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TECHNICAL MEMORANDUM

DATE: July 13, 2023

TO: James McCrory
Public Works Director
18649 FM 1431, Ste. 4A
Jonestown, Texas 78645

FROM: Addison Skrla, PE, CFM
Kasberg, Patrick & Associates, LP

RE: City of Jonestown, Texas
2023-2025 Street Maintenance Plan

2023 Street Assessment

Kasberg, Patrick & Associates has completed an assessment of streets belonging to and maintained by the City of Jonestown, Texas. Each street was observed in its state as of 2023 and was rated on multiple factors, including the presence and degree of rutting, raveling, transverse cracking, longitudinal cracking, and alligator cracking. The streets were sorted based on their rankings and organized from most critical to least critical. The following attachments are provided for the 2023 Street Assessment:

- Attachment A - Street Assessment and Rankings

2023-2025 Street Maintenance Plan

Once all streets were assessed and ranked, they were assigned recommended rehabilitation methods according to the nature and degree of the observed flaws. Assuming a yearly maintenance budget of \$300,000.00, a 3-year Street Maintenance Plan was developed based on the ranked conditions and recommended rehabilitation methods. The following attachments are provided for the Street Maintenance Plan:

- Attachment B – 2023-2025 Recommended Maintenance Maps
- Attachment C – 2023-2025 Recommended Maintenance Cost Estimates

ATTACHMENT A

STREET ASSESSMENT AND RANKINGS

STREET RATINGS (4-CRITERIA)

