



Memorandum

June 8, 2017

TO: Planning and Zoning Commission
Julie Couch, Town Manager

FROM: Israel Roberts, AICP
Planning Manager

SUBJECT: **FINAL PLAT FOR THE KINGDOM ESTATES ADDITION**
(CASE #FP2017-02)

BACKGROUND: This is a request for approval of a final plat for the Kingdom Estates Addition. The 27.9-acre tract of land is located south of Hart Road, between the Oakwood Estates Addition and the Stone Creek Estates Addition and is zoned for the (RE-2) two-acre Ranch Estate District. Applicant: Brandon Bush; Custom Homes on Texas (**FP2017-02**)

STATUS OF ISSUE: The proposed Final Plat reflects the development of twelve (12) single family lots and one (1) common area lot. The proposed subdivision will have a main point of access from Elm Creek Drive through Stone Creek Estates and a secondary, gated, emergency only access point from Oakwood Estates via Country Trail Drive.

The purpose of a Final Plat is to review the design of a proposed subdivision, including lot layout, right-of-way dedications, and easements. In the State of Texas, the plat application process is a ministerial process, meaning that if the plat application conforms to the zoning for the subject property, as well as the subdivision and development regulations, the municipal government must approve the plat.

Vehicle Access and Right-of-Way Requirements

Elm Creek Drive will be extended, which will be the main point of access into the subdivision. A gated, emergency access only connection, will be made via Country Trail Drive through Oakwood Estates. The second point of access, is necessary to provide adequate emergency response into this subdivision.

Parks, Open Space and Trails

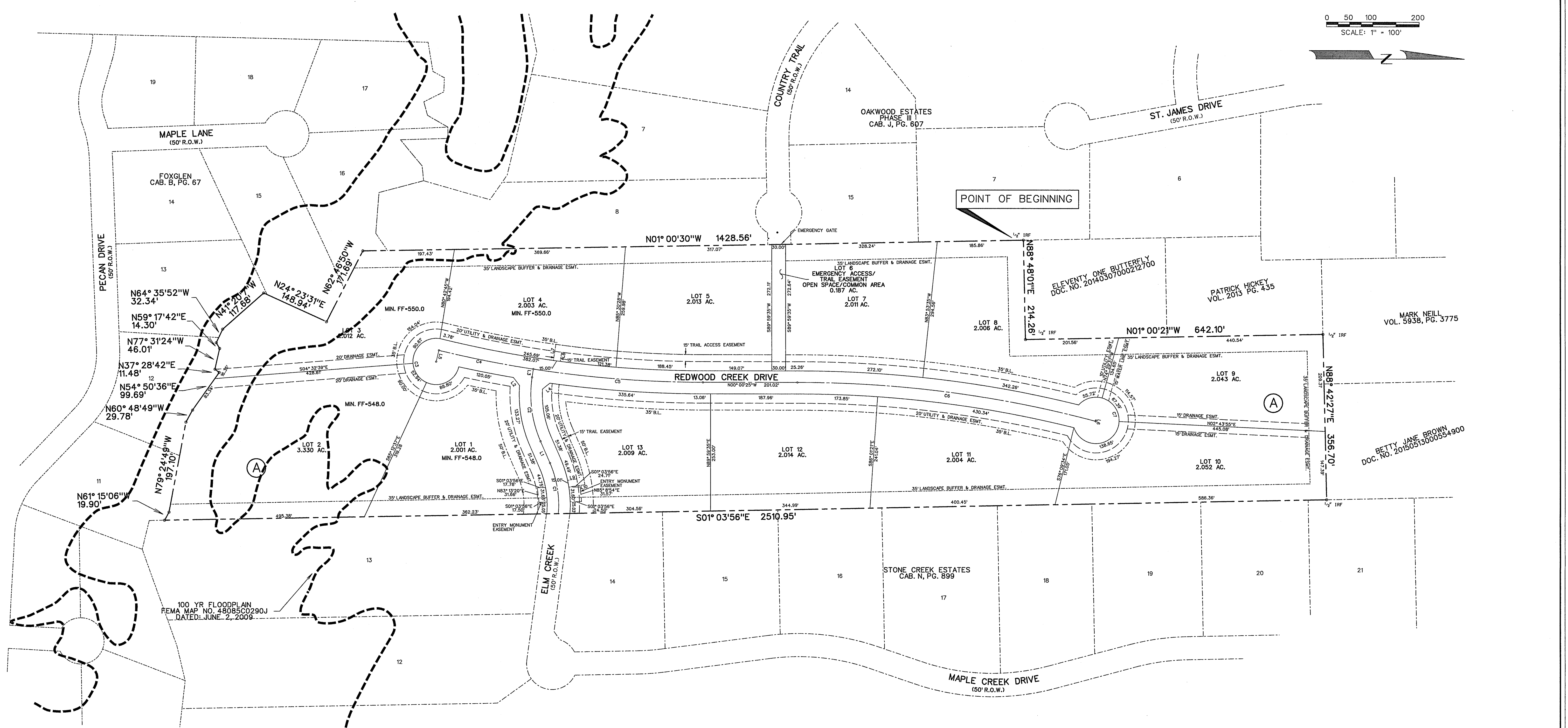
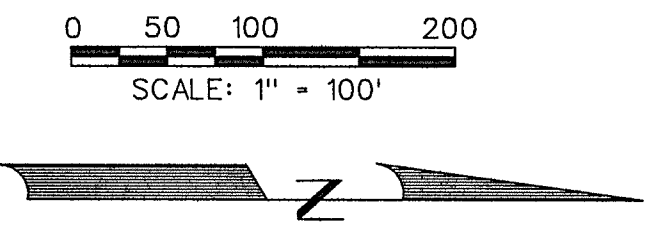
In December 2016, the Parks Board made a recommendation that a 6-feet, wide concrete trail connecting Elm Creek Drive to Country Trail Drive be included as part of the subdivision development. As shown, the common area plan reflects the alignment of the trail and its connection at the gated, emergency access entry, at Country Trail Drive.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the proposed final plat as presented.

