



## **NOTICE OF ADDITIONAL ITEMS ON AGENDA**

**PLANNING & ZONING COMMISSION MEETING  
CITY OF LEANDER, TEXAS  
Pat Bryson Municipal Hall ~ 201 North Brushy Street  
Leander, Texas**

**Thursday ~ March 10, 2016 at 7:00 pm**

NOTICE IS HEREBY GIVEN THAT THE PLANNING & ZONING COMMISSION OF THE CITY OF LEANDER, TEXAS, WILL MEET AT 7:00 P.M. IN A REGULAR MEETING ON THE 10<sup>th</sup> DAY OF MARCH, 2016 AT ITS REGULAR MEETING PLACE, THE PAT BRYSON MUNICIPAL HALL, 201 N. BRUSHY STREET, IN THE CITY OF LEANDER, TEXAS, AND IN ADDITION TO THE ITEMS POSTED IN ACCORDANCE WITH THE MEETING REQUIREMENTS WILL ALSO CONSIDER THE ADDITIONAL ITEMS LISTED BELOW:

### **CONSENT AGENDA ADDITIONAL ITEM:**

1. Consider action on the Circle Diamond Preliminary Plat for 5.05 acres more or less; WCAD Parcel R036456; generally located 1,100 feet to the west of the southwest corner of the intersection of Horseshoe Drive and S. West Drive on the south side of Horseshoe Drive; Leander, Williamson County, Texas.

### **CERTIFICATION**

I certify that the above agenda for this meeting of the P & Z Commission of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas on the 4th day of March, 2016 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.



## EXECUTIVE SUMMARY

MARCH 10, 2016

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- Agenda Subject:** Subdivision Case 15-PP-010: Consider action on the Circle Diamond Preliminary Plat for 5.05 acres more or less; WCAD Parcel R036456; generally located 1,100 feet to the west of the southwest corner of the intersection of Horseshoe Drive and S. West Drive on the south side of Horseshoe Drive; Leander, Williamson County, Texas.
- Background:** This request is the second step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the preliminary plat satisfies the applicable regulations without requesting any variances.
- Origination:** Applicant/Agent: David Coombs, P.E., on behalf of Akram Amani
- Financial Consideration:** None
- Recommendation:** This preliminary plat includes 15 residential lots, and 1 parkland, water quality, and detention lot. This proposal meets all of the requirements of the Subdivision Ordinance and staff recommends approval.
- Motion:** The Planning & Zoning Commission recommends approval of the preliminary plat for the subject property.
- Attachments:** 1. Preliminary Plat
- Prepared By:** Martin Siwek , AICP, GISP

03/07/2016

2-26-16

# CIRCLE DIAMOND SUBDIVISION PRELIMINARY PLAT UTILITY & DRAINAGE SCHEMATICS

HORSESHOE DRIVE  
LEANDER, TEXAS 78641

APPLICATION NO. 15-PP-010

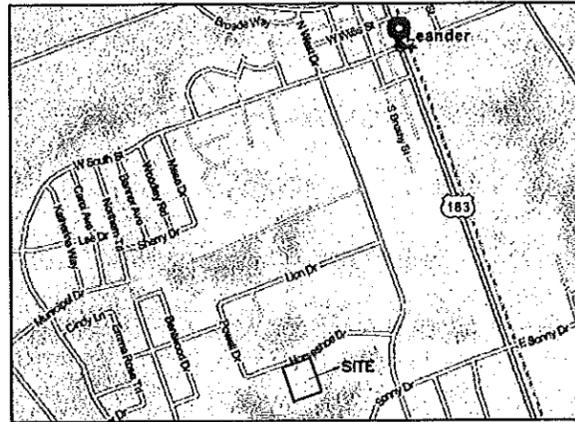
OWNER: AKRAM AMANI  
1610 WILLIAMS DRIVE  
GEORGETOWN, TEXAS 78628  
(512) 868-1786

ENGINEER: COOMBS ENVIRONMENTAL ENGINEERING, INC.  
1610 WILLIAMS DRIVE  
GEORGETOWN, TEXAS 78628  
CONTACT: DAVID W. COOMBS, P.E.  
(512) 763-1600

SURVEYOR: ALL STAR LAND SURVEYING  
9020 ANDERSON MILL ROAD  
AUSTIN, TEXAS 78729  
CONTACT: EDDIE RUMSEY, RPLS  
(512) 249-8149

**NOTES:**

1. ALL CONSTRUCTION ACTIVITIES SHALL MEET CURRENT CITY OF LEANDER CONSTRUCTION STANDARDS.
2. TCEQ WILL REQUIRE SUBMITTAL OF AN EDWARDS AQUIFER CONTRIBUTING ZONE PLAN FOR THIS DEVELOPMENT. DESIGN DETAILS OF THE REQUIRED WATER QUALITY BMP IMPROVEMENTS, AS WELL AS EVIDENCE OF SUBMITTAL OF THE CONTRIBUTING ZONE PLAN TO TCEQ, WILL BE SUBMITTED FOR CITY REVIEW WITH THE SUBMISSION CONSTRUCTION PLANS.



SITE LOCATION MAP  
NOT TO SCALE

**SHEET INDEX**

1. COVER SHEET
2. PRELIMINARY PLAT DRAWING
3. PRELIMINARY PLAT NOTES
4. TREE & TOPOGRAPHIC SURVEY
5. PRELIMINARY UTILITY PLAN
6. PRELIMINARY DRAINAGE PLAN
7. DRAINAGE AREA MAP & CALCULATIONS

SUBMITTED FOR ACCEPTANCE:

*David W. Coombs*  
 DAVID W. COOMBS, P.E. DATE: 26 Jun 16

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN ACCEPTING THESE PLANS, THE CITY OF LEANDER MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

SUBMITTAL DATE: JULY 30, 2015

**PROJECT INFORMATION:**

LOCATION: HORSESHOE DRIVE, LEANDER, TEXAS 78641  
JURISDICTIONS: CITY OF LEANDER, TCEQ

LEGAL DESCRIPTION:  
LOTS 18 & 19, BLK A, LEANDER HEIGHTS SEC.2

PRESENT ZONING: TF-2-B

**LAND USE:**

OWNER: AKRAM AMANI  
ACREAGE: 5.05 ACRES  
SURVEY: ELIJAH D. HARMON SURVEY  
NUMBER OF BLOCKS: 2  
NUMBER OF LOTS: 16  
15 RESIDENTIAL LOTS  
1 DETENTION/PARKLAND  
/WATER QUALITY LOT

**CITY OF LEANDER REVISION BLOCK:**

NO.	REVISION DESCRIPTION	REVIEWED BY:	DATE

**C.E.E., Inc.**  
 CONSULTING ENGINEERS  
 COOMBS ENVIRONMENTAL  
 ENGINEERING, INC.  
 1610 WILLIAMS DRIVE  
 GEORGETOWN, TX 78628  
 TBP REG. #F-3742  
 (512) 763-1600  
 FAX: (512) 519-7364

PROJECT NUMBER: \_\_\_\_\_  
 PROJECT FILE: \_\_\_\_\_  
 CIRCLE DIAMOND SUBDIVISION  
 HORSESHOE DRIVE  
 LEANDER TEXAS 78641  
 DEVELOPER:  
 A. AMANI

PROFESSIONAL SEAL

**DRAWINGS ISSUED FOR:**

30 JUL 15	SUBMITTAL
08 OCT 15	UPDATE #1
12 NOV 15	UPDATE #2
26 JAN 16	UPDATE #3

**SCOPE OF THE DOCUMENT**  
These drawings shall not be used for construction unless DATED and sealed or ISSUED FOR CONSTRUCTION WORK.

