

SITE PLAN GENERAL NOTES

Applicable Regulations. This Site plan and everything depicted remain subject to the Zoning Ordinance, the Code of Ordinances and other ordinances, rules and regulations of the City of West University Place ("City"), all as heretofore or hereafter amended ("applicable regulations"). Applicable regulations change over time. Words and phrases used in this Site plan have the same meanings as in the corresponding applicable regulations, unless a different meaning is clearly indicated by the context.

Permits & Approvals. Generally, construction or alteration of buildings or other features on this Site is prohibited without a permit or other approval from the City. Construction or alteration is generally governed by applicable regulations.

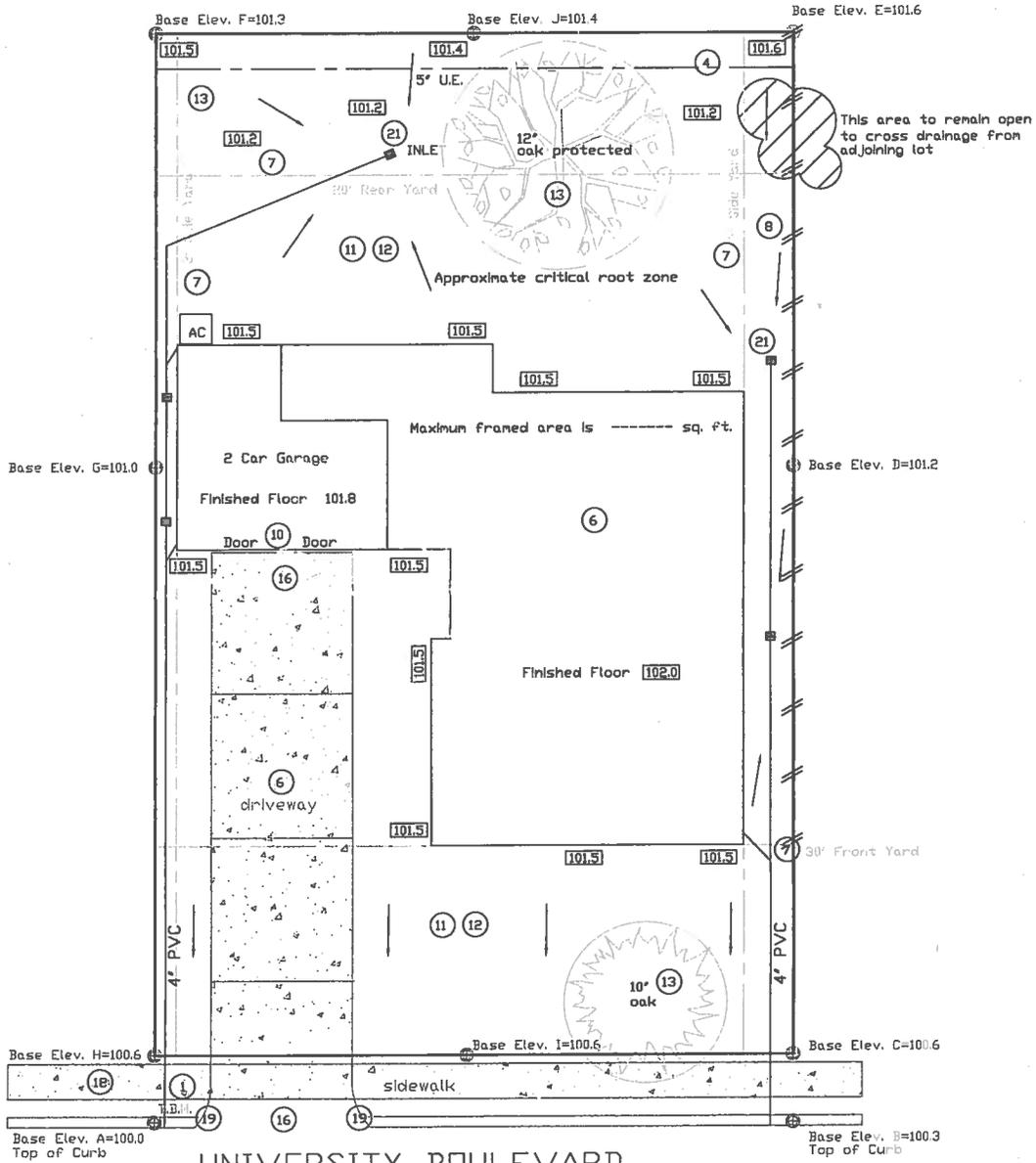
Compliance, Maintenance Required. Both the City's Zoning Ordinance (see, e.g., Section 8-109) and its Code of Ordinances (see, e.g., Section 6.112) require that facilities or structures necessary for compliance with City ordinances, rules or regulations be maintained in good working order. Other ordinances also require continuing compliance, both at the time of construction and thereafter.

