



Travis County Commissioners Court Agenda Request

Meeting Date: June 19, 2012

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

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

A handwritten signature in black ink, appearing to read "Donald W. Ward".

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

Sponsoring Court Member: Commissioner Davis, Precinct One

AGENDA LANGUAGE: Consider and take appropriate action on the acceptance of the dedication of the public street and drainage facilities within Villages of Hidden Lake, Section 6B-1 – Precinct One.

BACKGROUND/SUMMARY OF REQUEST:

Villages of Hidden Lake, Phase 6B-1 was recorded on January 27, 2012 at document #201200022. 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.

Villages of Hidden Lake, Phase 6B-1 is accessed from Silent Harbor Loop, a street maintained by Travis County. This action will add a total of 0.10 miles to the Travis County road system.

STAFF RECOMMENDATIONS:

TNR staff recommends approval of the proposed motion.

ISSUES AND OPPORTUNITIES:

N/A.

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A.

ATTACHMENTS/EXHIBITS:

- TNR Approval Letter
- List of Streets
- Requirements for Approval
- RAS Letter
- 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
Lucious Henderson	Inspector	Development Services	854-7757

SM:AB:ps
1101 - Development Services - Villages of Hidden Lake, Phase 6B-1



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

APPROVAL OF CONSTRUCTION

DATE: May 14, 2012

DEVELOPER:

Buffington Capital Holdings, Inc.
Attn: Chris Fields
3600 N. Capital of Texas Hwy
Building B, Suite 170
Austin, TX 78746

ENGINEER:

Mike Fisher, P.E.
Baker-Aicklen and Associates, Inc.
507 W. Liberty Avenue
Round Rock, TX 78664

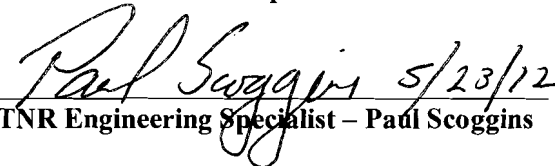
SUBJECT: Villages of Hidden Lakes, Phase 6B-1

Effective this date, street and drainage construction within this project appears to be in conformance with the approved Construction Documents. This construction will enter into a one (1) year Performance Period, which will start at the time of approval by Travis County's Commissioners Court. Prior to the end of this Period, Travis County will re-inspect the streets and/or drainage construction to determine if the subdivision appears to be in a condition substantially equal to that at the beginning of the Performance Period. If not, the developer/owner shall take corrective actions, actions which are acceptable to the County.

The Developer is required to maintain Performance Period fiscal of 10% of the actual street and drainage cost, until the end of the Performance Period, plus 100% of the un-constructed residential sidewalks until all of the sidewalks are constructed to Travis County Standards.

All items have been received

BY:  05-14-12
TNR Construction Inspector – Lucious Henderson

 5/23/12
TNR Engineering Specialist – Paul Scoggins

1102 fiscal file
1105 Subdivision File

ACCEPTANCE OF DEDICATION OF STREETS AND DRAINAGE



SUBDIVISION
Mapsco No. 439P

Villages of Hidden Lake, Phase 6B-1

Pct.# 1
Atlas No. O-11

VILLAGES OF HIDDEN LAKE, PHASE 6B-1 WAS RECORDED AT DOCUMENT #201200022 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY - 1/27/12

TWO STREETS AS LISTED BELOW:

#	STREET NAME	FROM - TO	L.F.	MILES	ROW	TYPE OF WIDTH OF CURB &		
						PVMNT	PVMNT	GUTTER
1	Jennie Marie Drive	NW corner of Lot 2, Blk PP NE to cul-de-sac	334.47	0.06	50'	HMAC	28' F-F	YES
2	Ripple Pond Way	Silent Harbor Loop NW to Jennie Marie Drive	175	0.03	50'	HMAC	28' F-F	YES
Total Footage/Mileage			509.47	0.10				

THE TOTAL NUMBER OF LOTS IN THIS SUBDIVISION - 13

N/A ADDITIONAL LOTS SOLD FOR DEVELOPMEN

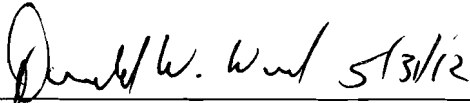
CONSTRUCTION OF STREETS AND DRAINAGE EXCEEDS MINIMUM COUNTY STANDARD FOR STREETS NUMBERED 1-2

IT IS RECOMMENDED THAT MAINTENANCE OF STREETS NUMBERED 1-2 TOTALING THE TRAVIS COUNTY COMMISSIONERS COURT IN PRECINCT 1.