	STREET	FROM	TO	LENGTH	ALLIGATOR CRACKING	LONGITUDINAL CRACKING	TRANSVERSE CRACKING	RAVELING	RUTTING	OVERALL RATING	Recommended Street Maintenance
14	Main Street	RM 1431	Lafayette Park Road	1710	70	70	80	30		62.5	Mill & Overlay or HIPR
147	Church Road	End	RM 1431	695	80	60	60	70		67.5	Mill & Overlay or HIPR
94	Tiptop Drive	Grandview Drive	End	1603	60	80	80	50		67.5	Mill & Overlay or HIPR
60	N. Park Drive	Crest View Drive	Park Drive	657	60	70	80	70		70.0	Mill & Overlay or HIPR
103	Rock Cliff Drive	Grandview Drive	Grandview Drive	1500	60	70	70	80		70.0	Mill & Overlay or HIPR
68	Emmit Jones Circle	Lake Drive	Park Drive	989	70	60	70	80		70.0	Mill & Overlay or HIPR
67	Georgetown Drive	RM 1431	4th Street	993	70	70	70	80		72.5	Mill & Overlay or HIPR
48	Jones Street	Edna Lane	Lura Lane	181	80	60	70	80		72.5	Mill & Overlay or HIPR
64	Edna Lane	RM 1431	Spring Lane	1134	80	70	70	70		72.5	Mill & Overlay or HIPR
62	Spring Lane	RM 1431	Lura Lane	926	80	70	70	70		72.5	Mill & Overlay or HIPR
43	Oak Street	West Lake Terrace Drive	Ridgeway Drive	1615	90	70	80	50		72.5	Mill & Overlay or HIPR
86a	East Reed Parks Road	RM 1431	Clearwater	2359	60	60	80	90		72.5	Mill & Overlay or HIPR
91a	Grandview Drive	Rock Cliffe Drive	Tip Top	1380	60	70	80	80		72.5	Mill & Overlay or HIPR
91a	Grandview Drive	Tip Top	Hobby Lane	3529	80	80	80	50		72.5	Mill & Overlay or HIPR
	Hobby Lane				70	80	80	60		72.5	Mill & Overlay or HIPR
63	Lura Lane	RM 1431	Park Drive	2084	80	70	80	70		75.0	Mill & Overlay or HIPR
41	Sage Street	West Lake Terrace Drive	Ridgeway Drive	575	80	70	60	90		75.0	Mill & Overlay or HIPR
42	Elm Street	West Lake Terrace Drive	Ridgeway Drive	1295	80	80	90	50		75.0	Mill & Overlay or HIPR
69	West Rim Drive	at start of paved road	East Avenue	1200	80	60	70	90		75.0	Mill & Overlay or HIPR
	West Reed Parks Road	Ranchland Hills Cove	Rock Cliff Drive		70	70	70	90		75.0	Mill & Overlay or HIPR
107	Howe Mountain Drive	Grandview Drive	End	165	70	80	70	80		75.0	Mill & Overlay or HIPR
16	Crumley Creek Road	Bee Street	Lafayette Park Road	1244	80	70	70	90		77.5	Mill & Overlay or HIPR
56a	Crestview Drive	Travis Street	3rd Street	2278	70	80	80	80		77.5	Mill & Overlay or HIPR
