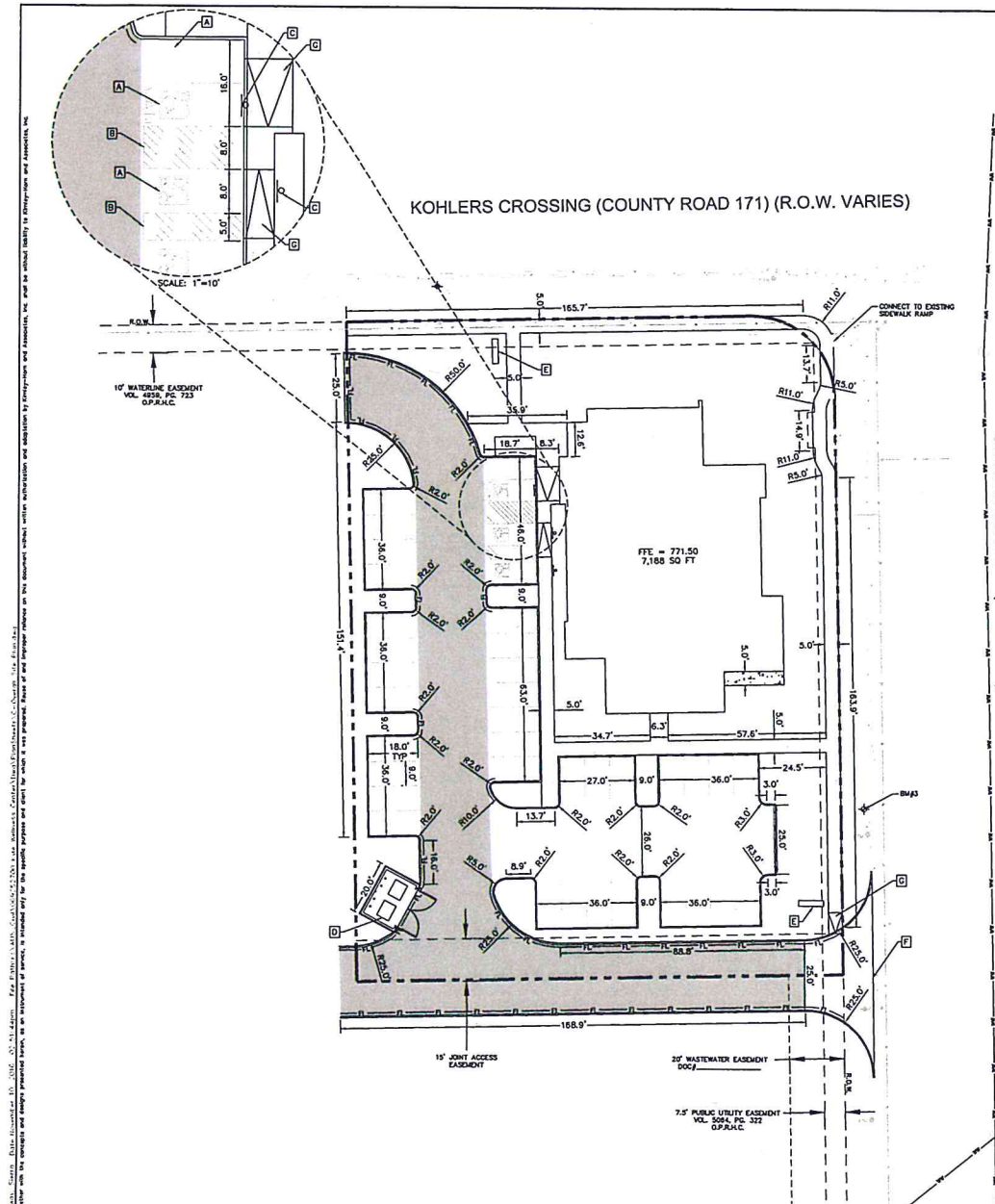




NOTES

1. ALL PARKING STRIPING SHALL BE PAINTED WHITE AND SHALL BE 4" WIDE.
2. ALL DIMENSIONS ARE TO FACE OF CURB, TO CENTER OF STRIPING UNLESS OTHERWISE NOTED ON PLAN.
3. THIS PROJECT IS LOCATED IN THE CITY OF KYLE.
4. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
5. LOCATIONS OF PUBLIC AND PRIVATE UTILITIES SHOWN ARE APPROXIMATE AND MAY NOT BE COMPLETE. CONTRACTOR SHALL CALL NATIONAL "CALL BEFORE YOU DIG" (811) AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION OR CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL CONTACT ANY OTHER UTILITY COMPANIES WHO DO NOT SUBSCRIBE TO THE ONE CALL PROGRAM FOR LINE MARKINGS. THE CONTRACTOR BEARS SOLE RESPONSIBILITY FOR VERIFYING LOCATION OF EXISTING UTILITIES, SHOWN OR NOT SHOWN, AND FOR ANY DAMAGE DONE TO THESE FACILITIES.
6. REMOVAL OR RELOCATION OF EXISTING PUBLIC AND PRIVATE UTILITIES (WATER, ELECTRIC, AND GAS ETC) WITHIN THE LIMITS OF THE SITE DEVELOPMENT SHALL BE COORDINATED WITH THE APPLICABLE UTILITY AGENCIES BY CONTRACTORS.
7. ALL EXISTING UTILITY SERVICES (PUBLIC & PRIVATE) TO BE TURNED OFF BY UTILITY PROVIDER PRIOR TO CONSTRUCTION TO ALLOW FOR EXISTING SERVICE LINES TO BE CUT/OUPPED AT PROPERTY.
8. ALL UTILITIES IN STREET RIGHT-OF-WAY TO REMAIN.
