



Travis County Commissioners Court Agenda Request

Meeting Date: April 3, 2012

Prepared By: Paul Scoggins **Phone #:** 854-7619 *Dave*

Division Director/Manager: Donald W. Ward, P.E., Division Director of Road Maintenance and Fleet Services *[Signature]*

Department Head: Steven M. Manilla, P.E., County Executive-TNR

Sponsoring Court Member: Commissioner Huber, Precinct Three

AGENDA LANGUAGE: Consider and take appropriate action on the acceptance of the dedication of the public street and drainage facilities within Sweetwater Section One, Pedernales Summit Parkway – Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

Sweetwater Section One, Pedernales Summit Parkway was recorded on September 3, 2010 at document #201000110. This subdivision has been inspected for conformance with approved plans and specifications as listed. This subdivision will be accepted under the regulations of the Standards for Construction of Streets and Drainage in Subdivisions approved by Commissioners Court August 28, 1997, in which the subdivision is accepted before the one-year performance period has ended.

The completed sidewalks within this subdivision have been inspected by a Registered Accessibility Specialist and found to be in substantial compliance with the Texas Architectural Barriers Act. The stop signs, if any, are in the process of being approved under Chapter 251 of the Texas Transportation Code.

Sweetwater Section One, Pedernales Summit Parkway is accessed from a section of Pedernales Summit Parkway within Village A, a section maintained by Travis County. This action will add a total of 0.80 miles to the Travis County road system.

STAFF RECOMMENDATIONS:

TNR staff recommends approval of the proposed motion.

ISSUES AND OPPORTUNITIES:

This project has been complete since approximately January 27, 2010. Travis County staff will consider the time between the approximate completion date of January 27, 2010 and the Commissioners Court acceptance date as the warranty period for these particular improvements. All Travis County issued punch list items have been addressed.

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A.

ATTACHMENTS/EXHIBITS:

- TNR Approval Letter
- RAS Inspection Approval
- LCRA & MUD Letters
- List of Streets
- Requirements for Approval
- Location Maps

REQUIRED AUTHORIZATIONS:

Cynthia McDonald	Financial Manager	TNR	854-4239
Steve Manilla	County Executive	TNR	854-9429
Anna Bowlin	Division Director	Development Services	854-7561

CC:

Stacey Scheffel	Program Manager	TNR Permits	854-7565
Johnny Anglin	Inspector	Development Services	266-3314

SM:AB:ps

1101 - Development Services - Sweetwater Section One, Pedernales Summit Parkway



TRANSPORTATION & NATURAL RESOURCES

STEVEN M. MANILLA, P.E., COUNTY EXECUTIVE

411 West 13th Street
Executive Office Building
PO Box 1748
Austin, Texas 78767
(512) 854-9383
FAX (512) 854-4649

**CONSTRUCTION ACCEPTANCE/PERFORMANCE PERIOD INSPECTION
FOR RELEASE OF FISCAL**

DATE: March 12, 2012

TO:	<u>DEVELOPER:</u> WS-COS Development, LLC c/o J. Robert Long 5025 McDade Drive Austin, TX 78735	<u>ENGINEER:</u> Malone/Wheeler, Inc c/o Rick Wheeler 7500 Rialto Blvd., Bldg. 1, Suite 240 Austin, TX 78735
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SUBJECT: Sweetwater Section One, Pedernales Summit Parkway

Effective this date, streets and/or drainage construction within this subdivision appear to be in conformance with the approved construction documents. This subdivision has completed the one (1) year performance period. All performance period maintenance punch list items have been completed and/or corrected.

OTHER REMARKS:

BY: Don W. Ward 3/13/12
TNR Division Director of Road and Bridge – Don W. Ward, P.E.

