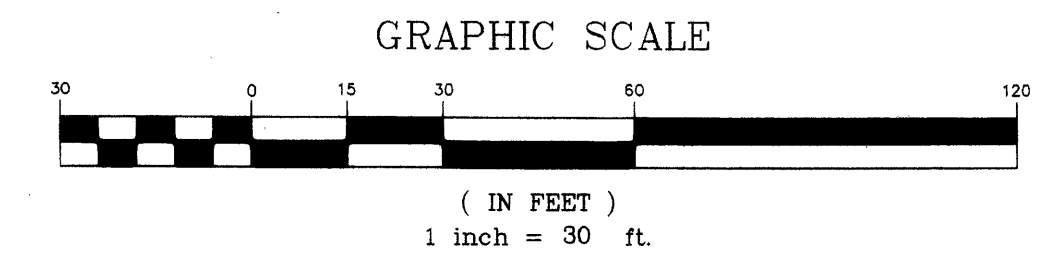
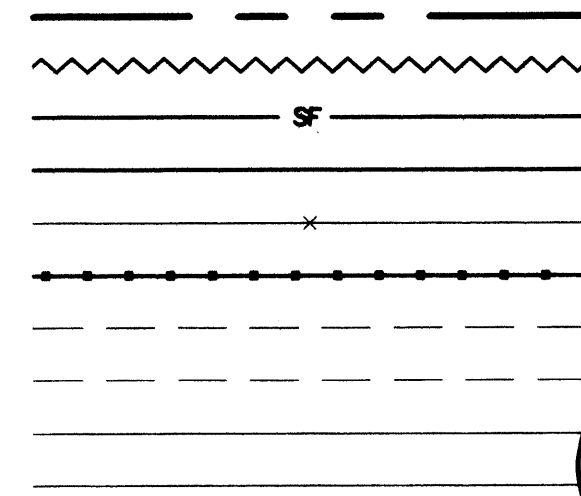


LEGEND:

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- SILT FENCE
- CONSTRUCTION STAGING
- EXISTING FENCE
- PROPOSED FENCE
- 5' CONTOUR
- 1' CONTOUR



LANDSCAPE CALCULATIONS

STREET YARD

	Required	Provided
Total Site Area		70,452 Sq. Ft.
Total Street Yard Area		35,206 Sq. Ft.
Street Yard / Landscape (20%)	7,041 Sq. Ft.	8,417 Sq. Ft. (24%)

Trees (Street Yard)

	8	12
Existing Tree Credit	n/a	n/a
2" Diameter to 6" Diameter	8	10
6" Diameter or Greater		
Proposed Trees (Street Yard)	8	10

Replacement Trees

Number & Size of trees provided total:
 Cedar Elms 8 x 3" = 24" General Class I
 Live Oaks 11 x 3" = 33" General Class I
 Total 19 x 3" = 57" General Class I
 Red Buds 8 x 2" = 16" General Class II
 Total 8 x 2" = 16" General Class II

Islands, Medians, or PENINSULAS

	135 sq. ft.	404 sq. ft.
Street Yard Area		
Non Street Yard Area	n/a	150 sq. ft.

BUFFERING POINTS

SIZE	QUANTITY	PREFERRED	OTHER	PROVIDED
Larger Trees 3"	13	117		30
Small trees 1.5"	8	24		24
Large Shrubs 5 gal.	28	84		84
Medium Shrubs				
Small shrubs				
Total				225

LANDSCAPE/IRRIGATION NOTES

SITE DEVELOPMENT PERMIT - IRRIGATION NOTES
 Automatic irrigation systems shall comply with the following guidelines. These guidelines (A - G) shall be noted on the Site Development Permit and shall be implemented as part of the landscape inspection:

