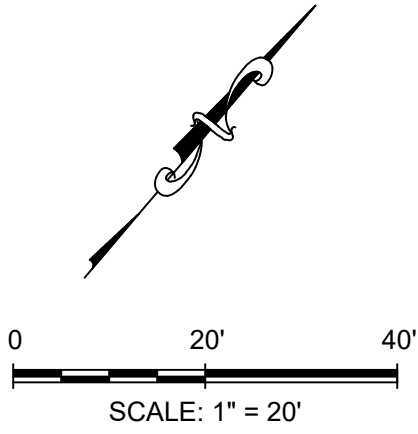
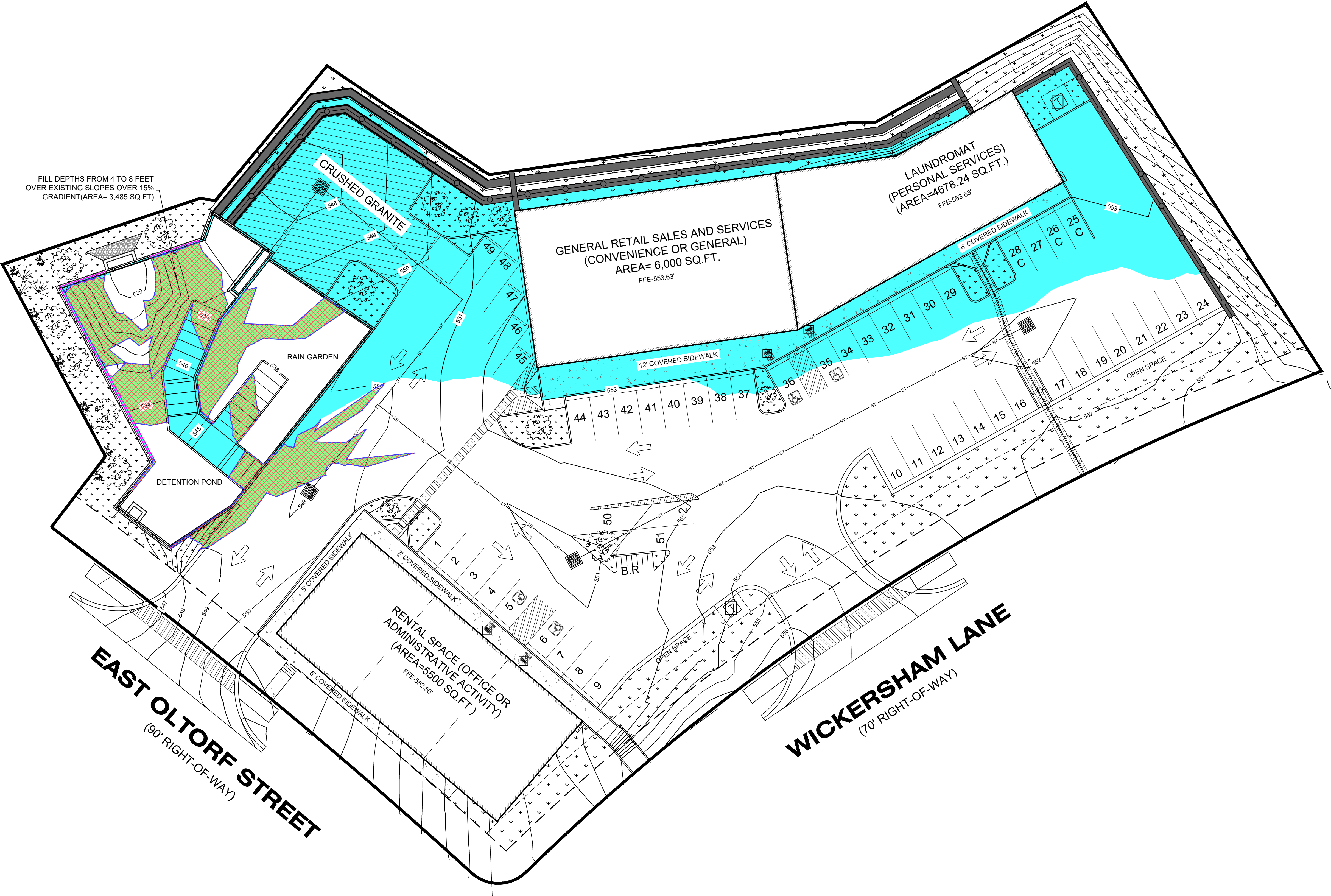


FILL DEPTHS FROM 4 TO 8 FEET OVER
EXISTING SLOPES OVER 15% GRADIENT
AND
FILL AREAS OVER 8 FEET DEPTH



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)





**SAXON
LOOMIS**

CONSULTING GROUP

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

trace unth

trace unth 11/4/2022 11:06 AM c:\bia dropbox\projects\2440 wickersham ln, austin, ozary saxon\2440 wickersham ln, austin\dwg

