



COLLIN COUNTY

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April 4, 2017

To: Commissioners Court
From: Tracy Homfeld, PE; Assistant Director of Engineering
Subject: Final Plat for Hills of Lone Star Lots A2-A9; Phase 7B / NorthGate

C. Kent Adams, dba Lone Star Partners, owner and developer of Lots A2-A9; Hills of Lone Star Phase 7B/NorthGate, requests Commissioners Court consider approval of the attached Final Plat.

LOCATION AND SIZE

This new phase is located just northeast of the intersection of CR 179 with Lone Star Road; see location map attached. This phase of the subdivision consists of eight (8) new lots which sizes range from 2.846 to 3.301 acres. The lots do not front on the existing county road, 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 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 the Hills of Lone Star Lots A2-A9; Phase 7B / NorthGate