



**Date:** September 13, 2020  
**To:** Commissioners Court  
**From:** Tracy Homfeld, PE; Assistant Director of Engineering  
**Subject:** Approval of Final Plat and Sign Plan for Princeton Lakeside Estates

Kamlesh Shukla, owner and developer of Princeton Lakeside Estates, requests Commissioners Court consider approval of the attached Final Plat and sign plan.

**The final plat for this development was originally approved on June 15, 2020 by Commissioners Court. Since then, the developer has re-designed the layout of the lots and roads and therefore was required to resubmit for approval. One (1) road was removed and two (2) other roads were relocated from their original location. The plat meets the subdivision regulations and therefore staff is recommending approval of this plat and the rescinding of the court order 2020-522-06-15 from June 15, 2020.**

### **LOCATION AND SIZE**

The development is located on CR 448, approximately 3.3 miles South of Princeton; see location map attached. The Subdivision consists of Twenty-nine (29) residential lots. The residential lots range from 1.00 acre to 2.8 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. Water will be supplied to the subdivision by Culleoka Special Utility District. The 100-year flood plain does not encroach upon the subdivision. A review of the civil plans has been completed.

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 Princeton Lakeside Estates. The plan was prepared by a Texas licensed engineer according to the Manual on Uniform Traffic Control Devices (MUTCD).

In order to place regulatory street signs in new subdivisions, the court must approve the street signage plan. Once approved, the developer will be required to install the signs. The signs will be required to be built and installed per the Manual on Uniform Traffic Control Devices (MUTCD).

### **ACTION**

We request Commissioners Court:

- 1) Rescind Court order 2020-522-06-15 for the original approval of the Princeton Lakeside Estates
- 2) Consideration for the approval of the Final Plat for Princeton Lakeside Estates
- 3) Consideration for the approval of the Street Sign Plan for Princeton Lakeside Estates