

Real Public Safety Risks of Bentree RV Park

PRESENTED BY STAGECOACH RANCH RESIDENTS
TO LAKE TRAVIS ESD 6 BOARD OF DIRECTORS
JULY 30, 2019

Who We Are

- ❖ Stagecoach Ranch: 6 Sections, 85 Occupied Lots, ~1,700 ac, est. 240 Residents
- ❖ Both Travis and Hays County
- ❖ **One way in and one way out.**
- ❖ Evacuated in 2011 in the Pedernales Bend/Spicewood Fire (September 4, 2011)
- ❖ Concerned about impact of proposed Bintree RV Park

Bentree RV Park Increases Risk to Existing Stagecoach Ranch Residents

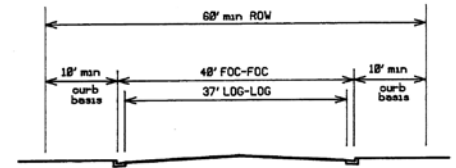
1. Lack of secondary access
2. Lack of practical evacuation plan
3. Lack of fireflow capability
4. High wildfire risk zone identified in the CWPP

Lack of Secondary Access

- ❖ Reliant upon Stagecoach Ranch Rd for **2,167 lf** (0.41 mi)
- ❖ **Reliant upon a 19' – 22'** wide paved section for two-way traffic, at **12.5% grade**.
 - ❖ Typical **local** street (less than 1,000 ADT) minimum width = 31' back-to-back
 - ❖ Typical **collector** street **minimum** width = 36'-40'
- ❖ Claiming an exemption from providing any public improvements
 - ❖ 10 ac platting exception
 - ❖ No TIA provided
 - ❖ (Comparable ITE codes would yield 400 – 1,100 daily trips)*

Typical ADT Range, 500 to 3000
Design Speed, 30, 35 mph
General Length, less than 1 mile
Typical Spacing Between Residential Collectors, 1/4 mile
Typical Spacing Between Intersections, 300'
Minimum Centerline Radius, See Page 1-8
Minimum Tangent Length Between Horizontal Curves, 100'
Minimum Curb Basis, 10'
Zoning, SF-1 thru SF-6, MF-1 (Or comparable land use)

TYPICAL CROSS-SECTION



Source: City of Austin Transportation and Public Services Department

*8th Edition ITE Trip Generation: Ref. ITE codes 210, 220, 310, 311, 320, 330, 417, 435 and stated 84 units

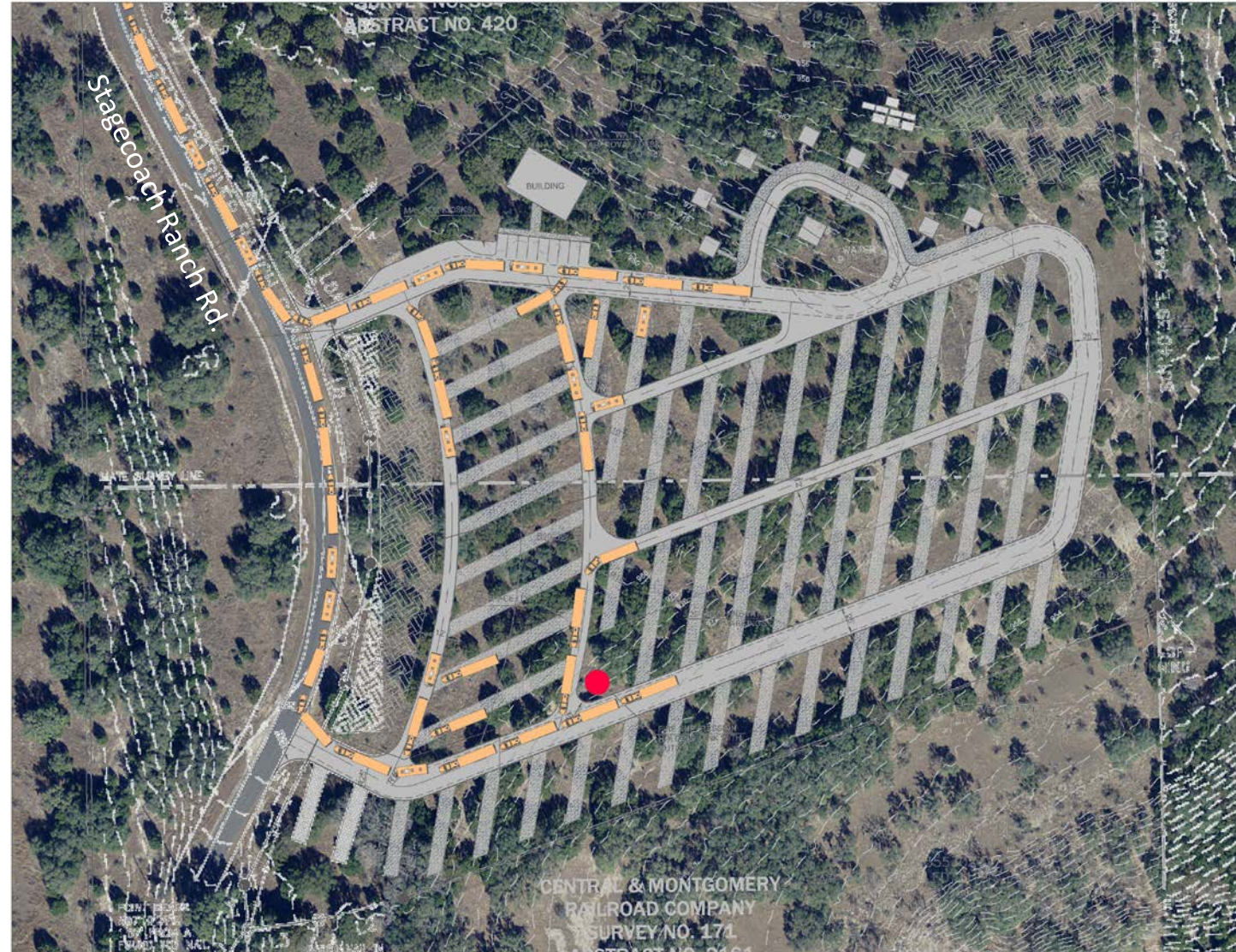
+240 Existing Stagecoach Ranch Residents using same / only evacuation route

