

**DRAWING LEGEND**

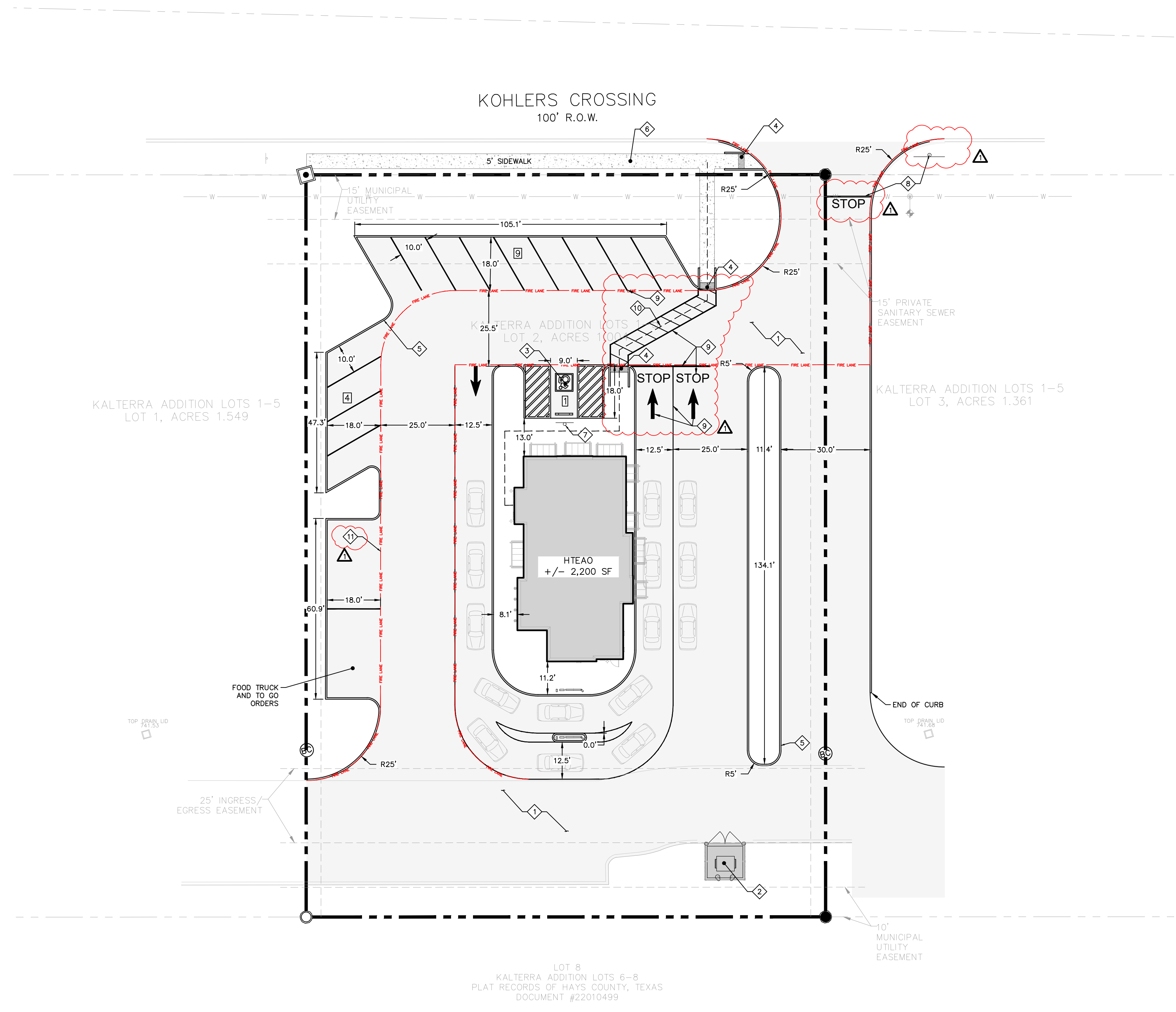
SYMBOL/ABBREVIATION	EXISTING	PROPOSED	DESCRIPTION
---	---	---	PROPERTY LINE
---	---	---	RIGHT-OF-WAY LINE
---	---	---	ADJOINER PROPERTY LINE
---	---	---	EASEMENT LINE
---	---	---	CURB LINE

