



April 5, 2021

To: Commissioners Court
From: Tracy Homfeld, PE; Assistant Director of Engineering
Subject: Bridgewater Phase 5 Final Plat Approval, rescind Court order 2020-2026-12-14

Lennar Homes, owner and developer of the Bridgewater Subdivision (Collin County Municipal District #2), request Commissioners Court consider approval of the attached revised Final Plat for Bridgewater Phase 5.

DRAINAGE, UTILITIES AND ROADS INFORMATION:

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. Phase 5 will drain directly into one of those detention ponds that is already constructed. A Letter of Map Revision (LOMR) was reviewed by the County and has been submitted to FEMA for review. An approval by FEMA for the LOMR is required before the plat will be allowed to be recorded.

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. The roads will be maintained by the MUD.

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

Once the plat has been approved, construction plans will be reviewed and then construction on the infrastructure may begin. All infrastructure will be completed before the plat will be recorded.

REVISION SUMMARY:

The Final Plat for Bridgewater phase 5 was approved with conditions by Commissioner's Court on December 14, 2020, CO# 2020-2026-12-14. The conditions for the plat were met and approved by Engineering on February 12, 2021.

Lennar Homes would now like to adjust some of the lot widths that will allow the addition of 7 lots to the plat. The original lots widths for Blocks D, E, F and G ranged from 45' to 49'. The new lot widths in these blocks were reduced to 35'- 40'.

In summary, 2 lots were added to Block D, 2 lots added to Block E, 2 lots added to Block F and 1 lot added to Block G. Since all other conditions have been met, staff is asking for a full approval of the Final Plat.

ACTION

We request that Commissioners Court consider approval of the Final Plat for Bridgewater phase 5 and rescind the original approval on CO#2020-2026-12-14.