



Travis County Commissioners Court Agenda Request

Meeting Date: February 12, 2013

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

Division Director/Manager: Donald W. Ward, P.E., Assistant Public Works
Director-Road & Bridge Maintenance

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 Lakeside at Blackhawk, Section 3 – Precinct One.

BACKGROUND/SUMMARY OF REQUEST:

Lakeside at Blackhawk, Section 3 was recorded on January 9, 2013 at document #201300006. 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.

Lakeside at Blackhawk, Section 3 is accessed from accepted sections of Misty Shore Lane and Winding Shore Lane. This action will add a total of 0.54 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 - Lakeside at Blackhawk, Section 3



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: January 15, 2013

DEVELOPER:

Robert M. Tiemann
Tiemann Land and Cattle Dev. Ltd.
4421 Rowe Lane
Pflugerville, TX 78660

ENGINEER:

Randall Jones
Randall Jones Engineering, Inc.
1212 East Braker Lane
Austin, TX 78753

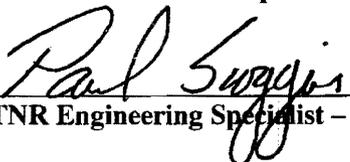
SUBJECT: Lakeside at Blackhawk, Section 3

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:  01-15-13
TNR Construction Inspector – Lucious Henderson


TNR Engineering Specialist – Paul Scoggins

1102 fiscal file
1105 Subdivision File

ACCEPTANCE OF DEDICATION OF STREETS AND DRAINAGE



SUBDIVISION
Mapsco No. 409X

Lakeside at Blackhawk, Section 3

Pct.# 1
Atlas No. O-10

LAKESIDE AT BLACKHAWK, SECTION 3 WAS RECORDED AT DOCUMENT #201300006 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY - 1/09/13

THREE STREETS AS LISTED BELOW:

| # | STREET NAME | FROM - TO | L.F. | MILES | ROW | TYPE OF WIDTH OF | | CURB & GUTTER |
|-----------------------|--------------------|--|------|-------|-----|------------------|---------|---------------|
| | | | | | | PVMNT | PVMNT | |
| 1 | Misty Shore Lane | NE cor of Lot 3, Blk 1 east to SE cor of Lot 15, Blk 1 | 1900 | 0.36 | 50' | HMAC | 30' F-F | YES |
| 2 | Winding Shore Lane | NE cor of Lot 32, Blk 2 east to SE cor of Lot 2, Blk 5 | 785 | 0.15 | 50' | HMAC | 30' F-F | YES |
| 3 | Moving Water Lane | Winding Shore Ln north to NW cor of Lot 1, Blk 5 | 156 | 0.03 | 50' | HMAC | 30' F-F | YES |
| Total Footage/Mileage | | | 2841 | 0.54 | | | | |

THE TOTAL NUMBER OF LOTS IN THIS SUBDIVISION - 54

N/A ADDITIONAL LOTS SOLD FOR DEVELOPMENT

CONSTRUCTION OF STREETS AND DRAINAGE EXCEEDS MINIMUM COUNTY STANDARD FOR STREETS NUMBERED 1-3

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

0.54 MILES BE ACCEPTED BY

12-Feb-13

DATE

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

Don W. Ward 1/24/13

Don W. Ward, PE
Division Director
Road & Bridge

DATE APPROVED BY COMMISSIONERS COURT

Inspection Approved

We are pleased to inform you that the referenced facility has been inspected and found to be in substantial compliance with provisions of the Texas Government Code, Chapter 469.

Note: The inspection is specific to the scope of work noted in the construction documents only. Since there were no residential sidewalks completed at the time of the inspection, we have not included a review of any residential sidewalks and/or drive pads.

This facility is not subject to review under the current Administrative Rules as published by TDLR. Therefore, this review is advisory in nature only and does not constitute a review as required under the Texas Architectural Barriers Act.