9. SURFACE PAVEMENT INDICATED HEREON (SUCH AS ASPHALT OR CONCRETE) MAY COVER EXISTING MODER STRUCTURES (SUCH AS OTHER LAYERS OF PAVEMENT, BUILDING SLAB, ETC) THAT ARE ALSO TO BE REMOVED.
10. REFER TO GEOTECHNICAL REPORT BY TERRACON CONSULTANTS, INC. DATED AUGUST 18, 2014, FOR HEAVY DUTY AND LIGHT DUTY PAVING RECOMMENDATIONS AND ADDITIONAL PAVING AND PREPARATION NOTES.
11. ALL EXISTING EASEMENTS ARE SHOWN ON THE SITE PLAN.

PARKING TABLE						
USE	RATIO	AREA (SQ FT)	REQUIRED	MAX	PROVIDED	
COMMERCIAL						
WELLNESS CENTER	3.5/1000 SQ FT	7188	25.158	38	38	
		TOTAL	26	38	38	

ADA PARKING		
	REQUIRED	PROVIDED
STANDARD	2	2
VAN	0	1
TOTAL	2	3

OWNERS: PLUM CREEK DEVELOPMENT PARTNERS, LTD.
ADDRESS: 4040 BROADWAY, SUITE 501
SAN ANTONIO, TX 78209
PHONE: (512) 472-7455

PERSON PREPARING PLAN: HARRISON M. HUDSON, P.E.
COMPANY: KIMLEY-HORN & ASSOCIATES
ADDRESS: 10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 300
AUSTIN, TX 78759
PHONE: (512) 418-1771

ENGINEER: HARRISON M. HUDSON, P.E.
COMPANY: KIMLEY-HORN & ASSOCIATES
ADDRESS: 10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 300
AUSTIN, TX 78759
PHONE: (512) 418-1771

LEGAL DESCRIPTION: PLUM CREEK PHASE 1, SECTION 128, LOT 1
ACRES 0.971
ADDRESS: 1001 KOHLERS CROSSING, KYLE, TX 78640
OVERALL SITE AREA: 42,293 SF (0.971 AC)
ZONING: MIXD - MIXED USE (PLUM CREEK PUD)
LAND USE: OFFICE

