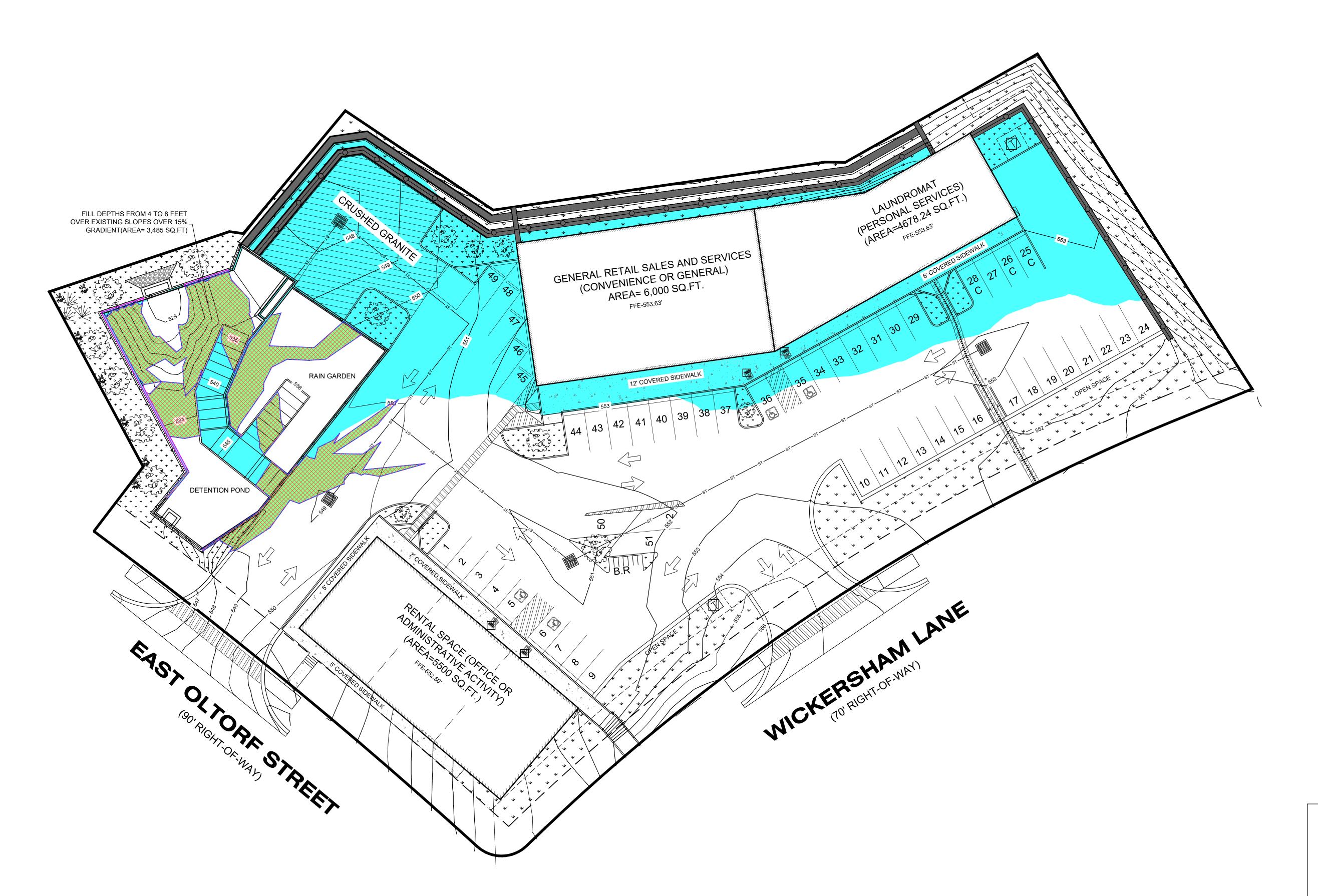
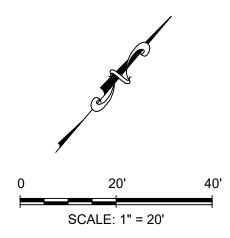

