



Qualified Watershed Protection Plan Phase 1 for Riverbend Ranch Subdivision (2022-42960)

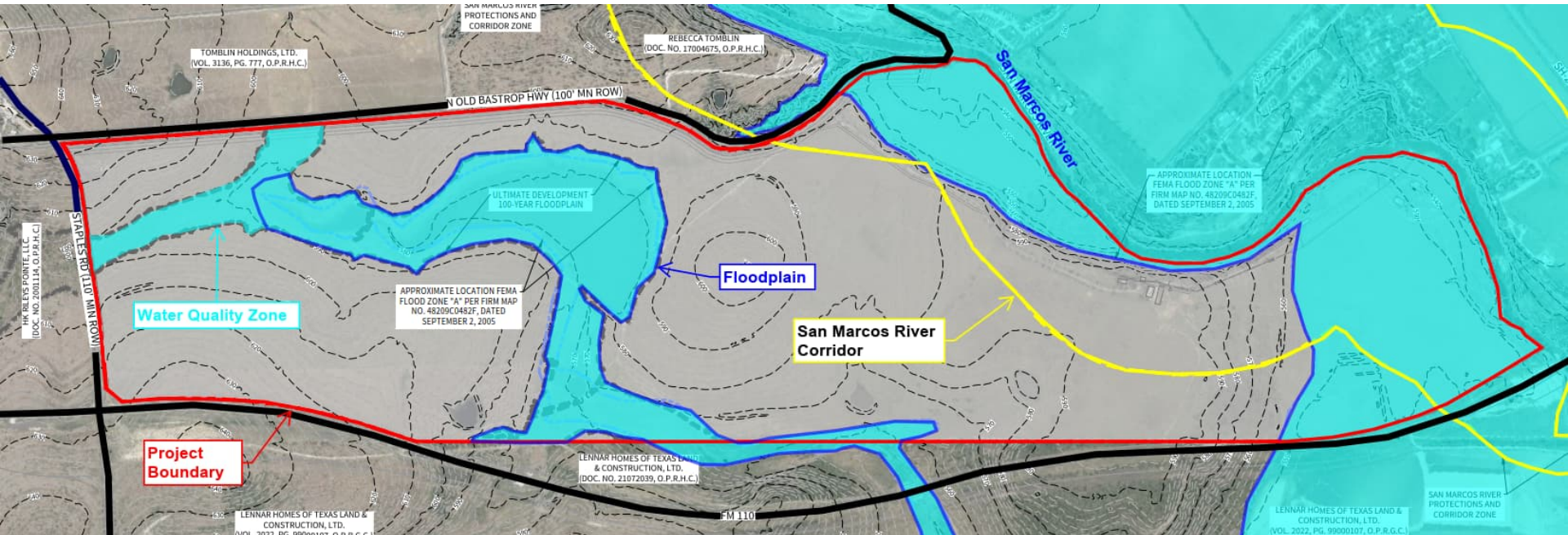
- Qualified WPP due to the project being greater than 40 acres and reclamation of Water Quality/Buffer Zone and Floodplain.
- Informative meeting with Planning and Zoning Commission is required prior to administrative approval.

QWPP Phase 1 for Riverbend Ranch Subdivision (2022-42960)



Existing Site

- Approximately 657 acres within the San Marcos ETJ
- Includes water quality zones and floodplain





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Proposed Development

- Single Family Residential, Multifamily, Commercial, and Light Industrial
- Minor reclamation of water quality zone and floodplain
- Mitigation consists of providing vegetative filter strips
- Reclamation of floodplain shall meet requirements of the Flood Damage Prevention Ordinance. Compliance shown with WPP Phase 2.

