

OLTORF SITE PLAN

4544 East Oltorf

SP-2021-0091C

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*Environmental Review Specialist Senior
Development Services Department*

OUTLINE

- ▶ Property Data
- ▶ Synopsis
- ▶ Site Constriction/Regulation
- ▶ Variance Requests
- ▶ Grading and Slope Exhibits
- ▶ Variance Recommendation and Conditions
- ▶ Variance Exhibits

Property Data

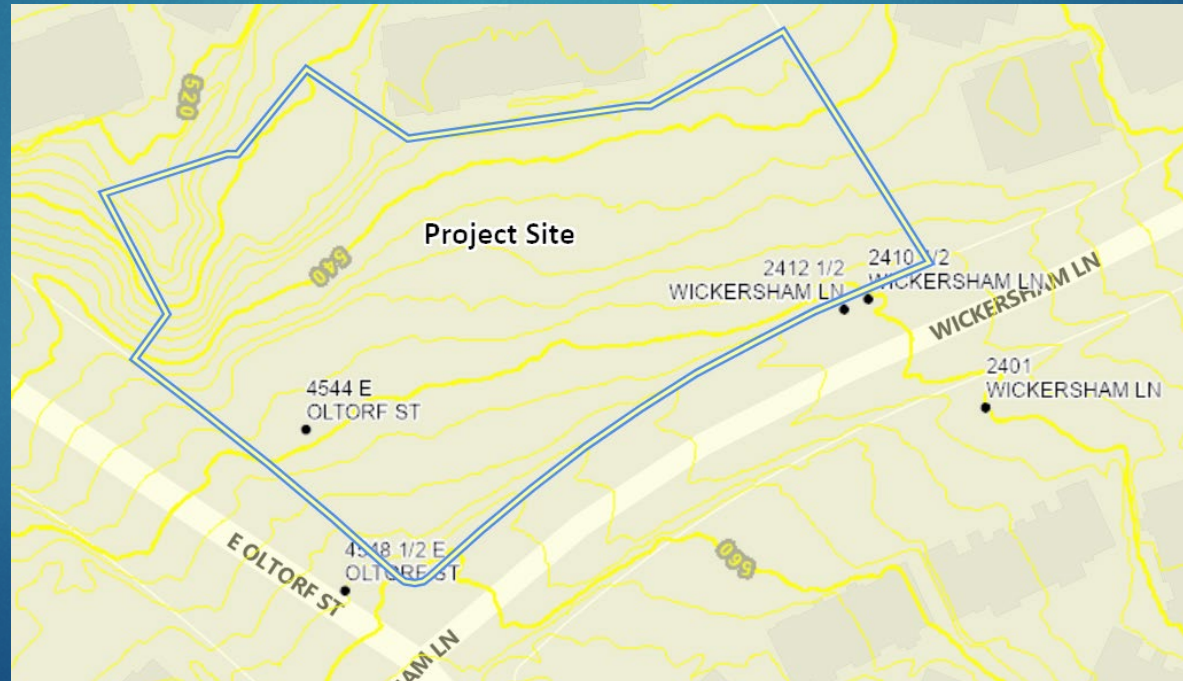
- ▶ Country Club West Watershed
- ▶ Suburban Watershed Classification
- ▶ Desired Development Zone
- ▶ Not located over Edwards Aquifer Recharge Zone



Synopsis

4

- ▶ 1.96-acre site located at the intersection of East Oltorf and Wickersham Lane
- ▶ Project is a unified retail development with an associated detention pond and a rain garden.
- ▶ Elevation ranges from 558' along Wickersham to 520' in the west



