

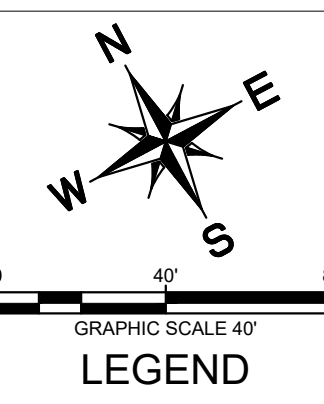
SITE DATA TABLE		
ZONING DISTRICT	PUD ORDINANCE #1637-24-10-08	
REZONED	PF - PUBLIC FACILITIES	
EXISTING LAND USE	UNDEVELOPED	
PROPOSED LAND USE	GOVERNMENT FACILITIES	
LOT SIZE	874,576 SF 20.08 AC	
EXISTING IMPERVIOUS COVER	0 SF 0 AC 0%	
PAVED AREA	456,036 SF 10.47 AC 52.14%	
BUILDING LOT COVERAGE	115,017 SF 2.64 AC 13.14%	
PROPOSED IMPERVIOUS COVER	629,717 SF 14.46 AC 72.02%	
SETBACKS		
FRONT	25 FT	
SIDE	20 FT	
REAR	20 FT	
BUILDING USE G.F.A (SF)		
ADMIN	OFFICE	55,316
SHOPS	MACHINE SHOP (LIGHT INDUSTRIAL)	20,276
SUPPLY	OFFICE/WAREHOUSE	16,127
FLEET MAINTENANCE	AUTOMOTIVE/LARGE TRUCK REPAIR SHOP	18,844
WASH BAYS	CAR WASH	3,350
FUELING STATION	FUELING STATION	N/A

BUILDING INFORMATION					
BUILDING	USE	STORIES	HEIGHT (FT)	CONSTRUCTION TYPE	SPRINKLER TYPE
ADMIN	OFFICE	2	40	TYPE IIB	NFPA 13
SHOPS	MACHINE SHOP (LIGHT INDUSTRIAL)	1	21	TYPE IIB	NFPA 13
SUPPLY	OFFICE/WAREHOUSE	1	25	TYPE IIB	NFPA 13
FLEET MAINTENANCE	AUTOMOTIVE/LARGE TRUCK REPAIR SHOP	1	25	TYPE IIB	NFPA 13
WASH BAYS	CAR WASH	1	15	TYPE IIB	N/A
FUELING STATION	FUELING STATION	1	20	N/A	N/A

TOTAL BUILDINGS = 6  
NOTE: MAXIMUM BUILDING HEIGHT PER PUD ORDINANCE NO.1637-24-10-08

CALL 24.60 ACRES  
NORMAN WEISS & VIRGINIA WEISS  
DOC. NO. 2001019556  
O.P.R.T.C.T.  
ZONING: A  
USE: UNDEVELOPED

CALL 16.00 ACRES  
FORD IRBY MAX SR ESTATE  
DOC. NO. C-1-PB-23-000394  
DESCRIBED IN VOL. 11526, PG. 796  
O.P.R.T.C.T.  
ZONING: A  
USE: UNDEVELOPED



LEGEND	
---	PROPERTY LINE
---	PROPOSED WASTEWATER LINE
---	PROPOSED WATER LINE
---	PROPOSED STORM LINE
---	PROPOSED WASTEWATER MANHOLE
---	PROPOSED WASTEWATER CLEANOUT
---	PROPOSED FIRE HYDRANT
---	PROPOSED RETAINING WALL
---	8" FENCE CRETE MASONRY FENCE (REF. ARCHITECTURE SHEETS FOR DETAILS)
---	VINYL COATED CHAIN LINK FENCE (REF. ARCHITECTURE SHEETS FOR DETAILS)
---	8" DECORATIVE STEEL FENCE (REF. ARCHITECTURE SHEETS FOR DETAILS)
---	EXTENTS OF PEDESTRIAN AREA (REF. LANDSCAPE PLANS FOR DETAILS)
---	EXISTING WATER LINE
---	EXISTING WASTEWATER LINE
---	EXISTING STORM SEWER LINE
---	EXISTING POWER POLE
---	EXISTING FIRE HYDRANT
---	EXISTING WATER METER
---	EXISTING WATER VALVE
---	EXISTING WASTEWATER MANHOLE
---	EXISTING WASTEWATER CLEANOUT
---	EXISTING STORM MANHOLE
---	ADA ROUTE
---	EXISTING FENCE
---	EXISTING BIKE RACK
---	PROPOSED CONCRETE SIDEWALK
---	8'X20' FUEL QUEUING
---	ROW DEDICATION PER DOC# 202500011

