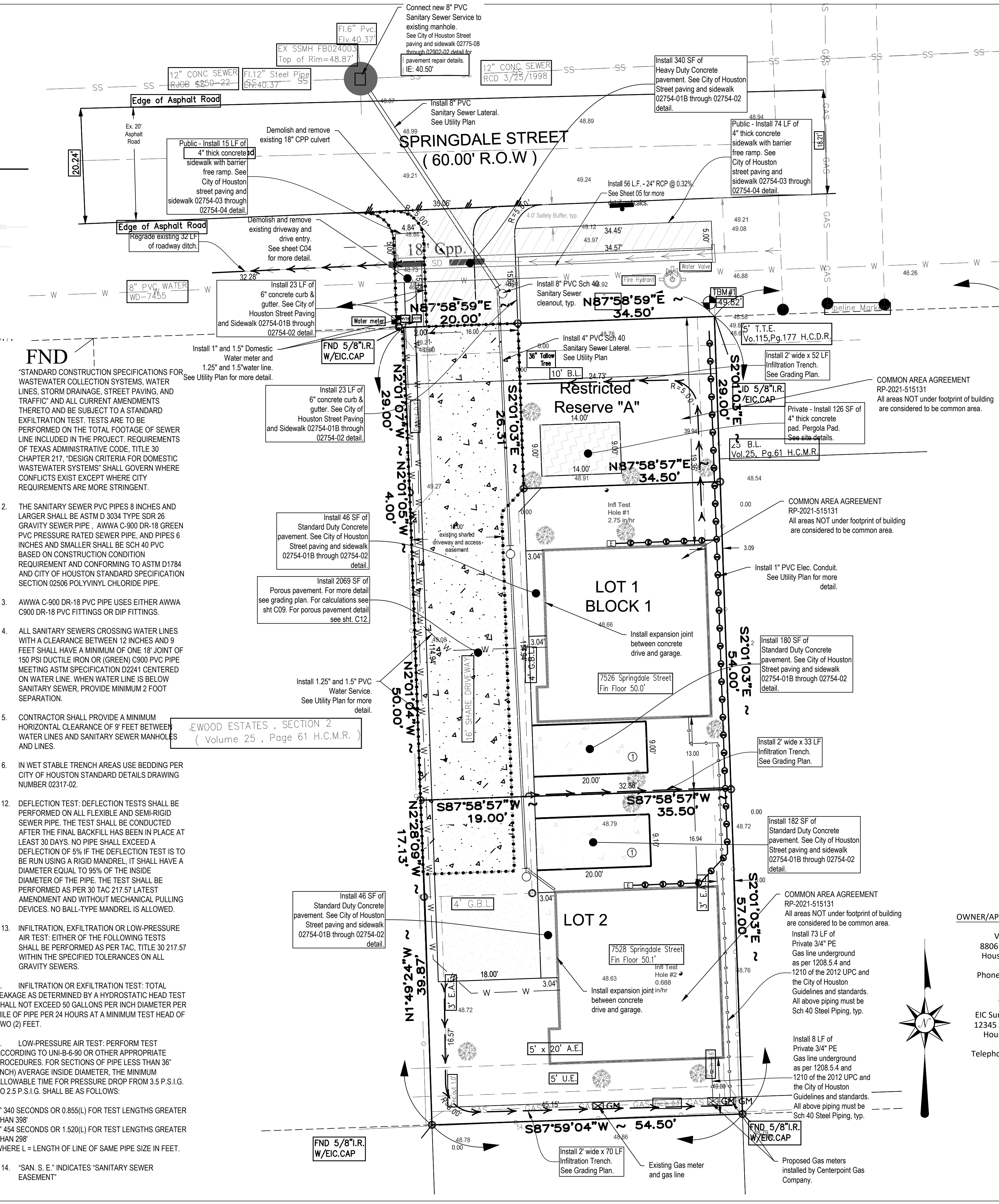


- Legend**
- Proposed Building Area
  - Sidewalk/DW Concrete
  - Parking Stall Count Total
  - Proposed Sewer Cleanout
  - Proposed Water Meter
  - Proposed No Parking Sign
  - Proposed Storm Headwall
  - Proposed Ditch Flowline
  - Existing Sanitary Sewer Cleanout
  - Existing Sanitary Sewer Manhole
  - Existing Sanitary Sewer Pipe
  - Existing Water Main
  - Existing Water Meter
  - Existing Fire Hydrant
  - Existing Electrical Meter
  - Existing Gas Meter
  - Item to be demolished