**REVISIONS**

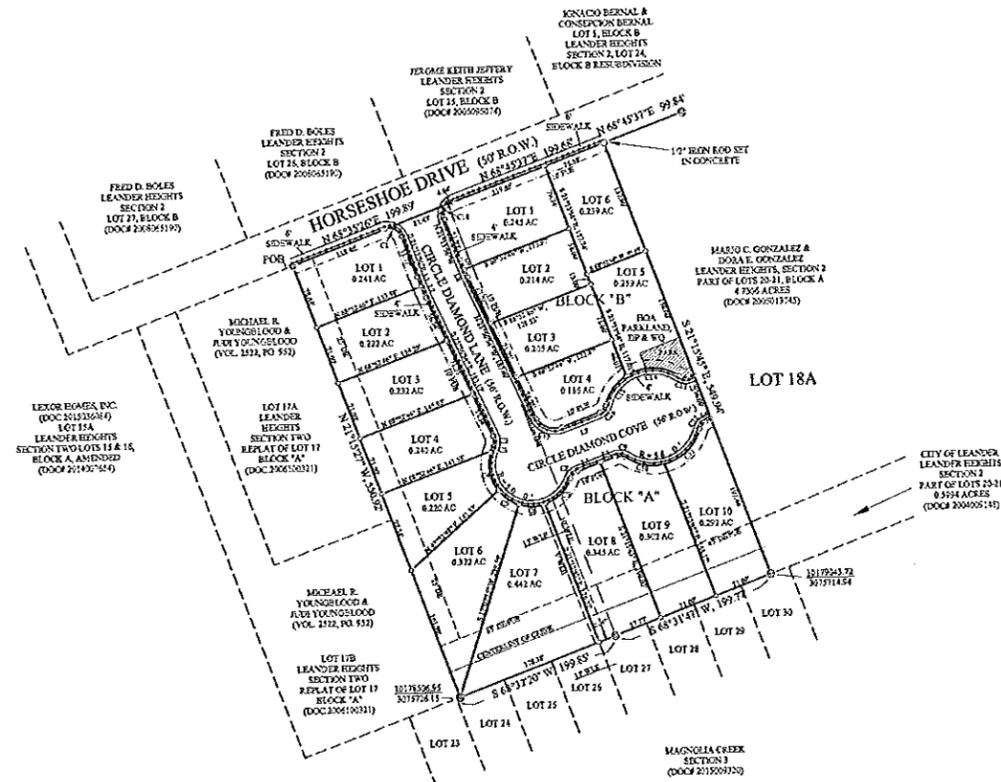
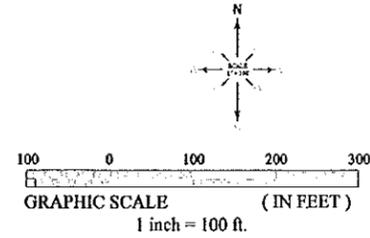
NO.	DATE	DESCRIPTION

DRAWN BY: DK    CHECKED BY: DMC    DATE: 25 JUN 15  
 SHEET FILE: \_\_\_\_\_

COVER  
DRAWING NUMBER: COV    SHEET NO: 1/7

**CIRCLE DIAMOND PRELIMINARY PLAT  
BEING A REPLAT OF LOTS 18 AND 19, BLOCK A,  
LEANDER HEIGHTS SECTION TWO  
(CABINET B, SLIDE 105)**

LEANDER, WILLIAMSON COUNTY, TEXAS



**OWNER:** AKRAM AMANI  
**ACREAGE:** 5.05 ACRES  
**SURVEY:** ELIJAH D. HARMON SURVEY  
**NUMBER OF BLOCKS:** 2  
**NUMBER OF LOTS:** 16  
 RESIDENTIAL LOTS - 15  
 DETENTION POND/PARKLAND/WATER QUALITY LOTS - 1

**PLAT PREPARERS:** ALL STAR LAND SURVEYING  
**SURVEYOR:** 9020 ANDERSON MILL ROAD, AUSTIN, TEXAS 78729  
 PHONE # 512-249-8149 FAX # 512-331-5217

**ENGINEER:** C.R.E., INC.  
 1610 WILLIAMS DRIVE, GEORGETOWN, TX 78628  
 PHONE # 512-

BEING 5.05 ACRES OF LAND, BEING ALL OF LOTS 18 AND 19, BLOCK A, LEANDER HEIGHTS SECTION TWO, A SUBDIVISION RECORDED BY CABINET B, SLIDES 105, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, SAME BEING THAT CERTAIN AKRAM AMANI TRACT RECORDED IN DOCUMENT NUMBER 2014097693, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 5.05 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron rod found in the southerly right-of-way line of Horseshoe drive, at the northeast corner of Lots 17A, Leander Heights Section Two Replat of Lot 17 Block "A", recorded in Document Number 2006100321, Official Public Records, said county, same being the northwest corner of said Lot 18, for the northwest corner hereof;

THENCE North 69 degrees 53 minutes 33 seconds East, along said right-of-way line and the northerly line of said Lot 18, 199.89 feet to an iron rod found in said line, same being the northeast corner of said Lot 18 and the northwest corner of said Lot 19, for an angle corner in the southerly line hereof;

THENCE North 70 degrees 09 minutes 04 seconds East, continuing along said right-of-way line, along the northerly line of said Lot 19, 199.88 feet to an iron rod set in said line, at the northwest corner of Lot 20, Block A, of said subdivision, same being the northeast corner of said Lot 19, for the northeast corner hereof;

THENCE South 19 degrees 52 minutes 18 seconds East, along the common line of said Lots 19 and 20, 549.94 feet to an iron rod found in the northerly line of Magnolia Creek Section 3, a subdivision recorded in Document Number 2015099310, Official Public Records, said county, at the southwest corner of said Lot 20, same being the southeast corner of said Lot 19, for the southeast corner hereof;

THENCE South 69 degrees 55 minutes 14 seconds West, along the northerly line of said Magnolia Creek and the southerly line of said Lot 19, 199.77 feet to an iron rod found in said line, same being the southeast corner of said Lot 18 and the southwest corner of said Lot 19, for an angle corner in the southerly line hereof;

THENCE South 69 degrees 55 minutes 47 seconds West, continuing along the northerly line of said Magnolia Creek, along the southerly line of said Lot 18, 199.85 feet to an iron rod found in said line, at the southeast corner of Lot 17B, of said Replat, same being the southwest corner of said Lot 18, for the southeast corner hereof;

THENCE North 19 degrees 52 minutes 00 seconds West, along the easterly line of said Lots 17A and 17B, along the westerly line of said Lot 18, 550.92 feet to the Point of Beginning.

