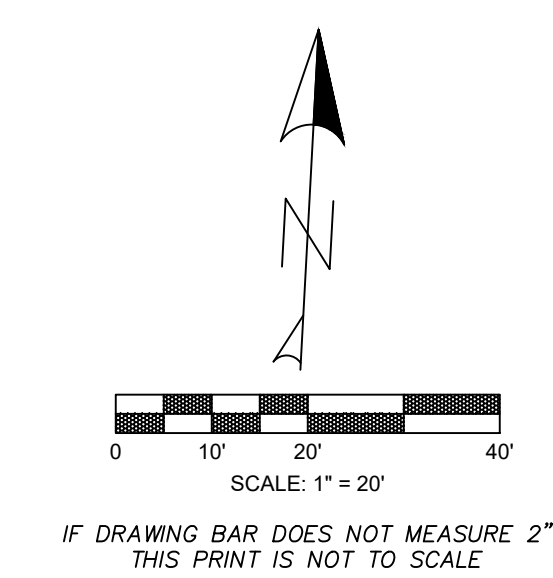


THESE PLANS ARE RELEASED UNDER THE AUTHORITY OF NICHOLAS R. SANDLIN, P.E., TBPELS#124404, ON 2/27/2023, FOR THE PURPOSES OF REVIEW AND ARE NOT TO BE USED FOR CONSTRUCTION PRIOR TO APPROVAL BY THE APPLICABLE GOVERNMENT AUTHORITIES

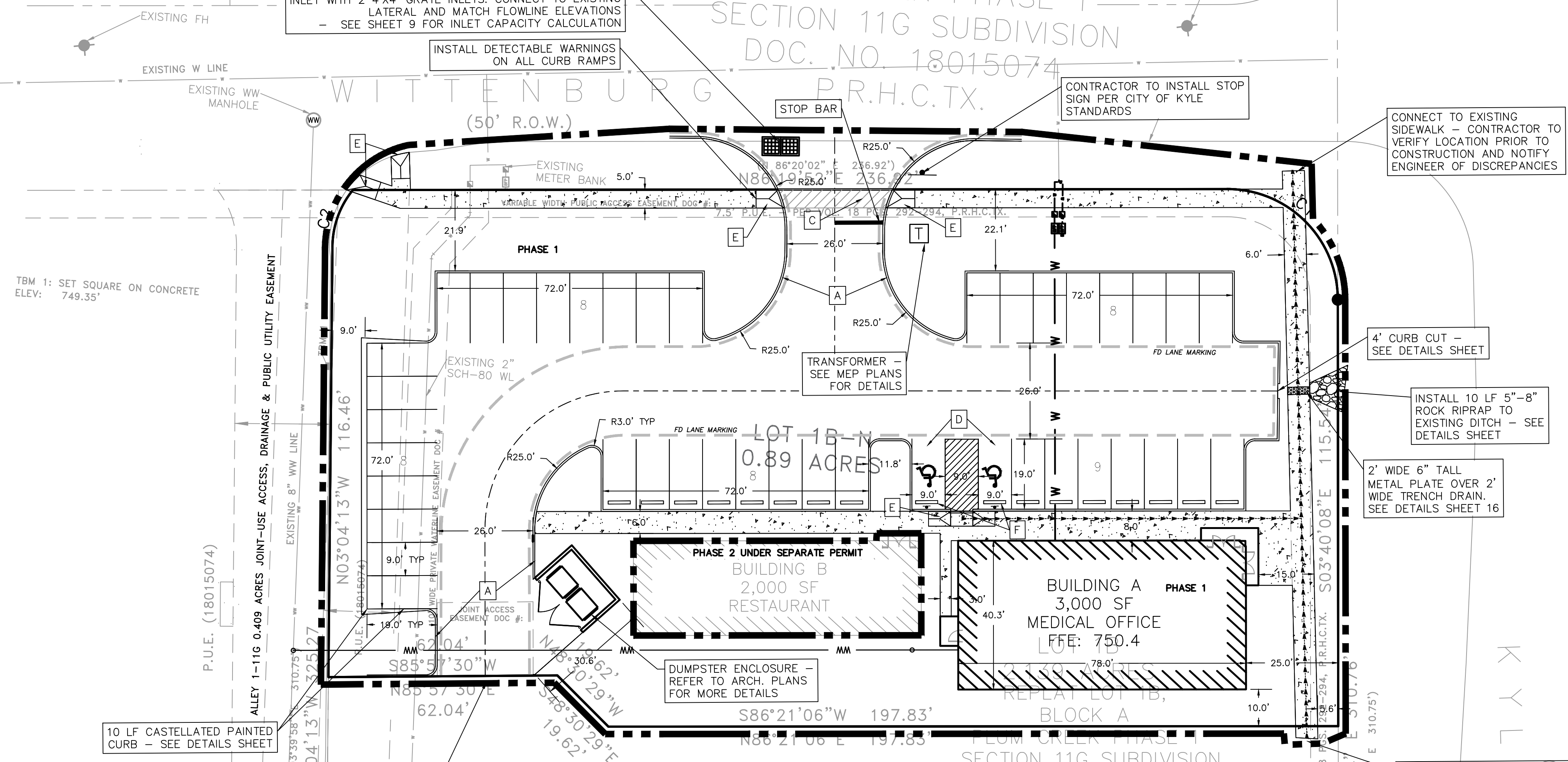
THIS PLAN SET FOR REVIEW ONLY NOT FOR CONSTRUCTION



