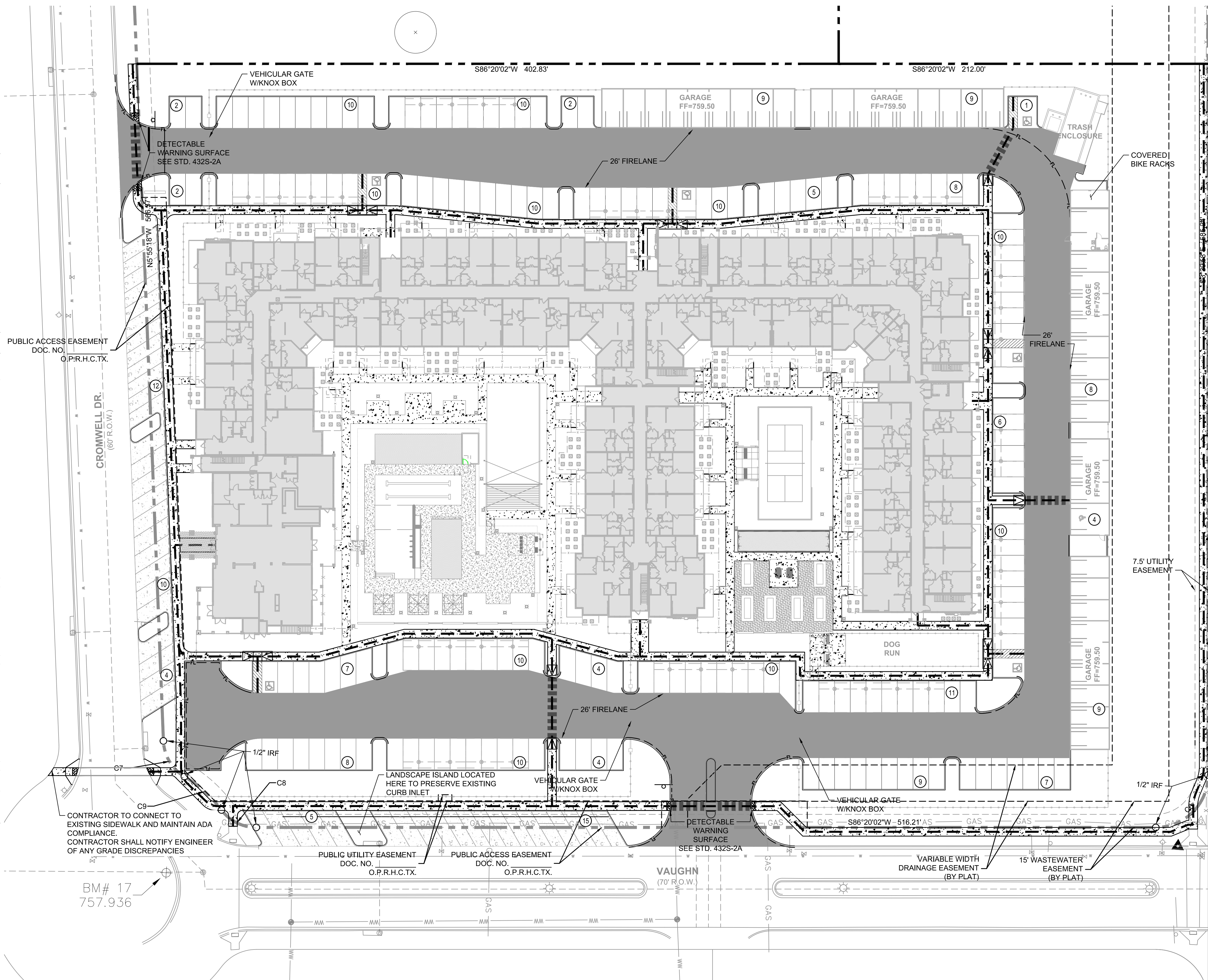


Plotted By: Castillo, Jaime Date: February 18, 2020 12:16:31pm File Path: K:\AUS-Civil\068213077-Sage Plum Creek Plan Sheets\G - Overall Site Plan.dwg
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REFER TO GEOTECHNICAL REPORT
BY EGS SOUTHWEST LLP
GEOTECH PROJECT NO. 17-5255-A
DATED: NOVEMBER 26TH, 2019

