

SITE DEVELOPMENT PLANS
for
KNOX OFFICE BUILDING
428 GRAND AVENUE PARKWAY BLDG 2
PFLUGERVILLE, TEXAS 78660
AUGUST 2024

OWNER/ENGINEER: BRAN INOX
7401 S. SHALANE
AUSTIN, TEXAS 78717
E-MAIL: bryan@brinnox.com

ENGINEER: DOUCET & ASSOCIATES
7401 HWY 71 WEST, SUITE 160
AUSTIN, TX 78755

LAND SURVEY: DOUCET & ASSOCIATES
11720 N. M-35, SUITE 140
AUSTIN, TX 78753

ARCHITECT: NEGRETE & KOEHL ARCHITECTS, LLP
11720 N. M-35
AUSTIN, TX 78753

CONTACT: BRAN INOX
E-MAIL: bryan@brinnox.com

CONTACT: J. NICK DUBOSE, P.E., CEM
(512) 583-2600

CONTACT: DILLON FLOATE, P.E., L.S.
(512) 583-2600

CONTACT: DAVID NEGRETE, LM
(512) 474-6526

PROJECT ADDRESS:
SOUTHWEST CORNER OF THE INTERSECTION OF GRAND AVENUE PARKWAY AND
PICKLEBERRY DRIVE

LEGAL DESCRIPTION:
LOT 3A, PICKLEBERRY ESTATES RE-PLAT OF LOT 3, BLOCK "A", DOCUMENT NO.
202300807, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

WATERFLOOD STATUS:
WATERFLOOD CHECK WATERFLOOD

ZONING:
R (RETAIL DISTRICT)

FLOODPLAIN:
THE SUBJECT TRACT PROPERTY (AS SHOWN HEREON) IS LOCATED WITHIN
FLOOD ZONE "X" AS SHOWN ON F.L.M. PANEL NO. 448502080, TRAVIS COUNTY,
TEXAS MAP REVISED AUGUST 18, 2014.

THIS FLOOD STATEMENT DOES NOT Warrant THAT THE PROPERTY AND/OR THE
STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE
OR LOSS OF USE OR INJURY OR DAMAGE TO PERSONS OR PROPERTY OR THE PART OF THE
ENGINEER.

RELATED CASES:
SUBDIVISION FILE #

DATE: 08/26/2024

APPROVED BY: JEFFREY RAZUTEL, P.L.M. ENGINEERING MANAGER DATE

APPROVED BY: CITY OF PFLUGERVILLE DATE

APPROVED BY: CITY OF PFLUGERVILLE DATE

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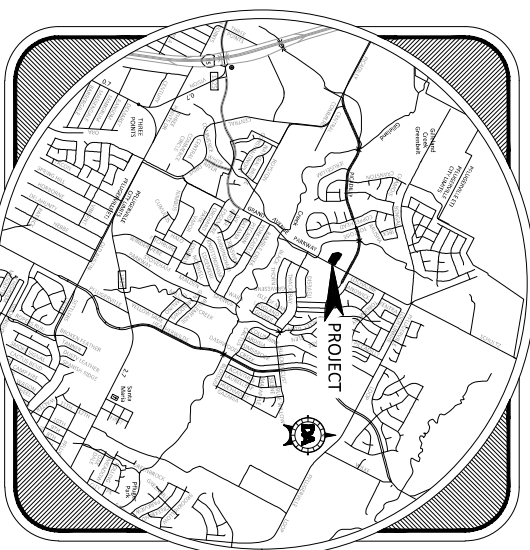
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VICINITY MAP
SCALE: 1" = 200'

DATE	DESCRIPTION
08/26/2024	PREPARED
08/26/2024	REVIEWED
08/26/2024	APPROVED

DATE	DESCRIPTION
08/26/2024	PREPARED
08/26/2024	REVIEWED
08/26/2024	APPROVED

No.	Description	Reviewed By	Initials	Signature	Approval
1	City Approved Revision & Corrections				
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Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL NOTES
3	PLAN
4	EXISTING CONDITIONS & DEDICATION PLAN
5	PROPOSED CONSTRUCTION PLAN
6	PROPOSED CONSTRUCTION PLAN
7	PROPOSED CONSTRUCTION PLAN
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KNOX OFFICE BUILDING
428 GRAND AVENUE PARKWAY BLDG 2
PFLUGERVILLE, TEXAS 78660

