

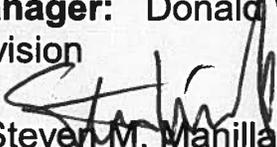


Travis County Commissioners Court Agenda Request

Meeting Date: June 24, 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

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:

A) Sorento, Phase 1; and

B) Sorento, Phase 2 - two subdivisions in Precinct One.

BACKGROUND/SUMMARY OF REQUEST:

Sorento, Phase 1 was recorded on January 16, 2014 at Document #201400017. Sorento, Phase 2 was recorded on May 16, 2014 at Document #201400114. These subdivisions have been inspected for conformance with approved plans and specifications as listed. They 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 these subdivisions 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.

Sorento, Phase 1 is accessed from Aventura Avenue, a street maintained by the City of Pflugerville. Sorento, Phase 2 is accessed from Via Sorento Way, a street also maintained by the City of Pflugerville. Phase 1 and Phase 2 will add 0.79 miles and 0.69 miles to the Travis County road system, respectively.

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 (2)

List of Streets

Requirements for Approval (2)

RAS Letter (2)

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 Development Services and Long Range Planning	TNR	(512) 854-7561

CC:

Lucious Henderson	Inspector	TNR	(512) 854-7757
Stacey Scheffel	Permit Program Manager	TNR	(512) 854-7565

SM:AB:ps

1101 - Development Services Long Range Planning - Sorento, Phase 1 and Phase 2

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: May 19, 2014

DEVELOPER/OWNER:

Sorento Holdings, LLC
3 Joaquin Plaza, Suite 100
Newport Beach, CA 72660

ENGINEER:

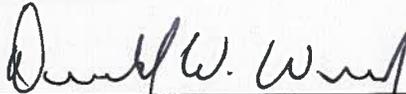
Pape-Dawson Engineers, Inc.
7800 Shoal Creek Blvd.
Suite 220 West
Austin, TX 78757

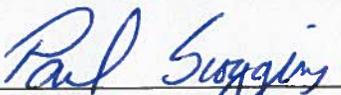
SUBJECT: Sorento, Phase 1

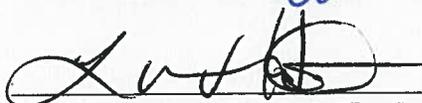
Effective this date, street and drainage construction within this project appears to be in conformance with the approved construction documents. This construction will enter into a one (1) year performance period, which will start at the time of approval by Travis County's Commissioners Court. Prior 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:  6/5/14
TNR Assistant Public Works Director – Road and Bridge Division – Don W. Ward, P.E.

 6/5/14
TNR Engineering Specialist – Paul Scoggins

 05.21.14
TNR Inspector – Lucious Henderson

1102 fiscal file
1105 Subdivision File

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: May 19, 2014

DEVELOPER/OWNER:

Sorento Holdings, LLC
3 Joaquin Plaza, Suite 100
Newport Beach, CA 72660

ENGINEER:

Pape-Dawson Engineers, Inc.
7800 Shoal Creek Blvd.
Suite 220 West
Austin, TX 78757

SUBJECT: Sorento, Phase 2

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: Don W. Ward 6/5/14
TNR Assistant Public Works Director – Road and Bridge Division – Don W. Ward, P.E.

Paul Scoggins 6/5/14
TNR Engineering Specialist – Paul Scoggins

Lucious Henderson 05-21-14
TNR Inspector – Lucious Henderson

1102 fiscal file
1105 Subdivision File

ACCEPTANCE OF DEDICATION OF STREETS AND DRAINAGE

SUBDIVISION
Mapsco No. 439U

Sorento, Phase 1 Sorento, Phase 2
--

Pct.# ONE
Atlas No. O-11



SORENTO, PHASE 1 WAS RECORDED AT DOCUMENT #201400017 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY - 1/16/14
 SORENTO, PHASE 2 WAS RECORDED AT DOCUMENT #201400114 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY - 5/16/14

SIX STREETS IN PHASE 1 AND SIX STREETS IN PHASE 2 AS LISTED BELOW:

