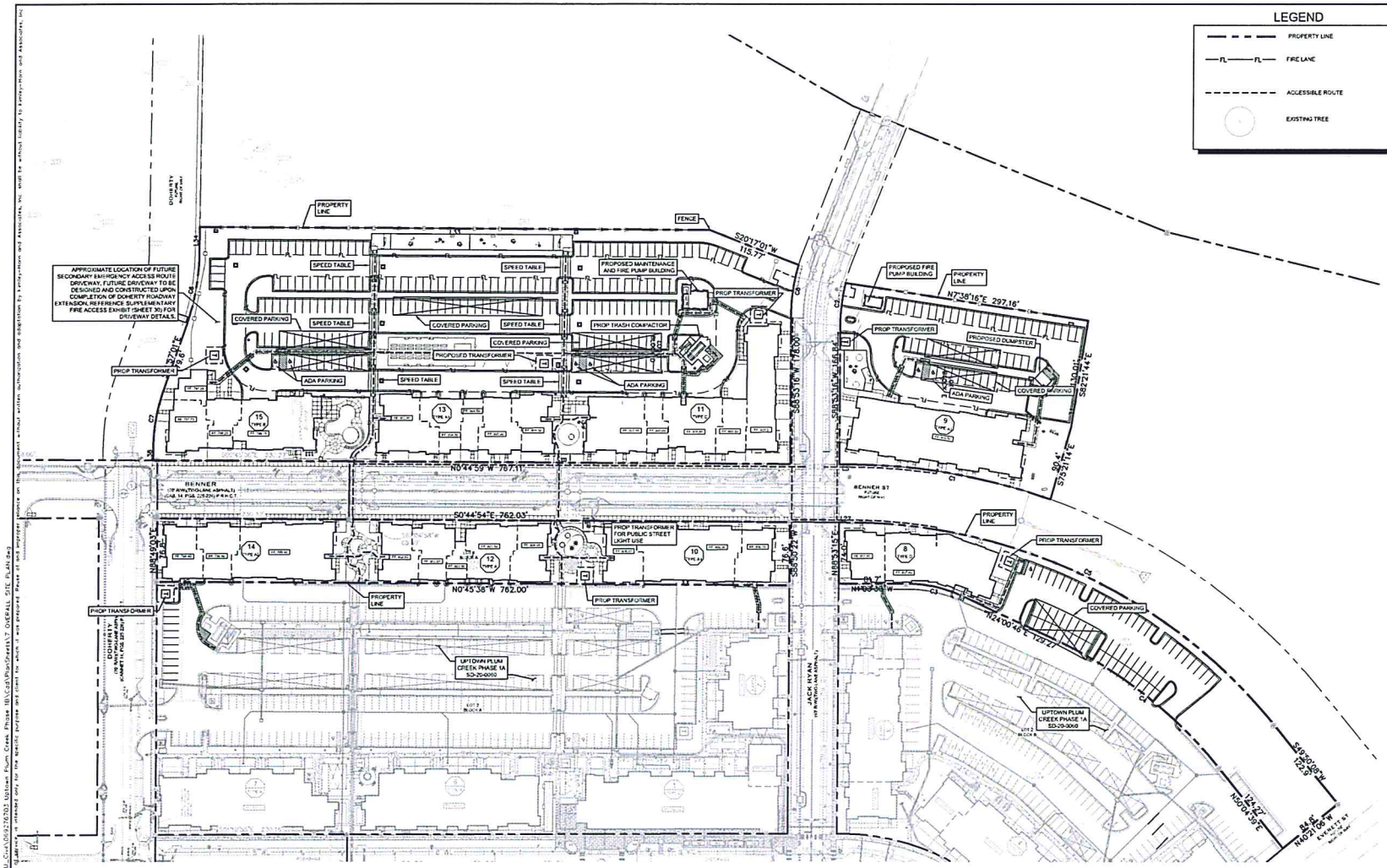
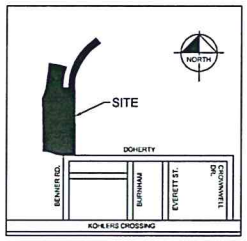


LEGEND

- PROPERTY LINE
- FIRE LANE
- ACCESSIBLE ROUTE
- EXISTING TREE

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120



LOCATION MAP
N.T.S.

FLOODPLAIN NOTE

NO FLOODPLAIN IS LOCATED ON THE PROPERTY.

FIRE LANE NOTES

(Curb length greater than 50 such as curbing on the West may use signage instead of Fire Lane Striping). Add Note if Signage to be Utilized.