- NOTES:
- WARNING SIGNS ARE REQUIRED TO BE PLACED UNDER OVERHEAD ELECTRIC LINES TO MAKE ALL PERSONNEL AWARE OF ANY ELECTRIC HAZARD DURING CONSTRUCTION.
  - CONTRACTOR TO VERIFY FIELD LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
  - CONTRACTOR TO VERIFY A.D.A. COMPLIANCE FOR GRADES IN ALL SIDEWALK ACCESSIBLE ROUTES, INCLUDING DRIVEWAY CROSSINGS, SHALL CONFORM TO ALL APPLICABLE A.D.A. STANDARDS. NOT EXCEED 5.0% ALONG TRAVEL PATH WITH NOT MORE THAN 2.0% CROSS SLOPE AND NOT EXCEED 2.0% IN ANY DIRECTION IN ACCESSIBLE PARKING AREAS.
  - REINFORCED CONCRETE CURB SHALL BE USED THROUGHOUT UNLESS OTHERWISE NOTED.
  - HEAVY DUTY PAVEMENT SHALL BE USED WITH FIRE LANES AND REFUSE APPROACH.
  - DETENTION POND WALLS SHALL BE STACKED LIMESTONE TILMAM WALL SYSTEM. FINAL DESIGN BY STRUCTURAL ENGINEER. SEE LIMESTONE RETAINING WALL SPEC 23.03.
  - SEE LANDSCAPE PLANS REGARDING PEDESTRIAN SPACE AREA DETAILS AND NOTES.
  - SEE LANDSCAPE PLANS FOR SIGN TRIANGLES.
  - SEE LANDSCAPE PLANS FOR GROUND MOUNTED EQUIPMENT DETAILS (TYPE, HEIGHT, LOCATION, AND SCREENING DESIGN).
  - BUILDING DIMENSIONS AND SEPARATION DISTANCES PROVIDED ON SHEET 10.
  - ALL NEW ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE TELEVISION, ELECTRIC UTILITY LATERAL AND SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL.
  - THIS SITE PLAN HAS BEEN SUBMITTED TO THE TEXAS DEPARTMENT OF LICENSING AND REGULATION FOR REVIEW OF COMPLIANCE WITH THE ARCHITECTURAL BARRIERS ACT. THE REFERENCE #TAB205004195 IS A COPY OF SUBMITTAL TO TDLR.
  - TOTAL PEDESTRIAN SPACE PROVIDED IS 34,410 SQ. FT. LIMITS OF PEDESTRIAN SPACE SHOWN FOR REFERENCE. PLEASE REFER TO LANDSCAPE SHEETS FOR CONSTRUCTION AND DECORATIVE ELEMENT DETAILS.
  - DUMPSTER ENCLOSURE NOTE: THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SUBCHAPTER 11 OF THE LIMITED DEVELOPMENT CODE AND CONSTRUCTION DETAIL 30-8 REFERENCE ON SHEET 33. ARCH DETAILS THE DUMPSTER ENCLOSURE SHALL CONSIST OF CONSISTENT WITH THE PRINCIPLE STRUCTURE'S EXTERIOR MASONRY MATERIALS.
  - ALL MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH SUBCHAPTER 11, SECTION 11.8.2 OF THE LIMITED DEVELOPMENT CODE. GROUPS MOUNTED AND WALL MOUNTED EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH LANDSCAPE PLAN SHEETS.

