



Travis County Commissioners Court Agenda Request

Meeting Date: October 30, 2012

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

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

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 Rocky Creek Ranch, Section 2 – Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

Rocky Creek Ranch, Section Two was recorded on August 8, 2012 at document #201200146. 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.

Per plat note number twelve no sidewalks are proposed to be built. The stop signs, if any, are in the process of being approved under Chapter 251 of the Texas Transportation Code.

Rocky Creek Ranch, Section Two is accessed from previously accepted section of Rocky Creek Boulevard, a section maintained by Travis County. This action will add a total of 1.19 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
- 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
David Fowler	Project Manager	TNR - Environmental	854-7590

SM:AB:ps

1101 - Development Services - Rocky Creek Ranch, Section 2



TRANSPORTATION AND NATURAL RESOURCES

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

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

APPROVAL OF CONSTRUCTION

DATE: September 26, 2012

DEVELOPER:

RC Travis, LP
Three Lincoln Centre
5430 LBJ Freeway, Suite 800
Dallas, TX 75240

ENGINEER:

Jones & Carter, Inc.
1701 Directors Blvd, Suite 400
Austin, TX 78744

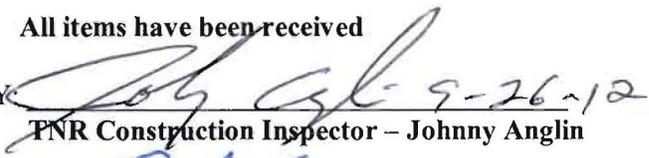
SUBJECT: Rocky Creek Ranch, Section Two

Effective this date, street and drainage construction within this project appears to be in conformance with the approved Construction Documents. Once approved by Commissioners Court, this construction will start a one (1) year Performance Period. Prior to the end of this Period, Travis County will 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, 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. If applicable, fiscal for 100% of the un-constructed residential sidewalks will also be required until all of the sidewalks are constructed and have a positive inspection by a Registered Accessibility Specialist.

All items have been received

BY:


TNR Construction Inspector – Johnny Anglin


TNR Engineering Specialist – Paul Scoggins

1102 fiscal file
1105 Subdivision File

ACCEPTANCE OF DEDICATION OF STREETS AND DRAINAGE



SUBDIVISION
Mapsco No. 578F

Rocky Creek Ranch, Section Two

Pct.# 3
Atlas No. H-03

RECORDED AT DOC#201200146 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY - 8/08/12

ONE SUBDIVISION CONTAINING 7 PUBLIC STREET AS LISTED BELOW:

#	STREET NAME	FROM - TO	L.F.	MILES	ROW	TYPE OF PVMNT	WIDTH OF PVMNT	CURB & GUTTER
1	Rocky Creek Blvd	Northerly corner of Lot 8 E/SE approximately 1861 LF	1861	0.35	70'	HMAC	32' B-B	NO
2	Dawn Flower Cove	Intersection with Rocky Creek Blvd S/SW to cul-de-sac w/R=50'	520	0.10	50'	HMAC	29' B-B	YES
3	Broomweed Cove	Intersection with Rocky Creek Blvd S/SW to cul-de-sac w/R=50'	644	0.12	50'	HMAC	29' B-B	YES
4	Flycatcher Court	Intersection with Cory Cactus Dr N, then E to cul-de-sac w/R=50'	531	0.10	50'	HMAC	29' B-B	YES
5	Cory Cactus Drive	Intersection w/Rocky Creek Blvd W to intersection w/Ambrosia Dr	736	0.14	50'	HMAC	29' B-B	YES
6	Poppy Mallow Drive	Intersection w/Rocky Creek Blvd W to intersection w/Ambrosia Dr	570	0.11	50'	HMAC	29' B-B	YES
7	Ambrosia Drive	Intersection w/Poppy Mallow Dr N to cul-de-sac w/R=50'	1446	0.27	50'	HMAC	29' B-B	YES
Total Footage/Mileage			6308	1.19				

THE TOTAL NUMBER OF LOTS IN THIS SUBDIVISION - 107

N/A ADDITIONAL LOTS SOLD FOR DEVELOPMENT

CONSTRUCTION OF STREETS AND DRAINAGE EXCEEDS MINIMUM COUNTY STANDARD FOR STREETS NUMBERED 1-7

IT IS RECOMMENDED THAT MAINTENANCE OF STREETS NUMBERED 1-7 TOTALING THE TRAVIS COUNTY COMMISSIONERS' COURT IN PRECINCT 3.

