SUBDIVISION REVIEW SHEET

CASE NO.: C8-2019-0172
SUBDIVISION NAME: Ambition Park Preliminary Plan
AREA: 33.05 acres
LOTS: 29
APPLICANT: Tuscany Park LLC (Jill Rogers)
AGENT: Austin Civil Engineering, LLC (Brian Roby)
ADDRESS OF SUBDIVISION: 2507 ½ Ferguson Lane
GRIDS: MN28
COUNTY: Travis
WATERSHED: Walnut Creek
JURISDICTION: Full Purpose
EXISTING ZONING: LI-CO
DISTRICT: 1
LAND USE: limited industrial

SIDEWALKS: Sidewalks will be constructed along all internal streets and the Wall Street frontage.

DEPARTMENT COMMENTS: The request is for the approval of the Ambition Park resubdivision, comprised of 30 lots on 33.05 acres. The lots will be served by a new road (Ambition Way) and the extension of Chartre Drive. Because this site is zoned for uses other than single-family residential or duplex residential, flag lot designs are permitted without a variance or driveway/utility plan. In addition, the Director has determined the subdivision conforms to the fire code, utility design criteria, plumbing code and requirements for access. 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
Preliminary Subdivision Plan

Ambition Park

AUSTIN, TEXAS 78754

Submit Date: September 17, 2019

Sheet Index
1. Cover Sheet
2. Preliminary Subdivision Plan

Exhibits
DX1 - Pre-Developed Drainage Area Map
DX2 - Proposed Drainage Area Map
DX3 - Existing Slope Map
DX4 - Proposed Watershed Drainscape Area Map
DX5 - Existing Drainage Area Map
DX6 - Existing Tree Survey
DX7 - Walnut Creek (Suburban) Watershed Exhibit
DX8 - Preliminary Utilities Plan
DX9 - Existing Erosion Control Plan
DX10 - Preliminary Erosion Control Details

General Notes

- Zoning: LI-CO
- The site is located in the EDWARD'S AQUIFER ZONES.
- The project is located within the full purpose jurisdiction of the City of Austin.
- The Preliminary Subdivision Plan must be approved prior to the Project Expiration Date.
- Public sidewalks, built to City of Austin standards, are required along the following streets and as shown by a sidewalk location on the proposed plat. These sidewalks shall be deemed complete. 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.
- The Preliminary Subdivision Plan is within the Full Purpose Jurisdiction of the City of Austin.
- Off-street loading and unloading facilities shall be provided in all commercial and industrial lots.
- Lot lines and lot numbers must also be approved prior to the Project Expiration Date.
- PERMIT ISSUANCE AND LICENSES FOR WATER, SEWER, ELECTRIC, GAS, AND OTHER SERVICES: DO NOT APPLY TO THIS SUBDIVISION Plan. WATER AND WASTEWATER UTILITIES SYSTEMS SUBMITTED WITH THIS PUBLICATION PLAN MUST HAVE BEEN ISSUED BY THE CITY OF AUSTIN WATER AND SANITATION DEPARTMENT.
- The Water and Wastewater Utility Plans for the development must be approved by the City of Austin Water and Sanitation Department. The water and wastewater utility plans must be approved by the City of Austin Water and Sanitation Department prior to the issuance of a building permit.

City Grid No: M 28, N 28
Map Scale No: 520, 522, 527, 537 W

Utilities

WATER & SEWER
City of Austin
AUSTIN, TEXAS 78754
Contact: Michael Thurman
Phone: (512) 972-0238

PUBLIC SEWER, BUILT TO CITY OF AUSTIN STANDARDS, IS REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A SIDEWALK LOCATION ON THE PROPOSED PLAT. THESE SIDEWALKS SHALL BE DEEMED COMPLETE. 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.

ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (E.G., EROSION AND SEDIMENTATION CONTROLS, STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY, AND WATER QUALITY PONDS, ETC) AS DETERMINED PRIOR TO OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.

Necessary Additional Information: Water and Wastewater Utility Plans Must Be Submitted and Approved by the City of Austin Water and Sanitation Department Prior to the Issuance of a Building Permit. Lot Lines and Lot Numbers Must Be Approved Prior to the Issuance of a Building Permit.

Use Matters and Calls backs shall be coordinated with the City of Austin Water Utility System. Water and Wastewater Utility Plans Must Be Approved By the City of Austin Water and Sanitation Department. The Water and Wastewater Utility Plans Must Be Approved By the City of Austin Water and Sanitation Department Prior to the Issuance of a Building Permit. Lot Lines and Lot Numbers Must Be Approved Prior to the Issuance of a Building Permit.
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

1. ALL UNPAVED AREAS WITHIN THE LIMITS OF CONSTRUCTION SHALL BE SODDED OR SEEDED AS INDICATED.
2. BASE COURSE TO EXTEND BEYOND CURB (1') FOR SOILS WITH PI OF 20 OR LESS, (3') FOR ALL OTHER SOILS.
3. (4'') MINIMUM THICKNESS OF BASE UNDER CURB.
4. PAVEMENT THICKNESS IS A MINIMUM, ACTUAL THICKNESS TO BE DETERMINED BASED ON COMPUTERIZED PAVEMENT DESIGN.

AMBITION PARK

ENGINEERING, INC.

TBPE FIRM # F-001018

9501 B MANCHACA RD, SUITE. 220
AUSTIN, TX 78748

PH: (512) 306-0018

NORTH SCALE: 100

INDUSTRIAL COLLECTOR STREET CROSS SECTION

2% SLOPE ←

SIDEWALK

3" MIN H.M.A.C. TYPE C

8" LIME STABILIZED SUBGRADE

12" MIN. FLEXIBLE BASE

INDUSTRIAL COLLECTOR STREET CROSS SECTION

PRELIMINARY SUBDIVISION APPROVAL SHEET ________ OF 2

FILE NUMBER: C5-2018-0172

APPLICATION DATE: OCTOBER 10, 2018

APPROVED BY ZAP ON ________________________

EXPIRATION DATE (LDC 25-4-62): OCTOBER 10, 2023

CASE MANAGER: ________________________________________

Steve Hopkins, for:
Denise Lucas, 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 require Building permits or notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.