAS, PAVING AND TOP SURFACES OF CURBS. SOIL TO BE WATERED PRIOR TO INSTALLING SOD.
- 3 PROPERTY MUST HAVE FINAL GRADE SAND BEFORE LANDSCAPING
- 4 TRIM EXISTING TREES AWAY FROM HOUSE WHERE APPLICABLE.
- 5 MINIMUM OF ONE 2" CALIPER TREE TO BE PLACED IN FRONT YARD OF ALL HOMES WITHOUT AN EXISTING TREE

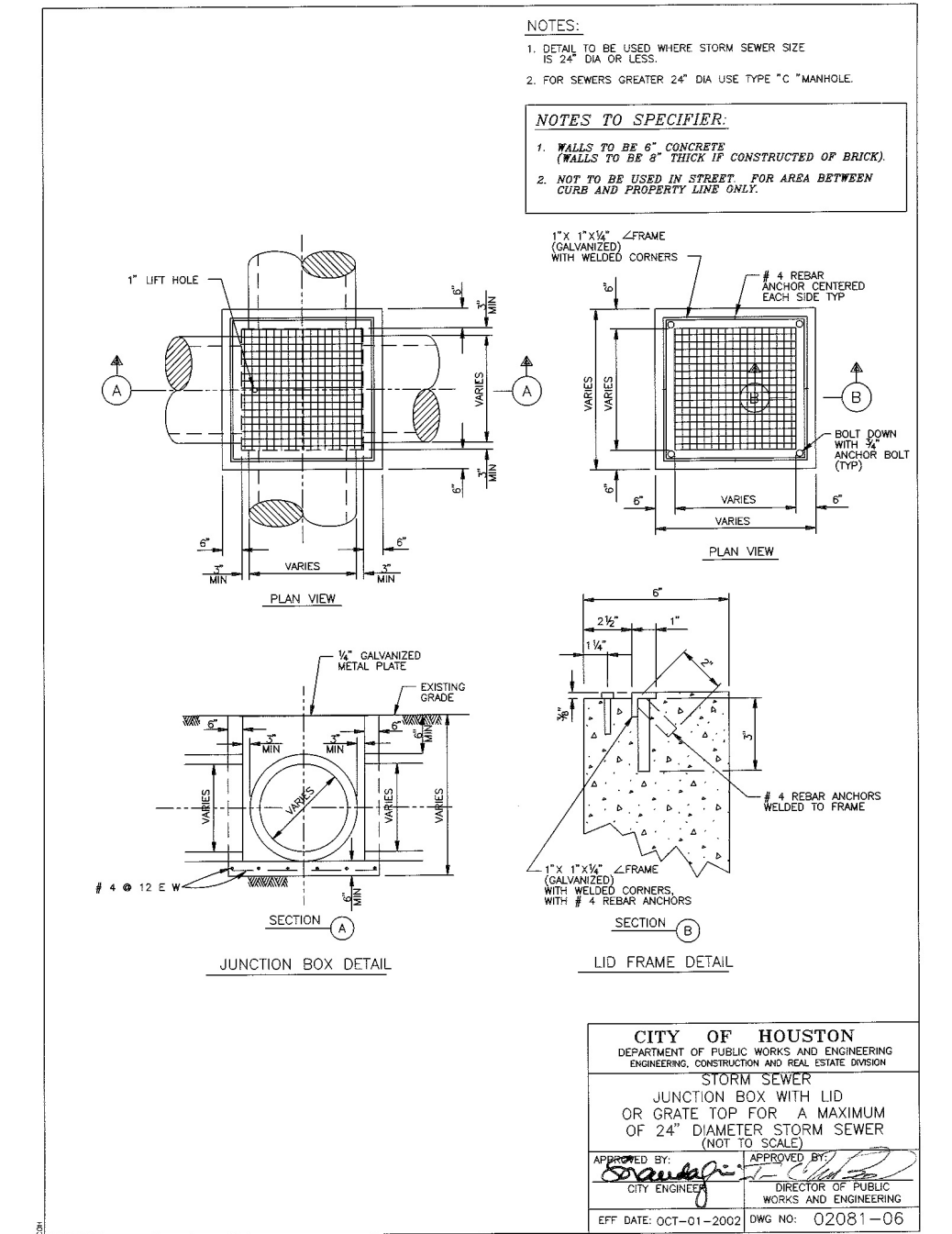
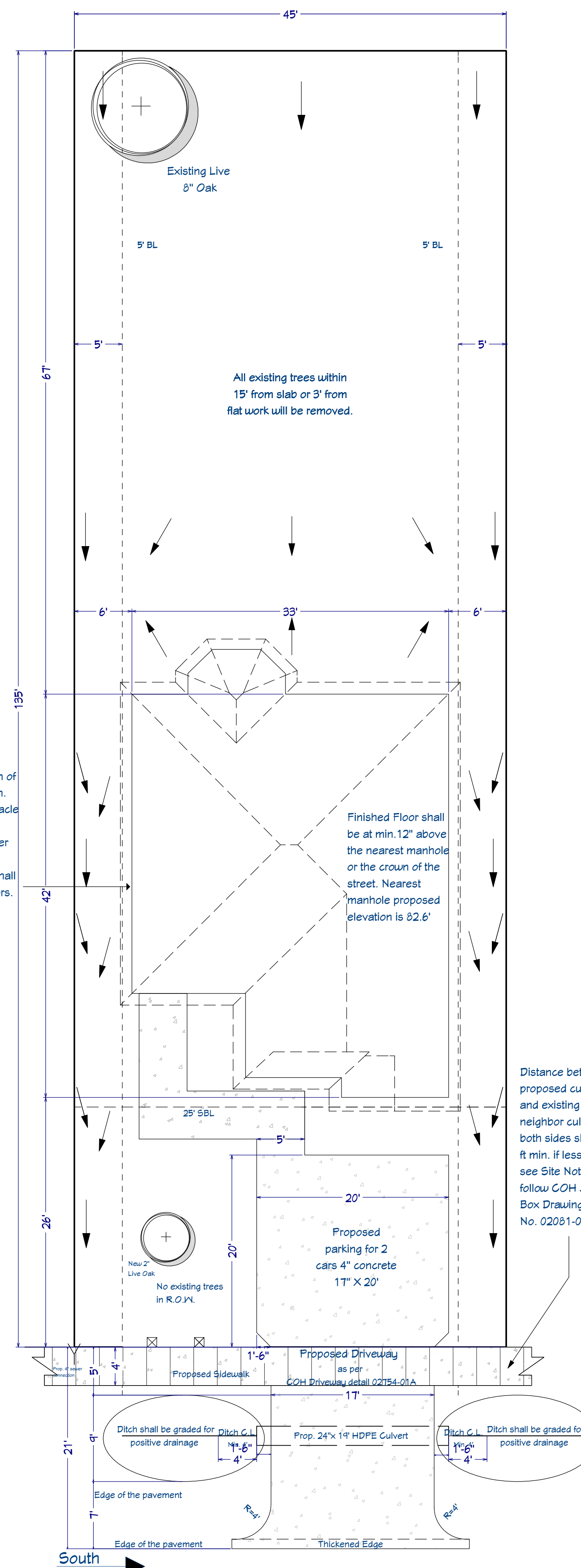
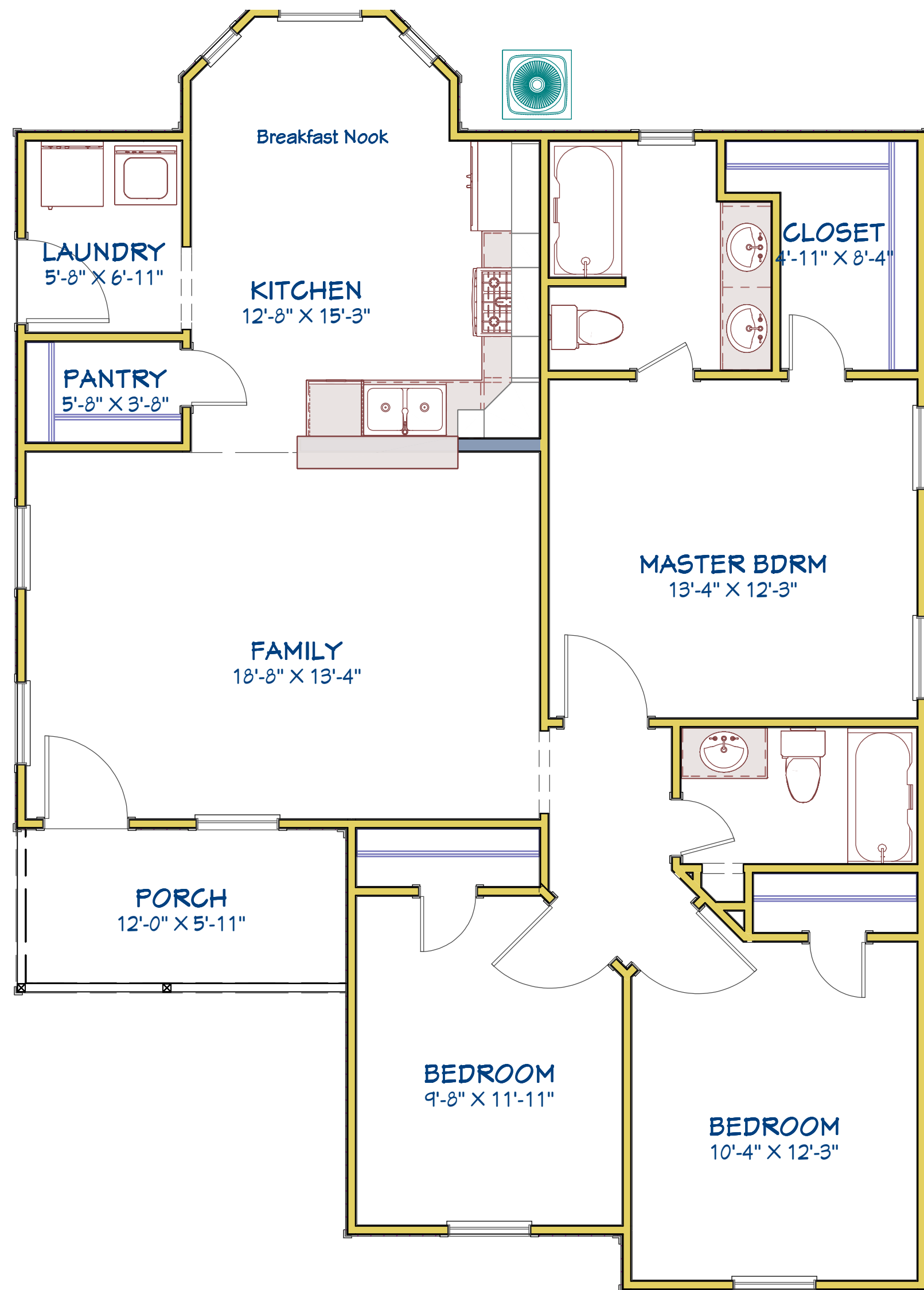
