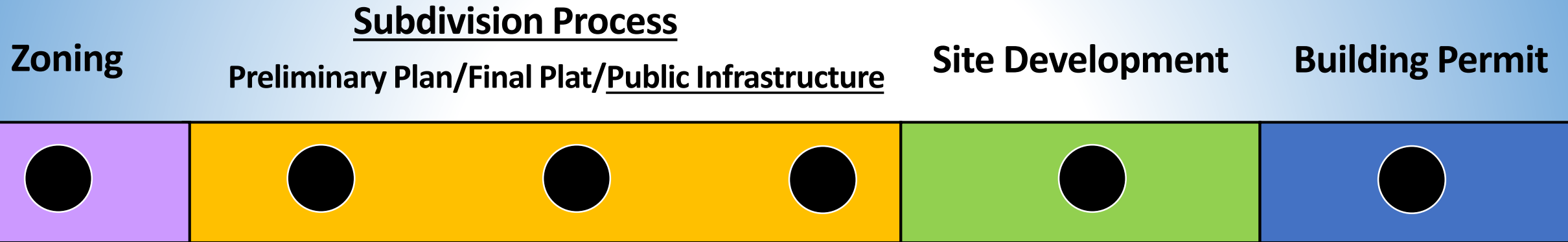


Public Infrastructure Construction Plan Process Overview

Development Timeline



- Construction Plan Review Process
- Construction Inspection
- Close Out Procedures

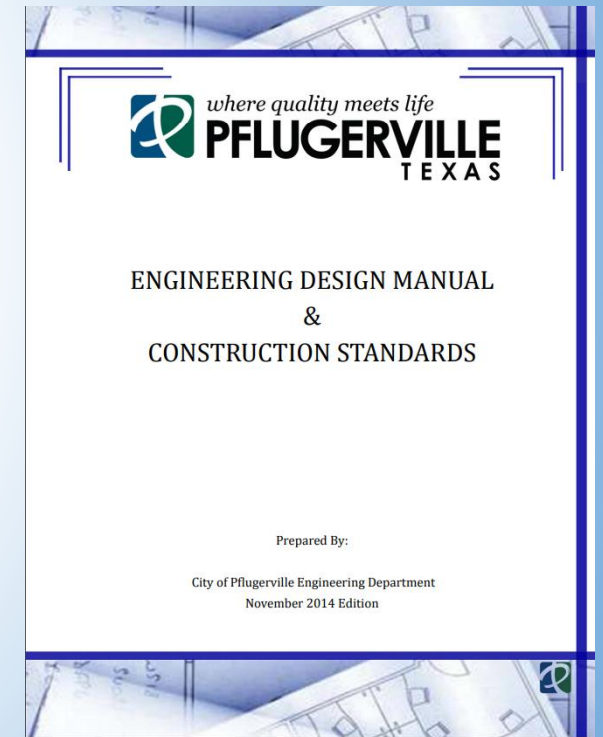
What is Public Infrastructure?

- Infrastructure that will be owned and maintained by the City after construction and City acceptance
- In Public City right-of-way or easement
- All legal lots must be served with public water and wastewater infrastructure and public road infrastructure
 - Public infrastructure required to serve a proposed subdivision must be constructed and accepted prior to final plat recordation or fiscal surety (110%) must be provided.