PARKING TABLE			
BUILDING	USE	PARKING RATIO - REQUIRED	TOTAL
ADMIN	OFFICE	1 SPACE PER 250 S.F.	226
SHOPS	MACHINE SHOP (LIGHT INDUSTRIAL)	1 SPACE PER 600 S.F. NON-STORAGE + 1 SPACE PER 1,000 S.F. INDOOR/OUTDOOR STORAGE	31
SUPPLY	OFFICE/WAREHOUSE	1 SPACE PER 300 S.F. OFFICE + 1 SPACE PER 1,000 S.F. WAREHOUSE	26
FLEET MAINTENANCE	AUTOMOTIVE/LARGE TRUCK REPAIR SHOP	6 SPACES PER SERVICE BAY	36
TOTAL 9'X19' PARKING REQUIRED			319
REQUIRED ADA PARKINGS*			8
PROVIDED ADA PARKINGS			8
TOTAL STANDARD 9'X19' PARKING PROVIDED			312
TOTAL 9'X19' PARKING PROVIDED			321
FLEET VEHICLE PARKING PROVIDED**			
SIZE	SPACES PROVIDED		
20'X10'	75		
20'X12'	38		
30'X15'	23		
40'X12'	10		
60'X15'	7		
TOTAL FLEET VEHICLE PARKING PROVIDED			153
REQUIRED BICYCLE PARKINGS = 10			PROVIDED BICYCLE PARKINGS = 10***

\* 8 ADA PARKING SPACES REQUIRED FOR SITES WITH 300-400 STANDARD PARKINGS. 1 VAN SPACE REQUIRED PER 8 ADA PARKINGS  
\*\*\* 1 PARKING SPACE IS REQUIRED FOR EVERY FLEET VEHICLE  
\*\*\* ALL BICYCLE PARKINGS ARE PERMITTED TO BE AT ONE BUILDING  
NOTE: PARKING REQUIREMENTS ARE PER PUD (ORDINANCE NO.1637-24-10-08)

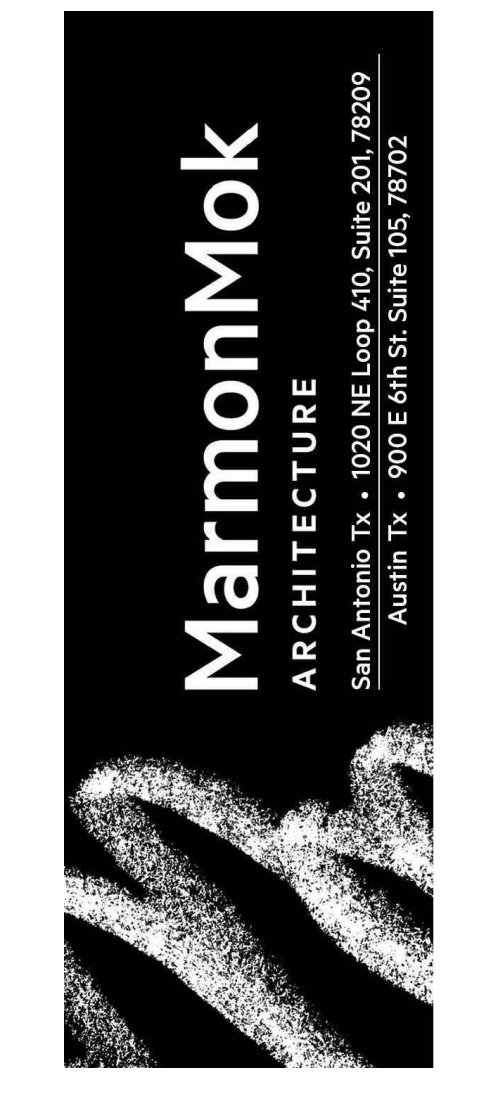


Know what's below. Call before you dig.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

BENCHMARKS

BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4200). ALL COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE VALUES. THE SURFACE ADJUSTMENT FACTOR IS 1.0001.  
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)  
BM #60869: BM MAG, JPH BENCHMARK  
GRID NORTH: 10134298.007  
GRID EAST: 318604.266  
ELEVATION: 634.674  
BM #60870: BM MAG, JPH BENCHMARK  
GRID NORTH: 10133938.956  
GRID EAST: 318709.859  
ELEVATION: 640.983



3/31/2025



PFLUGERVILLE PUBLIC WORKS COMPLEX SITE  
EAST PFLUGERVILLE PARKWAY, PFLUGERVILLE, TX

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Drawn: Author  
Checked: Checker  
Date: Mar. 31, 2025  
Project No: 23013  
Revisions:

ADDENDUM 1 - 2/17/25  
ADDENDUM 3 - 3/31/25

OVERALL SITE PLAN

SHEET NO.  
S.C200

3/5/2024 1:22:09 PM  
Autodesk Docs: Pflugerville Public Works Complex 2013 Pflugerville Public Works Complex\_Site\_v24.rvt