

1. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE WATERED PROTECTION & DEVELOPMENT REVIEW DEPT.. MINOR CORRECTIONS MAY BE APPROVED BY THE BUILDING PLAN REVIEW SECTION AT THE TIME OF PERMIT.
2. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE SIGNING CODE AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
3. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE SIGN AND LAND DEVELOPMENT CODE.
4. THE OWNER IS RESPONSIBLE FOR ALL COSTS OF RELOCATION OR DAMAGE TO UTILITIES.
5. ADDITIONAL ERECTION EASEMENTS MAY BE REQUIRED AT A LATER DATE.
6. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.

1. HIGHLY REFLECTIVE MATERIALS SHALL NOT BE USED. MATERIALS MAY NOT EXCEED 20 REFLECTIVITY. THIS REQUIREMENT SHALL NOT APPLY TO SOLAR PANELS OR TO ROOFS OR PAINTED METAL SURFACES.
2. THE NOISE LEVEL OF MECHANICAL EQUIPMENT SHALL NOT EXCEED 70 dba AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES.
3. ALL EXTERIOR LIGHTING SHALL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY.
4. EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED WHEN ADJACENT TO RESIDENTIAL PROPERTY.
5. ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE.

1. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY, AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

2. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRICAL FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICES TO THE LOT WHICH WILL NOT BE LOCATED TO AN EXISTING UTILITY TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
3. THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, VEGETATION, AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY AND ALL ACCESS REQUIRED TO THE PROPERTY TO THE CENTERLINE OF THE OVERHEAD ELECTRICAL FACILITIES DESTINED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S COMMENTS AND RECOMMENDATIONS IN THE FINAL SUBMITTALS.
4. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES & REGULATIONS, AND ANY OTHER RULES AND REGULATIONS THAT MAY APPLY TO THE PROPERTY. CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT; AUSTIN ENERGY WILL NOT BE RESPONSIBLE UNTIL REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE PROPERTY OWNER.

1. THE CITY OF AUSTIN HAS REVIEWED THIS PLAN FOR COMPLIANCE WITH CITY DEVELOPMENT REGULATIONS ONLY. THE APPLICANT, PROPERTY OWNER, AND OCCUPANT OF THE PREMISES ARE RESPONSIBLE FOR DETERMINING WHETHER THE PLAN COMPLIES WITH ALL OTHER LAWS, REGULATIONS, AND RESTRICTIONS WHICH MAY BE APPLICABLE TO THE PROPERTY AND ITS USE.

PROJECT NAME: REAGAN NATIONAL ADVERTISING

SITE ADDRESS: 1640 SOUTH IH 35  
AUSTIN, TEXAS 78704

CURRENT ZONING: GR-CO-NP

LEGAL DESCRIPTION:  
2.30 ACRES OF LAND OUT OF THE  
SANTIAGO DEL VALLE GRANT  
RECORDED IN VOLUME 13057, PAGE  
228 OF THE REAL PROPERTY  
RECORDS OF TRAVIS COUNTY, TEXAS

OWNER: REAGAN NATIONAL ADVERTISING INC.  
9211 US HIGHWAY 290 EAST  
AUSTIN, TX. 78724  
(512) 926-7740

ENGINEER: BURY + PARTNERS, INC.  
221 WEST SIXTH STREET, SUITE 600  
AUSTIN, TEXAS 78701  
(512) 328-0011

WATERSHED: HARPER'S BRANCH  
ZONING: GR-CO-NP  
MAXIMUM IMPERVIOUS COVER: 90%  
TOTAL SITE AREA = 2.297 AC.  
TOTAL SITE IMPERVIOUS COVER = 1.39 AC. (60.5%)

REQUIRED			PROVIDED	
RATIO	BUILDING SF	SPACES *	TYPE	# OF SPACES
ADMINISTRATIVE AND BUSINESS OFFICE (1:275)	22,483	65	REGULAR	69
PRINTING AND PUBLICATIONS (1:1000)				
(SCHEDULE A-EQUIPMENT SERVICING)	4,500	4	HANDICAP	0
PRINTING & PUBLISHING STORAGE (1:1000)	500	1	VAN HANDICAP	2
TOTAL	27,483	70	TOTAL	71

BUILDING	PROVIDED PARKING	BICYCLE PARKING REQUIRED	BICYCLE PARKING PROVIDED
1	71	-	4

BUILDING DATA							
BUILDING	USE	NUMBER OF STORIES	MAX ALLOWABLE BLDG HEIGHT (FT)	PROPOSED BLDG HEIGHT (FT)	BUILDING AREA (SF)	BUILDING COVERAGE (SF)	F.A.R.
1	OFFICE	2	60	36	22,483	12,483 (9.99%)	0.22
2	PRINTING & PUBLISHING/STORAGE	1	60	76	5,000	5,000 (7.48%)	0.05
3	COVERED PARKING	1	60	18	-	2,877 (2.88%)	-
				TOTAL	27,483	20,360 (20.34%)	0.27

- THE FOLLOWING NOTES ARE INTENDED IN REGARDS TO THE DRIVEWAY IN THE TxDOT ROW.
- 1. THE CONTRACTOR MUST PROVIDE ON-SITE PARKING DURING ALL PHASES OF CONSTRUCTION PARKING WILL NOT BE ALLOWED WITHIN THE RIGHT OF WAY OF STATE MAINTAINED ROADWAYS.
- 2. CONTRACTOR SHALL PROVIDE A 3:1 SLOPE WEDGE FOR EDGE OF PAVEMENT DROP-OFFS 2 INCHES OR MORE LEFT OPEN OVERNIGHT.
- 3. THE TOP OF CURB CAN BE CUT FOR THE DRIVEWAY CONNECTION ON THE FRONTAGE ROAD, PROVIDED FROM THE SAW CUT TO LIP OF GUTTER IS NO MORE THAN 1/4 INCH.

1. RELEASE OF THE 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. WEATHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

2. CONTRACTOR SHALL CALL THE ONE CALL CENTER (800-344-8377) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W.
3. CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION AT 974-7161 AT LEAST 24 HOURS PRIOR TO THE INSTALLATION OF ANY DRAINAGE FACILITY WITHIN A DRAINAGE EASEMENT OR STREET R.O.W. THE METHOD OF PLACEMENT AND COMPACTING OF BACKFILL TO THE CITY'S R.O.W. MUST BE APPROVED PRIOR TO THE START OF BACKFILL OPERATIONS.
4. FOR SLOPES OR TRENCHES GREATER THAN FIVE (5) FEET IN DEPTH, A NOTE MUST BE ADDED STATING THAT CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION. OSHA STANDARDS MAY BE PURCHASED FROM THE U.S. GOVERNMENT PRINTING OFFICE; INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 611 E. 6TH STREET, AUSTIN, TEXAS.
5. ALL SITE WORK MUST ALSO COMPLY WITH ENVIRONMENTAL REQUIREMENTS.
6. UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS AND WORK TO:  

