

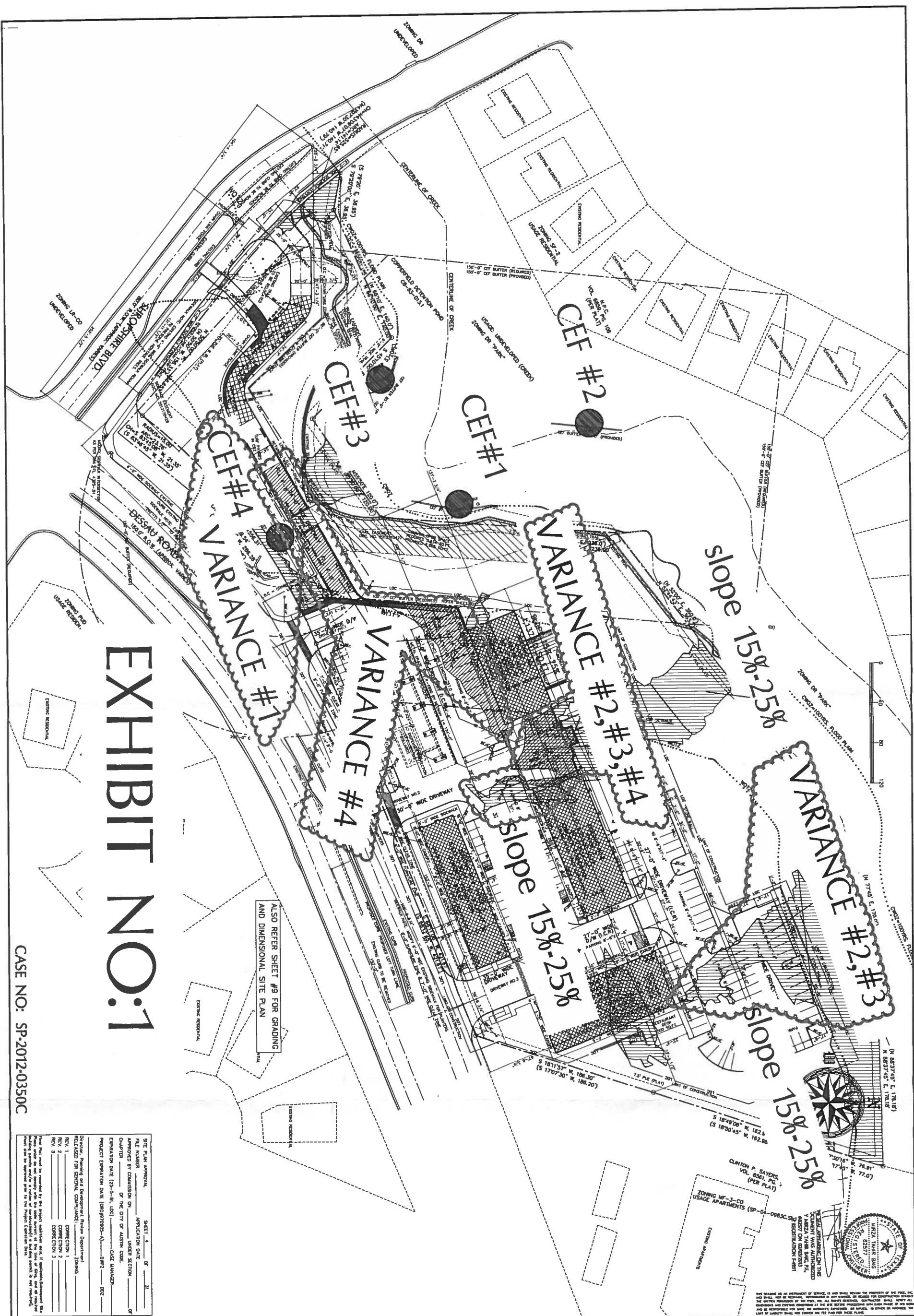


EXHIBIT NO. 1

CASE NO: SP-2012-0350C

SITE PLAN APPROVAL _____ SHEET # _____ OF _____
PROJECT NUMBER _____ APPLICATION DATE _____
APPROVED BY COMMISSION ON _____ UNDER SECTION _____ OF
CHAPTER _____ IN THE CITY OF ALBANY CODE _____
EXPIRATION DATE (7-3-81; DO) _____ CASE NUMBER _____
PROJECT EXPIRATION DATE (06/30/2006-A) _____ DWG# _____ DOW _____

