





Untitled Map

Write a description for your map.

Legend


-  4802 S Congress Ave
-  Crosswalk
-  Drake Bend Park
-  SITE



Google Earth

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1000 ft

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- (a) deny the director's request and limit the required dedication to no more than 15% of gross site area; or
 - (b) require additional parkland dedication beyond the 15% cap, up to the lesser of:
 - (i) the amount required under Subsection (E) of this section; or
 - (ii) the minimum amount the Land Use Commission finds to be necessary based on the criteria in Paragraph (1)(a)-(b) of this subsection and the Parkland Dedication Operating Procedures.
- (4) If an applicant dedicates less than the amount of land required for dedication under Subsection (E) due to the cap imposed by this subsection, the director shall require payment of a fee in-lieu of dedication under Section 25-1-605 (*Fee In-Lieu of Parkland Dedication*) for the remaining undedicated land.
- (5) A request by the director under this subsection may be consolidated with an appeal by the applicant under Section 25-1-605(F) (*Payment of Fee In-Lieu Dedication*).

Source: Ord. No. 20160128-086, Pt. 2, 2-8-16.

§ 25-1-603 - STANDARDS FOR DEDICATED PARKLAND.

- (A) In addition to the requirements of this article, land to be dedicated as parkland must meet the requirements of this subsection.
- (1) Parkland must be easily accessible to the public and open to public view so as to benefit area residents, enhance the visual character of the City, protect public safety, and minimize conflicts with adjacent land uses.
 - ✖ (2) On-street and off-street connections between residential neighborhoods shall be provided, wherever possible, to provide reasonable access to parks and open space areas.
 - (3) In addition to the requirements of this subsection, parkland must comply with the standards in the Comprehensive Plan, the Park and Recreation Long-Range Plan, the Environmental Criteria Manual, and the Parkland Dedication Operating Procedures.
- (B) The director shall determine whether land offered for dedication complies with the standards for dedication under Subsection (A) of this section and may require a subdivision or site plan applicant to provide information deemed necessary to determine compliance.
- (C) Unless otherwise required under the Parkland Dedication Operating Procedures, fifty percent of acreage in the 100 year floodplain that is dedicated as parkland may be credited toward fulfilling the requirements of this article if any adjoining land within the 25 year floodplain is also dedicated as parkland. The land within the 25 year floodplain may not be credited toward fulfilling the requirements of this article.
- (D) Land identified on the Deficient Parkland Area Map maintained by the Parks and Recreation Department that does not otherwise comply with the standards for parkland dedication may be accepted as dedicated parkland if the director determines that the land will provide recreational or educational opportunities for the surrounding community. In this event, 50 percent of the acreage may be credited toward fulfilling the requirements of this article.

Source: Ord. No. 20160128-086, Pt. 2, 2-8-16.

§ 25-1-604 - PRIVATE PARKLAND.

- (A) The director may allow up to a 100 percent credit toward fulfilling the requirements of:

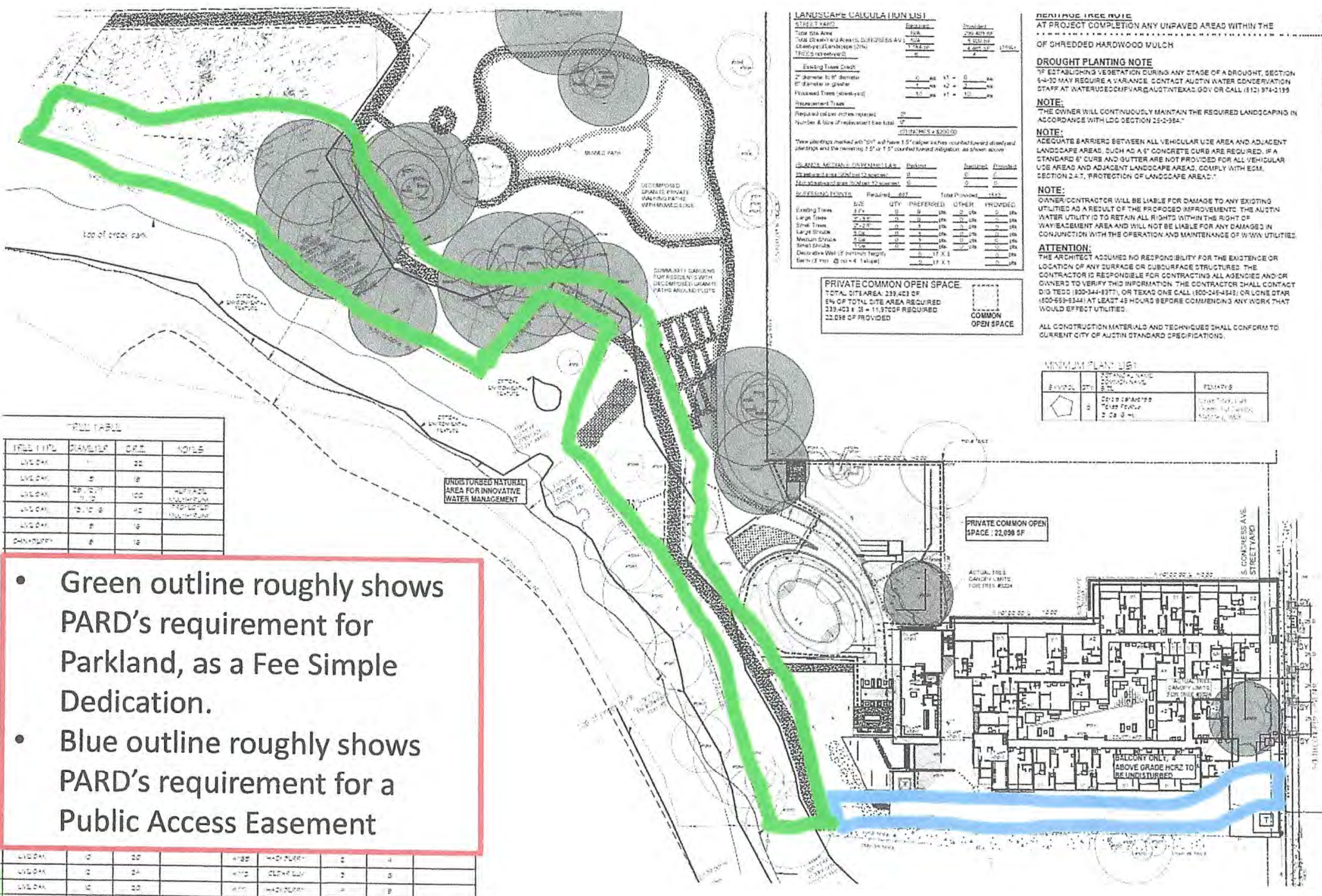
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4802 \$ Congress THE WILDER
 SP-2019-0600C (Now THE BEND)

