



**AGENDA
PLANNING & ZONING COMMISSION
CITY OF LEANDER, TEXAS**

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas

December 20, 2022 at 7:00 PM



Place 1 – Donnie Mahan, *Vice Chair*
Place 2 – John Cosgrove, *Chair*
Place 3 – Ron May
Place 4 – Deirdre Moss

Place 5 – James Oliver
Place 6 – Laura Lantrip
Place 7 – Rick Carpenter

The meeting will be live-streamed at the following link: <https://www.leandertx.gov/video>.

1. Call to Order.
2. Roll Call.
3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the December 15, 2022, meeting.
4. Review of meeting protocol.
5. Citizen Comments: Three (3) minutes allowed per speaker.
[Please turn in speaker request form before the meeting begins.]

CONSENT AGENDA: ACTION

6. Approval of Subdivision Case PP-22-0015 regarding Greatwood South Preliminary Plat on one parcel of land approximately 119.93 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031730; generally located south of CR 280 and Greatwood subdivision, Leander, Williamson County, Texas.
7. Approval of Subdivision Case PP-22-0018 regarding Crystal Mesa 2 Preliminary Plat on three parcels of land approximately 10.34 acres $\pm$ in size, more particularly described by Travis Central Appraisal District Parcels 354047, 354050, 354048; generally located north west of Crystal Mesa Cove and High Lonesome, Leander, Travis County, Texas.
8. Approval of Subdivision Case FP-22-0003 regarding Bryson Jordan Final Plat on one parcel of land approximately 10.8 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R032106; generally located east on Riva Ridge Dr. north of Heartleaf Dr., Leander, Williamson County, Texas.
9. Approval of Minutes.

PUBLIC HEARING: ACTION

10. Conduct a Public Hearing regarding Subdivision Case CP-22-0007 to adopt the Beasley Subdivision Concept Plan and Subdivision Case PP-22-0010 to adopt the Beasley Subdivision Preliminary Plat on one parcel of land approximately 13.437 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R620136; generally located south west of RM 2243 and Ronald W. Reagan Blvd., Leander, Williamson County, Texas.
- Discuss and consider action regarding Subdivision Case CP-22-0007 as described above.
 - Discuss and consider action regarding Subdivision Case PP-22-0010 as described above.
- a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action

REGULAR AGENDA

11. Adjournment

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 55 1.001 et seq. At any time during the meeting the Planning & Zoning Commission reserves the right to adjourn into Executive Session on any of the above posted agenda items in accordance with the Sections 55 1.071 [litigation and certain Consultation with attorney], 551.072 [acquisition of interest in real property], 55 1.073 [prospective gift to city], 55 1.074 [certain personnel deliberations] or 551.076 [deployment/implementation of security personnel or devices]. The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the City Council of the City of Leander, Texas. was posted on the bulletin board at City Hall in Leander. Texas on the 16 day of Dec. 2022 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.



Ellen Coufal, Planning Coordinator



EXECUTIVE SUMMARY
12/20/2022

AGENDA SUBJECT:

Approval of Subdivision Case PP-22-0015 regarding Greatwood South Preliminary Plat on one parcel of land approximately 119.93 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031730; generally located south of CR 280 and Greatwood subdivision, 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.

HISTORY/TIMELINE:

12/17/2020 – Concept Plan Approved

APPLICANT/AGENT:

Quiddity Engineering, LLC (John Alvarez) on behalf of Leander Land Holdings 1 LLC (Sudharsan Vembutty).

RECOMMENDATION:

This preliminary plat includes 86 single-family lots, 8 landscape lots, 3 HOA detention lots, and 3 parkland/drainage lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the preliminary plat.

PRESENTER:

Michael Chenausky, AICP, Senior Planner

Attachments

1. Preliminary Plat
2. Location Exhibit

DEVELOPER:

ASHTON GRAY DEVELOPMENT
101 PARKLANE BLVD
SUITE 102
SUGAR LAND, TX 77478
PH 281-912-3364

LAND OWNER:

ASHTON GRAY DEVELOPMENT
101 PARKLANE BLVD
SUITE 102
SUGAR LAND, TX 77478
PH 281-912-3364

ENGINEER/SURVEYOR/PLANNER/AGENT:



Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Boulevard, Suite 150 • Austin, TX 78741 • 512.441.9493

PROJECT NUMBER: 22-PP-015
ZONING: SFR-2-A
FUTURE LAND USE: RURAL/NEIGHBORHOOD RESIDENTIAL
FILING DATE: 06/14/2022

GREATWOOD SOUTH PRELIMINARY PLAN

CITY OF LEANDER 22-PP-015

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
1	COVER SHEET
2	APPROVED CONCEPT PLAN
3	PHASING PLAN
4	EXISTING CONDITION PLAN
5	OVERALL PRELIMINARY PLAT
6	PRELIMINARY PLAT 1 of 2
7	PRELIMINARY PLAT 2 of 2
8	UTILITY SCHEMATIC 1 of 2
9	UTILITY SCHEMATIC 2 of 2
10	PARK PLAN
11	EXISTING DRAINAGE AREA MAP
12	PROPOSED DRAINAGE AREA MAP
13	OVERALL TREE PRESERVATION PLAN
14	TREE PRESERVATION PLAN 1 of 2
15	TREE PRESERVATION PLAN 2 of 2
16	HERTIAGE TREE PLAN
17	TREE LIST 1 of 3
18	TREE LIST 2 OF 3
19	TREE LIST 3 OF 3

GENERAL NOTES:

- This subdivision is wholly contained within the current corporate limits of the City of Leander, Texas. (inside City only)
- No lot in this subdivision shall be occupied until connected to the City of Leander water distribution facilities.
- 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. (inside City only)
- No buildings, fences, landscaping or other structures are permitted within drainage easements shown except as approved by the City of Leander Public Works Department.
- Property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by the City of Leander.
- All easements on private property shall be maintained by the property owner or his or her assigns.
- In addition to the easement shown hereon, a ten (10') foot wide public utility easement (PUE) is dedicated along and adjacent to all right-of-way of residential lots and a ten (10') foot wide public utility, landscape and access easement (PULAE) is dedicated along and adjacent to all right-of-way of non-residential lots and a two and a half (2.5') foot wide public utility easement is dedicated along all side lot lines.
- No portion of this tract is within a flood hazard area as shown on the Flood Insurance Rate Map Panel # 4849100435F for Williamson Co., effective 12/20/2019
- 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.
- Developer shall construct a six foot (6') wide sidewalk and six foot (6') tall masonry wall which matches or is similar to the Greatwood masonry wall, as approved by the City, along County Road 280. The Developer agrees to design, permit and construct the masonry wall, sidewalk, landscape and irrigation in the ten foot (10') landscape lots along the Property's frontage of County Road 280 with each phase of development. City agrees that Developer shall not be required to design, permit and construct the landscaping, irrigation, sidewalks or masonry walls along San Gabriel Parkway and Lakeline Blvd. Each portion of the masonry wall along San Gabriel Parkway and Lakeline Blvd. shall be constructed by the home builder constructing a home on the residential lot located adjacent to the ten foot (10') landscape lots along the Property's frontage of San Gabriel Parkway and Lakeline Blvd. at the time of building permit. The masonry walls required under this section shall be constructed of the same materials.
- All utility lines must be located underground. Art III, Sec 47
- Water service for this subdivision will be provided the City of Leander.
- Sewer service for this subdivision will be provided by On-Site Sewage Facilities.
- Floodplain Development Permit will be filed with the Construction Plan.

- ROW Improvements/Development Agreement waivers**
- The developer shall pay \$160,000.00 to the city for the reconstruction of the CR-280 ROW ("ROW Improvement Payment"). The payment shall satisfy Developer's obligation for the reconstruction of CR-280 ROW requirement. The city shall rebuild the CR-280 ROW at such time as the City determines the need for the reconstruction of said right-of-way and the City shall not be obligated by this agreement to reconstruct CR-280 ROW at specific time. The payment received from Developer shall be deposited in the city account that will be specifically dedicated for the reconstruction of the CR-280 ROW. Developer agrees that Developer's construction plans shall not be approved until the City's receipt of ROW Improvement Payment.
 - The Developer shall pay \$3,300.00 per residential lot to the city for Developer's portion of construction of San Gabriel Parkway and Lakeline BLVD. The payment shall satisfy Developer's compliance with boundary street, roadway adequacy standards and T.I.A. fees. The payment received from Developer shall be deposited in a city account that will be specifically dedicated for the construction of the portions of County Road 280, San Gabriel Parkway and Lakeline BLVD located within the boundaries of the development. The Developer is required to make the payment prior to the time of recording of the final plat for each phase of the development.
 - Waivers have been granted and approved via the Development Agreement for Greatwood South Development (Document #2020155732) with the City of Leander. See this sheet for waivers table.

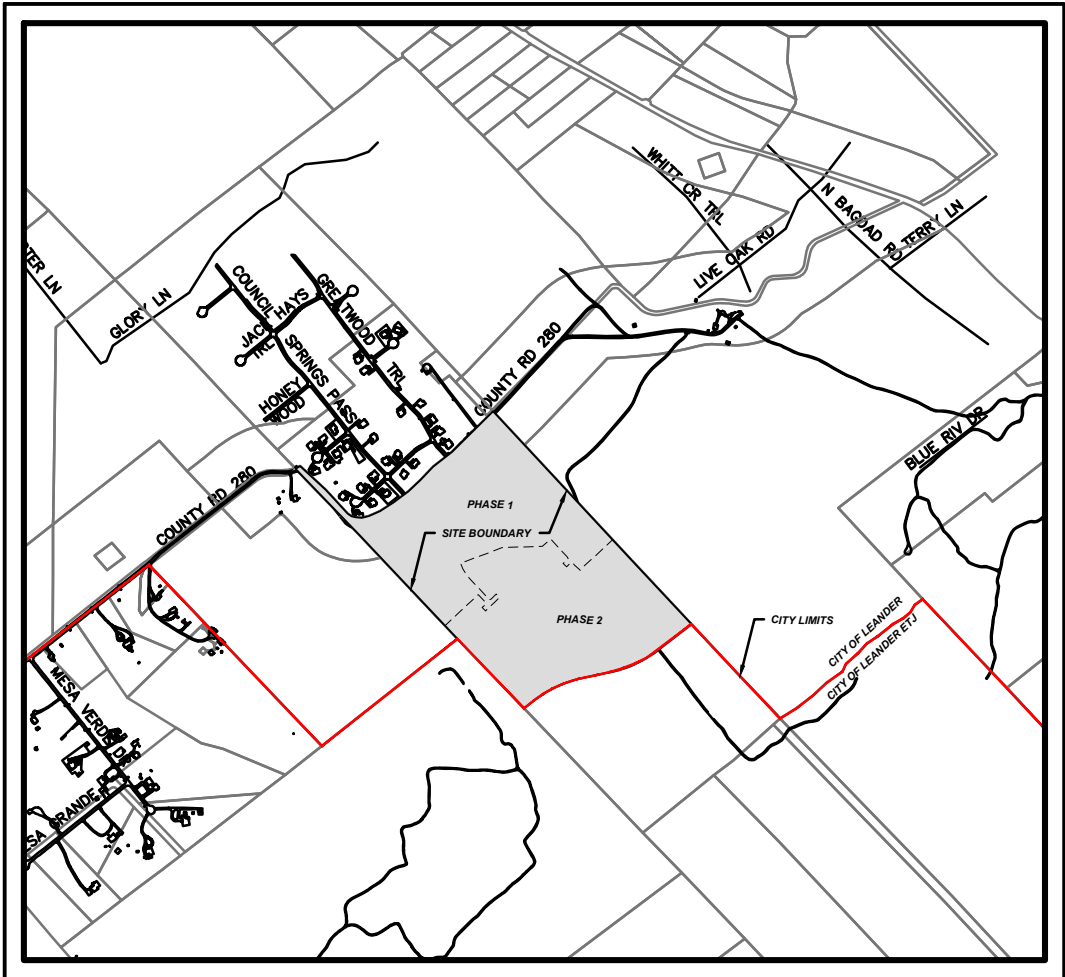
SINGLE FAMILY & TOWN HOMES

- No driveway shall be constructed closer than 50' or 60% of parcel frontage, whichever is less, to the ROW of an intersecting local or collector street or 100' or 60% of parcel frontage, whichever is less, to the ROW of an intersecting arterial street.
- The HOA will own and maintain the following lots: 15 and 16 block A phase 1, 26 block B phase 1, 18 and 19 block C phase 1, 17 block C phase 2, 8 and 9 block D phase 2, 22 block E phase 2, and 7 and 8 block F phase 2.
- The HOA bylaws are recorded in the Official Public Record of Williamson County, Texas Under document number
- The homeowners association is required to mow and maintain landscaping in the open channels, detention and water quality areas. (which should be contained in a drainage easement)
- The City accepts and maintains drainage and water quality improvements contained in open channels, detention and water quality areas. (which should be contained in a drainage easement).
- If single family or two family residential lots are proposed to back or side up to an arterial street, the following is provided:

A landscape lot is provided between the lot(s) and the specified roadway. Such landscape lot is at least ten (10) feet wide: (the following note is included on the plat)
For every six hundred (600) square feet of area in the landscape lots, lot 16 block A phase 1, lot 26 block B phase 1, lot 18 and 19 block C phase 1, lot 19 block D phase 2, lot 9 block D phase 2, lot 22 block E phase 2, and lot 8 block F phase 2, two (2) shade trees (two-inch caliper or larger) and four (4) shrubs (five gallon container size or larger) shall be planted and maintained. Two ornamental trees per shade tree may be substituted for up to fifty percent of the shade trees if desired. A six-foot privacy fence, but no higher than three feet within twenty five feet of an intersecting street, shall be constructed with the subdivision improvements at the common lot line between the landscape lot and the single-family or two-family lots. The fence is required to be constructed of one or more of the following materials: brick, stone, cast stone, stucco, factory tinted (not painted) split-faced concrete masonry unit, or other similar material approved by the Director of Planning. In addition to the materials listed above, textured pre-cast concrete (e.g. WoodCrete) is also permitted when the privacy fence is adjacent to collectors. All columns are required to have concrete footings. The landscape lot is required to be maintained by a private association.

APPROVED WAIVERS: DEVELOPMENT AGREEMENT FOR GREATWOOD SOUTH DEVELOPMENT EFFECTIVE 12/3/2020

Parkland Dedication (Article V. 5.01)
Concept Plan (Article VI. 6.01)
Flag Lots (Article VI. 6.02)
Buffer Zone (Article VI. 6.03)
Development Access (Article VI. 6.04)
Rural Street Sections (Article VI. 6.05)
Tree Mitigation (Article VI. 6.06)
Residential Lot Landscape and Restoration (Article VI. 6.07)
Detention (Article VI. 6.08)
Water Quality (Article VI. 6.09)
Water Service (Article VI. 6.10)
Masonry Requirements (Article VI. 6.11)
Blocks (Article VI. 6.12)



VICINITY MAP

1" = 2,000'

LAND USE TABLE PHASE 1		
USE	LOTS	SIZE (AC.)
SINGLE FAMILY	44	44.48
DRAINAGE (F.P.)		0.00
DETENTION	1	1.59
LANDSCAPE	4	0.42
PARKLAND/DRAINAGE	3	10.26
PUBLIC ROW		5.23
DEDICATED ROW		4.79
TOTALS	52	66.77

LAND USE TABLE PHASE 2		
USE	LOTS	SIZE (AC.)
SINGLE FAMILY	42	43.41
DRAINAGE (F.P.)		0.00
DETENTION	2	1.90
LANDSCAPE	4	0.48
PARKLAND/DRAINAGE	0	0.00
PUBLIC ROW		3.51
DEDICATED ROW		3.89
TOTALS	48	53.20

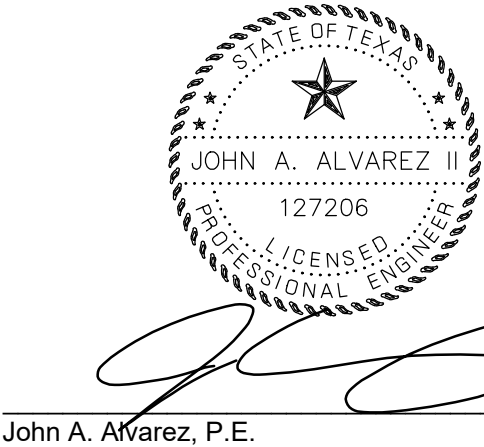
STREET TABLE PHASE 1	
PUBLIC STREETS	
NAME	LENGTH(LF)
COUNCIL SPRINGS PASS	1,759
GREATWOOD TRAIL	2,110
HEARTWOOD HOLLOW	690
TOTAL	4,559

STREET TABLE PHASE 2	
PUBLIC STREETS	
NAME	LENGTH(LF)
COUNCIL SPRINGS PASS	970
GREATWOOD TRAIL	988
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TOTAL	3,055

DENSITY TABLE (PROPOSED GREATWOOD SOUTH)	
SINGLE FAMILY LOTS	86 LOTS
PROPOSED DENSITY	86 HOMES/119.96 ACRES SFR ZONING = 0.72 HOMES PER ACRE

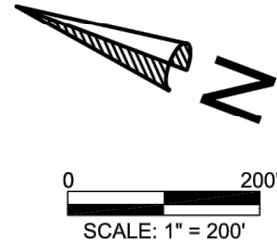
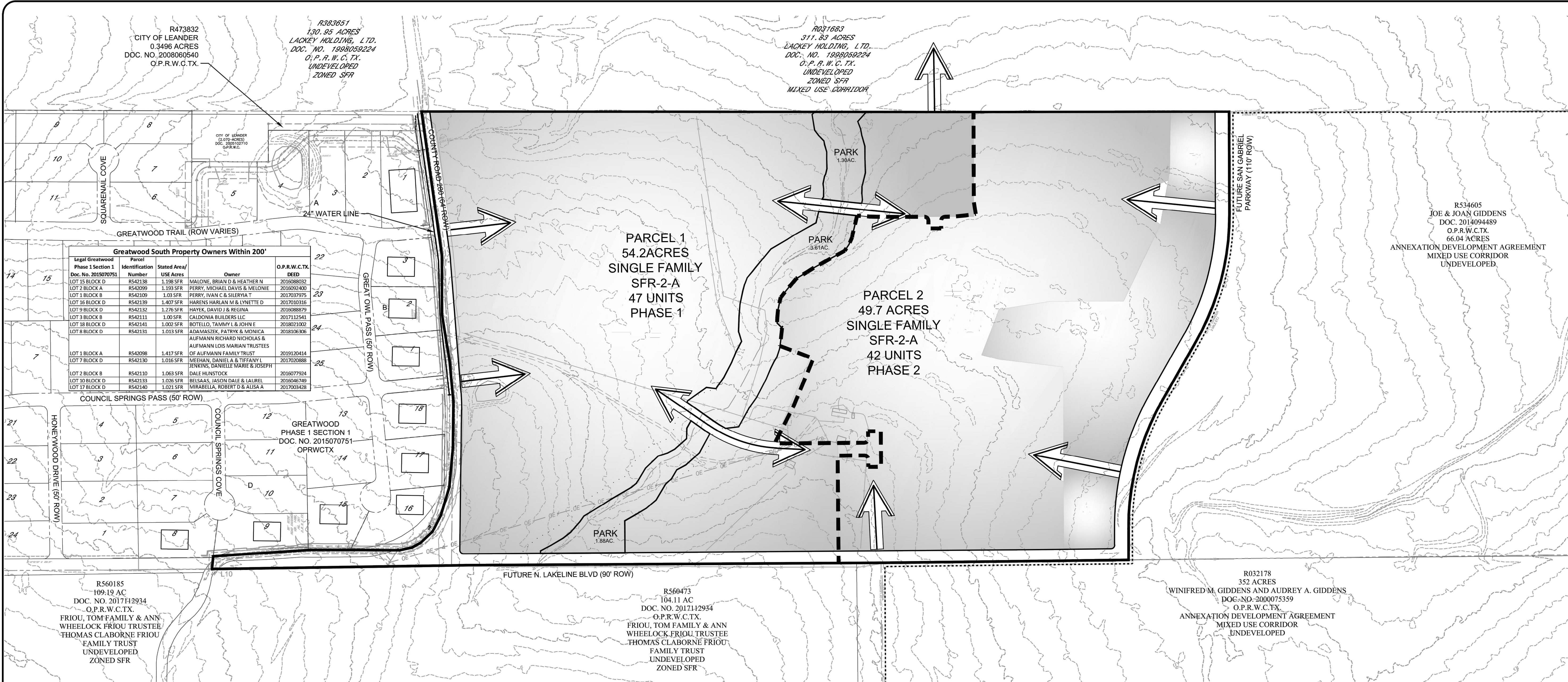
PHASING PLAN

PHASE	LOTS/LUE's	COMPLETED
PHASE 1	44 LOTS	2023
PHASE 2	42 LOTS	2024



John A. Alvarez, P.E.

10/25/2022
Date



LEGEND

	PROPOSED ROW
	PROPOSED PHASE LINE
	CITY LIMIT LINE
	EXIST. 5 FOOT CONTOUR LINE
	EXIST. 1 FOOT CONTOUR LINE
	PROPERTY LINE
	SINGLE FAMILY RESIDENTIAL

LAND USE SUMMARY:
SINGLE FAMILY (SFR-2-A) ACRE PLUS LOTS
MAJOR RIGHT OF WAY
PARK LAND
TOTAL

ACREAGE	DENSITY	L.U.E.'S REQUIRED	TRIPS GENERATED
105.05 AC.	0.8 DU/AC.	89	934
8.10 AC.			
6.78 AC.			
119.93 AC.	0.8 DU/AC.	89	934

PHASING PLAN		
PHASE	LOTS	COMPLETED
PHASE 1	47 LOTS	2021
PHASE 2	42 LOTS	2022

TIA NOTES:

LAND USE	SIZE	ITE CODE*	ADT WEEKDAY	ADT WEEKEND
SINGLE-FAMILY DETACHED HOUSING	89	210	934	934

*SOURCE: TRIP GENERATION, 10TH EDITION, INSTITUTE OF TRANSPORTATION ENGINEERS, IF T.I.A. FEES ARE REQUIRED THEY WILL BE PAID AT THE TIME OF FINAL PLAT APPROVAL.

BOUNDARY STREET NOTES:

BOUNDARY STREET IMPROVEMENT FEES FOR COUNTY ROAD 280, LAKELINE BOULEVARD AND SAN GABRIEL PARKWAY WILL BE PAID AT THE TIME OF FINAL PLAT APPROVAL.

GREATWOOD SOUTH
119.93 AC.
DOC. NO. 2014094507
O.P.R.W.C.TX.
ZONING: SFR-2-A

1001 COUNTY ROAD 280
LEANDER, TEXAS

CONCEPT PLAN
PREPARED : SEPTEMBER 2020

ENGINEER/AGENT

MALONE ★ WHEELER
SINCE INC. 1995

CIVIL ENGINEERING ★ DEVELOPMENT CONSULTING ★ PROJECT MANAGEMENT

DEVELOPER/OWNER
JL DEVELOPMENT, INC.
JOHN S. LLOYD, PRESIDENT
6504 WEST COURTYARD DRIVE
AUSTIN, TEXAS 78730
TEL: 512-328-0860
FAX: 512-328-1868

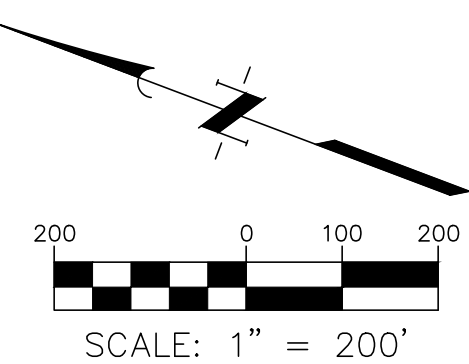
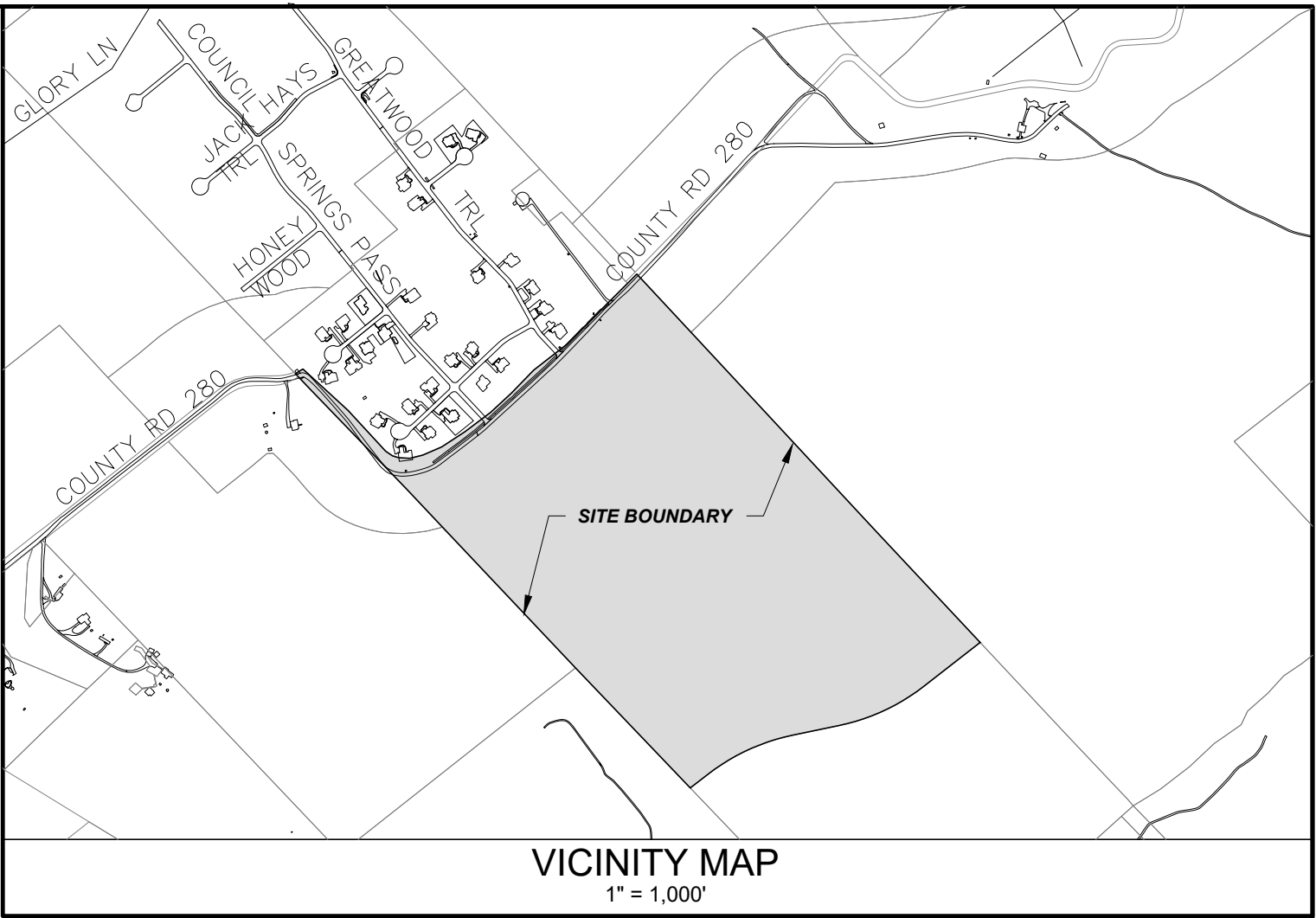
SURVEYOR
DELTA SURVEY GROUP, INC.
8213 Brodie Lane
Suite 102
Austin, TX 78745
(T) 512-282-5200
(F) 512-282-5230

5113 Southwest Pkwy, Suite 260
Austin, Texas 78735
Phone: (512) 899-0601 Fax: (512) 899-0655
Firm Registration No. F-786

ENGINEER/SURVEYOR/PLANNER:



Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Boulevard, Suite 150 • Austin, TX 78741 • 512.441.9493



PROPOSED LEGEND

- PHASE 1
- PHASE 2
- PHASE LINE

NOTES:

- PHASES SHALL INCLUDE ALL REQUIRED INFRASTRUCTURE AND DRAINAGE FACILITIES TO SUPPORT THE PHASE WITHOUT THE DEVELOPMENT OF THE ENTIRE SUBDIVISION, AND INFRASTRUCTURE FOR EACH PHASE FULLY SERVE EACH PHASE.

PHASING PLAN

PHASE	LOTS/LUE's	COMPLETED
PHASE 1	44 LOTS	2023
PHASE 2	42 LOTS	2024

LAND USE TABLE PHASE 1		
USE	LOTS	SIZE (AC.)
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TOTALS	52	66.77

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USE	LOTS	SIZE (AC.)
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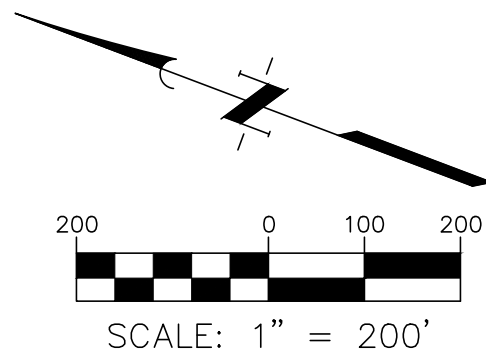
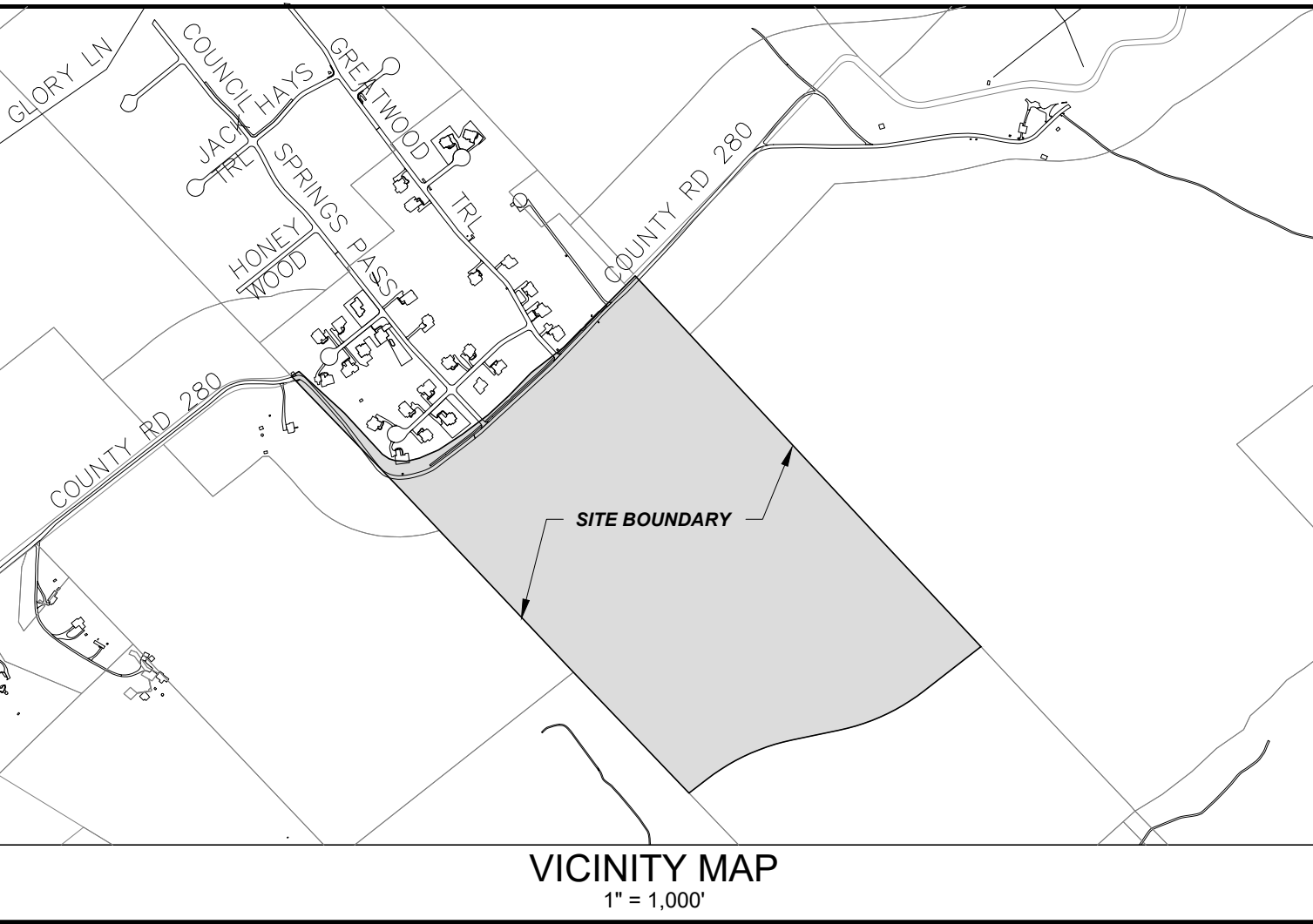
GREATWOOD SOUTH
PHASING PLAN
CITY OF LEANDER
10/25/2022

ENGINEER/SURVEYOR/PLANNER:



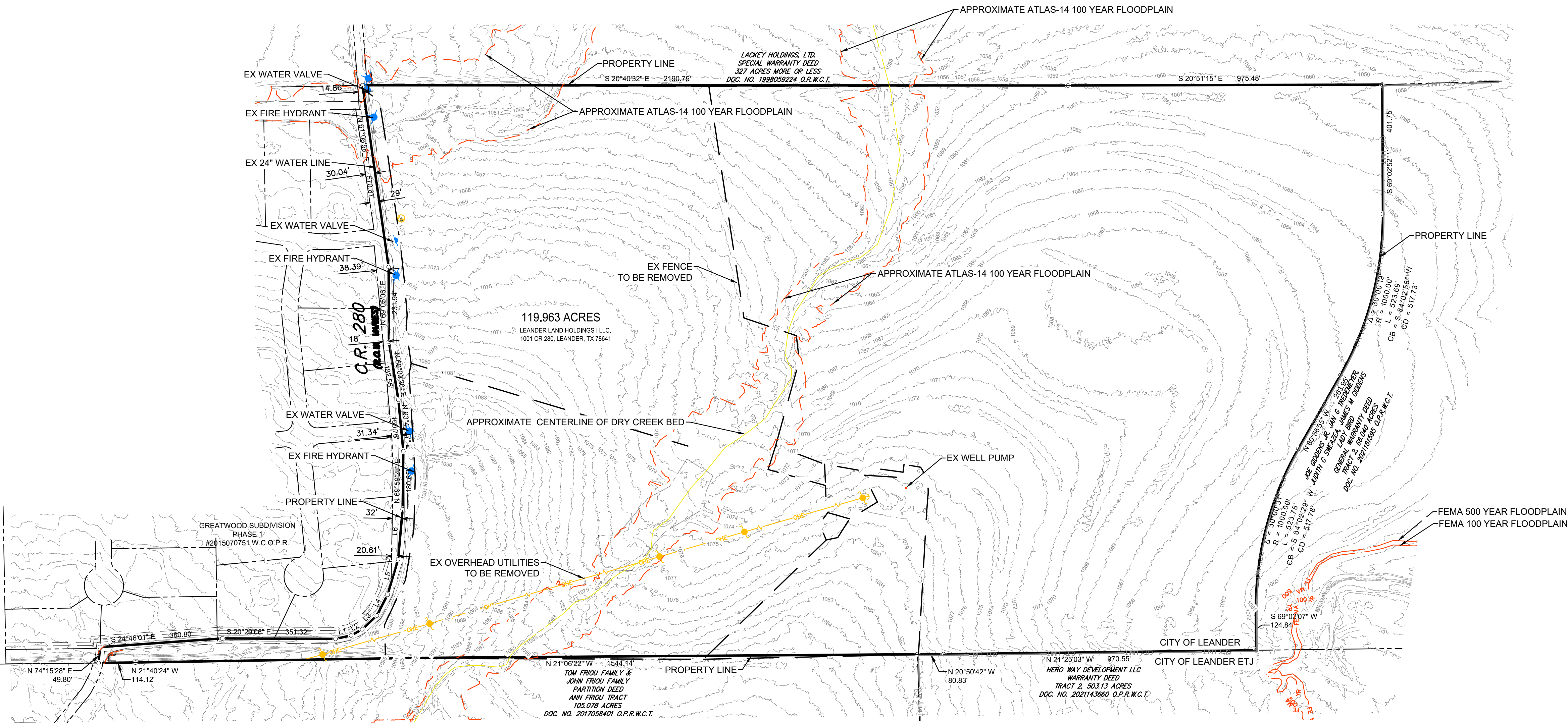
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Line Table		
Line #	Length	Direction
L1	49.562	S32° 59' 22.00"E
L2	39.482	S49° 31' 04.87"E
L3	62.450	S64° 06' 13.39"E
L4	72.952	S83° 26' 45.83"E
L5	114.700	N85° 51' 35.30"E
L6	155.380	N74° 27' 39.30"E