DIRECTOR, Planning and Development Review Department
FILED FOR PERMIT COMPLIANCE _____ JTHMHC _____

REV. 1 _____ CORRECTION 1 _____
REV. 2 _____ CORRECTION 2 _____
REV. 3 _____ CORRECTION 3 _____

Placed Here must be removed by the project completion date. If schedule determined by the applicant, it shall be noted on the permit application. The permittee shall submit proof of completion of the project and the permit shall be returned.
Permit may be approved prior to the Project Expiration Date.

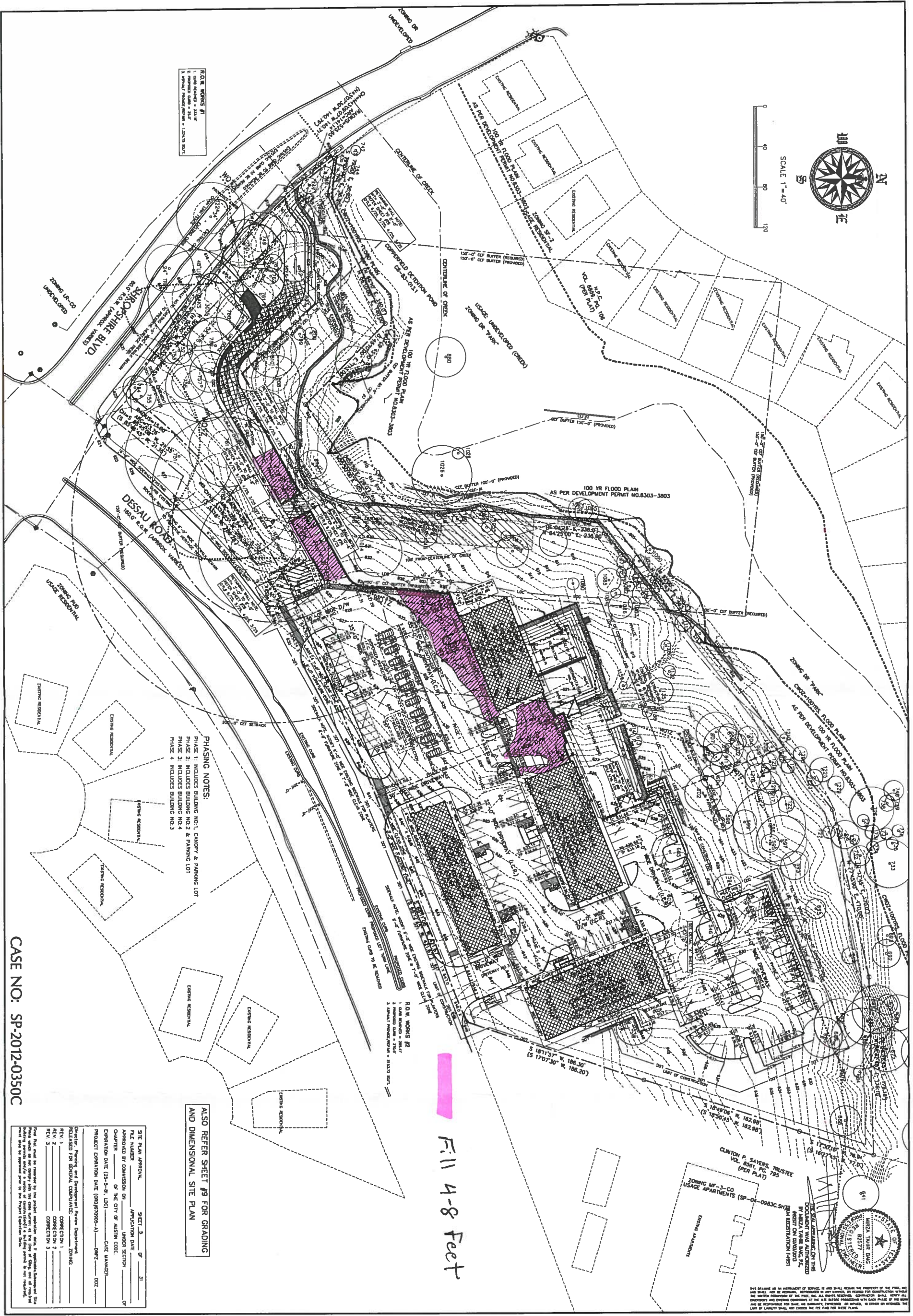
Project :
DESSAU RETAIL CENTER
11800 DESSAU ROAD
AUSTIN, TX 78753

