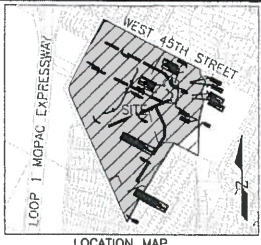


The Grove at Shoal Creek

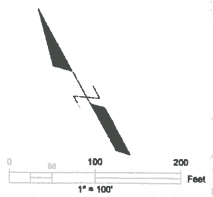
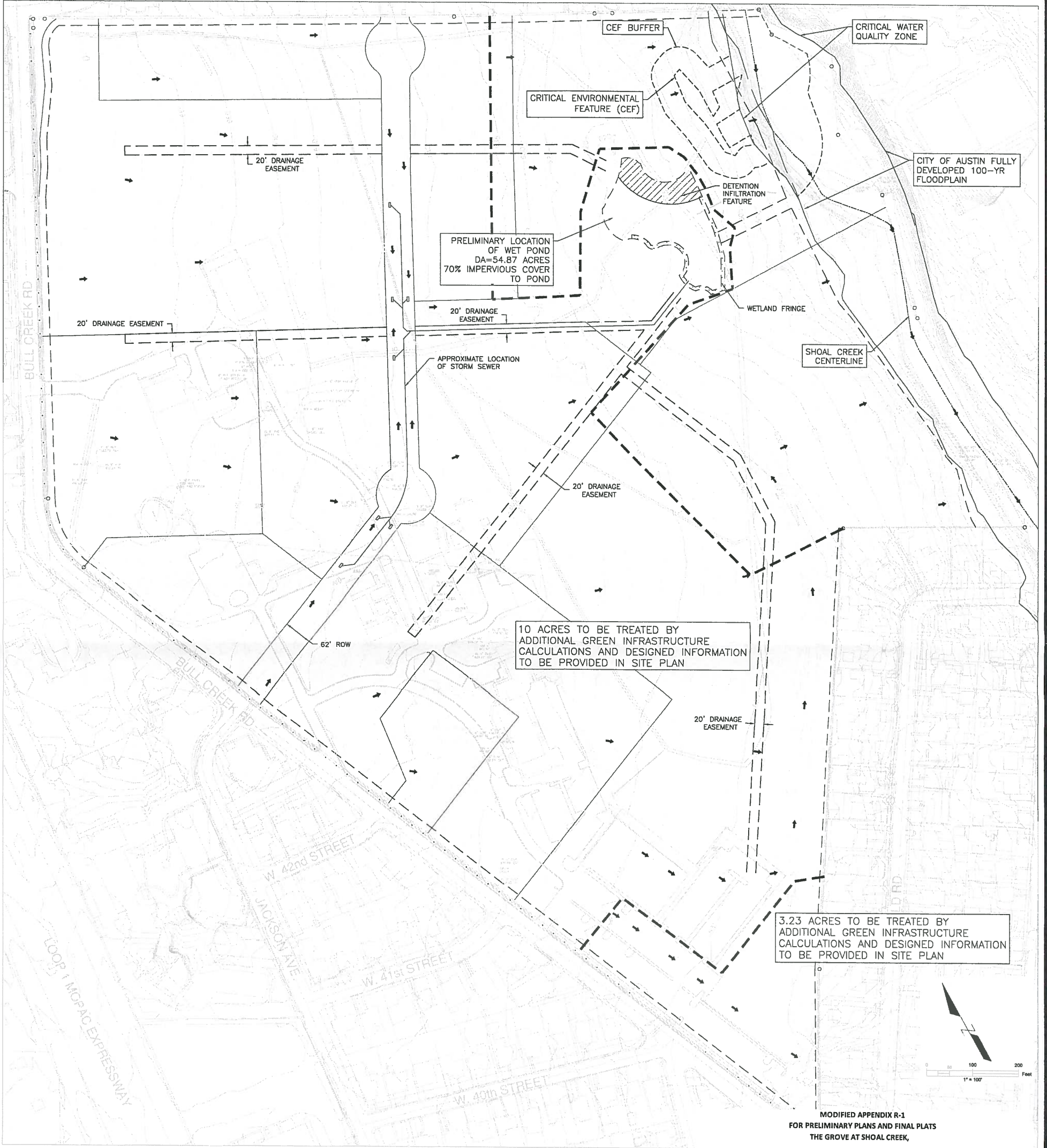
List of Environmental Superiority Items