0.10 MILES BE ACCEPTED BY

19-Jun-12
 DATE

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



 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
PO Box 1748
Austin, Texas 78767
(512) 854-9383
FAX (512) 854-4649

Village of Hidden Lakes, Section 6B-1
REQUIREMENTS FOR APPROVAL OF CONSTRUCTION
PUBLIC STREET SUBDIVISIONS PER STANDARDS FOR CONSTRUCTION OF STREETS
AND DRAINAGE IN SUBDIVISIONS - AUGUST 28, 1997

- 5/10/12 **1.** Professional Engineer's certification of quantities of work completed (**Engineer's Concurrence Letter**). § 82.401(c)(1)(A) § 82.604(c)(2)
- NA **2.** Construction Summary Report, **if in COA ETJ, signed** by COA inspector. §82.604(c)(1)
- 5/10/12 **3.** Contractor's (signed) invoice or receipt of payment for work completed. §82.401(a)(1)(B)
- 5/10/12 **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.
- TNR 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)
- 5/8/12
Common Area **7. If applicable**, 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)
- 5/14/12 **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 construction before recommending acceptance to Commissioners Court.
- 5/23/12 **9.** Approval of other agencies and/or cities, **if in their ETJ**; Municipal or other Utility Districts.
- NA **10. If applicable**, a License Agreement (**If there are private improvements in Public ROW**).

April 7, 2012

Chris L. Fields
Land Development Manager
BUFFINGTON CAPITAL HOLDINGS, LLC
3600 N. Capital of Texas Hwy, Bldg. B, Suite 170
Austin, Texas 78746

**Re: Villages of Hidden Lake Section 6B-1
Compliance with the Texas Accessibility Standards**

Dear Mr. Fields,

This report presents the findings of the on-site inspection for the Villages of Hidden Lake Section 6B-1 compliance with the Texas Accessibility Standards (TAS).

An inspection of the residential subdivision was conducted on April 7, 2012. The field inspection included the review of existing elements:

- Common Sidewalks
- Curb Ramps
- Crosswalks

All of the elements listed above were found to be in compliance with the Texas Accessibility Standards. Attached is the list and location of sidewalk and curb ramps that were inspected.

Please feel free to contact me at (512) 569-1424 or at jel@alturasolutionslp.com to discuss how Altura Solutions can help with your accessibility needs.

Sincerely,



Jesús Lardizábal, RAS 1051
President

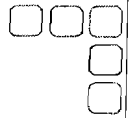
All existing sidewalks and curb ramps were found to be TAS compliant. Below are the elements inspected for TAS compliance:

Ripple Pond Way and Silent Harbor Loop intersection

- Two curb ramps
- Sidewalk segments tying into existing sidewalks
- The crosswalk providing access across Ripple Pond Way

Ripple Pond Way and Jennie Marie Drive intersection

- Four curb ramps
- The crosswalk providing access across Ripple Pond Way
- The crosswalk providing access across Jennie Marie Drive at the curb ramps



DELIVERED BY EMAIL

May 23, 2012

Michael Fisher, P.E.
Baker-Aicklen and Associates, Inc.
507 W. Liberty Avenue
Round Rock, Texas 78664

Re: Villages of Hidden Lake Phase 6B-1
Water and Wastewater Infrastructure Improvement Acceptance

Dear Mr. Fisher,

This letter serves to inform you that the City of Pflugerville Engineering Department has completed an inspection of the water and wastewater improvements and received the record drawings, Engineer's Concurrence Letter, and 2-year maintenance bond for the Villages of Hidden Lake Phase 6B-1 project. To the best of our knowledge, the water and wastewater improvements for the project locally known as Villages of Hidden Lake Phase 6B-1 were constructed in accordance with the project plans and specifications. The water and wastewater public infrastructure improvements associated with the Villages of Hidden Lake Phase 6B-1 Trails project are hereby officially accepted on behalf of the City of Pflugerville.

