KOHLER'S CROSSING
(R.O.W. VARIES)

BEGIN PROPOSED TRAIL

FUTURE CONNECTION TO FUTURE TRAIL SYSTEM

POSSIBLE STREET LIGHT LOCATION PENDING CITY DETERMINATION OF NEED

EXISTING SINGLE LUMINARE STREET LIGHT 22' BEHIND CURB LINE

N

0 10 20 40
SCALE: 1" = 20'

PROPOSED RETAINING WALL (SEE DETAIL, SHEET 16)

LANDSCAPE EASEMENT

EXISTING RAMP

SIGN EASEMENT

EX. DUAL LUMINARE LIGHT

BUILDING 4
FFE = 790.00
(PHASE 4)
1 STORY
HEIGHT = 28'

BUILDING 3
FFE = 794.50
(PHASE 3)
1 STORY
HEIGHT = 28'

BUILDING 2
FFE = 792.00
(PHASE 2)
1 STORY
HEIGHT = 28'

BUILDING 1
FFE = 796.00
(PHASE 1)
1 STORY
HEIGHT = 28'

LAWN ONLY THIS AREA. NO STRUCTURAL IMPROVEMENTS ADJACENT TO WATER LINE.

FIRE LANE SEE NOTE 11

15' WATER LINE EASEMENT

RAMP

24" CURB CUT

18" CURB CUT W/STEEL PLATE

DEMOLISH 80 LF CURB AND GUTTER

PROPOSED TYPE II CONCRETE DRIVEWAY (SEE DETAIL, SHEET 20)

24" WIDE WHITE STOP BAR

STANDARD STOP SIGN

PROPOSED 5' SIDEWALK

FIRE LANE, SEE NOTE 11, PAINT ON ASPHALT

PROPOSED DUMPSTER PAD (SEE DETAIL SHEET 20), REFER TO ARCHITECTURAL FOR ENCLOSURE

PROPOSED RETAINING WALL (SEE DETAIL, SHEET 16)

END PROPOSED SIDEWALK

BENNER (70' R.O.W.)

