

May 04, 2022

Scott Minnis, Project Manager
The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Tx 75057

Re: Venetian At Weston, Phase 2A
Second Submittal
Review Comments for Final Plat and Construction Plans
Weston, Texas

We have reviewed the second submittal for the above project plans and the final plat for the above referenced project and determined to be a complete submittal on March 16, 2022. We have the following comments:

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;
Acknowledged but not answered.
2. Provide a closure calculation for the metes and bounds description;
Not found, although indicated to be included.
3. Provide easements for retaining walls both for location and maintenance;
Addressed
4. The plat title calls out 13 opens space areas but we count 16 in the title block;
Addressed
5. Add a note that the HOA will maintain the open space;
Not found
6. Add a note that the HOA will maintain the retaining walls on private lots per Sheet C3.01;
Not found – note added that HOA will maintain Wall Maintenance Easements instead of Private Walls on Private Lots that was on Sheet 3.01 Note 2 but now removed from plans.
7. Show the Water CCN boundary on the final plat for clarity in the future;
Not addressed until water suppliers can identify their boundary per response.

Construction Plans:

8. Please review the Phase 1 plans and use the general notes as applicable to this project;
Appears to be addressed
9. Sheet C3.01, only include the typical lot grading plans used in the Grading Key;
Addressed
10. Sheet C3.01, based on this sheet it appears there is no lot-to-lot grading proposed. Is that correct?
Addressed

May 04, 2022

11. Sheet C3.06, the offsite grading needs drainage calculations, a temporary drainage easement, and re-vegetation before accepting the public improvements;
Acknowledged but not answered because they are planning on submitting another phase that will address the issue in shortly.
12. Sheet C3.18, remove references to projects in other cities-all sheets;
Appears to be addressed.
13. Sheet C3.18, the project benchmarks appear to be in another city-all sheets;
Appears to be addressed.
14. Sheet C3.20, the drainage calculations (storm intensity) for the storm sewer do not match the method used in Phase 1;
Appears to be addressed.
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;
Appears to be addressed with submittal of next phase.
16. Sheet C4.01, the amount of information provided at the small scale is difficult to read;
Appears to be addressed.
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;
Not addressed but it appears the water plans are only connected to North Collin SUD.
18. Sheet C4.01 and others, remove references to Anna;
Appears to be addressed.
19. Sheet C4.01, provide details for TCEQ separation requirements for water and sewer including sewer laterals and water services;
You can refer to the TCEQ notes 12 and 13 on sheet C.03 for the water and sewer crossings.
20. Sheet C4.06, where does storm sewer ST-C1 flow to?
Addressed
21. Sheet C4.12, see note 16;
Addressed
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;
See notes on Phase 1 plans sheet C7.01 notes 1 to 10. I did not find those on the resubmittal. You can add a statement on the cover sheet of the plans requesting the variance to place the sanitary sewer under the street pavement. I will recommend that for approval.
23. Sheet C4.19, add the water CCN line for Weston WSC and North Colling SUD to prevent cross connections;
Not addressed, it appears the proposed water system is only connected to North Collin SUD.
24. Provide a fire hydrant map with 500' diameters to verify coverage along the streets;
Addressed
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;

May 04, 2022

We are not aware of a model or analysis showing improvements and if only 8-inch water lines are adequate to provide fire flow to the portions of the Venetian at Weston in the Weston WSC CCN.

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;
Not addressed
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?
Addressed
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;
Not addressed
29. Sheet C5.01, show HGL, velocity, capacity on all storm sewer and culverts, all sheets;
Information added; provide rip-rap at exit of storm drains where velocity exceeds 6 fps or where it may cause excessive erosion such as dumping into the detention pond.
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;
Addressed
31. See 2018 modification for the equation to calculate sewer flow requirements for sewer analysis;
Addressed
32. Sheet C5.14, identify the utility symbols in the profiles, all sheets;
Addressed
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;
Response indicates Landscape Plans are underway. Will they be part of these plans?
34. Sheet 7.01, provide dimensions for pavement including width and radii for use by the project inspector;
Addressed
35. Provide reference to the pavement detail being used for each roadway;
Not found on paving sheets.
36. Sheet 7.01, refer to the layout used in Phase 1 for street signs and lighting – it is much easier to read;
Addressed
37. Sheet 7.01, benchmarks appear to be in another city;
Addressed
38. Sheet 7.02, remove references to Anna;
Addressed
39. Sheet 7.02, paving concrete to be Class C, six sack mix per NCTCOG requirements;
Notation was added but the paving legend still calls for 3,500 psi concrete, all sheets.
40. Sheet 7.02, note that geotechnical requirements do not supersede City requirements;
Addressed
41. Sheet C7.04, note that lime and subgrade below lime to be compacted to a minimum of 95% ASTM D-698 at a minimum moisture content of optimum +2%;
Addressed
42. Include a requirement for the geotechnical report to test for sulfates;
Addressed

May 04, 2022

43. Paving sheets, a vertical curve is required anytime the algebraic difference is more than 1;
Addressed
44. Sheet C7.10, provide a traffic analysis of roundabout including design speed, traffic capacity, dimensions; and
Not Addressed
45. Provide HOA documents to include covering Venetian Phase 1, Subdivision Section 55.
Documents submitted but are called Venetian at Celina. Are they the correct documents?

New Comments

46. Please change name of Final Plat to be Phase 2 instead of Phase 2A;
47. Add HOA language to the final plat per Section 61 Planned Development District Regulations G(9) 1 to 3 of the Zoning Ordinance;
48. When plans are complete, provide documentation of coordination with TCEQ for water and sewer;
49. Review Zoning Ordinance Section 91 Tree Preservation and determine if the proposed project is exempt or if a tree permit is needed.

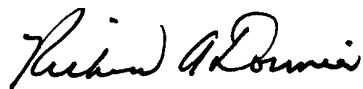
Per the Subdivision Ordinance, Section 36 Final Plat and Record Drawing, "Construction plans. Construction plans and profile sheets for all public improvements shall be submitted with the Final Plat. The approval of the Final Plat shall be contingent upon approval of construction plans and specifications by the City Engineer."

As of this date, the plans are not complete and we do not recommend approval of the Final Plat.

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
Susan Coffey, City Secretary