Title :
EXHIBIT NO:1 VARIANCE

PROFESSIONAL STRUCTURAL ENGINEERS, INC.
CONSULTING CIVIL AND STRUCTURAL ENGINEERS

12710 RESEARCH BLVD., SUITE 390, AUSTIN, TX 78758 | TEL. 512.238.6422 | FAX 512.256.8093

6				
5	ISSUED FOR APPROVAL	03/03/13		(m)
4	ISSUED FOR APPROVAL	09/04/12		(m) (v)
3	ISSUED FOR APPROVAL	07/28/12		(m)
2	ISSUED FOR APPROVAL	06/05/12		(v)
1	ISSUED FOR APPROVAL	04/05/12		(m)
0	ISSUED FOR APPROVAL	03/14/12		(m)
Revision	Description	Date	Drawn	



R.O.W. WORKS #1
1. GRADING - 2012
2. FLOOD PLAIN - 2012
3. SURVEY - 2012

PHASING NOTES:
PHASE 1: INCLUDES BUILDING NO. 1, CANOPY & PARKING LOT
PHASE 2: INCLUDES BUILDING NO. 2 & PARKING LOT
PHASE 3: INCLUDES BUILDING NO. 3
PHASE 4: INCLUDES BUILDING NO. 4

ALSO REFER SHEET #9 FOR GRADING
AND DIMENSIONAL SITE PLAN

Fill 4-8 Feet

CASE NO: SP-2012-0350C

SITE PLAN APPROVAL	SHEET 3 OF 31
FILE NUMBER	APPLICATION DATE
APPROVED BY COMMISSION ON	UNDER SECTION
CHAPTER	OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (2-5-11, LDC)	CASE NUMBER
PROJECT EXPIRATION DATE (06/07/05-N)	DATE
Director, Planning and Development Review Department	
RELEASED FOR GENERAL COMPLIANCE: ZONING	
REV. 1	CORRECTION 1
REV. 2	CORRECTION 2
REV. 3	CORRECTION 3

Plan (P) must be reviewed by the project supervisor. If applicable, the project supervisor must be reviewed prior to the project supervisor's review. The project supervisor must be reviewed prior to the project supervisor's review.

Project:
DESSAU RETAIL CENTER
11800 DESSAU ROAD
AUSTIN, TX 78753

Title:
GRADING & DRAINAGE SITE PLAN

PROFESSIONAL STRUCIVIL ENGINEERS, INC.
CONSULTING CIVIL AND STRUCTURAL ENGINEERS

12710 RESEARCH BLVD., SUITE 380, AUSTIN, TX 78758 | TEL: 512.238.6422 | FAX: 512.258.8095

Revision	Description	Date	Drawn
6	ISSUED FOR APPROVAL	02/03/13	
5	ISSUED FOR APPROVAL	09/04/12	
4	ISSUED FOR APPROVAL	07/26/12	
3	ISSUED FOR APPROVAL	06/05/12	
2	ISSUED FOR APPROVAL	04/05/12	
1	ISSUED FOR APPROVAL	02/14/12	
0	ISSUED FOR APPROVAL		

