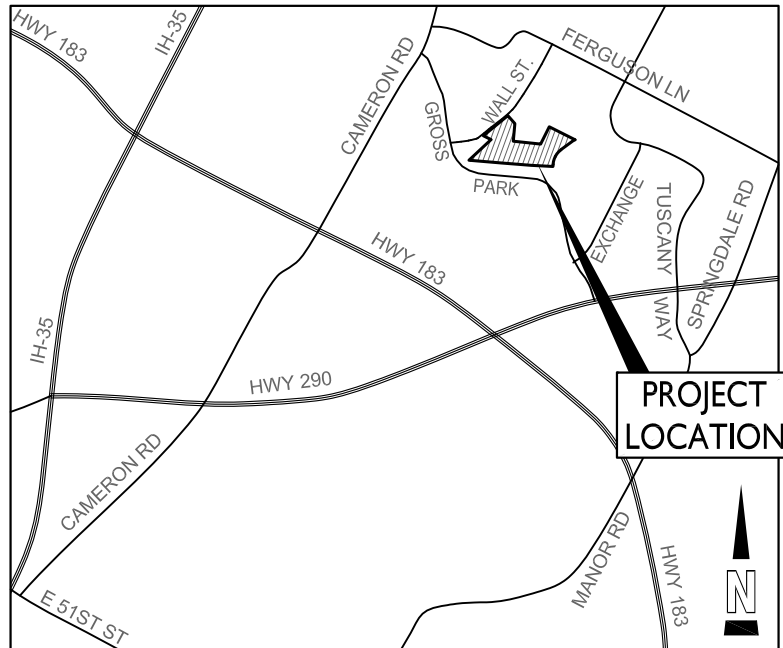


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2019-0172**ZAP DATE:** October 1, 2019**SUBDIVISION NAME:** Ambition Park Preliminary Plan**AREA:** 33.05 acres**LOTS:** 29**APPLICANT:** Tuscany Park LLC (Jill Rogers)**AGENT:** Austin Civil Engineering, LLC (Brian Roby)**ADDRESS OF SUBDIVISION:** 2507 ½ Ferguson 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



