



IMPERVIOUS COVERAGE CALCULATION

TYPE	AREA
ALL RESIDENCE STRUCTURE	1,222 ft ²
NEW DRIVEWAY	256 ft ²
NEW ENTRY WALKWAY	153 ft ²
TOTAL IMPERVIOUS COVERAGE	1,631 ft²

TOTAL LOT AREA: 2,500 ft²

PERCENTAGE OF IMPERVIOUS COVERAGE: 65.00%

- SITE NOTES:**
- FINISH FLOOR ELEVATION SHALL BE MIN. 12" ABOVE THE NEAREST SANITARY SEWER MANHOLE RIM AS PER SECT R.401.5 IRC 2021.
 - LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
 - IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.
 - BUILDER SHALL VERIFY ALL UTILITY LOCATIONS, ALL EASEMENTS, BLOCK FACE, AND SETBACK LINES PRIOR TO CONSTRUCTION. BUILDER ALSO WILL APPROVE THE LOCATION OF THE HOUSE ON THE LOT.
 - IF NECESSARY PLUMBER TO CONNECT INTO EXISTING SANITARY SEWER PIPING TO BE SCH 40 P.V.C (OR EQ. APPROVED).
 - PLUMBER TO DETERMINE THE LOCATION OF WATER METER AND TO CONTACT THE LOCAL AUTHORITY TO CONNECT. PIPING TO BE SCH 40 P.V.C. (OR EQ. APPROVED).
 - ELECTRICIAN TO RUN THE NECESSARY UNDERGROUND CONDUITS FROM SOURCE POLE OR TRANSFORMER TO POWER METER & FROM THERE TO GARAGE FOR:
 - IN HOUSE ELECTRICAL PANEL.
 - TELEPHONE SERVICE.
 - CABLE SERVICE.
 - AT SAME LOCATION.
 - ALL EXISTING VEGETATION SHOULD BE REMOVED.
 - THE CONTRACTOR SHALL REFER TO HOUSTON PUBLIC WORKS STANDARD, NO. 02754-02 - "DRIVEWAYS WITH CULVERTS ON OPEN DITCH-TYPE STREETS" FOR THE OPEN DITCH DRIVEWAY CONSTRUCTION DETAIL.
 - THE CONTRACTOR SHALL ADJUST THE SITE GRADING TO DIRECT SURFACE WATER IN ACCORDANCE WITH THE PROPOSED DRAINAGE PATTERNS, ENSURING AN ADEQUATE SLOPE TOWARD THE PROPOSED GRASS SWALES.

LEGAL DESCRIPTION:

LOT 8
 BLOCK 38
 SUBDIVISION FIDELITY ADDITION
 COUNTY HARRIS
 STATE TEXAS
 RECORDED VOLUME 458 PG 262 H.C.D.R.
 ADDRESS 313 TENNESSEE STREET, HOUSTON, TX 77029
 SECTION



DECON
 Structural Engineering
 TXBPE FIRM No. 16156
 2 RIVERWAY DR. SUITE 650,
 Houston, Texas 77056
 TEL: 832-917-0912
 WWW.DECONENG.COM

PROJECT:
313 TENNESSEE ST. LOT 8 BLK 38
 313 TENNESSEE ST. HOUSTON TX 77029
 MODEL 1732

No.	Description	Date
1	COH Comments	06/09/2025
2	COH Comments	07/02/2025

SCALE: AS INDICATED

DRW BY: LD

CHK BY: JD

APP BY: AS

DATE: 05/20/2025

CODE: 7020.02

SHEET TITLE & NUMBER

DRAINAGE PLAN

C000