SOIL

- 609 S Native Grass Seed Areas:
- 6" deep improved topsoil where existing is insufficient. Depth within ponds & rain gardens is to be confirmed with Civil Engineer
 - Must meet City of Austin Standards "EMC ITEM NO. 601S - SALVAGING AND PLACING TOPSOIL 9-1-11"
 - The topsoil shall be composed of 4 parts of soil mixed with 1 part compost, by volume. The compost shall meet TxDOT Specification Item 161. The soil shall be locally available native soil that meets the following specifications:
 - Shall be free of trash, weeds, deleterious materials, rocks and debris.
 - 100% shall pass through a 1.5-inch (38-mm) screen.
 - Soil to be a loamy material that meets the requirements of the table below in accordance with the USDA textural triangle. Soil known locally as "red death" is not an allowable soil. Textural composition shall meet the following criteria:
 - Clay min 5% - max 50%
 - Silt min 10% - max 50%
 - Sand min 15% - max 67%
 - No "Red Death" sandy loam allowed
 - Free of trash, stones, weeds, and other undesirable material
 - Soil is to be tested by laboratory if required by the City

- Rain Gardens:
- 6" deep improved topsoil where existing is insufficient. Depth within ponds & rain gardens is to be confirmed with Civil Engineer
 - Must meet City of Austin Standards "EMC 660S - BIOFILTRATION MEDIUM 1-4-16"
 - 70 - 90% Percent Sand + Coarse Fragments (ASTMD-422)
 - 3 - 10% Percent Clay (< 0.002 mm)
 - ≤ 27% Percent Silt + Clay (< 0.05 mm)
 - 0.5 - 5% Percent Organic Matter (ASTM D-2974)
 - No "Red Death" sandy loam allowed
 - Free of trash, stones, weeds, and other undesirable material
 - Soil is to be tested by laboratory if required by the City

RAIN GARDEN A PLANTS				
PLANT	SIZE	SPACING	QTY	1 GALLON EQUIVALENT
Shrub	5 gal	4'-5'	18	72
Shrub	3 gal	3'-4'	26	80
Bunchgrass	1 gal	2'-4'	131	131
Groundcover	4" pot	--	--	--

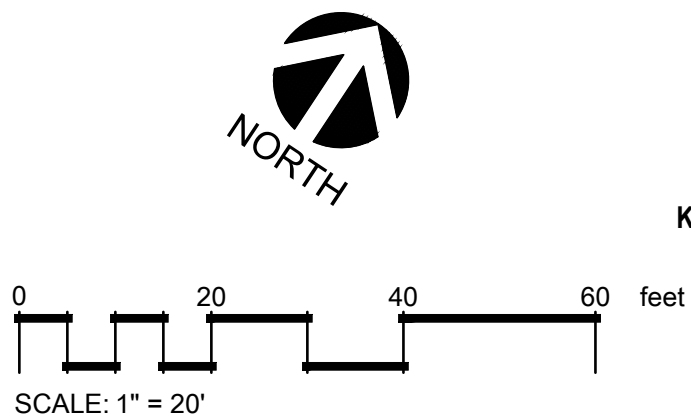
253 PLANTS PROVIDED

PLANT SCHEDULE

TREES	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	QTY
bo4	Burr Oak	Quercus macrocarpa	-	4" Cal	6" H min	4
lo4	Live Oak	Quercus virginiana	-	4" Cal	6" H min	11
sr4	Shumard Red Oak	Quercus shumardii	-	4" Cal	6" H min	9
ORNAMENTAL TREES						
tr1.5	Retama	Parkinsonia aculeata	-	1.5" Cal	6" H min	1
yh1.5	Texas Redbud	Cercis canadensis texensis	-	1.5" Cal	6" H min	5
yh1.5	Yaupon Holly	Ilex vomitoria	-	1.5" Cal	6" H min	3
SHRUBS						
bg	Bush Germander	Teucrium fruticans 'Compacta'	CONT	SIZE		32
bp	Blue Plumbago	Plumbago auriculata	5 gal			13
gs	Green Cloud Sage	Leucophyllum frutescens 'Green Cloud' TM	5 gal			15
h	Dwarf Burford Holly	Ilex cornuta 'Burfordii Nana'	5 gal			9
pg	Pineapple Guava	Feijoa sellowiana	5 gal			39
s	Pink Salvia Greggii	Salvia greggii 'Pink'	5 gal			30
so	Soto	Dasylipton texanum	5 gal			1
y	Soft Leaf Yucca	Yucca pendula	5 gal			1
RAIN GARDEN						
As	Little Bluestem	Andropogon scoparius	1 gal			61
Ct	Gregg's Mistflower	Conoclinium greggii	3 gal			12
d	Dwarf Palmetto	Sabal minor	5 gal			7
gg	Blue Grama Grass	Bouteloua gracilis	1 gal			70
MI	Lindheimer's Muhly	Muhlenbergia lindheimeri	5 gal			13
Sf	Mealy Sage	Salvia farinacea	3 gal			1

