



Low Impact Development, “LID”

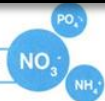
An ecologically-based stormwater management approach favoring “soft” engineering to manage rainfall on-site through a network of vegetated planting. The goal of a LID is to sustain and improve a site’s hydrology using techniques that infiltrate, store, filter, and evaporate stormwater runoff close to its source.

PROPOSED LOW IMPACT DEVELOPMENT STANDARDS

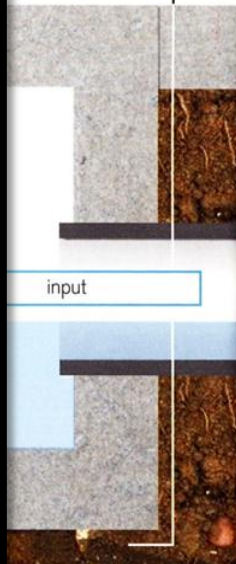


polluted runoff

polluted runoff



input



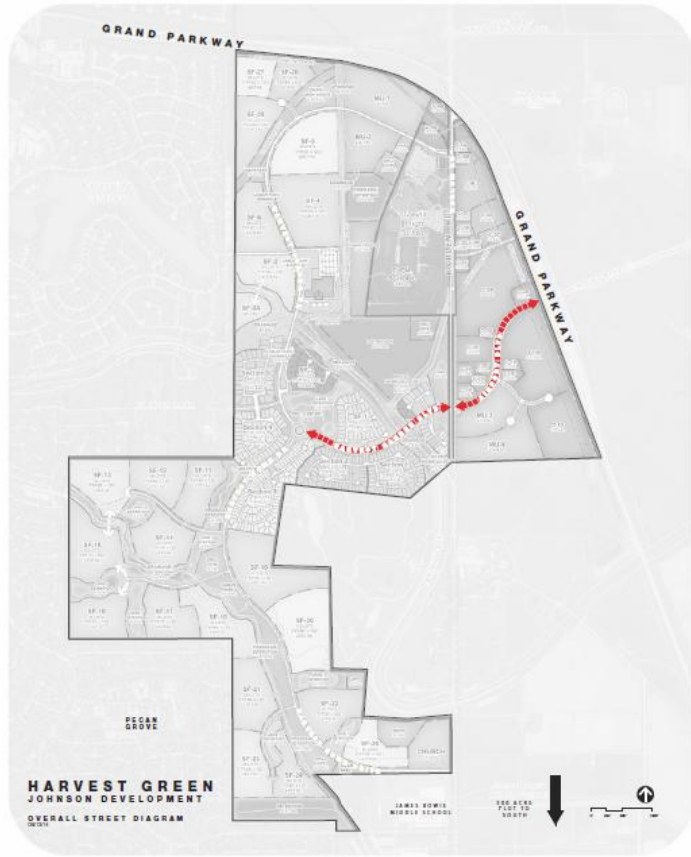
biological

Phytoremediation is the mitigation of contaminated soil, water, or air using plants to contain, degrade, or eliminate pollutants.

