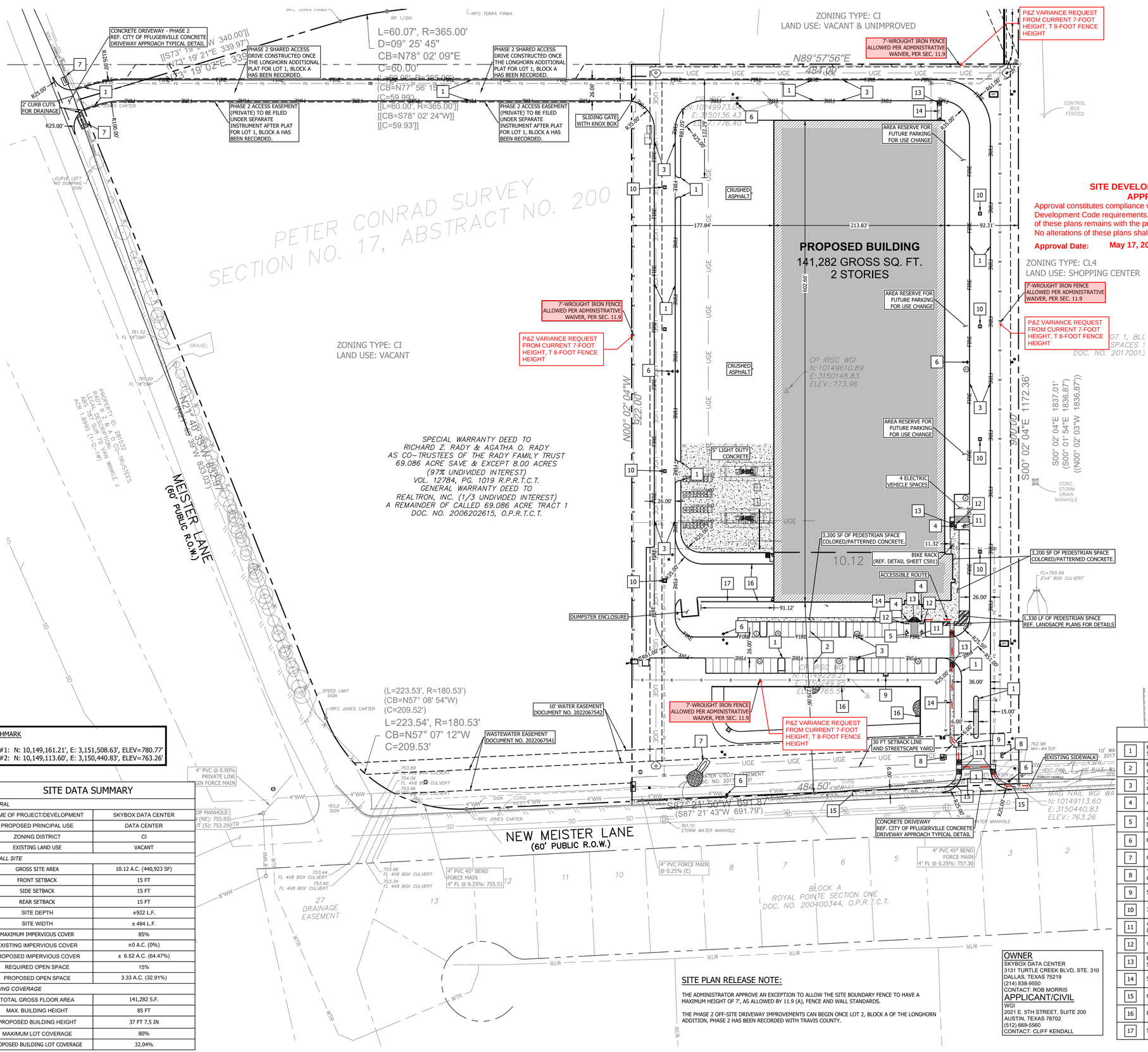

SITE DEVELOPMENT PERMIT APPROVAL

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: May 17, 2022

LEGEND

- PROPERTY LINE / RIGHT OF WAY
- EASEMENT / SETBACK
- CURB & GUTTER
- EX. GRADE CONTOUR ELEVATION
- PROP. GRADE CONTOUR ELEVATION
- STORM SEWER PIPE
- WATER PIPE
- WASTEWATER PIPE
- UNDERGROUND GAS LINE
- UNDERGROUND TELECOM. LINE
- BUILDING PAD AREA
- BENCHMARK
- UTILITY POLE
- BOLLARD
- TRANSFORMER
- SIGN
- WASTE WATER MANHOLE
- CLEAN-OUT
- FIRE HYDRANT
- WATER VALVE
- WATER REDUCER
- BACKFLOW PREVENTER
- WATER METER/VAULT
- FIRE DEPARTMENT CONNECTION
- STORM DRAIN MANHOLE
- STORM DRAINAGE INLET

SITE PLAN LEGEND

- ADA ACCESSABLE ROUTE

NOTE :
PROPOSED DRIVEWAY ON NEW MEISTER LANE INCORPORATES A DISTANCE FROM THE EXISTING DRIVEWAY TO LIVING SPACES OF 250-FEET.

PARKING AND LAND USE DATA:

REQUIRED:
DATA CENTER:
141,282 SF BUILDING AREA
OFFICE SPACE - 19,200 SF
ALL EMPLOYEES THAT ARE SERVICING/MAINTAINING THE DATA CENTER COMPONENT WORK WITHIN THE OFFICE AREA.

PROVIDED:

OFF-STREET PARKING SPACES:	54 SPACES
ACCESSIBLE SPACES PROVIDED: (1 VAN SPACES PROVIDED)	3 SPACES
ELECTRIC SPACES PROVIDED: (1 ADA 3 REGULAR)	4 SPACES
TOTAL SPACES PROVIDED:	57 SPACES

DATA CENTER AREA IS ANCILLARY TO THE BUILDING, STAFF TENDING TO/MAINTAINING THE DATA CENTER ARE THE SAME STAFF IN THE OFFICE AREA.
