

LEGEND	
	PROPOSED STREET TREES
	PROPOSED STREET FURNITURE
	PROPOSED TRASH BINS
	PROPOSED SUPPLEMENTAL ZONE FURNITURE

	8' PLANTING ZONE
	7' CLEAR ZONE
	SUPPLEMENTAL ZONE ±5710 SF
	PUBLIC PLAZA

- NOTES:
1. 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.
  2. THE BICYCLE LANE STRIPING REFLECTED HEREON IS SUBJECT TO THE APPROVAL OF THE DIRECTOR OF THE PUBLIC WORKS AND TRANSPORTATION DEPARTMENT.
  3. 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.

**Bury+Partners**  
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TWPB Registration Number P-1048  
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## EXHIBIT E-1

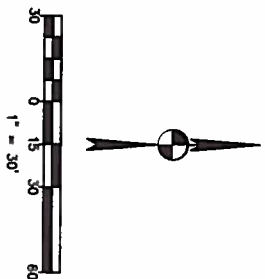
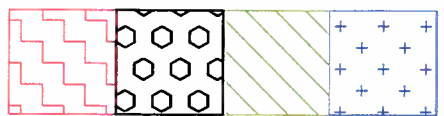
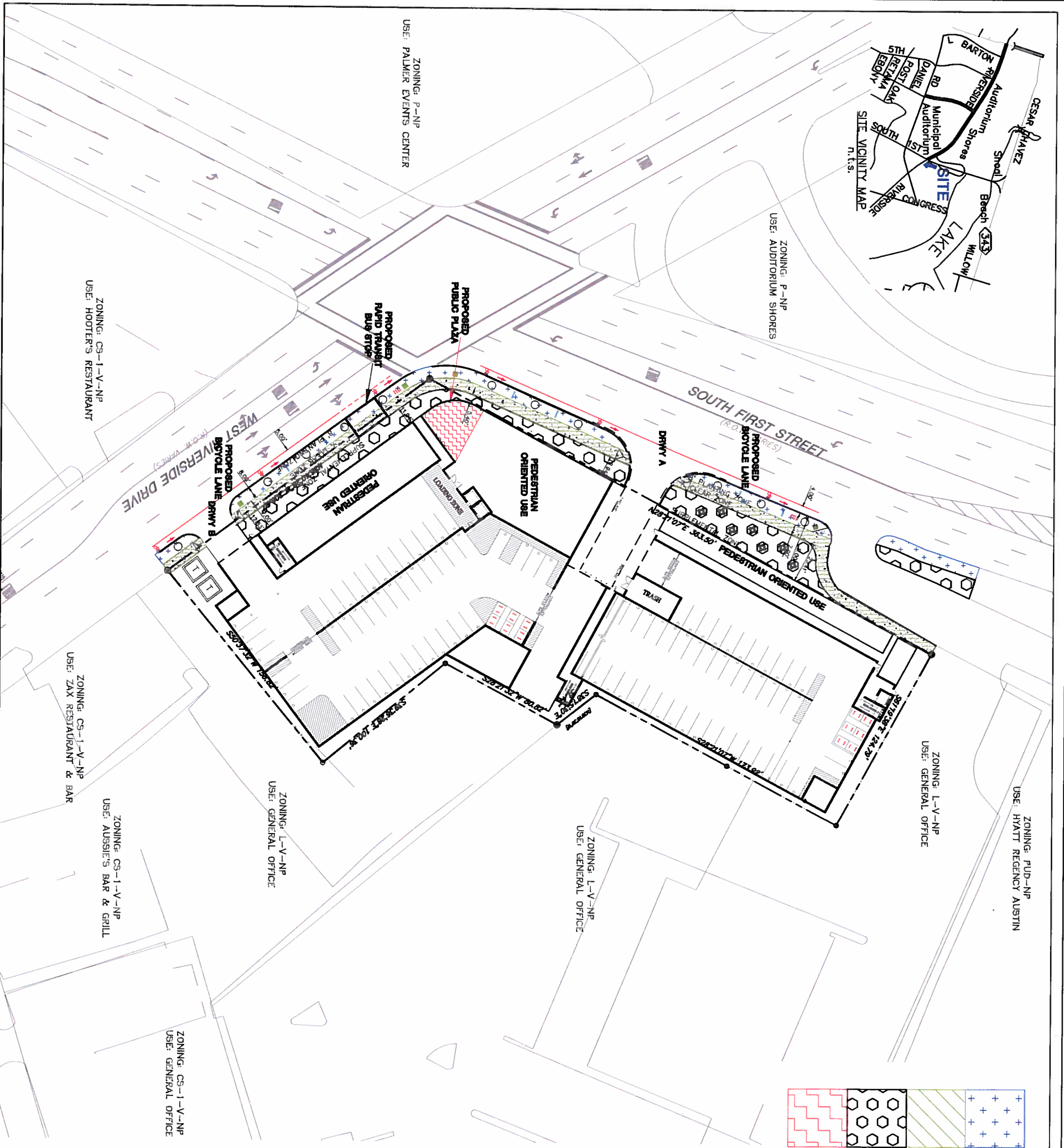
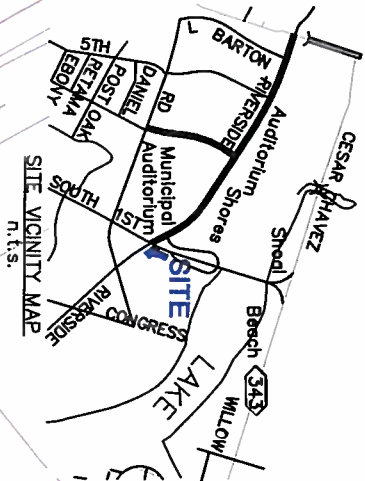
**BROADSTONE AT THE LAKE  
AUSTIN, TEXAS**

