

Notes from the October 16,2019 meeting with Precinct 3 County road engineers, Trammel Crow Company representative, and Representatives from the subdivisions of Village at Cypress, S. Kolbe Rd Acreage, White Oak Springs, and Hemwick Place.

County Engineers

- * S. Kolbe Rd will be connected to the new Fallbrook Blvd
- * The connection between the two streets will be built as to not be readily visible to passing traffic
- * County Precinct 3 engineers will block the connection between the two streets with an Emergency Gate. A heavy duty, durable, steel gate, the same size as the road block that is currently at the end of S. Kolbe Rd. The gate will only be opened by Emergency personnel only. IE: Fire Trucks, Ambulances, or Police cars, and only if the emergency vehicles can't get to an emergency any other way.

No other exceptions allowed. The county does NOT want to connect the roads to daily traffic or 18 wheelers.

- * A key to the gate will be given to the first responders, and one to the subdivisions Village at Cypress and S. Kolbe Rd Acreage
- * The road will NOT be opened for daily traffic at any time in the future. The county is the only entity that can authorize the road to be opened to daily traffic and they do not want that!
- * We have their email address and phone numbers to call if anything happens with the gate.
- * If the gate is accidently left open we can close it!

Trammel Crow Company

- * For sound and sight pollution- existing mature trees will be left in place along the property lines with our subdivisions giving us a visual block and a sound buffer.
- * Concerns about the placement of Fallbrook Dr.- the road will be lower than the surrounding ground, with curbs and drainage openings to drain rain-water into their underground drainage system. The road will have street lights, no parking signs along the road, and berms along the road with landscaping. The road will be built in close proximity to our subdivisions.

* Flooding concerns- an underground drainage system will be put in before any concrete is poured. There will be grates in the concrete all over the development, the loading docks will be dug 2 feet deep so that the building base will only be two feet higher than the ground. The loading docks will provide drainage collection. All rain water that hits on the property will be diverted into their drainage system.

A 12 acre retention pond that is 8 - 9 feet deep will be built on the North East corner of the development. All the underground drainage will be directed into the pond. If the pond fills up, it will empty into White Oak Bayou by the Huffmeister bridge.

All the development property will be graded to Fallbrook Dr, and into sub terrain drains that are connected to the retention pond.

* Safety concerns – the warehouse buildings will be lighted with LED lights with light hoods to direct the light to the building and not into the neighbors' backyards.

An on-sight management company will watch the property. Usually, the working hours will be 8 AM to 6 PM. So no truck traffic at night during sleeping hours.

Truck drivers will not park overnight in the business park area.