

LEGEND:

PROPERTY BOUNDARY
STREET CENTERLINE
EXISTING LOT LINES/
EXISTING ROW
LIMITS OF CONSTRUCTION

1" = 40'

SITE PLAN 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 the Planning and Development Review Department.
2. Approval of this Site Plan does not include Building and Fire Code approval or building permit approval.
3. Approval of this Site Plan does not include approval of the Land Development Code (Chapter 25-10) with requirements of the Land Development Code (Chapter 25-10).
4. Additional electric easements may be required at a later date.
5. Water service will be provided by WCD #17, and OSSF will be utilized for wastewater.
6. All existing structures shown to be removed will require a demolition permit from the City of Austin.
7. A development permit must be issued prior to an application for building permit for non-consolidated or Planning Commission for driveway construction. The owner is responsible for all costs for relocation of, or damage to utilities.
8. For relocation within the right-of-way, a ROW excavation permit is required.
9. Approval of these plans by the City of Austin indicates compliance with applicable City regulations only. Approval by other departments does not constitute approval of the project or of construction. The applicant is responsible for determining what additional approvals may be necessary.

Notes:

1. All dimensions to curbs are measured to the back of curb lines unless otherwise noted.
2. Accessible parking spaces to be identified by a sign, centered at the head of the parking space. The sign must include the international symbol of accessibility and the word **RESERVED** or equivalent language. Characters and symbols on the sign must be located 80" minimum above the ground so that they cannot be obscured by a vehicle parked in the space.
3. Exact location and depth of existing underground utilities are shown on this plan. The applicant is responsible for the depth of all existing underground utilities prior to construction.
4. Yards, fences, vegetative screening or berms shall be provided to screen water quality ponds.
5. The site has been approved as a cohesive development. If portions of the tracts are sold, application for subdivision and site plan approval may be required.
6. All existing structures shown to be removed will require a demolition permit from the City of Austin. Issued prior to an application for building permit.
7. Development permit must be issued prior to an application for building permit.
8. Approval of this Site Plan does not include Building and Fire Code approval or building permit approval.
9. Approval of this Site Plan does not include approval of the Land Development Code (Chapter 25-10).
10. Additional electric easements may be required at a later date.
11. Water service will be provided by WCD NO. 17, and OSSF will be utilized for wastewater.
12. All existing structures shown to be removed will require a demolition permit from the City of Austin. Issued prior to an application for building permit.
13. Development permit must be issued prior to an application for building permit.
14. Approval of this Site Plan does not include approval of the Land Development Code (Chapter 25-10).
15. For relocation within the right-of-way, a ROW excavation permit is required.

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All responsibility for the adequacy of these plans remain with the Engineer who prepared them. In improving these plans, the City of Austin must rely upon the adequacy of the work of the Design Engineer.

SITE PLAN APPROVAL SHEET OF
FILE NUMBER: _____ APPLICATION DATE: _____
APPROVED BY: _____ UNDER SECTION _____ OF
CHAPTER _____ OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (25-1-1, LDC): _____ CASE NUMBER: _____
PROJECT EXPANSION DATE (25-1-1, LDC): _____ DMP# _____ 002

Director, Planning and Development Review
RELAYED FOR GENERAL COMPLIANCE: _____ ZONING: _____
Revised: _____ Correction: 1
Revised: _____ Correction: 2
Revised: _____ Correction: 3
First set must be recorded in the Project Expansions File, if applicable. Subsequent Sets must be recorded in the City of Austin File, and all recorded Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expansions File.

OVERALL SITE PLAN
VINEYARD BUSINESS CENTER, 620
OFFICE WAREHOUSE COMPLEX
PHASE III
2009 F.M. 620 NORTH
AUSTIN, TEXAS 78734

VIGIL & ASSOC.
FIRM REGISTRATION NO. F-4788
P.O. BOX 163314, AUSTIN, TEXAS 78716-3314
TEL 512-328-2667



REVISION	
NO.	DESCRIPTION

DATE

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