

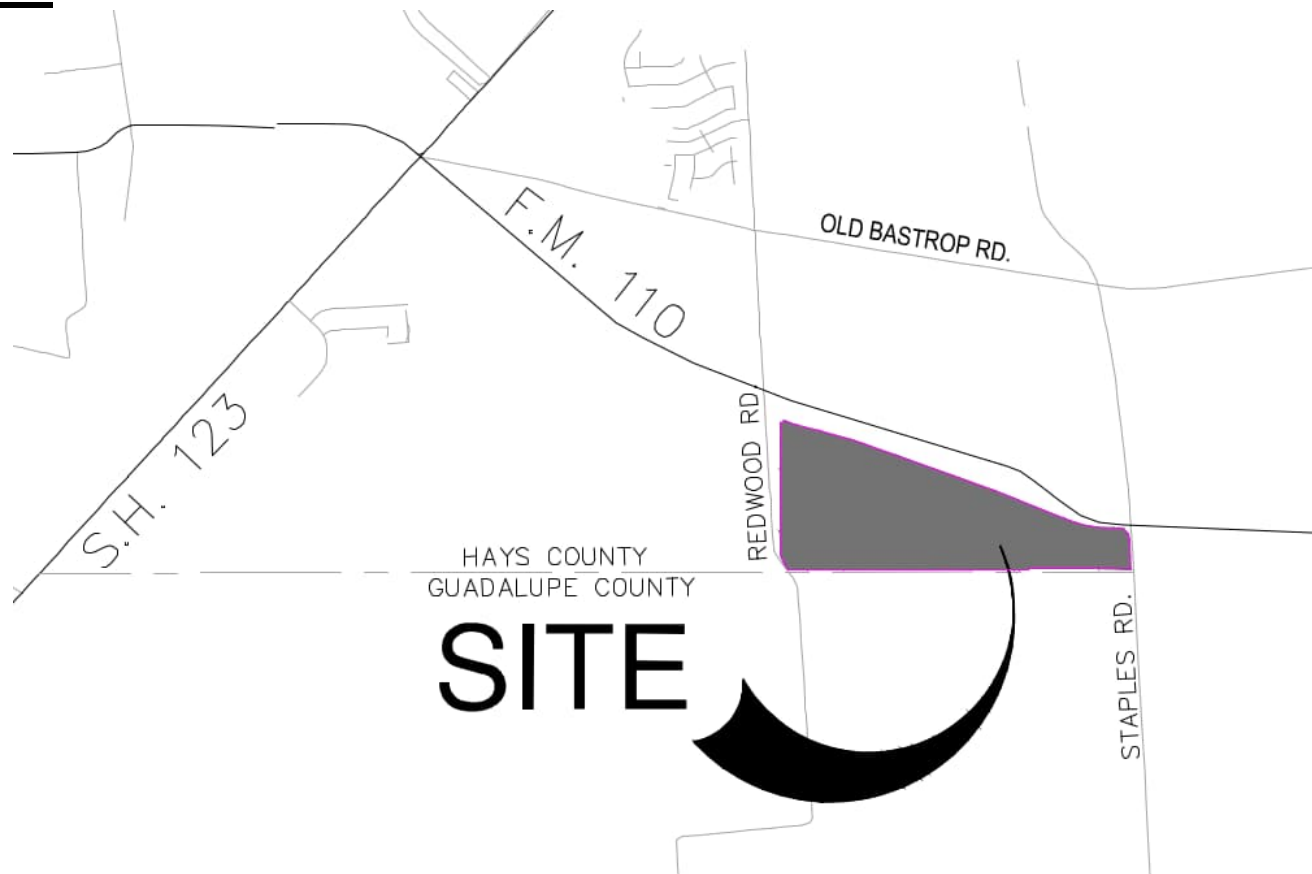


# Qualified Watershed Protection Plan Phase 1 for Riley's Pointe (2022-41493)

- Qualified WPP due to the project being greater than 40 acres and reclamation of Water Quality and Buffer Zones.
- Informative meeting with Planning and Zoning Commission is required prior to administrative approval.