FILL DEPTHS FROM 4 TO 8 FEET OVER EXISTING SLOPES OVER 15% GRADIENT AND FILL AREAS OVER 8 FEET DEPTH

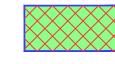




LEGEND

- — — — – - — — — – PROPERTY BOUNDARY
PROPOSED MAJOR CONTOUR

PROPOSED MINOR CONTOUR



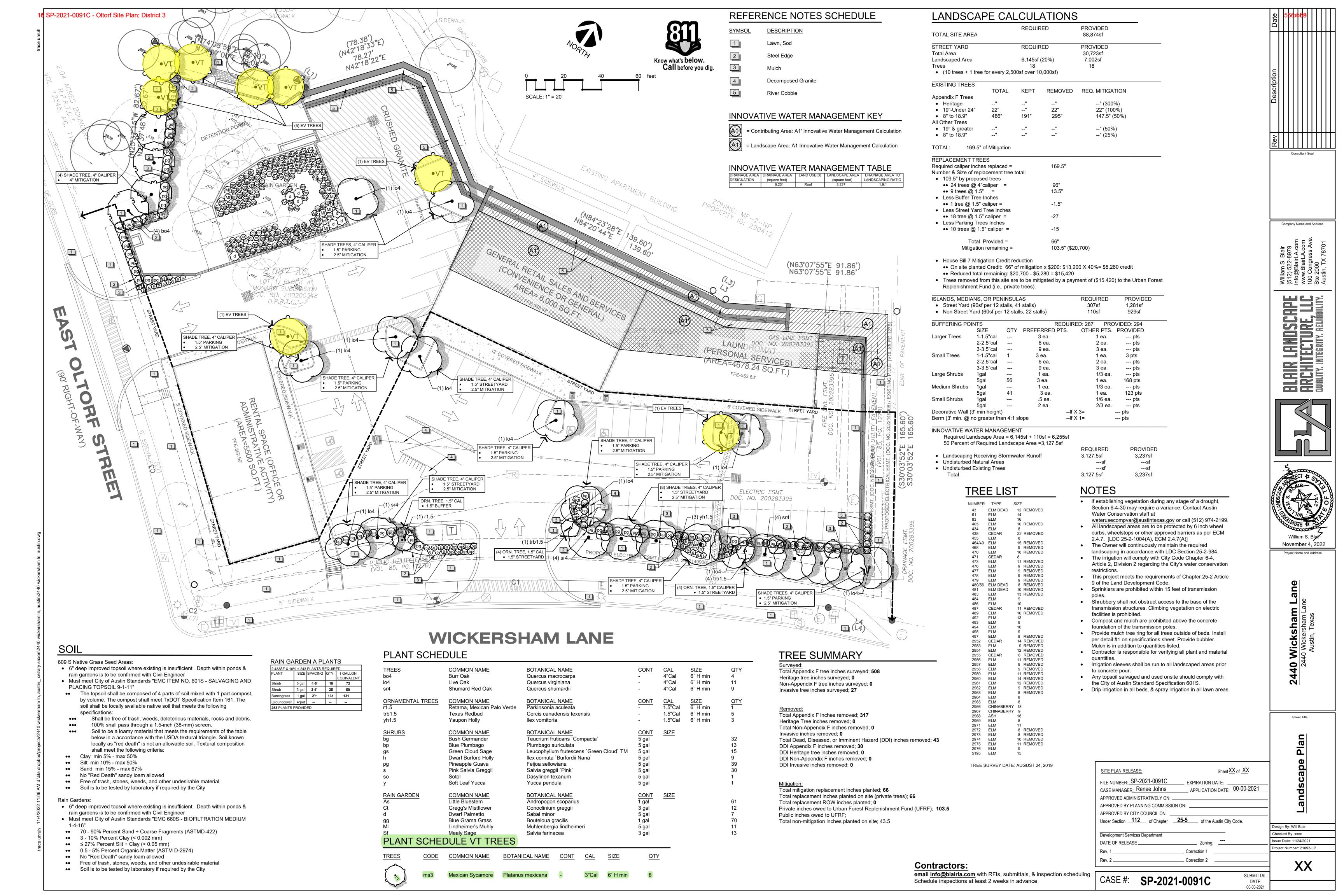
FILL DEPTHS FROM 4 TO 8 FEET OVER EXISTING SLOPES OVER 15% GRADIENT (AREA= 3,485 SQ.FT)



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



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



FL2ACNIOS CARESPILANTING 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.
- 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
- 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. 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.
- 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 hvdromulching.
- P. Water sod daily so as to not allow turf blades to wilt. If necessary water twice per 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

2. 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:

- 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

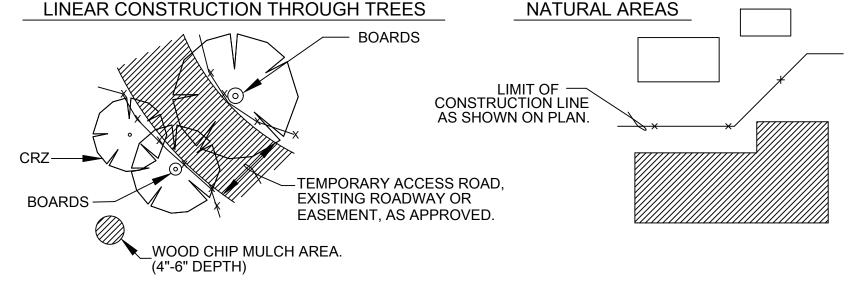
- A. An area equal to at least 50% of the total required landscaped area on a project
- A.1. be undisturbed natural area(s) or undisturbed existing trees with no potable
- A.2. be irrigated by stormwater runoff conveyed from impervious surfaces on the site. See Section 2.4.9 (Innovative Water Management 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).
- 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
- 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:
- 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.
- The irrigation methods used shall:

NO SCALE

- 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 Be maintained and kept operational at all times to provide for efficient water
- 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

LINEAR CONSTRUCTION THROUGH TREES



IRRIGATION NOTES (EMC APPENDIX O)

from impervious surfaces;

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

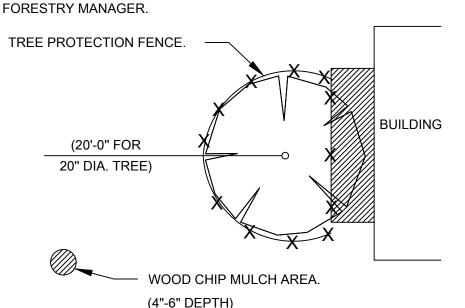
- 1. These requirements shall be noted on the Site Development Permit and shall be implemented as part of the landscape inspection:
 - A.the system must provide a moisture level adequate to sustain growth of the plant materials;
 - B.the system does not include spray irrigation on areas less than ten (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
- G.an automatic rain shut-off device shuts off the irrigation system automatically after more than a one-half inch (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
- 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.

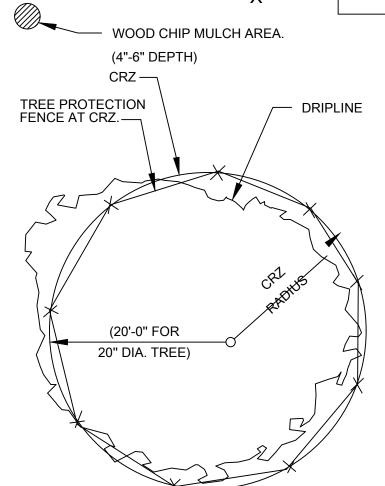
TREE PROTECTION FENCE - CHAIN LINK NO SCALE

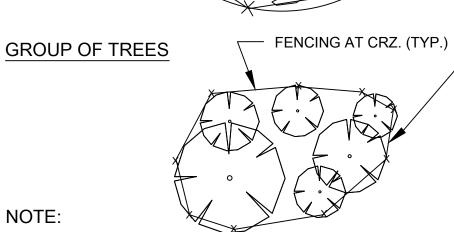
inside or attached to the irrigation controller, including:

NOTE:

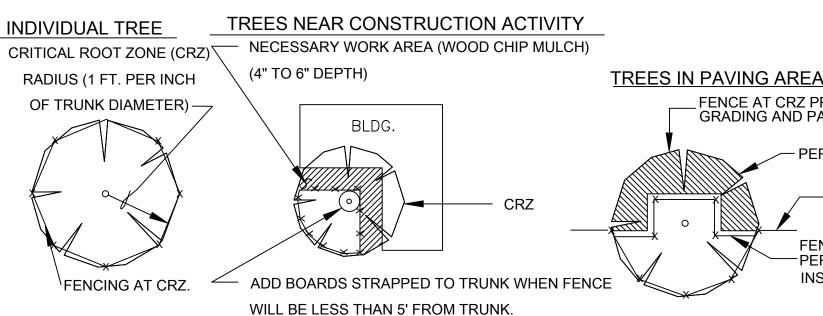
LIMITS OF WOOD CHIP MULCH AREA AND DISTANCE FROM TRUNK TO WORK AREA SHALL BE SUBJECT TO THE APPROVAL OF THE







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



CHAIN LINK FENCE.

