



COLLIN COUNTY

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June 5, 2017

To: Commissioners Court
From: Tracy Homfeld, PE; Assistant Director of Engineering
Subject: Cope Addition No. 2, Lots 1-31 Final Plat

Cope Equities, owner and developer of Cope Addition No. 2, Lots 1-31, requests Commissioners Court consideration of the attached Final Plat.

LOCATION AND SIZE

The development is located west of FM 982, approximately 4 miles south of Princeton, TX.; See location map attached. This subdivision consists of thirty-one (31) new lots which range in sizes from 1.002 acres to 3.133 acres. Most of the lots do not front on a public roadway; 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 are suitable for this subdivision. Water will be supplied to the subdivision by Culleoka Water Supply Corp. The 1% annual flood plain does encroach upon the subdivision. The developer has done a flood study to determine the 1% annual flood water surface elevations. No reclamation will be done in the 1% annual flood plain. Minimum floor elevations have been established based on this study and certificates of elevation will be required for each structure built on lots with flood plain.

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 Cope Addition No. 2, Lots 1-31