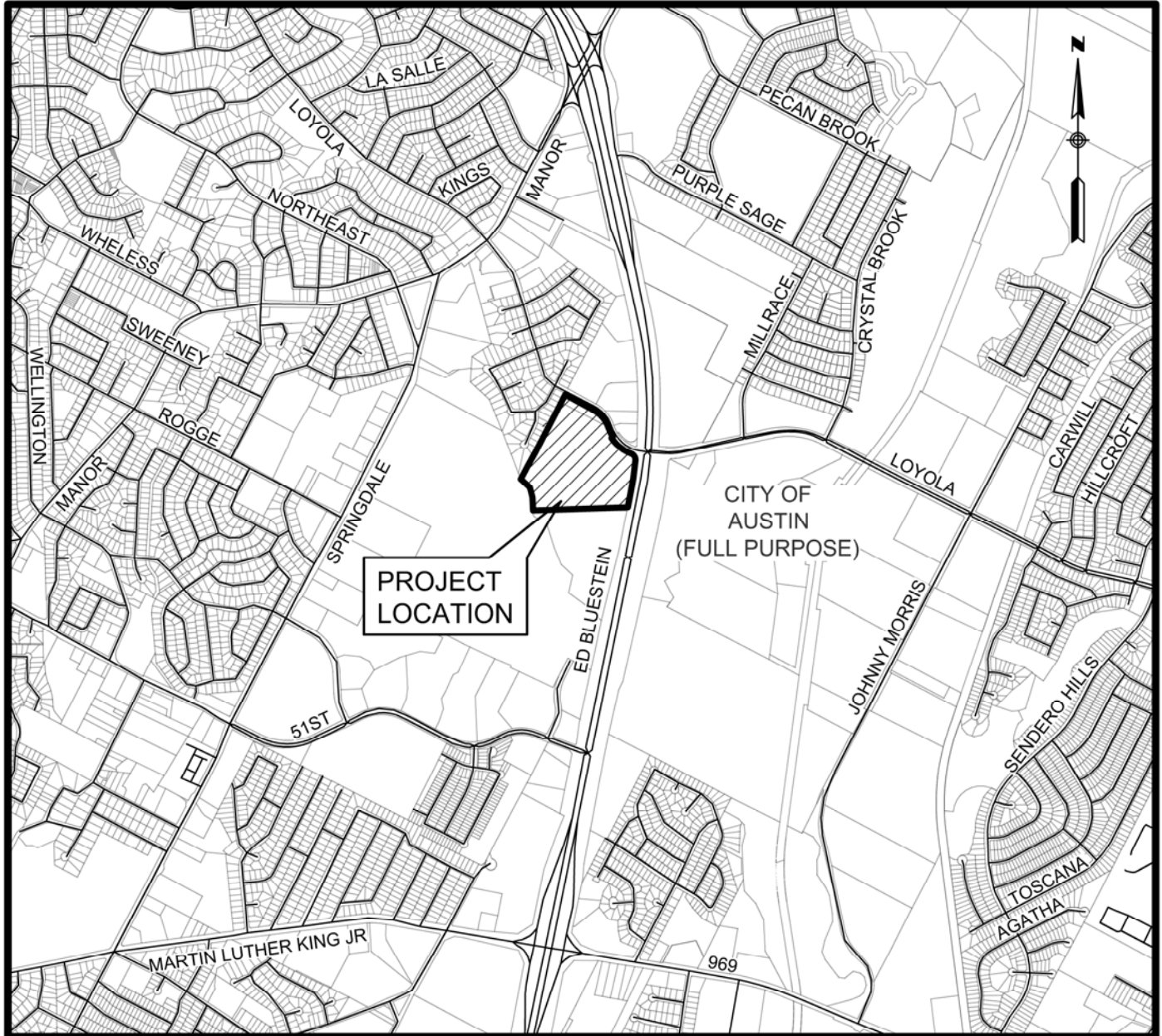


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2018-0025**PC DATE:** March 12, 2019**SUBDIVISION NAME:** AISD Loyola Lane Preliminary Plan**AREA:** 31.7 acres**LOTS:** 98**APPLICANT:** Austin Independent School District (Paul Turner)**AGENT:** LJA Engineering (John Clarke)**ADDRESS OF SUBDIVISION:** 5301 Loyola Lane**GRIDS:** MN25**COUNTY:** Travis**WATERSHED:** Little Walnut Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-3-NP/GR-MU-CO-NP**DISTRICT:** 1**LAND USES:** Residential and commercial**NEIGHBORHOOD PLAN:** University Hills**SIDEWALKS:** Sidewalks will be constructed along all interior streets, and the frontages of Loyola Lane and Ed Bluestein Boulevard.**DEPARTMENT COMMENTS:** The applicant requests approval of the AISD Loyola Lane Preliminary Plan, comprised of 98 lots on 31.7 acres (91 single family lots, three commercial lots, and four landscape, open space, park and public access lots). The proposed lots comply with zoning requirements for use, lot width and lot size.**STAFF RECOMMENDATION:** The staff recommends approval of the preliminary plan. The plan meets all applicable State and City of Austin Land Development Code requirements.**PLANNING COMMISSION ACTION:****CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** steve.hopkins@austintexas.gov



LOCATION MAP

SCALE: 1" = 2,000'

PRELIMINARY PLAN

PRELIMINARY PLAN

A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) # 48453 C 0470 K TRAVIS COUNTY, TEXAS, DATED JANUARY 1, 2010.

I, AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS. I AM RESPONSIBLE FOR THE PREPARATION OF THE ENGINEERING PORTIONS OF THIS PLAN. ALL ENGINEERING INFORMATION SHOWN ON THE PLAN IS ACCURATE AND NOT TO BE USED FOR ANY OTHER PURPOSES. THIS PLAN IS TO BE USED IN ACCORDANCE WITH TITLE 25 OF THE AUSTIN CITY CODES, AS AMENDED, AND ALL OTHER APPLICABLE CITY AND TRAVIS COUNTY CODES, ORDINANCES AND RULES.

John 12-21-18
DATE

STATE OF TEXAS
★ ★ ★ ★ ★
JOHN A. CLARK
81398
REGISTERED
PROFESSIONAL ENGINEER



LOCATION MAP
SCALE: 1" = 2,000'

CITY OF AUSTIN GRID NO. N-25
MAPSCO: 557S & 557W

LEGAL DESCRIPTION:

TRACT 1: TRACT NO. 2, LOYOLA CENTER, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 61, PAGE 18 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (TO BE VACATED)

TRACT 2: 30.17 ACRES, MORE OR LESS, BEING SITUATED IN THE J.C. TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22, TRAVIS COUNTY, TEXAS, CONVEYED TO AUSTIN INDEPENDENT SCHOOL DISTRICT RECORDED IN VOLUME 4343, PAGE 1233 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

SUBMITTAL DATE: FEBRUARY 16, 2018

INDEX OF SHEETS

<u>SHEET NO.</u>	<u>DESCRIPTION</u>
1	TITLE PAGE
2	GENERAL NOTES
3	PRELIMINARY PLAN

PRELIMINARY SUBDIVISION APPROVAL SHEET _____ of _____
FILE NUMBER: C8-2018-0025 **APPLICATION DATE:** FEBRUARY 16, 2018
APPROVED BY: ZONING & PLATTING COMMISSION ON _____
UNDER SECTION 57 **OF CHAPTER** 25-4 **OF THE CITY OF AUSTIN CODE.**
EXPIRATION DATE (LDC 25-4-62) FEBRUARY 16, 2023 **CASE MANAGER:**
STEVE HOPKINS

STEVE HOPKINS FOR:
J. Rodney Gonzales, Director, Development Services Department

Final plats must be recorded by the expiration Date. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all require Building permits or notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

[illegible]