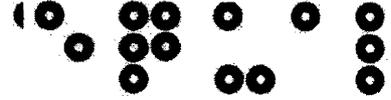
Please note, this determination does not address the applicability of the Americans with Disabilities Act (ADA), (P.L. 101-336), or any other state, local or federal requirements. For information on the ADA, call the ADA Hotline, 800/ 949.4232 or the U.S. Department of Justice at 202/ 514.0301.

If you have any questions concerning the results of the inspection, or the requirements of the Architectural Barriers Act, or if you are not the owner of record of this facility, contact Chentima Miller at 512/476.8675. Please reference the assigned project number in all future correspondence pertaining to this project.

Please call with any questions,



Chentima V. Miller, RAS 1238



17 December 2012

Project Number: A 08048

Project:

Lakeside at Blackhawk Section 3

Winding Shore
Pflugerville, Texas 78660
Plans Dated: 12 November 2007

To:

Keith Malone
Randall Jones Engineering, Inc.
1212 E. Braker Lane
Austin, Texas 78753

Inspection Performed by:

Chentima V. Miller
17 December 2012

Project Scope

Construction of Tracts 101, 201 & 301 which includes a new parking area with accessible parking spaces and a new sidewalk with two curb ramps. No building within this scope of work

Distribution:

File

TRANSPORTATION AND NATURAL RESOURCES

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



700 Lavaca St
Travis County Administration Building
PO Box 1748
Austin, Texas 78767
Phone: (512) 854-9383
Fax: (512) 854-4649

LAKESIDE AT BLACKHAWK, PHASE 3
REQUIREMENTS FOR APPROVAL OF CONSTRUCTION
PUBLIC STREET SUBDIVISIONS PER STANDARDS FOR CONSTRUCTION OF
STREETS AND DRAINAGE IN SUBDIVISIONS - AUGUST 28, 1997

- 12/13/12 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. § 82.604(c)(1)
- 12/13/12 3. Contractor's (signed) invoice or receipt of payment for work completed. §82.401(a)(1)(B)
- 12/13/12 4. Reproducible Plans, certified as "Record Drawings", by the Owner's Consulting Engineer [§ 82.604(c)(3)] including a Signage and Striping Plan [§82.303] and accompanying Stop Sign Warrants and Speed Zone Investigation sheets for each sign.
- OK 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)
- 12/13/12 6. If applicable, a copy of the Conditional Letter of Map Amendment or Revision from FEMA and the completed application for a Letter of Map Amendment or Revision. § 82.604(c)(5) 02-06-2603P
- 12/17/12 7. A letter from Texas Board of Licensing and Regulation approving subdivision construction (when sidewalks are required per plat and when the total construction costs of sidewalks exceed \$50,000.00). Plan approval required at time of Approval of Construction. Subdivision approval required at time of street acceptance for maintenance. § 82.202(q)(2)
- 1/15/13 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 common area sidewalks and traffic control devices shown on the approved traffic control plan). § 82.401(c)(1)(C) **Road Maintenance needs to approve.**
- 12/14/12 9. Approval of other agencies - cities, if in their ETJ; Municipal or other Utility Districts.
- NA 10. License Agreement if any private improvements in public ROW.



TRV 201300006
2 PGS

PLAT DOCUMENT # _____

PLAT

UNOFFICIAL COPY

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: Lakeside at Blackhawk Section 3

OWNERS NAME: Lakeside I Section 3, LTD. & Tiemann Land and Cattle Development, INC.

RESUBDIVISION? YES NO

ADDITIONAL RESTRICTIONS COMMENTS:

Certificate Instrument number 2013004980

RETURN:

Michael Hettenhausen
TNR 854-7563

PLAT FILE STAMP

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Jan 09, 2013 11:18 AM 201300006

