



COLLIN COUNTY

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December 17, 2018

To: Commissioners Court
From: Tracy Homfeld, PE; Assistant Director of Engineering
Subject: Patriot Place (45 lots) – Final Plat

Cope Equities LLC, owner and developer of Patriot Place, requests Commissioners Court consider approval of the attached Final Plat.

LOCATION AND SIZE

The development is located on FM 982 at CR 439, approximately 6.4 miles South of Princeton; see location map attached. The Subdivision consists of Forty-Five (45) residential lots ranging from 1.00 acre to 1.66 acres. Not all lots front on an existing road, therefore road construction is required.

UTILITIES AND DRAINAGE

The plans show adequate cross sections and drainage patterns within the subdivision. On-site sewage facilities are suitable for this subdivision. Water will be supplied to the subdivision by Culleoka Special Utility District. The 100-year flood plain does not 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 Patriot Place.