



# COLLIN COUNTY

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**Date:** April 19, 2021  
**To:** Commissioners Court  
**From:** Tracy Homfeld, PE; Assistant Director of Engineering  
**Subject:** Jefferson Estates Final Plat

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Jefferson Estates LLC., owner of Jefferson Estates, requests Commissioners Court consideration of the attached Final Plat.

## **PROPERTY DETAILS**

The proposed development is located on the Corner of CR 673 and CR 707, approximately 5.07 miles Northeast of Blue Ridge; see location map attached. The Subdivision consists of eight (8) residential lots. The residential lots range from 1.00 acre to 35.00 acres.

On-site sewage facilities systems are suitable for this subdivision. Water will be supplied to the subdivision by West Leonard WSC. A portion of lot 8 will have the 100-year flood plain on it however there is ample room for residential development outside of the Special Flood Hazard Area (SFHA). All lots front on an existing road, therefore new road construction is not required.

The developer will be utilizing existing drainage patterns therefore no site construction documents were submitted. If any work is to be done to the existing county road ditches to accommodate lot drainage, the developer and or builder will be required to permit through public works before any work can be done in the county's right of way.

## **ACTION**

We request Commissioners Court consideration for the approval of the Final Plat of Jefferson Estates.