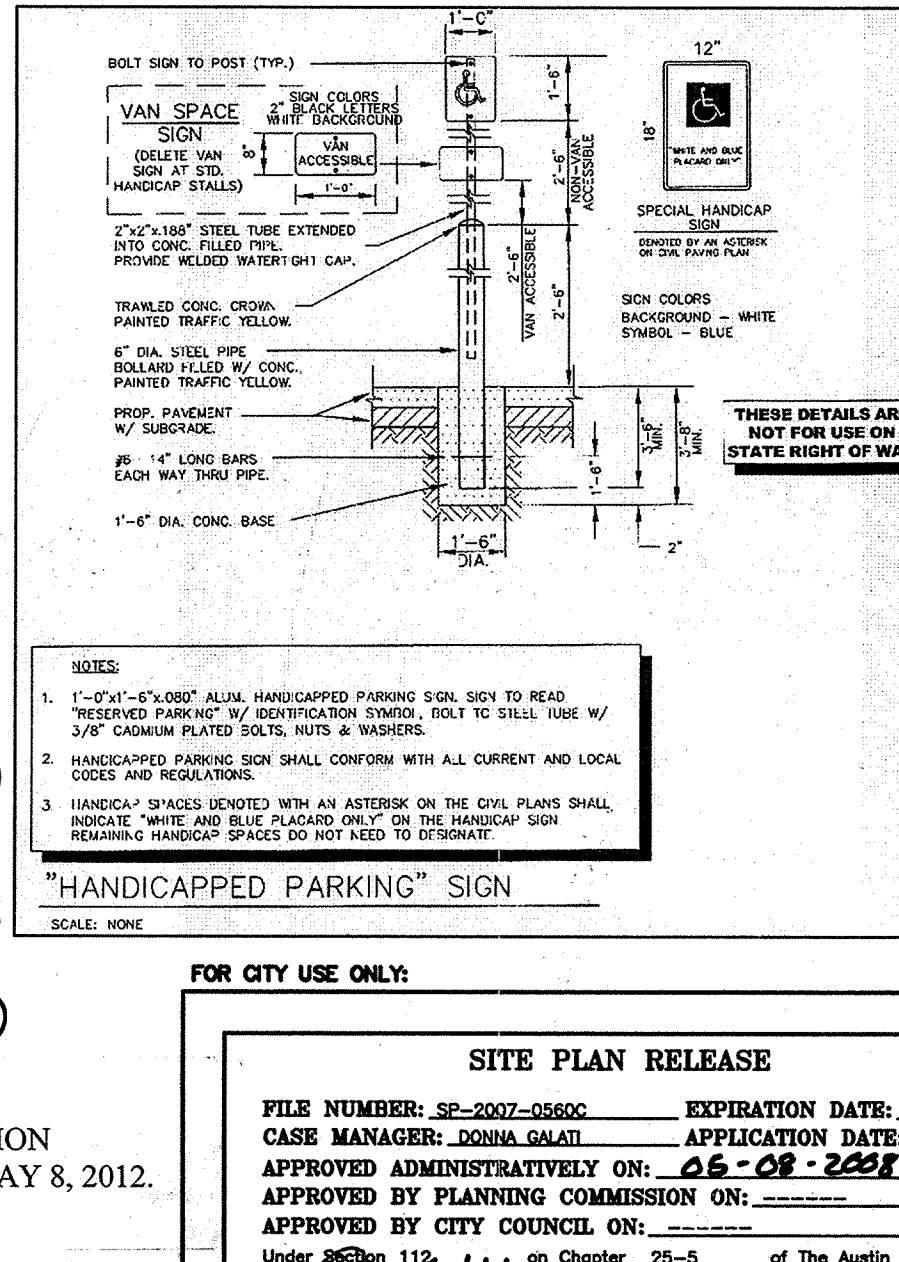
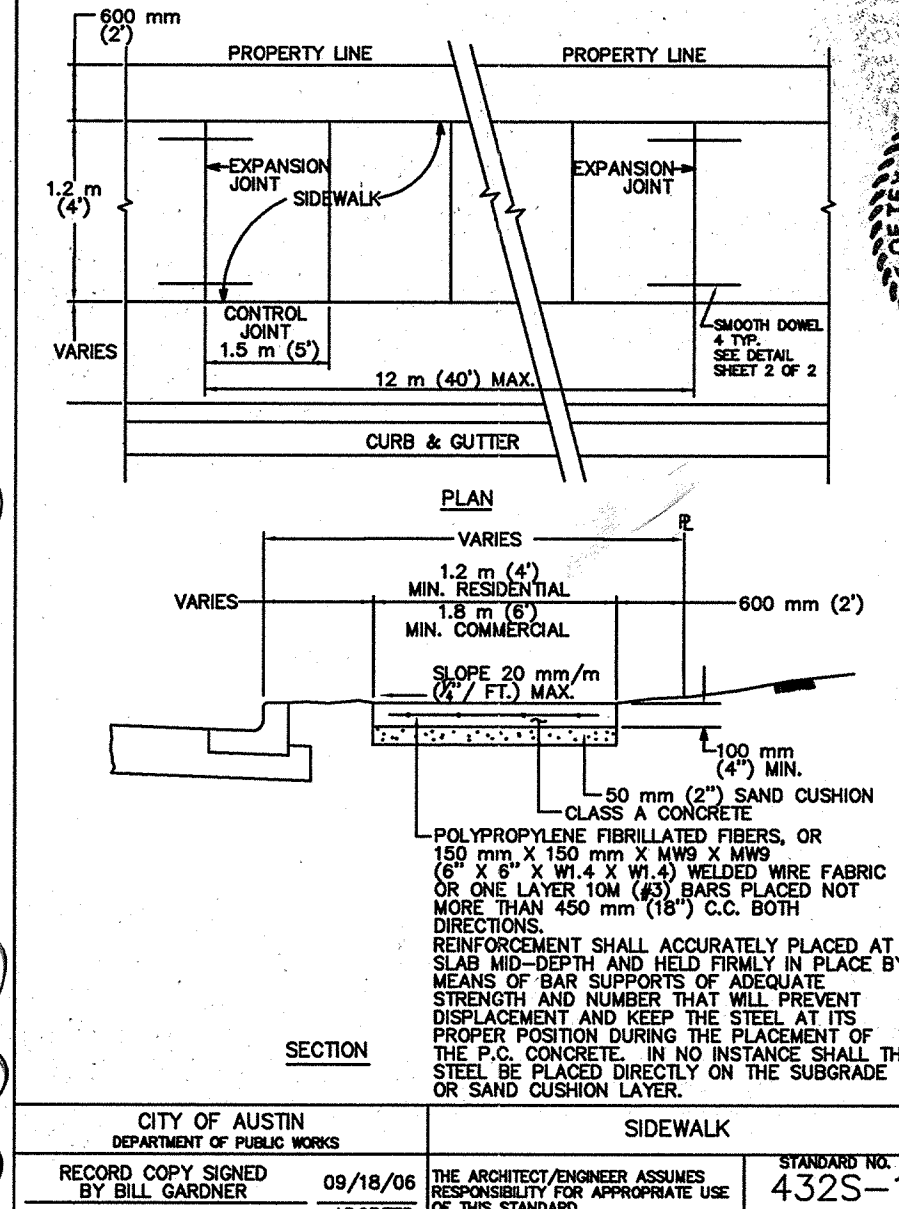
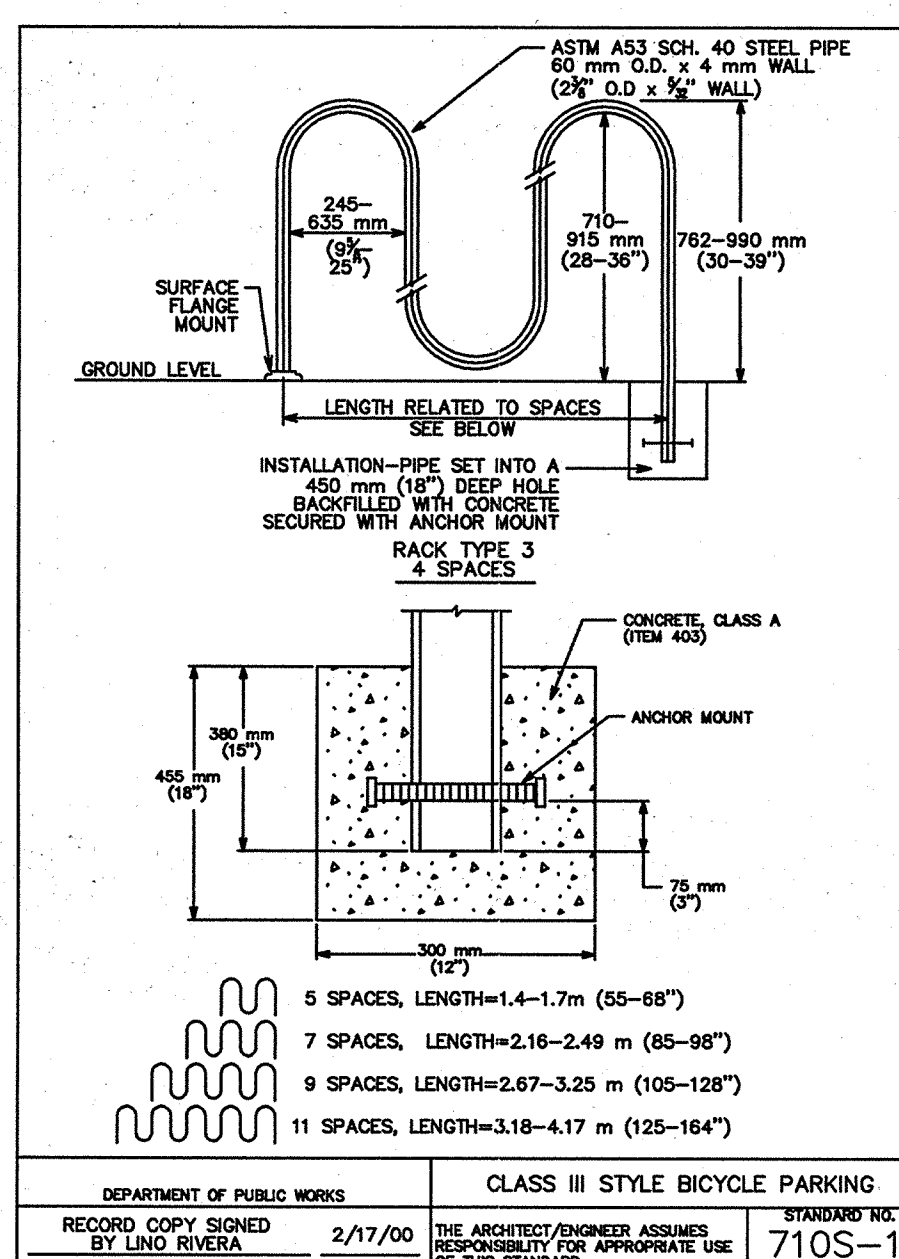
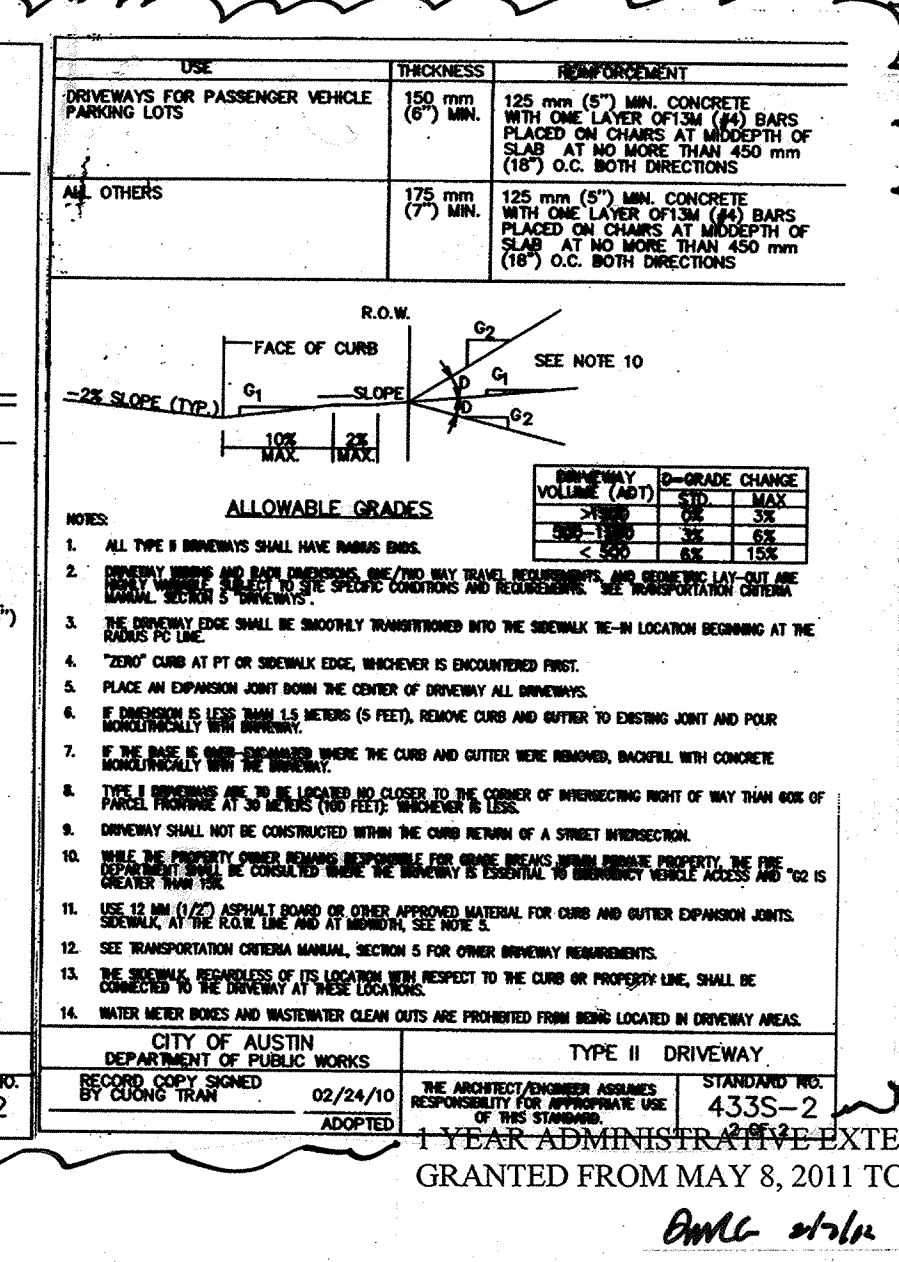
