



ITEM 3

Travis County Commissioners Court Agenda Request

Meeting Date: November 20, 2012

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

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 Davis, Precinct One

AGENDA LANGUAGE: Consider and take appropriate action on the acceptance of the dedication of the public street and drainage facilities within Gaston-Sheldon Subdivision, Section Five – Precinct One.

BACKGROUND/SUMMARY OF REQUEST:

Gaston-Sheldon Subdivision, Section Five was recorded on August 26, 2003 at document #200300221. 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.

Gaston-Sheldon Subdivision, Section Five is accessed from a section of Valerie Tea Drive, a section that is maintained through Gaston-Sheldon Subdivision, Section Four. This action will add a total of 1.48 miles to the Travis County road system.

STAFF RECOMMENDATIONS:

TNR staff recommends approval of the proposed motion.

ISSUES AND OPPORTUNITIES:

The construction of this project has been considered complete since 2006. Not receiving certain "Requirements..." list items, however, kept the County from moving forward with its acceptance. The outstanding items have now been submitted. Travis County staff will consider the time between the approximate completion year (2006) 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
- 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 - Gaston-Sheldon Subdivision, Section Five



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**

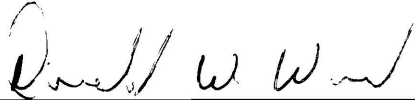
DATE: October 30, 2012

TO:	<u>DEVELOPER:</u>	<u>ENGINEER:</u>
	D. R. Horton	Hanrahan Pritchard Engineering, Inc.
	12554 Riata Vista Circle	8333 Cross Park Drive
	Austin, TX 78727	Austin, TX 78754

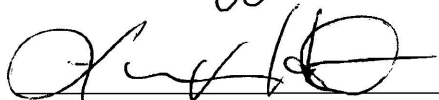
SUBJECT: Gaston Sheldon, Section Five

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. 100% of the un-constructed residential sidewalks (if any) will remain until all of the sidewalks are constructed and have a positive inspection by a Registered Accessibility Specialist.

OTHER REMARKS:

BY:  11/07/2012
TNR Division Director of Road and Bridge – Don W. Ward, P.E.

 11/1/12
TNR Engineering Specialist – Paul Scoggins

 10.30.12
TNR Inspector – Lucious Henderson

1102 fiscal file
1105 Subdivision File

ACCEPTANCE OF DEDICATION OF STREETS AND DRAINAGE



SUBDIVISION
Mapsco No. 467G, H, L, & M

Gaston Sheldon, Section Five

Pct.# 1
Atlas No. N-10

GASTON-SHELDON SUBDIVISION, SECTION FIVE WAS RECORDED AT DOCUMENT #200300221 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY - 8/26/03

TEN STREETS AS LISTED BELOW:

#	STREET NAME	FROM - TO	L.F.	MILES	ROW	TYPE OF WIDTH OF		CURB & GUTTER
						PVMNT	PVMNT	
1	Valerie Tea Drive	Sweet Leaf Lane NE to Whittard of Chelsea Lane	455	0.09	50'	HMAC	30' F-F	YES
2	Coronation Way	Honey Blossom Drive NE to Whittard of Chelsea Lane	1236	0.23	50'	HMAC	30' F-F	YES
3	Peppermint Trail	Dessau Road NW to Whittard of Chelsea Lane	1392	0.26	50'	HMAC	30' F-F	YES
4	Lady Elizabeth's Lane	Vanilla Bean Drive NE to NW corner of Lot 1, Blk M	926	0.18	60'	HMAC	40' F-F	YES
5	Rosehip Lane	Sweet Leaf Lane NE to Whittard of Chelsea Lane	415	0.08	50'	HMAC	30' F-F	YES
6	Finger Spice Lane	Harcourt House Lane NW to Sweet Leaf Lane	574	0.11	50'	HMAC	30' F-F	YES
7	Darjeeling Drive	Sweet Leaf Lane NW to NW corner of Lot 1, Blk B	1139	0.22	60'	HMAC	40' F-F	YES
8	Lady Grey Avenue	Whittard of Chelsea Lane to NE corner of Lot 7, Blk A	1382	0.26	50'	HMAC	30' F-F	YES
9	Orange Spice Court	Dreamtime Lane NW to Harcourt House Lane	184	0.03	50'	HMAC	30' F-F	YES
10	Bimina Lane	Sweet Leaf Lane N then NW back to Sweet Leaf Lane	133	0.03	60'	HMAC	40' F-F	YES
Total Footage/Mileage			7836	1.48				

