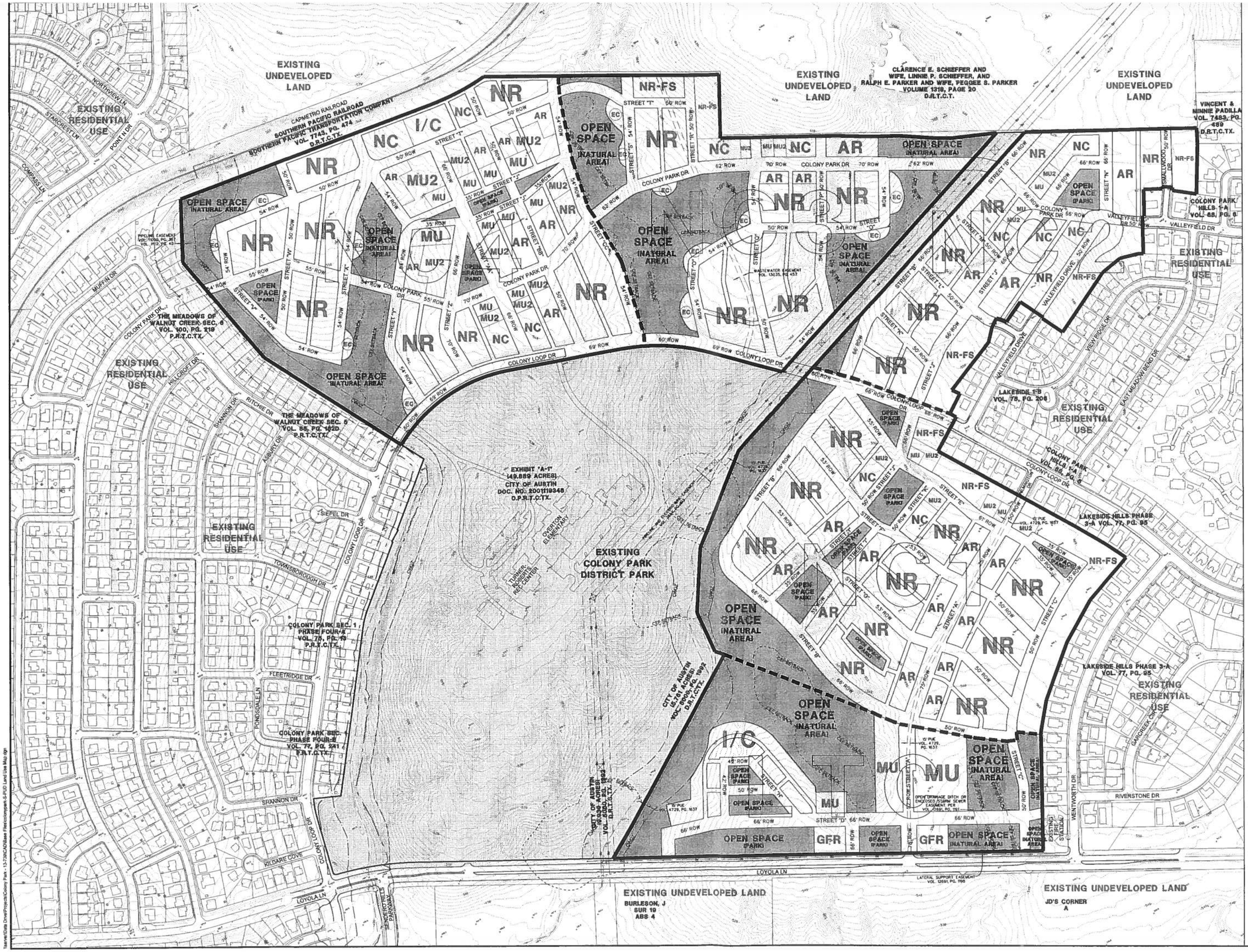

COLON
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P.

GENE
LAND

8/2

OWNER:
AUSTIN HOUSING
FINANCE CORPORATION
1000 E. 11TH STREET
SUITE 200
AUSTIN, TX 78702

200

LE

GENERAL LAND USE DE

MU	MIXED-L
MU2	MIXED-L
NC	NEIGHB
AR	ATTACH
NR	NEIGHB
NR-FS	MEDIUM FRONT
GFR	GROUN
I/C	INSTITU
EC	ECO-CO

ALL NATURAL AREAS A
OPEN TO THE PUBLIC.

BUILDING TYPE

ZONES

		ECO-COTTAGE	SINGLE FAMILY
MIXED-USE	MU		
MIXED-USE 2	MU2		
NEIGHBORHOOD CENTER	NC		
ATTACHED RESIDENTIAL	AR	○	
NEIGHBORHOOD RESIDENTIAL	NR	●	
NEIGHBORHOOD RESIDENTIAL - FRONT SERVED	NR-FS	●	
GROUND FLOOR RETAIL	GFR		
INSTITUTIONAL/ CIVIC	I/C	○	
ECO-COTTAGES	EC	●	

● ALLOWED
◐ LIVE WORK ENABLED (Structure setbacks front facade for future storefronts required)
○ NP

P.U.D

Users/Data Drive/Projects/Colony Park - 13-73/ACAD/Base Files/colonypark-5-PUD Land Use Map.dgn

LAND USE

		STREET/ALLEY R.O.W.	OPEN SPACE			NEIGHBORHOOD RESIDENTIAL (NR & NR-FS)				ATTACHED RESIDENTIAL (AR)			NEIGHBORHOOD CENTER (NC)		
		R.O.W. AREA	PARK AREA	NATURAL AREA	*TOTAL OPEN SPACE AREA*	PARCEL AREA (ACRES)	# SF UNITS	DENSITY (UNITS/AC)	# ACCESORY DWELLING UNITS	PARCEL AREA (ACRES)	# SF UNITS	DENSITY (UNITS/AC)	PARCEL AREA (ACRES)	# MF RESIDENTIAL UNITS	DENSITY (UNITS/AC)
NEIGHBORHOOD	Loyola Town Center	6.091	3.459	13.784	*17.243*	0	0	0.0	0	0	0	0.0	0.000	0	0.0
	Neighborhood 1	17.996	3.184	7.476	*10.660*	19	189	10.1	189	5.573	122	21.9	0.774	91	117.6
	Neighborhood 2	9.576	0.752	0.459	*1.211*	11	106	9.6	106	2.598	43	16.6	1.403	166	118.3
	Neighborhood 3	10.934	0.000	14.214	*14.214*	11	111	10.3	111	0.926	23	24.8	0.845	99	117.2
	Neighborhood 4	20.539	1.713	9.920	*11.633*	12	137	11.5	137	3.472	93	26.8	1.895	222	117.2
	TOTAL	**65.136**	**9.108**	**45.853**	***54.961***	**52.459**	**543**	**10.4**	**543**	**12.569**	**281**	**22.4**	**4.917**	**578**	**117.6**

		MIXED-USE (MU)				MIXED-USE 2 (MU2)				GROUND FLOOR RETAIL (GFR)				ECO-COTTAGE (EC)			INSTITUTIONAL / CIVIC (IC)	
		PARCEL AREA (ACRES)	COMMERCIAL USE (S.F.)	# MF RESIDENTIAL UNITS	DENSITY (UNITS/AC)	PARCEL AREA (ACRES)	COMMERCIAL USE (S.F.)	# MF RESIDENTIAL UNITS	DENSITY (UNITS/AC)	PARCEL AREA (ACRES)	COMMERCIAL USE (S.F.)	# MF RESIDENTIAL UNITS	DENSITY (UNITS/AC)	PARCEL AREA (ACRES)	# SF UNITS	DENSITY (UNITS/AC)	PARCEL AREA (ACRES)	I/C USE (SQ.FT)
NEIGHBORHOOD	Loyola Town Center	3.969	164,245	329	82.9	0.000	0	0	#DIV/0!	0.942	38,982	78	82.8	0	0	0.0	2.636	352,078
	Neighborhood 1	0.207	8,566	17	82.1	0.905	37,451	74	81.8	0.000	0	0	0.0	0	0	0.0	0	0
	Neighborhood 2	0.290	12,001	24	82.8	0.263	10,884	21	79.8	0.000	0	0	0.0	0	0	0.0	0	0
	Neighborhood 3	0.133	5,504	11	82.7	0.251	10,387	21	83.7	0.000	0	0	0.0	1.23	27	22.0	0	0
	Neighborhood 4	2.045	84,626	169	82.6	3.620	149,803	300	82.9	0.000	0	0	0.0	0.657	15	22.8	0.697	86,530
	TOTAL	**6.644**	**274,942**	**550**	**82.8**	**5.039**	**208,525**	**416**	**82.6**	**0.942**	**38,982**	**78**	**82.8**	**1.887**	**42**	**22.3**	**3.533**	**438,608**

PROPOSED IMPERVIOUS COVER

		ROW		PARK AREA		NEIGHBORHOOD RESIDENTIAL (NR & NR-FS)		ATTACHED RESIDENTIAL (AR)		NEIGHBORHOOD CENTER (NC)		MIXED-USE (MU)		MIXED-USE (MU)		MIXED-USE 2 (MU2)		GROUND FLOOR RETAIL (GFR)		ECO-COTTAGE (EC)		INSTITUTIONAL / CIVIC (IC)		TOTAL MAX IC (AC)	
		AVG IC %	IC (AC)	ANTICIP. IC %	ANTICIP. IC (AC)	MAX IC %	MAX IC (AC)	MAX IC %	MAX IC (AC)	MAX IC %	MAX IC (AC)	MAX IC %	MAX IC (AC)	MAX IC %	MAX IC (AC)	MAX IC %	MAX IC (AC)	MAX IC %	MAX IC (AC)	MAX IC / UNIT	MAX IC (AC)	MAX IC %	MAX IC (AC)		
NEIGHBORHOOD	Loyola Town Center	59.0%	3.59	20%	0.69	65%	0.00	65%	0.00	90%	0.00	95%	3.77	95%	3.77	95%	0.00	95%	0.89	500 sqft	0.00	95%	2.69	15.42	
	Neighborhood 1	63.5%	11.42	20%	0.64	65%	12.18	65%	3.62	90%	0.70	95%	0.20	95%	0.20	95%	0.86	95%	0.00	500 sqft	0.00	95%	0.00	29.80	
	Neighborhood 2	60.5%	5.79	20%	0.15	65%	7.19	65%	1.69	90%	1.26	95%	0.28	95%	0.28	95%	0.25	95%	0.00	500 sqft	0.00	95%	0.00	16.89	
	Neighborhood 3	56.3%	6.15	20%	0.00	65%	6.97	65%	0.60	90%	0.76	95%	0.13	95%	0.13	95%	0.24	95%	0.00	500 sqft	0.31	95%	0.00	15.29	
	Neighborhood 4	61.1%	12.54	20%	0.34	65%	7.76	65%	2.26	90%	1.71	95%	1.94	95%	1.94	95%	3.44	95%	0.00	500 sqft	0.17	95%	0.66	32.77	
	TOTAL	**60.6%**	**39.50**	**20%**	**1.82**	**65%**	**34.10**	**65%**	**8.17**	**90%**	**4.43**	**95%**	**6.31**	**95%**	**6.31**	**95%**	**4.79**	**95%**	**0.89**		**0.48**	**95%**	**3.36**	**110.16**	**52.9%**

