



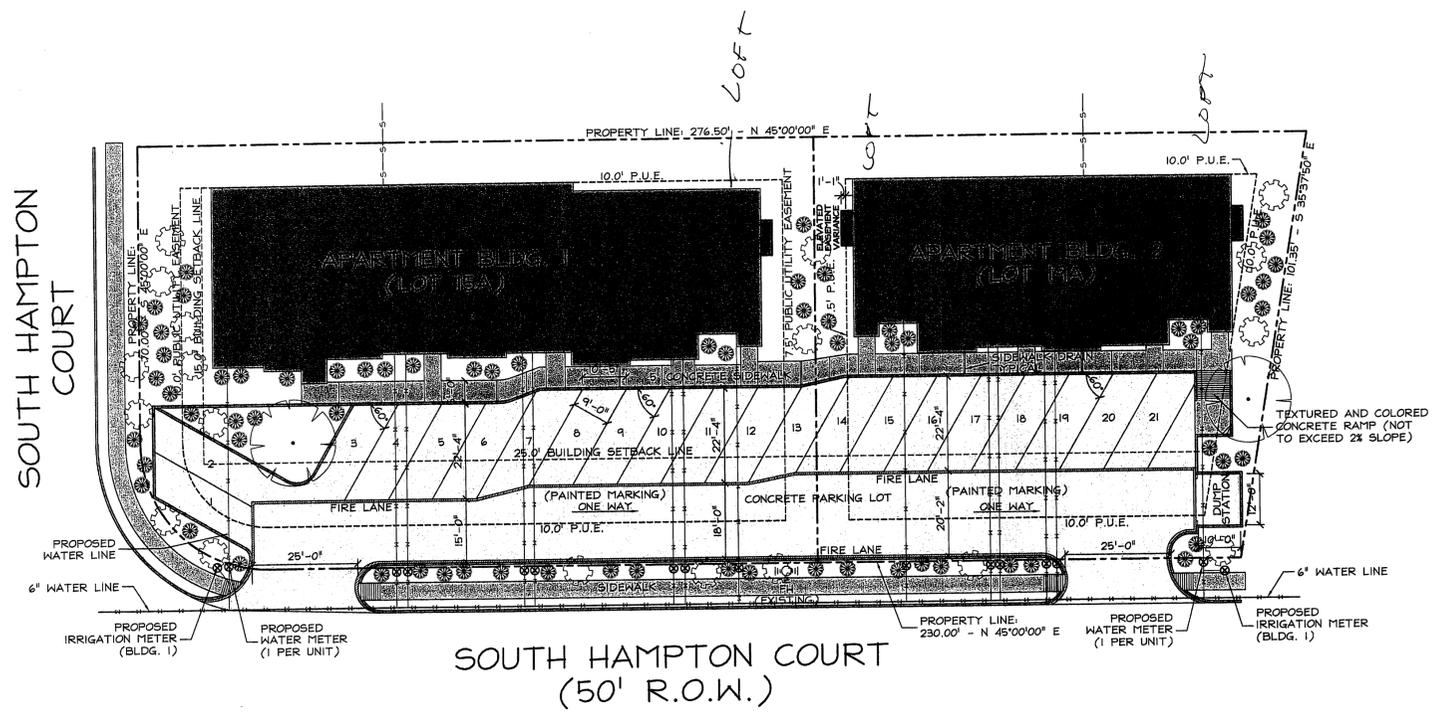
SCOTT BALL

SITE PLAN

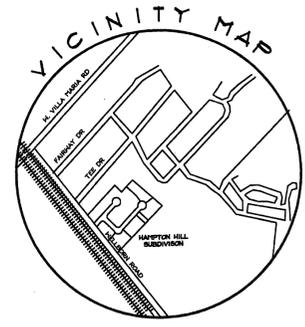
DATE: 12/14/06  
PROJECT: CL-06-276  
DRAWN: SAF  
CHECKED: SRM  
HEATED: 0,000.0#  
SLAB: 0,000.0#  
REVISION: NONE

