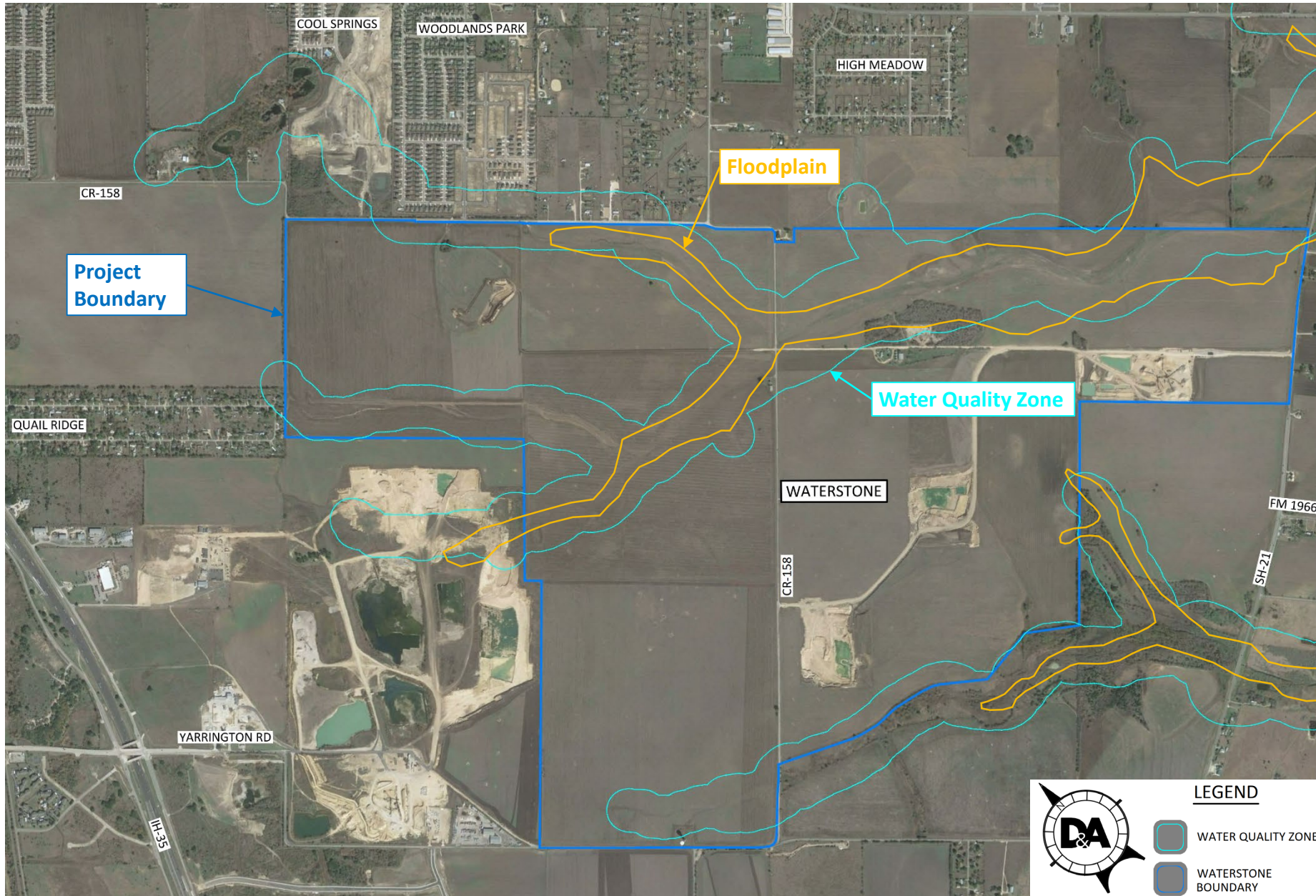




Qualified Watershed Protection Plan Phase 2 for Waterstone Development (2020-34357)

