



COLLIN COUNTY

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September 13, 2016

To: Commissioners Court
From: Tracy Homfeld, PE; Assistant Director of Engineering
Subject: Canales Trails Addition – Final Plat

Jose Luis Canales, owner and developer of Canales Trails Addition, requests Commissioners Court approval of the attached Final Plat.

LOCATION AND SIZE

Located South of FM 1778 and CR 598, near Copeville, TX. See location map attached. The subdivision consist of 20 lots ranging in sizes from sizes range from 1.05 acres to 1.19 acres. The lots do not front on the county road; therefore road construction is required.

ROADS, UTILITIES AND DRAINAGE

The owner has submitted road plans for the proposed Subdivision. The plans show adequate road cross-sections and drainage patterns within the subdivision. Adequate right-of-way is dedicated. On site sewage facilities systems are suitable for this subdivision. Water will be supplied to the subdivision by Copeville Special Utility District. The 100-year flood plain does encroach upon the subdivision. The owner has completed a study to determine the base flood elevations, or 100-yr flood plain elevations. Finished floor elevations, for the lots in the flood plain, will be provided to meet the county flood plain regulations.

ACTION

We recommend Commissioners Court approve the Canales Trails Addition Final Plat and authorize the owner to file the final plat upon satisfactory completion of the improvements or posting of sufficient funds to assure completion of the improvements.