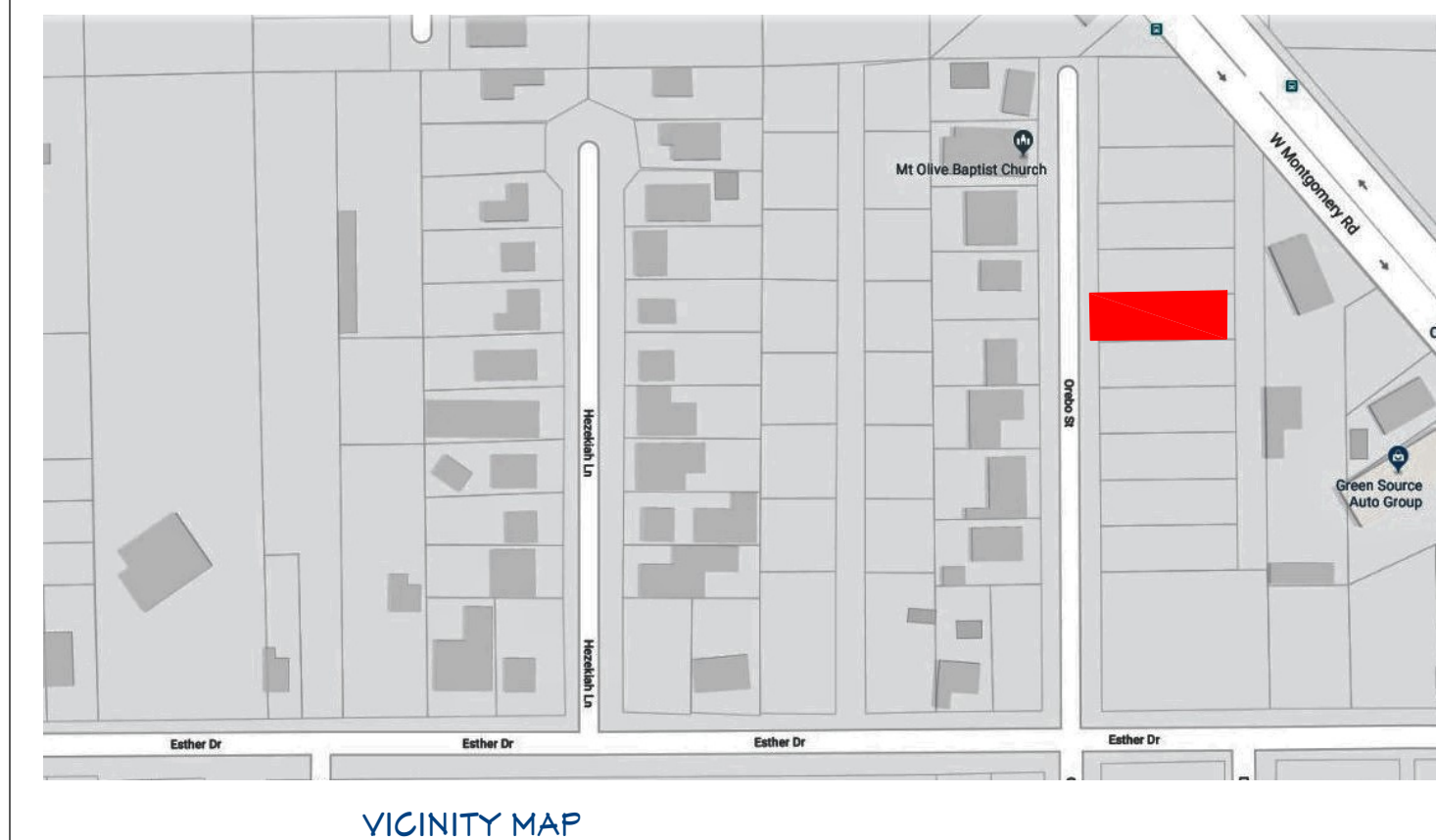
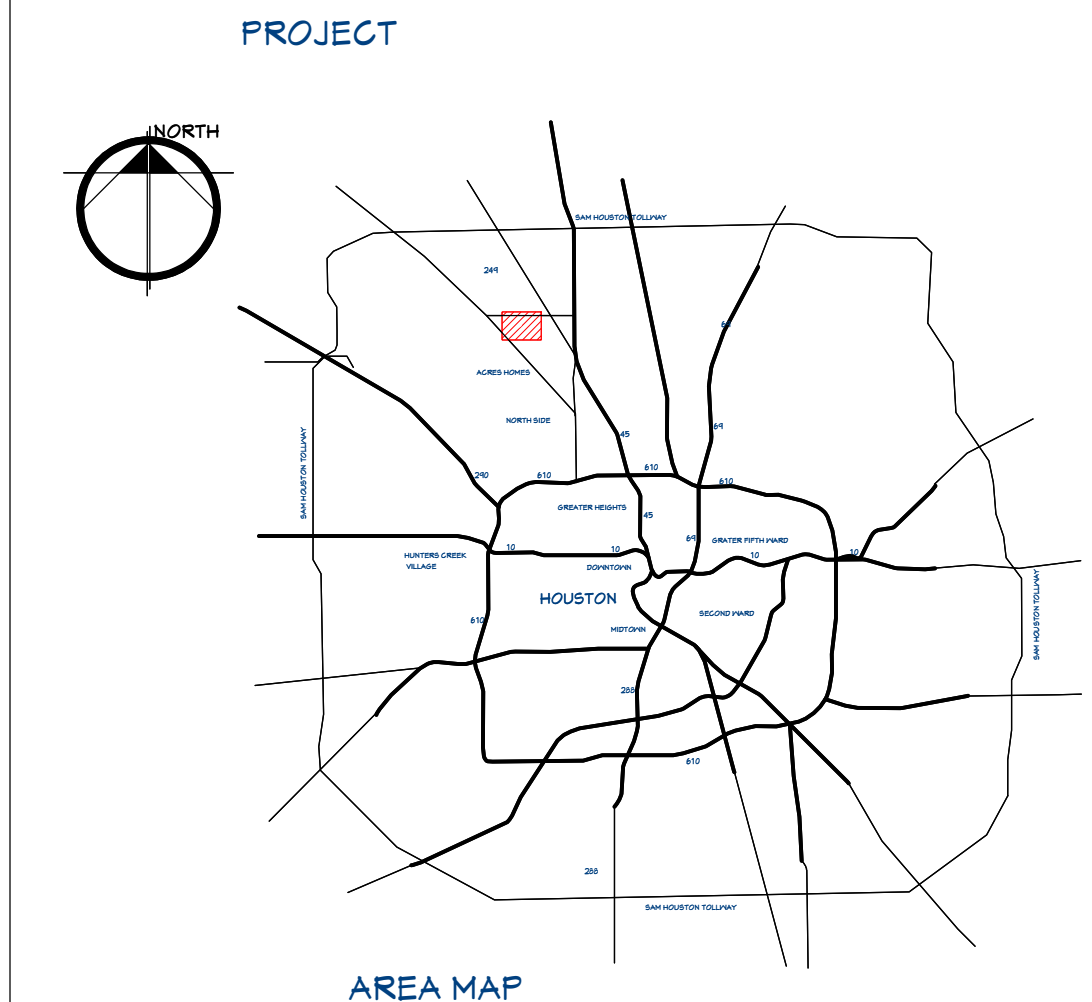
(713)691-3948
www.BurghliHomes.com