THE TOTAL NUMBER OF LOTS IN THIS SUBDIVISION - 242

N/A ADDITIONAL LOTS SOLD FOR DEVELOPMENT

CONSTRUCTION OF STREETS AND DRAINAGE EXCEEDS MINIMUM COUNTY STANDARD FOR STREETS NUMBERED 1-10

IT IS RECOMMENDED THAT MAINTENANCE OF STREETS NUMBERED 1-10 TOTALING THE TRAVIS COUNTY COMMISSIONERS COURT IN PRECINCT 1.

1.48 MILES BE ACCEPTED BY

20-Nov-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
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(512) 854-9383
FAX (512) 854-4649

GASTON-SHELDON, SECTION 5
REQUIREMENTS FOR APPROVAL OF CONSTRUCTION
PUBLIC STREET SUBDIVISIONS PER STANDARDS FOR CONSTRUCTION OF STREETS
AND DRAINAGE IN SUBDIVISIONS - AUGUST 28, 1997

- RCV'D 1. Professional Engineer's certification of quantities of work completed (**Engineer's Concurrence Letter**). § 82.401(c)(1)(A) § 82.604(c)(2)
- RCV'D 2. Construction Summary Report, if in COA ETJ, **signed** by COA inspector. §82.604(c)(1)
- RCV'D 3. Contractor's (signed) invoice or receipt of payment for work completed. §82.401(a)(1)(B)
- RCV'D 4. Reproducible Plans, certified as "**Record Drawings**" or "**As Built**", 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.
- REDUCED 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)
- RCV'D 7. A detailed 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)
- 10/30/12 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.**
- 6/6/07 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.**)



ADA Assistance

107 Meadow Woods, Kyle TX 78640 (512) 787-3687 Fax (512) 268-5964
Email: robert@adaassistance.com Internet: www.adaassistance.com

DATE: December 17, 2005

TO: Nathan Neese
DR Horton
12554 Riata Vista
Austin TX 78727
nfneese@drhorton.com

FROM: Robert Ronson, RAS

PROJECT: Gaston-Sheldon (Brookfield) Section 5
Pflugerville TX

Response letter dated: 12/12/2005

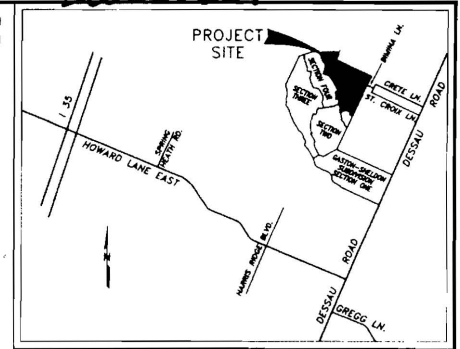
SUBJECT: CORRECTIVE MODIFICATIONS - APPROVED

We have reviewed your submittal regarding corrective modifications for the referenced facility and updated records accordingly. We are pleased to inform you that all items cited in the inspection report now appear to be in substantial compliance with the requirements of the Texas Architectural Barriers Act, Article 9102, Texas Civil Statutes, therefore, this project is approved.

Please note, this determination does not address the requirements of the Americans with Disabilities Act (ADA), (P.L. 101-336), or any other state or federal requirements. For information on the ADA, contact the United States Department of Justice, Civil Rights Division at (202)514-0301.