1.19 MILES BE ACCEPTED BY

30-Oct-12

DATE

for G. Don W. Ward

Don W. Ward, PE
Division Director
Road & Bridge

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

DATE APPROVED BY COMMISSIONERS COURT



TRANSPORTATION & NATURAL RESOURCES

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

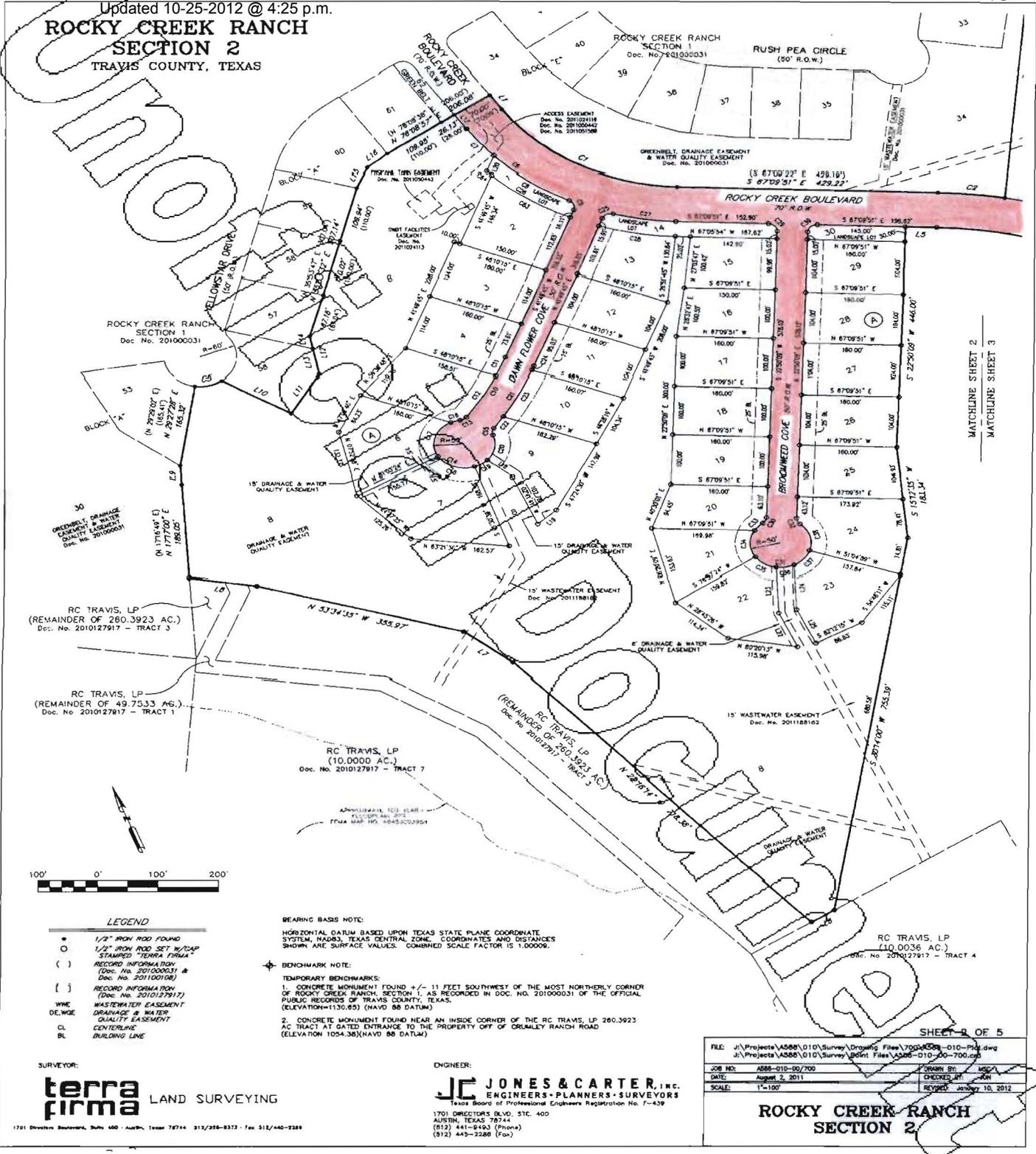
411 West 13th Street
Executive Office Building
PO Box 1748
Austin, Texas 78767
(512) 854-9383
FAX (512) 854-4649