SHEET NUMBER  
**SP-1.1**  
SHEET 01 OF 07

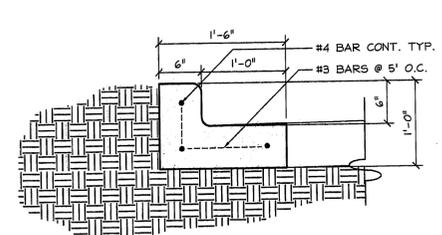
CITY OF BRYAN REQUIREMENTS					
SYMBOL	SIZE	NAME	QUANTITY	SG. FT. VALUE	TOTAL
	3" + CALIPER	LIVE OAK TREE (Quercus virginiana)	2	350	700
	1.5" TO 3" CALIPER	CREPE MYRTLE (Lagerstroemia Indica)	18	150	2700
	2 TO 15 GAL	SHRUB (Max Leaf Ligustrum)	70	10	700
ALL CALIPER MEASUREMENTS SHALL BE 12" ABOVE GRADE					
SQUARE FOOT PER PROJECT AREA: 15,806.9 SQUARE FEET OF LOT 15A + 10,825.0 SQUARE FEET OF LOT 19A 26,631.9 SQUARE FEET OF SITE 20,469.7 SQUARE FEET OF SITE COVERAGE (76.9% COVERAGE) 20,469.7 SQ.FT. X 15% = 4,093.9 = 4,093.9 SQ.FT. LANDSCAPE COVERAGE <b>COVERAGE REQUIRED: 4,093 SQ.FT. TOTAL POINTS PROPOSED: 4,100 SQ.FT.</b>					
PARKING REQUIREMENTS FOR APARTMENT BUILDING: (1) SPACE / ROOM) 8 (1) BR / 5 (2) BR / 1 (3) BR = 21 ROOMS <b>TOTAL SPACES REQUIRED: 21 TOTAL SPACES PROPOSED: 21</b>					



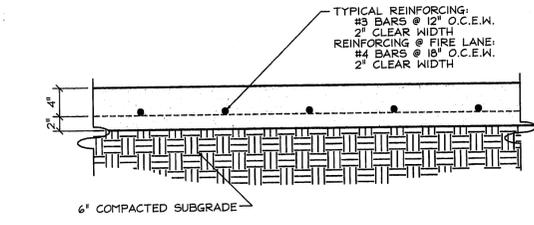
SQUARE FOOTAGES	
(3) 1 BR LOFT	887.1 SQ.FT. HEATED EA
(5) 1 BR	726.6 SQ.FT. HEATED EA
(5) 2 BR	1,169.3 SQ.FT. HEATED EA
(1) 3 BR DUPLEX	1,518.9 SQ.FT. HEATED EA
TOTAL HEATED	4,302.9 SQ.FT.
TOTAL SLAB	8,896.9 SQ.FT.



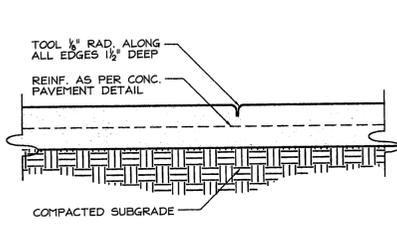
**01 SITE PLAN**  
REFERENCE: NONE SCALE: 1"=20'-0" NORTH



**02 CONCRETE CURB AND GUTTER**  
REFERENCE: 01/SP-1.1 SCALE: 1"=1'-0"



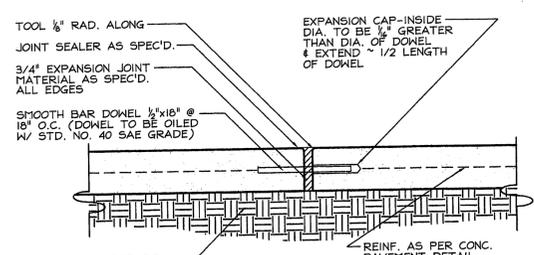
**03 TYP. REINFORCED CONC. PAVEMENT**  
REFERENCE: 01/SP-1.1 SCALE: 1"=1'-0"



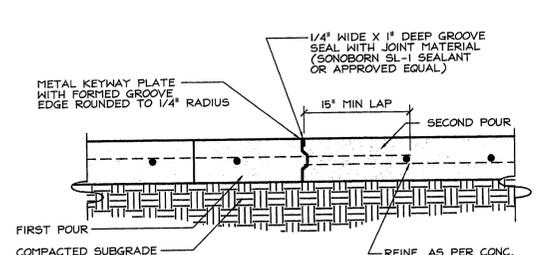
**04 CONTRACTION JOINT**  
REFERENCE: 01/SP-1.1 SCALE: 1"=1'-0"