Lack of
Practical
Evacuation
Plan



Lack of Practical Evacuation Plan

- ❖ Assuming ***Orderly Evacuation*** in the Event of a Wildfire
- ❖ Not accounting for existing residents under evacuation
 - Half (42) of the RVs would queue from the RV Park entrance to Hamilton Pool Rd.
 - Half (42) would still be waiting on the property, such that access to the dry hydrants would be blocked.
- ❖ No left-turn at HPR due to switchbacks at Pedernales crossing



Lack of Practical Evacuation Plan



Lack of Fireflow Capability

Nearest hydrant is at Longhorn Skyway/HPR

- 7.1 miles (13 minutes)

Proposed dry hydrant system is inadequate

- Hydrants must be located within 100' of all structures and pads
- **Each** dry hydrant must supply **1000 gpm** with max pressure loss of 8.7 psi
- Is 1000 gpm sufficient? Assuming 2 hour duration?
- NFPA 1194?
- NFPA 1142?



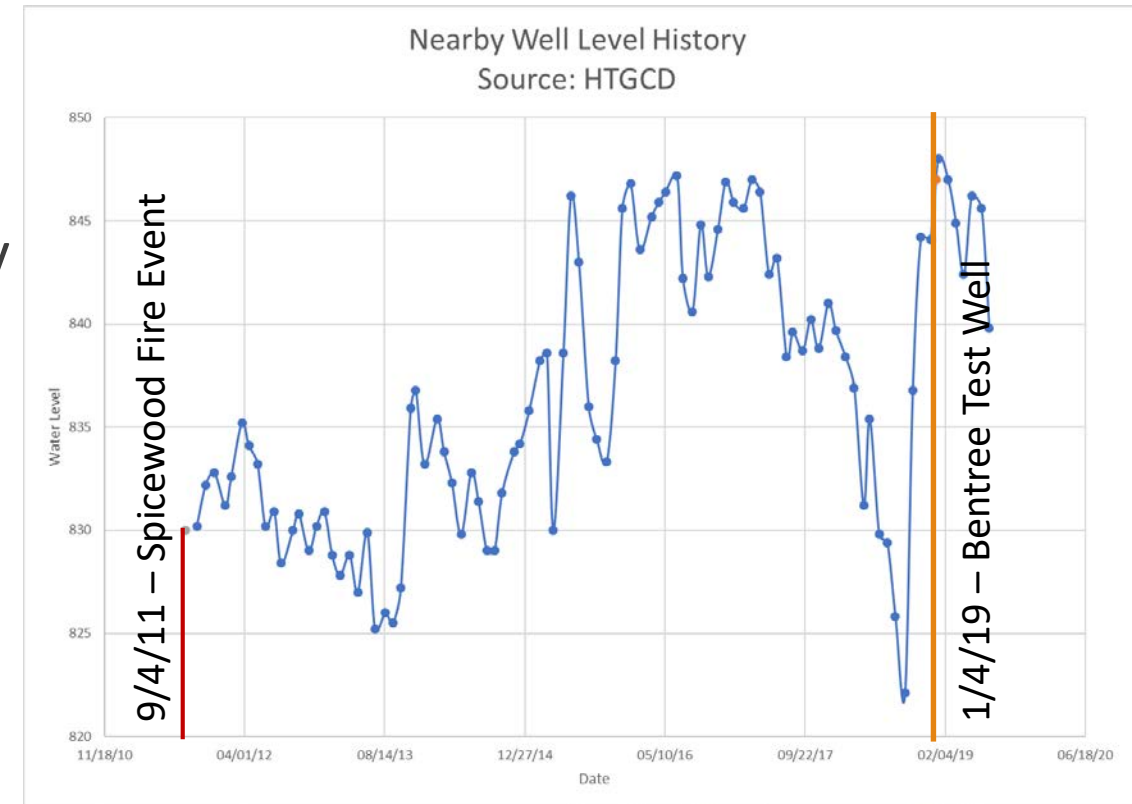
Lack of Fireflow Capability

Water system design submitted to TCEQ is inadequate to refill and meet fireflow demand

- Well rated for 55 gpm based on historically high groundwater – not on drought conditions
- Required storage calculations have not been evaluated

The submittal consisted of 14 sheets of engineering drawings, technical specifications and an engineering summary. The proposed project consists of:

- One (1) public water supply well drilled to 210 feet with 140 linear feet (lf) of 6 5/8-inch od SCH80 PVC casing, pressure-cemented 140 lf; 60 lf of 6 5/8-inch od slotted PVC screen with gravel pack. The well is rated for 55 gallons per minute (gpm) yield with a 5 horsepower pump. The design capacity of the pump is 55 gpm at 200 feet total dynamic head (tdh). Capacity and horsepower to be field verified.
- One 5,000 gallon AWWA D120 fiberglass ground storage tank;
- Two 3 horsepower booster pumps rated at 88 gpm each at 185 tdh;
- One 1,000 gallon ASME welded steel pressure tank;
- Sodium hypochlorite disinfection;
- Intruder resistant fencing;
- Various lengths and sizes of SCH40 PVC pipe by separate contract.



High Wildfire Risk Zone

Existing Risk Affecting Stagecoach Ranch

- ❖ Steep topography
- ❖ Abundant natural vegetative fuel
- ❖ History of fire with evacuation

Proposed Introduction of Bentree RV Park

- ❖ Introduced concentration of potential ignition sources
- ❖ Introduced concentration of chemical fuel sources



Spicewood/Pedernales Bend Fire 9/4/2011

- 6,500 acres
- 67 homes destroyed
- 500 homes saved
- Burned for eight days
- Cause not [initially] identified