BUDGET: N/A

ATTACHMENTS:

- Locator
- Proposed Final Plat
- Common Area Plans
 - Trail and lighting Plan
 - Landscape Plan
 - Emergency access detail



LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 66°22'14" W	51.38'
2.	S 52°36'57" W	21.93'
3.	N 81°17'49" W	17.99'
4.	S 38°32'57" E	20.69'
5.	S 75°40'24" E	20.00'
6.	N 75°12'02" W	2.02'
7.	N 81°17'49" E	35.00'
8.	N 81°17'49" E	20.01'
9.	S 08°50'47" W	20.03'
10.	S 08°50'47" W	35.00'

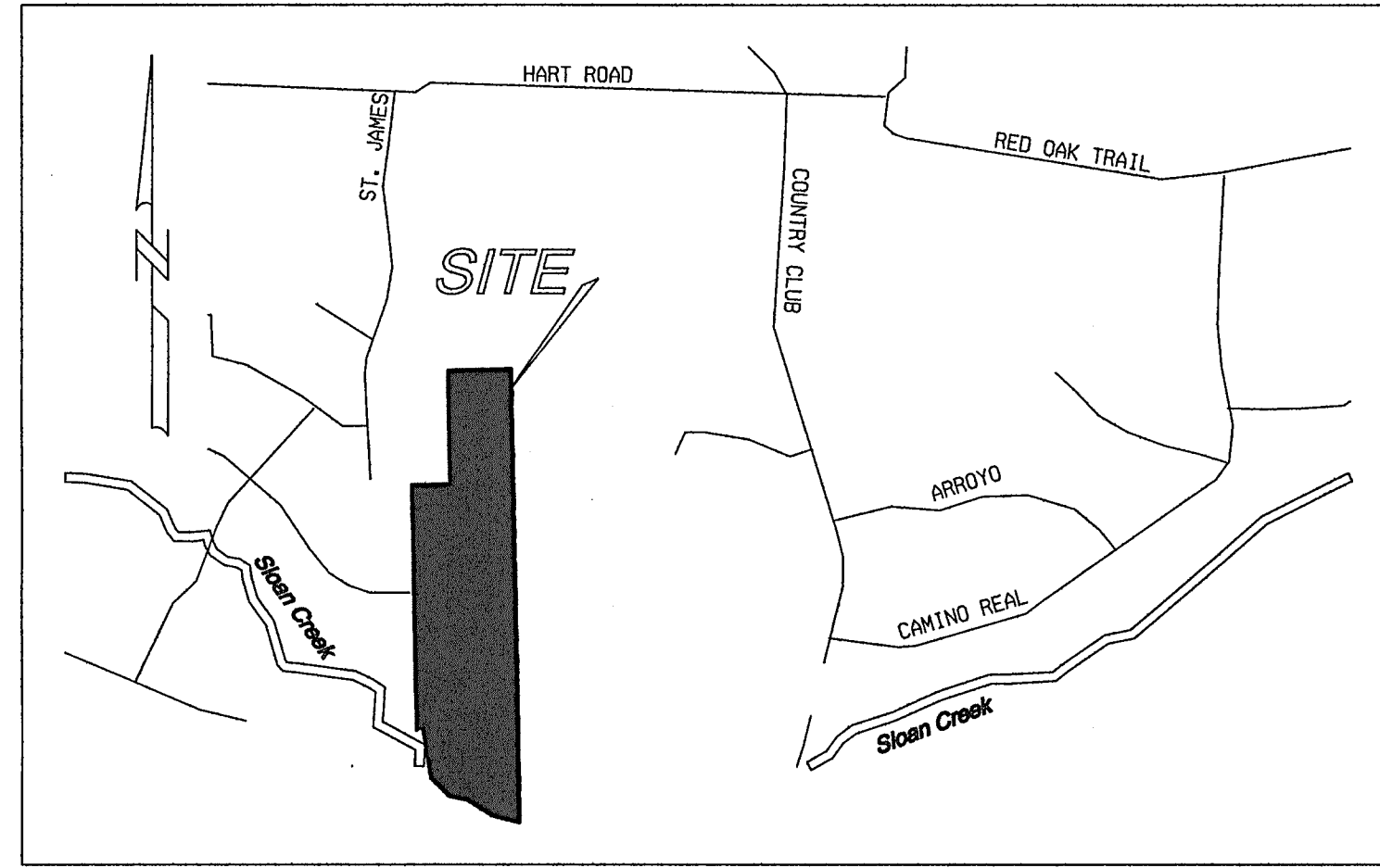
TOTAL LOTS 13
TOTAL ACRES 27.939

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	28°30'04"	225.00'	111.92'	57.15'	110.77'	S80°37'16"W
2.	32°19'57"	250.00'	141.08'	72.47'	139.21'	S82°32'13"W
3.	69°34'16"	50.00'	253.45'	---	57.05'	N74°41'52"E
4.	05°37'25"	2425.00'	238.02'	119.10'	237.92'	S11°30'54"W
5.	08°42'36"	2425.00'	368.64'	184.68'	368.29'	N04°20'53"E
6.	14°48'23"	2525.00'	652.51'	328.08'	650.70'	N07°23'47"E
7.	60°02'53"	50.00'	261.76'	---	50.04'	S78°21'46"E