Deed Restrictions. Nothing in this Site plan amends or removes any "deed restrictions," plat restrictions or other conditions, covenants or restrictions, all of which remain in effect.

Effect of Approval. Approval of this Site plan signifies only that the building official did not notice non-compliance. Approval of this Site plan does not: (1) signify that any area, building or other item complies with applicable regulations, (2) authorize or excuse any non-compliance with applicable regulations, whether in effect now or adopted later, or (3) relinquish or impair any property right of the City. No approval—and especially not a mistaken approval—precludes subsequent enforcement action or assertion of property rights.

Yards, Open Areas, Etc. Yards, open areas, pervious areas, setbacks, building lines and other restricted areas shall be interpreted as minimum areas for such purposes. Applicable ordinances may require larger or different areas, regardless of anything in this Site plan. Areas indicated as "open area" may not be occupied by any structures above ground level and must be kept open from the ground to the sky, except as expressly allowed by the Zoning Ordinance.

Sample Site Plan



UNIVERSITY BOULEVARD

Center Line Elev =100.6

Center Line Elev=100.7

Center Line Elev=100.8

- ① Project Bench Mark _____
- Method Used
- ② Base Elevation = Existing Elevations C+D+E+F+G+H+I+J/8 = Base Elevation
- Base Elevation = Elevations A+B/2 = Base Elevation
- ③ 101.2 As Built Elevation

6500 University Blvd.

Lot 5, blk 2
University Addition

page 1 of 2

SCALE 1"=

SITE PLAN SPECIAL NOTES
(SYMBOLS KEYED TO NUMBERS ON PLAN)

Symbol	Site Plan Feature	Ordinance Reference
①	Project benchmark.	Chapter 6, Sec. 403 (c)
②	Elevation data (for standard base level).	Zoning Ordinance - Article 2, Definitions
③	Drainage topographic data.	Chapter 6, Sec. 405
④	Easement & plat restrictions.	Chapter 20
⑤	Existing building, pavement or other major structures to remain.	(Various)
⑥	Proposed buildings, pavement or other major structures.	(Various)
⑦	All yards (or "setbacks")	Zoning Ordinance - Table 7-2
⑧	All existing and proposed fences.	Chapter 6, Subch. I; Zoning Ordinance
⑨	All mechanical equipment.	Zoning Ordinance - Table 7-6
⑩	All garage openings.	Zoning Ordinance - Table 7-4a
⑪	Required open areas.	Zoning Ordinance - Table 7-3
⑫	Required pervious areas.	Zoning Ordinance - Table 7-3
⑬	Required trees.	Chapter 22
⑭	Required landscaping strips.	Zoning Ordinance
⑮	Required parking areas.	Zoning Ordinance - Table 7-5a & Article 10
⑯	Required driveways.	
⑰	Required loading areas.	
⑱	Required sidewalks.	
⑲	All curb cuts.	
⑳	Required waste storage areas & special screens.	Zoning Ordinance, Sec 8-105
㉑	Required drainage facilities.	Chapter 6, Sec. 405
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