



Travis County Commissioners Court Agenda Request

Meeting Date: January 28, 2014

Prepared By: Paul Scoggins, Engineering Specialist **Phone #:** (512) 854-7619

Division Director/Manager: Donald W. Ward, P.E., Assistant Public Work Director
- Road and Bridge Division

Carol B. Josephson
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 Avalon, Phase 7B - a subdivision in Precinct One.

BACKGROUND/SUMMARY OF REQUEST:

The Avalon, Phase 7B was recorded on June 11, 2013 with document #201300111. This subdivision has been inspected for conformance with approved plans and specifications as listed. It will be accepted under the regulations of the standards for construction of streets and drainage in a 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 these subdivisions have been inspected by a registered accessibility specialist. The stop signs, if any, are in the process of being approved under Chapter 251 of the Texas Transportation Code.

Avalon, Phase 7B is accessed from Crispin Hall Lane, a street maintained by Travis County. This action will add an overall total of 0.36 miles to the Travis County road system.

STAFF RECOMMENDATIONS:

TNR 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 Inspection
- Location Maps

REQUIRED AUTHORIZATIONS:

Cynthia McDonald	Financial Manager	TNR	(512) 854-4239
Steven M. Manilla	County Executive	TNR	(512) 854-9429
Anna Bowlin	Division Director of Development Services and Long Range Planning	TNR	(512) 854-7561

CC:

Charles Allen	Engineering Inspector Specialist	TNR	(512) 266-3314
Stacey Scheffel	Permit Program Manager	TNR	(512) 854-7565

SM:AB:ps

1101 - Development Services Long Range Planning - Avalon, Phase 7B

TRANSPORTATION AND NATURAL RESOURCES

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



700 Lavaca Street-5th Floor
Travis County Administration Building
PO Box 1748
Austin, Texas 78767
Phone: (512) 854-9383
Fax: (512) 854-4697

APPROVAL OF CONSTRUCTION

DATE: June 18, 2013

DEVELOPER:

KM Avalon, Ltd.
1011 North Lamar
Austin, TX 78703

ENGINEER:

Randall Jones & Associates Eng., Inc.
1212 E. Braker Lane
Austin, TX 78753

SUBJECT: Avalon, Phase 7B

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.

OTHER REMARKS:

BY: Don W. Ward 1/21/2014
TNR Assistant Public Works Director – Road and Bridge Division – Don W. Ward, P.E.

Paul Scoggins 1/7/14
TNR Engineering Specialist – Paul Scoggins

Lucious Henderson 06.19.13
TNR Inspector – Lucious Henderson

1102 fiscal file
1105 Subdivision File

ACCEPTANCE OF DEDICATION OF STREETS AND DRAINAGE



SUBDIVISION
Mapsco No. 439F

Avalon, Phase 7B

Pct.# 1
Atlas No. O-11

RECORDED AT DOCUMENT #2001300111 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY - 6/11/2013

THIS SUBDIVISION CONTAINS 3 STREETS AS LISTED BELOW:

#	STREET NAME	FROM - TO	L.F.	MILES	ROW	TYPE OF WIDTH OF		CURB & GUTTER
						PVMNT	PVMNT	
1	Moorlynch Avenue	WW corner of Lot 18, Blk O northerly to NW corner of Lot 16, Blk N	712	0.13	60	HMAC	40' F-F	YES
2	Falsterbo Drive	NW corner of Lot 44, Blk J easterly to intersection with Cerridwen Drive	490	0.09	50	HMAC	30' F-F	YES
	Cerridwen Drive	Intersection with Crispin Hall Lane northerly to intersection with Falsterbo Drive	687	0.13	50	HMAC	30' F-F	YES
Total Footage/Mileage			1889	0.36				

THE TOTAL NUMBER OF LOTS IN THIS SUBDIVISION - 44

N/A ADDITIONAL LOTS SOLD FOR DEVELOPMENT

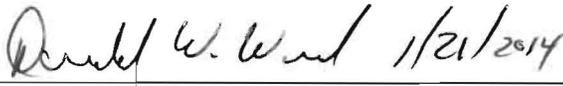
CONSTRUCTION OF STREETS AND DRAINAGE EXCEEDS MINIMUM COUNTY STANDARD FOR STREETS NUMBERED 1-3

