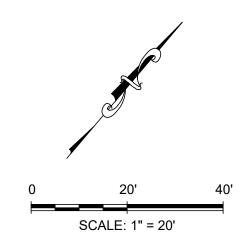
15 SP-2021-0091C - Oltorf Site Plan, District 3

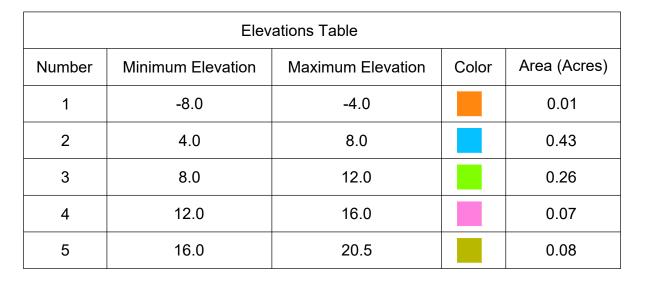




PROPERTY BOUNDARY

— PROPOSED MAJOR CONTOUR

_ _ _ _ PROPOSED MINOR CONTOUR

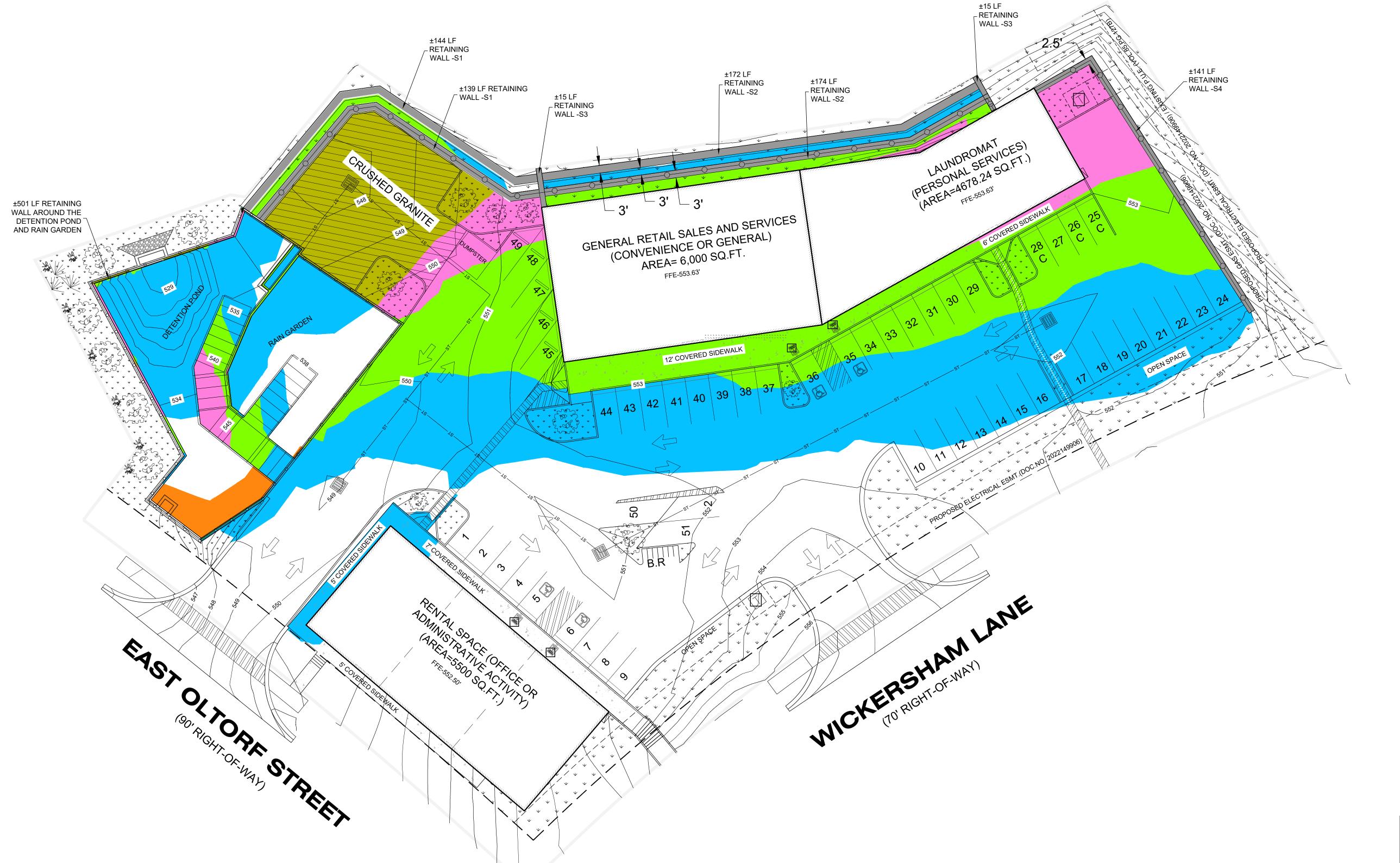


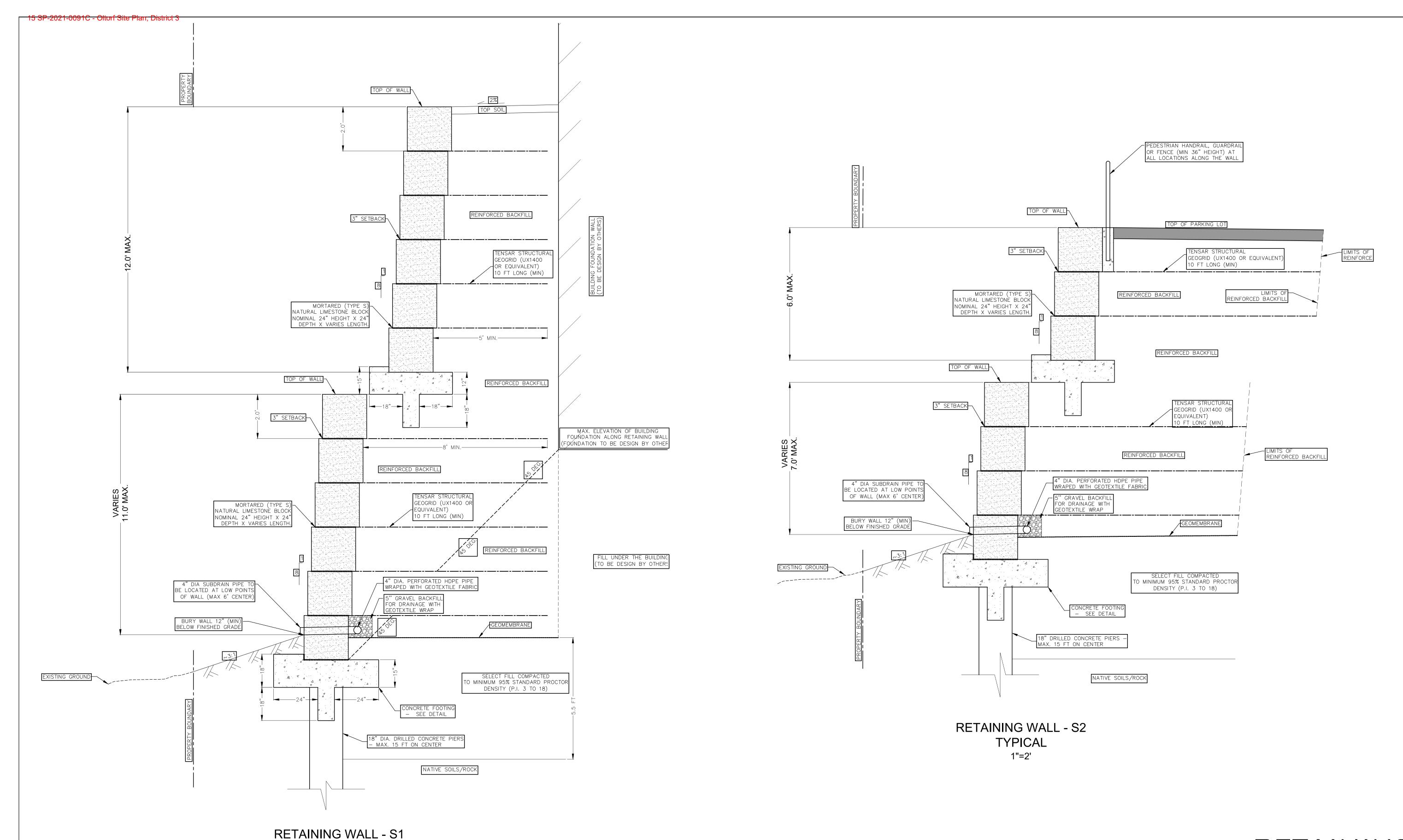
RETAINING WALL LENGTH				
NUMBER	WALL TYPE	LENGTH (FT.)		
1	RETAINING WALL-S1	283		
2	RETAINING WALL-S2	346		
3	RETAINING WALL-S3	30		
4	RETAINING WALL-S4	141		
5	RETAINING WALL- AROUND DETENTION AND RAIN GARDEN	501		
TOTAL LENGTH OF RETAINING WALLS		1,301		

