

April 28, 2022

Mr. Richard Dormier
Freeman-Millican, Inc.
9330 Lyndon B Johnson Fwy
Dallas, Texas 75243

**RE: Venetian at Weston, Phase 2A
Response to 1st Final Plat and Construction Plans Review Comments
MEH21001**

The following are the response comments for the above-mentioned project. Our response comments are in **bold**.

FINAL PLAT AND CONSTRUCTION PLANS

Richard A. Dormier 214. 503. 0555 ext. 106

Final Plat

1. A comparison of the final plat to the approved preliminary plat did not find any discrepancies; however, we would ask the surveyor/engineer to confirm there are no modifications.
McAdams Response: The comment is acknowledged
2. Provide a closure calculation for the metes and bounds description.
McAdams Response: This has been provided with our second submittal.
3. Provide easements for retaining walls both for location and maintenance.
McAdams Response: Easements for retaining walls have been added.
4. The plat title calls out 13 opens space areas, but we count 16 in the title block.
McAdams Response: We have confirmed there are 15 open spaces.
5. Add a note that the HOA will maintain the open space.
McAdams Response: Notation has been added for open space maintenance.
6. Add a note that the HOA will maintain the retaining walls on private lots per Sheet C3.01.
McAdams Response: Notation has been added.
7. Show the Water CCN boundary on the final plat for clarity in the future.
McAdams Response: Discussions are ongoing with the two water supply corporations. Once a mutual agreement has been resolved, the limits of the CCN will be identified on the plat.

Construction Plans

8. Please review the Phase 1 plans and use the general notes as applicable to this project.

McAdams Response: We are now matching all general notes from phase 1.

9. Sheet C3.01, only include the typical lot grading plans used in the Grading Key.

McAdams Response: Each of the 10 various lot grading scenarios is used within the proposed subdivision. We have adjusted each sheet to only show those scenarios used on the lots on that sheet.

10. Sheet C3.01, based on this sheet it appears there is no lot-to-lot grading proposed. Is that correct?

McAdams Response: That is correct. Lot grading was designed to drain towards the street.

11. Sheet C3.06, the offsite grading needs drainage calculations, a temporary drainage easement, and re-vegetation before accepting the public improvements.

McAdams Response: The comment is acknowledged. It is our intent to submit the next plat shortly and incorporate the grading within the construction plans for the next phase. The swale grading will be within street right-of-way and will become an extension of the storm sewer line.

12. Sheet C3.18, remove references to projects in other cities-all sheets.

McAdams Response: The notations referencing other Municipalities have been corrected.

13. Sheet C3.18, the project benchmarks appear to be in another city-all sheets.

McAdams Response: The benchmark information has been updated.

14. Sheet C3.20, the drainage calculations (storm intensity) for the storm sewer do not match the method used in Phase 1.

McAdams Response: We are now matching the intensities used in Phase 1.

15. Provide a drainage analysis to confirm the assumptions in Phase 1 drainage included as Sheet C3.17 are still valid for pre and post development of this phase for all drainage basins-determine if detention is needed at all discharge points leaving the property.

McAdams Response: We are matching the Phase 1 drainage patterns. An additional Detention Pond is planned for Phase 2B.

16. Sheet C4.01, the amount of information provided at the small scale is difficult to read.

McAdams Response: The sheet is intended to be a quick reference to the general location of the utility improvements. We have lightened up the background information to help make it easier to follow. All construction information is on the subsequent sheets.

17. Sheet C4.01, it was our understanding that Phase 1 of Venetian was the boundary of the Weston WSC and North Colling SUD CCN's. Please show the CCN line between Weston WSC and North Collin SUD and have each water provider verify the split is in the correct location.

McAdams Response: Discussions are ongoing with the two water supply corporations. Once a mutual agreement has been resolved, the limits of the CCN will be identified on the plat.

18. Sheet C4.01 and others, remove references to Anna.

McAdams Response: The notations referencing other Municipalities have been corrected.

19. Sheet C4.01, provide details for TCEQ separation requirements for water and sewer including sewer laterals and water services.

McAdams Response: Notation has been added to meet all TCEQ requirements.

20. Sheet C4.06, where does storm sewer ST-C1 flow to?

McAdams Response: This storm line flows into the existing detention pond. We have shown the limits of the pond on the plans.

21. Sheet C4.12, see note 16.

McAdams Response: We are matching all general notes from Phase 1.

22. Sheet C4.13, a variance is needed to put sewer in the center of the street; see Phase 1 construction notes to support the variance request regarding testing and compaction requirements.