CWPP: Spot Fire Risk & Structure Combustion Risk

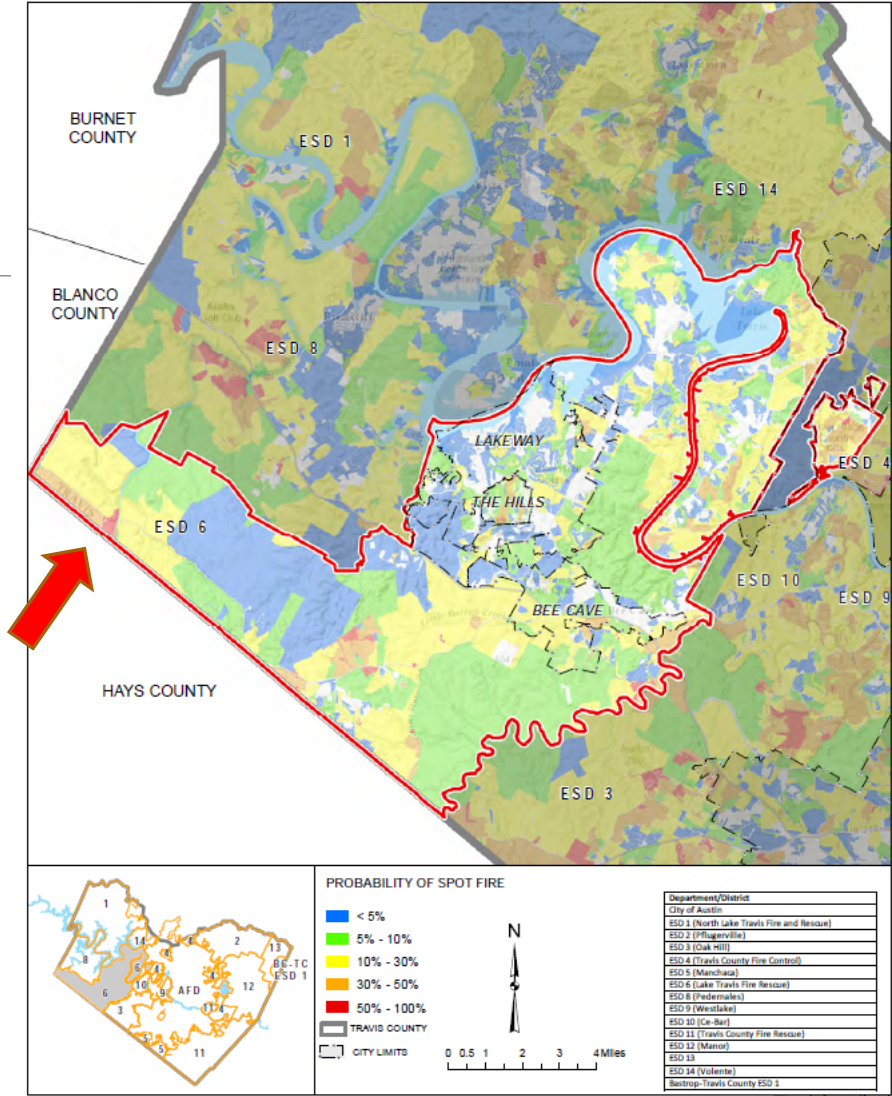


EXHIBIT 21
ESD 6 (LAKE TRAVIS FIRE RESCUE)
SPOT FIRE RISK
