



July 12, 2021

To: Commissioners Court
From: Tracy Homfeld, PE; Assistant Director of Engineering
Subject: Final Plat and Street Sign Plan for Melissa Farms phase 2

Harlan Properties Inc., owner and developer of Melissa Farms phase 2, request Commissioners Court consideration of the attached Final plat and street sign plan for Melissa Farms phase 2.

Melissa Farms phase 2 will consist of 74 residential lots. The lots will range from 1.0 to 2.385 acres. On-site sewage facilities systems are suitable for this subdivision. Water will be supplied to the subdivision by Altoga WSC. The 100-year flood plain is not present on the property. The lots do not front on an existing county road, therefore new road construction is required.

The plat generally meets the County's SUBDIVISION RULES as outlined in Section 1.05 of the Collin County Subdivision Regulations and authorized under Local Government Code (LGC) 232, however the developer will be required to make the necessary technical edits. Those 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.

In addition, the owner has submitted a street sign plan for the development. The plan was prepared by a Texas licensed professional engineer according to the Manual on Uniform Traffic Control Devices (MUTCD). The Engineering department has reviewed and concurs with the submitted street sign plan.

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

We request Commissioners Court consideration for:

1) The approval of the Final Plat for Melissa Farms phase 2, with the condition that the developer make the necessary technical edits, based on LGC 232.001 and 232.003, and

2) Approval of the Street Sign Plan for Melissa Farms phase 2.