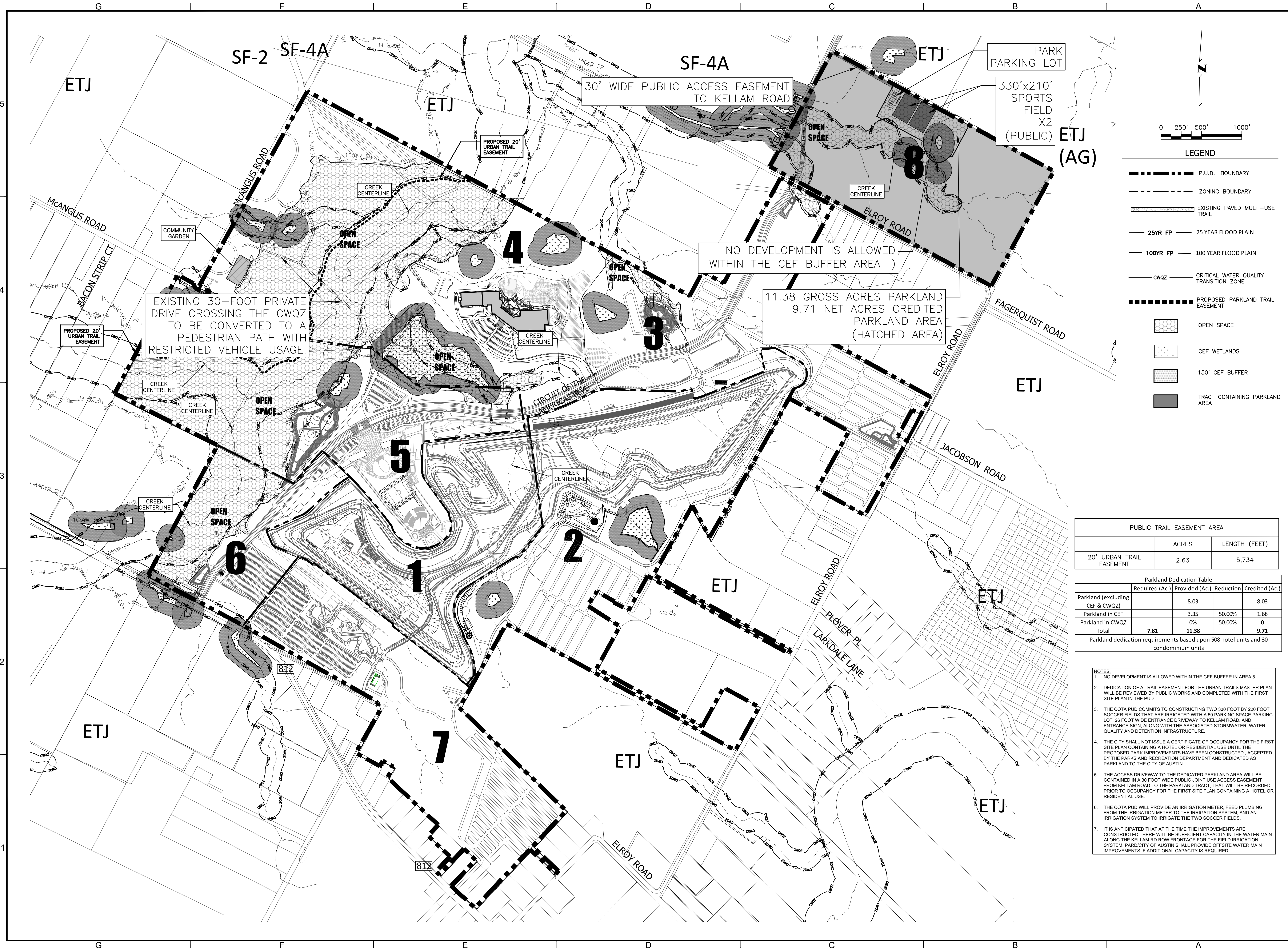




PUBLIC TRAIL EASEMENT AREA		
	ACRES	LENGTH (FEET)
20' URBAN TRAIL EASEMENT	2.63	5,734

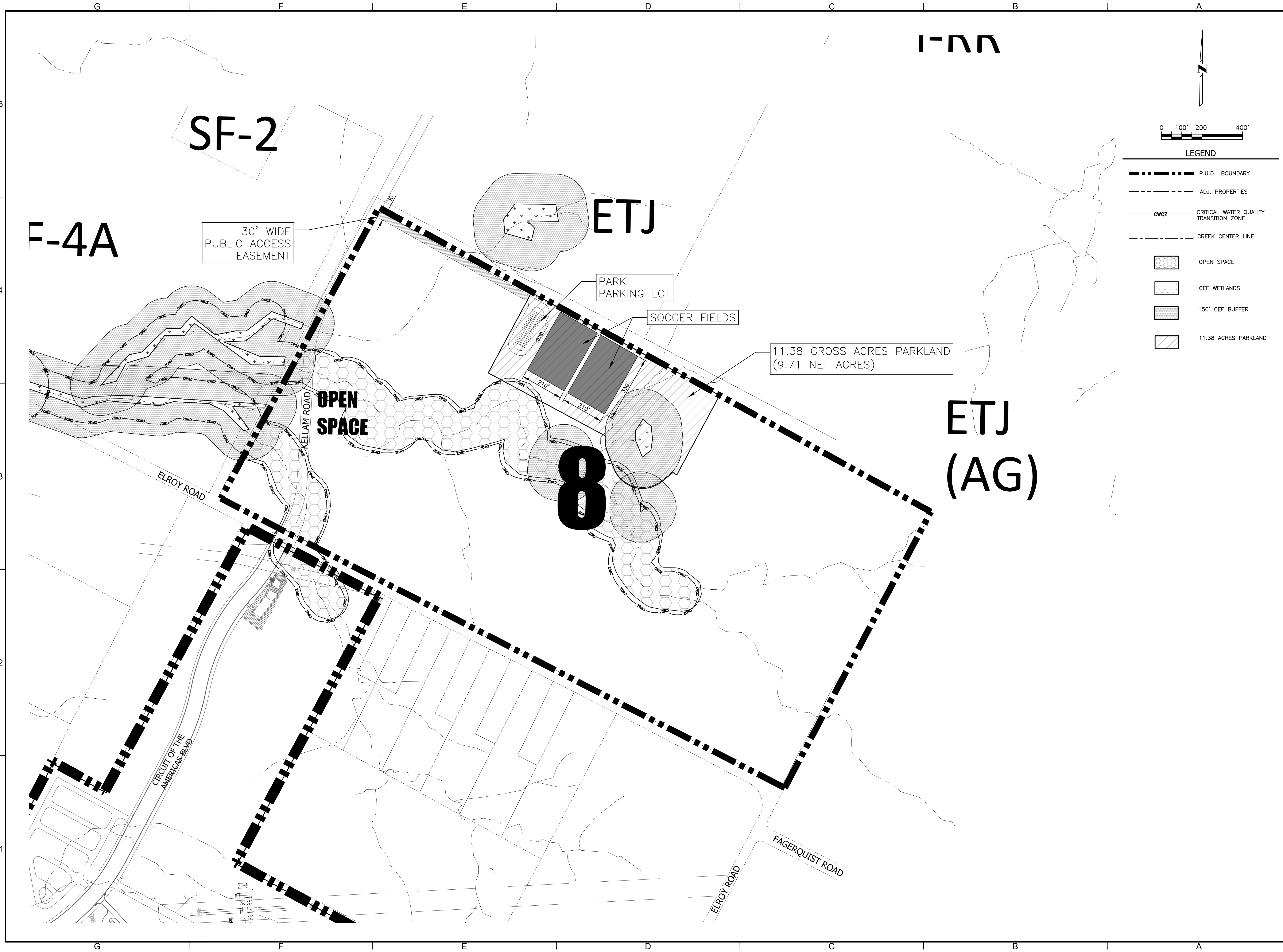
Parkland Dedication Table				
	Required (Ac.)	Provided (Ac.)	Reduction	Credited (Ac.)
Parkland (excluding CEF & CWQZ)		8.03		8.03
Parkland in CEF		3.35	50.00%	1.68
Parkland in CWQZ		0%	50.00%	0
Total	7.81	11.38		9.71
Parkland dedication requirements based upon 508 hotel units and 30 condominium units				

- NOTES:

1. NO DEVELOPMENT IS ALLOWED WITHIN THE CEF BUFFER IN AREA 8.
2. DEDICATION OF A TRAIL EASEMENT FOR THE URBAN TRAILS MASTER PLAN WILL BE REVIEWED BY PUBLIC WORKS AND COMPLETED WITH THE FIRST SITE PLAN IN THE FUDS.
3. THE COTA PUD COMMITTS TO CONSTRUCTING TWO 330 FOOT BY 220 FOOT SOCCER FIELDS THAT ARE IRRIGATED WITH A 50 PARKING SPACE PARKING LOT, 26 FOOT WIDE ENTRANCE DRIVEWAY TO KELLAM ROAD, AND ENTRANCE SIGN, ALONG WITH THE ASSOCIATED STORMWATER, WATER QUALITY AND DETENTION INFRASTRUCTURE.
4. THE CITY SHALL NOT ISSUE A CERTIFICATE OF OCCUPANCY FOR THE FIRST SITE PLAN CONTAINING A HOTEL OR RESIDENTIAL USE UNTIL THE PROPOSED PARKING LOT AND DRIVEWAY HAVE BEEN COMPLETED. ACCEPTED BY THE PARKS AND RECREATION DEPARTMENT AND DEDICATED AS PARKLAND TO THE CITY OF AUSTIN.