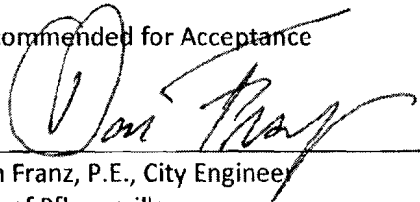
If you have any questions, please contact me at 990-6341.

Sincerely,



Lonnie Reed, Senior Construction Inspector
City of Pflugerville

Recommended for Acceptance



Dan Franz, P.E., City Engineer
City of Pflugerville

cc: Amy Giannini, E.I.T., Engineering Associate, City of Pflugerville
Amy Good, Assistant Finance Director, City of Pflugerville
James Wills, Public Works Director, City of Pflugerville
Wiley Webb, Utility Superintendent, City of Pflugerville
Blake Overmyer, Building Official, City of Pflugerville
Sven Griffin, GIS Coordinator, City of Pflugerville
James Bowlin, Parks and Recreation Director, City of Pflugerville
Chuck Hooker, Chief of Police, City of Pflugerville
Brandon Wade, P.E., City Manager, City of Pflugerville
Trey Fletcher, AICP, Assistant City Manager

2012.00022

1/27/12

\$ 65.00

PHOTODUPLICATION

FINAL PLAT
 THE VILLAGES OF HIDDEN LAKE, PHASE 6B-1- FINAL PLAT
 3.009 ACRES IN GEORGE M. MARTIN SURVEY NO. 9
 ABSTRACT NO. 529
 TRAVIS COUNTY, TEXAS

PATE ENGINEERS
 7801 N. Capital of Texas Hwy, Suite 350 Austin, TX 78757
 Phone: (512) 340-0800

THE VILLAGES OF HIDDEN LAKE
 PHASE 6B-1

FINAL PLAT

PROJECT:

BY:

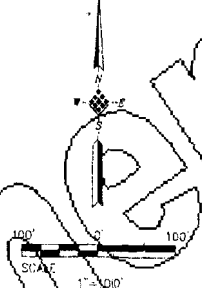
REVISIONS

DATE:

NO.