#	STREET NAME	FROM - TO	L.F.	MILES	ROW	TYPE OF WIDTH OF CURB &		
						PVMNT	PVMNT	GUTTER
Sorento, Phase 1								
1	Aventura Avenue	Bassano Ave east to SE cor of Lot 17, Blk A	1190	0.23	60'	HMAC	40' F-F	YES
2	Bassano Avenue	SE cor of Lot 22, Blk B northeasterly to NE cor of Lot 1, Blk C	591	0.11	60'	HMAC	40' F-F	YES
3	Cantania Cove	SE cor of Lot 1, Blk B westerly to cul-de-sac w/R=60'	628	0.12	50'	HMAC	30' F-F	YES
4	Orvieto Drive	SW cor of Lot 1, Blk F northeasterly to Aventura Ave	455	0.09	50'	HMAC	30' F-F	YES
5	Pallazo Drive	Orvieto Dr southeasterly to Applio Claudio Dr	839	0.16	50'	HMAC	30' F-F	YES
6	Applio Claudio Drive	SE cor of Lot 14, Blk F northeasterly to Aventura Ave	455	0.09	50'	HMAC	30' F-F	YES
Subtotal Footage/Mileage			4158	0.79				
Sorento, Phase 2								
1	Bassano Avenue	SW cor of Lot 143, Blk N northerly to NE cor of Lot 47, Blk B	1213	0.23	60'	HMAC	40' F-F	YES
2	Chianti Cove	Bassano Ave westerly to cul-de-sac w/R=60'	563	0.11	50'	HMAC	30' F-F	YES
3	Marcello Drive	SE cor of Lot 34, Blk H westerly to cul-de-sac w/R=50'	951	0.18	50'	HMAC	30' F-F	YES
4	Orvieto Drive	Marcello Dr northerly to NW cor of Lot 28, Blk F	750	0.14	50'	HMAC	30' F-F	YES
5	Pienza Drive	Orvieto Dr easterly to SE cor of Lot 28, Blk F	90	0.02	50'	HMAC	30' F-F	YES
6	Vescovo Drive	Orvieto Dr easterly to NE cor of Lot 1, Blk H	98	0.02	50'	HMAC	30' F-F	YES
Subtotal Footage/Mileage			3665	0.69				
Total Footage/Mileage			7823	1.48				

THE TOTAL NUMBER OF LOTS IN THESE SUBDIVISIONS - 100 & 75

N/A ADDITIONAL LOTS SOLD FOR DEVELOPMENT

CONSTRUCTION OF STREETS AND DRAINAGE EXCEEDS MINIMUM COUNTY STANDARD FOR STREETS NUMBERED 1-6 (PH 1), 1-6 (PH 2)

IT IS RECOMMENDED THAT MAINTENANCE OF STREETS WITHIN PHASE 1 & PHASE 2 TOTALING 1.48 MILES BE ACCEPTED BY THE TRAVIS COUNTY COMMISSIONERS COURT IN PRECINCT ONE.

 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 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)

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

- 4/14/14 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)
- 4/14/14 3. Contractor's (signed) invoice or receipt of payment for work completed. §82.401(a)(1)(B)
- 4/14/14 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)
- 4/14/14 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)
- 5/21/14 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.**
- 4/24/14 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.**)

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)

**SORENTO, PHASE 2
REQUIREMENTS FOR APPROVAL OF CONSTRUCTION
PUBLIC STREET SUBDIVISIONS PER STANDARDS FOR CONSTRUCTION OF STREETS
AND DRAINAGE IN SUBDIVISIONS - AUGUST 28, 1997**

- 4/14/14 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)
- 4/14/14 3. Contractor's (signed) invoice or receipt of payment for work completed. §82.401(a)(1)(B)
- 4/14/14 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)
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- 5/21/14 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.**
- 4/24/14 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.**)

April 3, 2014

Michael Fisher, P.E.
Pape-Dawson Engineers, Inc.
7800 Shoal Creek Blvd, Suite 220 West
Austin, TX 78757

Re: Sorento Phase 1

Dear Michael,

This report presents the findings of the on-site inspection for the Falcon Pointe Section 13B project for compliance with the Texas Accessibility Standards. This report is limited to inspecting the elements for compliance with the applicable technical standards and not scoping. An inspection of the site was conducted on February 27, 2014 which included the review of the following elements in the public right-of-way:

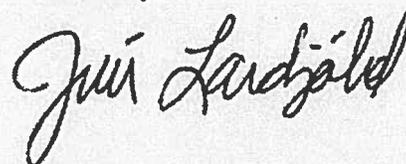
- Curb ramps
- Sidewalks
- Crosswalks

No violations were identified along the project scope of work. The following elements were inspected and found to be in compliance with the Texas Accessibility Standards (TAS):

- 2 curb ramps at the intersection of Aventura Ave. & Weiss Ln.
- Sidewalk along Aventura Ave. from Weiss Ln. to Bassano Ave.
- 4 curb ramps at the intersection of Aventura Ave. & Bassano Ave.
- 2 curb ramps at the intersection of Aventura Ave. & Orvieto Dr.
- 2 curb ramps at the intersection of Aventura Ave. & Applio Claudio Dr.
- 2 curb ramps at the intersection of Cantania Cove & Bassano Ave.
- 2 curb ramps at the intersection of Chianti Cove & Bassano Ave.
- Hike and bike trail between Bassano Ave. & Orvieto Dr.
- 2 curb ramps at the intersection of Orvieto Dr. & Pallazo Dr.
- 2 curb ramps at the intersection of Pallazo Dr. & Applio Claudio Dr.
- All associated crosswalks at the listed intersections

The scope of work is limited to the inspection of the elements and excludes project registration with TDLR and a formal plan review of the design documents. Feel free to contact me at (512) 410-7059 or at jel@alturasolutionslp.com with any questions.

Sincerely,



Jesús Lardizábal, RAS #1051
President

April 7, 2014

Michael Fisher, P.E.
Pape-Dawson Engineers, Inc.
7800 Shoal Creek Blvd, Suite 220 West
Austin, TX 78757

Re: Sorento Phase 2

Dear Michael,

This report presents the findings of the on-site inspection for the Falcon Pointe Section 16 project for compliance with the Texas Accessibility Standards. This report is limited to inspecting the elements for compliance with the applicable technical standards and not scoping. An inspection of the site was conducted on April 7, 2014 which included the review of the following elements in the public right-of-way:

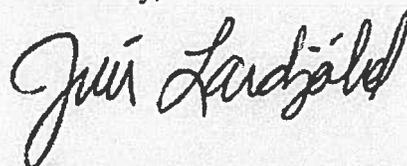
- Curb ramps
- Sidewalks
- Crosswalks

No violations were identified along the project scope of work. The following elements were inspected and found to be in compliance with the Texas Accessibility Standards (TAS):

- 2 curb ramps at the intersection of Chianti Cove & Bassano Ave.
- 2 curb ramps at the intersection of Pienza Dr. & Orvieto Dr.
- 2 curb ramps at the intersection of Vescovo Ln. & Orvieto Dr.
- 2 curb ramps at the intersection of Marcello Dr. & Orvieto Dr.
- 4 curb ramps at the intersection of Marcello Dr. & Bassano Ave.
- Sidewalk along Marcello Dr. from Bassano Ave. & Orvieto Dr.
- 2 curb ramps at the intersection of Via Sorento Way & Bassano Ave.
- Sidewalk along Via Sorento Way from Weiss Ln. & Bassano Ave.
- 2 curb ramps at the intersection Via Sorento Way & Weiss Ln.

The scope of work is limited to the inspection of the elements and excludes project registration with TDLR and a formal plan review of the design documents. Feel free to contact me at (512) 410-7059 or at jel@alturasolutionslp.com with any questions.

Sincerely,



Jesús Lardizábal, RAS #1051
President



TRV
5 PGS

201400017

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: SORENTO PHASE 1

OWNERS NAME: SORENTO HOLDINGS 2012, LLC
THOMAS J. RIELLY

RESUBDIVISION? YES NO

ADDITIONAL RESTRICTIONS / COMMENTS:

TAX CERTIFICATE- 2014008063

RETURN:

TNR
MICHAEL HETTENHAUSEN
512-854-7563

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jan 16, 2014 02:19 PM

201400017

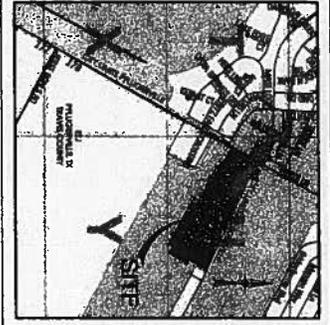
PEREZTA: \$156.00

Dana DeBeauvoir, County Clerk
Travis County TEXAS

\$ 156.00

1-16-14

201400017



FINAL PLAT
OF
SORENTO PHASE 1

ALL THE LOTS, TRACTS AND PARCELS SHOWN ARE PART OF THE TRACT OF LAND OWNED BY TRAVIS COUNTY, TEXAS, AND ARE SUBJECT TO THE TRACT'S DEED AND COVENANTS TO BOND AND HOLDERS 2014 L.L.C. IN CONNECTION WITH THE DEVELOPMENT OF THE TRACT'S LOTS, TRACTS AND PARCELS. THE TRACT IS LOCATED IN THE COUNTY OF TRAVIS, TEXAS, AND IS SUBJECT TO THE TRACT'S DEED AND COVENANTS TO BOND AND HOLDERS 2014 L.L.C. TRAVIS COUNTY, TEXAS.

TRAVIS COUNTY CONSUMER PROTECTION
NOTICE FOR HOMEBUYERS

IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE TO RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE LOT OR HOME NOR PROHIBIT NEARBY LAND USES THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

THIS CAN AFFECT THE VALUE OF YOUR PROPERTY. TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY, THE SUBDIVIDER, OR THEIR REPRESENTATIVES.



TRV

201400114

6 PGS

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: SORENTO PHASE 2

OWNERS NAME:

SORENTO HOLDINGS 2012, LLC; THOMAS J. RIELLY

RESUBDIVISION? YES NO

ADDITIONAL RESTRICTIONS / COMMENTS:

DOC# 2014070687--TAX CERTIFICATE

RETURN:

TRAVIS COUNTY, TNR
MICHAEL HETTENHAUSEN
PICK-UP

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

May 16, 2014 12:01 PM

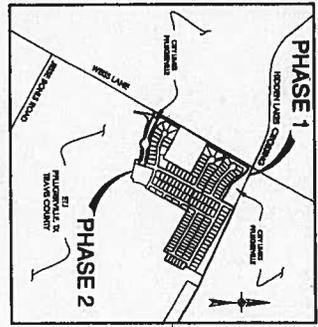
201400114

MITCHELLM: \$183.00

Dana DeBeauvoir, County Clerk

Travis County TEXAS

201400114



FINAL PLAN OF SORENTO PHASE 2

A SEVER ACRES, OR 1.131, 100 SQUARE FEET, MORE OR LESS, TRACT OF LAND BEING A PORTION OF TRACT CERTAIN CALLED TRINIDAD ACRES TRACT OF LAND...

ACKNOWLEDGMENT: STATE OF TEXAS, COUNTY OF TARRANT

APPROVED BY THE COMMISSIONERS ATTENDANCE ON THIS DATE PERSONALLY APPEARING TO THE PUBLIC RECORDS OFFICE AND ACKNOWLEDGED TO BE THE SAID TRACT...