**LEGEND**

- 1/2" ROD FOUND
- 1/2" ROD SET
- ( ) RECORD INFORMATION
- DE DRAINAGE ESMT
- PUE PUBLIC UTILITY ESMT
- WLE WATER LINE ESMT
- POB POINT OF BEGINNING
- WQ WATER QUALITY FOND
- DP DETENTION FOND
- PROPOSED SIDEWALK
- POB POINT OF BEGINNING

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 23°35'25" E	12.32'
L2	S 23°35'25" E	14.67'
L3	N 68°46'04" E	29.02'
L4	N 68°46'04" E	21.54'
L5	N 68°46'04" E	4.76'
L6	S 68°46'04" W	4.76'
L7	S 68°46'04" W	49.31'
L8	N 23°35'25" W	9.96'
L9	N 23°35'25" W	12.42'

CURVE TABLE				
CURVE	RADIUS	ARC	BEARING	CHORD
C1	15.00'	23.63'	S 66°16'21" E	21.26'
C2	15.00'	13.24'	S 00°39'19" W	12.82'
C3	50.00'	5.18'	S 21°36'02" W	5.18'
C4	50.00'	49.86'	S 09°50'49" E	47.82'
C5	50.00'	30.06'	S 55°38'15" E	29.61'
C6	50.00'	32.03'	N 88°47'13" E	31.49'
C7	50.00'	43.87'	N 45°18'01" E	42.47'
C8	15.00'	12.72'	N 44°28'35" E	12.34'
C9	15.00'	10.20'	S 82°55'14" E	10.00'
C10	58.00'	49.10'	S 79°50'20" E	47.65'
C11	58.00'	61.82'	N 45°22'38" E	58.93'
C12	15.00'	14.13'	N 41°49'50" E	13.61'
C13	15.00'	14.11'	N 84°17'03" W	13.60'
C14	58.00'	66.64'	N 89°45'02" W	63.04'
C15	58.00'	44.23'	S 34°39'17" W	43.16'
C16	15.00'	10.20'	S 40°30'27" W	10.00'
C17	25.00'	34.05'	N 71°19'46" W	31.48'
C18	15.00'	23.65'	N 23°40'50" E	21.28'

**CIRCLE DIAMOND PRELIMINARY PLAT  
BEING A REPLAT OF LOTS 18 AND 19, BLOCK A,  
LEANDER HEIGHTS SECTION TWO  
(CABINET B, SLIDE 105)**

LEANDER, WILLIAMSON COUNTY, TEXAS

**NOTES:**

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
3. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
5. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
7. IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
8. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL #48491C0455B FOR WILLIAMSON CO., EFFECTIVE 09/26/2008.
9. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
10. A FOUR (4) FOOT SIDEWALK SHALL BE INSTALLED ON BOTH SIDES OF CIRCLE DIAMOND COVE AND A SIX (6) FOOT SIDEWALK ON THE SUBDIVISION SIDE OF HORSESHOE DRIVE. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
11. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
12. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 5' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 10' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
13. THE HOA WILL OWN AND MAINTAIN LOT 5, BLOCK B.
14. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF \_\_\_\_\_ COUNTY, TEXAS UNDER DOCUMENT NUMBER \_\_\_\_\_.
15. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
16. THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
17. THE OWNER OF THIS SUBDIVISION, AND HIS SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF LEANDER. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
18. ACCESS TO LOT 1, BLOCK "A" AND LOT 1, BLOCK "B" WILL BE RESTRICTED TO CIRCLE DIAMOND COVE.
19. A PAYMENT IN LIEU OF PARKLAND FOR 15 LOTS IS REQUIRED PRIOR TO PLAT APPROVAL (\$12,375). THE RECREATION IMPROVEMENT FEE OF \$5,250 MAY BE USED FOR RECREATION IMPROVEMENTS IN THE PRIVATE PARK AND THE DEVELOPER MUST PROVIDE PROOF THAT THE EXPENDITURE EQUALS OR EXCEEDS THE REQUIRED RECREATION IMPROVEMENT FEE AMOUNT.

I DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH ALL PROVISIONS OF THE TEXAS ENGINEERING PRACTICES ACT, INCLUDING SECTION 131.152(B) AND COMPLIES WITH THE CITY OF LEANDER SUBDIVISION ORDINANCE. I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT, AND MAY RESULT IN CRIMINAL, CIVIL, AND/OR ADMINISTRATIVE PENALTIES AGAINST ME AS AUTHORIZED BY THE ACT.

NO STRUCTURE OR LAND ON THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE TO THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.  
THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS  
F.I.R.M. MAP NO. 48491C0455B  
DATED: 9-26-2008

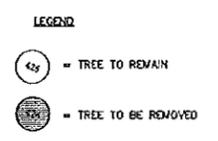
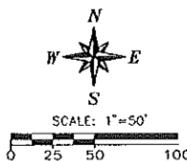
\_\_\_\_\_  
DAVE COOMBS P.E.# \_\_\_\_\_ DATE \_\_\_\_\_  
C.E.E. INC.  
1610 WILLIAMS DRIVE  
GEORGETOWN, TX 78628

I, EDWARD C. RUMSEY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE CITY OF LEANDER SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITY, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY MONUMENTATION ARE IN PLACE AS INDICATED HEREON AND THAT A TITLE COMMITMENT WAS FURNISHED BY INDEPENDENCE TITLE COMPANY DATED NOVEMBER 21, 2014 OF# 1428395-GTN.