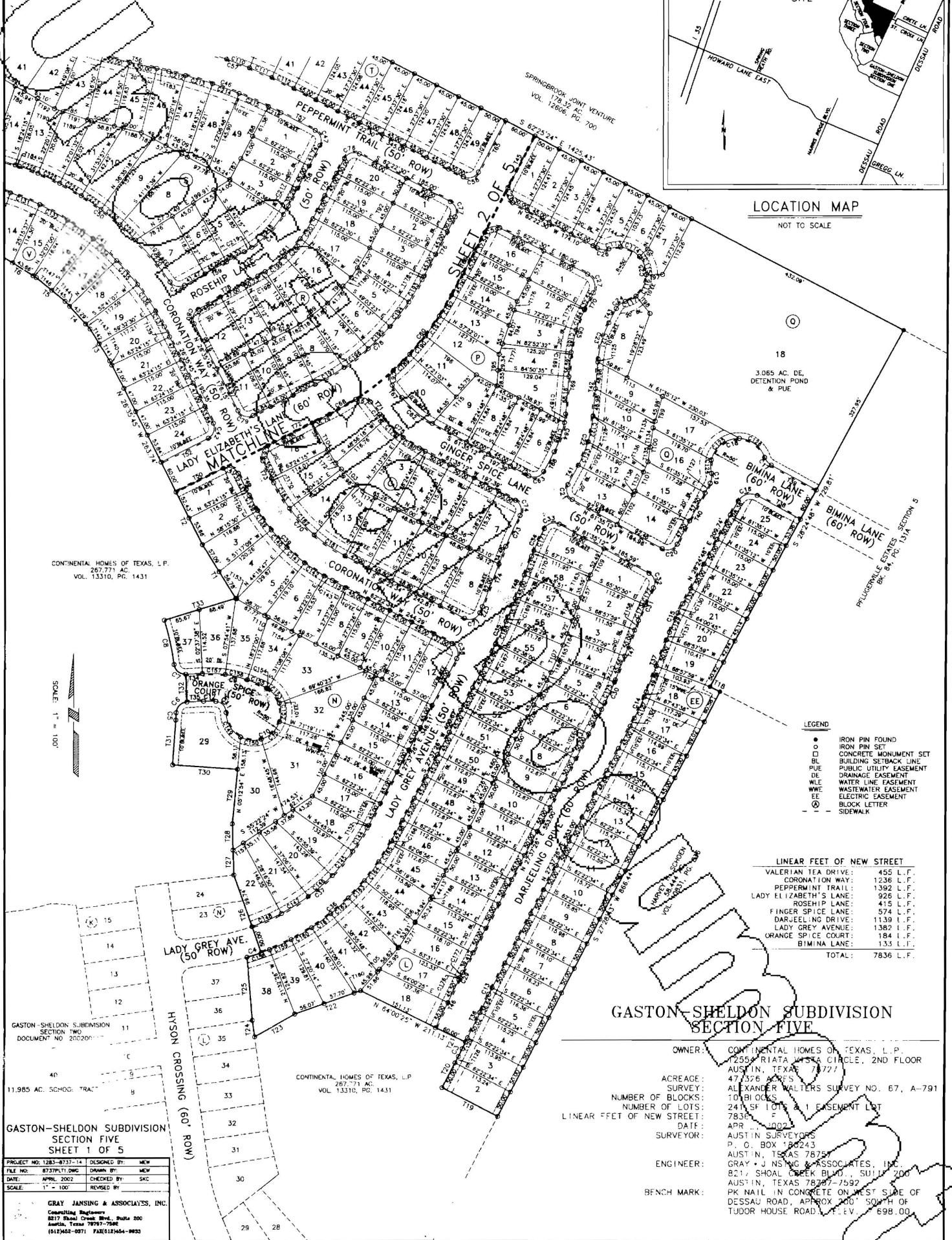
NOTE: The review of documents as contract documents and field inspections by this accessibility specialist for the Texas Department of Licensing and Regulation (TDLR) is based on a best efforts endeavor following instruction and certification by TDLR. Plan review and inspection in no way warrants complete compliance with the Texas Accessibility Standards. The business, the professional, his employees, engineers, and client for whom the review or inspection is made agrees to hold harmless and indemnify this accessibility specialist from and against any liability arising from performance of the work.

