



December 14, 2020

To: Commissioners Court
From: Tracy Homfeld, PE; Assistant Director of Engineering
Subject: Bridgewater Phase 5 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 Plats of Bridgewater Phase 5.

PROPERTY DETAILS

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 5 is 45.60 acres consisting of 189 residential lots and 5 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.

ADDITIONAL INFORMATION:

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 draining 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) was submitted, reviewed by the County. The (LOMR) has been submitted to FEMA for review. Phase 5 will drain into a detention pond that is already constructed. An approval by FEMA for the LOMR is required before the plat will be allowed to be constructed.

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.

CONDITIONAL REVIEW ITEMS

Condition #1: A preliminary drainage review has been done, however, a final review of the drainage construction plans is pending. If on or offsite drainage easements will need to change on the plat, staff will review and approve. If needed, the plat will be amended before recording. If off-site drainage easements are required, they will be recorded and that recording information will be shown on the Bridgewater Phase 5 plat before recording.

ACTION

We request Commissioners Court consideration for the conditional approval of the Final Plat for Bridgewater phase 5.