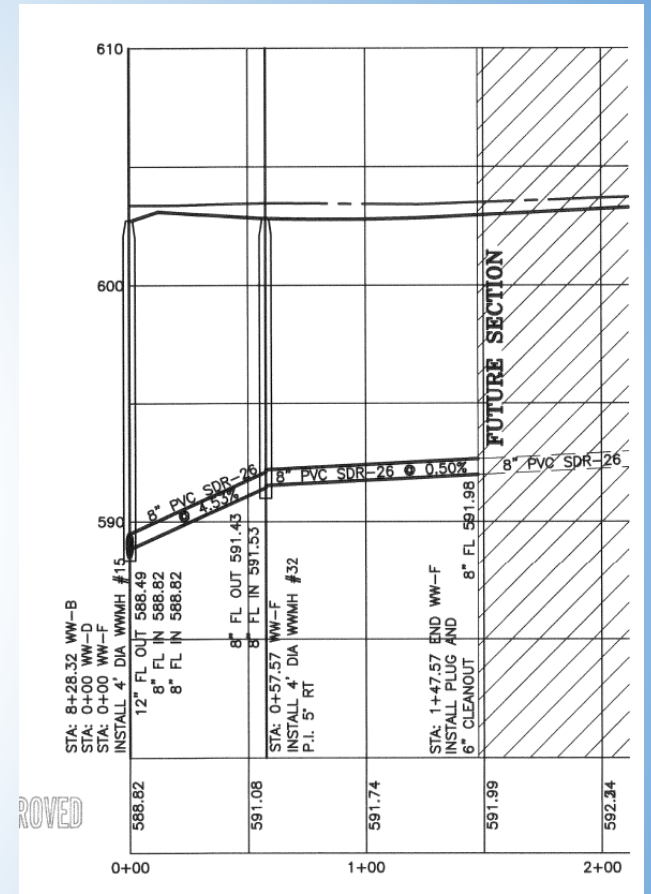
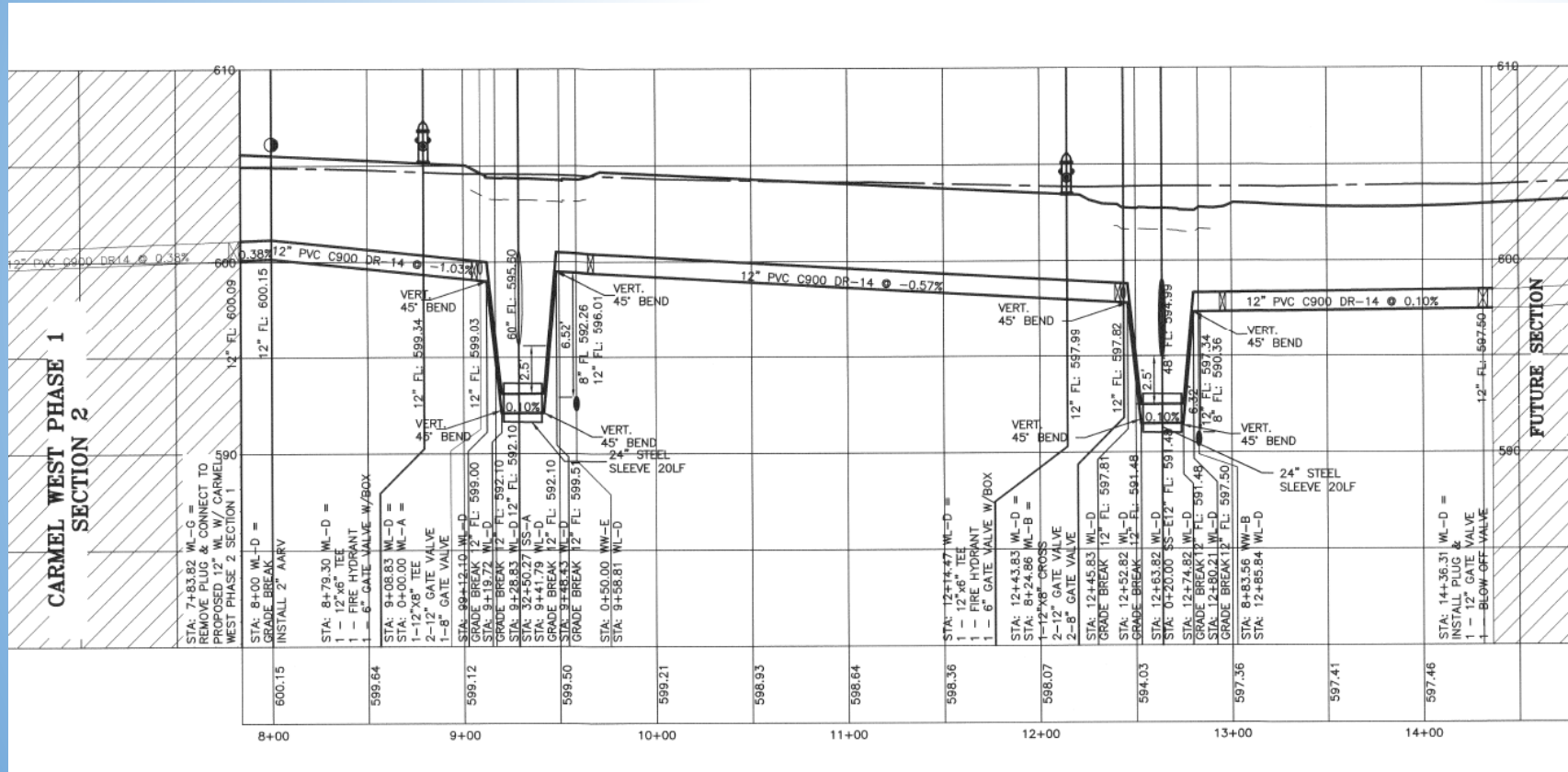
Public Infrastructure Review Process