EXISTING LEGEND

- PROPERTY LINE
- ADJACENT LINE
- SURVEY LINE
- 1124 CONTOUR MINOR
- 1120 CONTOUR MAJOR
- STORM DRAIN PIPE
- WATERSHED BOUNDARY
- CITY LIMIT
- CITY LIMITS

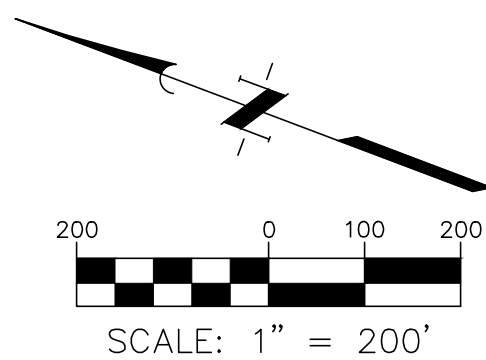
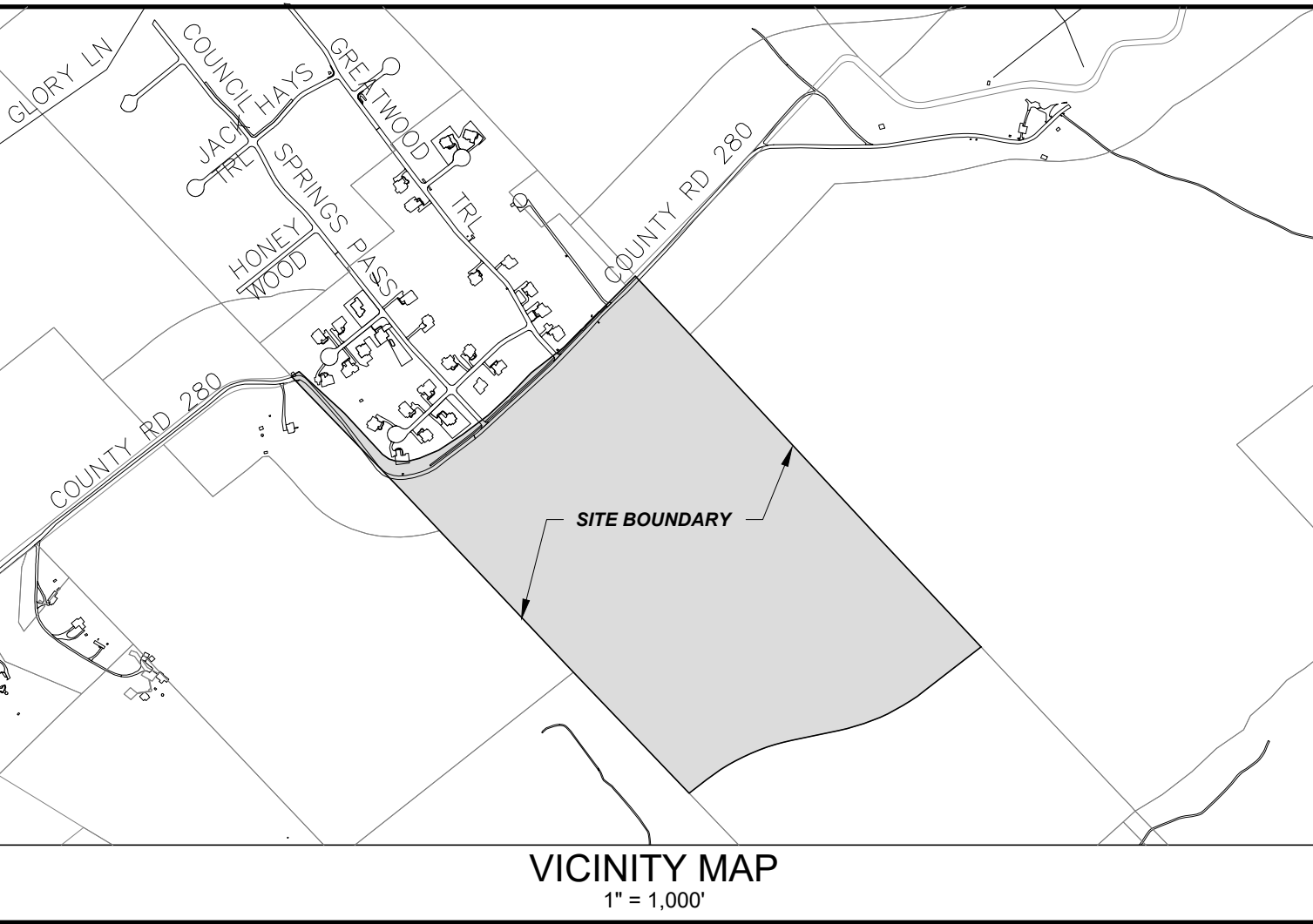


GREATWOOD SOUTH
EXISTING CONDITION
PLAN
CITY OF LEANDER
10/25/2022

ENGINEER/SURVEYOR/PLANNER:



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LEGEND
--- PHASE LINE

STREET TABLE	
PUBLIC STREETS	
NAME	LENGTH(LF)
COUNCIL SPRINGS PASS	2,729
GREATWOOD TRAIL	3,098
HEARTWOOD HOLLOW	1,787
TOTAL	7,614

PARKLAND TABLE		
LOT	BLK/PHS	SIZE(AC)
12	A/1	1.09
17	B/1	5.33
10	C/1	3.85
TOTAL		10.26

NOTES:

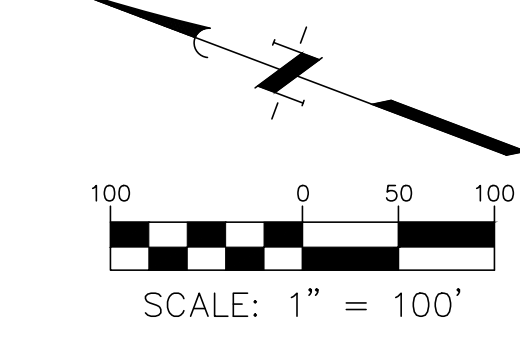
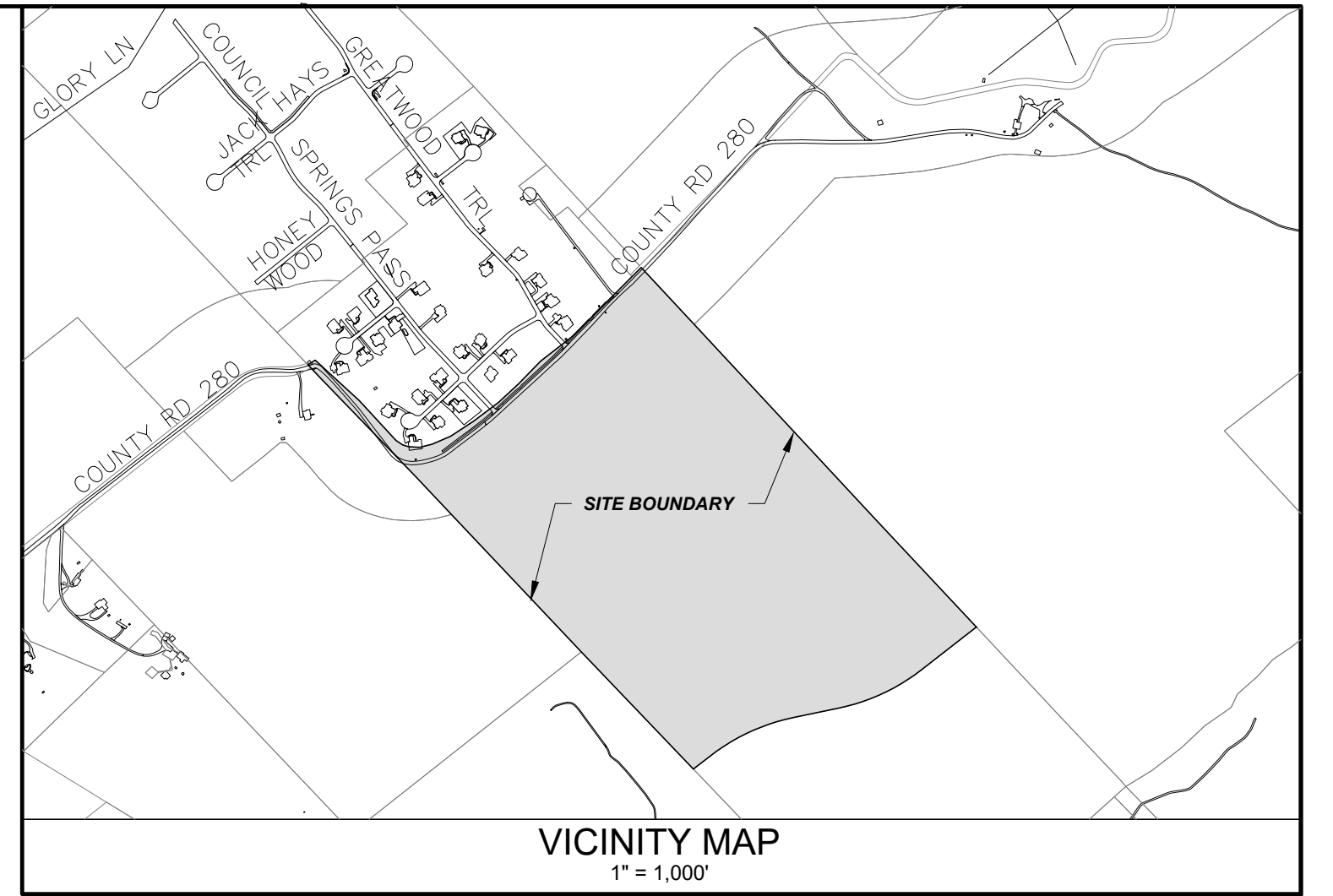
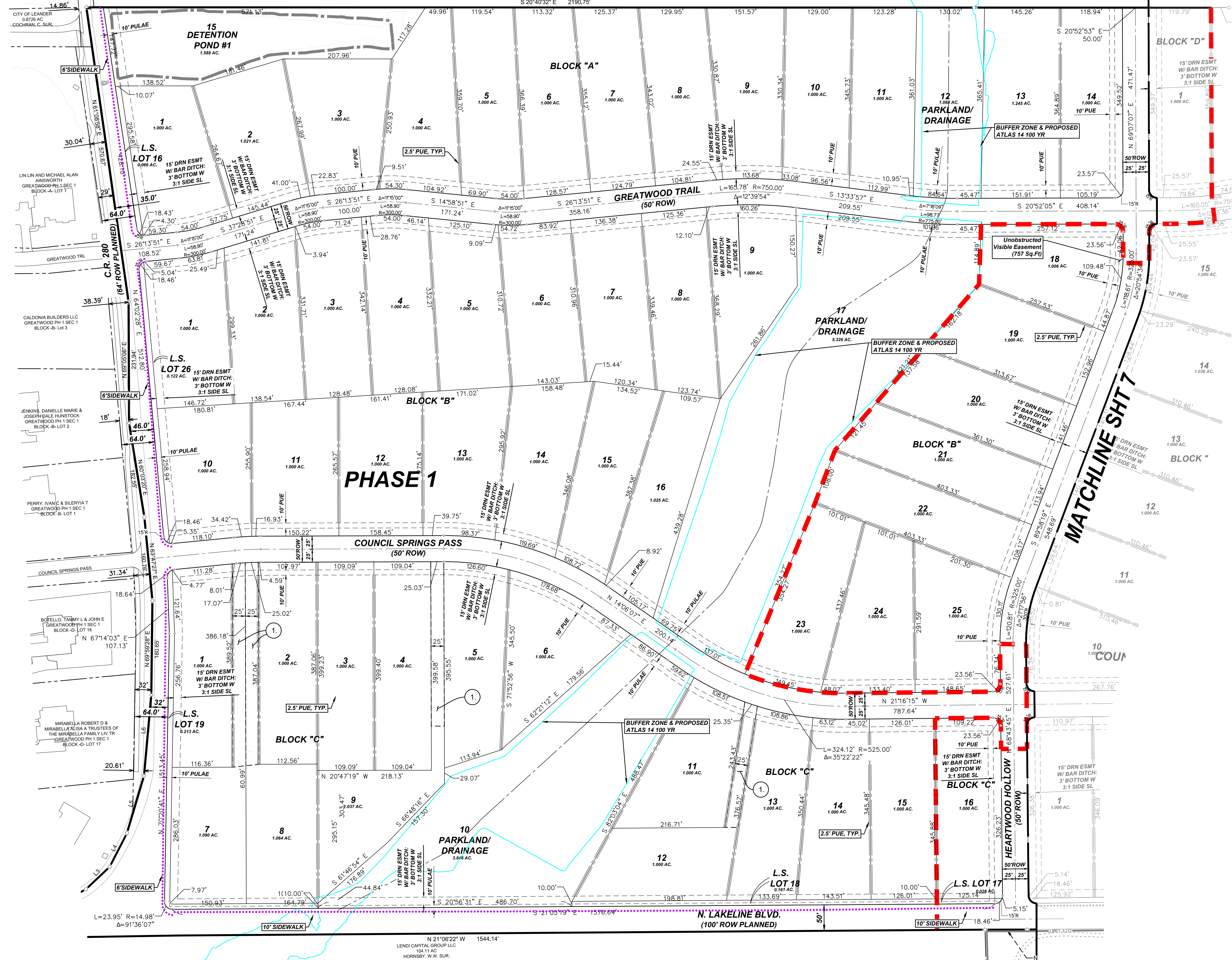
- NO LOTS THAT ADJOIN LAKELINE BLVD WILL HAVE ACCESS TO LAKELINE BLVD.
- GEOMETRIC DESIGNS FOR THE ROADWAYS WILL BE REVIEWED DURING THE CONSTRUCTION PLAN PHASE.
- SINGLE FAMILY RESIDENTIAL CORNER LOTS ON UNEQUAL CLASS STREETS SHOULD ONLY HAVE ACCESS TO THE STREET WITH THE LOWER CLASSIFICATION. ACCESS TO THE HIGH CLASSIFICATION STREET (SAN GABRIEL PARKWAY, NORTH LAKELINE BOULEVARD, AND C.R. 280) IS PROHIBITED.
- ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY PROVIDED BY STEWART TITLE GUARANTY COMPANY ISSUED MARCH 16, 2021 HAVE BEEN SHOWN OR NOTED HERON.

GREATWOOD SOUTH
OVERALL PRELIMINARY
PLAN
CITY OF LEANDER
10/25/2022

ENGINEER/SURVEYOR/PLANNER:



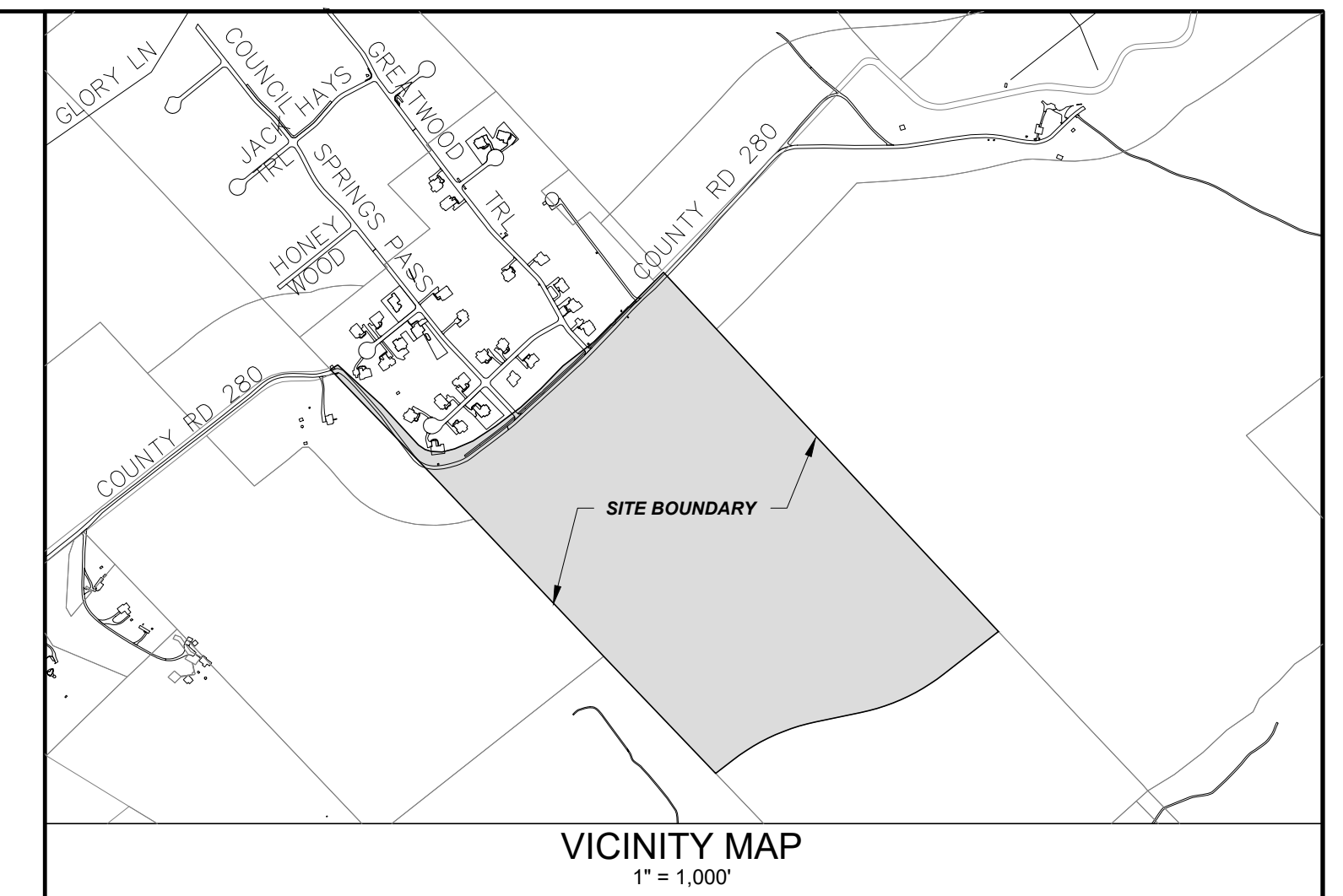
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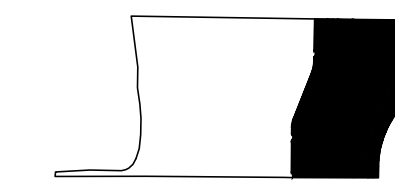
NOTES:
① CDAA - Common Driveway Access Easement

LEGEND
--- PHASE LINE

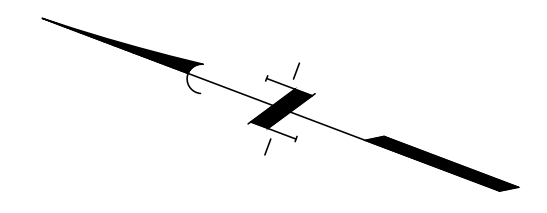
GREATWOOD SOUTH
PRELIMINARY PLAT
(1 OF 2)
CITY OF LEANDER
10/25/2022



VICINITY MAP
1" = 1,000'



KEY MAP



NOTES:

1. CDAE - Common Driveway Access Easement

LEGEND

PHASE LINE

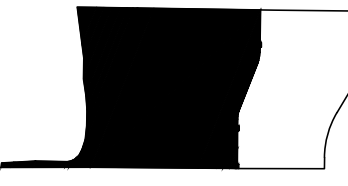
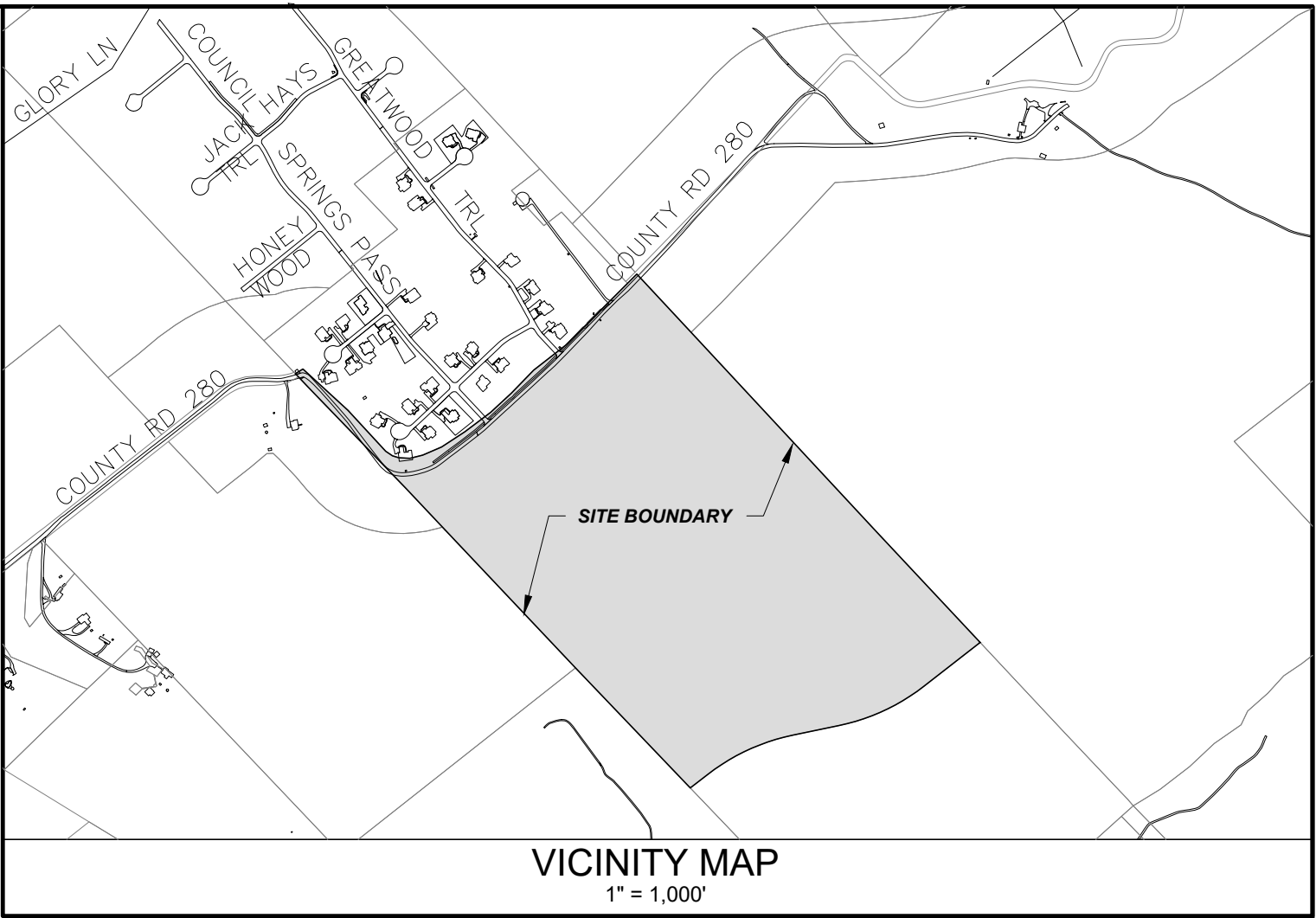
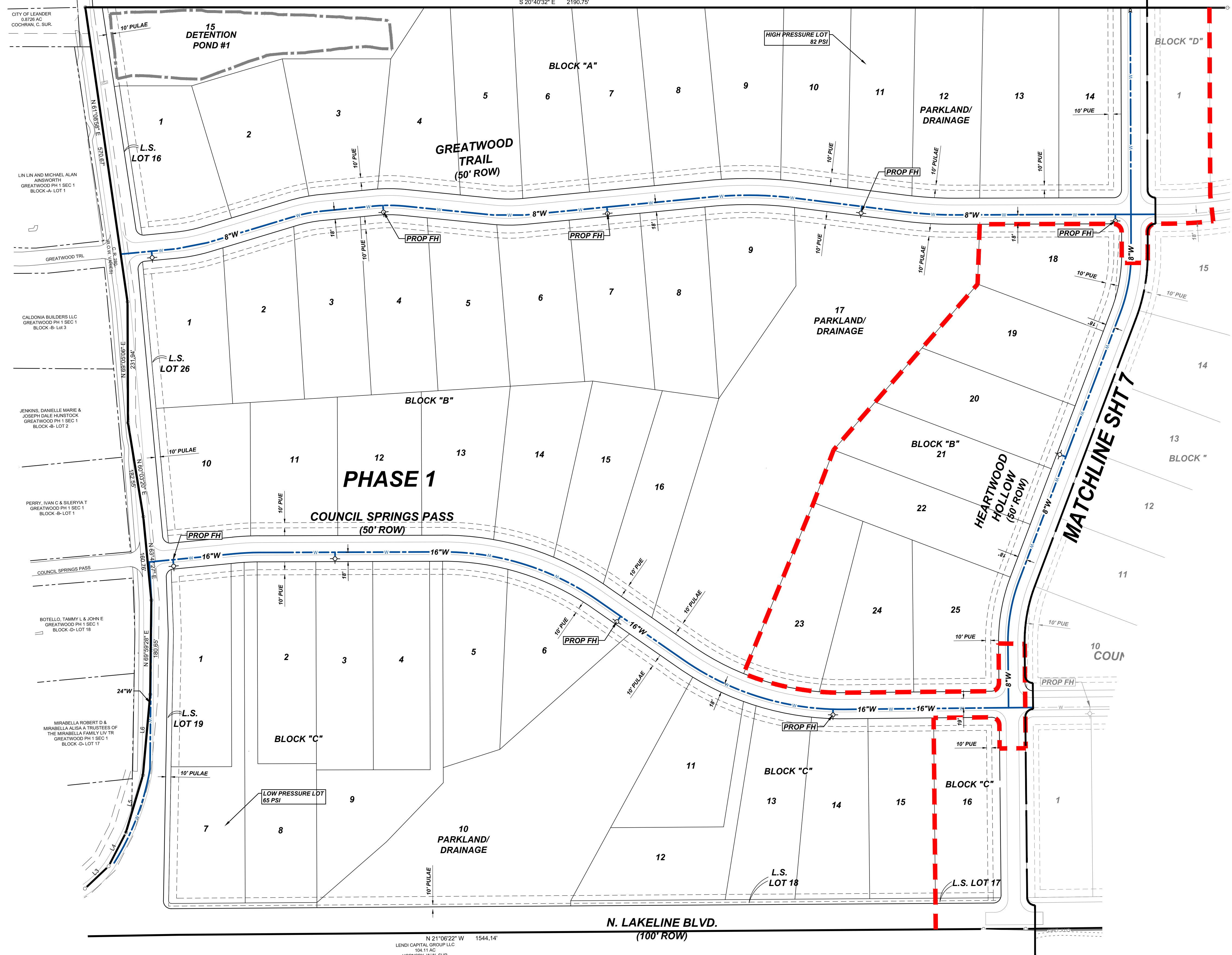
GREATWOOD SOUTH
PRELIMINARY PLAT
(2 OF 2)
CITY OF LEANDER
10/25/2022

ENGINEER/SURVEYOR/PLANNER:

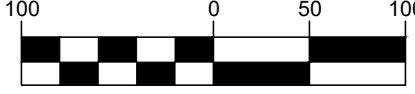
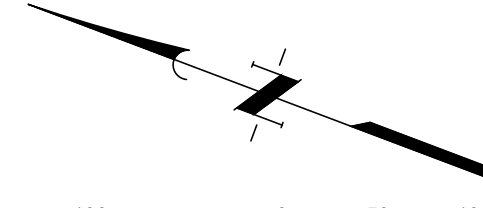


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LACKY HOLDING LTD
200.413 AC
COCHRAN, C. SUR.



KEY MAP



SCALE: 1" = 100'

PROPOSED LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE AND PLUG
- PHASE LINE

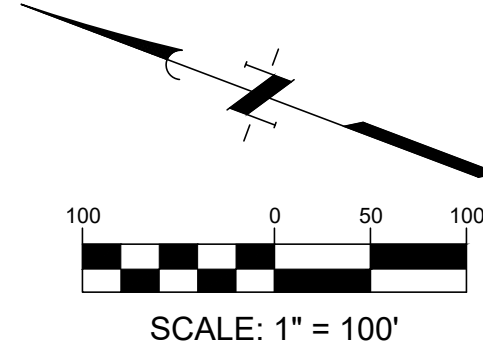
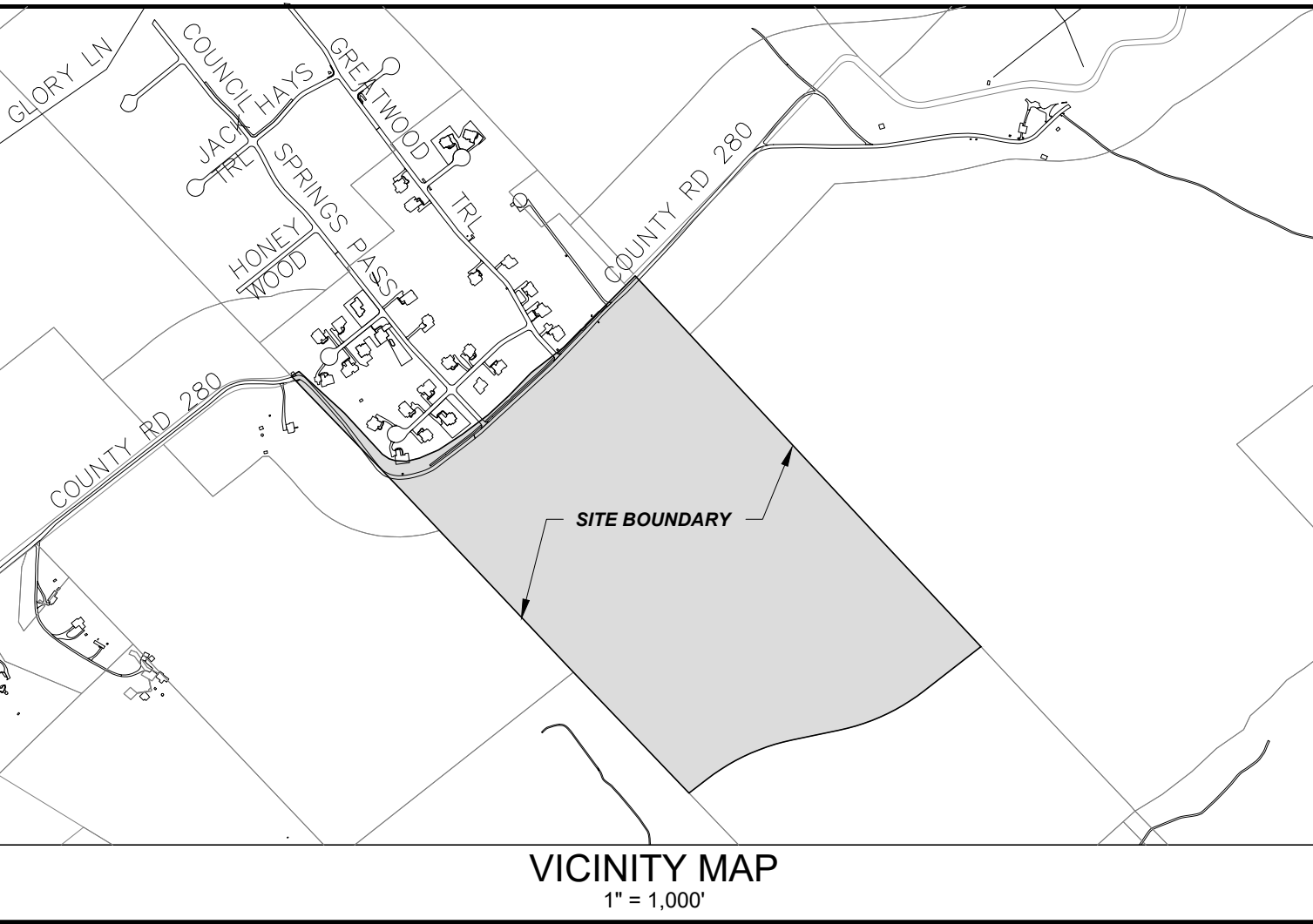
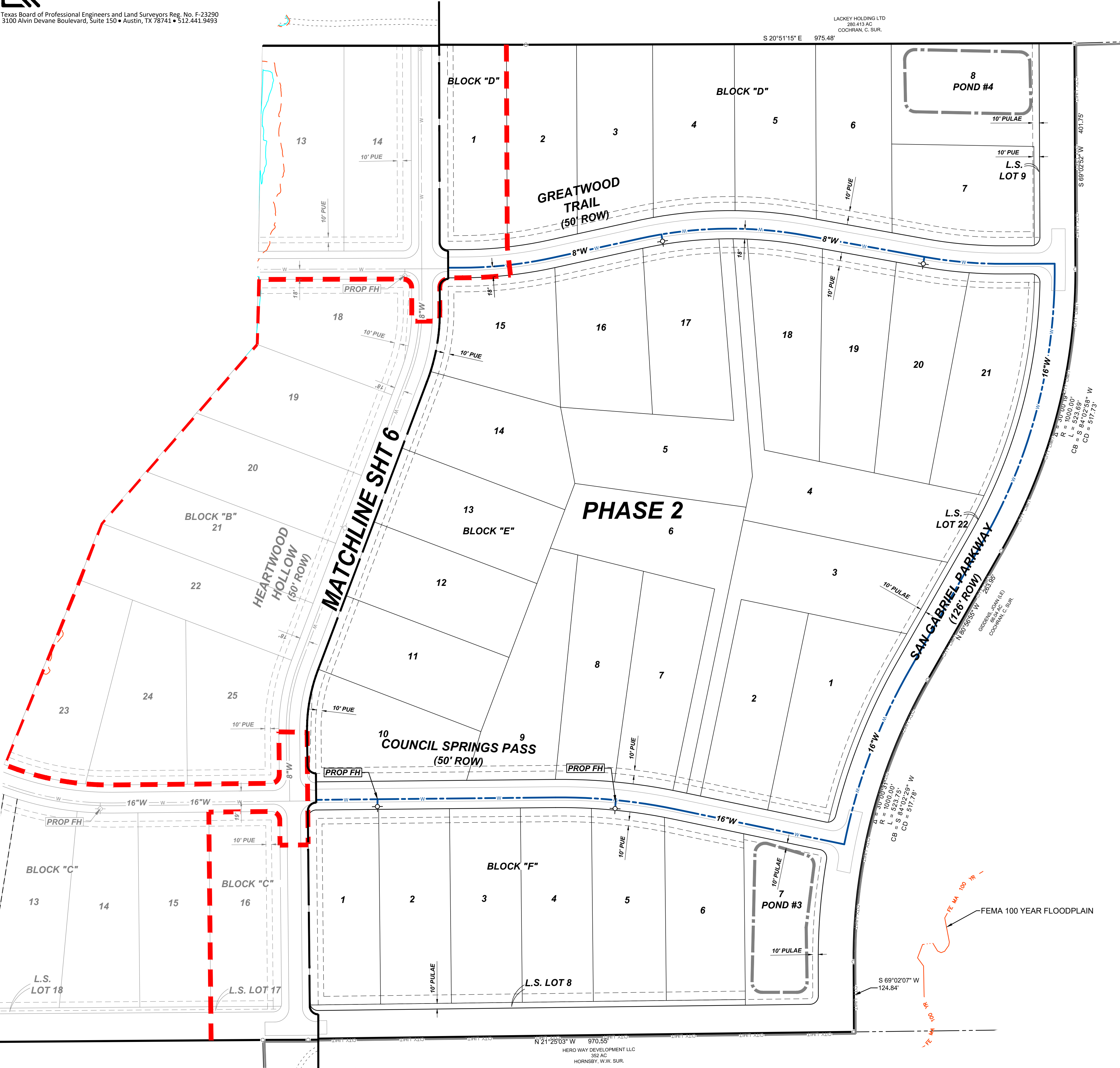
- UTILITY NOTES:
- ALL HOMES SHALL BE EQUIPPED WITH PRESSURE REDUCING VALVES.
 - COUNTY APPROVAL MUST BE PROVIDED ON SEPTIC DESIGN AND LOCATION.

