Travis County Commissioners Court Agenda Request

Meeting Date: June 3, 2014
Prepared By: Paul Scoggins, Engineering Specialist **Phone #:** (512) 854-7619
Division Director/Manager: Donald W. Ward, P.E., Assistant Public Works Director - Road and Bridge Division

Department Head: Steven M. Manilla, P.E., County Executive-TNR
Sponsoring Court Member: Commissioner Daugherty, Precinct Three

AGENDA LANGUAGE: Consider and take appropriate action on the acceptance of dedication of street and drainage facilities for the Ridgeview, Phase 1 in Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:
The Ridgeview, Phase 1 plat was recorded on January 6, 2011 at Document #201100007. 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 are in the process of being approved under Chapter 251 of the Texas Transportation Code.

The Ridgeview, Phase 1 subdivision is accessed from South View Road, a road maintained by Travis County. This action will add a total of 1.13 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
RAS Inspection Approval
List of streets
Requirements for Approval
Location Maps

REQUIRED AUTHORIZATIONS:

Cynthia McDonald	Financial Manager	TNR	(512) 854-4239
Steve Manilla	County Executive	TNR	(512) 854-9429
Anna Bowlin	Division Director Development Services Long Range Planning	TNR	(512) 854-9317

CC:

Johnny Anglin	Inspector	TNR	(512) 266-3314

SM:DW:ps
1101 - Development Services Long Range Planning - Ridgeview, Phase 1

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

RECEIVED
2014 MAR 24 PM 1:03
TRAVIS COUNTY
AUDITORS OFFICE

APPROVAL OF CONSTRUCTION

DATE: March 20, 2014

DEVELOPER/OWNER:
Ashton Austin Residential, LLC
12357 Riata Trace Parkway
Austin, TX 78727

ENGINEER:
LJA Engineering, Inc
c/o Dan Ryan
5316 Highway 290 W.
Suite 150
Austin, TX 78735

SUBJECT: Ridgeview, Phase 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/owner 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, 100% of sidewalk fiscal will also need to remain for the un-constructed residential sidewalks until all of the sidewalks are constructed to Travis County Standards.

OTHER REMARKS:

BY: Donald W. Ward 5/21/14
TNR Assistant Public Works Director – Road and Bridge Division – Don W. Ward, P.E.

Paul Scoggins 5/20/14
TNR Engineering Specialist – Paul Scoggins

TNR Inspector – Johnny Anglin

1102 fiscal file
1105 Subdivision File

DEVELOPMENT ASSOCIATES

Regulatory
and
Life Safety
Consultants
***
Established
1997

5711
Penny Creek Dr.
Austin, Texas
78759

Mailing Address
P.O. Box 9063
Austin, Texas
78766

(512) 459-2121

E-mail
daaustin1@devassoc.net

www.devassoc.net

5/14/2014

Inspection Completed – No Violations
Development Associates Project Transmittal

Mr. John A. Clark
LJA Engineering & Surveying
5316 High Way 290 West
Suite 150
Austin, Texas 78735

EABPRJ SS 04/29-2014

Subject: Ridgeview Phase 1-A, 1-B & 1-C
Ridgeview Sub-Division
Phase 1-A, 1-B & 1-C
Austin, Texas , Travis County

Project Status: Project Inspection Completed – No Violations

Dear Mr. Clark,

Enclosed are copies of the Final Inspection documents for the referenced project.

1. Development Associates Project Transmittal Letter.
2. TDLR Architectural Barriers Transmittal Letter
3. TDLR Field Inspection Comments – No Violations
4. Activity Log

Please contact me at 512-459-2121, if you have any questions.