27	Redbud Lane	Travis Drive	Lake Oaks Drive	439	90	80	70	70		77.5	Mill & Overlay or HIPR
28	Center Street	Travis Drive	E Lakeview Drive	1526	100	40	90	80		77.5	Mill & Overlay or HIPR
47	Austin Drive	RM 1431	Travis Drive	1621	80	80	80	70		77.5	Mill & Overlay or HIPR
50	2nd Street	Lake Oaks Drive	Georgetown Drive	1360	80	80	70	80		77.5	Mill & Overlay or HIPR
71	North Place	Easy Street	Gregg Bluff Road	327	70	70	80	90		77.5	Mill & Overlay or HIPR
72	Gregg Bluff Road	End	Easy Street	1049	80	60	80	90		77.5	Mill & Overlay or HIPR
89	Double Canyon Drive	West Reed Park Road	Alvarado Pass	2173	90	80	80	70		80.0	Mill & Overlay or HIPR
61B	Lakeside Drive	E. Lakeview	Travis	3378	90	60	80	90		80.0	Mill & Overlay or HIPR
59	Park Drive	RM 1431	End	2431	80	80	90	70		80.0	Mill & Overlay or HIPR
34	Cedar Street	Travis Drive	Lakeside Drive	501	90	70	80	80		80.0	Mill & Overlay or HIPR
49	1st Street	Lake Oaks Drive	Georgetown Drive	1361	90	70	80	80		80.0	Mill & Overlay or HIPR
53	5th Street	Traves Drive	Crestview	1149	90	70	80	80		80.0	Mill & Overlay or HIPR
37	Clearview Drive	End	West Lakeview Drive	1732	90	90	80	60		80.0	Mill & Overlay or HIPR
40	West Lake Terrace	RM 1431	West Lakeview Drive	1916	80	90	90	60		80.0	Mill & Overlay or HIPR
46	Sunny Lane	Ridgeway Drive	Jonestown Park Drive	1845	80	80	90	70		80.0	Mill & Overlay or HIPR
66	Laurel Lane	Sunny Lane	RM 1431	816	90	90	80	60		80.0	Mill & Overlay or HIPR
61A	Lakeside Drive	Travis	End	1529	90	80	70	90		82.5	Mill & Overlay or HIPR
	North Park Dr	Crestview Dr	Park Dr		70	90	80	90		82.5	Mill & Overlay or HIPR
51	3rd Street	Lake Oaks Drive	Crestview	1565	80	90	90	70		82.5	Mill & Overlay or HIPR
30	Travis Drive	Lake Terrace Drive	Lakeside Drive	2373	90	70	90	80		82.5	Mill & Overlay or HIPR
52	4th Street	Travis Drive	Crestview	1372	90	80	80	80		82.5	Mill & Overlay or HIPR
54	6th Street	7th Street	Crestview	389	80	80	80	90		82.5	Mill & Overlay or HIPR
39	West Lakeview Drive	RM 1431	End	4654	80	90	90	70		82.5	Mill & Overlay or HIPR
36	North Lakeview Drive	End	West Lakeview Drive	498	90	90	90	60		82.5	Mill & Overlay or HIPR