PLANT SCHEDULE VT TREES

TREES	CODE	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	QTY
	ms3	Mexican Sycamore	Platanus mexicana	-	3" Cal	6" H min	8



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	Lawn, Sod
2	Steel Edge
3	Mulch
4	Decomposed Granite
5	River Cobble

INNOVATIVE WATER MANAGEMENT KEY

A1	= Contributing Area: A1 Innovative Water Management Calculation
A1	= Landscape Area: A1 Innovative Water Management Calculation

INNOVATIVE WATER MANAGEMENT TABLE

DESIGNATION	DRAINAGE AREA (square feet)	LAND USE(S)	LANDSCAPE AREA (square feet)	DRAINAGE AREA TO LANDSCAPING RATIO
A	6,231	Roof	3,237	1.9:1

LANDSCAPE CALCULATIONS

TOTAL SITE AREA	REQUIRED	PROVIDED
		88,874sf
STREET YARD	REQUIRED	PROVIDED
Total Area		30,723sf
Landscape Area	6,145sf (20%)	7,002sf
Trees	18	18
• (10 trees + 1 tree for every 2,500sf over 10,000sf)		
EXISTING TREES		
	TOTAL	KEPT REMOVED REQ. MITIGATION
Appendix F Trees		
• Heritage	--	-- --" (300%)
• 19"-Under 24"	22"	-- 22" (100%)
• 8" to 18.9"	486"	191" 295" 147.5" (50%)
All Other Trees		
• 19" & greater	--	-- --" (50%)
• 8" to 18.9"	--	-- --" (25%)
TOTAL:	169.5" of Mitigation	

REPLACEMENT TREES	
Required caliper inches replaced =	169.5"
Number & Size of replacement tree total:	
109.5" by proposed trees	
24 trees @ 4" caliper =	96"
9 trees @ 1.5" =	13.5"
Less Buffer Tree Inches	
1 tree @ 1.5" caliper =	-1.5"
Less Street Yard Tree Inches	
18 tree @ 1.5" caliper =	-27"
Less Parking Trees Inches	
10 trees @ 1.5" caliper =	-15"
Total Provided =	66"
Mitigation remaining =	103.5" (\$20,700)

- House Bill 7 Mitigation Credit reduction
- On site planted Credit: 66" of mitigation x \$200: \$13,200 X 40% = \$5,280 credit
- Reduced total remaining: \$20,700 - \$5,280 = \$15,420
- Trees removed from this site are to be mitigated by a payment of (\$15,420) to the Urban Forest Replenishment Fund (i.e., private trees).

ISLANDS, MEDIANS, OR PENINSULAS	REQUIRED	PROVIDED
Street Yard (90sf per 12 stalls, 41 stalls)	307sf	1,281sf
Non Street Yard (60sf per 12 stalls, 22 stalls)	110sf	929sf

BUFFERING POINTS	REQUIRED: 287	PROVIDED: 294
Larger Trees	SIZE QTY PREFERRED PTS. OTHER PTS. PROVIDED	
1-1.5" cal	---	3 ea. --- pts
2-2.5" cal	---	8 ea. --- pts
3-3.5" cal	---	9 ea. --- pts
Small Trees	1-1.5" cal 1	3 ea. 1 ea. 3 pts
2-2.5" cal	---	6 ea. 2 ea. --- pts
3-3.5" cal	---	9 ea. 3 ea. --- pts
Large Shrubs	1gal 56	1 ea. 1/3 ea. --- pts
5gal	56	3 ea. 1 ea. 168 pts
Medium Shrubs	1gal 41	1 ea. 1/3 ea. --- pts
5gal	41	3 ea. 1 ea. 123 pts
Small Shrubs	1gal ---	.5 ea. 1/6 ea. --- pts
5gal	---	2 ea. 2/3 ea. --- pts
Decorative Wall (3' min height)	---	---
Berm (3' min. @ no greater than 4:1 slope)	---	---

INNOVATIVE WATER MANAGEMENT	REQUIRED	PROVIDED
Required Landscape Area = 6,145sf + 110sf = 6,255sf	3,127.5sf	3,237sf
50 Percent of Required Landscape Area = 3,127.5sf	---	---
Landscaping Receiving Stormwater Runoff	---	---
Undisturbed Natural Areas	---	---
Undisturbed Existing Trees	---	---
Total	3,127.5sf	3,237sf

