



October 12, 2020

To: Commissioners Court
From: Tracy Homfeld, PE; Assistant Director of Engineering
Subject: Colina Creek Estates Phase 5– Final Plat & Street Signage Plan

547 Land Development LLC, owner and developer of Colina Creek Estates Phase 5, requests Commissioners Court consider approval of the attached Final Plat and signage plan.

LOCATION AND SIZE

Located off FM 547, approximately 3.30 miles Southeast of Farmersville; see location map attached. The Subdivision consists of forty (40) residential lots ranging from 1.00 acre to 1.44 acres. Not all lots front on an existing road, therefore road construction is required.

PLAT, ROADS, UTILITIES AND DRAINAGE

An on-site sewage facility review has been performed and approved and notes have been added to the plat.

The plat generally meets Subdivision Regulations, however the plat was submitted showing 60' Right of way and the regulations that this submission falls under only required 50'. The developer was under the impression that the new regulations would be in place by the time he submitted his plat. The developer is now wanting to switch back to 50'. This change will be made as part of the plat comments.

A preliminary drainage review has been done, however, a final drainage review is pending. If onsite drainage easements will need to change on the plat, staff will review and approve. If needed, the plat will be amended before recording. If off-site drainage easements are required, they will be recorded and that recording information will be shown on the Colina Creek Estates Phase 5 plat before recording.

Drainage and Roadway Construction related plans and details will be reviewed and approved by staff after plat approval and before construction.

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

Road construction, or appropriate financial security, will be required before the plat can be recorded.

STREET SIGN PLAN

The Engineering Department has reviewed and approved the street sign plan for Colina Creek Estates phase 5. 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 street 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

- 1. We request Commissioners Court consideration for the conditional approval of the Final Plat for Colina Creek Estates phase 5.***
- 2. We request Commissioner's Court consideration for the approval of the street signage plan for Colina Creek Estates phase 5.***