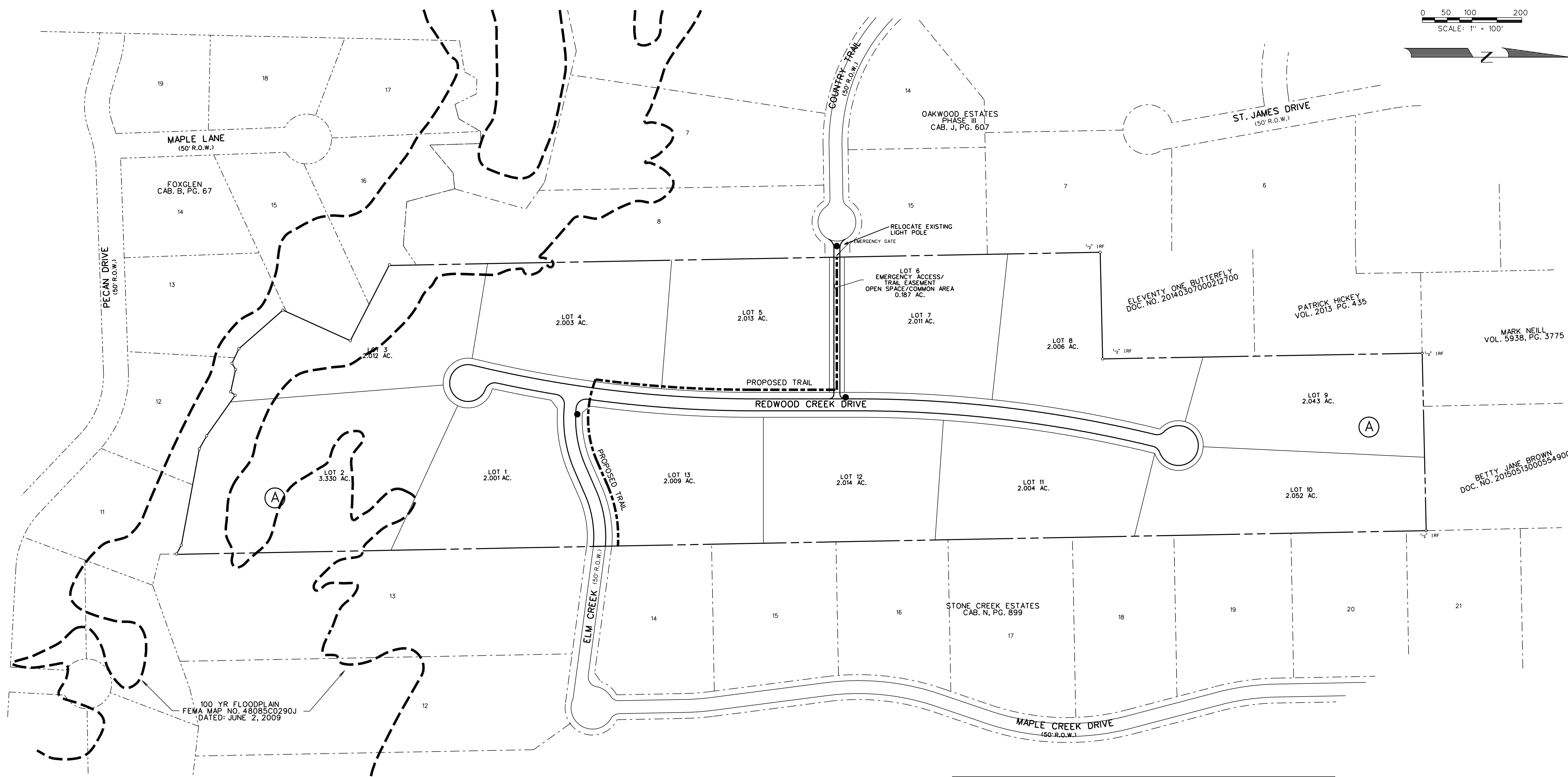
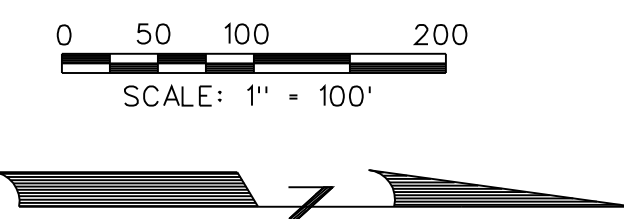
NOTES

- Bearing are referenced to Oakwood Estates Ph. III, as recorded in Cab. J, Pg. 607, in the Plat Records of Collin County, Texas.
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- "Notice: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits."
- B.L. - Building Line
U.E. - Utility Easement
D.E. - Drainage Easement
- Lot 6 is a common area and shall be owned and maintained by the Homeowners Association



VICINITY MAP
Scale: 1"=1000'

