SITE INFORMATION TABLE

ZONING-- R
PROPOSED USAGE-------------------------------------- RETAIL SALES & SERVICES
FRONT SETBACK--- 15'
SIDE SETBACK-- 10'
REAR SETBACK--- 20'
LOT AREA--- 81,991 SF
1.88 AC
LIMITS OF CONSTRUCTION-------------------------- 1.90 ACRES
IMPERVIOUS COVER EXISTING--------------------- 7,350 SF
0.17 AC (8.96%)
TOTAL IMPERVIOUS COVER PROPOSED--------- 50,300 SF
1.15 AC (60.4%)PL
ALLOWABLE IMPERVIOUS COVER----------------- 65,593 SF
1.51 AC (80%)

IMPERVIOUS COVER TABLE

BUILDING--- 4,070 SF
PARKING-- 43,759 SF
SIDEWALK--- 2,056 SF
OTHER IMPERVIOUS COVER --------------------------- 414 SF
TOTAL--- 50,300 SF
TOTAL IMPERVIOUS AREA------------------------- 50,300 SF
1.15 AC

BUILDING INFORMATION TABLE

BUILDING COVERAGE---------------------------------- 4,070 SF
(4.97%)
NUMBER OF STORIES---------------------------------- 1
TYPE OF CONSTRUCTION---------------------------- V-B
MAX. BUILDING HEIGHT------------------------------ 25'
ALLOWABLE BUILDING HEIGHT--------------------- 35'
ALLOWABLE STRUCTURE COVERAGE--------------40%
OCCUPANCY CLASSIFICATION---------------------- GROUP B

PARKING TABLE

PARKING REQUIRED PER U.D.C. ----------------------16
4,070 SF/250 SF = 16
ACCESSIBLE PARKING SPACES REQUIRED ---------- 2

PARKING SPACES PROVIDED FOR U.D.C. ---------- 19
INCLUDES (4) ACCESSIBLE SPACES
ADDITIONAL PARKING PROVIDED ----------------- 80
FOR EMPLOYEE & FLEET VEHICLE PARKING
TOTAL PARKING SPACES PROVIDED-----------------99

SUMMARY PARKING SPACES

PROVIDED TOTAL SPACES ------------------------------ 99
PROVIDED VAN ACCESSIBLE SPACES----------------- 4
PROVIDED STANDARD HANDICAP-------------------- 0
PROVIDED LOADING SPACES--------------------------- 2

EXCESS PARKING REQUIREMENTS

PARKING REQUIRED ------------------------------------ 16
110% OF REQUIRED PARKING------------------------ 18
PARKING PROVIDED------------------------------------ 99