TOTAL IMPERVIOUS COVER:	0 SF (0%)	53,143.2 SF (69.3%)
BUILDING COVERAGE:	0 SF (0%)	7,188 SF (9.37%)
GROSS SQUARE FOOTAGE:	0 SF	7,188 SF
F.A.R.:	0.1	0.1771



LEGEND

---	PROPERTY LINE
FL	15' FIRE LANE
---	4" CONCRETE CURB & GUTTER
---	2" CONCRETE SIDEWALK UNLESS OTHERWISE INDICATED
---	4-8" DUTY PAVEMENT
---	LIGHT DUTY PAVEMENT
---	EXISTING WALK TO PLAZA
A	ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE.
B	ADA STRIPING. SEE DETAIL SHEET.
C	ACCESSIBLE PARKING SIGN. SEE DETAIL SHEET. WHERE "X" IS SHOWN ON PLAN, INSTALL ACCESSIBLE PARKING SIGN AS SHOWN AS PER DETAIL.
D	SURFACE LAYOUT CONFORMS TO HIGHWAY 110 EXISTING. PER PLUM CREEK & CITY PLANNING DEPT. SEE PLUM CREEK PLANS.
E	PAVEMENT SIGN. SEE ARCHITECTURAL PLANS.
F	MATCH PROPOSED DRIVE & CONCRETE DRIVEWAY TO EXISTING DRIVEWAY. PAVEMENT WITH 4" CONCRETE. CONSTRUCTION SHALL BE BEFORE EXISTING DRIVEWAY.
G	ADA RAMP

BENCHMARKS

SPOTS: 1000' DISTANCE TO THE NEAREST BENCHMARK IS 1000' FEET. THE BENCHMARK IS AT THE CORNER OF THE PLAZA. THE BENCHMARK IS AT THE CORNER OF THE PLAZA. THE BENCHMARK IS AT THE CORNER OF THE PLAZA.



PAVING CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

NO.	REVISIONS	DATE	BY

Kimley-Horn
10814 JOLLYVILLE ROAD AVALLON IV SUITE 300 AUSTIN, TX
PHONE: 512-418-1771 FAX: 512-418-1781
© 2015 KIMLEY-HORN AND ASSOCIATES, INC.
TYPE Form No. 638