Paul Scoggins
TNR Engineering Specialist – Paul Scoggins

1102 fiscal file
1105 Subdivision File

CODE: 1105

RECEIVED

FEB 01 2010

TNR



TRANSPORTATION AND NATURAL RESOURCES

JOSEPH P. GIESELMAN, EXECUTIVE MANAGER

411 West 13th Street
Executive Office Building
P.O. Box 1748
Austin, Texas 78767
tel 512-854-9383
fax 512-854-4649

CONSTRUCTION ACCEPTANCE – CONDITIONAL

DATE: January 27, 2010

TO: **Developer:** **Engineer:**
Sweetwater Austin Properties, LLC Malone/Wheeler, Inc
c/o Bill Gun & Bryan Dorsey c/o Rick Wheeler
6836 Bee Caves Road, Suite 258 7500 Rialto Blvd., Bldg. 1, Suite 240
Austin, TX 78746 Austin, TX 78735

SUBJECT: Sweetwater Section One, Pedernales Summit Parkway

Effective this date streets and/or drainage construction, within this subdivision, appear to be in conformance with the Permitted Construction Documents. This construction is not accepted for maintenance by Travis County. Once all of the "Requirements for Approval of Construction..." (attached) are provided to Travis County and Commissioners Court has approved the subdivision's street and/or drainage facilities, the subdivision will then enter into a one-year Performance Period.

The Owner must maintain the streets in the development until the satisfactory completion of the Performance Period. The Developer is required to maintain fiscal posting of 10% of the actual street and drainage cost, plus 100% of the un-constructed residential sidewalks, until all streets and/or drainage construction are accepted for maintenance by Travis County and the Performance Period has been completed. Sidewalk fiscal will be reduced/released as the sidewalks are deemed complete with a positive RAS inspection.

Prior to the end of the Performance Period, Travis County will inspect the streets, drainage, and/or sidewalk construction to determine the deficiencies that need to be corrected, before the Performance Period Fiscal is released.

OTHER REMARKS:

See attached "Requirements for Approval of Construction"

BY: 
TNR Construction Inspector – Johnny Anglin



Lower Colorado River Authority

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

April 8, 2010

VIA EMAIL: jesse@gunnwhittington.com

Mr. William Gunn, III
Sweetwater Austin Properties LLC.
3345 Bee Caves Road, Suite 203
Austin, TX 78746

RE: Sweetwater Pedernales Summit Parkway, Section One
LCRA Permit No. D05-00027.2

Mr. Gunn:

This letter is to inform you that LCRA performed a final inspection of the subject development on January 21, 2010. We found that project stabilization had been achieved and that the development permit conditions had been met. This letter closes out the development phase of the project and begins the maintenance phase.

Given that final stabilization has now been achieved, the LCRA has no objection to the release of any fiscal security being held by Travis County for this subdivision.

Finally, temporary Erosion and Sediment Controls should be removed (other than those required for home site construction). Please take care to promptly repair any disturbance resulting from removal of controls.

If you have any questions, please contact me at (800) 776-5272, ext. 2892 or (512) 473-3200 ext. 2892

Sincerely,

A handwritten signature in black ink that reads "Dean Thomas". The signature is written in a cursive, flowing style.

Dean Thomas, P.E.
Water Resource Protection

cc: Teresa Calkins, Travis County
Paul Scoggins, Travis County
Dave Fowler, Travis County
file

LAZY NINE MUNICIPAL UTILITY DISTRICT 1-A
2001 N. Lamar
Austin, TX 78705

February 1, 2010


Mr. Jesse Whittenton
Sweetwater Austin Properties, LLC
3345 Bee Cave Rd., Ste. 203
Austin, TX 78746

Re: Sweetwater Section One Pedernales Summit Parkway
Water, Wastewater, Stormwater Drainage and Water Quality
Utility Construction

Mr. Whittenton:

Based on the periodic and on-going field reviews and observation of construction, it appears that the construction and/or installation of the water, wastewater, stormwater drainage and water quality utility systems as performed by J.C. Evans Construction, Inc. is complete. The utility improvements have been constructed in an acceptable fashion and in general compliance with the approved construction documents for the utility projects. Lazy Nine MUD 1-A will accept the referenced utility systems for ownership, operations and maintenance upon receipt of the ownership transfer documentation from the Owner/Developer.