McAdams Response: We are now matching all Phase 1 notes. Please provide any specific notation needed and we will get it added to the plans.

23. Sheet C4.19, add the water CCN line for Weston WSC and North Colling SUD to prevent cross connections.

McAdams Response: Discussions are ongoing with the two water supply corporations. Once a mutual agreement has been resolved, the limits of the CCN will be identified within the plans.

24. Provide a fire hydrant map with 500' diameters to verify coverage along the streets.

McAdams Response: The proposed fire hydrant locations have been updated to be within 500' diameters

25. For the portion of the plan in Weston WSC, we need them to run a water model with fire flows to verify no lines larger than 8-inches in diameter are needed to provide the minimum fire flow required per the fire code.

McAdams Response: our understanding was that this was resolved with Phase I with the offsite water line extension.

26. Provide a letter from each of the water providers that they have reviewed the plans and approve of the plans and can provide required fire flow. This will be needed to approve the plans for construction.

McAdams Response: Letters are forthcoming.

27. If additional water facilities such as wells or elevated are required, where will those be located? Will they be located in portions of this plat?

McAdams Response: Any future water facility will not be located within the limits of this property.

28. There may need to be two sets of water notes for each water provider. Please review Weston water requirements as well as some of their requirements may be more stringent.

McAdams Response: Discussions are ongoing with the two water supply corporations. Once a mutual agreement has been resolved, the limits of the CCN will be identified on the plans and appropriate notations included.

29. Sheet C5.01, show HGL, velocity, capacity on all storm sewer and culverts, all sheets.

McAdams Response: Hydraulic information has been added to the profiles.

30. Sheet C5.12, the minimum sewer grade for 8-inch line is 0.4%, it appears this was missed on Phase 1 per section SS-21.

McAdams Response: We were matching the existing grade shown within the Phase I plans. We have updated the slope to a minimum 0.40%.

31. See 2018 modification for the equation to calculate sewer flow requirements for sewer analysis.

McAdams Response: Sewer analysis was done with Phase 1 construction plans.

32. Sheet C5.14, identify the utility symbols in the profiles, all sheets.

McAdams Response: The storm sewer crossing has been labeled.

33. Sheet C6.01 and 6.02, disturbed areas need to be re-vegetated or otherwise stabilized in accordance with NPDES requirements prior to acceptance of public improvements.

McAdams Response: The comment is acknowledged. Landscape plans are in the works and will cover the revegetation on site. We have added a notation referring the contractor to those plans for additional information.

34. Sheet 7.01, provide dimensions for pavement including width and radii for use by the project inspector.

McAdams Response: Dimensions have been added to the plans.

35. Provide reference to the pavement detail being used for each roadway.

McAdams Response: A notation has been added to each paving sheet.

36. Sheet 7.01, refer to the layout used in Phase 1 for street signs and lighting – it is much easier to read.

McAdams Response: we have split out the signs and lighting to their own plans to make it easier to read.

37. Sheet 7.01, benchmarks appear to be in another city.

McAdams Response: The notations referencing other Municipalities have been corrected.

38. Sheet 7.02, remove references to Anna.

McAdams Response: The notations referencing other Municipalities have been corrected.

39. Sheet 7.02, paving concrete to be Class C, six sack mix per NCTCOG requirements.

McAdams Response: The notation has been added to all the paving sheets.

40. Sheet 7.02, note that geotechnical requirements do not supersede City requirements.

McAdams Response: The notation has been added to all the paving sheets.

41. Sheet C7.04, note that lime and subgrade below lime to be compacted to a minimum of 95%ASTMD-698 at a minimum moisture content of optimum +2%.

McAdams Response: The notation has been added to all the paving sheets.

42. Include a requirement for the geotechnical report to test for sulfates.

McAdams Response: The notation has been added to all the paving sheets.

43. Paving sheets, a vertical curve is required anytime the algebraic difference is more than 1.

McAdams Response: The comment is acknowledged. We have updated the locations we missed.

44. Sheet C7.10, provide a traffic analysis of roundabout including design speed, traffic capacity, dimensions.

McAdams Response: This is forthcoming.

45. Provide HOA documents to include covering Venetian Phase 1, Subdivision Section 55.

McAdams Response: HOA documents have been provided with the second submittal.

Consideration of this response is greatly appreciated. If you should have any questions or require additional information, please do not hesitate to contact me at 972-436-9712.

Sincerely,

MCADAMS



Martin Mirzaie, EIT
Designer III

MM/bc