



MEMO

Date: October 10, 2022
To: Commissioners Court
From: Tracy Homfeld, PE, CFM; Assistant Director of
Engineering
Subject: Final Plat for Tillage Farms West Phase 3

Lennar Homes of Texas Land & Construction, owner and developer of the Tillage Farms West phase 3 Subdivision (Collin County Municipal District #2), requests Commissioners Court consideration of the attached Final Plat of Tillage Farms West phase 3.

This development is a Municipal Utility District (MUD) and all the infrastructure will be owned and maintained by the district.

Phase 3 is 25.84 acres consisting of 176 residential lots and 6 HOA lots. The lots do not front on the existing public roads; therefore, road construction will be required.

The project generally drains from west to east and will outfall into an existing FEMA floodplain associated with the East Fork Trinity River tributary A before ultimately draining into Lake Lavon. A downstream assessment and Flood Study has been submitted for review.

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's minimum standards as well as the standards for 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 for Tillage Farms West Phase 3 with the condition that the developer make the necessary technical edits, based on LGC 232.001 and 232.003.