CUT/FILL EXHIBIT



2216 COLLEGE AVENUE AUSTIN, TEXAS 78704 PHONE: (512) 660-0500 F-19735 TBPE FIRM REGISTRATION NO.





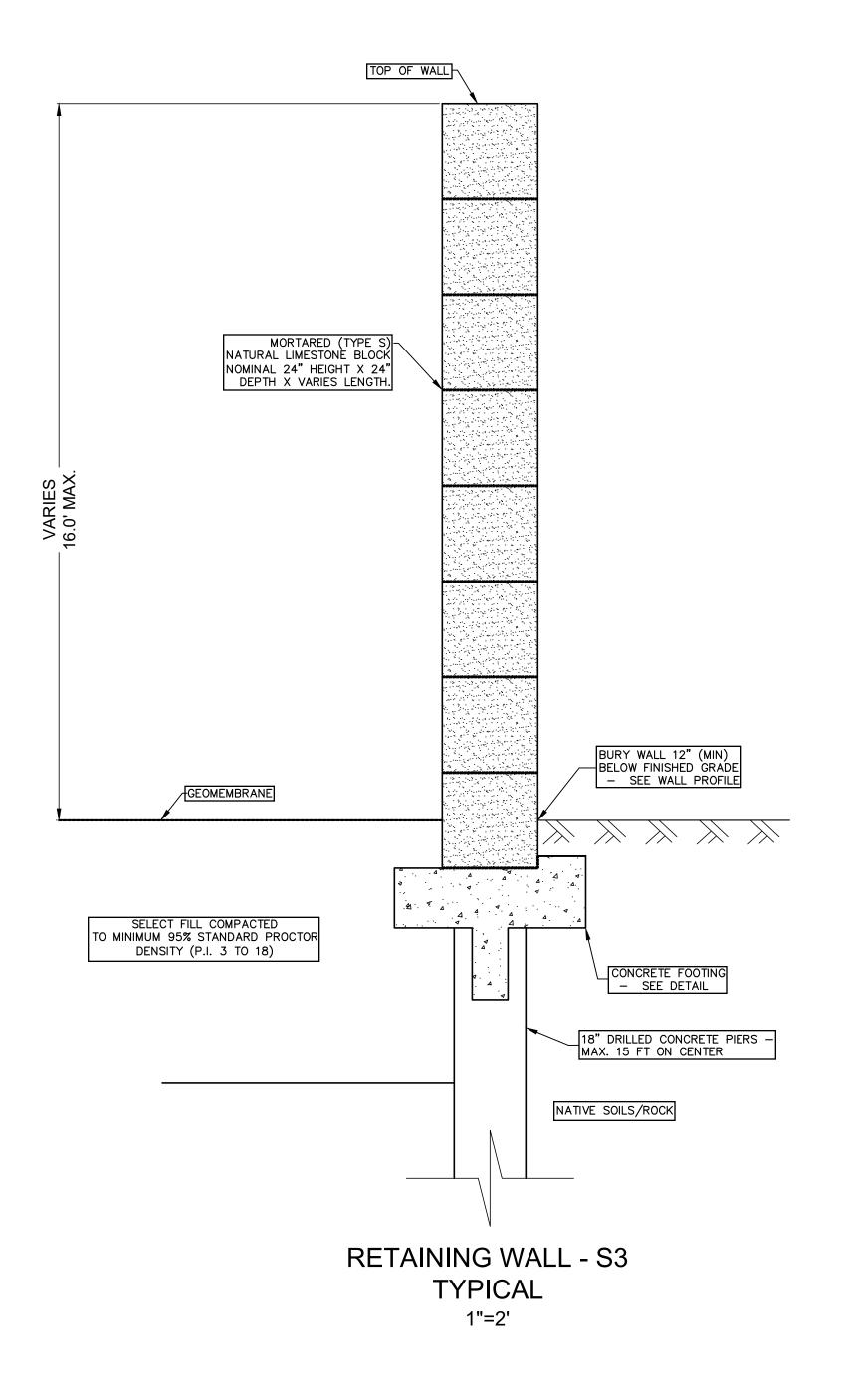
TYPICAL

1"=2'

X:\Projects\Abdul Wickersham\ACAD\Exhibits\Variance Exhibits\Cut and Fill Exhibit.dwg, Layout1 (2), November 11, 2022, 10:16 AM, ramesh.baniya