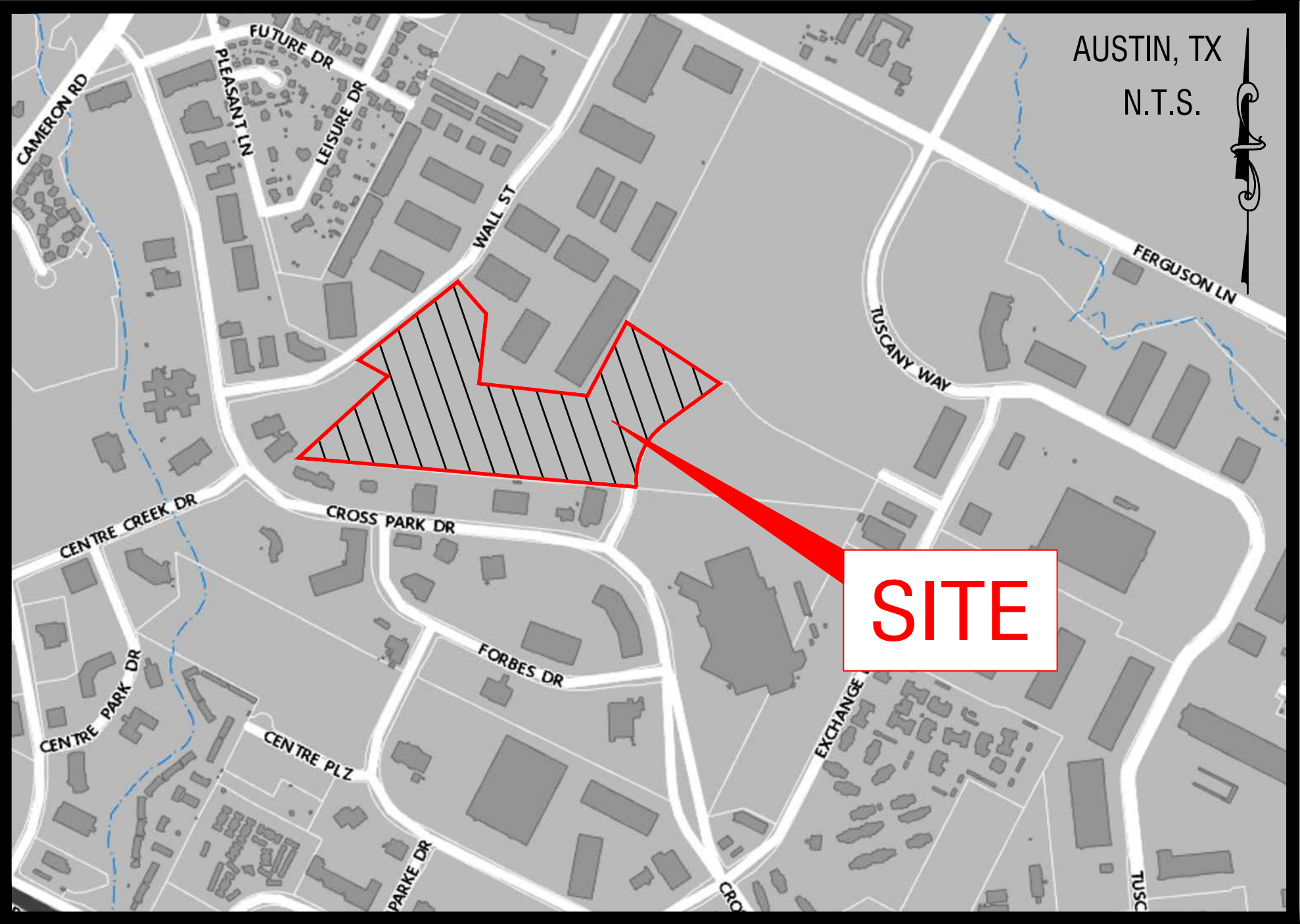
VICINITY MAP

NOT TO SCALE

C.O.A. GRID NO'S : M28

MAPSCO PAGE : 526Z

VICINITY MAP



CITY GRID NO: M 28, N 28
MAPSCO NO: 526 V, 526 Z, 527 S, 527 W

UTILITIES

WATER & WASTEWATER

CITY OF AUSTIN
625 E. 10TH STREET
AUSTIN, TEXAS 78701
CONTACT:
PHONE: (512) 972-0238

TELEPHONE / CABLE

AT&T
712 EAST HUNTLAND DRIVE, ROOM 229
AUSTIN, TEXAS 78752
CONTACT: MICHAEL THURMAN
PHONE: (512) 870-4708

ONE-CALL

UTILITY LOCATING SERVICES
CONTRACTOR TO CALL BEFORE DIGGING !!
PHONE: 1(800) DIG-TESS
1(800) 344-8377

ELECTRIC

AUSTIN ENERGY
2412 KRAMER LANE, BLDG C
AUSTIN, TEXAS 78758
CONTACT:
PHONE: (512) 505-7223

CONSULTANTS

CIVIL ENGINEER

AUSTIN CIVIL ENGINEERING, INC.
9501-B MANCHACA ROAD, SUITE. 200
AUSTIN, TEXAS 78748
PHONE: (512) 306-0018

SURVEYOR

CAPITAL SURVEYING CO., INC
FIRM REGISTRATION NO. 10126700
925 SO. CAPITAL OF TEXAS HIGHWAY, B-115
AUSTIN, TEXAS 78746
PHONE: (512) 327-4006