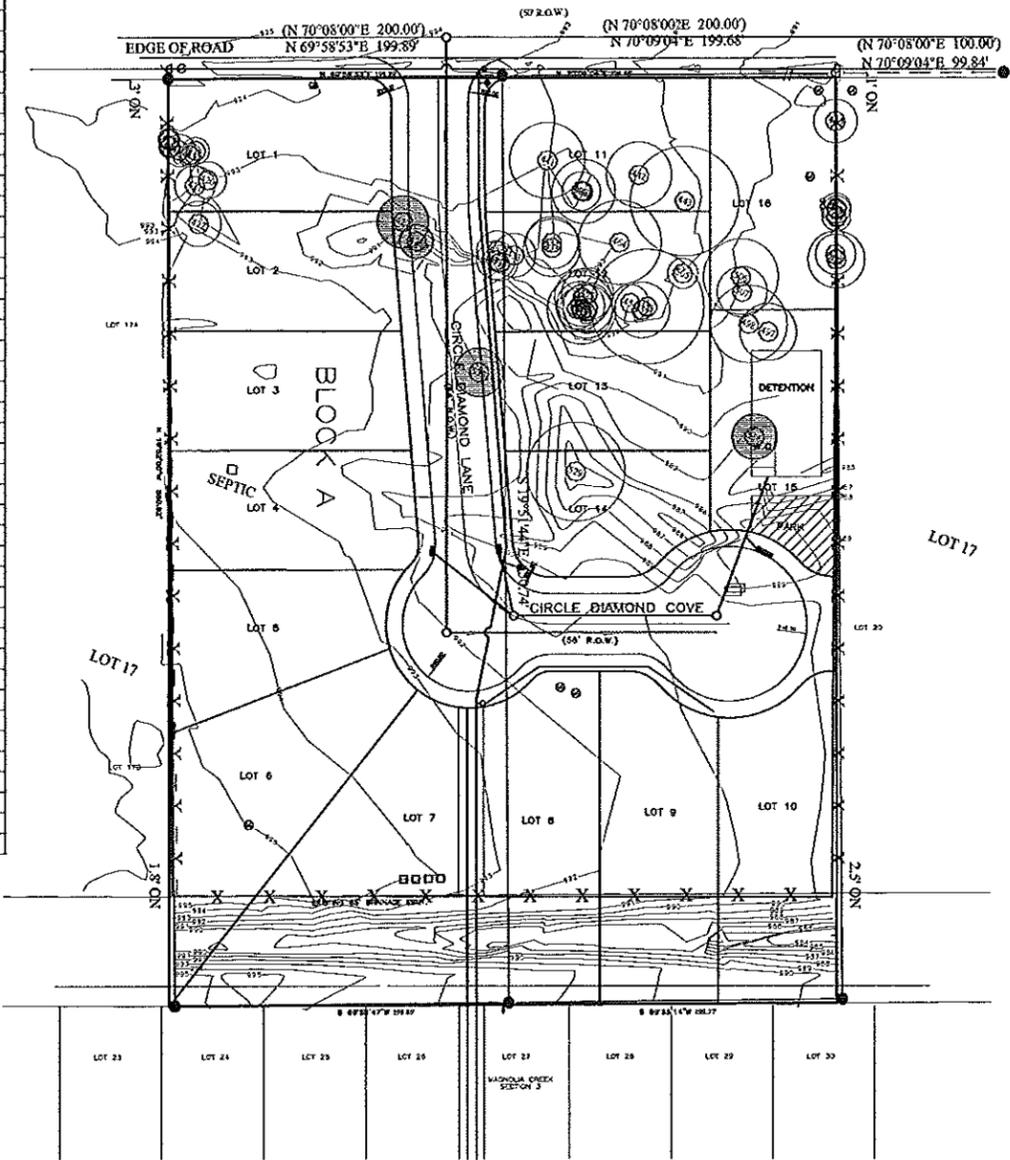
\_\_\_\_\_  
EDWARD C. RUMSEY R.P.L.S. # 5729  
ALL STAR LAND SURVEYING  
9020 ANDERSON MILL ROAD  
AUSTIN, TX 78729  
512-249-8149



TREE LIST
61) 6.5' ELM
62) 6.5' ELM
63) 9.5' ELM
64) 8' ELM
65) 7' ELM
66) 11' ELM
67) 12' ELM
68) 13.5' ELM
69) 10' ELM
70) 15.5' ELM
71) 10.5' ELM
72) 11.5' ELM
73) 12' ELM
74) 10.5' ELM
75) 15.5' ELM
76) 15' OAK
77) 11.5' CHINABERRY
78) 19' OAK
79) 22.5'/19' ELM
80) 19' SYCAMORE
81) 32.5' OAK
82) 16.5' OAK
83) 19'/15'/14.5' OAK
84) 11' OAK
85) 15.5' OAK
86) 17' OAK
87) 14.5' OAK
88) 20.5' OAK
89) 12' OAK
90) 15.5' OAK
91) 16' OAK
92) 18.5'/15' OAK
93) 8.5' HACKBERRY
94) 6.5'/6' TREE
95) 8' ELM
96) 13' HACKBERRY
97) 9'/6' HACKBERRY
98) 12'/10.5' HACKBERRY
99) 17' ELM
100) 16.5'/14.5' ELM
101) 6.5'/6' ELM
102) 17'/11' ELM
103) 15' HACKBERRY
104) 13.5' PECAN
105) 29.5' ELM
106) 14.5' OAK



## HORSESHOE DRIVE



### ARBORIST EVALUATION REPORT

**THE DAVERY TREE EXPERT CO.**  
18089 Ronald Reagan BLVD. Leander, TX 78641  
(512) 851-8382 Fax: (512) 851-1083



Alram Amani  
1418 Williams Drive  
Georgetown, Texas 78626  
July 28, 2015

RE: 602 & 604 Horseshoe Drive, Leander, Texas 78641.

We, here at The Davery Tree Expert Company, are obliged at the opportunity to help with all of your tree management needs. Customers care is our passion, quality and professional tree surgery is our guarantee. Listed below is data concerning 602 & 604 Horseshoe Drive, Leander, TX 78641.