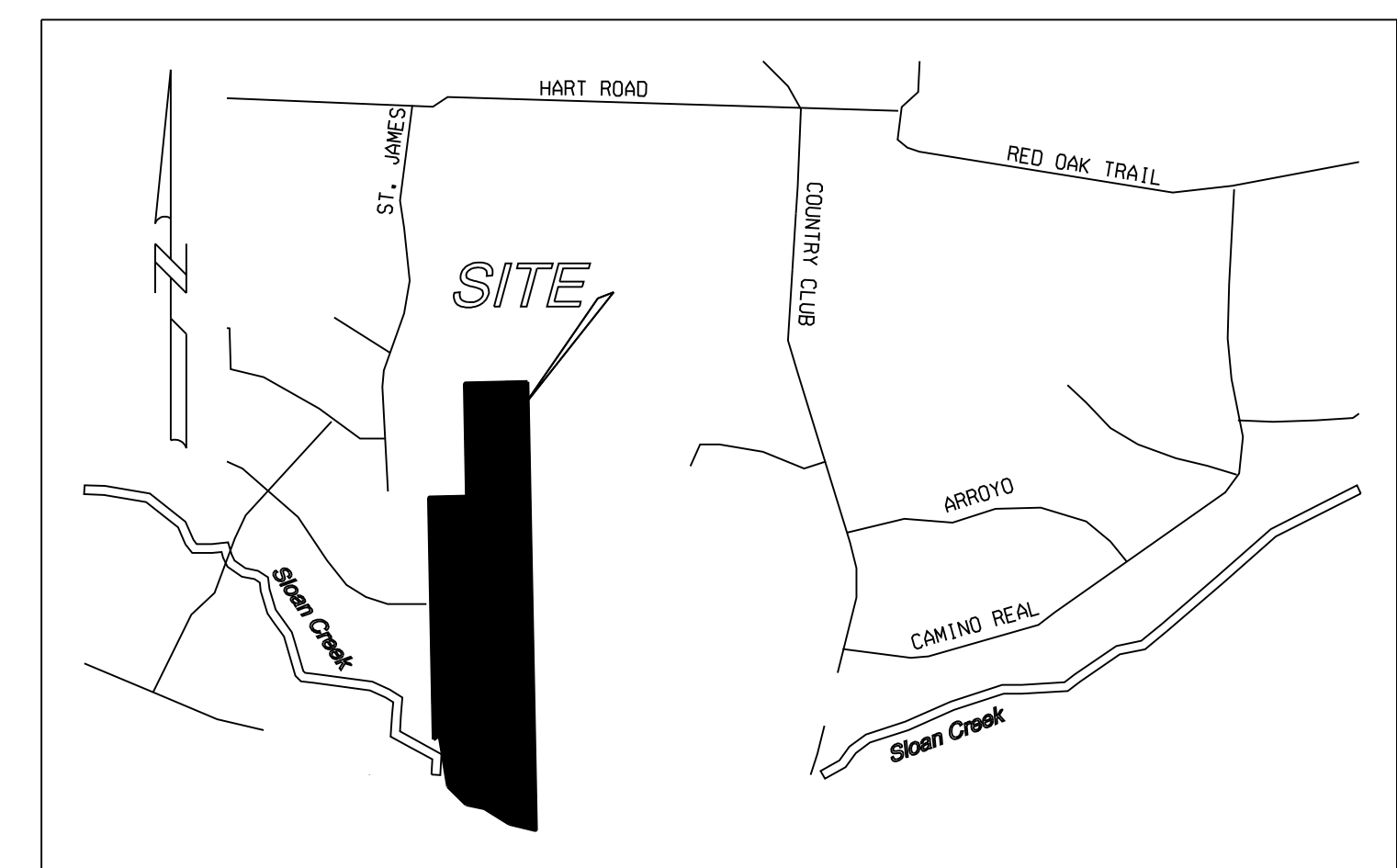
FINAL PLAT
OF
KINGDOM ESTATES
LOTS 1-13, BLOCK A
OUT OF THE
SAMUEL SLOAN SURVEY ABSTRACT NO. 791
IN THE
TOWN OF FAIRVIEW
COLLIN COUNTY, TEXAS
OWNER/APPLICANT
CBBS LAND HOLDINGS, LLC.
PO BOX 2256
FRISCO, TEXAS 75034
214-432-0911
PREPARED BY
CORWIN ENGINEERING, INC.
TBPE FIRM #5951
TBPLS #10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
APRIL 2017 SCALE: 1"=100'



100 YR FLOODPLAIN
FEMA MAP NO. 48085C0290J
DATED: JUNE 2, 2009

APPROVED _____ 2017
Planning and Zoning Commission
By: _____
Chairperson, Planning and Zoning Commission
Town of Fairview, Texas
By: _____
Mayor, Town of Fairview, Texas
Attest: _____
Town Secretary

LEGEND
● - STREET LIGHT (20' UNLESS OTHERWISE NOTED)