- **Qualified WPP2 based on reclamation of Water Quality Zone and Floodplain and the project is greater than 40 acres**
- **Informative meeting with Planning and Zoning Commission is required prior to administrative approval.**

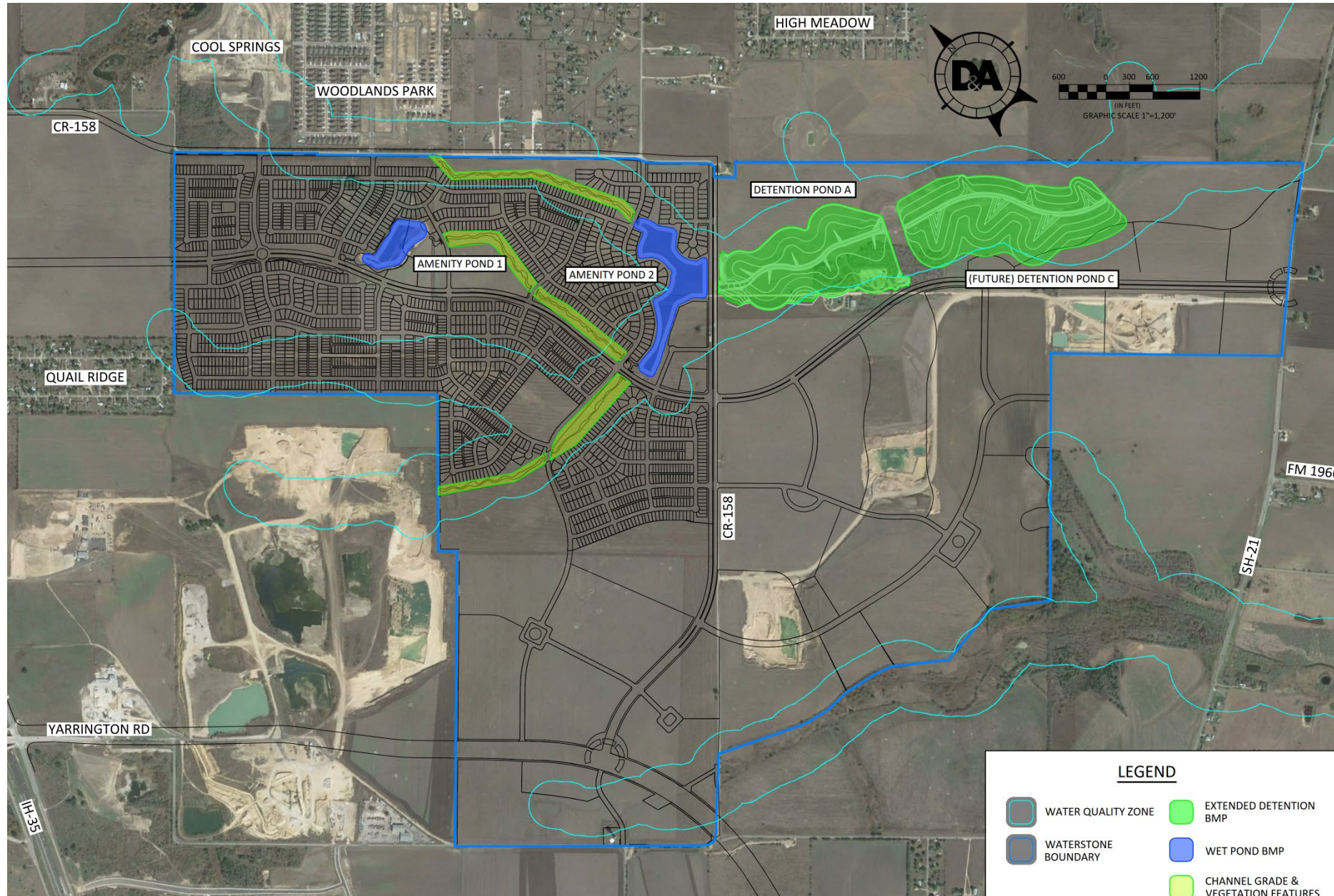
Qualified Watershed Protection Plan Phase 2 for Waterstone Development (2020-34357)



