

September 19, 2022

Susan Coffey, City Secretary
City of Weston
P.O. Box 248
Weston, TX 75097

Re: Final Plat and Construction Plan Comments
Venetian at Weston Phase 3
Weston, Texas

We have reviewed the final plat and plans submitted for Phase 3 of the Venetian at Weston subdivision. Our comments are shown below.

There are several holdover comments related to Phase 2 that are applicable to Phase 3. Those comments are found on FMI comment letter dated August 2, 2022 which is attached for reference. Those comment numbers are: 17, 23, 25, 26, 27, 28, 33, 45, and 49 and are circled. These comments mostly have to do with identification of the water provider, approval of HOA documents (which have been submitted but not approved at this time), and submittal and approval of a tree permit for Phases 2 and now 3.

Comments for this submittal include:

Final Plat

1. Coordinate the notes on the Phase 3 plat with the notes on the Phase 2 plat.
2. Identify the location of the lift station in Phase 3 and show it as a dedication or permanent easement to the City of Weston since they will be operating the system in the future.
3. Note 3 is incorrect as it does not recognize the FEMA Zone A area next to the lift station site. The developer has submitted a flood plain study for this area and that study should be referenced by name, date, Firm and Engineer name as the best available information for determining the 100-year flood plain elevation.
4. Where retaining wall are used, show a wall maintenance easement on the property adjacent to the wall. Walls are not to cross property lines unless ownership is clearly shown on the final plat.
5. Confirm on the plat that all houses and structures are at least 2 feet above the 100-year flood plain (Ordinance 2009-10-2).

6. The engineer or surveyor needs to certify that the finished floor elevations shown on the final plat adjacent to the flood plain, are at least 2 feet above the 100-year flood plain (Article 5(B)1 and 2, Ordinance 2009-10-2).
7. Please provide a closure calculation for the final plat.

Flood Plain Study

8. Show the lift station site on the project maps. No other comments.

Phase 3 Construction Plans

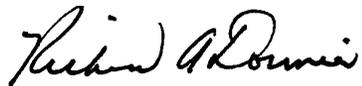
9. Sheet Co.02 – Several sentences are not proper width and need to be adjusted. Move Construction Engineering heading to top of next paragraph.
10. Sheet Co.04 – The TCEQ offices should reflect the Dallas Regional office instead of San Antonio.
11. Sheet C3.02 – Include legend for various symbols on drawing (circles, etc). Label both adjoining creeks. Show lift station location and identify gravel road from the east.
12. Sheet C3.04 – Is structure on east side a detention pond? Please label and provide contours numbers. Note 11 has misspelled “field”. Check all sheets for this. Spell check all sheets in plan set.
13. Sheet C3.07 – provide typical detail for typical retaining wall construction and table for wall heights and specify when design will be provided by others. Clearly show owner of wall and wall maintenance easement on adjacent property on the final plat.
14. Sheet C3.10 – Is large circle on Greenbriar Blvd a traffic circle. Please label.
15. Sheet C3.13 – Provide legend and show outlet symbols. There is no way to compare existing drainage flows with proposed flows at any given outlet location, Engineering Design Standards Ordinance 2006-07-01, Section 3.1.
16. Sheet C3.16 and C3.17 – both sheets are blanks but are labeled “Hydraulic Calculations”. Detention ponds are not labeled and channel and pond calculations are not provided.
17. Now that all the areas draining to the original detention pond in Phase 1 are designed, provide an analysis of pre and post development flows to the pond and other areas that are finalized so that it can be shown the predevelopment flows leaving the property are equal to or less than the post development flows Engineering Design Standards Ordinance 2006-07-01, Section 3.1.
18. Sheet C4.01 – for clarity, show gravity flow line direction arrows for sanitary and storm sewers. The sanitary sewer line is not labeled on “Typical Utility Placement” detail.
19. Sheet C4.04 – show pipe size on plan view, Engineering Design Standards Ordinance 2006-07-01, Section 3.6.
20. Sheet C4.06 – define dashed line at end of Thistle Bloom Drive.
21. Sheet C5.01 – Slope on 30” RCP shows 1.25% (0.0125) along profile but the text below pipe shows 0.0099 ft/ft. Several pipe lengths show differences as well, Engineering Design Standards Ordinance 2006-07-01, Section 3.6.

22. Sheet C5.07 – show flows and velocities on profiles, Engineering Design Standards Ordinance 2006-07-01, Section 3.6.
23. Sheet C5.10 – all sanitary pipe should be SDR 26. (Ordinance 2018-06-02, 4.2 H)
24. Sheet C6.01 – Legend shows filter tube check dam and curlex blanket. Please show locations of both on drawings. Note 11 has misspelled word.
25. Sheet C7.01 – Add Paving Note “all concrete shall be Class C, 6-sack mix design.” (Ordinance 2018-06-02, Appendix B, Paving).
26. Sheet C8.03 – Add details for Type A and B headwalls.
27. We did not find a detail for fire hydrants on Phase 2 or Phase 3. We have attached a recommended detail from NCTCOG and a detail for a Storz Connection to be consistent with surrounding fire departments. The 5” Storz Connection is the one to use.

