1st Letter

City of Austin

Founded by Congress, Republic of Texas, 1839
Watershed Protection Department
P.O. Box 1088, Austin, Texas 78767

MAILED JAN 24 2014

NOTICE OF ORDINANCE/LAND DEVELOPMENT CODE VIOLATIONS

01/22/2014

PHNTUS Beckett Meadows, LLC
3131 Elliott Ave STE 500
Seatle, WA 98121-1032

Parcel Location: 7709 Beckett Rd
Property ID: 321730
Site Plan Number/Subdivision Case Number: SPC-96-0308C
Document Name: SPC-96-0308C
Pond Asset Number: 1203397
Pond Location: 1208574

Parcel ID: 0414340324
Work Order Number: 14-1364
Drainage ID: 356054
Link ID: 356042
Legacy Site ID: C02637

Dear Sir or Madam:

You have been identified as record owner for the above referenced facility. The parcel location contains a water quality and/or water detention facility that requires periodic inspections to confirm proper functionality. An inspection of the facility on 01/14/2014 identified maintenance deficiencies that need to be addressed. Please see the attached report for specific information on how to bring your facility into compliance with Sections 25-7-153, 25-8-231, 30-4-153, and/or 30-5-231, of the Austin City Code, Section 8.5.0 of the Drainage Criteria Manual, and section 1.6.3.C of the Environmental Criteria Manual.

You must correct these deficiencies and call for a re-inspection of the facility by 03/22/2014.

If the pond is found to still require corrective action to address the identified deficiencies at the re-inspection, a $100 re-inspection fee will be assessed. Please note that for every future failed inspection, a $100 re-inspection fee will be assessed until the pond is brought back into compliance.

Upon compliance, and if requested, a 'Letter of Release' will be generated and sent to the property owner for their records.

Failure to comply with this Notice may result in criminal penalties and fines of up to $2,000 per day per violation.

Please contact Kurtis Wilmsen I at (512) 383-0455 or Kurtis.Wilmsen@austintexas.gov for information and assistance in complying with these requirements. Technical manuals can be viewed on the City of Austin Website at www.austintexas.gov/development

Sincerely,

Kurtis Wilmsen I

For: Victoria Li, P.E., Director, Watershed Protection Department

City of Austin
WATERSHED PROTECTION

Please call Kurtis Wilmsen I at (512)383-0455 for re-inspection after pond repairs have been completed. Thank you!

COPY OF A CITY OF AUSTIN DOCUMENT

City of Austin
Founded by Congress, Republic of Texas, 1839
Watershed Protection Department
P.O. Box 1088, Austin, Texas 78767

MAINTENANCE DEFICIENCY REPORT
WATER QUALITY FACILITY

Parcel Location: 7709 Beckett Rd
Site Plan Number/Subdivision Case Number: SPC-96-0308C

Pond Asset Number: 1203397

Sedimentation build-up - More than six (6) inches of sedimentation build-up at any location in the pond, or sediment build-up of any amount, which causes standing water requires sediment removal; Excessive sediment build-up at the structure works, which may affect pond operation, should also be removed; Sediment accumulation should be removed and the main pool returned to original lines and grades when standing water conditions occur or the basin storage volume is reduced by more than 10 %. Environmental Criteria Manual Sections 1.6.3.C.1.a and 1.6.3.C.2.e.

Trash and debris - Trash, paper, plastics and any other debris should be removed every 6 months or as needed to maintain proper operation. Environmental Criteria Manual Section 1.6.3.C.1.b.

Structural integrity/soil erosion - Structural integrity of basins shall be maintained at all times. Any erosion or damage to pond structural elements should be repaired as necessary. To limit erosion, no unvegetated area should exceed 10 square feet in extent. Environmental Criteria Manual Section 1.6.3.C.1.g.h.

COPY OF A CITY OF AUSTIN DOCUMENT

Watershed Protection Department
Pond Inspection Form

Pond Asset Number:	1203397 Pond, C, Emeritus at Beckett Meadow Retirement Center, 7709 Beckett Rd, C02637				
Drainage ID:	356054				
Address:	7709 BECKETT RD				
Pond Owner:	PHNTUS Beckett Meadows, LLC			**Pond Owner ID:**	1544
Business Name:	Emeritus at Beckett Meadow Retirement Center				
Location Description:					
Pond Type:	SEDIMENTATION/SAND_FILTRATION				
Location:	1208574	**Water Reg Area:**	BSZ	**Recharge Zone:**	SERZ
Map Page:	642F	**Map Grid:**	C18	**Field Ops Zone:**	12
Case #:	SPC-96-0308C	**Property ID:**	321730	**Parcel #:**	0414340324
Resp Maint:	PRIVATE	**Inspection:**	COA_WPD	**Partial or Full:**	PARTIAL
DU Discount:	REGISTERED	**Pond Status:**	ACTIVE	**Op. Permit #:**	
Document:	SPC-96-0308C	**# of Ponds at Site:**	2	**Berm Height:**	
Subdivision Name:					