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PARD request

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LANDSCAPE CALCULATION LIST

STREET VARD	Existing	Proposed
Total Site Area	124	239,403 SF
75% (2000) and 10% (2000) DUE TO 2000 AV	100	100
Landscaping (20%)	24	47,880 SF
TREES (20%)	4	4
Existing Trees	0	0
2" diameter to 6" diameter	0	0
6" diameter to 12" diameter	1	2
Proposed Trees (20%)	1.0	1.0
Replacement Trees	0	0
Required (over and over replaced)	0	0
Number & Size of replacement tree list	0	0
(10) TREES @ \$1000		
Tree plantings marked with "D" will have 1.5' caliper radius (measured from stem) and the remaining 1.5' or 1.5' circular (measured from stem) as shown above.		

RETAINAGE TREE NOTE
 AT PROJECT COMPLETION ANY UNPAVED AREA WITHIN THE ... OF SHREDDED HARDWOOD MULCH

DROUGHT PLANTING NOTE
 IF ESTABLISHING VEGETATION DURING ANY STAGE OF A DROUGHT, SECTION 54-10 MAY REQUIRE A VARIANCE. CONTACT AUSTIN WATER CONSERVATION STAFF AT WATERUSE@CITYOF.AUSTIN.TX.GOV OR CALL (512) 974-2199

NOTE:
 THE OWNER WILL CONTINUOUSLY MAINTAIN THE REQUIRED LANDSCAPING IN ACCORDANCE WITH LDC SECTION 25-2-954.

NOTE:
 ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREA AND ADJACENT LANDSCAPE AREA, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREA AND ADJACENT LANDSCAPE AREA, COMPLY WITH ECM, SECTION 2.4.7, PROTECTION OF LANDSCAPE AREA.

NOTE:
 OWNER/CONTRACTOR WILL BE LIABLE FOR DAMAGE TO ANY EXISTING UTILITIES AS A RESULT OF THE PROPOSED IMPROVEMENTS. THE AUSTIN WATER UTILITY IS TO RETAIN ALL RIGHTS WITHIN THE RIGHT OF WAY/BASINMENT AREA AND WILL NOT BE LIABLE FOR ANY DAMAGE IN CONJUNCTION WITH THE OPERATION AND MAINTENANCE OF W/W UTILITIES.

ATTENTION:
 THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE EXISTENCE OR LOCATION OF ANY CURB OR CURBSIDE STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR CONTRACTING ALL AGENCIES AND/OR OWNER TO VERIFY THIS INFORMATION. THE CONTRACTOR SHALL CONTACT DIG TDD (800-344-9377), OR TEXAS ONE CALL (800-245-4545), OR LONE STAR (800-659-6344) AT LEAST 48 HOURS BEFORE COMMENCING ANY WORK THAT WOULD EFFECT UTILITIES.

ALL CONSTRUCTION MATERIALS AND TECHNIQUES SHALL CONFORM TO CURRENT CITY OF AUSTIN STANDARD SPECIFICATIONS.

TREE TABLE

TREE TYPE	DIAMETER	QTY	NOTES
LIVE OAK	12"	22	
LIVE OAK	8"	18	
LIVE OAK	24" DBH	100	REPLACE EXISTING
LIVE OAK	18" DBH	42	REPLACE EXISTING
LIVE OAK	8"	18	
SHRUBS	8"	18	

- Green outline roughly shows PARD's requirement for Parkland, as a Fee Simple Dedication.
- Blue outline roughly shows PARD's requirement for a Public Access Easement

LIVE OAK	QTY	DBH	TYPE	REMARKS	1	2	3	4
LIVE OAK	22	12"	TYPE	HARDWOOD	0	0	0	0
LIVE OAK	18	8"	TYPE	HARDWOOD	0	0	0	0
LIVE OAK	100	24"	TYPE	HARDWOOD	0	0	0	0




Untitled Map ^{4/}



Write a description for your map.

Legend

 4802 S Congress Ave

SITE

4802 S Congress Ave

Google Earth

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80 ft

5/2/12 ↑
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EAS
SCA

EMENT EXHIBIT
LE: 1"=30'



5/2/12