COVER SHEET

DOUCET
Civil Engineering // Entitlements // Geospatial
7401 S. Highway 71 W. Ste. 140
Austin, TX 78755. Tel: (512)-583-2600
www.doucetengineers.com
TBPES Firm Number: 3937
TBPES Firm Number: 10105800

Project No.: 2319-001
SHEET 1
DATE: 08/26/2024
DESIGNED BY: J. NICK DUBOSE
CHECKED BY: J. NICK DUBOSE
APPROVED BY: J. NICK DUBOSE

TREE SCHEDULE	QTY	COMMON / BOTANICAL NAME	CONT	CALIBER	HEIGHT
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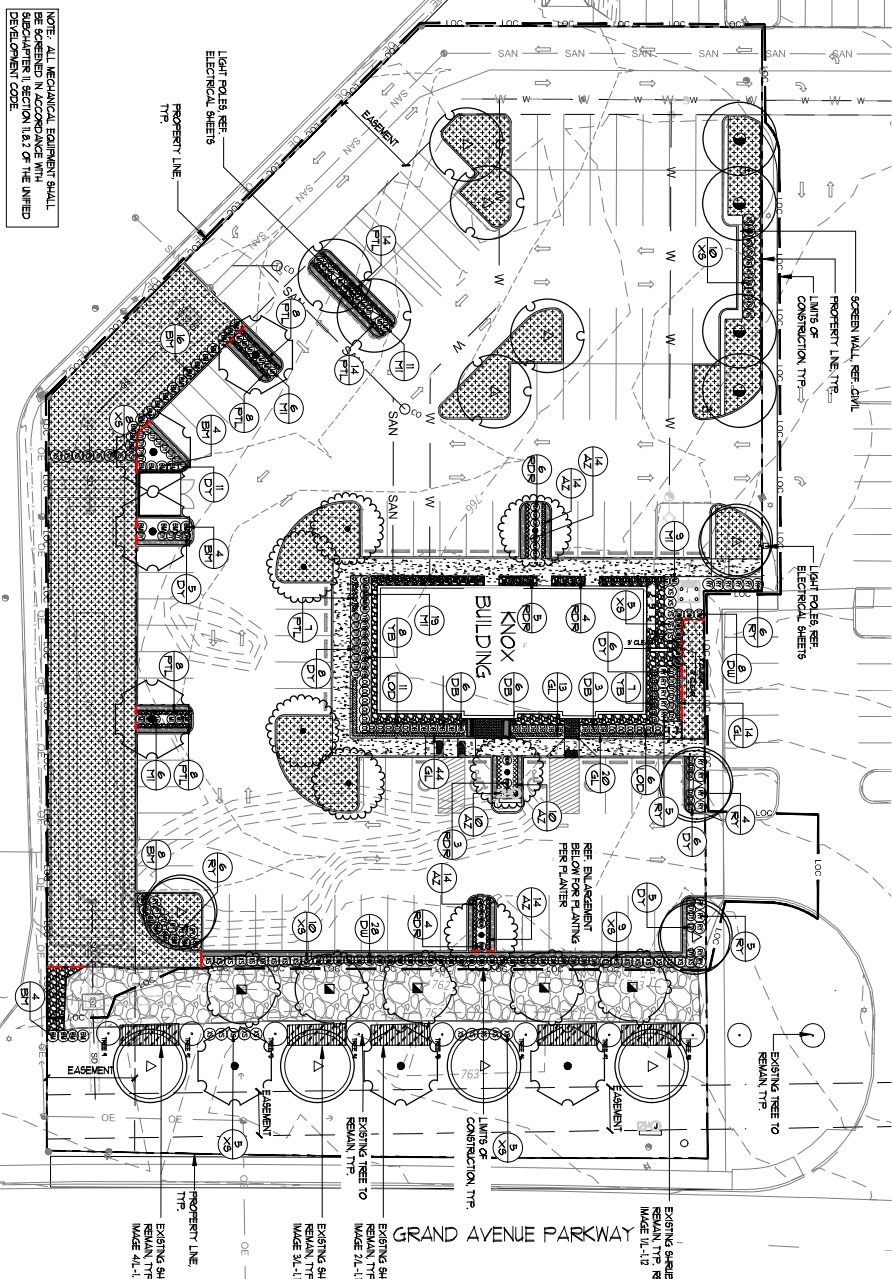
	1	MEXICAN ST. CACTUS FLATBUSH MEXICANA	200 GAL	6" CAL.	8' - 10' HT.
	4	CHINA OAK QUERCUS MEXICANA	200 GAL	6" CAL.	8' - 10' HT.
	4	LYCENACEAE LYCENACEAE	200 GAL	6" CAL.	8' - 10' HT.
	4	SOUTHERN LIVE OAK QUERCUS MEXICANA	200 GAL	6" CAL.	8' - 10' HT.
	4	LYCENACEAE LYCENACEAE	200 GAL	6" CAL.	8' - 10' HT.
	4	SHRUB RED OAK QUERCUS MEXICANA	200 GAL	6" CAL.	8' - 10' HT.
	4	SHRUB RED OAK QUERCUS MEXICANA	200 GAL	6" CAL.	8' - 10' HT.
	4	SHRUB RED OAK QUERCUS MEXICANA	200 GAL	6" CAL.	8' - 10' HT.
	4	SHRUB RED OAK QUERCUS MEXICANA	200 GAL	6" CAL.	8' - 10' HT.
	4	SHRUB RED OAK QUERCUS MEXICANA	200 GAL	6" CAL.	8' - 10' HT.

