



August 21, 2019

To: Commissioners Court
From: Tracy Homfeld, PE; Assistant Director of Engineering
Subject: Bridgewater Phase 2 Final Plat

Lennar Homes, owner and developer of the Bridgewater Subdivision (Collin County Municipal District #2), request Commissioners Court consider approval of the attached Final Plat of Bridgewater Phase 2.

HISTORY, LOCATION AND SIZE

The Preliminary Plat for this development was approved on May 21, 2018 (CO# 2018-409-05-21). It was previously named Country Lakes during Preliminary Plat. This development is a Municipal Utility District (MUD) and all the infrastructure will be owned and maintained by the district. Phase 1a and 1b and the detention ponds are currently under construction.

The MUD is a 515.50 acre tract 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 2 is 48.7 acres consisting of 257 lots and 5 common area HOA owned 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.

The sanitary sewer will be pumped from a lift station north and connect to the City of Princeton's sanitary sewer system. The main line and lift station are currently under construction. The City of Princeton is inspecting the construction. The developer has proposed an interim pump and haul solution due to the fact that the sewer improvements will not be complete before the completion of homes in phase 1a and 1B. The gravity sewer lines in the subdivision that will serve the houses will drain to the wet well and they will pump out of the wet well until the lift station is operational. The City has approved this proposed method. It is anticipated that this interim solution will only be active for approximately 5 months.

Drainage plans have been reviewed and approved and the detention ponds are currently 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.

ACTION

We recommend Commissioners Court approve the Final Plat for Bridgewater Phase 2.