- Tree List:**
- #415 Cedar Elm: 6" DBH Fair condition Can be removed if needed.
  - #416 Cedar Elm: 5" DBH Good condition Can be removed if needed.
  - #417 Cedar Elm: 10" DBH Good condition.
  - #418 Cedar Elm: 8" DBH Good condition.
  - #419 Cedar Elm: 7" DBH Good condition Can be removed if needed.
  - #420 Cedar Elm: 11" DBH Good condition.
  - #421 Cedar Elm: 9" S. P. DBH Fair condition due to Coliform stem.
  - #422 Cedar Elm: 12" DBH Fair condition due to Coliform stem.
  - #423 Cedar Elm: 15" DBH Fair condition.
  - #424 Cedar Elm: 15" DBH Fair condition.
  - #425 Cedar Elm: 15" DBH Good condition.
  - #426 Live Oak: 12" DBH Good condition Was marked as Cedar Elm.
  - #427 Live Oak: 12" DBH Good condition Was marked as Cedar Elm.
  - #428 Live Oak: 12" DBH Good condition Was marked as Cedar Elm.
  - #429 Live Oak: 12" DBH Good condition Was marked as Cedar Elm.
  - #430 Live Oak: 12" DBH Good condition Was marked as Cedar Elm.
  - #431 Live Oak: 12" DBH Good condition Was marked as Cedar Elm.
  - #432 Live Oak: 12" DBH Good condition Was marked as Cedar Elm.
  - #433 Live Oak: 12" DBH Good condition Was marked as Cedar Elm.
  - #434 Live Oak: 12" DBH Good condition Was marked as Cedar Elm.
  - #435 Live Oak: 12" DBH Good condition.
  - #436 Sycamore: 17" DBH Invasive species! Recommend removing! Subwood.
  - #437 Live Oak: 12" DBH Fair condition Recommend removal of whorl in tree.
  - #438 Live Oak: 12" DBH Fair condition Recommend removal of whorl in tree.
  - #439 American Elm: 22" & 19" DBH Customized stem! Poor condition! Decay at base of tree! Recommend removing! (422-2)
  - #440 Sycamore: 20" DBH Fair condition! Structural defects (main stem)! Recommend removing! Subwood.
  - #441 Live Oak: 30" DBH Good condition.
  - #442 Live Oak: 15" DBH Fair condition! Problematic tree growth with future building in road! Possible removal.
  - #443 Live Oak: 15" DBH Fair condition! Problematic tree growth with future building in road! Middle stem has horizontal crack you can see through! Recommend removal.
  - #444 Live Oak: 11" DBH Good condition.
  - #445 Live Oak: 15" DBH Fair condition.
  - #446 Live Oak: 15" DBH Fair condition.
  - #447 Live Oak: 15" DBH Fair condition.
  - #448 Live Oak: 15" DBH Fair condition.
  - #449 Live Oak: 15" DBH Fair condition.
  - #450 Live Oak: 20" DBH Good condition.
  - #451 Live Oak: 12" DBH Good condition.
  - #452 Live Oak: 15" DBH Good condition.
  - #453 Live Oak: 15" DBH Good condition.
  - #454 Live Oak: 15" DBH Good condition.
  - #455 Live Oak: 15" DBH Good condition.
- NOTE:** Tree #438, 449, 441, 442 & 443 are considered 1 tree.  
#454 Live Oak: 14" & 15" DBH Good condition! Recommend removal of whorl.  
**NOTE:** Tree #444 would be considered 2 trees.  
#477 Hackberry: 8" DBH Recommend removing! Subwood.  
#478 Sycamore: 8" & 8" DBH Recommend removing! Struck not a tree.  
#479 American Elm: 9" DBH Good condition.  
#480 Hackberry: 12" DBH Recommend removing! Subwood.  
#481 Hackberry: 9" & 8" DBH Recommend removing! Subwood.

- #482 Hackberry: 12" & 10" DBH Recommend removing! Subwood.
- #483 American Elm: 17" DBH Good condition.
- #484 American Elm: 11" & 10" DBH Fair condition! Included storm at base.
- #485 American Elm: 8" & 8" DBH Fair condition! Included storm.
- #486 American Elm: 17" & 11" Fair condition! Customized stem! Weak crown! Signs of decay.
- #487 Hackberry: 12" DBH Recommend removing! Subwood.
- #488 Pecan: 14" DBH Good condition.
- #489 American Elm: 12" DBH Fair condition! Free damage at base of tree.
- #490 Live Oak: 14" DBH Good condition.
- NOTE:** Found 3 trees by tree # 823.
- Along creek bank! Cedar Elm: 14" DBH Good condition! Recommend removal of whorl.
- In creek bed! Cedar Elm: 15" DBH Good condition.

Should you have any questions, feel free to contact me at (512) 451-4986 or on my cell (512) 891-8352. Thank you for your time and attention to this matter.

Sincerely,  
*A. Amani*  
Certified Arborist #TX 3887A  
Texas Oak Wilt Certified #0221  
Texas Department of Agriculture #0678700  
International Society of Arboriculture

### TREE MITIGATION CALCULATIONS & NOTES

1. NO HERITAGE TREES ARE PROPOSED FOR REMOVAL.

2. THE FOLLOWING SIGNIFICANT TREES ARE TO BE REMOVED:

- 426 10" CEDAR ELM
- 427 15" CEDAR ELM
- 516 14" PECAN
- 530 14" LIVE OAK

TOTAL PROPOSED FOR REMOVAL = 53 CALIPER INCHES

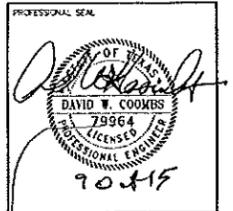
TOTAL OF SIGNIFICANT TREES ON-SITE (8 TO 26 CALIPER INCH DBH) = 641 CALIPER INCHES

PERCENT REMOVAL PROPOSED =  $53/641 \times 100\% = 8.3\%$

LESS THAN 50% REMOVAL IS PROPOSED. THEREFORE, NO MITIGATION IS REQUIRED.

**C.E.E., Inc.**  
CONSULTING ENGINEERS  
COOMBS ENVIRONMENTAL  
ENGINEERING, INC.  
1610 WILLIAMS DRIVE  
GEORGETOWN, TX 78628  
TBPE REG. #F-3742  
(512) 763-1600  
FAX: (612) 619-7364

PROJECT NUMBER: \_\_\_\_\_  
PROJECT FILE: \_\_\_\_\_  
**CIRCLE DIAMOND SUBDIVISION**  
HORSESHOE DRIVE  
LEANDER TEXAS 78641  
DEVELOPER:  
**A. AMANI**