GREATWOOD SOUTH
UTILITY SCHEMATIC
(1 OF 2)
CITY OF LEANDER
10/25/2022

ENGINEER/SURVEYOR/PLANNER:



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PROPOSED LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE AND PLUG
- PHASE LINE

UTILITY NOTES:

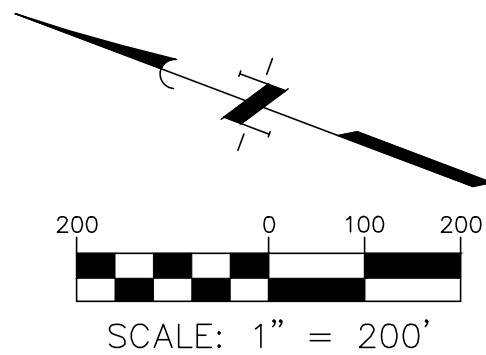
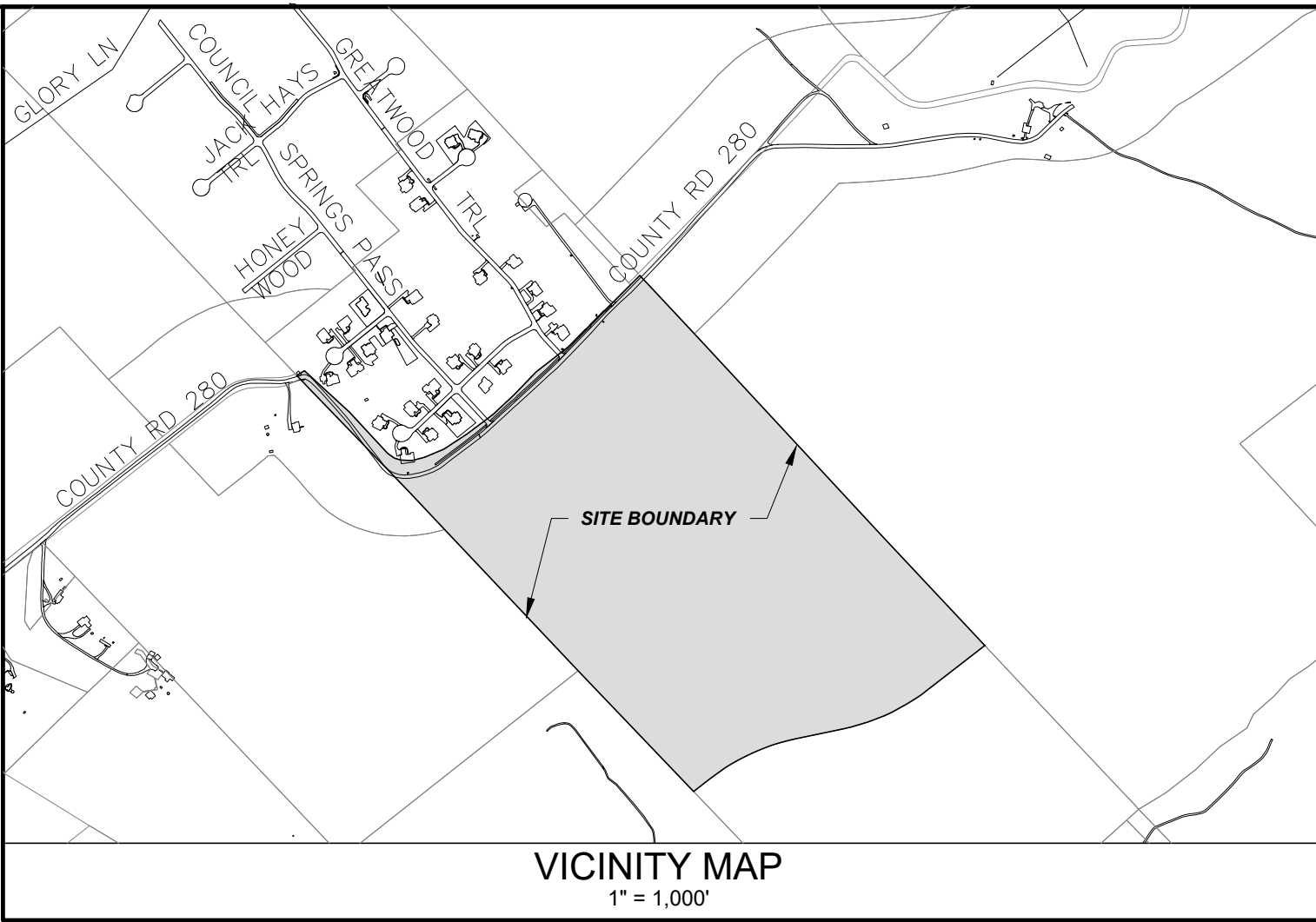
- ALL HOMES SHALL BE EQUIPPED WITH PRESSURE REDUCING VALVES.
- COUNTY APPROVAL MUST BE PROVIDED ON SEPTIC DESIGN AND LOCATION.

GREATWOOD SOUTH
UTILITY SCHEMATIC
(2 OF 2)
CITY OF LEANDER
10/25/2022

ENGINEER/SURVEYOR/PLANNER:

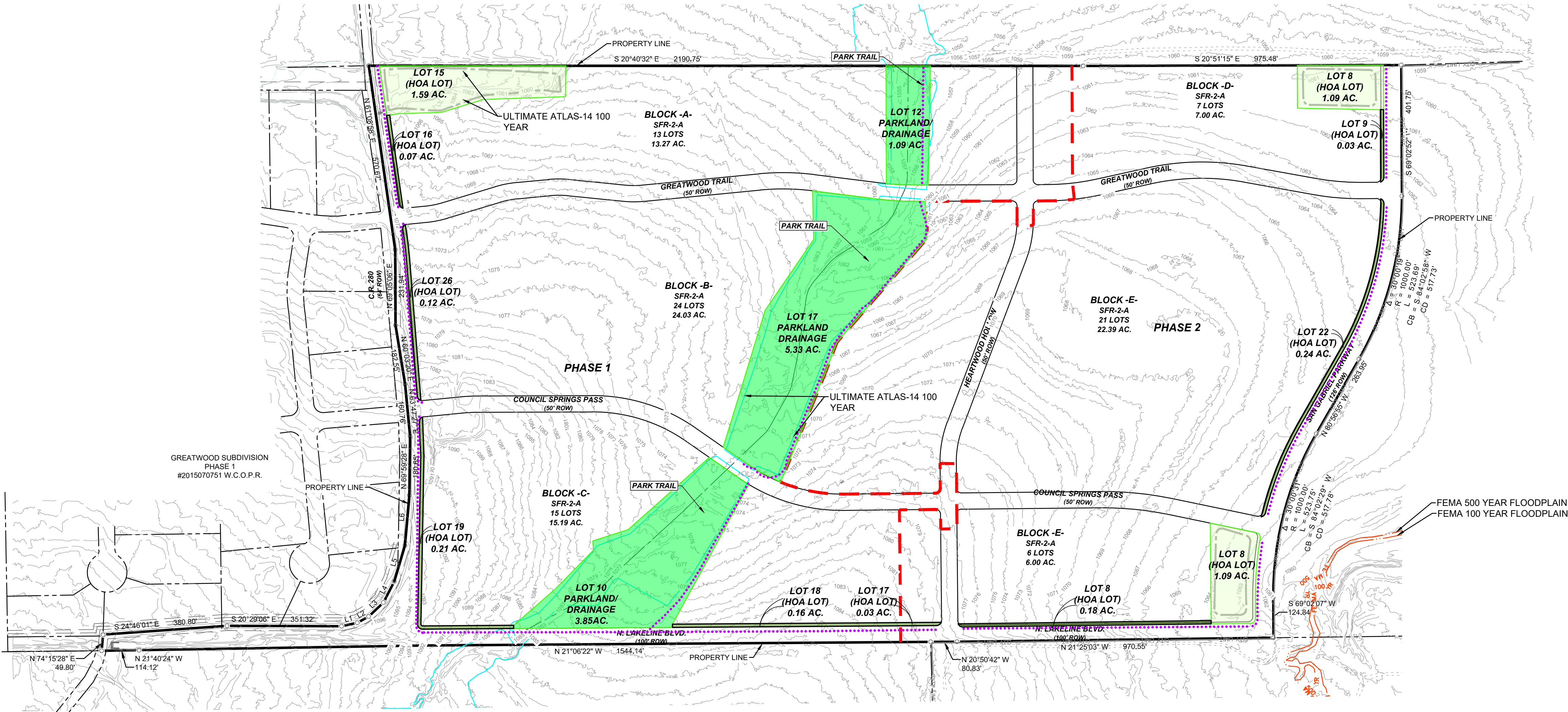


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PROPOSED LEGEND

- DRAINAGE/DETENTION
- PARKLAND/DRAINAGE
- LANDSCAPE
- PHASE LINE



GREATWOOD SOUTH PARKLAND DEDICATION WORKSHEET

PARKLAND TABLE		
LOT	BLK/PHS	SIZE(AC)
12	A/1	1.09
17	B/1	5.33
10	C/1	3.85
TOTAL		10.26

		PARKLAND		RECREATION IMPROVEMENT		PROPOSED IMPROVEMENTS		LAND IN LIEU AC.		LAND IN LIEU FEE	
Phase	Units	Required Ac.	Proposed Ac.	Fee Required							
1	44	1.54	10.26	\$ 17,600.00		None	-8.72	\$	(99,657.14)		
2	42	1.47	0	\$ 16,800.00		None	1.47	\$	16,800.00		
Total	86	3.01	10.26	\$ 34,400.00			-7.25	\$	(82,857.14)		

Parkland proposed is to be a public park. Maintenance and operation responsibilities shall be the responsibility of City of Leander.

No detention/retention/water quality ponds are to be constructed within the park lots.

No portion of this site is within the 100 year floodplain according to FEMA map No. 48491C0435F for Williamson County, Texas Dated December 20, 2019.

Developer proposed 7.25 acres more parkland than required. Therefore, the recreation improvement fee will be waived since the value of the surplus parkland (3.855 Acres / (3.5 Acres x100 Dwelling Units) x \$400/Dwelling Unit = \$82,857.14) exceeds the improvement fee.

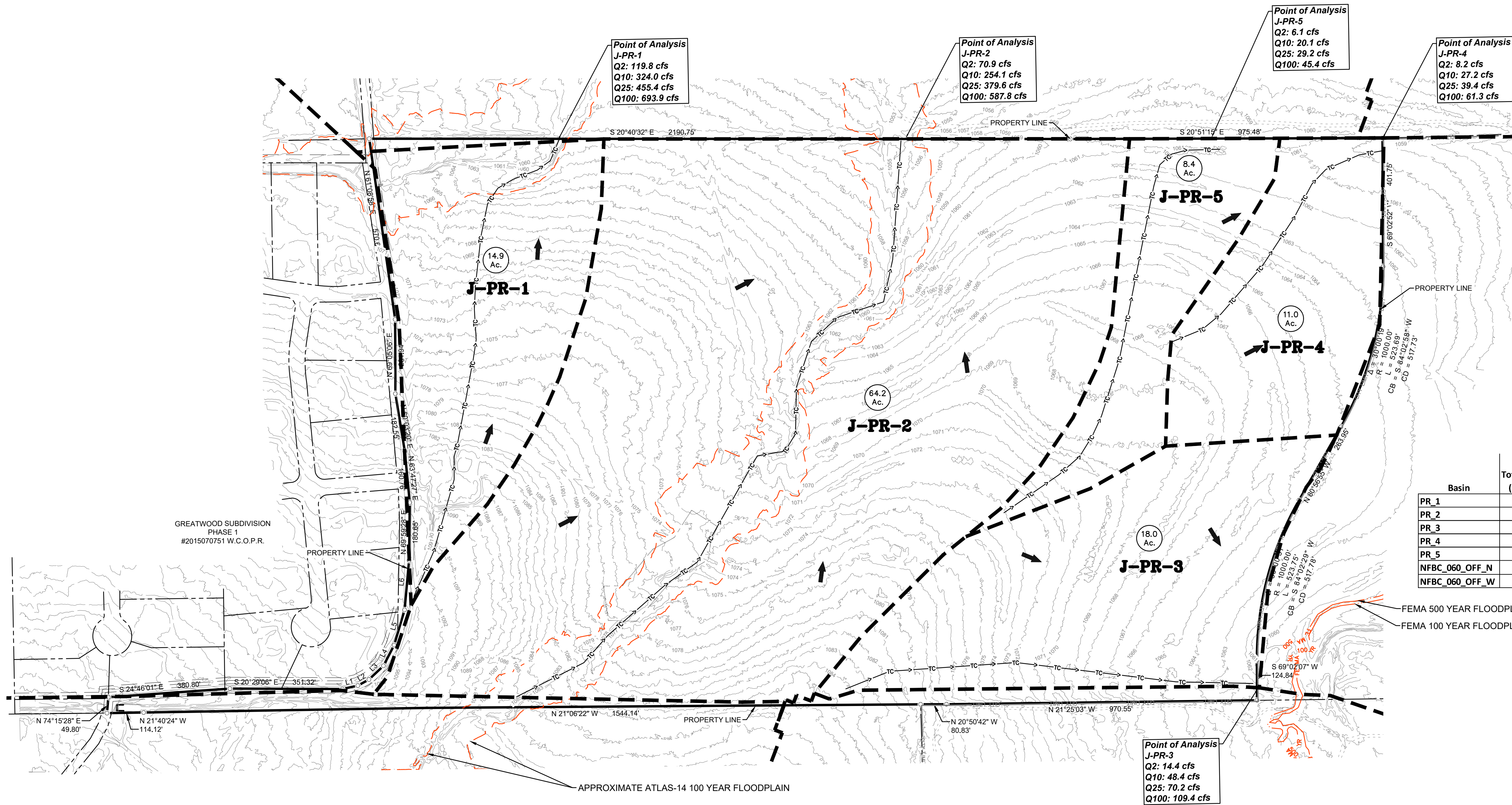
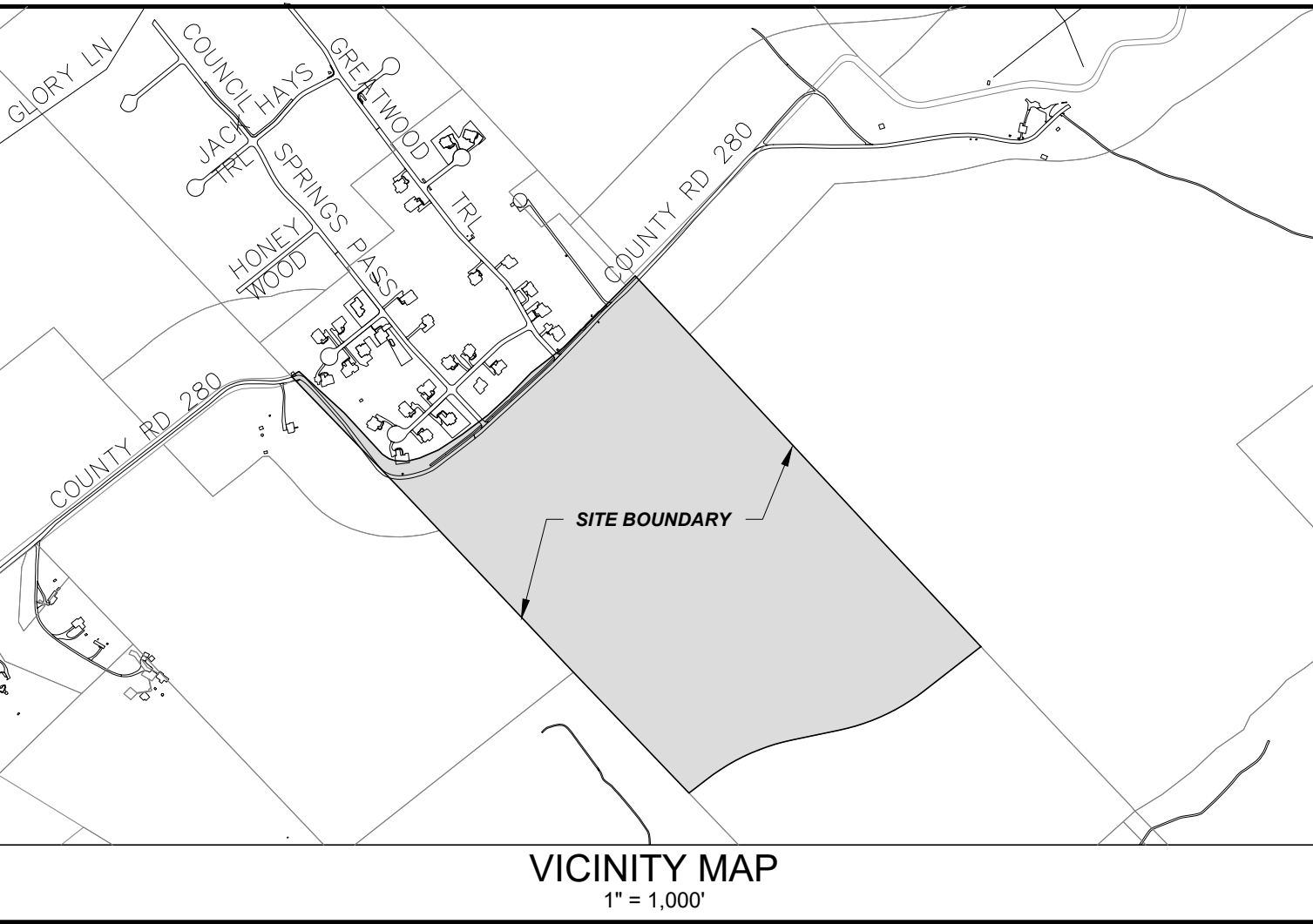
All proposed park improvements will meet City Park & Facility Equipment Standards and U.S. Consumer Products Safety Commission - Publication 325. Art IV, Sec 61.

GREATWOOD SOUTH
PARK PLAN
CITY OF LEANDER
10/25/2022

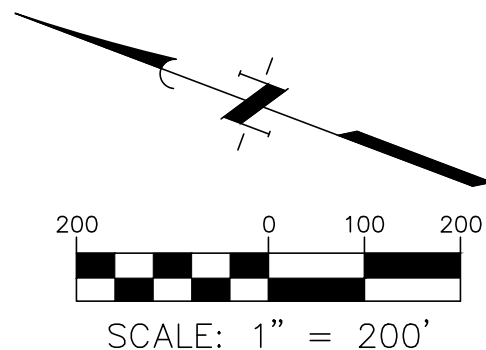
ENGINEER/SURVEYOR/PLANNER:



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NOTE:
Detention is required for DA's 2,3, and 4.
Drainage report provided by Miller Gray
includes analysis on detention requirements



LEGEND

- PROPERTY BOUNDARY
- DRAINAGE AREA
- TIME OF CONCENTRATION
- DRAINAGE AREA (ACRES)
- DRAINAGE AREA NUMBER

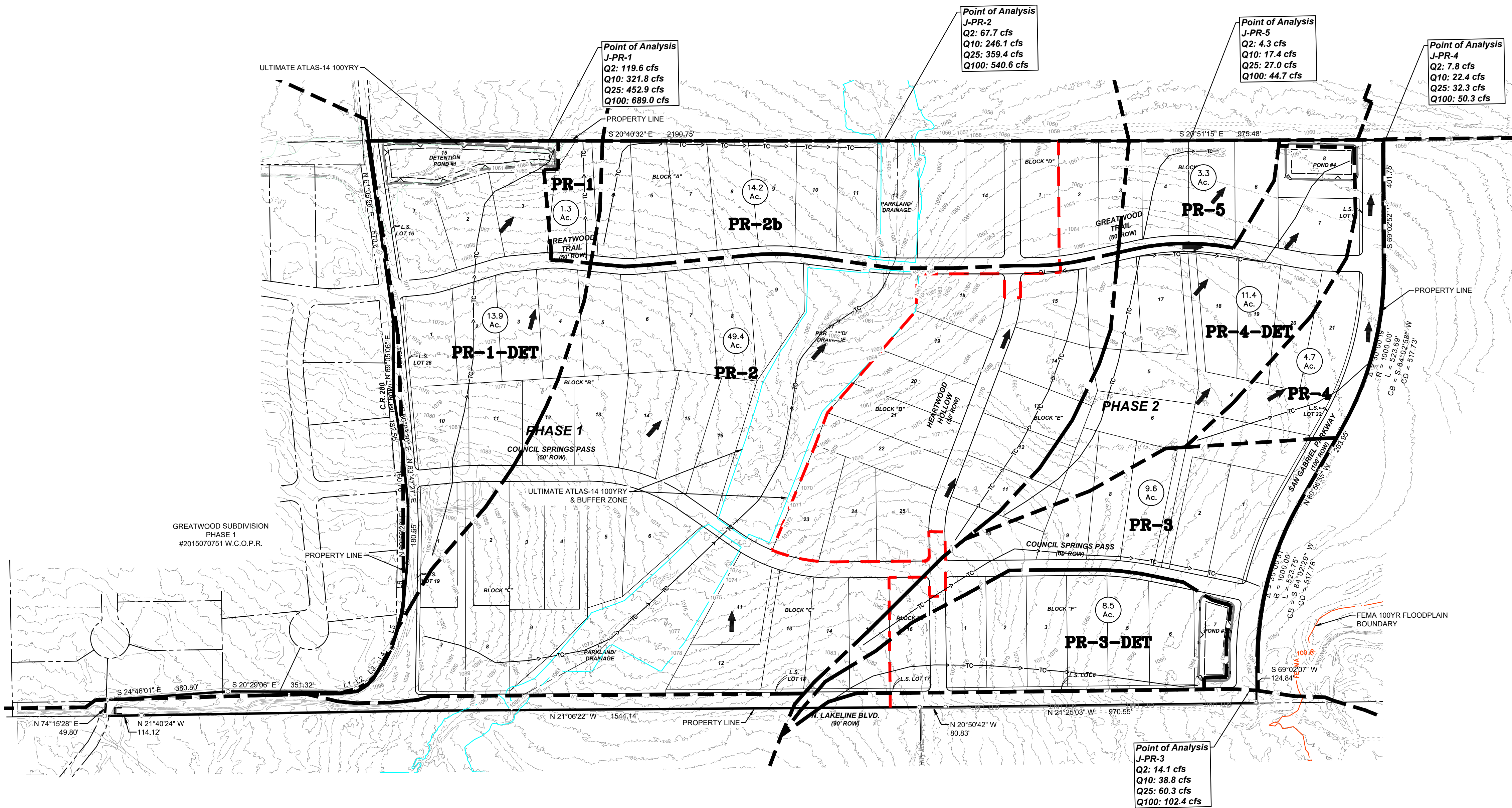
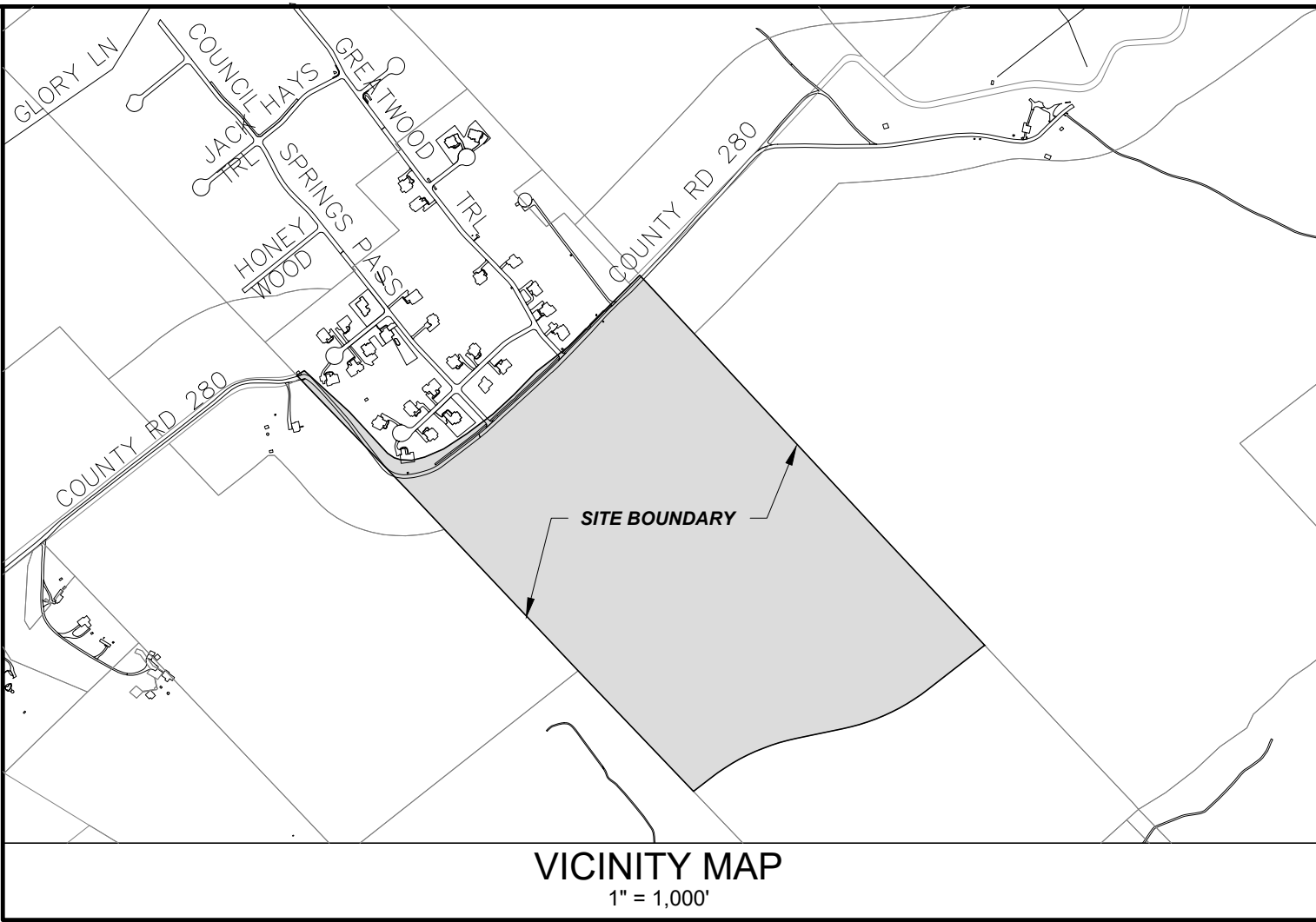
GREATWOOD SOUTH
EXISTING DRAINAGE
AREA MAP
CITY OF LEANDER
10/25/2022

ENGINEER/SURVEYOR/PLANNER:

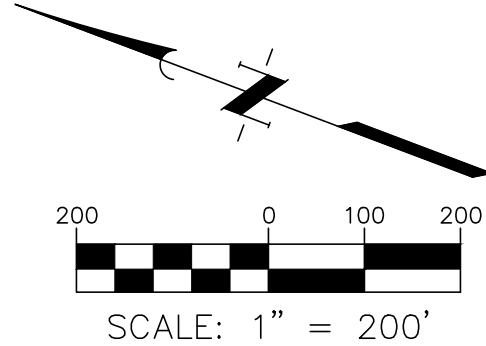


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Basin	Total Area (Acre)	Impervious (%)	Calibrated Composite CN	Tag (MIN)	Q100 (cfs)	Q25 (cfs)	Q10 (cfs)	Q2 (cfs)
PR_1	1.3	19.9935	65.6590	11.7	8.9	5.9	4.2	1.5
PR_1_DET	13.9	20.0286	65.7551	20.9	71.5	47.0	33.4	12.3
PR_2	49.4	20.0000	66.5028	17.4	283.1	187.0	133.7	49.8
PR_2b	14.2	20.0000	68.1956	14.5	91.5	61.1	44.1	16.8
PR_3	9.6	19.8653	68.7011	14.8	61.1	41.0	29.6	11.4
PR_3_DET	8.5	19.6757	68.6035	13.6	56.3	37.7	27.2	10.4
PR_4	4.7	20.0000	69.0000	12.8	32.3	21.7	15.7	6.1
PR_4_DET	11.4	20.0000	69.0000	21.7	60.5	40.5	29.3	11.3
PR_5	3.3	20.0000	69.0000	12.5	22.9	15.4	11.1	4.3
NFBC_060_OFF_N	130.2	23.0247	65.4620	24.3	622.3	410.7	293.7	111.5
NFBC_060_OFF_W	86.3	0.8705	67.0159	25.6	378.3	238.5	161.8	45.6



NOTE:
Detention is required for DA's 2.3, and 4.
Drainage report provided by Miller Gray
includes analysis on detention requirements



GREATWOOD SOUTH PROPOSED DRAINAGE AREA MAP CITY OF LEANDER 10/25/2022

TREE CALIPER INCHES

TREE SIZE (in caliper inches)	TOTAL INCHES	SAVED INCHES	SAVED INCHES %	REMOVED INCHES	REMOVED INCHES %
8" to 18"	9305	8837	95%	468	5%
>18" to 26"	634	634	100%	0	0%
>26"	347	347	100%	0	0%
TOTALS	10286	9818	95%	468	5%

TREE SIZE (in

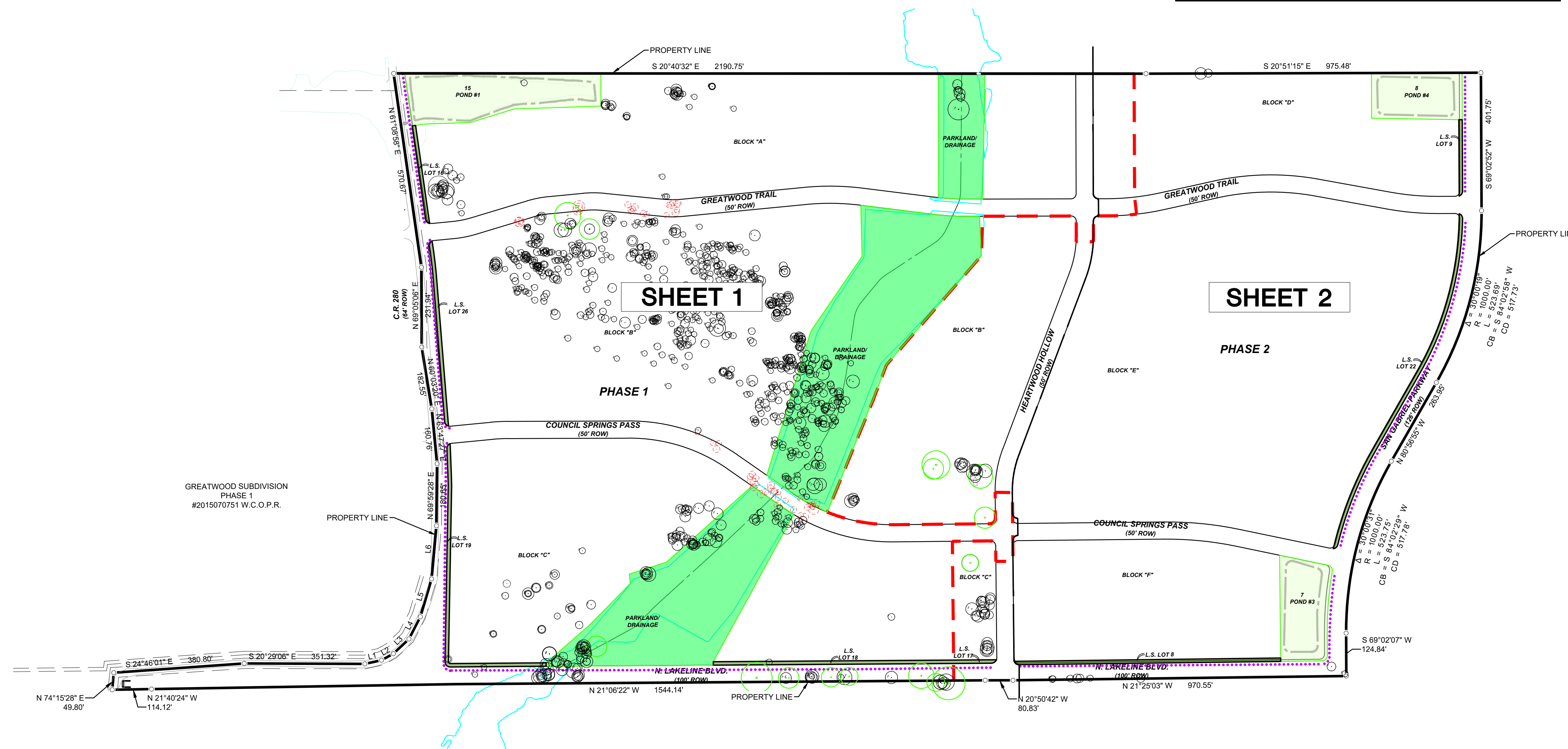
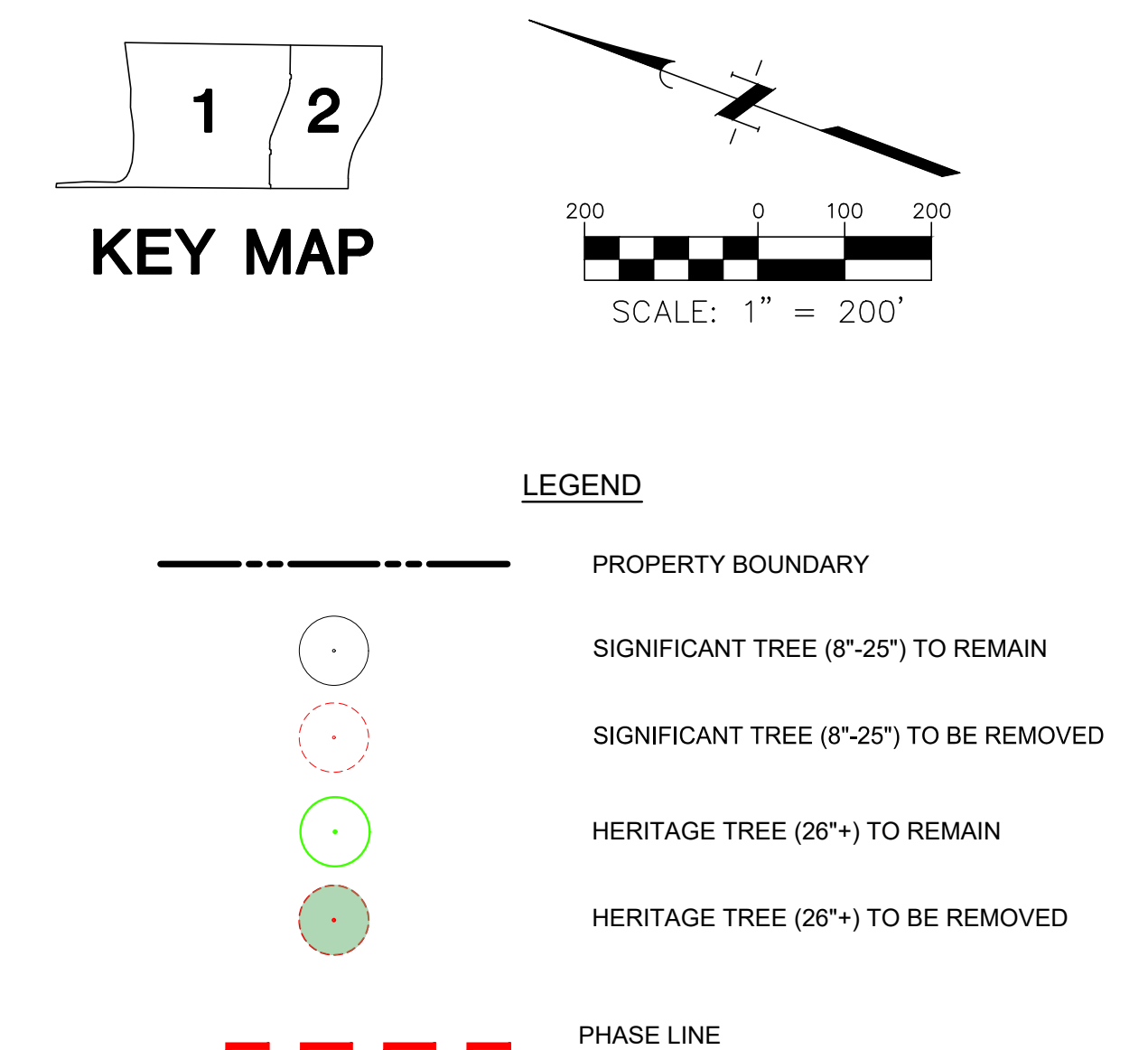
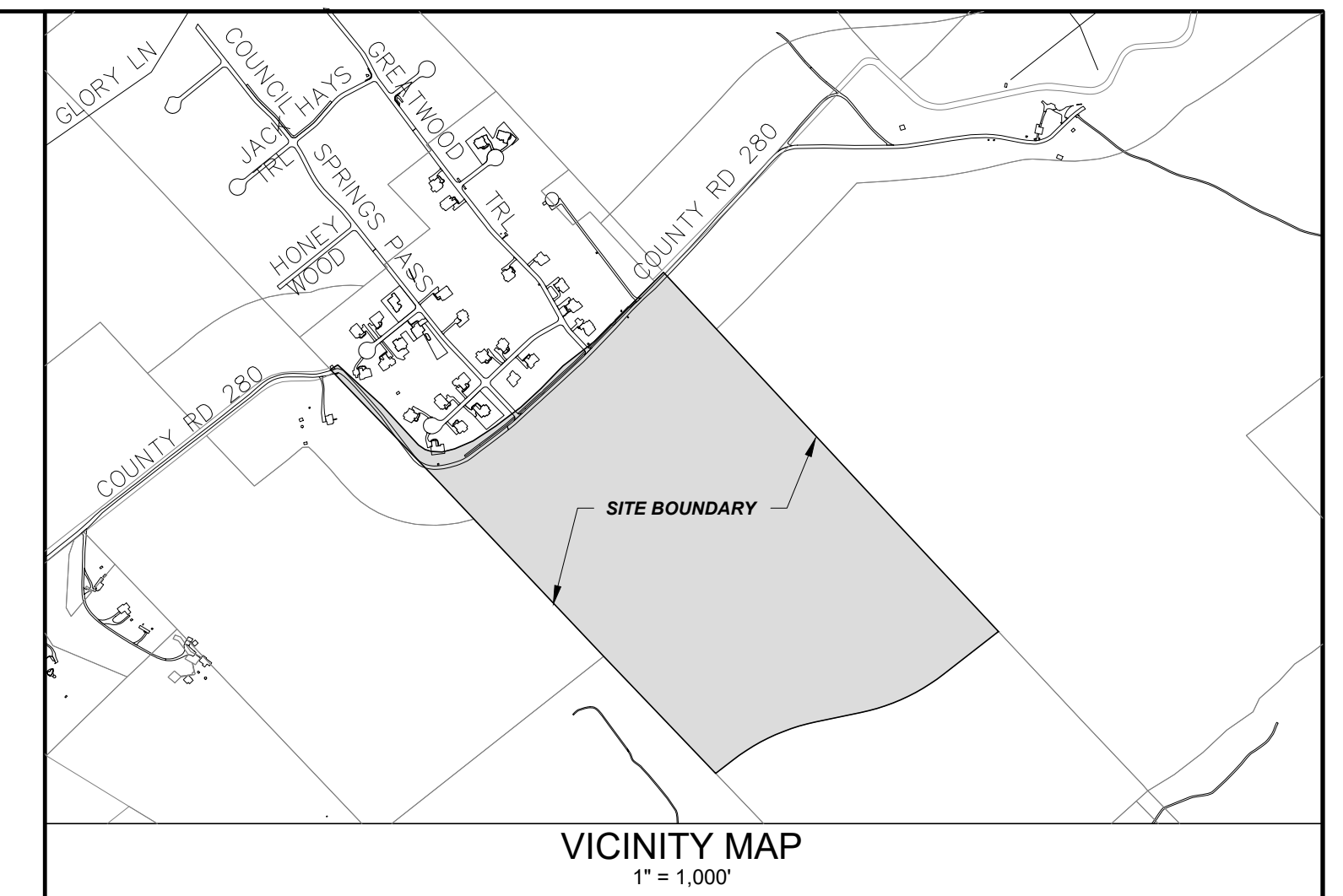
TREE SIZE (in caliper inches)	TOTAL TREES	SAVED TREES	SAVED TREES %	REMOVED TREES	REMOVED TREES %
8" to 18"	902	853	95%	49	5%
>18" to 26"	30	30	100%	0	0%
>26" HERITAGE	10	10	100%	0	0%
TOTALS	942	893	95%	49	5%