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

0.36 MILES BE ACCEPTED BY

28-Jan-14
DATE

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



 Donald W. Ward, PE
 Assistant Public Works Director -
 Road and Bridge Division

DATE APPROVED BY COMMISSIONERS COURT

TRANSPORTATION AND NATURAL RESOURCES

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



700 Lavaca Street
Travis County Administration Building
PO Box 1748
Austin, Texas 78767
Phone: (512) 854-93

§ EXHIBIT 82.401 (c)(3) & 82.604 (c)

AVALON, PHASE 7B
REQUIREMENTS FOR APPROVAL OF CONSTRUCTION
PUBLIC STREET SUBDIVISIONS PER STANDARDS FOR CONSTRUCTION OF STREETS
AND DRAINAGE IN SUBDIVISIONS - AUGUST 28, 1997

- 5/24/13 1. Professional Engineer's certification of quantities of work completed (**Engineer's Concurrence Letter**). § 82.401(c)(1)(A) § 82.604(c)(2)
- N/A 2. Construction Summary Report, if in COA ETJ, **signed** by COA inspector. §82.604(c)(1)
- 5/24/13 3. Contractor's (signed) invoice or receipt of payment for work completed. §82.401(a)(1)(B)
- 5/24/13 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.
- TC will reduce 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. And must be posted by owner/developer. § 82.604(c)(4)
- N/A 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)
- 5/24/13 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 before any reduction of sidewalk fiscal. § 82.202 (q), § 82.301 (ix)(G)(13), § 82.401 (5)
- 1/7/14 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, common area sidewalks, and traffic control devices shown on the approved traffic control plan). § 82.401(c)(2)(C) **Road Maintenance will have to approve const. before recommending acceptance to Commissioners Court.**
- 5/24/13 9. Approval of other agencies and/or cities, **if in their ETJ**; Municipal or other Utility Districts.
- N/A 10. **If applicable**, a License Agreement (**If there are private improvements in Public ROW.**)

May 23, 2013

Susan Donley
Schroeder Construction Co. Ltd.
13625 Pond Springs Road, Suite 108
Austin, TX 78729

**Re: Avalon - Moorlynch and Falsterbo Intersection
Compliance with the Texas Accessibility Standards**

Dear Susan,

This report presents the findings of the on-site inspection for the Avalon - Moorlynch and Falsterbo Intersection Project for compliance with the Texas Accessibility Standards (TAS).

An inspection of the residential subdivision was conducted on May 23, 2013. The field inspection included the review of existing elements:

- Sidewalks
- Curb Ramps

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
President

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

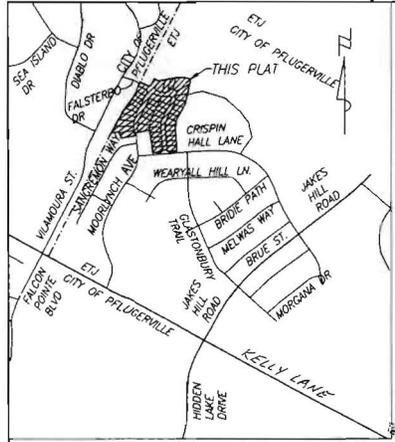
- Curb ramps at the intersection of Moorlynch and Falsterbo
- Sidewalks at the intersection of Moorlynch and Falsterbo

201300111

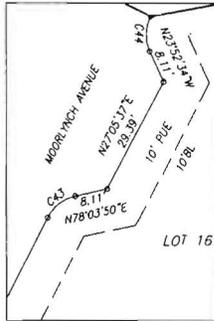
6/11/13

\$92

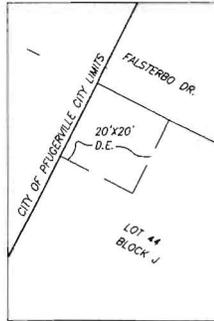
293



LOCATION MAP NOT TO SCALE



DETAIL A SCALE: 1"=20'



DETAIL B SCALE: 1"=20'

LINE	BEARING	LENGTH
L1	S01°34'49"W	55.27'
L2	S08°46'22"W	63.90'
L3	S22°34'46"W	60.19'
L4	S01°34'49"W	35.40'
L5	S01°34'49"W	19.87'
L6	S11°44'10"E	28.31'
L7	S11°44'10"E	28.31'
L8	N63°13'14"W	11.48'
L9	N63°13'14"W	11.48'
L10	S79°13'28"W	4.00'
L11	S79°13'28"W	4.93'
L12	S79°13'28"W	4.93'
L13	S79°13'28"W	11.58'

