



## City of Pflugerville

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

November 25, 2020

Belton Engineering Inc.  
Lina Chtay  
106 N. East Street  
Belton TX 76513  
lchtay@beltonengineers.com

Permit Number PP2011-01  
Project Name: Farmstead Subdivision

Dear Belton Engineering Inc.,

Staff has completed its review of plans for Farmstead Subdivision. 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 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.

Farmstead PP2011-01  
Engineering Review- Round 1  
Jenna Goolsby  
November 23, 2020

### Preliminary Plan Comments:

#### General

1. FYI: Preliminary plan approval is required prior to plat approval, construction plan approval, or site plan approval.
2. FYI: Please be aware that the public infrastructure associated with this project must either be constructed and formally accepted by the City or fiscal security in the amount of 110% of the total construction cost must be submitted prior to recordation of the plat (UDC Subchapter 15.3 D).
3. A TIA will be required to be approved prior to preliminary plan approval if the anticipated uses within the lots included in this prelim plan generate more than 2,000 peak daily trips. If over 2,000, please submit a TIA scoping document as found on the city's website for review. If less than 2,000, please provide a engineer signed/sealed memo along with calculations showing the resulting number of peak daily trips base don the ITE manual.

#### Sheet 1- Cover Sheet

4. Add contact information for the property owner/subdivider, name and address for surveyor, design engineer, and all utility providers. (PP content checklist, page 5).
5. In the subdivision information table, please add total acreage for the plan area, and total length, width, and acreage for each street.
6. Please list 2 benchmarks with vertical and horizontal coordinates (state-plane system).
7. Please list all variances associated with the property (Ex. City Engineer approval of lots being less than 3 acres in size with septic allowed) and provide a copy of that variance approval for reference.

#### Sheet C1.0 and C1.1- Prelim Plan Sheets

8. Callout existing and proposed ROW widths along Pfluger Berkman Road. The City's master transportation plan shows this road to be a future Minor Arterial with 100' ROW widthl therefore, minimum 50' from centerline of the road is required on this half of the road.
9. Please better differentiate line types and add line types to the legend, particularly along Pfluger Berkman (Ex. Unable to tell which line is the 10' PUE).
10. Please darken the perimeter line for the subdivision.
11. Depict with a dotted line type the location of all proposed sidewalk, and add this line type to the legend.
12. Please clearly show and label all phases.

#### Sheet C1.1 and C2.2- Existing and Proposed DA Maps

13. FYI: The drainage on this property is under Travis County jurisdiction and regulation.
14. Please clearly label all analysis points where proposed flows are being compared to existing flows and identify the existing and proposed flowrates at all of these analysis points (proposed flows should not exceed existing flows).

#### Sheet C3.0- Utility Plan

15. FYI: The waterlines are Manville lines and Manville jurisdiction. Manville approval on proposed line sizes and configuration will be required.
16. Please add a note to this sheet that Manville is the water provider and add a note to the City of Pflugerville variance which allows the lots to have on-site septic for wastewater service.

## 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.

Harvest Lane is a duplicate. Please submit another name.

Harvest Lane is considered 3 separate streets. Submit 2 new more names.

## Planning Dept. Review

The following comments have been provided by Emily Draughon. Should you have any questions or require additional information regarding any of these comments, please contact Emily Draughon by telephone at (512) 990-6306 or by email at EmilyD@pflugervilletx.gov.

Farmstead Subdivision (PP2011-01)

Planning R1

### Denied.

General:

- i. For the next submittal, please combine all plan sheets into one PDF that is bookmarked. This will ensure that all sheets and details have been included and can be verified for compliance.
- ii. Please be aware new comments may be included with new sheets.
- iii. The existing conditions sheet is missing, please include this with the next submittal (Supplemental Schedule, Appendix B; Section 3.2).

Coversheet:

- i. Pursuant to the Unified Development Code, Supplemental Schedule, Appendix B; Section 3.2, please include the name and contact information for:
  - a. The current property owner/subdivider
  - b. The Design Engineer
  - c. The Utility Providers
- ii. The legal description indicates that the property is "in the City of Pflugerville" please update the legal description to accurately represent the land. The property is not currently within the City Limits (Supplemental Schedule, Appendix B; Section 3.2).
- iii. Please include in the table (Supplemental Schedule, Appendix B; Section 3.2):
  - a. The total acreage of the plan area.
  - b. The total length, width, and acreage of each proposed street.
- iv. Include a minimum 2 Benchmarks per the Engineering Design Manual (Supplemental Schedule, Appendix B; Section 3.2).
- v. Please include the parkland calculation as specified in the Unified Development Code, Subchapter 14. If the County has a park that is closer than the City, fees will be paid to the County. The estimated fees are as follows: Parkland Dedication = 1.27 acres – recommendation = fee in lieu: \$55,199.23. Park Development Fee = \$31,744. These are two separate fees, both are required.
- vi. Please update the Surveyor's Certification to match the language in the Supplemental Schedule, Appendix B; Section 3.2.
- vii. Please remove the City signature blocks (i.e. planning commission, mayor, city clerk), these are not required on a preliminary plan as this document is not for recordation or construction.
- viii. Unless otherwise required, please remove the County signature blocks. If the County is requiring these, please provide evidence.