If anyone has 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.

Attach: FMI Letter Dated 8-2-2022
NCTCOG Fire Hydrant Detail 4120
Storz Connection or Approved Equal

Cc: Mayor of Weston
Matthew G. St. Marie, P.E., John R. McAdams Co., Inc.

August 2, 2022

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

Re: Venetian At Weston, Phase 2
~~3rd~~ ^{4th} Submittal
Review Comments for Final Plat and Construction Plans
Weston, Texas

We have reviewed the fourth submittal dated July 15, 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

Page 2

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.
Done
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.
Done
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.
Acknowledged by Engineer for Project.**
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

Page 3

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.
Done
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;
Done
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. Water provider to provide water model.
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. If needed will be on other parts of the property closer to FM 543.
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. **In process of being addressed.**
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

Page 4

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?
Done
45. Provide HOA documents to include covering Venetian Phase 1, Subdivision Section 55.
Please submit corrected documents.
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;
Done
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. **Currently under review.**
50. Sheet 3.01 (all grading plans), Note 3, the approval of lot-to-lot drainage should be by city engineer and district engineer.
Done
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?
Done

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."

Page 5

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.

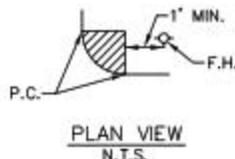
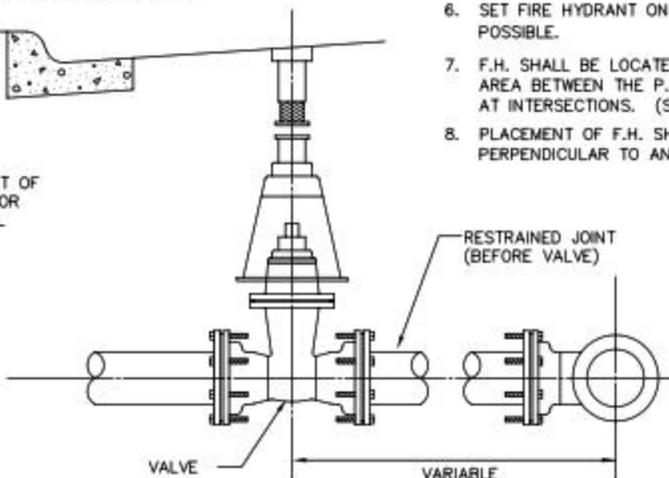
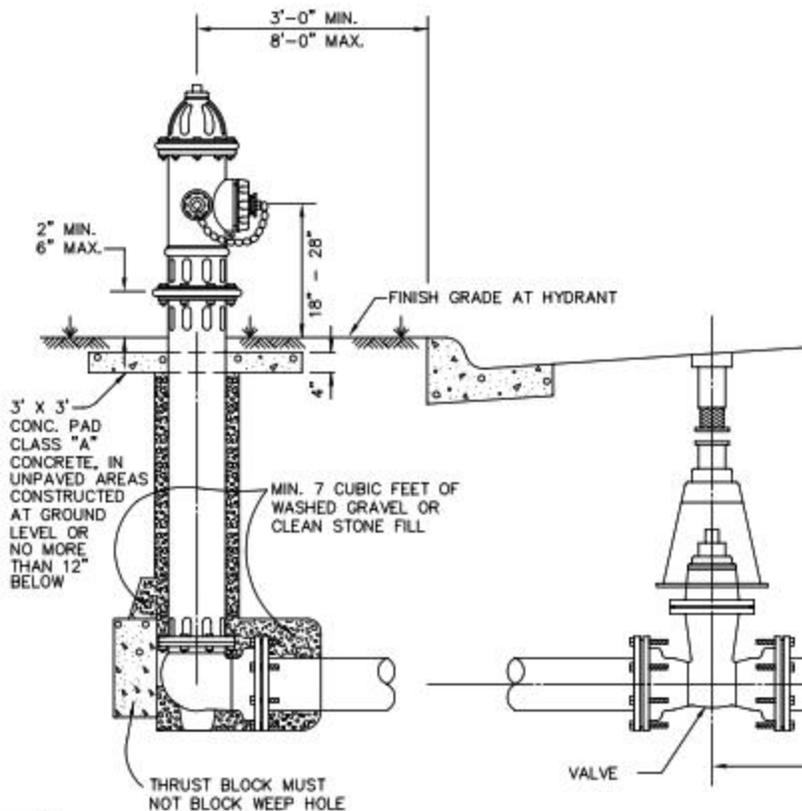
Sincerely,

FREEMAN - MILLICAN, INC.