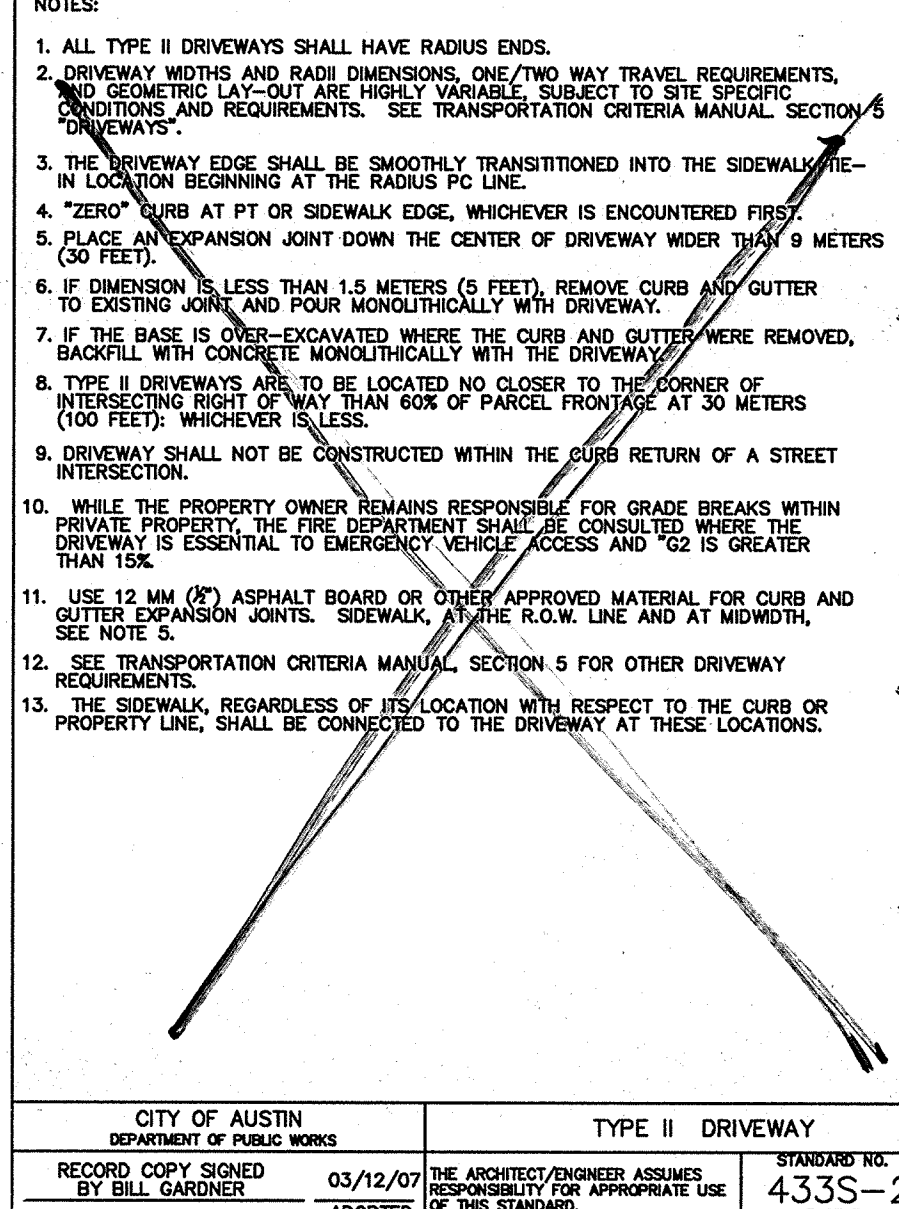
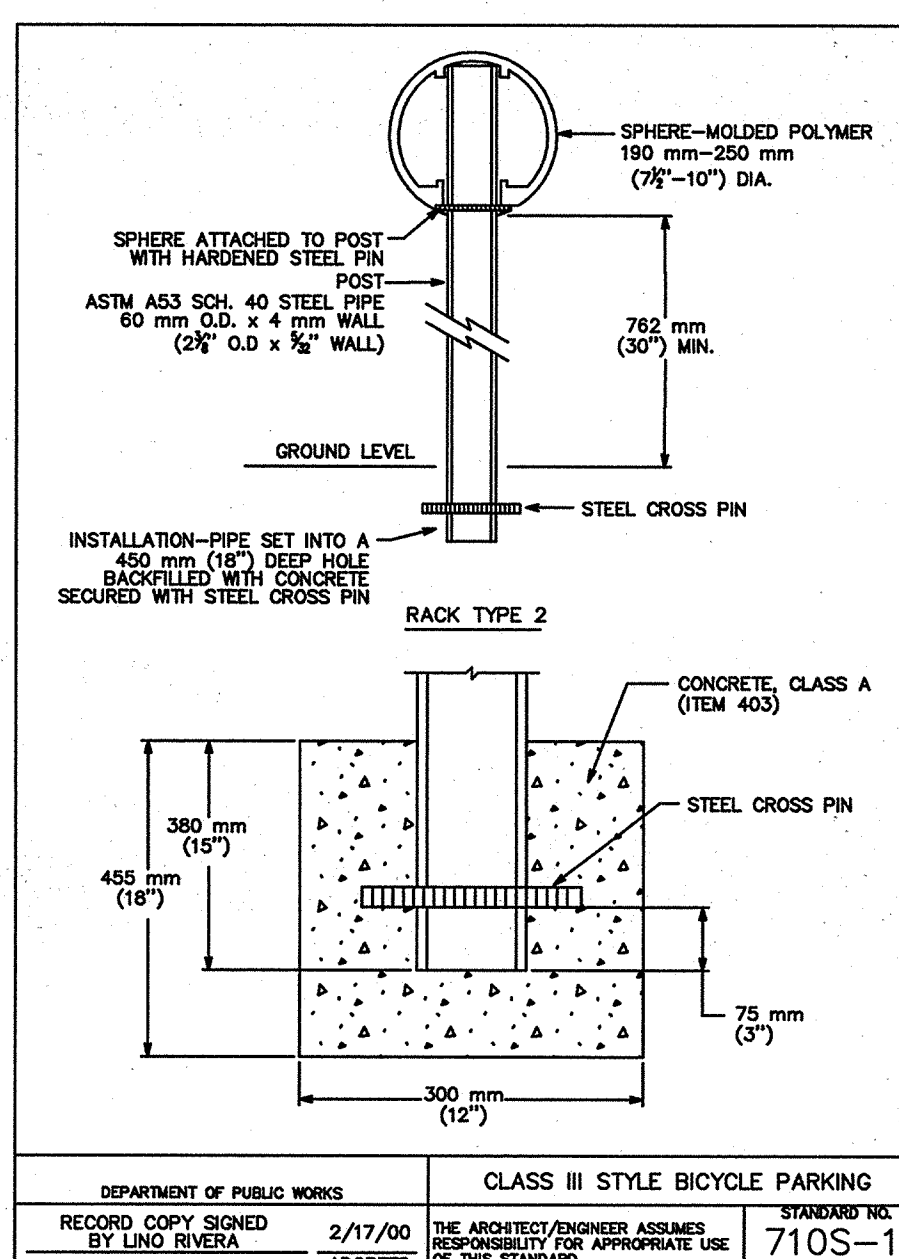
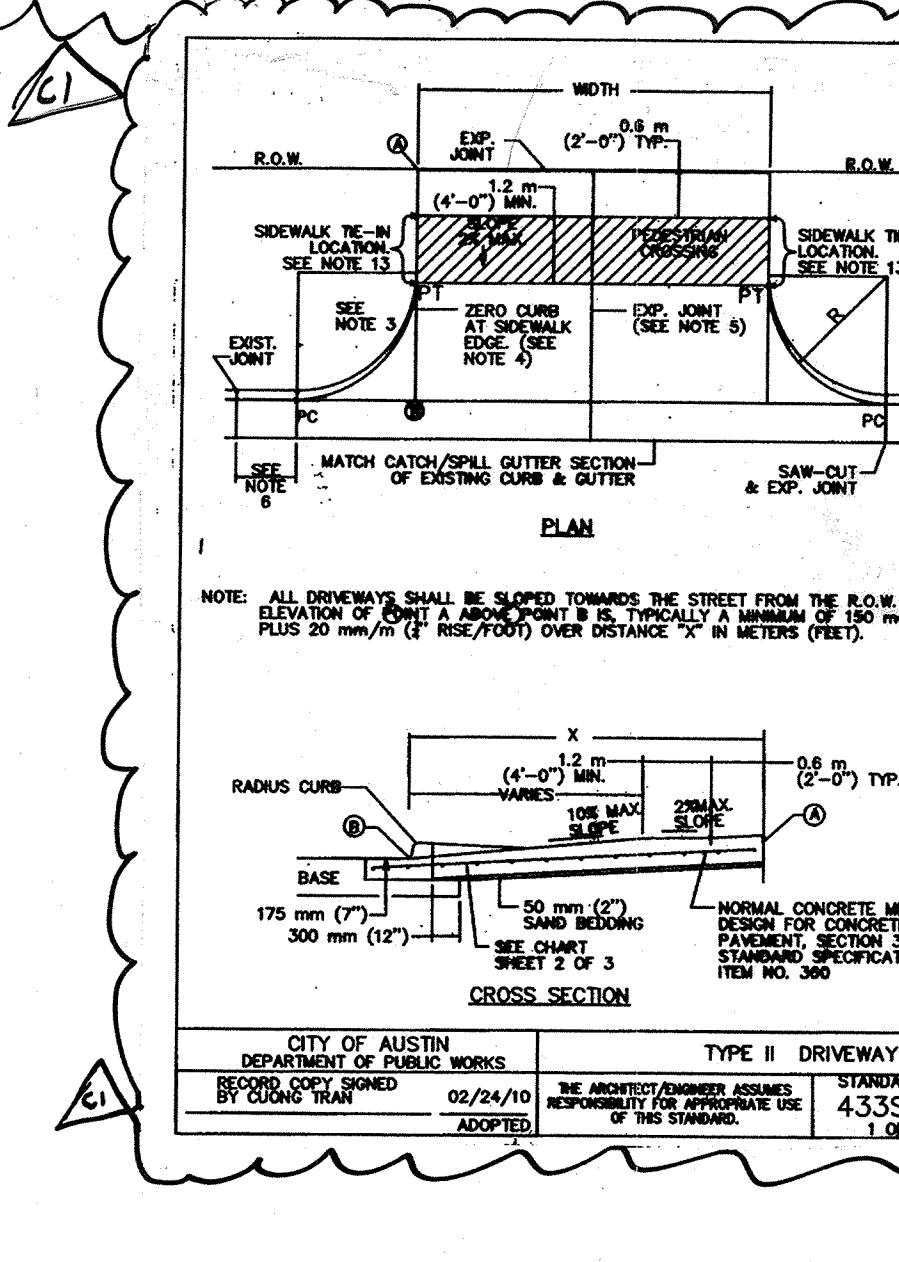
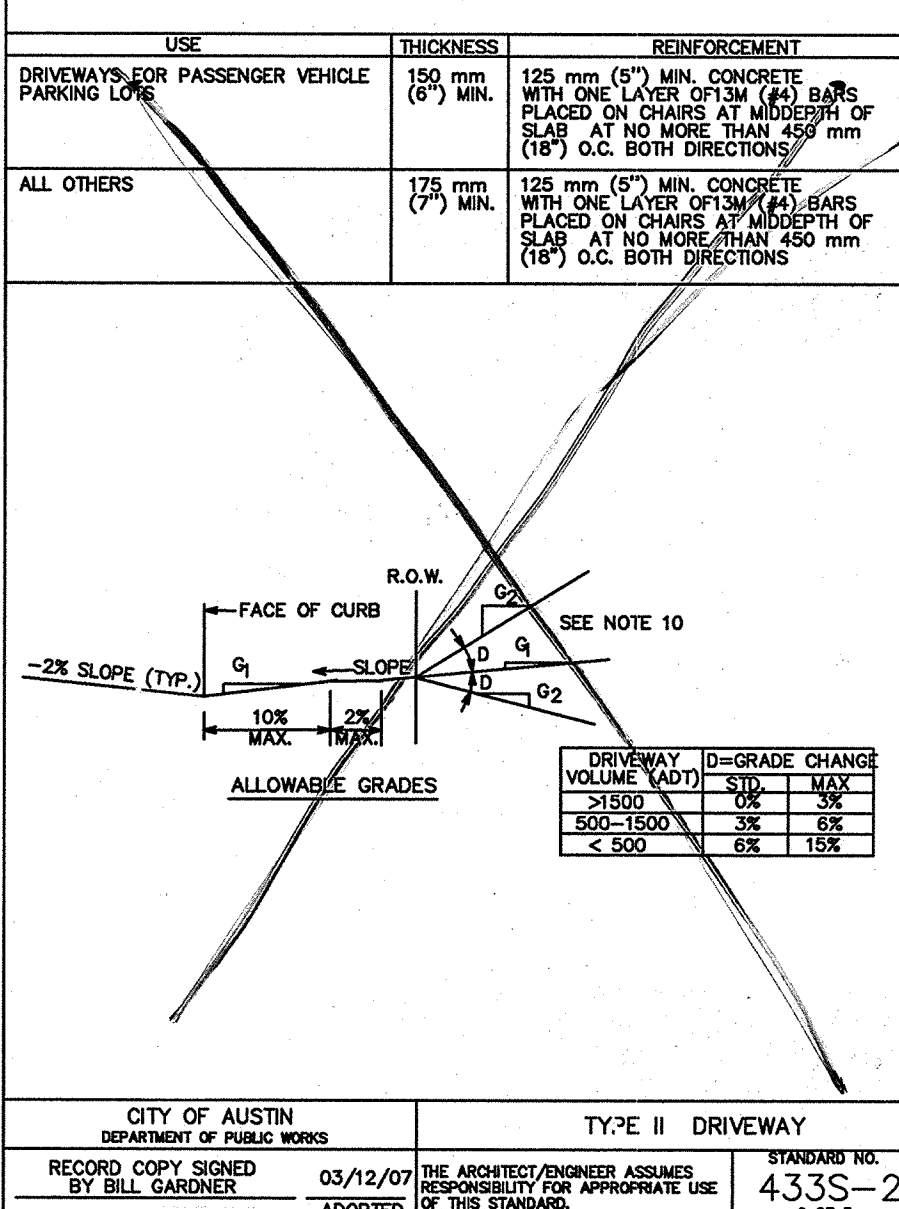