Sincerely,

Clarence A. Haynie, RAS 54
Principal, Development Associates

Xc: Mr. Dan Ryan

DEVELOPMENT ASSOCIATES

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* * *
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Inspection Completed – No Violations
Transmittal Letter

Mr. John A. Clark
LJA Engineering & Surveying
5316 High Way 290 West
Suite 150
Austin, Texas 78735

EABPRJ SS 04/29-2014

Subject: Ridgeview Phase 1-A, 1-B & 1-C
EABPRJ SS 04/29-2014
Ridgeview Sub-Division
Phase 1-A, 1-B & 1-C
Austin, Texas

INSPECTION COMPLETED - NO VIOLATIONS

Dear Mr. Clark,

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.

The inspection results will be forwarded to the Texas Department of Licensing and Regulation for issuance of the final approval letter. For newly constructed buildings and facilities, the Department will provide a Notice of Substantial Compliance (Certificate and Decal) to the owner upon receipt of a completed Notice of Substantial Compliance Request Form.

Please note, this determination does not address the requirements of the Americans with Disabilities Act (ADA), (P.L. 101-336), or any other state, local, or federal requirements. For information on the ADA, please contact the United States Department of Justice, Civil Rights Division 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 for this facility, contact Clarence A. Haynie, Development Associates at (512)-459-2121. Please reference the EABPRJ project number in all future correspondence pertaining to this project.

Sincerely,

Clarence A. Haynie

Clarence A. Haynie, RAS 54
Principal, Development Associates

2014-0001.14, EABPRJ SS 04/29-2014
Ridgeview Phase 1-A, 1-B & 1-C

5/14/2014

Inspection

Report

INSPECTION REPORT

The following report identifies violations with the Texas Accessibility Standards (TAS). All items noted as "Unacceptable" must be corrected to comply with the Architectural Barriers Act, Texas Government Code, Chapter 469.

RAS Name:	**Clarence A. Haynie**	**RAS #:**	**0054**
Date of the Inspection:	**4/29/2014**	**EABPRJ #:**	**EABPRJ SS 04/29-2014**
Project Information			
Project Name:	**Ridgeview Phase 1-A, 1-B & 1-C**		
Facility Name:	**Ridgeview Sub-Division**		
Project Address:	**Phase 1-A, 1-B & 1-C,**	**City:**	**Austin**
Detailed description of construction activities:			
Owner Information			
Name:			
Address:			
City:		**State:**	**Zip:**

Final Inspection Violations/Issues Summary

Corrective Modifications addressing each Violation are required to be completed within 90 days of the date of the "Inspection Completed – Violations Pending" report. Acknowledgement of the completed Corrective Modifications is to be transmitted to Development Associates utilizing the "Architectural Barriers Inspection Response" form included in this report. At the end of the initial 90 day period an additional 180 days may be requested providing a full 270 days in which to perform the required corrective modifications.

0 Violations Pending: Violations found during Final Inspection that do not meet TAS requirements.
0 Cautionary Issues: Non-critical issues found during Final Inspection within TAS requirements but need attention.
1 Noted Issues: Issues that are neither Cautionary nor Violations, but are highlighted as notes to file or as support for other issues identified in this report.

Location of violation and Comments ***NOTE: Site Survey/Field Inspect Comments***

1. No issues were identified during site visitation.

Texas Accessibility Standards Section Data

Not Applicable - No Violations Found during Final Inspection activities

Project Activity Log

AB Number: EABPRJ SS 04/29-2 **Project Name:** Ridgeview Phase 1-A, 1-B & 1-C

Project Number: 2014-0001.14

Date	Time	Memo
4/29/2014	2:43 PM	Visitation to the project site and conducted a survey to determine TAS compliance on *04-29-2014 * accessible elements. The site survey was requested by * David Ryan *
5/14/2014	2:44 PM	Prepared Site Survey report and project billing.