PLANT SCHEDULE

Tree EC	QTY	COMMON NAME / BOTANICAL NAME	CONT	CALL	SIZE
	11	Black Cypress / <i>Taxodium distichum</i>	-	3.5' Cal	6' H min
CO	6	Chinquapin Oak / <i>Quercus michauxii</i>	-	3.5' Cal	6' H min
LO	6	Live Oak / <i>Quercus virginiana</i>	-	3.5' Cal	6' H min
MO	6	Monterey Oak / <i>Quercus polymorpha</i> 'Monterey'	-	3.5' Cal	6' H min
MSY	6	Manzan Sycamore / <i>Platanus mexicana</i>	-	3.5' Cal	6' H min
TRO	6	Texas Red Oak / <i>Quercus texana</i>	-	3.5' Cal	6' H min
SHRUBS					
ACT	QTY	COMMON NAME / BOTANICAL NAME	CONT		
	6	Formosa Shrub Aster / <i>Asterina x 'Formosa Cane'</i>	1 gal		
BAIG	22	Big Baby / <i>Nandivergia indianorum</i> 'Big'	5 gal		
COT	15	Colonnade / Barberry / <i>Colonnade</i> 'damien' 'Coral Beauty'	5 gal		
MFG	13	Manzan Fashier Grass / <i>Stipa tenuissima</i>	1 gal		
NLY	12	Narrow Leaf Yucca / <i>Yucca arborescens</i>	5 gal		
RY	11	Red Yucca / <i>Hesperaloe parviflora</i>	5 gal		
SDT	6	Sotol / <i>Dasylirion tenuissimum</i>	5 gal		
TUP	23	Trailing Umbrella / Purple / <i>Umbrella</i> <i>montezumensis</i> 'var. nana'	1 gal		
GROUND COVERS					
	QTY	COMMON NAME / BOTANICAL NAME	CONT		
	29	Silver Poinsett / <i>Dioscorea argentea</i>	4 gal		

