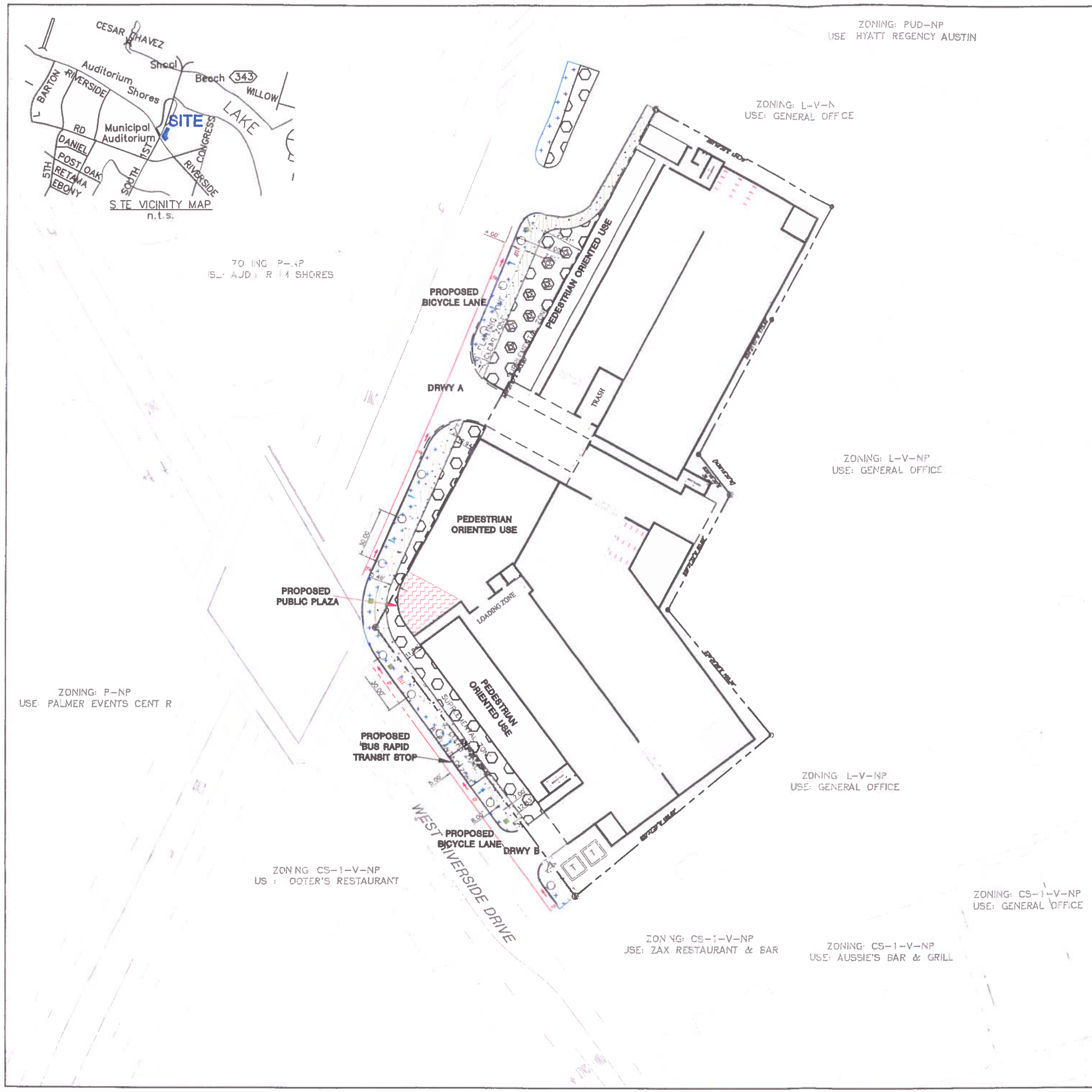

8' PLANTING ZONE

7' CLEAR ZONE

SUPPLEMENTAL ZONE
±5,500 SF

PUBLIC PLAZA

30 0 15 30 60
1" = 30'

LEGEND

PROPOSED	
	STREET TREES
	STREET FURNITURE
	TRASH BINS
	BICYCLE PARKING
	SUPPLEMENTAL ZONE FURNITURE

ACREAGE: 1.533

SITE DEVELOPMENT REGULATIONS	
MAX IMPERVIOUS COVER:	95%
MAX NO. OF UNITS ALLOWED:	240 DU
MAX NON-RESIDENTIAL:	9,000 SF
MAX HIGHT:	75'
MAX F.A.R.	4:1
MIN SETBACKS:	15' RIVERSIDE DR
	0' S. FIRST ST.
	0' INTERIOR

ADDITIONAL PERMITTED USES
CONDOMINIUM RESIDENTIAL
MULTIFAMILY RESIDENTIAL
COCKTAIL LOUNGE

ADDITIONAL PEDESTRIAN ORIENTED USES	
PERSONAL IMPROVEMENT SERVICES	COCKTAIL LOUNGE
ADMINISTRATIVE AND BUSINESS OFFICES FOR ON-SITE SALES AND LEASING	FINANCIAL SERVICES
ADMINISTRATIVE AND BUSINESS OFFICES IF AN OWNER RESIDES ON-SITE	PERSONAL SERVICES
A PRIVATELY OWNED HEALTH CLUB, GYMNASIUM, SPA, HEALTH OR PHYSICAL FITNESS STUDIO OR SIMILAR PERSONAL IMPROVEMENT SERVICES THAT HAS MEMBERSHIP AVAILABLE TO ON-SITE OWNERS AND OCCUPANTS, AND THE GENERAL PUBLIC.	