PATE PROJECT NO.
117400110

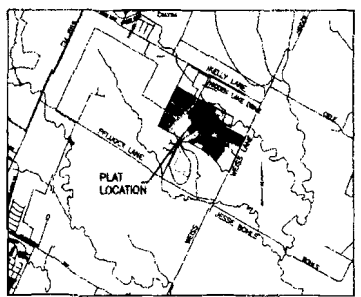
SHLER



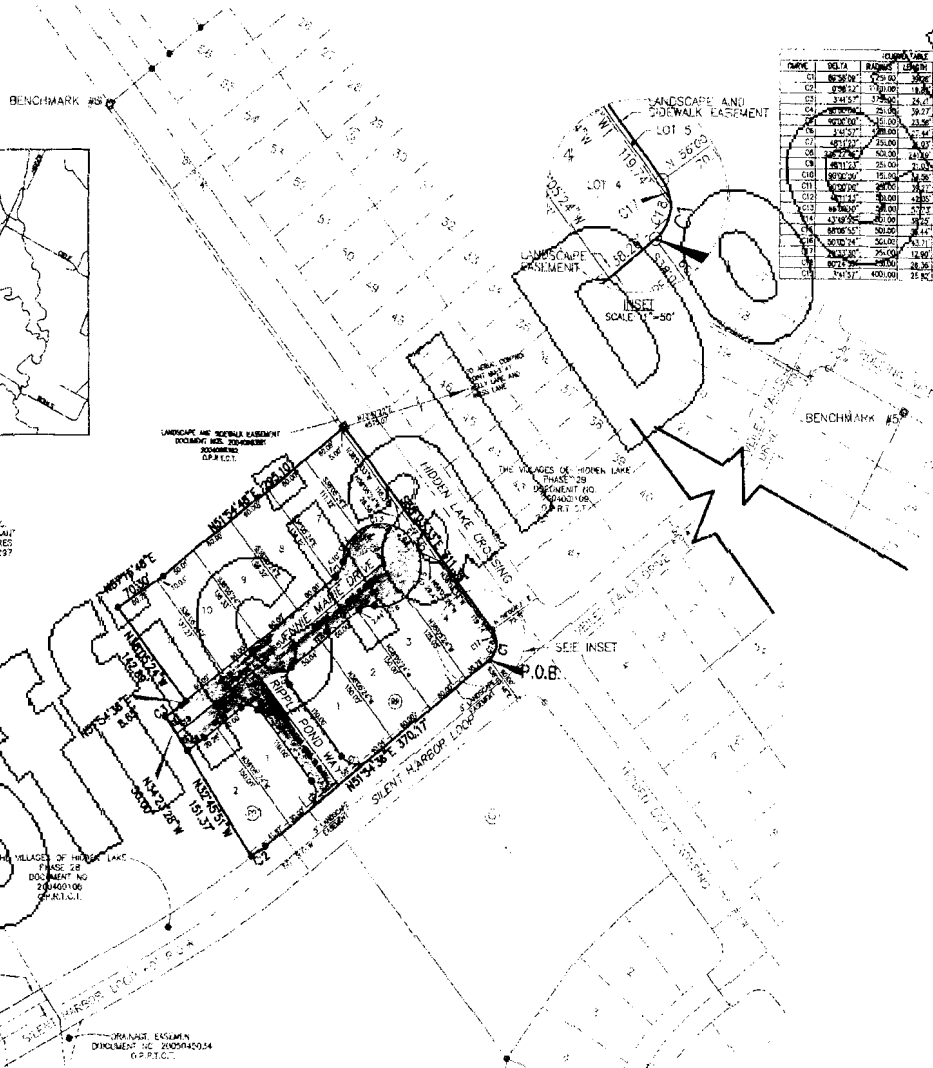
LEGEND

- SOLID LINE — SIDEWALK
- - - - - LOT LINES
- BOUNDARY — BOUNDARY
- - - - - RIGHT OF WAY
- - - - - PROPOSED CENTERLINE
- - - - - ADJACENT PROPERTY
- - - - - EXISTING EASEMENT
- - - - - PROPOSED EASEMENT
- INDICATES BLOCK DESIGNATION
- FOUND 1/2" IRON ROD W/AMP CAP
- IRON ROD SET W/OSP MARKED "PATE END"
- CONCRETE MONUMENT SET
- P.P.O.C.T.
- P.O.B.
- M.U.E.

MARK	DETA	BLK/BLK	LENGTH	BEARING	AREA
C1	82.876	25.00	25.00	N82.876°E	625.00
C2	82.876	25.00	25.00	N82.876°E	625.00
C3	334.87	25.00	25.00	N334.87°E	2425.00
C4	82.876	25.00	25.00	N82.876°E	625.00
C5	82.876	25.00	25.00	N82.876°E	625.00
C6	334.87	25.00	25.00	N334.87°E	2425.00
C7	82.876	25.00	25.00	N82.876°E	625.00
C8	82.876	25.00	25.00	N82.876°E	625.00
C9	334.87	25.00	25.00	N334.87°E	2425.00
C10	82.876	25.00	25.00	N82.876°E	625.00
C11	82.876	25.00	25.00	N82.876°E	625.00
C12	334.87	25.00	25.00	N334.87°E	2425.00
C13	82.876	25.00	25.00	N82.876°E	625.00
C14	82.876	25.00	25.00	N82.876°E	625.00
C15	334.87	25.00	25.00	N334.87°E	2425.00
C16	82.876	25.00	25.00	N82.876°E	625.00
C17	82.876	25.00	25.00	N82.876°E	625.00
C18	334.87	25.00	25.00	N334.87°E	2425.00
C19	82.876	25.00	25.00	N82.876°E	625.00
C20	82.876	25.00	25.00	N82.876°E	625.00
C21	334.87	25.00	25.00	N334.87°E	2425.00
C22	82.876	25.00	25.00	N82.876°E	625.00
C23	82.876	25.00	25.00	N82.876°E	625.00
C24	334.87	25.00	25.00	N334.87°E	2425.00
C25	82.876	25.00	25.00	N82.876°E	625.00
C26	82.876	25.00	25.00	N82.876°E	625.00
C27	334.87	25.00	25.00	N334.87°E	2425.00
C28	82.876	25.00	25.00	N82.876°E	625.00
C29	82.876	25.00	25.00	N82.876°E	625.00
C30	334.87	25.00	25.00	N334.87°E	2425.00



