



March 22, 2021

To: Commissioners Court
From: Tracy Homfeld, PE; Assistant Director of Engineering
Subject: Highland Crossing North– Street Signage Plan & Conditional Approval of Final Plat

Beaten Path Development, LLC, owner and developer of Highland Crossing North, requests Commissioners Court consider approval of the attached Final Plat and signage plan.

PROPERTY DETAILS

Located on County Road 138, approximately 4.90 miles Northwest of Weston; see location map attached. The Subdivision consists of Sixty-Three (63) residential lots and three (3) detention/drainage easement lots, ranging from 1.00 acre to 1.30 acres. Not all lots front on an existing road, therefore road construction is required.

ADDITIONAL INFORMATION:

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

Water will be supplied to the subdivision by Marilee SUD. The 100-year flood plain does not encroach upon the subdivision.

The right of way dedication on the plat is not in accordance with current Subdivision Regulations; however, a preliminary plat was approved prior to the final acceptance of the New Subdivision Regulations, therefore the ROW for the new County Roads shall be 50 feet instead of the 60 feet.

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

CONDITIONS

The plat generally meets SUBDIVISION RULES as outlined in Section 1.05 of the Collin County Subdivision Regulations and authorized under LGC 232, however the developer will be required to submit the items missing on plat.

These items will be outlined in a detailed punch list to the developer within 10 days following Court's conditional approval and will cite the reference in the County's Subdivision Regulations and LGC.

STREET SIGN PLAN

The Engineering Department has reviewed and approved the street sign plan for Highland Crossing North. 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 approval of the street sign plan for Highland Crossing North.***
- 2. We request Commissioners Court consideration for the approval of the Final Plat for Highland Crossing North with the condition that the additional required information be submitted, based on LGC 232.001 and 232.003.***