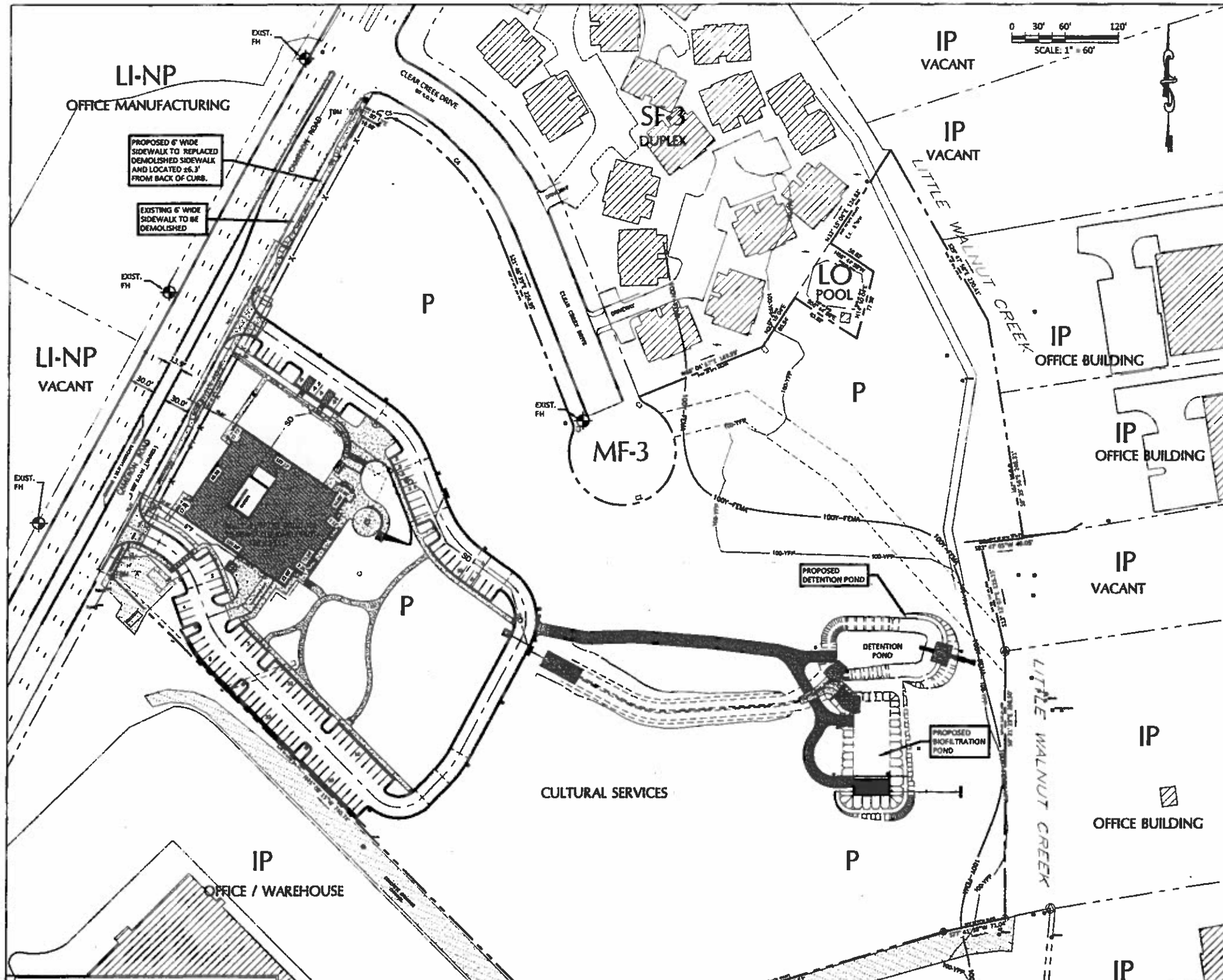
C3



SITE RELEASE NOTES:

1. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
2. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDINGS AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
3. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE. (SECTION 13-2, ARTICLE VII).
4. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
5. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
6. FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO, UTILITIES.
7. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A CONCRETE PERMIT IS REQUIRED.