- LOT AREAS (IN SQUARE FEET)
- J-35 8.701
 - J-36 14.475
 - J-37 11.864
 - J-38 9.846
 - J-39 8.482
 - J-40 8.144
 - J-41 8.133
 - J-42 8.122
 - J-43 8.111
 - J-44 9.358

CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	39.13	25.00	89°41'09"	N71°56'12"E	35.26
C2	39.27	25.00	90°00'00"	N49°32'57"W	35.36
C3	39.27	25.00	90°00'00"	S49°27'08"W	35.36
C4	39.41	25.00	90°18'51"	N18°01'48"W	35.45
C5	39.13	25.00	89°41'09"	N71°56'12"E	35.26
C6	39.41	25.00	90°18'51"	N18°01'48"W	35.45
C7	127.82	195.00	37°33'19"	S81°59'51"E	125.54
C8	69.17	195.00	20°19'26"	S72°22'57"E	68.81
C9	58.64	195.00	17°13'53"	S87°50'24"W	58.42
C10	160.59	245.00	37°33'19"	S81°59'51"E	157.73
C11	90.82	245.00	21°14'17"	S73°50'22"E	90.30
C12	69.77	245.00	16°19'02"	S87°22'59"W	69.54
C13	44.47	25.00	101°55'42"	S49°48'41"E	38.84
C14	21.03	25.00	48°11'23"	S55°07'46"W	20.41
C15	165.40	50.00	189°32'01"	S54°11'55"E	99.65
C16	57.19	50.00	65°32'01"	S63°48'05"W	54.12
C17	49.69	50.00	56°56'29"	S54°57'40"E	47.67
C18	55.24	50.00	65°17'36"	S05°09'33"W	52.47
C19	3.28	50.00	3°45'36"	S38°41'18"W	3.28
C20	18.43	25.00	42°14'11"	S19°27'00"W	18.01
C21	112.95	225.00	28°45'43"	S12°42'46"W	111.77
C22	34.54	225.00	8°47'43"	S07°43'46"W	34.51
C23	53.76	225.00	13°41'23"	S13°58'19"W	53.63
C24	24.65	225.00	6°16'36"	S23°57'19"W	24.64
C25	79.23	175.00	25°56'27"	S14°07'23"W	78.56
C26	146.35	265.00	31°38'29"	N11°16'23"E	144.49
C27	17.99	265.00	3°53'20"	N02°36'12"W	17.98
C28	54.67	265.00	11°49'14"	N05°15'06"E	54.57
C29	54.98	265.00	11°53'17"	N17°08'21"E	54.88
C30	18.70	265.00	4°02'38"	N25°04'18"E	18.70
C31	118.73	215.00	31°38'29"	N11°16'23"E	117.23
C32	40.31	215.00	10°44'28"	N00°48'22"E	40.25
C33	78.43	215.00	20°54'01"	N15°16'17"E	77.99
C34	182.98	270.00	38°48'47"	N07°40'43"E	179.50
C35	3.33	270.00	0°42'26"	N11°22'58"W	3.33
C36	54.92	270.00	11°39'12"	N05°12'09"W	54.82
C37	54.92	270.00	11°39'12"	N05°12'09"W	54.82
C38	54.92	270.00	11°39'12"	N05°12'09"W	54.82
C39	14.90	270.00	3°02'46"	N18°30'44"E	14.90
C40	142.32	210.00	38°49'47"	N07°40'43"E	140.82
C41	53.71	210.00	14°39'17"	N15°16'17"E	53.61
C42	88.61	210.00	24°10'30"	N00°48'22"E	87.59
C43	8.90	10.00	88°13'	N52°34'	8.61
C44	8.90	10.00	88°13'	N01°36'13"	8.61

SUBDIVISION SUMMARY:

	LOTS	ACRES
RESIDENTIAL:	44	9.40
NON-RESIDENTIAL:	0	0.00
PRIVATE OPEN SPACE:	0	0.00
DETENTION:	0	0.00
RESIDENTIAL INCLUDED IN THIS PHASE:	44	9.40
PREVIOUS RESIDENTIAL PHASES:	339	63.47
TOTAL RESIDENTIAL:	383	72.87
PUBLIC PARKLAND INCLUDED IN THIS PHASE:	0	0.00
TOTAL PARKLAND REQUIRED:	766	14.12
TOTAL PARKLAND DEDICATION TO DATE:	0	39.00

SITE DATA
 11.744 ACRES
 PHILLIP GOLDEN SURVEY NO. 17, ABSTRACT NO. 328
 44 SINGLE FAMILY LOTS
 3 BLOCKS
 N=10144362.14
 E=3166677.90
 1875 LINEAR FEET OF NEW STREETS.