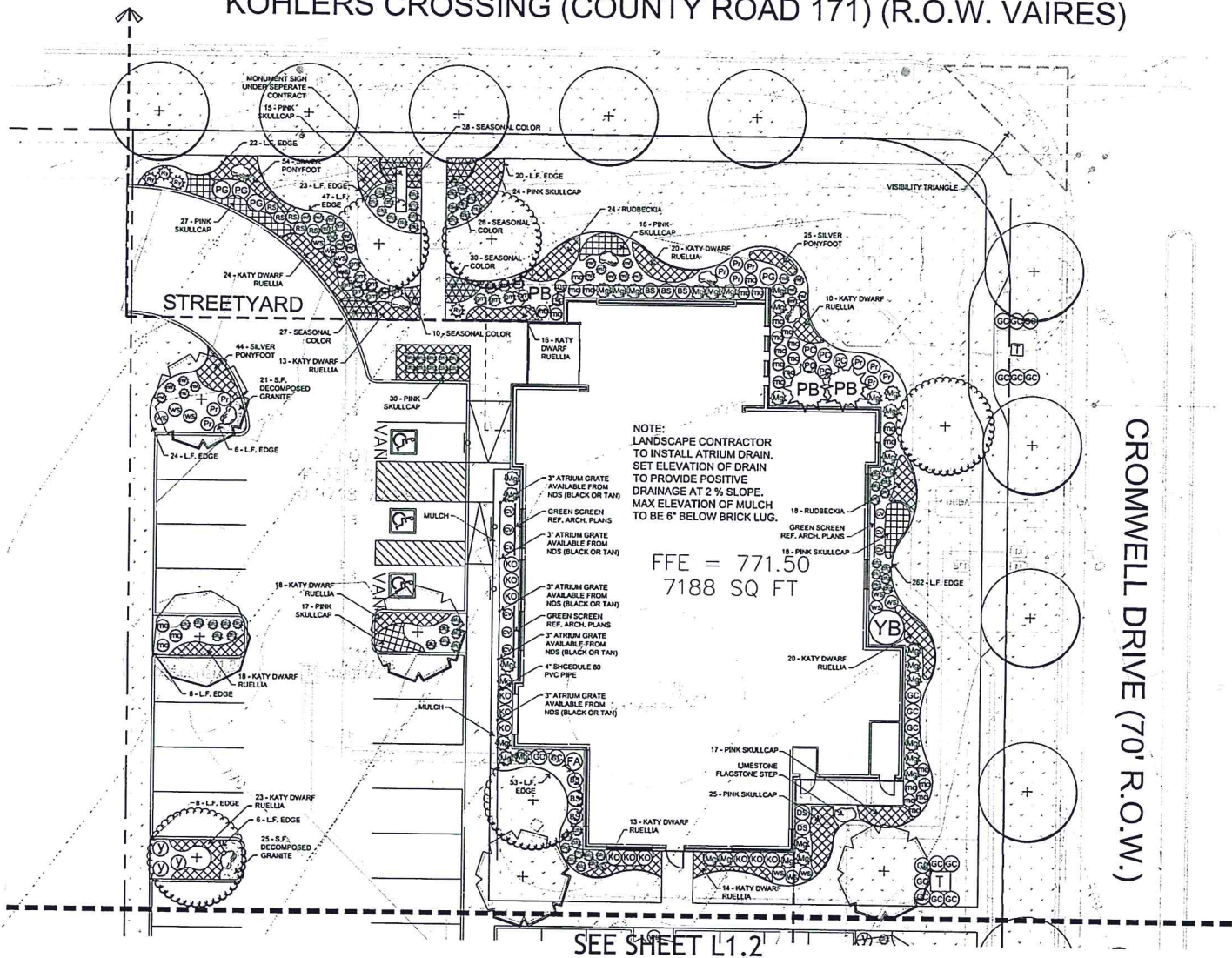
PLAN PROJECT	092222700
DATE	SEPTEMBER 2016
SCALE	AS SHOWN
DESIGNED BY	HAH
DRAWN BY	ORD
CHECKED BY	HAH

SITE PLAN

KYLE WELLNESS CENTER
CITY OF KYLE
HAYS COUNTY, TEXAS

SHEET NUMBER
C-07

KOHLERS CROSSING (COUNTY ROAD 171) (R.O.W. VAIRES)



CANOPY TREES	
SYMBOL	COMMON NAME
(+)	LIVE OAK
(+)	CEDAR ELM
(+)	CHINQUAPIN OAK
(+)	BUR OAK

ORN. TREES	
SYMBOL	COMMON NAME
(+)	PRIDE OF SHREVE

SHRUBS ETC.	
SYMBOL	COMMON NAME
(+)	RED YUCCA
(+)	GULF MIMLI
(+)	MEXICAN FEATHERGRASS
(+)	GREEN CLOUD SAGE
(+)	WHITE SAGE
(+)	PRIDE OF SHREVE
(+)	ROSEMARY
(+)	DWARF SOUTHERN WAXMYRTLE
(+)	DWARF FOUNTAIN GRASS
(+)	MANDEN GRASS
(+)	KNOCKOUT ROSE
(+)	MEXICAN OREGANO
(+)	DWARF BOTTLEBRUSH
(+)	CROSSVINE
(+)	DWARF TALPOH HOLLY

PERENNIALS	
SYMBOL	COMMON NAME
(+)	FLAME ACANTHUS
(+)	PINK GUARA
(+)	PURPLE CORNFLOWER
(+)	MEXICAN BUSH SAGE
(+)	RUSSIAN SAGE
(+)	YELLOW BELLS