73	East Avenue	West Rim Drive	Easy Street	185	80	80	80	90		82.5	Mill & Overlay or HIPR
86b	West Reed Parks Road	Clearwater	Lighthouse Lane	4550	80	80	80	90		82.5	Mill & Overlay or HIPR
104	Oveta Street	Breezeway	End	1710	80	90	90	70		82.5	Mill & Overlay or HIPR
102	Breezeway	City Limits	Rock Cliff Drive	1514	90	80	70	90		82.5	Mill & Overlay or HIPR
87a	West Reed Parks Road	RM 1431	Breezeway	2304	80	80	80	90		82.5	Mill & Overlay or HIPR
32	Reedy Court	Lakside Drive	End	290	90	90	80	70		82.5	Mill & Overlay or HIPR
148	Trails End Road	City Limits	City Limits	2030	90	80	70	90		82.5	Mill & Overlay or HIPR
141	Leisure Lane	Celebration Court	End	2218	85	80	90	80		83.8	Mill & Overlay or HIPR
108	Celebration Court	End	Leisure Lane	426	85	80	90	80		83.8	Mill & Overlay or HIPR
20	Round Rock Street	RM 1431	East Lakeview Drive	1526	90	90	90	70		85.0	Pavement Seal
21	East Lakeview Drive	RM 1431	East Lakeside Drive	2439	90	80	90	80		85.0	Pavement Seal
23	Bertram Street	End	East Lakeview Drive	333	90	90	90	70		85.0	Pavement Seal
35	Fair Lane	Travis Drive	Lakeside Drive	330	90	80	80	90		85.0	Pavement Seal
44	Ridgeway Drive	West Lakeview Drive	RM 1431	1164	90	90	90	70		85.0	Pavement Seal
65	Plaza Way	RM 1431	End	1199	90	80	90	80		85.0	Pavement Seal
45	Turkey Bend Drive	Mountain Top Circle	Deer Canyon Road	1416	80	90	90	80		85.0	Pavement Seal
97	Kelly Cove	End	West Reed Parks Road	2645	90	80	90	80		85.0	Pavement Seal
113	Natures Way	End	Sun Swept Drive	442	90	90	80	80		85.0	Pavement Seal
114	Sun Swept Drive	Old Burnet Road	River Chase Drive	711	90	90	80	80		85.0	Pavement Seal
77	East Darleen Drive	West Darleen Drive	City Limits	745	90	80	90	80		85.0	Pavement Seal
90	Hobby Lane	Grandview Drive	Grandview Drive	1340	90	80	90	80		85.0	Pavement Seal
76	West Darleen Drive	End	Womack	3328	90	90	90	70		85.0	Pavement Seal
12	Evergreen Drive	Pecan Drive	Travis Street	1244	90	90	80	90		87.5	Pavement Seal
11	Ellison Road	Evergreen Drive	Pecan Drive	284	90	80	90	90		87.5	Pavement Seal
26	Lake Oaks Drive	RM 1431	E Lakeview Drive	2126	90	90	90	80		87.5	Pavement Seal
25	Lake Terrace Drive	RM 1431	E Lakeview Drive	1649	90	80	90	90		87.5	Pavement Seal
29	Ledge Street	Travis Drive	Center Street	1060	100	80	90	80		87.5	Pavement Seal
33	Sandy Street	Travis Drive	Lakeside Drive	769	100	80	90	80		87.5	Pavement Seal
55	7th Street	5th Street	6th Street	355	90	90	90	80		87.5	Pavement Seal
74	Deer Canyon Road	City Limits	RM 1431	965	90	90	90	80		87.5	Pavement Seal
	West Reed Parks Road	Lighthouse Lane	Ranchland Hills Cove		90	80	90	90		87.5	Pavement Seal
92	Ranchland Hills Vista	End	Ranchland Hills Blvd	4236	90	80	90	90		87.5	Pavement Seal
93	Ranchland Hills Blvd	End	West Reed Parks Road	4066	90	80	90	90		87.5	Pavement Seal
96	Ranchland Hills Court	Kelly Cove	Ranchland Hills Blvd	835	90	80	90	90		87.5	Pavement Seal
98	Ranchland Hills Cove	Ranchland Hills Blvd	West Reed Parks Road	1295	90	80	90	90		87.5	Pavement Seal
87b	West Reed Parks Road	Breezeway	Rock Cliff Drive	2435	90	80	90	90		87.5	Pavement Seal
110	Calming Court	End	Old Burnet Road	290	90	90	90	80		87.5	Pavement Seal
115	River Chase Drive	Sun Swept Road	End	266	90	90	90	80		87.5	Pavement Seal
116	Trident Lane	Old Burnet Road	End	277	90	90	90	80		87.5	Pavement Seal
142	Sunset Ridge Way	Leisure Loane	End	930	90	90	90	80		87.5	Pavement Seal
79	Hill Drive	City Limits	Johnson	256	90	90	90	80		87.5	Pavement Seal
15	Travis Street	Bee Street	Lafayette Park Road	1443	90	90	90	90		90.0	Pavement Seal
13	Bee Street	Crumley Creek Road	Travis Street	468	90	90	90	90		90.0	Pavement Seal
17	Lafayette Park Road	Crumley Creek Road	Sandy Lane	1677	90	90	90	90		90.0	Pavement Seal
18	Sandy Lane	Travis Street	End	1510	90	90	90	90		90.0	Pavement Seal
19	Cross Street	Lafayette Park Road	Sandy Lane	1895	90	90	90	90		90.0	Pavement Seal
9	Pecan Drive	RM 1431	Ellason Road	1199	90	90	90	90		90.0	Pavement Seal
56b	Crestview Drive	3rd Street	North Park	2278	90	90	90	90		90.0	Pavement Seal
109a	Old Burnet Road	City Limits	Breakwater	8309	90	90	90	90		90.0	Pavement Seal
111	Hidden Ridge Place	End	Get Away Drive	711	90	90	90	90		90.0	Pavement Seal
112	Get Away Drive	Old Burnet Road	End	1052	90	90	90	90		90.0	Pavement Seal