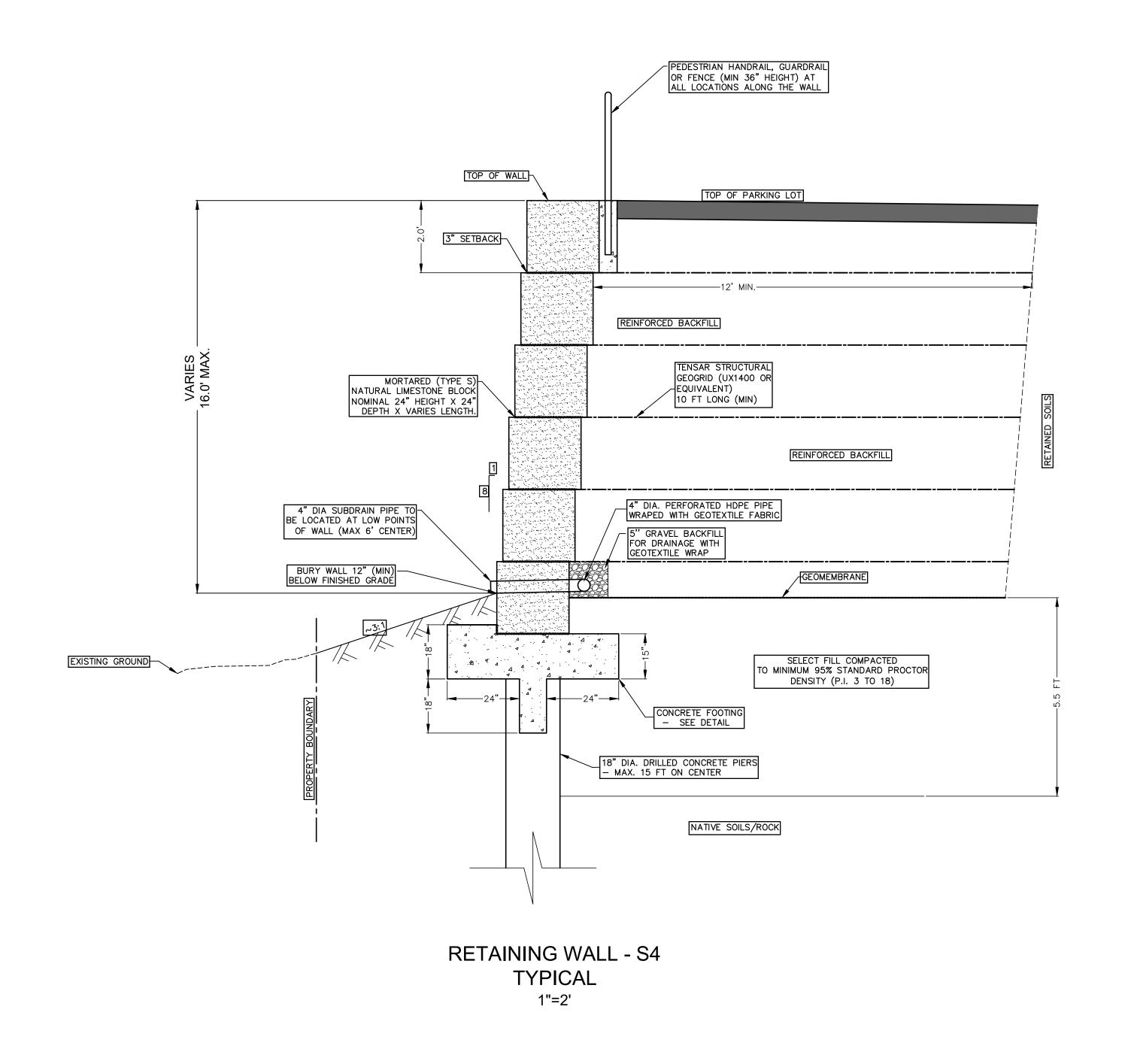
RETAINING WALL
PROFILES 1 OF 2





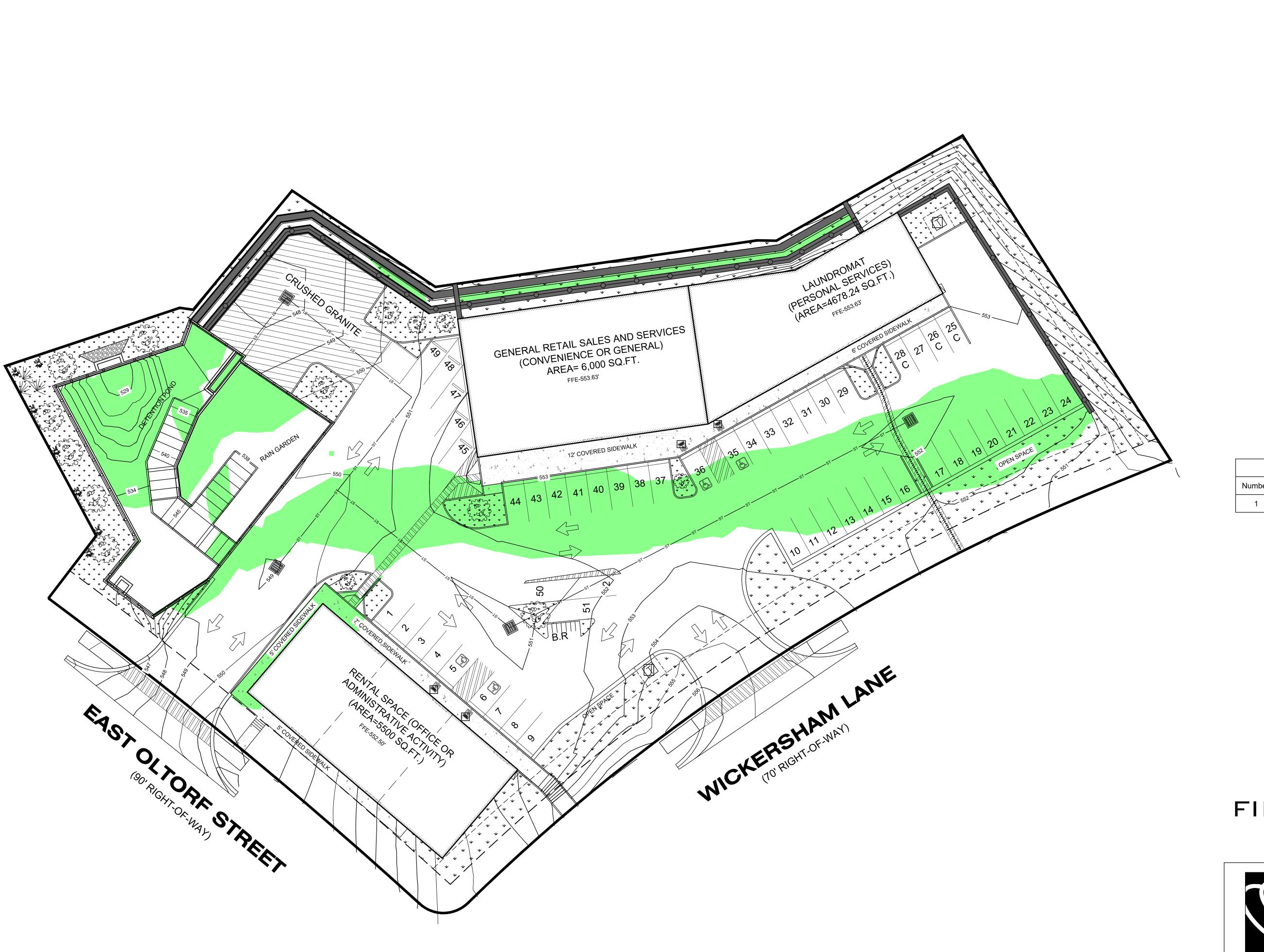
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15 SP-2021-0091C - Oltorf Site Plan, District 3