LOT 2
PLUM CREEK PHASE I
SECTION 6F

PHASE 1
PHASE 2
PHASE 3
PHASE 4

LEGEND

- LIMITS OF CONSTRUCTION
- ACCESSIBLE ROUTE
- FIRE LANE
- LIGHT POLE
- FIRE HYDRANT
- LANDSCAPE AREA
- CONCRETE SIDEWALK

NOTES

1. SEE EXISTING RECORDED PLAT FOR SITE BOUNDARY AND EASEMENT INFORMATION.
2. SEE LANDSCAPE PLANS FOR LOCATIONS OF PROPOSED PLANTINGS, BENCHES, TRASH RECEPTACLES, FURNITURE AND BICYCLE RACKS.
3. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING AND FACE OF RETAINING WALL UNLESS OTHERWISE NOTED.
4. UNLESS OTHERWISE NOTED, ALL PARKING LOT RADII ARE 2.0"
5. ALL SIGNS SHALL COMPLY WITH THE CURRENT EDITION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
6. CONTRACTOR SHALL CALL ONE-CALL CENTER (1-800-545-6005) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN EASEMENTS OR STREET R.O.W.
7. A MINIMUM VERTICAL CLEARANCE OF 14'-0" IS REQUIRED FOR ALL DRIVEWAYS AND INTERNAL CIRCULATION AREAS ON SITE.
8. ALL HANDICAPPED PARKING SPACES SHALL BE 9'-0" WIDE MINIMUM WITH A 9'-0" ADJACENT ACCESS AISLE UNLESS OTHERWISE NOTED.
9. EVERY ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY A SIGN, CENTERED AT THE HEAD OF THE PARKING SPACE. SEE DETAIL, SHEET 17.
10. SEE ARCHITECTURAL PLANS FOR COMPLETE BUILDING DIMENSIONS.
11. ALL THOROUGHFARES DESIGNATED "FIRE LANE" ON THIS SITE PLAN SHALL HAVE RED CURB WITH WHITE STENCILING READING "FIRE LANE / NO PARKING" IN LETTERING AT LEAST 3-INCHES HIGH. THE STENCILING SHALL BE AT INTERVALS 30 FEET OR LESS. PAINT ASPHALT IN FRONT OF DUMPSTER LOCATION ONLY.
12. SEE ARCHITECTURAL PLANS FOR SITE LIGHTING PLAN AND DETAILS.
13. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF KYLE.
14. FOR DRIVEWAY CONSTRUCTION: THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
15. SEE SHEET 21 FOR PAVEMENT SECTION DETAILS.
16. ALL SIDEWALKS SHALL BE CONSTRUCTED WITH CROSS SLOPES OF LESS THAN 2.0% AND RUNNING SLOPES OF LESS THAN 5.0% SLOPES FOR ALL SIDEWALKS ADJACENT TO ALL PROPOSED DOORS, HANDICAPPED PARKING AREAS AND AT ALL SIDEWALK INTERSECTIONS AND/OR TURNS SHALL BE LESS THAN 2.0% IN ALL DIRECTIONS. SEE SPOT ELEVATIONS ON SHEET 9.
17. EACH BUILDING SHALL HAVE AN INDIVIDUAL KNOX BOX. IN ADDITION TO BUILDING KEYS, THE OWNER SHALL PROVIDE A KEY TO THE LOCK ON THE LADDER FOR FOR EACH BUILDING.
18. THE REAR DOORS OF EACH SUITE SHALL BE LABELED WITH THE SUITE NUMBER AND BUSINESS NAME FOR FIRE DEPARTMENT IDENTIFICATION.

	PHASE 1	PHASES 1 & 2	PHASES 1, 2 & 3	PHASES 1, 2, 3 & 4
TOTAL AREA (S.F.)		105,720		
TOTAL AREA (AC.)		2.427		
PROPOSED CONDITIONS:				
TOTAL FLOOR AREA (SF)	6,382	13,402	19,535	27,545
FLOOR AREA RATIO	0.06:1.00	0.13:1.0	0.18:1.0	0.26:1.0
TOTAL IMPERVIOUS COVER (SF)	28,866	51,831	71,016	80,202
TOTAL IMPERVIOUS COVER (AC)	0.66	1.19	1.63	1.84
TOTAL IMPERVIOUS COVER (%)	27.3	49.0	67.2	75.9
BUILDING COVERAGE (SF)	6,382	13,402	19,535	27,545
BUILDING COVERAGE (%)	6.0	12.7	18.5	26.1
PARKING SUMMARY:				
VAN ACCESSIBLE SPACES	2	6	8	8
STANDARD SPACES	48	82	120	120
TOTAL SPACES	50	88	128	128
PARKING RATIO	128	152	153	215

LEGAL DESCRIPTION: LOT 3, BLOCK A, PLUM CREEK PHASE I, SECTION 6F

PER SECTION 53-33 (n)(4) OF CITY OF KYLE CODE, UP TO 50% OF THE STANDARD PARKING SPACES MAY BE BETWEEN 8.5' AND 9.0 FEET IN WIDTH. THIS PROJECT PROPOSES 61 STANDARD SPACES 9.0' OR WIDER AND 59 STANDARD SPACES BETWEEN 8.7' AND 9.0' IN WIDTH (49%)

ACCESSIBILITY NOTES

1. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
2. ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50.
3. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.
4. GROUND SURFACES ALONG ACCESSIBLE ROUTES SHALL BE STABLE, FIRM AND SLIP RESISTANT.

NO.	DATE	REVISION	APPV'D

STATE OF TEXAS
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07/18/16

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Silberberg Development

4210 BENNER, KYLE, TEXAS

SITE PLAN

DESIGNED:	ADR
APPROVED:	ADR
FILE:	SILB-SITE
JOB NO.:	282-01
DATE:	JULY 2016
SHEET	4 OF 26