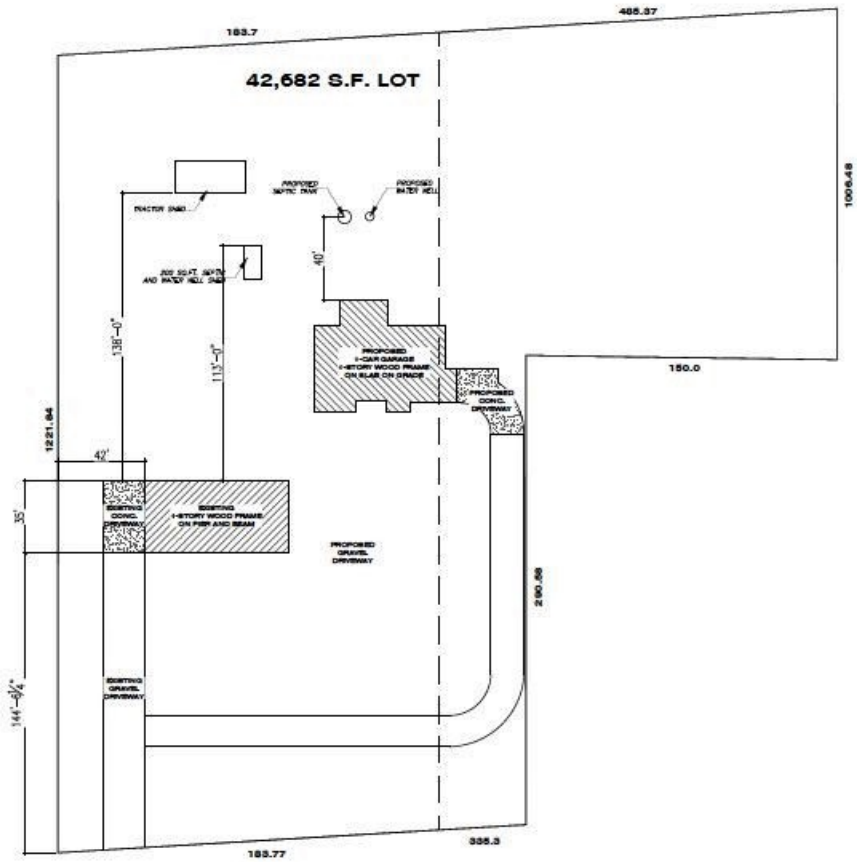

GROVE ROAD
(60' R.O.W.)

DRAINAGE NOTES

DRAINAGE (LOTS) R401.3 2012 IRC (EFFECTIVE JUNE 6, 2012) LOTS SHALL BE GRADED TO PROVIDE A POSITIVE DRAINAGE PATH AWAY FROM THE FOUNDATION. THE FALL SHALL BE A MINIMUM OF 6 INCHES IN THE FIRST 10 FEET (5% SLOPES). THE SITE PLAN SHALL DEPICT THE SLOPES.

DRAINAGE (LOTS) R401.3 EXCEPTION 2012 IRC AMENDMENTS (EFFECTIVE JUNE 6, 2012) IF A SWALE OR DRAIN IS USED DUE TO A PHYSICAL BARRIER OR LOT LINE THE PLANS MUST INDICATE THE POSITIVE DRAINAGE DETAILS. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPE A MINIMUM OF 2% AWAY FROM THE BUILDING.

NOTE:
F.F. ELEV. NOT LESS THAN 12" ABOVE NEAREST SANITARY SEWER MANHOLE RIM, OR 4" ABOVE THE CROWN OF STREET, EXCEPT ON FLOOD ZONE TO BE VERIFIED WITH APPLICABLE CODE REQUIREMENTS FOR FINISH FLOOR ELEVATION.

CONTRACTOR TO VERIFY WITH APPLICABLE CODE REQUIREMENTS FOR FIN. FLOOR ELEVATION

GENERAL NOTES

1. TYPE M COPPER TUBING AND PIPE SHALL NOT BE USED
2. WATER RISER MUST BE METAL ABOVE GROUND SCHEDULE 40 PVC MAY ONLY BE USED ON THE EXTERIOR OF THE BUILDING BELOW GRADE.
3. ENTIRE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH 2012 IRC AND THE 2017 NEC
4. REFER TO STRUCTURAL FOR ACOMPLIANCE WITH WIND LOAD DESIGN CRITERIA
5. ALUMINUM WIRING SHALL NOT BE USED AND COPPER 12/2 WITH GROUND IS THE SMALLEST CONDUCTOR SIZE ALLOWED.
6. ALL DRAINAGE AND RUNOFF SHALL BE COLLECTED ON-SITE OR DIRECTED ON SURFACE TO STREET. DRAINAGE AND RUNOFF IS NOT ALLOWED TO BE DIRECTED ON TO ADJACENT PROPERTIES.
7. ALL MECHANICAL EQUIPMENT EXHAUST MUST TERMINATE ON THE EXTERIOR OF THE STRUCTURE.
8. FENCES REQUIRE A SEPARATE PERMIT
9. GENERAL CONTRACTOR MUST VERIFY ALL DIMENSIONS FOR SET BACKS, UTILITY EASEMENTS, AND BLDG. LINES.

PROPERTY ADDRESS

OAD -1 & 8A-2
NEW CANEY, TX 77357

PT TRS 8A-1 & 8A-2 (HOMESITE)
ABST 167 E L BRANHAM

N

SITE PLAN
SCALE: 1/64"=1'-0"

PROJECT NUMBER: 99-0161-19

NEW RESIDENCE
[illegible] H.
[illegible]
New Caney, TX 77357

NO.	DATE	DESCRIPTION
A	06/26/19	FOR REVIEW

CREATE C.H.
SOLUTIONS
efacio@createchsolution.net
832.928.1199
www.createchsolution.net

A CUSTOM HOME FOR:
[illegible]
NEW CANEY, TX 77357

ISSUE DATE 06-26-2019

SHEET TITLE:
SITE PLAN

SHEET NO:
SP1