**ALLIANCE RESIDENTIAL**

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

**EXH**  
SHEET  
1 OF 2





- 8' PLANTING ZONE
- 7' CLEAR ZONE
- SUPPLEMENTAL ZONE ±5710 SF
- PUBLIC PLAZA

SITE DEVELOPMENT REGULATIONS	
MAX IMPERVIOUS COVER:	95%
MAX NO. OF UNITS ALLOWED:	240 DU
MAX NON-RESIDENTIAL:	9,000 SF
MAX HEIGHT:	75'
MAX F.A.R.	4.1
MIN SETBACKS:	15' RIVERSIDE OR 0' S. FIRST ST.
	0' INTERIOR

PROHIBITED USES	
BED AND BREAKFAST RESIDENTIAL GROUP 1	DRUG-OFF RECYCLING COLLECTION FACILITY
BED AND BREAKFAST RESIDENTIAL GROUP 2	EXTERMINATING SERVICES
CONGREGATE LIVING	FOOD PREPARATION
COUNSELING SERVICES	GENERAL REAL SALES-GENERAL
GUIDANCE SERVICES	KENNELS
HOSPITAL SERVICES-GENERAL	LAUNDRY SERVICES
HOSPITAL SERVICES-LIMITED	MEDICAL OFFICE-EXCEEDING 5,000SF OF GROSS FLOOR SPACE
RESIDENTIAL TREATMENT	OFF-SITE ACCESSORY PARKING
RESEARCH SERVICES	OUTDOOR ENTERTAINMENT
AUTOMOTIVE REPAIR SERVICES	OUTDOOR SPORTS AND RECREATION
AUTOMOTIVE SALES	PAINT 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

- 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.
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  5. 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.
  6. THE AFFORDABLE HOUSING REQUIREMENT WILL BE MET. SEE ORDINANCE AND SITE DEVELOPMENT REGULATIONS FOR DETAILS.

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LAND USE PLAN

BROADSTONE AT THE LAKE  
AUSTIN, TEXAS

ALLIANCE RESIDENTIAL

SHEET  
**EXH**  
2 OF 2

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