

AGENDA ITEM # 14

Consider granting preliminary approval for Morningside Meadows overall plat.

Moved: Commissioner Hays

Seconded: Judge Doerfler

Motion: To grant preliminary approval for Morningside Meadows overall plat.

Vote: Motion carried 3 - 0

AGENDA ITEM # 15

Consider granting preliminary plat approval for Lakeside Estates which was previously approved 9/8/98.

Moved: Commissioner Hays

Seconded: Judge Doerfler

Motion: To grant preliminary plat approval for Lakeside Estates which was previously approved on September 8, 1998.

Vote: Motion carried 3 - 0

AGENDA ITEM # 16

Consider granting variances for River Oaks

Moved: Commissioner Hays

Seconded: Judge Doerfler

Motion: To approve granting variances from Sections 5.6, 5.8, B2.2, B3, B6, B10 4 and B10.6 for River Oaks.

Vote: Motion carried 3 - 0

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**CORRIDOR
ENGINEERING
COMPANY**

307 Sunset Drive
Round Rock, Texas 78664
512 244-4279
512 244-0504 (Fax)

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December 9, 1999

Mr Joe England, P.E
Williamson County Engineer
1900 Georgetown Innerloop
Georgetown, Texas 78626

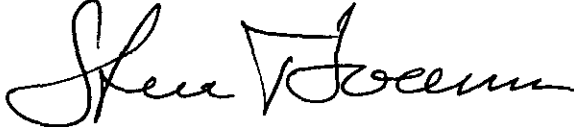
Re River Oaks Preliminary Plat (Private Roads)
450 Acre 452 Ltd Property, S H 29, Williamson County, TX

Dear Mr England

Attached for your review are seven (7) copies of the preliminary plat for the River Oaks subdivision, submitted on behalf of the applicant, 452 Ltd Also attached is our letter addressing variances to the County's subdivision regulations This subdivision remains private with roads maintained by the subdivisions homeowner's association in perpetuity Please call me, should you have any questions

Sincerely,

CORRIDOR ENGINEERING COMPANY



Steve T Sorenson, P E

Attachment

cc Mr Rex Bohls, 452 Ltd

**CORRIDOR
ENGINEERING
COMPANY**

307 Sunset Drive
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VOL 0108 PAGE 840

December 6, 1999

Mr Joe England, P.E
Williamson County Engineer
1900 Georgetown Innerloop
Georgetown, Texas 78626

Re River Oaks, Subdivision, Hwy 29, Williamson County, Texas
Preliminary Plat

Dear Mr England

The River Oaks subdivision consists of approximately 450 acres to be subdivided into 280, 1 acre plus lots. It will be a gated community with private streets maintained by the River Oaks' community in perpetuity. Water will be provided by Chisholm Trail SUD or by each individual homeowner. Wastewater will be provided by individual On Site Sewage Facilities designed in accordance with applicable Williamson County and Cities Health Department regulations.

This project will require some of the same variances as several other similar private subdivisions recently approved by Williamson County. Variances from the County's regulations are as follows:

- 1 Variance is requested from Section 5.6 requiring an inspection fee of 1.5%. Roads are private and are not being inspected by the County.
- 2 Variance is requested from Section 5.8 requiring "As Built" plans. "As Built" plans are a pre-requisite to the County's accepting roads and are not applicable to this project as the County will not be inspecting nor accepting any of the roads within this project.
- 3 Variance is requested from Section B2.2 requiring cross streets at 1,500 foot intervals. Waterford Lane, at 1,600 feet, is the only street to exceed the 1,500 feet and is due to its close proximity to the San Gabriel River. Traffic flow is maintained by terminating this street in a Cul de Sac.
4. Variance is requested from Section B3 requiring minimum road sections. The following road sections are proposed:

Collector Street	Local Streets	Cul de Sacs
60' easement	50' easement	50' easement
24' travel w/2'	22' travel w/2'	20' travel w/2'
base shoulders	base shoulders	base shoulders

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R O W s within River Oaks will be cleared of all vegetation, thereby providing for a safer more comfortable drive via "clear" distances beyond normal standards. Additionally the

