



RESIDENTIAL SITE IMPROVEMENT FOR PRIVATE SUBDIVISION

PURPOSE

In an attempt to reduce the number of plan submittals, the following items are required in the construction documents for all Residential Site Improvement projects. This permit is required when multiple property owners share common areas for utility easements or access to the property. This list is not intended to be exhaustive of all possible requirements. The comprehensive list of requirements is in ordinances in the City Code and/or in the Houston Construction code. Neither this list nor the code may be construed to allow any deed restriction violations. Inconsistencies between details will be noted as needing to be corrected.

NOTE: These are not requirements for recorded subdivisions or single-family dwellings on single lots.

The following items must be included in the submittal package when submitting for review and approval:

1. Provide water-meter locations with meter sizes indicated on the plans.
2. Clearly identify the water and sewer lines, showing the size and type of materials used from building to point of connection to City of Houston service lines. Water fixture units for each house to be shown on plans. Identify the location of all clean-outs on sewer lines. (**Ref: Water Tables 604.1 & 610.3, and Sewer Tables 701.1, 702.1, 702.2(a) & 702.2(b) of the UPC**)
3. Designate all common areas on the site plan.
4. Identify all public and private utility easements on the plans.
5. Provide before and after site-grading elevations relative to the proposed finished slab. Show positive drainage to all inlets. When sheet draining, document the direction of water flow out the driveway, not across property lines.
6. The site must drain as specified in the Letter of Storm Availability; photocopies of letters must be attached to each plan set. Show all internal site drainage; include pipe sizes, percent of slope, distance of run and the material type used for drainage lines.
7. When detention is required provide calculations. Show detention areas on the plans, and identify the location of restrictor pipe. Detention must be designed, sealed, signed and dated by a registered Texas Professional Engineer (P.E.)
8. Show location of gas piping and gas meters, if any.
9. Show all proposed curbs with elevations.
10. Identify the type of materials used for each plumbing and storm system shown on the plan.
11. Reinforced concrete pipe must be used in City of Houston right-of-way for all storm sewer piping.
12. Attach one (1) copy of the Common Area Agreement, recorded with the County, to each set of plans noting that all water, sewer, storm piping, electrical if any, and all paving in this common area is to be maintained by the homeowners.
13. Include notes on the plan and the Homeowners Agreement, designating spaces to be considered common area.
14. The design requirements may vary from site to site, and will depend on specific site conditions.
15. A "Grading and Fill" permit may be required. Complete the "Grading & Fill Worksheet (Form CE-1094)" for all on-site excavation and fill, sign and date the bottom, and attach a copy of the completed worksheet to the front of each plan set.

NOTE: A "Grading & Fill Worksheet (Form CE-1094)" must be completed and submitted for verification and documentation, **even when plans are not required.**

All plumbing requirements and information for sizing plumbing systems can be located in the Plumbing Chapters of the 2012 International Residential Code (IRC) with Houston Amendments.