TREE CALIPER INCHES

TREE SIZE (in caliper inches)	TOTAL INCHES	SAVED INCHES	SAVED INCHES %	REMOVED INCHES	REMOVED INCHES %
8" to 18"	462	462	100%	0	0%
>18" to 26"	133	133	100%	0	0%
>26"	137	137	100%	0	0%
TOTALS	732	732	100%	0	0%

TREE SIZE (in

TREE SIZE (in caliper inches)	TOTAL TREES	SAVED TREES	SAVED TREES %	REMOVED TREES	REMOVED TREES %
8" to 18"	31	31	100%	0	0%
>18" to 26"	6	6	100%	0	0%
>26" HERITAGE	4	4	100%	0	0%
TOTALS	41	41	100%	0	0%



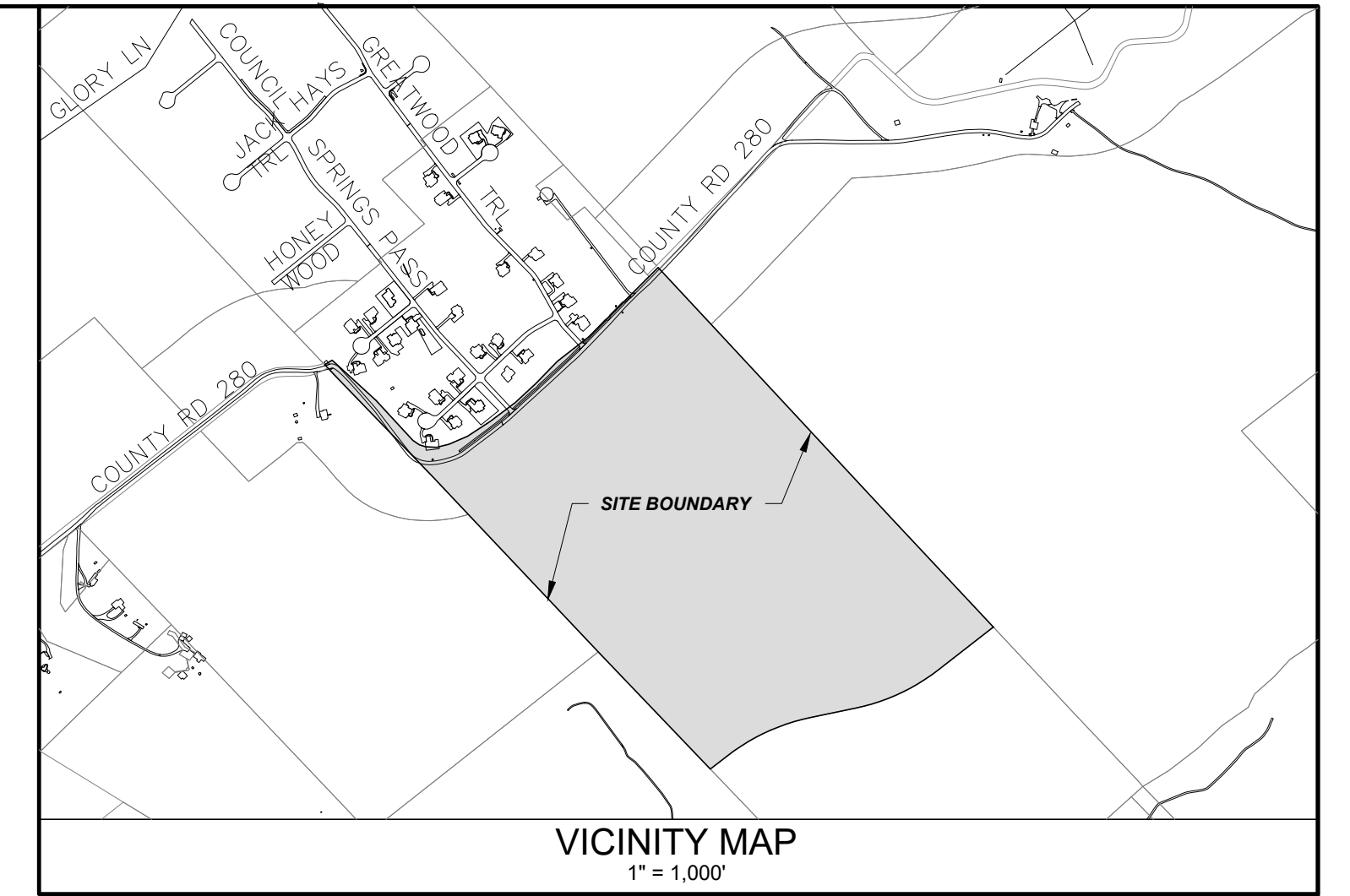
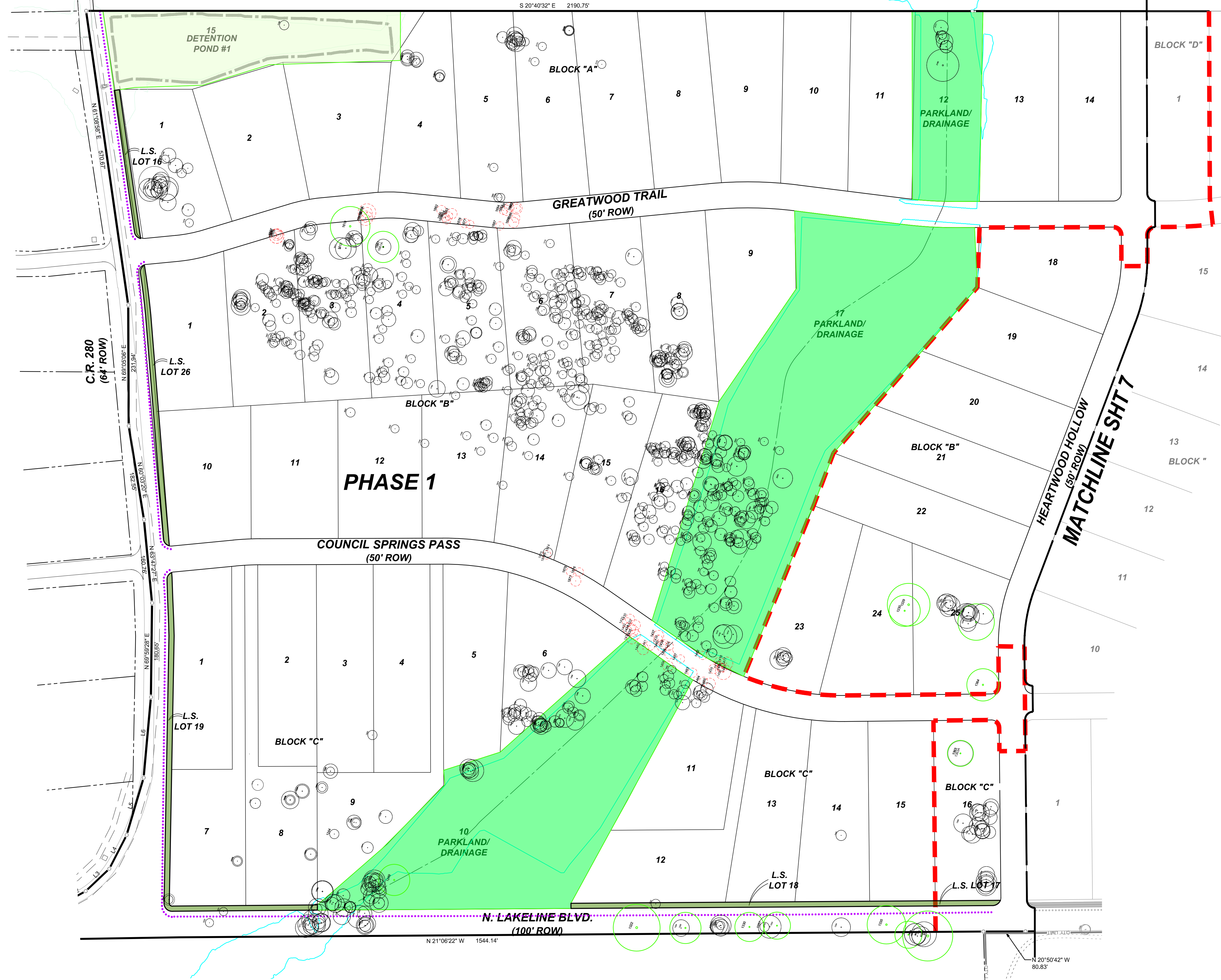
13 OF 19

ENGINEER/SURVEYOR/PLANNER:

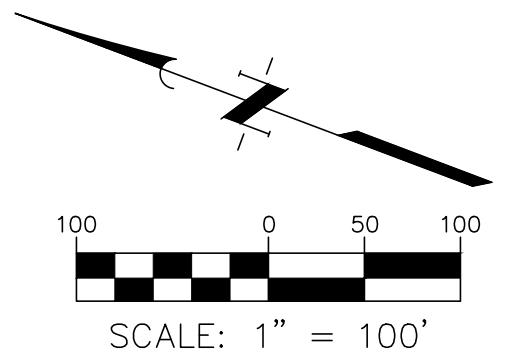
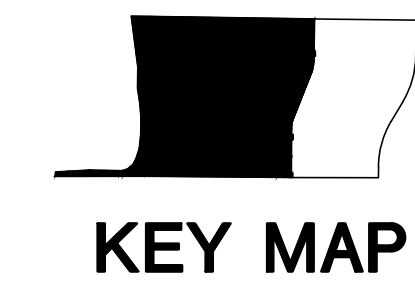


QUIDDITY

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VICINITY MAP
1" = 1,000'



LEGEND

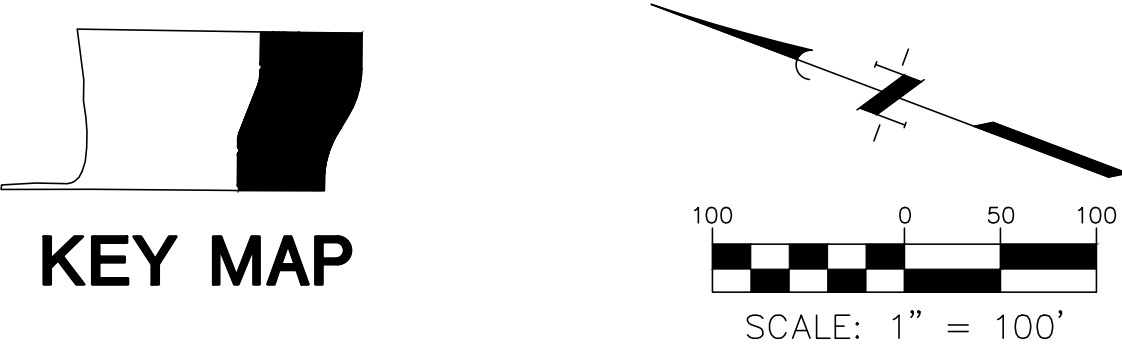
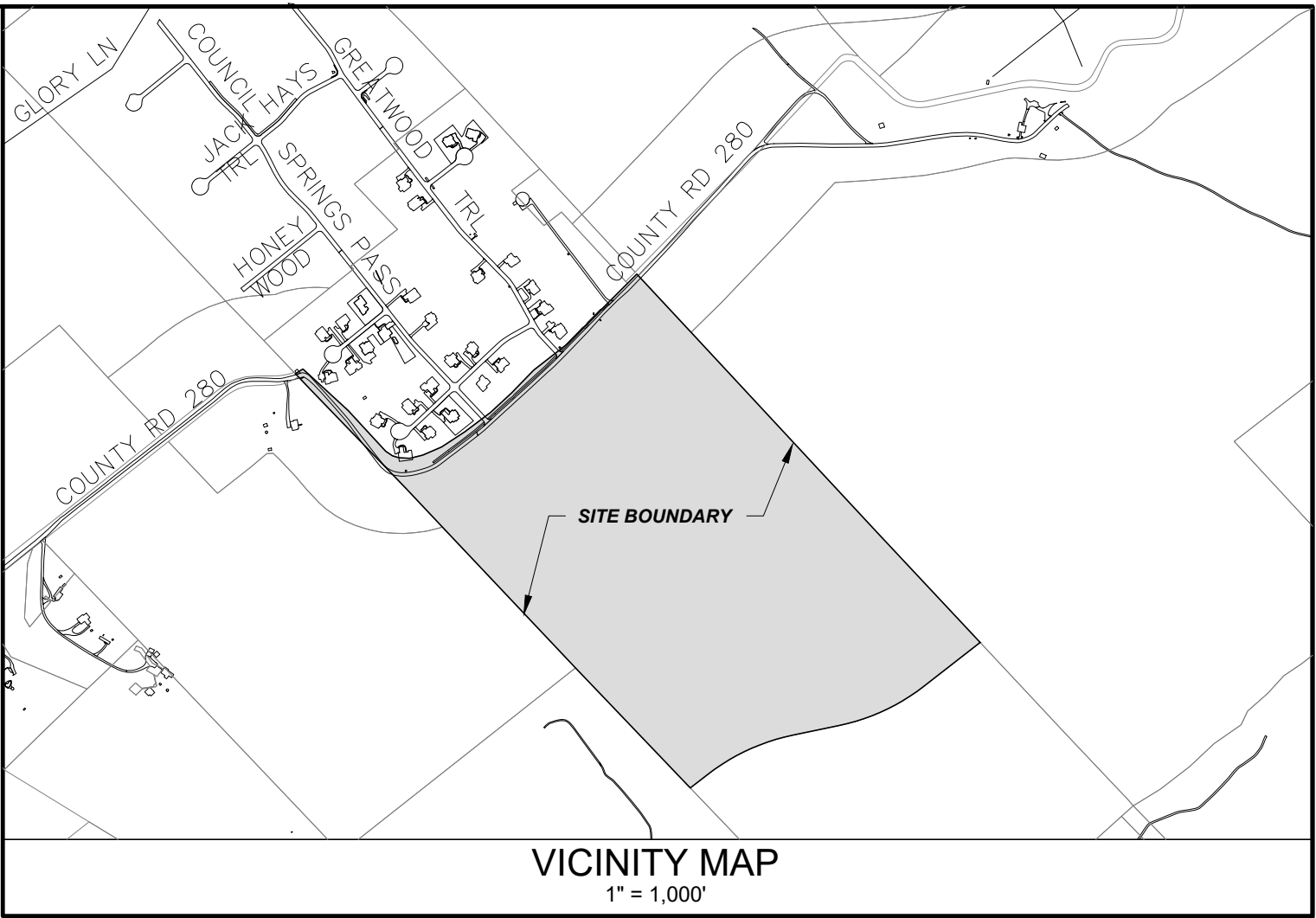
- PROPERTY BOUNDARY
- SIGNIFICANT TREE (8"-25") TO REMAIN
- SIGNIFICANT TREE (8"-25") TO BE REMOVED
- HERITAGE TREE (26"+) TO REMAIN
- HERITAGE TREE (26"+) TO BE REMOVED
- PHASE LINE

**GREATWOOD SOUTH
TREE PRESERVATION
PLAN
(1 OF 2)
CITY OF LEANDER
10/25/2022**

ENGINEER/SURVEYOR/PLANNER:

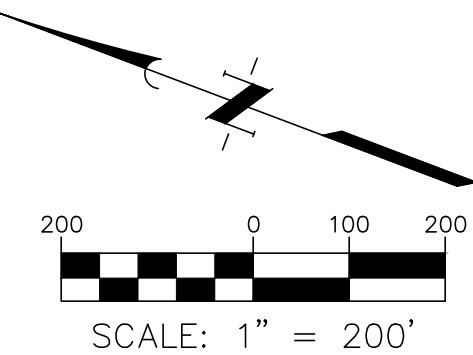
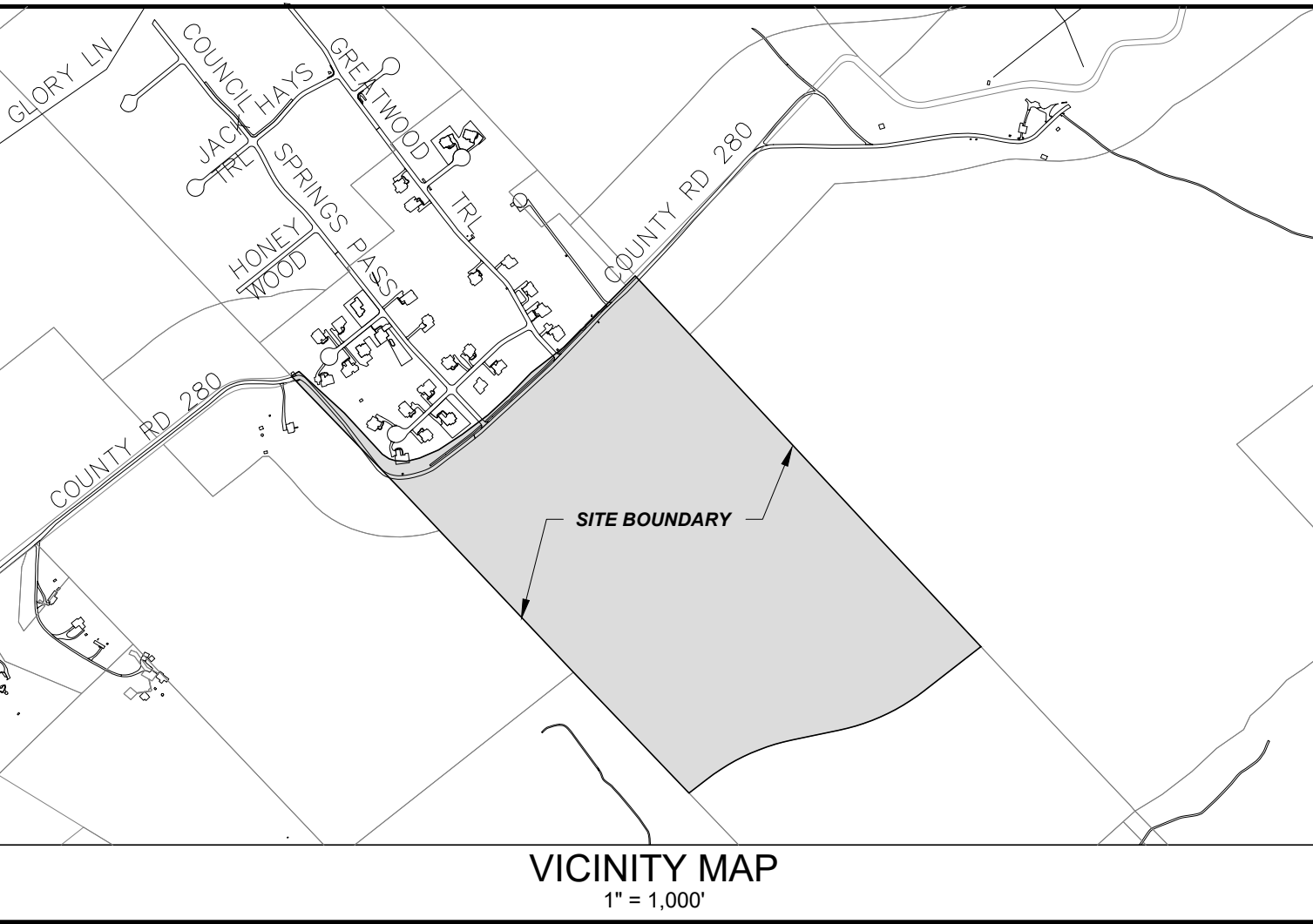


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LEGEND	
	PROPERTY BOUNDARY
	SIGNIFICANT TREE (8"-25") TO REMAIN
	SIGNIFICANT TREE (8"-25") TO BE REMOVED
	HERITAGE TREE (26"+) TO REMAIN
	HERITAGE TREE (26"+) TO BE REMOVED
	PHASE LINE

GREATWOOD SOUTH
TREE PRESERVATION
PLAN
(2 OF 2)
CITY OF LEANDER
10/25/2022



LEGEND

- PROPERTY BOUNDARY
- SIGNIFICANT TREE (8"-25") TO REMAIN
- SIGNIFICANT TREE (8"-25") TO BE REMOVED
- HERITAGE TREE (26"+) TO REMAIN
- HERITAGE TREE (26"+) TO BE REMOVED
- PHASE LINE

- NOTES:
- NO HERITAGE TREES ARE PROPOSED FOR REMOVAL.

Tree Removal Summary Table (26 & Over Inches)			
	Inches Surveyed	Inches to be Removed	Trees Removed
Toatal	414	0	0.00%

GREATWOOD SOUTH
HERTIAGE TREE PLAN
CITY OF LEANDER
10/25/2022

ENGINEER/SURVEYOR/PLANNER:



QUIDDITY

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TREE LOG							TREE LOG							TREE LOG							TREE LOG							TREE LOG								
TREE NUMBER	TYPE	CALIPERER INCH	REMOVED	PROTECTED	HERITAGE	REASON FOR REMOVAL	TREE NUMBER	TYPE	CALIPERER INCH	REMOVED	PROTECTED	HERITAGE	REASON FOR REMOVAL	TREE NUMBER	TYPE	CALIPERER INCH	REMOVED	PROTECTED	HERITAGE	REASON FOR REMOVAL	TREE NUMBER	TYPE	CALIPERER INCH	REMOVED	PROTECTED	HERITAGE	REASON FOR REMOVAL	TREE NUMBER	TYPE	CALIPERER INCH	REMOVED	PROTECTED	HERITAGE	REASON FOR REMOVAL		
1219	Live Oak	11					1283	Live Oak	16					1383	Live Oak	13						1449	Live Oak	8					1514	Live Oak	9					
1220	Live Oak	11					1284	Live Oak	17					1384	Live Oak	13						1450	Live Oak	10					1515	Live Oak	10					
1220A	Live Oak	8					1285	Live Oak	13					1385	Live Oak	10						1451	Live Oak	8					1516	Live Oak	9					
1221	Live Oak	8					1286	Live Oak	21		21			1386	Live Oak	10						1452	Live Oak	10					1517	Live Oak	9					
1222	Live Oak	8					1286A	Live Oak	20		20			1387	Live Oak	11						1453	Live Oak	8					1518	Live Oak	14					
1223	Live Oak	10					1287	Live Oak	12					1388	Live Oak	14						1454	Live Oak	10					1519	Live Oak	10					
1223A	Live Oak	8					1287A	Live Oak	10					1389	Live Oak	16						1455	Live Oak	9	Y				IN ROW	1520	Live Oak	12				
1224	Live Oak	10					1305	Live Oak	9					1390	Live Oak	12						1456	Live Oak	8	Y				IN ROW	1521	Live Oak	13				
1225	Live Oak	17					1306	Live Oak	10					1391	Live Oak	11						1457	Live Oak	8	Y				IN ROW	1522	Live Oak	10				
1225A	Live Oak	10					1307	Live Oak	10					1392	Live Oak	12						1458	Live Oak	15					1523	Live Oak	12					
1225B	Live Oak	8					1308	Live Oak	13					1393	Live Oak	14						1459	Live Oak	9	Y				IN ROW	1524	Live Oak	8				
1226	Live Oak	14					1309	Live Oak	12					1394	Live Oak	9						1460	Live Oak	8	Y				IN ROW	1525	Live Oak	10				
1226A	Live Oak	12					1310	Live Oak	9					1395	Live Oak	11						1461	Live Oak	9	Y				IN ROW	1526	Live Oak	9				
1227	Live Oak	11					1311	Live Oak	12					1396	Live Oak	12						1462	Live Oak	8	Y				IN ROW	1527	Live Oak	9				
1227A	Live Oak	8					1318	Live Oak	15					1397	Live Oak	16						1463	Live Oak	9	Y				IN ROW	1528	Live Oak	9				
1228	Live Oak	14					1319	Live Oak	15					1398	Live Oak	10						1464	Live Oak	8	Y				IN ROW	1529	Live Oak	9				
1228A	Live Oak	8					1319A	Live Oak	12					1399	Live Oak	8						1465	Live Oak	11	Y				IN ROW	1530	Live Oak	9				
1243	Live Oak	9					1320	Live Oak	18					1400	Live Oak	15						1466	Live Oak	12					1531	Live Oak	10					
1244	Live Oak	9					1320A	Live Oak	12					1401	Live Oak	11						1467	Live Oak	10					1532	Live Oak	10					
1245	Live Oak	14					1321	Live Oak	21		21			1402	Live Oak	9						1468	Live Oak	10					1533	Live Oak	10					
1246	Live Oak	10					1322	Live Oak	45			Y		1403	Live Oak	10						1469	Live Oak	12					1534	Live Oak	10					
1246A	Live Oak	8					1323	Live Oak	9					1404	Live Oak	14						1470	Live Oak	9					1535	Live Oak	8					
1247	Live Oak	11					1324	Live Oak	16					1405	Live Oak	15						1471	Live Oak	9					1536	Live Oak	8					
1248	Live Oak	13					1325	Live Oak	30			Y		1408	Live Oak	19				19		1472	Live Oak	14					1537	Live Oak	8					
1249	Live Oak	30					1326	Live Oak	13					1409	Live Oak	13						1473	Live Oak	8					1538	Live Oak	10					
1250	Live Oak	9					1327	Live Oak	16					1410	Live Oak	14						1474	Live Oak	9					1539	Live Oak	10					
1251	Live Oak	14					1328	Live Oak	16					1411	Live Oak	9						1475	Live Oak	14					1540	Live Oak	10					
1252	Live Oak	14					1329	Live Oak	20			20		1412	Live Oak	10						1476	Live Oak	8					1541	Live Oak	8					
1253	Live Oak	14					1329A	Live Oak	8					1413	Live Oak	15						1479	Live Oak	8					1542	Live Oak	10					
1253A	Live Oak	12					1330	Live Oak	28			Y		1414	Live Oak	18						1480	Live Oak	12					1543	Live Oak	8					
1254	Live Oak	21			21		1331	Live Oak	9					1415	Live Oak	18						1481	Live Oak	16					1544	Live Oak	8					
1255	Live Oak	18					1332	Live Oak	22			22		1416	Live Oak	23				23		1482	Live Oak	19			19		1545	Live Oak	10					
1256	Live Oak	15					1333	Live Oak	26			Y		1417	Live Oak	12						1485	Live Oak	23			23		1546	Live Oak	8					
1257	Live Oak	10					1334	Live Oak	18					1418	Live Oak	10						1486	Live Oak	14					1547	Live Oak	8					
1258	Live Oak	10					1335	Live Oak	37			Y		1419	Live Oak	8						1487	Live Oak	16					1551	Live Oak	8					
1259	Live Oak	11					1336	Live Oak	26			Y		1420	Live Oak	8						1488	Live Oak	14					1552	Live Oak	12					
1260	Live Oak	12					1337	Live Oak	15					1420A	Live Oak	8						1489	Live Oak	15					1553	Live Oak	8					
1261	Live Oak	18					1338	Live Oak	21			21		1421	Live Oak	9						1490	Live Oak	30					1554	Live Oak	9					
1261A	Live Oak	11					1338A	Live Oak	21			21		1422	Live Oak	11						1491	Live Oak	19			19		1555	Live Oak	10					
1261B	Live Oak	11					1339	Live Oak	18					1423	Live Oak	10						1491A	Live Oak	15					1556	Live Oak	10					
1262	Live Oak	16					1340	Live Oak	24			24		1424	Cedar Elm	8						1492	Live Oak	22			22		1557	Live Oak	9					
1263	Live Oak	11					1341	Live Oak	48			Y		1425	Live Oak	10						1493	Live Oak	12					1558	Live Oak	10					
1264	Live Oak	14					1342	Live Oak	10					1426	Live Oak	8						1494	Live Oak	16					1559	Live Oak	11					
1265	Live Oak	22			22		1343	Live Oak	14					1427	Live Oak	8						1495	Live Oak	9					1560	Live Oak	10					
1266	Live Oak	16					1366	Live Oak	12					1428	Live Oak	10						1496	Live Oak	10					1560A	Live Oak	10					
1267	Live Oak	17					1367	Live Oak	15					1429	Live Oak	9						1497	Live Oak	14					1561	Live Oak	8					
1267A	Live Oak	15					1368	Cedar Elm	17					1430	Live Oak	9	Y			IN ROW		1498	Live Oak	14					1562	Live Oak	11					
1267B	Live Oak	11					1369	Live Oak	15					1431	Live Oak	9	Y			IN ROW		1499														

ENGINEER/SURVEYOR/PLANNER:



TREE LOG							TREE LOG							TREE LOG							TREE LOG							TREE LOG							
TREE NUMBER	TYPE	CALIPER INCH	REMOVED	PROTECTED	HERITAGE	REASON FOR REMOVAL	TREE NUMBER	TYPE	CALIPER INCH	REMOVED	PROTECTED	HERITAGE	REASON FOR REMOVAL	TREE NUMBER	TYPE	CALIPER INCH	REMOVED	PROTECTED	HERITAGE	REASON FOR REMOVAL	TREE NUMBER	TYPE	CALIPER INCH	REMOVED	PROTECTED	HERITAGE	REASON FOR REMOVAL	TREE NUMBER	TYPE	CALIPER INCH	REMOVED	PROTECTED	HERITAGE	REASON FOR REMOVAL	
1581	Live Oak	8					1642	Cedar Elm	9					1704	Live Oak	13						1768	Live Oak	9					1881	Live Oak	8				
1582	Live Oak	9					1643	Live Oak	8					1704A	Live Oak	8						1769	Live Oak	10					1882	Live Oak	8				
1583	Live Oak	9					1644	Live Oak	9					1705	Live Oak	8						1770	Live Oak	9					1883	Live Oak	11				
1584	Live Oak	10					1645	Live Oak	9					1706	Live Oak	9						1770A	Live Oak	13					1884	Live Oak	8				
1585	Live Oak	9					1646	Live Oak	10					1707	Live Oak	8						1771	Live Oak	13					1885	Live Oak	15				
1586	Live Oak	9					1647	Live Oak	8					1708	Live Oak	9						1771A	Live Oak	9					1885A	Live Oak	10				
1586A	Live Oak	8					1648	Live Oak	11					1709	Live Oak	10						1772	Live Oak	8					1886	Live Oak	8				
1587	Live Oak	8					1649	Live Oak	9					1710	Live Oak	8						1773	Live Oak	8					1887	Live Oak	13				
1588	Live Oak	11					1650	Live Oak	11					1711	Live Oak	11						1774	Live Oak	9					1888	Live Oak	12				
1589	Live Oak	10					1651	Live Oak	10					1712	Live Oak	14						1775	Live Oak	8					1889	Live Oak	10				
1590	Live Oak	8					1652	Live Oak	8					1713	Live Oak	15						1776	Live Oak	8					1890	Live Oak	9				
1591	Live Oak	12					1653	Live Oak	8					1714	Live Oak	8						1777	Live Oak	10					1891	Live Oak	8				
1592	Live Oak	12					1654	Cedar Elm	13					1715	Live Oak	8						1777A	Cedar Elm	10					1892	Live Oak	8				
1593	Live Oak	8					1655	Live Oak	8					1716	Live Oak	8						1778	Cedar Elm	8					1893	Live Oak	10				
1594	Live Oak	9					1656	Live Oak	8					1717	Live Oak	10						1779	Live Oak	8					1894	Live Oak	10				
1595	Live Oak	9					1657	Live Oak	8					1718	Live Oak	10						1780	Live Oak	8					1895	Live Oak	10				
1596	Live Oak	10					1658	Live Oak	9					1719	Live Oak	8						1781	Live Oak	8					1896	Cedar Elm	10				
1597	Live Oak	13					1659	Live Oak	8					1720	Live Oak	8						1782	Live Oak	8					1897	Live Oak	9				
1598	Live Oak	13					1660	Live Oak	8					1721	Live Oak	10						1783	Live Oak	8					1898	Live Oak	8				
1599	Live Oak	10					1661	Live Oak	30			Y		1722	Live Oak	8						1784	Live Oak	8					1899	Live Oak	8				
1600	Live Oak	8					1661A	Live Oak	15					1723	Live Oak	9						1785	Live Oak	10					1900	Live Oak	8				
1601	Live Oak	9					1662	Live Oak	9	Y			IN ROW	1724	Live Oak	9						1786	Live Oak	8					1901	Live Oak	8				
1601A	Live Oak	8					1663	Live Oak	10	Y			IN ROW	1725	Live Oak	8						1787	Live Oak	11					1902	Live Oak	11				
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1603	Live Oak	8					1665	Live Oak	8	Y			IN ROW	1726A	Live Oak	10						1789	Live Oak	9					1904	Live Oak	9				
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1612	Live Oak	20			20		1674	Live Oak	8					1736	Cedar Elm	9						1801	Live Oak	8					1914	Live Oak	8				
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1615A	Live Oak	10	Y			IN ROW	1676	Live Oak	9	Y			IN ROW	1738	Live Oak	9						1803	Live Oak	8					1915A	Cedar Elm	10				
1616	Live Oak	14	Y			IN ROW	1677	Live Oak	8	Y			IN ROW	1739	Live Oak	11						1804	Live Oak	24			24		1916	Cedar Elm	12				
1616A	Live Oak	14	Y			IN ROW	1680	Live Oak	8					1740	Live Oak	9						1805	Live Oak	14					1917	Cedar Elm	9				
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1617	Live Oak	10					1682	Live Oak	11	Y			IN ROW	1744	Live Oak	8						1807	Live Oak	8					1919	Live Oak	8				
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1619	Live Oak	16					1683	Live Oak	10	Y			IN ROW	1746	Live Oak	9						1809	Live Oak	13					1921	Live Oak	10				
1620	Live Oak	9					1684	Live Oak	8	Y			IN ROW	1747	Live Oak	8						1810	Live Oak	13					1922	Cedar Elm	8				
1621	Live Oak	17					1685	Live Oak	8	Y			IN ROW	1748	Live Oak	9						1811	Live Oak	10					1923	Cedar Elm	18				
1621A	Live Oak	11					1686	Live Oak	10	Y			IN ROW	1748A	Live Oak	8						1812	Live Oak	10					1924	Live Oak	9				
1622	Live Oak	11					1687	Live Oak	8	Y			IN ROW	1749	Live Oak	11						1813	Live Oak	9					1925	Live Oak	8				
1623	Live Oak	8					1688	Live Oak	9					1750	Live Oak	9						1814	Live Oak	8					1926	Live Oak	10				</