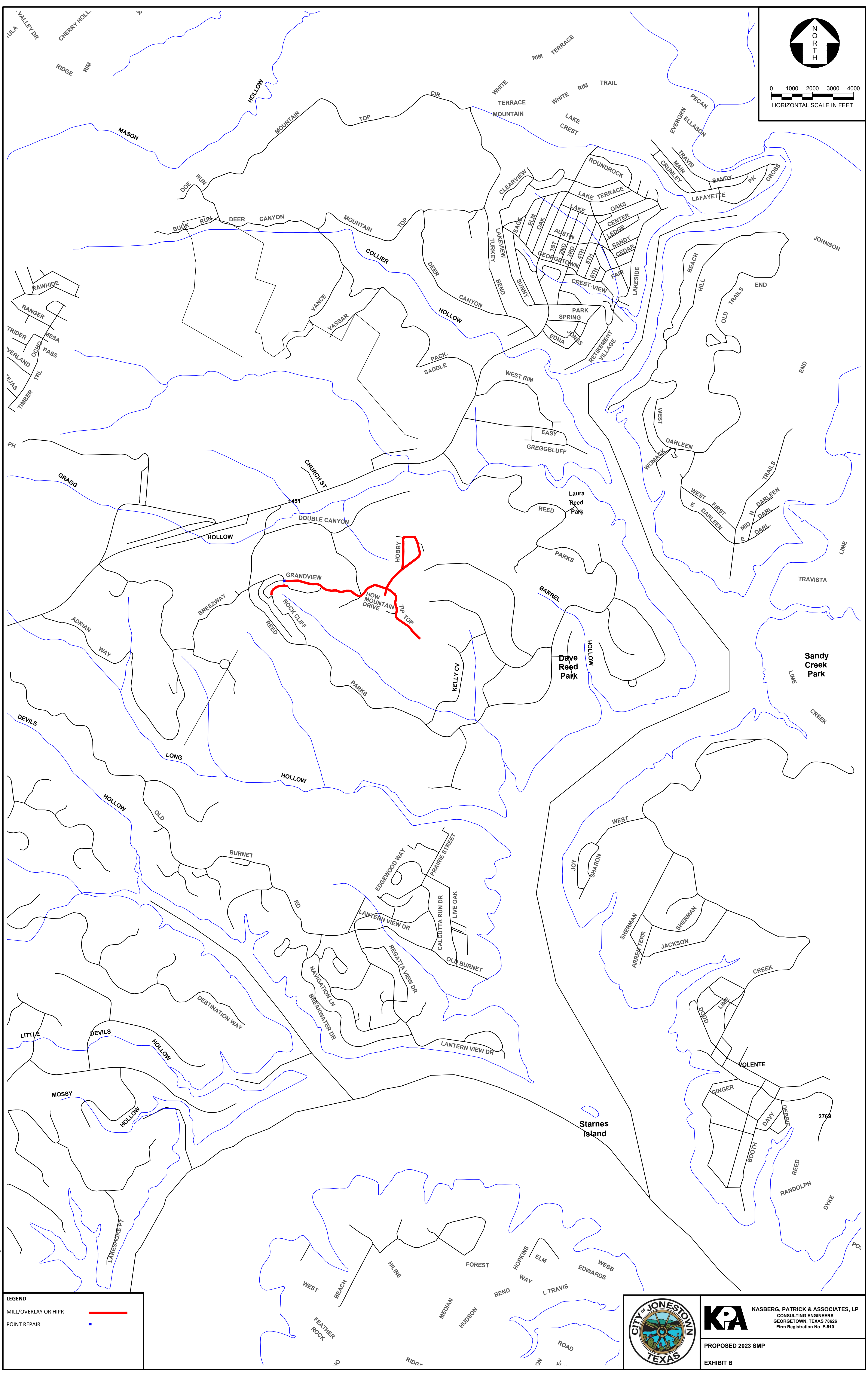
109a	Old Burnet Road	Breakwater	End	4438	90	90	90	90		90.0	Pavement Seal
124	Lantern View Drive	Old Burnet Road	Calcutta Run Drive	9048	90	90	90	90		90.0	Pavement Seal
133	Lighthouse Landing Drive	Maritime Point	Lantern View Drive	292	90	90	90	90		90.0	Pavement Seal
134	Maritime Point	End	End	1170	90	90	90	90		90.0	Pavement Seal
137	Calcutta Run Drive	Prairie Street	Old Burnet Road	1757	90	90	90	90		90.0	Pavement Seal
138	Prairie Street	End	Calcutta Run Drive	905	90	90	90	90		90.0	Pavement Seal
135	Edgewood Way	End	Border Street	1903	90	90	90	90		90.0	Pavement Seal
144	Splendor Court	End	Destination Way	1102	100	90	90	80		90.0	Pavement Seal
31	Canyon Street	End	End	738	90	90	90	90		90.0	Pavement Seal
149	Johnson Road	City Limits	City Limits	256	90	90	90	90		90.0	Pavement Seal
58	Jonestown Street	West Lakeview Drive	RM 1431	508	100	90	90	90		92.5	Pavement Seal
143	Destination Way	City Limits	End	8272	100	90	90	90		92.5	Pavement Seal
145	Excursion Trail	End	Destination Way	1470	100	90	90	90		92.5	Pavement Seal
146	Expedition Trail	End	Destination Way	993	100	90	90	90		92.5	Pavement Seal
88	Old RM 1431	City Limits	RM 1431	2166	100	90	100	80		92.5	Pavement Seal
38	Lake Crest Drive	End	RM 1431	310	100	100	100	90		97.5	Pavement Seal
56c	Crestview Drive	North Park	Park Drive	2278	100	100	100	100		100.0	None

