



COLLIN COUNTY

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May 17, 2021

To: Commissioners Court
From: Tracy Homfeld, PE; Assistant Director of Engineering
Subject: Pioneer Estates_ Conditional Approval of Final Plat

BR Pioneer Dev., owner of Pioneer Estates, requests Commissioners Court consideration of the attached Final Plat.

PROPERTY DETAILS

Located along CR 502 approximately 2.6 miles southwest of Blue Ridge; see location map attached. The proposed subdivision consists of 26 residential lots.

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. Drainage and grading documents shall be reviewed prior to release of the final plat. 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 Pioneer Estates with the condition that the developer re-submit the plat with the necessary edits, based on LGC 232.001 and 232.003.