

March 28, 2022

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

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

We have reviewed 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;
2. Provide a closure calculation for the metes and bounds description;
3. Provide easements for retaining walls both for location and maintenance;
4. The plat title calls out 13 opens space areas but we count 16 in the title block;
5. Add a note that the HOA will maintain the open space;
6. Add a note that the HOA will maintain the retaining walls on private lots per Sheet C3.01;
7. Show the Water CCN boundary on the final plat for clarity in the future;

Construction Plans:

8. Please review the Phase 1 plans and use the general notes as applicable to this project;
9. Sheet C3.01, only include the typical lot grading plans used in the Grading Key;
10. Sheet C3.01, based on this sheet it appears there is no lot-to-lot grading proposed. Is that correct?
11. Sheet C3.06, the offsite grading needs drainage calculations, a temporary drainage easement, and re-vegetation before accepting the public improvements;
12. Sheet C3.18, remove references to projects in other cities-all sheets;
13. Sheet C3.18, the project benchmarks appear to be in another city-all sheets;
14. Sheet C3.20, the drainage calculations (storm intensity) for the storm sewer do not match the method 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;
16. Sheet C4.01, the amount of information provided at the small scale is difficult to read;
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;
18. Sheet C4.01 and others, remove references to Anna;
19. Sheet C4.01, provide details for TCEQ separation requirements for water and sewer including sewer laterals and water services;
20. Sheet C4.06, where does storm sewer ST-C1 flow to?
21. Sheet C4.12, see note 16;
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;

March 28, 2022

23. Sheet C4.19, add the water CCN line for Weston WSC and North Colling SUD to prevent cross connections;
24. Provide a fire hydrant map with 500' diameters to verify coverage along the streets;
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;
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;
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?
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;
29. Sheet C5.01, show HGL, velocity, capacity on all storm sewer and culverts, all sheets;
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;
31. See 2018 modification for the equation to calculate sewer flow requirements for sewer analysis;
32. Sheet C5.14, identify the utility symbols in the profiles, all sheets;
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;
34. Sheet 7.01, provide dimensions for pavement including width and radii for use by the project inspector;
35. Provide reference to the pavement detail being used for each roadway;
36. Sheet 7.01, refer to the layout used in Phase 1 for street signs and lighting – it is much easier to read;
37. Sheet 7.01, benchmarks appear to be in another city;
38. Sheet 7.02, remove references to Anna;
39. Sheet 7.02, paving concrete to be Class C, six sack mix per NCTCOG requirements;
40. Sheet 7.02, note that geotechnical requirements do not supersede City requirements;
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%;
42. Include a requirement for the geotechnical report to test for sulfates;
43. Paving sheets, a vertical curve is required anytime the algebraic difference is more than 1;
44. Sheet C7.10, provide a traffic analysis of roundabout including design speed, traffic capacity, dimensions; and
45. Provide HOA documents to include covering Venetian Phase 1, Subdivision Section 55.

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