

2018-25080 (2540 S. IH 35)

Hold a public hearing and consider a request by TFG San Marcos SC, LP for approval of a Qualified Watershed Protection Plan Phase 2 for Lot 3-B, Block 4 of the Stonecreek Crossing Phase 2 Subdivision consisting of 5.389 acres located at 2540 S. IH 35.
(G. Schwarz)

Stonecreek Crossing Phase 2

Qualified Watershed Protection Plan Phase 2 (2018-25080)

This site is a Qualified WPP because:

- There is Floodplain Reclamation



Proposed Site

Limits of Water Quality
and Buffer Zones
Based on Effective
FEMA Maps

Legend

100-year Floodplain

Stonecreek Crossing Phase 2 Qualified Watershed Protection Plan Phase 2 (2018-25080)

- CRITERIA FOR APPROVAL- Based Previous Code

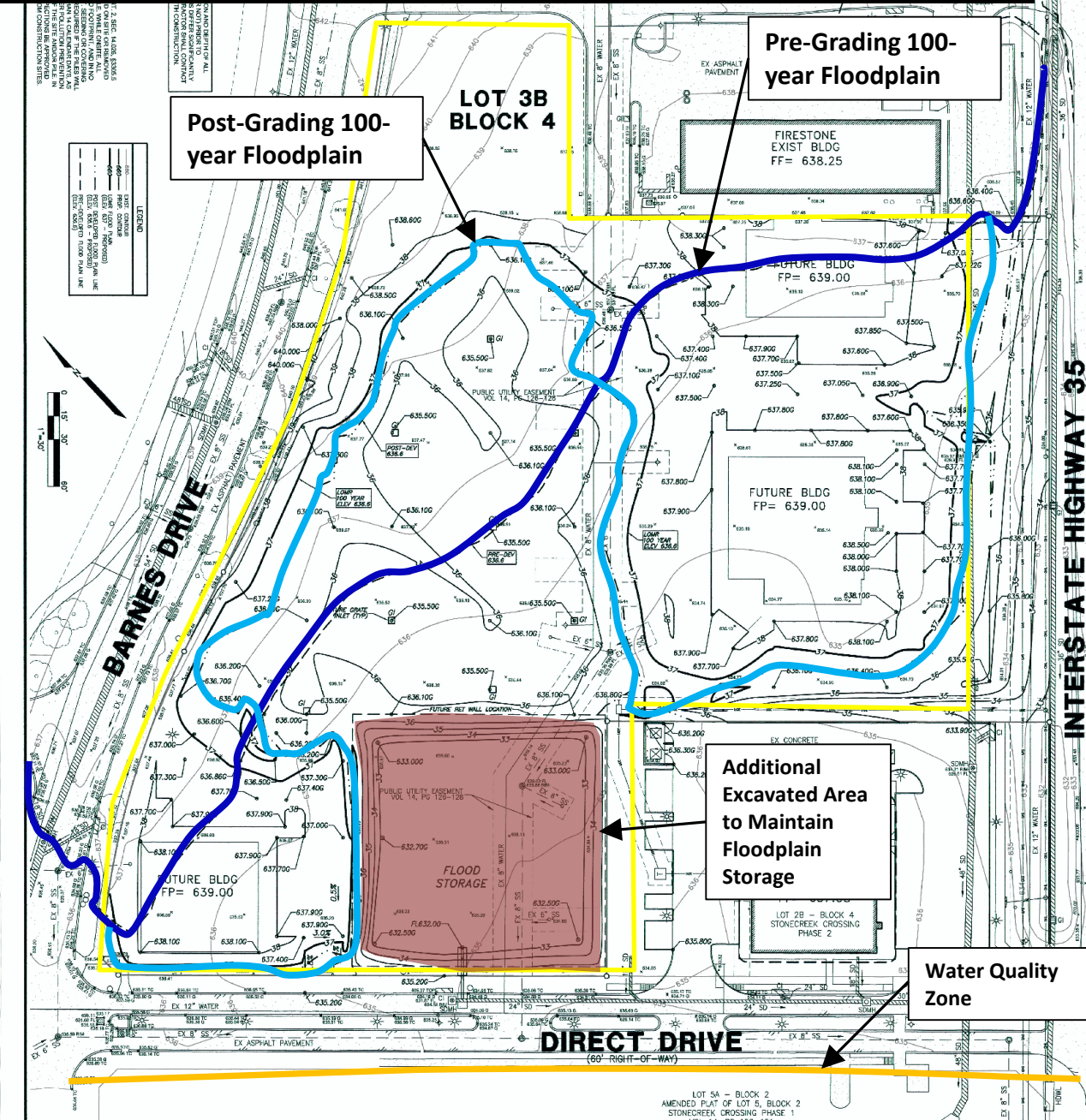
- Does it meet requirements of Ch. 5 Environmental Regs? - Yes

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

- Project meets Flood Damage Prev. Ord.

- 1D Hydraulic Modeling shows no-rise in floodplain and 2D modeling shows no adverse impacts

- Floodplain displacement by fill is replaced by additional site excavation



Recommendation:

Staff has reviewed the request and determined the development meets the requirements of the Code Environmental Regulations and the requirements of the Flood Damage Prevention Ordinance and recommends **approval** of 2018-25080 Qualified Watershed Protection Plan Phase 2.