ACCEPTANCE OF DEDICATION OF STREETS AND DRAINAGE

SUBDIVISION **Ridgeview, Phase 1** **Pct.# 3**
Mapsco No. 611S,W **Atlas No. G-05**

RECORDED AT DOC #201100007 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY - 1/06/2011

THIS SUBDIVISION CONTAINS 8 STREETS AS LISTED BELOW:

#	STREET NAME	FROM - TO	L.F.	MILES	ROW	TYPE OF PVMNT	WIDTH OF PVMNT	CURB & GUTTER
1	Vantage Point Drive	South View Rd easterly to cul-de-sac w/50' radius	1509	0.29	60'	HMAC	40' F-F	YES
2	Whispering Trail	South View Rd easterly to cul-de-sac w/60' radius	1581	0.30	56'	HMAC	36' F-F	YES
3	High Summit Lane	Vantage Point Drive south to Whispering Trail	482	0.09	50'	HMAC	28' F-F	YES
4	Rocky Bluff Drive	Vantage Point Drive south to Whispering Trail	585	0.11	50'	HMAC	28' F-F	YES
5	Turning Trail	Rocky Bluff Drive easterly to Vantage Point Drive	718	0.14	50'	HMAC	28' F-F	YES
6	Evelina Trail	Vantage Point Drive south to NE cor of Lot 65, Blk A	710	0.13	50'	HMAC	28' F-F	YES
7	Lookout Cliff Pass	Evelina Trail north to NE corner of Lot 32, Blk E	144	0.03	50'	HMAC	28' F-F	YES
8	Old Corral Cove	Whispering Trail west to cul-de-sac w/50' radius	240	0.05	50'	HMAC	28' F-F	YES
	Total Footage/Mileage		5969	1.13				

THE TOTAL NUMBER OF LOTS IN THIS SUBDIVISION - 128 **N/A** ADDITIONAL LOTS SOLD FOR DEVELOPMENT

CONSTRUCTION OF STREETS AND DRAINAGE EXCEEDS MINIMUM COUNTY STANDARD FOR STREETS NUMBERED 1-8

IT IS RECOMMENDED THAT MAINTENANCE OF STREETS NUMBERED 1-8 TOTALING 1.13 MILES BE ACCEPTED BY THE TRAVIS COUNTY COMMISSIONERS COURT IN PRECINCT 3.

Donald W. Ward 5/21/14

DATE

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

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

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)

RIDGEVIEW, PHASE 1
REQUIREMENTS FOR APPROVAL OF CONSTRUCTION
PUBLIC STREET SUBDIVISIONS PER STANDARDS FOR CONSTRUCTION OF STREETS AND DRAINAGE IN SUBDIVISIONS - AUGUST 28, 1997

7/31/13 **1.** Professional Engineer's certification of quantities of work completed (**Engineer's Concurrence Letter**). § 82.401(c)(1)(A) § 82.604(c)(2)

10/23/13 **2.** Construction Summary Report, if in COA ETJ, **signed** by COA inspector. §82.604(c)(1)

11/1/12 **3.** Contractor's (signed) invoice or receipt of payment for work completed. §82.401(a)(1)(B)

5/20/14 **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.

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)

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)

5/14/14 **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)