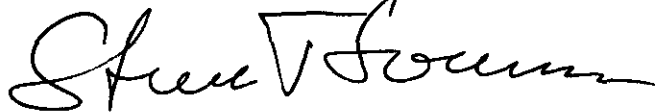
applicant will be paving all roads with 1- ½ inches of hot mix asphalt which exceeds the County's minimum paving requirements for rural roads

- 5 Variance is requested from Section B6 requiring Type A, Grade 2 base material. The applicant intends to test for (screen and PI) , and if found, use any suitable site deposits of caliche and gravel for this project's road base. The modified section will include mined materials in the bottom half of the base section and the top half made up of material from an approved County source. The contractor will be required to provide a one (1) year maintenance bond as guarantee of the work performed and materials used. Public funds are not at risk as all roads within this project will be maintained in perpetuity by the River Oaks' homeowners
- 6 Variance is requested to a portion of Section B10 4 regarding drainage for local and collector streets. The applicant plans to construct road ditches (18-inch "V" ditch) as part of this project's typical roadway section. The applicant will be preparing construction plans establishing minimum culvert requirements for all drainage features where they cross roads. All road culvert crossings will be designed to carry the developed 25 year storm runoff.
- 7 Variance is requested to Section B10 6 regarding driveway drain pipes. The applicant's deed restrictions will require the use of dip driveways throughout the project, excepting those areas where conditions do not permit in which case culverts will be required. The minimum culvert will be a 21-inch oval CMP (24" span x 18" rise)

The above represents discussions we have had regarding this project and is similar to other private street project the Court has approved. Please call me if you have any questions.

Sincerely,

CORRIDOR ENGINEERING COMPANY



Steve T. Sorenson, P.E.

AGENDA ITEM # 17

Consider granting preliminary plat approval for River Oaks.

Moved: Commissioner Hays

Seconded: Judge Doerfler

Motion: To grant preliminary plat approval for River Oaks.

Vote: Motion carried 3 - 0

Regular Agenda**AGENDA ITEM # 18**

Consider granting approval of revised preliminary plat of Teravista, Phases 1, 2, 3A, 7, & 12.

Moved: Judge Doerfler

Seconded: Commissioner Boatright

Motion: To approve revised preliminary plat of Teravista, Phases 1, 2, 3A, 7 & 12.

Vote: Motion carried 3 - 0

AGENDA ITEM # 19

Consider granting approval of plat for revised preliminary, Block House, Section D.

Moved: Commissioner Boatright

Seconded: Judge Doerfler

Motion: To grant approval of revised preliminary plat for Block House, Section D.

Vote: Motion carried 3 - 0

AGENDA ITEM # 20

Consider granting final plat approval for Block House, Phase D, Section 2.

Moved: Commissioner Boatright

Seconded: Judge Doerfler

Motion: To approve final plat for Block House, Phase D, Section 2.

Vote: Motion carried 3 - 0

AGENDA ITEM # 21

Open and consider awarding, rejecting or extending bids for extension of Parmer Lane north of State Highway 1431

Commissioner Boatright requested this item be tabled until further notice.

AGENDA ITEM # 22

Discuss and take appropriate action on concept plan for Spears Ranch on Salado Creek. (Pct 3)

Commissioner Hays requested this item be tabled until January 4, 2000.

AGENDA ITEM # 23

Consider granting final plat approval for Lakeside Estates, Phase 1-A.

Moved: Commissioner Boatright

Seconded: Judge Doerfler

Motion: To approve final plat for Lakeside Estates Phase 1-A with a stipulation of "no parking" on County Road 138.

Vote: Motion carried 3 - 0

AGENDA ITEM # 24

Consider authorizing County Judge to execute a Developer's Agreement with Paloma Cimarron Hills, L.P.

Moved: Judge Doerfler

Seconded: Commissioner Boatright

Motion: To authorize County Judge to execute a concept plan for Developer's Agreement with Paloma Cimarron Hills, L.P.

Vote: Motion carried 3 - 0

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