



# COLLIN COUNTY

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June 4, 2018

**To:** Commissioners Court  
**From:** Tracy Homfeld, PE; Assistant Director of Engineering  
**Subject:** Preliminary Plat for Country Lakes

Boat Investments, LP owner and Lennar Homes, developer of the Country Lakes Subdivision, request Commissioners Court consider approval of the attached Preliminary Plat.

## **LOCATION AND SIZE**

The development is a 515.50 acre tract located on the Southeast corner of FM 546 and Pecan Drive (CR 437) and outside of any municipality's Extra Territorial Jurisdiction. See location map attached. This Preliminary Plat consists of 2,312 new residential lots and 45 Common Area lots and 1 amenity Center Lot. Typical residential lot sizes range from 4600 sq. ft. to just under 17,000 sq. ft. The lots do not all front on the existing public roads, therefore road construction will be required.

## **ROADS, UTILITIES AND DRAINAGE**

The owner has submitted a layout and street sections for all proposed roadways. Plan profiles will be required at Final plat.

The owner has submitted a preliminary drainage study for the entire tract. The project generally drains from north to south and will outfall to an existing FEMA floodplain associated with the East Fork Trinity River tributary A before ultimately outfalling into Lake Lavon. To ensure no rise in floodplain elevations downstream of the project, four inline detention ponds are proposed to reduce post-development peak flows to pre-development rates. A Letter of Map Revision (LOMR) will be submitted to the county for review and then submitted to FEMA once construction within the floodplain is complete. The northeast portion of the property drains to an existing culvert which also outfalls to Lake Lavon. The proposed flow rates to this culvert will not exceed the culvert's capacity. The preliminary plat does currently show some of the lots to be inundated by the 100-yr flood plain but once the LOMR is approved by FEMA, those lots will be removed. The lots will not be built on until they are removed from the 100-yr flood plain.

Once improvements have been made, water will be supplied to the development by Culleoka Water Supply Company and sanitary sewer will be provided by the City of Princeton.

## **SUBDIVISION REGULATION WAIVERS**

The owner has requested that the road frontage for the proposed lots be 40'-50' which is less than the current subdivision regulations therefore a variance would be to be granted to allow this.

## **ACTION**

We recommend Commissioners Court approve the lot frontage waiver and the preliminary plat for Country Lakes.