LOT 1, BLOCK A
(3.892 AC)
CROMWELL AT
PLUM CREEK LP
(R169008)
O.P.R.H.C.TX.

LOT 3, BLOCK A
(2.523 AC)
S-SI PLUM CREEK LP
DOC.NO.20008810
O.P.R.H.C.TX.

REPLAT LOT 1B
BLOCK A
PLUM CREEK PHASE 1
SECTION 11G SUBDIVISION
DOC. NO. 18015074
O.P.R.H.C.TX.



TBM 1: SET SQUARE ON CONCRETE
ELEV: 749.35'

SITE DATA	
TOTAL SITE AREA	0.89 AC / 38,568 SF
IMPERVIOUS COVER	23,851 SF / 38,568 SF = 61.8%
BUILDING HEIGHT	1 STORY
FOUNDATION TYPE	CONCRETE SLAB

PARKING TABLE				
BLDG #	BUILDING (OR AREA) USE	BUILDING (OR AREA) SQ. FT./SEATS	REQUIRED PARKING RATIO	REQUIRED PARKING #S
A	MEDICAL	3000	3.5:1000	11
B	RESTAURANT	80 SEATS	4 SEATS:1 SPACE	20
TOTAL PARKING REQUIRED				31
TOTAL PARKING ALLOWED (REQ'D X 1.5)				46
TOTAL PARKING PROVIDED (2 PARKING SPACES DESIGNATED AS HANDICAP)				41

SITE PLAN LEGEND

- PROPOSED PROPERTY/PROJECT BOUNDARY LINE
- EXISTING R.O.W./PROPERTY LINE
- EXISTING EASEMENT LINE
- FIRE LANE
- PROPOSED CURB & GUTTER
- STREET CENTERLINE
- FENCE
- STRUCTURAL RETAINING WALL (BY OTHERS)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PARKING SPACES
- TRANSFORMER PAD
- SITE WALLS
- PHASING
- TAS ACCESSIBLE ROUTE
- TAS ACCESSIBLE ROUTES MAY NOT EXCEED A CROSS SLOPE OF 1:50 (2%) OR EXCEED A RUNNING SLOPE OF 1:20 (5%) UNLESS DESIGNED AS A RAMP. THE MAXIMUM RUNNING SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12 (8.33%). THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 INCHES. REFER TO GRADING SHEET(S).
- EX. WATER LINE
- EX. WASTEWATER
- EX. STORM SEWER LINE
- EX. FIRE HYDRANT
- EX. WATER METER
- EX. WASTEWATER MANHOLE
- PR. WATER LINE
- PR. WASTEWATER
- PR. STORM SEWER LINE
- PR. FIRE HYDRANT
- PR. WATER METER
- PR. WASTEWATER MANHOLE
- FITTINGS AS NOTED
- GATE VALVE AS NOTED
- WW CLEAN OUT
- BACK FLOW PREVENTER
- FLOW ARROW
- ELECTRIC TRANSFORMER
- UTILITY POLE
- FIRE LINE

SITE LEGEND

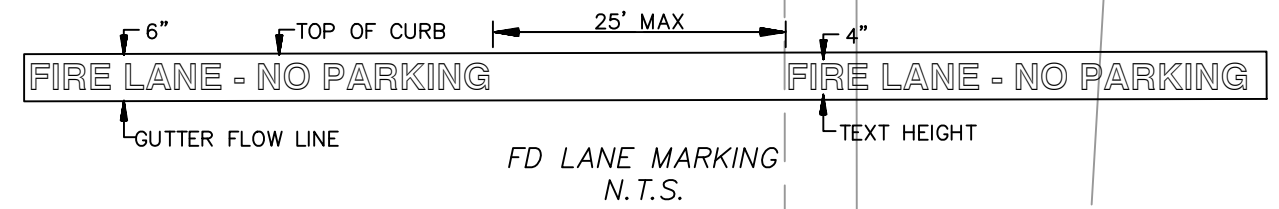
- A 6" CURB & GUTTER. SEE DETAIL SHEET.
- B CASTELLATED CURB. SEE DETAIL SHEET.
- C PEDESTRIAN CROSSWALK.
- D HANDICAP SPACE W/SIGN. SEE DETAIL SHEET.
- E PEDESTRIAN ADA RAMP OR AT GRADE ADA DOME PAVERS. SEE DETAIL SHEET.
- F CONCRETE WHEEL STOP. SEE DETAIL SHEET.