ALLOWED VS PROPOSED IMPERVIOUS COVER PER 25-8-392

(Based on uses proposed in Colony Park PUD)

Use	Total Area *	Allowed I.C. per 25-8-392 (%)	Allowed I.C. per 25-8-392 (AC)	Proposed I.C. (incl ROW and open space) (AC)
SF	158.247 ac	55%	87.036 ac	74.175 ac
MF	11.628 ac	60%	6.977 ac	6.734 ac
MU	29.857 ac	65% **	19.407 ac	24.235 ac
C / I	8.355 ac	80%	6.684 ac	5.016 ac
TOTAL	208.1 ac	Total:	120.10 ac	110.16 ac
			= 57.7%	= 52.9%
			Allowed IC (as % of gross site area)	Proposed IC (as % of gross site area)

** Allocation of ROW & Open Space to Area to be Developed*

ROW	*65.136 ac*
Open Space	*54.961 ac*
TOTAL	*120.097 ac*

Area to be Developed		*% of Total Area to be Developed*	*Pro-rata ROW & Open Space Area*	** Total Area*
SF	*66.915 ac*	*76.0%*	*91.332 ac*	*158.247 ac*
MF	*4.917 ac*	*5.6%*	*6.711 ac*	*11.628 ac*
MU	*12.625 ac*	*14.3%*	*17.232 ac*	*29.857 ac*
C / I	*3.533 ac*	*4.0%*	*4.822 ac*	*8.355 ac*
TOTAL	*87.990 ac*		*120.1 ac*	*208.1 ac*

*** ECM Appendix Q-5 VMU Allowed I.C.:*

(Mixed Use - Ground floor retail / 3 floors MF)

Use	*% by ground floor area*	*Allowed IC*	*Prorated Allowed IC*
C	*25%*	*80%*	*20.0%*
MF	*75%*	*60%*	*45.0%*
		Net allowed IC for VMU:	*65.0%*

PUD WILL COMPLY WITH INTENT OF CHAPTER 25-2, SUBCHAPTER E, OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

IMPERVIOUS COVER LIMITS IN LDC SECTION 25-8-392 WILL BE COMPLIED WITH ON A PUD-WIDE BASIS.

IMPERVIOUS COVER ASSUMPTIONS IN LDC 25-8-392(C) WILL BE PER THE PROPOSED IMPERVIOUS COVER SUMMARY TABLES ON THIS SHEET.

COLONY
SUSTAIN
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P.U.

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8/27/20

OWNER:
AUSTIN HOUSING
FINANCE CORPORATION
1000 E. 11TH STREET
SUITE 200
AUSTIN, TX 78702

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SINGLE-FAMILY DETACHED: ALLEY SERVED

20'-35' Wide Lots

Single Family Detached - Front Loaded
Source: Casabella Architects

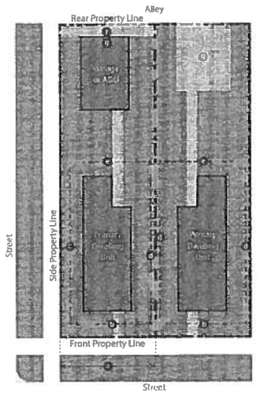
REQUIREMENTS - PRIMARY BUILDING

	BUILDING SITING	
A	Lot Width Min/Max	20'/35'
	Front Property Line Coverage Min.	N/A
B	Front Setback Min/Max*	10'/15'
C	Corner Lot Side Yard Setback Min/Max	5'/10'
D	Minimum Side Yard Setback Zero Side Yard Condition	3' 0'
E	Minimum Rear Yard Setback	15'
F	Minimum Apron from Alley	7'
	Maximum Impervious Coverage	65%
	Parking Amount Primary Dwelling Min/Max Accessory Dwelling Min/Max	Min 1 / Max 2 Min 0 / Max 1
G	Parking Location	Rear Yard
	Vehicular Access	Alley
	HEIGHT	
	Minimum Overall Height **	See Regulating Plans (Page 154)
	Maximum Overall Height	3 Stories - 45' to Top of Ridge
	All Stories: Minimum Height Maximum Height	9' 14'
	USES	
	All Stories***	Residential or Live/Work
	STREET FACADE REQUIREMENTS	
	Minimum Transparency Facing	10% (of facade area at each story)
	Principal Entrance Location per Unit	front, corner, or corner side facade
	Required Number of Street Entrances	1
	ROOF TYPE REQUIREMENTS	
	Permitted Roof Types	parapet, pitched, flat, shed
	LOT PLAN PROGRAM	
	Accessory Dwelling Unit	Permitted
	Waste and Recycling Receptacle	Stored in garage; placed on alley apron for collection.
	Stormwater Storage	Roof drain downspouts prohibited from discharging to impervious surfaces. Must discharge to landscaping, or rainwater collection barrel.
	Patios and Paths	See Landscape Req's
	Groundcover / Tree Cover	See Landscape Req's
	Fencing Location / Material / Height	See Landscape Req's

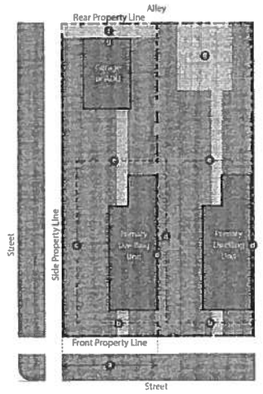
REQUIREMENTS - ACCESSORY DWELLING UNIT

	BUILDING SITING	
A	Lot Width Min/Max	N/A
	Front Property Line Coverage Min.	N/A
B	Front Setback Min/Max*	N/A
C	Corner Lot Side Yard Setback Min/Max	5'/10'
D	Minimum Side Yard Setback Zero Side Yard Condition	3' 0'
E	Minimum Rear Yard Setback	N/A
F	Minimum Apron from Alley	7'
	Maximum Impervious Coverage	N/A
	Parking Amount Primary Dwelling Min/Max Accessory Dwelling Min/Max	Min 1 / Max 2 Min 0 / Max 1
G	Parking Location	Rear Yard
	Vehicular Access	Alley
	HEIGHT	
	Minimum Overall Height	N/A
	Maximum Overall Height	2 Stories - Garage and Dwelling - 30' to Top of Ridge
	All Stories: Minimum Height Maximum Height	9' 14'
	USES	
	All Stories***	Residential Permitted
	STREET FACADE REQUIREMENTS	
	Minimum Transparency Facing	10% (of facade area at each story)
	Principal Entrance Location per Unit	front, corner, or corner side facade
	Required Number of Street Entrances	1
	ROOF TYPE REQUIREMENTS	
	Permitted Roof Types	parapet, pitched, flat, shed
	LOT PLAN PROGRAM	
	Accessory Dwelling Unit	Permitted
	Waste and Recycling Receptacle	Stored in garage; placed on alley apron for collection.
	Stormwater Storage	Roof drain downspouts prohibited from discharging to impervious surfaces. Must discharge to landscaping, or rainwater collection barrel.
	Patios and Paths	See Landscape Req's
	Groundcover / Tree Cover	See Landscape Req's
	Fencing Location / Material / Height	See Landscape Req's

TYPICAL SETBACK BLOCK



ZERO LOT LINE BLOCK



KEY

- BUILDING FOOTPRINT
- PROPERTY LINE
- MAXIMUM BUILDABLE AREA

*To conditioned space
**Minimum 3-story construction required on gateway lots identified on Regulating Plan (page 154). Maximum 2-story construction on lots within 50' of project perimeter.
*** Refer to Regulating Plan (Page 158)

SINGLE-FAMILY DETACHED: FRONT / SIDE SERVED

35'-40' Wide Lots

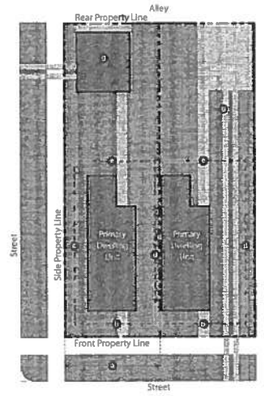
Single Family Detached - Front Loaded
Source: Casabella Architects

REQUIREMENTS - PRIMARY BUILDING

	BUILDING SITING	
A	Lot Width Min/Max	35'/40'
	Front Property Line Coverage Min.	N/A
B	Front Setback Min/Max*	10'/15'
C	Corner Lot Side Yard Setback Min/Max	5'/10'
D	Minimum Side Yard Setback Zero Side Yard Condition	3' 0'
E	Minimum Rear Yard Setback	15'
F	Minimum Apron from Alley	7'
	Maximum Impervious Coverage	65%
	Parking Amount Primary Dwelling Min/Max Accessory Dwelling Min/Max	Min 1 / Max 2 Min 0 / Max 1
G	Parking Location	Rear Yard
	Vehicular Access	From alley; if no alley exists, 1 driveway per street frontage
	HEIGHT	
	Minimum Overall Height **	See Regulating Plans (Page 154)
	Maximum Overall Height	3 Stories - 45' to Top of Ridge
	All Stories: Minimum Height Maximum Height	9' 14'
	USES	
	All Stories***	Residential
	STREET FACADE REQUIREMENTS	
	Minimum Transparency Facing	10% (of facade area at each story)
	Principal Entrance Location per Unit	front, corner, or corner side facade
	Required Number of Street Entrances	1
	ROOF TYPE REQUIREMENTS	
	Permitted Roof Types	parapet, pitched, flat, shed
	LOT PLAN PROGRAM	
	Accessory Dwelling Unit	Permitted
	Waste and Recycling Receptacle	Stored in garage; placed on alley apron for collection.
	Stormwater Storage	Roof drain downspouts prohibited from discharging to impervious surfaces. Must discharge to landscaping, or rainwater collection barrel.
	Patios and Paths	See Landscape Req's
	Groundcover / Tree Cover	See Landscape Req's
	Fencing Location / Material / Height	See Landscape Req's

