



# COLLIN COUNTY

Engineering Department  
4690 Community Ave.  
Suite 200  
McKinney, Texas 75071  
972-548-3733  
[www.collincountytx.gov](http://www.collincountytx.gov)

March 6, 2018

**To:** Commissioners Court  
**From:** Tracy Homfeld, PE; Assistant Director of Engineering  
**Subject:** Final Plat for The Residences at Cottage Hill

Rudy and Paula Mann, owners and developers of the Residences at Cottage Hill, request Commissioners Court consider approval of the attached Final Plat.

## **LOCATION AND SIZE**

The development is located on the east side of FM 2478 and west of CR 171, west of the city of Weston. See location map attached. This Addition consists of forty-two (42) residential and lots which sizes range from 1.00 to 1.327 acres and three (3) HOA lots. The lots do not all front on the existing public roads, therefore road construction is required.

## **ROADS, UTILITIES AND DRAINAGE**

The owner has submitted road plans and the final plat for review. 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 Marilee Special Utility District. The 100-year flood plain does encroach upon the subdivision.

Road construction, or appropriate financial security, will be required before the plat can be filed.

## **ACTION**

We recommend Commissioners Court approve the final plat for the Residences at Cottage Hill.