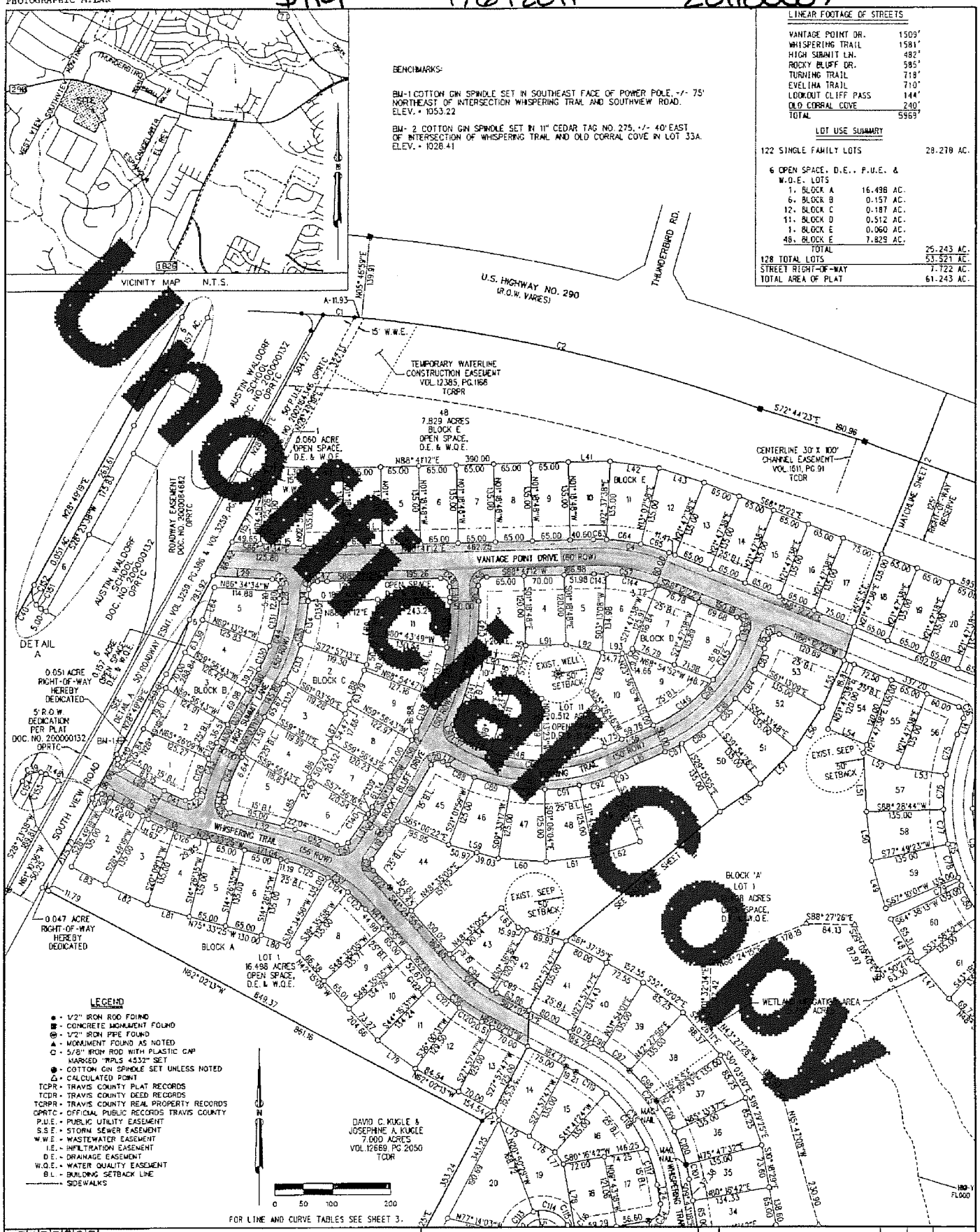
3/20/14 **8.** A TNR inspection report, indicating the completion of that portion of the work represented by the reduction of fiscal (streets and drainage, including detention ponds, common area sidewalks, and traffic control devices shown on the approved traffic control plan). § 82.401(c)(2)(C) **Road Maintenance will have to approve const. before recommending acceptance to Commissioners Court.**

10/20/13 **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.)**

PHOTOGRAPHIC MYLAR

$119 1/6/2011 201100007



BENCHMARKS:

BM-1 COTTON GIN SPINDLE SET IN SOUTHEAST FACE OF POWER POLE, +/- 75' NORTHEAST OF INTERSECTION WHISPERING TRAIL AND SOUTHVIEW ROAD. ELEV. = 1053.22

BM- 2 COTTON GIN SPINDLE SET IN 11" CEDAR TAG NO. 275, +/- 40' EAST OF INTERSECTION OF WHISPERING TRAIL AND OLD CORRAL COVE IN LOT 33A. ELEV. = 1028.41