- PLAN KEY NOTES**
- ④ 6" CONCRETE OVER COMPACTED SUBGRADE
  - ⑤ DUMPSTER PAD ENCLOSURE
  - ⑥ PROPOSED ADA PARKING
  - ⑦ PROPOSED ADA RAMP
  - ⑧ PROPOSED CURB
  - ⑨ PROPOSED 5' SIDEWALK
  - ⑩ ADA PARKING SIGN
  - ⑪ STOP SIGN & STOP BAR
  - ⑫ 4" WIDE WHITE STRIPE
  - ⑬ ADA PATH
  - ⑭ FIRE PATH

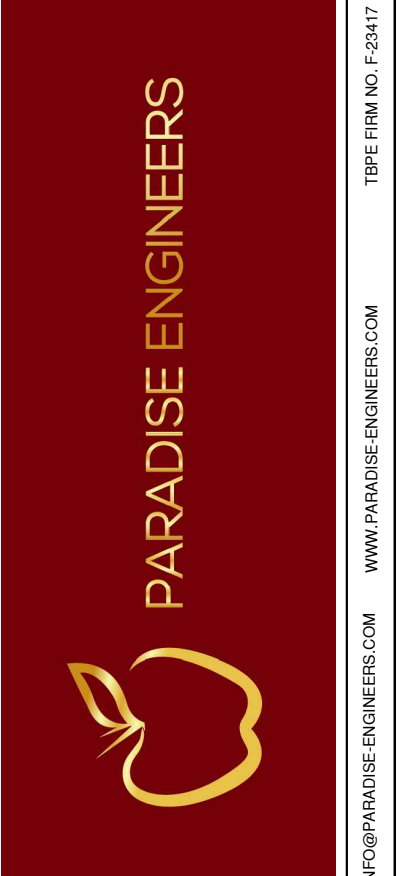
**SITE DATA TABLE**

PROJECT NAME:	KYLE HTEAO
PROPERTY ADDRESS:	TBD KOHLERS CROSSING, KYLE TX
CURRENT LAND OWNER:	KCP KOHLERS LLC
PIN NUMBER:	185737
PROPERTY ZONING:	RETAIL SERVICES (R/S)
CURRENT USE:	VACANT
PROPOSED USE:	COMMERCIAL
AREA OF TRACT:	1.004 AC.
EXISTING BUILDING SF:	0 S.F.
NEW BUILDING SF:	2,200 S.F.
VEHICULAR PARKING SUMMARY:	MIN: 9 SPACES* MAX: 14 SPACES* *INCLUDES ACCESSIBLE PARKING SPACES