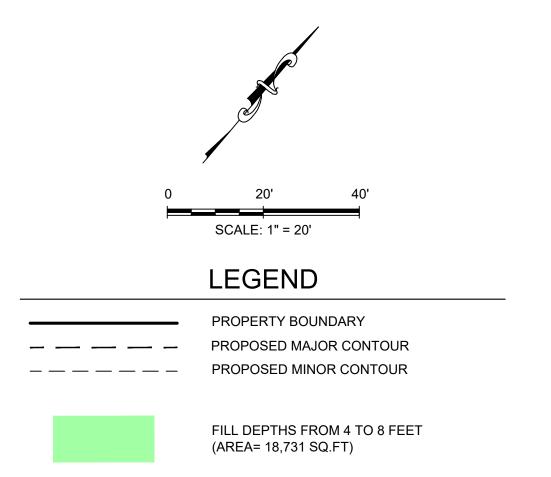


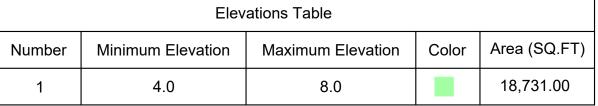
RETAINING WALL
PROFILES 2 OF 2





15 SP-2021-0091C - Oltorf Site Plan; District 3



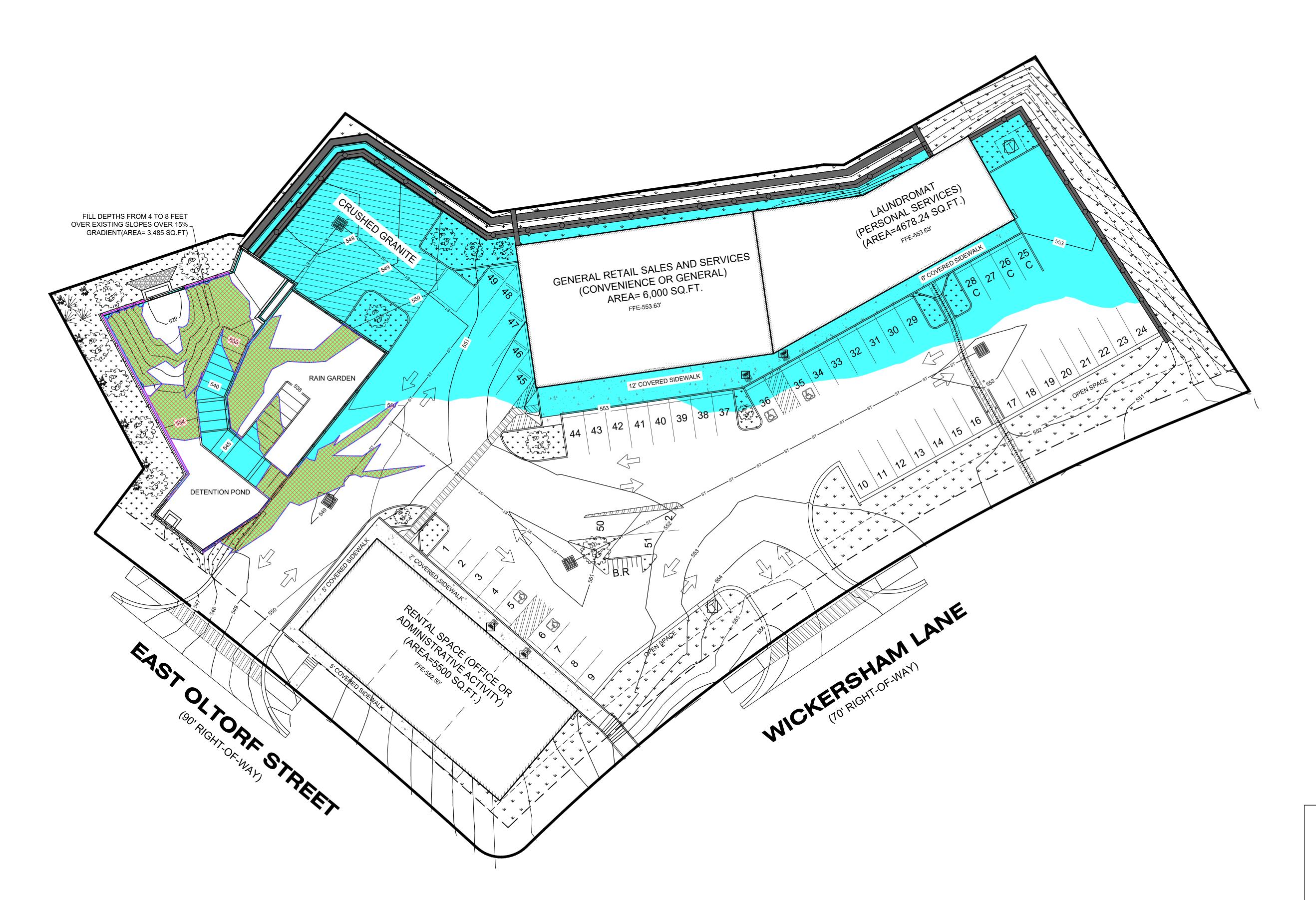


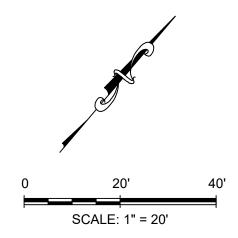
FILL DEPTHS FROM 4 TO 8 FEET



2216 COLLEGE AVENUE AUSTIN, TEXAS 78704 PHONE: (512) 660-0500 F-19735 TBPE FIRM REGISTRATION NO.

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



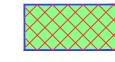


LEGEND

- — — — –

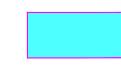
PROPERTY BOUNDARY
PROPOSED MAJOR CONTOUR

PROPOSED MINOR CONTOUR



FILL DEPTHS FROM 4 TO 8 FEET OVER EXISTING SLOPES OVER 15%

GRADIENT (AREA= 3,485 SQ.FT)

