











LEGEND

-  'TYPE F' WATERCOURSE BUFFER
-  PIPED WATERCOURSE SETBACK
-  EXISTING IMPERVIOUS
-  PROPOSED IMPERVIOUS
-  WATERWAY BUFFER ENCROACHMENT
-  RESTORED BUFFER AREA
-  EXAMPLE AREA FOR BUFFER EXPANSION
-  WATERCOURSE BUFFER BOUNDARY
-  MINIMUM BUFFER (75% OF BUFFER)
-  MINIMUM BUILDING SETBACK

MICC 19.07.180.C.6
MINIMUM SETBACK ESTABLISHED FROM CENTERLINE OF PIPED WATERCOURSES. STANDARD BUFFER NOT REQUIRED.

THIS DRAWING IDENTIFIES WATERWAYS, RELATED BUFFERS, AND STRUCTURE SETBACKS

MICC 19.07.180.C.7
MINIMUM BUILDING SETBACK FROM STANDARD BUFFER

MICC 19.07.180.C.1
STANDARD BUFFER FOR WATERCOURSE 'TYPE F' MEASURED FROM STREAM HIGH WATERMARK.

MICC 19.07.180.C.4
MINIMUM BUFFER DIMENSION TO BE MAINTAINED IF BUFFER AVERAGING IS USED (75% OF STANDARD BUFFER).

1 IDENTIFIED WATERWAYS & BUFFERS
1" = 60'-0"



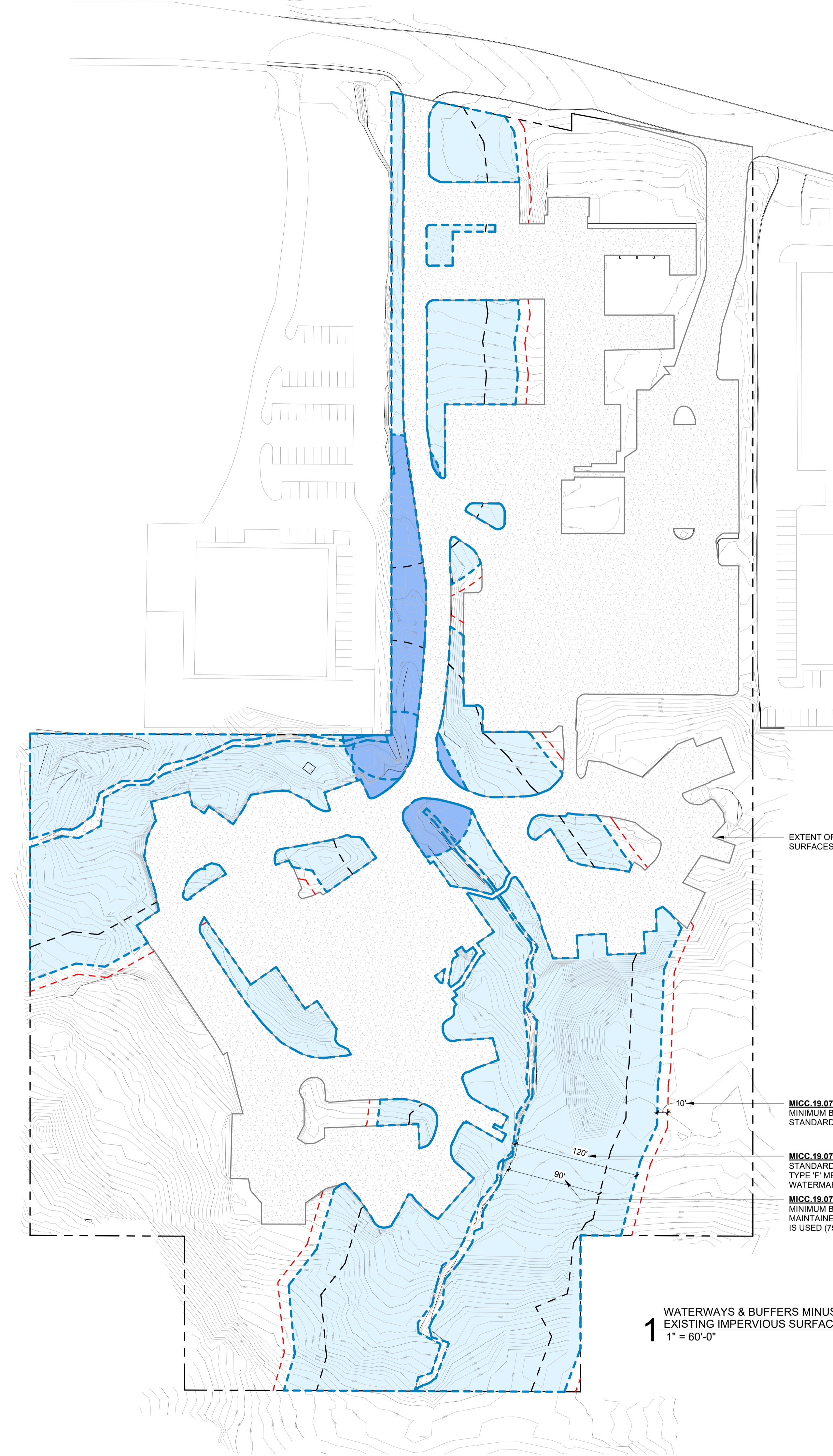
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CRITICAL AREAS
WATERWAYS