- Adjustable flow controls shall be required on circuit remote control valves and pressure regulation component(s) shall be required where static pressure exceeds manufacturer's recommended operating range.
- Valve and circuits shall be separated based on water use, so that turf areas are watered separately from shrub and ground cover areas. Irrigation heads in the turf areas will be valved separately from shrub and/or ground cover areas. It is recommended that seasonal color areas be watered separately from turf areas.
- Sprinkler heads shall have matched precipitation rates within each control valve circuit.
- Serviceable check valves shall be required adjacent to paved areas where elevation differences may cause low head drainage.
- Sprinkler head spacing shall be designed for head-to-head coverage or heads shall be spaced as per manufacturer's recommendations and adjusted for prevailing winds. The system shall be designed so that irrigation is not applied to vehicular traffic lanes, other pavement or structures.
- All automatic irrigation systems shall be equipped with a controller capable of dual or multiple programming. Controllers shall have multiple cycle start capacity and a flexible calendar program, including the capability of being set to water every five days. All automatic irrigation systems shall be equipped with a rain sensor shut-off device.
- Irrigation construction plans shall include a water budget. A laminated copy of the water budget shall be permanently installed inside the irrigation controller door. Water budget shall include:
 - A. Chart containing zone number, precipitation rate and gpm.
 - B. Location of emergency irrigation system shut-off valve.
 - C. To schedule a free City of Austin irrigation audit, call 974-3542. (Amended Rule Adopted 04/10/98)