AUSTIN-TRAVIS COUNTY COMMUNITY WILDFIRE PROTECTION PLAN

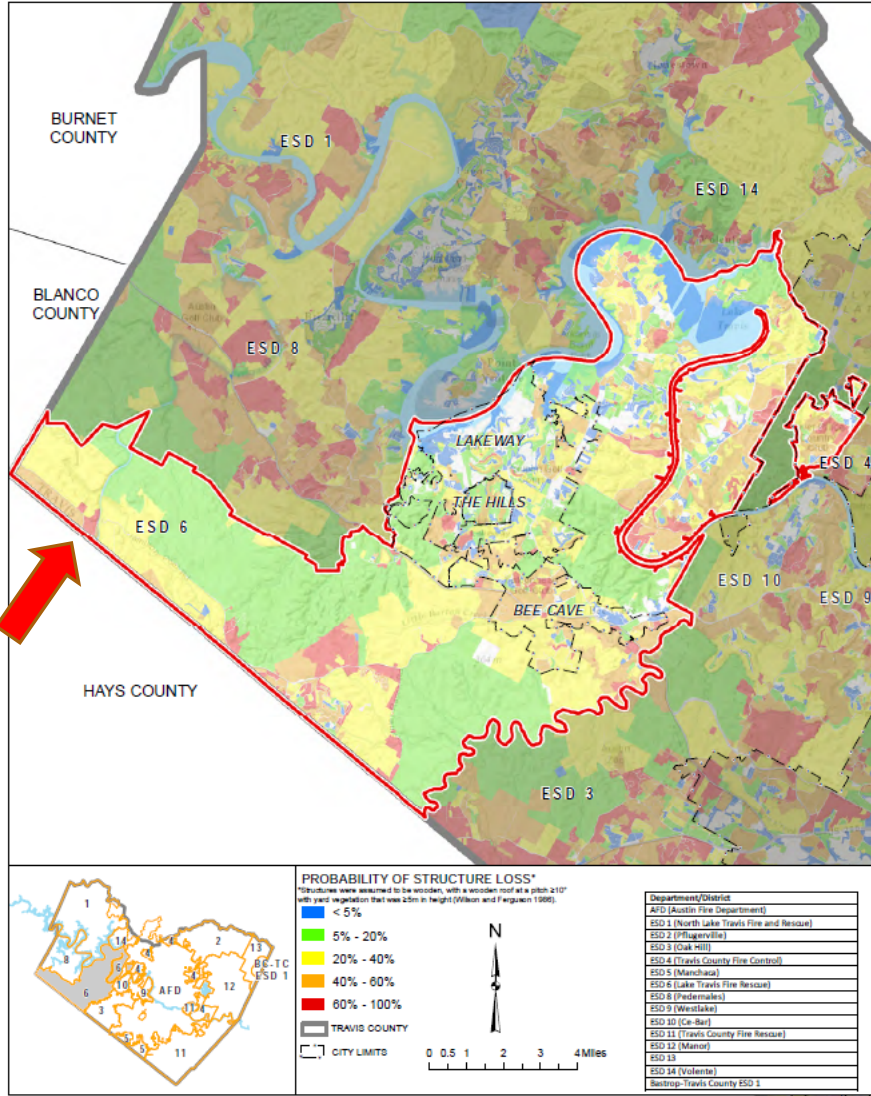
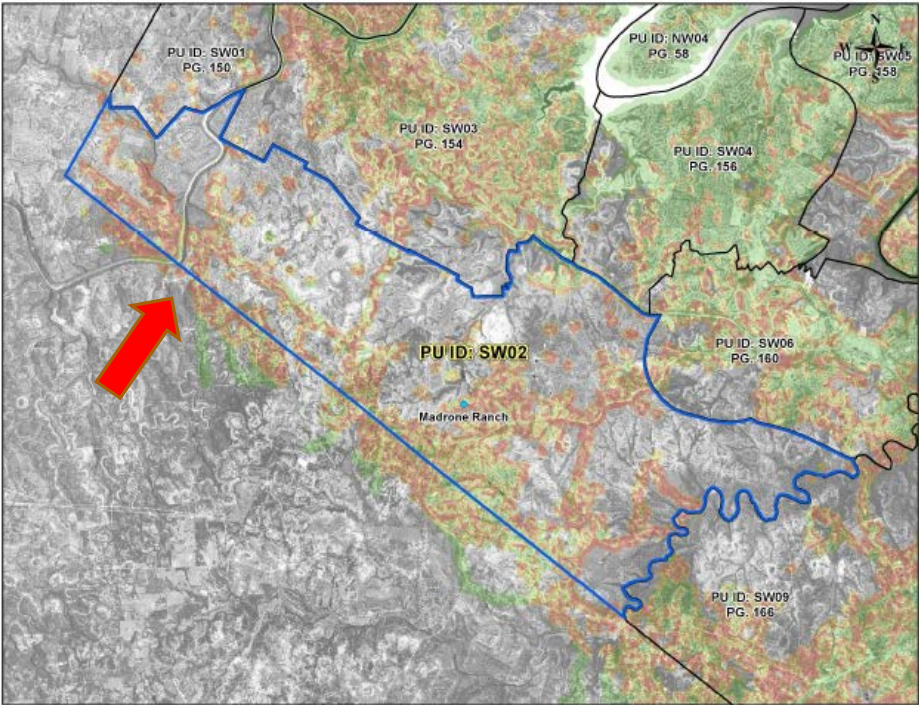
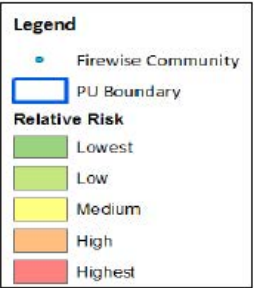