**ROCKY CREEK RANCH, SECTION 2
REQUIREMENTS FOR APPROVAL OF CONSTRUCTION
PUBLIC STREET SUBDIVISIONS PER STANDARDS FOR CONSTRUCTION OF STREETS
AND DRAINAGE IN SUBDIVISIONS - AUGUST 28, 1997**

- 9/12/12 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)
- 9/12/12 3. Contractor's (signed) invoice or receipt of payment for work completed. §82.401(a)(1)(B)
- 9/12/12 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.
- 4/26/10 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)
- NA 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)
- 9/06/12 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.**
- 9/12/12 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.**)

Updated 10-25-2012 @ 4:25 p.m.

ROCKY CREEK RANCH SECTION 2 TRAVIS COUNTY, TEXAS



MATCHLINE SHEET 2
MATCHLINE SHEET 3

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET IN/2" CAP STAMPED "TERRA FIRMA"
- () RECORD INFORMATION (Doc. No. 201000031 & Doc. No. 201001008)
- [] RECORD INFORMATION (Doc. No. 2010127917)
- WME WASTEWATER EASEMENT
- D&WQE DRAINAGE & WATER QUALITY EASEMENT
- CL CENTERLINE
- BL BUILDING LINE

BEARING BASIS NOTE:
HORIZONTAL DATUM BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS CENTRAL ZONE. COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES. COMBINED SCALE FACTOR IS 1.000008.

BENCHMARK NOTE:
TEMPORARY BENCHMARKS:
1. CONCRETE MONUMENT FOUND +/- 11 FEET SOUTHWEST OF THE MOST NORTHERLY CORNER OF ROCKY CREEK RANCH, SECTION 1, AS RECORDED IN DOC. NO. 201000031 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (ELEVATION=1130.85) (NAVD 88 DATUM)
2. CONCRETE MONUMENT FOUND NEAR AN INSIDE CORNER OF THE RC TRAVIS, LP 260.3923 AC TRACT AT GATED ENTRANCE TO THE PROPERTY OFF OF DRUMBLEY RANCH ROAD (ELEVATION 1054.36) (NAVD 88 DATUM).

SURVEYOR:
terra firma LAND SURVEYING
1701 Directors Boulevard, Suite 400 - Austin, Texas 78744 312/258-8373 - Fax 312/440-2388

ENGINEER:
JC JONES & CARTER, I, INC.
ENGINEERS-PLANNERS-SURVEYORS
Texas Board of Professional Engineers Registration No. F-439
1701 DIRECTORS BLVD, STE. 400
AUSTIN, TEXAS 78744
(812) 441-8493 (Phone)
(812) 445-2288 (Fax)

