



LCRA HIGHLAND LAKES WATERSHED ORDINANCE SITE INSPECTION REPORT

Routine Inspection Follow-up Response to Complaint Other _____

Date: 10/23/2012

Application Number: D11-00007

Facility Name/Location: City of Llano Roping Arena and Soccer Fields / City of Llano RR152

Owner Name/Phone #: City of Llano / 325-247-4158

Contractor Name/Phone #: B&L Construction (Billy Bell 325-247-8685) and City of Llano

Violations:

No Violations noted

No development permit
HLWO Sec. 9(a)(1)

Non-compliance with permit conditions (specify below)
HLWO Sec. 9 (a)(5)

No Erosion/Sediment Controls
HLWO Sec. 9(a)(4)

Inadequate Erosion/Sediment Controls
HLWO Sec. 9(a)(4)

Creek Buffer Zone encroachment
HLWO Sec. 9(a)(4)

Other _____

Inspection Findings: Additional development activities have occurred beyond what was allowed in the original permit. The land clearing and R.V. hookups/parking area behind the roping arena / show barn appears to be beyond the limits of construction established in the permit.





Corrective Action Required (Explain): A new site plan will be required showing the area of additional disturbance and plans for the addition of any impervious surfaces. The plan needs to include site drainage and how permanent water quality measures will be managed under the conditions of LCRA's Highland Lakes Watershed Ordinance. Along with the management of stormwater runoff through permanent best management practices, the plan should include the use of temporary erosion and sediment controls and the establishment of permanent site stabilization.

Reinspection Date: A letter will be sent to the City of Llano outlining the requirements to meet compliance with LCRA's Highland Lakes Watershed Ordinance.

David Williams
LCRA Inspector

1-800-776-5272 Ext. 3597
Phone No.



Lower Colorado River Authority

Post Office Box 220 Austin, Texas 78767 • (512) 473-3200 • Fax (512) 473-3379

November 5, 2012

Fred Smith
Llano EDC
301 W. Main
Llano, TX 78643

RE: Llano EDC Roping Arena and Soccer Fields
LCRA Development Permit No. D11-00007.2

Dear Fred:

During our recent site inspection on October 23, 2012, it was noted that the above referenced project is not in compliance with the development permit associated with the site. There are additional improvements that have been made that are not covered under the development permit.

The site layout and water quality plans prepared by Hejl, Lee & Associates, Inc. in June 2011, and approved under the permit, included four buildings, soccer fields, parking, and access improvements. In October 2011, it was discussed with Finley DeGraffenried that the Llano EDC desired to combine the square footages of the four building into a single larger building and slightly rotate the alignment. We agreed to this change as long as the total square footage of building, parking, and access improvements (impervious cover) was equal to or less than what was originally permitted. This was to be confirmed by a layout drawing of the new building and reconfigured parking and access, to be submitted by the Llano EDC. To date, we have only received a very rough layout of the new building and not the reconfigured parking and access.

In addition, it was discovered during our recent site inspection, that a large parking area with electrical hookups (RV Park) has been constructed south of the building. Construction of this parking area south of the building was not represented on the original plans, the revised layout drawings that we previously received, or in any discussions between us and the Llano EDC.

In order for the project to come back into compliance with the development permit, a revised site plan reflecting all of the current and any future improvements needs to be submitted and approved as an amendment to the permit. Specific items of concern that need to be addressed in the revised site plan include; the building footprint, parking/access layout, RV Park, drainage improvements, changes to the limits of construction, revised impervious cover, and any effects these items may have on the approved water quality plan. We would like to receive the revised site plan within 45 days of the date of the letter.

If you have any questions or would like to discuss this project further, please call me at (512) 473-3200, extension 4080.

Sincerely,

Adam Boatright, P. E.
Water Quality Protection

cc: Erik Harris, P.E., LCRA Water Quality Protection
Lynda Kuder, City of Llano
Stan Venable, Llano EDC
David Williams, LCRA Water Quality Protection