DEVELOPER: RSI COMMUNITIES
810 HESTERS CROSSING RD., SUITE 235
ROUND ROCK, TEXAS 78681
PHONE: (512) 953-4100

OWNER: AUSTIN INDEPENDENT SCHOOL DISTRICT
PAUL TURNER
EXECUTIVE DIRECTOR OF FACILITIES
1111 W. 6TH STREET
AUSTIN, TEXAS 78703

ENGINEER: LIA ENGINEERING, INC.
5316 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
CONTACT PERSON: JOSEPH T. SANDOVAL, P.E.
PHONE: (512) 439-4700
FAX: (512) 439-4716

SURVEYOR: 4WARD LAND SURVEYING, LLC P.O. BOX 90876
AUSTIN, TEXAS 78760
CONTACT PERSON: JASON WARD, R.P.L.S.
PHONE: (512) 532-2384

LJA Engineering, Inc.

5316 Highway 290 West
Suite 150
Austin, Texas 78735

Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386



C8-2018-0025

SHEET 1 OF 4

WA343 RSI Communities415 LoyolaPreliminary Plan\Submittal drawings\Woyda-prelim-cover.dwg
User: jstark
Last Modified: Jan. 23, 19 - 15:03
Plot Date/Time: Jan. 23, 19 - 15:04:04

NOTES

LEGAL DESCRIPTION

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LAND USE SUMMARY			
USE:	ACREAGE	# OF LOTS	% OF PROJECT
SINGLE FAMILY, STANDARD LOT	15.170	91	47.78%
PRIVATE PARK OPEN SPACE, FMS, W/O & D.I.F., BLOCK 'A', LOT 27	5.491	1	17.29%
BURIAL ACCESS, BLOCK 'A', LOT 18	0.046	1	0.14%
LANDSCAPE, BLOCK 'A', LOT 1, BLOCK 'C', LOT 7	0.431	2	1.36%
COMMERCIAL, BLOCK 'A', LOT 58, BLOCK 'A', LOT 59, BLOCK 'A', LOT 60	6.504	3	20.48%
R.O.W.:	4.111	N/A	12.95%
TOTAL	31.753 AC	98	100%

3. IMPERVIOUS COVER

IMPERVIOUS COVER FOR SINGLE FAMILY LOTS WITHIN THIS SUBDIVISION IS CALCULATED BASED ON THE FOLLOWING ASSUMPTIONS:

< 10,000 S.F. = 2,500 S.F. / LOT
10,001 - 15,000 S.F. = 3,500 S.F. / LOT
15,001 - 1 Ac. = 5,000 S.F. / LOT
1 - 3 Ac. = 7,000 S.F. / LOT
3 Ac. + = 10,000 S.F. / LOT

4. ROADWAY STANDARDS

STREET WIDTH AND SIDEWALK LOCATIONS SHALL BE AS FOLLOWS.

STREET TABLE							
STREET NAME	ACCESS STATUS	RIGHT OF WAY	PAVEMENT & CURB TYPE	SIDEWALKS	CUL-DE-SAC PMT./ROW	CLASSIFICATION	LENGTH
ZIA DRIVE	PUBLIC	50'	30' FOC-FOC*	4' - BOTH SIDES	40' / 50'	LOCAL STREET	907'
BLAKLEY BEND	PUBLIC	50'	30' FOC-FOC*	4' - BOTH SIDES	40' / 50'	LOCAL STREET	1167'
LENA DRIVE	PUBLIC	50'	30' FOC-FOC*	4' - BOTH SIDES		LOCAL STREET	599'
LADY COURT	PUBLIC	50'	30' FOC-FOC*	4' - BOTH SIDES	50' / 60'	LOCAL STREET	225'
CHRISTINA COURT	PUBLIC	50'	30' FOC-FOC	4' - BOTH SIDES	40' / 50'	LOCAL STREET	213'
CORINNA ROAD	PUBLIC	50'	30' FOC-FOC	4' - BOTH SIDES		LOCAL STREET	187'
ABUTTING STREET							
US 183	PUBLIC	VARIES	MULTI LANES	6' - BOTH SIDES		US HIGHWAY	N/A
LOYOLA LANE	PUBLIC	VARIES	VARIES FOC-FOC	5' - BOTH SIDES		ARTERIAL	N/A