Sincerely,
Lazy Nine MUD 1-A


Richard J. Wheeler, P.E.
MUD Engineer

ACCEPTANCE OF DEDICATION OF STREETS AND DRAINAGE



SUBDIVISION
Mapsco No. 548A,B

Sweetwater Section One, Pedernales Summit Parkway

Pct.# 3
Atlas No. K-03

SECTION ONE, PEDERNALES SUMMIT PARKWAY WAS RECORDED AT DOCUMENT #200600162
IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY - 9/3/10

ONE SUBDIVISION CONTAINING 1 STREET AS LISTED BELOW:

#	STREET NAME	FROM - TO	L.F.	MILES	ROW	TYPE OF PVMNT	WIDTH OF PVMNT	CURB & GUTTER
1	Pedernales Summit Pkwy	SW corner of Lot 2, Blk B westerly ~4,212 LF	4212	0.80	70'	HMAC	48' F-F	YES
Total Footage/Mileage			4212	0.80				

THE TOTAL NUMBER OF LOTS IN THIS SUBDIVISION - NA N/A ADDITIONAL LOTS SOLD FOR DEVELOPMENT

CONSTRUCTION OF STREETS AND DRAINAGE EXCEEDS MINIMUM COUNTY STANDARD FOR STREETS NUMBERED 1

IT IS RECOMMENDED THAT MAINTENANCE OF STREETS NUMBERED 1 TOTALING 0.80 MILES BE ACCEPTED BY THE TRAVIS COUNTY COMMISSIONERS COURT IN PRECINCT 3.

3-Apr-12
DATE

DP = DOUBLE PENETRATION
HMAC = HOT MIX ASPHALT
C = CONCRETE
UPP = UNPAVED, PIT RUN
UPS = UNPAVED, SELECT

Don W. Ward 3/13/12

Don W. Ward, PE
Division Director
Road & Bridge

DATE APPROVED BY COMMISSIONERS COURT



TRANSPORTATION & NATURAL RESOURCES

STEVEN M. MANILLA, P.E., COUNTY EXECUTIVE

411 West 13th Street
Executive Office Building
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SWEETWATER SECTION ONE, PEDERNALES SUMMIT PARKWAY **REQUIREMENTS FOR APPROVAL OF CONSTRUCTION** **PUBLIC STREET SUBDIVISIONS PER STANDARDS FOR CONSTRUCTION OF STREETS** **AND DRAINAGE IN SUBDIVISIONS - AUGUST 28, 1997**

- 5/4/10 1. Professional Engineer's certification of quantities of work completed (**Engineer's Concurrence Letter**). § 82.401(c)(1)(A) § 82.604(c)(2)
- 5/4/10 2. Construction Summary Report, IF in COA ETJ, **signed** by COA inspector. §82.604(c)(1)
- 5/4/10 3. Contractor's (signed) invoice or receipt of payment for work completed. §82.401(a)(1)(B)
- 5/4/10 4. Reproducible Plans, certified as "**Record Drawings**" or "**As-Builts**", by the Owner's Consulting Engineer [§ 82.604(c)(3)] including a Signage and Striping Plan [§82.303] and accompanying **Stop Sign Warrants** sheets for each sign.
- TC will calculate 5. Performance Period Fiscal for 10% of the actual construction cost of street and drainage construction plus fiscal for residential sidewalks, if applicable. If bond, it must be in a form acceptable to Travis County and dated near the time of the TNR inspection report. Must be posted by owner/developer. § 82.604(c)(4)
- NA 6. **If applicable**, a copy of the Conditional Letter of Map Amendment or Revision from FEMA to begin Performance Period and the completed Letter of Map Revision (LOMR) to accept streets for maintenance. § 82.604(c)(5)
- 5/4/10 7. A letter from a **Registered Accessibility Specialist** approving sidewalk construction, within the subdivision. Plan approval required at time of issuance of Basic Development Permit. Substantial compliance (inspection) required at time of street acceptance for maintenance. § 82.202(q)(2)
- 3/12/12 8. A TNR inspection report, indicating the completion of that portion of the work represented by the reduction of fiscal (streets and drainage, including detention ponds, and sidewalks). § 82.401(c)(2)(C) **Road Maintenance will have to approve const. before recommending acceptance to Commissioners Court.**
- 4/8/10 9. Approval of other agencies and/or cities, **if in their ETJ**; Municipal or other Utility Districts.
- NA 10. License Agreement (**If there are private improvements in Public ROW.**)

SWEETWATER SECTION ONE PEDERNALES SUMMIT PARKWAY



GRAPHIC SCALE

1" = 100'

TRAVIS COUNTY, TEXAS
AUGUST 2005

WASTEWATER ESMT.
DOC. NO. 200606046
O.P.R.T.C.T.X.