Site Construction/Regulation

5

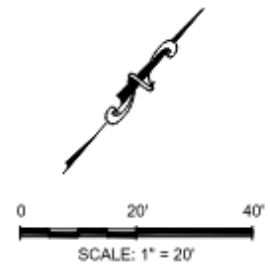
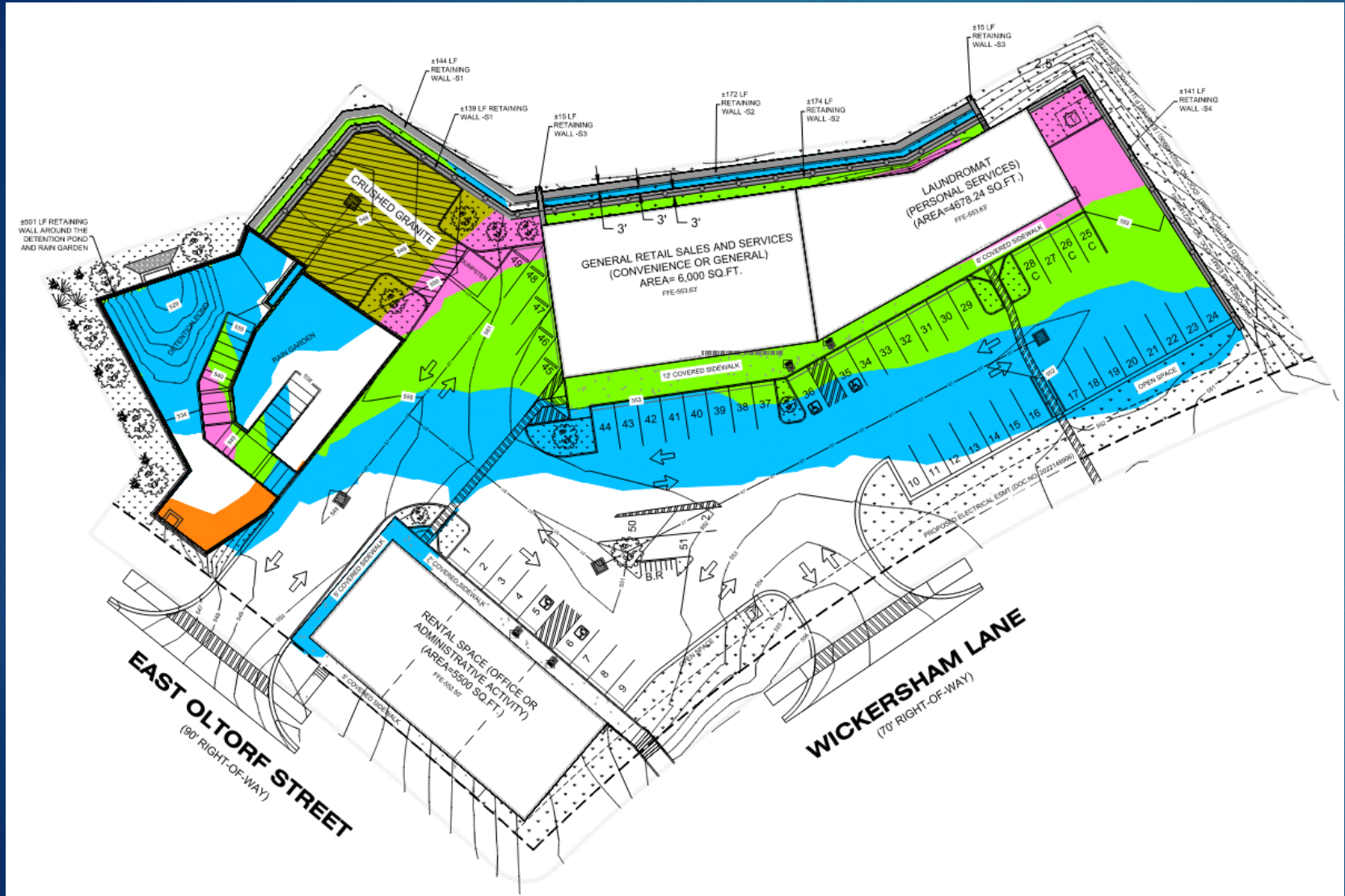
- ▶ Accessibility regulations and Drainage flows (the lowest portion of the site had to be raised to 552ft)
- ▶ Austin Commercial Design Standard Ordinance (access to Oltorf must cross existing slope greater of 15%)



