

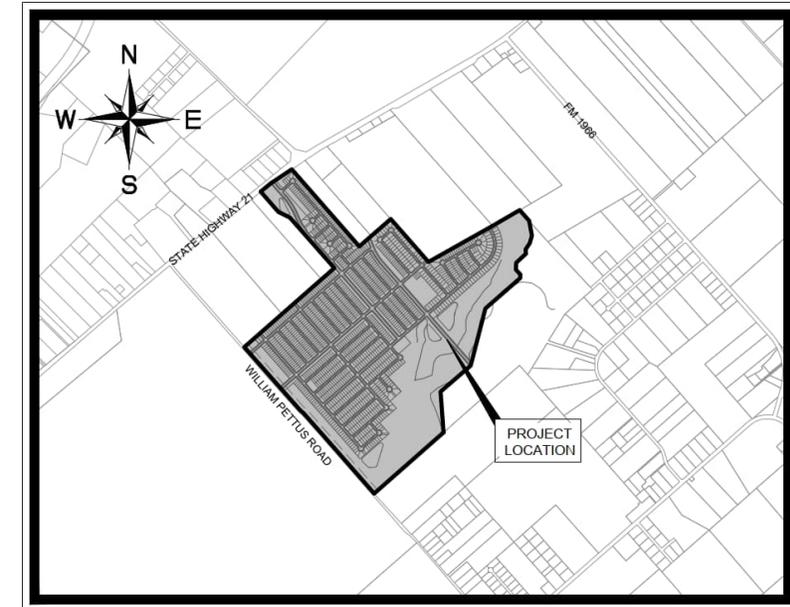
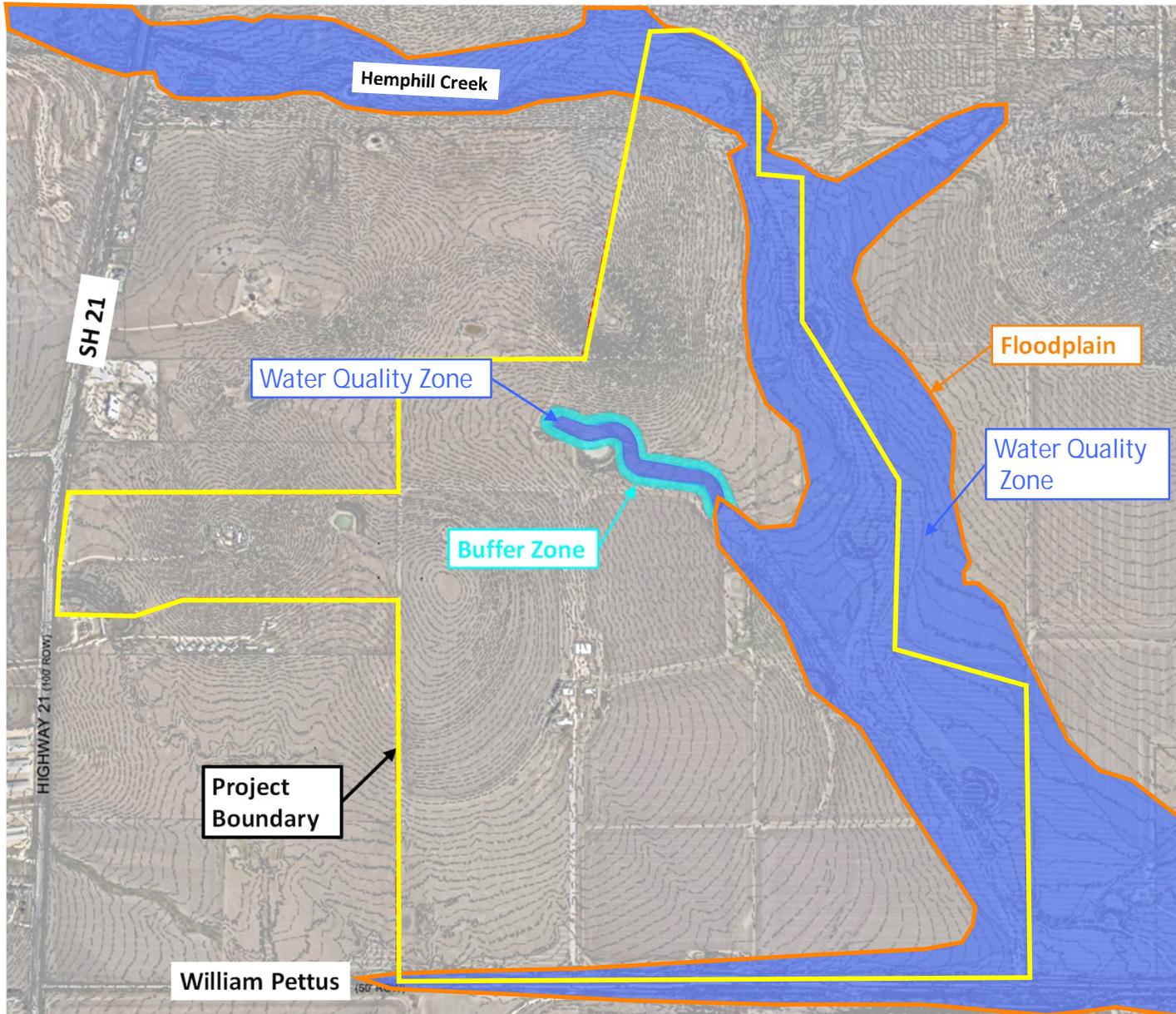


