

June 22, 2022

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

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

We have reviewed the third submittal dated June 13, 2022 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;  
**Done**
2. Provide a closure calculation for the metes and bounds description;  
**Done**
3. Provide easements for retaining walls both for location and maintenance;  
**Done**
4. The plat title calls out 13 opens space areas but we count 16 in the title block;  
**Done**
5. Add a note that the HOA will maintain the open space;  
**Done**
6. Add a note that the HOA will maintain the retaining walls on private lots per Sheet C3.01;  
**Done**
7. Show the Water CCN boundary on the final plat for clarity in the future;  
**Done – will not be shown**

Construction Plans:

8. Please review the Phase 1 plans and use the general notes as applicable to this project;  
**Done**
9. Sheet C3.01, only include the typical lot grading plans used in the Grading Key;  
**Done**
10. Sheet C3.01, based on this sheet it appears there is no lot-to-lot grading proposed. Is that correct?  
**Done**
11. Sheet C3.06, the offsite grading needs drainage calculations, a temporary drainage easement, and re-vegetation before accepting the public improvements;  
**This needs to be included in this set of plans for all new outlets to the pond including those replacing existing ditches with stormwater outlets. The detention pond is experiencing excessive erosion at this time due to lack of vegetation and transfer of water on unprotected slopes to and below the water surface.**
12. Sheet C3.18, remove references to projects in other cities-all sheets;  
**Done**

13. Sheet C3.18, the project benchmarks appear to be in another city-all sheets;  
**Done**
14. Sheet C3.20, the drainage calculations (storm intensity) for the storm sewer do not match the method used in Phase 1;  
**Done**
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;  
**Due to erosion issues with existing pond, all water leaving this phase needs to be evaluated to determine what type of erosion protection is needed, i.e., vegetation, reinforced mat with vegetation, rip-rap, or a combination. All areas not included in the Phase 1 calculations need to be evaluated for detention, as well.**
16. Sheet C4.01, the amount of information provided at the small scale is difficult to read;  
**Done**
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;  
**It is my understanding that no final order has been entered by the PUC with regard to the developer's request to remove his property from Weston WSC's certificated service area. Accordingly, as stated in the letter from Peloton, Weston WSC is the "current CCN holder" and, as such, has the exclusive right to provide water utility service for the area. Further, pursuant to section 7.02 of the December 13, 2005 Development Agreement for this property all infrastructure has to be designed in accordance with the standards and specifications of TCEQ, the City of Weston and "any other agency having jurisdiction". Based on my understanding and your acknowledgment that Weston WSC currently holds the CCN for water utilities for this area, it is my opinion that I need Weston WSC's approval of plans for water utility infrastructure for the property before I can recommend final approval of the subdivision plat.**
18. Sheet C4.01 and others, remove references to Anna;  
**Done**
19. Sheet C4.01, provide details for TCEQ separation requirements for water and sewer including sewer laterals and water services;  
**Done**
20. Sheet C4.06, where does storm sewer ST-C1 flow to?  
**Done**
21. Sheet C4.12, see note 16;  
**Done**
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;  
**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;  
**See response to #17.**
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;

A water model will be needed by the ultimate provider of the water to insure fire hydrant flow.

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;

See response to #17.

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?

Too early to know depending on water provider and ultimate water model plan.

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;

See response to #17.

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

Done

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;

Done

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

Done

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

Done

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;

Provide with Erosion Control Plan; also, see Subdivision Ordinance Section 53 Screening and Buffering of Certain Residential Lots Adjacent to Streets and Zoning Ordinance Section 87 Landscaping Requirements.

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

Done

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

Done

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

Done

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

Done

38. Sheet 7.02, remove references to Anna;

Done

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

Done

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

Done

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%;

Done

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

Done

43. Paving sheets, a vertical curve is required anytime the algebraic difference is more than 1;  
**Done**
44. Sheet C7.10, provide a traffic analysis of roundabout including design speed, traffic capacity, dimensions; and  
**Is the speed limit 35 or 15 mph per the geometry and table in report?**
45. Provide HOA documents to include covering Venetian Phase 1, Subdivision Section 55.  
**Please submit corrected documents.**

New Comments

46. Please change name of Final Plat to be Phase 2 instead of Phase 2A;  
**Done**
47. Add HOA language to the final plat per Section 61 Planned Development District Regulations G(9) 1 to 3 of the Zoning Ordinance;  
**Not found**
48. When plans are complete, provide documentation of coordination with TCEQ for water and sewer;  
**Not Done**
49. Review Zoning Ordinance Section 91 Tree Preservation and determine if the proposed project is exempt or if a tree permit is needed.  
**There is a submittal required to determine exemption. See Zoning Ordinance Section 91 Tree Preservation.**
50. Sheet 3.01 (all grading plans), Note 3, the approval of lot-to-lot drainage should be by city engineer and district engineer.
51. Sheet 3.01, the ditch typical cross section, show max and min slopes on each side of property line and depth of flow for Q100 for worst case to show 2-foot of freeboard. Who determines the slopes to be graded in the field?

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