REQUIREMENTS - ACCESSORY DWELLING UNIT

	BUILDING SITING	
A	Lot Width Min/Max	N/A
	Front Property Line Coverage Min.	N/A
B	Front Setback Min/Max*	N/A
C	Corner Lot Side Yard Setback Min/Max	5'/10'
D	Minimum Side Yard Setback Zero Side Yard Condition	3' 0'
E	Minimum Rear Yard Setback	N/A
F	Minimum Apron from Alley	7'
	Maximum Impervious Coverage	N/A
	Parking Amount Primary Dwelling Min/Max Accessory Dwelling Min/Max	Min 1 / Max 2 Min 0 / Max 1
G	Parking Location	Rear Yard
	Vehicular Access	From alley; if no alley exists, 1 driveway per street frontage
	HEIGHT	
	Minimum Overall Height	N/A
	Maximum Overall Height	2 Stories - Garage and Dwelling - 30' to Top of Ridge
	All Stories: Minimum Height Maximum Height	9' 14'
	USES	
	All Stories***	Residential Permitted
	STREET FACADE REQUIREMENTS	
	Minimum Transparency Facing	10% (of facade area at each story)
	Principal Entrance Location per Unit	front, corner, or corner side facade
	Required Number of Street Entrances	1
	ROOF TYPE REQUIREMENTS	
	Permitted Roof Types	parapet, pitched, flat, shed
	LOT PLAN PROGRAM	
	Accessory Dwelling Unit	Permitted
	Waste, Recycling, and Composting Receptacle	Stored in garage; placed on alley apron for collection.
	Stormwater Storage	Roof drain downspouts prohibited from discharging to impervious surfaces. Must discharge to landscaping, or rainwater collection barrel.
	Patios and Paths	See Landscape Req's
	Groundcover / Tree Cover	See Landscape Req's
	Fencing Location / Material / Height	See Landscape Req's



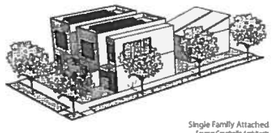
KEY

- BUILDING FOOTPRINT
- PROPERTY LINE
- MAXIMUM BUILDABLE AREA

*To conditioned space
**Minimum 3-story construction required on gateway lots identified on Regulating Plan (page 154). Maximum 2-story construction on lots within 50' of project perimeter.
*** Refer to Regulating Plan (Page 158)

SINGLE-FAMILY ATTACHED (DUPLEX)

35'-50' Wide Lots



Single Family Attached
Source: Casabella Architects

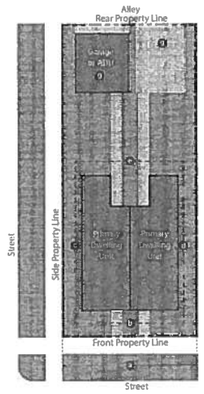
REQUIREMENTS - PRIMARY BUILDING

	BUILDING SITING	
A	Lot Width Min/Max	35'/50'
	Front Property Line Coverage Min.	N/A
B	Front Setback Min/Max*	10'/15'
C	Corner Lot Side Yard Setback Min/Max	5'/10'
D	Minimum Side Yard Setback Zero Side Yard Condition	3' 0'
E	Minimum Rear Yard Setback	15'
F	Minimum Apron from Alley	7'
	Maximum Impervious Coverage	65%
	Parking Amount Primary Dwelling Min/Max Accessory Dwelling Min/Max	Min 1 / Max 2 Min 0 / Max 1
G	Parking Location	Rear Yard
	Vehicular Access	From alley; if no alley exists, 1 driveway per street frontage
	HEIGHT	
	Minimum Overall Height **	See Regulating Plans (Page 154)
	Maximum Overall Height	3 Stories - 45' to Top of Ridge
	All Stories: Minimum Height Maximum Height	9' 14'
	USES	
	All Stories***	Residential or Live/Work
	STREET FACADE REQUIREMENTS	
	Minimum Transparency Facing	10% (of facade area at each story)
	Principal Entrance Location per Unit	front, corner, or corner side facade
	Required Number of Street Entrances	1
	ROOF TYPE REQUIREMENTS	
	Permitted Roof Types	parapet, pitched, flat, shed
	LOT PLAN PROGRAM	
	Accessory Dwelling Unit	Permitted
	Waste and Recycling Receptacle	Stored in garage; placed on alley apron for collection.
	Stormwater Storage	Roof drain downspouts prohibited from discharging to impervious surfaces. Must discharge to landscaping, or rainwater collection barrel.
	Patios and Paths	See Landscape Req's
	Groundcover / Tree Cover	See Landscape Req's
	Fencing Location / Material / Height	See Landscape Req's

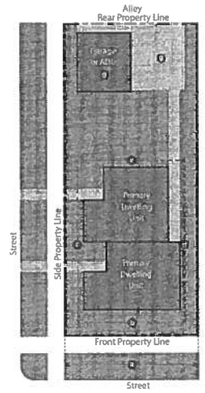
REQUIREMENTS - ACCESSORY DWELLING UNIT

	BUILDING SITING	
A	Lot Width Min/Max	N/A
	Front Property Line Coverage Min.	N/A
B	Front Setback Min/Max*	N/A
C	Corner Lot Side Yard Setback Min/Max	5'/10'
D	Minimum Side Yard Setback Zero Side Yard Condition	3' 0'
E	Minimum Rear Yard Setback	15'
F	Minimum Apron from Alley	7'
	Maximum Impervious Coverage	N/A
	Parking Amount Primary Dwelling Min/Max Accessory Dwelling Min/Max	Min 1 / Max 2 Min 0 / Max 1
G	Parking Location	Rear Yard
	Vehicular Access	From alley; if no alley exists, 1 driveway per street frontage
	HEIGHT	
	Minimum Overall Height	N/A
	Maximum Overall Height	2 Stories - Garage and Dwelling - 30' to Top of Ridge
	All Stories: Minimum Height Maximum Height	9' 14'
	USES	
	All Stories***	Residential Permitted
	STREET FACADE REQUIREMENTS	
	Minimum Transparency Facing	10% (of facade area at each story)
	Principal Entrance Location per Unit	front, corner, or corner side facade
	Required Number of Street Entrances	1
	ROOF TYPE REQUIREMENTS	
	Permitted Roof Types	parapet, pitched, flat, shed
	LOT PLAN PROGRAM	
	Accessory Dwelling Unit	Permitted
	Waste, Recycling, and Composting Receptacle	Stored in garage; placed on alley apron for collection.
	Stormwater Storage	Roof drain downspouts prohibited from discharging to impervious surfaces. Must discharge to landscaping, or rainwater collection barrel.
	Patios and Paths	See Landscape Req's
	Groundcover / Tree Cover	See Landscape Req's
	Fencing Location / Material / Height	See Landscape Req's

FRONT-FACING UNITS



SIDE-FACING UNITS

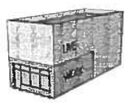


KEY

- BUILDING FOOTPRINT
- PROPERTY LINE
- MAXIMUM BUILDABLE AREA

LIVE/WORK ENABLED
Structure within front facade for future storefront required

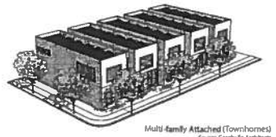
LIVE/WORK PERMITTED
Storefront structure not required, but Live/Work permitted in an "Attached Residential Zone" when abutting a "Neighborhood Center zone" (see Regulating Plan: Building Types Per Zone).



*To conditioned space
**Minimum 3-story construction required on gateway lots identified on Regulating Plan (page 154). Maximum 2-story construction on lots within 50' of project perimeter.
*** Refer to Regulating Plan (Page 158)

MULTI-FAMILY ATTACHED (TOWNHOMES)

16'-28' Wide Lots



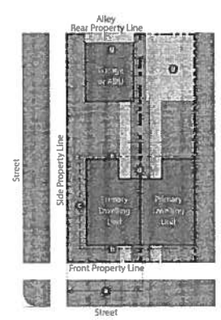
Multi-family Attached (Townhomes)
Source: Casabella Architects

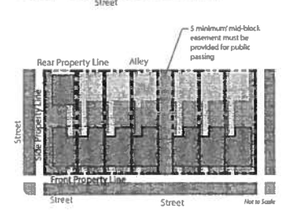
REQUIREMENTS - PRIMARY BUILDING

	BUILDING SITING	
A	Lot Width Min/Max	16'/28'
	Front Property Line Coverage Min.	N/A
B	Front Setback Min/Max*	5'/15'
C	Corner Lot Side Yard Setback Min/Max	5'/10'
D	Minimum Side Yard Setback Zero Side Yard Condition	5' 0'
E	Minimum Rear Yard Setback	15'
F	Minimum Apron from Alley	7'
	Maximum Impervious Coverage	65%
	Parking Amount Primary Dwelling Min/Max Accessory Dwelling Min/Max	Min 1 / Max 2 Min 0 / Max 1
G	Parking Location	Rear Yard
	Vehicular Access	From alley; if no alley exists, 1 driveway per street frontage
	HEIGHT	
	Minimum Overall Height **	2 Stories
	Maximum Overall Height	3 Stories - 45' to Top of Ridge
	All Stories: Minimum Height Maximum Height	9' 14'
	USES	
	All Stories***	Residential or Live/Work
	STREET FACADE REQUIREMENTS	
	Minimum Transparency Facing	10% (of facade area at each story)
	Principal Entrance Location per Unit	front, corner, or corner side facade
	Required Number of Street Entrances	1
	ROOF TYPE REQUIREMENTS	
	Permitted Roof Types	parapet, pitched, flat, shed
	LOT PLAN PROGRAM	
	Accessory Dwelling Unit	Permitted on lots deeper than 85'
	Waste and Recycling Receptacle	Stored in garage; placed on alley apron for collection.
	Stormwater Storage	Roof drain downspouts prohibited from discharging to impervious surfaces. Must discharge to landscaping, or rainwater collection cisterns.
	Patios and Paths	See Landscape Req's
	Groundcover / Tree Cover	See Landscape Req's
	Fencing Location / Material / Height	See Landscape Req's

REQUIREMENTS - ACCESSORY DWELLING UNIT
Permitted on lots deeper than 85'