GENERAL NOTES:

1. The contractor is responsible to locate all underground utilities prior to any work (ONE-CALL 1-800-545-6005).
2. Prior to any construction, the contractor shall apply for and secure all proper permits from the appropriate authorities.
3. The contractor shall comply with applicable Federal, State, County and Local regulations governing materials and work.
4. The contractor shall be responsible for field verification of existing conditions and shall perform field measurements prior to the fabrication of or purchase of any materials. The contractor shall notify the landscape architect should existing site conditions differ from the construction documents.
5. For all slopes or benches greater than five feet in depth, all construction operations shall be accomplished in accordance with applicable regulations of the U.S. Occupational Safety and Health Administration.
6. The contractor shall provide positive drainage away from all buildings and notify the landscape architect of any potential drainage problems.
7. The contractor is to maintain all existing grades unless otherwise noted.
8. The contractor shall provide all materials, transportation, labor, supervision, etc. required for installation of plant material, complete in accordance with the plans.
9. The contractor is responsible for the quality of workmanship and schedule of work.
10. The contractor shall employ only experienced personnel who are familiar with the required work and shall provide full time supervision by a qualified foreman acceptable to landscape architect.
11. All quantities provided in the plant list are for general use and are to be verified by the contractor.
12. All plant material shall comply with size and conditions as stated in the plant list and as stated by the American Association of Nurserymen.
13. During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

NO.	REVISION	DATE

carillo DEAN
Landscape Architecture

7500 West Highway 71 • Suite 200
Austin, Texas 78735 • Phone: 512-535-7303



PROJECT NAME
PLUM CREEK CLINIC

PROJECT ADDRESS
**KOHLERS CROSSING AND CROMWELL DRIVE
KYLE, TX 78640**

DATE
09/29/16

SHEET TITLE
LANDSCAPE PLANTING PLAN

SHEET NO.
L 1.1

SCALE
1" = 10'-0"

JOB NO.
7115-01

18
OF 19

CITY CALCULATIONS		
LANDSCAPE DEVELOPMENT SITE ZONED (NAD)		
TOTAL AREA OF SITE (L.O.C.)	REQUIRED N/A	PROVIDED 42,297 S.F.
TOTAL AREA OF LANDSCAPE DEVELOPMENT	8,345 S.F. (19%)	12,060 S.F. (28%)
TOTAL AREA OF LANDSCAPE BETWEEN BUILDING AND FRONT PROPERTY LINE (50% OF REQ. LANDSCAPE DEVELOPMENT)	8,345 S.F. (19%)	8,473 S.F. (133%)
ADDITIONAL REQUIRED PLANTING		
REQ. AREA OF LANDSCAPE DEVELOPMENT =	8,345 S.F. (19%)	
(2) 4" CAL. TREES PER 600 S.F. = (8,345/600)(2) =	REQUIRED 22	PROVIDED 22
(4) SHRUBS PER 600 S.F. = (8,345/600)(4) =	43	43

TREE MITIGATION
TREES 1143 AND 1144 ARE BOTH MESQUITE AND THEREFORE EXEMPT FROM MITIGATION REQUIREMENTS UNDER SEC. 53-955 D.2.
TREE 1145 IS A CHINA BERRY AND THEREFORE EXEMPT FROM MITIGATION REQUIREMENTS UNDER SEC. 53-955 D.2.

CANOPY TREES				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
10	+	LIVE OAK	<i>Quercus virginiana</i>	4" caliper, 12' Hx1/2" spread.
7	+	CEDEAR ELM	<i>Ulmus crassifolia</i>	4" caliper, 12' Hx1/2" spread.
11	+	CHINAQUIN OAK	<i>Quercus muhlenbergii</i>	4" caliper, 12' Hx1/2" spread.
4	+	BUR OAK	<i>Quercus macrocarpa</i>	4" caliper, 12' Hx1/2" spread.