LINEAR FOOTAGE OF STREETS

VANTAGE POINT DR.	1509'
WHISPERING TRAIL	1581'
HIGH SUMMIT LN.	482'
ROCKY BLUFF DR.	585'
TURNING TRAIL	718'
EVELINA TRAIL	710'
LOOKOUT CLIFF PASS	144'
OLD CORRAL COVE	240'
TOTAL	5969'

LOT USE SUMMARY

122 SINGLE FAMILY LOTS		28.278 AC.
6 OPEN SPACE, D.E., P.U.E. & W.Q.E. LOTS		
1, BLOCK A	16.498 AC.	
6, BLOCK B	0.157 AC.	
12, BLOCK C	0.187 AC.	
11, BLOCK D	0.512 AC.	
1, BLOCK E	0.060 AC.	
48, BLOCK E	7.829 AC.	
TOTAL		25.243 AC.
128 TOTAL LOTS		53.521 AC.
STREET RIGHT-OF-WAY		7.722 AC.
TOTAL AREA OF PLAT		61.243 AC.

Unofficial Copy

DRAWN BY	CAR
CHECKED	EJP/MCO/BR
DATE	03-19-07
PROJECT NO	960-04
DRAWING NO	960.01
SHEET NO.	1 OF 4
FILENAME	960\RDGPHFP.DGN