1. Curb length greater than 50' may utilize metal signs stating "NO PARKING - FIRE LANE" to be installed at intervals or locations designated by the Fire Code Official. The signs shall have a 12" width and 18" height with red lettering on a white background. A metal sign shall be installed on a minimum 2" metal pipe. Signs shall be located so that the bottom of the sign is a minimum of 6' above the curb. Signs shall have arrows toward direction of No Parking. Curb lengths greater than 152' or obstructions will require No Parking Signage midway between both No Parking and signs with arrows signaling both directions of No Parking.

2. Fire Lane Marking is not Required on pavement behind parking spaces.

PHASE 1B BUILDING DATA TABLE							
		TYPE	STORIES	HEIGHT	USE	AREA BY USE (SF)	TOTAL AREA
BLOCK A (LOT 2)	BLDG 14	A2	3	39'-2 3/4"	MULTIFAMILY	26,543	26,543
	BLDG 12	A	3	41'-2 3/4"	MULTIFAMILY	26,543	26,543
	BLDG 10	A4	3	41'-4"	MULTIFAMILY	26,543	26,543
BLOCK B (LOT 2)	BLDG 8	D	3	39'-3"	MULTIFAMILY	29,041	29,041
BLOCK D (LOT 1)	BLDG 15	B	4	50'-10 3/4"	MULTIFAMILY	30,983	30,983
	BLDG 13	A1	4	52'-0"	MULTIFAMILY	38,271	38,271
	BLDG 11	C	4	51'-10 3/4"	MULTIFAMILY	51,976	51,976
	MAINT	---	1	---	MAINTENANCE	585	585
BLOCK E (LOT 1)	BLDG 9	A3	4	50'-0"	MULTIFAMILY	38,271	38,271
						TOTAL	268,756

PHASE 1B SITE ACREAGE TABLE					
	BLOCK A	BLOCK B	BLOCK D	BLOCK E	TOTAL
ACRES	1.34	1.27	4.73	1.38	8.72
UNITS	96	32	155	48	331
UNITS/AC	71.64	25.20	32.77	34.78	37.96

PHASE 1B SITE IMPERVIOUS COVER TABLE		
	ACRES IC	%
BLOCK A (LOT 2)	0.93	69%
BLOCK B (LOT 2)	0.72	57%
BLOCK D (LOT 1)	3.18	67%
BLOCK E (LOT 1)	1.00	72%
TOTAL	5.83	67%

REQUIRED PARKING - BLOCK A - PHASE 1B			
	Ratio	Units	Required Parking
1 BR	1.5	63	95
2 BR	2	33	66
3 BR	2.5	0	0
		96	161

REQUIRED PARKING - BLOCK B - PHASE 1B			
	Ratio	Units	Required Parking
1 BR	1.5	29	44
2 BR	2	0	0
3 BR	2.5	3	8
		32	51

REQUIRED PARKING - BLOCK D			
	Ratio	Units	Required Parking
1 BR	1.5	109	164
2 BR	2	42	84
3 BR	2.5	4	10
		155	258

REQUIRED PARKING - BLOCK E			
	Ratio	Units	Required Parking
1 BR	1.5	33	50
2 BR	2	15	30
3 BR	2.5	0	0
		48	80

OVERALL PARKING TRACKING TABLE						
	BLOCK	REQUIRED PARKING	GARAGE PARKING PROVIDED*	SURFACE PARKING PROVIDED	STREET PARKING PROVIDED	TOTAL PARKING PROVIDED
PHASE 1A	EX-A	289	0	216	73	289
	EX-B	245	12	194	40	246
PHASE 1B	A	161	27	89	45	161
	B	51	8	68	0	76
	D	258	23	202	32	257
	E	80	9	60	5	74
	TOTAL	1084	79	829	195	1103

*INCLUDES BUILDING CARPORTS
**EX-A: 32 REQUIRED PARKING STALLS FOR RETAIL/RESTAURANT

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

BENCHMARKS

TBM #1: SQUARE CUT ON TOP OF CONCRETE STORM DRAIN IN THE NORTH MARGIN OF KOHLERS CROSSING, ± 1,167 NORTHWEST FROM A POWER POLE IN THE NORTH MARGIN OF KOHLERS CROSSING, AND ± 24' SOUTHWEST FROM A STOP SIGN IN THE NORTH MARGIN OF KOHLERS CROSSING.

ELEV=773.46'

TBM #2: SQUARE CUT ON TOP OF CONCRETE STORM DRAIN IN WEST MARGIN OF BENNER, ± 8' NORTHEAST FROM A STORM MANHOLE AND ± 17' SOUTHEAST FROM AN 8" HACKBERRY TREE WITH TREE TAG #5023.

ELEV=730.51'

TBM#3: SQUARE CUT ON TOP OF CONCRETE CURB ON THE NORTH MARGIN OF DOHERTY, ± 8' SOUTHWEST FROM A FIRE HYDRANT AND ± 8' SOUTHEAST OF A WATER VALVE.

