



COLLIN COUNTY

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August 10, 2020

To: Commissioners Court
From: Tracy Homfeld, PE; Assistant Director of Engineering
Subject: Approval of Final Plat and Sign Plan for Branch Village Phase 1

Chester Keith Callan, owner and Lennar Homes, developer of Branch Village Phase 1, requests Commissioners Court consider approval of the attached Final Plat.

LOCATION AND SIZE

Located on FM 982 approximately 1.5 miles south of FM 546 and approximately 6.5 miles south of Princeton; see location map attached. The Subdivision is intended to be for "tiny homes". The development consists of seventy nine (79) residential lots ranging from 3,480 sf. to 4,200 sf., and two (2) HOA maintained lots. Not all lots front on an existing road, therefore road construction is required.

ROADS, UTILITIES AND DRAINAGE

The owner has submitted a Final plat for phase 1 to include layout and street sections for all proposed roadways and a drainage plan for review. Detailed Construction plans have been received and will be reviewed and approved after final plat approval and before construction may commence. Public Works has reviewed and approved the street typical section, which includes a component of parking, within the dedicated right of way.

The project generally drains from north east to south west and will outfall to an existing FEMA floodplain associated with the East Fork Trinity River tributary A before ultimately outfalling into Lake Lavon.

The Final Plat for phase 1 will not have lots within 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.

SIGN PLAN

The Engineering department has reviewed and approved the Final Plat and the sign plan for Branch Village. The plan was prepared by a Texas licensed engineer according to the Manual on Uniform Traffic Control Devices (MUTCD).

In order to place regulatory signs in new subdivisions, the court must approve the signage plan. Once approved, the developer will be required to install the approved regulatory and street name signs. The signs will be required to be built and installed per the Manual on Uniform Traffic Control Devices (MUTCD).

ACTION

We recommend Commissioners Court approve the Final Plat and Sign Plan for Branch Village Phase 1.