

FLOODPLAIN DATA

THIS TRACT LIES IN ZONE "X" DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP PANEL NUMBER 48201C0890M, EFFECTIVE DATE: MAY 2, 2019.

REFER TO PLAN & PROFILE DRAWINGS FOR WORK WITHIN ROW. (NOT IN THIS SECT) (ILMS NO. _____)

BENCHMARK:

RM 030065 A Brass Disk stamped "C100 F11 RESET 2001". From the intersection of Cullen Boulevard and Airport Boulevard, travel North on Cullen Boulevard 300 feet to bridge. Monument is located on the East sidewalk at centerline of bayou. ELEVATION = 43.43 FEET (NAVD 1988, 2001 ADJUSTED)

TBM-1 Mag. Nail set in the centerline of Carmen Street, an asphalt road, as shown hereon. Elev.=42.58'

NOTES:

- IF AVAILABLE ROW IS NOT SUFFICIENT TO ACCOMMODATE SIDEWALK WIDTH (SW) ACCORDING TO IDM REQUIREMENT, ENGINEER SHALL OBTAIN A VARIANCE FROM THE CITY ENGINEER.
- DRIVEWAYS SHALL BE 6" THICK FOR SINGLE FAMILY.
- DRIVEWAYS AND SIDEWALKS SHALL BE CONSTRUCTED WITH PORTLAND CEMENT CONCRETE AND INCLUDE 5 1/2 SACKS OF CEMENT PER CUBIC YARD OF CONCRETE.
- THE OUTER DOWEL BARS ARE TO BE LOCATED 12" FROM END OF PROPOSED EDGE OF DRIVEWAY RETURN. EXTEND DOWEL 3" INCHES INTO PROPOSED DRIVEWAY AND BEND REMAINING BAR TO EXTEND TO RADIUS RETURN BOTH SIDES.
- TROWEL GROOVE SEALANT SHALL BE LOW MODULUS SILICONE OR POLYURETHANE SEALANT.
- EXPANSION & CONSTRUCTION JOINTS ALONG SIDEWALK SHALL BE ACCORDING TO DRAWING No. 02752-02.
- REFER CHAPTER 17 DESIGN REQUIREMENTS FOR A AND B.
- CEMENT STABILIZED SAND 1.5 SACKS OF CEMENT PER TON OF DRY SAND.
- ALL RAMPS AND SIDEWALKS/WALKWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH AGENCY STANDARD DETAILS, TEXAS ACCESSIBILITY STANDARDS (TAS) AND AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS. IF THERE IS A CONFLICT IN THE REQUIREMENTS, THE STRICTEST REQUIREMENTS SHALL GOVERN.
- CURB RAMPS THAT ARE STEEPER THAN A 1:15 MAX SLOPE WILL NOT BE ACCEPTED BY THE CITY OF HOUSTON

GENERAL CONSTRUCTION NOTES:

- All utilities presented on these drawings are shown based on the best available information. Contractor shall verify in the field the exact locations prior to commencing construction. Contractor shall notify Texas one call at 713-223-4567 at least 48 hours before proceeding with any excavation.
- The contractor shall be fully responsible for any damages to existing water, wastewater, storm water lines and traffic control devices. All damages shall be repaired in accordance with the City of Houston, department of public works Engineering's "standard construction specs" referenced above, at no cost to the City of Houston.
- Adequate drainage shall be maintained at all times during construction and any drainage ditch or structure disturbed during construction shall be restored to the satisfaction of the owning authority.
- Contractor shall take necessary precautions to protect root system of shrubs, plants and trees along the area of excavation.
- Contractor shall comply with occupational safety and health administration standards and any other federal, state and local regulations regarding trench safety systems for trench excavation.

PAVING

- Paving construction shall be in accordance with City of Houston specifications for pavement and sewer construction by private contract in public streets and alleys and the latest revisions and/or amendments of same.
- Existing pavements, curbs, sidewalks and driveways damaged or removed during construction shall be replaced to the City of Houston standards with latest addenda and amendments thereto.