Variance Requests

- ▶ To allow driveways on slopes over 15% within the Desired Development Zone. (LDC 25-8-301)
- ▶ To allow cut over 4 feet on slopes over 15% within the Desired Development Zone. (LDC 25-8-341)
- ▶ To allow fill over 4 feet on slopes over 15% within the Desired Development Zone. (LDC 25-8-342)

Grading Exhibit (Cut and Fill)

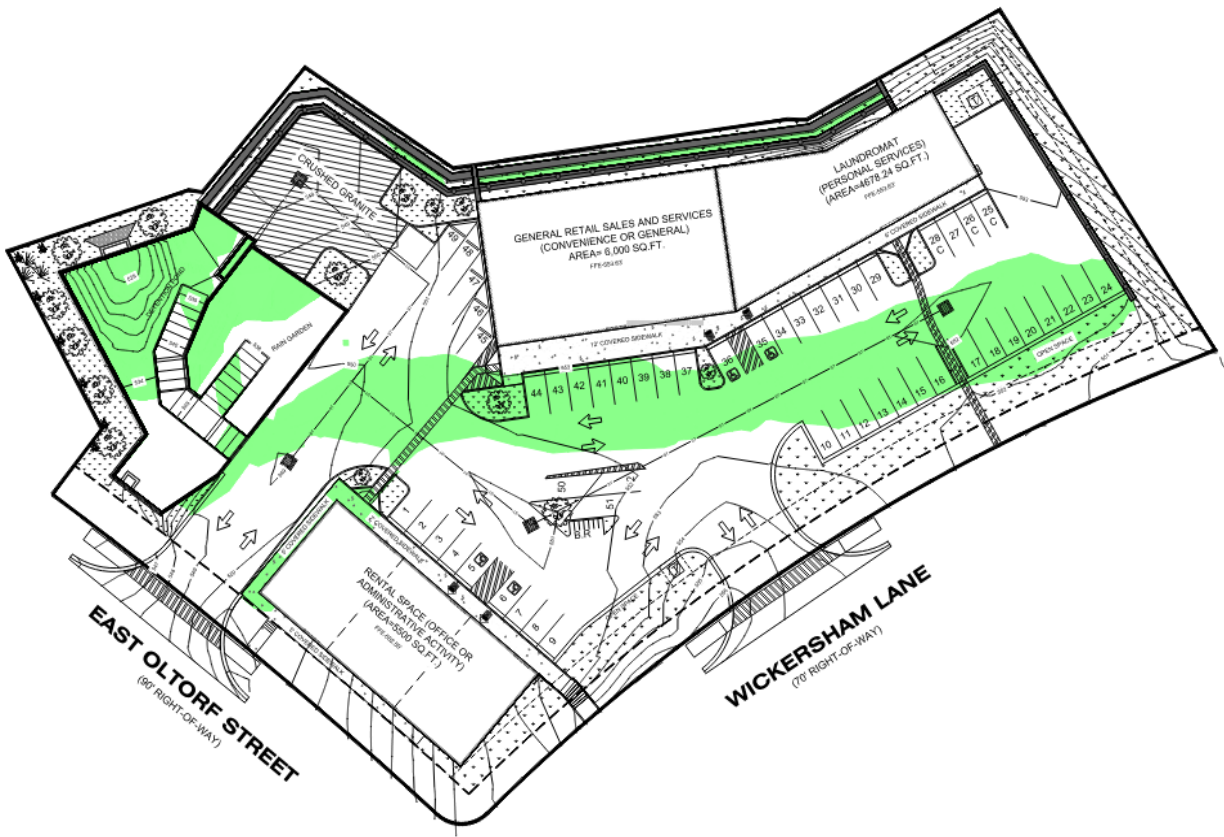


LEGEND

- PROPERTY BOUNDARY
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR

Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Color	Area (Acres)
1	-8.0	-4.0	Orange	0.01
2	4.0	8.0	Blue	0.43
3	8.0	12.0	Green	0.26
4	12.0	16.0	Pink	0.07
5	16.0	20.5	Yellow	0.08