VICINITY MAP
 N.T.S.
 PLUGGER, L.L. EAST, L.L.C.
 CAL. 234.056 ACRES SEQUANT
 PORTION OF 293.164 ACRES
 DOCUMENT NO. 2001119297
 O.P.T.C.



STREET NAME	LINEAR FOOTAGE	5' W. WIDTH
JENNIE WARNE DRIVE	334.47'	50'
PIPPLE POND WAY	115.00'	50'
TOTAL	300.47'	

TOTAL AREA OF SITE 3.009 ACRES
 TOTAL AREA OF STREETS 0.09 ACRES
 TOTAL AREA OF BLOCKS 2.30 ACRES
 TOTAL NUMBER OF BLOCKS 1
 TOTAL NUMBER OF RESIDENTIAL LOTS 7
 TOTAL NUMBER OF EASEMENT/LANDSCAPE LOTS 0
 TOTAL NUMBER OF PARKLAND LOTS 0

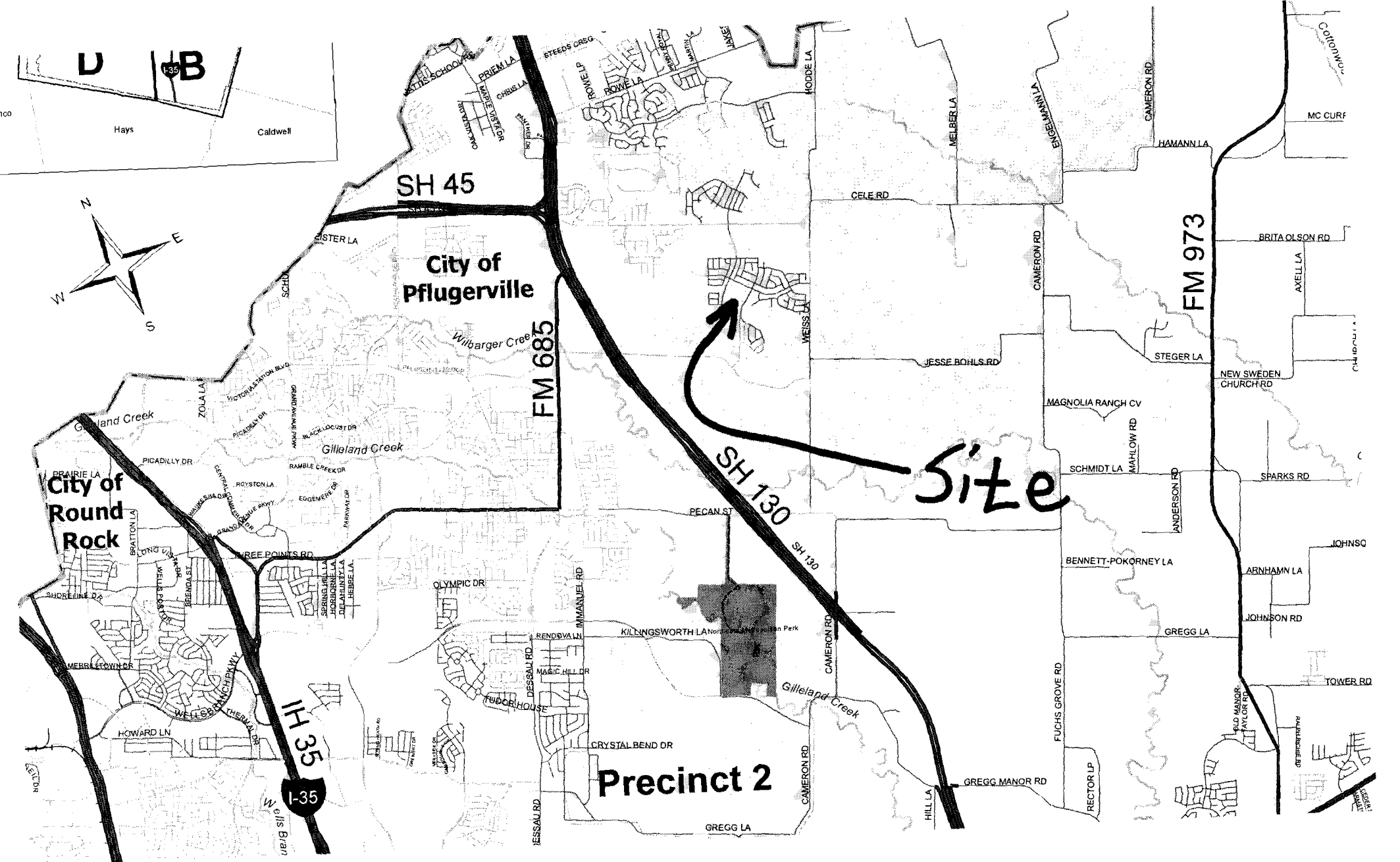
OWNERS: BUFFINGTON LAND MANAGEMENT, L.L.C. A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER
 CONTACT: CHRIS FIELDS
 ADDRESS: 3600 CAPITAL OF TEXAS HWY
 BUILDING B, SUITE 170
 AUSTIN, TEXAS 78746
 PHONE NUMBER: (512) 737-2825