Inspection Type:	COMPLIANCE	**Inspected By:**	WILMSENK	**Inspection Date:**	01/14/2014
Work Order Number:	14-1364				
Pond Comments:	Sheets 3(1) 5(1) and 9 of plans. Premno. 7298800				

Two choices: 0 is compliant and 9 is a violation

Problem Area

Sediment Build-up:	9	Structural Integrity/Soil Erosion:	9
Standing Water:	0	Riser Pipe/Trash Rack:	0
Inlet Blocked:	0	Outlet Blocked:	0
Excessive Trash:	9	Excessive Vegetation Growth:	0
Access Difficulties:	0	Work or Letter Warranted:	Y

Inspection Comments:

1) Remove Filter Fabric from Gabion. It should have been removed after vegetation was established. Now it is just Trash.
2) Clean Splitter Box.
3) Concrete of the Splitter Box should be the highest point in the Sediment Basin with the Basin graded to drain from there to the Gabion
Basket. Resod Basin after repairs & provide as needed irrigation until sod is established (well rooted).
4) Cover areas of exposed Liner with Geotextile Cloth & 4-6 inches of clay rich Topsoil (sandy soils wash away).
Resod Basin after repairs & provide as needed irrigation until sod is established (well rooted).
- Do NOT till the Filtration Bed!

Pond shall be restored to all design specifications as per approved plans or until in compliance with City code.

City of Austin
WATERSHED PROTECTION

Please call Kurtis Wilmsen I at (512)383-0455 for re-inspection after pond repairs have been completed. Thank you!

COPY OF A CITY OF AUSTIN DOCUMENT

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the Watershed Protection Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

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Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

MAILED JAN 24 2014 Postmark Here

Sent To PHNTUS Beckett Meadows, LLC
Street, Apt. No.; or PO Box No. 3131 Elliott Ave STE 500
City, State, ZIP+4 Seatle, WA 98121-1032
Asset#1203397(1202204)

See Reverse for Instructions

COPY OF A CITY OF AUSTIN DOCUMENT

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PHNTUS Beckett Meadows, LLC
3131 Elliott Ave STE 500
Seatle, WA 98121-1032

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X EMERITUS SENIOR LIVING 3131 ELLIOTT AVE SUITE 500 SEATTLE WA 98121 ☒ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery 2/3/14

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number *(Transfer from service label)* 7012 0470 0000 2566 4859

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

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Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

RECEIVED FEB 05 2014

City of Austin Watershed Protection Dept
Field Ops - Commercial Pond Inspection
PO Box 1088
Austin, TX 78767-1088
Attn: BPerez/Asset#1203397(1202204)

2nd Letter

City of Austin

Founded by Congress, Republic of Texas, 1839
Watershed Protection Department
P.O. Box 1088, Austin, Texas 78767

MAILED MAY 21 2014

NOTICE OF ORDINANCE/LAND DEVELOPMENT CODE VIOLATIONS

05/19/2014

PHNTUS Beckett Meadows, LLC
3131 Elliott Ave STE 500
Seatle, WA 98121-1032

Parcel Location: 7709 Beckett Rd
Property ID: 321730
Site Plan Number/Subdivision Case Number: SPC-96-0308C
Document Name: SPC-96-0308C
Pond Asset Number: 1203397
Pond Location: 1208574

Parcel ID: 0414340324
Work Order Number: 14-1364
Drainage ID: 356054
Link ID: 356042
Legacy Site ID: C02637

Dear Sir or Madam:

A re-inspection of your facility on 05/19/2014 identified continued maintenance deficiencies as outlined in the attached report.

Please note that a re-inspection fee of $100 has been assessed. Please pay by check or money order only, made payable to City of Austin (please write in the Pond Asset Number above, in the notes field of your check), and mail to:

City of Austin - WPD
P.O.Box 1088 - 12th Floor
Austin, TX 78767
Attn: B. Perez / Pond Asset Number: 1203397

Please note that if the pond is still not in compliance at the second re-inspection, an additional $100 re-inspection fee will be assessed; for every additional failed inspection required, a $100 re-inspection fee will be assessed until the pond is brought back into compliance.

Failure to comply with this notice may result in criminal penalties of up to $2,000 per day per violation.

Please contact Kurtis Wilmsen I at (512) 383-0455 or Kurtis.Wilmsen@austintexas.gov for information and assistance in complying with these requirements. Technical manuals can be viewed on the City of Austin Website at www.austintexas.gov/development

Sincerely,

Kurtis Wilmsen I

For: Victoria Li, P.E., Director, Watershed Protection Department

City of Austin
WATERSHED PROTECTION

Please call Kurtis Wilmsen I at (512)383-0455 for re-inspection after pond repairs have been completed. Thank you!