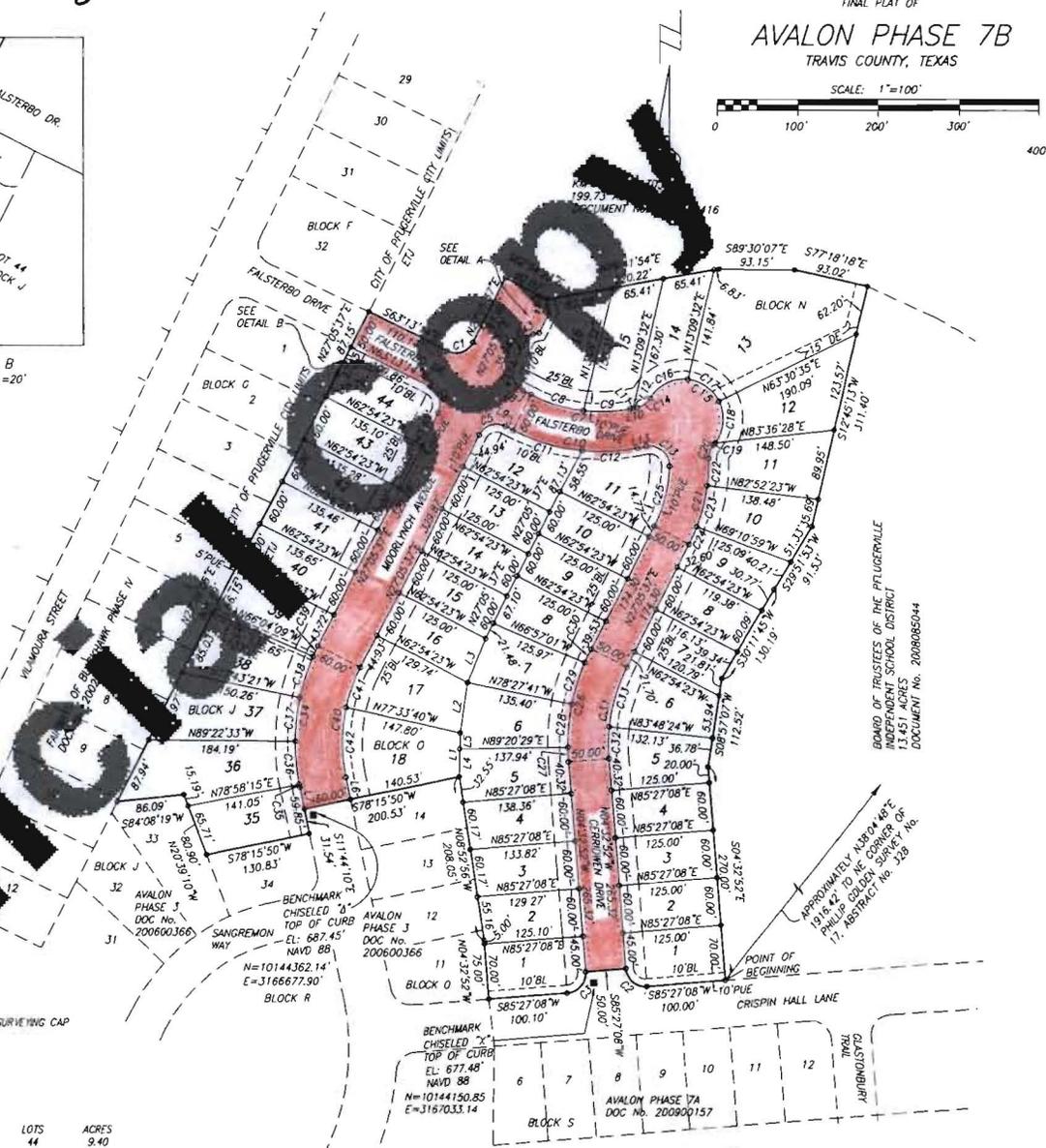
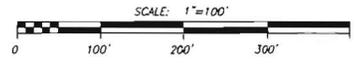
PROPERTY OWNER / SUBDIVIDER:
 GENAM HOMES
 13725 NORTH DALLAS PARKWAY
 SUITE 300
 ADDICK, TX 75001