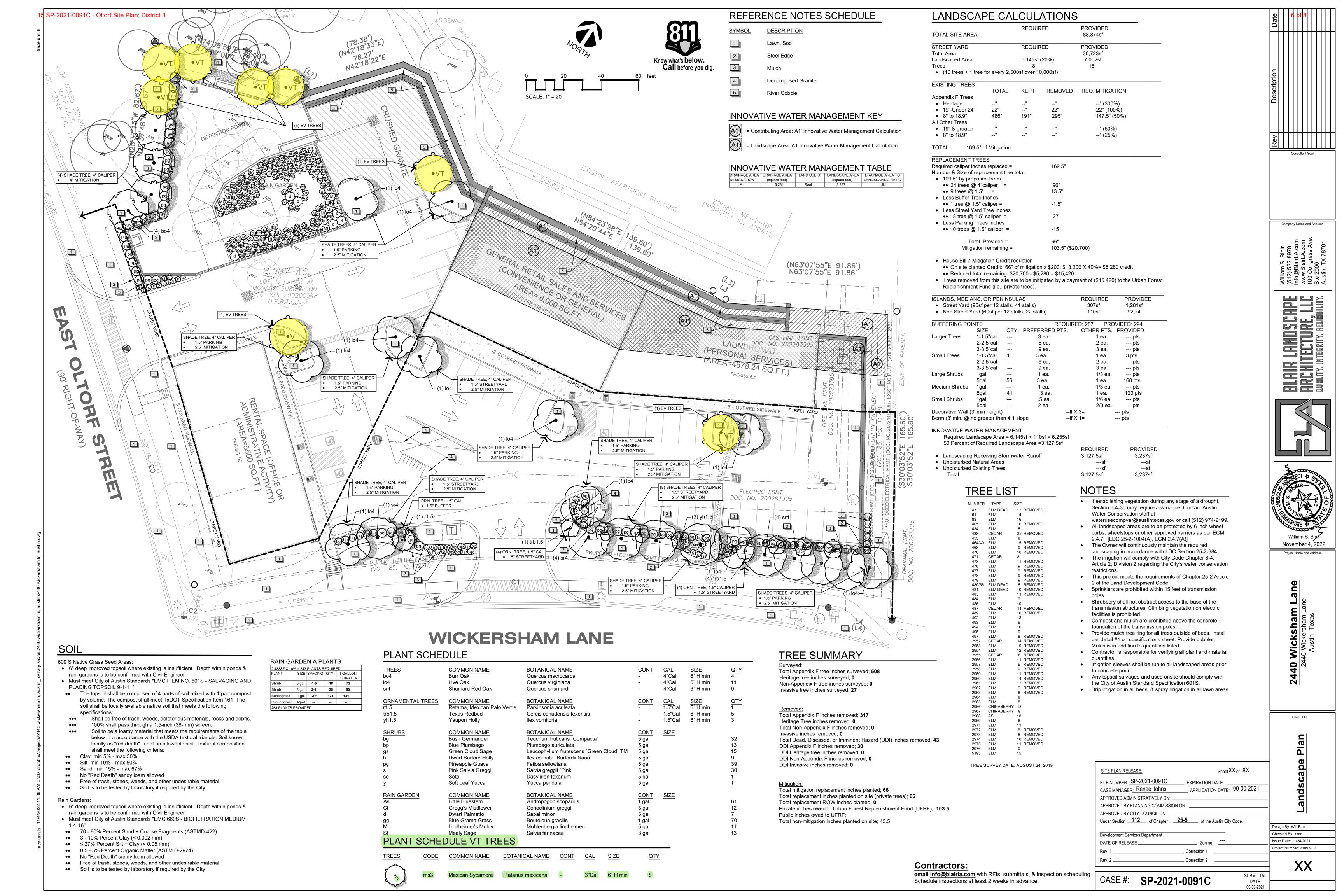


FILL AREAS OVER 8 FEET DEPTH (AREA= 17,860 SQ.FT)





PHONE: (512) 660-0500 F-19735 TBPE FIRM REGISTRATION NO.



SFLZANDSCARESPLANTING SPECIFICATIONS

- A. Guarantee All labor, materials and plants will be guaranteed for a period of twelve (12) months after the final acceptance of work by Owner. All plants that have died or are unhealthy shall be replaced no later than 30 days from the anniversary date of the final acceptance. This guarantee does not apply to plant material that dies due to abnormal freezes, hail, abnormal high winds, or other acts of God, vandalism or lack of normal maintenance and watering. This guarantee does not apply to annual plantings.
- B. Contractor is to verify all site dimensions and layout prior to the commencement of landscape construction. Any discrepancies between the drawings and the actual site conditions shall be brought to the attention of the owner's representative immediately.
- C. Contractor is responsible for verification of the location of all underground utilities, repair to said utilities as a result of the work of the contractor shall be the responsibility of the contractor. Refer to the drawing for any additional information.
- D. Contractor is responsible for maintaining positive drainage in all shrub and turf
- E. Tree pits are to be the same depth as the root ball and 24" wider. Prior to planting the pit should be filled with water to check for good drainage. If water does not drain

the Contractor should check with the Landscape Architect to relocate the tree.

- F. Trees should be positioned in the center of the tree pits, back filled with soil that was excavated from the pit until the surface is level with the surrounding area and the crown of the plant is at the finished grade. Build a water basin around the tree (36" dia.). Water until planting pit is soaked and soil has settled. Add soil necessary to bring soil level flush with surrounding ground. Fill the basin with three (3) inches of compost.
- G. All plant material shall conform to the standards of the latest edition of "American Standard for Nursery Stock" by The American Association of Nurserymen and "Grades and Standards" by The Texas Association of Nurserymen. A plant shall be dimensioned as sit stands in its natural position. All plants shall be at least the minimum size indicated. Larger stock is acceptable at no additional cost, and providing that the larger plants will not be cut back to size indicated.
- H. It is the landscape contractor's responsibility to provide plants free of disease or pests.
- I. Space specified quantity of plant materials to evenly fill designated areas, adjusting spacing indicated on the drawings as required. Landscape architect or owner to have final approval of locations of all trees, shrubs and groundcover beds.
- J. Contractor is responsible for removing all clods, rocks, concrete, trash and any other debris from beds prior to adding soil ix or plant material.
- K. All planting beds shall have six (6) inches of "Growers Mix" soil (40% compost, 40% loam, 10% sand) tilled into existing soil in all areas of the bed. A three (3) inch layer of shredded organic hardwood bark mulch shall be applied to all beds after planting is completed. Four (4) inch pots and ground cover may be planted through the mulch. Any topsoil salvaged and used onsite should comply with the City of Austin Standard Specification 601S.
- L. Contractor is responsible for removal of trash and repair of hazardous conditions (tools, open holes, et.) on a daily basis by the end of the work day.
- M. Water all plantings in bed areas thoroughly on a daily basis until final acceptance.N. To prepare turf areas treat them with a selective herbicide two weeks prior to
- sodding or seeding. Then rake area to remove stones, sticks and other debris. Soil depth to be 6" for all turf areas. Rake area to a finish grade (1" below walks and curbs). Any topsoil salvaged and used onsite should comply with the City of Austin Standard Specification 601S.
- O. If sodding is to take place the sod should be gathered and planted within a 48 hour period. Lay the sod to form a solid mass with tight fitting joints. Butt ends and sides of sod and offset joints in adjacent courses. Roll sod to ensure good contact with soil. If planting on a slope be sure to lay courses parallel to the contours and secure sod with pins if necessary. Site preparation and maintenance will be the same for hydromulching.
- P. Water sod daily so as to not allow turf blades to wilt. If necessary water twice per day.Q. Apply slow release fertilizer 15-15-15 or equal at a rate of 2 lbs. per 100 s.f. to all turf
- or planted areas.

 R. Contractor shall keep all construction areas and public streets free from accumulation of waste material. Upon completion of construction and prior to final approval contractor shall thoroughly clean the site of all trash, spilled soil, and litter, etc. that has resulted from landscape construction operations. Repair all damage to finish grade including tailings from excavations, wheel ruts, etc. caused from construction. All debris, trash and excess materials and equipment shall be removed
- S. Remove all tags, ribbons and wires from all newly installed plant material.

REFERENCE NOTE SPECIFICATIONS

LAWN AREAS - SOD / HYDROMULCH / SEED MIX

from the site prior to final acceptance.

