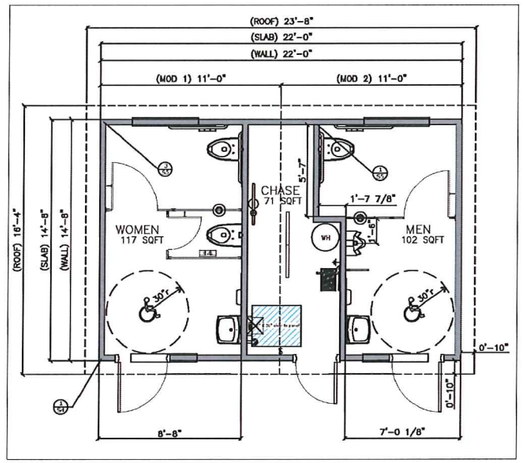


SCHEMATIC RESTROOM FLOOR PLAN (PROVIDED BY CORWORTH) – SEE SHEETS 11 & 12

BUILDING INFORMATION TABLE

NUMBER OF BUILDINGS =	1
NUMBER OF STORIES =	1
BUILDING HEIGHT =	12'-4"
BUILDING DIMENSIONS =	23'-8" X 16'-8"
BUILDING GROSS FLOOR AREA =	395 SF
TYPE OF CONSTRUCTION =	CMU BLOCK / SPF
SPRINKLER SYSTEM =	NOT SPRINKLERED

IMPERVIOUS COVER CALCULATIONS

OVERALL SITE AREA =	177,980 SF	(4.09 AC.)	
TOTAL EXIST. IMPERVIOUS COVER =	0 SF	(0.00 AC.)	00.0%
TOTAL PROP. IMPERVIOUS COVER =	29,510 SF	(0.68 AC.)	16.6%
PROP. PAVING =	29,155 SF	(0.67 AC.)	16.4%
PROP. BUILDING AREA =	395 SF	(0.01 AC.)	0.2%
TOTAL OVERALL IMPERVIOUS COVER =	29,510 SF	(0.68 AC.)	16.6%

SITE PARKING SUMMARY TABLE

PROPOSED PARKING	
PROPOSED STANDARD PARKING =	60
PROPOSED ADDITIONAL ADA PARKING =	3
TOTAL PROPOSED PARKING PROVIDED =	63

PARKING SPACES LOCATED IN FLOODPLAIN

FLOODPLAIN PARKING SIGN DETAIL (MUTCD R7-11)

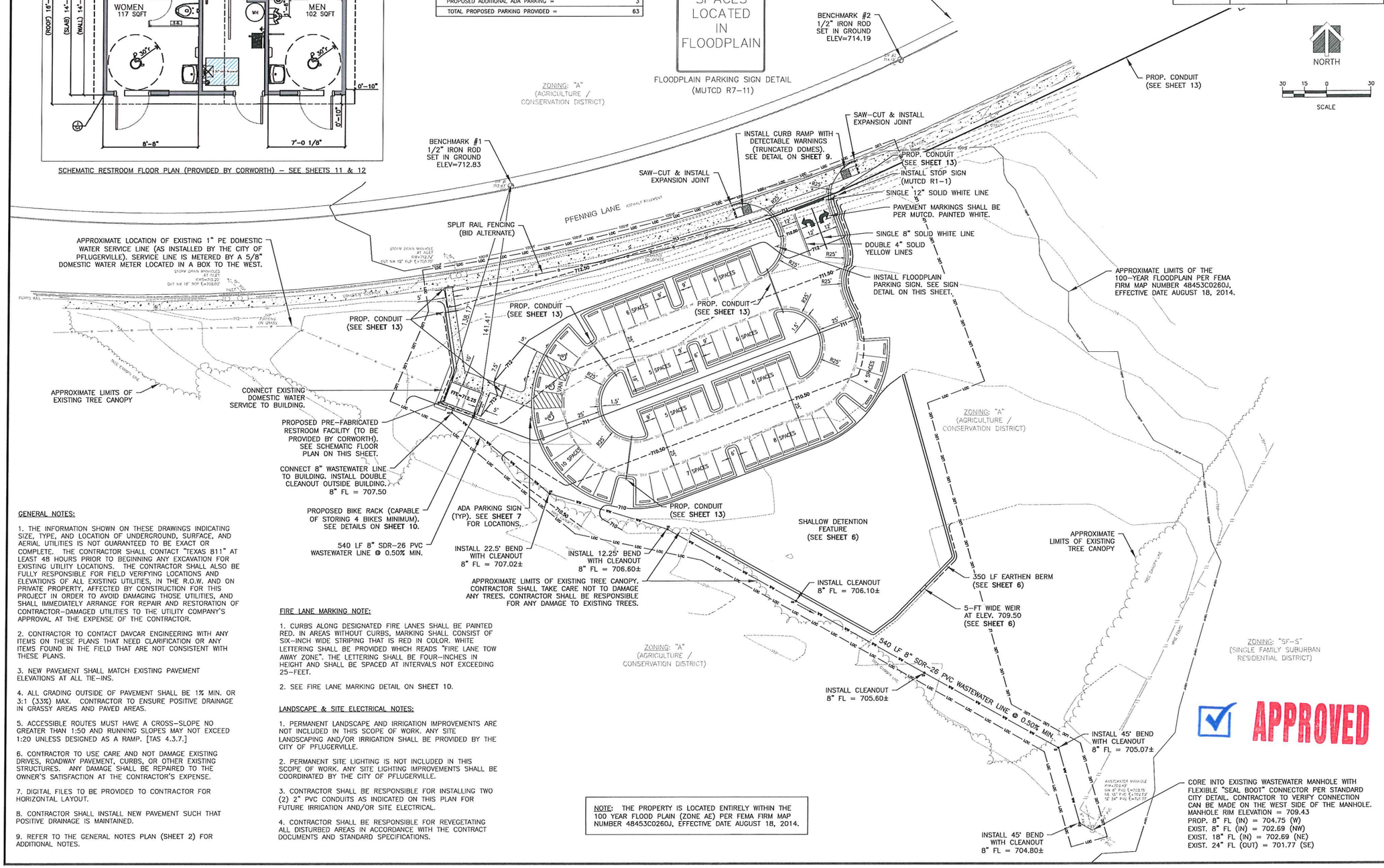
Texas811 Know what's below. Call before you dig.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
	LOC	LIMITS OF CONSTRUCTION
710	710	CONTOUR
100YF		100-YR FLOODPLAIN
		FENCE
W		WATER LINE
FW	WW	WASTEWATER LINE
		SIGNAGE
FYC FYC FYC		FIRE LANE MARKING