ENGINEER/SURVEYOR/PLANNER:



QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Boulevard, Suite 150 • Austin, TX 78741 • 512.441.9493

TREE LOG							TREE LOG							TREE LOG							TREE LOG							TREE LOG						
TREE NUMBER	TYPE	CALIPERER INCH	REMOVED	PROTECTED	HERITAGE	REASON FOR REMOVAL	TREE NUMBER	TYPE	CALIPERER INCH	REMOVED	PROTECTED	HERITAGE	REASON FOR REMOVAL	TREE NUMBER	TYPE	CALIPERER INCH	REMOVED	PROTECTED	HERITAGE	REASON FOR REMOVAL	TREE NUMBER	TYPE	CALIPERER INCH	REMOVED	PROTECTED	HERITAGE	REASON FOR REMOVAL	TREE NUMBER	TYPE	CALIPERER INCH	REMOVED	PROTECTED	HERITAGE	REASON FOR REMOVAL
1944	Live Oak	11					2002	Cedar Elm	8					2061	Cedar Elm	14						2120	Live Oak	8					2182	Live Oak	12			
1945	Live Oak	9					2003	Cedar Elm	19			19		2062	Live Oak	9						2121	Live Oak	10					2183	Live Oak	15			
1946	Live Oak	10					2004	Cedar Elm	8					2063	Live Oak	10						2122	Live Oak	8					2184	Live Oak	12			
1947	Live Oak	9					2005	Cedar Elm	8					2064	Live Oak	11						2123	Live Oak	10					2185	Live Oak	16			
1947A	Live Oak	9					2006	Live Oak	15					2065	Live Oak	9						2124	Live Oak	8					2186	Live Oak	9			
1948	Live Oak	8					2006A	Live Oak	14					2066	Live Oak	9						2125	Live Oak	8					2187	Live Oak	8			
1949	Live Oak	9					2007	Live Oak	13					2067	Live Oak	11						2126	Live Oak	8					2189	Live Oak	9			
1950	Live Oak	9					2008	Cedar Elm	8					2068	Live Oak	9						2127	Live Oak	9					2189A	Live Oak	8			
1951	Live Oak	8					2009	Cedar Elm	11					2069	Live Oak	8						2128	Live Oak	16					2190	Live Oak	10			
1952	Live Oak	11					2010	Cedar Elm	8					2070	Live Oak	9						2129	Live Oak	9					2191	Live Oak	9			
1953	Live Oak	9					2011	Live Oak	8					2071	Live Oak	8						2129A	Live Oak	8					2192	Live Oak	14			
1954	Live Oak	9					2012	Live Oak	8					2072	Live Oak	8						2130	Live Oak	10					2193	Live Oak	9			
1955	Live Oak	8					2013	Live Oak	8					2073	Live Oak	8						2131	Live Oak	9					2194	Live Oak	13			
1956	Live Oak	10					2014	Live Oak	11					2074	Live Oak	10						2132	Live Oak	8					2194A	Live Oak	11			
1957	Live Oak	8					2017	Live Oak	13					2074A	Live Oak	8						2133	Live Oak	10					2195	Live Oak	13			
1958	Live Oak	8					2018	Live Oak	10					2075	Live Oak	8						2134	Live Oak	11					2196	Live Oak	9			
1958A	Live Oak	8					2019	Live Oak	11					2076	Live Oak	10						2135	Live Oak	9					2197	Live Oak	8			
1959	Live Oak	9					2020	Live Oak	9					2077	Live Oak	8						2136	Cedar Elm	8					2198	Live Oak	8			
1960	Gum Bumelia	8					2021	Live Oak	11					2078	Live Oak	8						2137	Live Oak	8										
1961	Cedar Elm	10					2021A	Live Oak	10					2081	Live Oak	10						2138	Live Oak	10										
1961A	Cedar Elm	8					2022	Live Oak	9					2081A	Live Oak	8						2139	Cedar Elm	10										
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1967	Cedar Elm	9					2028	Live Oak	9					2086A	Live Oak	9						2145	Live Oak	8										
1968	Cedar Elm	8					2029	Live Oak	11					2087	Live Oak	8						2146	Live Oak	9										
1969	Cedar Elm	12					2030	Live Oak	13					2088	Live Oak	9						2147	Live Oak	9										
1970	Cedar Elm	12					2031	Live Oak	9					2089	Live Oak	9						2148	Live Oak	8										
1971	Cedar Elm	9					2032	Live Oak	11					2090	Live Oak	16						2149	Live Oak	9										
1971A	Cedar Elm	9					2032A	Live Oak	10					2091	Live Oak	16						2150	Live Oak	8										
1972	Live Oak	10					2032B	Live Oak	9					2091A	Live Oak	10						2151	Live Oak	8										
1973	Live Oak	10					2033	Live Oak	17					2092	Live Oak	14						2152	Live Oak	8										
1974	Live Oak	8					2033A	Live Oak	12					2092A	Live Oak	8						2153	Live Oak	8										
1975	Live Oak	10					2033B	Live Oak	8					2093	Live Oak	13						2154	Live Oak	11										
1976	Cedar Elm	9					2034	Live Oak	9					2093A	Live Oak	8						2155	Live Oak	8										
1977	Cedar Elm	9					2035	Live Oak	13					2094	Live Oak	11						2156	Live Oak	9										
1978	Cedar Elm	9					2036	Live Oak	8					2095	Live Oak	17						2157	Cedar Elm	8										
1979	Cedar Elm	13					2037	Live Oak	11					2096	Live Oak	9						2158	Live Oak	9										
1979A	Cedar Elm	8					2038	Live Oak	8					2096A	Live Oak	8						2159	Live Oak	11										
1980	Cedar Elm	11					2039	Live Oak	14					2097	Live Oak	12						2160	Live Oak	9										
1981	Live Oak	8					2039A	Live Oak	13					2098	Live Oak	11						2161	Live Oak	9										
1982	Cedar Elm	9					2040	Live Oak	13					2099	Live Oak	9						2162	Live Oak	11										
1983	Cedar Elm	10					2041	Live Oak	12					2100	Live Oak	8						2163	Live Oak	10										
1984	Cedar Elm	11					2042	Cedar Elm	16					2101	Live Oak	8						2166	Cedar Elm	31										
1985	Cedar Elm	9					2043	Live Oak	10					2102	Live Oak	13						2167	Cedar Elm	12										
1985A	Cedar Elm	9					2044	Live Oak	8					2103	Live Oak	13						2167A	Cedar Elm	12										
1986	Cedar Elm	8					2045	Live Oak	17					2104	Live Oak	16						2167B	Cedar Elm	12										
1987	Cedar Elm	9					2046	Live Oak	9					2104A	Live Oak	15						2168	Cedar Elm	16										
1987A	Cedar Elm	8					2046A	Live Oak	9					2104B	Live Oak	9						2169	Cedar Elm	13										
1988	Cedar Elm	8					2047	Live Oak	15					2105	Live Oak	12						2170	Cedar Elm	8										



EXECUTIVE SUMMARY
12/20/2022

AGENDA SUBJECT:

Approval of Subdivision Case PP-22-0018 regarding Crystal Mesa 2 Preliminary Plat on three parcels of land approximately 10.34 acres $\pm$ in size, more particularly described by Travis Central Appraisal District Parcels 354047, 354050, 354048; generally located north west of Crystal Mesa Cove and High Lonesome, Leander, Travis 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.

HISTORY/TIMELINE:

05/19/2022 – Concept Plan Approved

APPLICANT/AGENT:

Cunningham-Allen, Inc. (Sean Friend, PE) on behalf of G3B Investments, LLC/DBA Group Three Builders, LLC (Seth Robinson, Managing Partner).

RECOMMENDATION:

This preliminary plat includes 9 single-family lots and 2 HOA landscape lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the preliminary plat.

PRESENTER:

Michael Chenausky, AICP, Senior Planner

Attachments

1. Preliminary Plat
2. Location Exhibit

CRYSTAL MESA 2 SUBDIVISION

PRELIMINARY PLAT

PROJECT NUMBER: 22-PP-018

OWNER/DEVELOPER:

G3B INVESTMENTS LLC, DBA GROUP THREE BUILDERS LLC
3550 LAKELINE BLVD, STE 170 #1711
LEANDER, TEXAS 78641
SETH ROBINSON
PH: 512-402-4446
EMAIL: seth@groupthreebuilders.com

ENGINEER:

CUNNINGHAM-ALLEN, INC.
3103 BEE CAVES ROAD, SUITE 202
AUSTIN, TEXAS 78746
PH: (512) 327-2946
CONTACT: SEAN FRIEND, P.E.

SURVEYOR:

STEVEN WARNER WOMACK, RPLS, PLS, NCEES
EMAIL: SWRPLS@GMAIL.COM
PH: (512) 638-0220
CONTACT: STEVEN WARNER WOMACK

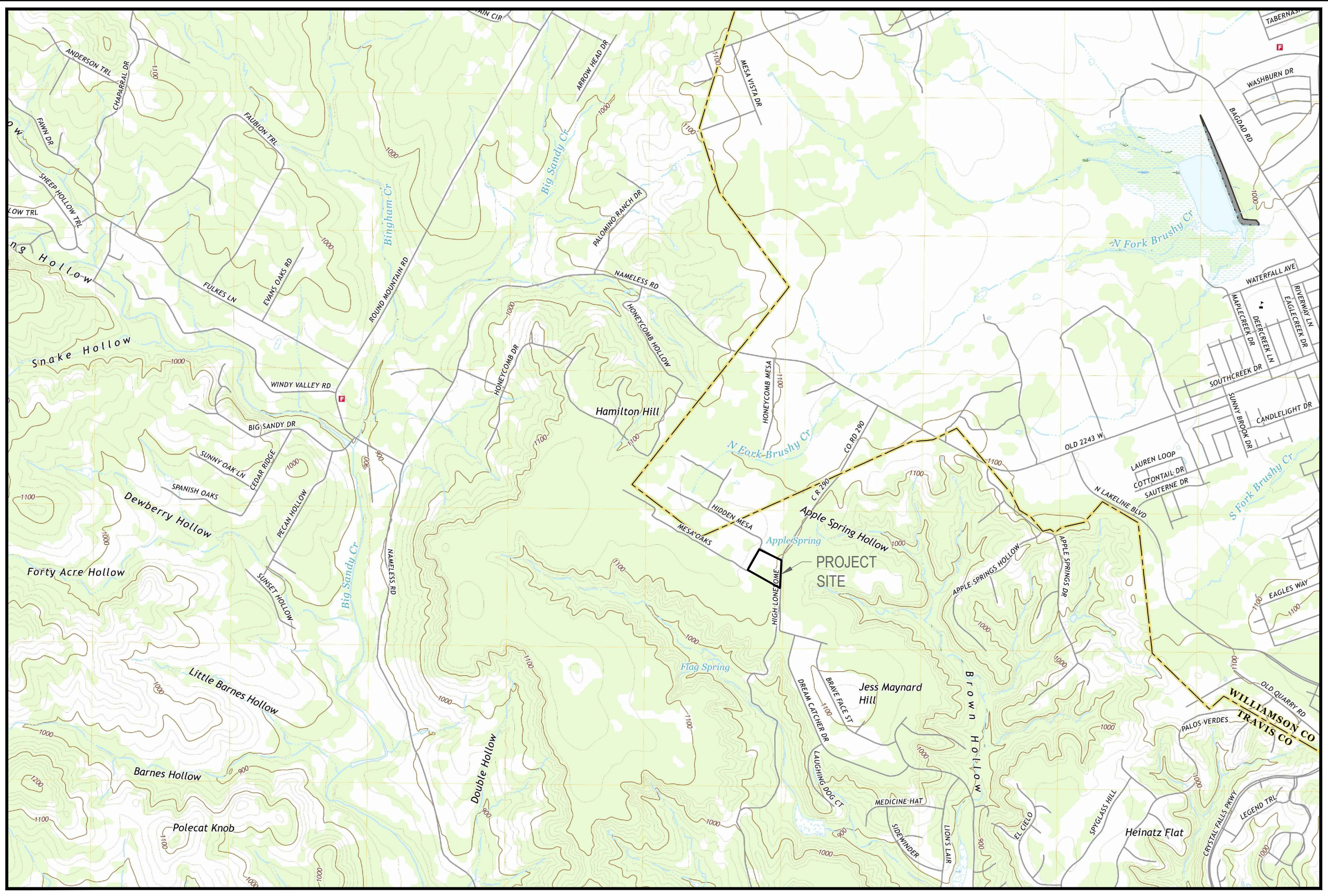
TOTAL AREA: 10.34 ACRES

TOTAL NUMBER OF LOTS: 9 (RURAL)
2 LANDSCAPE LOTS (11 TOTAL)

LOT SUMMARY:

BLOCK A SUBDIVISION LOT TABLE		
ACRES	LOT NO.	PROPOSED USE
1.27	1	RURAL RESIDENTIAL
1.08	2	RURAL RESIDENTIAL
1.08	3	RURAL RESIDENTIAL
1.08	4	RURAL RESIDENTIAL
1.10	5	RURAL RESIDENTIAL
1.10	6	RURAL RESIDENTIAL
1.07	7	RURAL RESIDENTIAL
1.07	8	RURAL RESIDENTIAL
1.23	9	RURAL RESIDENTIAL
0.07	10	HOA LANDSCAPE
0.09	11	HOA LANDSCAPE
0.10	7' ROW	FUTURE ROW DEDICATION

10.34		11 TOTAL LOTS
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LOCATION MAP

SCALE: 1"=200'

Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	APPROVED CONCEPT PLAN
3	EXISTING CONDITIONS PLAN
4	PRELIMINARY PLAT
5	DRAINAGE AREA MAP
6	TREE PROTECTION PLAN
7	TREE PROTECTION PLAN - HERITAGE TREES
8	WATER & WASTEWATER PLAN
9	DRAINAGE PLAN

PLAT NOTES:

- THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT LIMITS OF THE CITY OF LEANDER, TEXAS.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND PRIVATE SEPTIC SYSTEM.
- 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.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS FOR DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS. 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.
- NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PAGE 4845C0085J (EFF 1/22/20) AND PANEL 4845C0095J (AND EFF 1/22/20) FOR TRAVIS COUNTY EFFECTIVE 1/22/20.
- 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.
- SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF HIGH LONESOME. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTS 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 TO THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS IN SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
- ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON _____.
- APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
- NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
- THE HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS: 10 & 11 (LANDSCAPE).
- THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS UNDER DOCUMENT NUMBER _____.
- THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
- THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS AND WATER QUALITY AREAS (WHICH SHOULD BE CONTAINED IN A DRAINAGE EASEMENT).
- A LANDSCAPE LOT IS REQUIRED BETWEEN THE LOT AND THE SPECIFIED ROADWAY. SUCH LANDSCAPE LOT IS REQUIRED TO BE AT LEAST TEN (10) FEET WIDE AND IS REQUIRED TO BE PLANTED AS FOLLOWS: FOR EVERY SIX HUNDRED (600) SQUARE FEET OF LANDSCAPE AREA, TWO (2) SHADE TREES (TWO-INCH CALIPER OR LARGER) AND FOUR (4) SHRUBS (FIVE GALLON CONTAINER SIZE OR LARGER) SHALL BE PLANTED AND MAINTAINED. TWO ORNAMENTAL TREES PER SHADE TREE MAY BE SUBSTITUTED FOR UP TO FIFTY PERCENT (50%) OF THE SHADE TREES IF DESIRED.

BY: CUNNINGHAM-ALLEN, INC.

SEAN FRIEND, P.E.

8/2/2022

DATE

FILING DATE: 08/02/2022

ZONING: SFR-2-B

CRYSTAL MESA 2, SUB: CRYSTAL MESA 2 BLOCK A, LOTS: 1-11

FUTURE LAND USE CATEGORY: RURAL (COMPREHENSIVE PLAN)

WATERSHED:

- THIS PROJECT IS LOCATED WITHIN THE SOUTH BRUSHY CREEK BASIN WATERSHED.

FLOODPLAIN:

- NO PORTION OF THIS LOT IS WITHIN THE FEMA 100 YEAR FLOOD PLAIN.

!!! CAUTION !!!

EXISTING OVERHEAD UTILITIES IN VICINITY
CONTRACTOR SHALL EXERCISE EXTREME CAUTION
WHEN WORKING NEAR ELECTRIC FACILITIES

!!! WARNING !!!

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY
OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR
SHALL BE RESPONSIBLE FOR LOCATION AND AVOIDING ALL
EXISTING UTILITIES BY CALLING THE "ONE CALL" LOCATOR SERVICE
AT (800) 344-8377 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

DATE: PD

PROJECT No:

7600101

CREW & F.B.:

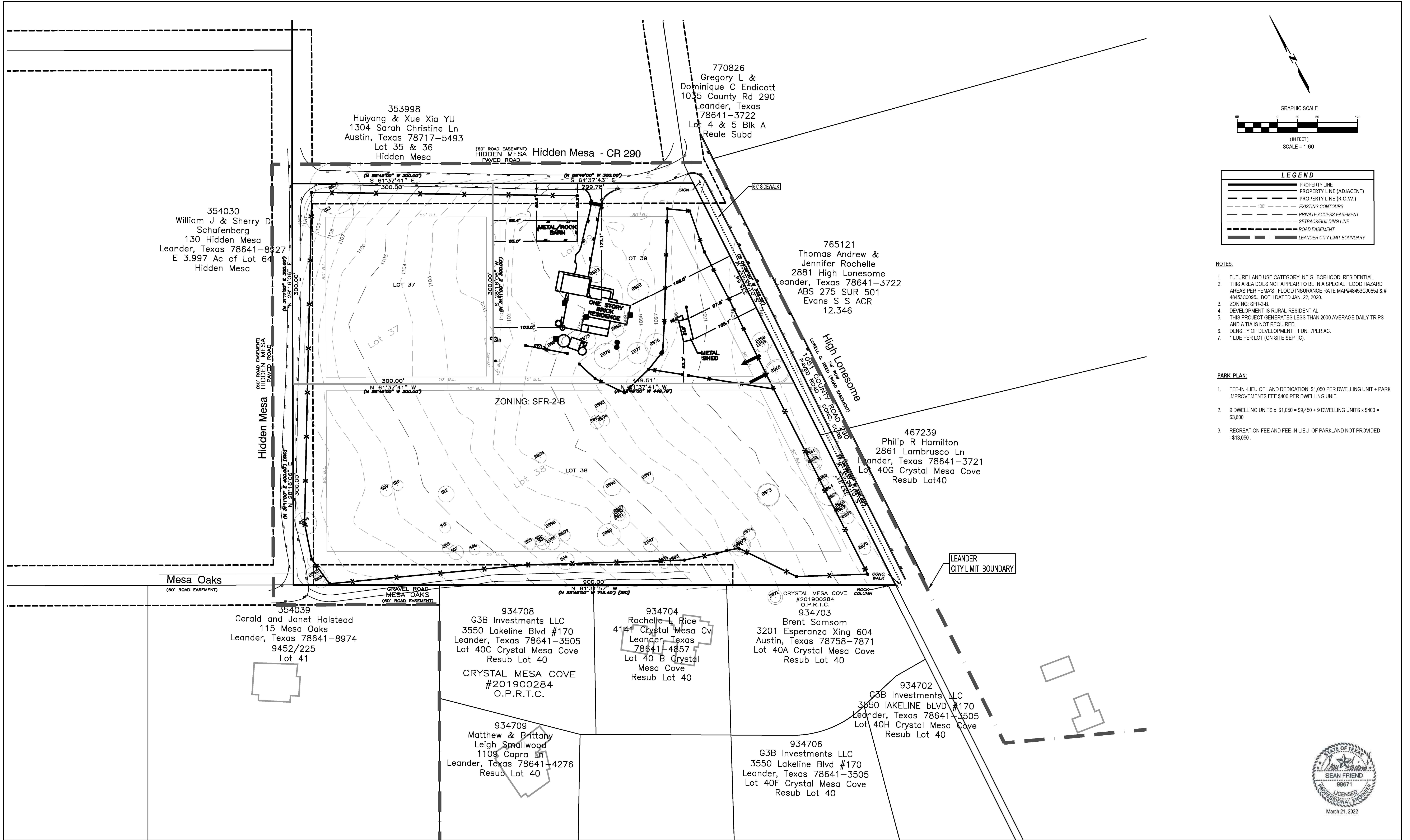
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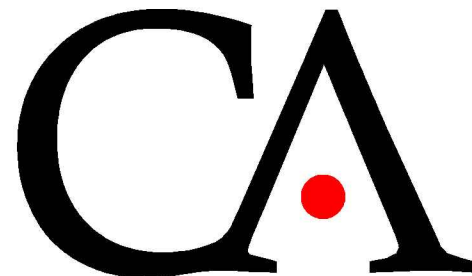
RCB

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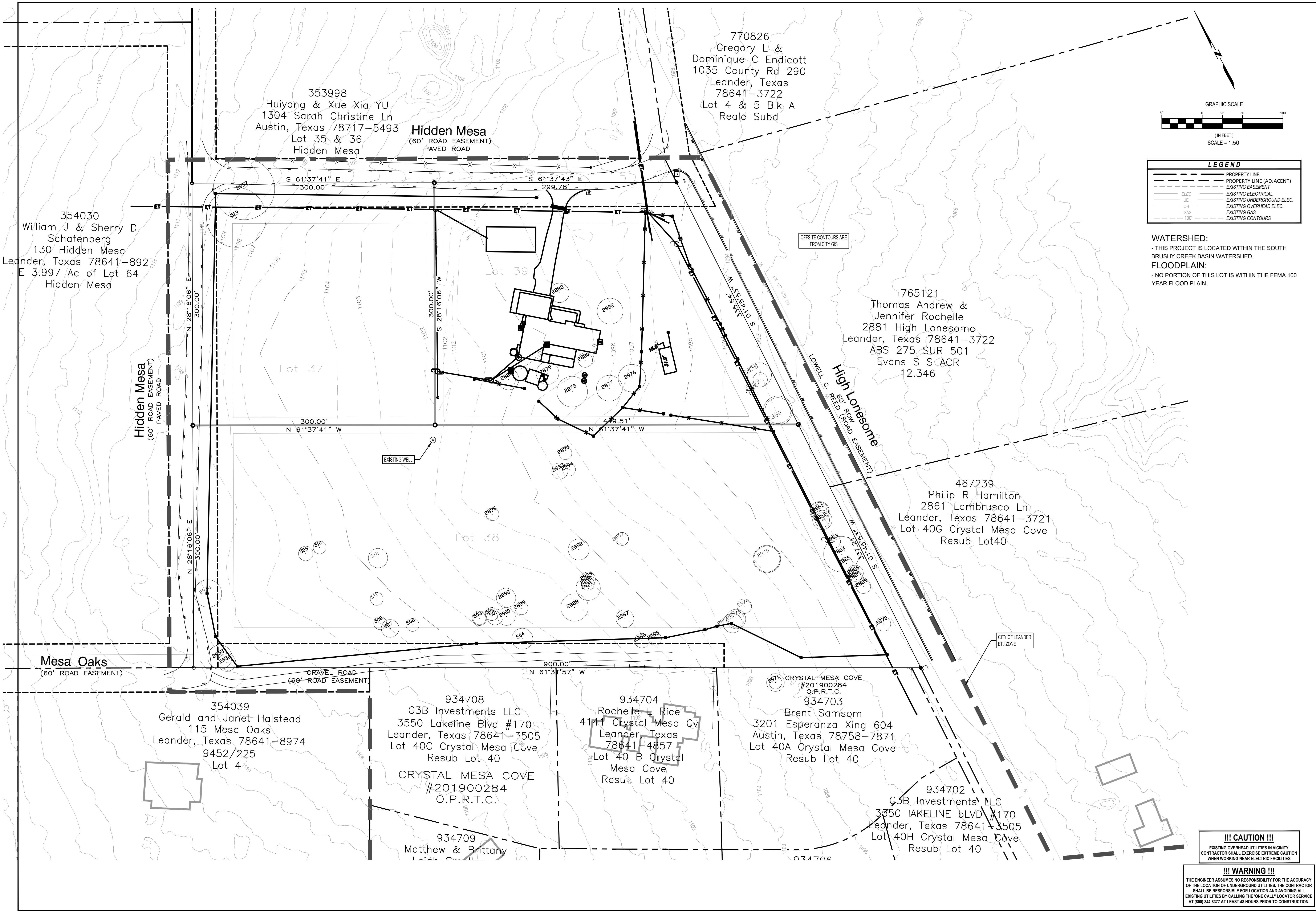
OF 9



CRYSTAL MESA 2 CONCEPT PLAN AND PARKS PLAN



Cunningham | Allen, Inc.
Engineers • Surveyors • Planners
Tel: (512) 327-2946
www.cunningham-allen.com
TBPE REG. NO. F-284
TBPLS FIRM NO. 10000900



CA

Cunningham | Allen

Engineers • Surveyors

3103 BEE CAVES ROAD,
SUITE 302
AUSTIN, TEXAS 78746
TEL: (512) 327-2946
FAX: (512) 327-2973
www.cunningham-allen.com
TBPPLS Reg. No. F-284
TBPPLS Firm No. 10000900

REVISION

DESC.

DATE

SEAL

STATE OF TEXAS

SEAN FRIEND

99671

LICENSED PROFESSIONAL ENGINEER

November 28, 2022

DISCLAIMER

CRYSTAL MESA 2 SUBDIVISION - PRELIMINARY PLAT

1051 CR 290
LEANDER, TEXAS 78641

EXISTING CONDITIONS PLAN

DATE: PD

PROJECT No:
7500101

CREW & F.B.:
RCB

3

OF 9

!!! CAUTION !!!

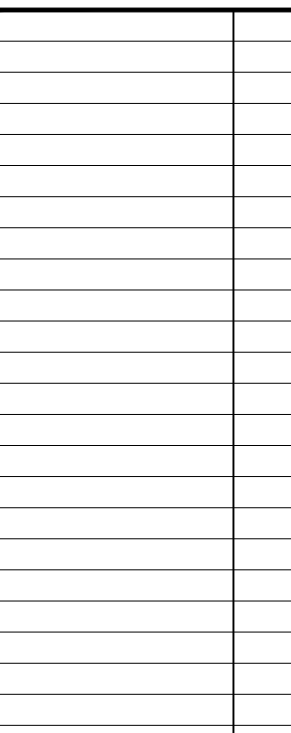
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!!! WARNING !!!

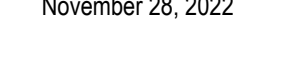
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OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR
SHALL BE RESPONSIBLE FOR LOCATION AND AVOIDING ALL
EXISTING UTILITIES BY CALLING THE "ONE CALL" LOCATOR SERVICE
AT (800) 344-8377 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

Drawing Path: E:\7500101_Drawings_Production Drawings_Preliminary Plat\SHIT_EX CONDITIONS PLAN.dwg Plotted By: Brian Green Date: 11/28/2022 9:56:37 AM Layout: EXISTING CONDITIONS PLAN Page Size: ARCH full bleed D (36.00 x 24.00 inches), ####

© COPYRIGHT 2022 CUNNINGHAM-ALLEN, INC.

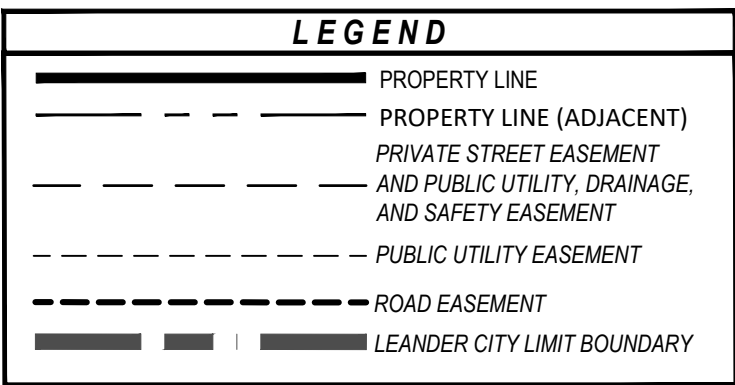


AL



TE: PD	
OBJECT No.:	
00101	
EW & F.B.:	4
DRAWN BY:	
CB	OF 9

1. THIS PROJECT GENERATES LESS THAN 2000 AVERAGE DAILY TRIPS AND A TIA IS NOT REQUIRED.
2. THE SUBDIVISION COMPLIES WITH THE AUSTIN TRANSPORTATION CRITERIA MANUAL STREET DESIGN STANDARDS AND CITY OF LEANDER TRANSPORTATION MASTER PLAN.
3. LOTS ARE LIMITED TO ONLY ACCESS OF CRYSTAL RIDGE CT AND NOT OTHER ROWS.
4. A NOTE WILL BE PROVIDED ON THE FINAL PLAT NOTING THE ASSOCIATION'S RESPONSIBILITIES AND THE DOCUMENT # ESTABLISHING THE ASSOCIATION.
5. THE DEVELOPER HAS GRANTED THE CITY A PUBLIC SAFETY EASEMENT AND A PUBLIC UTILITY EASEMENT OVER THE PRIVATE STREETS IN A FORM ACCEPTABLE TO THE CITY ENGINEER AND SAID PUBLIC UTILITY EASEMENTS INCLUDE CABLE AND TELECOMMUNICATIONS UTILITIES.



FEE-IN-LIEU OF LAND DEDICATION: \$1,050 PER DWELLING UNIT + PARK IMPROVEMENTS FEE \$400 PER DWELLING UNIT.

9 DWELLING UNITS x \$1,050 = \$9,450 + 9 DWELLING UNITS x \$400 = \$3,600

RECREATION FEE AND FEE-IN-LIEU OF PARKLAND NOT PROVIDED = \$13,050 .

RESTRICTIVE COVENANTS:
ONLY THOSE EASEMENTS AND THAT INFORMATION LISTED IN TITLE
COMMITMENT #2120999-LND, EFFECTIVE DATE OF MARCH 22, 2021 AND
RE-LISTED BELOW WERE CONSIDERED FOR THE SURVEY:

RESTRICTIVE COVENANTS - V.66/P.27, V.4408/P.2000, V.4413/P.407,
V.4413/P.202, #2001104178, #2002125085 (TRAVIS COUNTY)
CABINET B, SLIDE 350 (WILLIAMSON COUNTY) (SUBJECT TO)
0B.) ROAD EASEMENTS - V.66/P.27 (SUBJECT TO)
0C.) EASEMENT - V.4369/P.400 (BLANKET)
0D.) ELECTRIC UTILITY EASEMENT - #2017021567 (BLANKET)

ALL PROPERTIES HEREIN ARE SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGHLAND
LAKES WATERSHED ORDINANCE. WRITTEN NOTIFICATION AND/OR PERMITS ARE REQUIRED PRIOR TO
COMMENCING ANY DEVELOPMENT ACTIVITIES. CONTACT LCRA WATERSHED MANAGEMENT AT
1-800-776-5272, EXTENSION 2324 FOR MORE INFORMATION.

IMPERVIOUS COVERED ON ALL PROPERTY HEREIN SHALL BE LIMITED IN ACCORDANCE WITH THE RESTRICTIVE COVENANT FIED IN THE REAL PROPERTY RECORDS OF _____ COUNTY, DOCUMENT # _____). IMPERVIOUS COVER INCLUDES, BUT IS NOT LIMITED TO PAVEMENT, ROOFTOPS, AND OTHER SURFACES THAT REDUCE THE INFILTRATION OF RUNOFF INTO THE SOIL. HOMEOWNERS MAY UTILIZE STORMWATER CREDITS TO REDUCE EFFECTIVE IMPERVIOUS COVER, AS PER LCRA HIGHLAND LAKES WATERSHED ORDINANCE. STORMWATER CREDITS INCLUDE POROUS PAVEMENT, RAINWATER HARVESTING, SOIL AMENDMENT, CONSERVATION LANDSCAPING, DISCONNECTION OF ROOFTOP RUNOFF AND NATURAL AREA PRESERVATION.