* FOC-FOC (FACE OF CURB TO FACE OF CURB)
6" STANDARD CURB

5. PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR PORTION OF THIS PRELIMINARY PLAN, FISCAL SECURITY SHALL BE PROVIDED IN ACCORDANCE WITH 25-1-112 OF THE LAND DEVELOPMENT CODE FOR THE FOLLOWING SUBDIVISION IMPROVEMENTS:

(A) STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION, FOR THE FOLLOWING STREETS: ZIA DRIVE, BLAKLEY BEND, LENA DRIVE, LADY COURT, CHRISTIAN COURT, CORINNA ROAD, ED BLUESTEIN BOULEVARD, LOYOLA LANE.

(B) ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (E.G., EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY PONDS, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING THE FOLLOWING STREETS: ZIA DRIVE, BLAKLEY BEND, LENA DRIVE, LADY LANE, CHRISTIAN COURT, CORINNA ROAD, ED BLUESTEIN BOULEVARD, LOYOLA LANE.

6. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES THE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

7. APPROVAL OF THIS PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE CITY'S LAND DEVELOPMENT REGULATIONS IN THE FINAL PLAT, CONSTRUCTION PLANS OR SITE PLAN STATE, UNLESS SUCH DEVIATIONS HAVE BEEN SPECIFICALLY REQUESTED IN WRITING AND SUBSEQUENTLY APPROVED IN WRITING BY THE CITY. SUCH APPROVALS DO NOT RELIEVE THE ENGINEER OF THE OBLIGATION TO MODIFY THE DESIGN OF THE PROJECT IF IT DOES NOT MEET ALL OTHER CITY LAND DEVELOPMENT REGULATIONS OR IF IT IS SUBSEQUENTLY DETERMINED THAT THE DESIGN WOULD ADVERSELY IMPACT THE PUBLIC'S SAFETY, HEALTH, WELFARE OR PROPERTY.

8. DRAINAGE EASEMENTS

- A. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- B. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF AUSTIN FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
- C. DRAINAGE EASEMENTS 15 FEET IN WIDTH ARE FOR ENCLOSED STORM SEWER PIPES. EASEMENTS FOR OPEN CHANNELS SHALL BE A MINIMUM OF 25 FEET WIDE.
- D. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY CITY OF AUSTIN.
- E. SEEDING AROUND DETENTION AND WATER QUALITY POND SHALL MEET CITY OF AUSTIN NATIVE GRASS SPECIFICATIONS 604S.6.

9. 100 YEAR FLOOD PLAIN

A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) # 48453 C 0470 K TRAVIS COUNTY, TEXAS, DATED JANUARY 01, 2016.

10. PARK LAND DEDICATION REQUIREMENTS

PARKLAND REQUIREMENTS FOR THIS DEVELOPMENT WILL BE SATISFIED AT FINAL PLAT. PARKLAND DEDICATION WILL BE SATISFIED BY A TRAIL AND RECREATION EASEMENT TO BE RECORDED WITH FINAL PLAT. TRAIL CONSTRUCTION TO BE PROVIDED WITH THE CONSTRUCTION PLANS.

PARKLAND	TOTAL ACREAGE	CREDITABLE ACREAGE
25 YR. FLOODPLAIN	0.74 ACRES	0
100 YR. FLOODPLAIN	1.00 ACRES	50% OF 0.256 ACRES=0.13
CEF BUFFER OUTSIDE FLOODPLAIN	0	0
UPLANDS	1.60 ACRES	1.60 ACRES
TOTAL		1.73 ACRES

11. UTILITY SYSTEM

- A. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE BUILDING IS CONNECTED TO THE CITY OF AUSTIN'S WATER AND WASTEWATER SYSTEM.
- B. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. THE WATER AND WASTEWATER UTILITY CONSTRUCTION MUST BE INSPECTED BY THE CITY AND THE LANDOWNER MUST PAY THE CITY INSPECTION FEE.
- C. ELECTRIC SERVICE WILL BE PROVIDED BY AUSTIN ENERGY.
- D. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- E. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- F. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- G. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.