EXHIBIT 22
ESD 6 (LAKE TRAVIS FIRE RESCUE)
STRUCTURE COMBUSTION RISK
AUSTIN-TRAVIS COUNTY COMMUNITY WILDFIRE PROTECTION PLAN
Page C-25

CWPP: Hamilton Pool Planning Unit

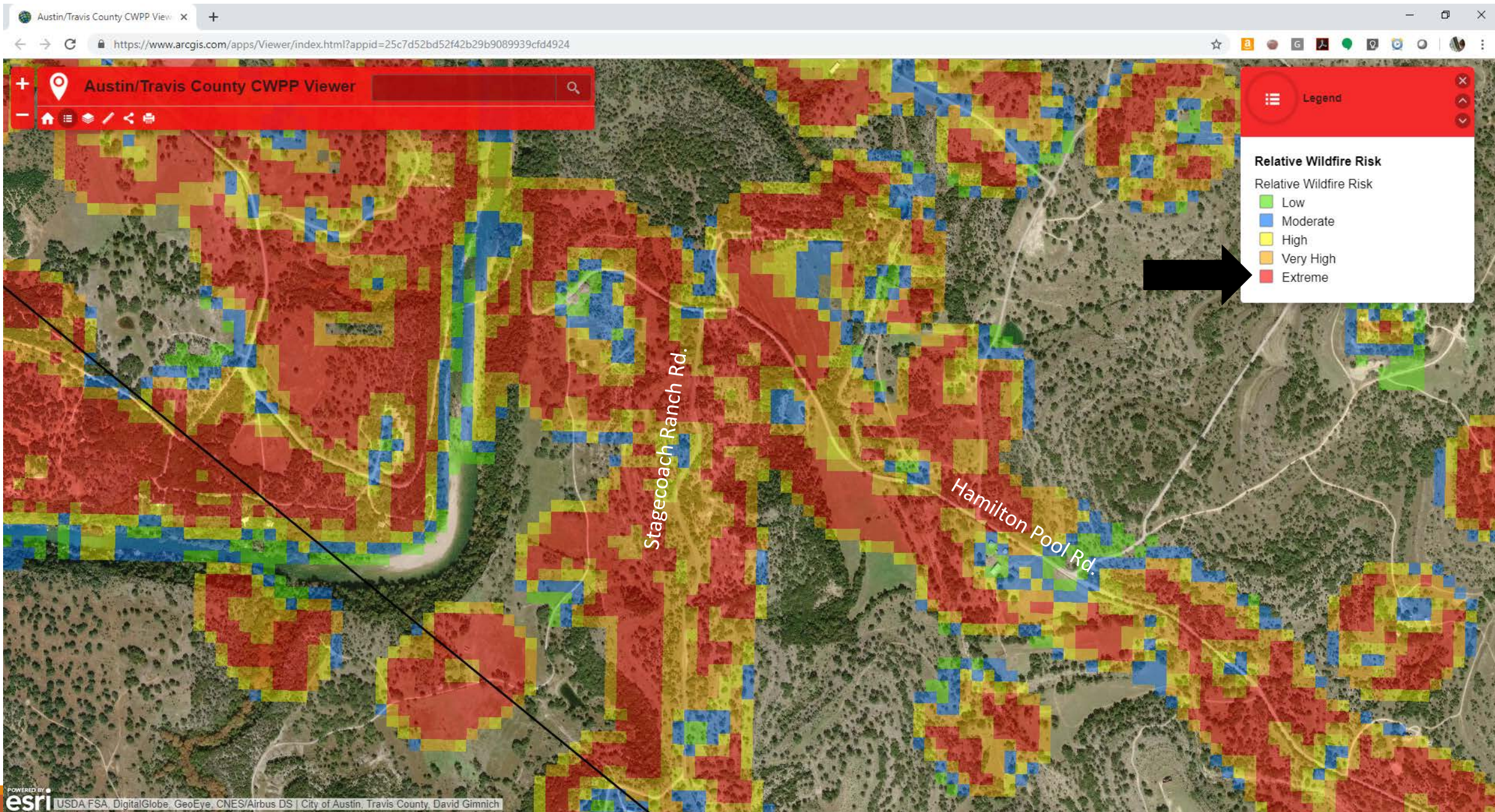


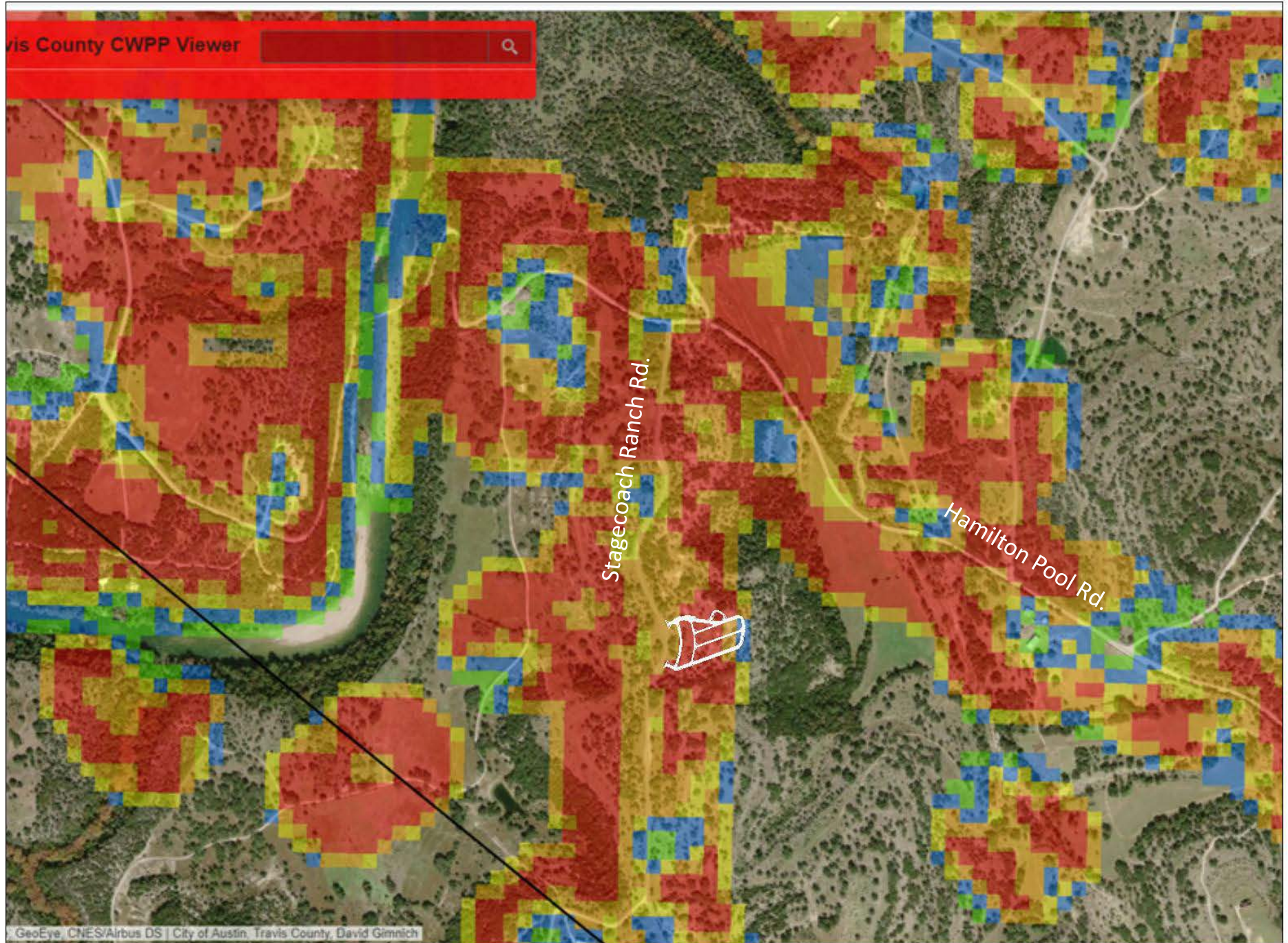
PU Area = 26531 acres
UZ Area = 9912 acres