ORNAMENTAL TREES				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
4	+	PRIDE OF BARBADOS	<i>Caesalpinia pulcherrima</i>	10 Galton, 48" Hx1/2" spread.

SHRUBS & ORNAMENTAL GRASSES				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
4	+	RED YUCCA	<i>Hesperaloe parviflora</i>	5 Galton, 12" Hx1/2" spread.
15	+	OLUF MUMBY	<i>Muhlenbergia capillaris</i>	5 Galton, 18" Hx1/2" spread.
42	+	MEXICAN FEATHERGRASS	<i>Sporobolus tenuifolius</i>	1 Galton, 12" Hx1/2" spread.
37	+	GREEN CLOUD SAGE	<i>Leucostichum pulcherrimum</i>	5 Galton, 24" Hx1/2" spread.
27	+	WHITE SAGE	<i>Salvia Greggii 'alba'</i>	5 Galton, 18" Hx1/2" spread.
17	+	PROSTRATE ROSEMARY	<i>Rosmarinus officinalis 'Prostratus'</i>	1 Galton, 12" Hx1/2" spread.
2	+	DWARF SOUTHERN WAX MYRTLE	<i>Myrica pauciflora</i>	5 Galton, 12" Hx1/2" spread.
83	+	DWARF FOUNTAIN GRASS	<i>Pennisetum alopecuroides 'Little Bunny'</i>	1 Galton, 10" Hx1/2" spread.
32	+	MADON GRASS	<i>Eleocharis acicularis 'Grassblume'</i>	5 Galton, 24" Hx1/2" spread.
12	+	KNOCKOUT ROSE	<i>Rosa 'Radar'</i>	5 Galton, 12" Hx1/2" spread.
44	+	MEXICAN CREGGARD	<i>Purpurella longifolia</i>	1 Galton, spaced as shown.
10	+	DWARF BOTTLEBRUSH	<i>Calligonum viminalis 'Little John'</i>	5 Galton, 18" Hx1/2" spread.
6	+	DWARF YAUPOIN HOLLY	<i>Ilex vomitoria 'Nana'</i>	5 Galton, 18" Hx1/2" spread.

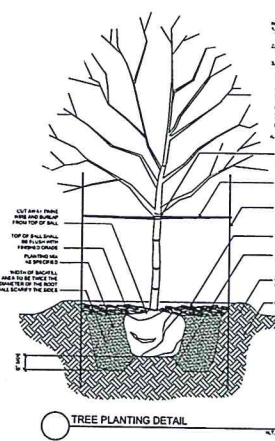
PERENNIALS				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
215	+	PINK SKULLCAP	<i>Scutellaria sulcata</i>	1 Galton, spaced as shown.
42	+	RUEDECKIA	<i>Rutecia ligula</i>	1 Galton, spaced as shown.
215	+	KATY DWARF RUSSIA	<i>Ruellia brittoniana 'Katy Dwarf'</i>	1 Galton, spaced as shown.
123	+	SILVER PONYFOOT	<i>Dichondra argentea</i>	1 Galton, spaced as shown.
1	+	FLAME ACANTHUS	<i>Ardisia cuneata</i>	1 Galton, spaced as shown.
4	+	PINK GUAVA	<i>Guava Indisheim</i>	1 Galton, 12" Hx1/2" spread.
5	+	PURPLE CORNFLOWER	<i>Echinacea purpurea</i>	1 Galton, spaced as shown.
5	+	MEXICAN RUSSIA	<i>Sakia leucantha</i>	1 Galton, 12" Hx1/2" spread.
5	+	RUSSIAN SAGE	<i>Perovskia atriplicifolia</i>	1 Galton, 12" Hx1/2" spread.
1	+	YELLOW BELLS	<i>Tacoma stans 'Gold Star'</i>	5 Galton, 24" Hx1/2" spread.