TREE LIST

NUMBER	TYPE	SIZE	REMOVED
43	ELM DEAD	12	REMOVED
61	ELM	14	
83	ELM	16	
405	ELM	10	REMOVED
434	ELM	8	
438	CEDAR	22	REMOVED
455	ELM	8	
464/49	ELM	15	REMOVED
468	ELM	9	REMOVED
470	ELM	10	REMOVED
471	CEDAR	8	
473	ELM	11	REMOVED
476	ELM	9	REMOVED
477	ELM	9	REMOVED
478	ELM	9	REMOVED
479	ELM	9	REMOVED
480/56	ELM DEAD	8	REMOVED
481	ELM DEAD	10	REMOVED
483	ELM	13	REMOVED
484	ELM	9	
486	ELM	10	
487	CEDAR	11	REMOVED
489	ELM	10	REMOVED
492	ELM	13	
493	ELM	9	
494	ELM	10	
495	ELM	9	
497	ELM	8	REMOVED
2952	CEDAR	14	REMOVED
2953	ELM	9	REMOVED
2954	ELM	12	REMOVED
2955	CEDAR	8	REMOVED
2956	ELM	11	REMOVED
2957	ELM	9	REMOVED
2958	ELM	9	REMOVED
2959	ELM	11	REMOVED
2960	ELM	14	REMOVED
2961	ELM	12	REMOVED
2962	ELM	9	REMOVED
2963	ELM	8	REMOVED
2964	ELM	8	
2965	ELM	8	
2966	CHINABERRY	9	
2967	CHINABERRY	9	
2968	ASH	18	
2969	ELM	8	
2971	ELM	11	
2972	ELM	8	REMOVED
2973	ELM	8	REMOVED
2974	ELM	10	REMOVED
2975	ELM	11	REMOVED
2976	ELM	9	
5195	ELM	15	

TREE SURVEY DATE: AUGUST 24, 2019

TREE SUMMARY

Surveyed:
Total Appendix F tree inches surveyed: **508**
Heritage tree inches surveyed: **0**
Non-Appendix F tree inches surveyed: **0**
Invasive tree inches surveyed: **27**

Removed:
Total Appendix F inches removed: **317**
Heritage Tree inches removed: **0**
Total Non-Appendix F inches removed: **0**
Invasive inches removed: **0**
Total Dead, Diseased, or Imminent Hazard (DDI) inches removed: **43**
DDI Appendix F inches removed: **30**
DDI Heritage tree inches removed: **0**
DDI Non-Appendix F inches removed: **0**
DDI Invasive inches removed: **0**

Mitigation:
Total mitigation replacement inches planted: **66**
Total replacement inches planted on site (private trees): **66**
Total replacement ROW inches planted: **0**
Private inches owed to Urban Forest Replenishment Fund (UFRF): **103.5**
Public inches owed to UFRF:
Total non-mitigation inches planted on site: **43.5**

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

SITE PLAN RELEASE: _____		Sheet XX of XX	
FILE NUMBER: SP-2021-0091C		EXPIRATION DATE: _____	
CASE MANAGER: Renee Johns		APPLICATION DATE: 00-00-2021	
APPROVED ADMINISTRATIVELY ON: _____			
APPROVED BY PLANNING COMMISSION ON: _____			
APPROVED BY CITY COUNCIL ON: _____			
Under Section <u>112</u> of Chapter <u>25-5</u> of the Austin City Code.			
Development Services Department _____			
DATE OF RELEASE _____ Zoning: ---			
Rev. 1 _____		Correction 1 _____	
Rev. 2 _____		Correction 2 _____	

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

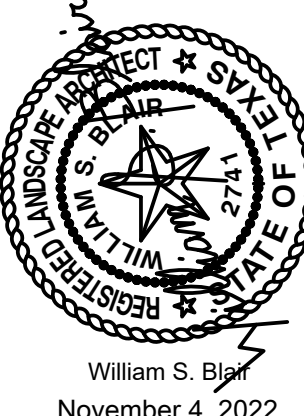
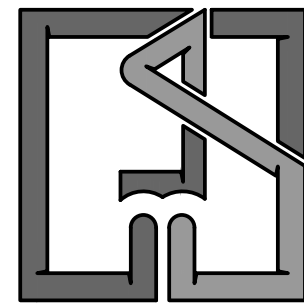
SUBMITTAL
DATE:
00-00-2021

Date	5/6/2019
Description	
Rev	

Consultant Seal

Company Name and Address
William S. Blair
(512) 522-8979
info@blairla.com
www.blairla.com
100 Congress Ave.
Ste 2000
Austin, TX 78701

BLAIR LANDSCAPE ARCHITECTURE, LLC
QUALITY. INTEGRITY. RELIABILITY.



Project Name and Address

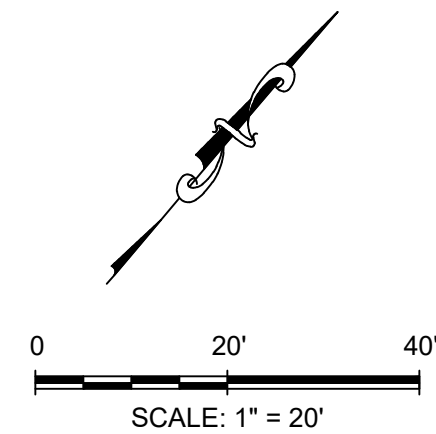
2440 Wicksham Lane
2440 Wicksham Lane
Austin, Texas