- SITE PLAN NOTES**
- SEE CITY OF KYLE GENERAL NOTES ON SHEET 2
  - ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE CITY OF KYLE STANDARDS AND SPECIFICATIONS.
  - ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED PARKING LOT ARE SHOWN AT THE FACE OF CURB. ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED BUILDING LOCATION ARE GIVEN AT THE OUTSIDE FACE OF THE BUILDING CORNERS. ALL CURB RADII ARE GIVEN AT THE FACE OF CURB.
  - CONTRACTOR MUST NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE SURVEY SHOWN ON THE PLANS BEFORE PROCEEDING WITH ANY NEW CONSTRUCTION.
  - CONTRACTOR IS RESPONSIBLE FOR CORRECT HORIZONTAL AND VERTICAL ALIGNMENT OF ALL TIES BETWEEN PROPOSED AND EXISTING PAVEMENTS, CURB AND GUTTER, SIDEWALKS, WALLS, AND UTILITIES.
  - SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, DOOR LOCATIONS, SITE LIGHTING PLAN, AND OTHER ARCHITECTURAL DETAILS.
  - HIGH INTENSITY LIGHTING FACILITIES MUST BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM THE PUBLIC VIEW AND DOES NOT INTERFERE WITH TRAFFIC. (SEE PHOTOMETRICS PLAN IN ARCH. PLANS).
  - ALL PAVEMENT MARKING WITHIN CITY OF KYLE RIGHT-OF-WAY MUST BE IN ACCORDANCE WITH CITY OF KYLE SPECIFICATIONS.
  - SUBGRADE TREATMENT SHALL EXTEND ONE (1) FOOT FROM BACK OF CURB.
  - CITY OF KYLE ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA), EXCEPT FOR NOTIFICATION REQUIREMENT. THE OWNER/DEVELOPER IS SOLELY RESPONSIBLE FOR COMPLIANCE FOR SAID ACT.
  - CONTRACTOR MUST COORDINATE WITH THE CITY/COUNTY JURISDICTION, WATER AND SEWER JURISDICTION, AND DEPARTMENT OF TRANSPORTATION INSPECTORS REGARDING ALL CERTIFICATE OF OCCUPANCY REQUIREMENTS AND COORDINATE WITH THE ENGINEER APPROXIMATELY 8 WEEKS PRIOR TO ANTICIPATED CERTIFICATE OF OCCUPANCY DATE REGARDING ANY ITEMS REQUIRING APPROVAL OR CERTIFICATIONS BY THE ENGINEER.