GASTON-SHELDON SUBDIVISION SECTION FIVE



LOCATION MAP

NOT TO SCALE



CONTINENTAL HOMES OF TEXAS, L.P.
267.771 AC.
VOL. 13310, PG. 1431

SCALE: 1" = 100'

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- CONCRETE MONUMENT SET
- BL BUILDING SETBACK LINE
- PUE PUBLIC UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- WLE WATER LINE EASEMENT
- WWE WASTEWATER EASEMENT
- EE ELECTRIC EASEMENT
- ⊗ BLOCK LETTER
- - - SIDEWALK

LINEAR FEET OF NEW STREET	
VALERIAN TEA DRIVE:	455 L.F.
CORONATION WAY:	1236 L.F.
PEPPERMINT TRAIL:	1392 L.F.
LADY ELIZABETH'S LANE:	926 L.F.
ROSEHIP LANE:	415 L.F.
FINGER SPICE LANE:	574 L.F.
DARJEELING DRIVE:	1139 L.F.
LADY GREY AVENUE:	1382 L.F.
ORANGE SPICE COURT:	184 L.F.
BIMINA LANE:	133 L.F.
TOTAL:	7836 L.F.

GASTON-SHELDON SUBDIVISION SECTION FIVE

OWNER: CONTINENTAL HOMES OF TEXAS, L.P.
2556 RIATA WALK CIRCLE, 2ND FLOOR
AUSTIN, TEXAS 78721

ACREAGE: 47,326 ACRES
SURVEY: ALEXANDER WALTERS SURVEY NO. 67, A-791

NUMBER OF BLOCKS: 10 BLOCKS
NUMBER OF LOTS: 241 SF LOTS & 1 EASEMENT LOT

LINEAR FEET OF NEW STREET: 7836 L.F.
DATE: APR 2002

SURVEYOR: AUSTIN SURVEYORS
P.O. BOX 100243
AUSTIN, TEXAS 78758

ENGINEER: GRAY & JANSING & ASSOCIATES, INC.
821 SHOAL CREEK BLVD., SUITE 200
AUSTIN, TEXAS 78707-7592

BENCH MARK: PK NAIL IN CONCRETE ON WEST SIDE OF
DESSAU ROAD, APPROX 200' SOUTH OF
TUDOR HOUSE ROAD, ELEV. 698.00

GASTON-SHELDON SUBDIVISION
SECTION TWO
DOCUMENT NO. 200200000

GASTON-SHELDON SUBDIVISION
SECTION FIVE
SHEET 1 OF 5

PROJECT NO. 1283-8737-14	DESIGNED BY: MEW
FILE NO. 8737P1.DWG	DRAWN BY: MEW
DATE: APRIL 2002	CHECKED BY: SAC
SCALE: 1" = 100'	REVISED BY:

GRAY JANSING & ASSOCIATES, INC.
Consulting Engineers
8217 Shoal Creek Blvd., Suite 200
Austin, Texas 78707-7592
(812)458-0571 FAX:(812)454-9833

GASTON-SHELDON SUBDIVISION SECTION FIVE

SETTLER'S MEADOW
SECTION FOUR
DOC. NO. 200100381

FRIENDSHIP
COURT LANE

WELLS BRANCH PARKWAY (140' ROW)
(120' DEDICATED PER SETTLER'S MEADOW SECTION FOUR)

20' OF ADDITIONAL ROW
HEREBY DEDICATED

VALERIAN TEA DRIVE (50' ROW)

SPRINGBROOK JOINT VENTURE
VOL. 12609, PG. 700

CONTINENTAL HOMES OF TEXAS, L.P.
267.777 AC
VOL. 13310, PG. 1431

PEPPERMINT TRAIL (50' ROW)

CORONATION WAY

ROSEHIP LANE

LADY ELIZABETH'S LANE (60' ROW)

GINGER SPICE LANE

CORONATION WAY (50' ROW)

ORANGE SPICE COURT (50' ROW)