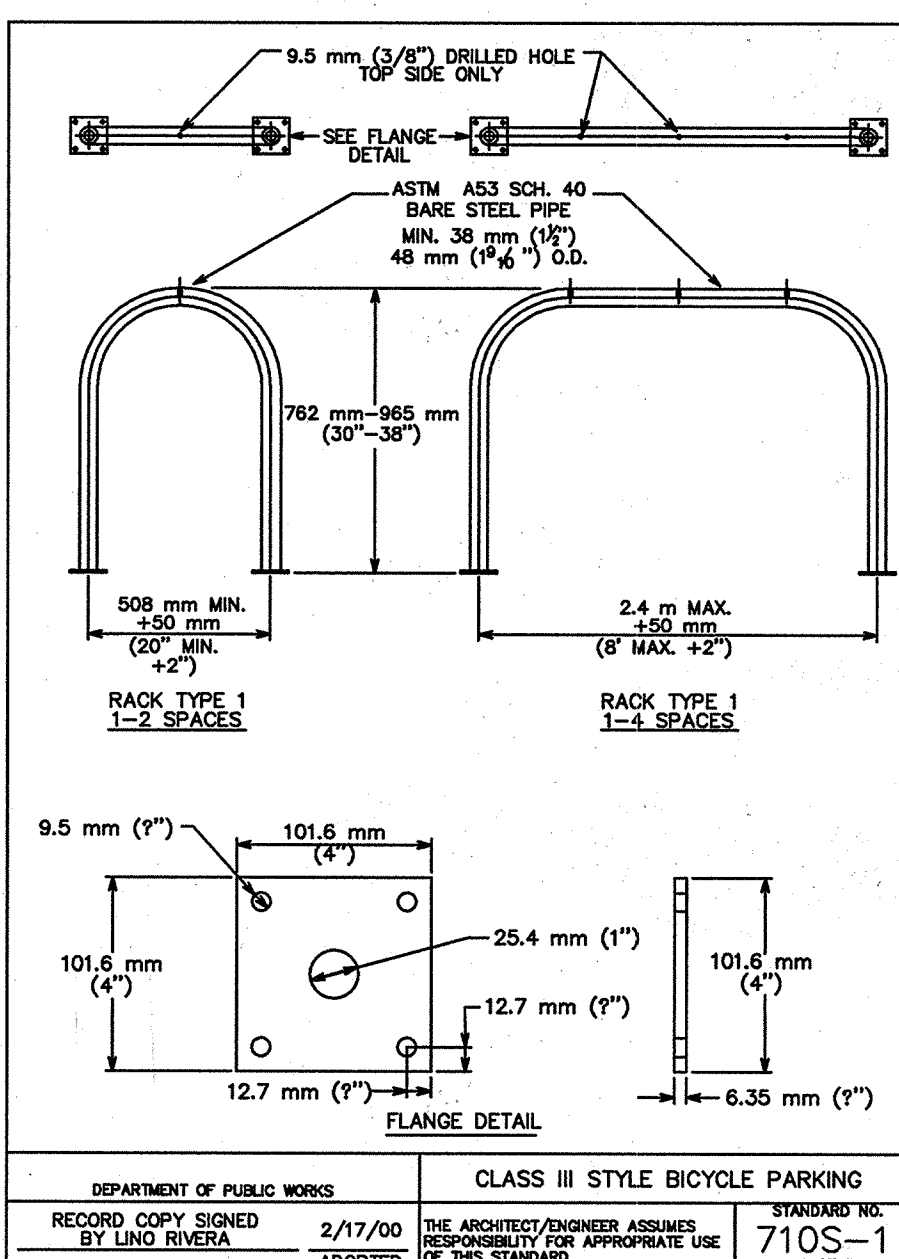
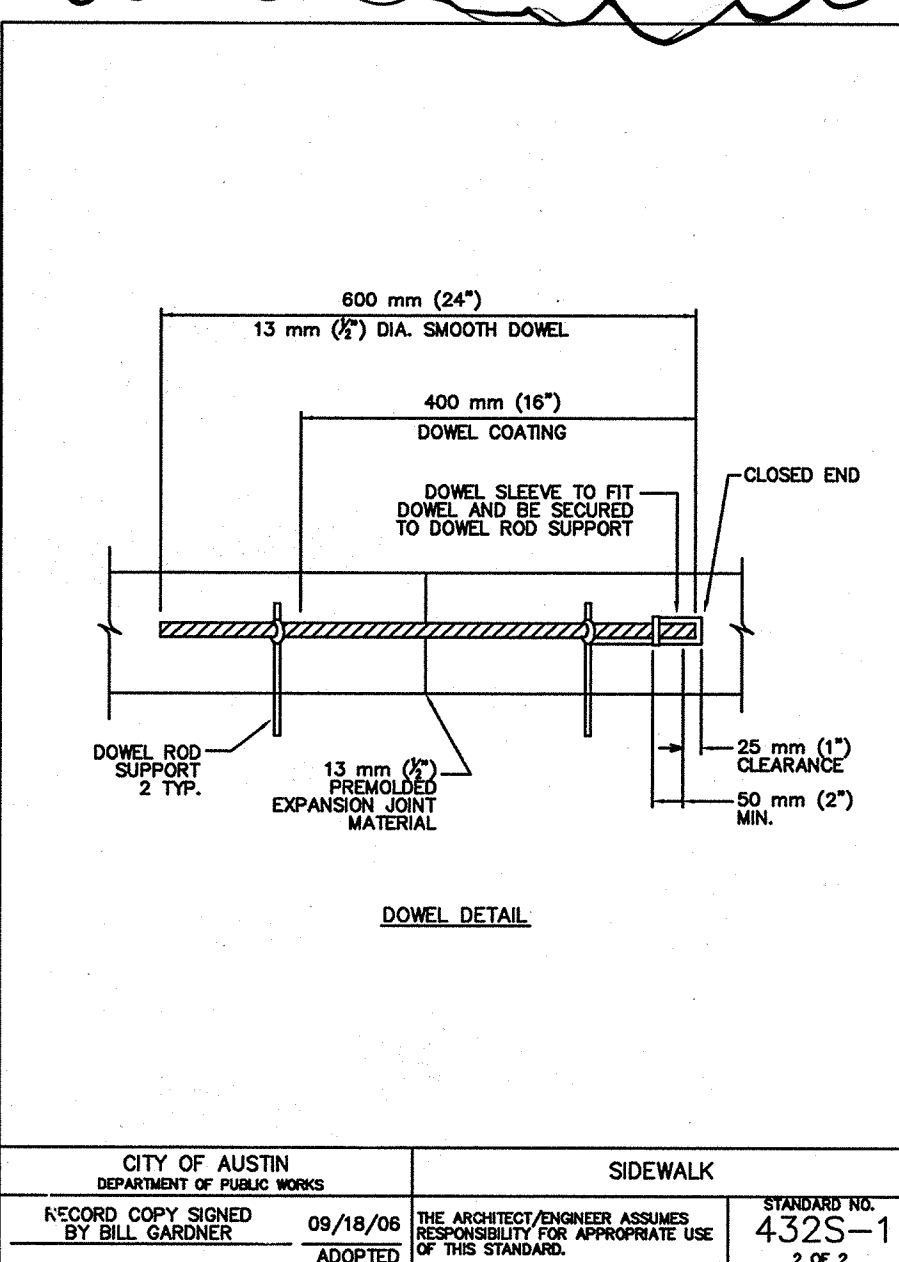
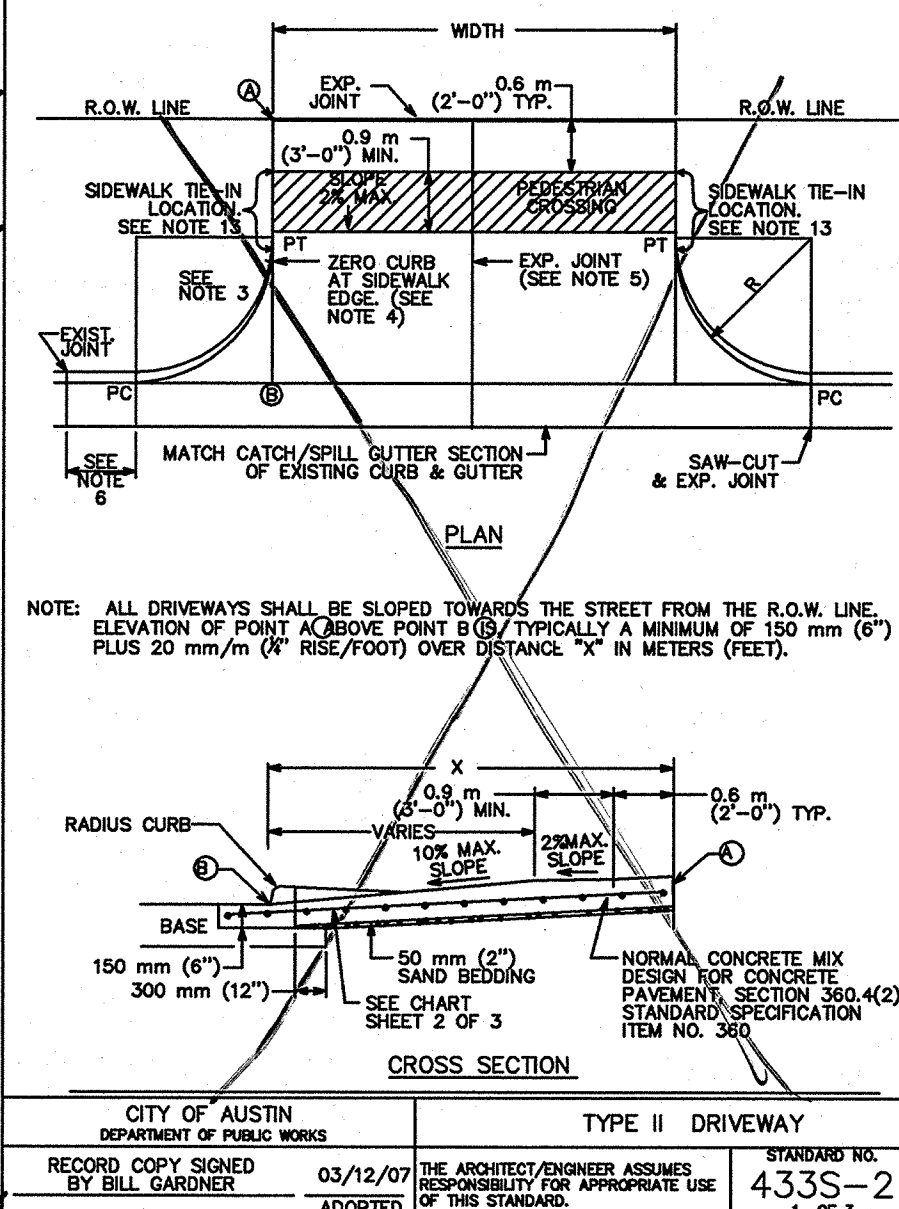
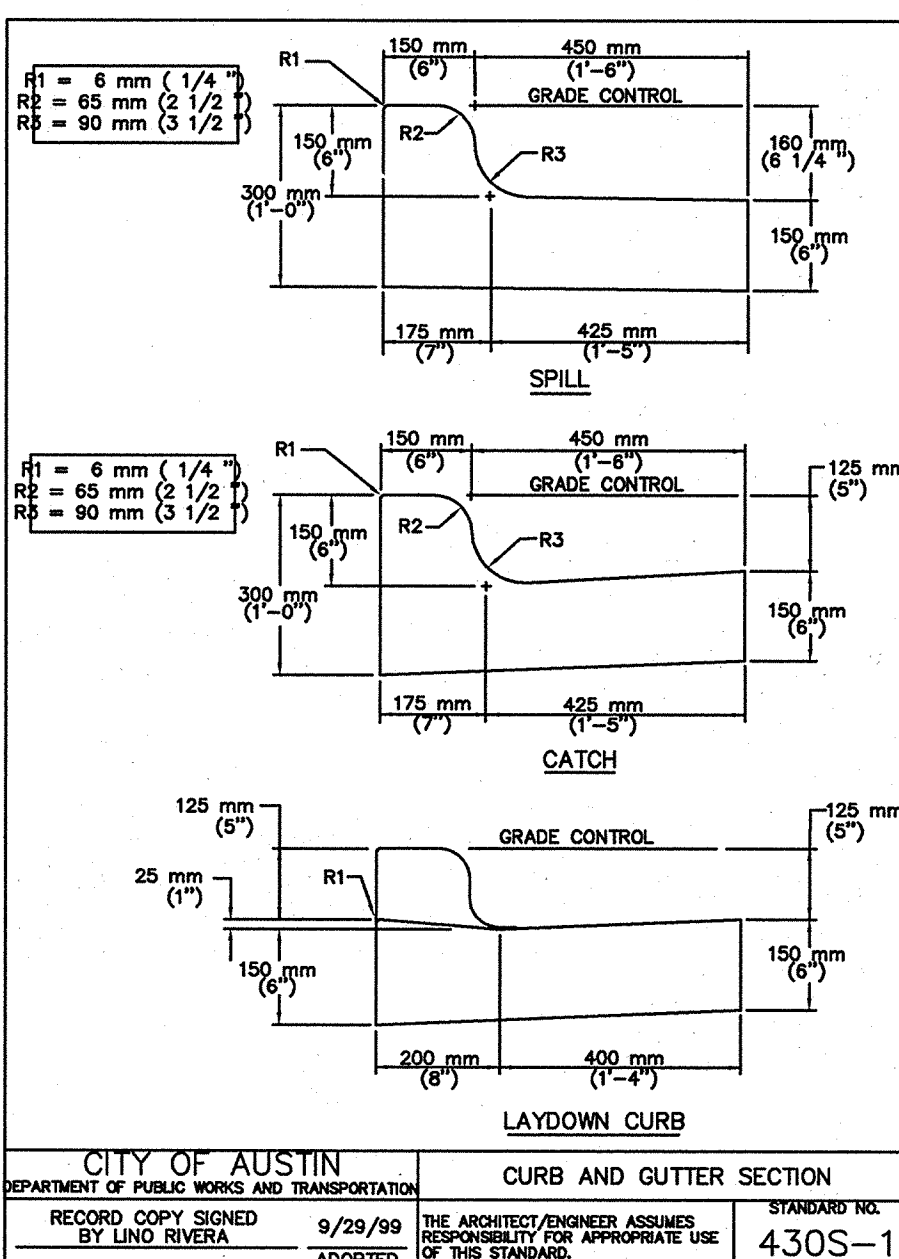
X RELEASE OF THE CERTIFICATE OF OCCUPANCY BY WPDOR DEPARTMENT (INSIDE THE CITY LIMITS); OR  
INSTALLATION OF AN ELECTRIC OR WATER METER (IN THE FIVE-MILE ETL).  
THE ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DRAINAGE, EROSION, AND DETENTION FACILITIES WERE PROPERLY CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS.