LOT 8  
KALTERRA ADDITION LOTS 6-8  
PLAT RECORDS OF HAYS COUNTY, TEXAS  
DOCUMENT #22010499



**REVISIONS**

REVISION	DATE	DESCRIPTION
0	JUL 17, 23	1ST IFP SUBMITTAL TO CITY OF KYLE

**SITE PLAN**  
KLYE HTEAO  
2266 KOHLERS CROSSING  
KYLE, TX 78640

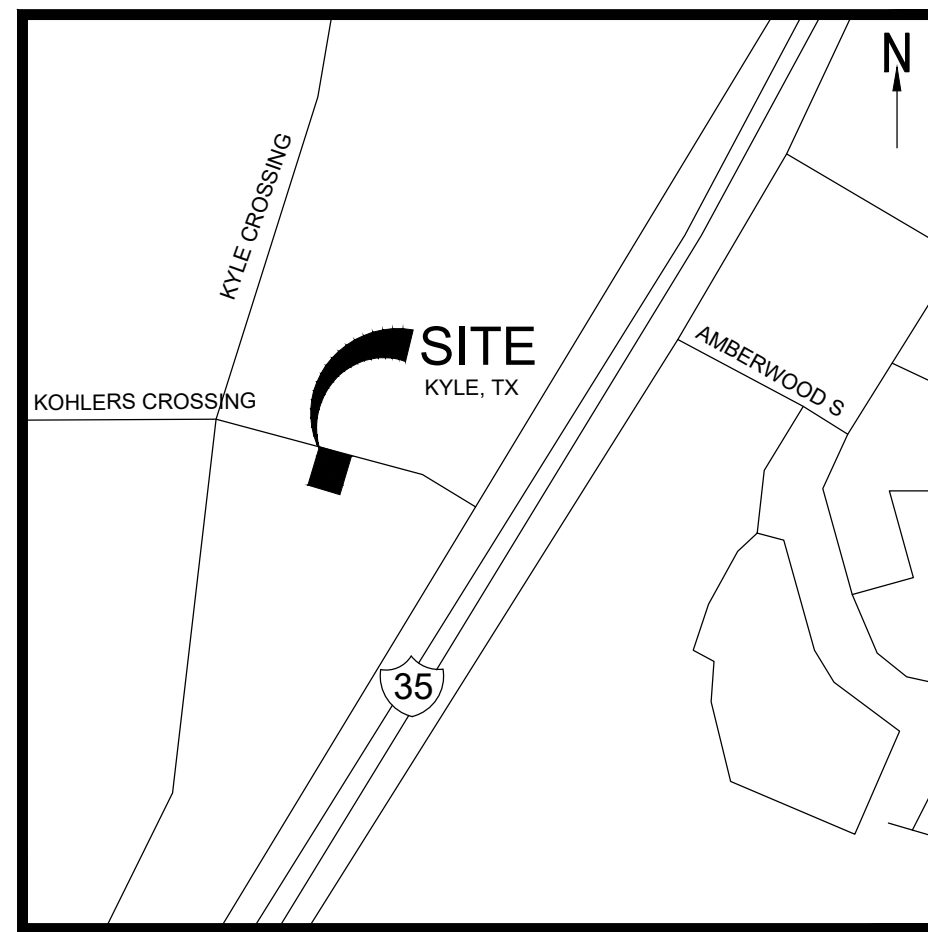


DESIGN	DRAWN	CHKD
SS	SS	MSD
JOB No. 2023027		
SHEET		
5 OF 18		



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Z:\Shivani\Paradise\Paradise Engineers\Projects\2023027 - Kyle HTEAO\CD\SITE PLAN.dwg, SITE, 8/16/2023, 12:10 PM, shivani\_s001@pe



**LOCATION MAP**

SCALE: NTS

**CITY OF KYLE, TX  
LANDSCAPE ORDINANCE REQUIREMENTS**

**LANDSCAPE AREA**

- 43,750 SF x 10%  
= 4,375 SF LANDSCAPE AREA REQUIRED  
= 9,831 SF (22%) LANDSCAPE AREA PROVIDED

**FRONT YARD LANDSCAPE AREA**

- 4,375 SF x 35%  
= 1,531 SF LANDSCAPE AREA REQUIRED  
= 5,306 SF (121%) LANDSCAPE AREA PROVIDED

**REQUIRED PLANTINGS**

- 2 TREES PER 600 SF OF REQUIRED LANDSCAPE AREA  
(4,375 / 600 SF) x 2  
= 15 TREES REQUIRED  
= 15 TREES PROVIDED
- 4 SHRUBS PER 600 SF OF REQUIRED LANDSCAPE AREA  
(4,375 / 600 SF) x 4  
= 30 SHRUBS REQUIRED  
= 30 SHRUBS PROVIDED

**PARKING PLANTINGS**

- PARKING TO BE SCREENED FROM R.O.W. WITH 3'HT. SHRUBS SPACED AT 48"
- NO PARKING SPACE TO BE FURTHER THAN 50 LF FROM A TREE

**IRRIGATION**

- IRRIGATION SYSTEM PROVIDED REF. IRRIGATION DRAWING(S).