ATTACHMENT B

2023-2025 Recommended Maintenance Maps

NORTH

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HORIZONTAL SCALE IN FEET

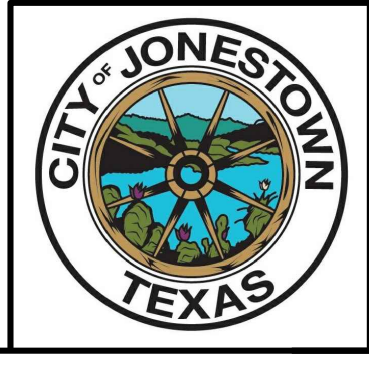


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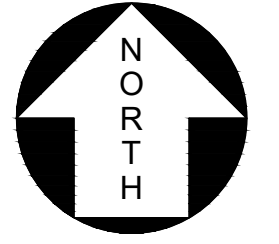
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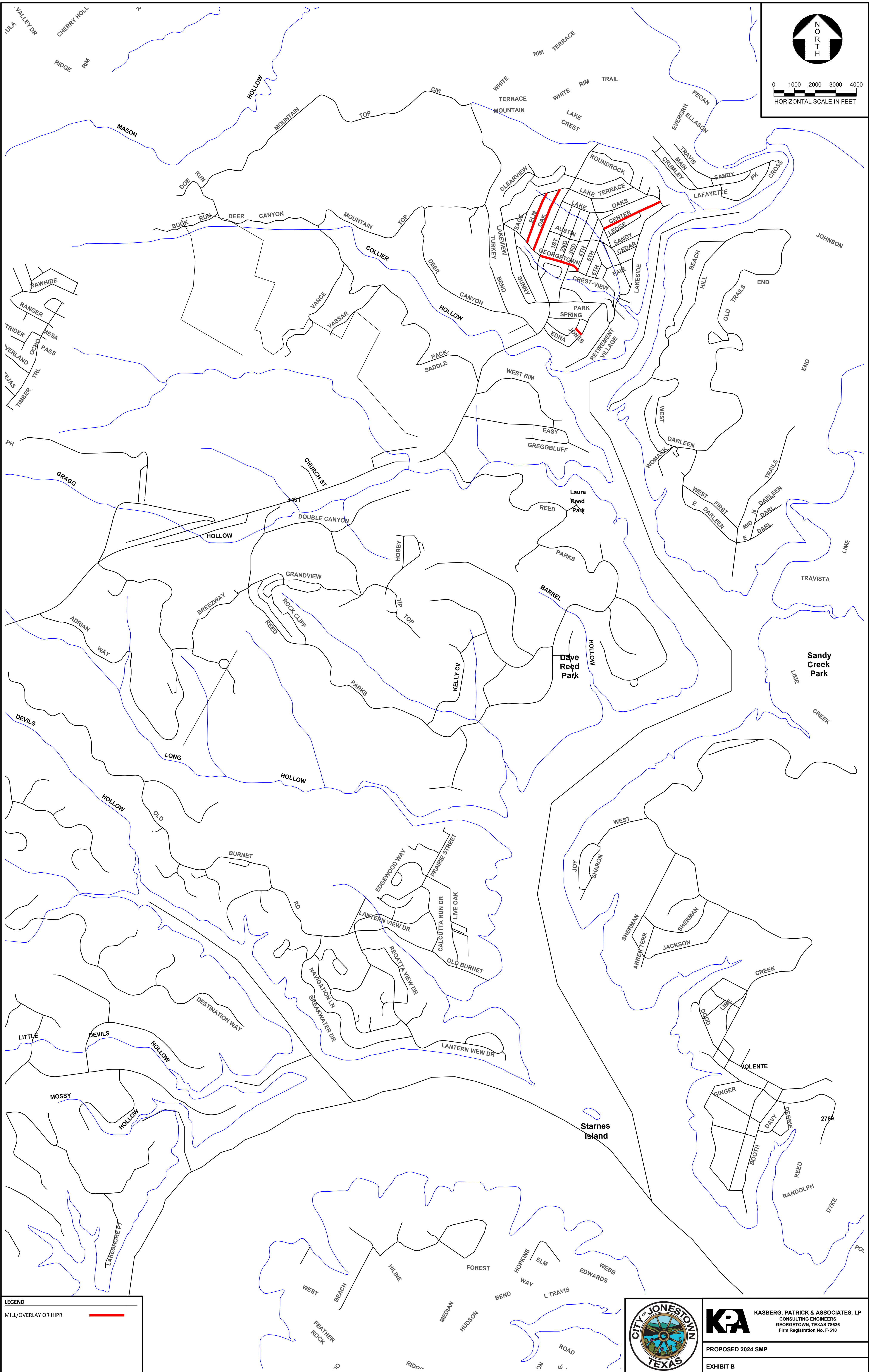
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PROPOSED 2023 SMP

