



April 5, 2021

To: Commissioners Court
From: Tracy Homfeld, PE; Assistant Director of Engineering
Subject: Tillage Farms Phase 1-Collin County MUD #2_ Conditional Approval of Final Plat

Boat II Investments, LP, owner and Lennar Homes of Texas, developer of Tillage Farms phase 1, requests Commissioners Court consideration of the attached Final Plat.

PROPERTY DETAILS

Located on FM 982 and County Road 437, approximately 7.5 miles south of Princeton; see location map attached. The subdivision consists of 295 residential lots, 9 HOA lots and 1 Lift Station Lot. 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:

The project generally drains from east to west 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 the 1% (100-yr) storm water surface elevation in the floodplain, a flood study was submitted and reviewed by staff.

A thorough review of the roadway, drainage and utility construction plans will be performed by staff prior to construction. Completion of the infrastructure or submittal of the appropriate financial security, will be required before the plat can be recorded. The roadways and drainage features will be privately maintained by the MUD. Sanitary Sewer will be maintained by the City of Princeton.

PLAT CONDITIONS

The plat generally meets SUBDIVISION RULES as outlined in Section 1.05 of the Collin County Subdivision Regulations and authorized under Local Government Code (LGC) 232, however the developer will be required to re-submit the plat with the necessary edits.

These items will be outlined in a detailed punch list to the developer within 10 days following Court's conditional approval and will cite the reference in the County's Subdivision Regulations and LGC.

ACTION

- 1. We request Commissioners Court consideration for the approval of the Final Plat for Tillage Farms phase 1 with the condition that the developer re-submit the plat with the necessary edits, based on LGC 232.001 and 232.003.***