- LEGEND**
- 1/2" IRON ROD SET WITH "DELTA SURVEY" CAP
 - TYPED TYPE I MONUMENT
 - CONCRETE MONUMENT SET
 - RIGHT OF WAY
 - OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
 - SIDEWALK

D=21°51'57"
R=900.00'
L=343.40'
BRG=S70°58'17"E
CHORD=341.39'

D=08°48'38"
R=970.00'
L=149.16'
BRG=S77°29'56"E
CHORD=149.01'

D=21°51'57"
R=970.00'
L=370.18'
BRG=N70°58'17"W
CHORD=367.94'

N81°54'15"W
116.17'

D=08°48'38"
R=900.00'
L=138.40'
BRG=N77°29'56"W
CHORD=138.26'

1581.061 ACRES TRACT (REMAINDER)
SWEETWATER AUSTIN PROPERTIES, L.L.C.
DOC. NO. 200705155
O.P.R.T.C.T.X.

1581.061 ACRES TRACT (REMAINDER)
SWEETWATER AUSTIN PROPERTIES, L.L.C.
DOC. NO. 200705155
O.P.R.T.C.T.X.

CURVE	RADIUS	ARC	DELTA ANGLE	BEARING	CHORD
C1	438.00'	102.12'	13°00'00"	N56°12'31"W	101.92'
C2	638.00'	77.16'	6°57'44"	S16°54'39"E	77.11'

L9	S21°19'00"W	259.99'
L10	S73°05'37"E	204.88'
L11	N16°54'23"E	20.00'
L12	N37°09'08"E	138.15'
L13	N46°35'12"E	180.22'
L14	N16°05'51"W	301.75'
L15	N39°28'21"W	65.33'
L16	N01°49'54"W	125.91'
L17	S73°05'37"E	161.11'
L18	S05°44'47"E	407.89'
L19	S14°15'13"W	147.36'

L9
DRAINAGE,
WATER QUALITY
& WASTEWATER
ESMT.
2.89 Ac.
DOC #
L11
C1

LAND USE TABLE

RIGHT OF WAY	6.817 Ac.
BLOCKS	0
TOTAL ACRBAGE	6.817 Ac.

SHEET
3
OF
5

Delta Survey Group Inc.

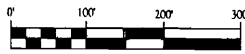
8213 Brodie Lane Ste. 102 Austin, TX. 78745
office: (512) 282-5200 fax: (512) 282-5230

PHOTOGRAPHIC AERIAL

201000110

20100102

SWEETWATER SECTION ONE PEDERNALES SUMMIT PARKWAY



GRAPHIC SCALE
1" = 100'

TRAVIS COUNTY, TEXAS
AUGUST 2005



181.061 ACRE TRACT (REMAINDER)
SWEETWATER AUSTIN PROPERTIES, LLC.
DOC. NO. 2007015155
O.P.R.T.C.W.

D=29°02'23"
R=635.00'
L=321.84'
BRG=N65°56'49"E
CHORD=318.41'

D=29°14'27"
R=765.00'
L=390.42'
BRG=N85°50'47"E
CHORD=386.19'

D=35°28'45"
R=565.00'
L=349.86'
BRG=N89°10'00"E
CHORD=344.30'

D=29°02'23"
R=565.00'
L=286.36'
BRG=S85°56'49"W
CHORD=283.31'

D=29°14'27"
R=835.00'
L=426.14'
BRG=S85°50'47"W
CHORD=421.53'

D=35°28'45"
R=635.00'
L=393.21'
BRG=S89°10'00"W
CHORD=386.96'

181.061 ACRE TRACT (REMAINDER)
SWEETWATER AUSTIN PROPERTIES, LLC.
DOC. NO. 2007015155
O.P.R.T.C.W.

CURVE #	RADIUS	ARC	DELTA ANGLE	BEARING	CHORD
C1	450.0'	101.12'	117°00'	N36°12'31"W	101.99'
C2	635.00'	211.66'	89°57'46"	S76°34'29"E	211.11'

L9	S28°19'00"W	259.89'
L10	S73°05'37"E	368.77'
L12	N67°09'06"E	240.15'
L13	N48°35'12"E	160.22'
L14	N16°06'51"W	301.75'
L15	N39°28'21"W	65.33'
L16	N01°49'45"W	125.91'
L18	S56°44'42"E	407.89'
L19	S84°15'13"W	147.36'

LAND USE TABLE

RIGHT OF WAY BLOCKS	6.817 Ac.
TOTAL ACREAGE	6.817 Ac.