\$149,500



PLAN #: COT-BH-1204
Living SQFT: 1204
3 Bedroom, 2 Bath

8210 Orebo St.
Houston, TX 77088



COH JUNCTION BOX
DRAWING DETAIL NO. 02081-06

PROJECT AREAS

Building footprint:	1204 SF
A/C Pad:	16 SF
Stairs:	0 SF
Ramps:	0 SF
Parking:	400 SF
Walkway:	130 SF
Total:	1750 SF
Lot Area:	6075 SF
Coverage:	28.8 %

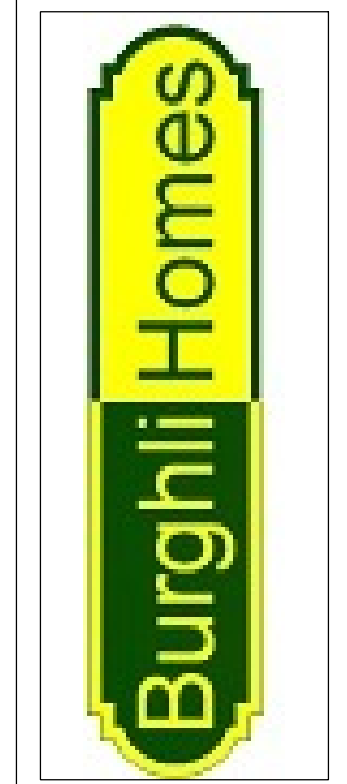
PROJECT ADDRESS: 8210 Orebo St.
 Houston, Tx 77088
 Tr. 9 of lot 42, block 1
 Highland Acre Homes

ENGINEERING FIRM:	ENGINEER'S SEAL:
JDSI Engineering PO BOX 6156 Kingwood, TX 77325 (281)852-3647 (o) (832)213-3622 (f) James@jdsengineering.com	

NOTE: CITY SIGNATURES VALID FOR ONE YEAR ONLY AFTER DATE OF SIGNATURES

CITY OF HOUSTON	
DEPARTMENT OF PUBLIC WORKS AND ENGINEERING	
WATER	TRAFFIC/STREET & BRIDGE
WASTEWATER	STORM WATER QUALITY
STORM WATER	FACILITIES
FOR CITY OF HOUSTON USE ONLY	
CITY ENGINEER	DATE
DIRECTOR OF PUBLIC WORKS AND ENGINEERING	DATE

REVISION TABLE			
NUMBER	DATE	REVISION BY	DESCRIPTION



MASTER PLAN #: COT-BH-1204

BURGLI HOMES
 4615 NORTH FREEMAN STE 212
 HOUSTON, TEXAS 77022
 713-691-3948 ADMIN@BURGLI.NET

DATE: 6/6/2019
SCALE: 1/8" = 1'
SHEET: P-3