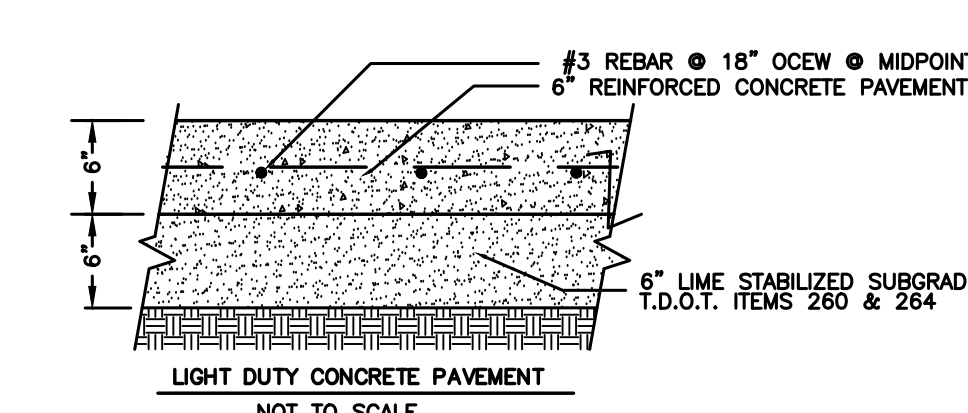
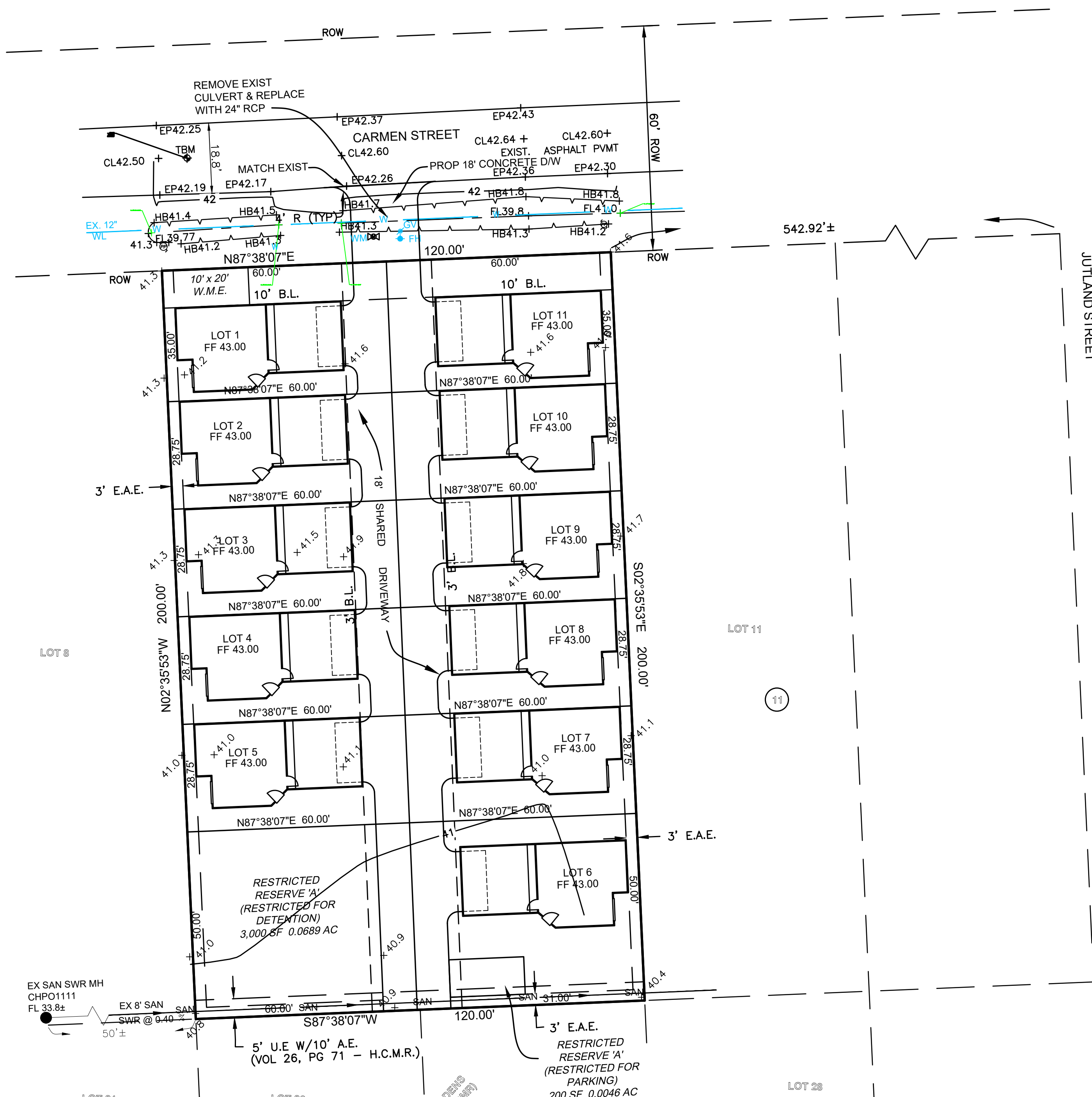
TRAFFIC NOTES:

- Contractor shall provide and install traffic control devices in conformance with Part VI of the Texas manual on uniform traffic control devices (Texas MUTCD, most recent edition with revisions) during construction.
- Lane closure permits are to be obtained when required (see note 7)
 - No lanes shall be closed during the hours of 5:30 am to 7:00 pm monday thru friday in Downtown/Midtown area.
 - No lanes shall be closed during the hours of 7:00 am to 9:00 am and 4:00 pm to 6:00 pm monday thru friday.
 - No lanes shall be closed in residential area from 7:00 pm to 7:00 am.
- Contractor shall cover excavations with steel plates, Anchored properly, during non-working hours, and open lanes for traffic flow.
- If the contractor desires to block a lane for which no "traffic control plans" were submitted, (s) he shall submit reproducible mylars sealed and signed by a professional Engineer licensed in the State of Texas to plan review section with the entire approved set of drawings for approval ten working days prior to construction.
- Approved copies of "traffic control plans" and lane/sidewalk closure permits shall be available for inspection at job site at all times.
- The request must be made at least ten days prior to the date for which the closure is sought. Call 713-837-7280 for an application.

GENERAL NOTES:

- Contractor shall refer to Architectural Plans for exact location and dimensions of exit porches, ramps, precise building dimensions and exact utility entrance locations.
- All homes are future to be permitted separately.
- Electric meter racks and service lines shall be determined by Centerpoint Energy. Contractor shall provide screening around electric meter racks visible from the right-of-way, per Section 33-111 of the City of Houston Code of ordinance.

E:\City of Houston\Driveway w-culvert detail 002.tif



1. COMPACT SUBGRADE AFTER LIME APPLICATION (22 LBS. OF HYDRATED LIME PER SQUARE YARD) TO A MINIMUM OF 95% STD-PROCTOR DENSITY (ASTM D 558) AT A MOISTURE CONTENT WITHIN -1% TO 3% OF OPTIMUM MOISTURE WORK TO BE DONE IN ACCORDANCE WITH TEXAS DEPARTMENT OF TRANSPORTATION STANDARDS. PROVIDE EXPANSION JOINTS ALONG PAVEMENT/BUILDING INTERFACE AND AT INTERVALS NOT EXCEEDING 80 FEET APART, IN EACH DIRECTION. PROVIDE CONTRACTION JOINTS (1/2" SAW-CUT OR CONSTRUCTION JOINT) AT MAXIMUM INTERVALS OF 15 FEET, IN EACH DIRECTION. SEAL ALL JOINTS AND CRACKS IN FINISHED PAVEMENT. CONCRETE SHALL HAVE AT LEAST 5 SACKS OF CEMENT PER CUBIC YARD AND A COMPRESSION STRENGTH OF NOT LESS THAN 3,000 PSI AT 28 DAYS. IF FI IS LESS THAN 20, DELETE LIME STABILIZED SUB GRADE. UNLESS SPECIFIED OTHERWISE, USE LIGHT DUTY PAVEMENT.

LOT COVERAGE TABLE			
Colm A	Colm B	Colm C	Colm D
Lot No.	Lot Size (sf)	Bldg. Coverage (sf)	% Coverage (Colm C/colm B)
1	2,100.00	1,260.00	60.00%
2	1,725.00	1,035.00	60.00%
3	1,725.00	1,035.00	60.00%
4	1,725.00	1,035.00	60.00%
5	1,725.00	1,035.00	60.00%
6	2,800.00	1,680.00	60.00%
7	1,725.00	1,035.00	60.00%
8	1,725.00	1,035.00	60.00%
9	1,725.00	1,035.00	60.00%
10	1,725.00	1,035.00	60.00%
11	2,100.00	1,260.00	60.00%

REVISIONS	
NO.	DATE

LEGAL DESCRIPTION
A SUBDIVISION OF 0.5510 ACRES BEING RETREAT ON CARMEN STREET, AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO MAP OR PLAT THEREOF RECORDED IN FILM CODE 703950, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

RETREAT AT CARMEN STREET
4834 - 4856 CARMEN

CIVIL SITE PLAN
HOUSTON TX 77033

RP & ASSOCIATES
2935 S HOUSTON AVE
HUMBLE, TEXAS 77396
CELL (713)416-6894

DAVID A BORENGASSER PE
FIRM REGISTRATION NO. F-9482

SCALE: HORIZONTAL 1" = 20', VERTICAL 1" = N/A

DATE: FEBRUARY, 2023
DWG. NO.:
Sheet: **C-02** of 5