	BUILDING SITING	
A	Lot Width Min/Max	N/A
	Front Property Line Coverage Min.	N/A
B	Front Setback Min/Max*	N/A
C	Corner Lot Side Yard Setback Min/Max	5'/10'
D	Minimum Side Yard Setback Zero Side Yard Condition	5' 0'
E	Minimum Rear Yard Setback	N/A
F	Minimum Apron from Alley	7'
	Maximum Impervious Coverage	N/A
	Parking Amount Primary Dwelling Min/Max Accessory Dwelling Min/Max	Min 1 / Max 2 Min 0 / Max 1
G	Parking Location	Rear Yard
	Vehicular Access	From alley; if no alley exists, 1 driveway per street frontage
	HEIGHT	
	Minimum Overall Height	N/A
	Maximum Overall Height	2 Stories - Garage and Dwelling - 30' to Top of Ridge
	All Stories: Minimum Height Maximum Height	9' 14'
	USES	
	All Stories***	Residential Permitted
	STREET FACADE REQUIREMENTS	
	Minimum Transparency Facing	10% (of facade area at each story)
	Principal Entrance Location per Unit	front, corner, or corner side facade
	Required Number of Street Entrances	1
	ROOF TYPE REQUIREMENTS	
	Permitted Roof Types	parapet, pitched, flat, shed
	LOT PLAN PROGRAM	
	Accessory Dwelling Unit	Permitted on lots deeper than 85'
	Waste, Recycling, and Composting Receptacle	Stored in garage; placed on alley apron for collection.
	Stormwater Storage	Roof drain downspouts prohibited from discharging to impervious surfaces. Must discharge to landscaping, or rainwater collection cisterns.
	Patios and Paths	See Landscape Req's
	Groundcover / Tree Cover	See Landscape Req's
	Fencing Location / Material / Height	See Landscape Req's





KEY

- BUILDING FOOTPRINT
- PROPERTY LINE
- MAXIMUM BUILDABLE AREA

*To conditioned space
**Minimum 3-story construction required on gateway lots identified on Regulating Plan (page 154). Maximum 2-story construction on lots within 50' of project perimeter.
*** Refer to Regulating Plan (Page 158)

LIVE/WORK ENABLED
Structure within front facade for future storefront required

LIVE/WORK PERMITTED
Storefront structure not required, but Live/Work permitted in an "Attached Residential Zone" when abutting or directly across from a "Neighborhood Center zone" (see Regulating Plan).

COLON
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8/27

OWNER:
AUSTIN HOUSING
FINANCE CORPORATION
1000 E. 11TH STREET
SUITE 200
AUSTIN, TX 78702

P.U.D. S

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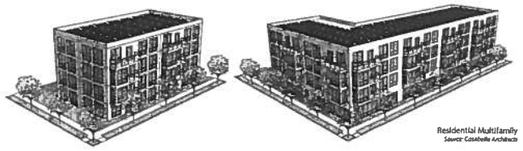
STACKED MULTIFAMILY

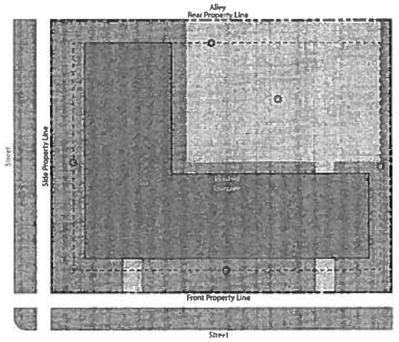


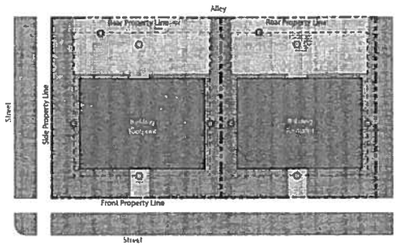
Residential Multifamily
Source: Castelville Architects

REQUIREMENTS - PRIMARY BUILDING

	BUILDING SITING	
a	Lot Width Min/Max	N/A
	Front Property Line Coverage Min.	75%
b	Front Setback Min/Max*	10'/15'
c	Corner Lot Side Yard Setback Min/Max	10'/15'
d	Typical Side Yard Setback Zero Side Yard Condition	5' 0'
e	Minimum Rear Setback	10'
f	Minimum Apron from Alley	7'
	Maximum Impervious Coverage	90%
	Parking Amount Primary Dwelling Min/Max	Min 0.5 / Max 1.; provide unbundled parking
g	Parking Location	Rear
	Vehicular Access	From alley; if no alley exists, 1 driveway per street frontage
	HEIGHT	
	Minimum Overall Height **	2 Stories
	Maximum Overall Height	5 Stories
	All Stories: Minimum Height Maximum Height	9' 14'
	USES	
	All Stories***	Residential
	STREET FACADE REQUIREMENTS	
	Minimum Transparency Facing	10% (of facade area at each story)
	Principal Entrance Location per Unit	front, corner, or corner side facade
	Required Number of Street Entrances	1 every 75'
	ROOF TYPE REQUIREMENTS	
	Permitted Roof Types	parapet, pitched, flat, shed
	LOT PLAN PROGRAM	
	Accessory Dwelling Unit	Not Permitted
	Waste, Recycling, and Composting Receptacle	Placed in alley
	Stormwater Storage	Roof drain downspouts prohibited from discharging to impervious surfaces. Must discharge to landscaping, or rainwater collection cistern.

*To conditioned space
**Minimum 3-story construction required on gateway lots identified on Regulating Plan (page 156). Maximum 2-story construction on lots within 50' of project perimeter.
*** Refer to Regulating Plan (Page 158)





KEY
- BUILDING FOOTPRINT
- PROPERTY LINE
- MAXIMUM BUILDABLE AREA

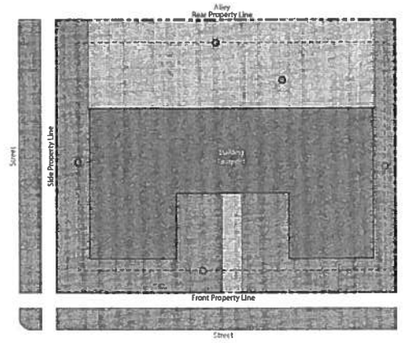
COURTYARD

Courtyard Multifamily
Source: Castelville Architects

REQUIREMENTS - PRIMARY BUILDING

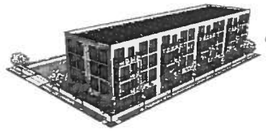
	BUILDING SITING	
a	Lot Width Min/Max	N/A
	Front Property Line Coverage Min.	75%
b	Front Setback Min/Max*	10'/15' (excluding courtyard)
c	Corner Lot Side Yard Setback Min/Max	10'/15'
d	Typical Side Yard Setback Zero Side Yard Condition	5' 0'
e	Minimum Rear Setback	10'
f	Minimum Apron from Alley	7'
	Maximum Impervious Coverage	90%
	Parking Amount Primary Dwelling Min/Max	Min 0.5 / Max 1.; provide unbundled parking
g	Parking Location	Rear
	Vehicular Access	From alley
	HEIGHT	
	Minimum Overall Height **	2 Stories
	Maximum Overall Height	5 Stories
	All Stories: Minimum Height Maximum Height	9' 14'
	USES	
	All Stories***	Residential
	STREET FACADE REQUIREMENTS	
	Minimum Transparency Facing	10% (of facade area at each story)
	Principal Entrance Location per Unit	front, corner, or corner side facade
	Required Number of Street Entrances	1 every 75'
	ROOF TYPE REQUIREMENTS	
	Permitted Roof Types	parapet, pitched, flat, shed
	LOT PLAN PROGRAM	
	Accessory Dwelling Unit	Not Permitted
	Waste, Recycling, and Composting Receptacle	Placed in alley
	Stormwater Storage	Roof drain downspouts prohibited from discharging to impervious surfaces. Must discharge to landscaping, or rainwater collection cistern.

*To conditioned space
**Minimum 3-story construction required on gateway lots identified on Regulating Plan (page 156). Maximum 2-story construction on lots within 50' of project perimeter.
*** Refer to Regulating Plan (Page 158)



KEY
- BUILDING FOOTPRINT
- PROPERTY LINE
- MAXIMUM BUILDABLE AREA

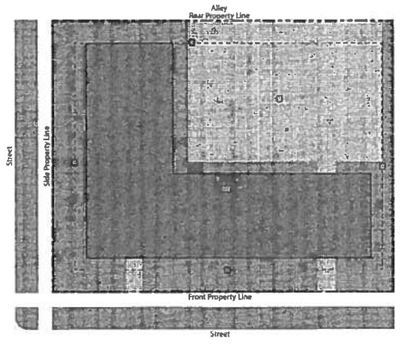
VERTICAL MIXED USE

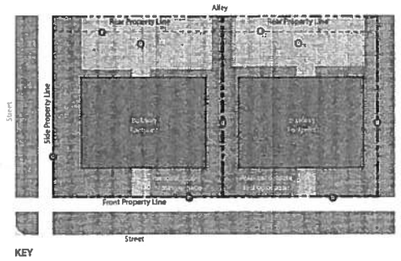


Mixed Use
Source: Castelville Architects

	BUILDING SITING	
a	Lot Width Min/Max	N/A
	Front Property Line Coverage Min.	82%
b	Front Setback Min/Max*	0'/5'
c	Corner Lot Side Yard Setback Min/Max	0'/5'
d	Typical Side Yard Setback Zero Side Yard Condition	5' 0'
e	Minimum Rear Setback	10'
f	Minimum Apron from Alley	7'
	Maximum Impervious Coverage	95%
	Parking Amount Primary Dwelling Min/Max	See Parking Req's; provide unbundled parking
g	Parking Location	Rear
	Vehicular Access	From alley; if no alley exists, 1 driveway per street frontage
	HEIGHT	
	Minimum Overall Height **	2 Stories
	Maximum Overall Height	5 Stories
	All Stories: Minimum Height Maximum Height	9' 14'
	USES	
	First Floor***	Retail/ Office
	Upper Stories***	Residential/Office
	STREET FA	
	Minimum Transparency Facing	10% (of facade area at each story)
	Principal Entrance Location per Unit	front, corner, or corner side facade
	Required Number of Street Entrances	1 every 75'
	ROOF TYPE	
	Permitted Roof Types	parapet, pitched, flat, shed
	LOT PLAN P	
	Accessory Dwelling Unit	Not Permitted
	Waste, Recycling, and Composting Receptacle	Placed in alley
	Stormwater Storage	Roof drain downspouts prohibited from discharging to impervious surfaces. Must discharge to landscaping, or rainwater collection barrel.