ENGINEER: PATE ENGINEERS, INC.
 CONTACT: TERRI CRAUFORD, P.E.
 ADDRESS: 7801 CAPITAL OF TEXAS HWY,
 SUITE 350
 AUSTIN, TEXAS 78737
 PHONE NUMBER: (512) 340-0800
 FAX NUMBER: (512) 340-0604

SURVEYOR: PATE SURVEYORS
 CONTACT: DAVID ELZY R.P.L.S.
 ADDRESS: 7801 CAPITAL OF TEXAS HWY,
 SUITE 350
 AUSTIN, TEXAS 78731
 PHONE NUMBER: (512) 340-0600
 FAX NUMBER: (512) 340-0604

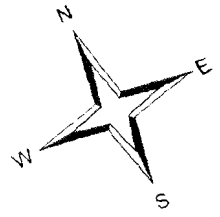
DISTRICT: NORTHEAST TRAVIS COUNTY UTILITY DISTRICT
 ADDRESS: 6500 BLUFFSTONE COVE,
 SUITE R104
 AUSTIN, TEXAS 78759

4 IN. MORE TEMPORARY DRAINAGE AND WASTEWATER EASEMENT NORTHWEST TRAVIS COUNTY UTILITY DISTRICT DOC NO. 2003030824 O.P.T.C.
 TEMPORARY WATERLINE EASEMENT DOCUMENT NO. 2004110377 O.P.T.C.
 LEMBUR/HIDDEN LAKE PHASE 6B 64.0 ACRES DOCUMENT NO. 2005042034 O.P.T.C.
 DRAINAGE EASEMENT DOCUMENT NO. 2005042034 O.P.T.C.



D B

Hays Caldwell



SH 45

City of Pflugerville

FM 685

City of Round Rock

SH 130

Site

FM 973

Precinct 2

I-35

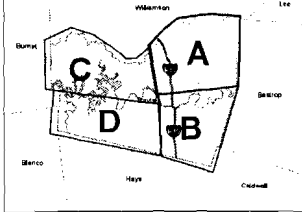
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W. Ellis Bran