OWNERS

JILL ROGERS
RED VENTURE
5300 MOON SHADOW
AUSTIN, TEXAS 78735

PRELIMINARY SUBDIVISION PLAN
AMBITION PARK

AUSTIN, TEXAS. 78754

SUBMITTAL DATE: SEPTEMBER 17, 2019

SHEET INDEX

- COVER SHEET
- PRELIMINARY SUBDIVISION PLAN

EXHIBITS

- EX1 - PRE-DEVELOPED DRAINAGE AREA MAP
- EX2 - PROPOSED DRAINAGE AREA MAP
- EX3 - EXISTING WATERSHEDS DRAINAGE AREA MAP
- EX4 - PROPOSED WATERSHEDS DRAINAGE AREA MAP
- EX5 - EXISTING SLOPE MAP
- EX6 - CUT & FILL EXHIBIT
- EX7 - WALNUT CREEK (SUBURBAN) WATERSHED EXHIBIT
- EX8 - PRELIMINARY UTILITIES PLAN
- EX9 - EXISTING TREE SURVEY
- EX10 - PRELIMINARY EROSION CONTROL PLAN
- EX11 - PRELIMINARY EROSION CONTROL DETAILS

TOTAL AREA SUMMARY		
TYPE	QTY.	ACRES
BUILDABLE LOTS	26	24.66 AC
WQ & DETENTION LOTS	3	4.75 AC
RIGHT OF WAY		3.64 AC
TOTAL SITE AREA:		33.05 AC

STATE OF TEXAS

COUNTY OF TRAVIS

I, HUNTER SHADBURNE P.E., DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH THE TEXAS ENGINEERING PRACTICE ACT, INCLUDING SECTION 131.152(e). I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT, AND MAY RESULT IN CRIMINAL, CIVIL AND/OR ADMINISTRATIVE PENALTIES AGAINST ME, AS AUTHORIZED BY THE ACT.


HUNTER SHADBURNE, P.E.

9/20/19
DATE

ENGINEER CERTIFICATION
STATE OF TEXAS

I, HUNTER SHADBURNE P.E., A PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT THE LOT(S) IN THIS SUBDIVISION ARE NOT LOCATED WITHIN ANY DESIGNED 100 YEAR FLOOD PLAIN AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FIRM NO. 48453C0460 K, DATED JANUARY 06, 2016, AS PREPARED BY THE FEDERAL EMERGENCY AGENCY


HUNTER SHADBURNE P.E.
PROFESSIONAL ENGINEER NO. 74382

9/20/19
DATE

SURVEYOR'S CERTIFICATION
STATE OF TEXAS

I AM AUTHORIZED TO PRACTICE THE PROFESSION OF SURVEYING IN THE STATE OF TEXAS. I AM RESPONSIBLE FOR THE PREPARATION OF THE SURVEYING PORTIONS OF THIS PLAN. ALL SURVEYING INFORMATION SHOWN ON THE PLAN IS ACCURATE AND CORRECT WITH REGARD TO THE SURVEYING PORTIONS THEREOF. THE PLAN COMPLIES WITH TITLE 30 OF THE AUSTIN CITY CODES, AS AMENDED, AND ALL OTHER APPLICABLE CITY AND TRAVIS COUNTY CODE, ORDINANCES AND RULES.


BLAINE J. MILLER
Registered Professional Land Surveyor
No. 5121 - State of Texas
DATE



PROJECT DATA

PROPERTY OWNER NAMES: JILL ROGERS RED VENTURE
OWNERS ADDRESS: 5300 MOON SHADOW AUSTIN, TEXAS 78735
ACREAGE: 33.05 ACRES
LEGAL DESCRIPTION: AMBITION PARK TRACT 33.05 ACRES
ADDRESS: AMBITION PARK AUSTIN, TEXAS 78754
LAND USE SUMMARY:
ZONING: LI-CO
DATE: SEPTEMBER 17, 2019
PERSON PREPARING PLAN: HUNTER SHADBURNE, P.E.
COMPANY: AUSTIN CIVIL ENGINEERING, INC.
ADDRESS: 9501 B MANCHACA ROAD, SUITE 220 AUSTIN, TEXAS 78748
PHONE: (512) 306-0018