A handwritten signature in black ink, appearing to read "Richard A. Dormier". The signature is written in a cursive style with a large initial "R".

Richard A. Dormier, P.E.

Cc: Mayor of Weston
Susan Coffey, City Secretary



NOTES:

1. IN GENERAL, ALL FIRE HYDRANTS SHALL CONFORM TO AWWA STANDARD SPECIFICATIONS FOR FIRE HYDRANTS FOR ORDINARY WATER WORKS SERVICE, C-502. FIRE HYDRANTS SHALL HAVE A 5 1/4" MIN. VALVE OPENING AND A BARREL APPROXIMATELY 7" INSIDE DIAMETER. ALL HYDRANTS SHALL BE EQUIPPED WITH A BREAKAWAY FLANGE.
2. ALL JOINTS SHALL BE MECHANICAL JOINTS.
3. TYPICAL VALVE: ACTUAL VALVE LOCATION WILL DEPEND ON LOCATION OF WATER MAIN.
4. F.H. NO CLOSER THAN 18" TO EXISTING OR PROPOSED SIDEWALKS. (USUAL)
5. STANDARD BURY DEPTH 4' FEET
6. SET FIRE HYDRANT ON THE LOT LINE EXTENDED WHEN POSSIBLE.
7. F.H. SHALL BE LOCATED MINIMUM 1 FT. OUTSIDE OF THE AREA BETWEEN THE P.C.'S OF THE CORNER TURNING RADI AT INTERSECTIONS. (SEE PLAN VIEW)
8. PLACEMENT OF F.H. SHALL BE WHERE PUMPER NOZZLE IS PERPENDICULAR TO AND FACING THE NEAREST CURB.

STANDARD DRAWING NO. 4120

FIRE HYDRANT
INSTALLATION

North Central Texas Council of Governments



STANDARD SPECIFICATION REFERENCE

502.3

DATE

OCT. '04

STANDARD DRAWING NO.

4120



ALUMINUM BLIND CAP SPEC SHEET

FYRELANE USA

Blind Cap Overview



Aluminum Blind Caps are made of a T-6 Grade Aluminum Forged Extrusion with Hydra-Shield Specifications. Blind Caps are Pressure rated to hold normal hydrant operating pressure.

These caps are designed with quality and great ingenuity that makes them leading in the market place.

The Blind Caps are also available in a polish look which is more popular and or a Brown for military spec, Orange for coastal areas for ease of sight, we also provide a black colored cap for discreet look for FDC connections.

THE PART NUMBERS LISTED ARE NATIONAL STANDARD THREADS ONLY

Part Numbers

Descriptions

ADPT-4.0ST-BC

4" Aluminum Blind Caps

ADPT-4.0ST-BC-BROWN

4" Aluminum Blind Caps, Brown for Military Spec

ADPT-5.0ST-BC

5" Aluminum Blind Caps

ADPT-5.0ST-BC-ORANGE

5" Aluminum Blind Caps, Orange Spec for Coastal Cities

ADPT-5.0ST-BC-BROWN

5" Aluminum Blind Caps, Brown for Military Spec

ADPT-5.0ST-BC-BLACK

5" Aluminum Blind Caps, Black for discreet look.

OTHER VARIOUS INFORMATION

Blind Caps

Blind Caps are great for pressure related task but not required with our Hydra-Storz adapters you would only want to utilize blind caps when operating the 2.5" side ports or doing a flow test.

Other than that utilize Fyrelane USA Storz, Hydra-Storz to gain superior control over your water system and also emergency response time.

Sole Source Contact Info

Fyrelane USA
8701 John Carpenter Frwy, Suite 230
Dallas, Texas
Toll Free: 1-888-359-9555
Fax: 972-594-7826
Email: Sales@fyrelaneusa.com

OPEN BORE STORZ ADAPTER SPEC SHEET



Description: Open Bore Storz is a quick connecting device that allows you to quickly connect up to a fire hydrant without threading on an adapter at the scene. This design allows you to connect up seamlessly to a hydrant. This item would need a blind cap with it when purchasing to seal the open hole in the middle.

Material: Open bore Adapters are constructed of forged 6061 aircraft grade aluminum alloy and heat treated to a T-6.

Product Finish: The Coating on our Hydra-Storz adapters is a MIL-A-8625 (Mil Spec) Type III anodize. The outer head ring is hard coat anodized class II with a black color dye additive. The inner insert is hard coat anodized class I without color dye additive. Hard coat anodizing provides a more durable finish to help withstand harsh environments.

Benefits of Hard Coat Anodizing: Benefits of hard coat anodized aluminum would be as follows, corrosion resistance, improved lubrication, increase wear resistance, increase abrasion resistance, flame resistance, & non-contaminating.

NFPA 1963: Fyrelane USA Storz Adapters conforms to the NFPA 1963 (2014 standard edition)

Sizing Available: 4" Storz and 5" Storz

Weight of Product: 3.10 LBS