Sheet Title

Landscape Plan

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

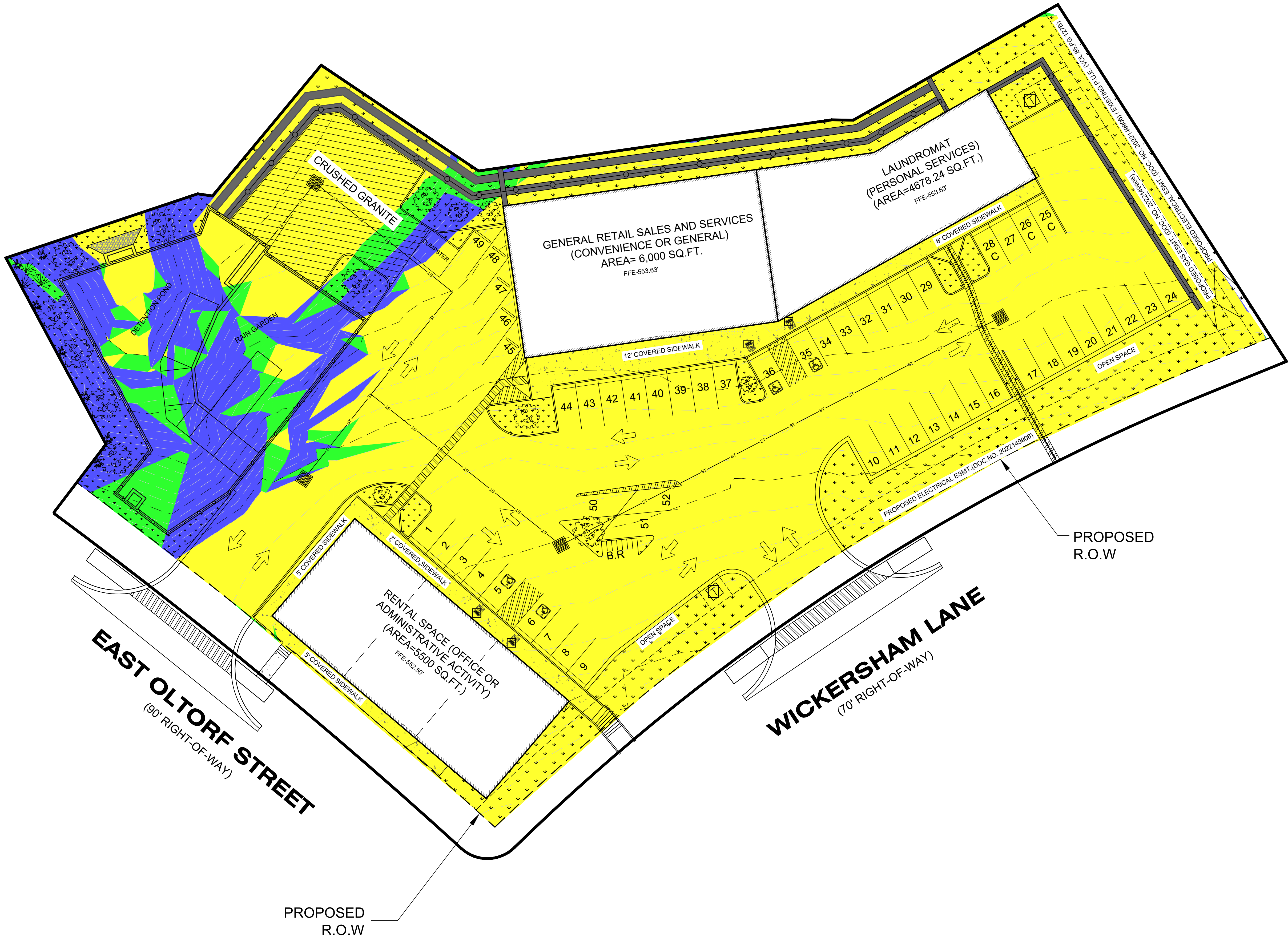
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LEGEND

