F.M. 1825 – PECAN STREET (120' R.O.W. WIDTH)

N62°28'18"W 1279.90'

UNABLE TO SET PROPERTY CORNER DUE TO LANDSCAPING

S62°28'18"E 1074.87'

REFERENCE TIE S56°30'59"E 229.31'

0 15' 30' 60'
SCALE: 1" = 30'

PROPOSED DRAINAGE EASEMENT

24"RCP

251.08'

LOT A1
REPLAT OF LOT A
OF THE REPLAT
OF LOTS 3A & 4
SETTLERS RIDGE COMMERCIAL
NO. 3 FINAL PLAT
(200600367)

TBM #1

EXISTING DETENTION POND

PFLUGER TRANSPORTATION SERVICE
LOT C SETTLERS RIDGE
COMMERCIAL NO.4
(85/137B) 02723815070000

LOT A2
REPLAT OF LOT A
OF THE REPLAT
OF LOTS 3A & 4
SETTLERS RIDGE COMMERCIAL
NO. 3 FINAL PLAT
(200600367)

LOT 3B
SETTLERS RIDGE
COMMERCIAL NO. 3
(84/141D)

DUMPSTER PAD

ELECTRIC TRANSFORMER PAD

LOT B
SETTLERS RIDGE
COMMERCIAL NO.4
(85/137B)

CITY OF PFLUGERVILLE
(12960/273)

ASPHALT

S62°21'49"E 180.04'
(S60°48'00"E 180.00')

S62°27'26"E 185.93'

S62°27'26"E 220.94' (S60°48'00"E 220.93')

DETENTION POND

13,994 SF ADDITION
SINGLE STORY LIBRARY
FFE = 746.49 - 748.49
SPRINKLERED

EXISTING PFLUGERVILLE
PUBLIC LIBRARY
1 STORY ROCK
APPROX. 12,606 SQ. FT.
BUILDING FOOTPRINT
FFE=746.49'

4.586 ACRES
APPROX. 199,780 SQ. FT.

SSMH A

SSMH B

EXISTING DETENTION POND

S27°37'30"W 294.64'
(S28°17'W 294.51')

TENTH STREET
(60' R.O.W. WIDTH)
ASPHALT

CONCRETE DRIVE

FIRST BAPTIST CHURCH OF PFLUGERVILLE
8.730 ACRES
02723809010

PROPOSED ACCESS EASEMENT

30' ACCESS EASEMENT DOC.#

N7°37'51"E 259.90'
(N29°16'52"E 259.9')

LOT C
REPLAT OF LOTS 3A & 4
SETTLERS RIDGE
COMMERCIAL NO. 3 – FINAL PLAT
(200600204)

LOT B
REPLAT OF LOTS 3A & 4
SETTLERS RIDGE
COMMERCIAL NO. 3 – FINAL PLAT
(200600204)

CITY OF PFLUGERVILLE
(2007076572)

ACCESSIBLE ROUTE
5' SIDEWALK

COMMUNITY BANK OF RAYMORE TRS
LOT A
SETTLERS RIDGE
COMMERCIAL NO.4
(85/137B)

N62°59'16"W 205.41'
[N61°19'W 205.33']

S27°38'49"W 135.99'
[S28°17'E 135.96']

S27°38'49"W 119.82'
[S28°17'E 120.00']

25' B.L. (83/174B, 84/141D)

10' P.U.E. (200600204)

N62°56'04"W 150.31'
(N61°19'00"W 150.25')

6' SIDEWALK

N62°56'04"W 401.11' (N61°19'00"W 400.94')

CONCRETE DRIVEWAY: DETAIL SD-15

T.C.E.=761.52'
T.N.E.=758.95'

PFLUGER STREET
(60' R.O.W. WIDTH)

ASPHALT
CONCRETE DRIVE

CONCRETE DRIVE

DIRT PARKING AREA

ELEVANTH STREET
(50' R.O.W. WIDTH)

T.C.E.=761.73'
T.N.E.=759.53'

