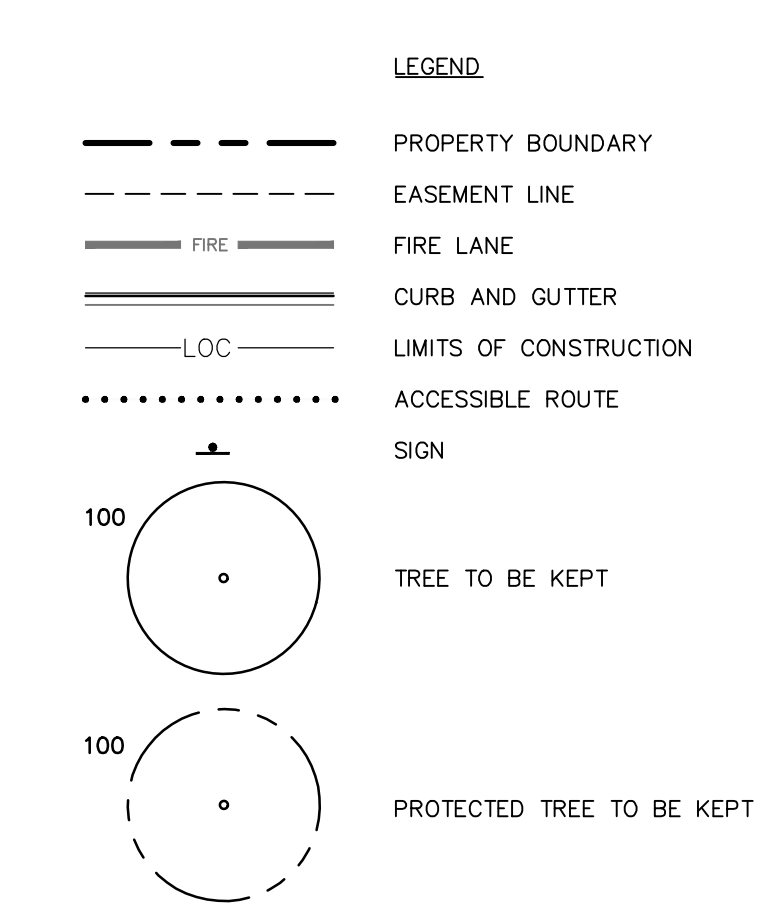
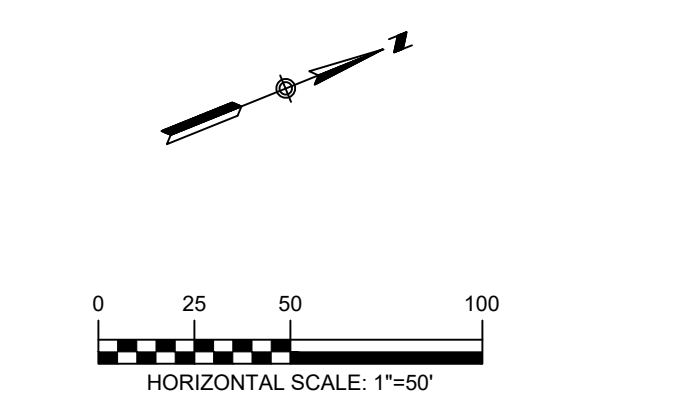
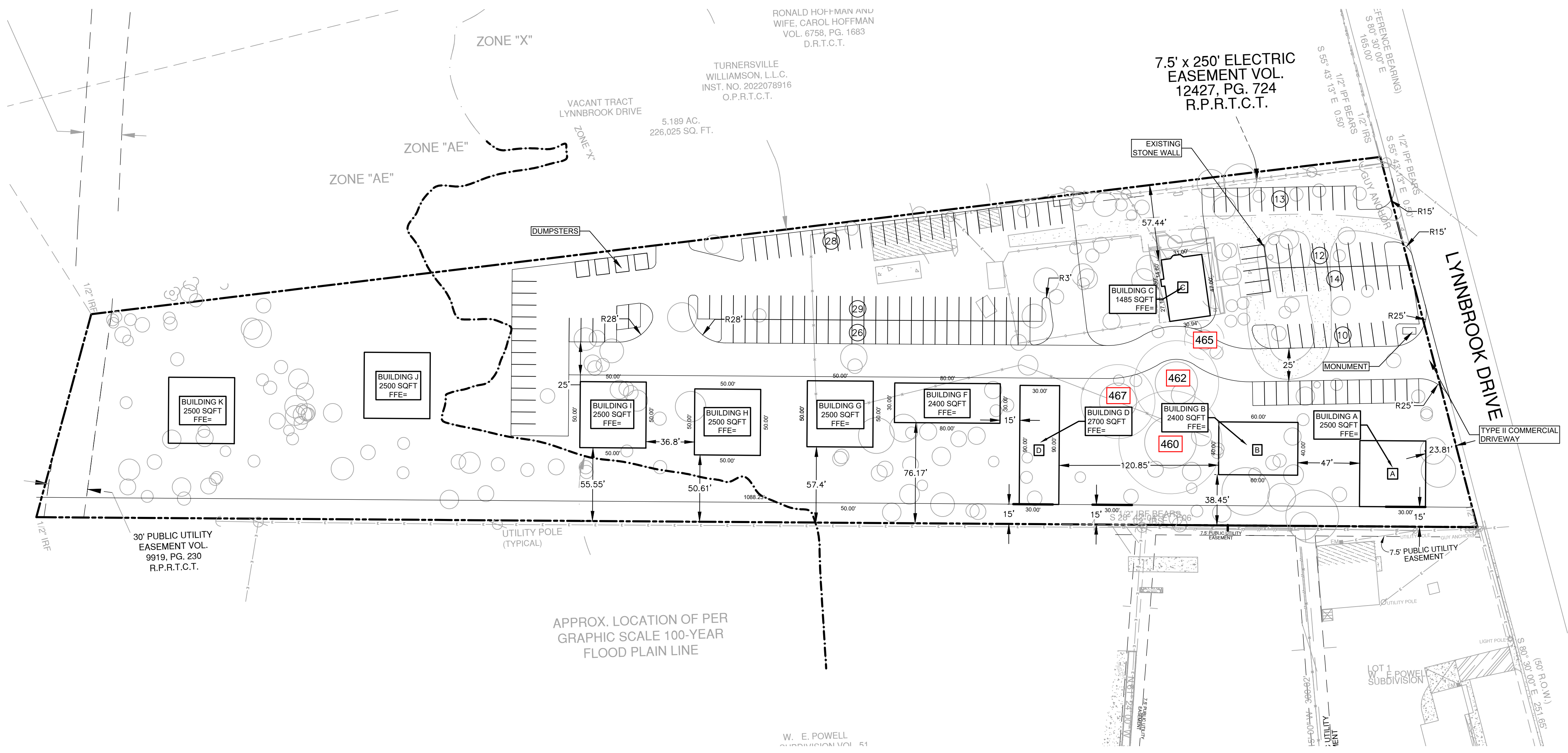