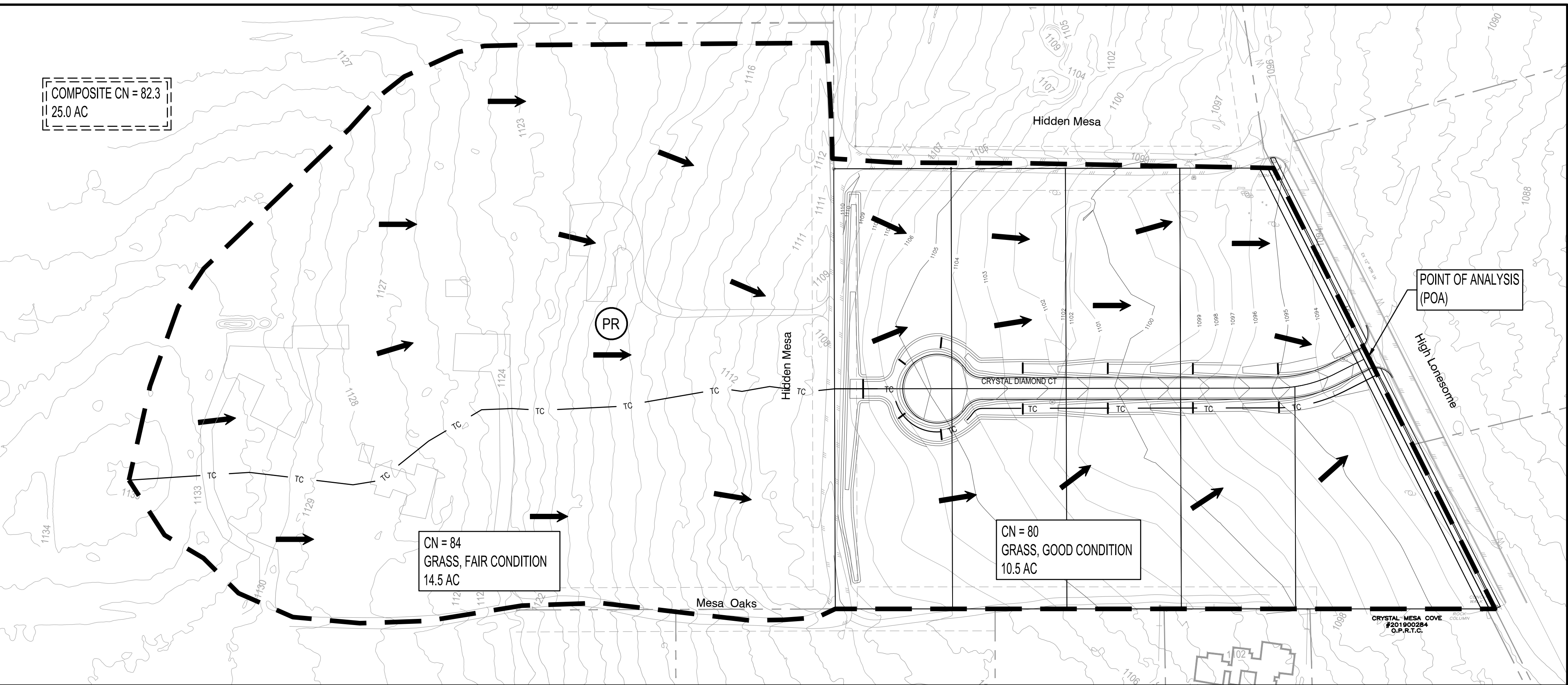
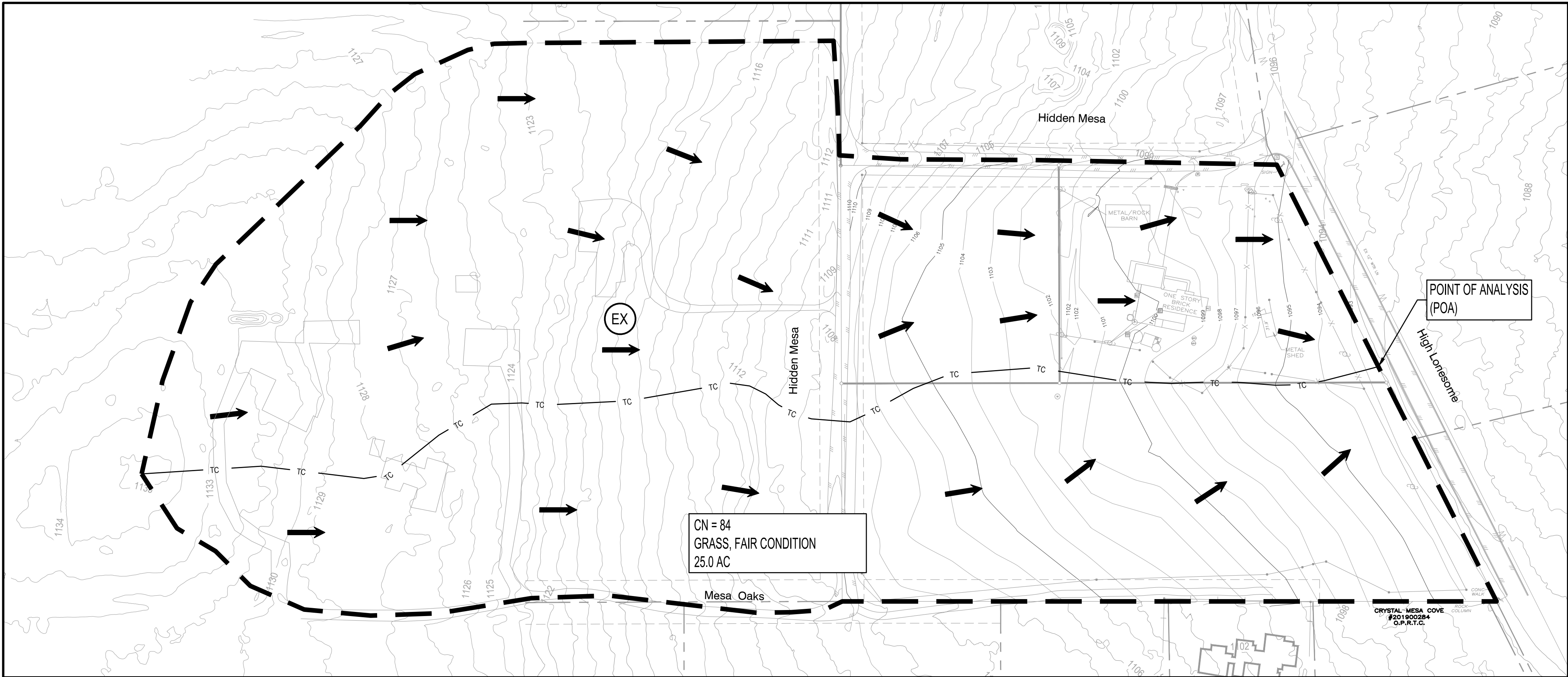
DATE _____



Curve Table					
Curve #	Radius	Length	Chord Direction	Chord	Delta
C1	180.00	83.59	S74° 55' 53.94"E	82.84	026°36'26"

EXISTING OVERHEAD UTILITIES IN VICINITY
CONTRACTOR SHALL EXERCISE EXTREME CAUTION
WHEN WORKING NEAR ELECTRIC FACILITIES

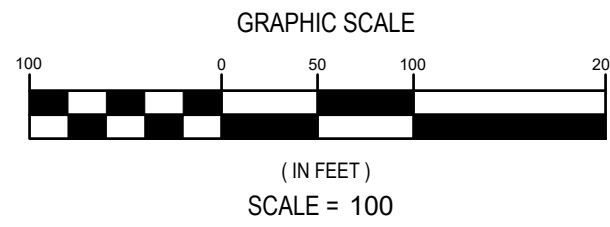
THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND AVOIDING ALL EXISTING UTILITIES BY CALLING THE "ONE CALL" LOCATOR SERVICE AT (800) 344-8377 BY AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.



Existing Tc Calculations (SCS Unit Hydrograph Model)

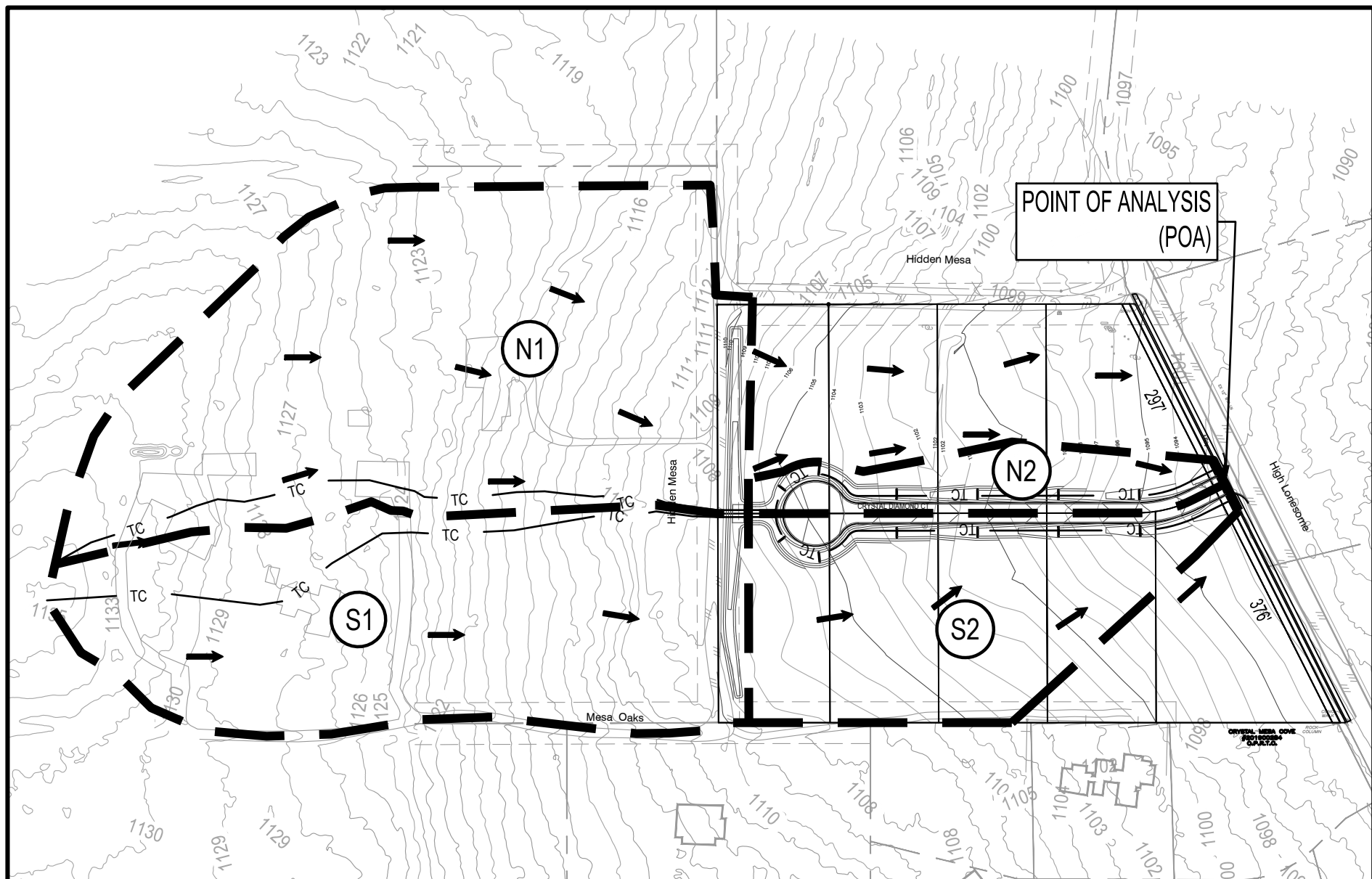
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PROJECT NO.		File name:										E:\7500101\Documents\3 Design\Calculations\Tc.xlsx\Tc Calcs												
AREA No.	Sheet Flow					Shallow Concentrated Flow					Shallow Concentrated Flow					Open Channel Flow					Total T _c (minimum 5 min)		T lag	
	L (ft)	n	s (ft/ft)	P ₂ (in)	t _{sheet} min	L (ft)	Surface	s (ft/ft)	V (fps)	t _{shallow} min	L (ft)	Surface	s (ft/ft)	V (fps)	t _{shallow} min	L (ft)	n	s (ft/ft)	R	V (fps)	t _{channel} min	min		hrs
EX	100	0.13	0.0200	3.44	8.43	1670	Unpaved	0.0240	2.50	11.14	0	Unpaved	0.0100	1.61	0.00	0	0.04	0.0100	1.00	3.73	0.00	19.56	0.33	11.7
PR	100	0.13	0.0200	3.44	8.43	900	Unpaved	0.0240	2.50	6.00	0	Unpaved	0.0100	1.61	0.00	795	0.04	0.0075	0.70	2.54	5.21	19.64	0.33	11.8
N1	100	0.13	0.0200	3.44	8.43	875	Unpaved	0.0240	2.50	5.83	0	Unpaved	0.0100	1.61	0.00	0	0.04	0.0100	0.70	2.94	0.00	14.26	0.24	8.6
N1+N2	100	0.13	0.0200	3.44	8.43	875	Unpaved	0.0240	2.50	5.83	0	Unpaved	0.0100	1.61	0.00	765	0.04	0.0080	0.70	2.63	4.85	19.12	0.32	11.5
S1	100	0.13	0.0200	3.44	8.43	900	Unpaved	0.0240	2.50	6.00	0	Unpaved	0.0100	1.61	0.00	0	0.04	0.0100	0.70	2.94	0.00	14.43	0.24	8.7
S1+S2	100	0.13	0.0200	3.44	8.43	900	Unpaved	0.0240	2.50	6.00	0	Unpaved	0.0100	1.61	0.00	795	0.04	0.0080	0.70	2.63	5.04	19.47	0.32	11.7

LEGEND	
---	DRAINAGE BOUNDARY LINE
---	TC
---	TIME OF CONCENTRATION LINE
#	DRAINAGE LABEL



HEC-HMS HYDROLOGIC SUMMARY								
DRAINAGE AREA	AREA (AC)	COMPOSITE CN	IMPERVIOUS (%)	LAG-TIME (MIN)	Q2 (CFS)	Q10 (CFS)	Q25 (CFS)	Q100 (CFS)
EX	25.0	84	8.2	11.7	64.9	114.8	149.0	206.9
PR	25.0	82.3	20*	11.8	64.8	113.9	147.8	205.4

* 20% I.C. = 5.0 AC (OFFSITE = 1.6 AC, ONSITE = 3.4 AC)
ONSITE = 3.4 AC >>> 0.21 AC (EX RD) + 0.56 AC (NEW RD) + 0.09 AC (NEW SIDEWALK) + 2.54 AC (IMPROVEMENTS: 12,294 SF / LOT)



DITCH DA MAP
SCALE = 200

SITE DRAINAGE AREA CALCULATIONS (RATIONAL METHOD)

D.A.	AREA Acres	% I.C.	Tc	Pervious Character of Surface	Impervious Character of Surface	2-YEAR					10-YEAR				
						Pervious Coeff.	Imp. Coeff.	C2	I2 in/hr	Q2 cfs	Pervious Coeff.	Imp. Coeff.	C10	I10 in/hr	Q10 cfs
N1	8.8	10.0%	14.3	Dev. Fair Grass Ave., 2-7%	Dev. Conc.	0.33	0.75	0.37	4.27	13.97	0.38	0.83	0.43	6.39	23.89
N1+N2	10	11.2%	19	Dev. Fair Grass Ave., 2-7%	Dev. Conc.	0.33	0.75	0.38	3.73	14.05	0.38	0.83	0.43	5.59	24.04
S1	6.5	13.0%	14.4	Dev. Fair Grass Ave., 2-7%	Dev. Conc.	0.33	0.75	0.38	4.25	10.64	0.38	0.83	0.44	6.37	18.15
S1+S2	10.2	15.5%	19.4	Dev. Fair Grass Ave., 2-7%	Dev. Conc.	0.33	0.75	0.40	3.69	14.86	0.38	0.83	0.45	5.53	25.36

D.A.	AREA Acres	% I.C.	Tc	Pervious Character of Surface	Impervious Character of Surface	25-YEAR					100-YEAR				
						Pervious Coeff.	Imp. Coeff.	C25	I25 in/hr	Q25 cfs	Pervious Coeff.	Imp. Coeff.	C100	I100 in/hr	Q100 cfs
N1	8.8	10.0%	14.3	Dev. Fair Grass Ave., 2-7%	Dev. Conc.	0.42	0.88	0.47	7.86	32.24	0.49	0.97	0.54	10.43	49.37
N1+N2	10	11.2%	19	Dev. Fair Grass Ave., 2-7%	Dev. Conc.	0.42	0.88	0.47	6.88	32.44	0.49	0.97	0.54	9.14	49.68
S1	6.5	13.0%	14.4	Dev. Fair Grass Ave., 2-7%	Dev. Conc.	0.42	0.88	0.48	7.84	24.44	0.49	0.97	0.55	10.40	37.33
S1+S2	10.2	15.5%	19.4	Dev. Fair Grass Ave., 2-7%	Dev. Conc.	0.42	0.88	0.49	6.81	34.12	0.49	0.97	0.56	9.04	52.07

N1+N2 IMP COVER = N1 (0.88 AC) + 20%N2 (0.24 AC) = 1.12 AC = 11.2%

S1+S2 IMP COVER = S1 (0.84 AC) + 20%S2 (0.74 AC) = 1.58 AC = 15.5%

!!! CAUTION !!!

EXISTING OVERHEAD UTILITIES IN VICINITY
CONTRACTOR SHALL EXERCISE EXTREME CAUTION
WHEN WORKING NEAR ELECTRIC FACILITIES

!!! WARNING !!!

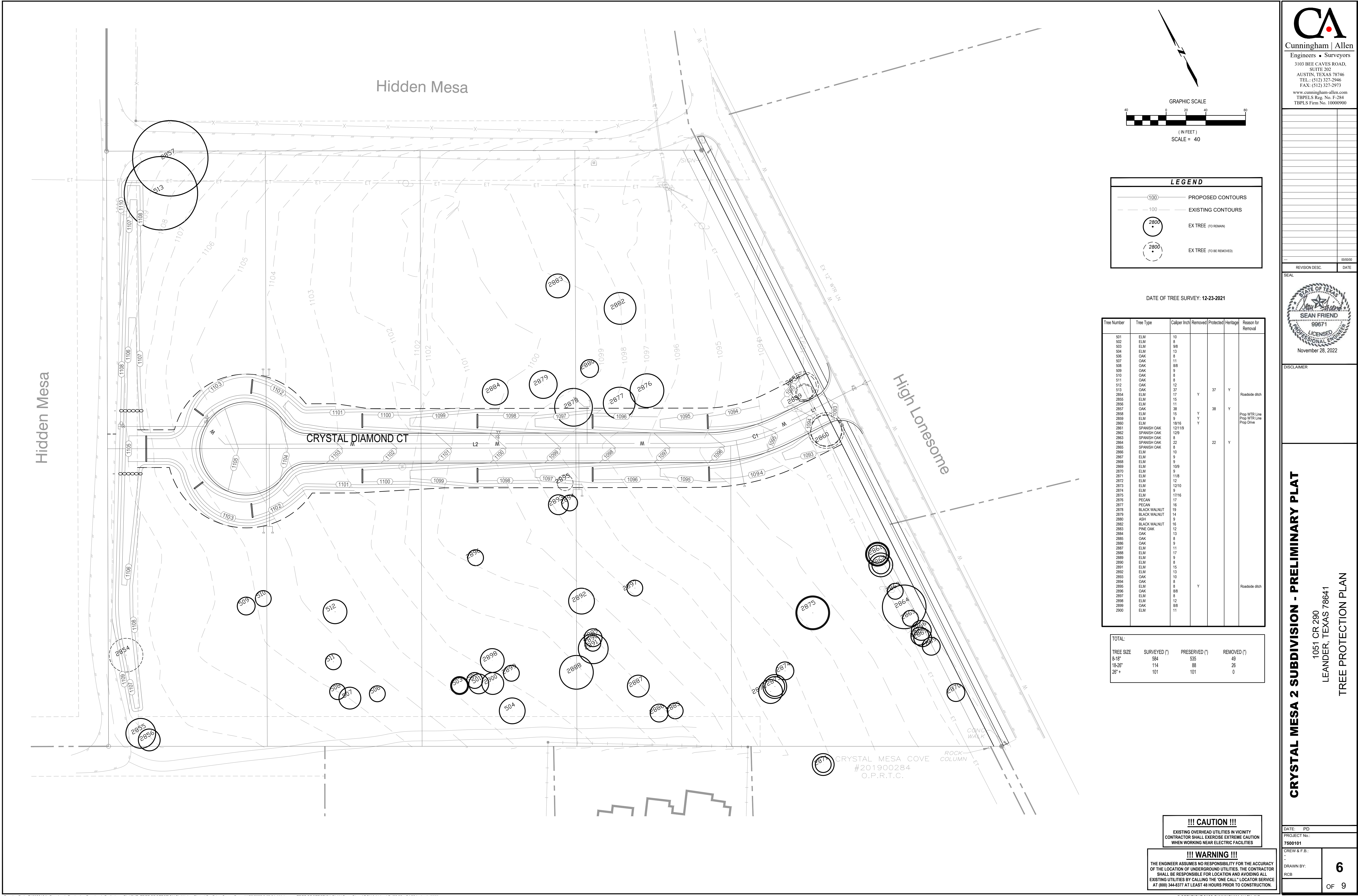
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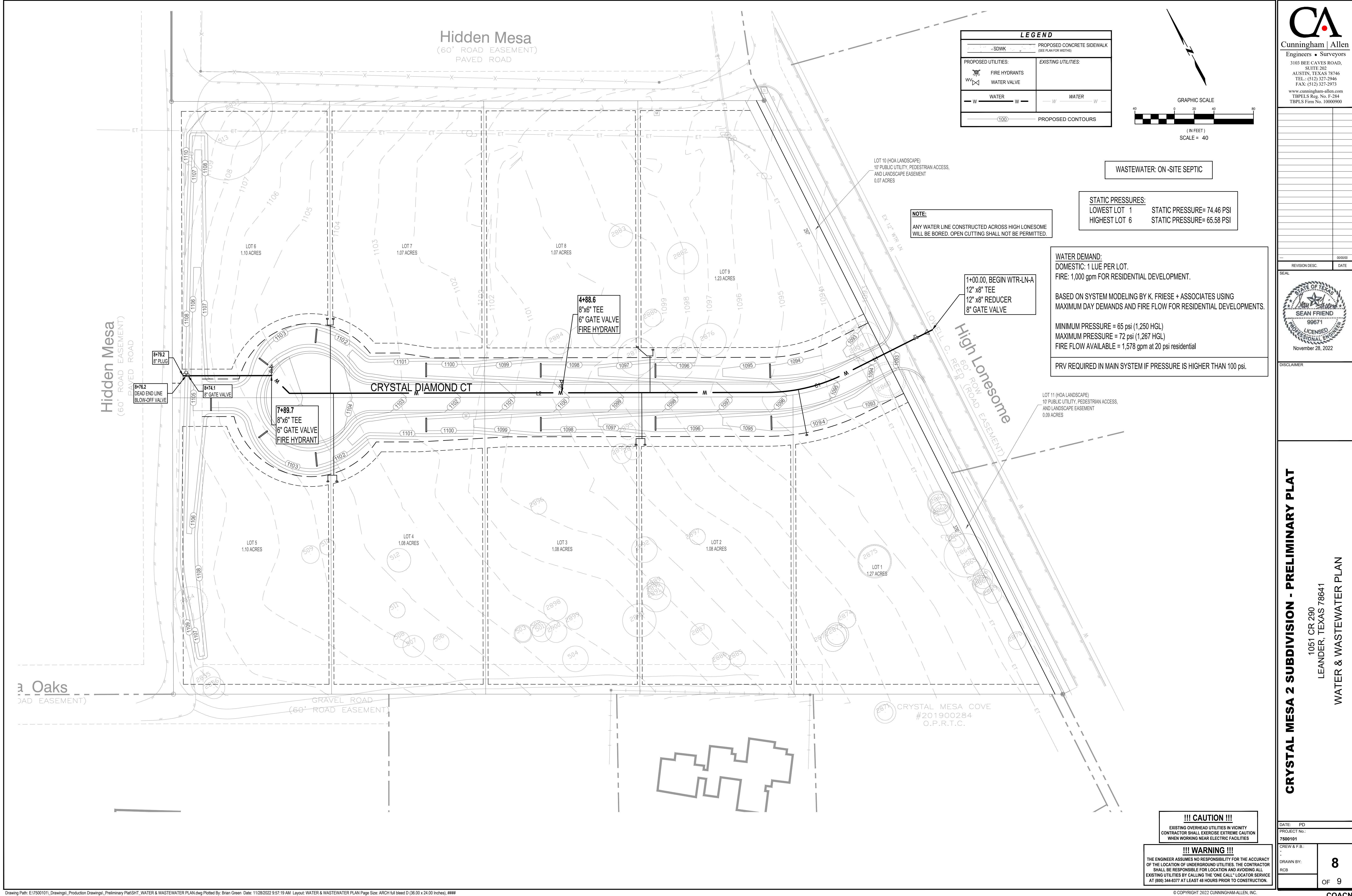
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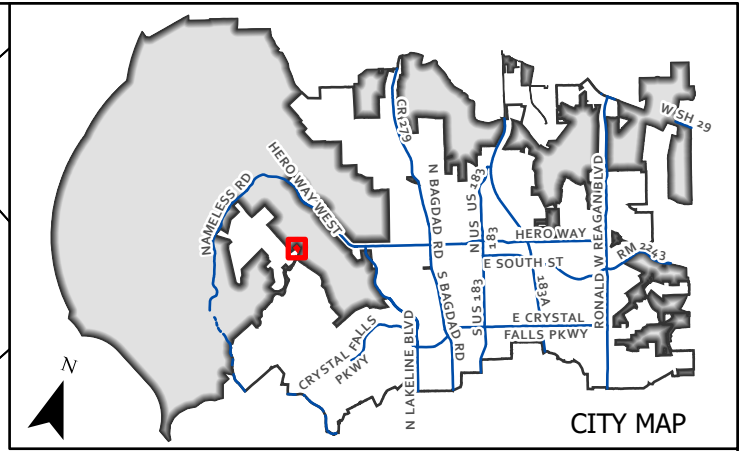
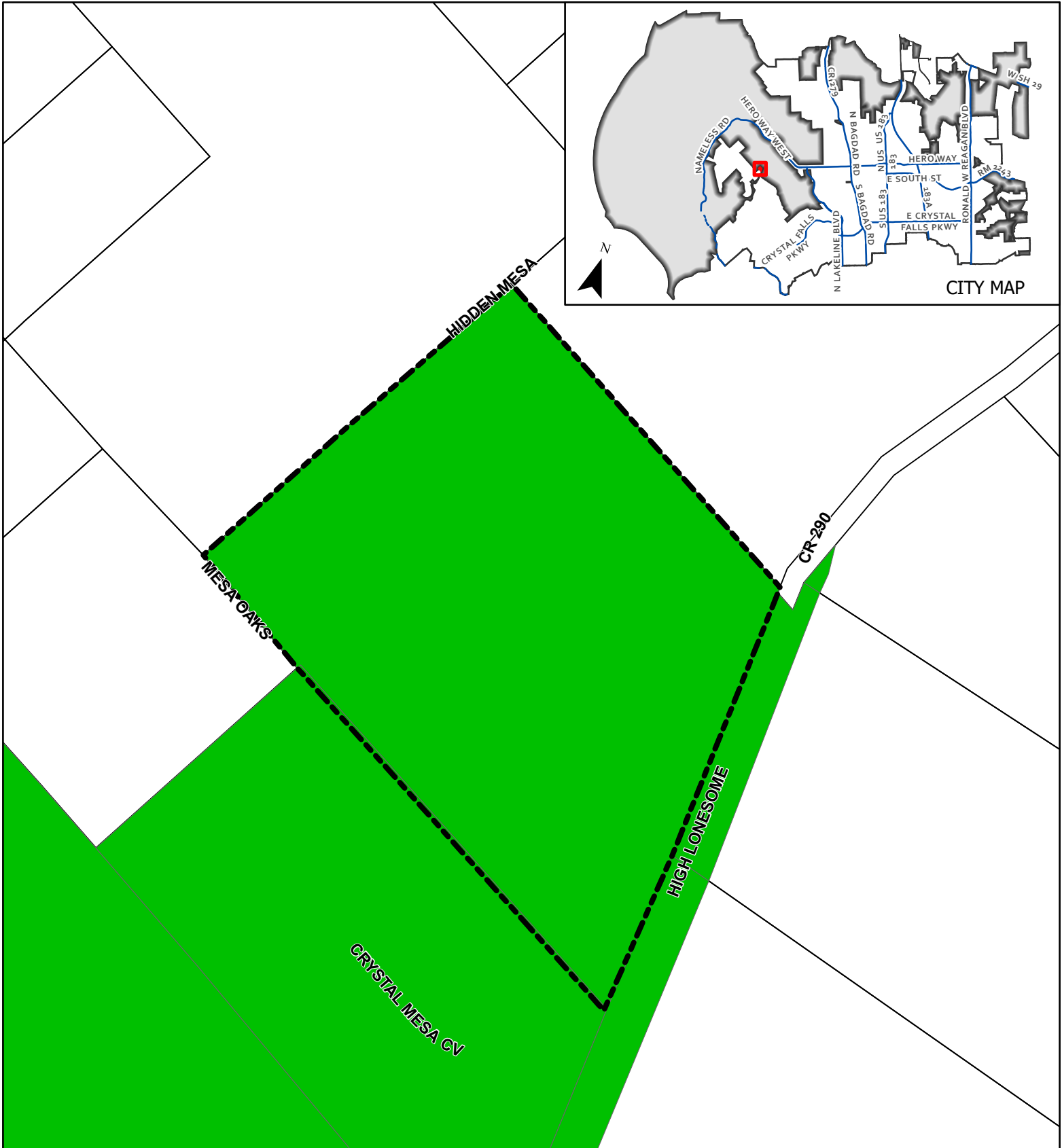
CRYSTAL MESA 2 SUBDIVISION - PRELIMINARY PLAT

1051 CR 290
LEANDER, TEXAS 78641

DRAINAGE AREA MAP







CASE: PP-22-0018

ATTACHMENT #2

CRYSTAL MESA 2

Location Exhibit

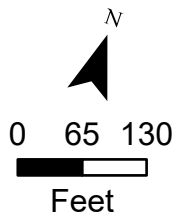


Subject Area



SFR - Single-Family Rural

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.





EXECUTIVE SUMMARY
12/20/2022

AGENDA SUBJECT:

Approval of Subdivision Case FP-22-0003 regarding Bryson Jordan Final Plat on one parcel of land approximately 10.8 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R032106; generally located east on Riva Ridge Dr. north of Heartleaf Dr., Leander, Williamson County, Texas.

BACKGROUND:

This request is the final step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the final plat satisfies the applicable regulations without requesting any variances.

HISTORY/TIMELINE:

02/04/2021 – Concept Plan Approved
11/23/2021 – Preliminary Plat Approved

APPLICANT/AGENT:

CSF Civil Group, LLC (Christine Potts) on behalf of Bryson MPC Holdings LLC., (Tommy Tucker).

RECOMMENDATION:

This final plat includes 14 single-family lots and 1 HOA drainage lot. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the final plat with the following conditions.

1. All conditions listed in the Subdivision Ordinance Article II, Section 24 (f) (3) regarding the acceptance of the final improvements or the posting of fiscal assurance for the final improvements have been met.

PRESENTER:

Michael Chenausky AICP, Senior Planner

Attachments

1. Final Plat
2. Location Exhibit

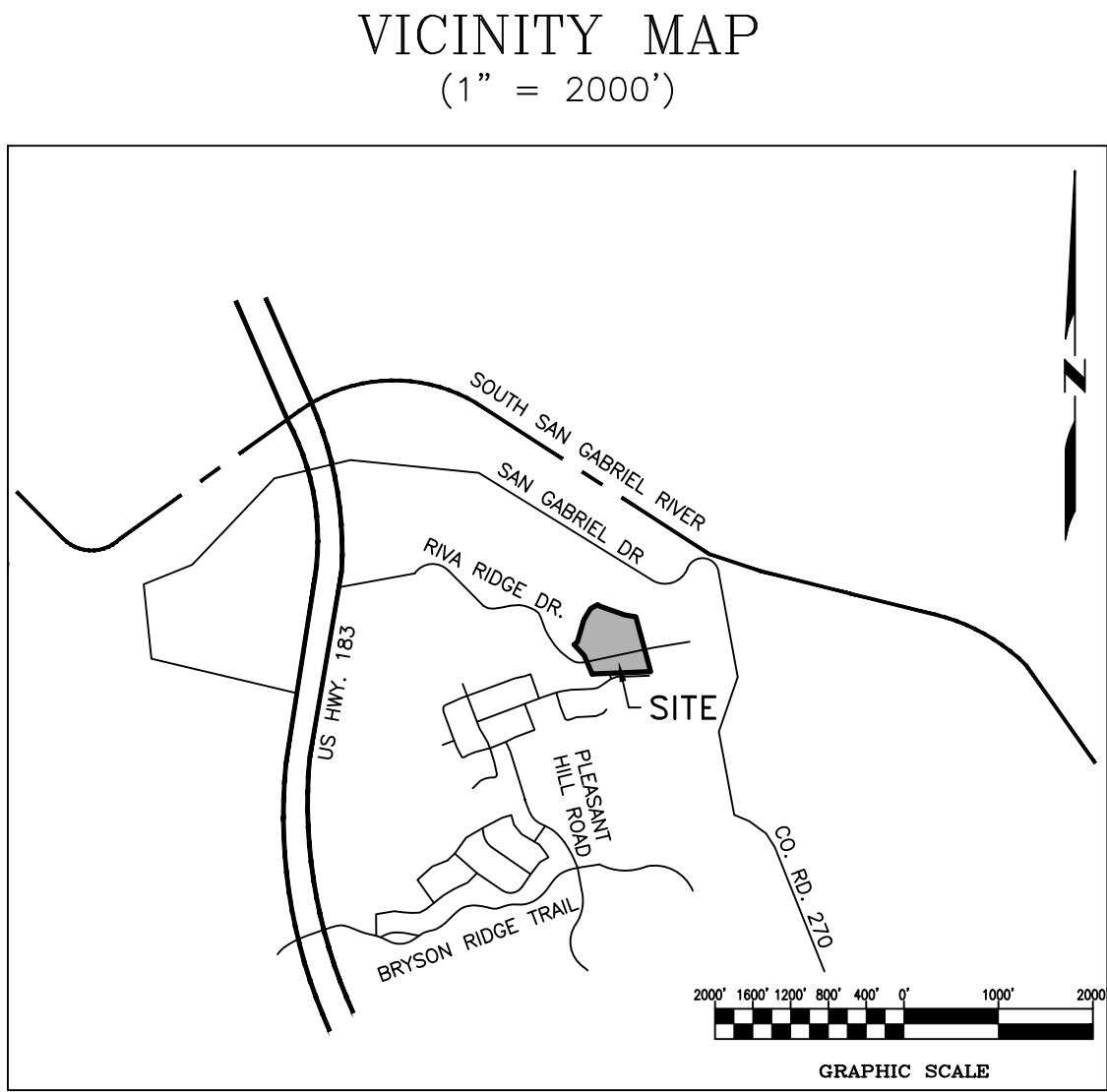
JORDAN TRACT FINAL PLAT

OWNER/DEVELOPER: BRYSON MPC HOLDINGS LLC
5005 RIVERWAY
HOUSTON, TEXAS, 77056
512-496-4070

SURVEYOR: LANDESIGN SERVICES, INC.
10090 W HIGHWAY 29
LIBERTY HILL, TEXAS 78642
512-238-7901

ENGINEER: CSF CIVIL GROUP, LLC
3636 EXECUTIVE CENTER DR.
SUITE 209
AUSTIN, TEXAS 78731
512-614-4466

FILING DATE: FEBRUARY 01, 2022



AREA: 10.80 ACRES

SURVEY: HENRY GARMES SURVEY
ABSTRACT NO. 269

LOTS: 14 SINGLE FAMILY LOTS (7.97 ACRES)
1 HOA DRAINAGE LOT (1.19 ACRES)

BLOCKS: 2

STREET DEDICATION - RIVA RIDGE DRIVE 684 LF (0.790 OF ONE ACRE)
CATMINT DRIVE 192 LF (0.194 OF ONE ACRE)
BEEBALM STREET 422 LF (0.651 OF ONE ACRE)

SHEET INDEX: SHEET 1 - COVER SHEET
SHEET 2 - FINAL PLAT
SHEET 3 - SIGNATURES AND PLAT NOTES

JORDAN TRACT FINAL PLAT

REVISIONS	
DATE	DESCRIPTION

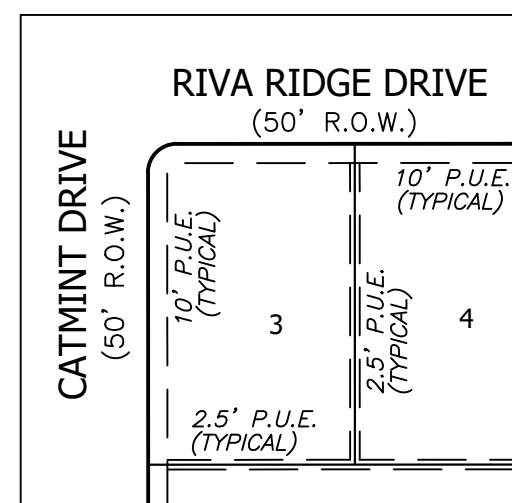
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CHECKED BY: HAS	FIELDBOOK: N/A		

DRAWING NAME:
BRYSON JORDAN
PLAT



LEGEND

- | | |
|--------------|---|
| ◎ | 1/2" REBAR WITH CAP STAMPED "LSI
SURVEY" FOUND (OR AS NOTED) |
| ● | 1/2" REBAR FOUND (OR AS NOTED) |
| ▲ | NAIL FOUND (60D, OR AS NOTED) |
| ✱ | COTTON SPINDLE FOUND |
| ○ | 1/2" REBAR WITH CAP STAMPED "LSISURVEY" SET |
| O.R.W.C.T. | OFFICIAL RECORDS OF
WILLIAMSON COUNTY, TEXAS |
| O.P.R.W.C.T. | OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS |
| D.R.W.C.T. | DEED RECORDS OF
WILLIAMSON COUNTY, TEXAS |
| P.R.W.C.T. | PLAT RECORDS OF
WILLIAMSON COUNTY, TEXAS |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| B.L. | BUILDING LINE |
| | 4' SIDEWALK |

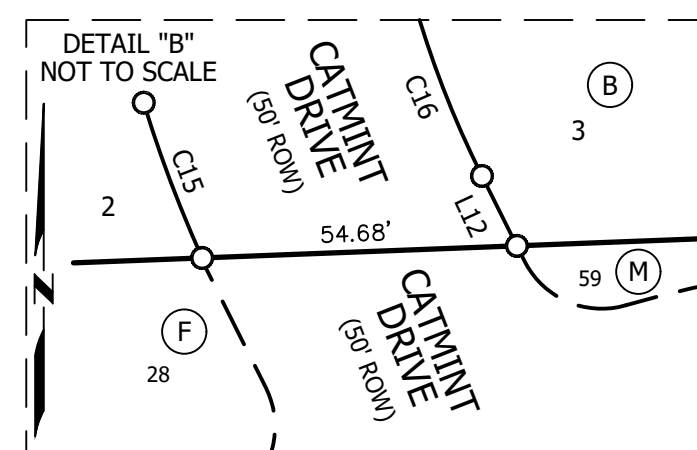
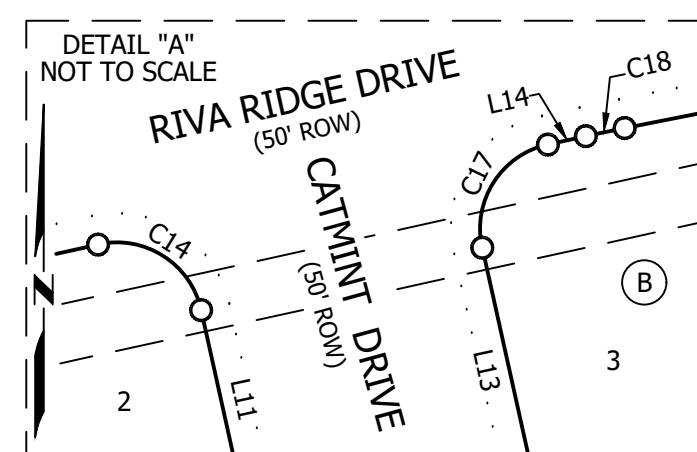