RAINAGE, WATER QUALITY & WASTEWATER ESMT. 1.89 Ac.

RAINAGE, WATER QUALITY & WASTEWATER ESMT. 2.89 Ac.

6.817 ACRES

SHEET 3

SHEET 4

Delta Survey Group Inc.

8213 Brodie Lane, Ste. 102 Austin, TX. 78745
office: (512) 282-5200 fax: (512) 282-5230

SHEET
4
OF
5

PHOTOGRAPHIC REDLAR

SWEETWATER SECTION ONE PEDERNALES SUMMIT PARKWAY



GRAPHIC SCALE
1" = 100'

TRAVIS COUNTY, TEXAS
AUGUST 2005

201000110

1581.061 ACRE TRACT (REMAINDER)
SWEETWATER AUSTIN PROPERTIES, LLC.
DOC. NO. 2007015155
O.P.R.T.C.T.X.

R. A. BURDOP
SURVEY NO. 36

1581.061 ACRE TRACT (REMAINDER)
SWEETWATER AUSTIN PROPERTIES, LLC.
DOC. NO. 2007015155
O.P.R.T.C.T.X.

SWEETWATER SECTION 1, VILLAGE A
DOC. NO. 200609162
O.P.R.T.C.T.X.

1581.061 ACRE TRACT (REMAINDER)
SWEETWATER AUSTIN PROPERTIES, LLC.
DOC. NO. 2007015155
O.P.R.T.C.T.X.

N70°09'04"W
281.30'

STATE HWY. NO. 71
(200' R.O.W.)

D=18°46'52"
R=5629.58'
L=1845.32'
BRG=860°47'23"
E CHORD=1837.07'

S24°40'00"W
26.17'

S30°28'23"W
70.57'

D=07°32'21"
R=905.00'
L=69.53' BRG=S31°42'20"W
CHORD=69.48'

D=38°14'23"
R=435.00'
L=42.51' BRG=S51°56'20"W
CHORD=41.94'

D=14°00'23"
R=5629.58'
L=1376.19'
BRG=S58°24'08"E
CHORD=1372.77'

20' VI. ESMT.
DOC. 200517159
O.P.R.T.C.T.X.

10' WASTEWATER ESMT.
DOC. 200517158
O.P.R.T.C.T.X.

N71°13'33"E 74.61'
S71°23'33"W 74.61'
N71°09'04"W 281.30'

DRAINAGE
WATER QUALITY
& WASTEWATER
ESMT.
0.66 AC.
LI DOC#

LINE	BEARING	DISTANCE
L1	N85°12'22"W	192.22'
L2	N18°48'27"W	20.05'
L3	N71°13'33"E	284.99'
L4	S44°58'40"E	24.35'
L5	S04°33'09"E	87.99'
L6	S02°22'22"W	23.68'
L7	S20°51'35"W	43.75'
L8	S61°09'41"W	78.85'