SYMBOL LEGEND			
	WATER LINE		MANHOLE
	GAS LINE		WATER METER
	SEWER LINE		FIRE HYDRANT
	6'-0" WOOD FENCE		ELECTRIC METER

- GENERAL NOTES**
- THE GRADING PLAN AND WATER DETENTION STUDY HAS BEEN PERFORMED FOR THE INCLUSIVE SUBDIVISION AND WAS SUBMITTED WITH THE FINAL PLAT AND INFRASTRUCTURE DOCUMENTS AND DRAWINGS.
  - IRRIGATION MUST BE PROVIDED PRIOR TO ISSUANCE OF C.O.
  - IRRIGATION SYSTEM MUST BE PROTECTED BY A PRESSURE VACUUM BREAKER, A REDUCED PRESSURE BACK FLOW DEVICE OR A DOUBLE-CHECK BACK FLOW DEVICE.
  - ALL BACK FLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION.
  - THIS PROPERTY DOES NOT LIE IN A 100 YEAR FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY PANEL NO. 4804IC014IC EFFECTIVE DATE JULY 2, 1992.
  - ALL ROOF AND GROUND-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OR ISOLATED SO AS NOT TO BE VISIBLE FROM ANY PUBLIC RIGHT-OF-WAY OR RESIDENTIAL DISTRICT WITHIN 150' OF THE SUBJECT LOT, MEASURED FROM A POINT FIVE FEET ABOVE GRADE. SUCH SCREENING SHALL BE COORDINATED WITH THE BUILDING ARCHITECTURE AND SCALE TO MAINTAIN A UNIFIED APPEARANCE.
  - 100% COVERAGE OF GROUNDCOVER, DECORATIVE PAVING, PARKING LOT ISLANDS, SHALES AND DRAINAGE AREAS, THE PARKING LOT SETBACK, RIGHTS-OF-WAY, BUFFER YARD LANDSCAPING NOT DEDICATED TO TREES, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
  - WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY UNIFIED DESIGN GUIDELINES AND SPECIFICATIONS.
  - ALL CURBS, CURB ENDS AND DRIVE TO ADJOINING FIRE LANE SHALL BE MARKED WITH A CONTINUOUS 6" WIDE RED PAINTED STRIP, WITH 4" WHITE LETTERING STATING "FIRE LANE NO PARKING - 10M AWAY ZONE". WORDING MAY NOT BE SPACED MORE THAN 15' APART.
  - DUMP STATIONS TO HAVE A 6' TALL WOOD FENCE ON THREE SIDES WITH A 6' TALL WOOD GATE FOR ACCESS TO MATCH.
  - ALL DRIVEWAYS AND SIDEWALKS TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF BRYAN STANDARD DETAILS AND SPECIFICATIONS. A COPY OF THE DETAILS IS INCLUDED AS PART OF THIS DRAWING SUBMITTAL.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
  - THE CONCRETE TRUCK WASHOUT AND SURROUNDING AREA TO BE COMPLETELY CLEANED UP SO AS TO LEAVE NO TRACE OF THE WASHOUT AREA, WITH PROPER DISPOSAL OF ANY LIQUID AND SOLID WASTE.
  - AS REQUIRED BY THE TCEQ TPDES CONSTRUCTION GENERAL PERMIT NO. TXR 150000, THIS PROJECT WILL REQUIRE THAT A SWPP3 BE PREPARED, EROSION CONTROL INSTALLED, INSPECTED, AND MAINTAINED, AND A NOTICE BE POSTED AND VISIBLE FROM THE PUBLIC RIGHT OF WAY.
  - ONE WAY DESIGNATION TO BE MARKED WITH PAINT ON DRIVEWAY AND A METAL "ONE WAY" SIGN POSTED AT THE ENTRANCE AND EXIT OF DRIVEWAY IN ACCORDANCE WITH SIGN STANDARDS



**05 EXPANSION JOINT**  
REFERENCE: 01/SP-1.1 SCALE: 1"=1'-0"



**06 LONGITUDINAL JOINT**  
REFERENCE: 01/SP-1.1 SCALE: 1"=1'-0"

INFORMATION	
HAMPTON HILL APARTMENTS (ORIGINAL SUBMITTAL DATE: 12/22/06)	
OWNER/DEVELOPER:	KDKC PARTNERS SCOTT BALL 201 WELLBORN ROAD COLLEGE STATION, TX 77840 (979) 696-4464
ENGINEER:	GARRETT ENGINEERING DONALD GARRETT 4444 CARTER CREEK PKY, STE 108 BRYAN, TX 77802 (979) 846-2688
APPLICANT:	M-M DESIGN STEVE MUSSER 1817-A BROTHERS BLVD COLLEGE STATION, TX 77845 (979) 694-7059

LOT: 15A/19A  
BLOCK: --  
SUBDIVISION:  
HAMPTON HILL  
BRYAN, TEXAS  
BRAZOS COUNTY

M-M DESIGN IS NOT AN ENGINEERING FIRM NOR AN ARCHITECTURAL FIRM. WE ARE NOT QUALIFIED NOR ARE WE LICENSED TO DESIGN STRUCTURAL FRAMING OR FOUNDATIONS. A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONSULTED REGARDING STRUCTURAL FRAMING AND FOUNDATION. SHOULD AN ENGINEER'S SEAL BE PRESENT ON THE DRAWING, THEN THE "ENGINEER OF RECORD" SHALL BEAR THE SOLE RESPONSIBILITY FOR THE STRUCTURAL DESIGN. M-M DESIGN WILL NOT BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN AND/OR ANY PROBLEMS THAT MAY ARISE REGARDING THE DESIGN.