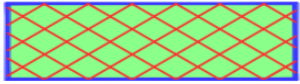
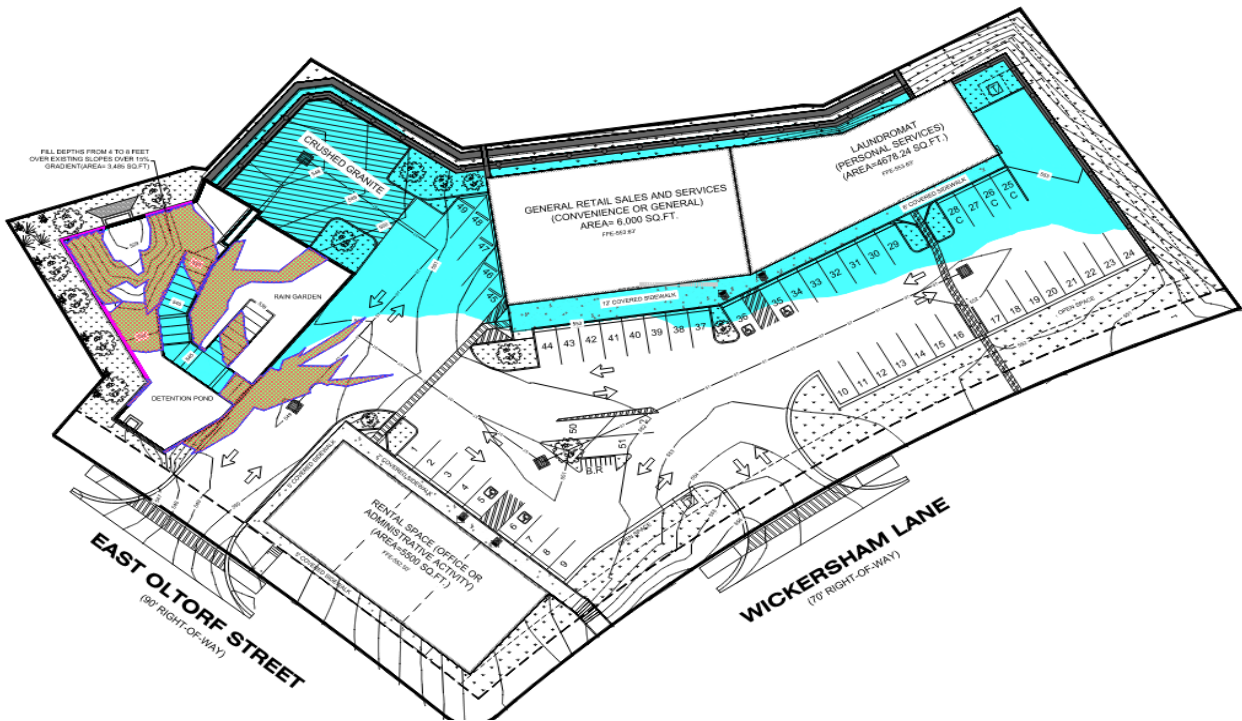
RETAINING WALL LENGTH		
NUMBER	WALL TYPE	LENGTH (FT.)
1	RETAINING WALL-S1	283
2	RETAINING WALL-S2	346
3	RETAINING WALL-S3	30
4	RETAINING WALL-S4	141
5	RETAINING WALL- AROUND DETENTION AND RAIN GARDEN	501
TOTAL LENGTH OF RETAINING WALLS		1,301



Elevations Table

Number	Minimum Elevation	Maximum Elevation	Color	Area (SQ.FT)
1	4.0	8.0		18,731.00