COMPATIBILITY STANDARD NOTES:

A. ALL EXTERIOR LIGHTING WILL BE HOODED SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY.

Figure 4b. Examples of fully-shielded light fixtures

B. ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF (20) FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE. [SECTION 25-2-1067]

C. THE USE OF A HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RUN OF SEVEN (7) TO RISE OF TWELVE (12), WILL BE PROHIBITED.

D. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES.

GENERAL NOTES:

1. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIAL.
2. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OF PERSON STANDING ON PROPERTY LINE ON FAR SIDE OF ADJACENT PUBLIC STREET.

LIGHTING NOTE:

ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5. ALL SITE LIGHTING TO BE LOCATED ON THE BUILDING WILL BE IN COMPLIANCE WITH SUBCHAPTER E 2.5, AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E."

SUBCHAPTER E 2.3.2.B.3 OPTIONS

1. INTERNAL UTILITY LINES ARE LOCATED WITHIN DRIVE ISLES
2. CURB CUTS ARE LIMITED.
3. THIS SITE PLAN IS SUBJECT TO SUBCHAPTER E OF THE LAND DEVELOPMENT CODE (COMMERCIAL DESIGN STANDARDS).

LEED:

ALL BUILDINGS WILL REQUIRE SILVER LEED CERTIFICATION.

ZONING DESIGNATION LEGEND

IP	INDUSTRIAL PARK		
LI	LIMITED INDUSTRIAL SERVICES	P	PUBLIC DISTRICT
LO	LIMITED OFFICE	SF-3	FAMILY RESIDENCE
MF-3	MULTI - FAMILY RESIDENCE - MEDIUM DENSITY		

SITE PLAN RELEASE

SITE PLAN APPROVAL SHEET 1 OF 4
FILE NUMBER: SP-2011-0270C APPLICATION DATE: _____
APPROVED BY COMMISSION ON _____ UNDER SECTION _____ OF CHAPTER _____ OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81, LDC) _____ CASE MANAGER Joe Walsh
PROJECT EXPIRATION DATE (GRD.REVIEW) _____ SWPP NO. _____ DOE YR _____

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FLINTCO
Constructive Solutions
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AUSTIN, TX 78754
PHONE: 512.891.7224 FAX: 512.891.7229

CONSULTANT:
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CHAN & PARTNERS ENGINEERING, LLC
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E-mail: info@chanpartners.com
WWW.CHANPARTNERS.COM
TBPELS REGISTRATION NO. F-12013

CLIENT:

CITY OF AUSTIN FOUNDED 1839

PROJECT NAME:

Asian American Resource Center

8401 Cameron Rd.
Austin, TX 78754

No.	Date	Description

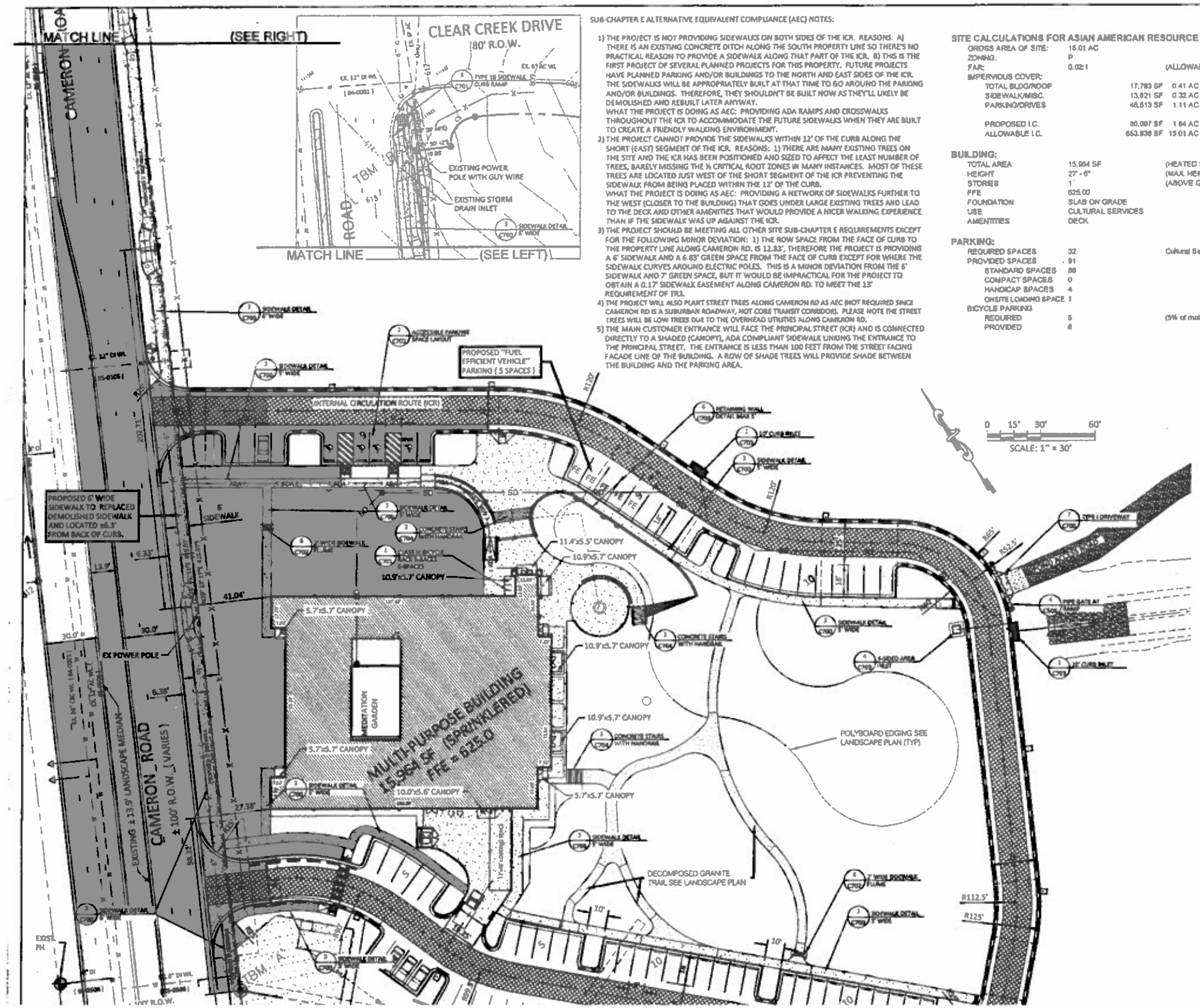
ISSUE LOG

PROFESSIONAL SEALS:

STATE OF TEXAS
DAVID URBAN
82763
LICENSED PROFESSIONAL ENGINEER
3/26/2012

SHEET TITLE:

SITE PLAN - SHEET 1



SUB-CHAPTER E ALTERNATIVE EQUIVALENT COMPLIANCE (AEC) NOTES:

1) THE PROJECT IS NOT PROVIDING SIDEWALKS ON BOTH SIDES OF THE ICR. REASONS: A) THERE IS AN EXISTING CONCRETE DITCH ALONG THE SOUTH PROPERTY LINE SO THERE'S NO PRACTICAL REASON TO PROVIDE A SIDEWALK ALONG THAT PART OF THE ICR. B) THIS IS THE FIRST PROJECT OF SEVERAL PLANNED PROJECTS FOR THIS PROPERTY. FUTURE PROJECTS HAVE PLANNED PARKING AND/OR BUILDINGS TO THE NORTH AND EAST SIDES OF THE ICR. THE SIDEWALKS WILL BE APPROPRIATELY BUILT AT THAT TIME TO GO AROUND THE PARKING AND/OR BUILDINGS. THEREFORE, THEY SHOULDN'T BE BUILT NOW AS THEY'LL LIKELY BE DEMOLISHED AND REBUILT LATER ANYWAY.
WHAT THE PROJECT IS DOING AS AEC: PROVIDING ADA RAMPS AND CROSSWALKS THROUGHOUT THE ICR TO ACCOMMODATE THE FUTURE SIDEWALKS WHEN THEY ARE BUILT TO CREATE A FRIENDLY WALKING ENVIRONMENT.
2) THE PROJECT CANNOT PROVIDE THE SIDEWALKS WITHIN 12' OF THE CURB ALONG THE SHORT (EAST) SEGMENT OF THE ICR. REASONS: 1) THERE ARE MANY EXISTING TREES ON THE SITE AND THE ICR HAS BEEN POSITIONED AND SIZED TO AFFECT THE LEAST NUMBER OF TREES, BARELY MISSING THE ½ CRITICAL ROOT ZONES IN MANY INSTANCES. MOST OF THESE TREES ARE LOCATED JUST WEST OF THE SHORT SEGMENT OF THE ICR PREVENTING THE SIDEWALK FROM BEING PLACED WITHIN THE 12' OF THE CURB.
WHAT THE PROJECT IS DOING AS AEC: PROVIDING A NETWORK OF SIDEWALKS FURTHER TO THE WEST (CLOSER TO THE BUILDING) THAT GOES UNDER LARGE EXISTING TREES AND LEAD TO THE DECK AND OTHER AMENITIES THAT WOULD PROVIDE A NICER WALKING EXPERIENCE THAN IF THE SIDEWALK WAS UP AGAINST THE ICR.
3) THE PROJECT SHOULD BE MEETING ALL OTHER SITE SUB-CHAPTER E REQUIREMENTS EXCEPT FOR THE FOLLOWING MINOR DEVIATION: 1) THE ROW SPACE FROM THE FACE OF CURB TO THE PROPERTY LINE ALONG CAMERON RD. IS 12.83'. THEREFORE THE PROJECT IS PROVIDING A 6' SIDEWALK AND A 6.83' GREEN SPACE FROM THE FACE OF CURB EXCEPT FOR WHERE THE SIDEWALK CURVES AROUND ELECTRIC POLES. THIS IS A MINOR DEVIATION FROM THE 6' SIDEWALK AND 7' GREEN SPACE, BUT IT WOULD BE IMPRACTICAL FOR THE PROJECT TO OBTAIN A 0.17' SIDEWALK EASEMENT ALONG CAMERON RD. TO MEET THE 13' REQUIREMENT OF TRI.
4) THE PROJECT WILL ALSO PLANT STREET TREES ALONG CAMERON RD AS AEC (NOT REQUIRED SINCE CAMERON RD IS A SUBURBAN ROADWAY, NOT CORE TRANSIT CORRIDOR). PLEASE NOTE THE STREET TREES WILL BE LOW TREES DUE TO THE OVERHEAD UTILITIES ALONG CAMERON RD.
5) THE MAIN CUSTOMER ENTRANCE WILL FACE THE PRINCIPAL STREET (ICR) AND IS CONNECTED DIRECTLY TO A SHADED (CANOPY), ADA COMPLIANT SIDEWALK LINKING THE ENTRANCE TO THE PRINCIPAL STREET. THE ENTRANCE IS LESS THAN 100 FEET FROM THE STREET FACING FACADE LINE OF THE BUILDING. A ROW OF SHADE TREES WILL PROVIDE SHADE BETWEEN THE BUILDING AND THE PARKING AREA.

SITE CALCULATIONS FOR ASIAN AMERICAN RESOURCE CENTER

GROSS AREA OF SITE:	16.01 AC			
ZONING:	P			
FAR:	0.021			(ALLOWABLE = NA for P zoning)
IMPERVIOUS COVER:				
TOTAL BLDG/ROOF		17,783 SF	0.41 AC	2.7%
SIDEWALK/MISC.		13,821 SF	0.32 AC	2.1%
PARKING/DRIVES		48,513 SF	1.11 AC	7.4%
PROPOSED I.C.		80,097 SF	1.84 AC	12.3%
ALLOWABLE I.C.		653,830 SF	15.01 AC	100% (zoning or watershed limit, whichever is less)

BUILDING:

TOTAL AREA	15,964 SF	(HEATED SPACE)
HEIGHT	27' - 6"	(MAX. HEIGHT ABOVE GRADE)
STORIES	1	(ABOVE GRADE)
FFE	625.00	
FOUNDATION	SLAB ON GRADE	
USE	CULTURAL SERVICES	
AMENITIES	DECK	

