



TB6

landscape architects, planners & designers

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project
500 S.
Congress PUD

related co.
austin, tx

project number
a23034

issue date
09/03/25

designed:
drawn:
reviewed:

sheet title
conceptual open
space
plan

sheet
L.04

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- NOTE:
1. TRAIL (APPROX. 12'-0" WIDTH WITH 2'-0" CLEAR ZONES) WILL BE LOCATED WITHIN THE AREA DESIGNATED FOR PARKLAND DEDICATION AND EXTEND ALONG THE ENTIRE EAST-WEST TRANSECT OF THE PROPERTY WITH AN AT-GRADE CONNECTION TO S. CONGRESS AVE. FINAL PARK AREA GRADING DESIGN MUST ALLOW FOR THE CITY TO CONSTRUCT A STANDARD IMPROVED SURFACE TRAIL WITHOUT VARIANCE COMPLIANT WITH ALL ACCESSIBILITY REQUIREMENTS. FINAL TRAIL MATERIALITY, DESIGN, AND WIDTH TO BE APPROVED BY THE CITY OF AUSTIN AT THE TIME OF SITE PLAN AND COMPLY WITH PARD DESIGN STANDARDS. ENTIRETY OF FUTURE TRAIL TO BE CONSTRUCTED IN THE UPPER HALF OF THE CWQZ.
 2. THE LOCATIONS OF ALL BUILDINGS, STRUCTURES, PRIVATELY OWNED PUBLIC OPEN SPACE, AND PROPOSED IMPROVEMENTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE BASED UPON FINAL DESIGN AND FEASIBILITY OF CONSTRUCTION.
 3. DELINEATION OF THE PROPOSED FLOODPLAIN / CWQZ IS SUBJECT TO CHANGE BASED ON FINAL DESIGN AND WILL BE CONFIRMED DURING THE SITE PLAN PROCESS.

1 CONCEPTUAL OPEN SPACE AND PARKLAND DEDICATION PLAN

LEGEND

- PARKLAND DEDICATION AREA
NOT TO EXCEED 15% OF TOTAL SITE AREA

APPROX. 12'-0" WIDTH TRAIL CONNECTION TO HAYWOOD. APPLICANT TO COORDINATE WITH THE CITY AS NEEDED DURING SITE DEVELOPMENT PERMIT PROCESS TO ENSURE BEST PRACTICE DESIGN OF TRAIL.

APPROX. 12'-0" WIDTH EAST-WEST TRAIL. FINAL DESIGN OF TRAIL TO BE COORDINATED WITH CITY AS NEEDED DURING SITE DEVELOPMENT PROCESS

DEVELOPED 100-YEAR FLOODPLAIN³

50'-0" PRIMARY SETBACK

POTENTIAL PARKLAND DEDICATION AREA. TOTAL DEDICATION NOT TO EXCEED 15% OF THE PUD BOUNDARY. FINAL DEDICATION AREA TO BE DETERMINED AT TIME OF SITE PLAN.

BOULDIN CREEK CENTERLINE

25'-0" HARD-SURFACE TRAIL SETBACK

PROPOSED 50'-0" RIMROCK BUFFER

PROPOSED GARAGE ENTRY

PROPOSED INTERNAL DRIVEWAY

PROPOSED GARAGE ENTRY

EXISTING CAR WASH PARCEL (NOT INCLUDED)

HAYWOOD AVE

RIVERSIDE DR

RIVERSIDE DRIVE

SOUTH CONGRESS AVENUE

CONGRESS AVE (120' W/0.4%)

0 15 30 60
SCALE: 1"=30' NORTH