- ix. If the City Engineer has approved a waiver to allow for septic tanks on lots less than 3 acres, please add this as a note (Supplemental Schedule, Appendix B; Section 3.2).
- x. Please make the following updates to the standard notes (Supplemental Schedule, Appendix B; Section 3.2):
  - a. Note 7: include the street names in the note, there is currently a blank line.
  - b. Note 11: the note needs to be updated with the information that identifies who owns and maintains any private parks as well as any covenants and restrictions with a document number. This is only applicable if private parks or open spaces have been proposed.
  - c. Note 14: add "as amended" after "Engineering Design Manual."

Preliminary Plan Sheets:

- i. Include the scale and engineer's seal with signature and date (Supplemental Schedule, Appendix B; Section 3.2).
- ii. Pursuant to the Unified Development Code, Subchapter 15.16.3.P, block lengths for a local street can be no more than 1200 feet in length before an intersection. If mid-block pass-through lots are included, this provision shall not apply (UDC 15.16.6.D). A mid-block pass-through lot is a minimum 15-ft wide pass through lot at mid-block or approximate to the mid-point on any block that is 1,000 feet or greater in length. The pass-through lot shall extend the depth of the block, contain a minimum 10-ft wide hike and bike trail designed in accordance with the City's Engineering Design Manual and Construction Standards, and connect to the public sidewalk. The pass-through lot with improvement shall be owned and maintained by the HOA (UDC 15.16.6.C)
- iii. Pursuant to the Unified Development Code, Subchapter 15.16.3.S, Residential subdivisions shall have at least one street stubbed-out into every adjacent unplatted property unless determined otherwise by the Administrator. The current arrangement has the street looped and not stubbed into any adjacent unplatted tracts.
- iv. Label the tie to a corner of the original tract (Supplemental Schedule, Appendix B; Section 3.2).
- v. The Joint Access Easements should be recorded via separate instrument. Please provide evidence that these easements are in the process of being written and recorded.
- vi. The Building Lines are not necessary on the preliminary plan or the final plat unless the property owner/subdivider wants these to be recorded.
- vii. Please include a minimum 2 permanent benchmarks with elevations, northing and easting (Supplemental Schedule, Appendix B; Section 3.2).
- viii. Label the location of the sidewalks, I can see there is an icon provided in the legend but it is not clear that this has been reflected on both sides of the proposed street as well as the existing Pfluger Berkman Road (Supplemental Schedule, Appendix B; Section 3.2).
- ix. Identify the location of the neighborhood mailbox units with expanded right of way turn outs Street right-of-way width shall be increased by at least four (4) feet and for a minimum length of twenty (20) feet to accommodate turnouts where neighborhood mail box units are proposed. An ADA accessible curb ramp meeting minimum requirement per the Engineering Design Manual and Construction Standards shall be provided directly adjacent to the turn out (Supplemental Schedule, Appendix B; Section 3.2).
- x. Include the parkland calculation as specified in Subchapter 14 of the Unified Development Code.

**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 [mslaughter@pflugervillefire.org](mailto:mslaughter@pflugervillefire.org).

November 25, 2020

Kazi Mohaimin

City of Pflugerville

512-990-6300

Farmstead Subdivision

Permit: PP 2011-01

### **Preliminary Plan Comments**

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 Not Approved. Please address the following comments in the resubmittal:**

Provide a response letter with the resubmittal. Be advised, the resubmittal cannot be reviewed without a response letter formatted in the manner outlined below.

- Include the review comment and the project response.
- Identify the sheet which contains the requested modification,
- Call out each modification and number each modification with the corresponding review comment
  - i. The location of fire hydrants is approved as indicated on the drawings.
  - ii. Provide a note stating whether the water supply is public or private.
  - iii. Provide a note stating whether the streets will be public or private.
  - iv. Show the width of all streets and verify streets are a minimum of 30 feet in width measured face-of-curb to face-of-curb.
  - v. Show the size of underground water lines and the type of piping that will be utilized. If C900 piping is utilized and specify DR 14.
  - vi. Provide a water model which verifies water distribution system will be capable of delivering a minimum fire flow of 1000 GPM at 20 psi residual pressure. The water distribution system must be capable of delivering the required fire flow in addition to the calculated domestic demand.
  - vii. Provide utility details. Utilize the city of Pflugerville trench detail, gate valve detail, thrust blocking detail, and hydrant detail.

### **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 Mike Slaughter at (512) 989-4531 with questions or comments.

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) 990-6306, or by e-mail at EmilyD@pflugervilletx.gov.

Thank you,

Emily Draughon