\_\_\_ OWNER: \_\_\_\_\_  
REAGAN NATIONAL ADVERTISING INC.  
 9211 US HIGHWAY 290 EAST  
 \_\_\_ OWNER: PHONE # (512) 926-7740 ADDRESS AUSTIN, TEXAS 78724  
 \_\_\_ OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS:  
BURY + PARTNERS, INC. PHONE # (512) 328-0011  
 \_\_\_ PERSON OR FIRM RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL  
 MAINTENANCE: \_\_\_\_\_  
REAGAN NATIONAL ADVERTISING INC. PHONE # (512) 926-7740  
 \_\_\_ PERSON OR FIRM RESPONSIBLE FOR TREE/NATURAL AREA PROTECTION  
 MAINTENANCE: \_\_\_\_\_  
REAGAN NATIONAL ADVERTISING INC. PHONE # (512) 926-7740

1. THE AUSTIN FIRE DEPARTMENT REQUIRES ASPHALT OR CONCRETE PAVEMENT PRIOR TO CONSTRUCTION AS AN "ALL WEATHER DRIVING SURFACE."
2. HYDRANTS MUST BE INSTALLED WITH THE CENTER OF THE 4-INCH OPENING AT LEAST EIGHTEN (18) INCHES ABOVE FINISHED GRADE. THE 4-INCH OPENING MUST FACE THE DIRECTION OF STREET WITH THREE FEET TO SIX (6) FOOT SETBACK FROM CURBLINE(S). NO OBSTRUCTION IS ALLOWED WITHIN THREE (3) FEET OF ANY HYDRANT AND THE 4-INCH OPENING MUST BE TOTALLY UNOBSTRUCTED FROM THE STREET.
3. TIMING OF INSTALLATION: WHEN FIRE PROTECTION FACILITIES ARE INSTALLED BY THE DEVELOPER, SUCH FACILITIES INCLUDE ALL SURFACE ACCESS ROADS WHICH SHALL BE CONSTRUCTED AND MAINTAINED TO THE SAME STANDARD AS THE ADJACENT PUBLIC STREET. CONSTRUCTION, WHERE ALTERNATE METHODS OF PROTECTION ARE PROVIDED, AS APPROVED BY THE FIRE CHIEF, THE ABOVE MAY BE MODIFIED OR WAIVED.
4. ALL PERVIOUS/DECORATIVE PAVING SHALL BE ENGINEERED AND INSTALLED FOR 80,000 LB. LIVE VEHICLE LOADS. ANY PERVIOUS/DECORATIVE PAVING WITHIN 100' OF ANY BUILDING MUST BE APPROVED BY THE FIRE DEPARTMENT.
5. COMMERCIAL DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR GREATER SHALL BE PROHIBITED WITHIN TEN (10) FEET OF OPENINGS, COMBUSTIBLE WALLS, OR COMBUSTIBLE EAVE LINES.
6. FIRE LANES DESIGNATED ON SITE PLAN SHALL BE REGISTERED WITH CITY OF AUSTIN FIRE MARSHAL'S OFFICE AND INSPECTED FOR FINAL APPROVAL.
7. VERTICAL CLEARANCE REQUIRED FOR FIRE APPARATUS IS 14 FEET, 0 INCHES FOR FULL WIDTH OF ACCESS DRIVE.

