



5110 Lancaster Court
Austin, Texas 78723
Firm Registration #12469

Phone 512 761 6161
Fax 512 761 6167
info@civilditude.com
www.civilditude.com

August 18, 2021

Ms. Denise Lucas, Director
City of Austin
Development Services Department
6310 Wilhelmina Delco Dr.
Austin, TX 78752

Re: Engineer's Summary Letter to accompany Site Plan Application
Bouldin Village South Lamar
2001-2003 S Lamar Blvd. Austin, TX 78704

Dear Ms. Lucas,

Enclosed is the Site Development Permit application package for South Lamar Multifamily. The permit is for the development of an 8-storie apartment building with associated parking and ancillary improvements. The site is composed of two parcels of land. One is a legal lot in the Fredericksburg Acres subdivision, and the other parcel is exempt of platting requirements, so no plat is required. A Unified Development Agreement will be recorded for this site plan. The 2.39-acre site is located at 2001-2003 S Lamar Blvd. Austin, TX 78704.

The site is zoned CS-V and CS-MU-V-CO. A driveway along W Mary Street is being proposed for this development.

The property is located in the West Bouldin Creek Watershed, classified as an urban watershed, and is not located in the Edwards Aquifer Recharge Zone. A portion of the property is within the 100-year floodplain, the Critical Water Quality Zone and the Erosion Hazard Zone. Both properties are currently developed and being used as commercial sites. The maximum allowed impervious cover is 95%. The site currently drains from north to south. The proposed development does not block any offsite drainage area. All runoff from the proposed building and driveway will be conveyed into a partial filtration sedimentation pond and into detention pond which will serve to comply with water quality and storm water detention requirements per the drainage and environmental criteria manuals.

Water and wastewater service to the site will be provided by the City of Austin. The site is located within the Central South Pressure Zone.

If you have any questions, please do not hesitate to contact me at 512-761-6161.

Sincerely,

Jordan Miller, P.E.
Lead Engineer