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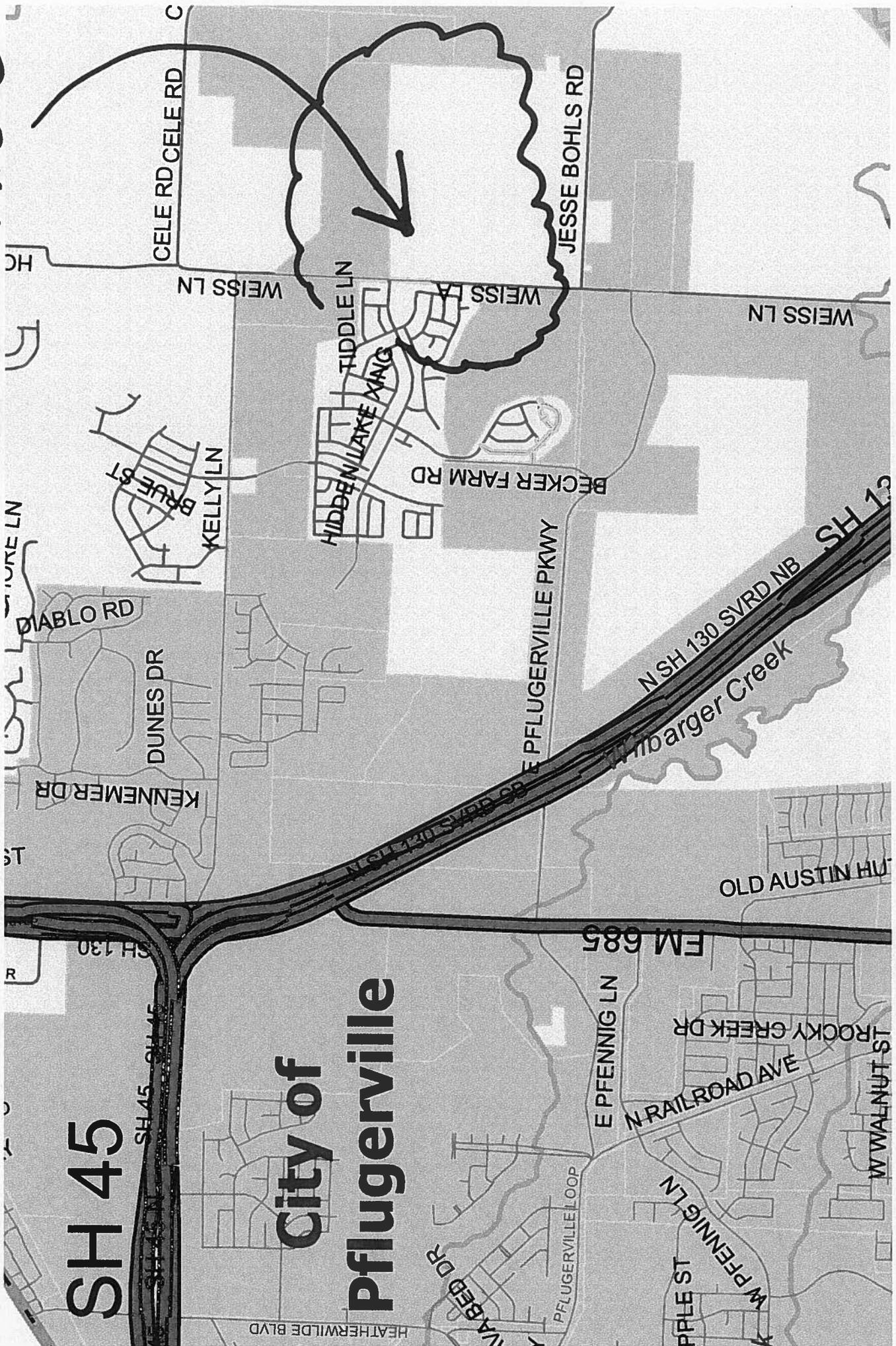
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APPROVED BY THE COMMISSIONERS ATTENDANCE ON THIS DATE PERSONALLY APPEARING TO THE PUBLIC RECORDS OFFICE AND ACKNOWLEDGED TO BE THE SAID TRACT...