\* THE FOLLOWING NOTES ARE INTENDED IN REGARDS TO THE DRIVEWAY IN THE TXDOT ROW

1. LANE CLOSURES ARE ONLY ALLOWED FROM 8 PM - 6AM SUNDAY EVENING THROUGH FRIDAY MORNING.
2. LANE CLOSURES ARE NOT ALLOWED IF THE PAVEMENT IS WET OR ICY.



FILE NUMBER: SP-2007-0556C \_\_\_\_\_ EXPIRATION DATE: 06-08-11  
CASE MANAGER: JONNA GRANT \_\_\_\_\_ APPLICATION DATE: 10-03-07  
APPROVED ADMINISTRATIVELY ON: 06-08-2008  
APPROVED BY PLANNING COMMISSION ON: \_\_\_\_\_  
APPROVED BY CITY COUNCIL ON: \_\_\_\_\_  
Under Section 20 of Chapter 25A of the Austin City Code.  
Singing For Director, Watershed Protection and Development Review Department  
DATE OF RELEASE: 5/18 of 8 PAGING: GR-CO-1P  
Rev. 1 \_\_\_\_\_ Correction 1 06-20-12  
Rev. 2 \_\_\_\_\_ Correction 2 \_\_\_\_\_  
Rev. 3 \_\_\_\_\_ Correction 3 \_\_\_\_\_  
RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION  
OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE  
APPLICANT. THE ENGINEER OF THIS APPLICATION IS SOLELY RESPONSIBLE  
FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER  
SUBMISSION. THE ENGINEER OF THIS APPLICATION IS RESPONSIBLE FOR  
CODE COMPLIANCE BY CITY ENGINEER.