



COLLIN COUNTY

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To: Commissioners Court
From: Tracy Homfeld, PE; Assistant Director of Engineering
Subject: Bridgewater Phase 3a and 3b Final Plats

Lennar Homes, owner and developer of the Collin County Municipal Utility District (MUD) #2, aka Bridgewater Subdivision, requests Commissioners Court consideration of the attached Final Plat. The Preliminary Plat (approved under the former name Country Lakes) was approved on May 21, 2018 (CO# 2018-409-05-21)

LOCATION AND SIZE

The MUD encompasses 515.50 acres and is located on the southeast corner of FM 546 and CR 437 and outside of any municipality's Extra Territorial Jurisdiction. See location map attached.

Phase 3a is 9.704 acres consisting of 48 residential lots and 1 common area lot. Phase 3b is 42.785 acres consisting of 247 residential lots and 2 common area lots.

Typical residential lot sizes range from 4600 sq. ft. to just under 17,000 sq. ft. All the lots do not front on the existing public roads, therefore road construction will be required.

ROADS, UTILITIES AND DRAINAGE

Roadway plan profiles have been submitted and will meet the County minimum standards as well as the standards for the City of Princeton, Texas.

Storm and Sanitary Sewer Plans have been submitted and will meet the standards for the City of Princeton, Texas.

At Preliminary Plat, the owner submitted a 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. This does not occur with phase 3a and 3b. Phase 3a drains into the constructed phase 1A. Phase 3b will drain into a detention pond already under construction.

The water utility plans meet the requirements for International Fire Code. 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.

Once approved, construction of the infrastructure can begin.

ACTION

We recommend Commissioners Court approve the Final Plats for Bridgewater Phase 3a and 3b.