ELEV=794.11'

No.	REVISIONS	DATE	BY

Kimley»Horn
5301 SOUTHWEST PARKWAY, BUILDING 3, SUITE 100
AUSTIN, TEXAS 78735-8988
PHONE: 512-418-1771 FAX: 512-418-1791
TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
ALLISON R. LEHMAN
92000
LICENSED
PROFESSIONAL ENGINEER
5/5/2022

KHA PROJECT 069276703
DATE MAY 2022
SCALE: AS SHOWN
DESIGNED BY: AL
DRAWN BY: JK
CHECKED BY: DS

OVERALL SITE PLAN

BRICK & MORTAR DISTRICT, PHASE 1B
CITY OF KYLE
HAYS COUNTY, TEXAS

SHEET NUMBER
10 OF 50

SD-22-0136

Plotted By: ardesian, Justin Date May 05, 2022 08:24:02am File Path: K:\SAU_Civil\069276703 Uptown Plum Creek Phase 1B\Civil\Plan Sheets\7 OVERALL SITE PLAN.dwg
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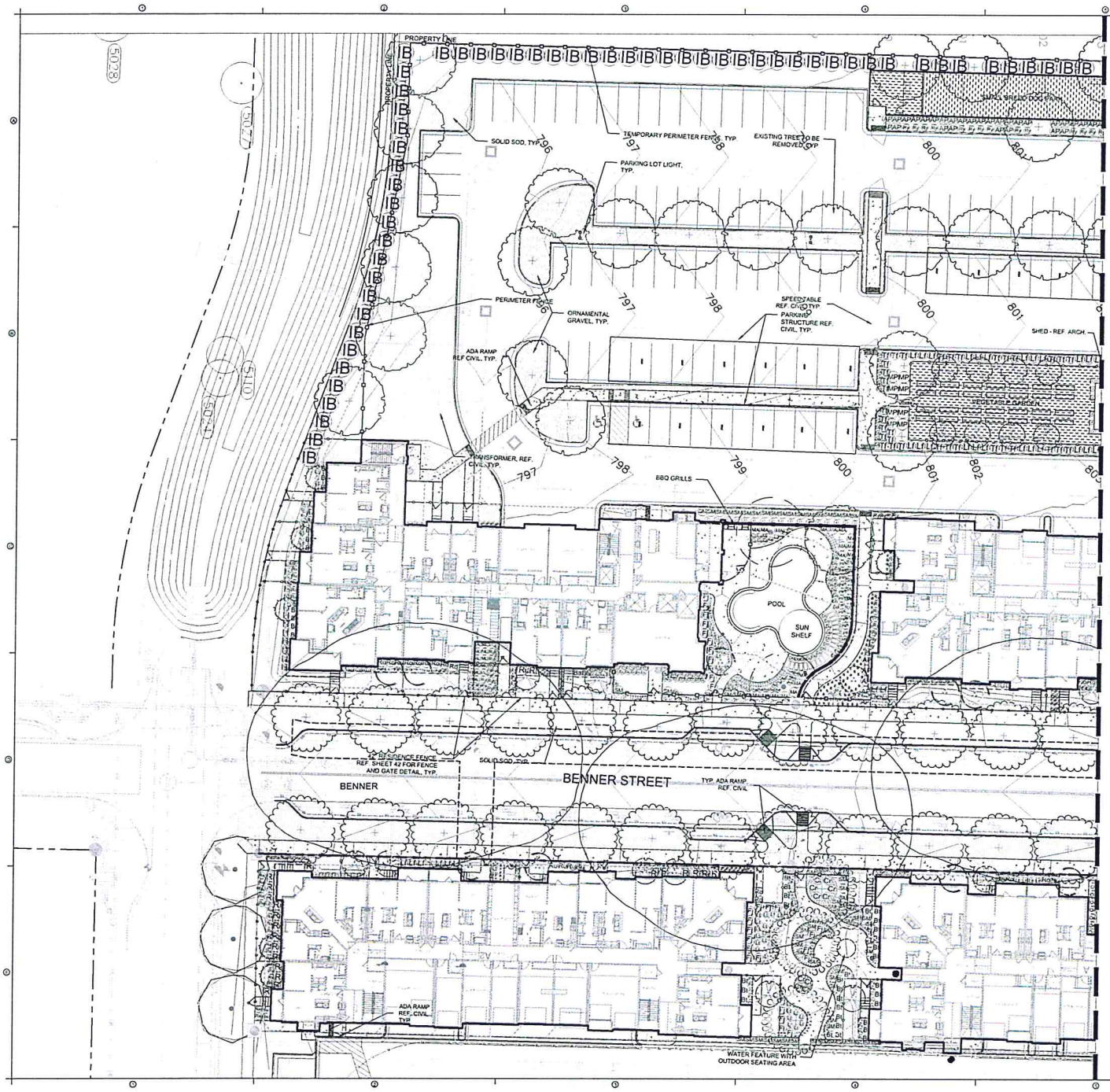