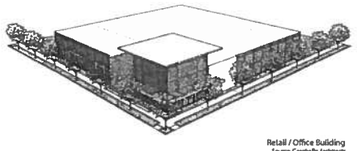
*To conditioned space
**Minimum 3-story construction required on gateway lots identified on Regulating Plan (page 156). Maximum 2-story construction on lots within 50' of project perimeter.
*** Refer to Regulating Plan (Page 158)





KEY
- BUILDING FOOTPRINT
- PROPERTY LINE
- MAXIMUM BUILDABLE AREA

RETAIL

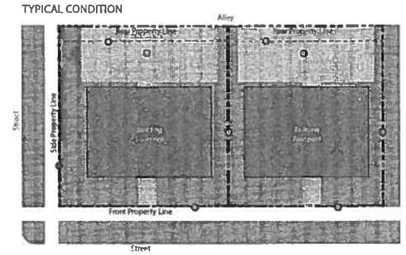


Retail / Office Building
Source: Castelville Architects

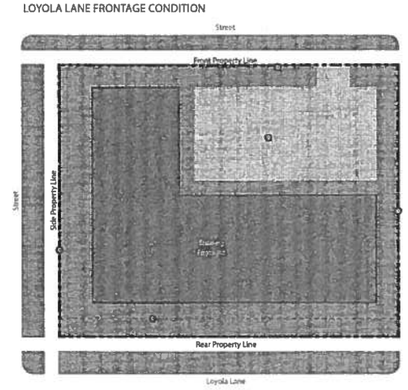
	BUILDING SITING	
a	Lot Width Min/Max	N/A
b	Front Property Line Coverage Min.	82%
c	Front Setback Min/Max*	0'/5'
d	Corner Lot Side Yard Setback Min/Max	0'/5'
e	Typical Side Yard Setback Zero Side Yard Condition	5' 0'
f	Minimum Rear Setback	10'
	Minimum Apron from Alley	7'
	Maximum Impervious Coverage	95%
	Parking Amount Primary Dwelling Min/Max	See Parking Req's
g	Parking Location	Rear
	Vehicular Access	From alley; if no alley exists, 1 driveway per street frontage
	HEIGHT	
	Minimum Overall Height **	2 Stories
	Maximum Overall Height	5 Stories
	All Stories: Minimum Height Maximum Height	9' 14'
	USES	
	First Floor***	Retail/ Office
	Upper Stories***	Residential/Office
	STREET FACADE REQUIREMENTS	
	Minimum Transparency Facing	10% (of facade area at each story)
	Principal Entrance Location per Unit	front, corner, or corner side facade
	Required Number of Street Entrances	1 every 75' 1 Loyola Lane frontage - see Loyola Town Center Regulating Plan (page
	ROOF TYPE REQUIREMENTS	
	Permitted Roof Types	parapet, pitched, flat, shed
	LOT PLAN PROGRAM	
	Accessory Dwelling Unit	Not Permitted
	Waste, Recycling, and Composting Receptacle	Placed in alley
	Stormwater Storage	Roof drain downspouts prohibited from discharging to impervious surfaces. Must discharge to landscaping, or rainwater collection barrel.

*To conditioned space
**Minimum 3-story construction required on gateway lots identified on Regulating Plan (page 156). Maximum 2-story construction on lots within 50' of project perimeter.
*** Refer to Regulating Plan (Page 158)

TYPICAL CONDITION



LOYOLA LANE FRONTAGE CONDITION



KEY
- BUILDING FOOTPRINT
- PROPERTY LINE
- MAXIMUM BUILDABLE AREA

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8/27

OWNER:
AUSTIN HOUSING
FINANCE CORPORATION
1000 E. 11TH STREET
SUITE 200
AUSTIN, TX 78702

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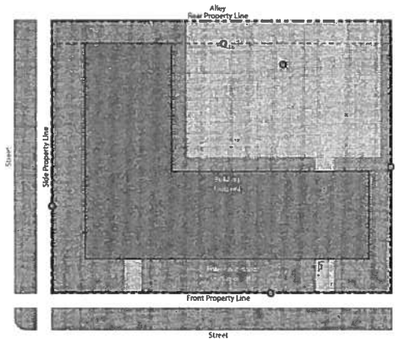
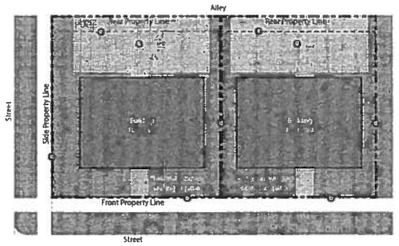
INSTITUTIONAL / CIVIC

Institutional / Civic
Source: Castañeda Architects

	BUILDING SITING	
a	Lot Width Min/Max	N/A
	Front Property Line Coverage Min.	85%
b	Front Setback Min/Max*	0'/5'
c	Corner Lot Side Yard Setback Min/Max	0'/5'
d	Typical Side Yard Setback Zero Side Yard Condition	5' 0'
e	Minimum Rear Setback	10'
f	Minimum Apron from Alley	7'
	Maximum Impervious Coverage	95%
	Parking Amount Primary Dwelling Min/Max	See Parking Regs
g	Parking Location	Rear
	Vehicular Access	From alley; if no alley exists, 1 driveway per street frontage
	HEIGHT	
	Minimum Overall Height **	2 Stories
	Maximum Overall Height	5 Stories
	All Stories: Minimum Height Maximum Height	9' 14'
	USES	
	First Floor***	Retail/ Office
	Upper Stories***	Office
	STREET FACADE REQUIREMENTS	
	Minimum Transparency Facing	10% (of facade area at each story)
	Principal Entrance Location per Unit	front, corner, or corner side facade
	Required Number of Street Entrances	1 every 75'
	ROOF TYPE REQUIREMENTS	
	Permitted Roof Types	parapet, pitched, flat, shed
	LOT PLAN PROGRAM	
	Accessory Dwelling Unit	Not Permitted
	Waste,Recycling, and Composting Receptacle	Placed in alley
	Stormwater Storage	Roof drain downspouts prohibited from discharging to impervious surfaces. Must discharge to landscaping, or rainwater collection barrel.

*To conditioned space
**Minimum 3-story construction required on gateway lots identified on Regulating Plan (page 156). Maximum 2-story construction on lots within 50' of project perimeter.
*** Refer to Regulating Plan (Page 158)





KEY

- BUILDING FOOTPRINT
- PROPERTY LINE
- MAXIMUM BUILDABLE AREA

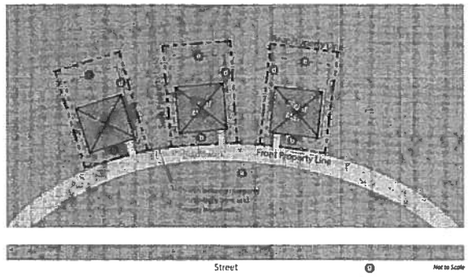
ECO-COTTAGE

Eco-Cottage
Source: Castañeda Architects

REQUIREMENTS - PRIMARY BUILDING

	BUILDING SITING	
a	Lot Width Max	24'
	Front Property Line Coverage Min.	N/A
b	Front Setback Min/Max*	5'/10'
c	Corner Lot Side Yard Setback Min/Max	N/A
d	Minimum Side Yard Setback	3'
e	Minimum Rear Yard Setback Min/Max	10'/15'
f	Minimum Apron from Alley	N/A
	Maximum Impervious Coverage	N/A
	Parking Amount Primary Dwelling Min/Max	N/A
g	Parking Location	On-Street
	Vehicular Access	N/A
	HEIGHT	
	Minimum Overall Height **	1 Story
	Maximum Overall Height	1 Story
	All Stories: Minimum Height Maximum Height	9' 14'
	USES	
	All Stories***	Residential/Office/Retail
	STREET FACADE REQUIREMENTS	
	Minimum Transparency Facing	10% (of facade area at each story)
	Principal Entrance Location per Unit	front, corner, or corner side facade (see Boardwalk)
	Required Number of Street Entrances	1
	ROOF TYPE REQUIREMENTS	
	Permitted Roof Types	parapet, pitched, flat, shed
	LOT PLAN PROGRAM	
	Accessory Dwelling Unit	Not Permitted
	Waste,Recycling, and Composting Receptacle	Stored rear yard, placed on street for collection.
	Stormwater Storage	Roof drain downspouts prohibited from discharging to impervious surfaces. Must discharge to landscaping, or rainwater collection barrel.
	Patios and Paths	Boardwalk minimum width: 6'

*To conditioned space
**Minimum 3-story construction required on gateway lots identified on Regulating Plan (page 156). Maximum 2-story construction on lots within 50' of project perimeter.
*** Refer to Regulating Plan (Page 158)



KEY

- BUILDING FOOTPRINT
- PROPERTY LINE
- MAXIMUM BUILDABLE AREA

COLON
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8/27

OWNER:
AUSTIN HOUSING
FINANCE CORPORATION
1000 E. 11TH STREET
SUITE 200
AUSTIN, TX 78702

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STREET SECTIONS

The map on the following pages shows the proposed street network. These street types may include bike lanes, on-street parking, landscaping and various other elements. The following pages provide street sections of each street type showing these elements, including typical assignments for underground utilities.

Street Type	Transit	Bike Lane	Parking Lane	Stormwater	Nature	ROW Width	Curb Face-to-Curb Face	Median Curb-to-Curb	Sidewalks	Travel Lanes	Travel Lane Width	Speed (mph)
A: Arcade Street	●	●	●			52	48'		10'	2	10'	25
B: Mixed-Use Ave. with Parking			●			66'	36'		8	2	10'	2[illegible]
C: Mixed-Use Bike Route with Parking	●	●	●			78'	48'		8	2	10'	[illegible]
D: Job Center Ave with Bi-Directional Bike Lane		●	●			70'	10'		8	2	10'	2[illegible]
E: Stormwater Conveyance Blvd with Parking	●		●	●		75'	18' / 18	15'	5	2	10'	[illegible]
F: Mixed-Use Stormwater Conveyance St. with Parking on One Side	●		●	●		61'	28'		8'	2	10'	25
G: Residential Transit St. with Parking	●	●	●			66'	40'		6'	2	10'	20
H: Transit St. with Parking on One Side	●	●	●		●	69'	40'		7' / Trail	2	10'	25
I: Transit St. on Wildlife Crossing Structure	●	●			●	60'	32'		6' / Trail	2	10'	25
J: Nature Street with Bi-Directional Bike Lane		●			●	62'	32'			2	10'	25
K: Nature St. with Parking on One Side			●		●	54'	27'		3' / Trail	2	10'	20
L: Nature Street with Bi-Directional Bike Lane and Parking		●	●	●	●	66'	39'		5' / Trail	2	10'	25
M: Stormwater Treatment Street			●	●		53'	26'		5'	1 (Yield)	12'	20
N: Stormwater Treatment Street with Parking on One Side	●		●	●		55'	28'		5'	2	10'	25
O: Neighborhood Street with Parking			●			50'	26'		5'	1 (Yield)	12'	20
P: One-Way Street with Parking			●			42'	18'		5'	1	10'	20
Q: One-Way Living Street		●		●		35'	35'		5'	1 (Shared)	18'	20
R: Shaded Alley						20'	15'			1	15'	20
Bike/Ped Trail		●			●							

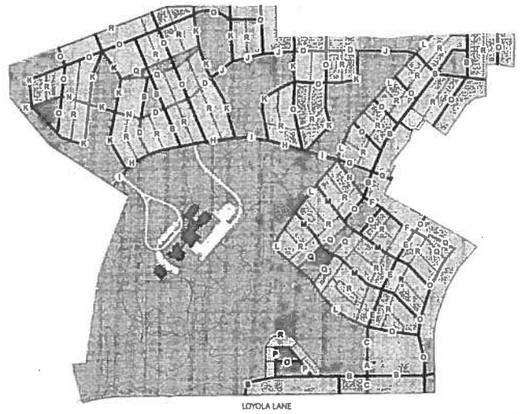
TRANSIT
Streets which include travel lanes that are wide enough to support transit vehicles such as City buses.

