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December 19, 2014

Mr. Giancarlo Patino
City Engineer
City of Bee Cave
4000 Galleria Parkway
Bee Cave, Texas 78738

Re: Hill Country Indoor - Site Development / NPS Plan
LJA Project No. A279-00401

Dear Giancarlo:

Attached are the Site / NPS Plans and Engineer's Report for Hill Country Indoor. The proposed site development will be constructed on Lot 1, Block A (8.603 acres) of the HCI Subdivision Final Plat. The HCI Subdivision Plat was approved on January 31, 2013 and recorded as Document #201300022 of the official public records of Travis County, Texas. The property has frontage on Skaggs Drive, which was constructed as part of the HCI Subdivision – Phase One improvements and Bee Cave Parkway. Skaggs drive ties into Bee Cave Parkway approximately ½ mile east of the intersection of Bee Cave Parkway and State Highway 71 with frontage on Skaggs Drive. The site is located in the Full Purpose Jurisdiction of the City of Bee Cave and is zoned PD-R. The subject tract is not located within any Special Flood Hazard Area (100 Year Floodplain), according to FEMA Flood Insurance Rate Map No. 48453C 0405H, effective date September 26, 2008. The project is subject to the Hill Country Indoor PDD (as described in Ordinance No.'s 113 and 201) and revised Concept Plan approved by City Council on July 22, 2014. The project will therefore be developed accordingly.

The site is located in the Little Barton Creek Watershed, which is within the Contributing Zone of the Edward's Aquifer Recharge Zone. Compliance with the City's non-point source pollution prevention requirements will be achieved via the proposed water quality facility constructed as part of Site Plan No. 07646. Stormwater detention will be provided by the detention pond constructed with the HCI Subdivision, Phase 1 improvements, which is located on the Cripple Creek tributary. Stormwater from the site will be collected on-site via a system of storm sewers and inlets, and conveyed to the splitter structure for the water quality pond.

The property owner proposes to construct an indoor sports facility consisting of four recreational buildings, having a total gross square footage of 85,000 square feet, with one level of parking below the building closest to Skaggs Drive. The facility will provide outdoor seating and a play area, splash pad, onsite parking, site drive aisles, and an accessible route into the main building which can access all other buildings internally. The outside amenities will be floored with decomposed granite. A code-compliant fire lane has also been shown on the proposed site plan. As part of the parking improvements, standard curb and gutter, ribbon curb, concrete walks, and decomposed granite walks will be constructed.

The total allowed impervious cover allowed for the site is 3.441 acres (40%) per City of Bee Cave Ordinance 201. Additional credit for up to 5% impervious cover is allowed by the above ordinance if

rainwater harvesting is provided. Therefore, the maximum allowed impervious cover is 3.871 acres (45%) with rainwater harvesting. The proposed impervious cover is 3.861 acres and rainwater harvesting is proposed via eight (8) proposed rainwater tanks. Per LCRA requirements, the required water quality volume (storage) is 19,744 gallons. 22,000 gallons of storage will be provided by the proposed rainwater tanks.

The final site plan layout is somewhat different than the approved concept plan concerning the proposed finished floor elevations and parking layout. The slight deviations in the finished floor elevation changes were made to accommodate the addition of proposed parking in the proposed parking garage (Building #1). To maintain an 8'-6" vertical clearance, a 3' change was required to the transition wall between buildings 1 and 2 (11' transition). Upon further site evaluation in working with the current site conditions, it was concluded that the existing rock strata was running closer to 9' transitions. This is the reason for the 1' change in finished floor elevations (from 8' to 9' transitions). The overall height of the structure has not changed and therefore does not exceed the 50' height restriction. The parking lot changes were made to reduce the proposed parking lot square footage, save an additional 20+ trees, and create 4 more parking spots. Additionally, the proposed cut and fill will be less than what was initially calculated during preparation of the concept plan.

Water and Wastewater service will be provided by the West Travis County Public Utility Agency (PUA). A 12-inch water line was constructed in Skaggs Drive, on the northern side of the roadway, as part of the HCI Subdivision - Phase 1 improvements. A 12-inch water line stub out was constructed from the main line to the southwest corner of the subject property for the purpose of providing domestic and fire water service. An 8-inch wastewater line was also constructed in Skaggs Drive as part of the subdivision improvements. An 8-inch wastewater stub out was constructed from the last manhole on the wastewater line over to the southwest corner of the property for the purpose of providing wastewater service.

Any needed Easements for drainage, water, or wastewater will be provided by separate instrument in conjunction with the construction plans for those improvements. At the current time, the only required easement is for the domestic and irrigation water meters.

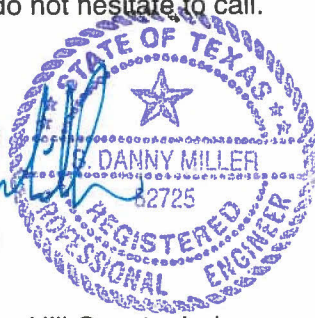
A more detailed discussion of other project components, including site and drainage properties, is provided in the attached Engineer's Report.

The proposed site will not impede on the City of Bee Cave's current thoroughfare plan for Bee Cave Parkway. A TIA study was performed by Klotz Associates in October, 2014 for the site. A copy of the TIA is included with this submittal.

We appreciate your review of this project. If you have any questions, or need any additional information, please do not hesitate to call.

Sincerely,


S. Danny Miller, P.E.
Vice President



cc: Josh McKay – Hill Country Indoor
Jude Langle – Langle Design and Construction Management, LLC