



October 19, 2020

**To:** Commissioners Court  
**From:** Tracy Homfeld, PE; Assistant Director of Engineering  
**Subject:** Providence Point phase 2– Final Plat & Street Sign Plan

Cope Equities LLC, owner and developer of Providence Point phase 2, requests Commissioners Court consider approval of the attached Final Plat and Street Sign plan.

### **PROPERTY DETAILS**

Located on CR 643, approximately 4.5 miles Southeast of Farmersville; see location map attached. The Subdivision consists of sixty four (64) residential lots ranging from 1.00 acre to 1.769 acres. Not all lots front on an existing road, therefore road construction is required.

### **CONDITIONAL REVIEW ITEMS**

An on-site sewage facility review has been performed and approved and notes have been added to the plat. The plat generally adheres to Subdivision regulations. However, we have noted the following conditions below.

Condition #1: 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 Providence Point phase 2 plat before recording. The owner is proposing a storm drain off site therefore additional offsite approvals will be given for this line.

Condition #2: Road Right of Way is proposed over the top of an existing overhead and gas transmission easement. We will need to see approvals from the easement holder allowing a road to be built on top of this easement.

### **ADDITIONAL INFORMATION:**

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 Providence Point 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 Providence Point phase 2.***
- 2. We request Commissioner's Court consideration for the approval of the street sign plan for Providence Point phase 2.***