GENERAL MATERIAL LEGEND

CONCRETE	RUBBERIZED SURFACING
DECOMPOSED GRANITE, STABILIZED	CIBILO GRAVEL
DECOMPOSED GRANITE, UN-STABILIZED	

0 10 20 40

811 Know what's below. Call before you dig.

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BRICK AND MORTAR DISTRICT PHASE 1B

KYLE, TEXAS

ISSUE DATE: 10-18-2021

REVISIONS

#	DATE	DESCRIPTION

SEAL

REGISTERED LANDSCAPE ARCHITECT REBECCA LEONARD 3038 STATE OF TEXAS

04-29-2022

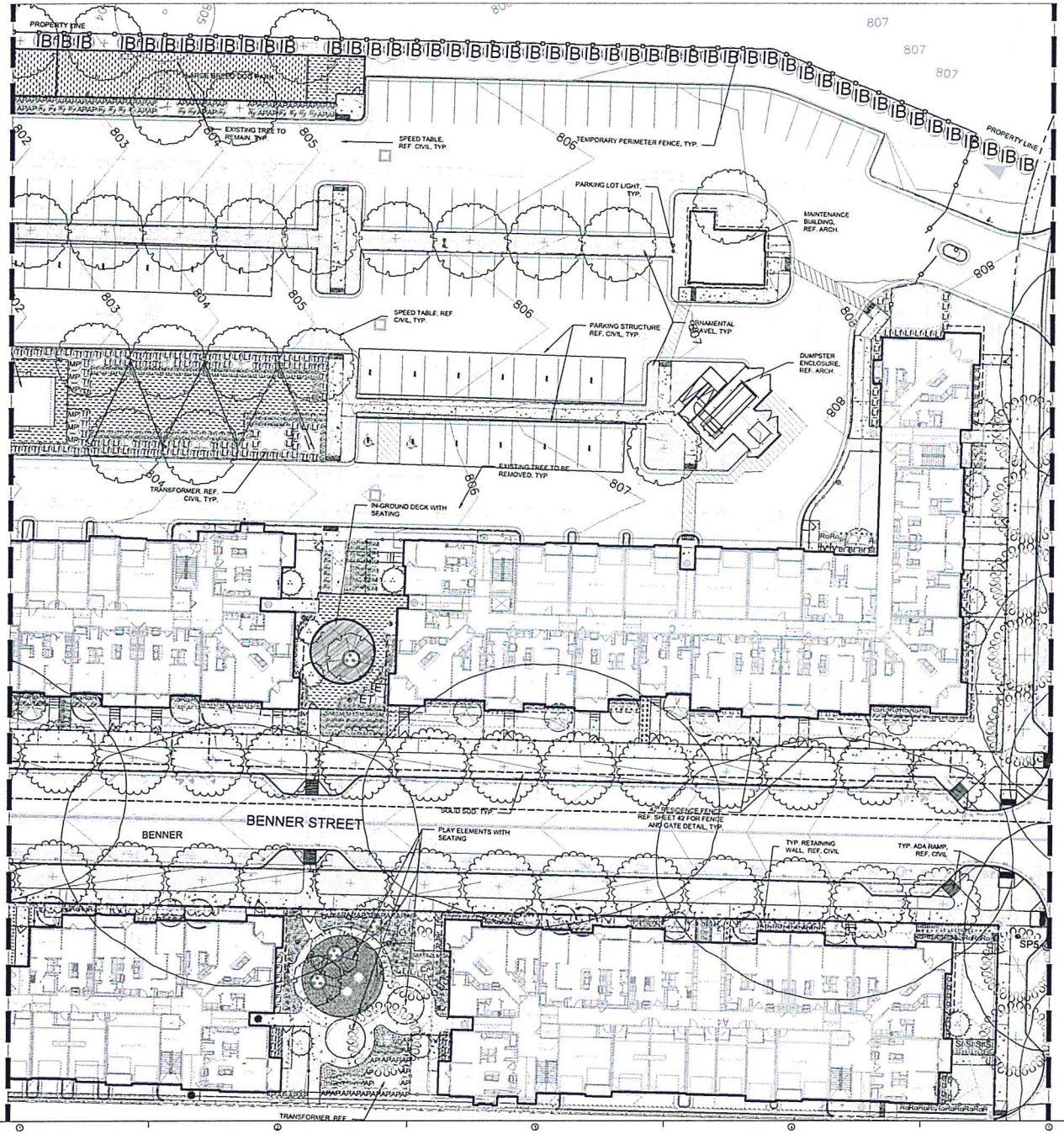
ISSUED DATE: 04-29-2022
PROJECT NO.: 005-008
DRAWN: KJ-K REVIEWED: RL

