



COLLIN COUNTY

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March 18, 2019

To: Commissioners Court
From: Tracy Homfeld, PE; Assistant Director of Engineering
Subject: Bridgewater Phase 1a and 1b Final Plats

Lennar Homes, owner and developer of the Bridgewater Subdivision (previously named Country Lakes), request Commissioners Court consider approval of the attached Final Plat. The Preliminary Plat for this development was approved on May 21, 2018 (CO# 2018-409-05-21)

LOCATION AND SIZE

The larger 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. Phase 1a and 1b are being developed first.

Phase 1a is 12.151 acres consisting of 36 lots and 1 common area owned lot. Phase 1b is 45.558 acres consisting of 201 residential lots and 8 common area lots.

Typical residential lot sizes range from 4600 sq. ft. to just under 17,000 sq. ft. 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 1a and 1b. 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 culverts capacity.

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.

ACTION

We recommend Commissioners Court approve the Final Plats for Bridgewater Phase 1a and 1b.