GENERAL NOTES

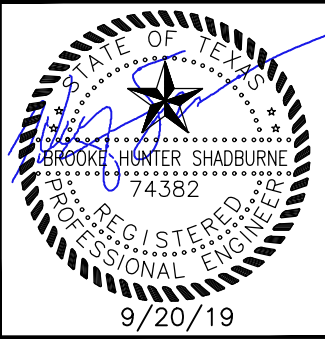
- ZONING: LI - CO
- THIS SITE IS NOT LOCATED WITHIN THE EDWARD'S AQUIFER ZONES.
- THIS TRACT IS WITHIN THE ZONE "X" AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) FLOOD INSURANCE RATE MAP PANEL NO. 48453C0460 K, REVISED DATE JANUARY 06, 2016 FOR TRAVIS COUNTY, TEXAS.
- THIS PROJECT IS LOCATED IN THE LITTLE WALNUT CREEK AND WALNUT CREEK WATERSHEDS, WHICH ARE CLASSIFIED AS A SUBURBAN AND URBAN WATERSHED, AND SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH THE TERMS AND CONDITIONS OF THE CITY OF AUSTIN WATERSHED DEVELOPMENT ORDINANCE.
- ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN ACCEPTING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
- APPROVAL OF THIS PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE CITY'S LAND DEVELOPMENT REGULATIONS IN THE FINAL PLAT, CONSTRUCTION PLAN OR SITE PLAN STAGE, 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.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: AMBITION WAY, CHARTRE DRIVE. 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.
- PRIOR TO THE RECORDING OF ANY FINAL OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SURETY SHALL BE PROVIDED IN ACCORDANCE WITH LCD, 25-1-112 OF THE LAND DEVELOPMENT CODE FOR THE FOLLOWING SUBDIVISION IMPROVEMENTS:
 - STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY, AND WASTEWATER COLLECTION FOR THE FOLLOWING STREET: AMBITION WAY, CHARTRE DRIVE.
 - ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (E.G., EROSION AND SEDIEMNRATOIN CONTROLS, RESTORATIONS, CHANNEL WORK, PIPES 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 STREET: AMBITION WAY, CHARTRE DRIVE.
- ALL STREETS WILL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS. LDC, 25-6-171(A). AND DEDICTAED AS PUBLIC RIGHT - OF - WAY WITH THE FINAL PLAT.
- BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- THE PRELIMINARY SUBDIVISION PLAN IS WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN.
- OFF-STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.
- LOT 2, LOT 3, AND LOT 12 ARE FOR DRAINAGE AND DETENTION. NO DEVELOPMENT IS ALLOWED.
- THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- WATER METERS AND CALLOUTS SHALL NOT BE LOCATED IN DRIVEWAYS OR SIDEWALKS.
- EACH LOT SHALL HAVE INDEPENDENT WATER METERS AND CLEANOUTS.
- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- WATER AND WASTEWATER UTILITY PLANS SUBMITTED WITH THIS PRELIMINARY PLAN HAVE NOT BEEN REVIEWED OR APPROVED BY AUSTIN WATER. WATER AND WASTEWATER PLANS WILL BE REVIEWED AND APPROVED WITH THE SUBSEQUENT SUBDIVISION CONSTRUCTION PLANS AND OR INFRASTRUCTURE SITE PLANS.

PRELIMINARY SUBDIVISION APPROVAL SHEET 1 OF 2
FILE NUMBER C8-2018-0172
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 Pans 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.

CASE NO: 00-2019-0000

AUSTIN CIVIL
ENGINEERING, INC.
TYPE FIRM # F-001018
9501 B MANCHACA RD. SUITE. 220
AUSTIN, TX 78748
PH: (512) 306-0018



AMBITION PARK
AUSTIN, TEXAS. 78754

REVISIONS		APPROVED BY	
REV.	DATE	DESCRIPTION	

JOB: 19-040 DATE: 9/20/19
CAD: DA/MM CHK'D BY: BR
ENGINEER: HS CHK'D BY:
SCALE:

COVER
SHEET

SITE CIVIL PLAN
1
of 2



Know what's below.
Call before you dig.