FOR SKYBOX DATA CENTERS, THE HISTORICAL EMPLOYEE COMPONENT FOR THE FACILITY IS 30-35 EMPLOYEES, WITH THE POTENTIAL OF 5-10 VISITORS PER DAY MAX. SKYBOX UNDERSTANDS THAT IF AND WHEN A CHANGE OF USE TAKES PLACE, ADDITIONAL PARKING WILL HAVE TO BE PROVIDED, THROUGH A SITE PLAN CORRECTION/REVISION PROCESS.

BENCHMARK

TBM #1: N: 10,149,161.21', E: 3,151,508.63', ELEV=780.77'
TBM #2: N: 10,149,113.60', E: 3,150,440.83', ELEV=763.26'

SITE DATA SUMMARY

GENERAL	
NAME OF PROJECT/DEVELOPMENT	SKYBOX DATA CENTER
PROPOSED PRINCIPAL USE	DATA CENTER
ZONING DISTRICT	CI
EXISTING LAND USE	VACANT
OVERALL SITE	
GROSS SITE AREA	10.12 A.C. (440,923 SF)
FRONT SETBACK	15 FT
SIDE SETBACK	15 FT
REAR SETBACK	15 FT
SITE DEPTH	±922 L.F.
SITE WIDTH	± 484 L.F.
MAXIMUM IMPERVIOUS COVER	85%
EXISTING IMPERVIOUS COVER	±0 A.C. (0%)
PROPOSED IMPERVIOUS COVER	± 6.52 A.C. (64.47%)
REQUIRED OPEN SPACE	15%
PROPOSED OPEN SPACE	3.33 A.C. (32.91%)
BUILDING COVERAGE	
TOTAL GROSS FLOOR AREA	141,282 S.F.
MAX. BUILDING HEIGHT	85 FT
PROPOSED BUILDING HEIGHT	37 FT 7.5 IN
MAXIMUM LOT COVERAGE	80%
PROPOSED BUILDING LOT COVERAGE	32.04%

SITE PLAN RELEASE NOTE:

THE ADMINISTRATOR APPROVE AN EXCEPTION TO ALLOW THE SITE BOUNDARY FENCE TO HAVE A MAXIMUM HEIGHT OF 7', AS ALLOWED BY 11.9 (A), FENCE AND WALL STANDARDS.