LAND USE TABLE

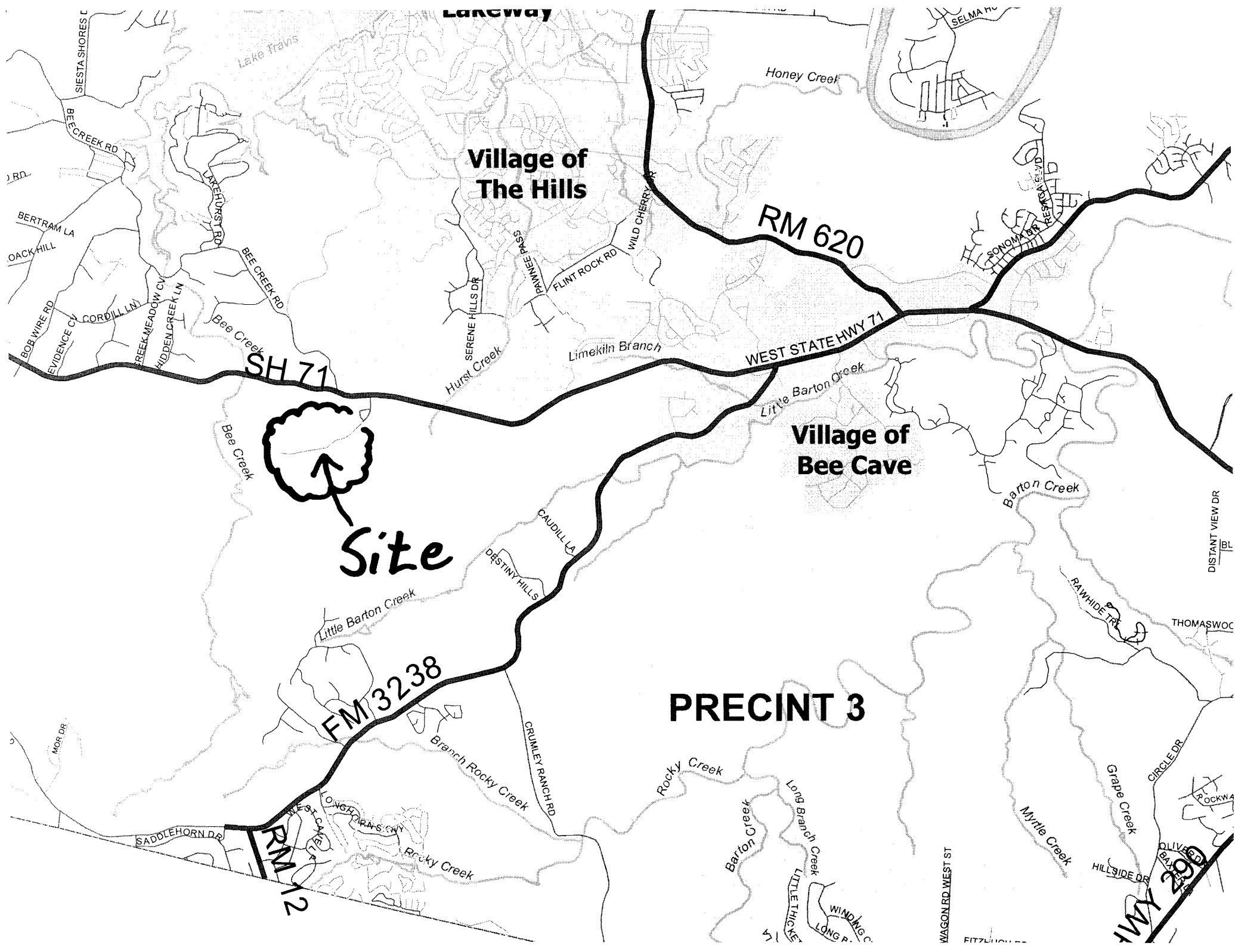
RIGHT OF WAY BLOCKS	6.817 Ac.
TOTAL ACREAGE	0
	6.817 Ac.

Delta Survey Group Inc.