SHRUB SCHEDULE

SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT	SPACING
BM	36	BIG MALT	5 GAL	4' x 4'
CR	9	CRABAPPLE LINDEN	3 GAL	3' x 3'
DB	3	DOGWOOD	3 GAL	3' x 3'
DM	36	DOGWOOD	3 GAL	3' x 3'
DR	4	DOGWOOD	3 GAL	3' x 3'
DT	1	DOGWOOD	3 GAL	3' x 3'
MI	36	MORUELA	3 GAL	3' x 3'
NR	36	RED DIRT	3 GAL	3' x 3'
RT	26	RED TIGER	3 GAL	3' x 3'
XS	52	LEUCOPHYLLUM	3 GAL	3' x 3'
YB	5	YELLOW BELLS	3 GAL	3' x 3'

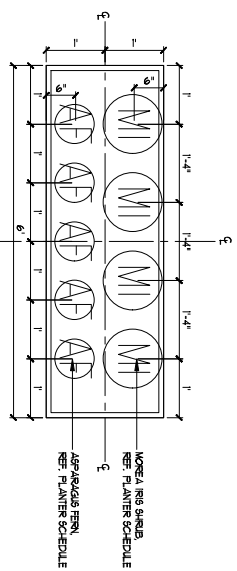
GROUND COVER + TURF SCHEDULE

GROUND COVER	QTY	COMMON / BOTANICAL NAME	CONT	SPACING
FL	61	FLORIDA	1 GAL	3' x 3'
AT	14	ALTEC	1 GAL	3' x 3'
GI	91	GIANT	1 GAL	3' x 3'
RE	1	REED	1 GAL	3' x 3'



NOTE: ALL MECHANICAL EQUIPMENT SHALL BE LOCATED IN THE UNFINISHED BASEMENT. SEE SECTION 11.02 OF THE UNFINISHED BASEMENT CODE.

- IRRIGATION GENERAL NOTE:**
- CONTRACTOR TO PROVIDE IRRIGATION DRAWINGS THAT APPROVE THE IRRIGATION SYSTEM PRIOR TO INSTALLATION OF SYSTEM.
 - SEE IRRIGATION NOTES ON SHEET L-11 FOR REQUIREMENTS.
 - ALL SHRUBS TO RECEIVE ONE BUBBLER AND ONE ORNAMENTAL TREE TO RECEIVE TWO BUBBLERS AND ONE ORNAMENTAL TREE TO RECEIVE ONE BUBBLER.
 - ALL 500' AREA TO RECEIVE SPRAY IRRIGATION.
 - FOR POND AREA, A ROW OF SPRAY HEADS TO BE LOCATED AT THE TOP AND BOTTOM OF POND IS IRRIGATED.



SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT	SPACING
AT	5	ALTEC	1 GAL	AS SHOWN
MI	4	MORUELA	3 GAL	AS SHOWN

1. PLANTING PLAN PER PLANTER

SCALE: 1" = 10'

FOR CITY SEALS ONLY

City Project # 2022-453P

LANDSCAPE PLAN

L-1.02

Client Name
KNOX OFFICE BUILDING
1300 GRAND AVENUE PARKWAY
PFLUGERVILLE, TEXAS 78660

Project # 2021-04



NEGRETE & KOLAR ARCHITECTS LLP

11720 NORTH IH35
AUSTIN TEXAS 78753
PH: 512.474.6256

204 E. STUBBS STREET
CORPUS CHRISTI, TX 78401
PH: 361.386.0611

WWW.NEKARCH.COM