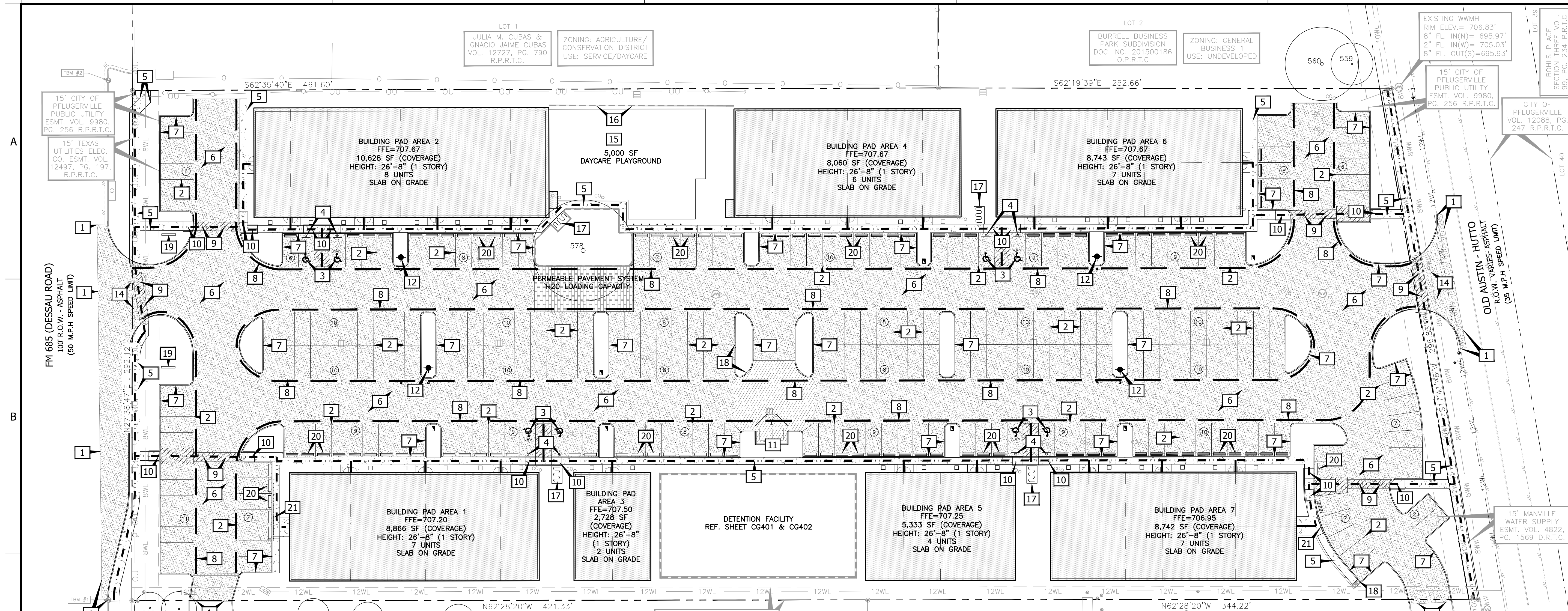


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**STANDARD NOTES:**

- 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.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH SUBCHAPTER 11, SECTION 11.8.2 OF THE UNIFIED DEVELOPMENT CODE. GROUND-MOUNTED AND WALL-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED WITH THE FOLLOWING DEVICES
- 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 # \_\_\_\_\_ IS PROOF OF SUBMITTAL TO TDLR.
- A PEDESTRIAN SPACE TOTALING \_\_\_\_\_ SQUARE- FEET HAS BEEN PROPOSED WITH 4 DECORATIVE ELEMENTS, INCLUDING 1, 2, 3.
- DUMPSTER ENCLOSURE NOTE: THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SUBCHAPTER 11, OF THE UNIFIED DEVELOPMENT CODE AND CONSTRUCTION DETAIL MC-03 REFERENCED ON SHEET C-504. THE DUMPSTER ENCLOSURE SHALL CONSIST OF MASONRY AND COLOR SCHEME OF THE PRIMARY BUILDING CONSISTENT WITH THE PRINCIPLE STRUCTURE'S EXTERIOR MASONRY MATERIALS.