SHEET NAME

LANDSCAPE PLAN

SHEET NUMBER

39 OF 50



GENERAL MATERIAL LEGEND

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DECOMPOSED GRANITE, STABILIZED	CIBILO GRAVEL
DECOMPOSED GRANITE, UN-STABILIZED	

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BRICK AND MORTAR DISTRICT PHASE 1B

KYLE, TEXAS

ISSUE DATE: 10-15-2021

REVISIONS

#	DATE	DESCRIPTION

SEAL

REGISTERED LANDSCAPE ARCHITECT
REBECCA LAUGHLIN
3038
STATE OF TEXAS

04-29-2022

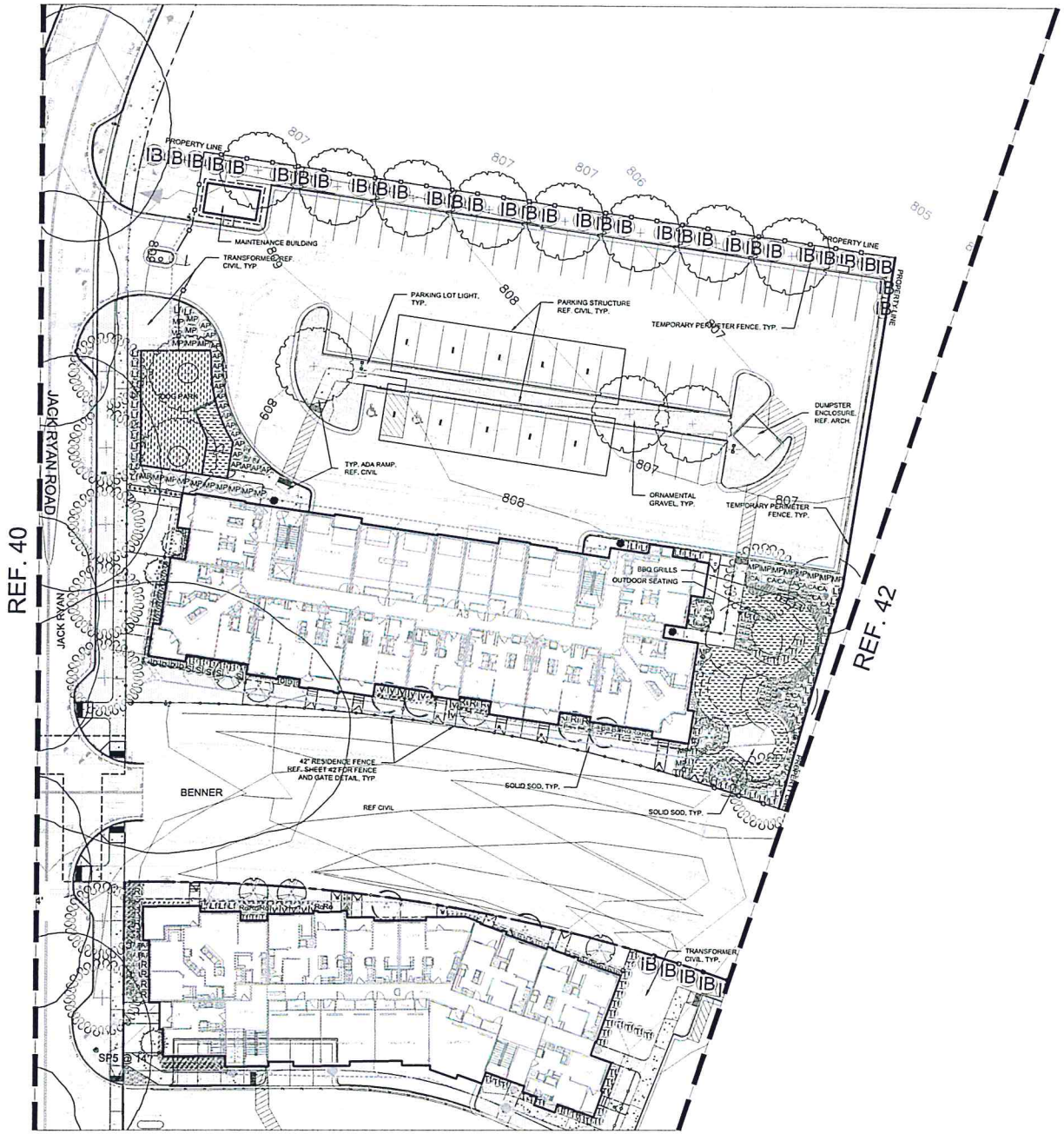
ISSUED DATE:	04-29-2022
PROJECT NO.:	005-008
DRAWN: KJ-K	REVIEWED: RL