TOTAL SITE AREA		FOUNDED	PROPOSED
TOTAL SITE AREA		NA	202,554.4
SITE1 (ACRES)		REQUIRED	PROPOSED
Undeveloped Area		NA	51,723.7
Trees (Including dead trees included)		7,405-ft ² (100%)	6,339-ft ² (44%)
S ₁ = 2 to 4'		2'	6'
S ₂ = 5 to 9'			
S ₃ = 10 to 19'			
S ₄ = 20 to 29'			
S ₅ = 30 to 39'			
S ₆ = 40 to 49'			
S ₇ = 50 to 59'			
S ₈ = 60 to 69'			
S ₉ = 70 to 79'			
S ₁₀ = 80 to 89'			
S ₁₁ = 90 to 99'			
S ₁₂ = 100 to 109'			
S ₁₃ = 110 to 119'			
S ₁₄ = 120 to 129'			
S ₁₅ = 130 to 139'			
S ₁₆ = 140 to 149'			
S ₁₇ = 150 to 159'			
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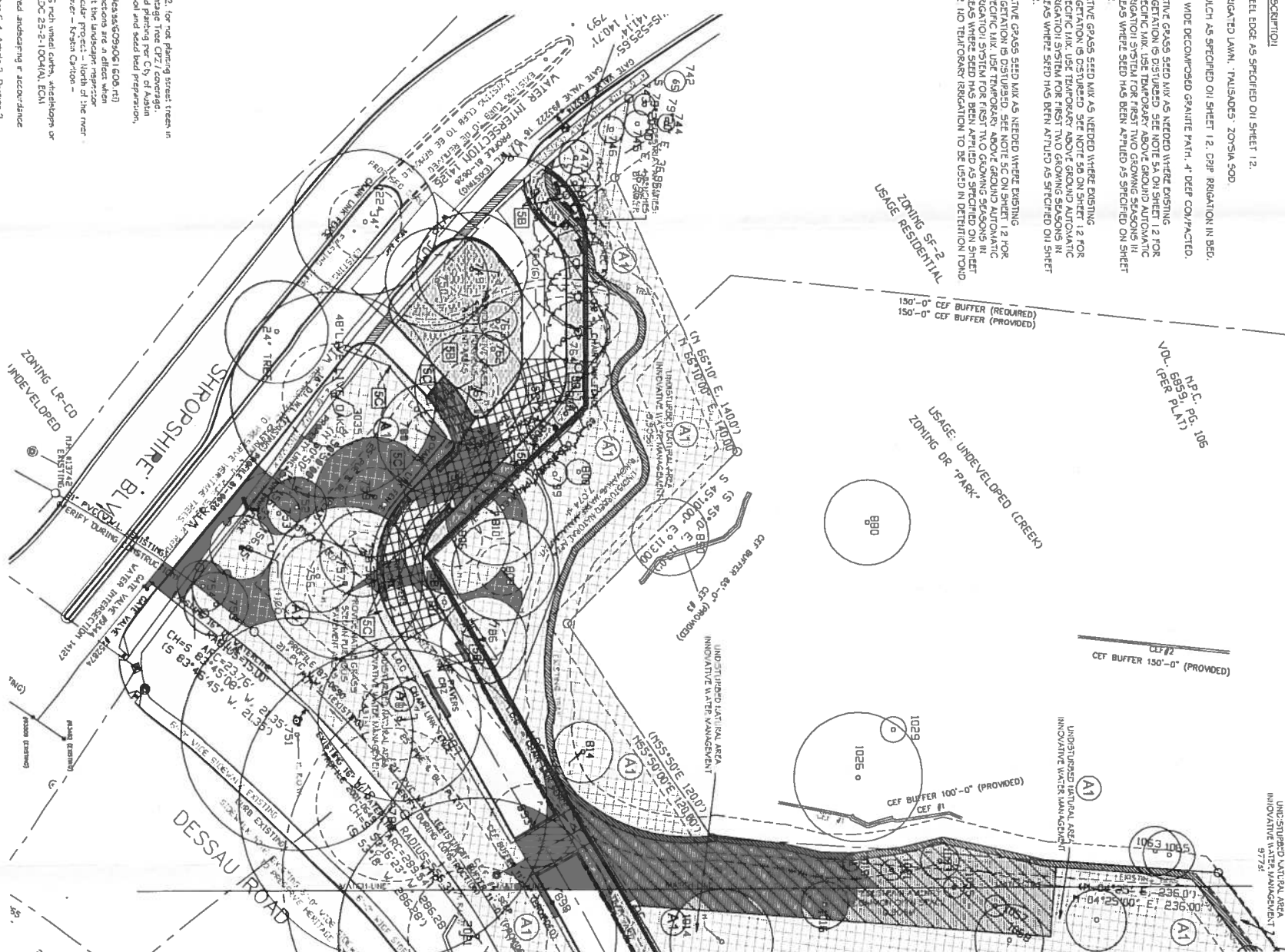
EXHAUST FIELDS	TOTAL	KENT	REMOVED	REQUIRED MITIGATION
Approach 1: 7.25				
- Heritage 1.07	1.07	0.0	1.00%	
- 1.0 Under 24 1.62	1.62	0.0	62.100%	
- Other 10.5	6.07	5.25	73.1	36.5 59%
At Other Times				
- 10 to 10.5	0.0	0.0	0.0	-12.7%
- 10 to 10.5	0.0	0.0	0.0	
TOTAL: 93.5% of Mission				

Keopuakū cypress needles replaced = 90.5%
 Invertebrate Size of replacement tree tops:
 1-4-3: By proposed trees = 14.5
 -Less Shortest of Tree tops = 1.5
 -Less Fastest of Tree tops = 1.5
 -10 trees @ .5 caliper = .27
 -Less Miller Tree tops = .27
 3 urns @ 1.5 caliper = .12
 1000 Magnolia replaced = 60.5%
 1000 Magnolia replaced = 60.5%

Or to be assigned by approval to the City of Austin Urban Forest Partnership ISLANDS, MEDIUM, OR PENINSULAS State (the BSA for every 12 states) No. of states that BSA every 12 states 11 CONNECTIVITY OF OTHER DISPERSED (2, 3, 5, 2) 1) Potential ability, they are located in where again rather than under planting state 2) Potential medium, condition to adjacent no special treatment 3) Other "Island" methods (are) not provided along building borders.	REQUIRED PROY/CD LEAD 5,00 ft 50 ft
--	---