soft engineering



PROPOSED LOW IMPACT DEVELOPMENT STANDARDS

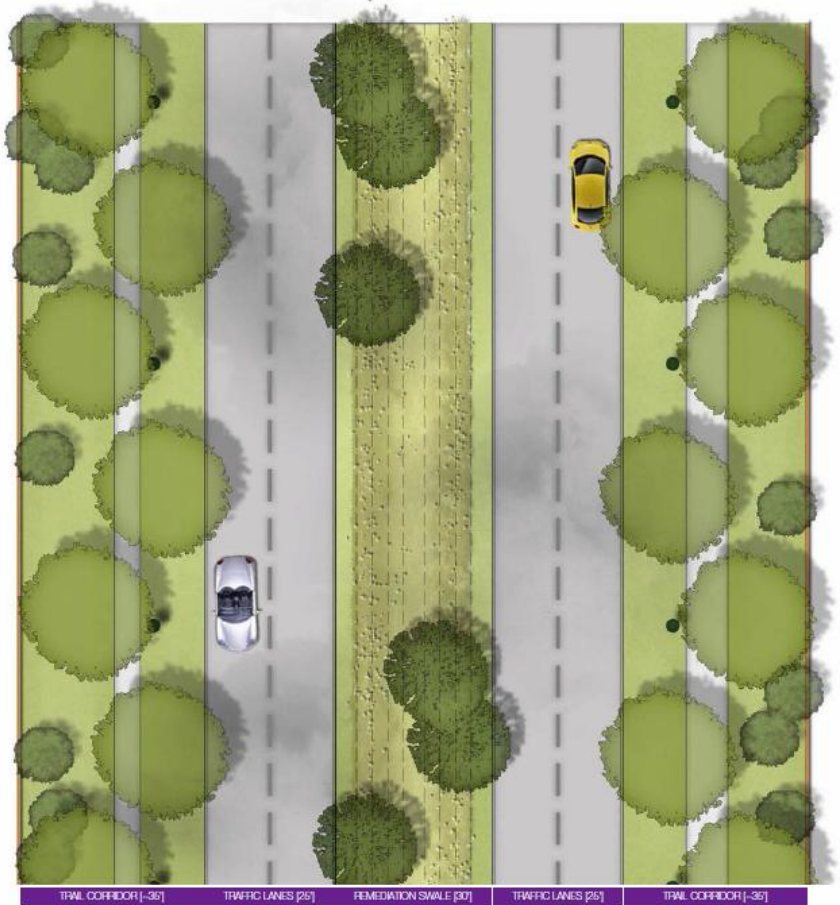
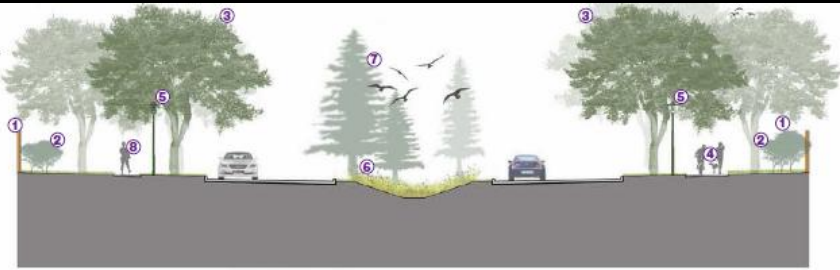


HARVEST GREEN

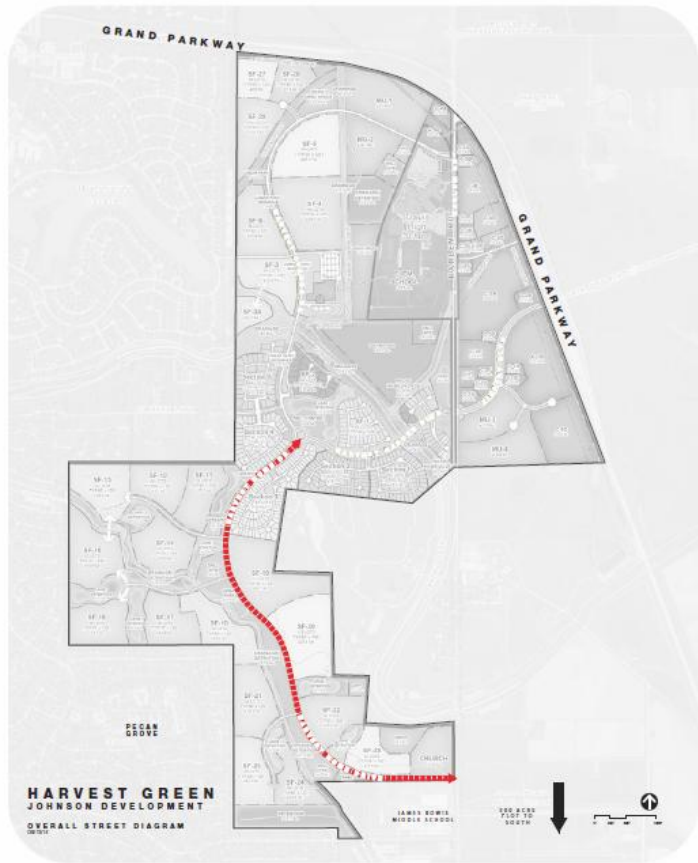
HARVEST GARDEN BLVD

LEGEND

- ① Neighborhood Fence
- ② Fruiting Tree & Screening Shrub
- ③ Shade Tree
- ④ 8' Multi-use Trail
- ⑤ Pedestrian Light
- ⑥ Native grass & Flower mix
- ⑦ Bald Cypress
- ⑧ 5' Trail



