

The Grove at Shoal Creek

List of Environmental Superiority Items

1. The project will substantially exceed open space requirements and will cluster development away from Shoal Creek.
2. The project will preserve a minimum of 75% of protected quality native tree inches on site.
3. The project will provide innovative water quality controls for a minimum of 50% of the volume required.
4. The project will disconnect the drainage system where possible by providing that a minimum of 10% of the surface area of all internal roadways (or an equivalent area of impervious cover) will drain directly into landscape areas, rain gardens, distributed bio-filtration facilities, or other pervious surfaces.
5. The project will provide flood detention for the existing 9.39 acres of currently undetained impervious cover on site.
6. The project will provide superior protection for the wetland CEF on site as detailed on the Environmental Resources Exhibit.
7. Educational signage will be provided at the Wetland CEF.
8. A Grow Zone of at least one acre will be provided along Shoal Creek to protect the CEF, CEF buffer, and Shoal Creek.
9. The project will provide street trees on all internal roadways per the Design Guidelines.
10. The Project will provide an Integrated Pest Management Plan
11. The Project will commit to 95% of non-turf plant species from Grow Green or equivalent per the Design Guidelines.