

*Proposed Environmental Code Modifications*

<b>CHAPTER 25-8 MODIFICATIONS</b>			
<b>CODE SECTIONS TO BE MODIFIED</b>	<b>CURRENT CODE LANGUAGE</b>	<b>PROPOSED MODIFICATION FOR THE GROVE AT SHOAL CREEK PUD</b>	<b>IMPACT ON DEVELOPABLE AREA</b>
20. <i>Heritage Trees, 25-8-641(B)</i>	“(B) A permit to remove a heritage tree may be issued only if a variance is approved under Section 25-8-642 ( <i>Administrative Variance</i> ) or 25-8-643 ( <i>Land Use Commission Variance</i> ).”	<p>“A permit to remove a heritage tree may be issued only if:</p> <p>(1) a variance is approved under Section 25-8-642 (<i>Administrative Variance</i>) or (25-8-643) <i>Land Use Commission Variance</i>, or</p> <p>(2) the tree is indicated as "Trees that May Be Removed" on The Grove at Shoal Creek Tree Survey and Disposition Plan as attached to The Grove at Shoal Creek Planned Unit Development Ordinance No. _____.</p> <p>Sections 25-8-642 and 25-8-643 shall not apply to the trees indicated as "Trees that May Be Removed" on The Grove at Shoal Creek Tree Survey and Disposition Plan.</p> <p>A permit issued under 25-8-642 (A) (2) shall require mitigation at the rates prescribed on The Grove at Shoal Creek Tree Survey and Disposition Plan.”</p>	None. While a small area of land within the critical root zone of the heritage trees that may be removed will become developable, this will not impact the overall developable acreage as the maximum impervious cover for the site is 65% per the PUD and that maximum could be reached whether or not these trees are removed.

## **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 RSMP, the RSMP 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  $\frac{3}{4}$  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.