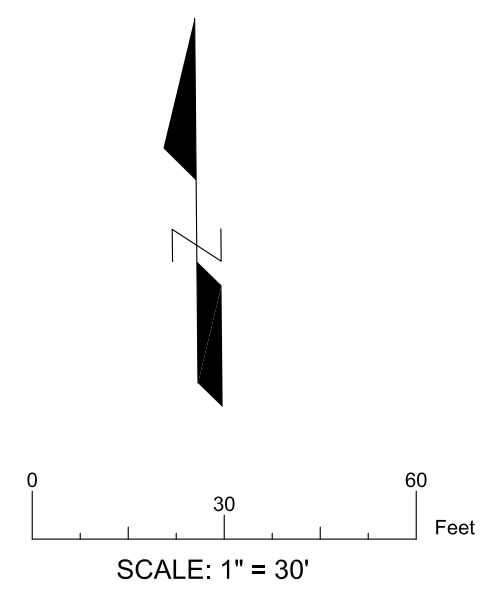
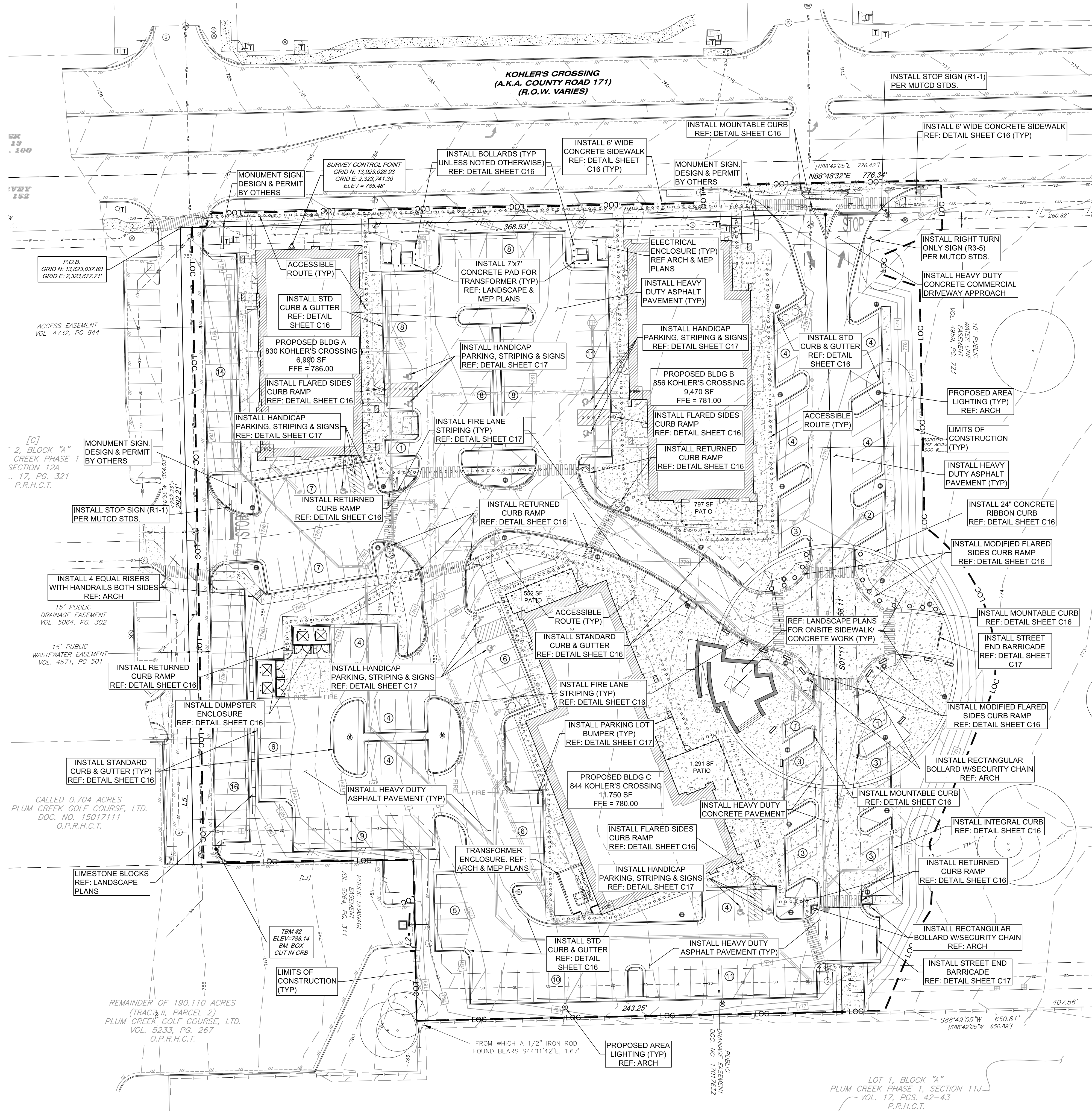