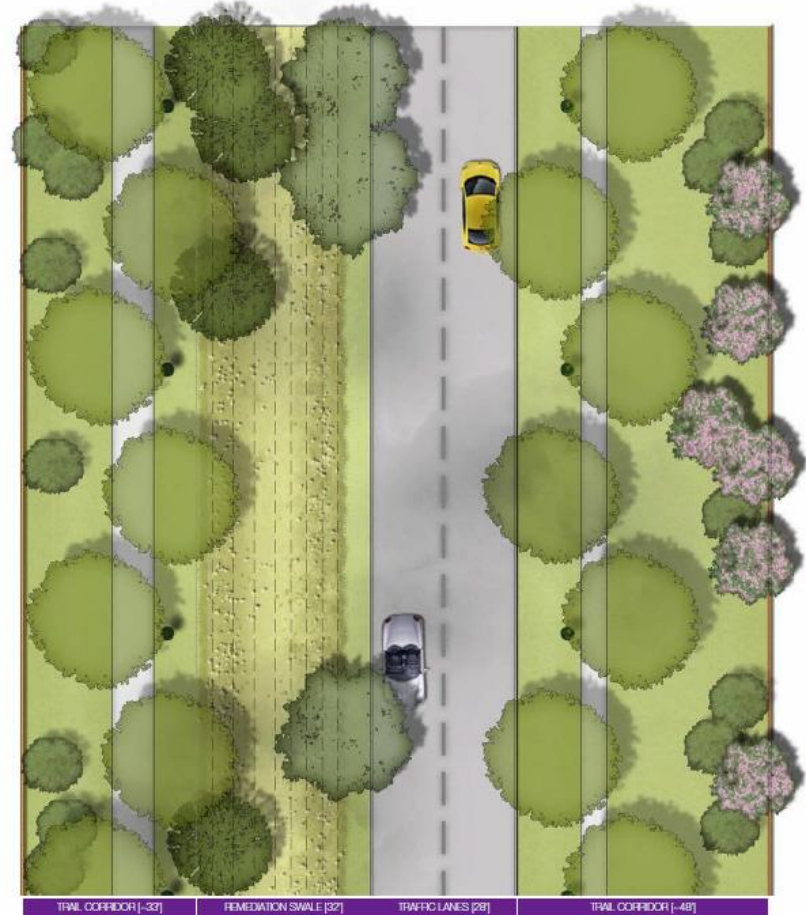
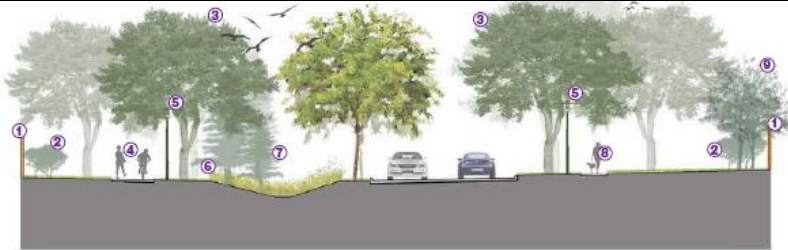




HARVEST GREEN

HARVEST HOME DRIVE

- LEGEND**
- ① Neighborhood Fence
 - ② Fruiting Tree & Screening Shrubs
 - ③ Shade Trees
 - ④ 8' Multi-use Trail
 - ⑤ Pedestrian Light
 - ⑥ Native grass & Flower mix
 - ⑦ Bald Cypress
 - ⑧ 5' Trail
 - ⑨ Ornamental Tree



TRAIL CORRIDOR [32']

REMEDIAL SWALE [32']

TRAFFIC LANES [28']

TRAIL CORRIDOR [48']