12. LOTS 1 & 26, BLOCK A, AND LOT 7, BLOCK C WILL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS. NO RESIDENTIAL DEVELOPMENT SHALL BE ALLOWED ON THESE LOTS. IF CONVEYED TO A PUBLIC ENTITY OR NEIGHBORHOOD ORGANIZATION, RECREATION FACILITIES AND REST AREAS MAY BE CONSTRUCTED.
13. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFFS SHALL BE HELD TO THE AMOUNT ESTABLISHED BY THE REGIONAL DETENTION PLANS APPROVED BY THE CITY OF AUSTIN, EXCEPT THAT THE RUN-OFF IN EXCESS OF THE AMOUNT ESTABLISHED FOR THE REGIONAL DETENTION SYSTEM SHALL BE DETAINED BY THE USE OF ONSITE PONDING OR OTHER APPROVED METHODS. DETENTION PONDS SHALL BE DESIGNED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE TO EXISTING PRE-DEVELOPMENT PEAK RATES OF DISCHARGE FOR THE 2, 10, 25, AND 100 YEAR STORM EVENTS AT EACH POINT OF DISCHARGE FROM THE PROJECT OR DEVELOPMENT SITE.
14. IT SHALL BE THE RESPONSIBILITY OF THE ENGINEER TO DEMONSTRATE THROUGH MAPS, SCHEMATICS, CALCULATIONS AND SUPPORTING DATA THAT THE PROPOSED INFRASTRUCTURE, R.O.W. AND DRAINAGE EASEMENTS ARE ADEQUATE TO CONVEY THE DESIGN FLOWS IN ACCORDANCE WITH THE CITY OF AUSTIN'S DEVELOPMENT STANDARDS. ADDITIONAL DEDICATION OF DRAINAGE EASEMENT(S) MAY BE REQUIRED AT THE TIME OF FINAL PLATTING OR CONSTRUCTION.

15. ANY WATER QUALITY CONTROL FACILITY AS SHOWN ON THE APPROVED WATER QUALITY CONTROL PLAN, THAT SERVES A PARTICULAR PHASE OF DEVELOPMENT, SHALL BE COMPLETED AND FULLY OPERATIONAL PRIOR TO RELEASE OF THAT PHASE. ALL DISTURBED AREAS WITHIN EACH PHASE OF THIS PROJECT SHALL BE REVEGETATED AND ALL PERMANENT EROSION/SEDIMENTATION CONTROLS COMPLETED PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS FOR THAT PHASE. TEMPORARY E/S CONTROLS SHALL BE ADJUSTED AS NEEDED PRIOR TO THIS RELEASE TO ENSURE THAT SUBSEQUENT PHASE DISTURBED AREAS ARE ADEQUATELY COVERED. ADDITIONALLY, ANY AREA WITHIN THE LIMITS OF CONSTRUCTION OF THE PROJECT WHICH IS NOT ADEQUATELY REVEGETATED SHALL BE BROUGHT INTO COMPLIANCE PRIOR TO THE RELEASE OF THE FINAL PHASE.

16. A 10 FOOT ELECTRIC DISTRIBUTION, ELECTRIC TELECOMMUNICATIONS, AND ELECTRIC FIBER EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL R.O.W.
17. THE WATER QUALITY EASEMENTS SHOWN ARE FOR THE PURPOSE OF ACHIEVING COMPLIANCE PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE (LDC). THE USE AND MAINTENANCE OF THESE EASEMENTS IS RESTRICTED BY THE LDC.
18. MAINTENANCE OF WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE ACCORDING TO CITY OF AUSTIN STANDARDS.
19. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC AND ENVIRONMENTAL CRITERIA MANUAL.