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HORIZONTAL SCALE IN FEET



LEGEND

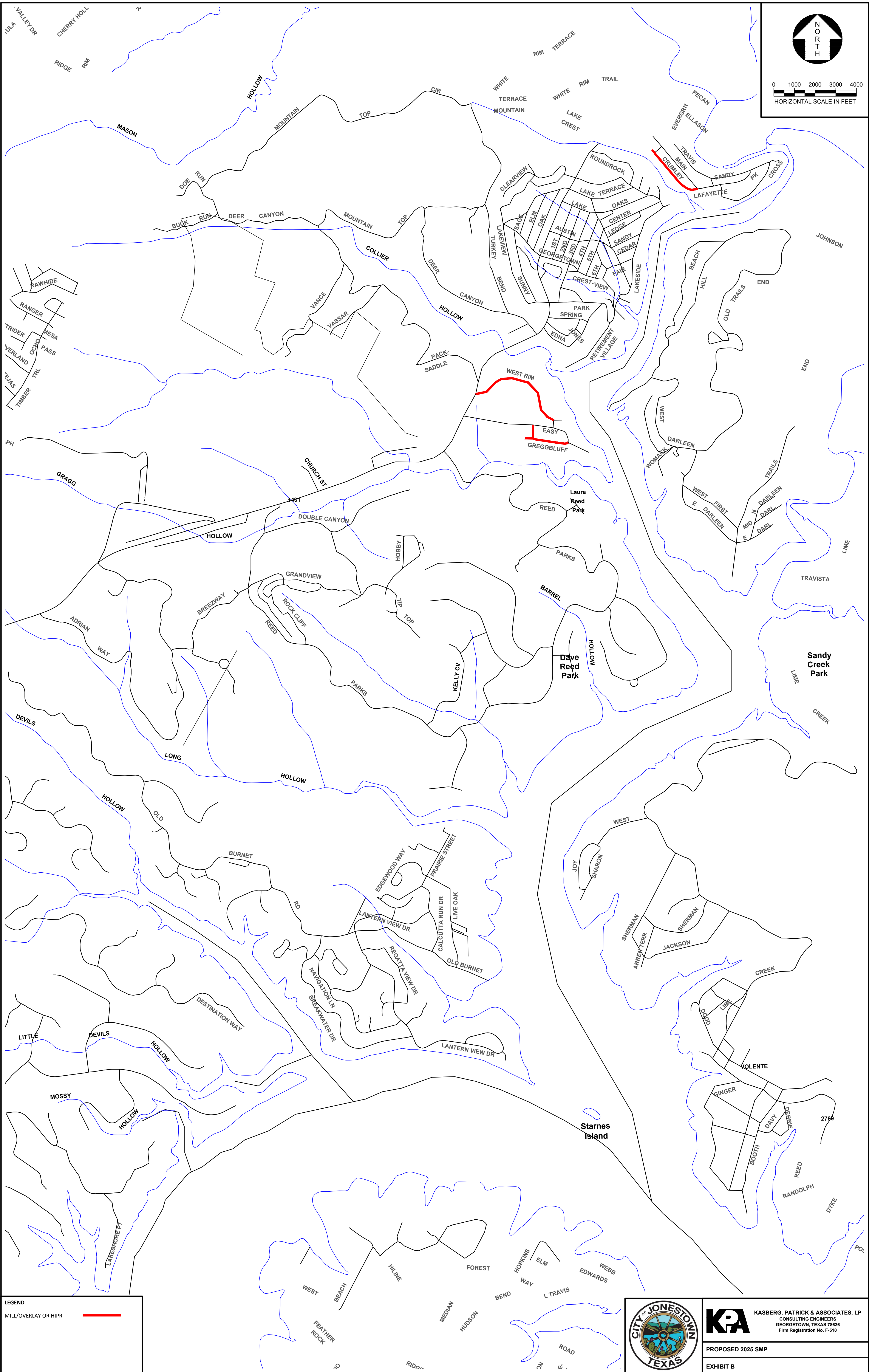
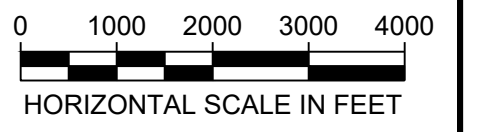
MILL/OVERLAY OR HIPR —



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PROPOSED 2024 SMP
EXHIBIT B

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LEGEND
MILL/OVERLAY OR HIPR —