BALASHS: \$65.00

Dana DeBeauvoir, County Clerk
Travis County TEXAS

201300006

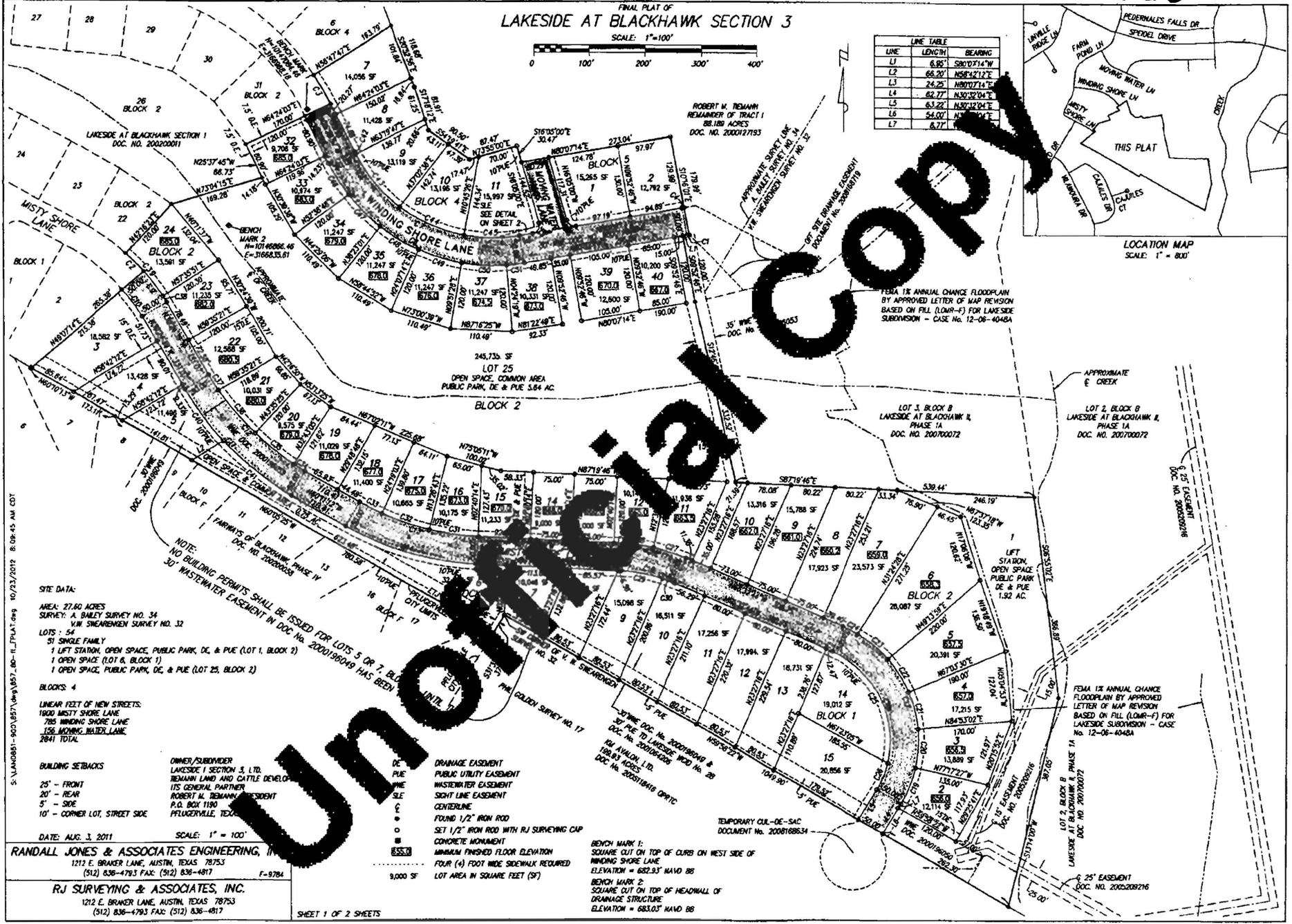
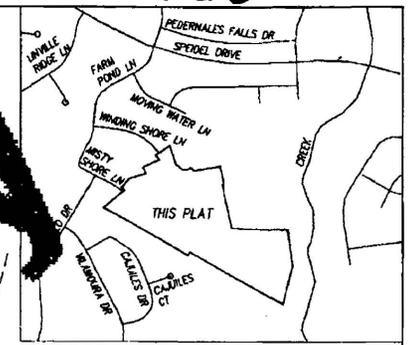
01-09-2013