BIKE LANE
Streets that include a bicycle lane. The bicycle lane may be a single lane on each side of the street, a bi-directional lane on one side of the street or a shared travel lane with vehicles.

PARKING LANE
Streets that include a parking lane. This may consists a parking lane on each side of the street or a single lane on one side of the street.

STORMWATER
These streets are dedicated to the conveyance or treatment (water quality rain gardens) of stormwater.

NATURE
Streets that run parallel to open space. This also includes the bicycle and pedestrian trails that run through the District Park.



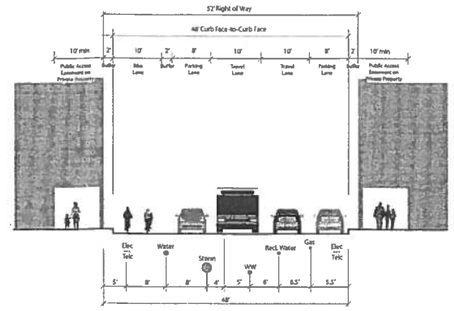
Street Types
Source: Fort Associates

*Street Type A may be substituted with Street Type C.

STREET SECTIONS

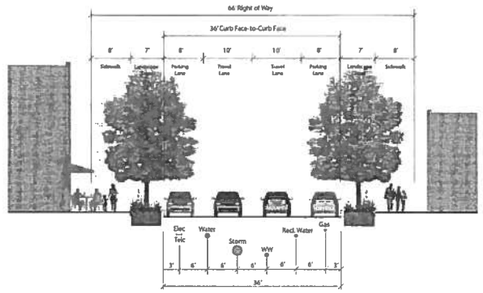
TYPE A: ARCADE STREET (MAY BE SUBSTITUTED WITH TYPE C)

Arcade Streets provide a covered walkway for pedestrians adjacent to the street with direct access to shops, businesses or other activities. The Arcade Street will be prominently featured in the Loyola Town Center and will be buffered by on-street parking.



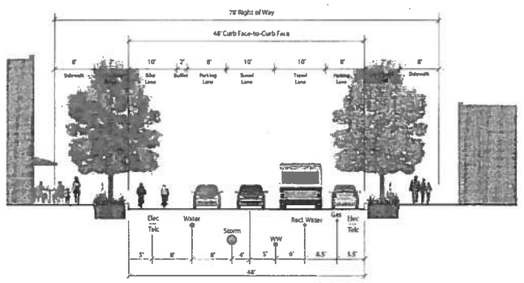
TYPE B: MIXED-USE AVENUE WITH PARKING

Mixed-Use Avenue with Parking provides two-way travel and on-street parking serving a mix of shops, restaurants, offices and residential uses. These streets have wider sidewalks to accommodate higher pedestrian activity adjacent to storefronts and sidewalk cafes. Landscaped zones buffer pedestrians from the travel way.



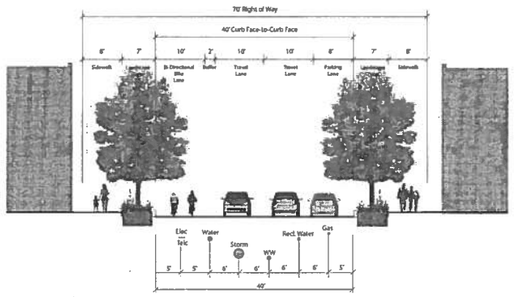
TYPE C: MIXED-USE BIKE ROUTE WITH PARKING

Mixed-Use Bike Route with Parking provides two-way travel and on-street parking serving a mix of shops, restaurants, offices and residential uses. These streets have wider sidewalks to accommodate higher pedestrian activity adjacent to storefronts and sidewalk cafes. Landscaped zones buffer pedestrians from the travel way. These streets also include 10' bi-directional bike lanes on one side with a buffer for increased bicycle safety.



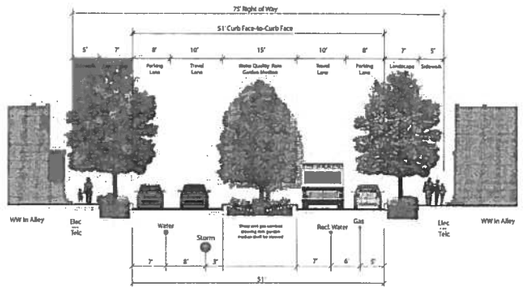
D: JOB CENTER AVENUE WITH PARKING

The Job Center Avenue is a major corridor through the Transit-Friendly Job Center. As this area is expected to have a high amount of activity, the street lends itself to have wide sidewalks, which allow for flexibility in the use of outdoor space, as well as parking for the surrounding high-density uses. This is also one of the streets along which the primary bike route runs; thus a bi-directional bike lane is positioned on one side of the street.



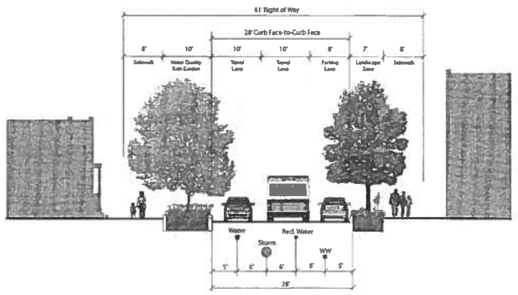
TYPE E: STORMWATER CONVEYANCE BOULEVARD WITH PARKING

Stormwater Conveyance Boulevards are designed to maintain the safety of the corridor's transportation by handling larger amounts of stormwater runoff. A wide bioswale median collects and transports water to open space and retention areas. They are designed to reduce pollutants through infiltration and reduced runoff velocity, while also enhancing the natural appeal of the corridor. The median also presents opportunity for public space with walkways and seating intermitted with landscaping.



TYPE F: MIXED-USE STORMWATER TREATMENT STREET WITH PARKING ON ONE SIDE

Like the Mixed-Use Avenues, Mixed-Use Stormwater Streets also have wider sidewalks adjacent to a mix of shops, restaurants, offices and residential uses. In addition, a bioswale on one side of the street will collect stormwater runoff as part of the stormwater conveyance network.



COLON
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STREET S
SHEET
8/27

OWNER:
AUSTIN HOUSING
FINANCE CORPORATION
1000 E. 11TH STREET
SUITE 200
AUSTIN, TX 78702

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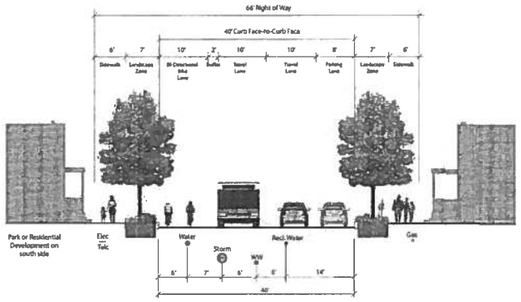
Vaiver/Data Drive/Projects/Colony Park - 13-729/CAD/Base Files/colonypark-S-PUD Street Sections-1.dgn

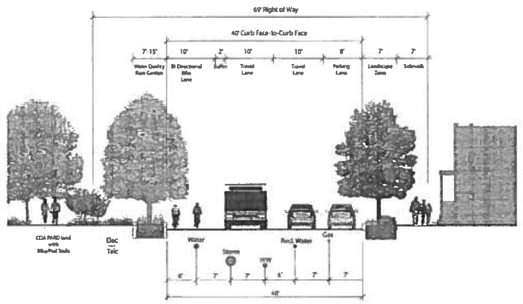
TYPE G: RESIDENTIAL TRANSIT STREET WITH PARKING ON ONE SIDE

The Residential Transit street is the tail end of the bus route within the site. It also provides a bike connection between the project site and the adjacent existing neighborhood. This street is also an extension of Type H and I, except that it has no natural or PARD land on either side of it.



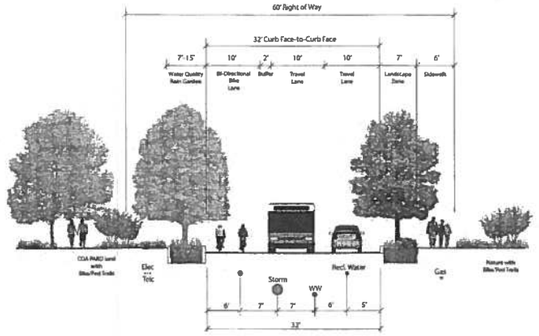
TYPE H: TRANSIT STREET WITH PARKING ON ONE SIDE AND PARD LAND ON SOUTH SIDE

Transit Streets are intended to provide a bus circulation route through the project and connect important neighborhood destinations. This type of street will also likely have pedestrian and bicycle activity . Bike lanes provide a dedicated space for comfortable travel. On the side of the street with on-street parking, the order will go as follows: travel lane, parking lane, bike lane, landscape zone, and sidewalk. A landscaped zone will act as a buffer separating pedestrians from the travel way.



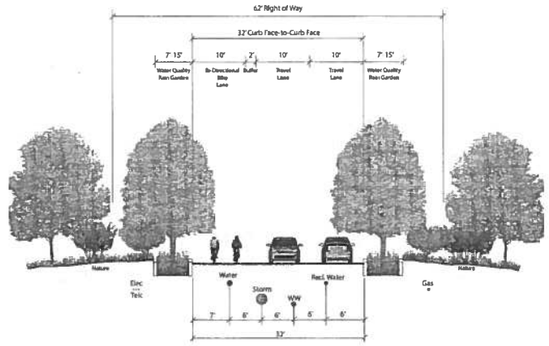
TYPE I: TRANSIT STREET ON WILDLIFE CROSSING STRUCTURE

This is a unique street type as it is facilitates wildlife crossing below and provides vehicular, bike, and pedestrian access above. The street is a through street with no parking and no development on either side of it.



