



Cunningham | Allen

October 4, 2013

Planning and Zoning Commission
City of Pflugerville
201-B East Pecan St.
Pflugerville, TX 78691

RE: Extension Request for Construction Permit
Springbrook Apartments Phase 1&2
Wastewater Improvements
Intersection of New Meister Ln and Springbrook Rd
COP Case No.:
CAI File No.: 579.0101

Dear Members of the Planning and Zoning Commission:

On behalf of CESM Co. we hereby respectfully request a 180 day administrative extension for the approved Springbrook Phase 1&2 Wastewater Improvements as outlined in the City of Pflugerville (COP) Unified Development Code (UDC), Title XV Subchapter 3(I)(6)(C). The current expiration date for this site plan is November 2, 2013.

The Springbrook Apartments Phase 1&2 Wastewater Improvements are part of the subdivision improvements required for plat approval of the Springbrook Apartments Phases 1 and 2. The wastewater line associated with Phase 1 is a 12-inch diameter line (WW-LN-A in the plan set) and has flows of approximately 445 gpm. Phase 1 also has a 6-inch diameter stub (WW-LN-B in the plan set) which will be installed to service the future Phase 1 apartment complex. Phase 2 wastewater line is an 8-inch diameter line (WW-LN-C in the plan set) with flows of approximately 140 gpm.

The wastewater improvements associated with Springbrook Apartments Phase 1 are limited to approximately 791 linear feet of a 12-inch diameter wastewater main and a 6-inch diameter stub of 28 linear feet in length. The Phase 1 wastewater line is aligned under a drainage channel west to Lot 1 of the Springbrook Apartments Phase 1. The improvements associated with Springbrook Apartments Phase 2 are limited to approximately 839 linear feet of an 8-inch diameter lateral. The Phase 2 wastewater line is aligned parallel to Springbrook Road and then bends 90 degrees to flow east-west adjacent to Lot 2 of the Springbrook Apartments Phase 2. All site development, construction and maintenance will be accomplished in accordance with the terms and conditions of the City of Pflugerville Unified Development Code.

The intent of the owners has been to complete infrastructure improvements necessary to provide utility service (wastewater) to the lots associated with Springbrook Apartments Phases 1 and 2. Unfortunately, the initial thought of dealing with construction costs and lender documents has taken longer than expected. Continued efforts from the owners to finalize construction cost and close on lender documents to move forward on the Springbrook Apartments Phase 1&2 Wastewater Improvements is ongoing; however, additional time is required to finalize the construction cost and lender documents. It is for these reasons that we respectfully request the administrative 180 day extension for this released subdivision improvements plan.

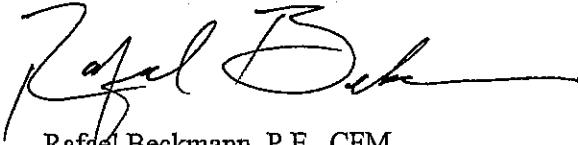
Cunningham | Allen, Inc. • Engineers • Surveyors • Planners

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Firm Registration TBPE #: F-284 TBPLS #: 10000900

If you have any questions regarding this project, or if you require any additional information to assist you in your review of this request, please contact me at 327-2946.

Sincerely,

CUNNINGHAM-ALLEN, INC.

A handwritten signature in black ink, appearing to read "Rafael Beckmann". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Rafael Beckmann, P.E., CFM
Project Engineer