

## EXHIBIT A

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**Date:** November 15, 2017 at 12:00:34 PM CST  
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**Subject:** Sonterra West Section 80 Condos - Comments & Exceptions/Variances

Williamson County has completed review of the construction plans submitted for Sonterra West Section 80. The following comments are offered for your consideration. Noted items would be considered variances from the Williamson County Subdivision Regulations or exceptions to the various manuals and design criteria referenced in the regulations.

**Overall comment** - Based on the determination that a condominium development comprised of subdivided tracts of land is a subdivision within the meaning of the provisions for subdivision regulations in Chapter 232, Subsection A and E, regardless of whether the land is owned by a single owner or commonly owned by multiple owners, Chapter 82 of the Property Code does not supersede or supplant the provisions of the Chapter 232 Local Government Code subdivision requirements. Therefore, all unplatted roads in private subdivisions must meet 2013 County road standards.

### Private Roads

- Variance - 9.9 requires that the Owner shall provide a maintenance schedule for the roads to the County Engineer for approval prior to placement of the final plat on the Commissioners Court agenda for approval. The schedule shall include the maintenance activities, their cycle of occurrence, and the current cost of providing the maintenance activity. The total cost of the activities along with a rate of inflation shall be used to determine the annual assessment per lot.
- Waiver - No more than three (3) residences may be served by a single joint use driveway without constructing to private road standards (ATCM 5.3.1 H).
- Waiver - Roadways greater than 700 feet should provide for two ways in/out of the subdivision/development (ATCM).

### General Comment

- Once available, please forward a copy of the drainage report and the complete geotechnical report, including pavement recommendations, specific to this project.
- Please submit an electronic (.pdf) version of these construction plans on all subsequent review submittals.
- Has an AutoCAD drawing (.dwg format) of this section been submitted? It must be georeferenced in accordance with the requirements of paragraph B10.1 of the Subdivision Regulations (i.e., state plane grid coordinates).

### Cover Sheet

- Please remove "approved for construction" on the Williamson County signature block.
- A note should be added to the cover sheet clarifying that the roads are private, that Williamson County will never accept or maintain the roads unless they meet county standards in effect at the time of initial construction, and that the roads shall be maintained to a standard that will allow for emergency services access in perpetuity.

- A utility cut across the existing road will be allowed only if no other options exist (See W & WW details at Major Lee Ln). There needs to be a note on the cover sheet that says, “THE CONTRACTOR SHALL OBTAIN A “NOTICE OF PROPOSED INSTALLATION OF UTILITY LINE” PERMIT FROM WILLIAMSON COUNTY FOR ANY WORK PERFORMED IN THE EXISTING COUNTY RIGHT-OF-WAY (DRIVEWAY APRON, WATER MAIN TIE-IN, ETC.) THIS PERMIT APPLICATION WILL REQUIRE A LIABILITY AGREEMENT, A CONSTRUCTION COST ESTIMATE FOR WORK WITHIN THE RIGHT-OF-WAY INCLUDING PAVEMENT REPAIR (IF NEEDED), A PERFORMANCE BOND, CONSTRUCTION PLANS AND, IF NECESSARY, A TRAFFIC CONTROL PLAN. AN INSPECTION FEE, AND A PRE-CONSTRUCTION MEETING MAY ALSO BE REQUIRED, DEPENDING ON THE SCOPE OF WORK. THE PERMIT WILL BE REVIEWED AND APPROVED BY THE COUNTY ENGINEER, AND MUST ALSO BE APPROVED BY THE WILLIAMSON COUNTY COMMISSIONERS COURT IF ANY ROAD CLOSURE IS INVOLVED.”

#### **P&P Sheets**

- Plans must be submitted to the emergency services district/fire department in which this development is located and per subdivision regulations section 4.10 & 5.7, all street names should be shown on the plans. The plans show Streets “A” & “B”.
- Variance - There are seven (7) horizontal curves in this development, none of which meet 25 MPH design speed as required for local roadways. B3.6.4 requires local roads to have a minimum design speed of 25 MPH.
- Variance - Hammerhead designs are not allowed. Street should end with a cul-de-sac. Permanent cul-de-sac streets over 150’ throat length require a 60 ft radius right-of-way, 54 ft radius base and minimum 50’ radius to LOG; for less than 150’ throat, a 50’ radius right-of-way, 44’ radius base and 40’ radius to FOC. Dead end streets that end at undeveloped property must be extended to the property lines. They shall end with a temporary cul-de-sac having a 50 foot right-of-way radius, a 40 foot pavement radius, and a 44 foot base radius. If it will have a throat length of more than 150 feet, it shall end with a cul-de-sac having a 60 foot right-of-way radius, a 50 foot pavement radius, and a 54 foot base radius.
- Waiver - The plans indicate multiple parking spaces along roadways A & B. Private parking areas/spaces are not allowed along public streets.

#### **Typical Sections**

- The proposed typical section consists of 21 feet of roadway with 2 ft lay-down curbs, and 15-foot PUEs along each roadway. The overall easement width is 55 feet. Variances needed for:
  - B3.6.3 requires a minimum travel way width with from lip of gutter to lip of gutter of 30 feet,
  - B3.7.2 requires for all curbed roadway that the pavement base course be extended a minimum of 18 inches beyond the back of curb (Base is not proposed on this project),
  - B3.7.6 All roads with fire hydrants shall have a minimum paved width of 26 feet, exclusive of shoulders and/or curb, and
  - Appendix H requires a curb height of 6-inches.
- Variance - B8.1 requires concrete pavements to be a minimum of 9 inches, and shall be jointed and reinforced in accordance with the detail included in Appendix J. The mix design shall be submitted to the County Engineer for approval prior to placement of the material.
- Pavement general notes conflict with the pavement structure shown in the typical sections.

#### **Signage Plan**

- A speed limit sign should be place at the entrance to the development.
- A sign shall be placed at the entrance of the subdivision clearly stating that the roads in this subdivision are private roads. The location of this sign shall be shown in the construction plans.

- Per TxMUTCD, there must be 2 feet minimum between face of standard curb and edge of signs. In addition, a minimum of 18 inches needs to be provided between the face of curb and obstructions such as fire hydrants. For ribbon curb, there needs to be a 7-foot clear zone from the edge of the travel way to the inside edge of signs [3 feet if there's a fire hydrant bay] and obstructions.
- Williamson County requires standard 2-3/8" steel pipe and the Wedge Anchor Steel System sign mounting detail (TxDOT Detail SMD(TWT) -08) for roadside signs. Sheet 21 notes the detail required and says that it is included on this sheet, but is not.

**Lot Requirements**

- Variances - Plat notes typically address setback requirements and minimum FFEs; however, as this development was platted as one condominium lot, setbacks are not dimensioned per Appendix F2. The set-backs appear to average 10 feet from the edge of the PUE. FFEs are not shown.

That should be it for this project. Please let me know if you have any question or need additional information.