NOTES:
1. THIS PROJECT IS LOCATED IN THE CITY OF KYLE.
2. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. LOCATIONS OF PUBLIC AND FRANCHISE 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 DEMOLITION 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 LOCATIONS OF EXISTING UTILITIES, SHOWN OR NOT SHOWN, AND FOR ANY DAMAGE DONE TO THESE FACILITIES.
4. REMOVAL OR RELOCATION OF EXISTING PUBLIC AND PRIVATE FRANCHISE UTILITIES (WATER, ELECTRIC, AND GAS ETC.) WITHIN THE LIMITS OF THE SITE DEMOLITION SHALL BE COORDINATED WITH THE APPLICABLE UTILITY AGENCIES BY CONTRACTORS.
5. ALL EXISTING UTILITY SERVICES (PUBLIC & PRIVATE) TO BE TURNED OFF BY UTILITY FRANCHISE TECHNICIAN TO ALLOW FOR EXISTING SERVICE LINES TO BE OUTCAPPED AT PROPERTY LINE.
6. ALL UTILITIES IN STREET RIGHT-OF-WAY TO REMAIN.
7. SURFACE PAVEMENT INDICATED HEREON (SUCH AS ASPHALT OR CONCRETE) MAY OVERLAY HIDDEN STRUCTURES (SUCH AS OTHER LAYERS OF PAVEMENT, BUILDING SLAB, ETC.) THAT ARE ALSO TO BE REMOVED.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL OF EXISTING PAVEMENT SECTION, STRUCTURAL SUBGRADE, STRUCTURAL FOUNDATION, AND UTILITIES WITHIN THE SITE. CONTRACTOR TO DISPOSE ALL DEMOLITION SPOILS OFF-SITE IN A LEGAL MANNER.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES, IRRIGATION LINES, PAVEMENT, ETC., TO REMAIN RESULTING FROM DEMOLITION ACTIVITIES AND REPAIR AT HIS OWN EXPENSE.
10. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
11. ALL ITEMS TO BE REMOVED SHALL BE DISPOSED OFF-SITE IN A MANNER ACCEPTABLE TO ALL APPLICABLE REGULATIONS.
12. PERIMETER EROSION CONTROL DEVICES SHALL BE IN PLACE PRIOR TO DEMOLITION. REFERENCE EROSION CONTROL PLAN AND DETAILS FOR TYPE AND LOCATION.
13. CONTRACTOR TO REMOVE ANY EXISTING ONSITE DEBRIS OR TRASH. (TIRES, CONCRETE PADS, AND METAL BUILDING THAT IS FALLING DOWN)
14. TREES TO BE REMOVED AS REQUIRED FOR CONSTRUCTION.
15. LIGHT SOURCES SHALL BE COMPLETELY CONCEALED WITHIN OPAQUE HOUSINGS AND SHALL NOT BE VISIBLE FROM ADJACENT STREETS OR PROPERTIES. ALL EXTERIOR LIGHTING FIXTURES SHALL BE FULL CUT-OFF TYPE FIXTURES. LIGHTING FIXTURES SHALL BE NO MORE THAN TWENTY-FIVE (25) FEET IN HEIGHT AS MEASURED FROM ADJACENT FINISHED GRADE.
16. REFER TO GEOTECHNICAL REPORT BY FOR ADDITIONAL PAVING AND PREPARATION NOTES.
17. SHARED USE PATH AND SIDEWALK GRADING TO HAVE A MAXIMUM 2% CROSS SLOPE AND A 5% MAXIMUM LONGITUDINAL SLOPE.
18. REFER TO MEP AND ARCHITECTURAL PLANS FOR SITE LIGHTING CONDUIT LOCATIONS.
19. ASSIGNED CITY ADDRESS SHALL BE PERMANENTLY AFFIXED TO ALL STRUCTURES IN SUCH POSITIONS AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET.

