



City of Pflugerville

201-B East Pecan St.
P O Box 589
Pflugerville, TX 78691
Phone (512) 990-6300 Fax (512) 990-4374

September 11, 2020

MDC, LLC
Marc Dickey
6410 Wilbur Drive
austin TX 78757
marc.dickey@gmail.com

Permit Number PP2008-02
Project Name: Wash N Roll

Dear MDC, LLC,

Staff has completed its review of plans for Wash N Roll. Please revise the project plans to address the comments noted below. Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs.

Planning Dept. Review

The following comments have been provided by Jeremy Frazzell. Should you have any questions or require additional information regarding any of these comments, please contact Jeremy Frazzell by telephone at (512) 990-6304 or by email at jeremyf@pflugervilletx.gov.

General: The preliminary plan set is to be a consolidated set of all plan sheets with all required content information as provided in the application checklist. The provided submittal does not contain all of the required sheets, or all content requirements. Please refer back to the application and request clarification if information is not understood. The resubmittal will be rejected if not consolidated and all required information is not provided.

General: Per Appendix B and the UDC 2.15.2, the resubmittal shall include a comment response and an electronic version of all submittal information uploaded into My Government Online:

<https://www.mygovernmentonline.org/using-the-project-case-number-assigned-at-time-of-application-acceptance>.
For assistance in uploading the files, please refer to the guide available on the Planning Department website:
<https://www.pflugervilletx.gov/city-government/development-services-center/planning-department>

General: Per HB 3167, the preliminary plan will be placed on the next Planning and Zoning Commission for statutory denial. Response submittals will be received in accordance with the approved review schedule.

Sheet 1: All standard notes are required to be listed on the preliminary plan per the submittal requirements established by UDC 2.15 and Appendix B.

Sheet 1: The engineer's seal, signature, and date are required for the floodplain note as required by the preliminary plan content checklist established by Appendix B and the UDC 2.15.2.

Sheet 1: Move the title to the middle of the top portion of the sheet and clarify that while the name is Wash N Roll Preliminary Plan, it is a Replat of **Lot 1, Block A Wuthrich Hill Farms Section One**. Also move the "Preliminary Plan Only - Not For Recordation" under the title block. Ensure all sheets contain the title per the submittal requirements established by UDC 2.15 and Appendix B.

Sheet 1: A reciprocal access easement/development agreement is needed in order to allow for lots to be less than 200' along an arterial per UDC 15.16.5 E. Please establish the agreement, record, depict the location for the shared drive, and provide the document number of the recorded agreement in the call out for the easement.

Sheet 1: Lot numbers are required for all proposed lots. Update all lots and the summary table with all of the information per the submittal requirements established by UDC 2.15 and Appendix B.

Sheet 1: For clarification, remove the compatibility building setback line as this will be established per the zoning and addressed during site development.

Drainage 1: These plans need to be consolidated into the overall preliminary plan set and contain all of the information required by the content checklist in the application and established by UDC 2.15 and Appendix B.

Drainage 1 & 2: Turn off the aerial for both sheets for clarity.

General: The tree survey was not provided and is a requirement. The tree survey needs to identify all trees on-site that are protected. Please refer to Subchapter 12 of the UDC and the Tree Technical Manual for the requirements. Also refer to the submittal requirements in the application established by UDC 2.15 and Appendix B.

Utility plan sheet is to be separate and include detailed information identifying how each lot will be served. Existing utilities need to be labeled, proposed extensions need to be labeled. Please refer to the application for the submittal requirements established by UDC 2.15 and Appendix B.

Sheet 1: A 10' wide sidewalk/hike and bike trail is to be provided along the south side of Dessau Road and a 6' wide sidewalk is to be provided along the subdivision side of Oxford. Please update the plans to reflect the sidewalk extensions, label each of the sidewalks with the corresponding widths, and include in the legend.

Fire Dept. Review

The following comments have been provided by Michael Slaughter. Should you have any questions or require additional information regarding any of these comments, please contact Michael Slaughter by telephone at (512) 989-4531 or by email at mslaught@pflugervillefire.org.

September 9, 2020

Kazi M

City of Pflugerville Planning

512-990-6300

kazim@pflugervilletx.gov

Wash N Roll

Oxford Dr

Preliminary Plat

Thank you for the opportunity to review and comment on the plans submitted for the above referenced project. The following comments are provided for the plans submitted to our office.

These plans are Approved.

Disclaimers

Permit applicants and the applicants' agents and employees shall carry out the proposed activity in compliance with this code and other laws or regulations applicable thereto, whether specified or not, and in complete accordance with approved plans and specifications. Permits which purport to sanction a violation of this code or any applicable law or regulation shall be void and approvals of plans and specification in the issuance of such permits shall likewise be void. This is in accordance with Section 105 of the 2015 International Fire Code with amendments as approved by the City of Pflugerville.

