

EXHIBIT A

From: Doug Woodall

Sent: Monday, November 20, 2017 11:09 AM

To: Terron Evertson <tevertson@wilco.org>

Subject: Sonterra Section 11, Phases 2 & 3 Preliminary Plan Review Comments & Variances/Waivers

Comments for the latest condo project for your consideration/approval to send out.

“Williamson County has completed review of the preliminary plans submission for Sonterra Section 11, Phases 2 & 3 Condominiums. Please reference the letter from the County Engineer concerning the applicability of Williamson County Subdivision Regulations to Condominium Developments. The letter states in part 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. 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. As such, the following comments are offered for your consideration:

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.
- A note should be added to the cover sheet clarifying that the roads are private, that Williamson County will never accept or maintain the road 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.

General Notes and Standard Sheets

- Variance - The plans must include the Williamson County pavement construction notes as found in Sections B4 through B9 of the Williamson County Subdivision Regulations.
- Please include a note stating, “ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (TxMUTCD)”.
- Please supplement the street name signs to require WHITE letters on a GREEN background.

P&P Sheet / Typical Section

- The P&P sheets should indicate the classification of each roadway as well as the design speed used.
- Variance – Minimum design speed for local roadways is 25 MPH.
- Variance – The minimum width for urban local streets is 30 feet LOG/LOG, utilizing 6 inch barrier curb.

- Variance – The minimum vertical landing length approaching intersections is 50' for local roads with a maximum grade of 2% (Cosmos Ln, Shimek Ln & Kismet Ln)
- Variance – Private parking areas/spaces are not allowed along public streets (re: sec 9.1).
- Please show that an emergency vehicle (WB-50 vehicle) maneuver all areas within the roundabout without jumping the curb.
- Variance – Dead end roads in residential developments that are not proposed to be extended at some time in the future and have a throat length of 150 feet or less shall have a cul-de-sac with a minimum right-of-way radius of 50 feet and a minimum pavement radius of 40 feet to LOG. Hammerhead design will not be allowed; however, alternate designs, such as landscape center islands, may be considered by the County Engineer to ensure a sufficient turnaround area is provided.
- "No Outlet" signs shall be placed at the entrance to the dead-end road, even if the road is planned to be extended at some time in the future.
- Sheet 7 cross section refers to curb detail on Sheet 8. Please modify as the detail is on Sheet 7

Drainage

- Maximum allowable distance for sheet (overland) flow is 100 feet. Sheets 18 reference sheet flow in excess of 100 feet.
- Variance – On curb and gutter roadways, the roadway shall be designed so that no more than one half of one travel lane shall be inundated by the 10-year storm. Please provide calculations showing this requirement is met.

General

- Once available, please forward a copy of the drainage report and the complete geotechnical report, including pavement recommendations, specific to this project.
- The signature block for Williamson County should state, "REVIEWED FOR COMPLIANCE WITH COUNTY REQUIREMENTS:"

If you have any questions or need additional information, please advise."

Per previous discussion, I left off the comments on fees.