



COLLIN COUNTY

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October 11, 2016

To: Commissioners Court
From: Tracy Homfeld, PE, CFM; Assistant Director of Engineering
Subject: Lake Vista Estates Manufactured Housing Rental Community – Infrastructure Development Plan (IDP)

One World Estate, LLC (Lijuan Jing), owner and developer of Lake Vista Estates, a Manufactured Housing Rental Community, requests Commissioners Court consider approval of the Infrastructure Development Plan (IDP).

LOCATION AND SIZE

The manufactured home rental community is located at the SE corner of FM 982 and CR 442, and does not lie within any cities ETJ; see location map attached. The manufactured housing rental community consists of 9.003 total acres, divided into twenty (20) lots. The lot sizes range from 5440 sq. ft. to 8389 sq. ft.

ROADS, UTILITIES AND DRAINAGE

The owner has submitted an IDP for review. The Drainage plan has been reviewed and approved. A concrete access drive is required for the community. The drive will be constructed to Collin County Standards. On-site sewage systems are suitable for the development. Water will be supplied to the manufactured home rental community by Culleoka Water Supply Company. The 100-year flood plain does not encroach on the manufactured housing rental community.

- We will inspect the site during the construction of the OSSF system and the access road
- The county will not be maintaining the road within the development because it is a rental community. There will be no plat for filing or dedication of roads.
- Anytime we receive complaints with regard to the OSSF, drainage or road infrastructure we will require the owner to correct any deficiencies.

ACTION

We recommend Commissioners Court approval of the Lake Vista Estates Manufactured Housing Rental Community Infrastructure Development Plan.