3 X WIDTH OF ROOTBALL TREE PLANTING DETAIL (Figure 3-14) City of Austin SET ROOTBALL CROWN WATER WELL: " HIGHER 4" HIGH AT SHRUB, THAN SURROUNDING NO WATER WELL FINISHED GRADE. AT LAWN AREA. SLOPE FINISHED GRADE AT BACKFILL AWAY FROM ROOTBALL _ 3" DEEP ORGANIC MULCH AT WATER WELL. FINISHED GRADE ROOTBALL AT 1 GALL AT 5 GAL AT 15 GAL PLANT TABLETS AS NOTED OR SPECIFIED. BACKFILL MIX. SEE NOTES AND SPECIFICATIONS. -NATIVE SOIL MIX 3 X ROOTBALL FIRMLY COMPACTED 18" AT 1 GALLON 33" AT 5 GALLON 48" AT 15 GALLON SHRUB PLANTING

* SEE ANSI A300 (PART1) FOR

FENCE LOCATION

(LIMITS OF CRITICAL ROOT ZONE)

RADIUS=1 FOOT PER INCH

OF TRUNK DIAMETER

FENCE AT CRZ PRIOR TO CLEARING, GRADING AND PAVING.

PERMEABLE PAVING AREA

FENCE LOCATION DURING PERMEABLE PAVING

INSTALLATION.

PRUNING STANDARDS

ADDITIONAL INFORMATION REGARDING

* SEE ANSI 260.1 FOR NURSERY STOCK

DISCRETION OF THE APPLICANT, POST AND

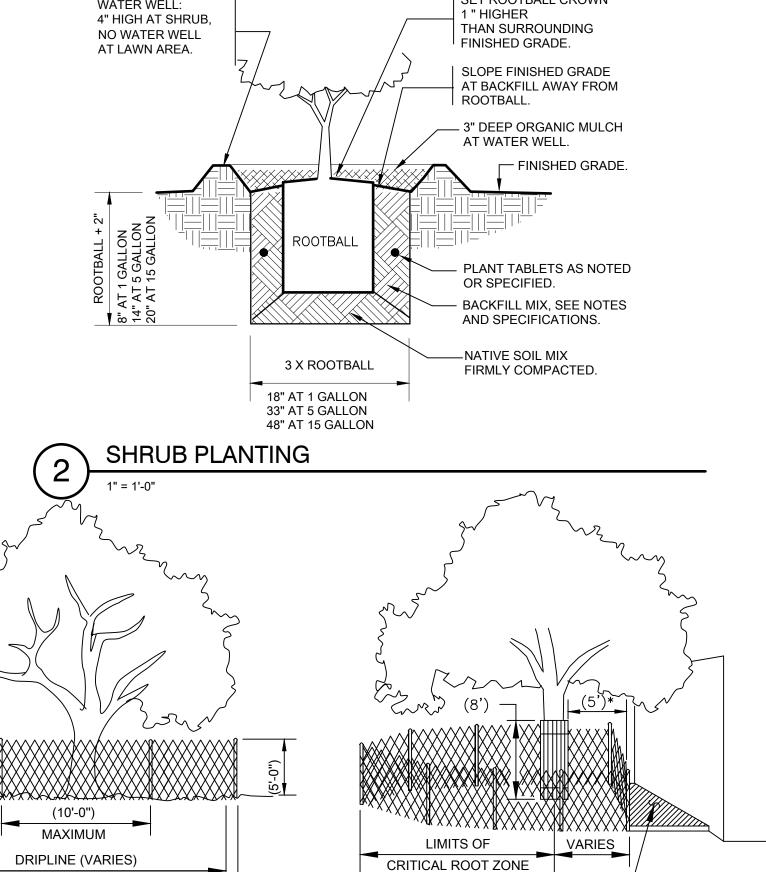
STRAPS, POSTS ESTABLISHED OUTSIDE OF

MATERIAL IS REMOVED AFTER ONE YEAR

ROOTBALL) BUT ENSURE THAT ALL STAKING

TIES ARE TO BE ESTABLISHED WITHOUT

HARMING THE TREE (E.G. NON-BINDING



WOOD CHIP MULCH. RADIUS=1 FOOT PER INCH OF TRUNK DIAMETER (6" DEPTH) *AS NEEDED TO PROVIDE NECESSARY WORK SPACE.

- DO NOT PRUNE TERMINAL LEADER

REMOVE DEAD OR BROKEN

REMOVE SUCKERS

ABOVE GRADE (1/2")

TRUNK OF TREE

REMOVE NURSERY APPLIED TREE WRAP.