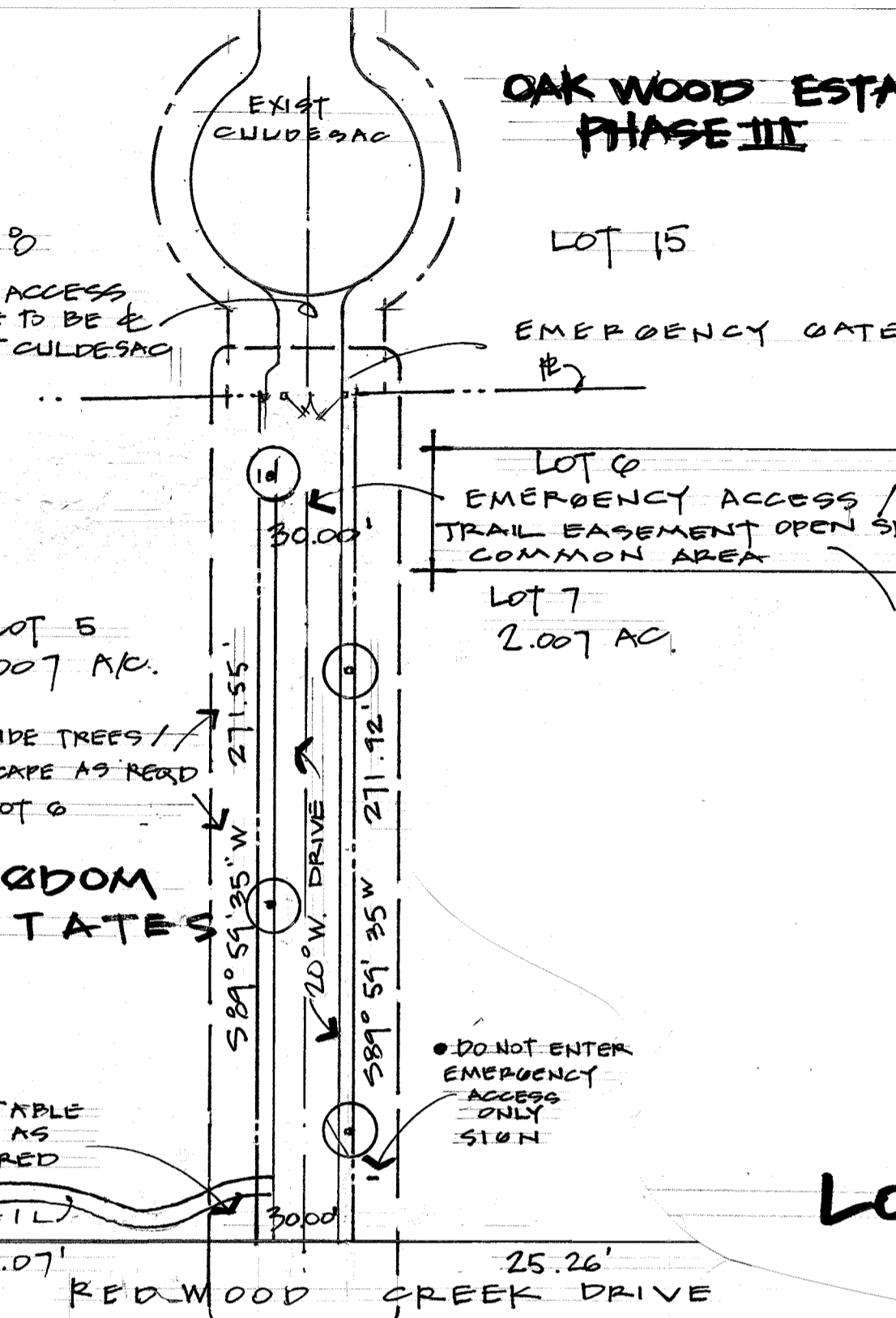
VICINITY MAP
Scale: 1"=1000'

COMMON AREA PLAN
OF
KINGDOM ESTATES
LOTS 1-13, BLOCK A
OUT OF THE
SAMUEL SLOAN SURVEY ABSTRACT NO. 791
IN THE
TOWN OF FAIRVIEW
COLLIN COUNTY, TEXAS
OWNER/APPLICANT
CBBS LAND HOLDINGS, LLC.
PO BOX 2256
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OAKWOOD ESTATES PHASE III

