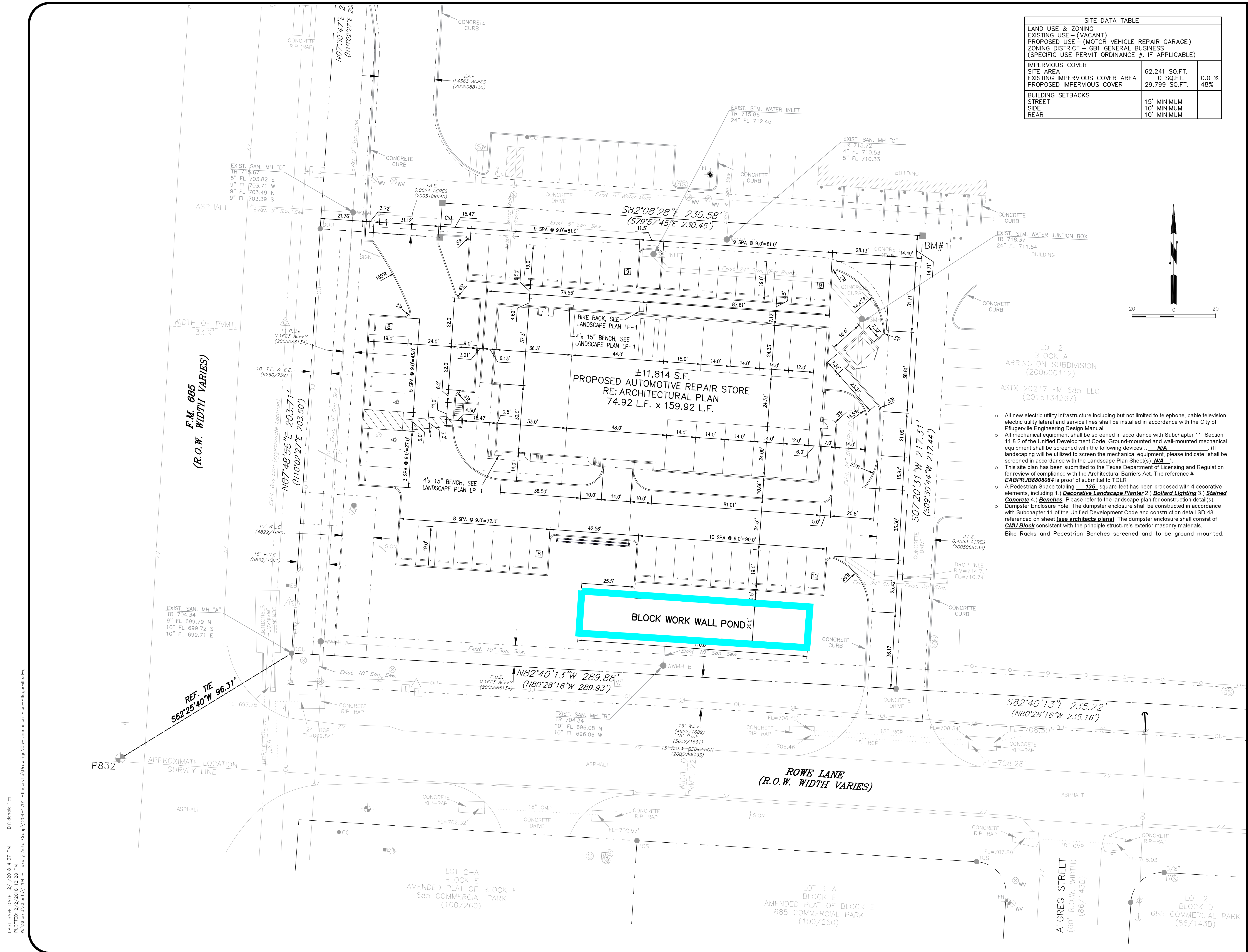
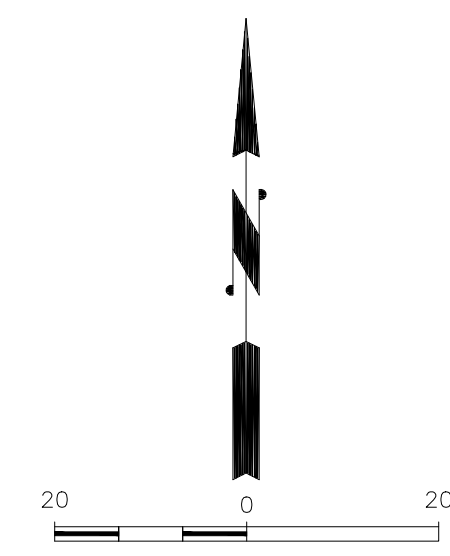