\$65.00

FINAL PLAT OF
LAKESIDE AT BLACKHAWK SECTION 3



| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 6.92 | S89°07'14"W |
| L2 | 66.20 | N58°42'12"E |
| L3 | 24.25 | N89°07'14"E |
| L4 | 62.77 | N30°32'04"E |
| L5 | 63.22 | N50°32'04"E |
| L6 | 54.02 | N30°32'04"E |
| L7 | 6.77 | N30°32'04"E |



FEMA 1% ANNUAL CHANCE FLOODPLAIN BY APPROVED LETTER OF MAP REVISION BASED ON FILL (LOW-F) FOR LAKESIDE SUBDIVISION - CASE NO. 12-06-4048A

APPROXIMATE CREEK

LOT 3, BLOCK 8 LAKESIDE AT BLACKHAWK II, PHASE 1A DOC. NO. 200700072

LOT 2, BLOCK 8 LAKESIDE AT BLACKHAWK II, PHASE 1A DOC. NO. 200700072

FEMA 1% ANNUAL CHANCE FLOODPLAIN BY APPROVED LETTER OF MAP REVISION BASED ON FILL (LOW-F) FOR LAKESIDE SUBDIVISION - CASE NO. 12-06-4048A

25' EASEMENT DOC. NO. 2002028216

SITE DATA:

- AREA: 27.80 ACRES
- SURVEY: A, BAZLEY SURVEY NO. 34
- W.M. SWEARGEN SURVEY NO. 32
- LOTS: 54
- 51 SINGLE FAMILY
- 1 LIFT STATION, OPEN SPACE, PUBLIC PARK, DE. & PUE (LOT 1, BLOCK 2)
- 1 OPEN SPACE (LOT 6, BLOCK 1)
- 1 OPEN SPACE, PUBLIC PARK, DE. & PUE (LOT 25, BLOCK 2)

BLOCKS:

- LINEAR FEET OF NEW STREETS: 1600 MISTY SHORE LANE, 785 WINDING SHORE LANE, 156 MOVING WATER LANE, 2841 TOTAL

BUILDING SETBACKS:

- 25' - FRONT
- 20' - REAR
- 5' - SIDE
- 10' - CORNER LOT, STREET SIDE

DATE: AUG. 3, 2011

SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
 1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
 (512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
 1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
 (512) 836-4793 FAX: (512) 836-4817