PROHIBITED USES	
BED AND BREAKFAST RESIDENTIAL GROUP 1	DROP-OFF RECYCLING COLLECTION FACILITY
BED AND BREAKFAST RESIDENTIAL GROUP 2	EXTERMINATING SERVICES
CONGREGATE LIVING	FOOD PREPERATION
COUNSELING SERVICES	GENERAL REAIL SALES-GENERAL
GUIDANCE SERVICES	KENNELS
HOSPITAL SERVICES-GENERAL	LAUNDRY SERVICES
HOSPITAL SERVICES-LIMITED	ADULT ORIENTED BUSINESSES
RESIDENTIAL TREATMENT	OFF-SITE ACCESSORY PARKING
RESEARCH SERVICES	OUTDOOR ENTERTAINMENT
AUTOMOTIVE REPAIR SERVICES	OUTDOOR SPORTS AND RECREATION
AUTOMOTIVE SALES	PAWN SHOP SERVICES
AUTOMOTIVE WASHING OF ANY TYPE	PLANT NURSERY
BAIL BOND SERVICES	PRINTING AND PUBLISHING
BUSINESS OR TRADE SCHOOL	SERVICE STATION
COMMERCIAL OFF-STREET PARKING	CUSTOM MANUFACTURING
MEDICAL OFFICE – EXCEEDING 5,000 SQ/FT OF GROSS FLOOR SPACE	

NOTES:

1. THE PROPOSED CAPITAL METRO RAPID TRANSIT BUS STOP SHALL BE INTEGRATED INTO THE PLANTING AND CLEAR ZONE IN ORDER TO ACCOMMODATE CAPITAL METRO'S DESIGN.
2. THE NUMBER AND LOCATION OF THE STREET TREES, BENCHES, TRASH BINS, AND OTHER FURNITURE REFLECTED HEREON ARE STRICTLY FOR ILLUSTRATIVE PURPOSES. THE OWNER SHALL IDENTIFY AND SET FORTH ON THE SITE PLAN DEVELOPMENT PERMIT THE NUMBER, TYPE, AND LOCATION OF THESE ITEMS.
3. THE BICYCLE LANE STRIPING REFLECTED HEREON IS SUBJECT TO THE APPROVAL OF THE DIRECTOR OF THE PUBLIC WORKS AND TRANSPORTATION DEPARTMENT.
4. THE SIZE AND CONFIGURATION OF THE PUBLIC PLAZA AT THE INTERSECTION OF SOUTH FIRST STREET AND RIVERSIDE DRIVE AS SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES. THE OWNER WILL ESTABLISH AND SET FORTH ON THE SITE PLAN DEVELOPMENT PERMIT THE SIZE AND CONFIGURATION OF SUCH PUBLIC PLAZA. THE PROPOSED PUBLIC PLAZA WILL BE A MINIMUM 300 SF AND LOCATED GENERALLY IN THE AREA DESIGNATED. IT WILL BE LOCATED ON THE GROUND FLOOR AND APPROXIMATELY 8-FEET TO 14-FEET IN HEIGHT.
5. THE SUPPLEMENTAL ZONE WILL BE A MINIMUM OF 5,500 SF. NO LESS THAN 2,000 SF OF THE SUPPLEMENTAL ZONE WILL BE PUBLIC OPEN SPACE.
6. AT LEAST 75% OF THE BUILDING FRONTAGE OF ALL PARKING STRUCTURES IS DESIGNATED FOR PEDESTRIAN ORIENTED USES AS DEFINED IN SECTION 25-2-691c (WATERFRONT OVERLAY DISTRICT USES) ON THE GROUND FLOOR.
7. THE AFFORDABLE HOUSING REQUIREMENT WILL BE MET. SEE ORDINANCE AND SITE DEVELOPMENT REGULATIONS FOR DETAILS.
8. ALL SIGNAGE ON THE PROPERTY SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 25-10-129 (DOWNTOWN SIGN DISTRICT REGULATIONS).

Bury+Partners
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel (512)328-0011 Fax (512)328-0325
TBPE Registration Number F-1046
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LAND USE PLAN

BROADSTONE AT THE LAKE
AUSTIN, TEXAS

ALLIANCE RESIDENTIAL

DRAWN BY: BJT
DESIGNED BY: BJT
REVIEWED BY: CLR
PROJECT NO.: 100125-10005

SHEET
EXH C

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