RIDGEVIEW PHASE 1

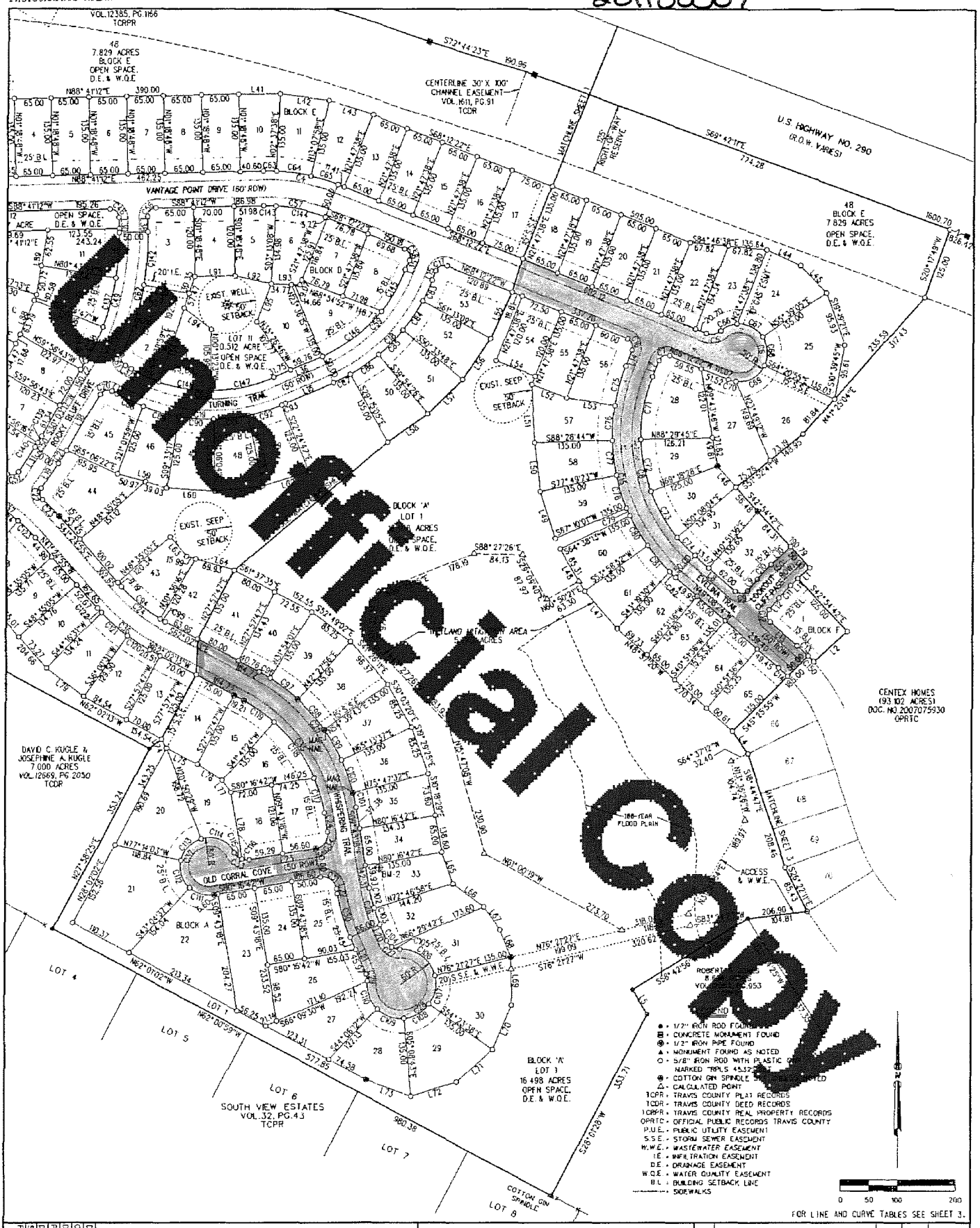
SUBMITTED: 8/28/07

RAMSEY LAND SURVEYING, L.L.C.
8718 SOUTHWEST PARKWAY
P.O. BOX 92768
AUSTIN, TEXAS 78709-2768
PHONE (512) 301-9398
FAX (512) 301-9395
bramsey@rlsurveying.com