1. Lawn, Bermuda "Tif 419" Sod. Provide spray irrigation. Temporary irrigation only within septic fields or Right of Way (R.O.W.). Pre emergent weed treatment recommended.

STEEL EDGE

 Steel edge, 3/16" x 4" landscape edging as manufactured by Ryerson, or equal, dark green and furnished with steel stakes. Install edging in smooth curves free of kinks. Final height of edging to be 1" above height of soil mat of sod.

MULCHES / GRAVELS / RIVER ROCK / BOULDERS

- 3. Mulch, Native Hardwood. 3" deep with drip irrigation. Ensure that drip line is placed above rootballs.
- 4. Decomposed Granite, 4" deep compacted
- 5. River Cobble, Arizona. 70% 1-3" size mixed with 30% 3-8" size. 3" deep, weed barrier cloth beneath. If used in areas near plants provide irrigation bubblers to plants and use the following bed prep: 6" of "Growers Mix" soil (40% compost, 40% loam, 10% sand) tilled into existing soil in all areas of the bed. Pocket planting acceptable where plant material is not massed or limestone is present.

LANDSCAPE MAINTENANCE REQUIREMENTS

The owner shall be responsible for:

- A. Regular maintenance of all required landscape areas and plant materials in a vigorous and healthy condition, free from diseases, pests, weeds, and litter. This maintenance shall include weeding, watering, fertilization, pruning, mowing, edging, mulching or other needed maintenance, in accordance with generally accepted horticultural practice.
- B. The repair or replacement of required landscape structures (walls, fences, etc.) to a structurally sound condition.
- C. The regular maintenance, repair, or replacement, where necessary, of any required screening or buffering.
- D. All open space areas that are to be preserved as natural plant communities shall be trimmed, at least once a year, of all exotic vegetation, lawn grasses, trash, or other debris. Natural area should be mulched, pruned and otherwise maintained so that plants are vigorous.

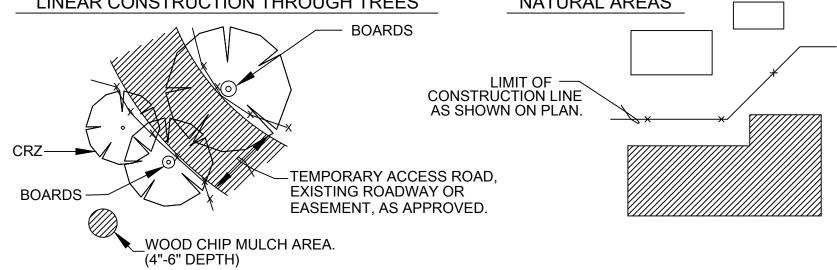
IRRIGATION SPECIFICATIONS

- A. An area equal to at least 50% of the total required landscaped area on a project must:
- A.1. be undisturbed natural area(s) or undisturbed existing trees with no potable irrigation; or
- A.2. be irrigated by stormwater runoff conveyed from impervious surfaces on the site. See Section 2.4.9 (Innovative Water Management for Commercial Landscaping) of the Environmental Criteria Manual for guidance on how to comply with this requirement. Since landscaped areas irrigated by storm water runoff have different plant water requirements, these areas should have separate zone valves and circuits for an automatic irrigation system (refer to Irrigation Guidelines in Appendix O).
- B. Using irrigation methods described in Section E below, the Owner shall be responsible for supplemental irrigation:
- B.1. For the first two growing seasons of a newly planted required landscaped area without permanent irrigation (see Section C below). For the purposes of this section, a growing season shall be defined as spring.
- B.2. Permanently for all newly planted trees in a required landscape area.
- B.3. Permanently for all newly planted required landscaping located in medians, islands, or peninsulas, except as specified in Section C below.
- C. Permanent irrigation is not required for newly planted landscaping, other than newly planted trees, if the landscaped area is:
- C.1. Receiving stormwater runoff in accordance with Section 2.4.9;
- C.2. Planted with native and/or adapted plants that are drought tolerant (see the Plant Selection and Plant Species sections in 1.6.7.C of this manual for recommendations);
- C.3. Located in areas of the site with low foot-traffic to prevent compaction of the soil; and
- C.4. Providing temporary irrigation for the first two growing seasons. Although permanent irrigation is not required under these circumstances, all vegetation must be kept in a healthy condition to achieve permanent vegetative stabilization of the site per Section 1.4.7 of this manual. Permanent vegetative cover stabilizes the soil, reduces damages from sediment and runoff to downstream areas, improves wildlife habitat, and enhances natural beauty.
- D. No permanent irrigation is required for all or a portion of a required landscaped area that consists of:
- D.1. undisturbed natural area; or
- D.2. undisturbed existing trees.
- E. Supplemental irrigation required may be provided utilizing one or a combination of the following methods:
- E.1. An automatic or manual underground irrigation system (conventional spray, bubblers, drip, otherwise approved;
- E.2. A hose attachment within 100 feet of a landscaped area or plant where there is no road or parking pavement between the hose attachment and landscaped area or plant; or
- E.3. A temporary and above ground irrigation system in accordance with the design criteria in Section 25-2-1008 If the site plan area is smaller than 0.5 acres, the site may rely solely on a hose attachment for areas requiring permanent supplemental irrigation, including newly-planted trees. Although the site must still comply with the 50% stormwater irrigation requirement, installation of an underground irrigation system, including bubblers for newly-planted trees, is not required.
- F. The irrigation methods used shall:
- F.1. Provide a moisture level in an amount and frequency adequate to sustain growth of the plan materials on a permanent basis;
- F.2. Be in place and operational at the time of the landscape inspection unless an
- alternative method is approved under Section 25-2-1008 of the LDC; and F.3. Be maintained and kept operational at all times to provide for efficient water distribution
- F.4. Landscape working plans shall indicate, by a detail a drawing or by specification in a note on the site plan, the nature and location of irrigation which will be used; these should be specific enough to show that adequate irrigation will be provided to all required landscape areas and plant materials and that there is no disturbance to the critical root zones of existing trees.
- G. Automatic irrigation systems shall comply with the Irrigation Guidelines. These guidelines shall be noted on the Development Permit (refer to Appendix O) and shall be implemented as part of the landscape inspection.

TREE PROTECTION FENCE LOCATIONS

NO SCALE
LINEAR CONSTRUCTION THROUGH TREES

NATURAL AREAS



IRRIGATION NOTES (EMC APPENDIX O)

Automatic irrigation systems shall comply with TCEQ Chapter 344, as well as the following requirements:

- 1.These requirements shall be noted on the Site Development Permit and shall be implemented as part of the landscape inspection:
- A.the system must provide a moisture level adequate to sustain growth of the plant materials;
- B.the system does not include spray irrigation on areas less than ten (10) feet
- wide (such as medians, buffer strips, and parking lot islands);
 C.circuit remote control valves have adjustable flow controls;
- D.serviceable in-head check valves area adjacent to paved areas where
- elevation differences may cause low head drainage;

 E.a master valve installed on the discharge side of the backflow preventer;
- Fabove-ground irrigation emission devices are set back at least six (6) inches from impervious surfaces;
- G.an automatic rain shut-off device shuts off the irrigation system automatically after more than a one-half inch ($\frac{1}{2}$ ") rainfall; and
- H.newly planted trees shall have permanent irrigation consisting of drip or bubblers.
- 2.The irrigation installer shall develop and provide an as-built design plan to the City at the time the final irrigation inspection is performed;
 A.unless fiscal security is provided to the City for the installation of the system,
- it must be operational at the time of the final landscape inspection.