- 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



EXISTING SLOPE MAP



**SAXON
LOOMIS**
CONSULTING GROUP
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





Site Construction/Regulation

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

61 of 69

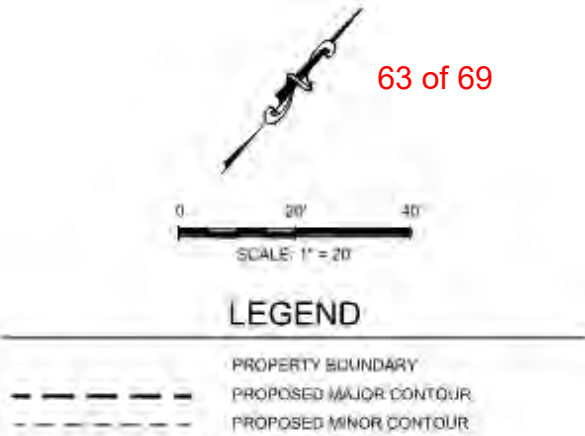
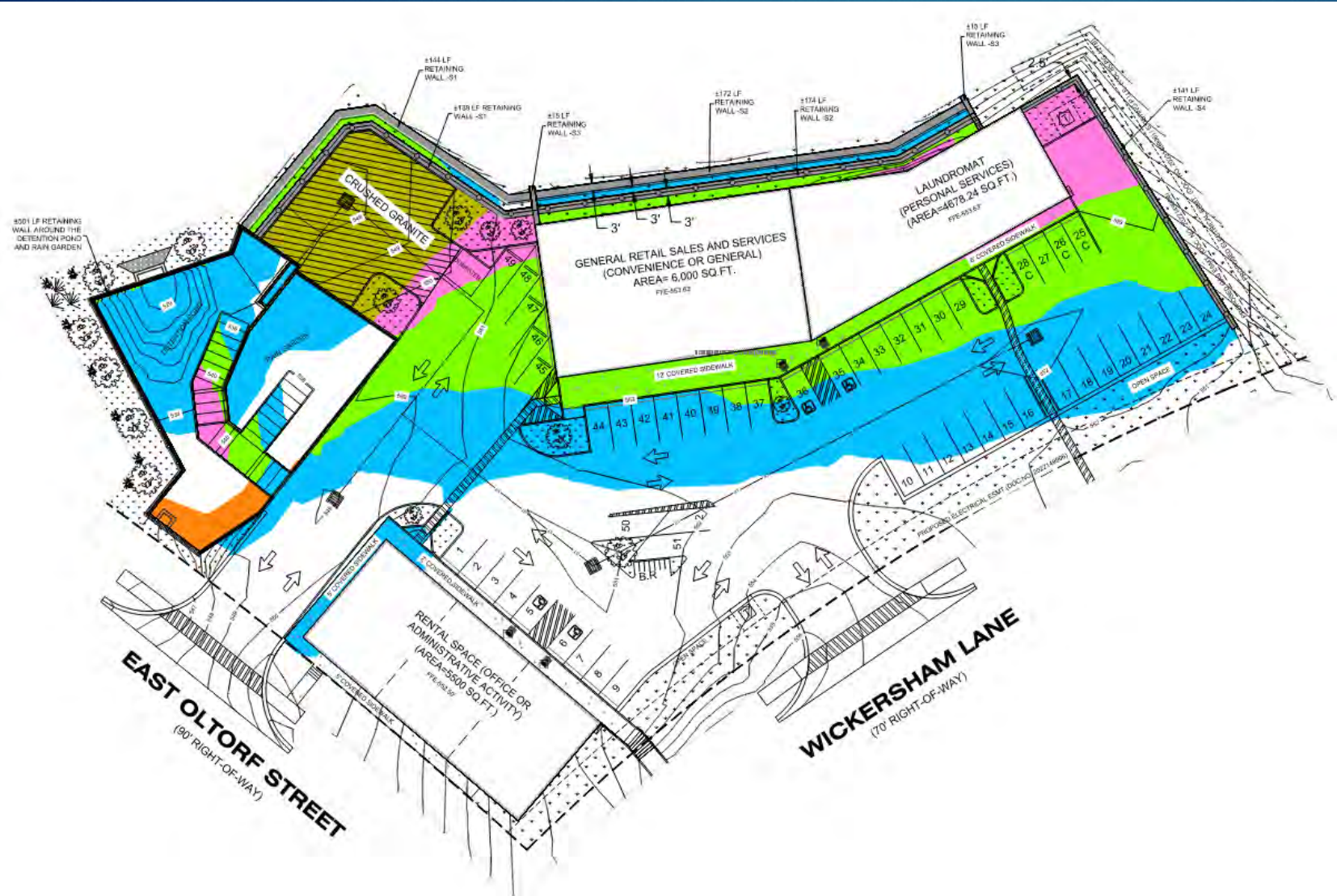
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- ▶ Accessibility regulations and Drainage flows (the lowest portion of the site had to be raised to 552ft)
- ▶ Austin Commercial Design Standard Ordinance (access to Oltorf must cross existing slope greater of 15%)