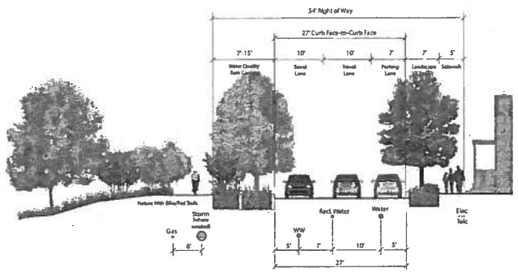
TYPE J: NATURE STREET WITH BI DIRECTIONAL BIKE ROUTE

These nature streets are through streets that go through the fingers of nature. They provide vehicular and bike access above, while facilitating wildlife crossings below.



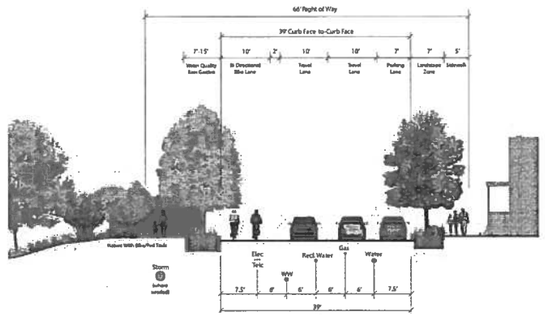
TYPE K: NATURE STREET WITH PARKING ON ONE SIDE

Nature Streets provided two-way travel with parking on one side. This is typical in areas with development requiring on-street parking only on one side, with park or open space on the opposite side.



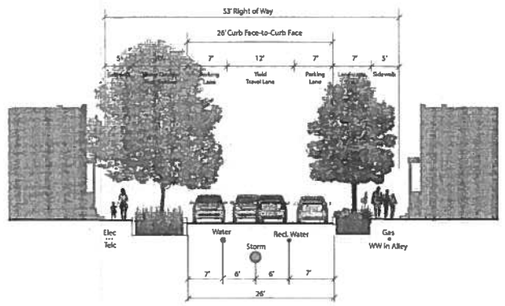
TYPE L: NATURE STREET WITH BI-DIRECTIONAL BIKE ROUTE AND PARKING ON ONE SIDE

These nature streets are one of the most scenic routes within the project site with meandering curves and nature on one side. The street has development on one side with parking along the same side. This is also the street along which the primary bike route runs.



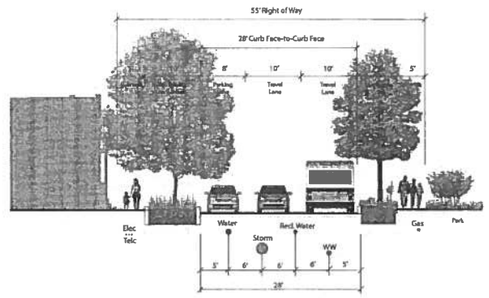
TYPE M: STORMWATER TREATMENT STREET

Stormwater Treatment Streets balance vehicle access with retention of stormwater runoff. A yield travel lane allows safe, slow two-way travel with on-street parking on both sides. The narrow travel lane requires opposing traffic to wait before they can pass, but still provides enough space for emergency vehicle access. This design creates a safer street by encouraging reduced speeds and greater driver attention. Adjacent to the travel way is a bioswale to collect and filter stormwater runoff.



TYPE N: STORMWATER TREATMENT STREET WITH PARKING (ONE SIDE)

Similar to the Stormwater Treatment Street, this street will balance vehicle access with retention of stormwater runoff. Bike lanes will be provided on both sides, as well as a parking lane adjacent to a bioswale. Two travel lanes are provided.



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8/27

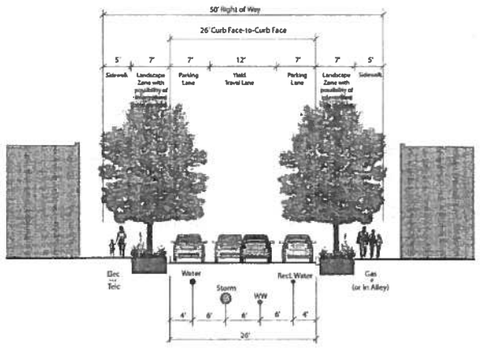
OWNER:
AUSTIN HOUSING
FINANCE CORPORATION
1000 E. 11TH STREET
SUITE 200
AUSTIN, TX 78702

P.U.D. S

Warner/Duke Drive/Projects/Colony Park - 13-730/CAD/Base Files/colonypark-S-PUD Street Sections-2.dgn

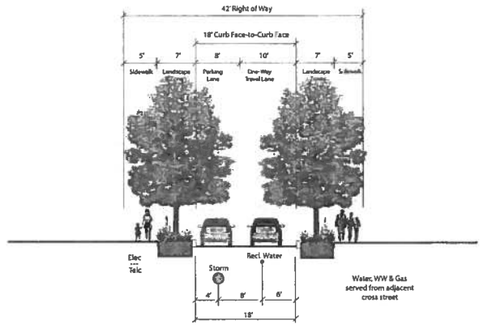
TYPE Q: NEIGHBORHOOD STREET WITH PARKING

These streets provide enough space for parking on both sides of the street, with a narrow yield travel lane. This travel lane allows safe, slow two-way travel requiring opposing traffic to wait before they can pass. These streets are appropriate in residential areas with lower traffic volumes and pedestrians of all ages.



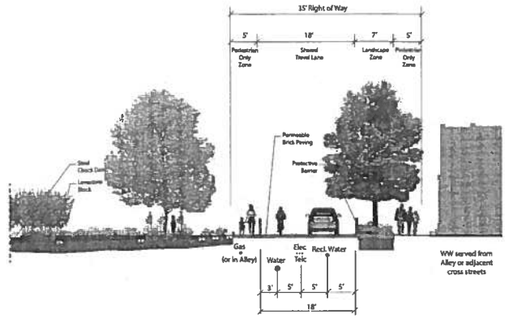
TYPE P: ONE-WAY STREET WITH PARKING

One-way streets with parking are much like One-way Living Streets, with the difference of a dedicated parking lane.



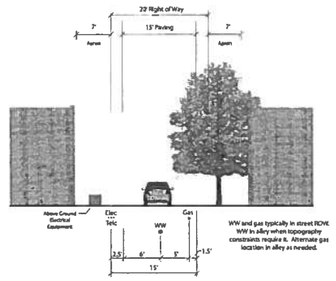
TYPE O: ONE-WAY LIVING STREET

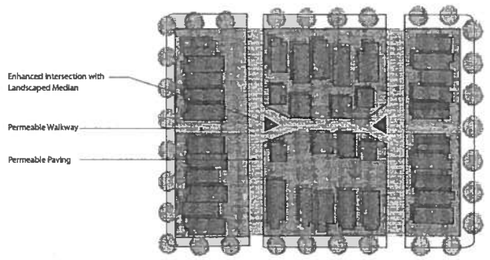
Living Streets are designed with a shared space approach, where pedestrians and bicyclists have equal travel priority as motor vehicles. A shared travel lane designed with permeable paving will allow use by vehicles but is intended as a space for people to stroll, socialize, and enjoy active transportation. The street is built at the same grade as the sidewalk without curbs, but protective barriers such as bollards, separate pedestrian only zones for those who want to walk outside of the shared travel lane.



TYPE R: SHADED ALLEY

Alleys provide rear vehicular access to residential and commercial buildings. This moves garages and trash collection to the rear of structures – and allows the front of buildings to highlight inviting spaces like porches and uninterrupted sidewalks. Shading is provided with the addition of trees.





Enhanced Alley Configuration
Source: Parr Associates

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8/27

OWNER:
AUSTIN HOUSING
FINANCE CORPORATION
1000 E. 11TH STREET
SUITE 200
AUSTIN, TX 78702

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8/27/20

OWNER:
AUSTIN HOUSING
FINANCE CORPORATION
1000 E. 11TH STREET
SUITE 200
AUSTIN, TX 78702

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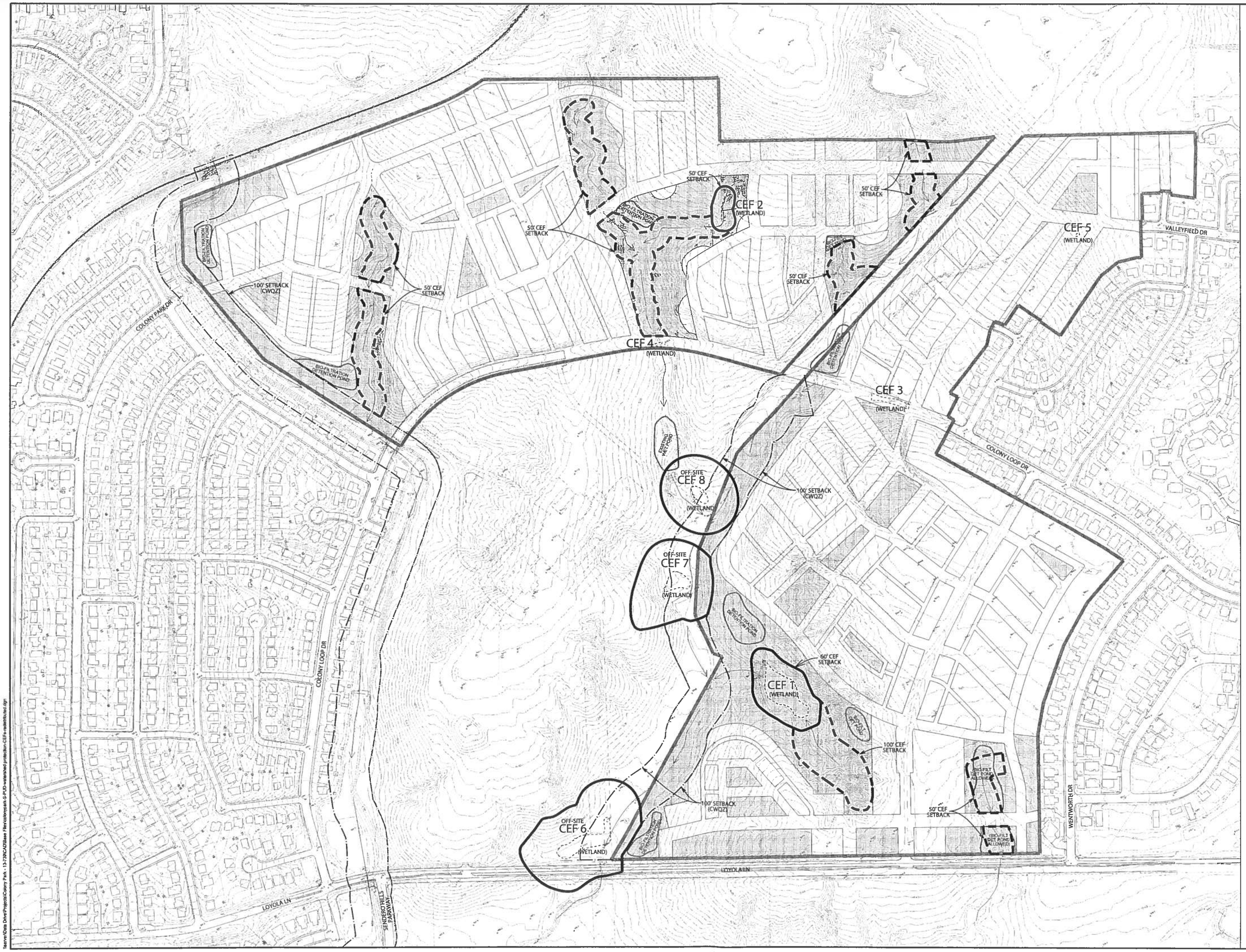
Walnut Creek Drive/Projects/Colony Park - 13-73/NCAD/Sites Files/colonypark-S-P/3D Slope Map.dgn