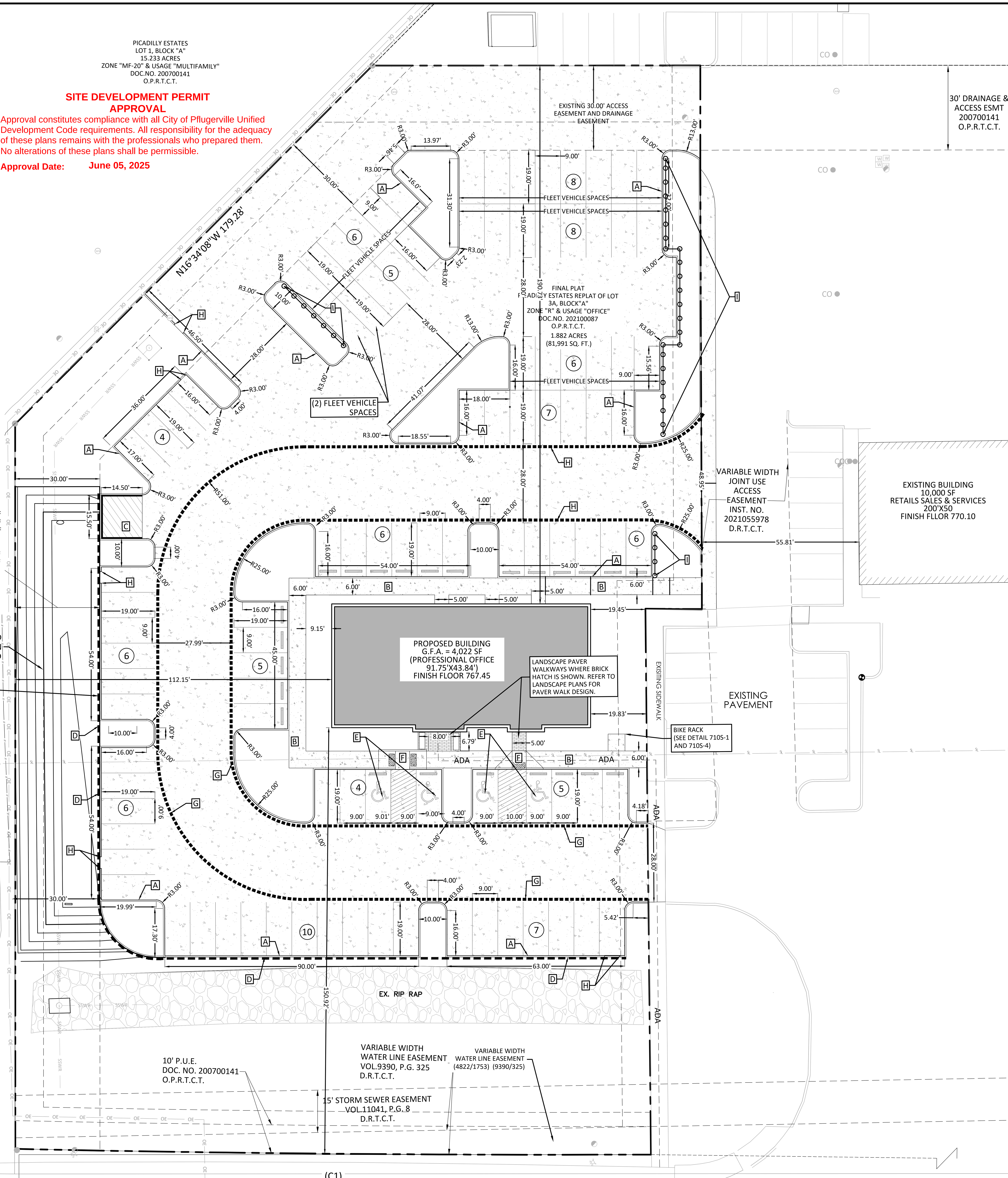
PARKING PROVIDED > 110% REQUIRED.
THEREFORE:
MIN. REQ'D LANDSCAPING (20% OF SITE) ----------- 16,398 SF
ALT. COMPLIANCE (20% REDUCTION) ---------------- 13,118 SF
ADD'L LANDSCAPE AREA REQ'D --------------------- 12,575 SF
ADD'L AREA FOR PARKING OVERAGE
25% OF IMP. COVER: 0.25 * 50,300 = 12,575 SF
TOTAL REQ'D LANDSCAPE AREA ----------------------- 25,693 SF
LANDSCAPE AREA PROVIDED ------------------------- 31,324 SF

ADDITIONAL PARKING SPACES APPROVED BY PLANNING & ZONING COMMISSION ON 10/7/2024.

SITE DEVELOPMENT PERMIT APPROVAL

Approval constitutes compliance with all City of Pflugerville Unified Development Code requirements. All responsibility for the adequacy of these plans remains with the professionals who prepared them. No alterations of these plans shall be permissible.

