NOTES:
1. Parks and Civic spaces shall be regulated by a performance standard in the TOD ordinance.
2. The CIP Roads and Major Street Network are required in addition to the Connectivity Standards in the TOD ordinance. The Code will set the standards for blocks, the block layout only. Illustrates the intent.
3. The esplanade (Grand Blvd.) will remain as shown if the CTRMA agrees to lower the main lanes and construct the crossing. If this is not the case or funding cannot be provided, then it will become a boulevard with minor median landscaping and will be extended on the other side of the River.
4. CONVENTIONAL designation of parcels or blocks shall comply with current Leander Residential Zoning (including current PUD provisions) and General Development and Subdivision Ordinances. Application of those regulations in the CONVENTIONAL area provide for safe and appropriate transportation connections in the required roadway as adopted on the Transect Plan. It may participate in master water, wastewater, transportation, drainage and water quality development and receive funding incentives that may be adopted over time for the overall planning area as shown on the Transect Plan. A separate set of Architectural Standards shall apply to the CONVENTIONAL designation as to the Uniform Development Code and those separate Standards shall only apply to the CONVENTIONAL designated parcels.
5. For the purpose of planning initial development along San Gabriel Parkway (CR 274), it is understood that this County roadway is initially planned to be a 2 lanes of 120 of ROW. This 4-lane roadway will be required for development. At such point in time as a funding district is in place and necessary financing to convert this roadway section into compliance with the required roadway section is adopted and set forth in the funding district plan, the 120 of ROW will define the back of curbs for the outer curbs of the outer parallel roadways in the above section.

5-10 Minute Walking Scale - Pedestrian Sheds
(1/4 to 1/2 Mile Radius)