

November 5, 2020

Mr. Nathaniel V. Thompson, P.E.
Peloton Land Solutions, Inc.
11000 Frisco St. Suite 400
Frisco, Tx 75033

Re: Engineering Comments Venetian at Weston, Phase 1
Weston, Texas


We have reviewed your October 30, 2020 submittal for the above project and have the following comments:

1. Sheet 2.03, add a detail for the retaining wall along the east property line;
2. All sanitary sewer line is to be SDR 26 – revise note 2 on sewer sheets;
3. Subdivision Ordinance, Section 17, Planned Development Permit and Deposit, Paragraph A., A Planned Development Permit shall be required prior to the clearing, grading, filling, dredging, construction of public streets, utilities or drainage, or other improvements which may affect adjacent properties. This would include retaining walls since they are integral to the proposed grading plans;
4. Subdivision Ordinance, Section 52, Improvements, Concrete monuments six inches in diameter and 24 inches long shall be placed on at least two block corners;
5. Subdivision Ordinance, Section 53, Screening and Buffering of Certain Residential Lots Adjacent to Streets - provide landscaping and wall plans for these areas.
6. Provide a letter from the water provider approving the plans and stating the required fire flow is available when the construction is complete;
7. We are not opposed sewer in the street if additional testing of the backfill is performed to demonstrate proper construction for the lines, services, and manhole backfill. If extra testing is not provided, the sewer needs to be relocated;
8. The street light spacing appears to generally meet the 400-foot spacing requirement but is exceeded in a few places; and
9. Provide documentation of TCEQ coordination of water and sewer construction.

If you have any questions, please feel free to call me at (214) 503-0555 ext. 106 or (972) 489-6523.

Sincerely,

FREEMAN - MILLICAN, INC.



Richard A. Dormier, P.E.

Cc: Mayor of Weston
City Secretary Weston
Chantal Kirkland, FMI