VINES				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
9	+	CROSSVINE	<i>Bignonia capreolata</i>	5 Galton, 36" Hx1/2" spread and mixed to green screen.

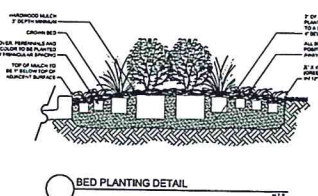
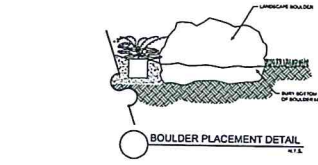
SEASONAL COLOR				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
222	+	TO BE SELECTED		4" pots

SOD				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
11,730 S.F.	+	BERMUDA GRASS	<i>Cynodon D'Alf</i>	Sold out

MISC.				
QUANTITY	SYMBOL / CALLOUT	DESCRIPTION		
192 L.F.	+	Steel edge 1/8" x 4" with 12" stakes, green in color.		
6,100 S.F.	+	NEW BEDS 4.1 cu. woven polypropylene weed barrier (DWR or approved equal)		
6,100 S.F.	+	3" deep hardwood mulch (Texas Native or approved equal)		
125 S.F.	+	8" deep decomposed granite.		
6,100 S.F.	+	Minimum 2" deep 50% organic landscape mix to be used to a depth of 12". Some beds may require more than 12" of mix.		
Rat. Plan	+	Limestone Boulders		
Rat. Plan	+	Limestone Flagstone Step		
5 EA.	+	Alum Grates		
72 L.F.	+	4" Schedule 40 PVC Pipe		

