



COLLIN COUNTY

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Date: February 6, 2020
To: Commissioners Court
From: Tracy Homfeld, PE; Assistant Director of Engineering
Subject: Approval of Final Plat and Sign Plan for The Hills of Lone Star, Phase 10, Haley Cove

C. Kent Adams, DBA Lone Star Partners, owner and developer of The Hills of Lone Star phase 10, Haley Cove, requests Commissioners Court consider approval of the attached Final Plat and sign plan.

LOCATION AND SIZE

The development is located off CR 179, just north of Weston, TX; see location map attached. The subdivision consists of four (4) residential lots and one (1) common area lot. The residential lots average approximately 2.5 to 6.0 acres. The lots do not front on an existing county road; therefore road construction is required.

ROADS, UTILITIES AND DRAINAGE

The owner has submitted constructions plans and final plat for review. The plans show adequate road 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 Marilee SUD. The 100-year flood plain does encroach upon a small portion of the subdivision. A flood study has been reviewed and approved. Road construction or the appropriate financial security will be required, before the plat can be filed.

SIGN PLAN

The Engineering department has reviewed and approved the sign plan for The Hills of Lone Star phase 10, Haley Cove. The plan was prepared by a Texas licensed engineer according to the Manual on Uniform Traffic Control Devices (MUTCD).

In order to place regulatory signs in new subdivisions, the court must approve the signage plan. Once approved, the developer will be required to install the approved regulatory and street name signs. The signs will be required to be built and installed per the Manual on Uniform Traffic Control Devices (MUTCD).

ACTION

We request Commissioners Court consideration for the approval of The Hills of Lone Star phase 10, Haley Cove Final Plat and Sign Plan.