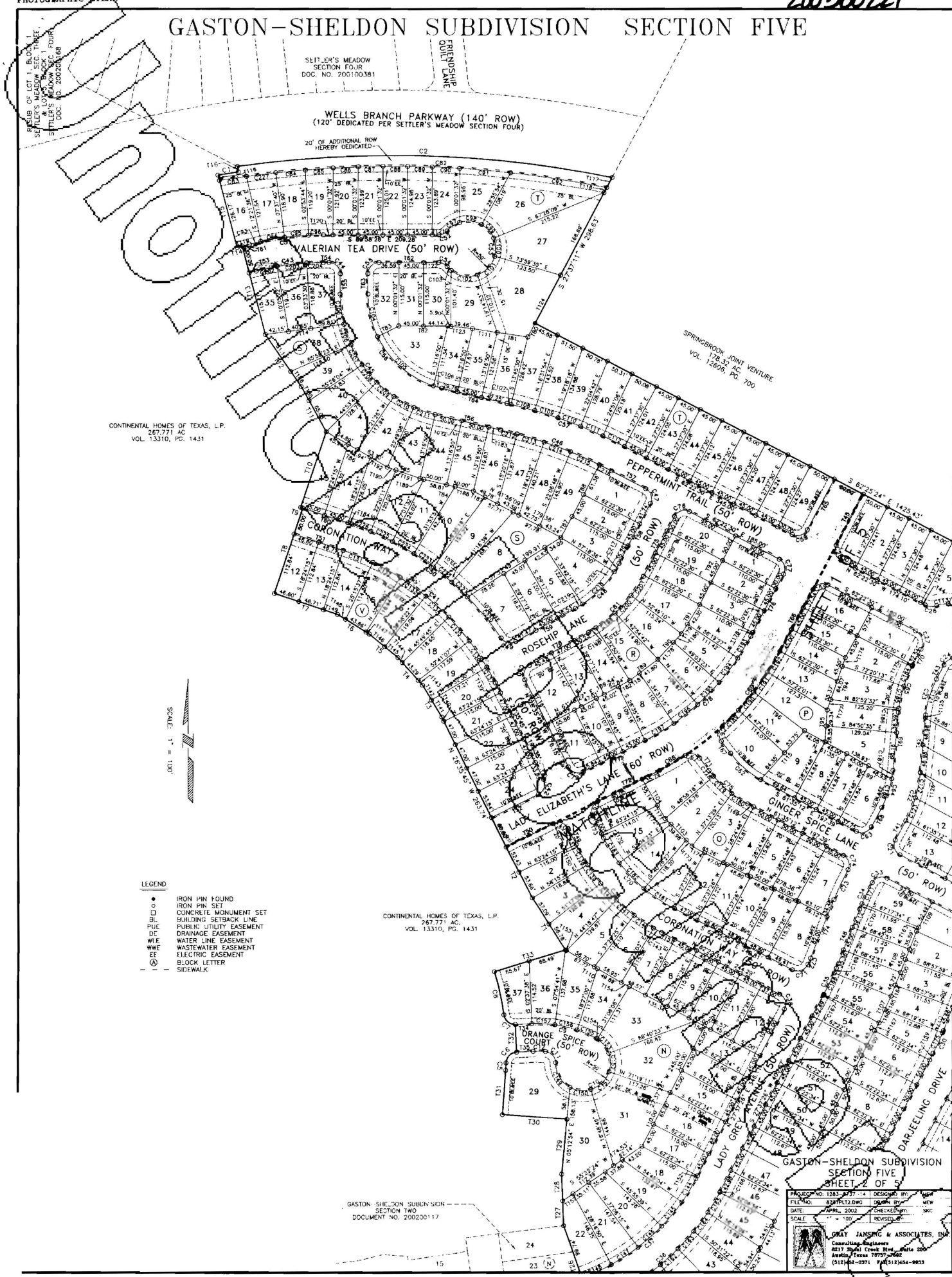
GASTON-SHELDON SUBDIVISION
SECTION FIVE
SHEET 1 OF 5

GASTON-SHELDON SUBDIVISION
SECTION TWO
DOCUMENT NO. 200200117

PROJECT NO.	1283-271-111	DESIGNED BY	NEW
FILE NO.	829-PLT2.DWG	DRAWN BY	SKG
DATE	APRIL 2002	CHECKED BY	SKG
SCALE	1" = 100'	REVISED BY	