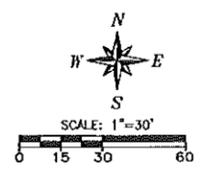
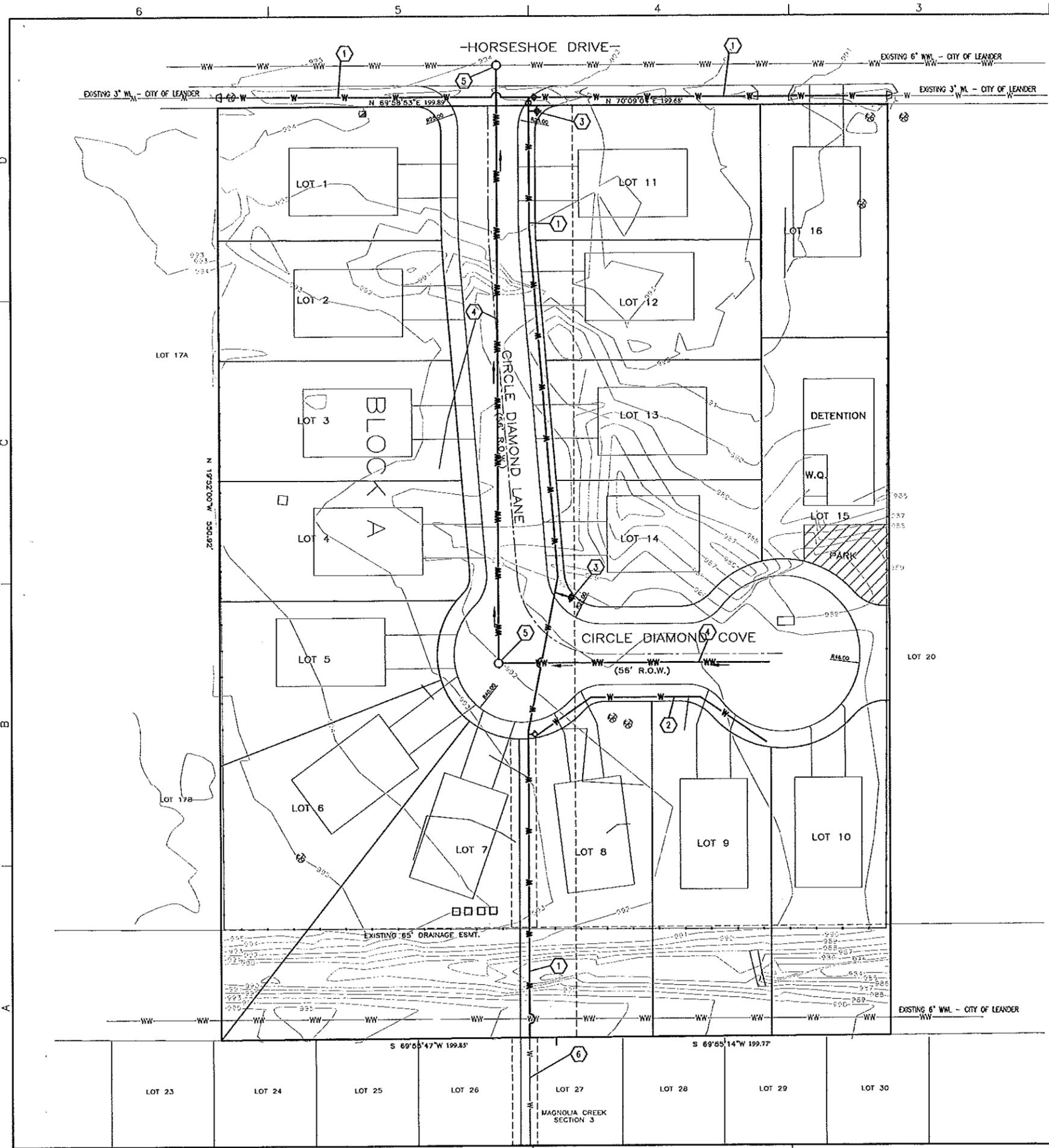
DRAWINGS ISSUED FOR:  
30 JUL 15 SUBMITTAL  
08 OCT 15 UPDATE #1

SCOPE OF THE DOCUMENT  
These drawings shall not be used for construction unless DATED and noted as ISSUED FOR CONSTRUCTION WORK.

NO.	DATE	DESCRIPTION

DRAWN BY: DK    CHECKED BY: DWK    DATE: 25 JUN 15  
SHEET NO. 4

TREE SURVEY & TREE PROTECTION PLAN  
DRAWING NUMBER: TREE    SHEET NO. 4/7



**LEGEND**

— WW —	PROPOSED WASTEWATER LINE
— W —	PROPOSED WATER LINE
— WW —	EXISTING WASTEWATER LINE
— W —	EXISTING WATER LINE

**KEYED NOTES:**

①	8" PVC C-900 WATER LINE
②	6" PVC C-900 WATER LINE
③	STD. 5 1/4" FIRE HYDRANT ASSEMBLY
④	6" PVC SANITARY SEWER LINE
⑤	STD. SANITARY SEWER MANHOLE
⑥	WATER LINE EXTENSION FROM MAGNOLIA CREEK SEC. 3 8" PVC C-900 WATER LINE

**UTILITY NOTES**

1. WATER AND WASTEWATER SERVICE WILL BE BY CITY OF LEANDER. ALL WATER AND WASTEWATER IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CITY OF LEANDER STANDARDS.
2. EXISTING WATER AND WASTEWATER SERVICE CONNECTIONS ARE TO BE CAPPED AND ABANDONED IN PLACE.

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**CIRCLE DIAMOND SUBDIVISION**  
HORSESHOE DRIVE  
LEANDER TEXAS 78641

DEVELOPER:  
**A. AMANI**

PROFESSIONAL SEAL

DAVID W. COOMBS  
79864  
LICENSED PROFESSIONAL ENGINEER  
26 Jan 16

**DRAWINGS ISSUED FOR:**

30 JUL 15	SUBMITTAL
08 OCT 15	UPDATE #1
12 NOV 15	UPDATE #2
26 JAN 16	UPDATE #3

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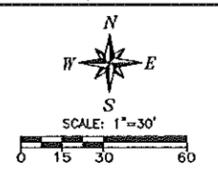
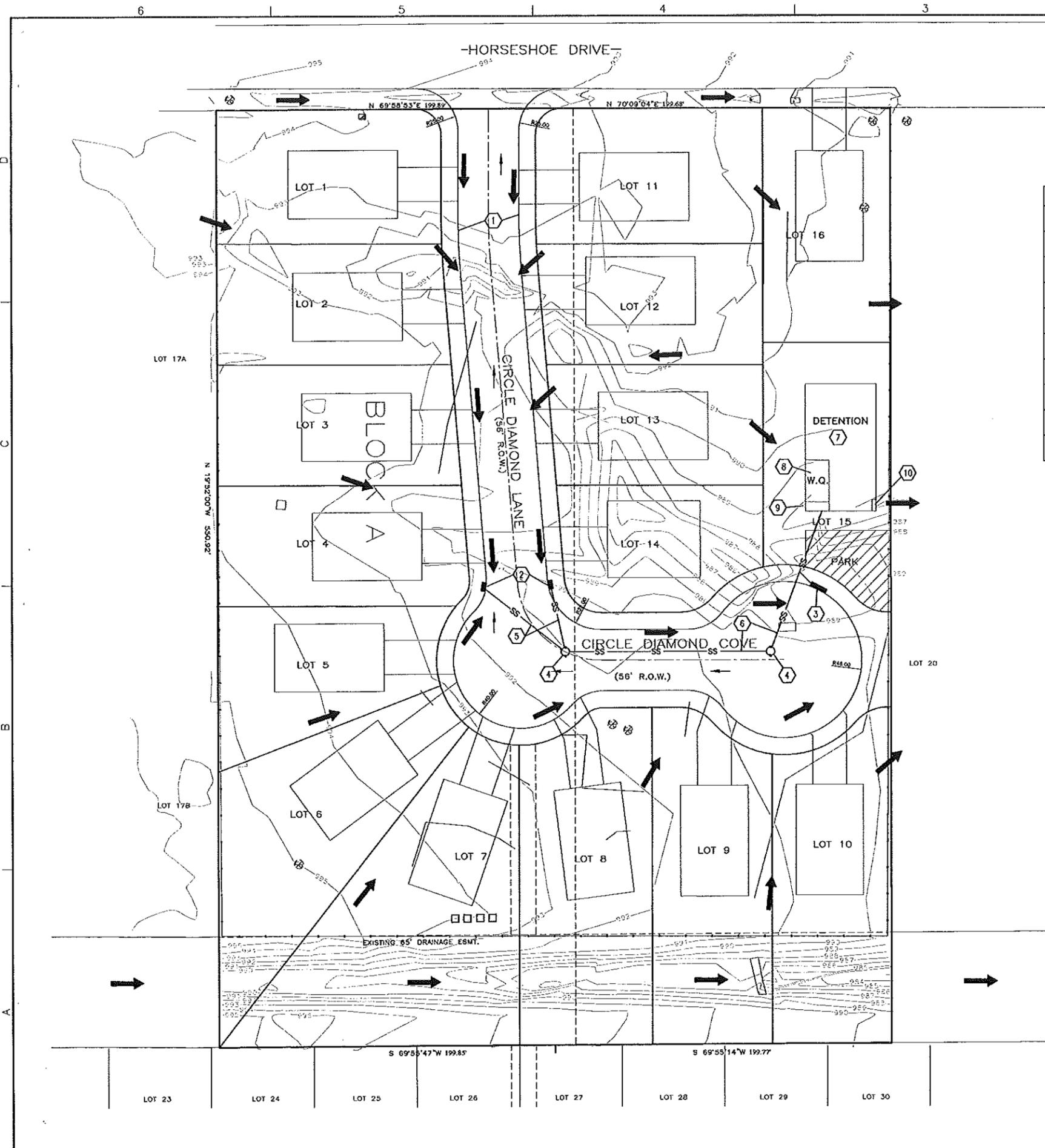
**REVISIONS**