SHEET NAME

LANDSCAPE PLAN

SHEET NUMBER

40 OF 50



GENERAL MATERIAL LEGEND

CONCRETE	RUBBERIZED SURFACING
DECOMPOSED GRANITE, STABILIZED	CIBILO GRAVEL
DECOMPOSED GRANITE, UN-STABILIZED	

0 12 20 40

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BRICK AND MORTAR DISTRICT PHASE 1B

KYLE, TEXAS

ISSUE DATE: 12-18-2021

REVISIONS

#	DATE	DESCRIPTION

SEAL

REGISTERED LANDSCAPE ARCHITECT
RAFAEL LOPEZ
3038
STATE OF TEXAS

04-29-2022

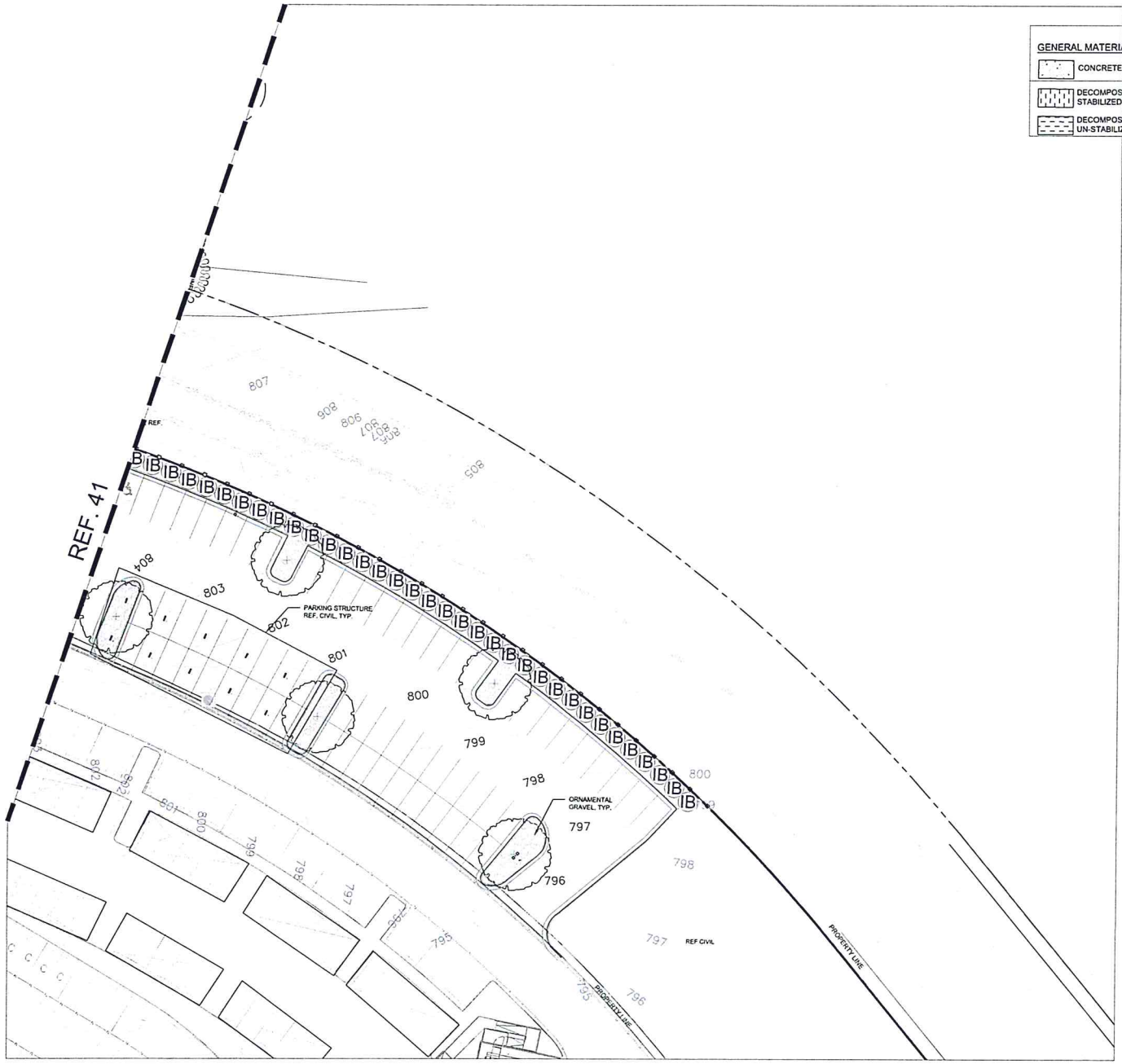
ISSUED DATE:	04-29-2022
PROJECT NO.:	005-008
DRAWN: KJ-K	REVIEWED: RL