CA-001.00



LEGEND

-  'TYPE F' WATERCOURSE BUFFER
-  PIPED WATERCOURSE SETBACK
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-  WATERCOURSE BUFFER BOUNDARY
-  MINIMUM BUFFER (75% OF BUFFER)
-  MINIMUM BUILDING SETBACK

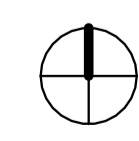
THIS DRAWING REPRESENTS THE EXISTING IDENTIFIED WATERWAYS AND SUBTRACTS AREAS OF EXISTING IMPERVIOUS SURFACES, INCLUDING PAVED AREAS AND SITE STRUCTURES, TO REPRESENT AN AREA GENERALLY AVAILABLE FOR PROPOSED WORK.

NOTE THAT THE EXTENTS OF SUB-GRADE COUNTER-FORT FOOTINGS AND OTHER PREVIOUSLY DISTURBED AREAS—SUCH AS EARTHWORK LAY BACK ZONES FOR RETENTION STRUCTURE CONSTRUCTION—ARE NOT SHOWN IN THIS DIAGRAM.

EXTENT OF EXISTING IMPERVIOUS SURFACES & FOOTPRINTS

- MICC-19.07.180.C.7**
MINIMUM BUILDING SETBACK FROM STANDARD BUFFER
- MICC-19.07.180.C.1**
STANDARD BUFFER FOR WATERCOURSE TYPE 'F' MEASURED FROM STREAM HIGH WATERMARK.
- MICC-19.07.180.C.4**
MINIMUM BUFFER DIMENSION TO BE MAINTAINED IF BUFFER AVERAGING IS USED (75% OF STANDARD BUFFER).

1 WATERWAYS & BUFFERS MINUS EXISTING IMPERVIOUS SURFACES
1" = 60'-0"



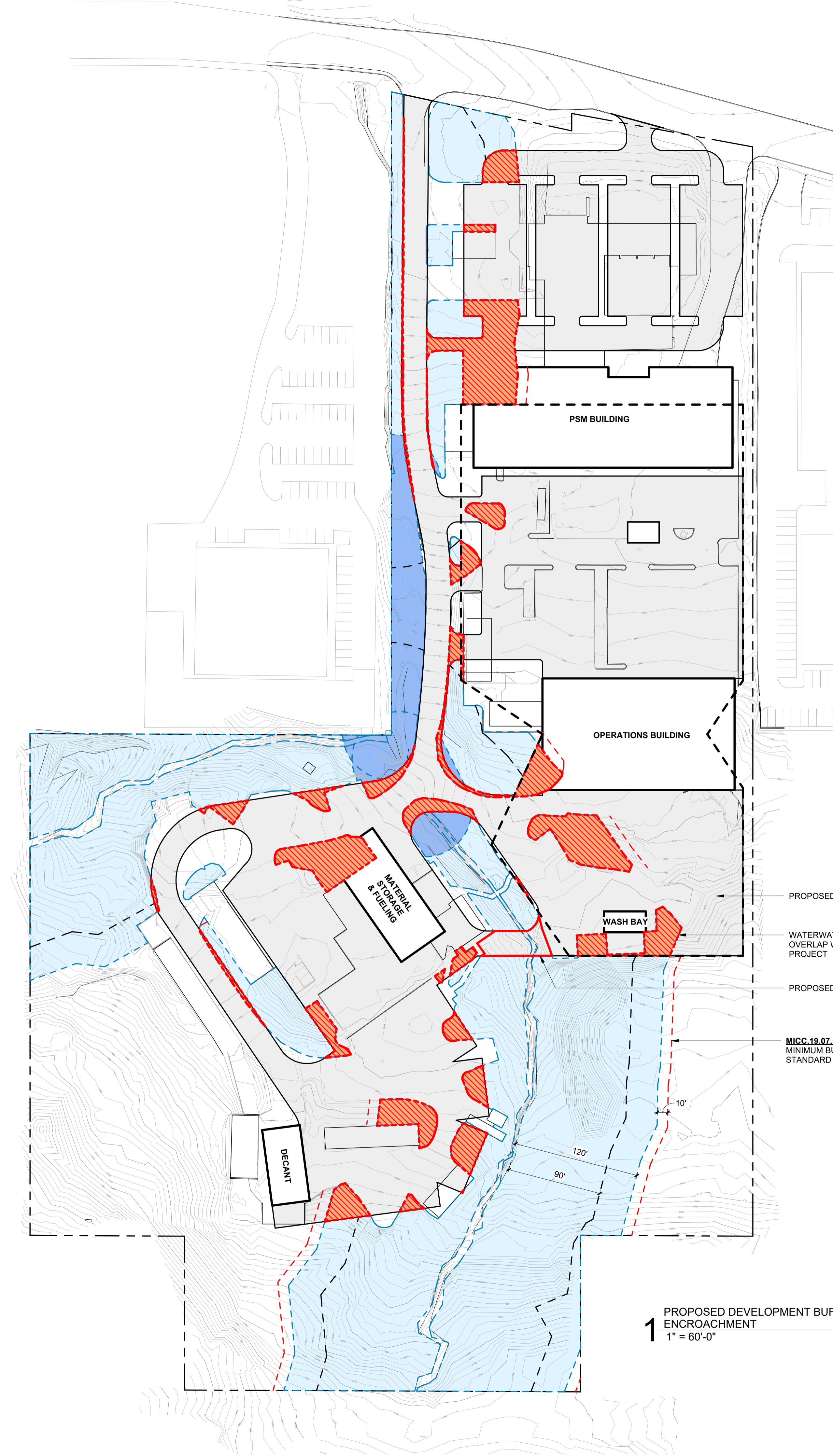
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CRITICAL AREAS
WATERWAYS