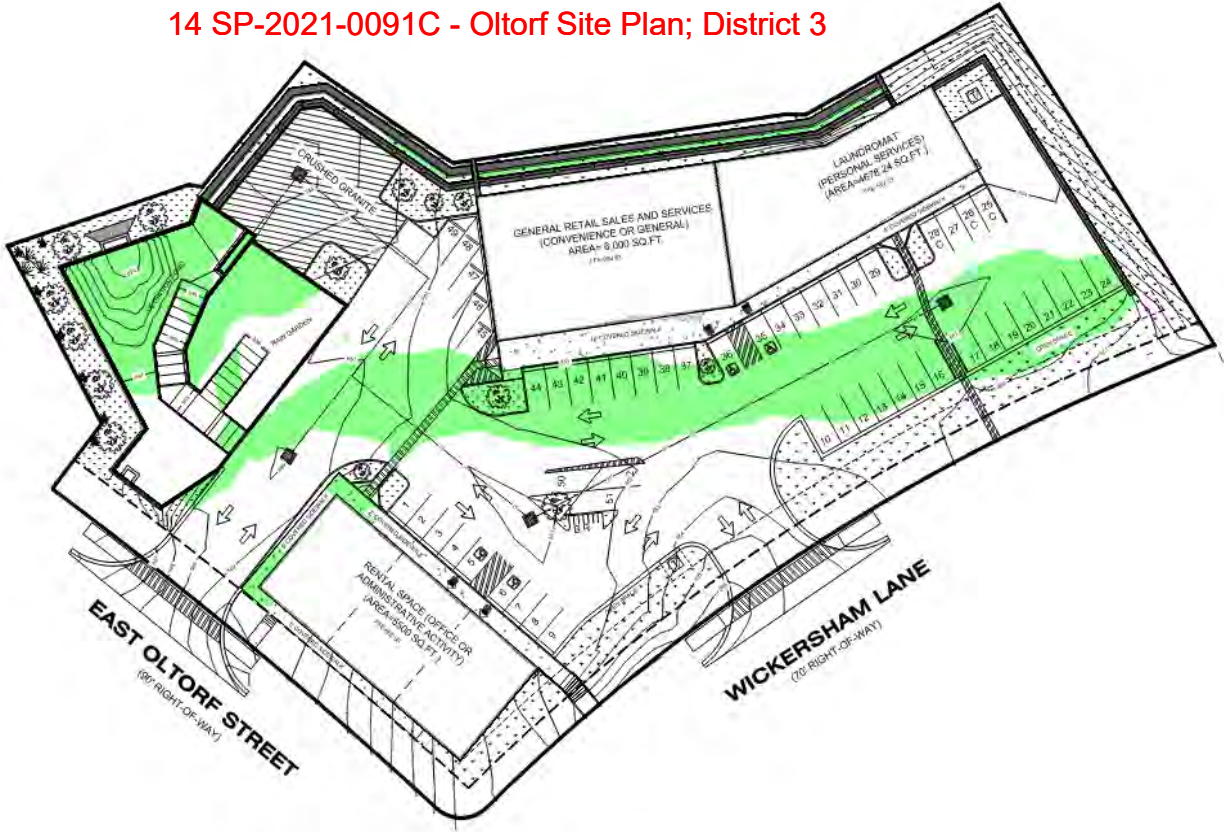
North

Variance Requests




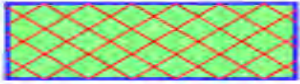
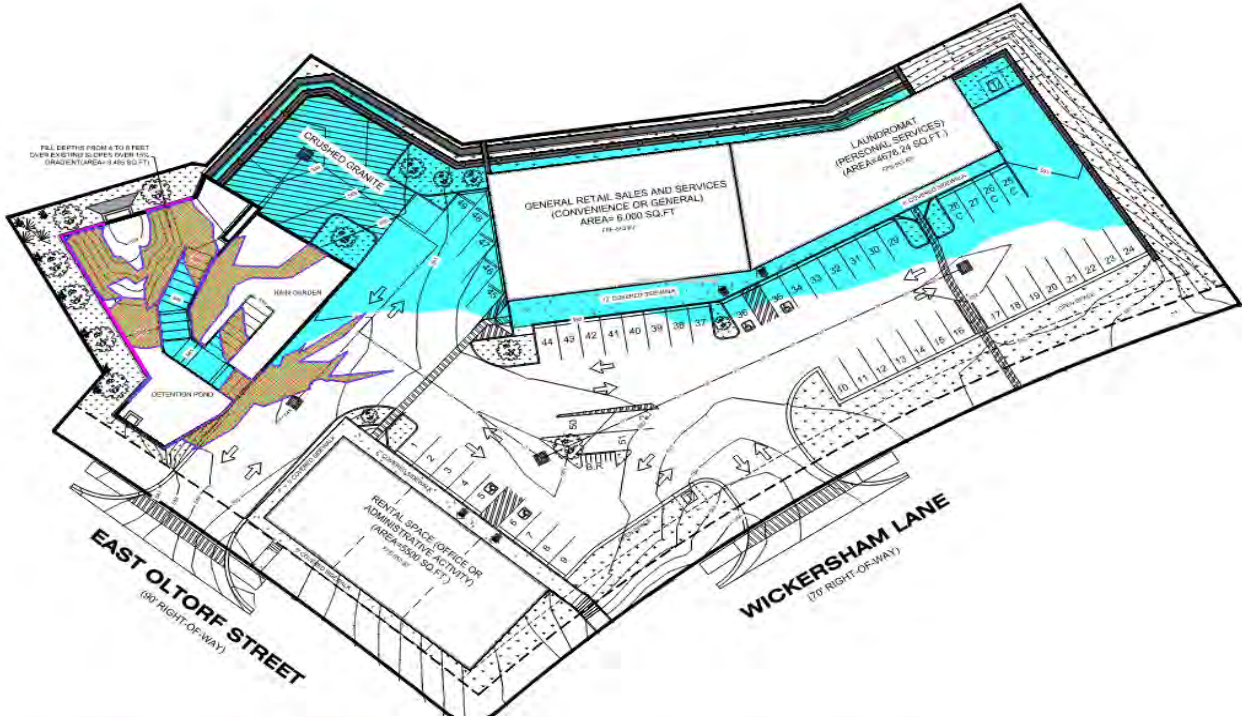
Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Color	Area (Acres)
1	-8.0	-4.0		0.01
2	4.0	8.0		0.43
3	8.0	12.0		0.26
4	12.0	16.0		0.07
5	16.0	20.5		0.08

