

REQUEST FOR AGENDA PLACEMENT FORM

Submission Deadline - Tuesday, 12:00 PM before Court Dates

SUBMITTED BY: Mike White TODAY'S DATE: 2/1/2022

DEPARTMENT: Precinct 3

SIGNATURE OF DEPARTMENT HEAD: *Mike White*

REQUESTED AGENDA DATE: 2/14/2022

SPECIFIC AGENDA WORDING:

Review and discuss cul-de-sac specifications in the Subdivision Rules and Regulations
Section VI B. Dead-End Streets.

COMMISSIONERS COURT

FEB 14 2022

PERSON(S) TO PRESENT ITEM:

Commissioner Mike White

SUPPORT MATERIAL: (Must enclose supporting documentation)

TIME:
(Anticipated number of minutes needed to discuss item)

ACTION ITEM:
WORKSHOP: ✓
CONSENT:
EXECUTIVE:

STAFF NOTICE:

COUNTY ATTORNEY:

IT DEPARTMENT:

AUDITOR:

PURCHASING DEPARTMENT:

PERSONNEL:

PUBLIC WORKS:

BUDGET COORDINATOR:

OTHER:

This Section to be completed by County Judge's Office

ASSIGNED AGENDA DATE: _____

REQUEST RECEIVED BY COUNTY JUDGE'S OFFICE:

COURT MEMBER APPROVAL:

DATE:

The financial security shall remain in full force and in effect until all the roads, streets, drainage, drainage structures, and signage in the subdivisions have been completed in accordance with these rules and good engineering practices and construction methods and standards, and the financial security has been released by the Commissioner's Court.

In the event any or all of the roads, street, drainage and drainage structures, as constructed by the owner, fail to meet the requirements of the foregoing specifications, and the owner fails or refuses to correct the defects called to his attention in writing by the Johnson County Public Works Department and/or precinct Commissioner, the unfinished improvements shall be completed at the cost and expense of the owner as provided. The County shall be reimbursed for such costs by the owner, by the transfer of funds from the financial security to Johnson County, or otherwise, as necessary to satisfy the expense of completing construction or correcting construction defects. Johnson County shall also be entitled to reasonable attorneys fees to be paid from the security (by the developer).

The release of any financial security shall be by order of the Commissioners Court. To request the release of financial security, the owner who posted the financial security in question shall present a written request for release of said financial security. The request shall contain a statement by the engineer responsible for the design of the project, stating that he/she has made an inspection of the subdivision and that it meets the specifications of his/her design and request the acceptance of the subdivision construction by the County and the release of financial security. The owner of a subdivision, that is not a gated subdivision, shall also request in writing County maintenance of the roads and streets in the subdivision. One (1) set of 'as built' drawings on Mylar showing the work to be accepted by the County shall be submitted to the Public Works Department. *(Amended January 25, 2021)*.

A final inspection shall be made on the project by the Commissioner of the precinct, and/or his road maintenance supervisor and the Director of Public Works. The inspection shall be made within fifteen (15) days of the request for said inspection. The owner shall then be notified in writing of any deficiencies in construction with respect to the requirements of the current Subdivision Rules and Regulations of Johnson County. Upon correction of the deficiencies, consideration of the release of financial security and County maintenance of the roads (in a non-gated subdivision) will be placed on the Commissioners Court agenda. If the inspection reveals no deficiencies, consideration of the release of financial security and County maintenance of the roads (in a non-gated subdivision) will be placed on the Commissioners Court agenda.

SECTION VI

General Requirements

General Requirements pertaining to subdivisions within Johnson County, Texas shall be as follows:

- A. **Street Arrangement:**
The design of new streets or the extension of existing streets shall be done to facilitate both present and future traffic flow and to adequately provide for storm water drainage. In all cases, the design engineer shall be cognizant of local drainage characteristics and shall plan local streets such that the new street does not

create a localized drainage or flooding problem or hazard for existing development. *All platted lots must have safe and reliable street access for daily use and emergency purposes. All platted lots must have direct access to a paved public street. It is recommended that the Texas Department of Transportation (TxDOT) be contacted if the property being subdivided is adjacent to a State Highway or Farm-to-Market Road. TxDOT has distance and sight requirements for streets and/or driveways that access a State Highway or a Farm-to-Market road. Private access easements to a platted lot or lots will not be approved. (Amended January 25, 2021).*

B. Dead-End Streets:

Dead-end streets will not be approved unless such dead-end streets are designed to connect with future streets on adjacent land, but cul-de-sacs may be permitted where the form or contour of the land makes it difficult to construct the subdivision with connecting streets. Such cul-de-sacs shall provide proper access to all lots, and a turn-around shall be provided at the closed end, with an outside pavement street line radius of at least sixty (60) feet and right-of-way radius of at least eighty (80) feet. Cul-de-sac streets and *dead-end streets* shall have a length of not longer than six hundred (600) feet *from the entrance to the subdivision* unless there is a cross street connector *that will create two streets providing entrances into the subdivision. Subdivisions with a cul-de-sac street or a dead-end street of six hundred (600) feet or less from the entrance to the subdivision may have the cul-de-sac street or dead-end street as the only entrance to the subdivision.* (Amended January 25, 2021).

C. Adjoining Streets and Land:

Where no adjacent connections are platted, the street must be continued to the boundaries of unsubdivided tracts, so that other subdivisions may connect therewith when deemed necessary by Public Works Department and the Commissioners Court to facilitate future traffic flow.

D. Culverts:

See Appendix A, Drainage Requirements Criteria and Design Standards, D. Storm Drainage Design Criteria, 5. Culverts.

Large culverts – (24 inches or larger) shall have concrete head walls. These culverts and headwalls shall conform to TxDOT standards.

Culverts shall be constructed of corrugated metal unless otherwise approved by the Commissioner of that precinct in which the culvert is to be installed. However, concrete culverts, including concrete box culverts, will be allowed in locations that require a culvert of a size such that a corrugated metal culvert is not practical.

The landowner or developer shall install all drainage culverts of sufficient size as designated by the Engineer who designed the drainage system. Culvert design, size, and installation is subject to the approval of the Commissioner of that precinct for determination as to whether said culverts comply with these rules and good