TYPICAL SIDE AND FRONT
LOT LINE PUE DETAIL
NOT TO SCALE

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C1	275.00'	6.89'	1°26'06"	S78° 11' 12"W	6.89'
C2	325.00'	8.14'	1°26'06"	S78° 11' 12"W	8.14'
C3	15.00'	23.56'	90°00'00"	N57° 31' 51"W	21.21'
C4	155.00'	77.34'	28°35'24"	N01° 45' 51"E	76.54'
C5	155.00'	110.90'	40°59'38"	N36° 33' 21"E	108.55'
C6	15.00'	18.00'	68°45'36"	S88° 34' 02"E	16.94'
C7	60.00'	308.52'	294°36'37"	N21° 29' 33"W	64.82'
C8	15.00'	13.10'	50°02'41"	S36° 13' 29"W	12.69'
C9	205.00'	161.68'	45°11'17"	S38° 39' 11"W	157.52'
C10	205.00'	102.29'	28°35'23"	S01° 45' 51"W	101.23'
C11	15.00'	23.56'	90°00'00"	S32° 28' 09"W	21.21'
C12	152.00'	149.81'	56°28'08"	N74° 35' 32"W	143.82'
C13	205.00'	60.36'	16°52'14"	N85° 54' 16"E	60.14'
C14	15.00'	23.56'	90°00'00"	S57° 31' 51"E	21.21'
C15	225.00'	46.12'	11°44'35"	S18° 24' 09"E	46.03'
C16	175.00'	42.86'	14°01'59"	N19° 32' 51"W	42.75'
C17	15.00'	23.56'	90°00'00"	N32° 28' 09"E	21.21'
C18	275.00'	6.89'	1°26'06"	N78° 11' 12"E	6.89'
C19	325.00'	8.14'	1°26'06"	N78° 11' 12"E	8.14'
C20	205.00'	63.74'	17°48'51"	S03° 37' 25"E	63.48'
C21	205.00'	38.55'	10°46'32"	S10° 40' 17"W	38.50'
C22	205.00'	4.47'	1°14'56"	S16° 41' 00"W	4.47'
C23	205.00'	73.28'	20°28'51"	S27° 32' 53"W	72.89'
C24	205.00'	83.93'	23°27'31"	S49° 31' 04"W	83.35'
C25	60.00'	32.16'	30°42'47"	S26° 33' 32"W	31.78'
C26	60.00'	69.15'	66°01'43"	S74° 55' 47"W	65.38'
C27	60.00'	62.83'	60°00'00"	N42° 03' 22"W	60.00'
C28	60.00'	79.42'	75°50'42"	N25° 51' 59"E	73.75'
C29	60.00'	64.95'	62°01'25"	S85° 11' 57"E	61.83'

Line Table		
Line #	Direction	Length
L1	N51° 48' 54"E	50.11'
L2	N60° 40' 59"E	94.23'
L3	S46° 28' 44"E	23.23'
L4	S77° 28' 09"W	45.07'
L5	N12° 31' 51"W	58.73'
L6	N16° 03' 33"E	32.94'
L7	S16° 03' 33"W	32.94'
L8	S12° 31' 51"E	58.73'
L9	S77° 28' 09"W	5.67'
L10	S85° 39' 37"E	51.97'

Line Table		
Line #	Direction	Length
L11	S12° 31' 51"E	100.84'
L12	N26° 33' 50"W	13.56'
L13	N12° 31' 51"W	100.84'
L14	N77° 28' 09"E	6.74'
L15	N77° 28' 09"E	47.41'



JORDAN TRACT
FINAL PLAT

[illegible]PROJECT NAME: BRYSON TRACT
JOB NUMBER: 104 10 5

JOB NUMBER: 191-16-3	DATE: 11/30/2021	SCALE: 1" = 100'
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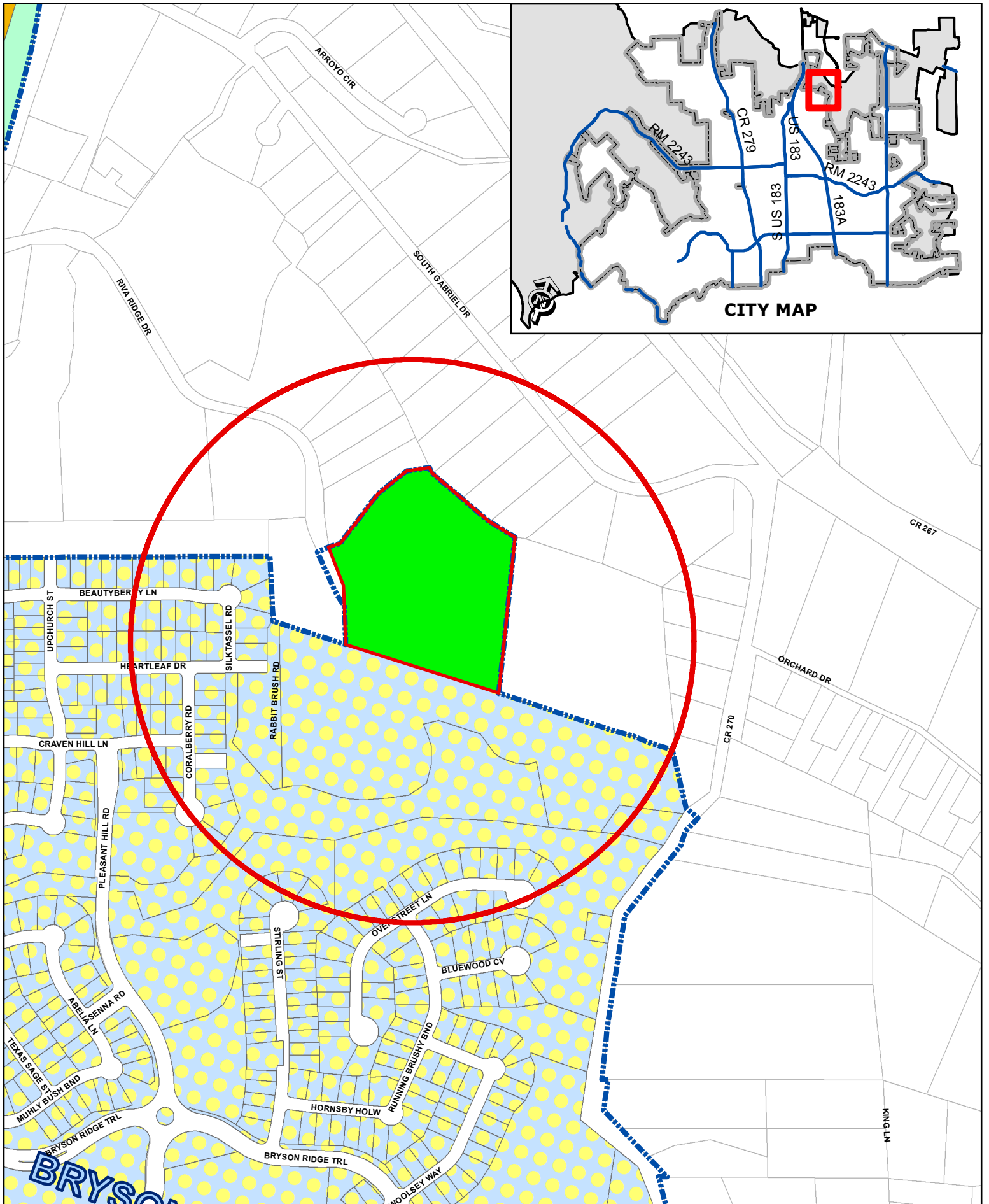
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FIELDNOTE FILE PATH: K:\CSF

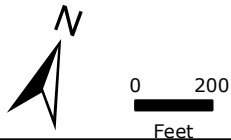
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ADDS: TST			

REFS: ISI	TECH: JRM	PARTY CHIEF: N/A
CHECKED BY: HAS		FIELD BOOK: N/A

DRAWING NAME:
BRYSON JORDAN
PLAT



Jordan Tract
Attachment #2 - Location Exhibit





EXECUTIVE SUMMARY
12/20/2022

AGENDA SUBJECT:

Approval of Minutes.

BACKGROUND:

Draft 12/8/2022 P & Z Minutes attached.

RECOMMENDATION:

Approval of Draft 12/8/2022 P & Z Minutes.

PRESENTER:



EXECUTIVE SUMMARY
12/20/2022

AGENDA SUBJECT:

Conduct a Public Hearing regarding Subdivision Case CP-22-0007 to adopt the Beasley Subdivision Concept Plan and Subdivision Case PP-22-0010 to adopt the Beasley Subdivision Preliminary Plat on one parcel of land approximately 13.437 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R620136; generally located south west of RM 2243 and Ronald W. Reagan Blvd., Leander, Williamson County, Texas.

- Discuss and consider action regarding Subdivision Case CP-22-0007 as described above.
- Discuss and consider action regarding Subdivision Case PP-22-0010 as described above.

BACKGROUND:

This request is the first and second steps in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the concept plan satisfies the applicable regulations without requesting any variances.

HISTORY/TIMELINE:

03/21/2013 Zoning Approved

APPLICANT/AGENT:

Cool Breeze Consultants LLC (John McIntire) on behalf of BW Ronald Reagan 2243 LLC (T. Austin Simmons).

RECOMMENDATION:

The proposal includes two commercial lots. Staff recommends approval of this request.

ORDER OF EVENTS:

- a. Staff Presentation
- b. Applicant Presentation
- c. Open Public Hearing
- d. Close Public Hearing
- e. Discussion
- f. Consider Action

PRESENTER:

Michael Chenausky, AICP, Senior Planner

Attachments

1. Concept Plan
2. Location Exhibit

GENERAL PLAT NOTES

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
2. NOT 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 TWENTY (20') FOOT WIDE PUBLIC UTILITY, LANDSCAPE, AND PEDESTRIAN ACCESS 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 FOR ALL NONRESIDENTIAL LOTS.
8. A PORTION OF THE TRACTS SHOWN HEREON LIE WITHIN ZONE "AE" (AREAS DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN), AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48491C0460F DATED DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.
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. SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF RM 2243 AND RONALD REAGAN. 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.

PROPOSED IMPROVEMENT NOTES

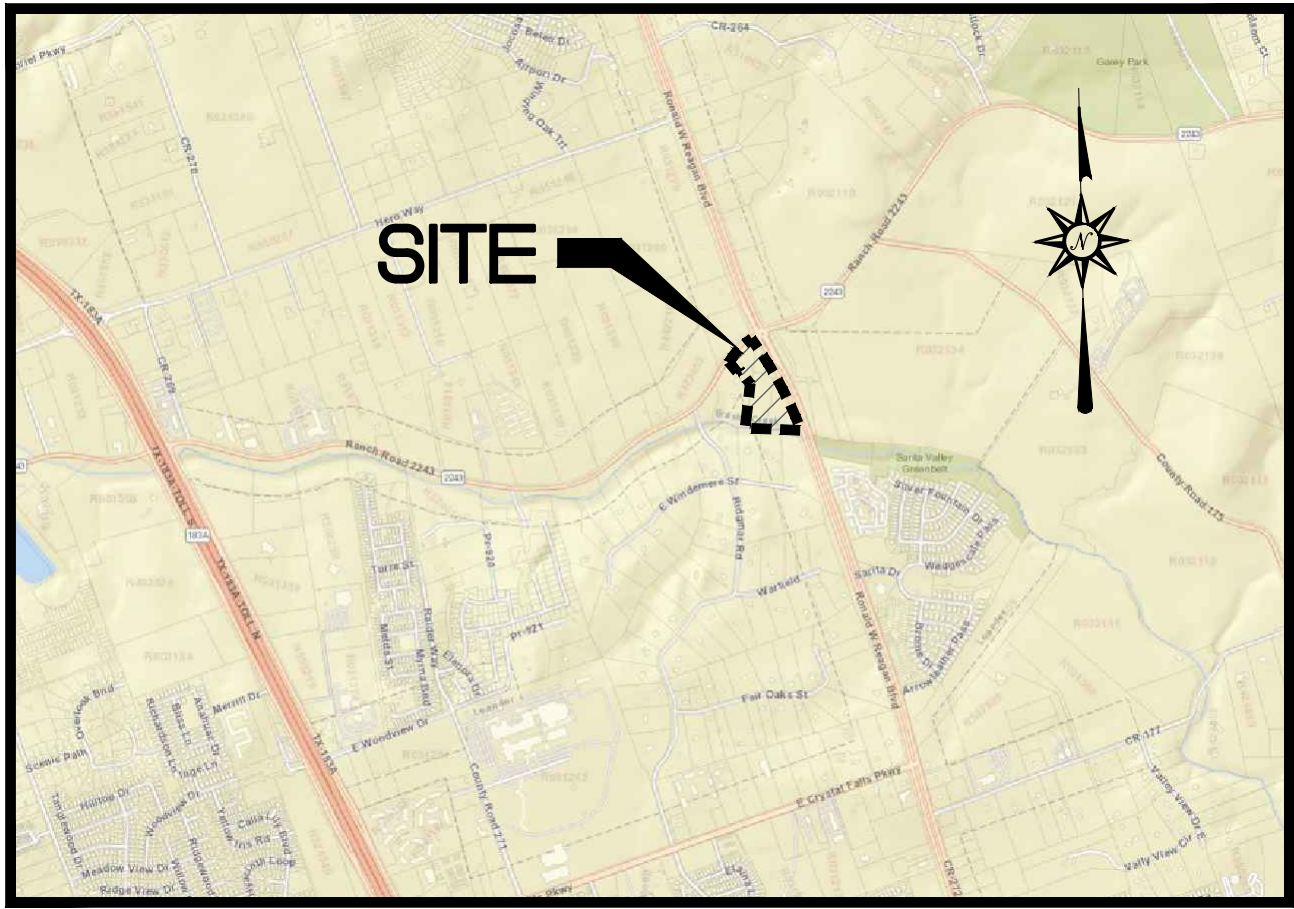
PUBLIC IMPROVEMENTS INCLUDE:

1. 10' CONCRETE SIDEWALKS ALONG RM 2243 AND RONALD REAGAN BOULEVARD
2. 10' CONCRETE TRAIL ALONG BRUSHY CREEK
3. 8" WATER LINE AND FIRE HYDRANT ASSEMBLIES ALONG RONALD REAGAN BOULEVARD
4. 8" WATER LINE CONNECTION TO EXISTING WATER LINE SYSTEM ALONG RONALD REAGAN BOULEVARD
5. 8" WASTEWATER CONNECTION TO THE EXISTING PUBLIC WASTEWATER SYSTEM

PRIVATE IMPROVEMENTS INCLUDE:

1. ALL WASTEWATER LINES AND MANHOLES EXCLUDING THE PROPOSED 8" WASTEWATER CONNECTION TO THE EXISTING PUBLIC WASTEWATER SYSTEM
2. ALL STORM SEWER LINES AND STRUCTURES AND DETENTION POND
3. FIRE HYDRANT ASSEMBLY LOCATED ON LOT 1-A

BEASLEY SUBDIVISION REPLAT
CONCEPT PLAN AND PRELIMINARY PLAT
PROJECT # 22-CP-007 & 22-PP-010



VICINITY MAP
1" = 2,000'

PROJECT INFORMATION

OWNER
BW RONALD REAGAN 2243 LLC
3708 W. SWANN AVENUE, SUITE 200
TAMPA, FL 33609
(817) 874-1700

ENGINEER & AGENT
JOHN MCINTYRE, P.E.
COOL BREEZE CONSULTANTS, LLC
1314 AVENUE A, SUITE A
KATY, TX 77493
(979) 255-9326

SURVEYOR
ABRAM DASHNER
ABRAM DASHNER RPLS, LLC
6448 E. HIGHWAY 290, SUITE B-105
AUSTIN, TX 78723
(512) 244-3395

FILING DATE: APRIL 19, 2022

ZONING: GC-3B & GC-2B (GENERAL COMMERCIAL)

FUTURE LAND USES: ACTIVITY CENTER, PRIORITY
MULTI-USE CORRIDOR, & GREENWAY

LAND USE SUMMARY TABLE

LAND USE SUMMARY TABLE	
TOTAL AREA OF SITE	13.437 ACRES
LAND USE BY ACREAGE	
- ACTIVITY CENTER	8.949 ACRES
- MULTI-USE CORRIDOR	2.012 ACRES
- GREENWAY	2.476 ACRES
TOTAL NUMBER OF LOTS	2 LOTS
LOTS BY PROPOSED USE (ACREAGE)	
- LOT 1-A	CONVENIENCE STORE WITH GAS PUMPS (3.261 ACRES)
- LOT 1-B	GENERAL COMMERCIAL (10.176 ACRES)

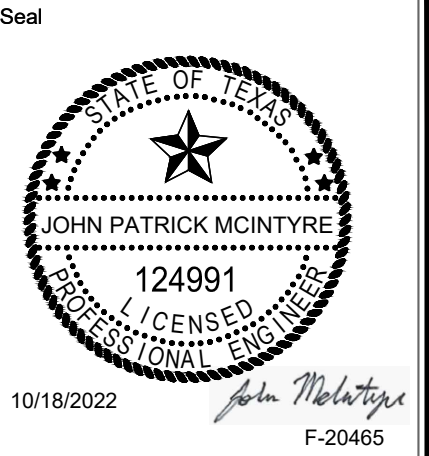


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TBPE FIRM # F-20465

CIVIL SHEET INDEX

Sheet Number	Sheet Title
1 of 9	COVER SHEET
2 of 9	CONCEPT PLAN
3 of 9	EXISTING CONDITIONS
4 of 9	PRELIMINARY PLAT
5 of 9	IMPROVEMENTS PLAN
6 of 9	DRAINAGE PLAN
7 of 9	WATER PLAN
8 of 9	WASTEWATER PLAN
9 of 9	TREE PROTECTION PLAN



BEASLEY SUBDIVISION
REPLAT
8101 RM 2243
LEANDER, TEXAS 78641
WILLIAMSON COUNTY



PROJECT NO:	21-16
DATE:	10/18/22
SCALE:	N.T.S.
DRAWN BY:	MJ/DNH
CHECKED:	JPM
APPROVED:	GM

NO.	DESCRIPTION	DATE	INIT.

SHEET TITLE:
COVER SHEET

Sheet No.
1 of 9



BENCHMARK A:

TBM "A": CUT SQUARE IN BASE OF HPT POLE.
NAVD88(2012B) ELEV = 903.80'

BENCHMARK B:

TBM "B": CUT SQUARE IN RIBBON CURB.
NAVD88(2012B) ELEV = 888.12'

BENCHMARK C:

TBM "C": CUT SQUARE IN BASE OF HPT POLE.
NAVD88(2012B) ELEV = 888.29'

LEGEND

PROPERTY BOUNDARY	
100-YEAR ATLAS 14 FLOODPLAIN	
100-YEAR FEMA FLOODPLAIN	
PROPOSED EASEMENT	

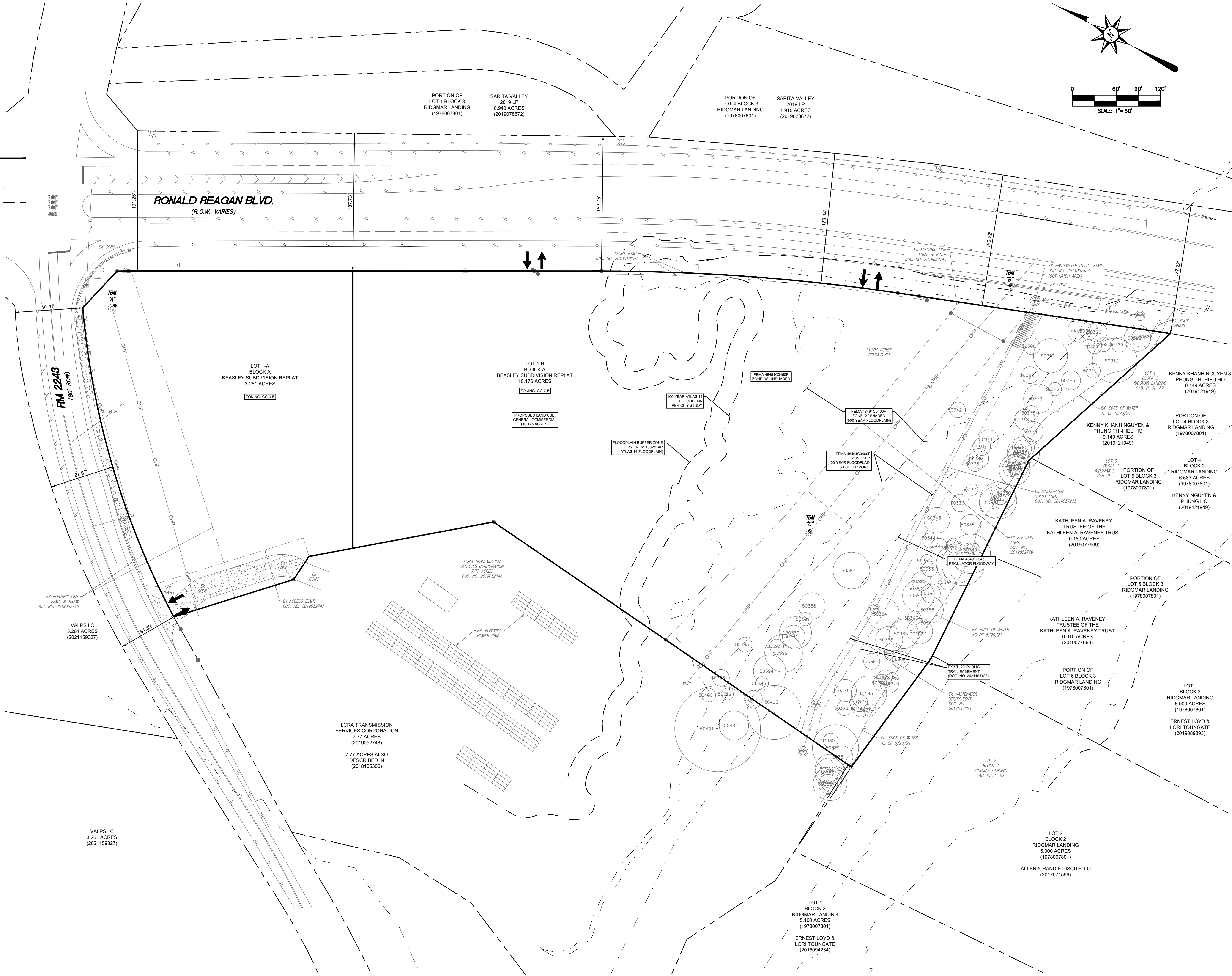
GENERAL NOTES

- BOTH LOTS ARE LOCATED IN THE CITY OF LEANDER LIMITS.
- THE PROPOSED LAND USE FOR LOT 1-A IS CONVENIENCE STORE WITH GAS PUMPS, AND THIS IS COMPATIBLE WITH THE GC-3B ZONING DISTRICT.
- THE PROPOSED LAND USE FOR LOT 1-B IS GENERAL COMMERCIAL, AND THIS IS COMPATIBLE WITH THE GC-2B & GC-3B ZONING DISTRICTS.
- PER THE ITE TRIP GENERATION (10TH EDITION OF THE TRIP GENERAL MANUAL) CALCULATIONS, THE AVERAGE WEEKDAY TRAFFIC VOLUME FOR LOT 1-A IS 4,682 TRIPS AND LOT 1-B IS 5,322 TRIPS.

BOUNDARY STREET IMPROVEMENTS

RONALD REAGAN BOULEVARD:

- PROPOSED RIGHT-TURN DECELERATION LANE



Seal

STATE OF TEXAS
JOHN PATRICK MCINTYRE
124991
LICENSED PROFESSIONAL ENGINEER
10/18/2022
F-20465

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TSP# FIRM # F-20465

CBC
PROFESSIONAL ENGINEERING SERVICES

BEASLEY SUBDIVISION
REPLAT
8101 RM 2243
LEANDER, TEXAS 78641
WILLIAMSON COUNTY

TXB

PROJECT NO:	21-16
DATE:	10/18/22
SCALE:	1" = 60'
DRAWN BY:	M/DNH
CHECKED:	JPM
APPROVED:	GM
DESCRIPTION	
DATE	
INIT	
NO.	

SHEET TITLE:
CONCEPT PLAN
Sheet No.
2 of 9



BENCHMARK A:

TBM "A": CUT SQUARE IN BASE OF HPT POLE.
NAVD88(2012B) ELEV = 903.80'

BENCHMARK B:

TBM "B": CUT SQUARE IN RIBBON CURB.
NAVD88(2012B) ELEV = 888.12'

BENCHMARK C:

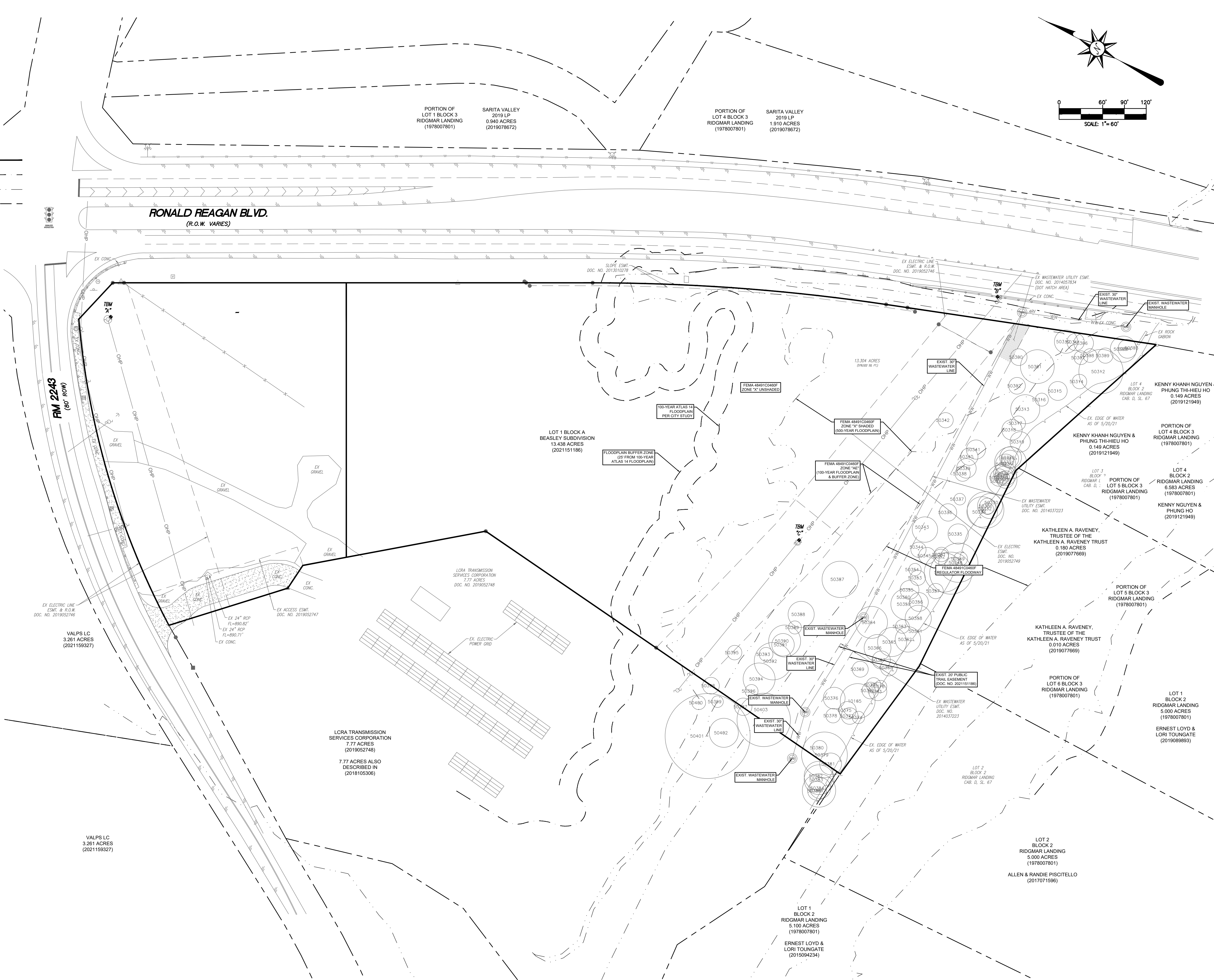
TBM "C": CUT SQUARE IN BASE OF HPT POLE.
NAVD88(2012B) ELEV = 888.29'

LEGEND

- PROPERTY BOUNDARY
- 100-YEAR ATLAS 14 FLOODPLAIN
- 100-YEAR FEMA FLOODPLAIN
- PROPOSED EASEMENT

GENERAL NOTES

- THE PROJECT SITE IS LOCATED IN THE CITY OF LEANDER LIMITS.
- THE PROJECT SITE IS LOCATED IN THE EDWARD'S AQUIFER CONTRIBUTING ZONE.



Seal of the State of Texas Professional Engineer John Patrick McIntyre, License No. 124991, dated 10/18/2022.

Cool Breeze Consultants LLC, 13140 Katy Trail, Suite A, Houston, TX 77040. Phone: 832-349-4018. Email: admin@coolbreezeconsultants.com. Website: www.coolbreezeconsultants.com. License: Professional Engineering Services, License No. F-20465.

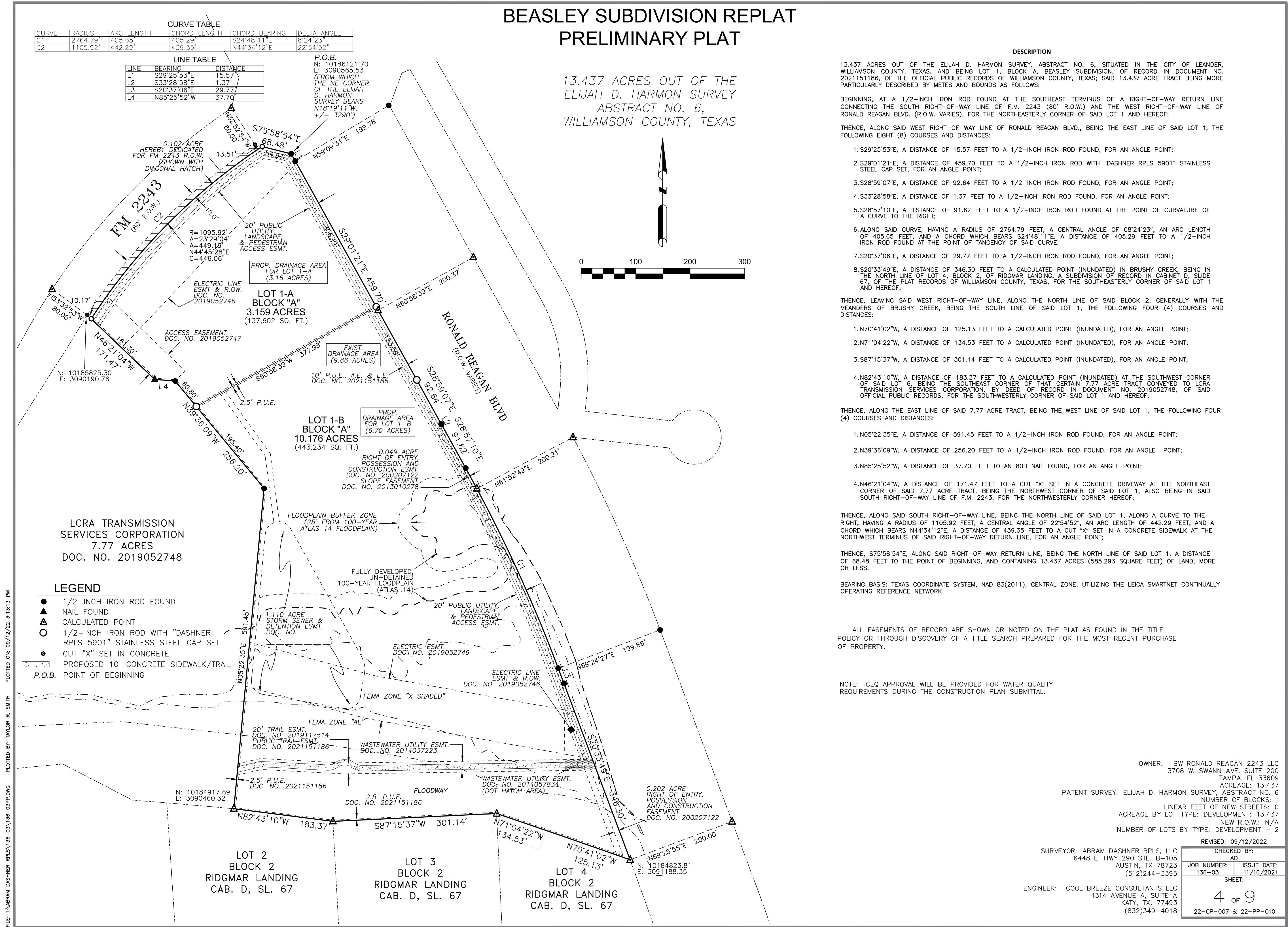
Beasley Subdivision Replat, 8101 RM 2243, Leander, Texas 78641, Williamson County.



PROJECT NO.	21-16
DATE	10/18/22
SCALE	1" = 60'
DRAWN BY	MJDNH
CHECKED	JPM
APPROVED	GM
DESCRIPTION	
DATE	
INIT	
NO.	

SHEET TITLE: EXISTING CONDITIONS





TBM "A": CUT SQUARE IN BASE OF HPT POLE
NAVD88(2012B) ELEV = 903.80'

TBM "B": CUT SQUARE IN RIBBON CURB
NAVD88(2012B) ELEV = 888.12'

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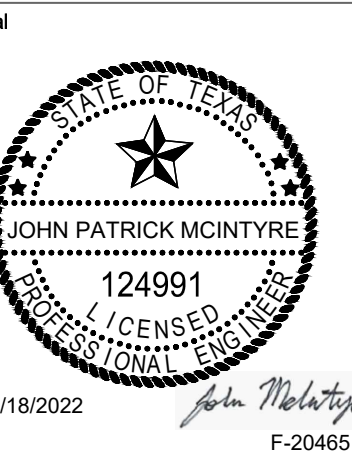
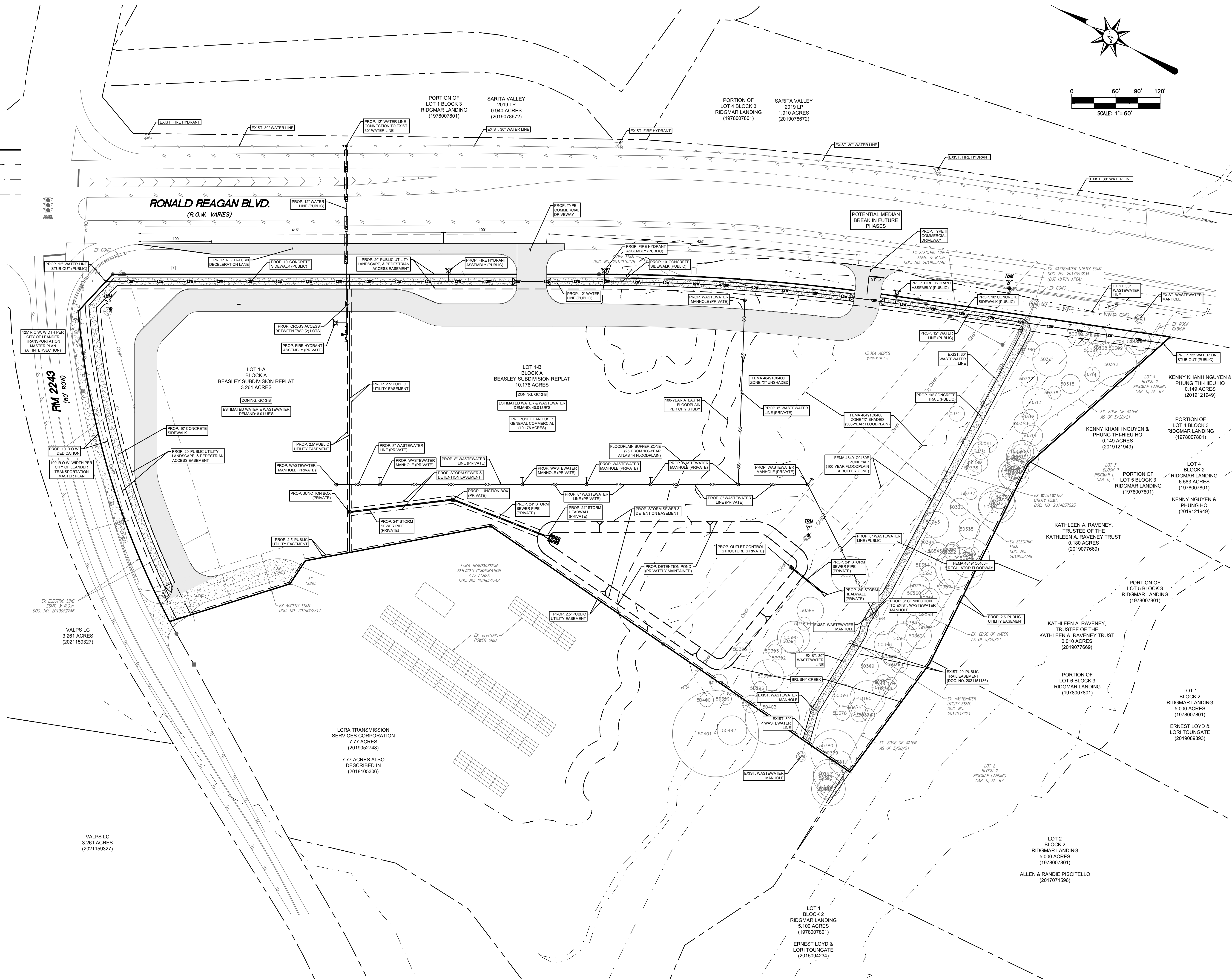
PROPERTY BOUNDARY —————

100-YEAR ATLAS 14 FLOODPLAIN - - - - -

100-YEAR FEMA FLOODPLAIN — · · — · · —

PROPOSED EASEMENT - - - - -

1. BOTH LOTS ARE LOCATED IN THE CITY OF LEANDER LIMITS.
2. ANY WATER LINE CONSTRUCTED ACROSS RONALD REAGAN BOULEVARD WILL BE BORED, OPEN-CUTTING SHALL NOT BE PERMITTED.
3. THE FLOODPLAIN DEVELOPMENT PERMIT APPLICATION SHALL BE FILED WITH THE CONSTRUCTION PLANS FOR THIS PROJECT.