PROPERTY BOUNDARY
LOT LINES
ADJOIN PROPERTY
EASEMENT / SETBACK LINE

PROPOSED
700

EXISTING
676

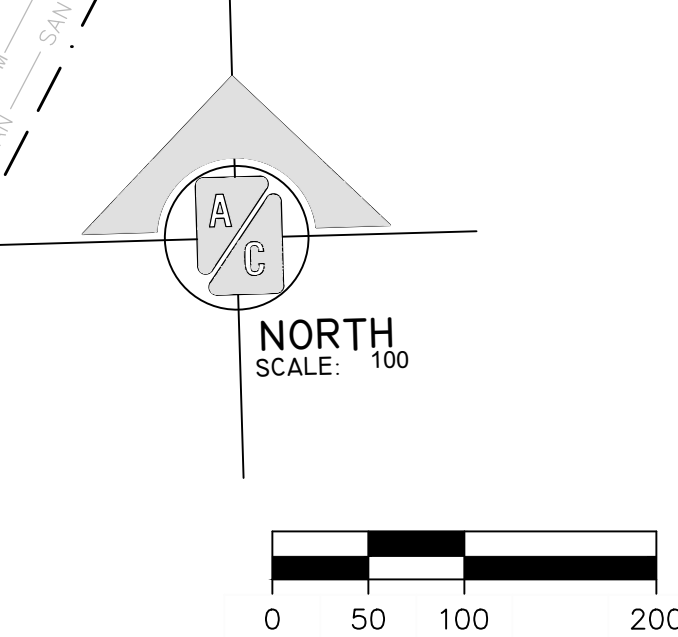
MAJOR CONTOURS
MINOR CONTOURS
CURB AND GUTTER
STORM SEWER LINE
WASTEWATER LINE
WATER LINE
SIDEWALK
WIRE FENCE
METAL FENCE
IRON FENCE
WOOD FENCE
GAS LINE
TELEPHONE
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC
POWER POLE
LIGHT POLE
EXISTING DRAINAGE AREA
PROPOSED DRAINAGE AREA

