



## City of Pflugerville

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

December 03, 2020

Civiltude, LLC  
Nhat Ho  
5110 Lancaster CT  
Austin TX 78723  
nhat@civiltude.com

Permit Number PP2008-03  
Project Name: The Commons at Heatherwilde

Dear Civiltude, LLC,

Staff has completed its review of plans for The Commons at Heatherwilde. 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.

### GIS Review

The following comments have been provided by Monica Bradford. Should you have any questions or require additional information regarding any of these comments, please contact Monica Bradford by telephone at (512) 990-6314 or by email at monicab@pflugervilletx.gov.

All previous GIS comments have been cleared

### 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.

#### The Commons at Heatherwilde

#### PP2008-03 Preliminary Plan Review- Round 3 December 2, 2020 Engineering

##### General Comments

1. Please be aware that during the review process with subsequent submittals, new or updated comments may be given.
2. Comment Cleared.
3. The TIA memo is not a sufficient update to the TIA to show impacts from the proposed changes. Information is over 2 years old and the memo provided does not show how the TIA has been updated for current criteria and alignments. Please provide a complete TIA update showing updated traffic volumes, LOS, pro-rata, etc., for the proposed development and new street alignments.  
2nd Review: Comments from Ali on TIA memo will be forthcoming.  
**3rd Review: Provide update to TIA memo based on latest comments, or provide proof of approval.**

- Sheet 1: Cover Sheet
4. Comment Cleared.
  5. Comment Cleared.

#### Sheet 2 Preliminary Plan

6. Comment Cleared.

7. Please show all proposed easement locations for public utilities or infrastructure located outside of City right-of-way.

2nd Review: An easement is not labeled and shown for all extents of the off-site wastewater line.

3rd Review: Comment Cleared.

8. Comment Cleared.

9. Comment Cleared.

10. The angle of connection at the intersection of Ingenuity and Old Austin Pflugerville appears sharp and not safe from a visibility stand point. Please show sight visibility triangles per EDM DG2.5 and verify sight distance adequacy.

2nd Review: Depict sight visibility easements encompassing all of these triangle areas and call them out as proposed and to be dedicated by plat or to be dedicated by separate instrument (will need to be dedicated prior to plat recordation).

3rd Review: Comment Cleared.

11. Comment Cleared.

12. Comment Cleared.

#### Sheet 4 Existing Conditions

13. Comment Cleared.

#### Sheet 7 Existing Condition Drainage Map

14. Comment Cleared.

15. Comment Cleared.

#### Sheet 8 Proposed Drainage Area Map

16. Comment Cleared.

17. Comment Cleared.

18. Comment Cleared.

19. Q's and V's need to be provided for the outfalls for the 25- and 100-yr storm events.

2nd Review: Velocities at the outfalls are high (larger than 6 cfs); therefore, erosion protection and energy dissipation will be required to be shown for these areas on the future construction plans for those outfall areas. Please add a note to this effect. Outfalls should not discharge concentrated flows onto adjacent properties but should return runoff to pre-development/sheet flow conditions. Comment also applicable to number 20.

3rd Review: Comment Cleared.

20. Comment Cleared.

#### Proposed Sub-Drainage Drainage Area Map

21. Comment Cleared.

22. Comment Cleared.

23. Comment Cleared.

24. Please provide a table showing area, runoff coefficient, Tc, intensity, and peak flow for 25- and 100-year storm events.

2nd Review: This information is not found.

3rd Review: Comment Cleared.

25. Comment Cleared.

#### Sheet 10- Water Distribution Plan

26. Comment Cleared.

#### Sheet 12- Off-site Wastewater Plan

27. Please include notes on these sheet identifying what the LUE triggers are for each improvement

2nd Review: One callout is found (replace ex 8" with 12" when LUE trigger of 320 LUEs...) but that is the only callout or not found. It would be helpful to include notes or callouts consistent with what's shown in the

wastewater report explaining when the other off-site improvements will be needed.

3rd Review: Comment Cleared.

28. Please show proposed wastewater easement locations as these lines are located outside of public ROW.

Wastewater easements are required to be minimum 15' wide or twice the depth of the main.

2nd Review: Segment through the portion of Pflugerville high school does not currently show an easement, which is not City owned land.

3rd Review: Comment Cleared.

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.

### **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](mailto:jeremyf@pflugervilletx.gov).

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: The preliminary plan has been reviewed by all reviewers and at least one reviewer requires revision. Per HB 3167, the 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.

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](mailto:jeremyf@pflugervilletx.gov).

Thank you,



Jeremy Frazzell