NO	REVISIONS	DRN	CHK	DATE

PHOTOGRAPHIC MYLAR

201100007



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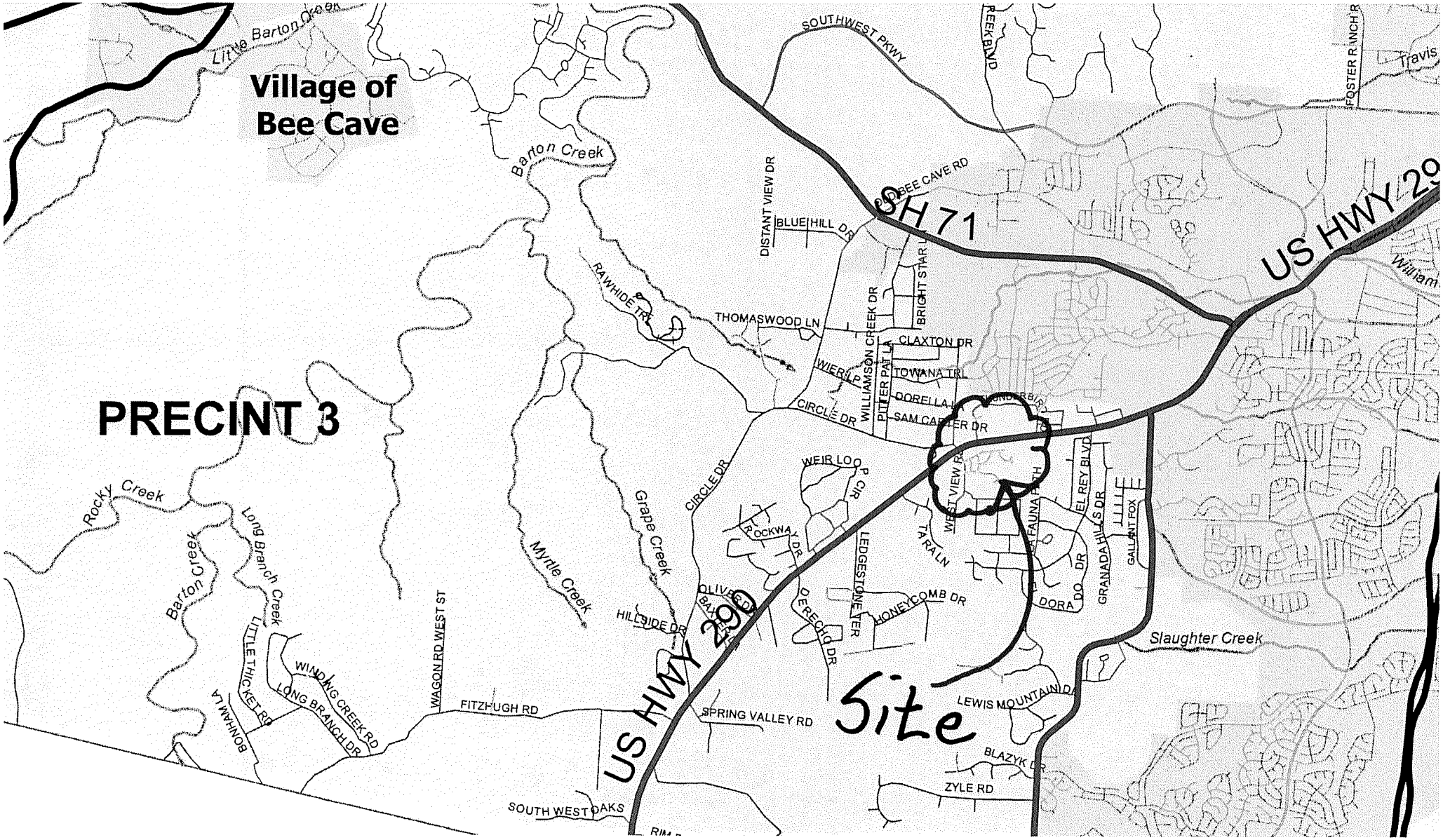
FILENAME 960\RIDGHIF.DGN	SHEET NO. 2 OF 4	DRAWING NO. 960-01	PROJECT NO. 960-04
DATE 03-19-07	CHECKED E.P.V.K.C.O./BR	DRAWN BY C.A.F.	

