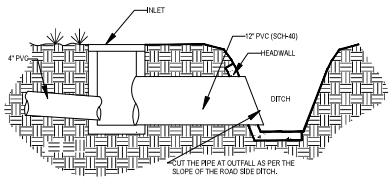


2 DITCH DETAIL
1"=1'-0"

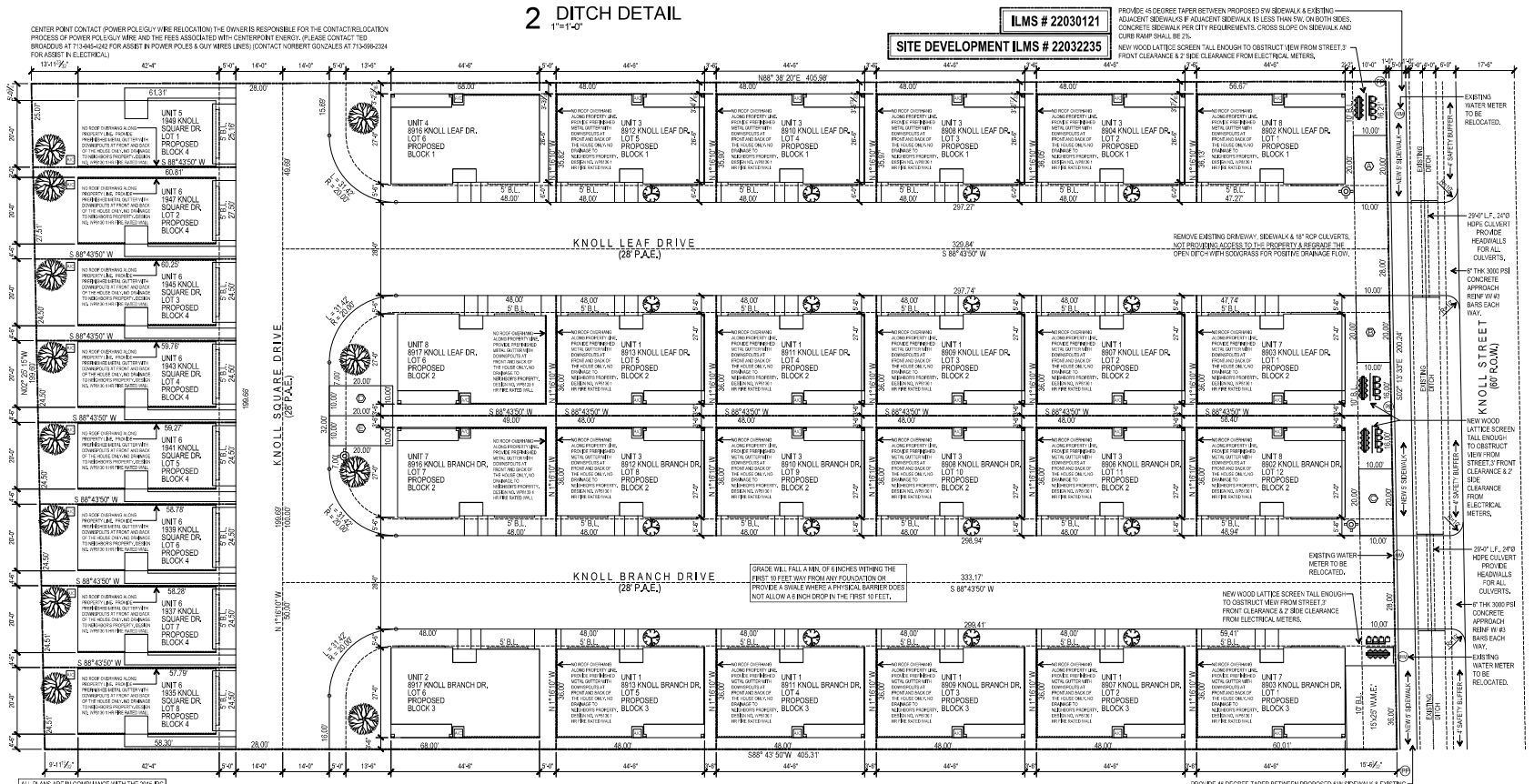
ILMS # 22030121

SITE DEVELOPMENT ILMS # 22032235

CENTER POINT CONTACT (POWER POLE/GUY WIRE RELOCATION) THE OWNER IS RESPONSIBLE FOR THE CONTACT/RELOCATION PROCESS OF POWER POLE/GUY WIRE AND THE FEES ASSOCIATED WITH CENTERPOINT ENERGY. (PLEASE CONTACT TED BROADDUS AT 713-945-0242 FOR ASSIST IN POWER POLES & GUY WIRES LINES) (CONTACT NORBERT GONZALES AT 713-986-2324 FOR ASSIST IN ELECTRICAL)

PROVIDE 45 DEGREE TAPER BETWEEN PROPOSED 5'W SIDEWALK & EXISTING ADJACENT SIDEWALKS IF ADJACENT SIDEWALK IS LESS THAN 5'W, ON BOTH SIDES. CONCRETE SIDEWALK PER CITY REQUIREMENTS. CROSS SLOPE ON SIDEWALK AND CURB RAMP SHALL BE 2%.