- General Notes:**
- ALL STANDARDS ADHERE TO CITY OF HOUSTON STORMWATER DESIGN AND WATER QUALITY REQUIREMENTS.
  - SUBDIVISION: ROSEWOOD ESTATES
  - THE SITE LIES WITHIN THE UNSHADED ZONE X OF FEMA FIRMETTE MAP 48201C0685L DATED JUNE 18, 2007.
  - ALL ROOF DRAINAGE TO BE PIPED TO FRONT OF BUILDINGS.
  - CONSTRUCT WASTEWATER COLLECTION SYSTEMS, WATER LINES, STORM DRAINAGE AND STREET PAVING IN ACCORDANCE WITH THE LATEST EDITION OF THE PUBLICATIONS STANDARD CONSTRUCTION SPECIFICATIONS FOR WASTEWATER COLLECTION SYSTEMS, WATER LINES, STORM DRAINAGE AND STREET PAVING, AND STANDARD CONSTRUCTION DETAILS FOR WASTEWATER COLLECTION SYSTEMS, WATER LINES, STORM DRAINAGE, AND STREET PAVING PUBLISHED BY HOUSTON PUBLIC WORKS.
  - THE GEOTECHNICAL INVESTIGATION FOR THIS PROJECT WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 11 OF THE LATEST EDITION OF THE PUBLICATION INFRASTRUCTURE DESIGN MANUAL, PUBLISHED BY HOUSTON PUBLIC WORKS. SOILS REPORT WAS PREPARED BY (GEOTECHNICAL ENGINEERING FIRM) REPORT NO. [NO. OF REPORT], DATED [DATE OF REPORT].
  - UTILITIES PRESENTED ON THESE DRAWINGS ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION. CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS IN THE FIELD PRIOR TO COMMENCING CONSTRUCTION. CONTRACTOR SHALL NOTIFY TEXAS ONE CALL AT 13-223-4567/811 OR 800-344-8377 AND LONE STAR NOTIFICATION CENTER AT 800-669-8344 AT LEAST 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATION. UTILITIES MARKED WITHIN THE PUBLIC RIGHT OF WAY OR IN EASEMENTS SHALL COMPLY WITH TAC TITLE 16, PART 1, CHAPTER 18, RULE §18.6 AND THE AMERICAN PUBLIC WORKS ADMINISTRATION (APWA) UNIFORM COLOR CODE.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO EXISTING WATER, WASTEWATER, STORM WATER LINES AND TRAFFIC CONTROL DEVICES. DAMAGES SHALL BE REPAIRED IN ACCORDANCE WITH THE HOUSTON PUBLIC WORKS STANDARD CONSTRUCTION SPECIFICATIONS FOR WASTEWATER COLLECTION SYSTEM, WATER LINES, STORM DRAINAGE, AND STREET PAVING AND STANDARD CONSTRUCTION DETAILS FOR WASTEWATER COLLECTION SYSTEMS, WATER LINES, STORM DRAINAGE AND STREET PAVING, REFERENCED ABOVE. AT NO ADDITIONAL COST, CONTRACTOR SHALL NOTIFY THE OFFICE OF THE CITY ENGINEER, HOUSTON PUBLIC WORKS @ 832-394-9098 OR VIA FAX AT 832-395-4424 FOR INSPECTION AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
  - ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER.
  - CONTRACTOR SHALL COMPLY WITH LATEST EDITION OF OSHA REGULATIONS AND THE STATE OF TEXAS LAWS CONCERNING EXCAVATION.
  - CONTRACTOR SHALL MAINTAIN A SET OF REDLINE DRAWINGS AND RECORD AS-BUILT CONDITIONS DURING CONSTRUCTION. THESE REDLINE MARKED UP DRAWINGS WILL BE SUBMITTED TO THE DESIGN CONSULTANT WHO WILL MAKE THE CHANGES ON THE ORIGINAL TRACINGS, LABEL EACH SHEET IN THE SET AS "RECORD DRAWINGS" AND RETURN IT TO THE OFFICE OF THE CITY ENGINEER.

**SANITARY SEWERS CONSTRUCTION NOTES**

- ALL SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HOUSTON



**SITE DATA SUMMARY**

General Site Data	Value
General Site Data	SS SS SS SS
ZONING	SF - Single Family Residential
LOT AREA (SF)	7,629
LAND USE	SINGLE FAMILY RESIDENCE
BUILDING AREA (SF)	
Single Family Residence	1,735 SF
Single Family Residence	1,735 SF
BUILDING HEIGHT - Stories/Feet	Lot 1 2 Story - 30'-8"
	Lot 2 2 Story - 30'-8"
LOT COVERAGE	59%
FLOOR AREA RATIO	0.586
Parking	
PARKING REQUIREMENTS	SINGLE FAMILY RESIDENCE: 2 per unit
PARKING REQ'D	4
PARKING PROVIDED	6 Total parking stalls: 0 HC stalls, 4 Covered stalls, 2 regular stalls.