NORTH

30 15 0 30
SCALE



NOTE: THE PROPERTY IS LOCATED ENTIRELY WITHIN THE 100 YEAR FLOOD PLAIN (ZONE AE) PER FEMA FIRM MAP NUMBER 48453C0260J, EFFECTIVE DATE AUGUST 18, 2014.

GENERAL NOTES:

1. THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING SIZE, TYPE, AND LOCATION OF UNDERGROUND, SURFACE, AND AERIAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT "TEXAS 811" AT LEAST 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION FOR EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL ALSO BE FULLY RESPONSIBLE FOR FIELD VERIFYING LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, IN THE R.O.W. AND ON PRIVATE PROPERTY, AFFECTED BY CONSTRUCTION FOR THIS PROJECT IN ORDER TO AVOID DAMAGING THOSE UTILITIES, AND SHALL IMMEDIATELY ARRANGE FOR REPAIR AND RESTORATION OF CONTRACTOR-DAMAGED UTILITIES TO THE UTILITY COMPANY'S APPROVAL AT THE EXPENSE OF THE CONTRACTOR.

2. CONTRACTOR TO CONTACT DAVCAR ENGINEERING WITH ANY ITEMS ON THESE PLANS THAT NEED CLARIFICATION OR ANY ITEMS FOUND IN THE FIELD THAT ARE NOT CONSISTENT WITH THESE PLANS.

3. NEW PAVEMENT SHALL MATCH EXISTING PAVEMENT ELEVATIONS AT ALL TIE-INS.

4. ALL GRADING OUTSIDE OF PAVEMENT SHALL BE 1% MIN. OR 3:1 (33%) MAX. CONTRACTOR TO ENSURE POSITIVE DRAINAGE IN GRASSY AREAS AND PAVED AREAS.

5. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50 AND RUNNING SLOPES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. [TAS 4.3.7.]

6. CONTRACTOR TO USE CARE AND NOT DAMAGE EXISTING DRIVES, ROADWAY PAVEMENT, CURBS, OR OTHER EXISTING STRUCTURES. ANY DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

7. DIGITAL FILES TO BE PROVIDED TO CONTRACTOR FOR HORIZONTAL LAYOUT.

8. CONTRACTOR SHALL INSTALL NEW PAVEMENT SUCH THAT POSITIVE DRAINAGE IS MAINTAINED.

9. REFER TO THE GENERAL NOTES PLAN (SHEET 2) FOR ADDITIONAL NOTES.

FIRE LANE MARKING NOTE:

1. CURBS ALONG DESIGNATED FIRE LANES SHALL BE PAINTED RED. IN AREAS WITHOUT CURBS, MARKING SHALL CONSIST OF SIX-INCH WIDE STRIPING THAT IS RED IN COLOR. WHITE LETTERING SHALL BE PROVIDED WHICH READS "FIRE LANE TOW AWAY ZONE". THE LETTERING SHALL BE FOUR-INCHES IN HEIGHT AND SHALL BE SPACED AT INTERVALS NOT EXCEEDING 25-FEET.

2. SEE FIRE LANE MARKING DETAIL ON SHEET 10.

LANDSCAPE & SITE ELECTRICAL NOTES:

1. PERMANENT LANDSCAPE AND IRRIGATION IMPROVEMENTS ARE NOT INCLUDED IN THIS SCOPE OF WORK. ANY SITE LANDSCAPING AND/OR IRRIGATION SHALL BE PROVIDED BY THE CITY OF PFLUGERVILLE.

2. PERMANENT SITE LIGHTING IS NOT INCLUDED IN THIS SCOPE OF WORK. ANY SITE LIGHTING IMPROVEMENTS SHALL BE COORDINATED BY THE CITY OF PFLUGERVILLE.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING TWO (2) 2" PVC CONDUITS AS INDICATED ON THIS PLAN FOR FUTURE IRRIGATION AND/OR SITE ELECTRICAL.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR REVEGETATING ALL DISTURBED AREAS IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND STANDARD SPECIFICATIONS.

DAVCAR ENGINEERING
1010 Land Creek Cove, Ste 200
Austin, Texas 78746
p: (512) 328-4428
f: (512) 306-8330

NO.	BY	DATE	REVISION

PFENNIG LANE PARKING LOT & RESTROOM FACILITY
1201 W. PFENNIG LANE, PFLUGERVILLE, TEXAS 78660

SITE PLAN AND UTILITY PLAN

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS THE CITY OF PFLUGERVILLE MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

DESIGNED BY: T. DUVALL
DRAWN BY: D. PRESLEY
CHECKED BY: D. CARROLL
REVISED BY:

DAVCAR ENGINEERING REGISTRATION NO. F-3357
STATE OF TEXAS
THOMAS C. DUVALL
105971
LICENSED PROFESSIONAL ENGINEER
12.29.15