FILL DEPTHS FROM 4 TO 8 FEET OVER
EXISTING SLOPES OVER 15% GRADIENT
AND
FILL AREAS OVER 8 FEET DEPTH

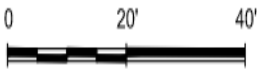
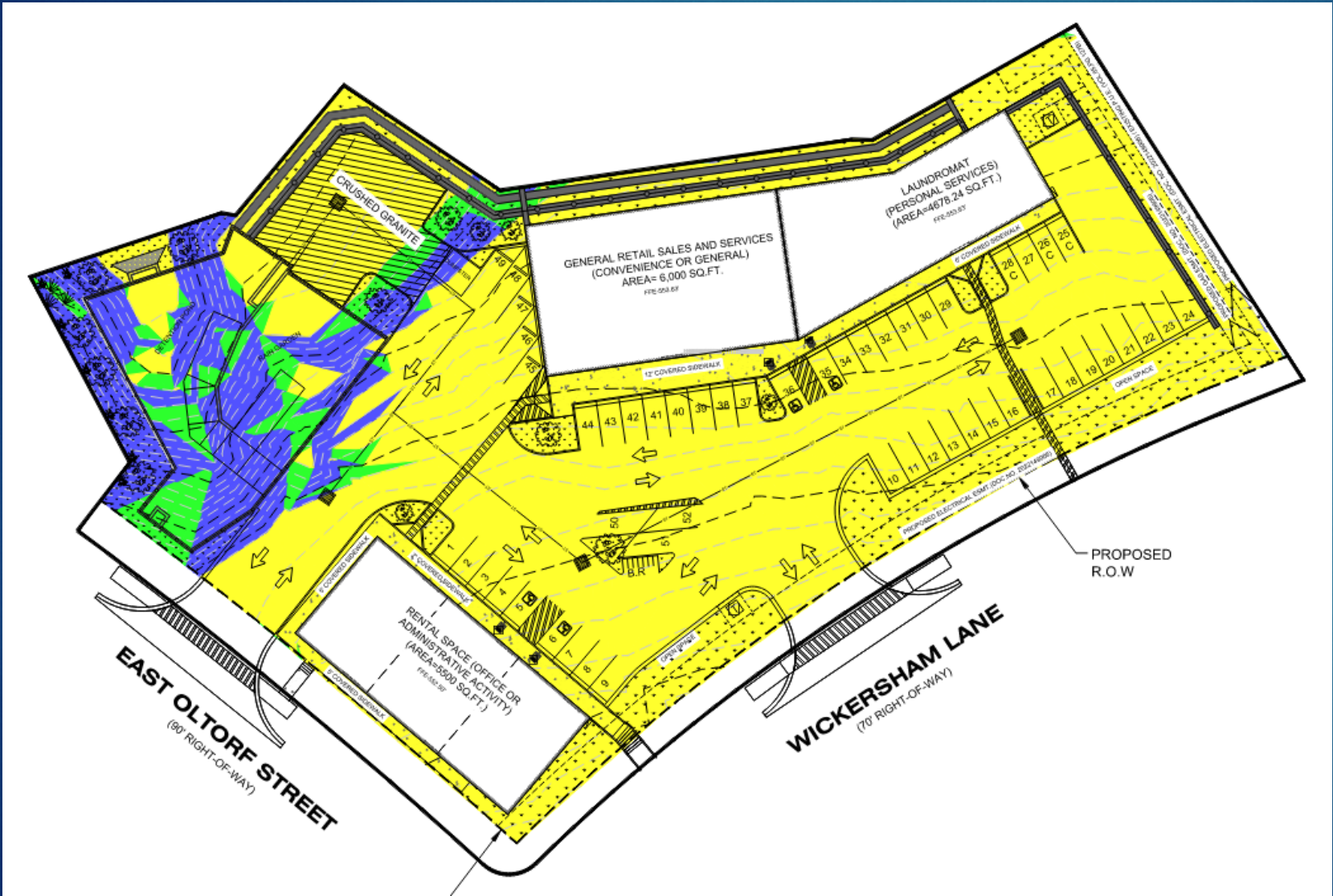


FILL DEPTHS FROM 4 TO 8 FEET
OVER EXISTING SLOPES OVER 15%
GRADIENT (AREA= 3,485 SQ.FT)



FILL AREAS OVER 8 FEET DEPTH
(AREA= 17,860 SQ.FT)

Slope Exhibit



SCALE: 1" = 20'

