



BURY
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 TBPE # F-1048 TBPLS # F-107500
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LAND USE PLAN

AUSTIN OAKS PUD
SPIRE REALTY GROUP, LP

DRAWN BY: RT
 DESIGNED BY: ZH
 QA / QC: RT/ZH
 PROJECT NO.: R010336310002

SHEET
4
 OF 4



■ PROPOSED HERITAGE TREES TO BE SAVED

NOTE:

The project will comply with existing standards in the City Code as of the effective date of the PUD regarding tree removal and mitigation; provided that:

- The measurements of trees within the project shall be based on the tree survey completed on November 22, 2013;
- The project will preserve more than 63% of the overall caliper tree inches within the project;
- The project will preserve a minimum of 90% of the caliper inches of heritage trees (24 inches and larger); trees identified as 1038, 1075, 1077, 1108, 2107, 2173, 2227 and 2233 on the tree survey included as Page 4 of the Land Use Plan may be removed;
- Tree number 1079 shall be relocated in either Area A or G under the supervision of the City Arborist;
- The project shall relocate a minimum of 300 inches of trees less than 12 inches in size within the project;
- All proposed impacts within the 1/2 critical root zone must be performed to meet with the intent of the tree preservation ordinance and are subject to review and/or modification by the City Arborist;
- The project will develop and adopt a formal tree care plan as part of the site development permit process, and the development and adoption of the tree care plan shall be done in concert with a certified arborist;
- All mitigation rates shall be at 105% of the rates reflected in the City Code as of the effective date of the PUD;
- 75% of the mitigation for the project shall be done on-site;
- Trees reflected in these calculations reflect trees within the site and within the immediately adjacent one-half of the right-of-way of adjacent roadways; and
- These calculations assume some flexibility design with respect to Core Transit Corridor standards along Executive Center Drive and Wood Hollow Drive.

PUD APPROVAL	
CASE NUMBER <u>AUSTIN OAKS</u>	
APPROVED BY COMMISSION / ZONING AND PLANNING COMMISSION ON: _____ (DATE) _____ (YEAR)	
APPROVED BY COUNCIL ON _____ (DATE) _____ (YEAR)	
UNDER SECTIONS 25-2-144 AND 25-2, SUBCHAPTER B, DIVISION 5, SUBPART A, SUBPART B, SUBPART C (3.2), SUBPART D AND _____ OF CHAPTER 25-2 OF THE CITY CODE.	
PLANNING AND ZONING DEPARTMENT REVIEW	
FINAL ORDINANCE READING:	
Rev. 1	_____
Rev. 2	_____
Rev. 3	_____

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