

**SURVEY INFORMATION**

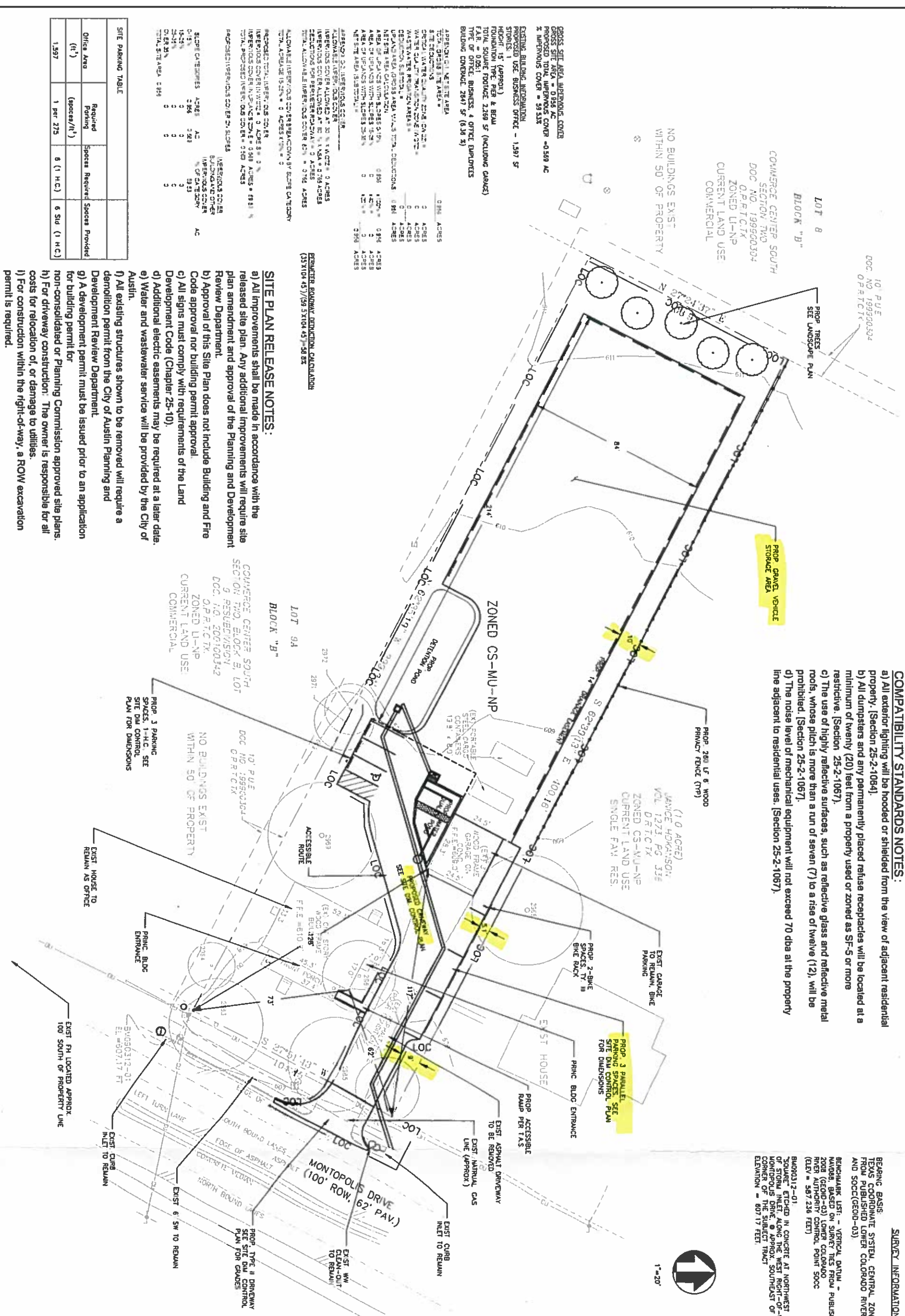
BEARING BASIS:  
 TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 GRID, BASED ON SURVEY TIES  
 FROM PUBLISHED LOWER COLORADO RIVER AUTHORITY CONTROL POINTS AT 40, AZC2  
 AND SOCC(GE00-03)

