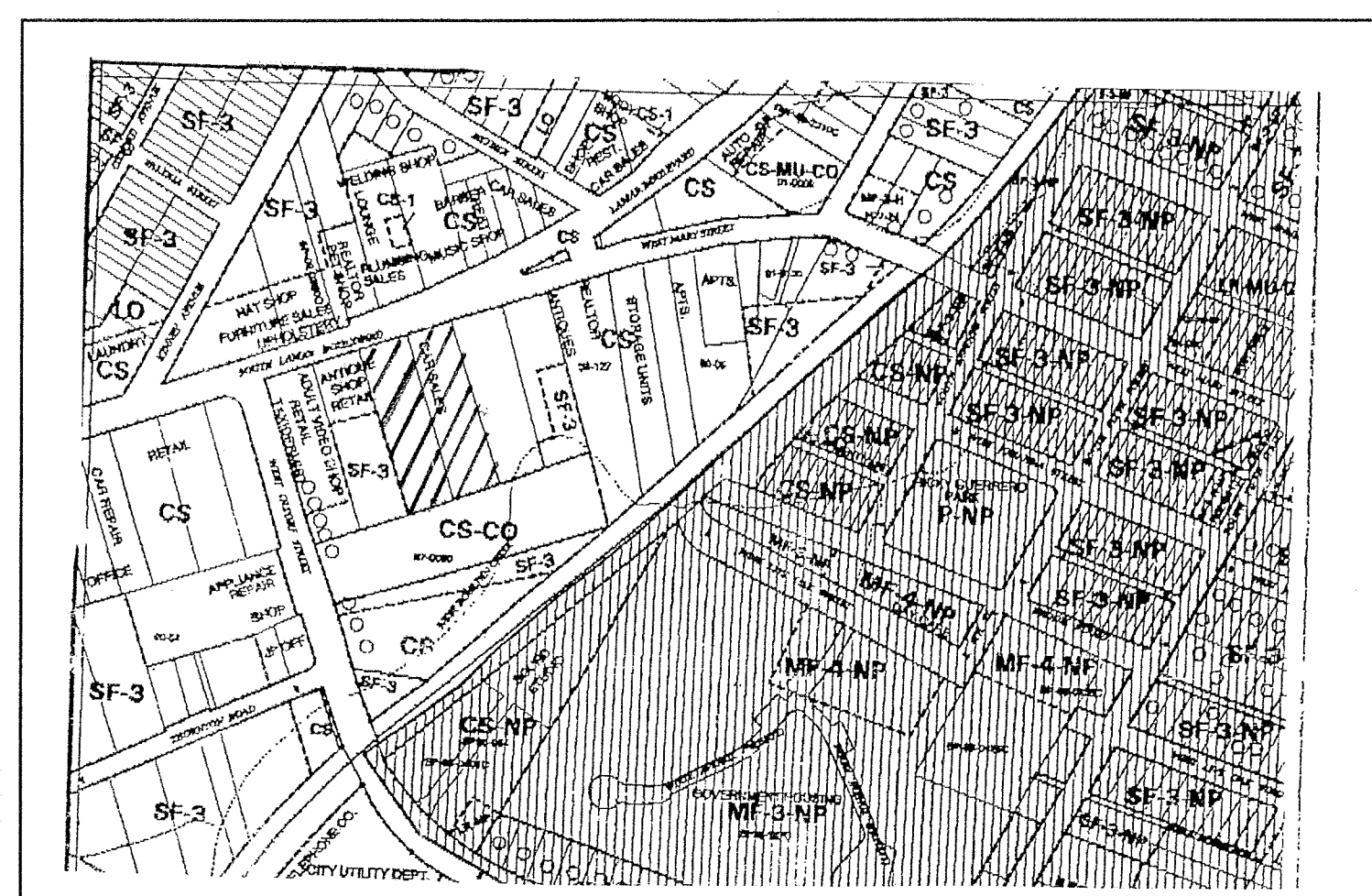


HARBISON AUTO SALES

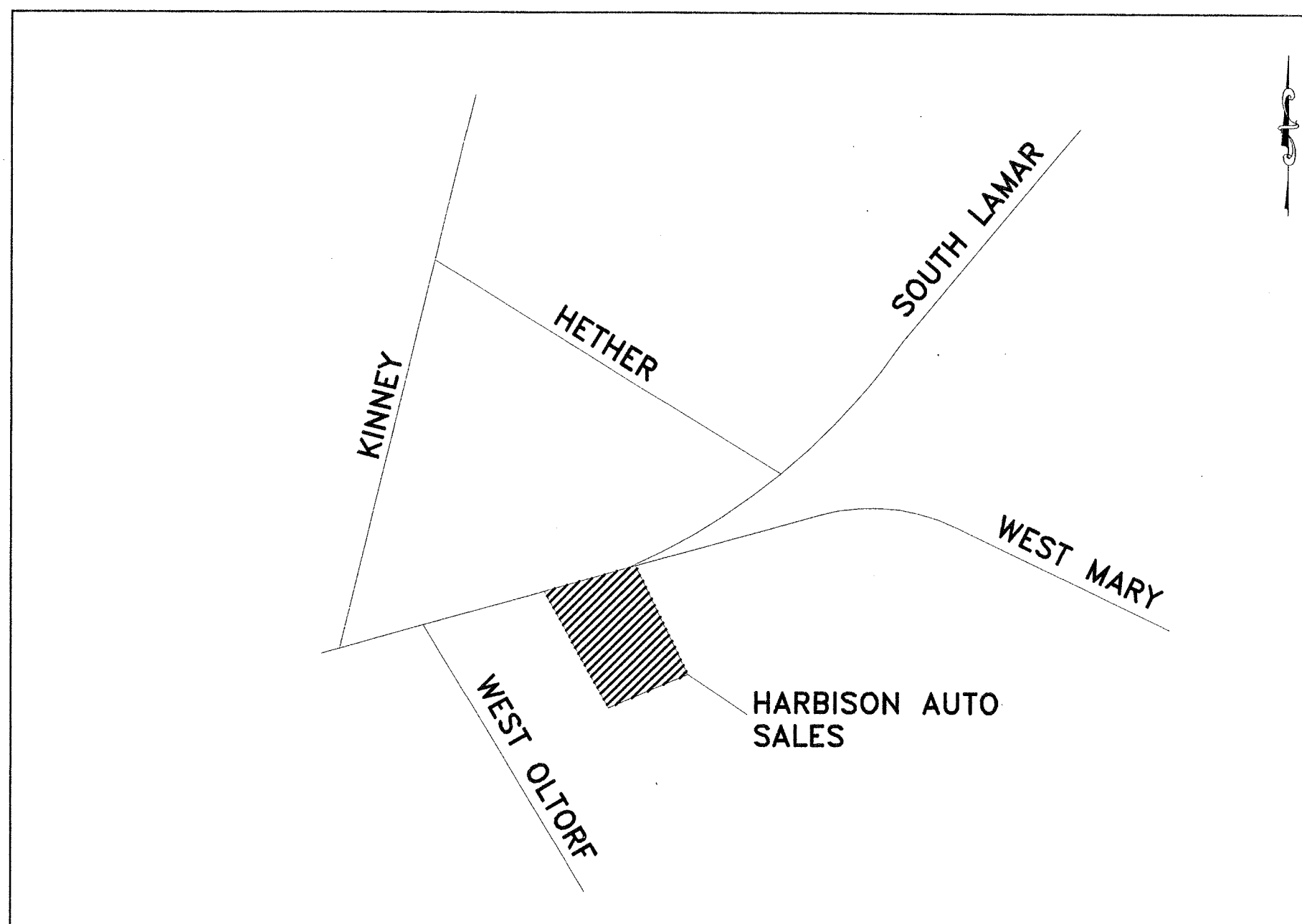
2027 SOUTH LAMAR BLVD.
WEST BOULDIN WATERSHED
AUSTIN, TX 78704

SHEET NO.	SHEET DESCRIPTION
1.	COVER
2.	EROSION CONTROL AND TREE PROTECTION PLAN
3.	EXISTING CONDITIONS SITE PLAN AND REMOVAL PLAN
4.	SITE PLAN
5.	DRAINAGE PLAN
6.	UTILITY PLAN
7.	LANDSCAPE PLAN
8.	CONSTRUCTION NOTES
9.	CONSTRUCTION DETAILS

COA STD. DWG. 804S-1 IS INCLUDED BY REFERENCE



ZONING DISTRICT MAP



LOCATION MAP - NTS

Inspection Notice:
Please contact Austin Water Utility, Customer Service Division at 787-0002 for arrangements for payment of inspection fees and job assignment for inspection of the public utilities related to this site. Inspection fees must be paid before any pre-construction meeting can be held.
Inspection of Cleanup to be installed @ Row

AUSTIN WATER UTILITY
EXPIRATION DATE
JAN 07 2005

WATERSHED STATUS:

THIS PROJECT IS LOCATED IN THE WEST BOULDIN WATERSHED (AQUIFER RELATED), IS CLASSIFIED AS URBAN AND SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH THE TERMS AND CONDITIONS OF CHAPTER 25-8-ARTICLE VI AND CHAPTER 25-8 ARTICLE VII OF THE CITY LAND DEVELOPMENT CODE.

THIS SUBDIVISION IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. A PORTION OF THIS TRACT IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM 48453C0210F, TRAVIS COUNTY AND INCORPORATED AREAS, DATED 06-05-97.

CONSTRUCTION WILL BE ON SLOPES LESS THAN 15%.

ALL TREES GREATER THAN 8" IN DIAMETER ARE SHOWN ON THE PLAN.

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 ENGINEERS.



NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET No.'s	TOTAL # SHEETS IN PLAN SET	NET CHANGE (SQ. FT.)	TOTAL SITE IMP COVER (sq. ft.)	CITY OF AUSTIN APPROVAL DATE	DATE IMAGED
4C	Change of use to restaurant, add Outdoor Sign & Outdoor Sports/Recreation	(R) 1, 4 + 6	9	0	0	7/19/04	7/19/04

SUBMITTAL DATE: 11/6/2003
FILE NUMBER: SP-03-0469C

OWNER: DOUG HARBISON

ADDRESS: 4352 SOUTH IH-35
AUSTIN, TX 78745

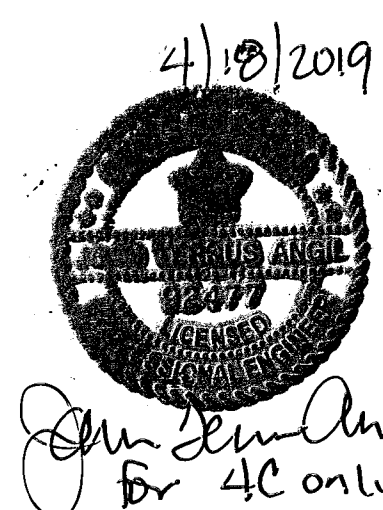
WATERSHED: WEST BOULDIN - URBAN

LEGAL: 1.978 ACRES OF LAND OUT OF LOTS 8 AND 9, BLOCK 1, FREDRICKSBURG ROAD ACRES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, RECORDED IN VOLUME 3 PAGE 168 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

SUBMITTED BY:
11-06-2003
BLEYL & ASSOCIATES

APPROVED BY: *[Signature]*
COA WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPT.
SP-03-0469C 02-06-2004
SITE PLAN/DEVELOPMENT PERMIT NO. DATE
David R. Folom 1/7/04
WATER AND WASTEWATER ENGINEERING DATE

[Signature] 1/8/04
INDUSTRIAL WASTE DATE
[Signature] 1/20/2004
FIRE DEPARTMENT DATE
FIRE FLOW DEMAND: PER AFD = 1750 GPM.
AVAILABLE = 4355 GPM (PER TEST 9-13-03)
6" FLOW @ 10 FPS = 881 GPM, 2-WAY FEED @ EXISTING
HYDRANT YIELDS 1752 GPM.



SITE PLAN RELEASE Sheet 1 of 9
FILE NUMBER: SP-03-0469C EXPIRATION DATE: 02-06-07
CASE MANAGER: *[Signature]* APPLICATION DATE: 11/06/03
APPROVED ADMINISTRATIVELY ON: 02/06/04
APPROVED BY PLANNING COMMISSION ON: _____
APPROVED BY CITY COUNCIL ON: _____
under Section 117 of Chapter 253 of the Austin City Code.
Director, Watershed Protection and Development Review
DATE OF RELEASE: 02/06/04 Zoning: CS-CO
Rev. 1 Correction 1 02/14/04
Rev. 2 Correction 2 02/14/04
Rev. 3 Correction 3 02/14/04

SITE PLAN APPROVAL

BENCHMARK:
BENCHMARK: E.U.D. 190;
brass disk at intersection of South Lamar Boulevard and Kinney Avenue. Elevation 570.81'
TBM: Railroad spike in power pole. Elevation 555.23"

NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET No.'s	TOTAL # SHEETS IN PLAN SET	NET CHANGE (SQ. FT.)	TOTAL SITE IMP COVER (sq. ft.)	CITY OF AUSTIN APPROVAL DATE	DATE IMAGED
1C	ADD 118,556 SQ. FT. STAIRS, BLDG. 1, ADD 250 SQ. FT. BLDG. 2	1, 4, 5, 6, 7	9	0	65,417/75,99	01/10/04	7/19/04
2C	ADD RAIL GATE AND WALK WAY, OPEN RAIL. C. ACCESSIBLE ROUTE	1, 2, 4, 7	9	0	65,417/75,99	01/10/04	7/19/04
3C	ADD WALK STAIRS, REMOVE STAIRS, REMOVE TREES, ADD TREES	1, 2, 4, 7	9	0	65,417/75,99	01/10/04	7/19/04

REV	DATE	BY	APP	COMMENT

PREPARED FOR:
DOUG HARBISON
4352 S. IH 35
AUSTIN, TX 78745
512-443-3365
PROJECT MANAGER: KENNY WATKINS, P.E.

SCALE:
DATE: OCTOBER 2003
DRAWN BY: KEW

Bleyl & Associates
Project Engineering & Management
1203 NORTH CUERNAVACA
AUSTIN, TEXAS 78733
512-263-8178 FAX
512-263-8178

COVER SHEET
HARBISON AUTO SALES
2027 SOUTH LAMAR BLVD.
AUSTIN, TEXAS

AUSTIN CITY SEAL
Kenny Watkins
64738
1/10/04

PROJECT NUMBER
5005
FILE NAME: COVERSHEET.DWG
SHEET: 1 OF 9

C:\BNA\DIR\PROJECTS\SP-03\SP-03-0469C\Drawings\SP-03-0469C-Cover Sheet.dwg 1/7/2004 9:52:31 AM

SP-03-0469C