

The Grove at Shoal Creek Planned Unit Development Environmental Resource Exhibit

September 29, 2015

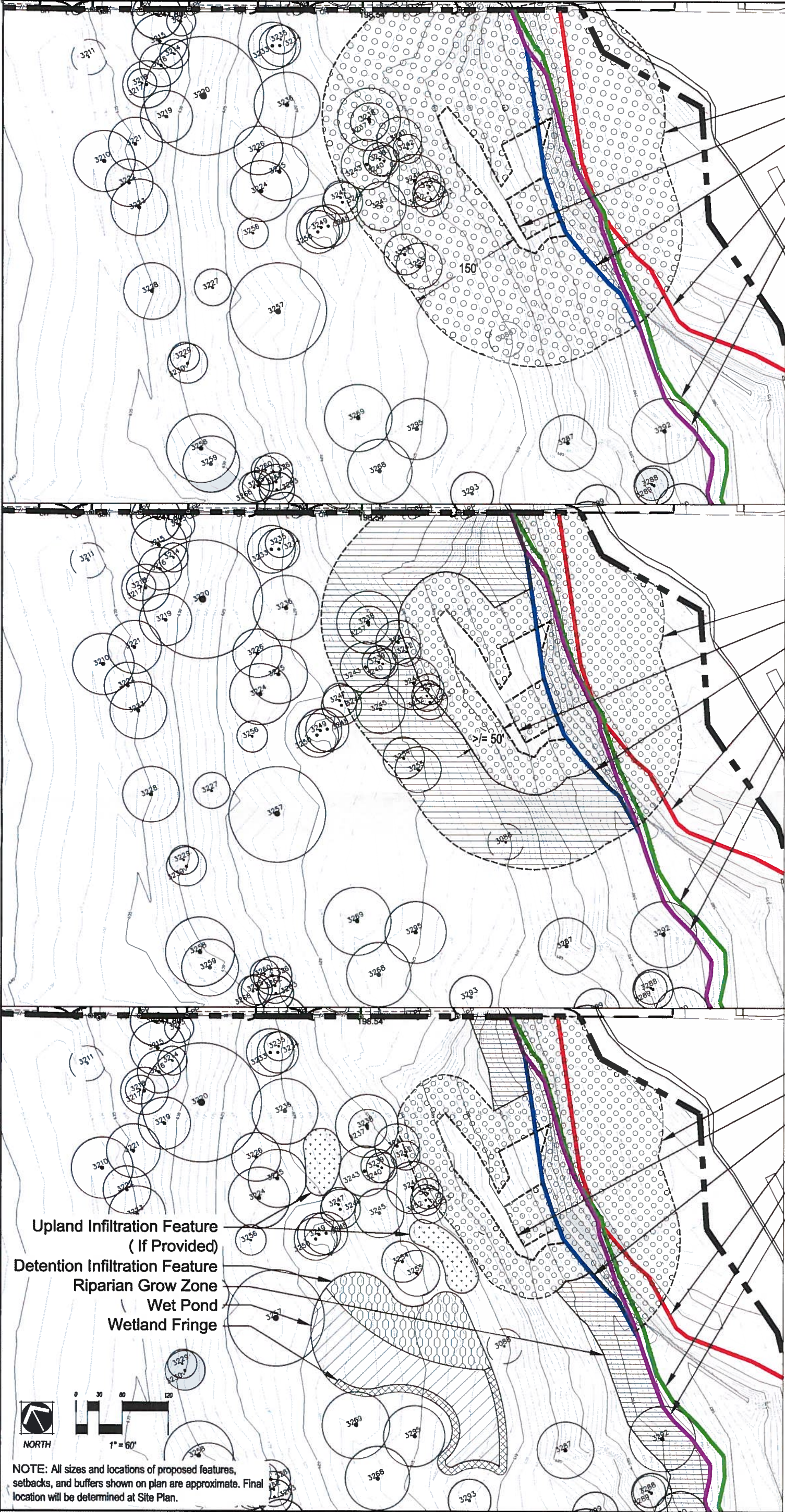
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NOTE: All sizes and locations of proposed features, setbacks, and buffers shown on plan are approximate. Final location will be determined at Site Plan.