 3.The irrigation installer shall also provide exhibits to be permanently installed
- inside or attached to the irrigation controller, including:

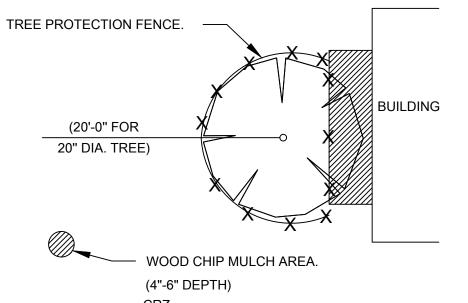
 A.a laminated copy of the water budget containing zone numbers, precipitation rate, and gallons per minute; and a zone map with the isolation valve location.
- 4. The irrigation installer shall provide a report to the City on a form provided by Austin Water certifying compliance with Subsection 1. When the final plumbing inspection is performed by the City.

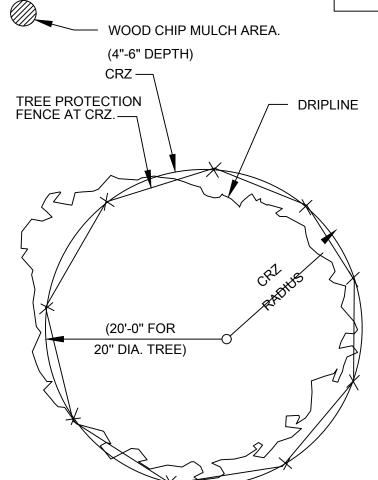
TREE PROTECTION FENCE - CHAIN LINK NO SCALE

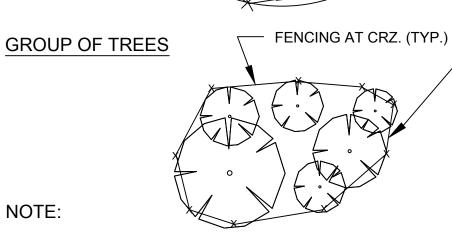
NOTE:

LIMITS OF WOOD CHIP MULCH AREA AND DISTANCE FROM TRUNK
TO WORK AREA SHALL BE SUBJECT TO THE APPROVAL OF THE

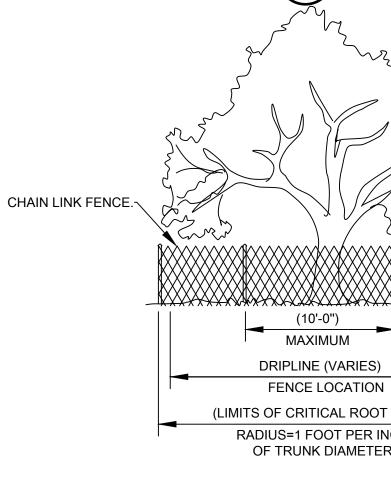
FORESTRY MANAGER.





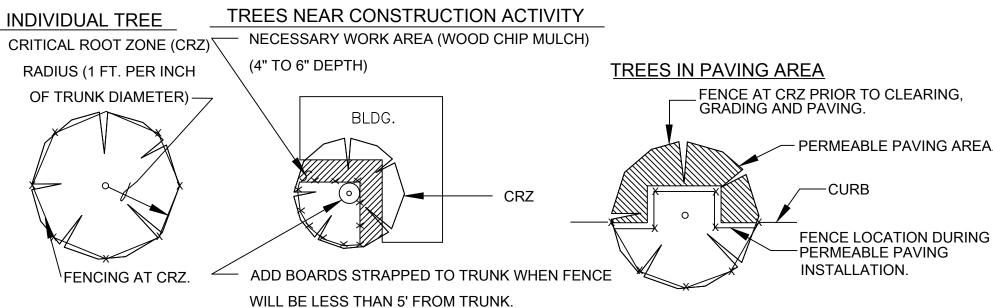


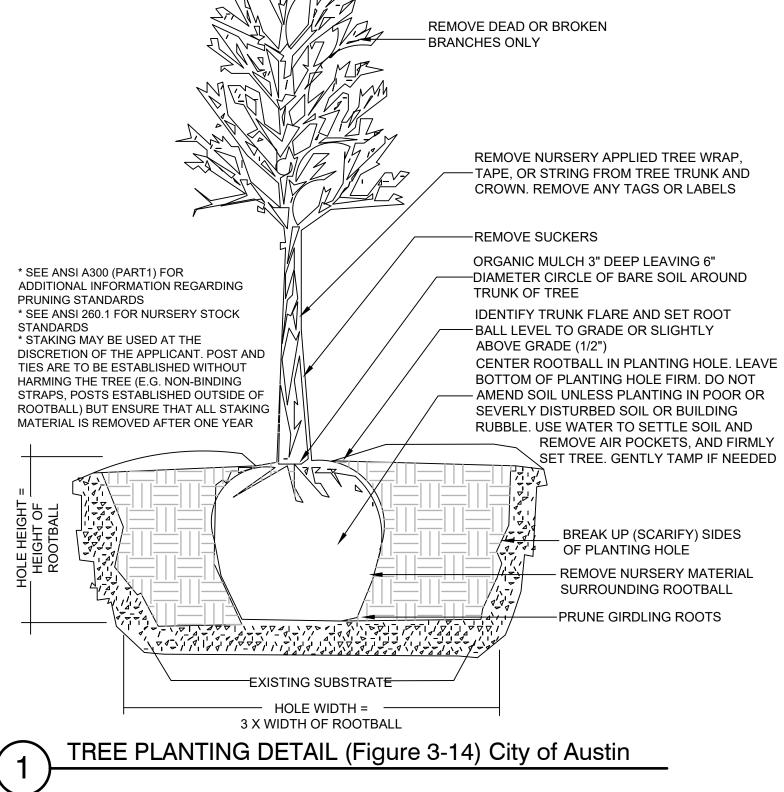
LIMITS OF MULCH AREAS AND DISTANCE FROM TRUNKS TO WORK/
PERMEABLE PAVING AREAS SHALL BE SUBJECT TO THE APPROVAL
OF THE FORESTRY MANAGER.



