



COLLIN COUNTY

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June 21, 2021

To: Commissioners Court
From: Tracy Homfeld, PE; Assistant Director of Engineering
Subject: Jackson Lakeside Estates Final Plat

Burnside Organization LLC., owner of Jackson Lakeside estates, requests Commissioners Court consideration of the attached Final Plat.

The proposed development is located approximately 5.70 miles east of Blue Ridge on CR 707 at the corner of CR 676, see location map attached. The Subdivision will consist of eight (8) residential lots. The residential lots will range from 1.59 acre to 4.95 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 lots 1- 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 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 make the necessary technical edits. Those 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.

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 for Jackson Lakeside Estates with the condition that the developer make the necessary technical edits, based on LGC 232.001 and 232.003.