# QWPP Phase 1 for Riley's Pointe (2022-41493)

## Site Location

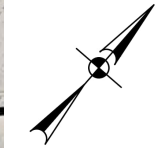
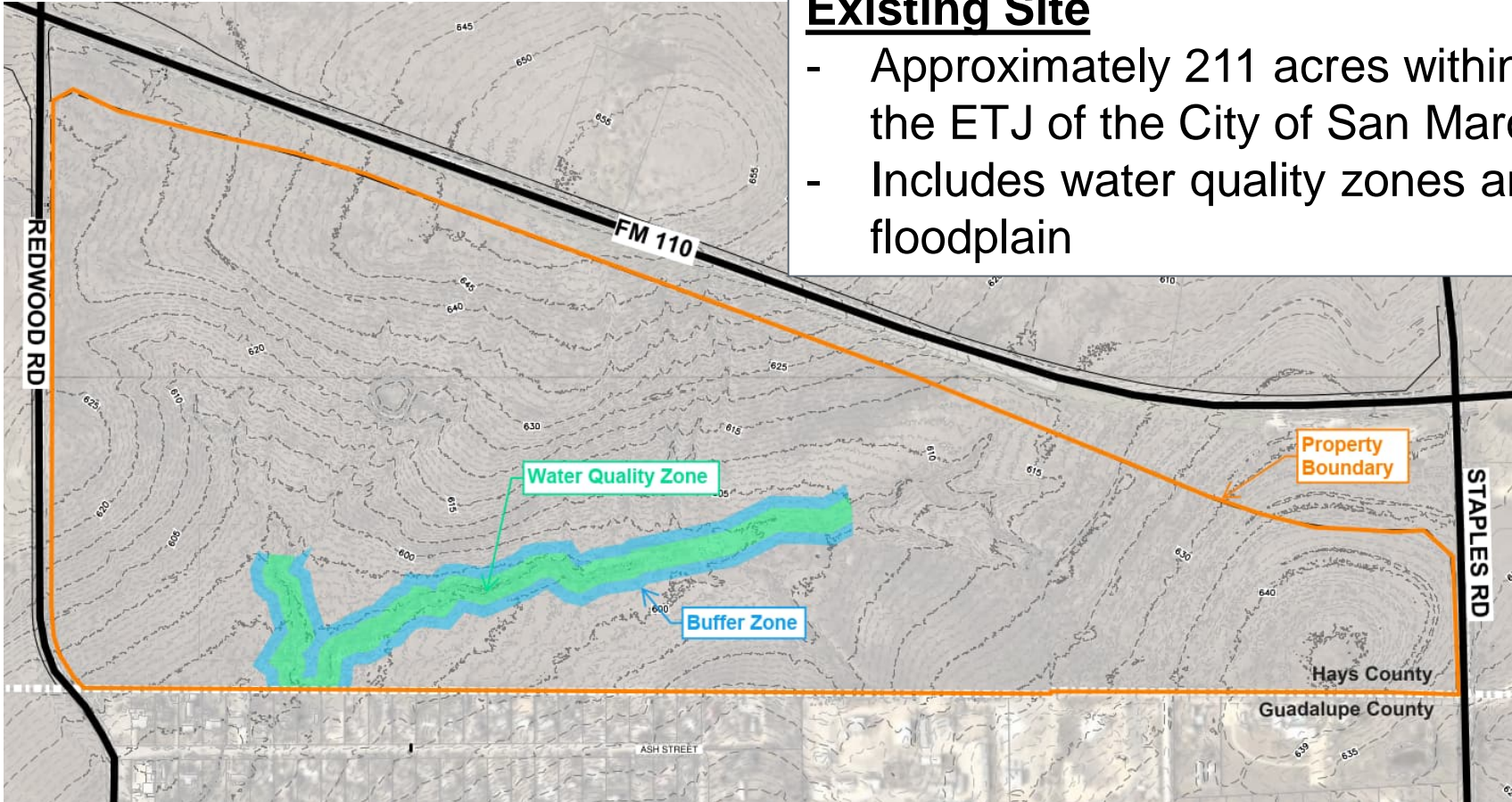


# QWPP Phase 1 for Riley's Pointe (2022-41493)



## Existing Site

- Approximately 211 acres within the ETJ of the City of San Marcos
- Includes water quality zones and floodplain



# QWPP Phase 1 for Riley's Pointe (2022-41493)

## Proposed Development

- Light Industrial
- Water Quality and Buffer Zone Reclamation
- Mitigation Includes Water Quality Treatment (70% Removal of Increased TSS) for +/-57 acres
- Channel Designed to Preserve Aesthetics and Natural Function