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TBPE FIRM # F-20465



BEASLEY SUBDIVISION
REPLAT
8101 RM 2243
LEANDER, TEXAS 78641
WILLIAMSON COUNTY

T X B

PROJECT NO.	21-16
DATE:	10/18/22
SCALE:	1" = 60'
DRAWN BY:	MULDINH
CHECKED:	JPM
APPROVED:	GM

SHEET TITLE:

IMPROVEMENTS PLAN

et No.

5 of 9



TBM "A": CUT SQUARE IN BASE OF HPT POLE
NAVD88(2012B) ELEV = 903.80'

TBM "B": CUT SQUARE IN RIBBON CURB
NAVD88(2012B) ELEV = 888.12'

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NAVD88(2012B) ELEV = 888.29'

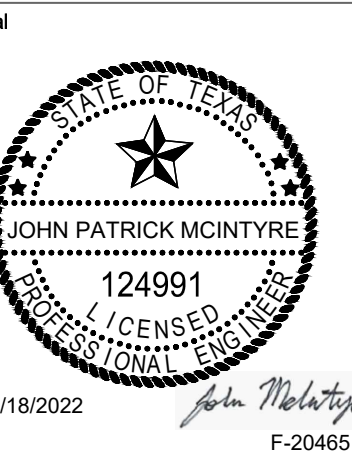
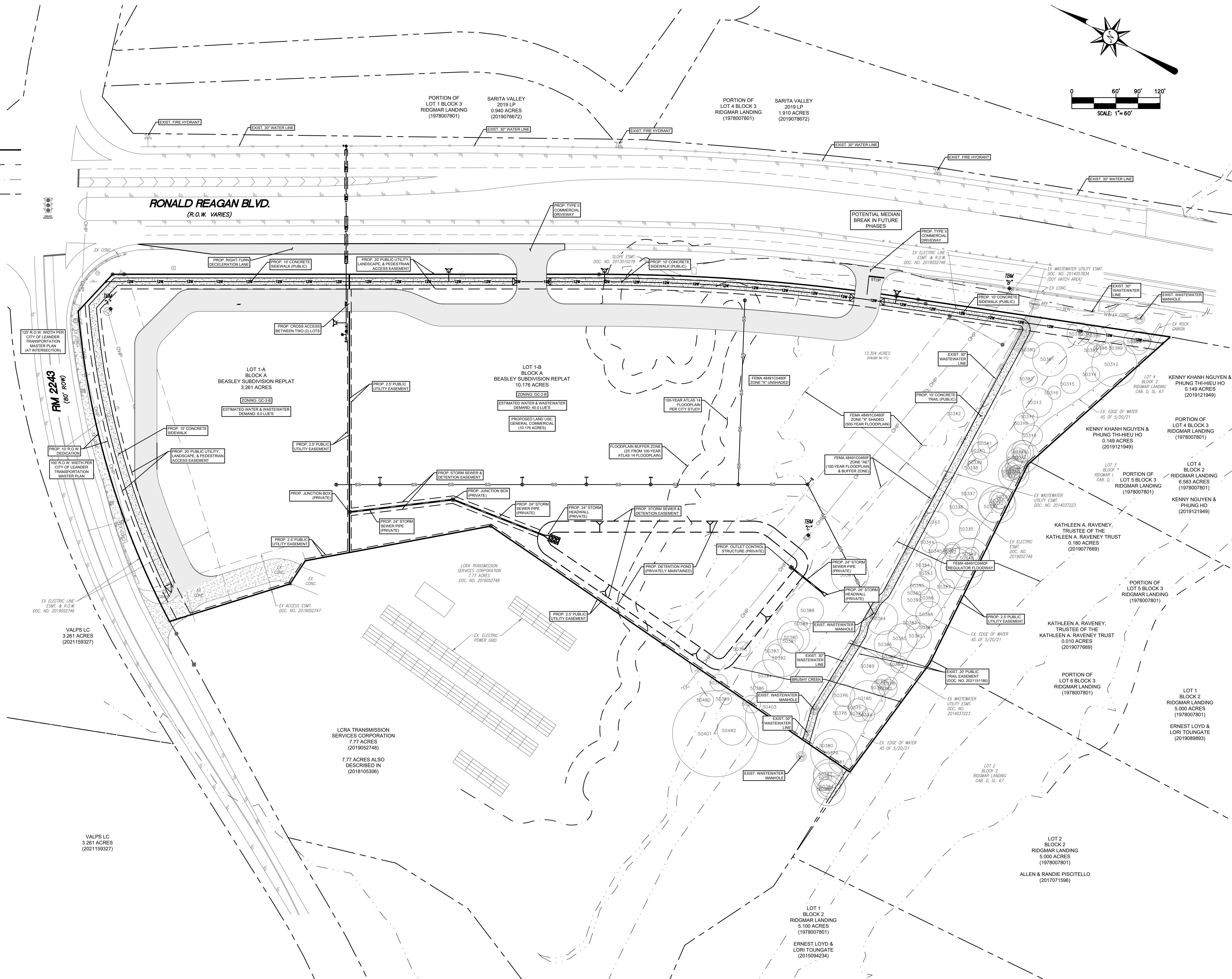
PROPERTY BOUNDARY —————

100-YEAR ATLAS 14 FLOODPLAIN - - - - -

100-YEAR FEMA FLOODPLAIN — - - — - - -

PROPOSED EASEMENT - - - - -

1. BOTH LOTS ARE LOCATED IN THE CITY OF LEANDER LIMITS.
2. 2" DOMESTIC WATER METER = 8 LUE'S (BASED ON CITY OF LEANDER CODE OF ORDINANCES)
3. THE FLOODPLAIN DEVELOPMENT PERMIT APPLICATION SHALL BE FILED WITH THE CONSTRUCTION PLANS FOR THIS PROJECT.
4. TCEQ APPROVAL FOR WATER QUALITY REQUIREMENTS WILL BE PROVIDED DURING THE CONSTRUCTION PLAN SUBMITTAL..
5. A FLOODPLAIN DEVELOPMENT PERMIT APPLICATION SHALL BE FILED WITH THE CONSTRUCTION PLANS.
6. PER THE DRAINAGE REPORT, LOTS 1-A AND 1-B ARE CONSIDERED AS ONE (1) DRAINAGE AREA WITH, AND THE MOST DISTANT TIME OF CONCENTRATION PATH IS UTILIZED.
7. NO OFFSITE DRAINAGE FROM RM 2243 OR RONALD REAGAN BOULEVARD FLOWS THROUGH THE SITE.



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DATE:	10/18/22
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DRAWN BY:	ML/DNH
CHECKED:	JPM
APPROVED:	GM

SHEET TITLE:

DRAINAGE PLAN

Sheet No. _____

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TBM "A": CUT SQUARE IN BASE OF HPT POLE
NAVD88(2012B) ELEV = 903.80'

TBM "B": CUT SQUARE IN RIBBON CURB
NAVD88(2012B) ELEV = 888.12'

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NAVD88(2012B) ELEV = 888.29'

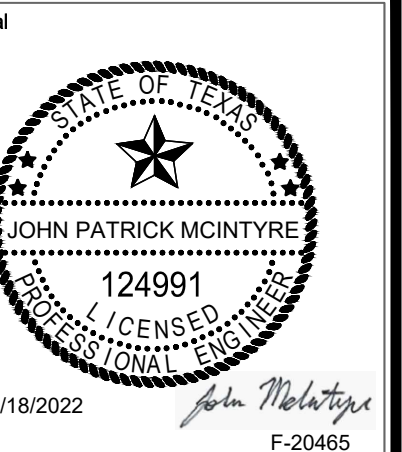
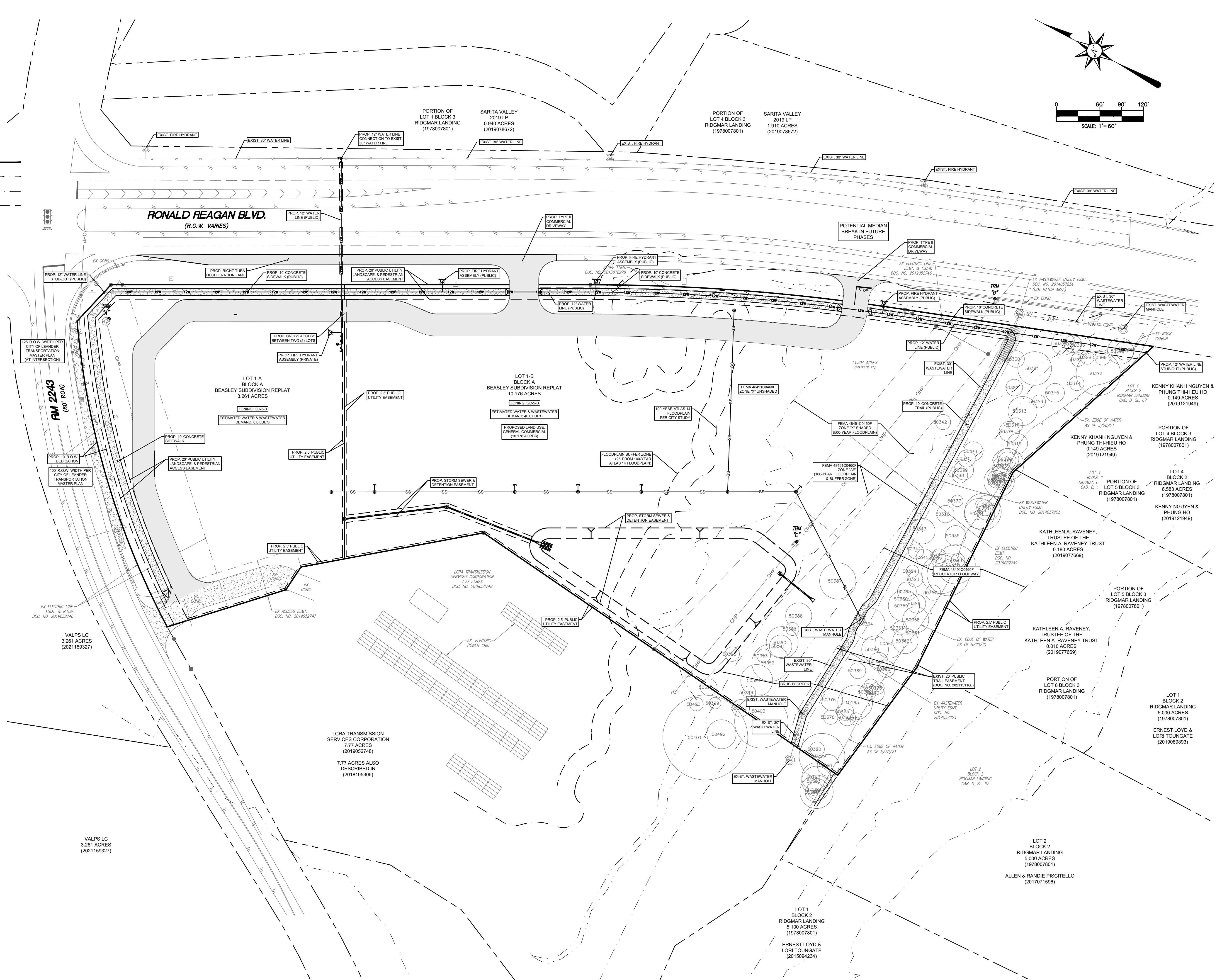
PROPERTY BOUNDARY —————

100-YEAR ATLAS 14 FLOODPLAIN - - - - -

100-YEAR FEMA FLOODPLAIN — - - — -

PROPOSED EASEMENT - - - - -

1. BOTH LOTS ARE LOCATED IN THE CITY OF LEANDER LIMITS.
2. ANY WATER LINE CONSTRUCTED ACROSS RONALD REAGAN BOULEVARD WILL BE BORED. OPEN-CUTTING SHALL NOT BE PERMITTED.



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REPLAT
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WILLIAMSON COUNTY

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DATE:	10/18/22
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DRAWN BY:	MJLDNH
CHECKED:	JPM
APPROVED:	GM

SHEET TITLE:

WATER PLAN

Sheet No.

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TBM "A": CUT SQUARE IN BASE OF HPT POLE
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PROPERTY BOUNDARY —————

100-YEAR ATLAS 14 FLOODPLAIN - - - - -

100-YEAR FEMA FLOODPLAIN — · · — · · —

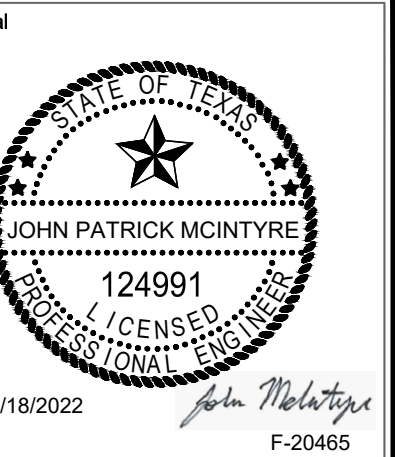
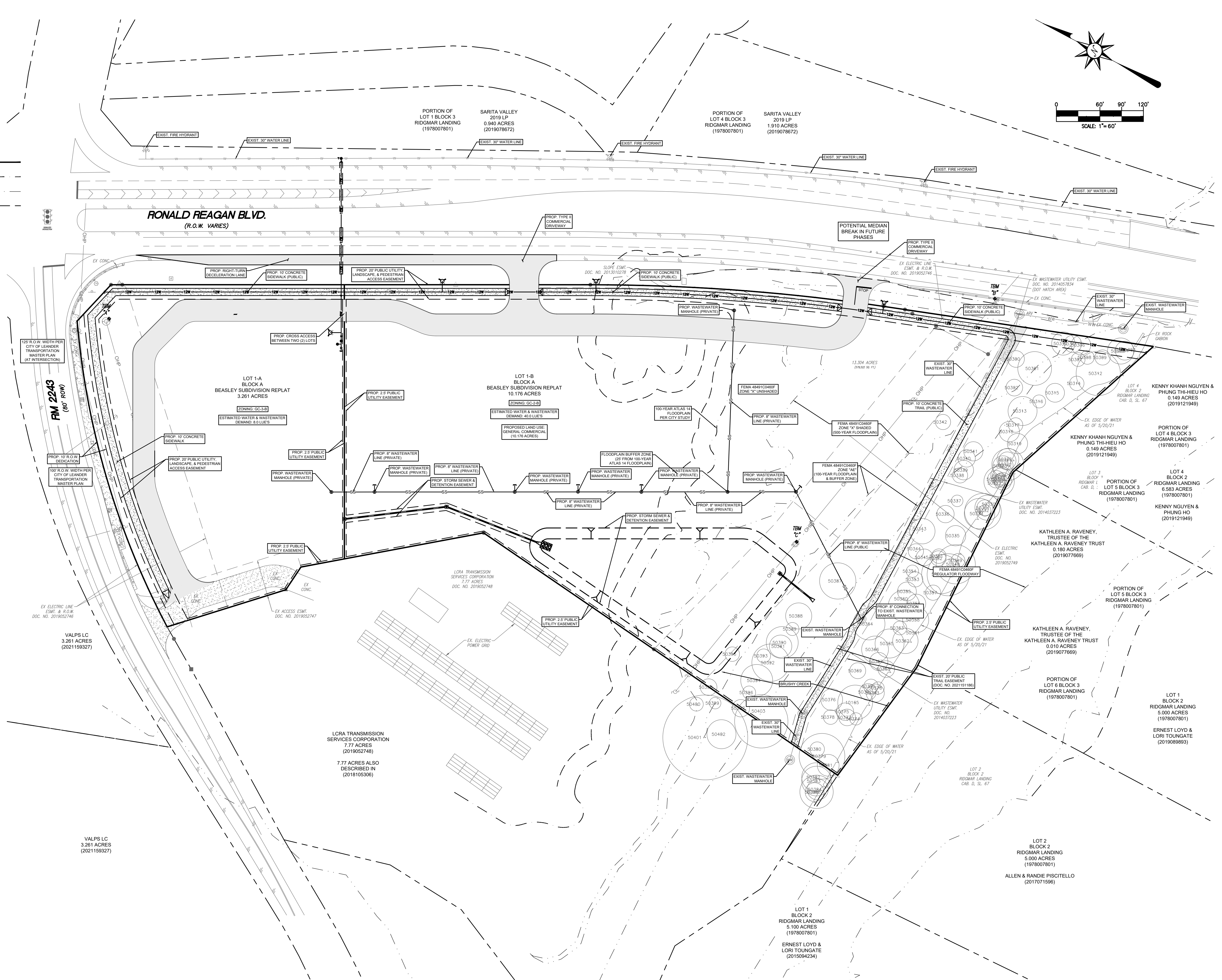
PROPOSED EASEMENT - - - - -

1. BOTH LOTS ARE LOCATED IN THE CITY OF LEANDER LIMITS.
2. 2" DOMESTIC WATER METER = 8 LUE'S (BASED ON CITY OF LEANDER CODE OF ORDINANCES)

3. WASTEWATER DEMAND CALCULATIONS

AVERAGE DRY WEATHER FLOW: 63
GPD/PERSON X 8 LUE'S X 3.1 PERSON/
LUE = 1,563 GPD

PEAK WASTEWATER FLOW: 252
GPD/PERSON X 8 LUE'S X 3.1 PERSONA
LUE = 6,250 GPD



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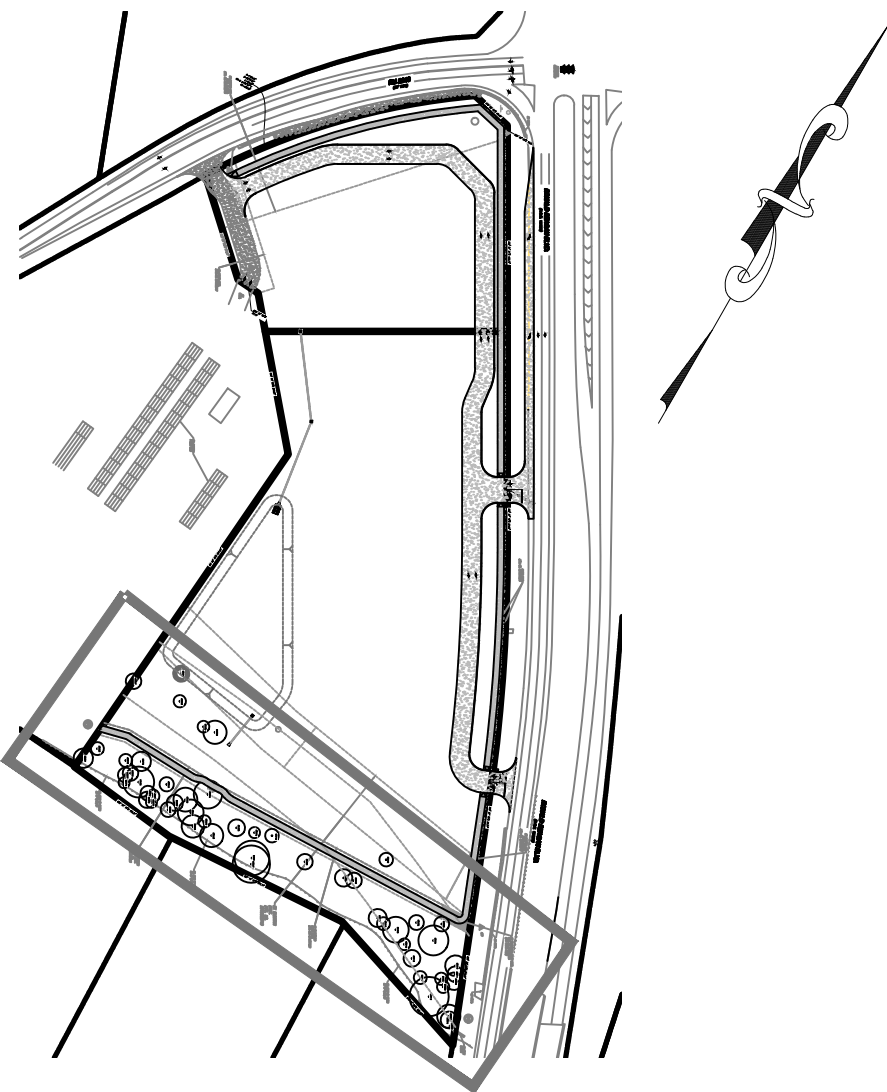
SHEET TITLE:

WASTEWATER PLAN

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3 of 9

SCALE 1" = 300'

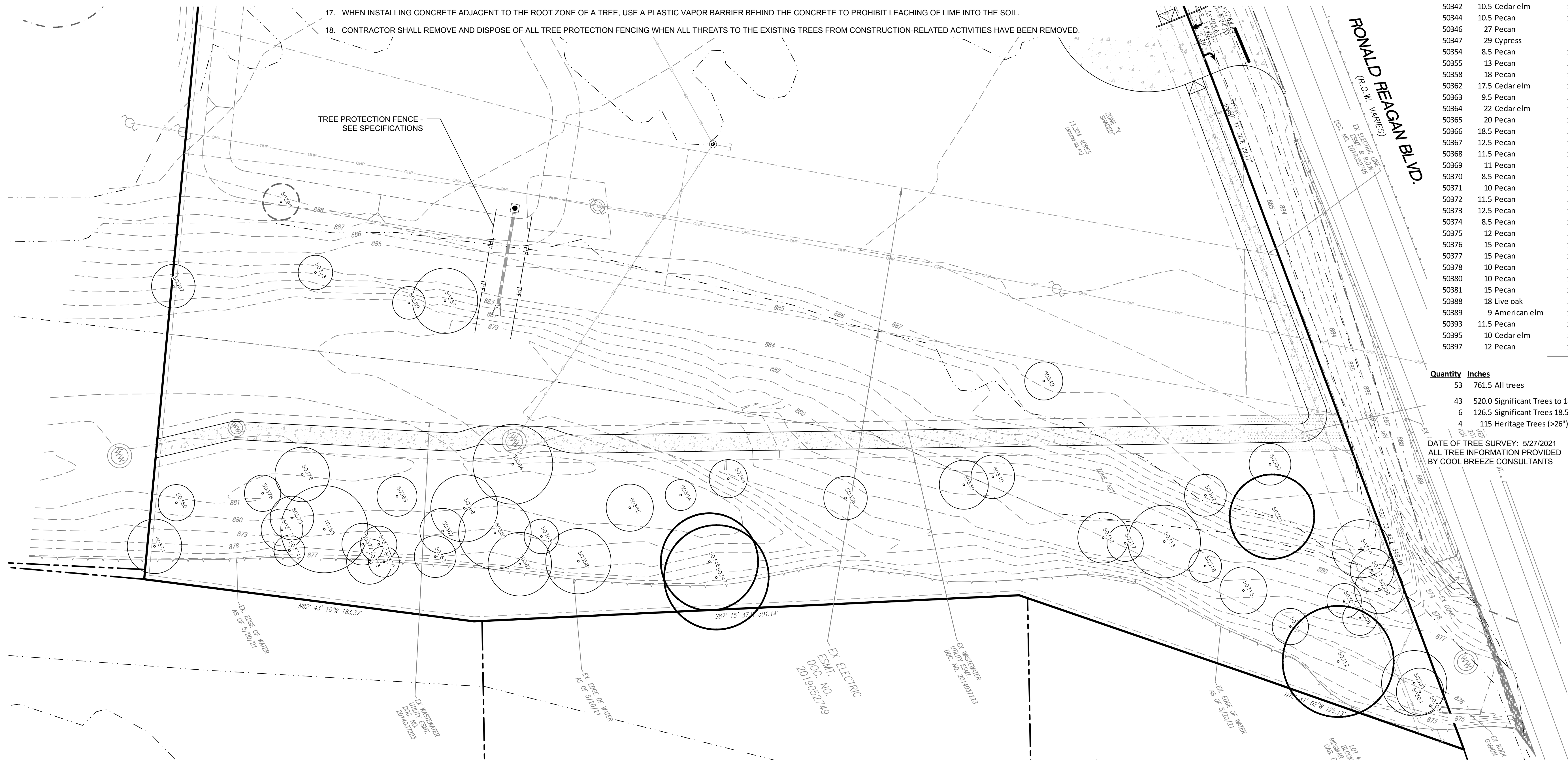


MATERIALS

1. FENCING: 6 FOOT HIGH CHAIN LINK FENCING.
2. POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL.

CONSTRUCTION METHODS

1. ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE MAINTAINED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.
2. EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING, AS MAY BE REQUIRED.
3. PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE CRITICAL ROOT ZONE (CRZ, EQUAL TO 1" FROM THE TRUNK FOR EVERY 1" OF DBH) AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST, AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. TREES IN CLOSE PROXIMITY SHALL BE FENCED TOGETHER, RATHER THAN INDIVIDUALLY.
4. PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.
5. THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.
6. THE INSTALLATION POSTS SHALL BE PLACED EVERY 6 FEET ON CENTER AND EMBEDDED TO 18 INCHES DEEP. CHAIN LINK SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE CHAIN LINK TO THE POSTS TO HOLD THE CHAIN LINK IN A STABLE AND UPRIGHT POSITION.
7. WITHIN THE CRZ:
 - a. DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE.
 - b. DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
 - c. DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY.
 - d. DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR MIXING, PAINTING OR LUMBER CUTTING).
 - e. DO NOT NAIL OR ATTACH TEMPORARY SIGNS, METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.
 - f. DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE CRZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE CRZ WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.
8. ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.
9. WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION, PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.
10. THE CONTRACTOR SHALL NOT CUT ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. ALL ROOTS LARGER THAN ONE INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES.
11. REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.
12. TREES DAMAGED OR KILLED DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S AND LOCAL JURISDICTION'S SATISFACTION.
13. ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO ITS REMOVAL, AND THE CONTRACTOR SHALL HAVE ALL REQUIRED PERMITS FOR SUCH ACTIVITIES.
14. COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.
15. IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
16. WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
17. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
18. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.

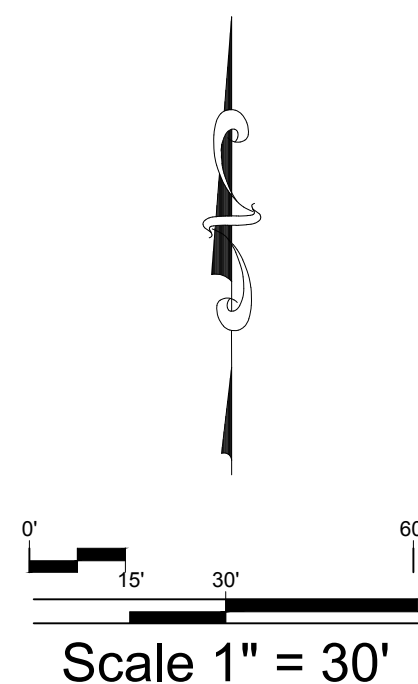


Tree Credits/Replacement Requirements				<u>Replacement</u>	<u>Credits</u>
Total Caliper Inches Surveyed	761.5	=	0	0	
Total Caliper Inches On Site (8-17.99") X 50%	260	=	0	0	
Total Inches to be Removed (8-17.99")	10	=	0	-10	
Total Inches to be Removed (18"-26")	0	=	0	0	
Total Inches to be Removed (>26")	0	=	0	0	
Total Inches to be Retained (8-17.99")	520	=	0	520	(1:1)
Total Inches to be Retained (18"-26")	126.5	=	0	253	(2:1)
Total Inches to be Retained (>26")	115	=	0	230	(2:1)
TOTALS				993	

Tree #	DBH	Species	Significant	Heritage	Remove	Tree Credit
10165	24	Cedar elm	x			48
50300	11.5	Cedar elm	x			11.5
50301	28.5	Pecan		x		57
50302	11.5	Cedar elm	x			11.5
50303	17	Cedar elm	x			17
50304	13	Maple	x			13
50305	18	Maple	x			18
50306	13.5	Pecan	x			13.5
50307	9.5	Pecan	x			9.5
50308	9.5	Pecan	x			9.5
50310	22	Cedar elm	x			44
50311	12	Cedar elm	x			12
50312	30.5	Pecan		x		61
50313	20	Cedar elm	x			40
50314	10	Pecan	x			10
50315	13	Mesquite	x			13
50316	9	Pecan	x			9
50317	10	Pecan	x			10
50318	14	Pecan	x			14
50336	12	American elm	x			12
50339	13.5	Pecan	x			13.5
50340	12	Pecan	x			12
50342	10.5	Cedar elm	x			10.5
50344	10.5	Pecan	x			10.5
50346	27	Pecan		x		54
50347	29	Cypress		x		58
50354	8.5	Pecan	x			8.5
50355	13	Pecan	x			13
50358	18	Pecan	x			18
50362	17.5	Cedar elm	x			17.5
50363	9.5	Pecan	x			9.5
50364	22	Cedar elm	x			44
50365	20	Pecan	x			40
50366	18.5	Pecan	x			37
50367	12.5	Pecan	x			12.5
50368	11.5	Pecan	x			11.5
50369	11	Pecan	x			11
50370	8.5	Pecan	x			8.5
50371	10	Pecan	x			10
50372	11.5	Pecan	x			11.5
50373	12.5	Pecan	x			12.5
50374	8.5	Pecan	x			8.5
50375	12	Pecan	x			12
50376	15	Pecan	x			15
50377	15	Pecan	x			15
50378	10	Pecan	x			10
50380	10	Pecan	x			10
50381	15	Pecan	x			15
50388	18	Live oak	x			18
50389	9	American elm	x			9
50393	11.5	Pecan	x			11.5
50395	10	Cedar elm	x		x	
50397	12	Pecan	x			12

<u>Quantity</u>	<u>Inches</u>
53	761.5 All trees
43	520.0 Significant Trees to 18"
6	126.5 Significant Trees 18.5"-26"
4	115 Heritage Trees (>26")

DATE OF TREE SURVEY: 5/27/2021
ALL TREE INFORMATION PROVIDED
BY COOL BREEZE CONSULTANTS



COOL BREEZE CONSULTANTS LLC

1314 Avenue A, Suite A
Katy, TX 77493
Phone: 832-349-4018
Email: admin@coolbreezeconsultants.com
www.coolbreezeconsultants.com
TBPE FIRM # F-20465



PROFESSIONAL ENGINEERING SERVICES

BEASLEY SUBDIVISION
REPLAT
8101 RM 2243
LEANDER, TEXAS 78641
WILLIAMSON COUNTY

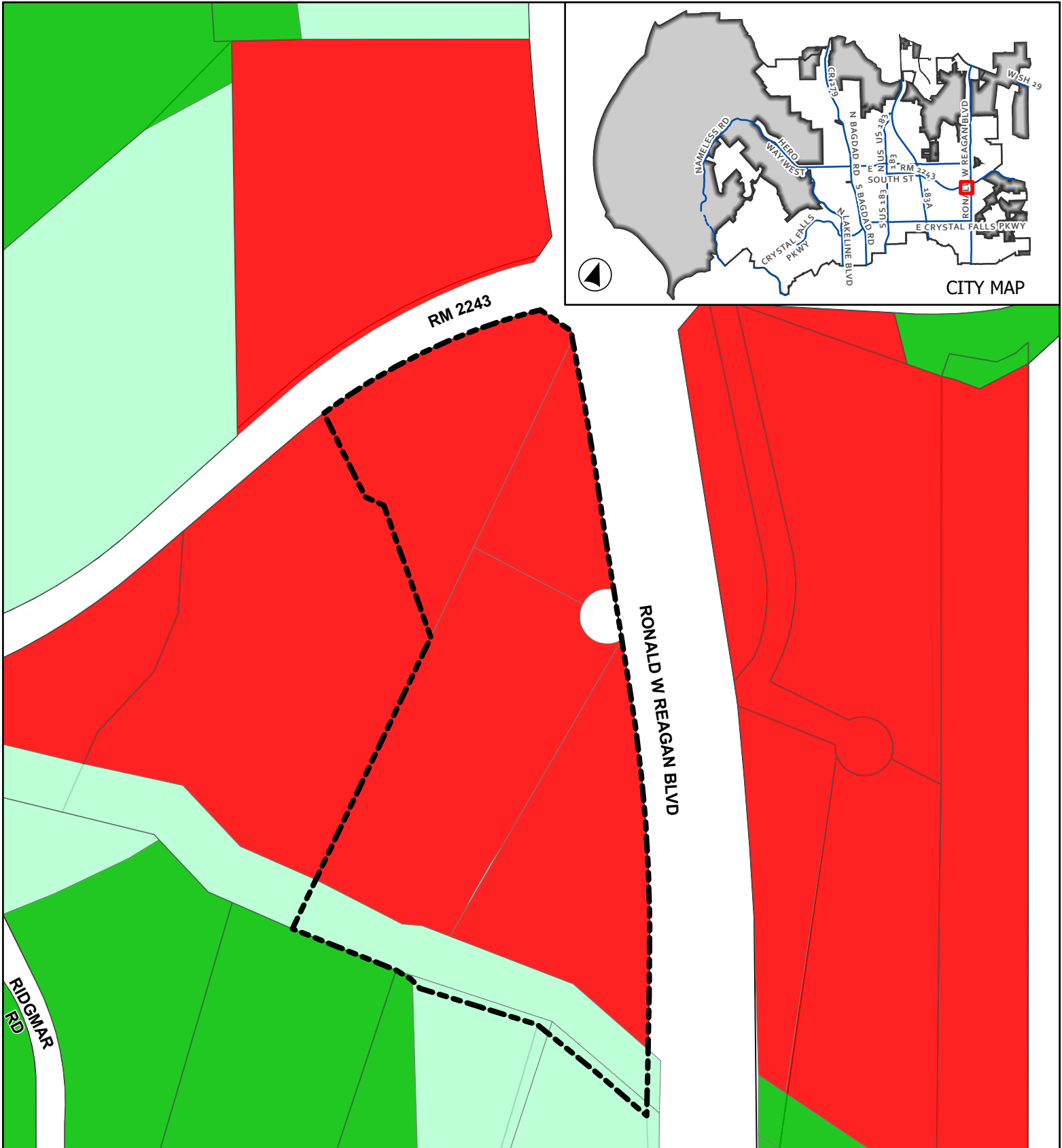
TXB

NO.	DESCRIPTION	DATE	INIT	PROJECT NO.
				DATE: 1/12/2022
				SCALE: AS NOTED
				DRAWN: LML
				CHECKED: LML
				APPROVED: LML

SHEET TITLE:

TREE PROTECTION
 PLAN

Sheet No.



CASE: CP-22-0007 & PP-22-0010

ATTACHMENT 2

BEASLEY SUBDIVISION

Location Exhibit

- Leander City Limits
- ETJ
- Subject Area

- SFR - Single-Family Rural
- SFS - Single-Family Suburban
- GC - General Commercial

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.

