



August 23, 2021

To: Commissioners Court
From: Tracy Homfeld, PE; Assistant Director of Engineering
Subject: Final Plat and Street Sign Plan for Deer Springs phase 1

Josephine Endeavors, LLC, owner and developer of Deer Springs phase 1, requests Commissioners Court consider approval of the attached Final Plat and signage plan.

Located off CR 695, approximately 1.7 miles North of the City of Josephine; see location map attached. The Collin County portion of the Subdivision consists of sixty eight (68) residential lots ranging from 1.2 acre to 1.4 acres. Not all lots front on an existing road, therefore road construction is required.

The plat generally meets the County's 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.

FEMA SFHA is present on the development entirely within the Hunt County side. The County Engineering department will review the flood study provided with the submittal.

In addition, the owner has submitted a street sign plan for the development. The plan was prepared by a Texas licensed professional engineer according to the Manual on Uniform Traffic Control Devices (MUTCD). The Engineering department has reviewed and concurs with the submitted street sign plan.

The development will be partially within Collin County and partially within Hunt County. Hunt County will review the portion within their jurisdiction and Hunt County officials will sign the final approved plat.

ACTION

We request Commissioners Court consideration for:

1) The approval of the Final Plat of Deer Springs phase 1, with the condition that the developer make the necessary technical edits, based on LGC 232.001 and 232.003, and

2) Approval of the street sign plan for Deer Springs phase 1.