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PROPOSED 2025 SMP

EXHIBIT B

CITY OF JONESTOWN

2023 Recommended Street Maintenance Improvements

STREET	FROM	TO	STREET MAINTENANCE METHOD	OVERALL RATING	LENGTH	Width	Total SY	COST	TOTAL COST
					FT	FT	SY	\$/SY	\$
Tiptop Drive	Grandview Drive	End	Mill/Overlay or HIPR	67.5	1,860	18	3,720	\$ 26.00	\$ 96,720.00
How Mountain Drive	Tip Top Drive	End	Mill/Overlay or HIPR	70	160	19	338	\$ 26.00	\$ 8,782.22
Rock Cliff Drive	Grandview Drive	Grandview Drive	Mill/Overlay or HIPR	70	520	12	693	\$ 26.00	\$ 18,026.67
Grandview Drive	Rock Cliff Drive	Tiptop Drive	Mill/Overlay or HIPR	72.5	2,700	20	6,000	\$ 26.00	\$ 156,000.00
Grandview Drive	Breeze Way Intersection		Point Repair	30	25	25	69	\$ 100.00	\$ 6,944.44
Grandview Drive	Tiptop Drive	Hobby Lane	Mill/Overlay or HIPR	72.5	630	20	1,400	\$ 26.00	\$ 36,400.00
Hobby Lane	Grandview Drive	Grandview Drive	Mill/Overlay or HIPR	72.5	2,050	20	4,556	\$ 26.00	\$ 118,444.44
2023 TOTAL MILL/OVERLAY OR HIPR (BASE BID)									\$ 441,317.78

CITY OF JONESTOWN

2024 Recommended Street Maintenance Improvements

STREET	FROM	TO	STREET MAINTENANCE METHOD	OVERALL RATING	LENGTH	Width	Total SY	COST	TOTAL COST
					FT	FT	SY	\$/SY	\$
Georgetown Drive	RM 1431	4th Street	Mill/Overlay or HIPR	72.5	1,010	18	2,020	\$ 26.00	\$ 52,520.00
Jones Street	Edna Lane	Lura Lane	Mill/Overlay or HIPR	72.5	180	18	360	\$ 26.00	\$ 9,360.00
Oak Street	West Lake Terrace Dr.	Ridgeway Drive	Mill/Overlay or HIPR	72.5	1,565	18	3,130	\$ 26.00	\$ 81,380.00
Elm Street	West Lake Terrace Dr.	Ridgeway Drive	Mill/Overlay or HIPR	75	1,280	17	2,418	\$ 26.00	\$ 62,862.22
Crumley Creek Road	Bee Street	Lafayette Park Road	Mill/Overlay or HIPR	77.5	1,500	18	3,000	\$ 26.00	\$ 78,000.00
2024 TOTAL MILL/OVERLAY OR HIPR (BASE BID)									\$ 284,122.22

CITY OF JONESTOWN

2025 Recommended Street Maintenance Improvements

STREET	FROM	TO	STREET MAINTENANCE METHOD	OVERALL RATING	LENGTH	Width	Total SY	COST	TOTAL COST
					FT	FT	SY	\$/SY	\$
Sage Street	West Lake Terrace Dr.	Ridgeway Drive	Mill/Overlay or HIPR	75	550	17	1,039	\$ 26.00	\$ 27,011.11
West Rim Drive	RM 1431	East Avenue	Mill/Overlay or HIPR	75	1,165	17	2,201	\$ 26.00	\$ 57,214.44
Center Street	Travis Street	East Lakeview Drive	Mill/Overlay or HIPR	77.5	1,500	20	3,333	\$ 26.00	\$ 86,666.67
North Place Street	Easy Street	Gregg Bluff Road	Mill/Overlay or HIPR	77.5	330	22	807	\$ 26.00	\$ 20,973.33
Gregg Bluff Road	Easy Street	End	Mill/Overlay or HIPR	77.5	1,070	20	2,378	\$ 26.00	\$ 61,822.22
Cedar Street	Travis Drive	Lakeside Drive	Mill/Overlay or HIPR	80	520	17	982	\$ 26.00	\$ 25,537.78
2025 TOTAL MILL/OVERLAY OR HIPR (BASE BID)									\$ 279,225.56