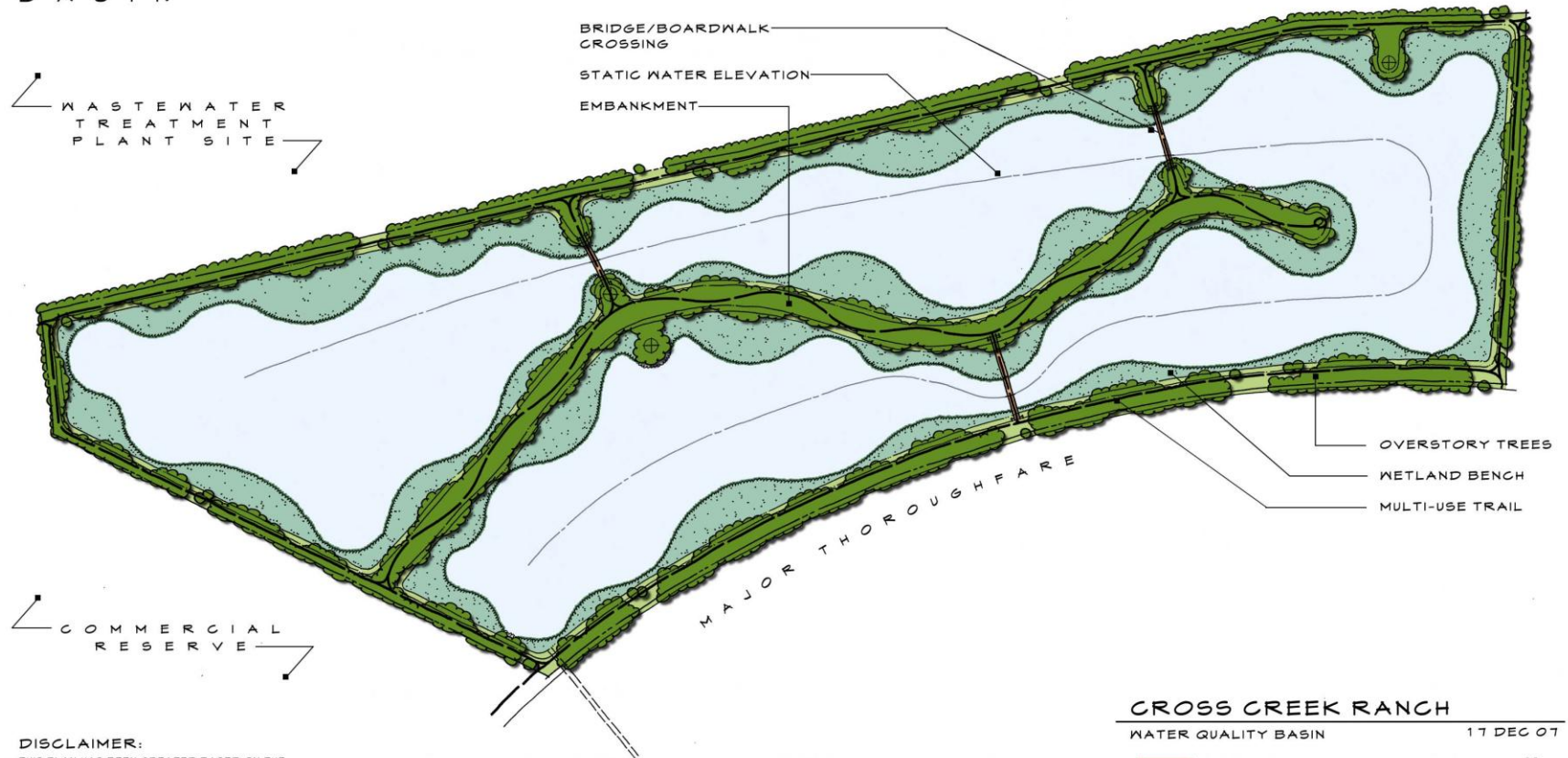


CROSS CREEK RANCH

WATER FLOW DIAGRAM



WATER QUALITY BASIN



DISCLAIMER:
THIS PLAN HAS BEEN CREATED BASED ON THE
BEST AVAILABLE INFORMATION AS OF THE EXHIBIT
DATE AND THE PLAN IS SUBJECT TO CHANGE
WITHOUT NOTICE.

