



**City of Pflugerville**

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

July 31, 2020

Randall Jones & Associates Engineering INC  
Keith Collins  
2900 Jazz Street  
Round Rock TX 78664  
admin@rj-eng.com

Permit Number FP2003-02  
Project Name: Grove at Blackhawk Section 1

Dear Randall Jones & Associates Engineering INC,

Staff has completed its review of plans for Grove at Blackhawk Section 1. 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 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.

The Grove at Blackhawk Section 1 (FP2003-02)

Planning R2

**Pending approval of the Preliminary Plan.**

### General:

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

### Sheet 1:

- i. Comment Cleared.

### Sheet 2:

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

### Sheet 3:

- i. Comment Cleared.

### Sheet 4:

- i. Comment Cleared.
- ii. **Comment Cleared - Please provide the fees prior to plat approval.**
- iii. Comment 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.

### Grove at Blackhawk Section 1 Final Plat (FP2003-02)

#### Engineering -Round 2

Joel Lewis

7/29/2020

#### General

1. Preliminary plan must be approved prior to final plat approval. Ensure all elements of this plat (ex. ROW dedication, road right of way, widths and configurations, etc.) match preliminary plan once approved.

#### **2nd Review: Comment remains open**

2. Show city limit boundary lines on the vicinity map and plat sheets. (FP content check list page 6).

#### **2nd Review: Comment Cleared**

3. FYI: In order to record the plat, all public infrastructure must either be constructed and accepted or fiscal posted in the amount of 110% the cost of the public improvements. Prior to posting fiscal, fiscal estimate must be provided to city engineering staff for review and approval and should be based on approved construction plans.

4. TIA pro-rata for this phase will be due prior to plat approval for this phase.

#### **2nd Review: Comment remains open. Please provide a summary explaining what pro-rata amount is proposed to be paid with this phase based on the approved TIA for review prior to making this payment.**

#### Sheet 3

5. Indicate in the lot tables whether lots are public or private (FP content checklist page 7).

#### **2nd Review: Comment Cleared**

#### Sheet 4

6. Note 22 indicates that this subdivision is being served by Lakeside Mud Number 5. Please provide summary of any impact fee impacts from this agreement with reference to where this was in the agreement.

#### **2nd Review: 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 EmilyD@pflugervilletx.gov.

Thank you,

Emily Draughon