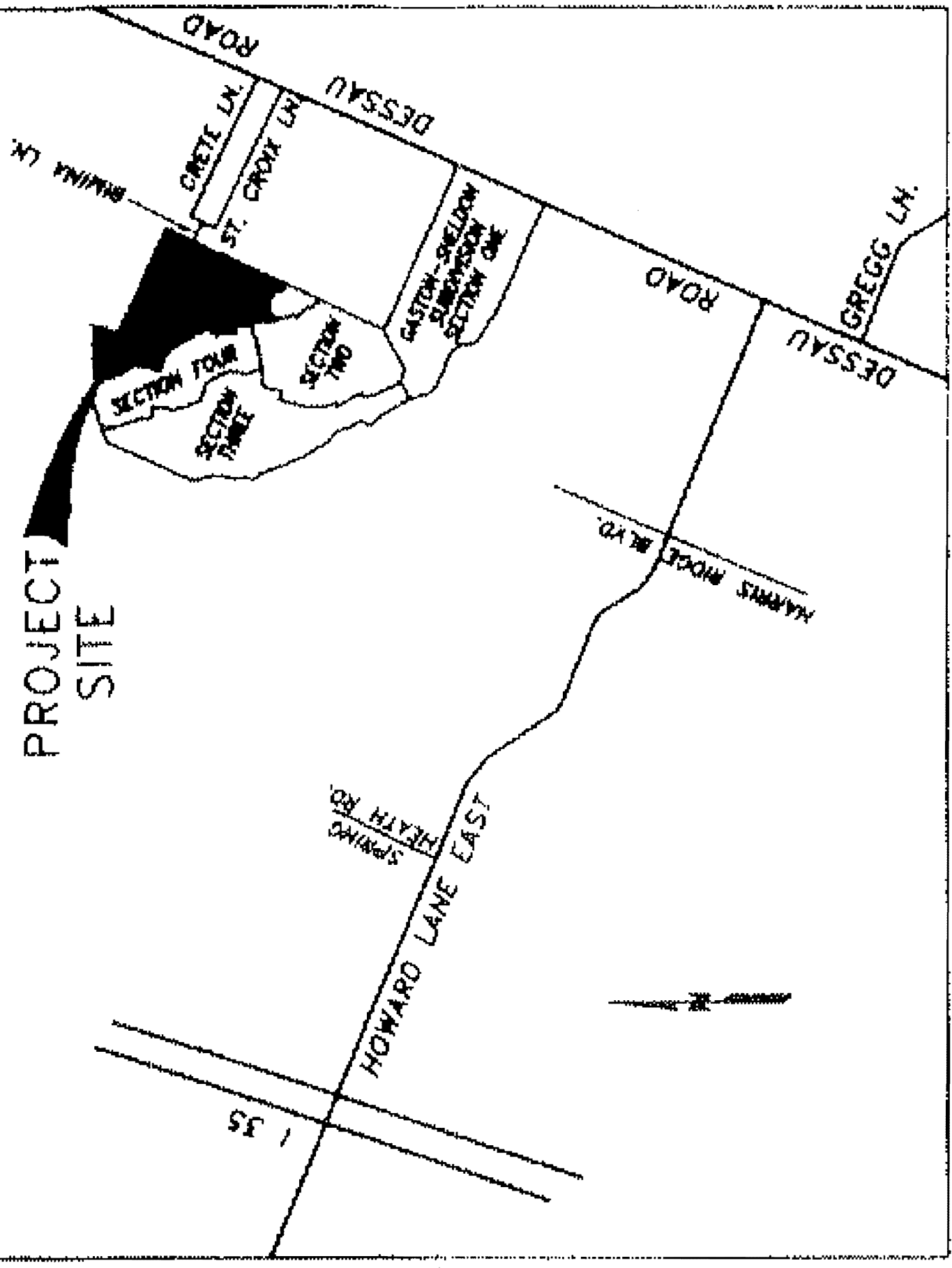
GRAY JANSING & ASSOCIATES, INC.
Consulting Engineers
8217 Small Creek River, Suite 200
Austin, Texas 78757-5622
(512) 442-0371 FAX (512) 454-9933

- LEGEND**
- IRON PIN FOUND
 - IRON PIN SET
 - CONCRETE MONUMENT SET
 - BUILDING SETBACK LINE
 - PUBLIC UTILITY EASEMENT
 - PUE DRAINAGE EASEMENT
 - WLE WATER LINE EASEMENT
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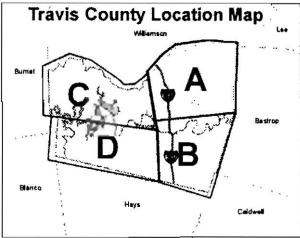
1-11-11