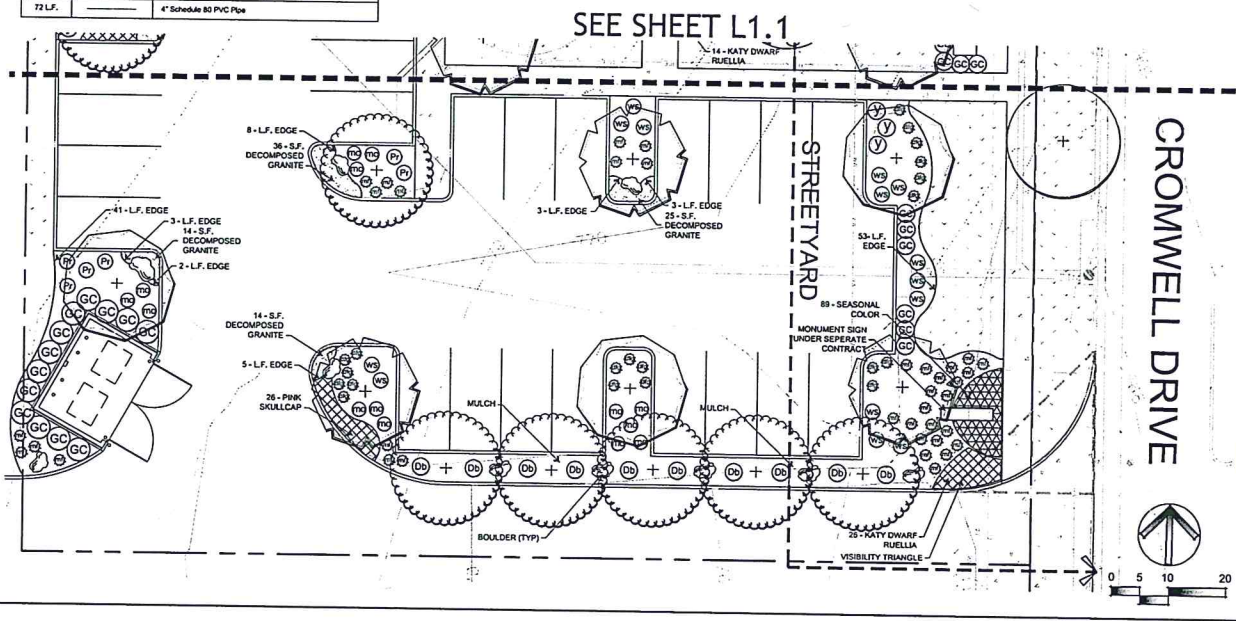


1. THE DEVELOPER SHALL ALLOW THE ROOT BALL TO REMAIN IN THE HOLE.
2. LEAVE A MINIMUM OF 4" OF MULCH AROUND THE BASE OF THE TREE.
3. TREE SHALL BE PLANTED WITH THE ROOT BALL AT THE SAME LEVEL AS THE GROUND SURFACE.
4. THE MULCH SHALL BE PLACED IN THE HOLE AND TAMPED DOWN.
5. THE MULCH SHALL BE PLACED IN THE HOLE AND TAMPED DOWN.
6. THE MULCH SHALL BE PLACED IN THE HOLE AND TAMPED DOWN.
7. THE MULCH SHALL BE PLACED IN THE HOLE AND TAMPED DOWN.



MAINTENANCE NOTE:
1. THE DEVELOPER AND SUBSEQUENT OWNERS OF THE LANDSCAPED PROPERTY, OR THE MANAGER OR AGENT OF THE OWNER, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPED AREAS. SAID AREAS SHALL BE MAINTAINED SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT ALL TIMES AND SHALL BE KEPT FREE OF REFUSE AND DEBRIS. ALL PLANTED AREAS SHALL BE PROVIDED WITH A READY AVAILABLE WATER SUPPLY AND WATERED AS NECESSARY TO ENSURE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL IF THAT MATERIAL WAS USED TO MEET THE REQUIREMENTS OF CHAPTER 41, SUBDIVISIONS.

PLANTING NOTES:
1. ALL LANDSCAPE MATERIALS SHALL BE INSTALLED ACCORDING TO THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS.
2. TREES SHALL BE A MINIMUM OF 4" FOUR INCHES IN CALIPER MEASURED (2) THREE FEET ABOVE FINISHED GRADE IMMEDIATELY AFTER PLANTING.
3. SHRUBS, VINES AND GROUND COVER PLANTED PURSUANT TO THIS SECTION 53-587 SHALL BE GOOD, HEALTHY NURSERY STOCK. SHRUBS MUST BE, AT A MINIMUM, A (1) ONE GALLON CONTAINER SIZE.
4. ALL DISTURBED AREAS WITHIN TxDOT R.O.W. ARE TO BE REVEGETATED AND ESTABLISHED ACCORDING TO LOCAL TxDOT DISTRICT REQUIREMENTS.



GENERAL NOTES:
1. The contractor is responsible to locate all underground utilities prior to any work (ONE-CALL 1-800-545-6000).
2. Prior to any construction, the contractor shall apply for and secure all proper permits from the appropriate authorities.
3. The contractor shall comply with applicable Federal, State, County and Local regulations governing materials and work.
4. The contractor shall be responsible for field verification of existing conditions and shall perform field measurements prior to the fabrication of or purchase of any materials. The contractor shall notify the landscape architect should existing site conditions differ from the construction documents.
5. For all slopes or trenches greater than five feet in depth, all construction operations shall be accomplished in accordance with applicable regulations of the U.S. Occupational Safety and Health Administration.
6. The contractor shall provide positive drainage away from all buildings and notify the landscape architect of any potential drainage problems.
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NO. REVISION DATE

carillo DEAN
Landscape Architecture

7500 West Highway 71 • Suite 200
Austin, Texas 78735 • Phone: 512-535-7303

PROJECT NAME
PLUM CREEK CLINIC

PROJECT ADDRESS
**KOHLERS CROSSING AND CROMWELL DRIVE
KYLE, TX 78640**

DATE 09/29/16 SCALE 1" = 10'-0" JOB NO. 7115-01

SHEET TITLE
LANDSCAPE PLANTING PLAN

SHEET NO.

L 1.2

19 OF 19