



MEMO

Date: October 16, 2023
To: Commissioners Court
From: Tracy Homfeld, PE, CFM; Assistant Director of Engineering
Subject: Final Plat and Street Sign Plan for Golden Ranches West

Golden Ranches Celina 169 LP, owner and developer of Golden Ranches West, requests Commissioners Court consideration of the attached Final Plat and street sign plan for Golden Ranches West.

Golden Ranches West is 61 acres consisting of 47 residential lots and 2 HOA lots. The lots do not front on the existing public roads; therefore, road construction will be required. On-site sewage facilities systems are suitable for this subdivision. Water will be supplied to the subdivision by Marilee SUD.

The 100-year flood plain is present on the property and a flood study has been reviewed and approved by Collin County.

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.

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.

ACTION

We request Commissioners Court consideration for:

- 1) The approval of the Final Plat of Golden Ranches West, 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 Golden Ranches West.***