RIDGEVIEW PHASE 1

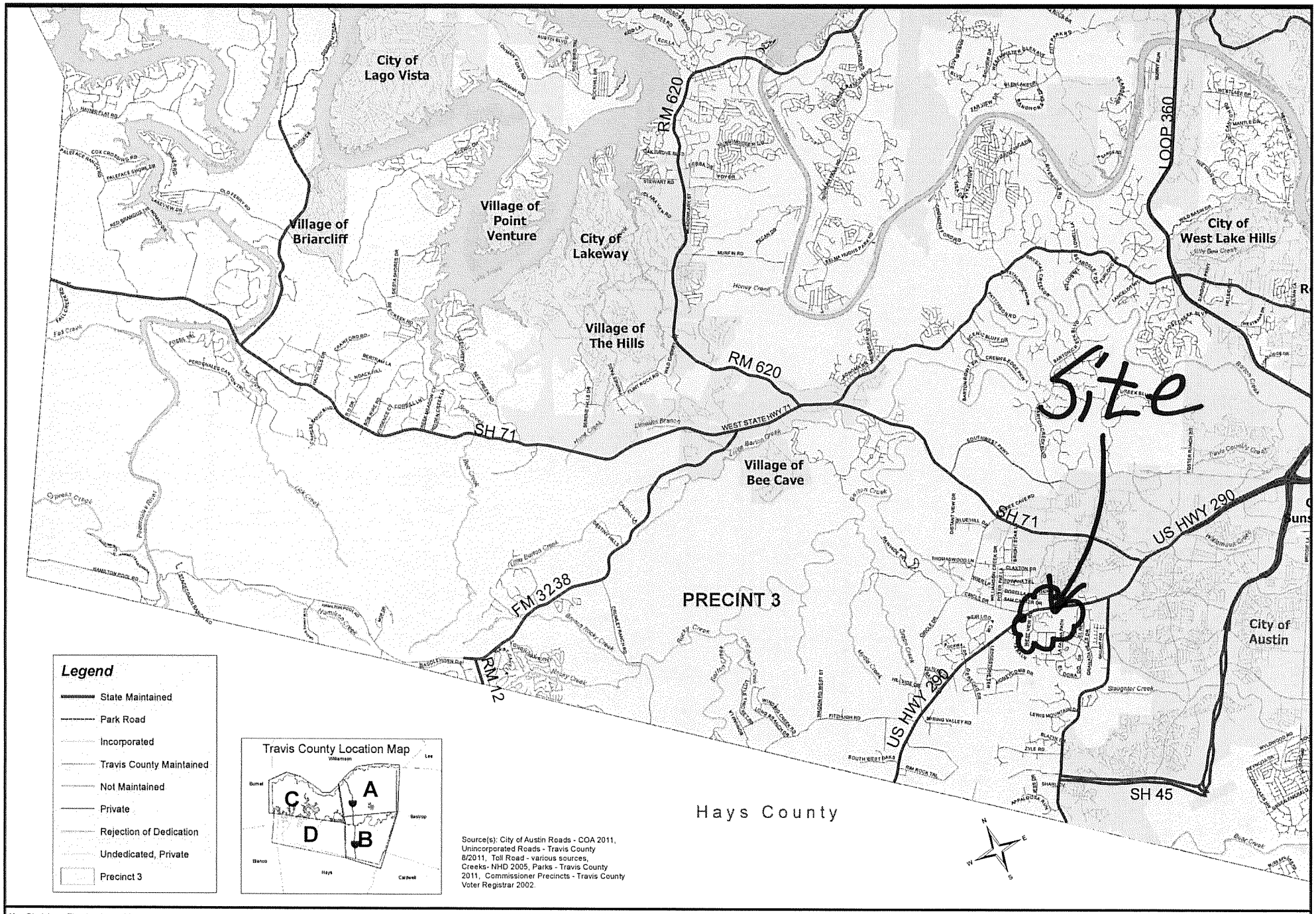
SUBMITTED: 8/28/07

RAMSEY LAND SURVEYING, L.L.C.
8718 SOUTHWEST PARKWAY
P.O. BOX 92768
AUSTIN, TEXAS 78709-2768
PHONE (512) 301-9398
FAX (512) 301-9395
bramseyarlsurveying.com

NO	REVISIONS	DRN	CHK	DATE



Village of Bee Cave
PRECINT 3
Site
Little Barton Creek
Barton Creek
Rocky Creek
Long Branch Creek
Myrtle Creek
Grape Creek
Slaughter Creek
SH 71
US HWY 29
US HWY 290
SOUTHWEST PKWY
OLD BEE CAVE RD
DISTANT VIEW DR
BLUE HILL DR
RAWHIDE TRL
THOMASWOOD LN
WILLIAMSON CREEK DR
BRIGHT STAR LN
CLAXTON DR
TOWANA TRL
DORELLA LN
SAM CARTER DR
CIRCLE DR
WEIR LOOP CIR
ROCKWAY DR
LEDGESTONE TER
HONEYCOMB DR
DERECHO DR
HILLSIDE DR
OLIVER DR
WEST VIEW RD
TARA LN
EL REY BLVD
GRANADA HILLS DR
GALLANT FOX
DORADO DR
LEWIS MOUNTAIN DR
BLAZYK DR
ZYLE RD
SPRING VALLEY RD
FITZHUGH RD
WAGON RD WEST ST
WINDING CREEK RD
LONG BRANCH DR
LITTLE THICKET RD
BONHAM LA
SOUTH WEST OAKS
FOSTER RANCH R
Travis



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