DATE: JUNE 14, 2012 SCALE: 1"=100'

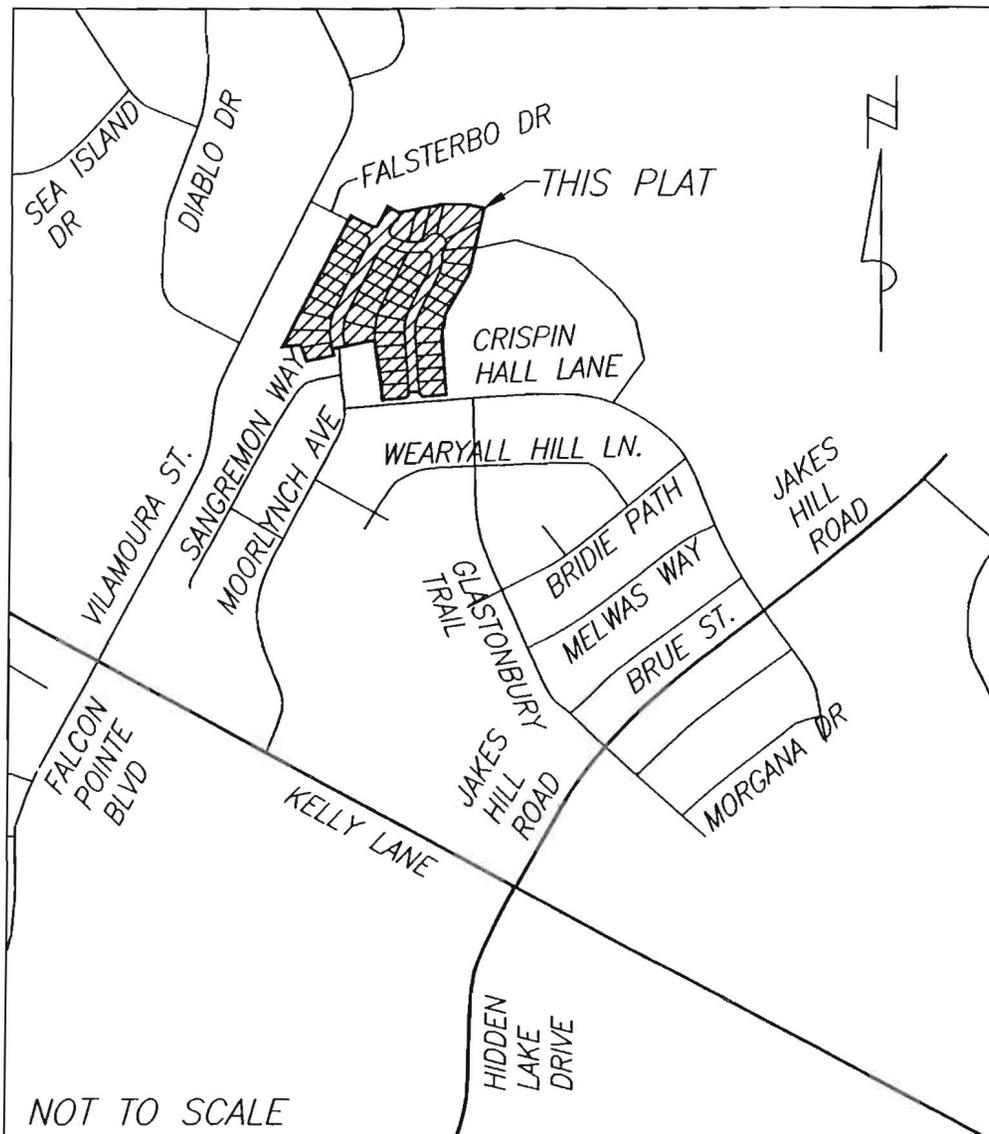
RANDALL JONES & ASSOCIATES ENGINEERING, INC.
 1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
 (512) 836-4793 FAX: (512) 836-4817 F-9784