8213 Brodie Lane Ste. 102 Austin, TX. 78745
office: (512) 282-5200 fax: (512) 282-5230

SHEET
5
OF
5

PHOTOGRAPHIC MYLAR



Lakeway

**Village of
The Hills**

RM 620

SH 71

**Village of
Bee Cave**

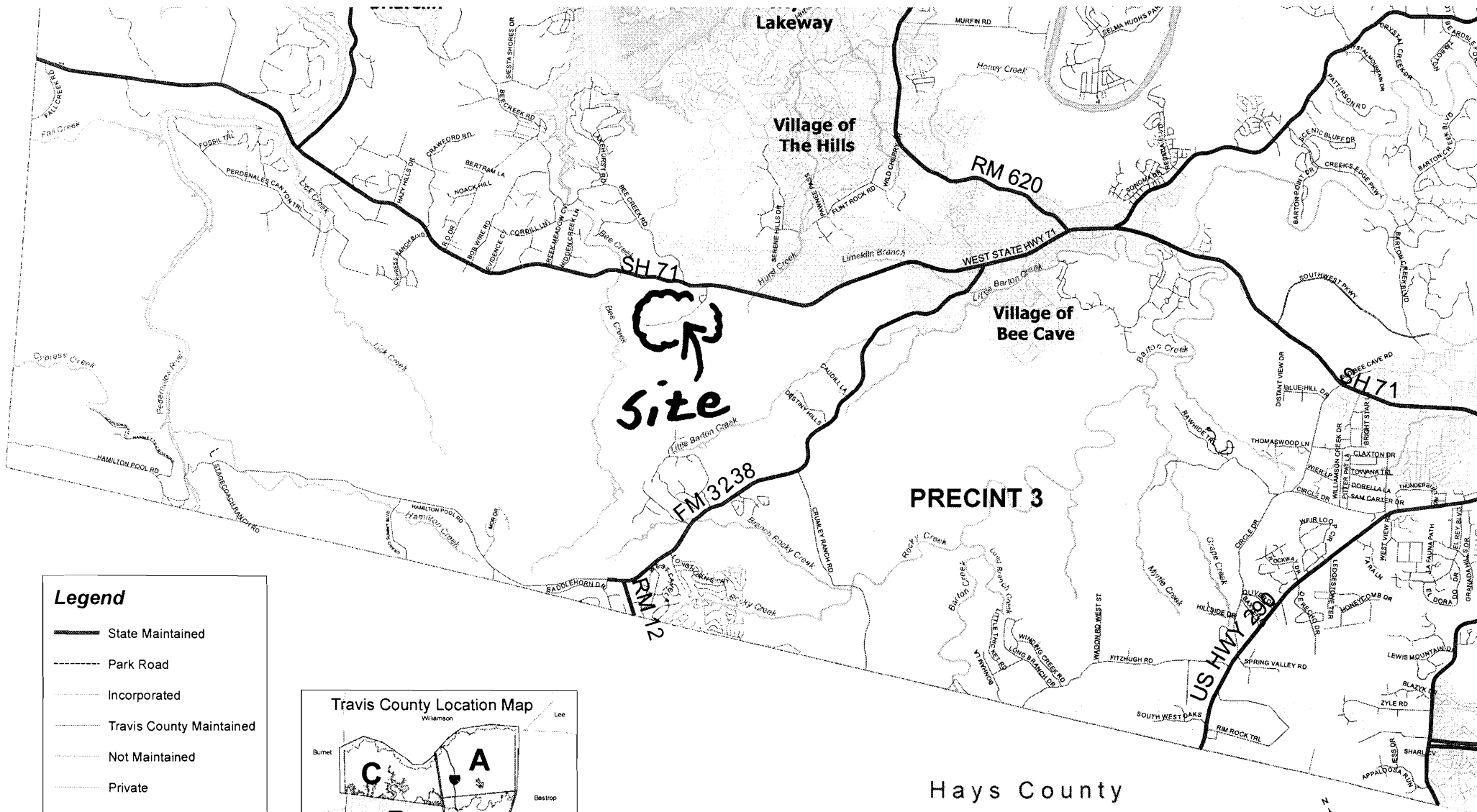
Site

FM 3238

PRECINCT 3

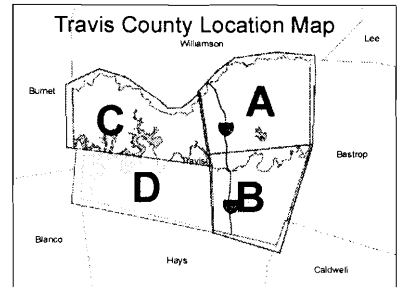
RM 12

RM 29



Legend

- State Maintained
- Park Road
- Incorporated
- Travis County Maintained
- Not Maintained
- Private
- Rejection of Dedication
- Undedicated, Private
- Precinct 3



Source(s): City of Austin Roads - COA 2011,
 Unincorporated Roads - Travis County
 8/2011, Toll Road - various sources,
 Creeks- NHD 2005, Parks - Travis County
 2011, Commissioner Precincts - Travis County
 Voter Registrar 2002.

