



**CITY COUNCIL MEETING AGENDA
SEPTEMBER 24, 2002 MEETING**

Agenda Item#: 20 **Department:** Public Works

Resolution / Ordinance # _____

Agenda Item:

Acceptance of Public Improvements for Rob Roy Estates

DESCRIPTION/JUSTIFICATION:

Todd Routh, developer of the aforementioned subdivision, has requested a Letter of Final Acceptance for the water, wastewater, paving, and drainage improvements.

The developer has not yet completed the public improvements as shown on the attached deficiency list. The following options are available:

1. Require all items on the deficiency list to be completed before any acceptance or building permits are issued.
2. Accept the public improvements contingent upon the completion of all remaining items and allow building permits to be issued for a specified period of time (i.e. 30 days to complete the deficiency items)
3. Accept the public improvements contingent upon the completion of all remaining items and require cash be placed in escrow with the City of Taylor in an amount sufficient to complete the items.

FINANCIAL/BUDGET:

There is no cost for this item.

Recommendation:

While Option #1 provides the most protection for the city, Option #2 or #3 will allow permits and house construction to commence without compromising the City's control of the infrastructure.

Department Head: [Signature] **Date:** 9/20/02

City Manager: _____ **Date:** _____

September 19, 2002

Mr. Todd Routh
Routh Development Group
P.O. Box 204391
Austin, Texas 78720-4391



Re: Rob Roy Estates Infrastructure Inspection

Dear Mr. Routh:

City staff conducted an inspection with you and your contractors on September 19, 2002 on Zachary Lane, Meadow Lane, and a portion of Oaklawn Drive in Rob Roy Estates. The specific residential lots that were included in the inspection are

- Block E, Lots 17 – 34
- Block D, Lots 35 – 70
- Block C, Lots 71 - 88

The following list of items needs to be addressed to complete the public infrastructure associated with those lots:

PAVING AND DRAINAGE

1. Detention Pond - portions of the pond that are not yet finished include, but are not limited to,
 - a. Portions of the north and west walls and footings have not been poured.
 - b. Connections of the storm sewers into the pond are incomplete.
 - c. Backfill behind the walls and on top of the footings has not been finished.
 - d. Construction of the approximately 960 feet long drainage pipe across the property north of Rob Roy Estates to Bull Branch has not been started,
 - e. Existing grading around the northeast corner of the pond is unacceptable because of the potential for the pond to overflow into the property on the east side of the pond. (As we discussed, you will ask your design engineer to review the issue and propose a solution to the City of Taylor.)
 - f. General pond area cleanup and installation of fences needs to occur after the preceding items have been finished.
 - g. Provide Surveyors Certificate of dimensions and elevations of detention pond structure – bottom grades, top of wall elevations, length of walls, etc.

The overflow trench that has been constructed from the edge of the pond into the property north of the pond is sufficient to avoid flooding problems while the remainder of the pond is completed. The storm sewer connections into the pond, although incomplete, are generally functional now.

2. Curb Inlets – the bottoms of the inlets have not been completed.

3. Grade disturbed areas on the east side of Zachary near Oaklawn.
4. Pavement at Mallard @ Meadow – pavement has not been completed at the intersection. Base material placed in the gap is drivable for the time being.
5. As we discussed, submit a letter to the City of Taylor stating the erosion control measures that will be used along the curbs in front of the lots (e.g., establish grass, install silt fence), who will be responsible for implementing those measures and the timing for implementation (i.e., all lots at once, each lot individually as a building permit is pulled?). We will review and respond to the plan.
6. Clean the streets so that all of the pavement can be inspected.

WATER AND WASTEWATER

1. Realign the adjustment rings in the sanitary manhole midway on Zachary.
2. Smooth the interior in the necks of the 2 manholes on Zachary.

If you have any questions, please contact me at (512) 352-3633.

Yours truly,

A handwritten signature in black ink that reads "David Simons". The signature is written in a cursive style with a long, sweeping underline that extends to the right.

David Simons
Capital Projects Manager

DS/same