- Review proposed public infrastructure plans to ensure compliance with City Codes, Standards, and Specifications
 - Engineering Design Manual
 - City Standard Details
 - City Specifications
- Application Requirements/Typical Plan Sheets
 - Erosion and Sedimentation Control Plan
 - Grading plan and Drainage Area Maps
 - Street plan and profiles, Street signage and striping
 - Storm pipe plan and profiles
 - Water and wastewater plan and profiles
 - Construction notes and details
 - Supporting water, wastewater, and drainage reports and calculations



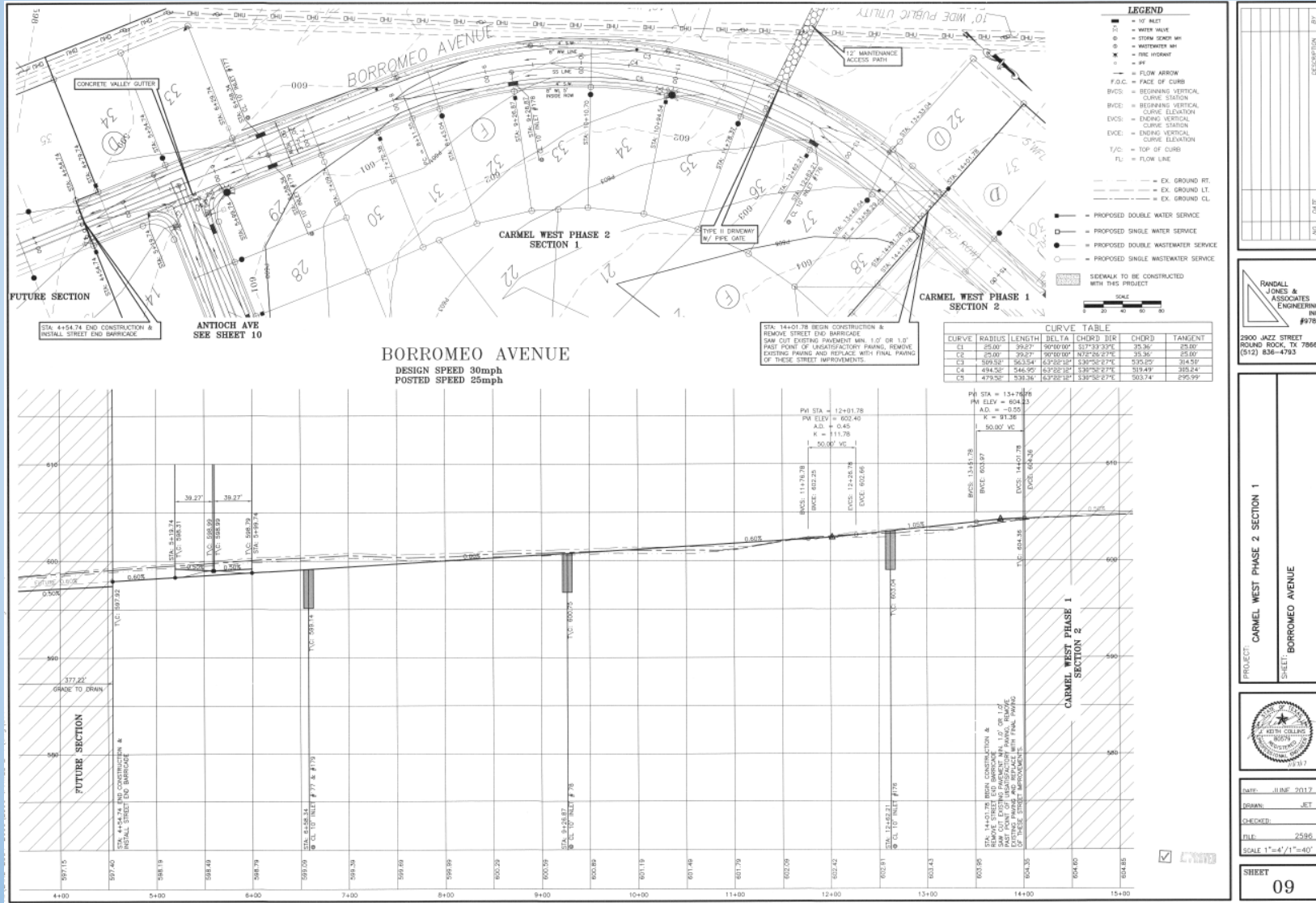
Public Infrastructure Review Process, Cont.