Overall PU Risk Information:

	Adjusted Risk Ranking	Relative Risk Ranking
Structure Combustion Risk	20	High
Spot Risk	30	High





Our Request

- **Do not issue permit** for Bentree RV Park until public improvements are made which can mitigate the impact of the proposed units in a high wildfire risk area. These include: roadway improvements, dual access, and adequate water supply.
- Share these **engineering and traffic safety** concerns with Travis County Fire Marshal and TNR Staff
- Continue to work with our neighborhood on wildfire readiness to address the existing risk.

Chapter 482 (Travis County Development Regulations) Should Apply

§482.106 Regulation of Division of Land Excepted from the Platting Requirements

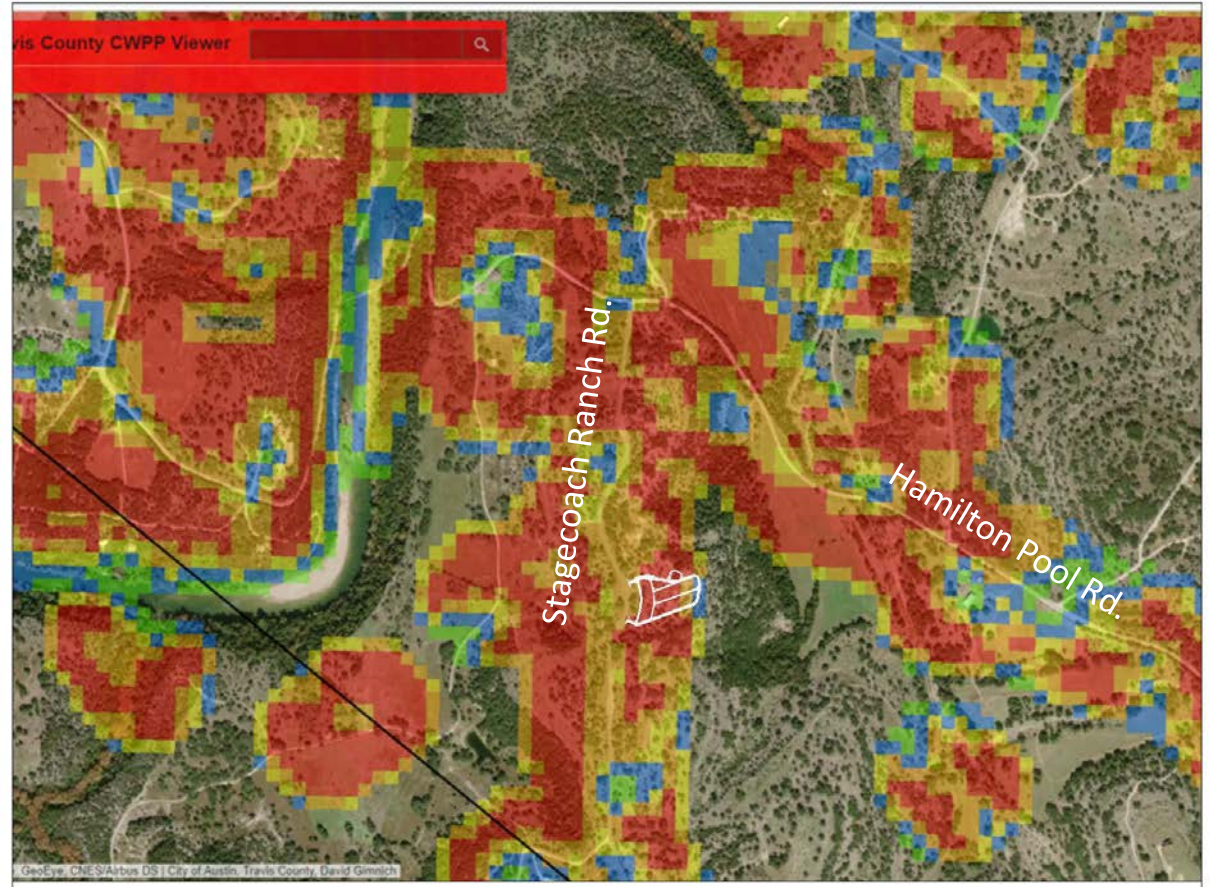
Even if a particular division of land is not subject to the requirements of platting, aspects of the development and sale of the land will be subject to the following County regulations: ...

