

The original permitted Phase 5 of Waterbrooke consisted of a total of 273 single-family homes and associated roadway and infrastructure. The proposed development within this phase (nka Crestview) lowers the number of homes to 262.

The proposed basin will have the same area of 77.19 acres as the permitted basin. Of the total 77.19 acres, 64.04 acres are proposed to be developed while the remaining 13.15 acres correspond to an existing 170-foot wide power line easement. The project will have an impervious area of 31.70 acres, which is 5.93 acres less than the permitted condition.

There is an offsite commercial basin (5.12 acres with 80% impervious) to the northwest that is part of the original master drainage permit and drains into the phase 5 basin. This area will be collected by the proposed drainage system, which discharges to the SMA-SOUTH landlocked outfall consistent with the original permit.

There is also a large offsite rural basin to the south that drains into phase 5. This basin will be intercepted by way of a drainage ditch and routed around the site and discharged to SMA-SOUTH with a large spreader swale.

In summary:

- The proposed basin area is the same as in the permitted condition, but the impervious area has been decreased by 5.93 acres.
- The offsite commercial basin to the northwest permitted as 5.12 acres and 80% impervious will be accepted and routed to the SMA-SOUTH outfall per the original permit.
- The offsite rural basin to the south will be intercepted and rerouted to the SMA-SOUTH outfall per the original permit.
- The proposed improvements will not increase the peak stages of the SMA-SOUTH outfall.