- SITE AND BUILDING IMPERVIOUS COVER**
- TOTAL SITE AREA: 7,629SF (0.18 AC)
  - TOTAL IMPERVIOUS COVER: 2,313 SF (0.08 AC)
  - EXISTING IMPERVIOUS COVER: 1,535 SF (0.04 AC)
  - PROPOSED IMPERVIOUS COVER: 2,313 SF (0.05 AC)
  - PERCENTAGE OF SITE COVERED BY IMPERVIOUS COVER: 59%
  - MAXIMUM ALLOWED IMPERVIOUS COVER:
  - BUILDING COVERAGES: 1,735 SF (NEW); 00 SF (OLD)
  - MISCELLANEOUS COVERAGES: 577 SF
  - ACCESSIBLE ROUTE, DUMPSTER PAD, PERGOLA PAD
  - PROPOSED LAND USE: SINGLE FAMILY
  - ZONING: SF
  - HEIGHT OF BUILDING: SEE ARCHITECTURAL PLANS

**Engineer's Statement:**  
No Retaining walls are proposed on this project.

**FLOOD STATEMENT:** According to Community Panel No. 48201C0685L, dated June 18, 2007, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Unshaded Zone "X", (areas determined to be outside 500-year floodplain), which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

- Porous Paving Notes:**
- ALL STANDARDS ADHERE TO CITY OF HOUSTON STORMWATER DESIGN AND WATER QUALITY REQUIREMENTS SECTION 10, LATEST VERSION.
  - MAINTENANCE AND INSPECTION OF THE RETENTION/DETENTION AREA, THE POROUS PAVED DRIVEWAY AND INFILTRATION TRENCHES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S).
  - INITIAL INSPECTION OF POROUS PAVEMENT SHALL BE MONTHLY FOR THE FIRST 3 MONTHS POST CONSTRUCTION.
  - SEMI-ANNUAL INSPECTION WILL OCCUR TO ENSURE PAVEMENT SURFACE IS FREE OF SEDIMENT.
  - VACUUM SWEEPING OF HARD POROUS PAVEMENT TO BE FOLLOWED BY HIGH PRESSURE HOISING TO KEEP VOIDS WITHIN THE PAVEMENT FREE OF SEDIMENT QUARTERLY.
  - ANNUALLY INSPECT PAVEMENT SURFACE AND SUBSURFACE DRAINAGE SYSTEM (IF ANY) FOR DETRIORATION, SPALLING OR MALFUNCTIONING.
  - ALL SUBSURFACE DRAINAGE SYSTEMS ARE REQUIRED TO BE DRAINED IN 48 HOURS OR LESS.

**OWNER/APPLICANT/DEVELOPER**  
Victor Valov  
8806 Kempwood Dr  
Houston, TX 77080  
Phone: 346-234-5127

**SURVEYOR**  
EIC Surveying Company  
12345 Jones Road # 270  
Houston, TX 77070  
Telephone: 281-955-2772

**OVERALL SITE PLAN**  
Springdale Street Residences  
0.1752 Acre Tract  
Lots 1 & 2 of  
Rosewood Estates Section 2  
Harris County, TX  
Zoned: SF

**ST-ARM Consulting**  
Engineering Support  
Civil Design & Drafting  
1504 Buena Vista Dr  
Denton, TX 76210  
Cell: (360)870-3218  
hbutwell@st-arm.com

**VICINITY MAP**  
HOUSTON, TEXAS

**REVISION DESK**

NO.	DATE	REVISION
1	05/20/21	COH-Review Comments
2	06/30/21	COH-Review Comments
3	07/01/21	COH-Review Comments
4	07/27/22	COH-Review Comments

**NOTICE:**  
FOR YOUR SAFETY, YOU ARE REQUIRED BY TEXAS LAW TO CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG SO THAT UNDERGROUND LINES CAN BE MARKED. THIS SIGNATURE DOES NOT FULFILL YOUR OBLIGATION TO CALL 811

**VERIFICATION OF PRIVATE UTILITY LINES**

CenterPoint Energy natural gas utilities shown. (Gas service lines are not shown). This signature not be used for conflict verification.

Signature valid for six months.

**Approved for A/E/Underground conduit facilities only. Signature valid for one year.**

CenterPoint Energy/UNDERGROUND Electrical Facilities Verification ONLY. (This signature verifies existing underground facilities - not to be used for conflict verification)

Signature valid for six months.

**LMM Engineering**  
2355 N. HWY 360  
GRAND PRAIRIE, TX 75050  
Cell: (214) 794-4436  
Lmiano142@gmail.com

**SPRINGDALE ST. RESIDENCES**  
**PRELIMINARY SITE PLAN**

**CITY OF HOUSTON**  
HOUSTON PUBLIC WORKS

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

WATER	STORM WATER QUALITY
WASTE WATER	FACILITIES
STORM WATER	TRAFFIC & TRANSPORTATION/ STREET & BRIDGE
FILE NO.	HORIZ. VERT.
SHEET NO. [ ] OF [ ]	DRAWING SCALE
FOR CITY OF HOUSTON USE ONLY	

**ST-ARM PROJECT NO. 2021060201**

PLOTTED: 8/17/2022 11:47 AM

PLOT STYLE: HP Designplot 1050c.ctb

FILE PATH: D:\OneDrive\Public\STARM\Projects\Valov\2021060201\Sheets\Plan\_Sheets.dwg

7526 Springdale St. Residences Pvc. Building ILMS # 190336129; Pub. Plan ILMS # 19131710; Right of Way ILMS#21093975