20. AERIAL TOPOGRAPHIC MAPPING FROM THE CITY OF AUSTIN, 2012.

21. ALL STREETS ARE PUBLIC AND WILL BE DESIGNED AND BUILT TO CITY OF AUSTIN STANDARDS.

22. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL NEW DEVELOPMENT.

23. PROJECT IS LOCATED WITHIN THE LITTLE WALNUT CREEK WATERSHED.

24. PROJECT IS NOT WITHIN THE CONTRIBUTING ZONE OR RECHARGE ZONE OF THE EDWARDS AQUIFER.

25. THIS PROJECT IS IN THE DESIRED DEVELOPMENT ZONE WITHIN A URBAN WATERSHED.

26. OWNER MAY NOT PLACE, ERECT, CONSTRUCT OR MAINTAIN WITHIN THE ELECTRIC TRANSMISSION EASEMENT:

- ANY PERMANENT STRUCTURES, INCLUDING, BUT NOT LIMITED TO HABITABLE STRUCTURES SUCH AS HOMES, MOBILE HOMES, GARAGES, OR OFFICES,
- ANY STRUCTURE OF ANY KIND IN SUCH PROXIMITY TO THE ELECTRIC TRANSMISSION OR DISTRIBUTION LINES, POLES, STRUCTURES, TOWERS, OR APPURTENANT FACILITIES AS WOULD CONSTITUTE A VIOLATION OF THE NATIONAL ELECTRIC SAFETY CODE IN EFFECT AT THE TIME THE STRUCTURE IS ERECTED
- ANY STRUCTURES, INCLUDING BUT NOT LIMITED TO, FENCES, STORAGE SHEDS, DRAINAGE, FILTRATION OR DETENTION PONDS WHICH WOULD IMPAIR AUSTIN ENERGY'S ACCESS TO THE TRANSMISSION EASEMENTS OR ITS LINES, POLES, STRUCTURES, TOWERS OR APPURTENANT FACILITIES IN THE EASEMENTS

27. THE CITY'S ENVIRONMENTAL CRITERIA MANUAL (ECM) SECTIONS 2.4.1.D AND 2.4.2.C STATE, "IN AREAS WHERE UTILITY LINES ARE PRESENT OR PROPOSED, PLANTING OF TREES FROM THE UTILITY COMPATIBLE SHADE TREES LIST (SEE APPENDIX F) SHALL BE PLANTED WITHIN: A)10 LATERAL FEET FROM ANY OVERHEAD DISTRIBUTION CONDUCTOR; B)30 TO 40 LATERAL FEET FROM ANY OVERHEAD TRANSMISSION CONDUCTOR, UNLESS A MORE RESTRICTIVE DEDICATED RIGHT-OF-WAY HAS BEEN ESTABLISHED; C)10 LATERAL FEET FROM ANY UNDERGROUND ELECTRIC FACILITY. ANY PLANTS NEAR TRANSMISSION FACILITIES MUST ALLOW FOR REQUIRED ACCESS TO FACILITIES. VARIATIONS TO THESE PLANTING DISTANCES AND SPECIES MAY BE MADE ONLY WITH THE EXPLICIT WRITTEN APPROVAL OF AUSTIN ENERGY OR THE AFFECTED UTILITY OWNER."

28. NO TREES SHALL BE PLANTED WITH A MATURE HEIGHT OF GREATER THAN 15 FEET WITHIN THE EASEMENT. NO TREES SHALL BE PLANTED WITHIN 25 FEET OF THE BASE OF THE TRANSMISSION STRUCTURE. VEHICULAR ACCESS FOR AUSTIN ENERGY TRUCKS AND EQUIPMENT IS TO BE MAINTAINED AT ALL TIMES WITHIN THE EASEMENT. AUSTIN ENERGY WILL NOT BE RESPONSIBLE FOR DAMAGE AND/OR REMOVAL OF VEGETATION WITHIN THE EASEMENT.