NO.	DATE	DESCRIPTION

DRAWN BY: DCK    CHECKED BY: DWC    DATE: 25 JUN 15  
SHEET FILE: \_\_\_\_\_

PRELIMINARY  
UTILITY PLAN

DRAWING NUMBER: **U-1**    SHEET NO: **5/7**

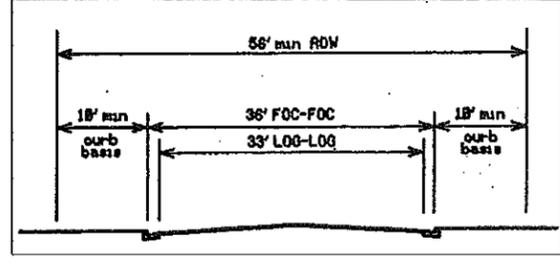


**KEYED NOTES:**

1	36" WOTH CURB & GUTTER STREET SECTION SEE DETAIL THIS SHEET
2	CURB INLET - 5' LENGTH SEE TRENCH DETAIL SHEET 12
3	CURB INLET - 10' LENGTH EXISTING 18" RCP. SEE TRENCH DETAIL SHEET 12
4	STANDARD ____" DIAMETER STORMWATER MANHOLE LINE.
5	18" RCP STORM SEWER PIPE LINE.
6	24" RCP STORM SEWER PIPE LINE.
7	STORMWATER DETENTION POND ESTIMATED 7,200 CU. FT. VOLUME REQUIRED
8	WATER QUALITY POND (SAND FILTER) ESTIMATED 200 S.F. SURFACE AREA REQUIRED
9	CONCRETE STORMWATER SPLITTER BOX
10	DETENTION OUTLET CONTROL STRUCTURE

**DRAINAGE & WATER QUALITY NOTES**

1. ALL DRAINAGE IMPROVEMENTS FOR THIS DEVELOPMENT ARE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CITY OF LEANDER STANDARDS.
2. TCEQ WILL REQUIRE SUBMITTAL OF AN EDWARDS AQUIFER CONTRIBUTING ZONE PLAN FOR THIS DEVELOPMENT. DESIGN DETAILS OF THE REQUIRED WATER QUALITY BMP IMPROVEMENTS, AS WELL AS EVIDENCE OF SUBMITTAL OF THE CONTRIBUTING ZONE PLAN TO TCEQ, WILL BE SUBMITTED FOR CITY REVIEW WITH THE SUBDIVISION CONSTRUCTION PLANS.
3. ...



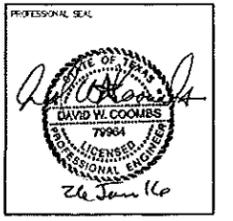
**TYPICAL STREET SECTION**  
N.T.S.

