



# COLLIN COUNTY

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**Date:** October 5, 2020  
**To:** Commissioners Court  
**From:** Tracy Homfeld, PE; Assistant Director of Engineering  
**Subject:** Approval of Final Plat and Sign Plan for Flatland 598 Addition.

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Canales Rental Property, LLC, owner and developer of Flatland 598 Addition, requests Commissioners Court consider approval of the attached Final Plat and Sign Plan.

## **LOCATION AND SIZE**

The development is located on CR 598, approximately 5.7 miles south of Farmersville; see location map attached. The subdivision consists of eleven (11) residential lots. The residential lots range from 1.00 acre to 1.45 acres. Not all lots front on an existing road, therefore road construction is required.

## **ROADS, UTILITIES AND DRAINAGE**

An on-site sewage facility review has been performed and approved and notes have been added to the plat. A preliminary drainage review has been done. The plans show adequate drainage patterns. Construction related plans and details will be reviewed and approved by staff after plat approval and before construction. If drainage easements will change on the plat, staff will review and approve. If needed, the plat will be amended before recording.

Water will be supplied to the subdivision by Copeville Special Utility District. The 100-year flood plain does not encroach upon the subdivision

A final review of the roadway infrastructure construction plans will be done before construction can begin. Road construction, or appropriate financial security, will be required before the plat can be recorded.

## **SIGN PLAN**

The Engineering Department has reviewed and approved the sign plan for Flatland 598 Addition. The plan was prepared by a Texas licensed engineer according to the Manual on Uniform Traffic Control Devices (MUTCD).

In order to place regulatory signs in new subdivisions, the court must approve the signage plan. Once approved, the developer will be required to install the approved regulatory and street name signs. The signs will be required to be built and installed per the MUTCD.

## **ACTION**

***We request Commissioners Court consideration for the approval of the Final Plat and Sign Plan for the Flatland 598 Addition.***