Qualified Watershed Protection Plan Phase 1 for Cotton Gateway (2022-42485)

- **Qualified WPP1 due to project being greater than 40 acres and reclaiming Water Quality/Buffer Zone.**
- **Code requires an informative staff presentation to Planning and Zoning Commission prior to administrative approval.**



Qualified Watershed Protection Plan Phase 1 for Cotton Gateway (2022-42485)



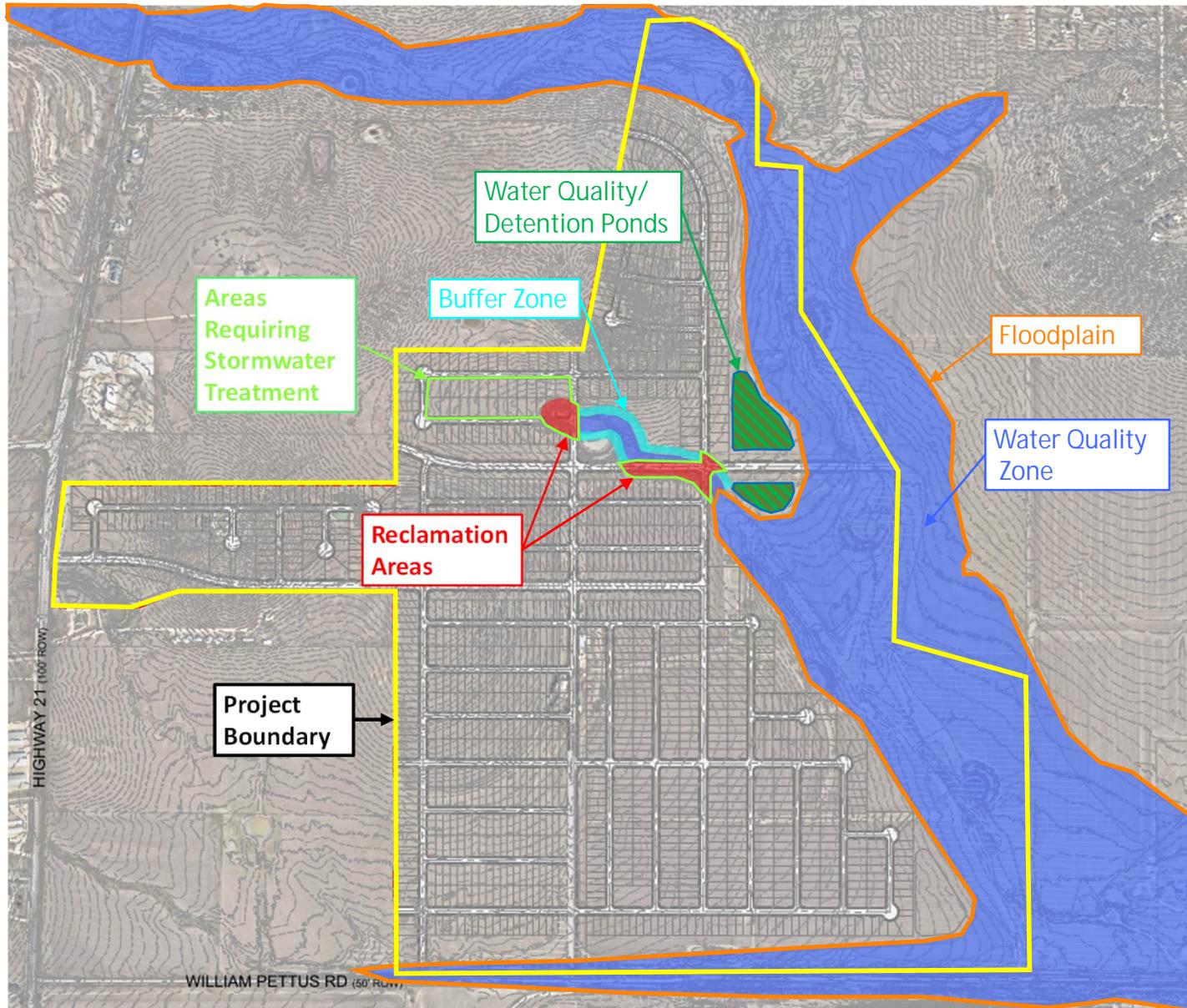
VICINITY MAP

Predeveloped Conditions

- Site Size: +/- 252 acres
- Site includes both water quality/buffer zone and floodplain



Qualified Watershed Protection Plan Phase 1 for Cotton Gateway (2022-42485)



Proposed Conditions

- Project reclaims water quality/buffer zone
- Mitigation for impacts to water quality/buffer zone include:
 - Stormwater treatment requirement of 70% removal of increased TSS for highlighted areas
- Design plans/modeling reviewed for compliance with WPP2