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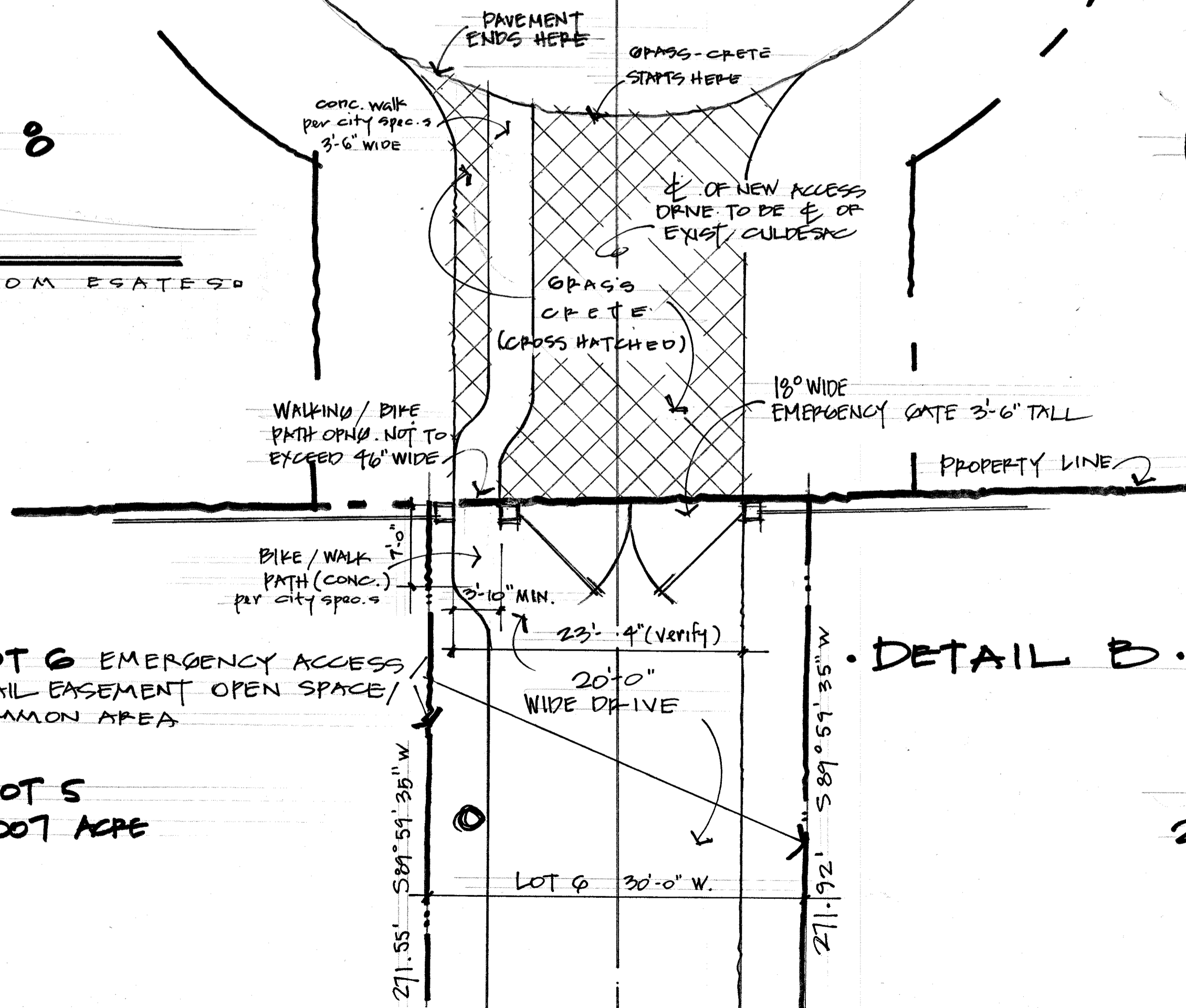
EXISTING CULDESAC



DETAIL B - EMERGENCY GATE
Scale 1" = 50'-0"