COPY OF A CITY OF AUSTIN DOCUMENT

City of Austin
Founded by Congress, Republic of Texas, 1839
Watershed Protection Department
P.O. Box 1088, Austin, Texas 78767

MAINTENANCE DEFICIENCY REPORT
WATER QUALITY FACILITY

Parcel Location: 7709 Beckett Rd
Site Plan Number/Subdivision Case Number: SPC-96-0308C

Pond Asset Number: 1203397

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COPY OF A CITY OF AUSTIN DOCUMENT

Watershed Protection Department
Pond Inspection Form

Pond Asset Number:	1203397 Pond, C, Emeritus at Beckett Meadow Retirement Center, 7709 Beckett Rd, C02637				
Drainage ID:	356054				
Address:	7709 BECKETT RD				
Pond Owner:	PHNTUS Beckett Meadows, LLC			**Pond Owner ID:**	1544
Business Name:	Emeritus at Beckett Meadow Retirement Center				
Location Description:					
Pond Type:	SEDIMENTATION/SAND_FILTRATION				
Location:	1208574	**Water Reg Area:**	BSZ	**Recharge Zone:**	SERZ
Map Page:	642F	**Map Grid:**	C18	**Field Ops Zone:**	12
Case #:	SPC-96-0308C	**Property ID:**	321730	**Parcel #:**	0414340324
Resp Maint:	PRIVATE	**Inspection:**	COA_WPD	**Partial or Full:**	PARTIAL
DU Discount:	REGISTERED	**Pond Status:**	ACTIVE	**Op. Permit #:**	
Document:	SPC-96-0308C	**# of Ponds at Site:**	2	**Berm Height:**	
Subdivision Name:					

Inspection Type:	COMPLIANCE	**Inspected By:**	WILMSENK	**Inspection Date:**	01/14/2014
Work Order Number:	14-1364				
Pond Comments:	Sheets 3(1) 5(1) and 9 of plans. Premno. 7298800				

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Problem Area

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Access Difficulties:	0	Work or Letter Warranted:	Y

Inspection Comments:

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Basket. Resod Basin after repairs & provide as needed irrigation until sod is established (well rooted).
4) Cover areas of exposed Liner with Geotextile Cloth & 4-6 inches of clay rich Topsoil (sandy soils wash away).
Resod Basin after repairs & provide as needed irrigation until sod is established (well rooted).
- Do NOT till the Filtration Bed!

RI 05-19-14. Not Done. $100 Re-inspection Fee. Payable to:
City of Austin - WPD
P.O. Box 1088 - 12th Floor
Austin, TX 78767
Attn: B. Perez / Pond Asset Number:

Please call Kurtis Wilmsen i at (512)383-0455 for re-inspection after pond repairs have been completed. Thank you!

City of Austin WATERSHED PROTECTION

2) Clean Splitter Box.
3) Concrete of the Splitter Box should be the highest point in the Sediment Basin with the Basin graded to drain from there to the Gabion
Basket. Resod Basin after repairs & provide as needed irrigation until sod is established (well rooted).
4) Cover areas of exposed Liner with Geotextile Cloth & 4-6 inches of clay rich Topsoil (sandy soils wash away).
Resod Basin after repairs & provide as needed irrigation until sod is established (well rooted).
- Splitter Box not cleaned.
- Remove Sediment.
- Only part of the Temporary Irrigation installed.
- Do NOT till the Filtration Bed!

Pond shall be restored to all design specifications as per approved plans or until in compliance with City code.

COPY OF A CITY OF AUSTIN DOCUMENT

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MAILED MAY 21 2014

Postmark Here

Sent To: PHNTUS Beckett Meadows LLC
Street, Apt. No.; or PO Box No.: 3131 Elliot Ave STE 500
City, State, ZIP+4: Seattle, WA 98121-1032
Asset#1203397(1202204)

See Reverse for Instructions

COPY OF A CITY OF AUSTIN DOCUMENT

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PHNTUS Beckett Meadows LLC
3131 Elliot Ave STE 500
Seattle, WA 98121-1032

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X A Lawson ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery 6/2/14

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7014 0150 0001 5336 0316

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

UNITED STATES POSTAL SERVICE

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

City of Austin Watershed Protection Dept
Field Ops - Commercial Pond Inspection
PO Box 1088
Austin, TX 78767-1088
Attn: BPerez/Asset#1203397(1202204)

78767108888

Release Letter

City of Austin
Founded by Congress, Republic of Texas, 1839
Watershed Protection Department
P.O. Box 1088, Austin, Texas 78767

MAILED SEP 25 2014

COMMERCIAL POND RELEASE LETTER

09/23/2014

Originating Work Order Number: 14-1364
Pond Asset Number: 1203397
Pond Location: 1208574
Drainage ID: 356054
Link ID: 356042
Legacy Site ID: C02637

PHNTUS Beckett Meadows, LLC
3131 Elliott Ave STE 500
Seatle, WA 98121-1032

Emeritus at Beckett Meadow Retirement Center at 7709 Beckett Rd

To Whom it May Concern,

The pond referenced above, previously out of compliance with City Code and associated Environmental and Drainage Criteria Manuals, is now in compliance. The pond is hereby released and will now be put back into our regular inspection rotation.

Thank you for you cooperation!

Should you have any questions, please contact:

Kurtis Wilmsen I
(512) 383-0455
Kurtis.Wilmsen@austintexas.gov

Sincerely,

For: Victoria Li, P.E., Director, Watershed Protection Department

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