Predeveloped Conditions

- Site Size: +/- 1,750 acres
- Site includes both water quality zone and floodplain

Qualified Watershed Protection Plan Phase 2 for Waterstone Development (2020-34357)



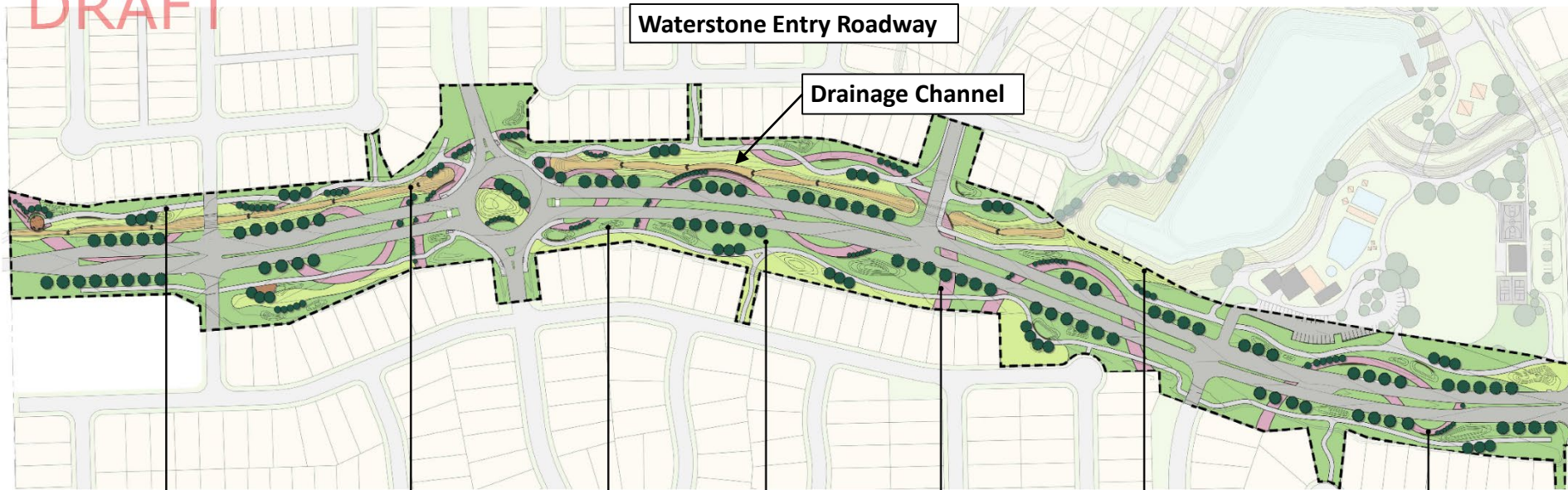
Proposed Conditions

- Project reclaims water quality zone and floodplain
- Mitigation for impacts to water quality zone includes:
 - Wet pond BMPs
 - Extended detention BMPs
 - 60% of increased TSS is removed
 - Natural channel function and aesthetics incorporated in channel improvements
- Improvements within the floodplain meet requirements of the Flood Damage Prevention Ord.

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Qualified Watershed Protection Plan Phase 2 for Waterstone Development (2020-34357)

DRAFT



Proposed Channel Improvements will be similar to drainage channel proposed along entry roadway.

Natural function and aesthetic provided through:

- Varying cross section
- Short native grasses
- Adjacent tall native grasses and wildflowers
- Stone grade control structures
- Some tree plantings
- Similar to entry roadway drainage channel



TRAIL AND NATURE



SHORT NATIVE GRASSES (BLUE GRAMA, BUFFALO GRASS, AND SEDGE MIX)



MEANDERING BERM



TURF AREA



PLANTING BEDS



TALL NATIVE GRASSES AND WILDFLOWERS (RIPARIAN RECOVERY MIX)



PLANTING BEDS