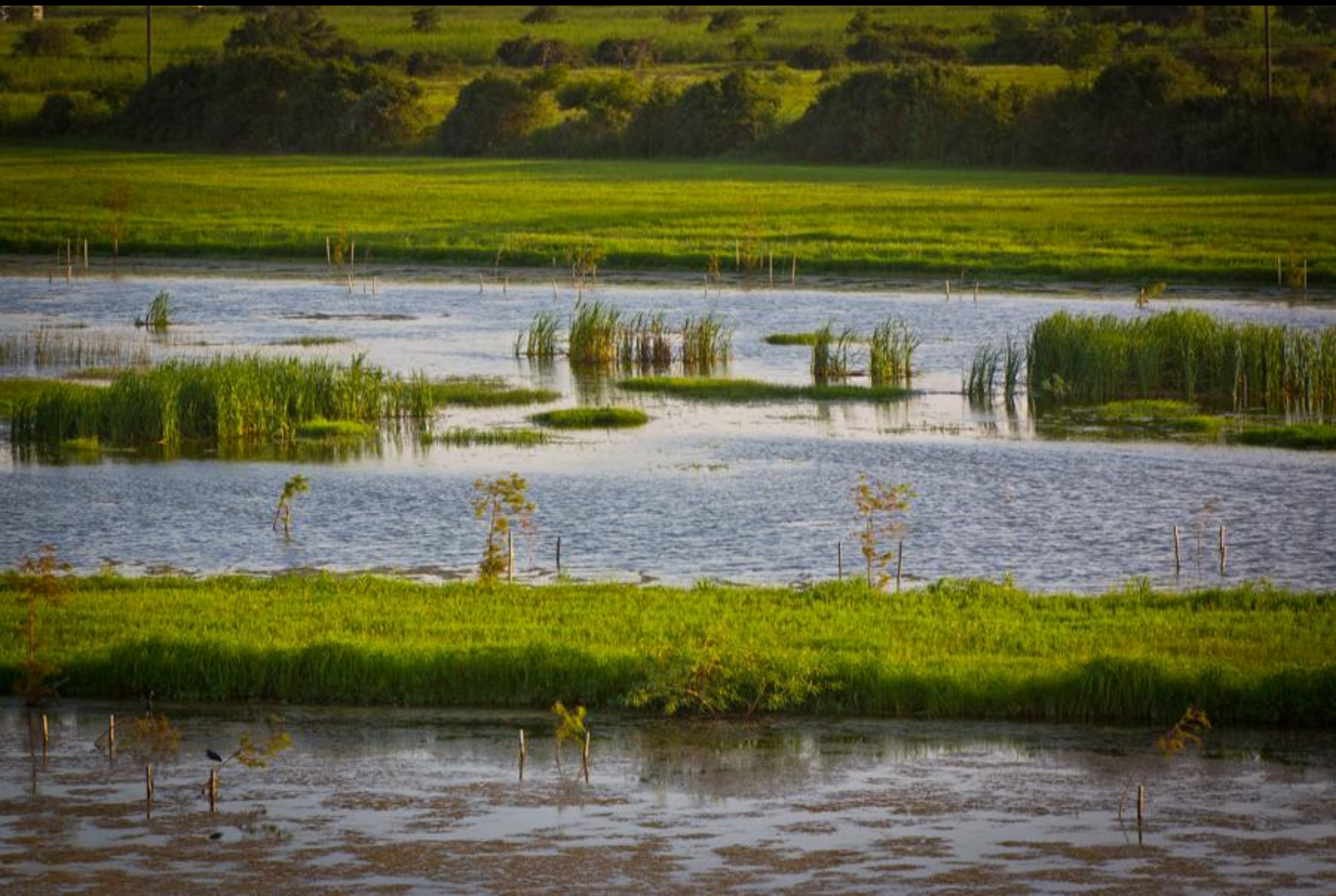
CROSS CREEK RANCH

WATER QUALITY BASIN

17 DEC 07





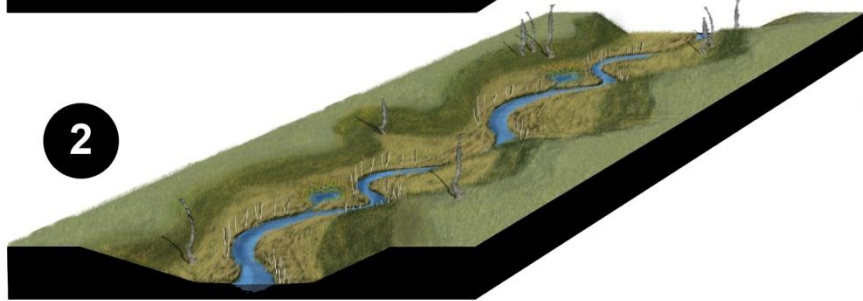
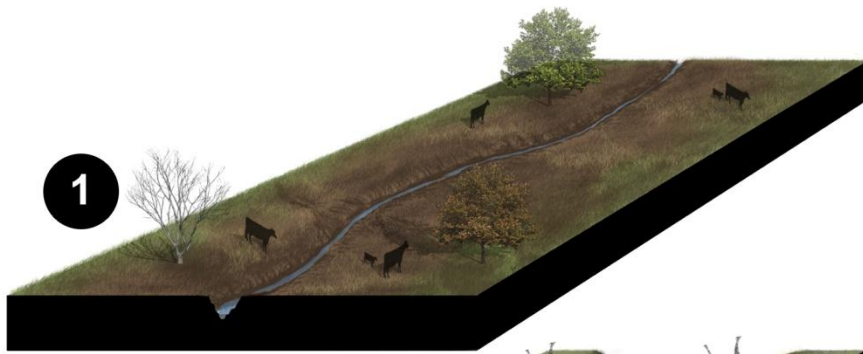












1. EXISTING SITE CONDITIONS:

- STERILE PASTURELAND
- CHANNELIZED DRAINAGE
- SEVERE BANK EROSION

2. RESTORATION GRADING:

- GEOMORPHOLOGIC CHANNEL
- 1% FLOOD EVENT MITIGATION
- NATIVE GRASS EROSION CONTROL
- CUT BANK LIVE STAKING
- BIOSTRUCTURE INSTALLATION

3. PLANT MASSINGS:

- UPLAND AND RIPARIAN REFORESTATION
- CUSTOMIZED SITE NATIVE GRASS MIX
- CUSTOMIZED SITE WILDFLOWER MIX
- CREATED WETLAND ZONES

4. COMMUNITY AMENITIES:

- MULTI-USE CONCRETE TRAILS
- MOWED NATURE PATHS
- STREAM BRIDGE CROSSINGS
- PEDESTRIAN CREEK OVERLOOKS
- TRAILHEAD PORTALS

