

## **Stormwater Quality**

The five Innsbrook lakes are fed by 840(+/-) acres within Innsbrook, plus 51(+/-) acres of offsite commercial development and 71(+/-) acres of offsite residential development. The total drainage area to the Lakes is 962(+/-) acres. The five Lakes currently remove, under DCR requirements and regulations, a total of 490(+/-) pounds of phosphorous per year from 962(+/-) acres that drain to the Lakes. The land within the Innsbrook Boundary, including 43(+/-) acres that are part of Innsbrook, but do not drain to the Lakes, are utilizing the credit for this phosphorus removal.

The proposed Innsbrook redevelopment area contains 630(+/-) acres, and currently has 290(+/-) acres of impervious surface (46%), based on GIS calculations of the existing buildings, parking areas, roadways, and sidewalks. The redevelopment of the 630(+/-) acres could be developed with up to 422(+/-) impervious acres (67%), excluding 37(+/-) acres of lakes. Under existing zoning conditions of Innsbrook, up to an impervious cover of 62% is allowable. Therefore, it can be concluded that the Innsbrook Redevelopment Area can be redeveloped to 67% impervious surface area within the capacity of the existing lake system, and using the 0.45 lbs/ac./yr phosphorous removal standard. It will require additional water quality measures if development above the level of 422(+/-) impervious acres were to be approved through rezoning. Those additional water quality measures will be governed by applicable statute using both UDA and DCR criteria.