RETAINING WALL LENGTH		
NUMBER	WALL TYPE	LENGTH (FT.)
1	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

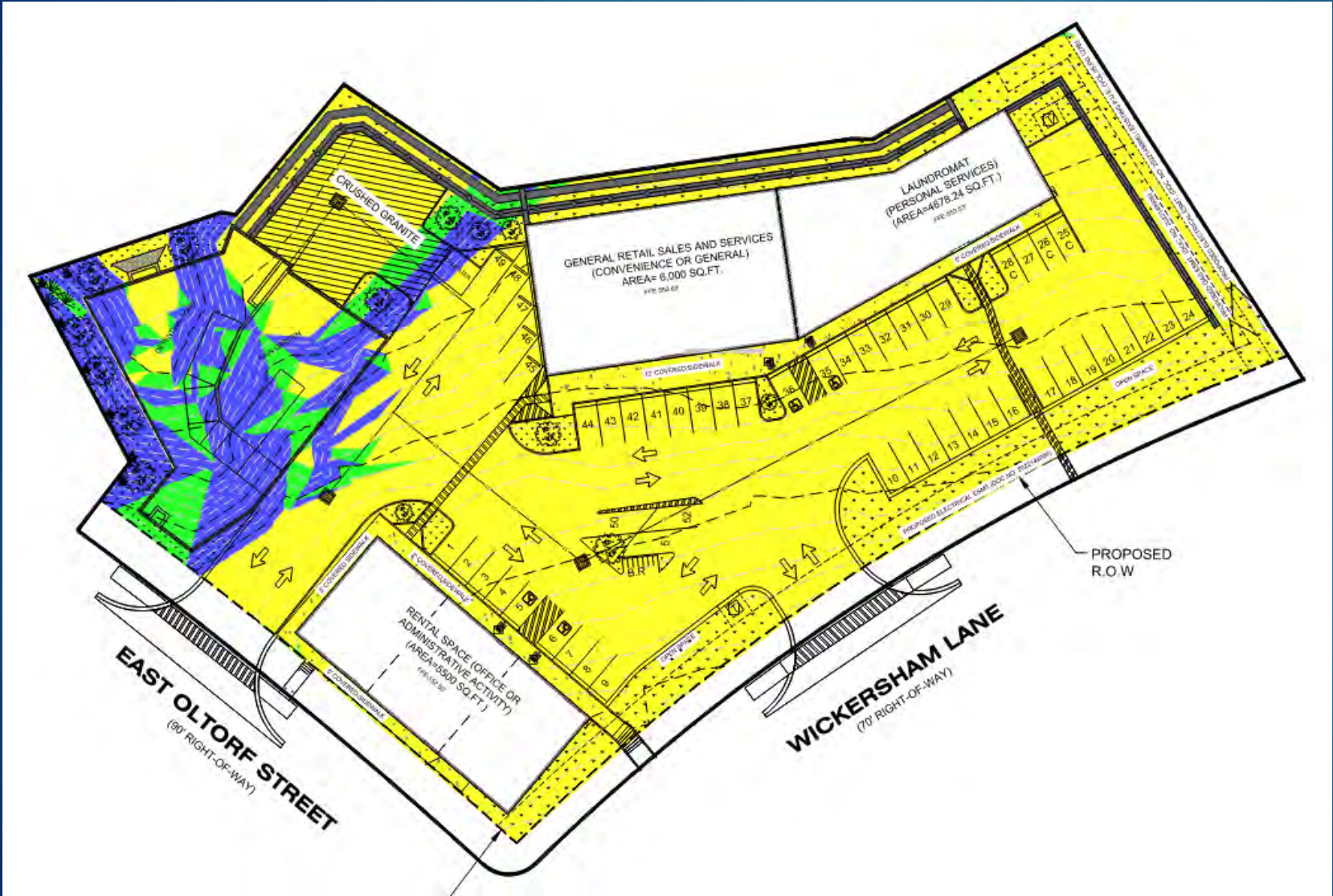
Number	Minimum Elevation	Maximum Elevation	Color	Area (SQ.FT)
1	4.0	8.0		18,731.00



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)



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 9

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

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

1. 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.
3. Consider installing electric vehicle charging spaces for employees or as a business opportunity for the convince store proprietor.
4. 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:

Kevin Ramberg, Environmental Commission Chair

EV Commission Motion

11

Staff Conditions

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

Environmental Commission Conditions

1. 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.
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