FIRST BAPTIST CHURCH OF PFLUGERVILLE
ADMINISTRATION AND EDUCATION FACILITIES

## LEGEND

| | |
|---|---|
| PROJECT BOUNDARY LINE | |
| EXISTING R.O.W./PROPERTY LINE | |
| EXISTING EASEMENT LINE | |
| EXISTING PAVEMENT | |
| PROPOSED CURB & GUTTER | |
| 493 EX. CONTOURS | 493 PROP. CONTOURS |
| W EX. WATER LINE | W PROP. WATER LINE |
| FLOW ARROW | F PROP. FIRE LINE |
| WW EX. WASTEWATER | WW PROP. WASTEWATER |
| SD EX. STORM DRAIN | SD PROP. STORM DRAIN |
| EX. WATER VALVE | PROP. WATER VALVE |
| EX. FIRE HYDRANT | PROP. FIRE HYDRANT |
| EX. WATER METER | PROP. WATER METER |
| WWMH EX. WASTEWATER MANHOLE | PROP. WASTEWATER M.H. |
| SDMH EX. STORM DRAIN MANHOLE | PROP. STORM DRAIN M.H. |
| EX. STORM DRAIN INLET WITH LATERAL | PROP. STORM DRAIN INLET WITH LATERAL |
| CONTROL POINT | TMH EX. TELEPHONE MANHOLE |
| EX. SIGN | T EX. TELEPHONE MARKER |
| EX. POWER POLE | FO EX. FIBER OPTICS MARKER |
| EX. GUY WIRE | TB EX. TELEPHONE BOX |
| LP EX. LIGHT POLE | TSP EX. TRAFFIC SIGNAL POLE |
| EMH EX. ELECTRIC MANHOLE | TSB EX. TRAFFIC SIGNAL BOX |
| EB EX. ELECTRIC BOX | GV EX. GAS VALVE |
| E EX. ELECTRIC BOX | GM EX. GAS METER |
| EX. ELECTRIC MARKER | GS EX. GAS MARKER |
| SV EX. SPRINKLER VALVE | MB EX. MAIL BOX |
| | EX. PARKING METER |
| 100 EXISTING TREE (TO REMAIN) | 100 EXISTING TREE (TO BE REMOVED) |
| OHU EX. OVERHEAD UTILITIES | 00 EX. CHAINLINK FENCE |
| OHE EX. OVERHEAD ELECTRIC | X EX. WIRE FENCE |
| | // EX. WOOD FENCE |
| UE EX. UNDERGROUND ELECTRIC | EX. GUARD RAIL |
| UT EX. UNDERGROUND TELEPHONE | 100-YFP CITY OF AUSTIN FULLY DEVELOPED 100-YR FLOODPLAIN |
| FO EX. UNDERGROUND FIBEROPTICS | 100Y-FEMA 100-YR FEMA FLOODPLAIN |
| G EX. GAS LINE | CWQZ CRITICAL WATER QUALITY ZONE |
| BH-1 GEOTECHNICAL BORE HOLE LOCATION | WQTZ WATER QUALITY TRANSITION ZONE |

NEW CONCRETE PAVING AND SIDEWALKS

NEW ASPHALT PAVEMENT

FIRE LANE MARKINGS

## SITE CALCULATIONS:

| | | | |
|---|---|---|---|
| NET AREA OF SITE: | 4.59 AC | | |
| ZONING: | GB1 | | |
| FAR: | 0.13:1 | (ALLOWABLE = 0.5:1) | |
| IMPERVIOUS COVER: | | | |
| TOTAL BLDG/ROOF | 28,864 SF | 0.66 AC | 14.4% |
| SIDEWALK/MISC. | 13,798 SF | 0.32 AC | 6.9% |
| PARKING/DRIVES | 76,482 SF | 1.76 AC | 38.3% |
| PROPOSED I.C. | 119,144 SF | 2.74 AC | 59.6% |
| ALLOWABLE I.C. | 99,883 SF | 2.29 AC | 50% |

## BUILDING:

| | | |
|---|---|---|
| TOTAL AREA: | 26,600 SF | (HEATED SPACE) |
| HEIGHT | | (MAX. HEIGHT ABOVE GRADE) |
| STORIES | 1 | (ABOVE GRADE) |
| FFE | 746.49 to 748.49 | |
| FOUNDATION | slab on grade | |
| USE | Civic (Library) | |
| AMENITIES | | |

## PARKING:

| | | |
|---|---|---|
| REQUIRED SPACES | 106 | (Assuming 1 per 250sf similar to office |
| PROVIDED SPACES | 143 | |
| STANDARD SPACES | 135 | |
| COMPACT SPACES | 0 | |
| HANDICAP SPACES | 8 | |
| BICYCLE PARKING | | |
| REQUIRED | 7 | (5% of motor vehicle's spaces or 5, whichever is greater) |
| PROVIDED | | |

IF THIS SHEET IS NOT 36" x 24", IT IS A REDUCED PRINT. PLOTTED: Dec. 10, 2010 - 2:31:40 PM Drawing name: I:\921-Pflugerville Library Expansion\DWG\SD\SITE PLAN.dwg

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| CORRECTION | NO. | CORRECTION DESCRIPTION | APPROVED BY | DATE |
|---|---|---|---|---|
| | | | | |

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JOB: PFLUGERVILLE PUBLIC LIBRARY EXPANSION
PROJECT: SITE DEVLOPEMENT
SHEET: SCHEMATIC DESIGN SITE PLAN

ISSUE DATE: XX/XX/2010

| DESIGN: | DRAWN: |
|---|---|
| DOU | DOU |

CHECKED: XX

CADD FILE:
CADD DIRECTORY:
SITE PLAN.DWG

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