



COLLIN COUNTY

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June 7, 2021

To: Commissioners Court
From: Tracy Homfeld, PE; Assistant Director of Engineering
Subject: Approval of Final Plat for Branch Village Phase 2

Lennar Homes of Texas, owner and developer of Branch Village Phase 2, requests Commissioners Court consideration of the attached Final Plat.

The development is located off FM 982 approximately 1.5 miles south of FM 546 and approximately 6.5 miles south of Princeton; see location map attached. The development consists of 29 residential and 3 HOA maintained lots. The roadway, Branch Village Way was built along with phase 1 of this development, therefore new road construction is not included in this phase.

The project generally drains from northeast to southwest and will outfall to an existing FEMA floodplain associated with the East Fork Trinity River tributary A before ultimately outfalling into Lake Lavon. A Letter of Map Revision (LOMR) has been submitted to FEMA for approval and is expected to be approved in August 2021. The recording of this plat will not occur until after this LOMR is effective and the lots are shown to be removed from the FEMA Special Flood Hazard Area.

Water will be supplied to the development by Culleoka Water Supply Company and sanitary sewer will be provided by the City of Princeton.

The plat generally meets the County's 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 make the necessary technical edits. Those 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

We request Commissioners Court consideration for the approval of the Final Plat of Branch Village phase 2, with the condition that the developer make the necessary technical edits, based on LGC 232.001 and 232.003.