[illegible][illegible][illegible]

	SHEET NO.	DESCRIPTION
[1]	1	SHEET EDGE AS SPECIFIED ON SHEET 1.2.
[2]	2	IRRIGATED LAWN, "PALMSIDE", ZON-3A SOD.
[3]	3	MULCH AS SPECIFIED ON SHEET 1.2, GRIP IRRIGATION IN BED.
[4]	4	1" WIDE DECOMPOSED GRANITE PATH, 4' DEEP COMPACTED.
[5A]	5A	NATIVE GRASS SEED MIX AS NEEDED WITHOUT EXISTING VEGETATION IS DISTURBED SEE NOTE 5A ON SHEET 1.2 FOR IRRIGATION SYSTEM FOR FIRST TWO GROWING SEASONS IN AREAS WHERE SEED HAS BEEN APPLIED AS SPECIFIED ON SHEET 1.2.
[6B]	6B	NATIVE GRASS SEED MIX AS NEEDED WITHOUT EXISTING VEGETATION IS DISTURBED SEE NOTE 5B ON SHEET 1.2 FOR SPECIFIC MIX USE TEMPORARY ABOVE-GROUND AUTOMATIC IRRIGATION SYSTEM FOR FIRST TWO GROWING SEASONS IN AREAS WHERE SEED HAS BEEN APPLIED AS SPECIFIED ON SHEET 1.2.
[7C]	7C	NATIVE GRASS SEED MIX AS NEEDED WITHOUT EXISTING



4=5
83

[illegible]

INNOVATIVE WATER MANAGEMENT KEY

1. Total Appendix F tree inches surveyed = 1,696
 2. Total Appendix F tree inches removed = 143
 3. Total Non-Appendix F tree inches removed = 0
 4. Total Invasive Tree inches Removed = 0
 5. Total Mitigation Inches Planted On Site = 96.5
- ...66 Additional Inches Provided for Variance ...

INNOVATIVE WATER MANAGEMENT KEY

A1 = AREA "A1" FIGURED IN INNOVATIVE WATER MANAGEMENT CALCULATION

[illegible]

0
30
60
90 feet

SCALE: 1" = 30'



Dessau Retail Center
11801 Dessau Rd
Austin, Texas 78753



B-H
LANDSCAPE
ARCHITECTS

BLAIR-HILL
LANDSCAPE
ARCHITECTS

William S. Blair
Landscape Architect
Cert. # 2741
(512) 589-7873
Will@B-HLA.com
B-HLA.com
PO Box 82514

Sample Size _____
 Will Blank _____
 Dates _____
 2/12/12 _____
 Fluorescence _____
 4/19/12, 5/17/12, 7/19/12
 7/25/12, 7/27/12, 8/14/12

974-45303) before beginning painting
all unoccupied areas are to be protected by 6 inch steel safety bandstop
anchored barriers as per ICDN 6.7.7. (ICD 23 2 (ICD4N) ICDN
2 4 7H1)
The Owner will continuously maintain the required bandstopping in accordance
with ICD Section 25-2-294.
The magison will comply with City Code Chapter 6-4, Article 2, Division 2
regarding the City's waste construction restrictions.
The contractor is to refer to the requirements of Chapter 23 2 Article 9 of the Las Vegas
Development Code.

Provide barriers to all proposed lanes...
Run magison streets to all shules and beds prior to concrete pour



Diagram illustrating the required left buffer and lane markings for a proposed road layout. The diagram shows a road with a 'LEFT BUFFER (REQUIRED)' area, a 'LANE' with a 'PAV' surface, and a 'SIDEWALK' area. The diagram includes various lines, arrows, and labels indicating the placement of barriers and the flow of traffic.

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AIRFLOW

VENT

RETAIN

DOMESTIC
 1. INSTALL 4" RGT. SEAL
 2. INSTALL 2" WATER
 3. INSTALL 2" RP7
 4. INSTALL 2" WATER

KEY

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