C:\CompanyData\Clients\0946 - James Slaton\005-24-Lynbrook Commercial Development\CAD\Sheets\0946-005-SITE.dwg - Layout - SITE AND DIMENSION CONTROL PLAN - Thu, May 02, 2024, 10:38am, By: Henry Jones



**TOTAL PROPOSED IMPERVIOUS COVER:**  
XX,XXX SF (XX%)

**TEXAS ONE CALL SYSTEM**  
1-800-245-4545

UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

NOTE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARES THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

**CAUTION - ELECTRICITY PRESENT**

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS THAT ENTER OR WORK ON THIS PROJECT ARE RESPONSIBLE FOR LOCATING, USING ONE-CALL OR THE ELECTRIC UTILITIES THEMSELVES, ALL OVERHEAD AND UNDERGROUND ELECTRICAL OF ANY NATURE AND FOR SAFEGUARDING ALL PERSONNEL ON THIS PROJECT, INCLUDING ANY OFF-SITE WORK AREAS SHOWN ON THE PLAN, FROM ANY INTERFERENCE WITH THE ELECTRIC LINES OR FROM DAMAGING, DIGGING UP OR UNCOVERING THE ELECTRIC LINES, GETTING A LADDER IN HARMS WAY OR ANY OTHER ACTIVITY OF ANY NATURE THAT COULD HARM ANY INDIVIDUAL IN ANY MANNER. THIS RESPONSIBILITY HEREBY REMOVES THE ENGINEER AND THE OWNER FROM ANY LIABILITY OF ANY NATURE.

NOTE: APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.

RELEASE OF THIS 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, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEER.

SITE PLAN APPROVAL SHEET 12 OF 20

FILE NUMBER **XX-###-####X** APPLICATION DATE **MONTH DD, YYYY**

APPROVED BY COMMISSION ON \_\_\_\_\_ UNDER SECTION **XXX**

OF CHAPTER **XX-X** OF THE CITY OF AUSTIN CODE.

EXPIRATION DATE (25-5-81, LDC) \_\_\_\_\_ CASE MANAGER **NAME**

PROJECT EXPIRATION DATE (ORD #970905-A) \_\_\_\_\_

DWPZ \_\_\_ DDZ \_\_\_

Planning and Development Review Department

RELEASED FOR GENERAL COMPLIANCE: \_\_\_\_\_ ZONING **XXXXXXXXXX**

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 (if a building permit is not required), must also be approved prior to the Project Expiration Date.*

- NOTES:**
- FIRE DRIVE NOTE: ENTIRE LENGTH OF FIRE ACCESS ROADWAY SHALL BE AN APPROVED ALL-WEATHER SURFACE ABLE TO SUPPORT 75,000 LBS.
  - APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.
  - ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE DEVELOPMENT SERVICES DEPARTMENT.
  - APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
  - ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
  - WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY AUSTIN WATER.
  - 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.

NO.	REVISION	DATE




**Southwest Engineers**

HEADQUARTERS  
307 Saint Lawrence Street, Gonzales TX 78629  
P: 830.672.7546 F: 830.672.2034

CENTRAL TEXAS  
205 Cimarron Park Loop, Ste. B, Buda TX 78610  
P: 512.312.4330

TBPE NO. F-1909  
www.swengineers.com

WARNING

IF THIS BAR DOES NOT MEASURE 1" THE DRAWING IS NOT TO SCALE

DRAWN BY:   X.X.  

CHECKED BY:   X.X.  

SITE AND DIMENSION CONTROL PLAN

**LYNNBROOK COMMERCIAL DEVELOPMENT**

2121 LYNNBROOK DRIVE AUSTIN, TEXAS 78748

PROJECT NO.	0946-005
DRAWING NO.	
SHEET	12 OF 20

**XX-###-####X**