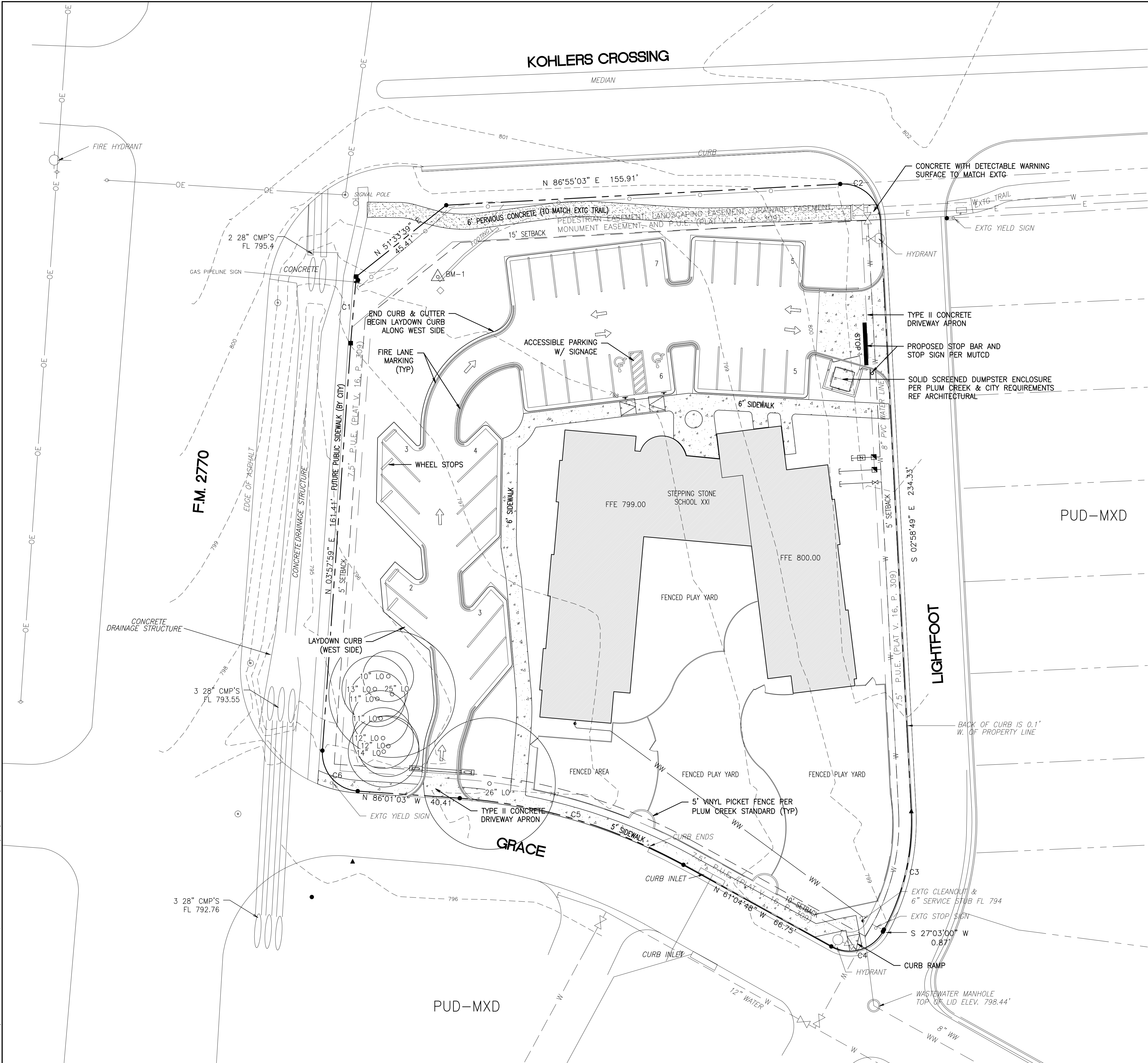




SITE SUMMARY

SITE AREA	1.30 AC
ZONING	PLUM CREEK PUD-MXD
ZONING REGULATIONS	NC
LAND USE	CHILDCARE
CAPACITY	195 STUDENTS
EMPLOYEES	14

IMPERVIOUS COVER

ALLOWABLE I.C.	45,302 SF	1.04 AC	80%
PROPOSED I.C.			
BUILDING	8,634 SF	0.20 AC	15.25%
SIDEWALK	3,128 SF	0.07 AC	5.52%
PARKING/DRIVES	13,308 SF	0.31 AC	23.50%
TOTAL IC	25,070 SF	0.58 AC	44.27%

BUILDING

AREA	8,634 SF
STORIES	1
HEIGHT	

PARKING

REQUIRED SPACES	30 SPACES
3.5 SPACE/1,000 SF GFA	
PROVIDED SPACES	
STANDARD SPACES	33
COMPACT SPACES	0
ACCESSIBLE SPACES	2
TOTAL PROVIDED	35 SPACES

NOTES

- TOTAL FIRE HYDRANT FLOW DEMAND: 1,375 GPM. BUILDING IS TYPE V CONSTRUCTION WITH FIRE SUPPRESSION SYSTEM.
- LIGHTING OF ALL OFF-STREET PARKING AREAS AND DRIVEWAYS IS REQUIRED TO BE DIRECTED AWAY FROM ADJACENT LOTS AND PUBLIC USE STREETS TO ELIMINATE OBJECTIONABLE GLARE.
- ALL PARKING STRIPING TO BE 4" SOLID WHITE.
- A SIGN PERMIT SHALL BE OBTAINED FOR ALL SIGNS PROPOSED ON THE SITE. ALL SIGNS MUST COMPLY WITH THE CITY OF KYLE REQUIREMENTS AND THE #308 AND #311 ORDINANCES.
- PARKING WILL CONFIRM TO THE FOLLOWING CITY OF KYLE #308, #311 AND #549 ORDINANCES.
- PARKING ALONG FM 2770 AND KOHLERS CROSSING IS PROHIBITED.
- THE TRASH RECEPTACLE ENCLOSURE IS REQUIRED TO BE CONSTRUCTED ON THREE SIDES OF MATERIALS OTHER THAN WOOD, WITH THE RESILIENCE OF METAL OR CONCRETE AND NOT LESS THAN THE HEIGHT OF THE BIN. NO WOOD PRODUCT PERMITTED.
- OUTDOOR MECHANICAL EQUIPMENT SUCH AS COMPRESSORS AND OTHER BUILDING SERVICE EQUIPMENT SHALL BE COMPLETELY SCREENED FROM VIEW ON ALL SIDES USING A NON WOOD PRIVACY FENCE, PARAPET WALL OR VEGETATIVE SCREENING.
- ALL UTILITIES SHALL BE UNDERGROUND.
- REFER TO NOTE 8 ON SHEET c0.3 FOR FIRE LANE MARKING REQUIREMENTS.

- ==== CURB & GUTTER WITH FIRE LANE MARKING
- ==== LAYDOWN CURB WITH FIRE LANE MARKING

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY
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88646
ON AUGUST 3, 2016