CROWN. REMOVE ANY TAGS OR LABELS

ORGANIC MULCH 3" DEEP LEAVING 6"

DIAMETER CIRCLE OF BARE SOIL AROUND

CENTER ROOTBALL IN PLANTING HOLE. LEAVE

BOTTOM OF PLANTING HOLE FIRM. DO NOT

SEVERLY DISTURBED SOIL OR BUILDING

RUBBLE. USE WATER TO SETTLE SOIL AND

OF PLANTING HOLE

REMOVE AIR POCKETS, AND FIRMLY

SET TREE, GENTLY TAMP IF NEEDED

BREAK UP (SCARIFY) SIDES

REMOVE NURSERY MATERIAL

SURROUNDING ROOTBALL

PRUNE GIRDLING ROOTS

AMEND SOIL UNLESS PLANTING IN POOR OR

IDENTIFY TRUNK FLARE AND SET ROOT

-BALL LEVEL TO GRADE OR SLIGHTLY

TAPE, OR STRING FROM TREE TRUNK AND

BRANCHES ONLY

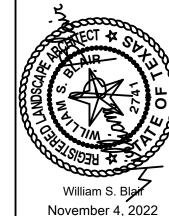
IF LESS THAN 5', THEN ADD BOARDS STRAPPED TO TRUNK.

Sheet XX of XX SITE PLAN RELEASE: FILE NUMBER: SP-2021-0091C __ EXPIRATION DATE: APPLICATION DATE: 00-00-2021 CASE MANAGER: Renee Johns APPROVED ADMINISTRATIVELY ON: APPROVED BY PLANNING COMMISSION ON: Under Section _______ of Chapter ________ of the Austin City Code Development Services Departmen DATE OF RELEASE. Correction 1

SP-2021-0091C

HPE ILLC BLAIR LAND ARCHITECTUF QUALITY, INTEGRITY, R





Project Name and Address

Wicksham Lan 2440

Landscape Irrigation Specification

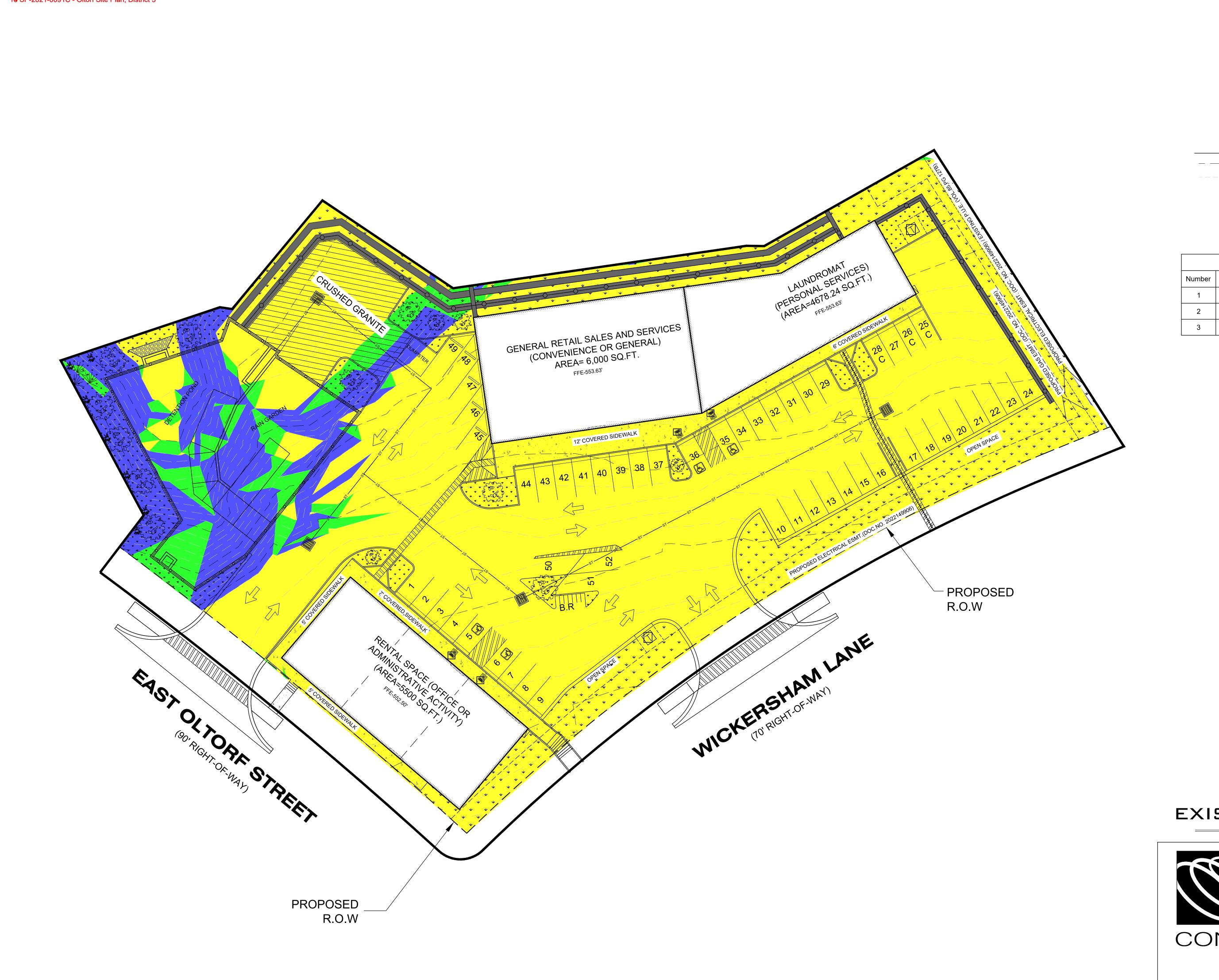
Design By: Will Blair Issue Date: 11/24/2021 Project Number: 21093-LP