- LEGEND**
- BOUNDARY
 - ADJACENT BOUNDARY
 - BUILDING LINE
 - EASEMENT
 - EXISTING CONTOUR
 - WATER LINE
 - WASTEWATER LINE
 - STORMSEWER LINE
 - OVERHEAD ELECTRIC
 - FIRE
 - FIRELANE
 - PROPOSED GRADING
 - PARKING COUNT
 - CONCRETE SIDEWALK/ PAVEMENT
 - ACCESSIBLE ROUTE
 - LOC
 - LIMITS OF CONSTRUCTION
 - AREA LIGHTING (REF: ARCH)
 - 5' WIDE CROSSWALK STRIPING

SITE NOTES

- ALL MATERIALS, METHODS, TESTING, AND STANDARDS SHALL COMPLY WITH THE LATEST VERSION OF THE CITY OF KYLE STANDARD SPECIFICATIONS.
- ALL HANDICAP RAMPS AND PARKING SPACES SHALL MEET STATE AND ADA STANDARDS. EACH HANDICAP PARKING SPACE SHALL HAVE REQUIRED IDENTIFYING SIGNAGE AND MARKINGS.
- NO FENCING OR OTHER IMPROVEMENTS SHALL OBSTRUCT ACCESS TO FIRE HYDRANTS.
- FIRE LANE SHALL BE MARKED WITH RED PAINT WITH THE WORDS "FIRE LANE - NO PARKING" PAINTED IN FOUR INCH (4") WHITE LETTERS AT 25' INTERVALS ON CURB ONLY.
- A SIGN PERMIT (BY OTHERS) WILL BE REQUIRED PRIOR TO CONSTRUCTION OF A SIGN FOR THIS SITE.
- CONTRACTOR SHALL COORDINATE WITH CITY OF KYLE PUBLIC WORKS PRIOR TO COMMENCEMENT OF ANY WORK IN THE RIGHT-OF-WAY.
- PAVEMENT DESIGN, MATERIALS & TESTING SHALL COMPLY WITH RECOMMENDATIONS PROVIDED IN GEOTECHNICAL REPORT.
- ALL EXTERIOR LIGHTING SHALL BE DIRECTED DOWNWARD AND SHALL NOT PROJECT OR GLARE INTO THE ADJACENT STREET OR ADJACENT PROPERTIES.
- ACCESSIBLE ROUTE SHALL COMPLY WITH ALL CITY, STATE & FEDERAL REGULATIONS. ACCESSIBLE ROUTE SHALL IN NO CASE EXCEED A RUNNING SLOPE OF 5%, NOR SHALL THE CROSS SLOPE EXCEED 2%.
- A PRE-CONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
- PLACE "FIRE LANE - NO PARKING" ON PAVEMENT IN FRONT OF DUMPSTER PAD SITE.
- ALL DRIVE AISLES SHALL BE HEAVY DUTY PAVEMENT. AS AN OPTION, CONTRACTOR MAY INSTALL STANDARD DUTY PAVEMENT WITHIN PARKING AREAS.

SITE INFORMATION

OVERALL SITE AREA: 156,708 SF / 3.60 AC.
ZONING: MXD/ - MIXED USE
LAND USE: RETAIL/ OFFICE/ RESTAURANT

IMPERVIOUS COVER	EXISTING	PROPOSED
	0 SF (%)	126,174 SF (80.4%)
	0 SF (0%)	28,210 SF (18.0%)
	0 SF	28,210 SF
GROSS SQUARE FOOTAGES	0 SF	28,210 SF
F.A.R.	0:1	0.2:1

PARKING CALCULATIONS				
USE:	RETAIL	RESTAURANT	PATIO	TOTAL
SIZE:	17,910 SF	10,300 SF	2,640 SF	30,850 SF
PARKING RATIO:	3.5/1000	1/100	1/100	
TOTAL REQUIRED SPACES: 192 (5 ACCESSIBLE)				
PROVIDED	STANDARD	ACCESSIBLE	TOTAL	
	182	10	192	

BENCHMARK DATA

BENCHMARK :
SQUARE CUT ON TOP OF CURB, ON
SOUTH SIDE OF KOHLERS
CROSSING A DISTANCE OF ±230'
WEST OF CROMWELL DR.
ELEVATION = 775.32' (NAVD 88)

6001 W. WILLIAM CANNON
BUILDING 2, SUITE 203-C
AUSTIN, TX 78749
(512) 301-3389 (o)
(512) 301-3348 (f)

TEXAS
DESIGN
INTERESTS, LLC
AUSTIN • HOUSTON

COMMERCIAL/RESIDENTIAL - CIVIL & STRUCTURAL ENGINEERING

PARK AT PLUM CREEK
830,844,856 KOHLER'S CROSSING
KYLE, TEXAS

KPG COMMERCIAL

SITE PLAN

PROJECT #
157-145

DATE
1/9/2018

SHEET

C7

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FIRM REG. # F-8601