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

FINAL PLAT OF
AVALON PHASE 7B
 TRAVIS COUNTY, TEXAS



LOCATION MAP OF
AVALON PHASE 7B
TRAVIS COUNTY, TEXAS



I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and seal of office on 9/26/12

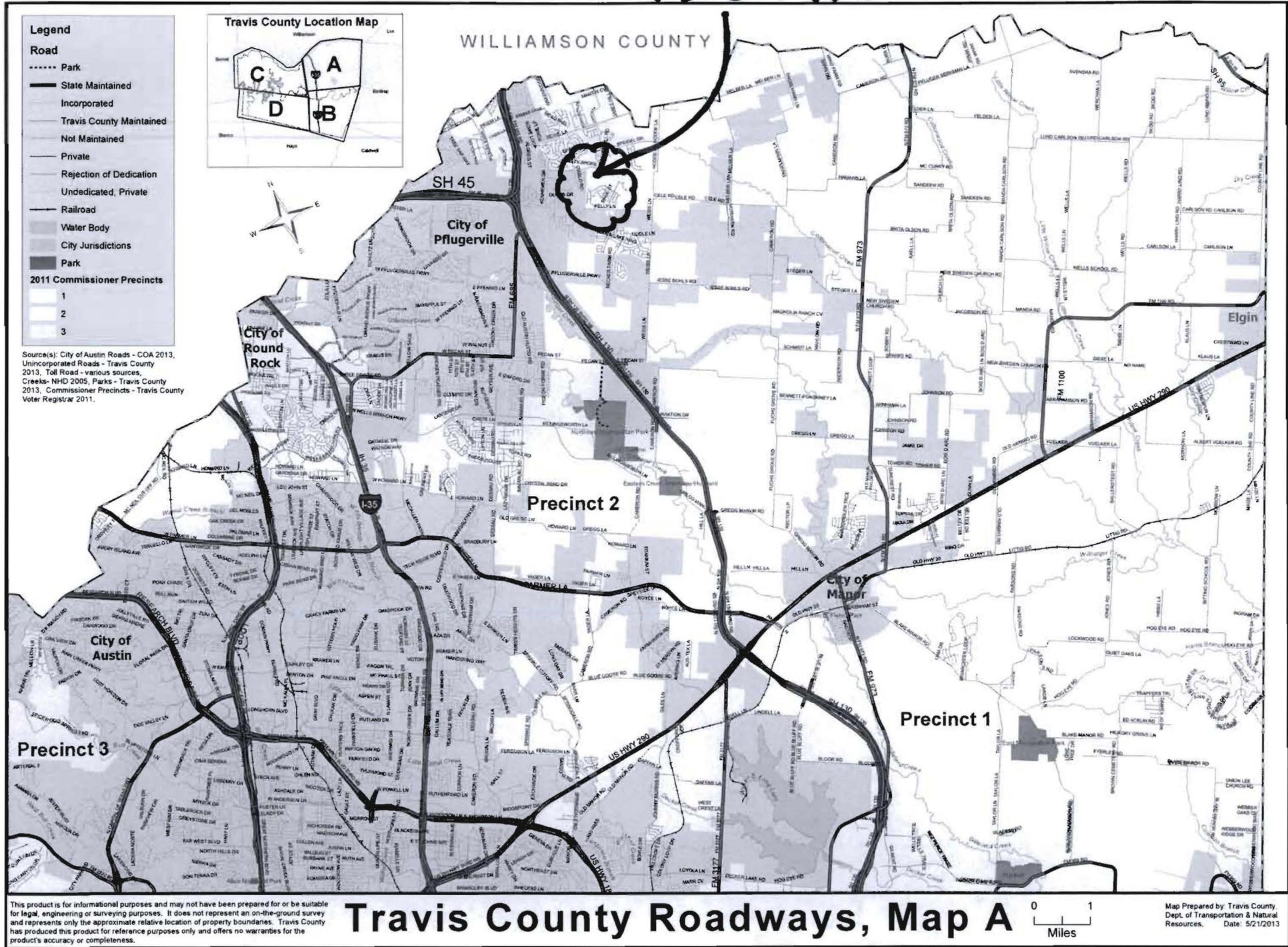


Dana DeBeauvoir, County Clerk

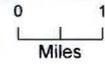
By Deputy:

Robert Resnick
Robert Resnick

Site Area



Travis County Roadways, Map A



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Travis County has produced this product for reference purposes only and offers no warranties for the product's accuracy or completeness.