

IMPERVIOUS COVERAGE CALCULATION

TYPE	AREA
ALL RESIDENCE STRUCTURE	1,222 ft <sup>2</sup>
NEW DRIVEWAY	256 ft <sup>2</sup>
NEW ENTRY WALKWAY	153 ft <sup>2</sup>
<b>TOTAL IMPERVIOUS COVERAGE</b>	<b>1,631 ft<sup>2</sup></b>

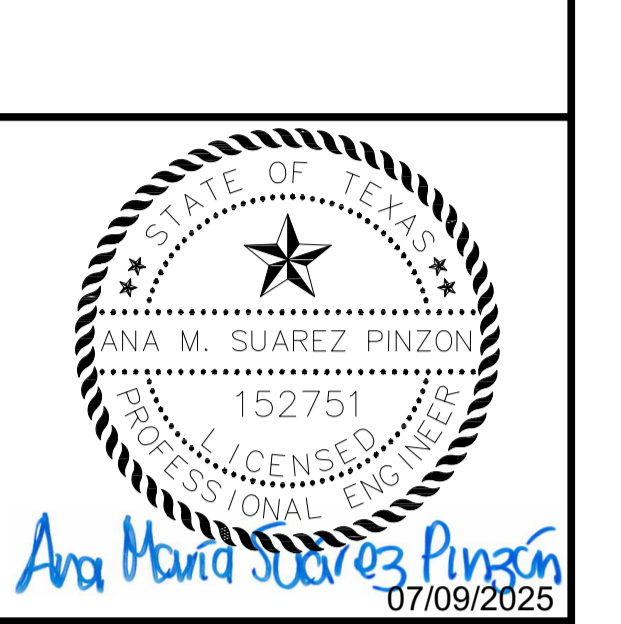
TOTAL LOT AREA: 2,500 ft<sup>2</sup>

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:
    - A. IN HOUSE ELECTRICAL PANEL.
    - B. TELEPHONE SERVICE.
    - C. CABLE SERVICE.
    - D. 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 7  
 BLOCK 38  
 SUBDIVISION FIDELITY ADDITION  
 COUNTY HARRIS  
 STATE TEXAS  
 RECORDED VOLUME 458 PG 262 H.C.D.R.  
 ADDRESS 311 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:  
**311 TENNESSEE ST. LOT 7 BLK 38**  
 311 TENNESSEE ST. HOUSTON TX 77029  
 MODEL 1732

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

SCALE: AS INDICATED

DRW BY: LD

CHK BY: JD

APP BY: AS

DATE: 04/04/2025

CODE: 7020.01

SHEET TITLE & NUMBER  
**DRAINAGE PLAN**

**C100**