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

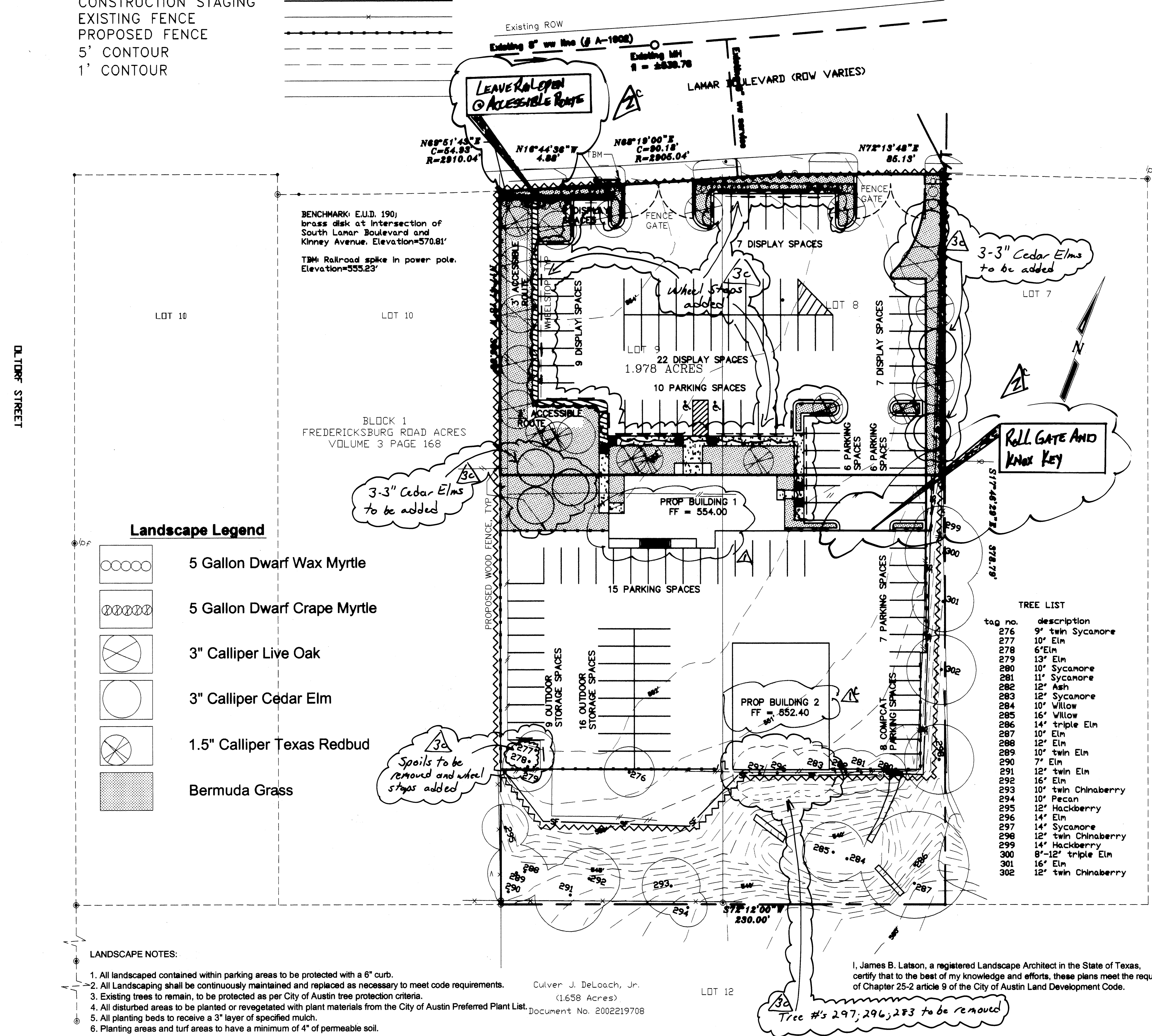
REVIEWED BY: DEVELOPMENT REVIEW AND INSPECTION DEPARTMENT DATE: _____

REPLACEMENT SHEET

FILE NUMBER: SP-03-0111 APPLICATION DATE: 02/19/04
 CASE MANAGER: C. CHAMBERS APPLICATION DATE: 02/19/04
 REVIEWED FOR GENERAL COMPLIANCE ON: 02/19/04
 APPROVED BY PLANNING COMMISSION ON: _____
 APPROVED BY CITY COUNCIL ON: _____
 Title Section 112 of Chapter 453 of the Austin City Code.

Signing for Design, Watershed Protection & Development Review Department
 RELEASED FOR GENERAL COMPLIANCE: Feb 04, 2004 CONSIDERED: CS-CO
 Rev. 1 _____ Correction 1: 02/19/04
 Rev. 2 _____ Correction 2: 02/19/04
 Rev. 3 _____ Correction 3: 02/19/04

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 THEIR SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.



TREE LIST

tag no.	description
276	9" twin Sycamore
277	10" Elm
278	6" Elm
279	13" Elm
280	10" Sycamore
281	11" Sycamore
282	12" Ash
283	12" Sycamore
284	10" Willow
285	16" Willow
286	14" triple Elm
287	10" Elm
288	12" Elm
289	10" twin Elm
290	7" Elm
291	12" twin Elm
292	16" Elm
293	10" twin Chinaberry
294	10" Pecan
295	12" Hackberry
296	14" Elm
297	14" Sycamore
298	12" twin Chinaberry
299	14" Hackberry
300	8"-12" triple Elm
301	16" Elm
302	12" twin Chinaberry

Landscape Legend

- 5 Gallon Dwarf Wax Myrtle
- 5 Gallon Dwarf Crape Myrtle
- 3" Calliper Live Oak
- 3" Calliper Cedar Elm
- 1.5" Calliper Texas Redbud
- Bermuda Grass

LANDSCAPE NOTES:

- All landscaped contained within parking areas to be protected with a 6" curb.
- All Landscaping shall be continuously maintained and replaced as necessary to meet code requirements.
- Existing trees to remain, to be protected as per City of Austin tree protection criteria.
- All disturbed areas to be planted or revegetated with plant materials from the City of Austin Preferred Plant List.
- All planting beds to receive a 3" layer of specified mulch.
- Planting areas and turf areas to have a minimum of 4" of permeable soil.

Culver J. DeLoach, Jr.
 (1658 Acres)
 Document No. 2002219708

I, James B. Latsion, a registered Landscape Architect in the State of Texas, certify that to the best of my knowledge and efforts, these plans meet the requirements of Chapter 25-2 article 9 of the City of Austin Land Development Code.



James B. Latsion
 7.12.04

Roll Gate and Key
 Added 48.5 SF BLDG 1, 250 SF
 BLDG 2, ADD EXTERIOR STAIRS

DATE: 7-9-04
 BY: KEW
 APP: KEW

SCALE: 1" = 30'
 DATE: OCTOBER, 2003
 DRAWN BY: KEW
 PROJECT MANAGER: KERRY WATKINS, P.E.

Bleyl & Associates
 Project Engineering & Management

1203 NORTH GUERREAVACA
 AUSTIN, TEXAS 78733
 512-283-9174 PHONE
 512-283-9179 FAX

LANDSCAPE PLAN

HARBISON AUTO SALES
 2027 SOUTH LAMAR BLVD.
 AUSTIN, TEXAS

PROJECT NUMBER
5005

FILE NAME: BASE-5005.DWG

SHEET: **7** OF: **9**