SHEET 2 OF 5

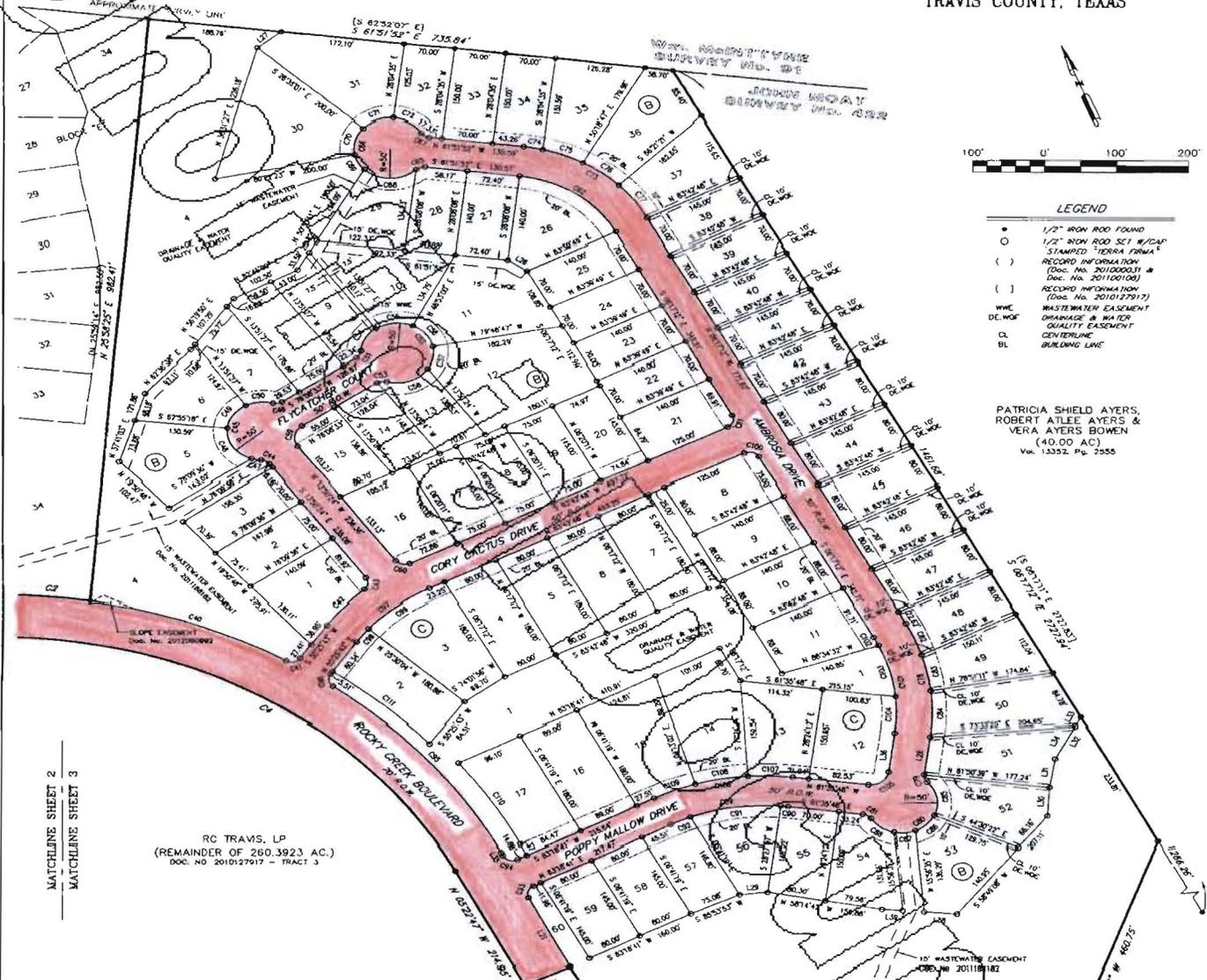
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SCALE: 1"=100'	REVISION: January 10, 2012

**ROCKY CREEK RANCH
SECTION 2**

Updated 10-25-2012 @ 4:25 p.m.