PARKING:

REQUIRED SPACES	32	Cultural Services 1 per 500 sf
PROVIDED SPACES	91	
STANDARD SPACES	86	
COMPACT SPACES	0	
HANDICAP SPACES	4	
ONSITE LOADING SPACE	1	
BICYCLE PARKING		
REQUIRED	5	(5% of motor vehicle's spaces or 5, whichever is greater)
PROVIDED	6	

SITE LEGEND

- PROJECT BOUNDARY LINE
- EXISTING R.O.W./PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING PAVEMENT
- PROPOSED CURB & GUTTER
- ADA — ADA ACCESSIBLE ROUTE
- BUILDING LINE
- FIRE ZONE MARKINGS: FIRE LANES TO BE MARKED BY PAINTING THE 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. SEE DETAIL.
- INTERNAL CIRCULATION ROUTE (IRC)

NOTES:

1. DIMENSIONS ARE SHOWN ON THE DIMENSIONAL CONTROL PLAN. FOR PRECISE DIMENSIONS AND LOCATION OF SITE IMPROVEMENTS, ELECTRONIC FILES OF THE SITE LAYOUT WILL BE MADE AVAILABLE TO THE CONTRACTOR AND HIS SURVEYOR UPON REQUEST. FOR BUILDING DIMENSIONS, CONTRACTOR SHALL USE ARCHITECTURAL AND STRUCTURAL PLANS.
2. EXISTING UTILITIES ARE SHOWN PER CITY OF AUSTIN RECORD DRAWINGS.
3. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 INCHES. REFER TO GRADING SHEET(S).

SITE PLAN RELEASE

SITE PLAN APPROVAL SHEET 4 OF 41
FILE NUMBER: SP-2011-0270C APPLICATION DATE: _____
APPROVED BY COMMISSION ON _____ UNDER SECTION _____ OF CHAPTER _____ OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81, LDC) _____ CASE MANAGER Sue Welch
PROJECT EXPIRATION DATE (ORD.970905) _____ EXPIRE NO ____ DUE YES ____

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CONSULTANT:
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CHAN & PARTNERS ENGINEERING, LLC
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E-mail: info@chanpartners.com
WWW.CHANPARTNERS.COM
TEXAS REGISTRATION NO. F-13019

CLIENT:

PROJECT NAME:

Asian American Resource Center

8401 Cameron Rd.
Austin, TX 78754

No.	Date	Description

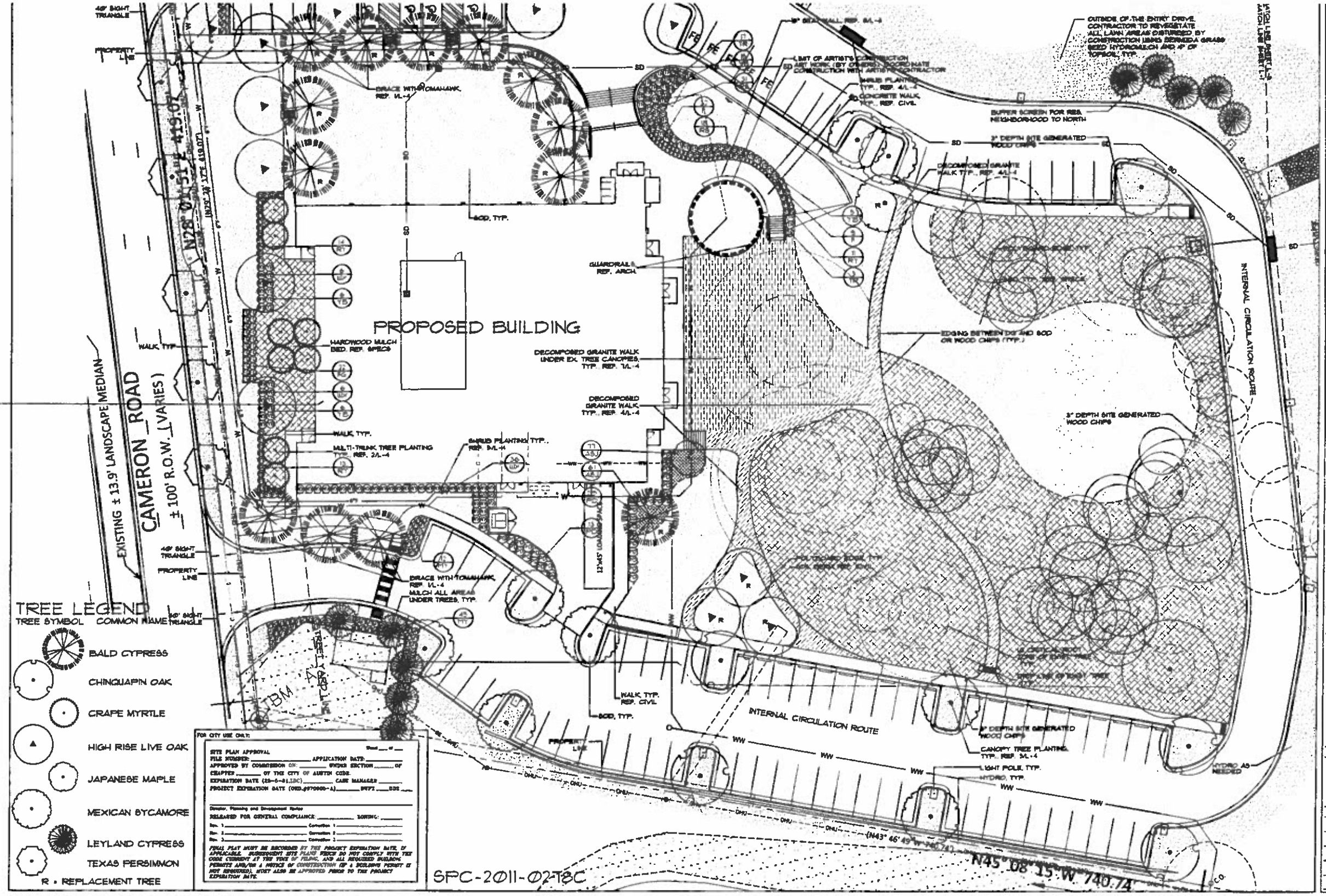
ISSUE LOG

PROFESSIONAL SEAL:

THE STATE OF TEXAS
DAVID URBAN
82763
LICENSED
PROFESSIONAL ENGINEER
3/26/2012

SHEET TITLE:

SITE PLAN - SHEET 2



TREE LEGEND

TREE SYMBOL	COMMON NAME
	BALD CYPRESS
	CHINQUAPIN OAK
	CRAPE MYRTLE
	HIGH RISE LIVE OAK
	JAPANESE MAPLE
	MEXICAN SYCAMORE
	LEYLAND CYPRESS
	TEXAS PERSIMMON

R = REPLACEMENT TREE

FOR CITY USE ONLY:

SITE PLAN APPROVAL Sheet ___ of ___
FILE NUMBER: _____ APPLICATION DATE:
APPROVED BY COMMISSION ON: _____ SUBMS SECTION _____ OF CHAPTER _____ OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81,LDC) _____ CASE MANAGER _____
PROJECT EXPIRATION DATE (ORD.970905-A) _____ DEV# ____ DDS ____

Director, Planning and Development Review
RELEASED FOR GENERAL COMPLIANCE _____ ZONING: _____
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

FINAL PLAT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION (OP & BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

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PHONE: 512.891.7224 FAX: 512.891.7229

CONSULTANT:

COLEMAN & ASSOCIATES

CLIENT:

CITY OF AUSTIN FOUNDED 1839

PROJECT NAME:

Asian American Resource Center

8401 Cameron Road
Austin, Texas 78754

No.	Date	Description

ISSUE LOG

PROFESSIONAL SEAL:

SHEET TITLE:

CITY SUBMITTAL / CD LANDSCAPE PLAN

SHEET INFORMATION:

JOB No. 100017724		Date Issued:	
Drawn By:	BJJ	Sheet Number:	39
Checked By:	MPF		
QC Review:	KGC		OF 45
Phase: CITY / CD			