5. THE ACCESS DRIVEWAY TO THE DEDICATED PARKLAND AREA WILL BE CONTAINED IN A 30 FOOT WIDE PUBLIC JOINT USE ACCESS EASEMENT FROM KELLAM ROAD TO THE PARKLAND TRACT, THAT WILL BE RECORDED FOR TITLE TO OCCUPANCY FOR THE FIRST SITE PLAN CONTAINING A HOTEL OR RESIDENTIAL USE.
6. THE COTA PUD WILL PROVIDE AN IRRIGATION METER, FEED PLUMBING FROM THE IRRIGATION METER TO THE IRRIGATION SYSTEM, AND AN IRRIGATION SYSTEM TO IRRIGATE THE TWO SOCCER FIELDS.
7. IT IS ANTICIPATED THAT AT THE TIME THE IMPROVEMENTS ARE CONSTRUCTED THERE WILL BE SUFFICIENT CAPACITY IN THE WATER MAIN ALONG THE KELLAM RD ROW FRONTAGE FOR THE FIELD IRRIGATION SYSTEM. PARTICIPANT OF AUSTIN SHALL PROVIDE OFFICE WATER MAIN IMPROVEMENTS IF ADDITIONAL CAPACITY IS REQUIRED.

FILENAME: Proj094696 - Crest of the Americas02.001 - Crest of the Americas Expansion1 - Crest02 - Exhibits020304.06 - EXHIBITS for scott0406.001 - 2020.04.08 DETAILLED LOT 8 PARKSADEN SPACE Hwy - LAYOUT PLAT PAINS and OPEN SPACE

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PLOT STYLE BRD - HELICB

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