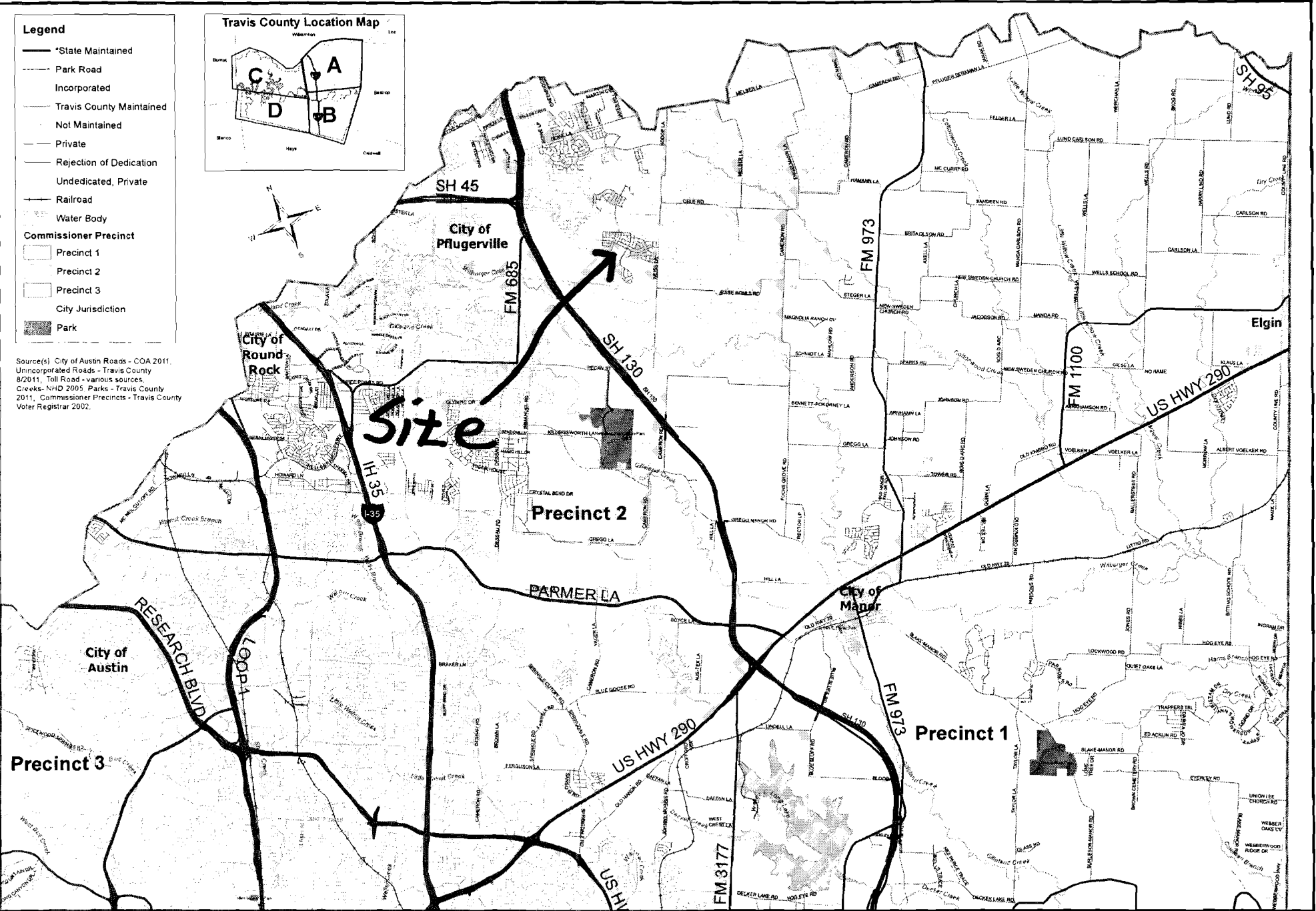
Legend

- State Maintained
- - - Park Road
- Incorporated
- Travis County Maintained
- - - Not Maintained
- Private
- - - Rejection of Dedication
- - - Undedicated, Private
- Railroad
- Water Body
- Commissioner Precinct
 - Precinct 1
 - Precinct 2
 - Precinct 3
- City Jurisdiction
- Park

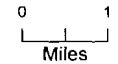
Travis County Location Map



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.



Travis County Roadways, Map A



Map Prepared by: Travis County Dept. of Transportation & Natural Resources. Date 8/9/2011

Map Disclaimer: The data is provided "as is" with no warranties of any kind.