BENCHMARK LIST: - VERTICAL DATUM -  
 NAVD83, BASED ON SURVEY TIES FROM PUBLISHED  
 2008 (GE00-03) LOWER COLORADO  
 RIVER AUTHORITY CONTROL POINT 500C  
 (ELEV = 587.236 FEET)

BARR0112-01  
 BARR0112-01 CHECKED IN CONCRETE AT NORTHWEST CORNER  
 OF STORM INLET ALONG THE WEST RIGHT-OF-WAY OF  
 MONTOPOLIS DRIVE, @ APPROX. SOUTH-EAST OF THE  
 CORNER OF THE SUBJECT TRACT  
 (ELEVATION = 807.17 FEET)

**LEGEND**

- CHALK LINE FENCE
- WOOD FENCE
- UTILITY POLE
- DOWN CUT MASONRY
- OVERHEAD UTILITY LINE
- TELEPHONE BOX
- UTILITY MASON
- STORM SEWER MANHOLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- WASTEWATER MANHOLE
- WASTEWATER CLEANOUT
- SOIL POST
- ROUND MANHOLE
- FLUO SQUARE DATE MUP
- PUBLIC UTILITY DASHBOARD
- FIRM
- P.U.E.



- COMPATIBILITY STANDARDS NOTES:**
- All exterior lighting will be hooded or shielded from the view of adjacent residential property. [Section 25-2-1084].
  - 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. [Section 25-2-1067].
  - The use of highly reflective surfaces, such as reflective glass and reflective metal roofs, whose pitch is more than a run of seven (7) to a rise of twelve (12), will be prohibited. [Section 25-2-1067].
  - The noise level of mechanical equipment will not exceed 70 dba at the property line adjacent to residential uses. [Section 25-2-1067].

**SITE PLAN RELEASE NOTES:**

- All improvements shall be made in accordance with the released site plan. Any additional improvements will require site plan amendment and approval of the Planning and Development Review Department.
- Approval of this Site Plan does not include Building and Fire Code approval nor building permit approval.
- All signs must comply with requirements of the Land Development Code (Chapter 25-10).
- Additional electric easements may be required at a later date.
- Water and wastewater services will be provided by the City of Austin.
- All existing structures shown to be removed will require a demolition permit from the City of Austin Planning and Development Review Department.
- A development permit must be issued prior to an application for building permit for non-consolidated or Planning Commission approved site plans.
- For driveway construction: The owner is responsible for all costs for relocation of, or damage to, utilities.
- For construction within the right-of-way, a ROW excavation permit is required.

**SITE PARKING TABLE**

Office Area (ft <sup>2</sup> )	Required Parking (spaces/ft <sup>2</sup> )	Spaces Required	Spaces Provided
1,597	1 per 275	6 (1 H.C.)	6 Sid (1 H.C.)

**APPROXIMATE SITE AREA**  
 TOTAL GROSS SITE AREA = 0.88 ACRES  
 TOTAL NET SITE AREA = 0.88 ACRES  
 TOTAL ALLOWABLE IMPROVEMENTS COVER = 0.88 ACRES

**EXISTING BUILDING INFORMATION**  
 PROPOSED USE: BUSINESS OFFICE - 1,597 SF  
 STORIES: 1  
 HEIGHT: 15 (APPROX)  
 FOUNDATION: PIER & BEAM  
 TOTAL SQUARE FOOTAGE: 2,188 SF (INCLUDING GARAGE)  
 TYPE OF OFFICE: BUSINESS, 4 OFFICE EMPLOYEES  
 BUILDING COVERAGE: 2847 SF (8.38 %)

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**REVISIONS**

NO.	DESCRIPTION	BY	DATE	APPR. DATE

REGISTERED ENGINEER  
 STATE OF TEXAS

DONALD D. JONES, P.E.  
 C.O.R.#12176 REG.#100918



**SITE PLAN**

SOUTHERN DATACOM INC. SITE IMPROVEMENTS  
 3508 MONTOPOLIS DRIVE



SCALE: 1" = 20'

DATE: November, 2014

SHEET NO. 2 OF 12