ROBERT AILEE AYERS &
VERA PATRICIA AYERS BOWEN
(5345.6 AC)
Vol. 1339, Pg. 48
Vol. 600, Pg. 24

ROCKY CREEK RANCH SECTION 2 TRAVIS COUNTY, TEXAS



LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET IN/CA/P
- STAMPED "TERRA FIRMA"
- () RECORD INFORMATION (DOC. NO. 201000031 & DOC. NO. 201100100)
- () RECORD INFORMATION (DOC. NO. 201018912)
- WWE WASTEWATER EASEMENT
- DE.WOF DRAINAGE & WATER QUALITY EASEMENT
- CL CENTERLINE
- BL BUILDING LINE

PATRICIA SHIELD AYERS,
ROBERT AILEE AYERS &
VERA AYERS BOWEN
(40.00 AC)
Vol. 1332, Pg. 2555

MATCHLINE SHEET 2
MATCHLINE SHEET 3

RC TRAVIS, LP
(REMAINDER OF 260.3923 AC.)
DOC. NO. 2010127917 - TRACT 3

BEARING BASIS NOTE:
HORIZONTAL DATUM BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS CENTRAL ZONE. COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES. COMBINED SCALE FACTOR IS 1.00009.

BENCHMARK NOTE:
TEMPORARY BENCHMARKS:
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2. CONCRETE MONUMENT FOUND NEAR AN INSIDE CORNER OF THE RC TRAVIS, LP 260.3923 AC TRACT AT GATED ENTRANCE TO THE PROPERTY OFF OF CRUMLEY RANCH ROAD (ELEVATION 1054.38)(NAVD 88 DATUM).

SURVEYOR:
terra firma LAND SURVEYING
1701 Directors Boulevard, Suite 400 - Austin, Texas 78764 512/328-8323 - Fax 512/445-2288

