



COLLIN COUNTY

Engineering Department
825 N. McDonald Street
Suite 160
McKinney, Texas 75069
972-548-3733
www.collincountytx.gov

Date: March 24, 2011
To: Commissioners' Court
From: Tracy R. Homfeld, PE, CFM; Assistant Director of Engineering
Subject: The Hills of Lone Star Phase 3; North Star Ranch – Preliminary Plat

C. Kent Adams, owner and developer of the 168.85 acre Hills of Lone Star Phase 3; North Star Ranch requests Commissioners' Court consider approval of the Preliminary Plat for The Hills of Lone Star Phase 3; North Star Ranch.

LOCATION AND SIZE

The Hills of Lone Star Phase 3 subdivision is located on the west side of Lone Star Rd just north of CR 177 and South CR 179. Location map attached. This phase of the subdivision consists of seventy-three (73) lots which sizes range from 1 to 3.2 acres. Some lots may need to be combined in the future due to On Site Sewage Facility (OSSF) issues with setback from drainage easements. This will be addressed at Final Plat. All lots do not front on the existing county road; therefore road construction is required.

ROADS, UTILITIES AND DRAINAGE

The owner has submitted a preliminary plat showing location of all proposed roads to include a typical paving section to be used. Preliminarily, the road configuration and typical section will meet county subdivision regulations. A detailed Drainage Study to include pre and post construction runoff values will be supplied at final. Road cross sections and ditch velocity calculations will also be supplied at final plat. Right of Way Dedication is not shown on the existing County Road but will be addressed at Final. A formal OSSF Review will be performed at final to establish if septic systems are suitable for The Hills of Lone Star Phase 3. Water will be supplied to the subdivision by Gunter Special Utility District. Detailed Utility drawings will be supplied at final as well. The 100-year flood plain does not encroach upon the subdivision.

ACTION

We recommend Commissioners' Court approve The Hills of Lone Star Phase 3; North Star Ranch Preliminary Plat. The Preliminary Plat is not a fileable instrument but is used for planning purposes only.

xc: Ruben Delgado
Misty Brown