Approval Date: **June 05, 2025**



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Last Modified: Oct. 21, 24 - 12:00
Plot Date/Time: Mar. 11, 25 - 11:56:08

SITE NOTES

1. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY SWWC UTILITIES, INC.
2. EXTERIOR LIGHTING SHALL BE SHIELDED SUCH THAT THE LIGHT SOURCE IS NOT DIRECTLY VISIBLE FROM THE PUBLIC ROW OR ADJACENT RESIDENTIAL DISTRICTS OR USES AT THAT PROPERTY LINE. UNSHIELDED "WALL PACK" LIGHTING IS NOT PROPOSED.
3. ALL UTILITIES TO BE UNDERGROUND.
4. AIR CONDITIONING UNITS ARE NOT PROPOSED FORWARD THE FRONT WALL OF THE BUILDING.
5. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE ONCOR'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
6. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF PFLUGERVILLE RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. PEC WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
7. WATER, WASTEWATER, DRAINAGE AND ANY OTHER UTILITY IMPROVEMENTS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. REFER TO SPECIFIC PLAN SHEETS FOR CONSTRUCTION.
8. REFER TO LANDSCAPE DRAWINGS FOR PLACEMENT OF ALL FINAL VEGETATION AND PLANTINGS.
9. 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 84" MINIMUM ABOVE THE GROUND SO THAT THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.
10. CONTRACTOR IS RESPONSIBLE FOR REPAIRS AND DAMAGE TO ANY EXISTING IMPROVEMENT DURING CONSTRUCTION SUCH AS, BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
11. ALL PAVEMENT REMOVED SHALL BE DONE SUCH THAT THE REMAINING PAVEMENT IS LEFT WITH A CLEAN SMOOTH SAWCUT STRAIGHT EDGE.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS.
13. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
14. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
15. ALL EASEMENTS OF RECORD AS INDICATED BY THE MOST RECENT TITLE RUN (DATED: ________, CONDUCTED BY ______________________) FOR THIS PROPERTY ARE SHOWN ON THIS SITE PLAN.
16. IF 90 GALLON ROLL OUT CONTAINERS ARE STORED OUTSIDE, THEY ARE REQUIRED TO BE ENCLOSED BY A PRIVACY FENCE.
17. NO OUTSIDE STORAGE OR DISPLAY IS PROPOSED.
18. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE CITY OF PFLUGERVILLE.
19. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
20. APPROVAL OF THESE PLANS BY THE CITY OF PFLUGERVILLE INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
21. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
22. ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50.
23. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.
24. THIS SITE PLAN HAS BEEN SUBMITTED TO THE TEXAS DEPARTMENT OF LICENSING AND REGULATION OF REVIEW OF COMPLIANCE WITH THE ARCHITECTURAL BARRIERS ACT. THE REFERENCE #2022027178 IS PROOF OF SUBMITTAL TO TDLR.
25. ALL NEW ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE TELEVISION, ELECTRIC UTILITY LATERAL ANDS SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL.
26. A PEDESTRIAN SPACE TOTALING 131 SQ FT HAS BEEN PROPOSED WITH 4 DECORATIVE ELEMENTS, INCLUDING BENCH, PLANTER, DECORATIVE PAVING AND PEDESTRIAN LIGHTING ON BUILDING. PLEASE REFER TO THE LANDSCAPE PLAN FOR CONSTRUCTION DETAIL(S).
27. THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SUBCHAPTER 11 OF THE UNIFIED DEVELOPMENT CODE AND CONSTRUCTION DETAIL SD-48 REFERENCED ON SHEET 8. THE DUMPSTER ENCLOSURE SHALL CONSIST OF MATERIALS CONSISTENT WITH THE PRINCIPLE STRUCTURE'S EXTERIOR MASONRY MATERIALS.
28. 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 IN ACCORDANCE WITH THE LANDSCAPE PLAN SHEETS.