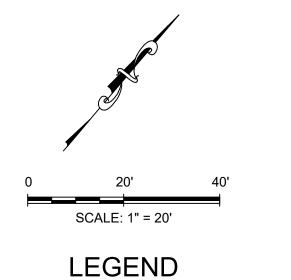
XX

SUBMITTAL

DATE: 00-00-2021

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





LEGEN

EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR

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



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

OLTORF SITE PLAN

4544 East Oltorf

SP-2021-0091C

Mike McDougal Environmental Policy Program Manager Development Services Department

Property Data

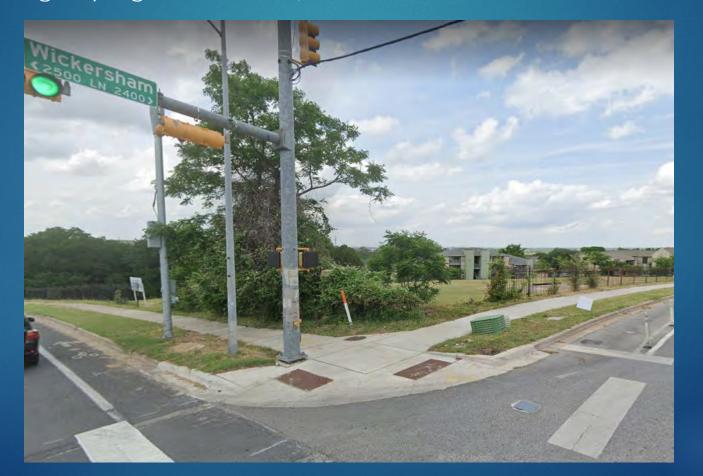


Sympoposis Oltorf Site Plan; District 3



Site Construction/Regulation

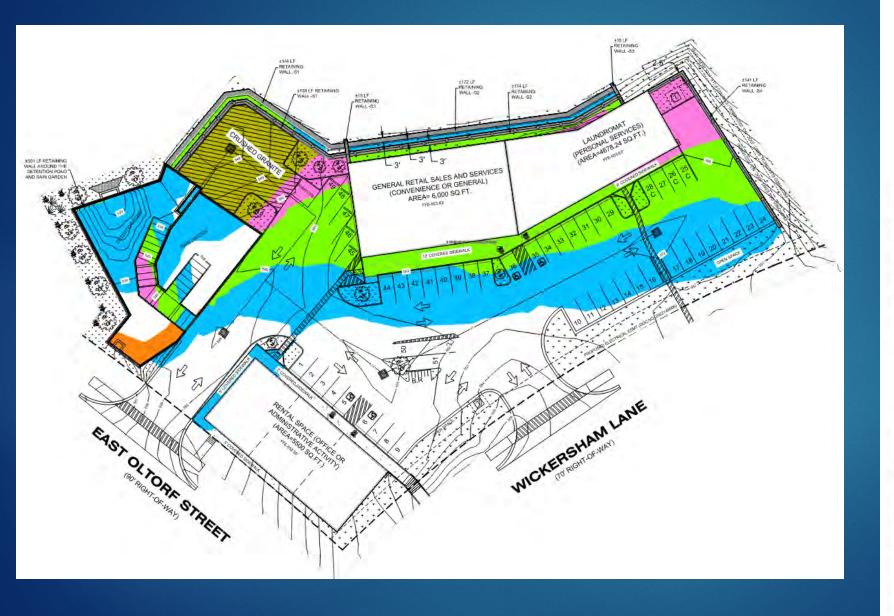
- Accessibility regulations and Drainage flows (the lowest portion of the site had to be raised to 552ft)
- Austin Commercial Design Standard Ordinance (access to Oltorf must cross existing slope greater of 15%)