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OWNER:
AUSTIN HOUSING
FINANCE CORPORATION
1000 E. 11TH STREET
SUITE 200
AUSTIN, TX 78702

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8/27/20

OWNER:
AUSTIN HOUSING
FINANCE CORPORATION
1000 E. 11TH STREET
SUITE 200
AUSTIN, TX 78702

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CEF 2: WETLAND
(IDENTIFIED BY COA 5/25/12)

CEF 3: WETLAND
IN-CHANNEL SWALE FORMED BY D
COLONY LOOP DRIVE TO THE EAS
(IDENTIFIED BY HORIZON ENVIRON

CEF 4: WETLAND
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(IDENTIFIED BY HORIZON ENVIRON

CEF 5: WETLAND
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(IDENTIFIED BY COA 5/25/12)

CEF 6: WETLAND
(IDENTIFIED BY COA 5/25/12)

CEF 7: WETLAND
(IDENTIFIED BY COA 5/25/12)

CEF 8: WETLAND
(IDENTIFIED BY HORIZON ENVIRON

100' SETBACK (CWQZ)
COLONY PARK DR
CEF 2 (WETLAND)
150' STANDARD CEF SETBACK
CEF 4 (WETLAND)
CEF 5 (WETLAND)
VALLEYFIELD DR
CEF 3 (WETLAND)
COLONY LOOP DR
OFF-SITE CEF 8 (WETLAND)
OFF-SITE CEF 7 (WETLAND)
CEF 1 (WETLAND)
OFF-SITE CEF 6 (WETLAND)
LOYOLA LN
SENDERO HILLS PARKWAY
WENTWORTH DR

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8/27/20

OWNER:
AUSTIN HOUSING
FINANCE CORPORATION
1000 E. 11TH STREET
SUITE 200
AUSTIN, TX 78702

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TREE SURVEY PROVIDED BY CITY OF
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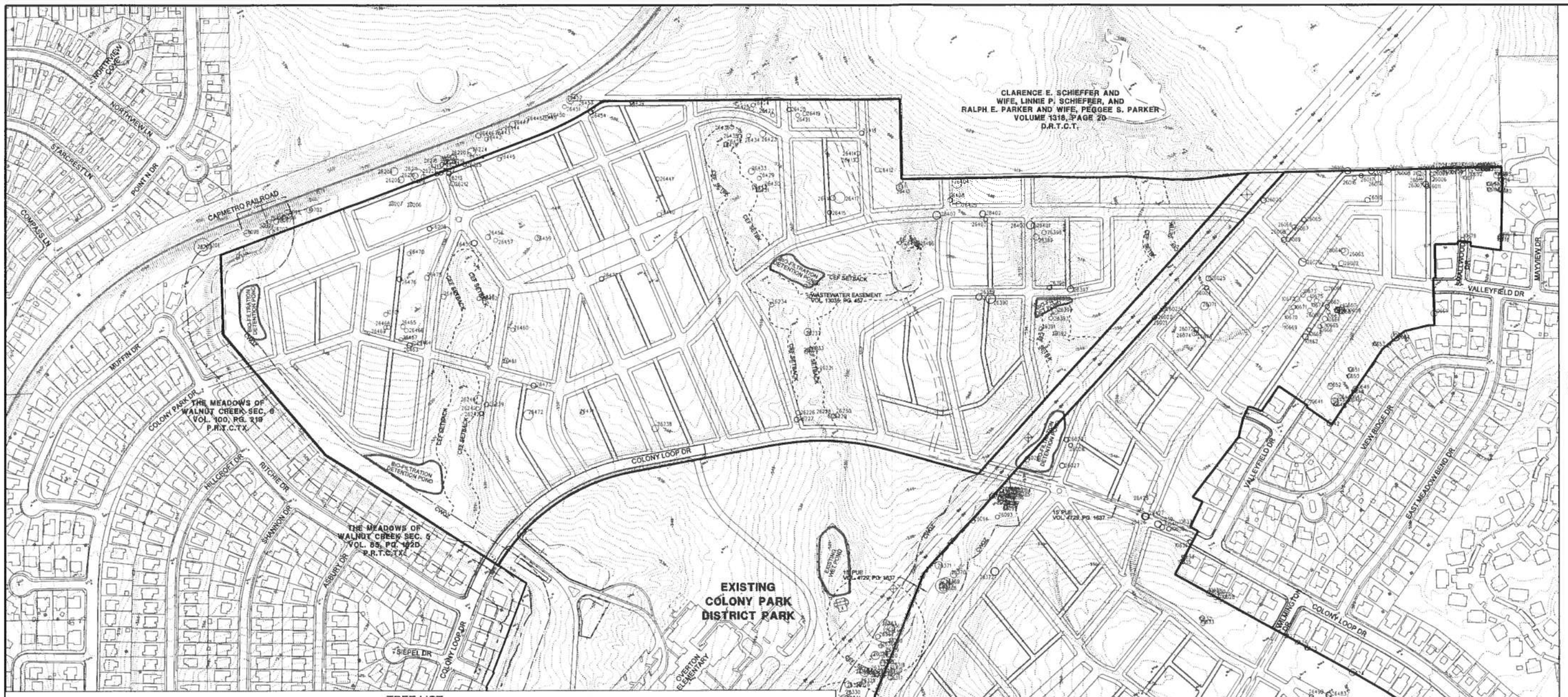

TREE LIST

* trees anticipated to be removed with proposed streets

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10502 HB 10 8
10503 HB 8
10504 HB 8
10505 HB 8
10506 HB 8
10507 HB 10 8
10508 HB 9
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10524 CED 8
10525 HB 11
10526 HB 11
10527 HB 8 8
10528 HB 8
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10533 HB 10 7
10534 HB 9
10535 MSQ 10 9
10536 HB 8
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COLONY
SUSTAIN
COMMU
INITIAT
P.U.

DRAIN
ARE

8/27/20

OWNER:
AUSTIN HOUSING
FINANCE CORPORATION
1000 E. 11TH STREET
SUITE 200
AUSTIN, TX 78702

LEGEN

DRAINAGE
CEF SETB
PROPOSE
PROPOSE DETENTIO
PROPOSE

BIOFILTRATION PONDS SHALL
NATURAL MATERIALS ONLY (E

A1 = 90.4 AC.

A2 = 43.6 AC.

A3 = 38.6 AC.

B1a = 52.9 AC.

B1b = 27.5 AC.

B2a = 45.3 AC.

B2b = 58.0 AC.

B3 = 80.8 AC.

C1a = 22.5 AC.

>64 AC UPSTREAM DRAINAGE AREA. CWQZ AND 25/100YR FLOODPLAIN ESTABLISHED ON SITE FROM THIS POINT.

CLARENCE E. SCHIEFFER AND WIFE, LINNIE P. SCHIEFFER, AND RALPH E. PARKER AND WIFE, PEGGEE S. PARKER VOLUME 1316, PAGE 20 D.R.T.C.T.

APPROX 0.6 AC IN DECKER WATERSHED MAY BE DIVERTED TO WALNUT CREEK WS (AS ALLOWED UNDER LDC 25-8-365)

APPROX 1.0 AC IN ELM WATERSHED MAY BE DIVERTED TO WALNUT CREEK WS (AS ALLOWED UNDER LDC 25-8-365)

CONVERGENCE OF DRAINAGE AREAS B2a AND b2B (BEGIN >64 AC) CWQZ AND 25/100YR FLOODPLAIN ESTABLISHED FROM THIS POINT.

APPROX 23 AC OF OFF-SITE DEVELOPED AREA AVAILABLE FOR WQ TREATMENT

EXISTING COLONY PARK DISTRICT PARK

THE MEADOWS OF WALNUT CREEK SEC. 6 VOL. 100, PG. 219 P.R.T.C.TX.

THE MEADOWS OF WALNUT CREEK SEC. 9 VOL. 85, PG. 152D P.R.T.C.TX.

COLONY PARK SEC. 1 PHASE FOUR-A VOL. 75, PG. 13 P.R.T.C.TX.

COLONY PARK SEC. 1 PHASE FOUR-B VOL. 77, PG. 241 P.R.T.C.TX.

LAKESIDE HILLS PHASE 3-A VOL. 77, PG. 95

BURLESON, J SUR 19 ABS. 4

JD'S CORNER A

CAPMETRO RAILROAD

COLONY LOOP DR

LOYOLA LN

WENTWORTH DRIVE

RIVERSTONE DR

VALLEYFIELD DR

MAYVIEW DR

VIEW RIDGE DR

EAST MEADOW BEND DR

WILMINGTON DR

STARGREST LN

POINT N DR

COMPASS LN

MUFFIN DR

COLONY PARK DR

HILLCREST DR

RITCHIE DR

SHIRE DR

ASBURY DR

SIEPEL DR

TOWNSBOROUGH DR

FLEETRIDGE DR

PONDSDALE DR

SHANNON DR

KILDARE COVE

OVERTON

TURNER-ROGERS CENTER

NORTHVIEW LN

NORTHVIEW COVE

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