



COLLIN COUNTY

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September 9, 2020

To: Commissioners Court
From: Tracy Homfeld, PE; Assistant Director of Engineering
Subject: Bridgewater Phase 4A & 4C Final Plats

Lennar Homes, owner and developer of the Bridgewater Subdivision (Collin County Municipal District #2), request Commissioners Court consider approval of the attached Final Plats of Bridgewater Phase 4A and 4C.

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 4A is 39.953 acres consisting of 119 residential lots and 4 HOA lots. Phase 4C is 30.672 acres consisting of 180 residential lots and 2 HOA 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

Drainage plans have been reviewed and approved. 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.

The roads will meet the County minimum standards as well as the standards for the City of Princeton, Texas. Connections to F.M. 982 have been reviewed and approved by TxDOT.

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

Once approved, construction plans will be reviewed and then construction will begin.

ACTION

We recommend Commissioners Court approve the Final Plats for Bridgewater Phase 4A and 4C.