



City of Pflugerville

201-B East Pecan St.
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Pflugerville, TX 78691
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December 20, 2019

DCS Engineering, LLC
Darren Strozewski
1101 S Capital of Texas Hwy
Austin TX 78746
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Permit Number PP1912-03
Project Name: Pfennig Ln and E Pecan St Improvements

Dear DCS Engineering, LLC,

Staff has completed its review of plans for Pfennig Ln and E Pecan St Improvements. 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.

Engineering Dept. Review

The following comments have been provided by Joel Lewis. Should you have any questions or require additional information regarding any of these comments, please contact Joel Lewis by telephone at (512) 990-6300 or by email at Dev-Rev@pflugervilletx.gov.

Pfennig Lane and E Pecan St Improvements

PP1912-03

Engineering-Round 1

Joel Lewis

12/18/19

General:

- i. Please be aware, during the review process, new or updated comments may be given with subsequent submittals.

Cover Sheet:

- i. Please provide two benchmarks as per the EDM and Preliminary Plan: Required Content Checklist page 5 of 11.

Sheet 01C-03 - Existing Site, Tree Survey, and Demoliton (sic) Pecan Street Sheet No.1:

- i. Is this the same area as shown on sheet 01C-02? Providing something as basic as an alignment with stationing or overall layout map with sheet numbers would be hugely beneficial for this project.

Sheet 01C-04 - Existing Site, Tree Survey, and Demoliton (sic) Pecan Street Sheet No.2:

- i. Where is this? There is no match line, overall layout sheet, or alignment with stationing to allow review in regards to location. By comparing median geometry on separate sheets I think I know where, but it does not seem to line up with what Jones & Carter is proposing, please provide sheets that are reviewable and provide the information to tie into the larger project as a whole.

Sheet 01C-05 – Overall Water and Wastewater

- i. What is being proposed and what is existing? There is no difference in line types between what I believe has to be proposed (W/WW on Pfennig Lane) and the W/WW leaving the page on Pecan St. If the Pecan St W/WW is proposed you must show the entire length of proposed line. If it is existing use a different line type or at least provide labels showing what is what.
- ii. If the W16 on Pecan Street is proposed, why is it directly below an OHE that is shown over the turn lane roughly in the middle of the sheet?
- iii. Please refer to pages 8 and 9 of the Preliminary Plan: Required Content Checklist for necessary information needed, almost all of it is not provided by your plans and make further review impossible.

Sheet 01C-06 Existing Overall Drainage Area Map & Calculations:

- i. Is the Existing Drainage Areas routed to and conveyed by wholly by Pfennig Lane storm infrastructure in proposed conditions? If so the flows conveyed do not match. If not what is the purpose of this sheet?

Sheet 01C-07 Storm Sewer Calculations

- i. Please provide Tc paths for review as dense grass is probably not an appropriate surface for a street drainage.
- ii. Per Table 2.4 of the Final Combined Drainage and Engineering Report show bypass flow entering several inlets that is not shown in any table on the plans. Please revise.
- iii. It the outfall of this storm drain designed by DCS or Jones & Carter?

Sheet 01C-08 – Proposed Overall Drainage Area Map and Calculations

- i. With proposed DA A's eastern edge on the roadway no flow is expected from the Jones & Carter developed project? If so revise Tc information.
- ii. With the proposed DA A's western edge off of the roadway capturing flow that currently slopes away from the proposed road will there be grading to capture this flow? If so please show.

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 E Pecan St on sheets 2,4,5,6,11(UDC, Appendix B, Section 3)

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: Per Appendix B and the UDC 2.15.2, the resubmittal shall include a comment response, an 11"x17" copy for all reviewers with comments, paper copy of all requested documents, and an electronic version of all submittal information.

General: Per Appendix B and the UDC 2.15.2, the TIA is required to be approved by all jurisdictions prior to the preliminary plan being considered by P&Z. Once approved, please update Sheet 1 with reference to the approved TIA date and provide an electronic copy.

General: The preliminary plan appears to be intended for public improvement construction plans as it includes land that is also included in the Pflugerville East Center preliminary plan, but only includes roadway improvements. Please coordinate with the land owner and other engineers to clarify which group is doing what parts and update with the response.

Cover Sheet: Remove "Seefried Properties" from the title block.

General: Per Appendix B and the UDC 2.15.2, please ensure the legal description accurately reflects the land included in the preliminary plan. The acreage included in the legal description is very similar to the amount of acreage included for Project Charm.

Cover Sheet: The owner listed on the cover sheet is not the owner that signed the application. Please update the application or the sheet to be consistent and accurate.

Cover Sheet: Per Appendix B and the UDC 2.15.2, two permanent benchmarks are required per the Engineering Design Manual. Please update with permanent benchmarks.

Cover sheet: Per UDC 10.3.1, sidewalks are required to extend the length of the development's frontage on a public street. Please update Note 7 to identify the applicability of the note to clarify both sides of Pfennig Ln and north side of Pecan St.

Cover sheet: The note stating the subdivision improvement plan has been approved is inaccurate and needs to be removed.

Sheet 1: The preliminary plan sheet needs to identify the proposed lot dimensions and layout of the subdivision. Please update without contours, improvements, etc.

Cover sheet: Per Appendix B and the UDC 2.15.2, please update the city limits based on the recent annexation of the property.

General: Please update all project blocks with the correct sheet description. Currently Water, wastewater, paving, and drainage is shown in addition to other descriptors, which doesn't coincide with what is shown.

Sheet 2: A future extension of Cosmos Way and Firebush Dr will need to connect to Pfennig Ln. Please ensure the median breaks account for the future.

Sheet 2: Existing driveway will need to be rerouted to prevent conflicts at the intersection. Please clarify how this will be realigned/adjusted.

Sheet 2: Clarify title to match what is intended to be depicted on the sheet.

Sheet 2: Existing tree line is missing and needs to be included on the existing conditions sheet and proposed demolition reflected.

Sheet 4: Curb inlet on Pfennig Ln is identified to be relocated, however additional information is needed to understand where it is being relocated.

Sheet 5: Please ensure irrigation sleeves are provided to all medians in Pfennig Ln for street trees.

General: North arrows are not accurately reflected on many sheets. Please update accordingly.

General: Legends are needed on all sheets to clarify line types and symbols - per Appendix B of UDC.

General: Missing tree survey and indication of what is protected, to be removed, and all mitigation information.

Fire 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.

Pfennig Lane and E Pecan St Improvements

Case: PP1912-03

Preliminary Plan Approval

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.

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