



FIRE LANE MARKINGS

FIRE ZONE MARKINGS
FIRE LANES TO BE MARKED BY PAINTING 6" WIDE STRIP ON PAVEMENT ALONG FIRE LANE AND CURB RED WITH WHITE STENCILING READING "FIRE ZONE/TOW-AWAY ZONE" WITH LETTERING AT LEAST 3 INCHES IN HEIGHT. SUCH STENCILING SHALL BE AT INTERVALS OF 35 FEET OR LESS. IN ADDITION, SIGNS SHALL BE POSTED AT BOTH ENDS OF A FIRE ZONE ALONG CURB ONLY.

CURVE TABLE

NUMBER	RAIUS	ARC	CH. HI. ARING	CHORD
C1	554.67'	468.26'	S03°40'33"W	456.38'
IC1	1554.67'	1469.18'	S04°49'09"W	1455.32'
C2	563.49'	137.11'	N12°47'12"W	136.77'

LOT 1-A
TOKYO ELECTRON AMERICA, INC.
VOLUME 98, PAGE 287
P.R.T.C.T.x.

LOT 2-A2
3.613 ACRES

LOT 2, BLOCK "C"
MARSHALL HILLS SECTION 2
VOLUME 76, PAGE 279
P.R.T.C.T.x.

LOT 2, BLOCK "C"
MARSHALL HILLS SECTION 2
VOLUME 76, PAGE 279
P.R.T.C.T.x.

MI-NP
(CUSTOM MANUFACTURING)

RPC INVESTMENTS & THE NATURE
VOLUME 10887, PAGE
R.P.R.T.C.T.x.

GR-MU-CO-NP
(UNDEVELOPED)

LI-NP
(UNDEVELOPED)

LI-NP
(LIGHT MANUFACTURING)

CS-NP

CS-NP
(VACANT)

CS-NP
(VACANT)

CS-NP

CS-NP
(GYM)

CS-NP
(OFFICE)

CS-NP
(OFFICE)

CS-NP
(VACANT)

SITE CALCULATIONS:

NET AREA OF SITE ZONING	72.34 AC
EXISTING FAR IMPERVIOUS COVER	0.221
PROPOSED FAR IMPERVIOUS COVER	0.321 (from COA LOC 25-2-460)
TOTAL BLDG FLOOR AREA	86,428 SF
SIDEWALKS & DRIVEWAYS	20,253 SF
TOTAL PAVED AREA	106,681 SF
TOTAL C ALLOWABLE I.C. MAXIMUM HEIGHT BUILDING COVERAGE	430,024 SF / 99.428 AC

BUILDING:

FOOTPRINT	98,428
TOTAL SQUARE FEET	173,577
STORIES	3
FFE - First Level	588 FT
FFE - Second Level	587 FT
FFE - Third Level	901 FT
FOUNDATION	Pier and Beam

MRAB - Service Building

FOOTPRINT	11,231 SF
SQUARE FEET	5,573 SF
STORIES	1
FFE	585.50 FT
FOUNDATION	Pier and Beam

Austin Energy System Control Center

PROPOSED (Building renovation/extension)	1st Floor	2nd Floor	3rd Floor	4th Floor
Communication services storage	37,900	13,831	13,831	13,831
Meeting space	4,430	4,430	4,430	4,430
Communication services storage	98,349	74,686	24,683	18,258
Communication services storage	1,588	1,588	1,588	1,588

Building Space

Building Space	173,577
Urban Core 20% reduction (LDC 25-5-478)	-59
Spaces Required	233
Spaces Provided	280

MRAB Building Space

MRAB Building Space	10,979
Urban Core 20% reduction (LDC 25-5-478)	-3
Spaces Required	13
Spaces Provided	68

Total Parking

Total Parking	194,556
Spaces Provided	47,569
Spaces Required	248

Additional Parking:
Employee Parking (standard)
Motorcycle Parking
ADA Spaces
Outdoor Vehicle Storage
Covered Vehicle Storage

Total Vehicle Spaces Provided: 448
(Bicycle 5% of vehicle parking)
Bicycle parking spaces required: 22
Bicycle parking spaces provided: 27