1. The project will substantially exceed open space requirements (by more than 50%) and will cluster development away from Shoal Creek.
2. The project will provide water quality controls through the use of a wet pond and/or green infrastructure for a minimum of 50% of the required water quality volume on-site.
3. The project will provide that a minimum of 10 acres of impervious cover on the site will drain to and be substantially treated by Green Water Quality Controls such as rain gardens and biofiltration facilities.
4. The project will not modify the existing 100-year floodplain.
5. The project will preserve a minimum of 75% of protected quality native tree inches on site.
6. The project will provide a tree care plan for all preserved protected and heritage trees on site.
7. The project will direct stormwater runoff from impervious surfaces to a landscaped area at least equal to the total required landscape area.
8. The project will provide flood mitigation for the 9.39 acres of existing impervious cover on the site which is not currently detained. The existing State office development does not have any detention or flood control facilities and current code does not require new development to mitigate for existing impervious cover. If the project participates in the RSMF, the RSMF fee will be paid as if the current 9.39 acres of impervious cover does not exist.
9. The project will provide educational signage at the Wetland CEF.
10. The project will provide minimum 3" caliper street trees on all internal streets. Under conventional zoning, Tracts A, C, D, and E would be residential zoning districts and would not require street trees under Subchapter E. This area of additional street trees represents 34.24 acres or approximately 45% of the total project area.
11. The project will provide street trees along Bull Creek Road where they would not be required by Subchapter E.
12. The Project will provide an Integrated Pest Management Plan for all sites.
13. The Project will commit to 95% of non-turf plant species from Grow Green or equivalent per the Design Guidelines.
14. The project will provide additional protection for the ¼ critical root zone for all protected and heritage trees within the Signature Grove, which includes all trees around the proposed pond and the highest quality oak trees throughout the Signature Park.

THE GROVE AT SHOAL CREEK WATER QUALITY PLAN AUSTIN, TX



LEGEND
 --- DRAINAGE AREA
 --- TIME OF CONCENTRATION LINE
 --- FLOW DIRECTION
 --- CHANGE OF FLOW TYPE



MODIFIED APPENDIX R-1
 FOR PRELIMINARY PLANS AND FINAL PLATS
 THE GROVE AT SHOAL CREEK,

DRAINAGE AREA DATA:	Required	Provided
Drainage Area to Control	54.87	ac.
Drainage Area Impervious Cover	70.00%	
Capture Depth (CD)	1.000	in
FOR WET POND:		
Annual Runoff Coefficient (Rf) Table 1-9	> 0.528	
Permanent Pool Volume (PPV=0.162 * Rf * DA)	> 20443	cf 224000 cf
Permanent Pool Area (PPA - min 1/2 acre)	> 25555	sf 28000 sf
Permanent Pool Elevation (PPE)		605 ft. msl
Forebay Volume (15 to 25% of PPV)	> 30666	cf 40000
Elevation of Forebay Separation Wall (PPE - 2.0 ft)	= 603	ft. msl 603 ft. msl
Main Pool Volume	> 173776	cf 184000 cf



THE GROVE AT SHOAL CREEK
 AUSTIN, TEXAS
 WATER QUALITY PLAN

BROWN & GAY ENGINEERS, INC.
 7000 NORTH MOPAC, SUITE 330 AUSTIN, TX 78731
 TX 78731 T&PE Registration No. F-1046
 TEL: 512-476-0400 www.browngay.com



REV	DESCRIPTION	DATE	APR

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SHEET 1 OF 1