Lot 8

Lot 15



LOT 6 EMERGENCY ACCESS / TRAIL EASEMENT OPEN SPACE / COMMON AREA

LOT 5
2.007 ACPE

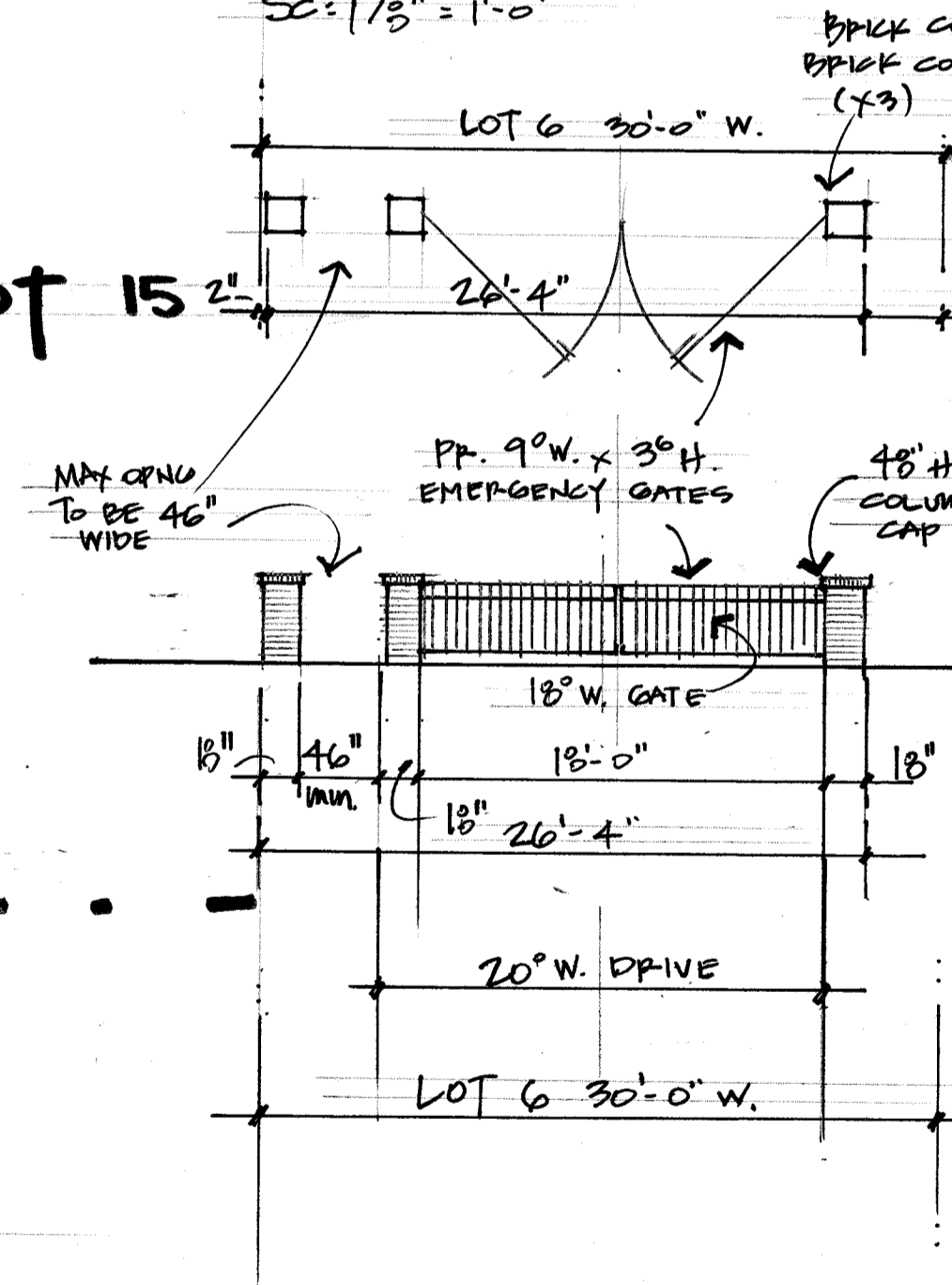
LOT 6 30'-0" W.

DETAIL B.

LOT 7
2.007 AC.

PLAN.






Scale 1/8" = 1'-0"



ELEVATION.

Scale 1/8" = 1'-0"

REVISED:
MAY 3 2017
APRIL 7, 2017

-  Indian Hawthorn - 10 Gallon
-  Dwarf Yaupon Holly - 3 Gallon
-  Giant Liriope - 1 Gallon
-  Seasonal Color
-  Sod - 419 TFF



LANDSCAPE PLAN: ENTRY DETAIL