NEW WOOD LATTICE SCREEN TALL ENOUGH TO OBSTRUCT VIEW FROM STREET.3' FRONT CLEARANCE & 2' SIDE CLEARANCE FROM ELECTRICAL METERS.



ALL PLANS ARE IN COMPLIANCE WITH THE 2015 IRC

GENERAL NOTES:

1. ALL ROOF PENETRATIONS (I.E. PLUMBING AND GAS VENTS, ETC.) ARE TO BE RESTRICTED TO THE REAR ROOF AREA ONLY. UNDER NO CIRCUMSTANCES SHALL THERE BE ROOF PENETRATIONS AT THE ROOF FACING THE STREET.
2. ALL SITE WORK INCLUDING LOCATION OF TRASH DUMPSTER, TEMPORARY TOILET FACILITIES, TEMPORARY CONSTRUCTION FENCING, CLEARING PROCEDURES, GRADING AND DRAINAGE, ETC., SHALL BE IN ACCORDANCE WITH CITY OF HOUSTON REQUIREMENT/GUIDELINES.
3. CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR TEMPORARY UTILITIES TO THE CONSTRUCTION SITE.

SITE LEGEND

- ELECTRIC METER RACK 8-METERS
- GAS METER MANIFOLD 4-METERS
- AC PAD
- PROPOSED FIRE HYDRANT

LANDSCAPE

- 16 NEW 1 1/2" Ø LIVE OAK TREE (TYP.)
- 16 NEW 1 1/2" Ø CREPE MYRTLE.

- A RESTRICTED RESERVE "A" (RESTRICTED TO PARKING) 208 Sq. Feet
- B RESTRICTED RESERVE "B" (RESTRICTED TO PARKING) 208 Sq. Feet
- C RESTRICTED RESERVE "C" (RESTRICTED TO PARKING) 208 Sq. Feet
- D RESTRICTED RESERVE "D" (RESTRICTED TO PARKING) 208 Sq. Feet
- E RESTRICTED RESERVE "E" (RESTRICTED TO PARKING) 208 Sq. Feet

RESPONSIBILITY FOR MAINTENANCE OF THE DRAINAGE FACILITY WILL BE BY THE PROPERTY OWNER, SUBSURFACE DRAINAGE SYSTEMS ARE REQUIRED TO BE DRAINED IN 48 HOURS

LOT SIZE AND COVERAGE TABLE

		LOT NO.	LOT SIZE (SF)	% COVERAGE NOT TO EXCEED	MAX BUILDING PAD COVERAGE NOT TO EXCEED (SF)	ACTUAL (SF)
BLOCK 1	PROPOSED 8902 KNOLL LEAF DRIVE	1	1,860	60% MAX	1,116	1,030
	PROPOSED 8904 KNOLL LEAF DRIVE	2	1,732	60% MAX	1,039	1,030
	PROPOSED 8909 KNOLL LEAF DRIVE	3	1,726	60% MAX	1,036	1,030
	PROPOSED 8910 KNOLL LEAF DRIVE	4	1,724	60% MAX	1,034	1,030
	PROPOSED 8912 KNOLL LEAF DRIVE	5	1,721	60% MAX	1,032	1,030
	PROPOSED 8916 KNOLL LEAF DRIVE	6	2,345	60% MAX	1,407	1,030
BLOCK 2	PROPOSED 8903 KNOLL LEAF DRIVE	1	1,889	60% MAX	1,133	1,030
	PROPOSED 8907 KNOLL LEAF DRIVE	2	1,728	60% MAX	1,036	1,030
	PROPOSED 8909 KNOLL LEAF DRIVE	3	1,726	60% MAX	1,036	1,030
	PROPOSED 8911 KNOLL LEAF DRIVE	4	1,728	60% MAX	1,036	1,030
	PROPOSED 8913 KNOLL LEAF DRIVE	5	1,728	60% MAX	1,856	1,030
	PROPOSED 8917 KNOLL LEAF DRIVE	6	2,191	60% MAX	1,314	1,030
	PROPOSED 8916 KNOLL BRANCH DRIVE	7	2,191	60% MAX	1,314	1,030
	PROPOSED 8912 KNOLL BRANCH DRIVE	8	1,728	60% MAX	1,036	1,030
	PROPOSED 8910 KNOLL BRANCH DRIVE	9	1,728	60% MAX	1,036	1,030
	PROPOSED 8908 KNOLL BRANCH DRIVE	10	1,728	60% MAX	1,036	1,030
	PROPOSED 8905 KNOLL BRANCH DRIVE	11	1,728	60% MAX	1,036	1,030
	PROPOSED 8902 KNOLL BRANCH DRIVE	12	1,911	60% MAX	1,146	1,030

NOTE: ALL AREAS NOT UNDER FOOTPRINT OF BUILDING SHALL BE CONSIDERED COMMON AREA.