**GENERAL NOTES:**

- A PERMIT IS REQUIRED FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
- ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED.
- ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING & PROPERTY LINE UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL FORM SIDEWALKS AND VERIFY SLOPES PRIOR TO POURING CONCRETE. CONTRACTOR SHALL ENSURE THAT CROSS SLOPES ARE NO GREATER THAN 2% AND RUNNING SLOPE ARE NO GREATER THAN 5%. IF ANY DISCREPANCY ARISES, CONTRACTOR SHALL CONTACT ENGINEER FOR SOLUTION.
- CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND APPURTENANCES AS CALLED OUT ON PLANS IN ACCORDANCE WITH CITY OF PFLUGERVILLE SPECIFICATIONS.
- EVERY ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY A SIGN, CENTERED AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE "RESERVED", OR EQUIVALENT LANGUAGE. CHARACTERS AND SYMBOLS ON SUCH SIGNS MUST BE LOCATED 60" MINIMUM ABOVE THE GROUND SO THAT THEY CANNOT BE OBLSCURED BY A VEHICLE PARKED IN THE SPACE. [IBC 1110.1, ANSI 502.7]
- A MINIMUM VERTICAL CLEARANCE OF 114" MUST BE PROVIDED AT ACCESSIBLE PASSENGER LOADING ZONES AND ALONG VEHICLE ACCESS ROUTES TO SUCH AREAS FROM SITE ENTRANCES. A MINIMUM VERTICAL CLEARANCE OF 98" WILL BE PROVIDED FOR VAN-ACCESSIBLE PARKING SPACES ALONG THE VEHICULAR ROUTE THERETO. [ANSI 503.5]
- MINIMUM VERTICAL CLEARANCE FOR FIRE DEPARTMENT ACCESS POINTS SHALL BE 13'-6".
- ALL EXPANSION JOINTS IN THE PARKING LOT AND AROUND THE BUILDING WILL REQUIRE TWO (2) LAYERS OF FELT & ZIP STRIPS.
- THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SUBCHAPTER 11, OF THE UNIFIED DEVELOPMENT CODE AND CONSTRUCTION DETAILS 1-15 REFERENCED ON SHEET C-504. THE DUMPSTER ENCLOSURE SHALL CONSIST OF BUILDING MATERIALS CONSISTENT WITH THE PRINCIPLE STRUCTURE'S EXTERIOR MASONRY MATERIALS.

- TIE PROPOSED PAVEMENT TO EXISTING PAVEMENT EDGE & MATCH EXISTING GRADE.
- PAVEMENT STRIPING (TYPICAL). REFERENCE CONSTRUCTION DETAILS
- ACCESSIBLE PARKING SPACE. REF. CONSTRUCTION DETAILS FOR ACCESSIBLE STRIPING DETAIL.
- ACCESSIBLE PARKING SIGN.
- CONCRETE SIDEWALK. REFERENCE CONSTRUCTION DETAILS
- ASPHALT PAVING. REFERENCE PAVEMENT SECTIONS FOR THICKNESS.
- CONCRETE STAND-UP CURB (TYPICAL). REFERENCE CONSTRUCTION DETAILS
- FIRE LANE STRIPING. REFERENCE CONSTRUCTION DETAILS.
- CROSSWALK STRIPING. REFERENCE CONSTRUCTION DETAILS.
- TYPE 2 CURB RAMP. REFERENCE CONSTRUCTION DETAILS.
- TRASH & RECYCLE ENCLOSURE. REFERENCE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
- PRIVATE FIRE HYDRANT
- PIPE BOLLARD. REF. CONSTRUCTION DETAILS.
- TYPE II DRIVEWAY. REF. CONSTRUCTION DETAILS
- PLAYGROUND EQUIPMENT. REFERENCE ARCHITECTURAL.
- DRY STACK WALL. REF. CONSTRUCTION DETAIL.
- BICYCLE PARKING (4 PER BUILDING). REF. CONSTRUCTION DETAIL.
- 3' WIDE SAW-TOOTH CURB CUT. REFERENCE CONSTRUCTION DETAIL.
- MONUMENT SIGN. REFERENCE ARCHITECTURAL PLANS.
- CONCRETE WHEEL STOP. REFERENCE CONSTRUCTION DETAILS. (106, TYP.)
- PEDESTRIAN HANDRAIL. REFERENCE CONSTRUCTION DETAILS.

LEGEND

---	BOUNDARY / RIGHT OF WAY	○	ACCESSIBLE PARKING
---	EASEMENT / SETBACK	●	ROD/NAIL FOUND OR SET BENCHMARK
---	CURB / EDGE OF PAVEMENT	+	SIGN
---	CONTOUR (GRADE) ELEV.	~	UTILITY POLE
---	STORM DRAIN LINE	⊕	UTILITY / LIGHT POLE
[Pattern]	BUILDING	⊖	ELECTRIC MANHOLE
[Pattern]	ASPHALT PAVEMENT	⊗	ELEC. RISER
[Pattern]	CONCRETE PAVEMENT/SIDEWALK	⊠	TELE. RISER
[Pattern]	HEAVY DUTY CONCRETE	⊡	CABLE RISER
[Pattern]	RETAINING / SCREEN WALL	⊞	GAS METER
---	ACCESSIBLE ROUTE (ADA)	⊕	WASTEWATER MANHOLE
---	FIRE LANE STRIPING	⊗	WATER METER VAULT
W	WATER LINE	⊘	WATER VALVE
2WL	2" WATER LINE	⊙	FIRE HYDRANT
6WL	6" WATER LINE	⊚	WATER MANHOLE
WW	WASTEWATER LINE	⊛	STORM DRAINAGE INLET
4WW	4" WASTEWATER LINE	⊜	STORM DRAIN MANHOLE
OU	OVERHEAD UTILITY LINE	⊝	CONCRETE WHEEL STOP
UE	UNDERGROUND ELECTRIC	⊞	BICYCLE PARKING RACK
---	WIRE FENCE		
---	WOOD FENCE		
---	GAS LINE		

**NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL**

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MICHAEL V. REYES  
 11664  
 LICENSED PROFESSIONAL ENGINEER  
 2/14/2018

**NORTH FOREST OFFICE SPACE - PFLUGERVILLE**  
 701 E. FM 685 (DESSAU ROAD)  
 PFLUGERVILLE, TRAVIS COUNTY, TEXAS

**SITE PLAN**

SHEET  
**CS101**  
 08 OF 35  
 C.O.P. PROJ. #