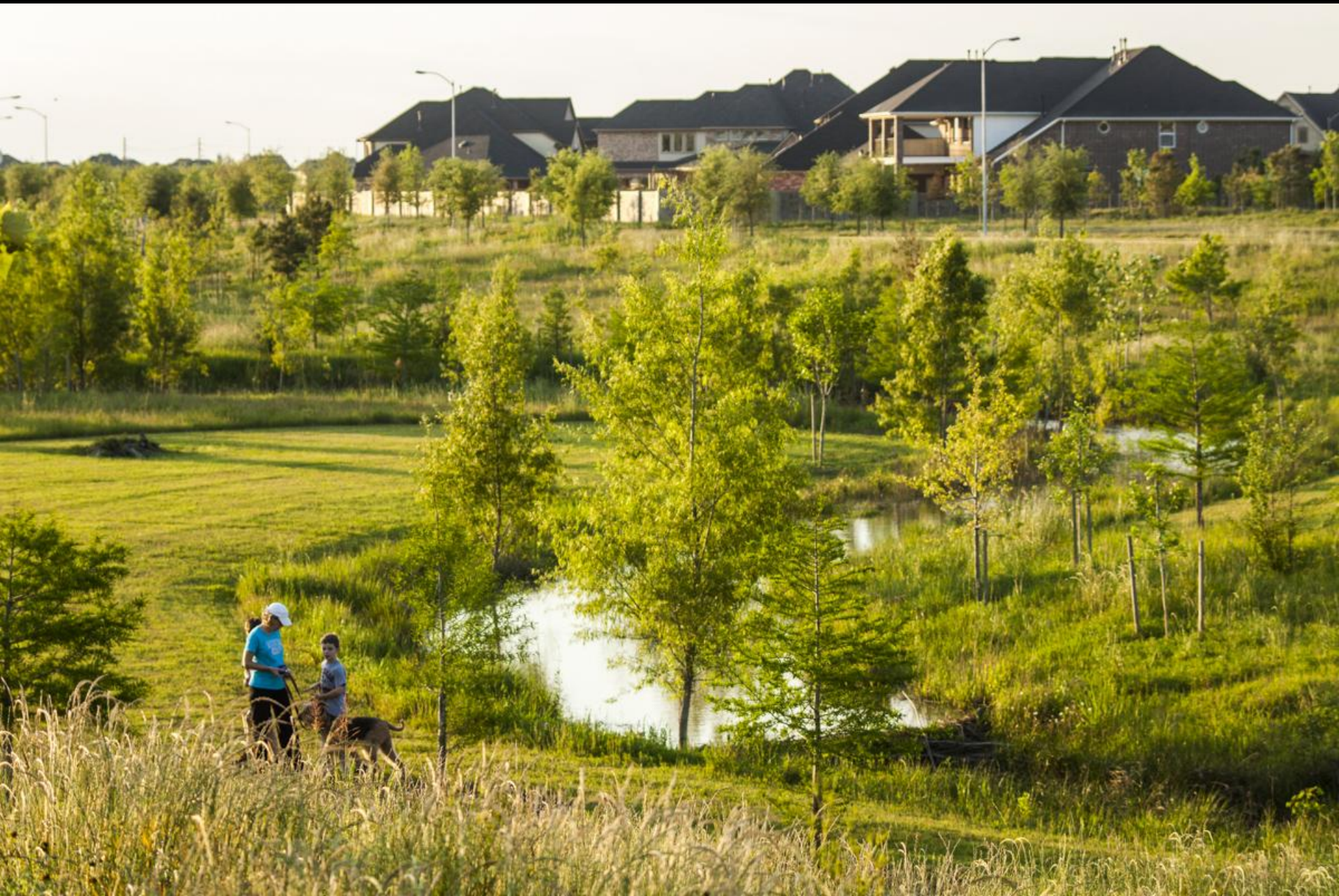
IMPLEMENTATION











TALL GRASS ZONE











WATER FILTRATION BASINS, OPEN SPACE & COMMUNITY GARDENS



Key Initiatives of Successful Community Gardens

- **Promotion of a resident garden program**
- **Install a showcase community garden in the first phase**
- **Builders to have demonstration gardens at each model home where homebuyers can purchase a variety of customized gardens as a part of their home mortgage**
- **A farmer's market**
- **An on-site nursery with greenhouses**
- **A community event barn**
- **Possible farm-to-table restaurant**
- **Community Supported Agriculture (CSA) program with weekly deliveries of staple items and local, artisan products**

**WATER FILTRATION BASINS, OPEN SPACE &
COMMUNITY GARDENS**



Organizational Structure & Operations

A Community Supported Agriculture (CSA) program can be created and sustained by:

- **A Community Service Foundation or HOA - i.e., a 501c4 “Johnson Community Farm and Education Center”**
- **Funding through a transfer fee to support programs that enrich the quality of life of all residents**
- **The concept promotes and sustains lifestyle programming including gardening, farming and the arts.**
- **A special financing district like a MMD or a MUD can be utilized to sell park bonds to reimburse costs of a CSA**
- **Opportunity for collaboration with outside 3rd party foundations, public entities and private institutions**

**WATER FILTRATION BASINS, OPEN SPACE &
COMMUNITY GARDENS**



Program Opportunities

A variety of programs can be developed to link community farms and gardens to health, wellness and recreation

Community Supported Agriculture

- **Weekly boxes of fresh food delivered to residents**
- **In this innovative model, the development's farmer ambassador provides consultation, education and management services to residents**
- **Packages are customizable for different preferences and sizes of home gardens - from a patio herb garden to a flower garden to a larger backyard produce garden**

Adult & Youth Programming

- **Resident volunteers: adults, children and grandparents**
- **Educational opportunities: workshops, classes and in-ground demonstrations**
- **Lifestyle activities: Harvest festivals, community celebrations, on the farm dinners, summer camps, field trips, high school internships and after school care**

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