SHEET NAME

LANDSCAPE PLAN

SHEET NUMBER

41 OF 50



GENERAL MATERIAL LEGEND

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DECOMPOSED GRANITE, STABILIZED	CIBILO GRAVEL
DECOMPOSED GRANITE, UN-STABILIZED	

0 12 23 40

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BRICK AND MORTAR DISTRICT PHASE 1B

KYLE, TEXAS

ISSUE DATE: 10-18-2021

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#	DATE	DESCRIPTION

SEAL

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REBECCA LEONARD
3038
STATE OF TEXAS

04-29-2022

ISSUED DATE: 04-29-2022
PROJECT NO.: 005-009
DRAWN: KJ-K REVIEWED: RL

SHEET NAME

LANDSCAPE PLAN

SHEET NUMBER

42 OF 50

TREE TABLE		
TREE NUMBER	DESCRIPTION	REMOVED
[illegible]	[illegible]	
[illegible]	[illegible]	
5025	10" HACKBERRY	REMOVED
5026	9" MESQUITE	REMOVED
[illegible]	[illegible]	
[illegible]	[illegible]	
[illegible]	[illegible]	
[illegible]	[illegible]	
[illegible]	[illegible]	
[illegible]	[illegible]	
[illegible]	[illegible]	
[illegible]	[illegible]	
[illegible]	[illegible]	
[illegible]	[illegible]	
[illegible]	[illegible]	
[illegible]	[illegible]	
[illegible]	[illegible]	
[illegible]	[illegible]	
[illegible]	[illegible]	
[illegible]	[illegible]	
[illegible]	[illegible]	
5044	8" MESQUITE	REMOVED
5045	14" MESQUITE	REMOVED
5046	16" MESQUITE	REMOVED
5047	15" MESQUITE	REMOVED
5048	10" MESQUITE	REMOVED
5049	10" HACKBERRY	REMOVED
5050	11" MESQUITE	REMOVED
5051	21" MESQUITE	REMOVED
5052	12" MESQUITE	REMOVED
5053	15" MESQUITE	REMOVED
5054	13" MESQUITE	REMOVED
5055	22" MESQUITE	REMOVED
5056	16" MESQUITE	REMOVED
5057	14" MESQUITE	REMOVED
5058	8" MESQUITE	REMOVED
5059	12" MESQUITE	REMOVED
5060	11" MESQUITE	REMOVED
5062	23" MESQUITE	REMOVED
5063	13" MESQUITE	REMOVED
5064	13" MESQUITE	REMOVED
5065	19" MESQUITE	REMOVED
5066	9" MESQUITE	REMOVED
5067	11" MESQUITE	REMOVED
[illegible]	[illegible]	
5069	34" MESQUITE	REMOVED
5077	11" HACKBERRY	REMOVED
6768	16" MESQUITE	REMOVED

TREE SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CAL	CONT	QTY
	PM	PLATANUS MEXICANA / MEXICAN SYCAMORE	3" CAL. MIN.	B&B / CONT.	50
	QA	QUERCUS ALBA / WHITE OAK	4" CAL. MIN.	B&B / CONT.	3
	QM	QUERCUS POLYMORPHA 'MONTEREY' / MONTEREY OAK	4" CAL. MIN.	B&B / CONT.	21
	QT	QUERCUS TEXANA / TEXAS RED OAK	3" CAL. MIN.	B&B / CONT.	64
	QV	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	3" CAL. MIN.	B&B / CONT.	5
	PM	PRUNUS MEXICANA / MEXICAN PLUM	2" CAL. MIN.	B&B / CONT.	38
	CM	CERCIS MEXICANA / MEXICAN REDBUD	2" CAL. MIN.	B&B / CONT.	29
	CX	CERCIDIUM X 'DESERT MUSEUM' / THORNLESS PALO VERDE	2" CAL. MIN.	B&B / CONT.	6
	ID	ILEX DECIDUA / POSSUMHAW HOLLY	2" CAL. MIN.	B&B / CONT.	20
	XC	XYLOSMA CONGESTUM / XYLOSMA	2" CAL. MIN.	B&B / CONT.	3