Site Area



SH 45

City of
Pflugerville

FM 685

E PFENNIG LN

N RAILROAD AVE

W PFENNIG LN

W WALNUT ST

ROCKY CREEK DR

PFLUGERVILLE LOOP

WABED DR

HEATHERWILDE BLVD

OLD AUSTIN HTS

Barger Creek

N SH 130 SVRD NB SH 130

E PFLUGERVILLE PKWY

BECKER FARM RD

HIDDEN LAKE XING

TIDDLE LN

KELLY LN

BRIEF ST

DUNES DR

KENNER DR

DIABLO RD

CELE RD CELE RD

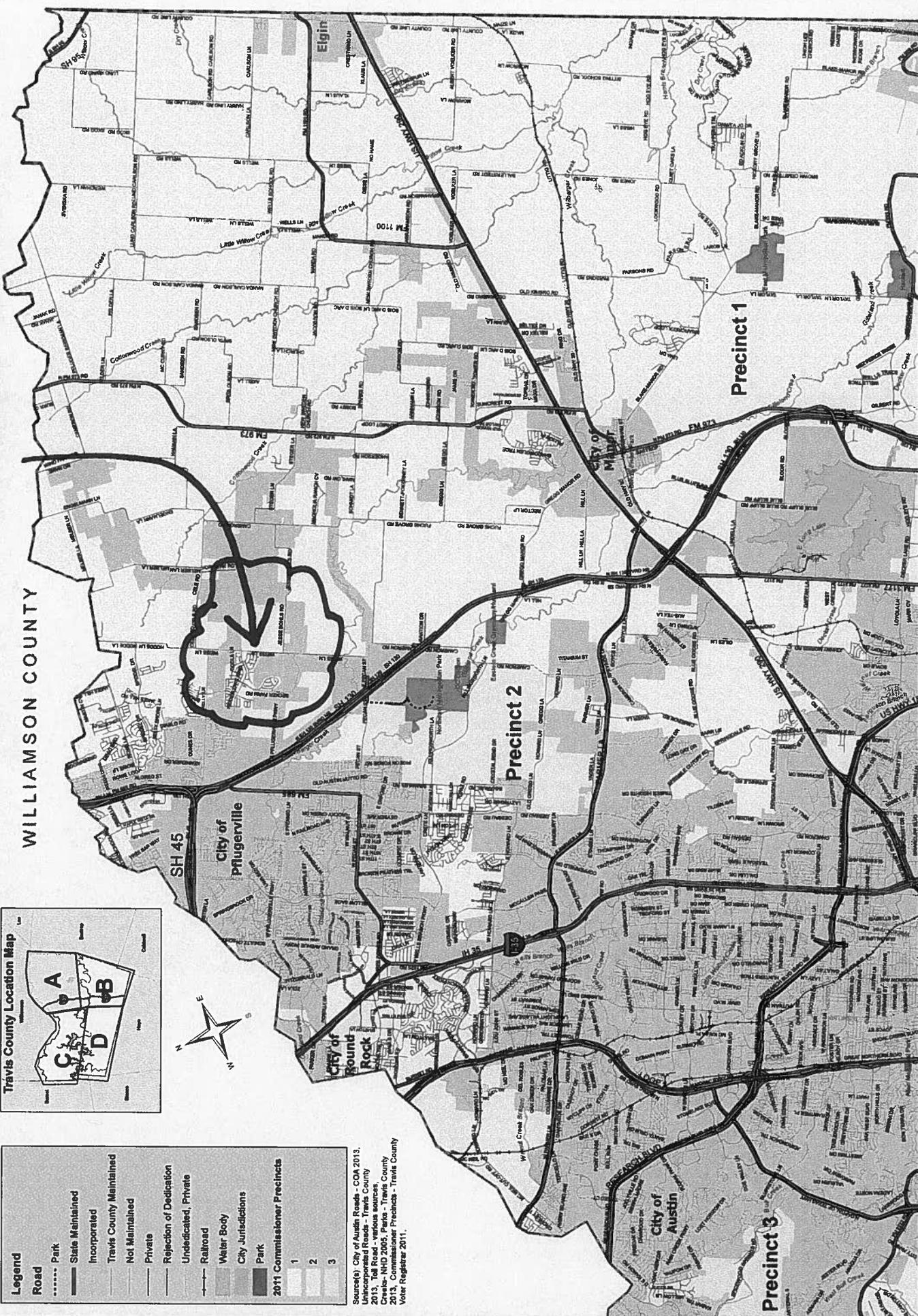
JESSE BOHLS RD

WEISS LN

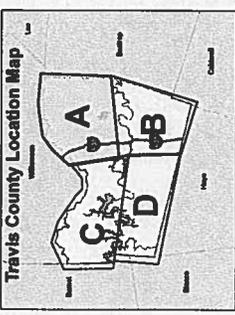
WEISS LN

WEISS LN

Site Area



WILLIAMSON COUNTY



Legend

- Road
 - State Maintained
 - Incorporated
 - Travis County Maintained
 - Not Maintained
 - Private
 - Rejection of Dedication
 - Undedicated, Private
 - Railroad
 - Water Body
 - City Jurisdictions
 - Park
- 2011 Commissioner Precincts
 - 1
 - 2
 - 3

Sources: City of Austin Roads - COA 2013, Unincorporated Roads - Travis County 2013, Toll Roads - various sources, 2013, City Jurisdictions - Travis County 2013, Commissioner Precincts - Travis County Voter Registrar 2011.

Map Prepared by: Travis County, Dept. of Transportation & Natural Resources. Date: 5/21/2013



Travis County Roadways, Map A

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