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

Slopes Table				
Number	Minimum Slope	Maximum Slope	Color	Area (Acres)
1	0.00%	15.00%	Yellow	1.2
2	15.00%	25.00%	Green	0.1
3	> 25.00%		Blue	0.2

Variance Recommendation and Conditions 10

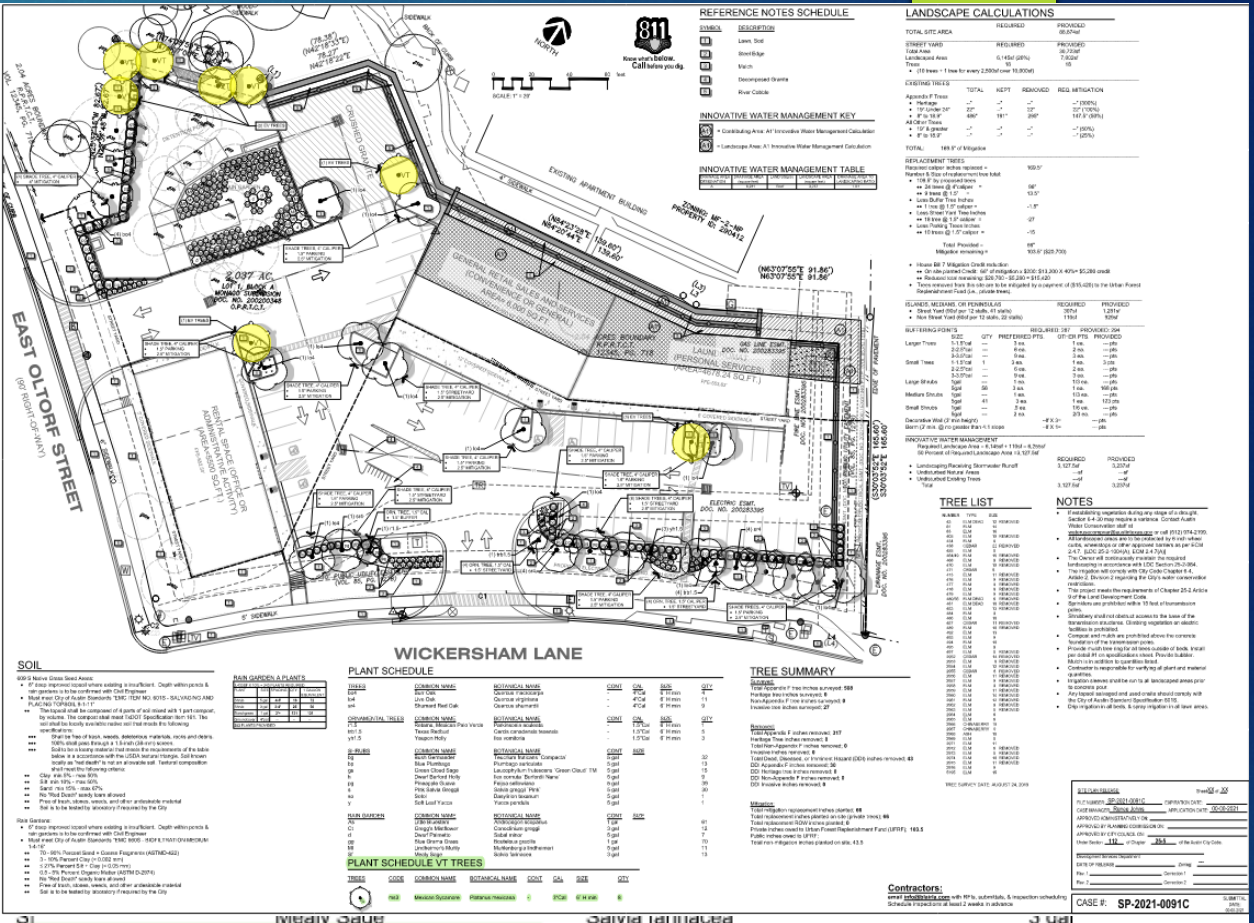
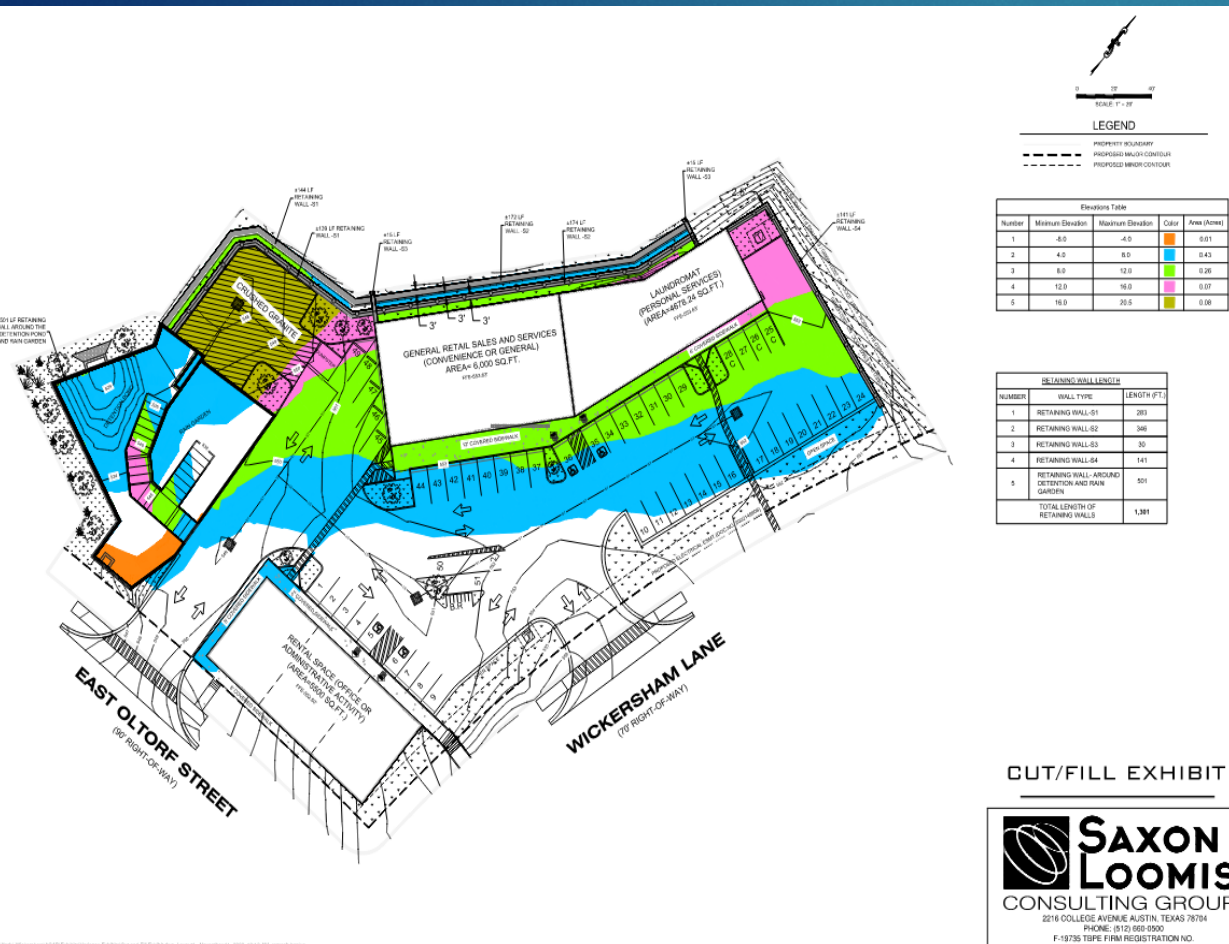
Staff recommends the variance, having determined that the required findings of fact have been met.

Staff also recommends and supports the following conditions in accordance to approved variance exhibits:

- **Provide 8 additional trees at 3 caliper inches on site.**
- **Provide structural containment of fill with retaining walls**

Variance Exhibits

11



THANK YOU

References

13

- ▶ Google Earth
- ▶ GIS property profile
- ▶ Variance packet