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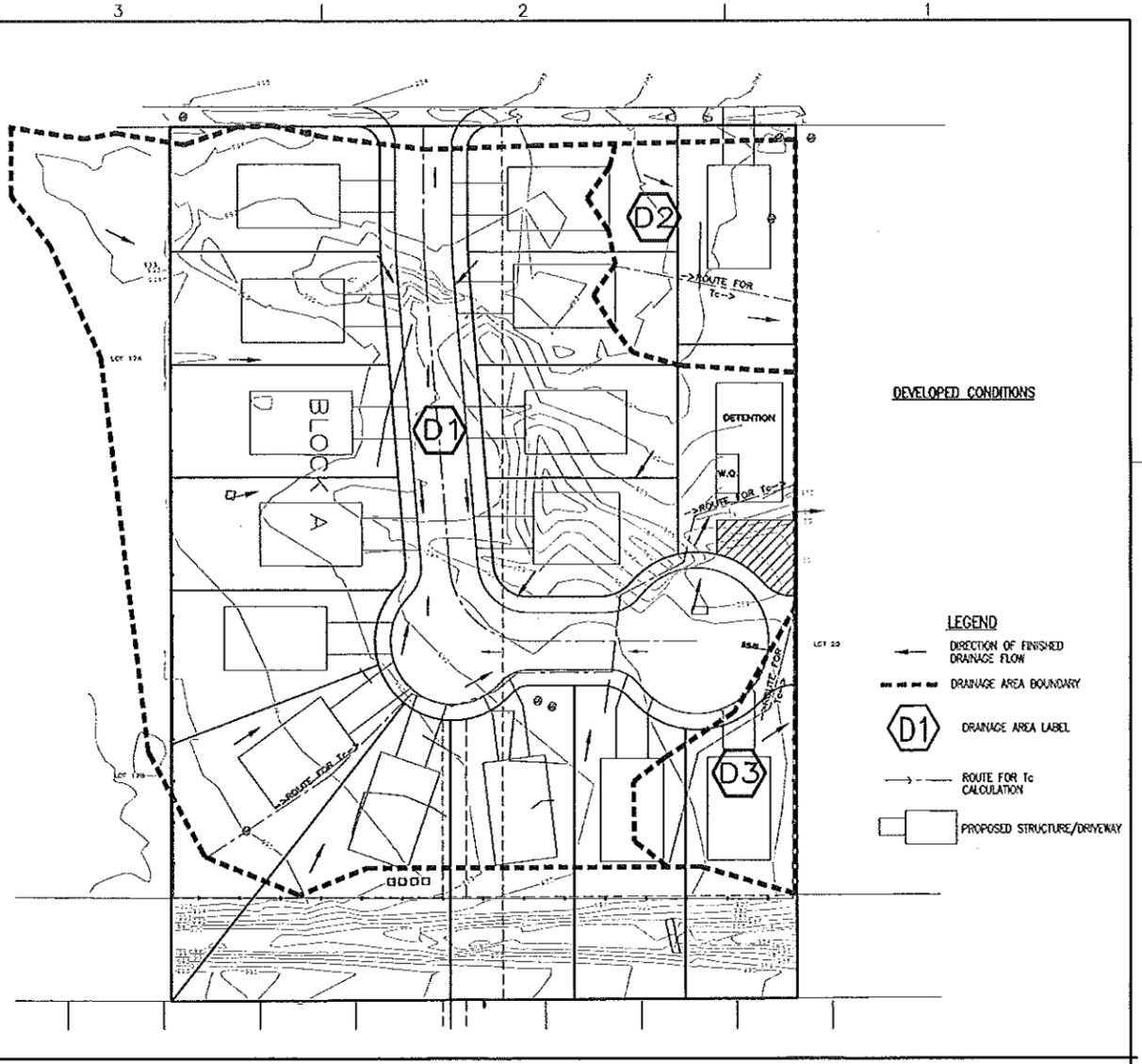
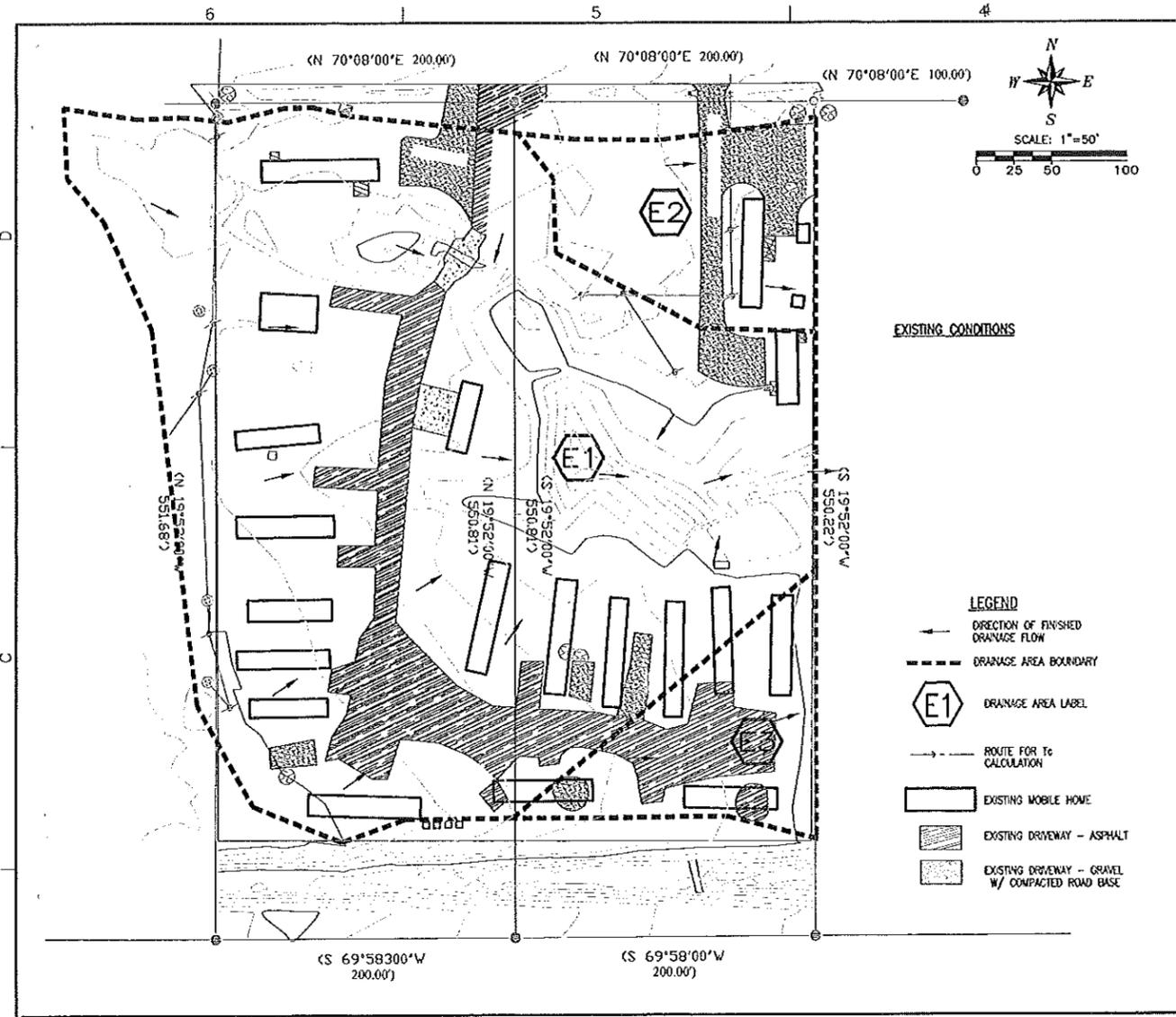
**REVISIONS**

NO.	DATE	DESCRIPTION

DRAWN BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_ DATE: 25 JUN 15  
SHEET TITLE: \_\_\_\_\_

**PRELIMINARY DRAINAGE PLAN**

DRAWING NUMBER: **D-1** SHEET NO: **6** OF **7**

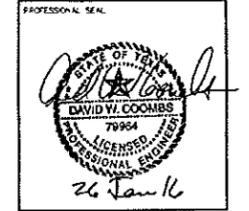


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 DK DWG

SHEET FILE: \_\_\_\_\_

**DRAINAGE AREA MAP + CALCULATIONS**

DRAWING NUMBER: **D-2** SHEET NO: **7/7**

**RATIONAL METHOD PEAK RUNOFF CALCULATIONS**

**TIME OF CONCENTRATION CALCULATION**  
 (PER CITY OF AUSTIN DCM REG. 2.4.0)

**AREA E1**

SHEET	LENGTH	SLOPE	MANHOLE	CHAS	CHAS D	CHAS	REQUIREMENT
	ft	%	#	AREA sq ft	in	VEL. ft/s	TIME min
SHEET 1	55	0.15	0.15				2.0
SHEET 2	55	0.15	0.15				2.0
SHEET 3	55	0.15	0.15				2.0
SHEET 4	55	0.15	0.15				2.0
SHEET 5	55	0.15	0.15				2.0
SHEET 6	55	0.15	0.15				2.0
SHEET 7	55	0.15	0.15				2.0
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SHEET 9	55	0.15	0.15				2.0
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