DRIPLINE (VARIES)
FENCE LOCATION
(LIMITS OF CRITICAL ROOT ZONE)
RADIUS=1 FOOT PER INCH
OF TRUNK DIAMETER

N ACTIVITY
CHIP MULCH)



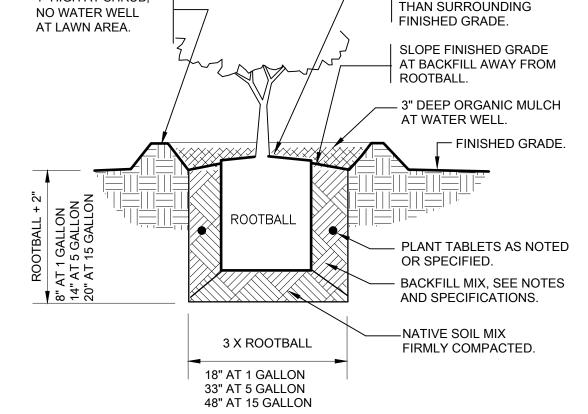


- DO NOT PRUNE TERMINAL LEADER

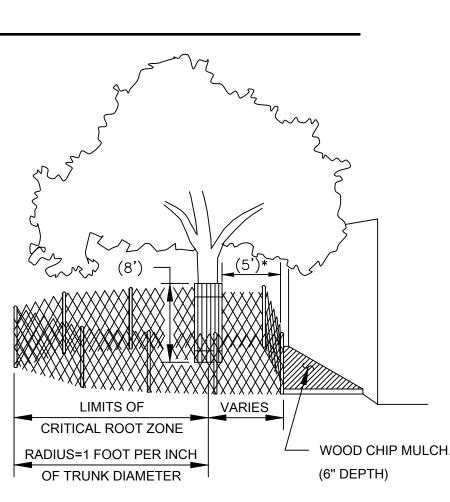
WATER WELL:
4" HIGH AT SHRUB,
NO WATER WELL
AT LAWN AREA.

WATER WELL:

SET ROOTBALL CROWN
1 " HIGHER
THAN SURROUNDING
FINISHED GRADE



SHRUB PLANTING



*AS NEEDED TO PROVIDE NECESSARY WORK SPACE.

IF LESS THAN 5', THEN ADD BOARDS STRAPPED TO TRUNK.

Development Services Department

DATE OF RELEASE ______ Zoning: _____

Rev. 1 _____ Correction 1 _____

Rev. 2 _____ Correction 2 _____

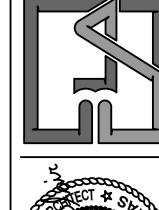
CASE #: **SP-2021-0091C**

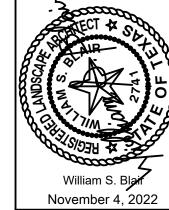
Rev Description

Consultant Seal

(512) 522-8979 info@BlairLA.com www.BlairLA.com 100 Congress Ave. Ste 2000

BLAIR LANDSCAPE ARCHITECTURE, LLC QUALITY, INTEGRITY, RELIABILITY.





November 4, 202

Project Name and Address

2440 Wicksham Lane
2440 Wickersham Lane
Austin, Texas

Sheet Title

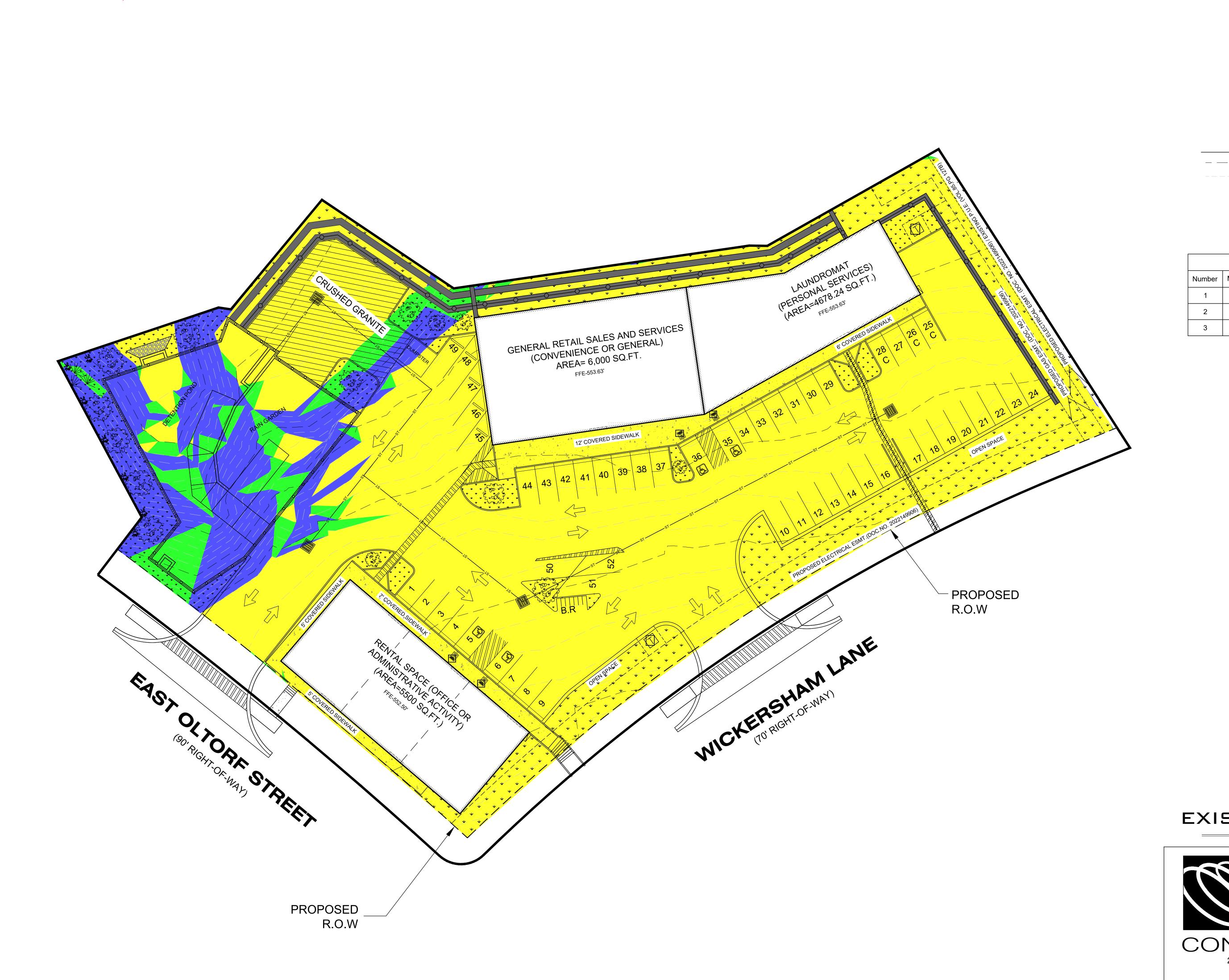
Landscape Irrigation Specification

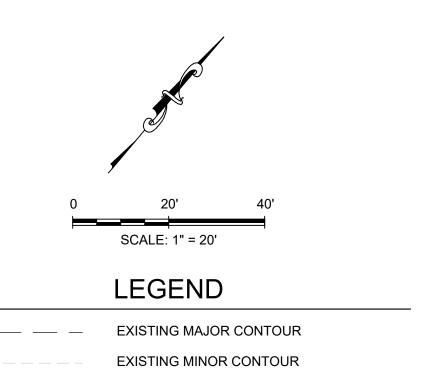
Design By: Will Blair
Checked By: xxxx
Issue Date: 11/24/2021
Project Number: 21093-LP

SUBMITTAL

DATE: 00-00-2021

Contractors:email <u>info@blairla.com</u> with RFIs, submittals, & inspection scheduling Schedule inspections at least 2 weeks in advance





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

EXISTING SLOPE MAP



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