

PLAN REVIEW RESPONSE FORM

November 9, 2020

Mr. Richard A. Dormier, P.E.
City of Weston
301 Main Street
Weston, TX 75009

RE: Engineering Comments Venetian at Weston, Phase 1

Mr. Dormier,

Thank you for your review of the Venetian at Weston, Phase 1. Peloton offers the following responses to the comments from the November 5, 2020 Comments:

General Comments:

1. Sheet 2.03, add a detail for the retaining wall along the east property line;

[Response: On sheet 2.03, a retaining wall detail has been added for the east property line.](#)

2. All sanitary sewer line is to be SDR 26 – revise note 2 on sewer sheets;

[Response: Note 2 has been revised to state "All sewer mains shall be constructed utilizing SDR-26 pipe."](#)

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;

[Response: Noted. A Planned Development Permit will be submitted under separate cover.](#)

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;

[Response: Noted. This will be added to the final plat.](#)

5. Subdivision Ordinance, Section 53, Screening and Buffering of Certain Residential Lots Adjacent to Streets - provide landscaping and wall plans for these areas.

[Response: Noted, landscape drawings will be submitted under separate cover.](#)

6. Provide a letter from the water provider approving the plans and stating the required fire flow is available when the construction is complete;

Response: A letter from North Collin SUD is included with this resubmittal stating what is required to provide fire flow to this phase of development.

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;

Response: Noted. Extra testing will be provided.

8. The street light spacing appears to generally meet the 400-foot spacing requirement but is exceeded in a few places; and;

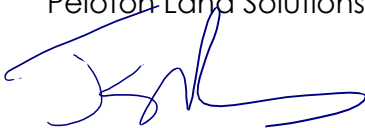
Response: Additional streetlights have been added to meet the 400-foot spacing requirement.

9. Provide documentation of TCEQ coordination of water and sewer construction.

Response: Submittal letters have been included with this resubmittal.

If you should have any questions, please feel free to reach out at 469-213-1800.
Sincerely,

Peloton Land Solutions, Inc.



Jay Reissig, P.E.
Project Manager