CEF with Standard
150 Foot Setback

- 150' CEF Buffer
- CEF (10,019 SF)
- Critical Water Quality Zone
- Shoal Creek Centerline
- 25-yr Floodplain
- 100-yr Floodplain

Legend

- CEF Buffer Area (159,865 SF of standard buffer area on site)

Proposed Modification to
CEF Setback

- CEF Buffer
- CEF (10,019 SF)
- Critical Water Quality Zone
- Shoal Creek Centerline
- 25-yr Floodplain
- 100-yr Floodplain

Legend

- CEF Buffer Area (83,635 SF of CEF Buffer preserved)
- CEF Buffer Area to be Mitigated (Standard buffer - Preserved buffer = 76,230 SF of buffer to mitigate)

Proposed Mitigation

- CEF Buffer
- CEF (10,019)
- Critical Water Quality Zone
- Shoal Creek Centerline
- 25-yr Floodplain
- 100-yr Floodplain

Legend

- CEF Buffer Area
- Wet Pond Surface Area
- Riparian Grow Zone (Approx. 58,730 SF, no less than 40,000 SF)
- Detention Infiltration Feature (Approx. 10,000 SF, no less than 8,000 SF)
- Wetland Fringe (Approx. 2500 SF, no less than 1000 SF)
- Upland Infiltration Feature (Approx. 5000 SF, no less than 0 SF)

Mitigation Calculation

Mitigation Required	76,230 SF
Mitigation Provided	
Detention Infiltration Feature	10,000 SF
Wetland Fringe	2500 SF
Upland Infiltration Feature	5000 SF
Riparian Grow Zone	58,730 SF
TOTAL MITIGATION PROVIDED	76,230 SF

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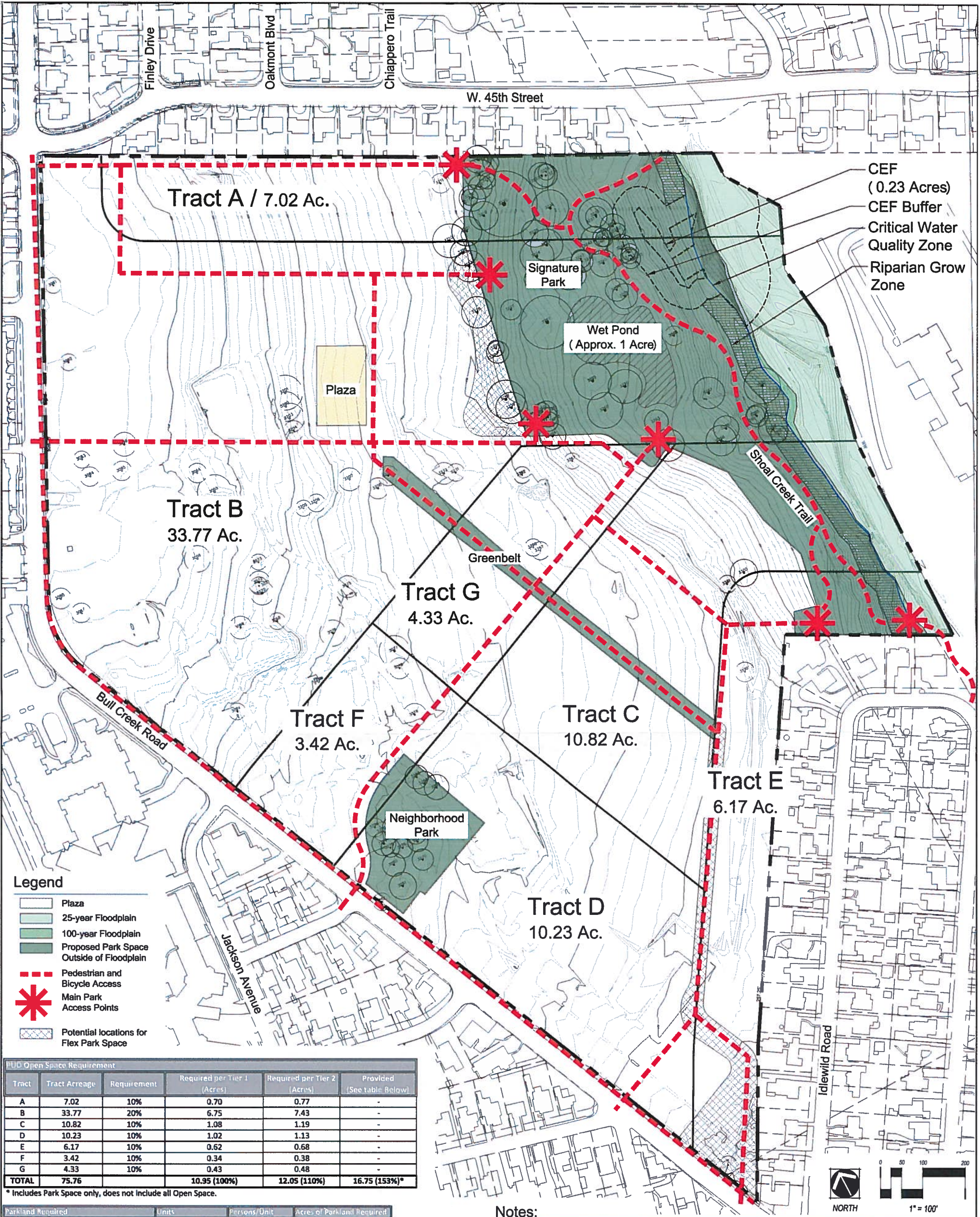
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PUD Open Space Requirement					
Tract	Tract Acreage	Requirement	Required per Tier 1 (Acres)	Required per Tier 2 (Acres)	Provided (See table Below)
A	7.02	10%	0.70	0.77	-
B	33.77	20%	6.75	7.43	-
C	10.82	10%	1.08	1.19	-
D	10.23	10%	1.02	1.13	-
E	6.17	10%	0.62	0.68	-
F	3.42	10%	0.34	0.38	-
G	4.33	10%	0.43	0.48	-
TOTAL	75.76		10.95 (100%)	12.05 (110%)	16.75 (153%)*