SHRUB SCHEDULE

Code	Botanical	Common	Size	Quantity
A	Liriope muscari	Aztec Grass	2 GAL	296
Ae	Aspidistra elatior	Cast Iron Plant	2 GAL	90
AP	ARTEMISIA X 'POWIS CASTLE'	POWIS CASTLE ARTEMISIA	3 GAL	127
B	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	3 GAL	223
BA	BERBERIS THUNBERGII	REDLEAF BARBERRY	5 GAL	5
BT	Bambusa textilis	Weavers Bamboo	5 GAL	55
C	Carex praticola	Meadow Sedge	2 GAL	115
Cd	Carex divulsa	Berekeley Sedge	2 GAL	43
Cp	Caesalpinia pulcherrima	Red Bird of Paradise	5 GAL	13
Cr	Cycas revoluta	Sago Palm	5 GAL	13
Db	DIETES BICOLOR	BICOLOR IRIS	3 GAL	142
ET	Eysenhardtia texana	Kidneywood	5 GAL	2
F	Agave attenuata	Blue Fantastic	5 GAL	3
Fj	FATSIA JAPONICA	JAPANESE ARELIA	5 GAL	37
Fm	Tetraneuris scaposa	Four Nerve Daisy	3 GAL	22
g	Graptopetalum paraguayense	Ghost Plant	2 GAL	17
G	A. attenuata x A. ocahui	Blue Glow	5 GAL	5
GL	GAURA LINDHEIMERI	WHITE GAURA	2 GAL	61
H	Hakonechloa	Japanese Forest Grass	2 GAL	75
Hp	HAMELIA PATENS	FIREBUSH	5 GAL	19
Ib	Ilex cornuta 'Dwarf Burfford'	Dwarf Bufford Holly	3 GAL	33
IB	Ilex cornuta 'Burfordii'	Bufford Holly	10 GAL	178
IV	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	5 GAL	16
Jb	Justicia brandegeeana	Shrimp Plant	5 GAL	34
J	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE TRELLIS	3 GAL	68
K	Anigozanthos	Kangaroo Paw	3 GAL	58
L	LANTANA CAMARA 'RADIATION'	ORANGE LANTANA	2 GAL	7
LL	LEONOTIS LEONURUS	LION'S TAIL	3 GAL	13
LF	LEUCOPHYLLUM FRUTESCENS	TEXAS SAGE ' GREEN CLOUD'	5 GAL	163
LT	LIGULARIA TUSSILAGINEA 'GIGANTEA'	GIANT LEOPARD PLANT	3 GAL	150
MA	MALVAVISCUS ARBOREUS VAR. DRUMMONDII	DWARF TURK'S CAP	5 GAL	18
MP	Myrica cerifera var. pumila	Dwarf Wax Myrtle	3 GAL	43
Mx	Pachycereus marginatus	Mexican Fencepost Cactus	3 GAL	35
Nt	NASSELLA TENUISSIMA	MEXICAN FEATHERGRASS	3 GAL	197
o	Ophiopogon japonicus	Mondo Grass	4"	168
Oe	Opuntia ellisiana	Spineless Prickly Pear	3 GAL	39
Pa	Phlomis fruticosa	Sinai Jerusalem Sage	3 GAL	157
PL	Lippia graveolens	Mexican Oregano	3 GAL	21
Px	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL	50
RE	RUSSELIA EQUISETIFORMIS	FIRECRACKER FERN	3 GAL	123
RI	RHAPHIOLEPIS INDICA	INDIAN HAWTHORN	5 GAL	26
Ro	Rosmarinus officinalis 'Upright'	Upright Rosemary	3 GAL	77
Ry	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	80
s	Tradescantia pallida	Purple Heart	4"	12
SL	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL	9
SM	SABAL MINOR	DWARF PALMETTO	5 GAL	57
So	Scutellaria ovata Hill	Heartleaf Skullcap	2 GAL	57
S2	Salvia farinacea	Mealy Blue Sage	2 GAL	298
T	Dasylirion texanum	Texas Sotol	5 GAL	11
TF	TEUCRIUM FRUTICANS	BUSH GERMANDER	5 GAL	144
Tv	Tulbaghia violacea	Society Garlic	1 GAL	34
u	Cuphea llavea	Batface Cuphea	4"	27
W	Agave ovatifolia	Whales Tongue Agave	5 GAL	8
Y	Achillea terracotta	Terracotta Yarrow	3 GAL	9

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BRICK AND MORTAR DISTRICT
PHASE 1B

KYLE, TEXAS

ISSUE DATE: 10-18-2021
REVISIONS

#	DATE	DESCRIPTION

SEAL

REGISTERED LANDSCAPE ARCHITECT
J. REBECCA LEONARD
3038
STATE OF TEXAS

04-29-2022

ISSUED DATE: 04-29-2022
PROJECT NO.: 005-008
DRAWN: KJ-K REVIEWED: RL

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SHEET NAME
PLANTING SCHEDULE

SHEET NUMBER
43 OF 50