These plans have been reviewed for compliance with the 2015 International Fire Code with amendments as approved by the City of Pflugerville. Compliance with these codes and amendments is the responsibility of the permit applicants, applicants' agent and employees. Any changes in the field that differ from the plans submitted shall be resubmitted for approval and shall be in accordance with previously listed codes.

Contact Tim Wallace at (512) 989-4530 with questions or comments.

Engineering Dept. Review

The following comments have been provided by Jenna Goolsby. Should you have any questions or require additional information regarding any of these comments, please contact Jenna Goolsby by telephone at (512) 990-6312 or by email at jennag@pflugervilletx.gov.

Wash N Roll
PP2008-02
Preliminary Plan Review- Round One
September 9, 2020
Engineering

General Comments

1. Please be aware that during the review process with subsequent submittals, new or updated comments may be given.
2. The preliminary plan must be approved prior to any final plat, construction plan, or site plan approval for the property. (UDC 3.2.2)
3. Wastewater analysis and water model must be approved prior to preliminary plan approval. For wastewater analysis, very proposed pipes and existing downstream pipes do not exceed 50% PDWF and 75% PWWF. For water model, very fire flows can be met while not exceeding 10 fps velocity in any pipes with minimum static pressure of 20 psi.
4. This submittal does not meet the minimum requirements for a preliminary plan submittal, please review the Preliminary Plan: Required Content Checklist pages 5 -11 for expected sheets and information that needs to be provided on those sheets. The preliminary plan should be one consolidated plan set with all sheets and information as listed on the checklist.

Sheet 1: Cover Sheet

5. Please provide revision block, refer to Supplemental Schedule for an example.
6. Provide the submittal date for the plan.
7. Have the plan signed and sealed by a PE licensed to operate in the State of Texas.
8. Please provide the table described on page 5 of the Preliminary Plan: Required Content Checklist.
9. List all studies associated with the plan
10. Provide the not on page 5 of the Preliminary Plan: Required Content Checklist.
11. Provide standard plan notes as shown on pages 6 and 7 of the Preliminary Plan Required Content Checklist.

Preliminary Plan or Lot/Configuration Sheets

12. Sheet(s) not provided, please provide with all info shown on pages 7 and 8 of the Preliminary Plan Required Content Checklist.

Existing Conditions & Proposed Grading Sheet

13. Sheet(s) not provided, please provide with all info shown on page 8 of the Preliminary Plan Required Content Checklist.

Water & Wastewater Utility plan

14. Sheet(s) not provided, please provide with all info shown on pages 8 and 9 of the Preliminary Plan Required Content Checklist. Please ensure each lot is served with public water and wastewater. Clearly show existing line locations and proposed line locations with all applicable info such as line size, type, depth, easements for the facilities, etc.

Existing Overall Drainage Area Map and Calculation Sheet

15. Sheet(s) not provided, please provide with all info shown on page 9 of the Preliminary Plan Required Content Checklist.

Proposed Overall Drainage Area Map and sub-basin Drainage Area Map and Calculation Sheet

16. Sheet(s) not provided, please provide with all info shown on pages 9 and 10 of the Preliminary Plan Required Content Checklist.

Tree Survey Sheet

17. Sheet(s) not provided, please provide with all info shown on page 11 of the Preliminary Plan Required Content Checklist.

Preliminary Illumination Plan Sheet

18. Sheet(s) not provided, please provide with all info shown on page 11 of the Preliminary Plan Required Content Checklist.

Drainage Report and Exhibit:

19. As this is a phased development please follow the City of Austin Drainage Criteria Manual Section 1.2.2.H in regards to the use of an existing detention pond that was designed Pre-Atlas 14.

20. How does the Tc time increase in the proposed development? Please revise or provide justification.

Provide a letter summarizing any additional changes that were made with the resubmittal. Please note new or additional comments may be generated upon re-submittal of site plan. If there are any new sheets, removed sheets or combined sheets on the next submittal, please make a note of this in the response letter.

911 Addressing

The following comments have been provided by Kristin Gummelt. Should you have any questions or require additional information regarding any of these comments, please contact Kristin Gummelt by telephone at (512) 990-6349 or by email at Kristing@pflugervilletx.gov.

Label Oxford Drive as E Oxford Drive

The addition of required pages might generate more comments from 911 addressing.

Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 990-6304, or by e-mail at jeremyf@pflugervilletx.gov.

Thank you,



Jeremy Frazzell