LOT SIZE AND COVERAGE TABLE

		LOT NO.	LOT SIZE (SF)	% COVERAGE NOT TO EXCEED	MAX BUILDING PAD COVERAGE NOT TO EXCEED (SF)	ACTUAL (SF)
BLOCK 3	PROPOSED 8903 KNOLL BRANCH DRIVE	1	2,149	60% MAX	1,289	1,030
	PROPOSED 8907 KNOLL BRANCH DRIVE	2	1,728	60% MAX	1,036	1,030
	PROPOSED 8909 KNOLL BRANCH DRIVE	3	1,726	60% MAX	1,036	1,030
	PROPOSED 8911 KNOLL BRANCH DRIVE	4	1,728	60% MAX	1,036	1,030
	PROPOSED 8913 KNOLL BRANCH DRIVE	5	1,728	60% MAX	1,036	1,030
	PROPOSED 8917 KNOLL BRANCH DRIVE	6	2,362	60% MAX	1,417	1,030
BLOCK 4	PROPOSED 1949 KNOLL SQUARE DRIVE	1	1,533	60% MAX	919	770
	PROPOSED 1947 KNOLL SQUARE DRIVE	2	1,644	60% MAX	998	770
	PROPOSED 1945 KNOLL SQUARE DRIVE	3	1,470	60% MAX	882	770
	PROPOSED 1943 KNOLL SQUARE DRIVE	4	1,498	60% MAX	874	770
	PROPOSED 1941 KNOLL SQUARE DRIVE	5	1,446	60% MAX	867	770
	PROPOSED 1939 KNOLL SQUARE DRIVE	6	1,434	60% MAX	860	770
	PROPOSED 1937 KNOLL SQUARE DRIVE	7	1,421	60% MAX	852	770
	PROPOSED 1935 KNOLL SQUARE DRIVE	8	1,409	60% MAX	845	770

42-186 PARKING FOR SF RESIDENTIAL USE

NO. OF PROPOSED LOTS	NO. OF ADDITIONAL PARKING REQUIRED	NO. OF ON-STREET PARKING	NO. OF ON-SITE PARKING
32	3	0	3

PROVIDE 45 DEGREE TAPER BETWEEN PROPOSED 5'W SIDEWALK & EXISTING ADJACENT SIDEWALKS IF ADJACENT SIDEWALK IS LESS THAN 5'W, ON BOTH SIDES. CONCRETE SIDEWALK PER CITY REQUIREMENTS. CROSS SLOPE ON SIDEWALK AND CURB RAMP SHALL BE 2%.

NORTH

1 SITE PLAN
1/16"=1'-0"

LEGAL DESCRIPTION

KNOLL VILLAS AT SPRING BRANCH

A SUBDIVISION OF 1.8614 ACRES (81,083 SQUARE FEET), BEING A REPLAT OF THE LOT 52 & 53, OF SPRING BRANCH GARDENS, AN ADDITION TO THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS, RECORDED IN VOLUME13, PAGE 28, OF H.C.M.R., HARRIS COUNTY, TEXAS.

REASON FOR REPLAT:

TO CREATE THIRTY-TWO (32) SINGLE FAMILY RESIDENTIAL LOTS AND FIVE (5) RESERVES

32 LOTS 5 RESTRICTED RESERVE 4 BLOCK

	TOTAL NO. DWELLINGS	TOTAL GROSS ACREAGE (AC)	TOTAL PROJECT DENSITY
TOTAL	32	1.8614	17.19

PROJECT: 21-207

KNOLL VILLAS AT SPRING BRANCH

1939 Knoll Street
Houston, TX 77080

REV.:	DATE:	DESCRIPTION:
	11/24/21	FOR REVISION
	01/13/22	FOR REVISION
	03/30/22	FOR REVISION
	04/05/22	FOR REVISION
	04/16/22	FOR REVISION
	05/03/22	FOR REVISION
	07/08/22	FOR REVISION
	07/19/22	FOR REVISION
	08/03/22	FOR PERMIT & CONSTRUCTION

METRO LIVING

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SHEET TITLE:
SITE PLAN

SHEET NO:
A1.00