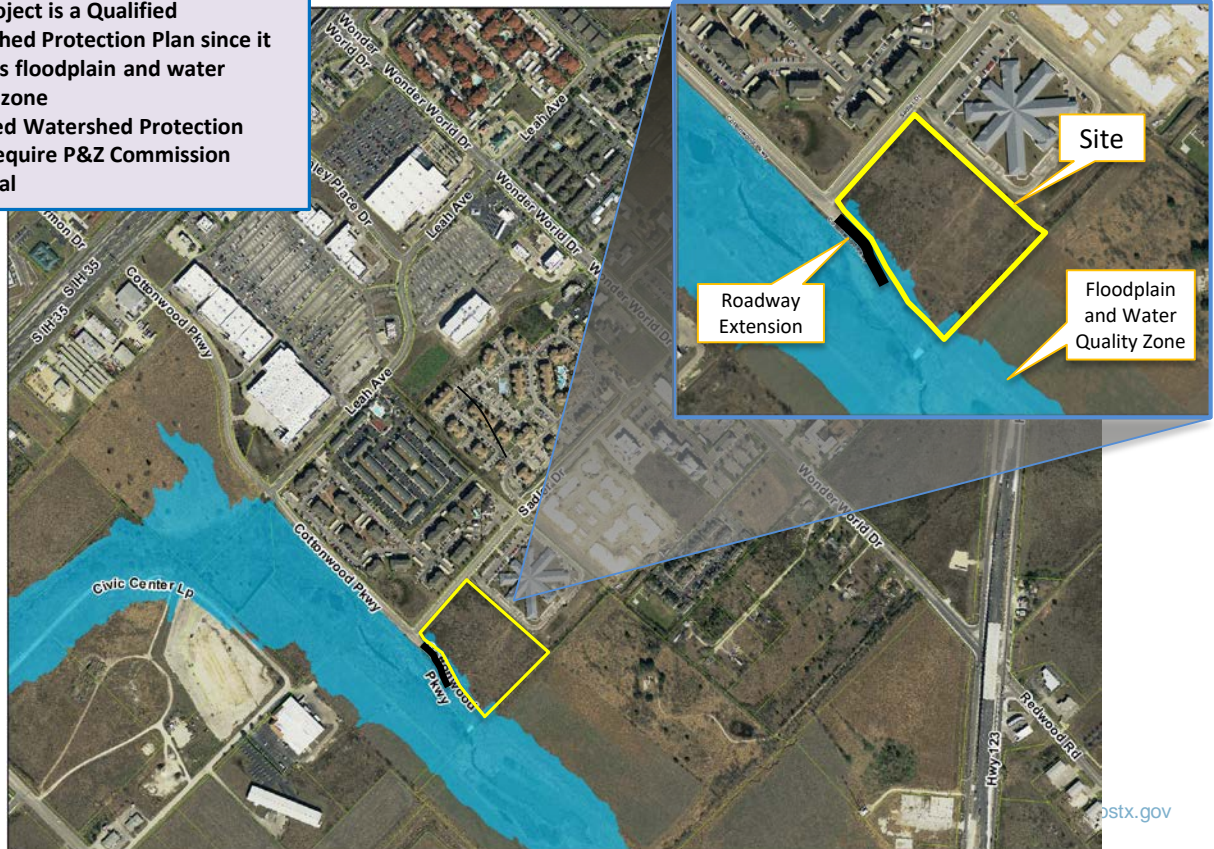


Fitzroy San Marcos Apartments Qualified Watershed Protection Plan

- This project is a Qualified Watershed Protection Plan since it reclaims floodplain and water quality zone
- Qualified Watershed Protection Plans require P&Z Commission Approval



Fitzroy San Marcos Apartments

Qualified Watershed Protection Plan

CRITERIA FOR APPROVAL

- Does project meet requirements of Ch. 5 Environmental Regs? – Yes

- Have adverse impacts been mitigated related to floodplain? – Yes

- Project meets Flood Damage Prevention Ord.
- Hydraulic Modeling shows no-rise in floodplain
- Floodplain displacement by project is replaced by excavation of grassy swales
- Bldg. Finish Floors will be 2-ft above floodplain

- Have adverse impacts been mitigated related to water quality? – Yes

- Bioretention for apartments provides 70% reduction in TSS
- Grassy swales roadway provides 70% reduction in TSS

- COSM Engineering Staff Recommends Approval