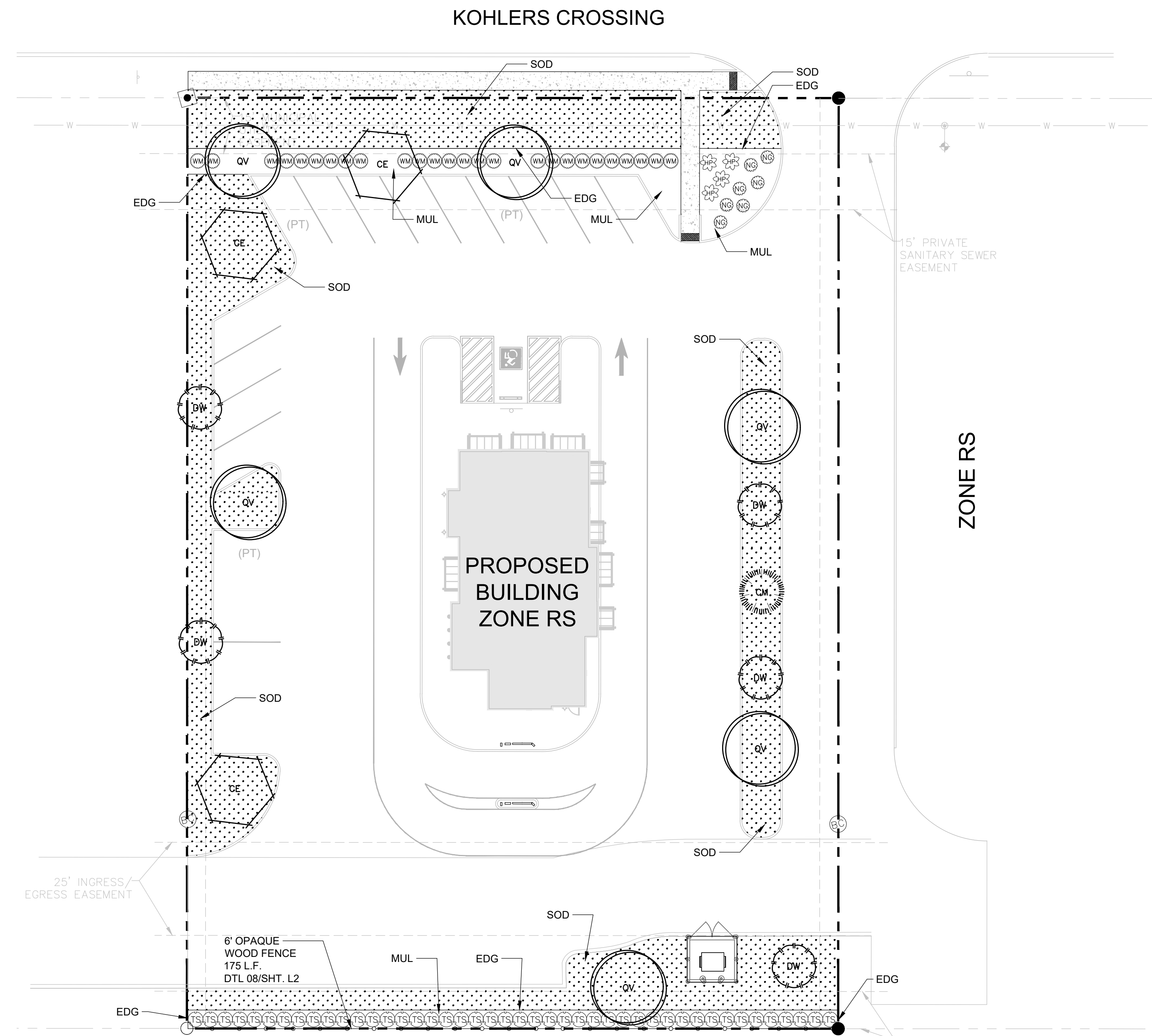
**PLANT SCHEDULE**

TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	CE	3	CEDAR ELM / ULMUS CRASSIFOLIA MATCHING SPECIMENS	CONT.	3" CAL	12'-14'H, 6'-7'S
	DW	5	DESERT WILLOW / CHILOPSIS LINEARIS 'BURGUNDY' MULTI-TRUNK	CONT.	3" CAL	8'-10'H, 4'-5'S
	QV	6	SOUTHERN LIVE OAK / QUERCUS VIRGINIANA MATCHING SPECIMENS	CONT.	3" CAL	12'-14'H, 6'-7'S
	CM	1	WHITE CRAPE MYRTLE / LAGERSTROEMIA INDICA 'NATCHEZ' MULTI-TRUNK	CONT.	3" CAL	8'-10'H, 4'-5'S
SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	CONT	SIZE	
	TS	44	COMPACT TEXAS SAGE / LEUCOPHYLLUM FRUTESCENS 'COMPACTA' FULL, WELL ROOTED	5 GAL	18"-24"H, 18"-24"S	
	NG	7	NEW GOLD LANTANA / LANTANA X 'NEW GOLD'	1 GAL	6"-8"H, 6"-8"S	
	HP	4	RED YUCCA / HESPERALOE PARVIFLORA FULL, WELL ROOTED	5 GAL	18"-24"H, 18"-24"S	
	WM	26	SOUTHERN WAX MYRTLE / MYRICA CERIFERA FULL, WELL ROOTED	15 GAL	36"H-24"S	
GROUND COVERS	CODE	QTY	COMMON / BOTANICAL NAME	CONT		
	SOD	7,932 SF	BERMUDA GRASS VAR. TIF-TUF / CYNODON DACTYLON FRESH CUT SOLID SOD, TIGHT SAND ROLLED JOINTS, WEED FREE	SOD		