Owners: Plum Creek Development Partners, LTD.
Developer: Luke Bourlon
Company: Sparrow Partners
Address: 5203A Brodie Lane Austin, Texas 78745
Acreage: 9.049 acres **Total Impervious Cover:** 3.24 acres
Legal Description: Plum Creek Phase 1, Section 111, Lot 1, Block A
Address: Northwest Corner of Kyle Parkway FM 1626 and Vaughn Drive
Land Use Summary: Project consists of 184 multifamily units, realignment of public wastewater and drainage easement/facilities, site utilities, on site storm infrastructure, and other associated site improvements.
Date: 10/21/2019
Person Preparing Plan: Justin Kramer, P.E.
Company: Kimley-Horn
Address: 10814 Jollyville Road, Avallion IV, Suite 300, Austin, Texas 78759
Phone: (512) 418-4513
Engineer: Justin Kramer, P.E.
Company: Kimley-Horn
Address: 10814 Jollyville Road, Avallion IV, Suite 300, Austin, Texas 78759
Phone: (512) 418-4513

Sage Plum Creek Parking Requirement			
Unit Type	Parking Space Requirement	Units	Parking Spaces
1/1 Small*	1	36	36
1/1 Inside Corner	1.5	8	12
1/1 Standard	1.5	65	97.5
1/1 Standard Access	1.5	0	0
1/1 Den	1.5	16	24
2/2 Std	2	16	32
2/2 Std - 2 Showers	2	0	0
2/2 Large	2	16	32
2/2 Large Access	2	0	0
2/2 Corber	2	12	24
2/2 Corner Den	2	16	32
2/2 Inside Corner	2	0	0
Total	185		289.5

*1/1 Small Units are Efficiency Units parked at 1/1.

10% Parking Reduction for showers and cover bicycle racks	
260.55	
261 Spaces Required	

Provided Parking	
STANDARD SPACES	170
ON-STREET PARKING SPACES	22
ON-STREET COMPACT PARKING SPACES	24
DETACHED GARAGE SPACES	38
DETACHED GARAGE ACCESSIBLE SPACES	1
STANDARD (VAN) ACCESSIBLE SERVICE PARKING	6
TOTAL	261

LEGEND

- PROPERTY LINE
- PROPOSED WASTEWATER LINE
- PROPOSED WATER LINE
- PROPOSED WASTEWATER MANHOLE
- PROPOSED WASTEWATER CLEANOUT
- PROPOSED FIRE HYDRANT
- PROPOSED TAPPING SLEEVE & VALVE
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING WASTEWATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTEWATER MANHOLE
- ADA ROUTE
- PROPOSED FIRE LANE
- STANDARD DUTY PAVEMENT
- HEAVY DUTY PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED ADA STRIPING
- PROPOSED SIDEWALK
- COMPACT PARKING

BENCHMARKS
ELEVATIONS HEREON ARE REFERENCES TO THE NORTH AMERICAN DATUM 1988 (NAVD) UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.
BENCHMARK #1:
MAG NAIL SET AT THE EASTERN SIDE OF THE MEDIAN OF THE SOUTHERN ROUNDABOUT ON THE WEST SIDE OF THE SUBJECT TRACT.
ELEVATION=757.936'
BENCHMARK #2:
MAG NAIL SET AT THE EASTERN SIDE OF THE MEDIAN OF THE NORTHERN ROUNDABOUT ON THE WEST SIDE OF THE SUBJECT TRACT.
ELEVATION=765.825'

811
Know what's below.
Call before you dig.
WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

Kimley»Horn
10814 JOLLYVILLE ROAD AVALLION IV SUITE 300 AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-791
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TPE Firm No. 928

OVERALL SITE PLAN

SAGE PLUM CREEK
CITY OF KYLE
HAYSCOUNTY, TEXAS

SHEET NUMBER
9 OF 31

SD-19-0052