PROJECT
SITE

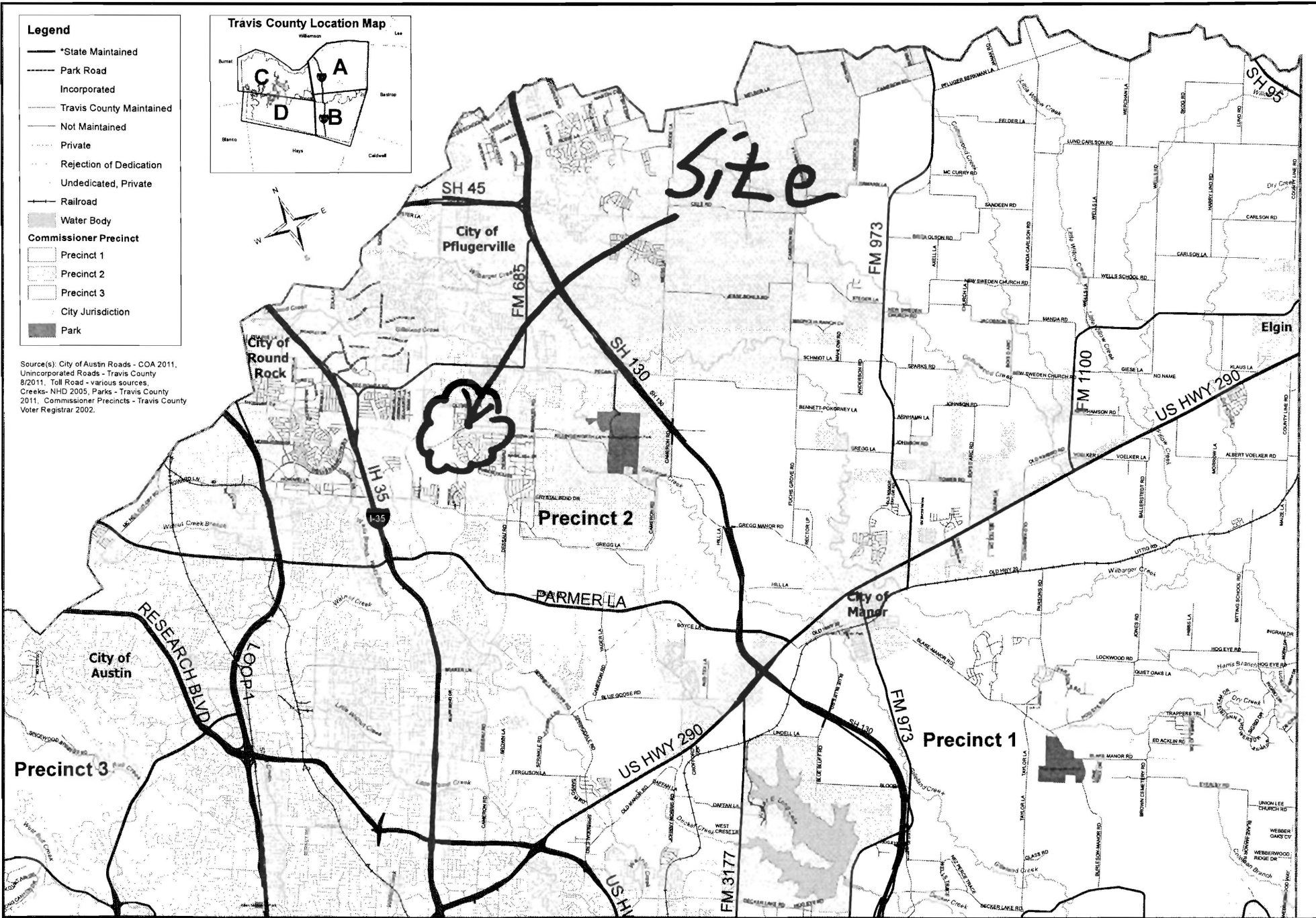


Legend

- *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

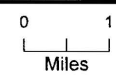


Source(s): City of Austin Roads - COA 2011, Unincorporated Roads - Travis County 8/2011, Toll Road - various sources, Creeks- NHD 2005, Parks - Travis County 2011, Commissioner Precincts - Travis County Voter Registrar 2002.



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

Travis County Roadways, Map A



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