Variance Requests

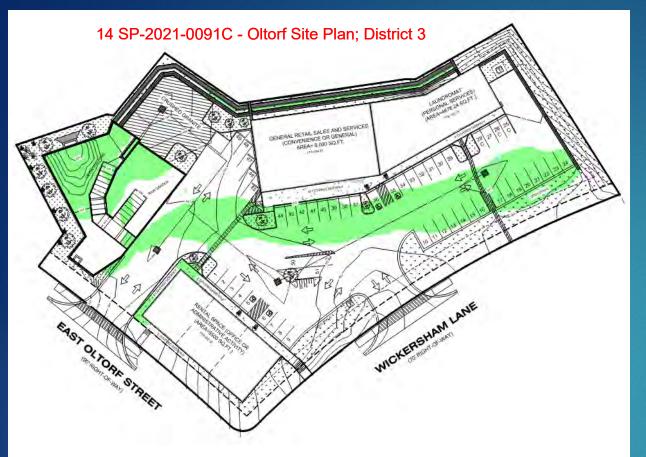
14 SP-2021-0091C - Oltorf Site Plan; District 3



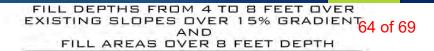


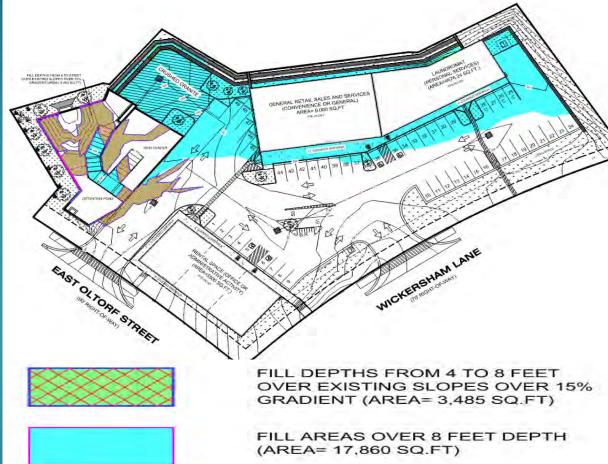
Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Color	Area (Acres)
1	-8.0	-4,0	-	0.01
2	4.0	8.0		0.43
6	8.0	12.0		0.26
4	12.0	16.0		0.07
5	16.0	20.5		0.08

RETAINING WALL LENGTH			
NUMBER	WALLTYPE	LENGTH (FF.)	
_ t	RETAINING WALL-S1	283	
2	RETAINING WALL-S2	348	
3	RETAINING WALL-S3	30	
4	RETAINING WALL-S4	147	
5	RETAINING WALL- AROUND DETENTION AND RAIN GARDEN	501	
	TOTAL LENGTH OF RETAINING WALLS	1,301	