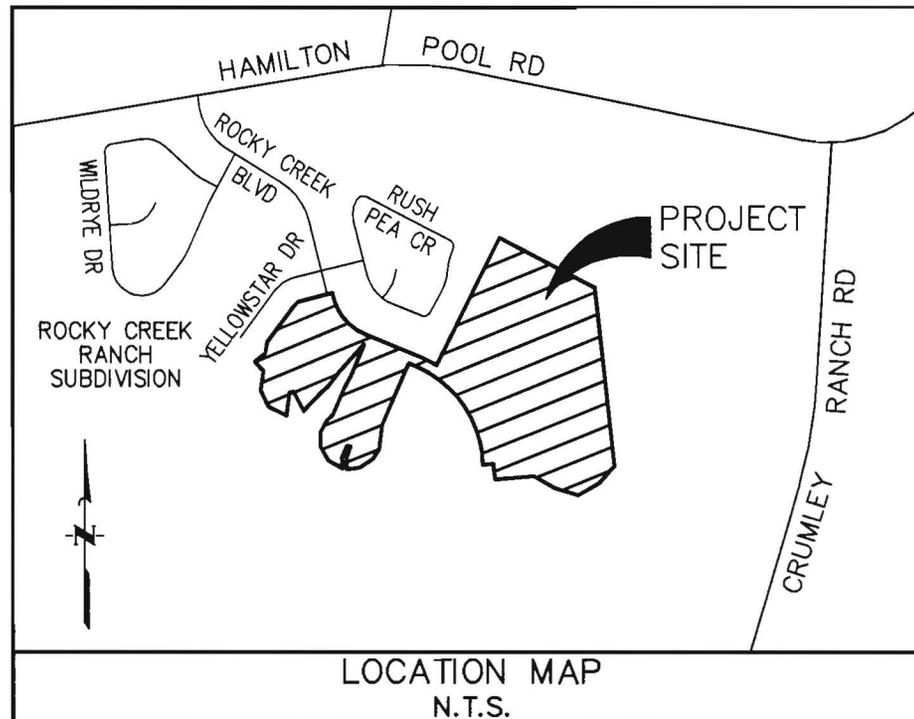
ENGINEER:
JC JONES & CARTER, P.A.
ENGINEERS - PLANNERS - SURVEYORS
Texas Board of Professional Engineers Registration No. F-439
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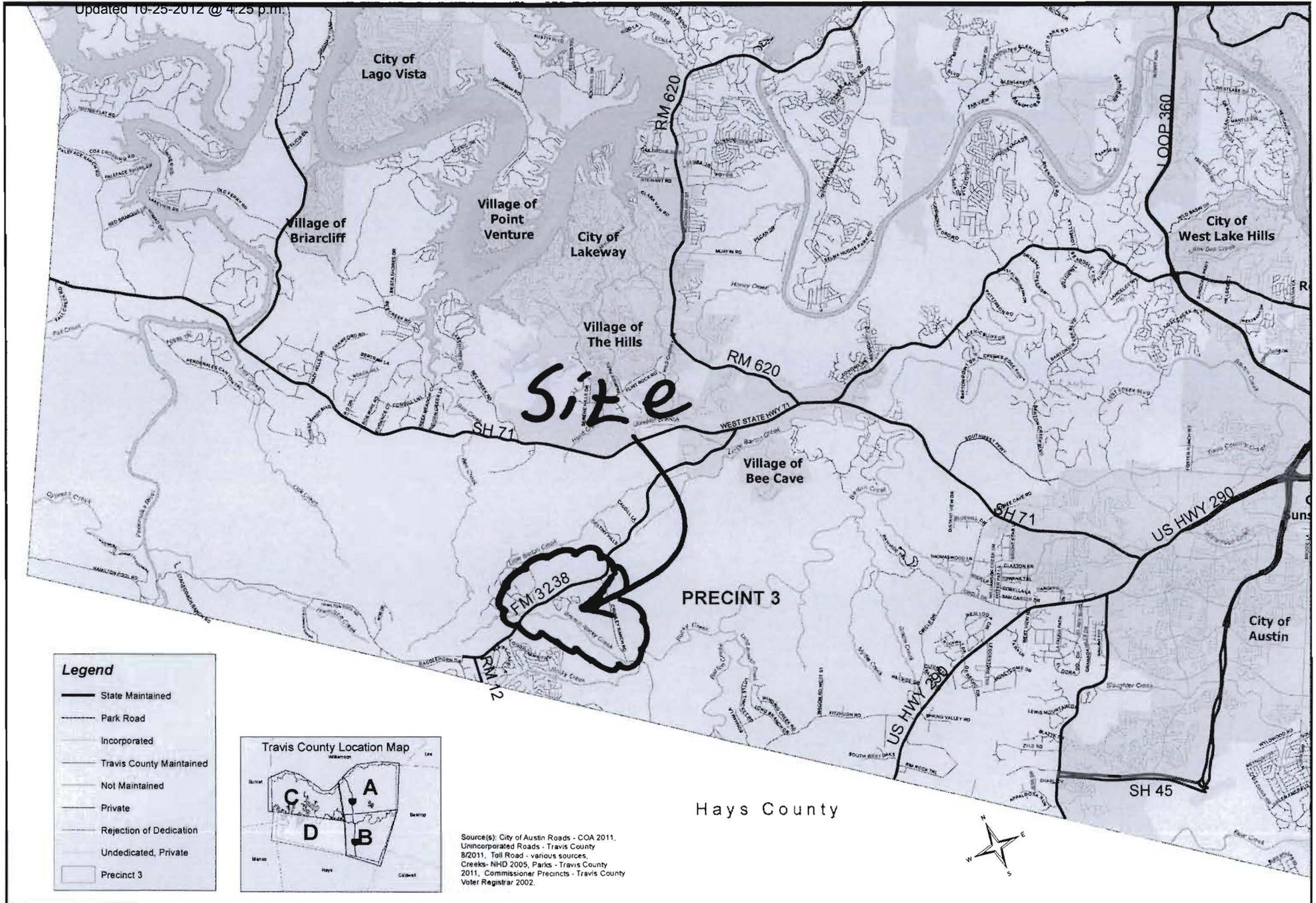
SHEET 3 OF 5

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**ROCKY CREEK RANCH
SECTION 2**

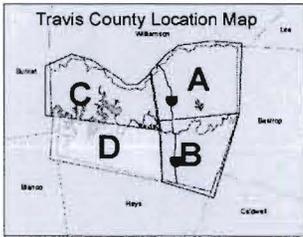
ROCKY CREEK RANCH SECTION 2 TRAVIS COUNTY, TEXAS





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.



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

Travis County Roadways, Map D



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