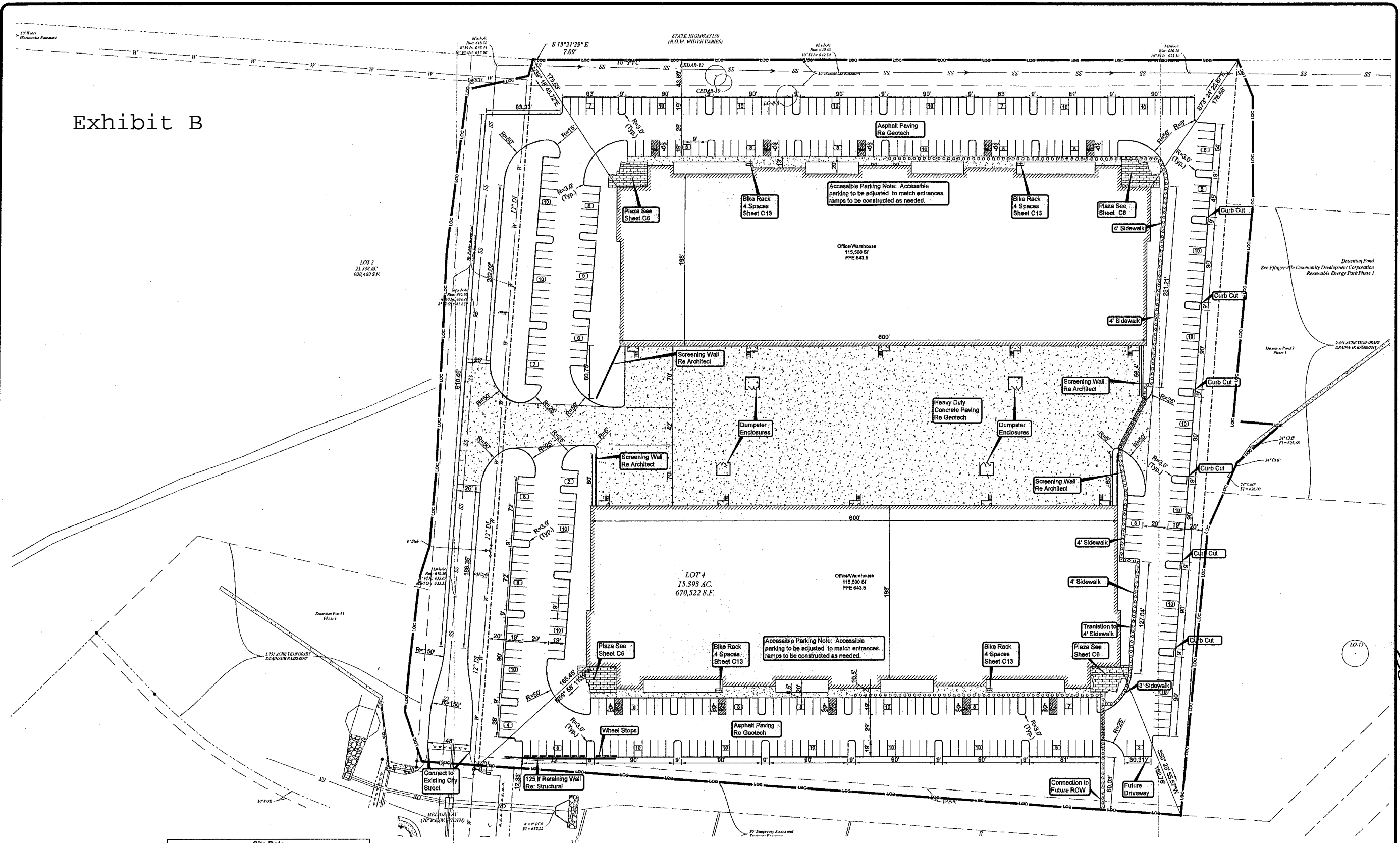
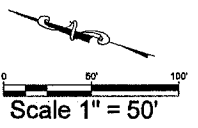


Exhibit B



Site Data		
	SF	Acres
Total Site Area	670,522	15.393
Existing Impervious Cover	0.00	0.000
Allowable Impervious Cover @ 80%	669,944	13.064
Proposed Impervious Cover		
Buildings	231,000	5.303
Paving and Sidewalk	303,960	6.978
Total Impervious Cover	534,960	12.281
		79.78%
Total Landscaped Area	135,562	3.112
		20.22%
Zoning:	CL-5	
Building Height:	32'-0"	
Existing Use:	Vacant	
Proposed Use:	Office/Warehouse	

Parking Table			
Use	SF	Ratio	Spaces Required
Office	23,100	1 per 500	47
Indoor Storage	207,900	1 per 2500	84
			131
		Provided	428
		HC Parking Required	9
		HC Parking Provided	10



Benchmarks:
 TBM 1 - N10128746.85 E 3161201.24 Elevation 653.11
 Square Cut on Headwall at the Southeast corner of the intersection of Pecan St and Sunlight Near Way
 TBM 2 N 10125140.52 E 3162854.74 Elevation 607.46
 Square Cut on the West Headwall at the Southeast corner of the 167 Acres tract in the ROW of SH 130

Utility Notes:
 (i.) All (new) telephone and cable television utility lines and all electric utility lateral and service lines and wires shall be placed underground.
 (ii.) Where existing overhead electrical service exists, electric utility service lines for street or site lighting shall be placed underground.
 (iii.) All electrical, cable television, and telephone support equipment (transformers, amplifiers, switching devices, etc.) necessary for underground installations in subdivisions shall be pad mounted or placed underground in a public utility easement rather than a right-of-way.

Screening Notes
 1. Mechanical equipment will be roof mounted and not visible from public view.
 2. Dumpster/compressor screening shall be in accordance with the City of Pflugerville screening standards per Subchapter 11 of UDC, (f)(4)

APPROVED

The location of all existing utilities shown on these plans has been based upon record information only, and may not match locations as constructed. The contractor shall contact the Texas Excavation Safety System @ 1-800-344-8377 for assistance in determining existing utility locations prior to beginning construction. Contractor shall field verify locations of water and gas crossings prior to beginning construction.

Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not the application is reviewed for Code compliance by City engineers.

DATE: MAR 2012
 DESIGNED: JKR
 DRAWN: DEW
 CHECKED: JMA
 JOB NO.: APA 11057

REVISIONS/CORRECTIONS	
NO.	DESCRIPTION

130 COMMERCE PARK
 3813 HELIOS WAY
 PFLUGERVILLE, TEXAS 78660
 DIMENSIONAL CONTROL PLAN



GARRETT-IHNNEN
 CIVIL ENGINEERS
 3600 WEST PALM AVENUE
 SUITE 200
 AUSTIN, TEXAS 78727
 TELEPHONE: (512) 454-2400
 FACSIMILE: (512) 454-2420
 TBE FIRM NO.: F-630

SHEET NUMBER
C5