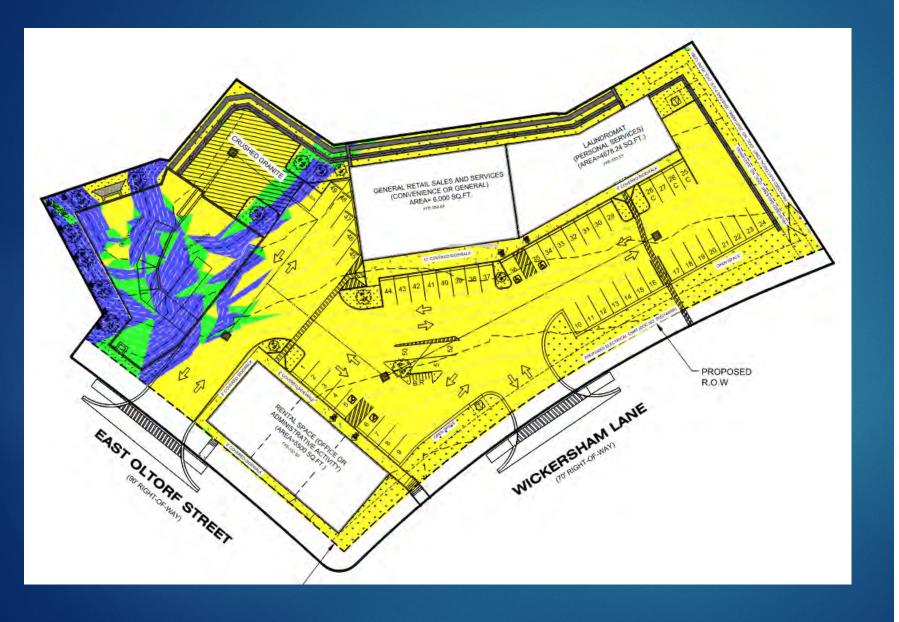


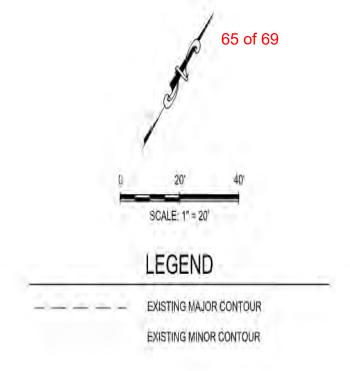
Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Color	Area (SQ.FT)
1	4.0	8.0		18,731.00





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





Slopes Table				
Number	Minimum Slope	Maximum Slope	Color	Area (Acres)
1	0.00%	15.00%		1.2
2	15.00%	25.00%	1	0,1
3	> 25.00%		- 1	0.2

Variance Recommendation and Conditions

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

14 SP-2021-0091C - Oltorf Site Plan; District 3 EV Commission Motion



ENVIRONMENTAL COMMISSION MOTION 20221207-003

Date: December 7, 2022

Subject: Oltorf Site Plan, SP-2021-0091C

Motion by: Jennifer L. Bristol

Seconded by: Perry Bedford

RATIONALE:

WHEREAS, the Environmental Commission recognizes the applicant is requesting

- 1. To vary from LDC 25-8-301 to allow driveways on slopes over 15%
- 2. To vary from LDC 25-8-341 to allow cut over 4 feet up to 8 feet
- 3. To vary from LDC 25-8-342 to allow fill over 4 feet up to 20.5 feet

WHEREAS, the Environmental Commission recognizes the site is located in the Country Club West Watershed, Suburban, Desired Development Zone; and

WHEREAS, Environmental Commission understands there is an additional overlay that establishes business hours; and

WHEREAS, the Environmental Commission recognizes that Staff recommends this variance with conditions, with staff conditions having determined the required findings of fact have been met.

THEREFORE, the Environmental Commission recommends the variance request with the following:

Staff Conditions

- 1. Provide 8 additional trees at 3 caliper inches.
- 2. Provide structural containment of fill with retaining walls.

Environmental Commission Conditions

- Recommend use dark skies lighting that casts down to reduce light emitting into the adjacent properties, including the lighting for business signage. Minimize lighting during non-business hours while still meeting safety needs.
- 2. Review site with staff to see if there is space to add additional trees.
- Consider installing electric vehicle charging spaces for employees or as a business opportunity for the convince store proprietor.
- Install recycling stations for patrons and businesses on the property. Follow all commercial recycling requirements.

- 5. Consider adding native pollinator-friendly plants.
- 6. Prohibit gasoline sales or gas station business on the property.

VOTE: 7-2

For: Bedford, Brimer, Bristol, Qureshi, Ramberg, Schiera, and Scott

Against: Aguirre and Thompson

Abstain: None Recuse: None

Absent: Barrett Bixler and Nickells

Approved By:

KEVW RAMSDAY

Kevin Ramberg, Environmental Commission Chair

EV Commission Motion

Staff Conditions

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

Environmental Commission Conditions

- Recommend use dark skies lighting that casts down to reduce light emitting into the adjacent properties, including the lighting for business signage. Minimize lighting during non-business hours while still meeting safety needs.
- Review site with staff to see if there is space to add additional trees.
- Consider installing electric vehicle charging spaces for employees or as a business opportunity for the convince store proprietor.
- Install recycling stations for patrons and businesses on the property. Follow all commercial recycling requirements.
- Consider adding native pollinator-friendly plants.
- Prohibit gasoline sales or gas station business on the property.