LAST SAVE DATE: 2/1/2018 4:37 PM
 PLOTTED: 2/2/2018 12:28 PM
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SITE DATA TABLE		
LAND USE & ZONING		
EXISTING USE - (VACANT)		
PROPOSED USE - (MOTOR VEHICLE REPAIR GARAGE)		
ZONING DISTRICT - GB1 GENERAL BUSINESS (SPECIFIC USE PERMIT ORDINANCE #, IF APPLICABLE)		
IMPERVIOUS COVER		
SITE AREA	62,241 SQ.FT.	
EXISTING IMPERVIOUS COVER AREA	0 SQ.FT.	0.0 %
PROPOSED IMPERVIOUS COVER	29,799 SQ.FT.	48%
BUILDING SETBACKS		
STREET	15' MINIMUM	
SIDE	10' MINIMUM	
REAR	10' MINIMUM	

- NOTE:
- ALL DIMENSIONS ARE SHOWN TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS OF PROPOSED BLDG.



LOT 2
 BLOCK A
 ARRINGTON SUBDIVISION
 (200600112)
 ASTX 20217 FM 685 LLC
 (2015134267)

- 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: *N/A* (If landscaping will be utilized to screen the mechanical equipment, please indicate "shall be screened in accordance with the Landscape Plan Sheet(s) *N/A*".)
- 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 # **EABPRJ8880884** is proof of submission to TDLR.
- A Pedestrian Space totaling **138** square-feet has been proposed with 4 decorative elements, including 1.) *Decorative Landscape Planter*, 2.) *Bollard Lighting*, 3.) *Stained Concrete*, 4.) *Benches*. Please refer to the landscape plan for construction details.
- Dumpster Enclosure note: The dumpster enclosure shall be constructed in accordance with Subchapter 11 of the Unified Development Code and construction detail SD-48 referenced on sheet **(see architects plans)**. The dumpster enclosure shall consist of **CMU Block** consistent with the principle structure's exterior masonry materials.
- Bike Racks and Pedestrian Benches screened and to be ground mounted.

FLOODPLAIN

THIS PROJECT IS LOCATED WITHIN THE WILBARGER CREEK WATERSHED. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL INSURANCE ADMINISTRATION FIRM PANEL NO. 48453C0075 E, DATED JUNE 16, 1993 FOR TRAVIS COUNTY, TEXAS

BENCHMARK

BM #2 P832: 4" ALUMINUM DISK SET IN CONCRETE ON WEST SIDE OF F.M. 685 FRONTAGE ROAD.
 ELEVATION = 701.44'
 VERTICAL DATUM: NAVD 88 (GEOID 09)

BM #1: "X" IN CONCRETE FOR THE NORTHEAST CORNER OF THE SUBJECT TRACT
 ELEVATION = 718.93'
 VERTICAL DATUM: NAVD 88 (GEOID 09)

D A C
ENGINEERING
 17725 Katy Freeway, Suite 103 • Houston, TX 77094 • Phone: 281.506.7119
 Firm TBPE Registration No. F-12959 • www.dacengineers.com

REV.	DATE	DESCRIPTION

LUXURY AUTO WORKS
 1429 ACRES TRACT
 1704 ROWE LANE
 PFLUGERVILLE, TEXAS 78660

SITE/DIMENSIONAL CONTROL PLAN

JOB No.:	1204-1701
ORIGINAL ISSUE DATE:	NOVEMBER, 2017
DRAWN BY:	DBI
CHECKED BY:	DBK
SHEET No.:	C5

DAVID B. KEEL
 88541
 LICENSED PROFESSIONAL ENGINEER
 01/30/2018