- SITE NOTES:**
- ALL EXTERIOR LIGHTING WILL BE FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER 11.25, ARTICLE 11.02, AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE IN THE POSITION OF LIGHT FIXTURES SHALL BE SUBMITTED TO THE CITY OF AUSTIN FOR APPROVAL IN COMPLIANCE WITH SECTION 11.02.03.
 - SEWERING OR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS OR OF EQUAL QUALITY TO PRINCIPAL BUILDING MATERIALS.
 - COMPLIANCE WITH BUILDING DESIGN STANDARDS, ARTICLE 2 OF SUBCHAPTER 11.02 IS REQUIRED AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING PLAN REVIEW.
 - LANDSCAPE ARCHITECTURE AND SHOWING ON THE LAYOUT AND SEEN WITHIN COURTS SHALL BE REVIEWED FOR COMPLIANCE WITH SECTION 11.02.03.
 - ALL BUILDINGS WILL REQUIRE SILVER LEAF CERTIFICATION.
 - 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 LEAD DEVELOPMENT CODE CHAPTER 25.10.
 - ADDITIONAL ELECTRICAL INSTALLATIONS 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 FIRST TO AN APPLICATION FOR BUILDING PERMIT FOR EACH CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLAN.
 - FOR CONSTRUCTION CONTROL, THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO, UTILITIES.
 - FOR CONSTRUCTION WITHIN 10' OF RIGHT OF WAY, A NEW SIGNIFICATION PERMIT IS REQUIRED. UTILITIES MUST BE RELOCATED AS PER LDC 25.1.02 ARE AS FOLLOWS: (1) AT LEAST 10% OF THE PROPOSED PAVING AND DRIVE AREA IS CONSTRUCTED TO A MINIMUM OF 15" MINIMUM WITH CURB AND AT LEAST 2' SHOULDER FACILITIES AND AT LEAST 12" CURB AND 12" DRIVEWAY. THE STREET DOES NOT OCCUR MORE FREQUENTLY THAN 300 FEET.
 - THERE ARE NO BUILDINGS WITHIN 50 FEET OF THE RIGHT OF WAY OR PROPERTY LINE ON ADJOINING LOTS.

- COMPATIBILITY NOTES:**
- ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY (SECTION 25.2.10A).
 - ALL SIGNAGE AND ANY PERMANENTLY PLACED REFLECTORS WILL BE LOCATED AT A MINIMUM TWENTY FEET FROM A PROPERTY LINE OR CORNER AS PER SUBCHAPTER 11.02 (SECTION 25.2.10B).
 - THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS HIGH GLASS AND REFLECTIVE METAL ROOFS, WHICH FIT WITHIN A 15' OF THE TOP OF THE SIGNAGE, WILL BE PROHIBITED (SECTION 25.2.10C).
 - THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES (SECTION 25.2.10D).

NOTES:
1. SEE SHEET C204 FOR APPENDIX Q.1. NET SITE AREA, CALL CALLS AT THIS POINT.
2. LIMITS OF CONSTRUCTION ARE SHOWN ON SHEET C203.

APPROVAL:

SITE PLAN APPROVAL: _____ DATE: _____
FILE NUMBER: _____ APPLICATION DATE: _____
APPROVED BY: _____ OFFICIAL: _____
EXPIRATION DATE: (3-31-11) CASE NUMBER: _____
PROJECT EXPIRATION DATE: (3-31-11) DRIVE: _____
DISEASE: _____
RELEASED FOR GENERAL COMPLIANCE: _____
Rev. 1: _____
Rev. 2: _____
Rev. 3: _____

FINAL PLAN MUST BE REVIEWED BY THE PROJECT EXPIRATION DATE. IF APPLICABLE, SUBMITTER MUST SUBMIT A REVISION WITHIN THE TIME PERIOD AND ALL NECESSARY PERMITS AND NOTICES OF CONSTRUCTION. IF A BUILDING PERMIT IS NOT SUBMITTED, MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

SPC-2010-0074C

CONTRACTOR APPROVED BY: _____ DATE: _____

NO.	CONSTRUCTION DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		



RAYMOND CHAN & ASSOCIATES, INC.
Consulting Civil Engineers
4319 James Casey Street, Ste 300 • Austin, TX 78745
Office: (512) 480-8155 • Fax: (512) 480-8811
www.rchassociates.com
TEXAS FIRM REGISTRATION NO. F-492

AUSTIN ENERGY SYSTEM CONTROL CENTER
2500 MONTROPOLIS DR, AUSTIN, TEXAS 78744

SITE IMPROVEMENTS
PROPOSED SITE PLAN

JOB: _____
PROJECT: _____
SHEET: _____

DATE: 06/25/10
UPDATED: _____
DESIGN: TC AW
DRAWN: RT CD
CHECKED: _____
DATE PLOTTED: 06/25/10

SHEET
C202
4 OF 50

010