ST ST
WW8 WW8
WL12 WL12
X X
I I
G
T
OE OE
UE
X
X

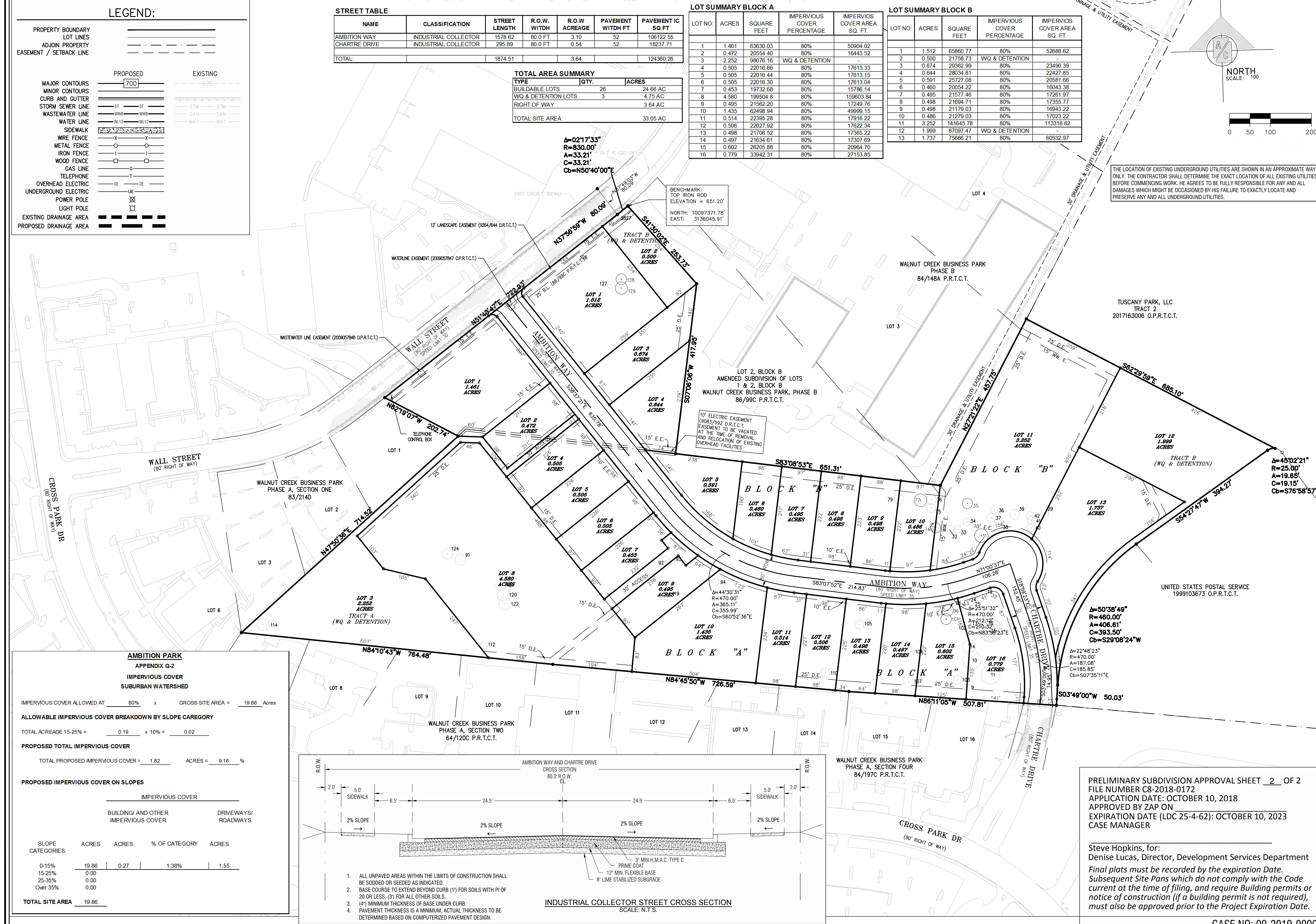
STM STM
SAN SAN
WAT WAT

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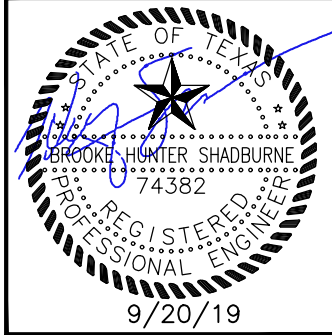
LOT SUMMARY BLOCK B				
LOT NO:	ACRES	SQUARE FEET	IMPERVIOUS COVER PERCENTAGE	IMPERVIOUS COVER AREA SQ. FT.
1	1.512	65860.77	80%	52688.62
2	0.500	21758.73	WQ & DETENTION	
3	0.874	23562.99	80%	23490.39
4	0.644	28034.81	80%	22427.85
5	0.591	25727.08	80%	20581.66
6	0.460	20054.22	80%	16043.38
7	0.495	21577.46	80%	17261.97
8	0.498	21694.71	80%	17355.77
9	0.498	21779.03	80%	16943.22
10	0.486	21279.03	80%	17023.22
11	3.252	141645.78	80%	113316.62
12	1.999	87097.47	WQ & DETENTION	-
13	1.737	75666.21	80%	60532.97



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.



**AUSTIN CIVIL
ENGINEERING, INC.**
TBE FIRM # F-001018
9501 B MANCHACA RD, SUITE 220
AUSTIN, TX 78748
PH: (512) 306-0018



AMBITION PARK
AUSTIN, TEXAS. 78754

[illegible]

PRELIMINARY
SUBDIVISION
PLAN

2
of 2

PRELIMINARY SUBDIVISION APPROVAL SHEET 2 OF 2
FILE NUMBER C8-2018-0172
APPLICATION DATE: OCTOBER 10, 2018
APPROVED BY ZAP ON _____
EXPIRATION DATE (LDC 25-4-62): OCTOBER 10, 2023
CASE MANAGER

Steve Hopkins, for:
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CASE NO: 00-2019-0000