



COLLIN COUNTY

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April 19, 2021

To: Commissioners Court
From: Tracy Homfeld, PE; Assistant Director of Engineering
Subject: Falcon Landing Final Plat

Executive Asset Holding LLC., owner of Falcon Landing, requests Commissioners Court consideration of the attached Final Plat.

PROPERTY DETAILS

The proposed development is located along CR 496 at CR 564, approximately 3.50 miles Northeast of Princeton, see location map attached. The Subdivision will consist of ten (10) residential lots. The residential lots will range from 1.06 acre to 1.83 acres.

On-site sewage facilities systems are suitable for this subdivision. Water will be supplied to the subdivision by Verona WSC. The 100-year flood plain is not present on the property.

In order to facilitate adequate drainage, minor grading will be performed on the site. A review of the grading construction documents will be finalized and grading improvements completed and inspected prior to the plat being released for recording. All lots front on an existing road, therefore new road construction is not required.

PLAT CONDITIONS

The plat generally meets SUBDIVISION RULES as outlined in Section 1.05 of the Collin County Subdivision Regulations and authorized under Local Government Code (LGC) 232, however the developer will be required to re-submit the plat with the necessary edits.

These items will be outlined in a detailed punch list to the developer within 10 days following Court's conditional approval and will cite the reference in the County's Subdivision Regulations and LGC.

ACTION

We request Commissioners Court consideration for the approval of the Final Plat for Falcon Landing phase 1 with the condition that the developer re-submit the plat with the necessary edits, based on LGC 232.001 and 232.003.