- Plan Example: Water and Wastewater Profiles



Public Infrastructure Review Process, Cont.

- Plan Example: Street Plan and Profile




Public Infrastructure Review Process, Cont.

- Written comments provided to Applicant
- Applicant correct plans and re-submits for review
- When all comments are cleared, plans are approved, and pre-construction meeting is held

PUBLIC IMPROVEMENT CONSTRUCTION PLAN APPROVAL

Approval constitutes compliance with all City of Pflugerville Unified Development Code and Engineering Design requirements. All responsibility for the adequacy of these plans remains with the professionals who prepared them. No alterations of these plans shall be permissible.

Approval Date: April 12, 2021


Construction Permit

Permit Number: CONXXXX-XX Date Issued: [Date]

Project Name: [Project Name]

Project Description: Construction of [Paving, Drainage, Water & Wastewater Improvements (Including Street Lighting & Sidewalk)]

Owner/ Engineer: [Engineer's Name]

Organization: [Engineering Firm Name]

Owner/ Engineer Address: [Address]
[Address]

Approval: _____

A pre-construction meeting is required prior to start of construction. Schedule a pre-con with the City of Pflugerville Engineering Department at 512-990-6300. Provide the SWPPP to the City's Stormwater Specialist a minimum of 24-hours in advance of the pre-con. Per UDC 15.11.5(i), this permit shall expire immediately and approval of construction plans shall be rescinded immediately if work has not started 180 days from the date the permit was issued or the job is abandoned for 90 days or longer after work has started.



Construction Inspection

- Engineering Inspectors inspect all public infrastructure construction
 - Ensure infrastructure construction follows plans, standards, and City specifications
 - Present during construction and testing
 - Review testing report information

Inspection and Testing Examples:

- Roadway Construction from subgrade to final asphalt
- Structural inspections for culverts, inlets, etc.
- Hydrostatic pressure and Bac T testing water mains
- Pressure testing for wastewater mains
- Vacuum testing for wastewater manholes
- Density testing (compaction/moisture) for trench backfill



Project Close-Out and City Acceptance

- **Pre-Walk** with Engineering inspector and Public Works
- **Final Walk** Development Engineering staff and Design Engineer
- **Close-out Documents** provided and reviewed
 - 2 Year Warranty Bond
 - Final Cost Estimate
 - Record Drawings
 - Engineering Concurrence Letter
 - RAS inspection report for public sidewalk
- **City Acceptance** Letter Issuance