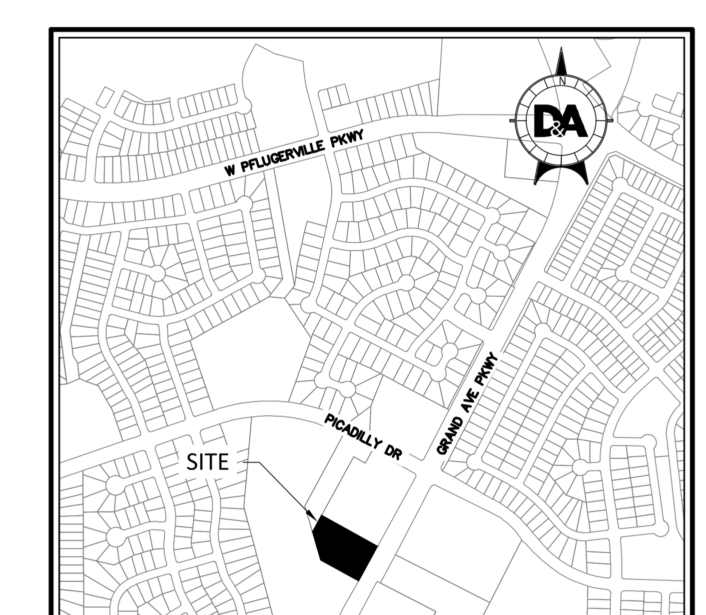
SITE LEGEND

- A — 6" CURB & GUTTER. SEE DETAIL 430S-2 SHEET 9
- B — MINIMUM 6' WIDE CONCRETE SIDEWALK. SEE DETAIL 432S-1 SHEET 7
- C — DUMPSTER ENCLOSURE. SEE DETAIL 715S-1 SHEET 9.
- D — RETAINING WALL, SEE SHEETS P1 & D1 IN THIS SET.
- E — HANDICAP SPACE AND SIGN. SEE DETAIL SHEET 8
- F — ADA COMPLIANT CURB RAMP. SEE DETAIL 432S-3F SHEET 9
- G — STANDARD CITY OF PFLUGERVILLE FIRE LANE MARKING. SEE DETAIL 890S-1 SHEET 9.
- H — 3' CURB CUT OPENING. SEE DETAIL SHEET 10.
- I — 6' TALL MASONRY SCREENING WALL. FENCECRETE OR SIMILAR. COORDINATE WITH OWNER FOR SELECTION OF STYLE/COLOR/FINISH AND VENDOR.

10 0 5 10 20
(IN FEET)
GRAPHIC SCALE 1"=20'

LEGEND

- PROPERTY BOUNDARY
- FIRE HYDRANT
- SIGN (AS NOTED)
- POWER POLE
- DOWN GUY
- BUILDING
- CURB & GUTTER
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PAVEMENT
- EXISTING RIP-RAP
- FIRE ACCESS MARKINGS
- PROPOSED BUILDING
- PROPERTY LINE
- PROPOSED 6" VERTICAL CURB
- ACCESSIBLE ROUTE- PEDESTRIAN ACCESS
- EASEMENTS
- EXISTING 6' WOOD FENCE
- OVERHEAD ELECTRIC
- EDGE OF EXISTING ASPHALT
- ADA PATH
- PROPOSED PARKING SPACES SYSL/4"
- TRAFFIC DIRECTION
- TREE (SEE LANSCAPE FOR EXISTING TREES)
- PROPOSED RETAINING WALL
- PROPOSED SCREEN WALL



VICINITY MAP
NOT TO SCALE

DOUCET
Civil Engineering // Entitlements // Geospatial
7401 B. Highway 71 W, Ste. 160
Austin, TX 78735, Tel: (512)-583-2600
www.douceteengineers.com
TBPE Firm Number: 3937
TBPELS Firm Number: 10105800

SITE PLAN

KNOX OFFICE BUILDING
428 GRAND AVENUE PARKWAY BLDG 2
PFLUGERVILLE, TEXAS 78660

STATE OF TEXAS
SUMITA KADARIYA
120590
LICENSED PROFESSIONAL ENGINEER
3/11/2025

Designed:	ND
Drawn:	VS
Reviewed:	DS
Date:	3/11/2025

SHEET
7

Project No.:
2319-001