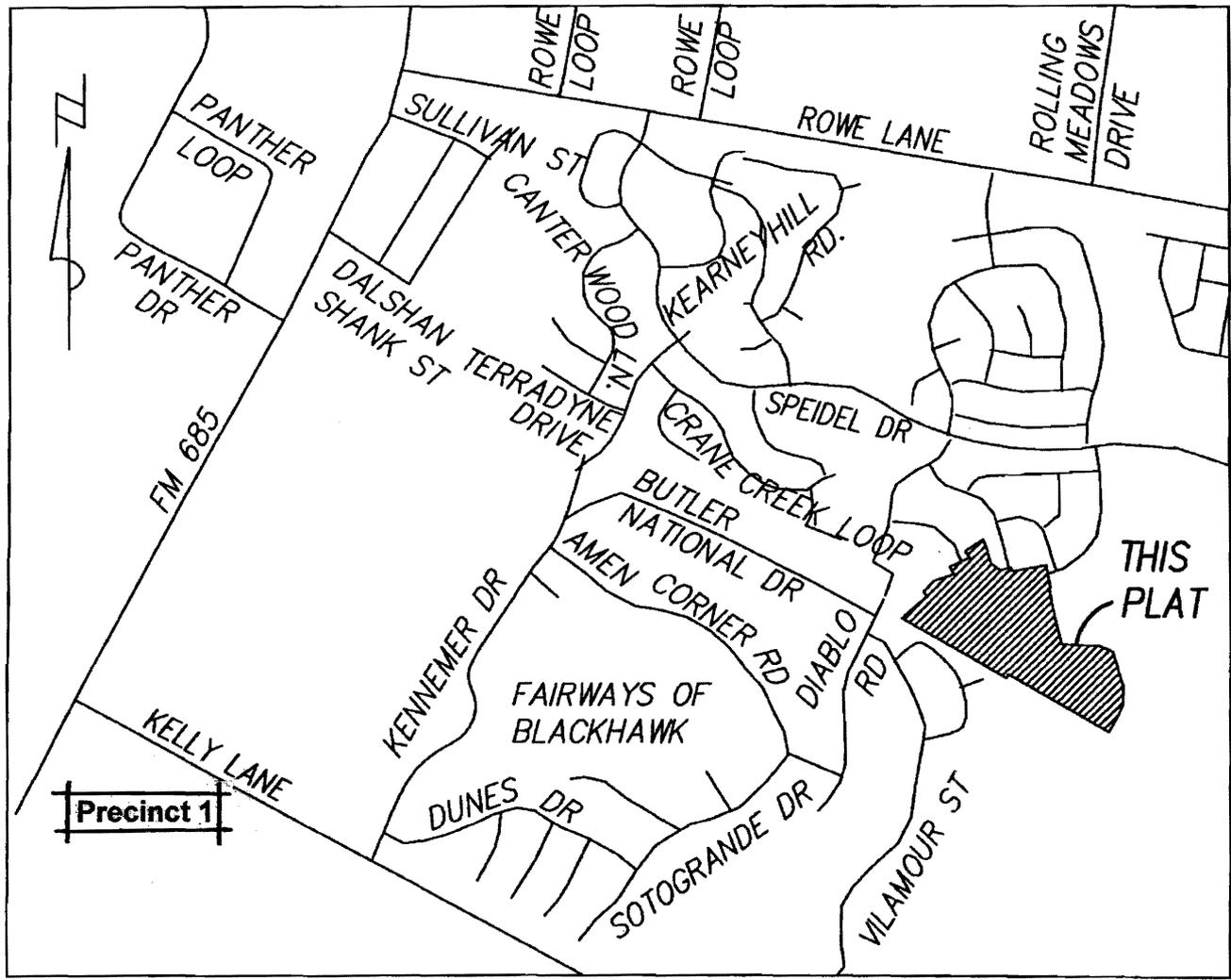
- DE PUE
- WASTEWATER EASEMENT
- SIGHT LINE EASEMENT
- CENTERLINE
- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD WITH RJ SURVEYING CAP
- CONCRETE MONUMENT
- MINIMUM FINISHED FLOOR ELEVATION
- FOUR (4) FOOT WIDE SIDEWALK REQUIRED
- 9,000 SF
- LOT AREA IN SQUARE FEET (SF)

BENCH MARK 1: SQUARE CUT ON TOP OF CURB ON WEST SIDE OF WINDING SHORE LANE. ELEVATION = 682.93' NAVD 88

BENCH MARK 2: SQUARE CUT ON TOP OF HEADWALL OF DRAINAGE STRUCTURE. ELEVATION = 683.03' NAVD 88

TEMPORARY CIL-DE-SAC DOCUMENT NO. 2008188634

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LOCATION MAP (NOT TO SCALE)

LAKESIDE AT BLACKHAWK SECTION 3

DATE: FEB. 12, 2008 SCALE: NONE

RJ SURVEYING & ASSOCIATES, INC.