*(3) To the extent that **engineering and traffic safety concerns** are raised, the Travis County Driveway Permit Process;...*

Chapter 482 Should Apply

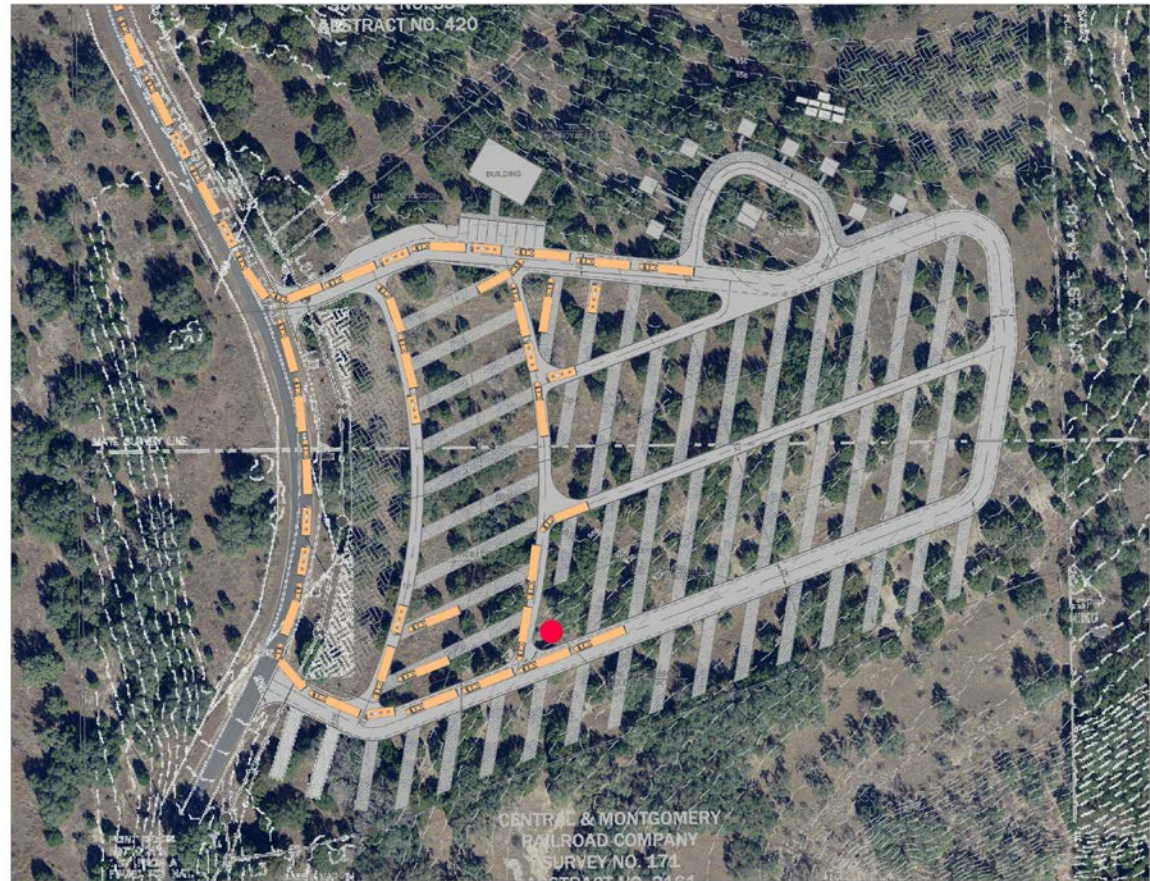
Under Travis County Subdivision Regulations, [§482.202(e)(2)] single access would only be permitted with County Executive determination that the access street ...

“does not cross an area having a high wildland fire protection rating determined in accordance with...NFPA 299..”, among other criteria. [see §482.202(e)(3)(A)(i)]



Chapter 482 Should Apply

“A traffic impact analysis may be required for developments which generate less than 1,000 vpd depending on the type of access proposed, single versus multiple, or if the County believes that existing boundary streets which are affected by the subdivision access will require improvements to maintain an acceptable level of service at the intersections of the subdivision access roads.” [see §482.301(b)]



Recap: Our Request

- **Do not issue permit** for Bentree RV Park until public improvements are made which can mitigate the impact of 84 units in a high wildfire risk area. These include: roadway improvements, dual access, and adequate water supply.
- Share these **engineering and traffic safety** concerns with Travis County Fire Marshal and TNR Staff
- Continue to work with our neighborhood on wildfire readiness to address the existing risk.

Thank you.
