

CITY OF PINEY POINT VILLAGE

TEMPORARY DRAINAGE PLAN DURING CONSTRUCTION: PLAN REQUIREMENTS –

<p>1. The Temporary Drainage Plan shall include all aspects of the anticipated development including but not limited to building foundation, patios, decks, swimming pools, drives, walks, landscaped areas, downspouts, drainage system, etc. The Drainage Plan shall show existing and finished grade elevations of all proposed paving and grading on the site and shall include existing and planned spot elevations at a maximum of twenty-five foot (25') spacing covering the lot, including shot on 25' spacing along the perimeter of the lot, grid across the lot, and along the perimeter of all structures (i.e., building slabs, sidewalks, patios, driveways, decks, etc.).</p>	
<p>2. The Drainage Plan shall be prepared under the supervision of a Registered Professional Engineer of the State of Texas. The plans shall be sealed and signed by Engineer.</p>	
<p>3. Drainage of the lot may be obtained by surface or sub-surface means, or a combination of the two, as is appropriate and necessary to insure that all runoff produced in a City of Houston 2 year storm will drain into the street, ditch, storm sewer system, or a recorded drainage easement.</p>	
<p>4. Engineer shall provide area drainage calculations for a City of Houston 2-Year Design Storm that are to be included on the submitted plans.</p>	
<p>5. No drainage shall go into an adjacent private drainage system without a drainage easement recorded at the Harris County Clerk's office. (No private agreements between homeowners sharing drainage will be allowed unless recorded at County Clerk Office).</p>	
<p>6. Submitted plans shall be drawn to an engineer's scale and not to an architect's scale.</p>	
<p>7. No elevation changes shall occur around the perimeter of the property. Plan shall show existing and proposed elevations on 25' space along the perimeter of the property.</p>	
<p>8. The Contractor shall be responsible for implementation, maintenance, and inspection of storm water pollution prevention measurements including, but not limited to, erosion and sediment controls (reinforced filter-fabric fencing), waste collection and disposal, off-site vehicle trucking, and other practices consistent with state and local regulations. Hay bales will not be allowed to be used as sediment control devices.</p>	
<p>9. All plans need to be oriented with North directed to the top or right of the page.</p>	
<p>10. Note on plan "Any areas of grass within the City's right of way which are disturbed or dug up during construction shall be replaced with St. Augustine or grass which matches the grass removed."</p>	
<p>11. Note on plan "Any damage to existing roads, driveways, sidewalks, or other appurtenances within the City's right of way shall be saw cut, removed and replaced with material equal to or superior to existing material, and be installed in a manner acceptable to the City".</p>	
<p>12. Note "The Contractor shall maintain drainage during construction as to not adversely impact adjacent / neighboring properties during a City of Houston 2 year design storm".</p>	

13. Note "Reinforce Filter-Fabric Fences may not be taken down until the builder receives approval from the City".	
14. Note on plan "Any excavation in the drip-line of trees 24 inches in diameter and above must be completed by hand digging. No roots larger than 1 inch in diameter are permitted to be cut for construction of the drainage system."	
15. Plans must have all Memorial Villages Water Authority utilities show in the Right-of-Way	
16. Drainage plans must be approved by Memorial Villages Water Authority (MVWA) prior to a building permit being issued to the builder for work performed in the right-of-way. Plans only entering the right-of-way to outfall into City facilities do not have to be approved by MVWA.	
17. Sump pumps proposed on temporary drainage plans must be completely installed and operable at the time of construction.	
18. Any excavation in the vicinity of trees 24 inches in diameter and above shall be completed by hand digging. Locations of hand digging around trees must be called out on the drainage plan.	
19. Drainage plans shall include a title block clearly indicating the engineering firm's contact information and scope of work (new house, house addition, new pool, etc.).	
20. Drainage plans must show all sanitary sewer clean outs on the property.	