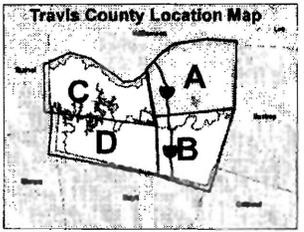
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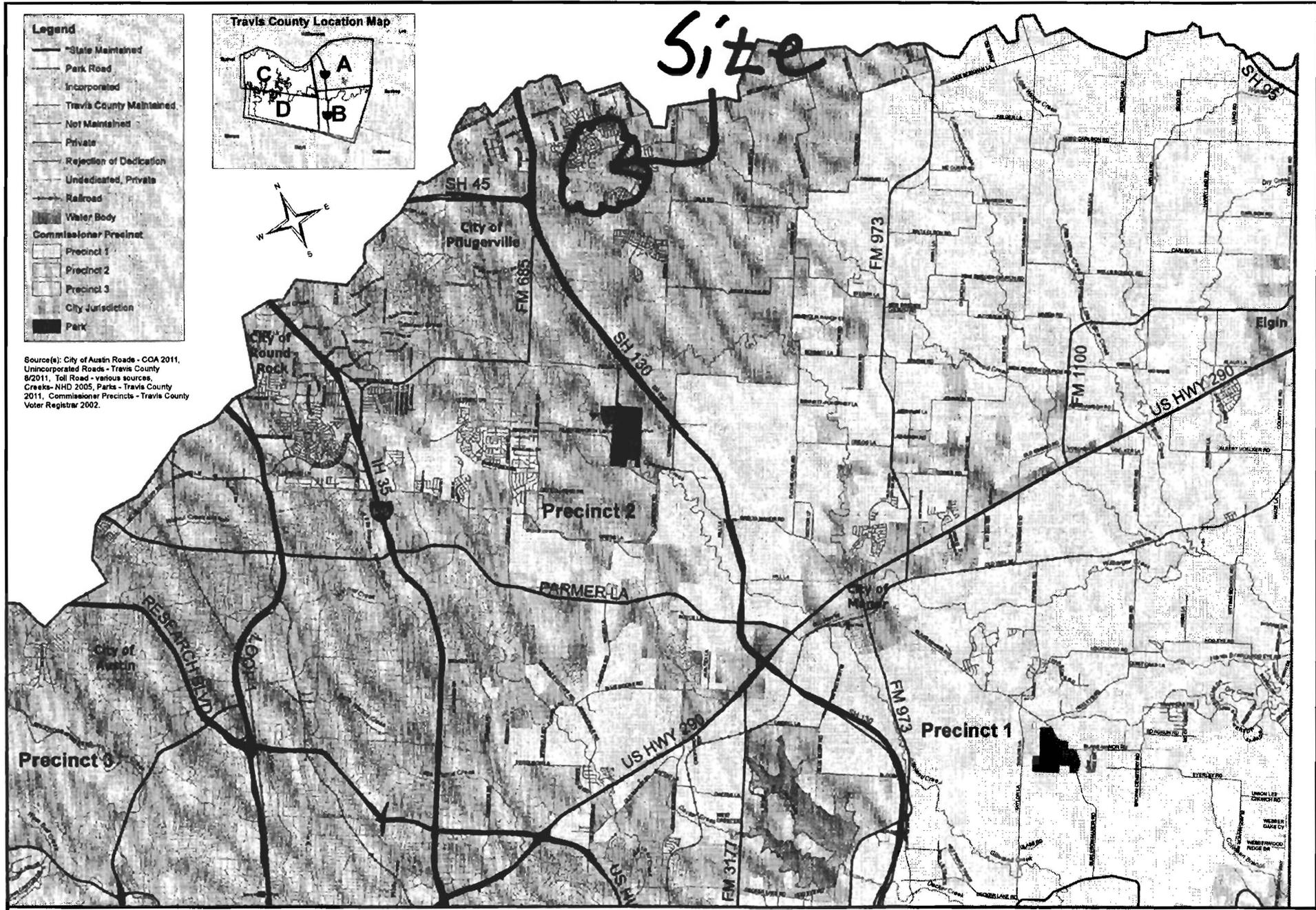
Site

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

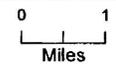


Source(s): City of Austin Roads - COA 2011, Unincorporated Roads - Travis County 8/2011, Toll Road - various sources, Creeks - NHD 2005, Parks - Travis County 2011, Commissioner Precincts - Travis County Voter Registrar 2002.



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