* Includes Park Space only, does not include all Open Space.

Parkland Required	Units	Persons/Unit	Acres of Parkland Required
Residential	1515	1.7	12.8775

Minimum Parkland and Open Space Compliance Table				
Park Space Provided	Approx. Size (Acres)	% Parkland Credit	Credited Parkland Acres	Open Space Acres
Signature Park in 25 yr Floodplain (Publicly Dedicated)	3.20	0%	0.00	3.2
Signature Park in 100 yr Floodplain (Publicly Dedicated)	0.235	50%	0.1175	0.235
CEF in Signature Park (Publicly Dedicated)	0.23	0%	0.00	0.23
Wet Pond Permanent Pool in Signature Park (Publicly Dedicated)	1.00	50%	0.50	1
Remainder of Signature Park (Publicly Dedicated)	8.335	100%	8.335	8.335
Neighborhood Park (Publicly Dedicated)	1.25	100%	1.25	1.25
Greenbelt (Private/Public Easement)	1.00	50%	0.50	1
Flex Park Space (Publicly Dedicated or Private/Public Easement)	2.00	100%	2.00	2
Plaza	0.50	50%	0.25	0
TOTALS	17.75		12.95	17.25

Note: The Signature Park will be a minimum of 13 acres in size (including floodplain). All other park acreages are approximate. Total Credited Parkland for the project must be at least equal to the total shown in this table

Notes:

1. Flex Park Space may be provided anywhere on site with the following conditions:

 - a. Any amount of acreage may be added to the Signature Park, Neighborhood Park, or Greenbelt and be counted as Flex Park Space.
 - b. Flex Park Space may be publicly dedicated or private park space. If not publicly dedicated, these areas count 50% towards the credited acres of Park Space Provided.
 - c. Flex Park Space shall meet the standards for Parkland Dedication.
2. Plaza: Only areas of the plaza that are publicly accessible and designed for active recreation and community gathering may be credited as parkland. Appropriate parkland uses for the plaza include interactive water features, children's play features, performance areas, game areas, and areas designed for free and casual congregation. If final plaza design does not meet these standards, an additional 0.25 acres of parkland shall be provided under the Flex Park Space category.
3. All park space shall be improved and maintained by the Applicant, as described in the Master Parkland Agreement.
4. Park, trail, and pedestrian and bicycle access locations depicted in this exhibit are conceptual in nature and are intended to indicate approximate size and location of these elements and to demonstrate compliance with Tier 1 and Tier 2 requirements, exact locations and boundaries will be determined at Site Plan.
5. All trails shall be constructed per the standards of the City of Austin Urban Trails Master Plan in effect at the time of the adoption of the ordinance.
6. The Wet Pond will be designed as an amenity. Recreational uses shall be adjacent to and/or interact with the pond and users shall be able to approach the pond in multiple locations