29. ANY PLANNED TEMPORARY OR PERMANENT FENCING MUST NOT PREVENT ACCESS TO THE EASEMENT. AUSTIN ENERGY WILL INSTALL A LOCK ON THE GATE TO PROVIDE ACCESS. IDENTIFY LOCATION AND PROVIDE SPECIFICATIONS FOR PROPOSED FENCING. ACCESS MUST BE GIVEN 24 HOURS A DAY.

30. A FIFTEEN FOOT ELECTRIC DISTRIBUTION, TRANSMISSION, ELECTRIC TELECOMMUNICATIONS, AND ELECTRIC FIBER EASEMENT WILL BE DEDICATED ALONG AND ADJACENT TO LOYOLA LANE AND ED BLUESTEIN BLVD WITH THE FINAL PLAT.

31. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED AS SHOWN BY A DOTTED LINE ON THE PRELIMINARY PLAN. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.

32. DRIVEWAY ACCESS TO LOYOLA LANE IS PROHIBITED FROM LOT 57, BLOCK A.

33. PARKLAND REQUIREMENTS WILL BE SATISFIED WITH FINAL PLAT. (9.4 X 91 X 2.8)/1000 = 2.4 ACRES.

PRELIMINARY SUBDIVISION APPROVAL SHEET _____ of _____
FILE NUMBER: C8-2018-0025 APPLICATION DATE: FEBRUARY 10, 2018
APPROVED BY ZONING & PLATTING COMMISSION ON _____
UNDER SECTION 57 OF CHAPTER 25-4 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (LDC 25-4-62): FEBRUARY 10, 2023 CASE MANAGER:
STEVE HOPKINS

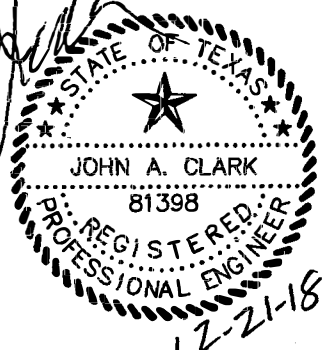
STEVE HOPKINS FOR:
J. Rodney Gonzales, Director, Development Services Department
Final plans must be recorded by the expiration date. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all require Building permits or notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

A.I.S.D. - LOYOLA LANE TRACT
PRELIMINARY PLAN

GENERAL NOTES

REVISIONS		DESCRIPTION	BY	DATE
NO.				

DATE:	01/23/2019
DESIGNED BY:	JPS
DRAWN BY:	JMC
CHECKED BY:	JPS
DRAWING NAME:	loyola-prelim-notes.dwg



Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386

LJA Engineering, Inc.
5316 Highway 290 West
Suite 150
Austin, Texas 78735

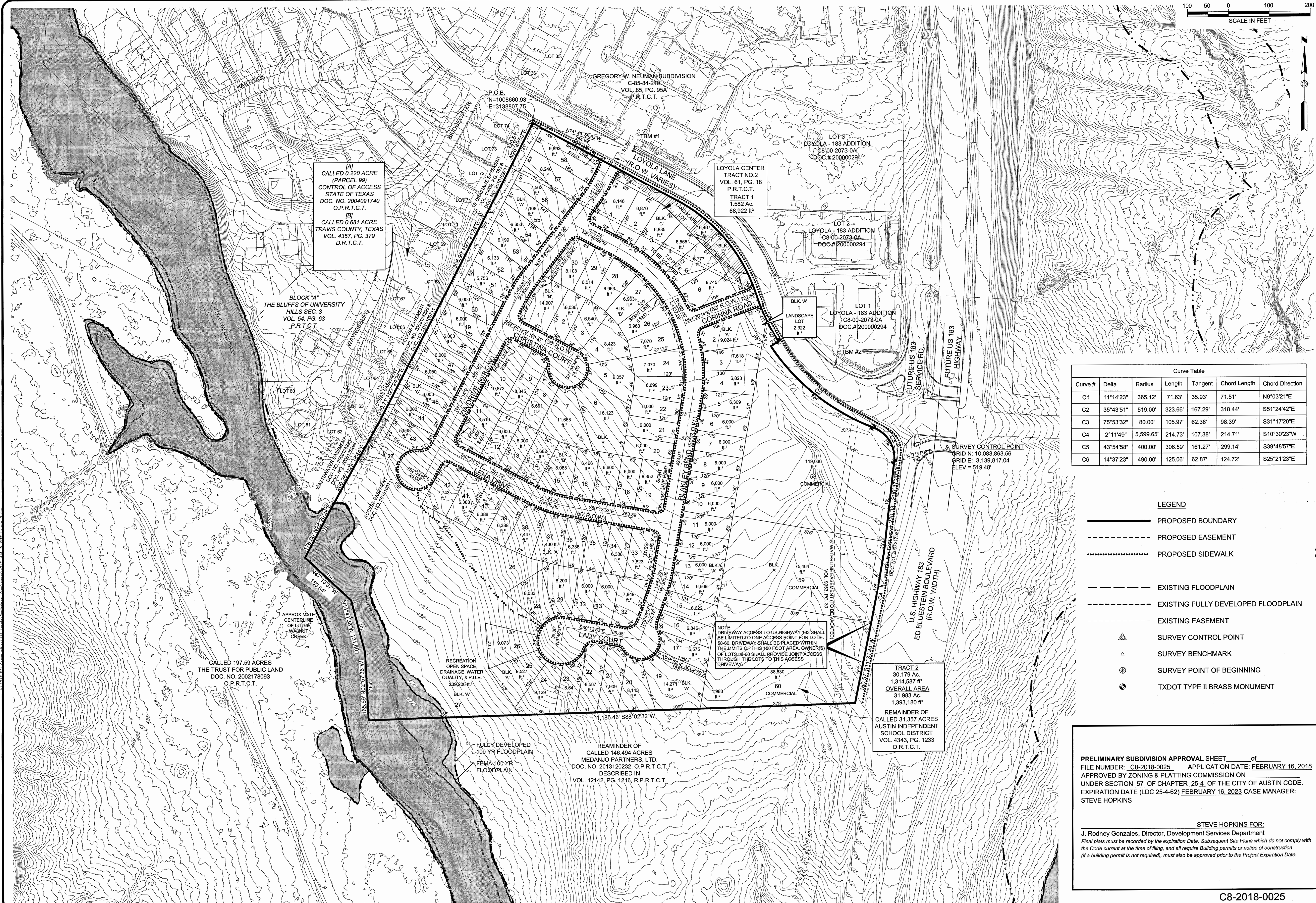
JOB NUMBER:
A343-0415

SHEET NO.

2

OF 4 SHEETS

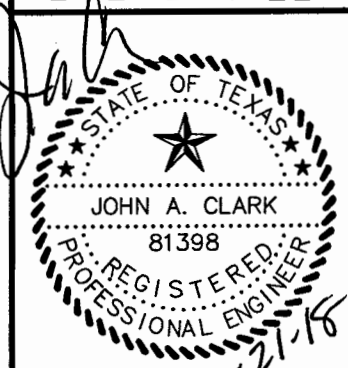
C8-2018-0025



A.I.S.D. - LOYOLA LANE TRACT
PRELIMINARY PLAN

PRELIMINARY PLAN

		REVISIONS	
		NO.	DESCRIPTION
DATE:	07/23/2019		
DESIGNED BY:	JTS		
DRAWN BY:	JMC		
CHECKED BY:	JTS		
DRAWING NO.:	kyocera-externalmy / 268		



LJA Engineering, Inc.

Phone 512 439-4700
Fax 512 439-4716
FRN - F-1386

5316 Highway 290 West
Suite 150
Austin, Texas 78735

JOB NUMBER:
A343-0415

SHEET NO.
3

OF 4 SHEETS