DUMPSTER NOTES

- DUMPSTER SCREENING TO MATCH DESIGN LANGUAGE AND MATERIALS OF BUILDING EXTERIOR. SEE ARCHITECTURAL PLANS BY OTHERS FOR DESIGN.
- DUMPSTER PAD TO ADHERE TO GEOTECHNICAL RECOMMENDATIONS SHEET 2.

FIRE PREVENTION NOTES

- PRIOR TO ARRIVAL OF MATERIALS FOR VERTICAL CONSTRUCTION AN APPROVED WATER SUPPLY FOR FIRE PROTECTION AND AN ALL-WEATHER ROADWAY CAPABLE OF SUPPORTING 80,000 LB. FIRE APPARATUS LOADS SHALL BE MADE AVAILABLE AND MAINTAINED THROUGHOUT CONSTRUCTION WITH A MINIMUM OF AGGREGATE BASE. FIRE APPARATUS ACCESS SHALL BE KEPT CLEAR OF OBSTRUCTIONS WITH A MINIMUM 20 FEET WIDTH AND 14 FEET VERTICAL CLEARANCE.
- INSTALL HYDRANTS WITH THE CENTER OF THE 4 1/2 INCH OPENING AT LEAST 18 INCHES ABOVE FINISHED GRADE AND FULLY UNOBSTRUCTED FROM THE STREET. THE 4 1/2 INCH OPENING MUST FACE THE STREET OR FIRE LANE WITH 3 TO 6 FT. SETBACKS FROM THE CURB LINE(S). NO OBSTRUCTION IS ALLOWED WITHIN 3 FT. OF FIRE HYDRANTS. BLUE REFLECTORS SHALL BE PLACED IN CENTER OF ROADWAY TO INDICATE HYDRANT LOCATIONS.
- DESIGNATE FIRE LANE - NO PARKING WITH 4 INCH HEIGHT AND 1 INCH WIDTH WHITE LETTERING ON RED BACKGROUND, STATING: 'FIRE LANE - NO PARKING' AT 25 FT. MAX INTERVALS BETWEEN WORDING. STRIPING TO BE PAINTED ON FACE OF CURB WHEN PRESENT AND FLAT ON PARKING SURFACE WHEN NOT. PLACE 'NO PARKING - FIRE LANE' STRIPING ON SURFACE IN FRONT OF DUMPSTER PADS AND OTHER FIRE HAZARDS/FIRE PROTECTION FEATURES SUCH AS RISER ROOMS AND FDC'S WHEN PRESENT. FIRE LANE STRIPING IS NOT REQUIRED ON GROUND PAVEMENT FOR GENERALLY IMPLIED 'NO PARKING' AREAS SUCH AS IN FRONT OF PARKING SPACES. FIRE LANES GREATER THAN 100FT MAY UTILIZE APPROVED 'NO PARKING' SIGNAGE IN LIEU OF STRIPING.

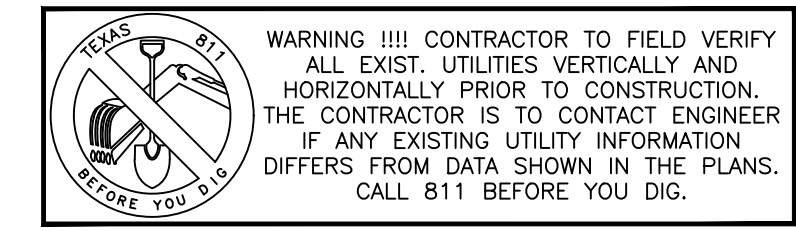


PHASE 1 ITEMS
-ALL WATER, WASTEWATER, DRAINAGE, AND DRY UTILITIES
-FIRE LANES, DRIVE AISLES, SIDEWALKS, AND PARKING
-BUILDING A AND ASSOCIATED INFRASTRUCTURE (MEDICAL OFFICE)
PHASE 2 ITEMS (UNDER SEPARATE PERMIT)
-BUILDING B AND SIDEWALK CONNECTION (RESTAURANT)

LOT 1B-S
1.25 ACRES

LOT 1A
4.241 ACRES

PROJECT CASE: #SD-23-0175



SANDLIN
SERVICES, LLC

TBPELS FIRM #21356
4501 WHISPERING VALLEY DRIVE UNIT 27 AUSTIN, TX 78727

SITE AND PHASING PLAN

KYLE URGENT CARE

NO.	BY	DATE	REVISION DESCRIPTION	SHEET
				6
				OF 24

G:\Shared drives\Sandlin Services LLC\Sandlin Services Projects\Land Development\Division\01-0055-003 Kyle Medical\CAD\Construction Sheets\5 WUC SITE.dwg-SITE PLAN Plotted Apr 21, 2023 at 9:08am by Scott | Last Saved by Scott