



September 13, 2021

To: Commissioners Court
From: Tracy Homfeld, PE; Assistant Director of Engineering
Subject: Bridgewater Phase 6 Final Plat

Lennar Homes, owner and developer of the Bridgewater Subdivision (Collin County Municipal District #2), request Commissioners Court consider conditional approval of the attached Final Plat of Bridgewater Phase 6.

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 6 is 58.82 acres consisting of 245 residential lots and 2 HOA lots. The lots do not front on the existing public roads, therefore road construction will be required.

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.

Water will be supplied to the development by Culleoka Water Supply Company and sanitary sewer will be provided by the City of Princeton. Storm Drains and Sanitary Sewer Plans will meet the standards for the City of Princeton and the roads will meet the County minimum standards as well as the standards for the City of Princeton.

A Letter of Map Revision was submitted and approved by FEMA and has become effective as of August 16, 2021. This new floodplain line is reflected on the Final Plat.

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 re-submit the plat with the necessary technical 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

We request Commissioners Court consideration for the approval of the Final Plat for Bridgewater phase 6 with the condition that the developer make the necessary technical edits, based on LGC 232.001 and 232.003.