THE PHASE 2 OFF-SITE DRIVEWAY IMPROVEMENTS CAN BEGIN ONCE LOT 2, BLOCK A OF THE LONGHORN ADDITION, PHASE 2 HAS BEEN RECORDED WITH TRAVIS COUNTY.

OWNER
SKYBOX DATA CENTER
3131 TURTLE CREEK BLVD, STE. 310
DALLAS, TEXAS 75219
(214) 838-9550
CONTACT: ROB MORRIS

APPLICANT/CIVIL
WGI
2021 E. 5TH STREET, SUITE 200
AUSTIN, TEXAS 78702
(512) 669-5560
CONTACT: CLIFF KENDALL

SITE PLAN NOTES

1	6" CONCRETE CURB & GUTTER (REF. DETAIL SHEET C500)
2	PARKING STALL STRIPING (REF. DETAIL SHEET C502)
3	26' FIRE LANE STRIPING (REF. DETAIL SHEET C500)
4	ADA SIGN (REF. DETAIL SHEET C502)
5	ACCESSIBLE PARKING SPACE AND STRIPING (REF. DETAIL SHEET C502)
6	FIRE HYDRANT (REF. DETAIL SHEET C700)
7	CONCRETE HEADWALL (REF. DETAIL SHEET C800)
8	TRIPLE BARRELL HEADWALL (REF. DETAIL SHEET C800)
9	5' CURB INLET (REF. DETAIL SHEET C800)
10	3'X3' GRATE INLET (REF. DETAIL SHEET C800)
11	ACCESSIBLE VAN PARKING SPACE AND STRIPING (REF. DETAIL SHEET C502)
12	WHEEL STOP (REF. DETAIL SHEET C502)
13	BARRIER FREE (ADA) RAMP (TYP.) (REF. DETAIL SHEET C501)
14	5' PRIVATE SIDEWALK (REF. DETAIL SHEET C500)
15	6' PUBLIC SIDEWALK (REF. DETAIL SHEET C500)
16	RETAINING WALL (REF. STRUCTURAL PLANS)
17	SCREENING WALL (REF. ARCH PLANS)

PLAZA AREA

- WALL SCONCES
- PEDESTRIAN BENCHES
- COLORED CONCRETE
- PEDESTRIAN LIGHTING
- FREESTANDING PLANTERS

SITE PLAN NOTES

1. 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.
2. A PEDESTRIAN SPACE TOTALING 4,530 SQUARE-FEET HAS BEEN PROPOSED WITH 4 DECORATIVE ELEMENTS, INCLUDING:
   A. DECORATIVE LANDSCAPE PLANTERS OR WING WALLS THAT INCORPORATE LANDSCAPE AREAS.
   B. PEDESTRIAN SCALE LIGHTING, BOLLARD, OR OTHER ACCENT LIGHTING.
   C. SPECIAL PAVING, SUCH AS COLORED/STAINED CONCRETE, STAMPED CONCRETE, BRICK OR OTHER UNIT PAVER.
   D. SEATING SUCH AS BENCHES, TABLES, OR LOW SEATING WALLS.
3. THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SUBCHAPTER 11 OF THE UNIFIED DEVELOPMENT CODE AND CONSTRUCTION DETAIL MC-03 ON SHEET C501. THE DUMPSTER ENCLOSURE SHALL BE CONSISTENT WITH THE PRINCIPLE STRUCTURE'S EXTERIOR MASONRY MATERIALS.

WARNING!
CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY & HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING ALL EXISTING UTILITIES BY CALLING TEXAS ONE CALL SYSTEM AT 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION.

CORGAN
CORGAN
401 NORTH HOUSTON ST.
DALLAS, TEXAS 75202
ZACH ROSTETTER
T: (214) 748-2000

AG&E

WGI

ISSUES

1	2022-03-31	IFP CORE-SHELL - CIVIL COORD.

REVISIONS

STATE OF TEXAS
MEGAN SILVA
129884
LICENSED PROFESSIONAL ENGINEER
4-18-2022

SKYBOX DATA CENTER

600 NEW MEISTER LANE
PFLUGERVILLE, TRAVIS COUNTY, TEXAS 78660

KEYPLAN

D
C
B
A

SITE PLAN

DATE 4/18/2022
SHEET 08
SP100