



City of Pflugerville

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

November 01, 2019

Avid Building Systems
John Blicht
821 Wagon Trail
Austin TX 78758
jblitch@avid-buildings.com

Permit Number FP1906-02
Project Name: Pflugerville Acres 2, Ph 2, Lot 48 Resub

Dear Avid Building Systems,

Staff has completed its review of plans for Pflugerville Acres 2, Ph 2, Lot 48 Resub. 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 Emily Fesette. Should you have any questions or require additional information regarding any of these comments, please contact Emily Fesette by telephone at (512) 990-6306 or by email at EmilyF@pflugervilletx.gov.

Pflugerville Ac 2, Lot 48 Resub (FP1906-02)

Planning Comments: Round 2

Denied.

General:

- i. Comment Cleared.
- ii. Comment Cleared.
- iii. Comment Cleared.

Sheet 1:

- i. Comment Cleared.
- ii. Please change "Tammie Williamson" to "Pat Epstein" as she is the Chairman of the Planning and Zoning Commission.
 - a. **R2 – if the OSSF is approved you may remove this signature block as the plat will be a Minor Plat which is able to be administratively approved.**
- iii. Please add Victor Gonzales' name next to "Mayor:"
 - a. **R2 – please remove the City Council signature block.**
- iv. Comment Cleared.
- v. **R2 – Note 14: A new OSSF will require approval from the City Engineer prior to being considered for approval by the Planning & Zoning Commission.**
- vi. **R2 – Note 22: The original plat notes dictate that "each dwelling constructed or placed in this subdivision shall be connected to a septic tank..." however, the new plat notes dictate that the property will be used for commercial purposes. The original plat note does not permit OSSF for commercial buildings.**

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.

911 Addressing has **approved** the Final Plat for Pflugerville Acres 2, Ph 2 Lot 48 Resub .

Engineering Dept. Review

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

Pflugerville Acres 2, Ph 2, Lot 48 Resub

FP1906-02

Engineering Review- Round 2

George Fowler

October 31, 2019

General

- i. Please note that any additional submittals are subject to additional comments.

Sheet 1

- i. In the Vicinity map, and plat map, please label jurisdiction boundary lines and adjacent jurisdictions.

2nd Round: Comment Cleared

- i. In the top right corner, please also list the name and address of the engineer responsible for preparing the plat.

2nd Round: Name of Engineer and license number not provided.

- i. Engineering seal and signature is required for the floodplain certification currently at the bottom right hand corner of this page.

2nd Round: Comment Cleared

- i. Please label all easements as existing or proposed.

2nd Round: Comment Cleared

- i. In the land use summary table at the top right, please also indicate what the proposed land use is for each lot.

2nd Round: Comment Cleared

- i. List and show location of two permanent benchmarks with northings and eastings.

2nd Round: Comment Cleared

- i. This area is currently in the city's wastewater jurisdiction area although it appears there is no wastewater in this area. Assuming these are on septic? How many septic systems are on this lot and are new septic systems planned to be installed?

2nd Round: Comment Cleared

- i. In note two, please also include that the water provider is Manville.

2nd Round: Comment Cleared

- i. Add City standard note regarding impact fees as follows: The Community Impact Fee rate for wastewater is hereby assessed and established according to the City of Pflugerville Ordinance No. 1179-14-06-10.

2nd Round: Comment Cleared

- i. Add City standard note regarding electric infrastructure as follows: All electric utility infrastructure including but not limited to telephone, cable television, electric utility lateral and service lines shall be installed in accordance with the City of Pflugerville Engineering Design Manual, as amended.

2nd Round: Comment Cleared

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 EmilyF@pflugervilletx.gov.

Thank you,

Emily Fesette