- NOTE:**
- EACH NEW TREE IS TO BE GROWN IN A NURSERY (NOT FIELD DUG).
  - BID "UNIT" PRICES FOR ALL ITEMS
  - QUANTITIES ON THE PLANS ARE ESTIMATES ONLY. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES AND IS RESPONSIBLE FOR INCLUDING IN THE BID THE PLANTING AND/OR INSTALLATION OF ALL ITEMS SHOWN ON THE PLAN IN ACCORDANCE WITH THE SPECIFICATION. ANY ERRORS ON THE PLAN OR QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, BY THE CONTRACTOR, PRIOR TO SUBMITTAL OF THIS BID.
  - ALL TREES TO HAVE SINGLE, STRAIGHT, UN-CUT LEADER, UNLESS OTHERWISE NOTED.

**LANDSCAPE MATERIAL SCHEDULE**

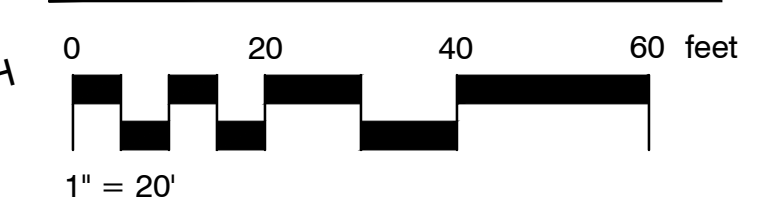
SYMBOL	CODE	DESCRIPTION	SIZE/ CONDITION
	EDG	EDGING ALUMINUM EDGER	3/16" x 4" STAKED; PAINTED GREEN REFERENCE DETAIL 06/ SHT. L2
	MUL	HARDWOOD MULCH DOUBLE SHREDDED	4" DEPTH



**ZONE R-3-3  
(MULTI-FAMILY APARTMENTS)**



**LANDSCAPE PLAN**



**TREE DESIGNATIONS**

(PT) = PARKING LOT TREE

NOTE: THE SITE INFORMATION SHOWN ON THIS PLAN IS FROM A SITE PLAN PROVIDED BY THE OWNER, ARCHITECT, OR CIVIL ENGINEERING COMPANY HIRED BY THE OWNER. VERIFY ALL DIMENSIONS WITH THE DIMENSIONAL CONTROL PLAN AND COORDINATE WITH ALL OTHER CONTRACT DOCUMENTS ASSOCIATED WITH THIS PROJECT.

#	REVISIONS DATE

**COOPER LOCHTE**  
LANDSCAPE ARCHITECTURE LLC  
12770 CINARRON PATH, SUITE 100, SAN ANTONIO, TEXAS 78249 / TEL: (210) 581-6570



**LANDSCAPE PLAN**  
KYLE HTeaO  
2266 KOHLERS CROSSING  
KYLE, TEXAS 78640

DRAWN BY: TR  
CHECKED BY: BF  
APPROVED BY: JL  
PROJECT NUMBER: 23-031  
FILE LOCATION: COOPER\_23  
DATE: 07/14/2023  
SHEET

**L1**  
1 OF 5 SHEETS

Date: Jul 13, 2023 3:53pm User: JD\_Trovis  
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