CA-002.00



LEGEND

-  'TYPE F' WATERCOURSE BUFFER
-  PIPED WATERCOURSE SETBACK
-  EXISTING IMPERVIOUS
-  PROPOSED IMPERVIOUS
-  WATERWAY BUFFER ENCROACHMENT
-  RESTORED BUFFER AREA
-  EXAMPLE AREA FOR BUFFER EXPANSION
-  WATERCOURSE BUFFER BOUNDARY
-  MINIMUM BUFFER (75% OF BUFFER)
-  MINIMUM BUILDING SETBACK

TOTAL ENCROACHMENT AREA:

 25,755 SF

THIS DRAWING OVERLAYS PROPOSED DEVELOPMENT AREAS WITH BUFFERS IDENTIFIED ON SHEET CA-002 TO ILLUSTRATE AREAS OF ENCROACHMENT.

NOTE NO DISTINCTION IS MADE BETWEEN EXISTING NATIVE AND NATIVE ADAPTIVE PLANTING AND EXISTING AREAS OF MAINTAINED LAWN WITHIN IDENTIFIED BUFFERS.

NOTE NO DISTINCTION IS MADE BETWEEN BUFFER AREAS WITH DRAINAGE SLOPES TOWARD OR AWAY FROM THE WATERCOURSE.

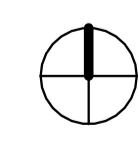
PROPOSED IMPERVIOUS SURFACE AREAS

WATERWAY BUFFER OVERLAP WITH PROPOSED PROJECT

PROPOSED WATERWAY CROSSING

MICC 19.07.180.G.7
MINIMUM BUILDING SETBACK FROM STANDARD BUFFER

1 PROPOSED DEVELOPMENT BUFFER ENCROACHMENT
1" = 60'-0"



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CRITICAL AREAS
WATERWAYS

CA-003.00



LEGEND

- TYPE F WATERCOURSE BUFFER
- PIPED WATERCOURSE SETBACK
- EXISTING IMPERVIOUS
- PROPOSED IMPERVIOUS
- WATERWAY BUFFER ENCROACHMENT
- RESTORED BUFFER AREA
- EXAMPLE AREA FOR BUFFER EXPANSION
- WATERCOURSE BUFFER BOUNDARY
- MINIMUM BUFFER (75% OF BUFFER)
- MINIMUM BUILDING SETBACK

EXAMPLE CALCULATION FOR BUFFER AVERAGING

18,871 SF +
 6,884 SF =
 25,755 SF

THIS DRAWING ILLUSTRATES AN EXAMPLE APPROACH TO SITE-WIDE WATERCOURSE BUFFER MITIGATION FOCUSING ON WATERCOURSE BUFFER AVERAGING AND BUFFER EXPANSION.

- PROPOSED IMPERVIOUS SURFACE AREAS
- WATERWAY STANDARD BUFFER AREA OVERLAPPING WITH PROPOSED IMPERVIOUS AREAS THAT IS INTENDED TO BE AVERAGED.
- PROPOSED WATERWAY CROSSING
- POTENTIAL AREA FOR BUFFER AVERAGING

1 EXAMPLE BUFFER AVERAGING
1" = 60'-0"






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CRITICAL AREAS
 WATERWAYS
CA-004.00



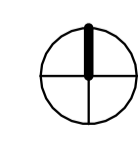
LEGEND

-  IDENTIFIED WETLAND BOUNDARY
-  EXISTING IMPERVIOUS
-  PROPOSED IMPERVIOUS
-  STEEP SLOPE BUFFER ENCROACHMENT
-  STEEP SLOPES BUFFER AREA

THIS DRAWING REPRESENTS THE SURVEY IDENTIFIED AREAS WITH SLOPES GREATER THAN 40%.

AREAS IDENTIFIED IN BRH TOPOGRAPHY SURVEY AS HAVING A GREATER THAN 40% SLOPE

1 SURVEY IDENTIFIED AREAS WITH SLOPES GREATER THAN 40%
1" = 60'-0"



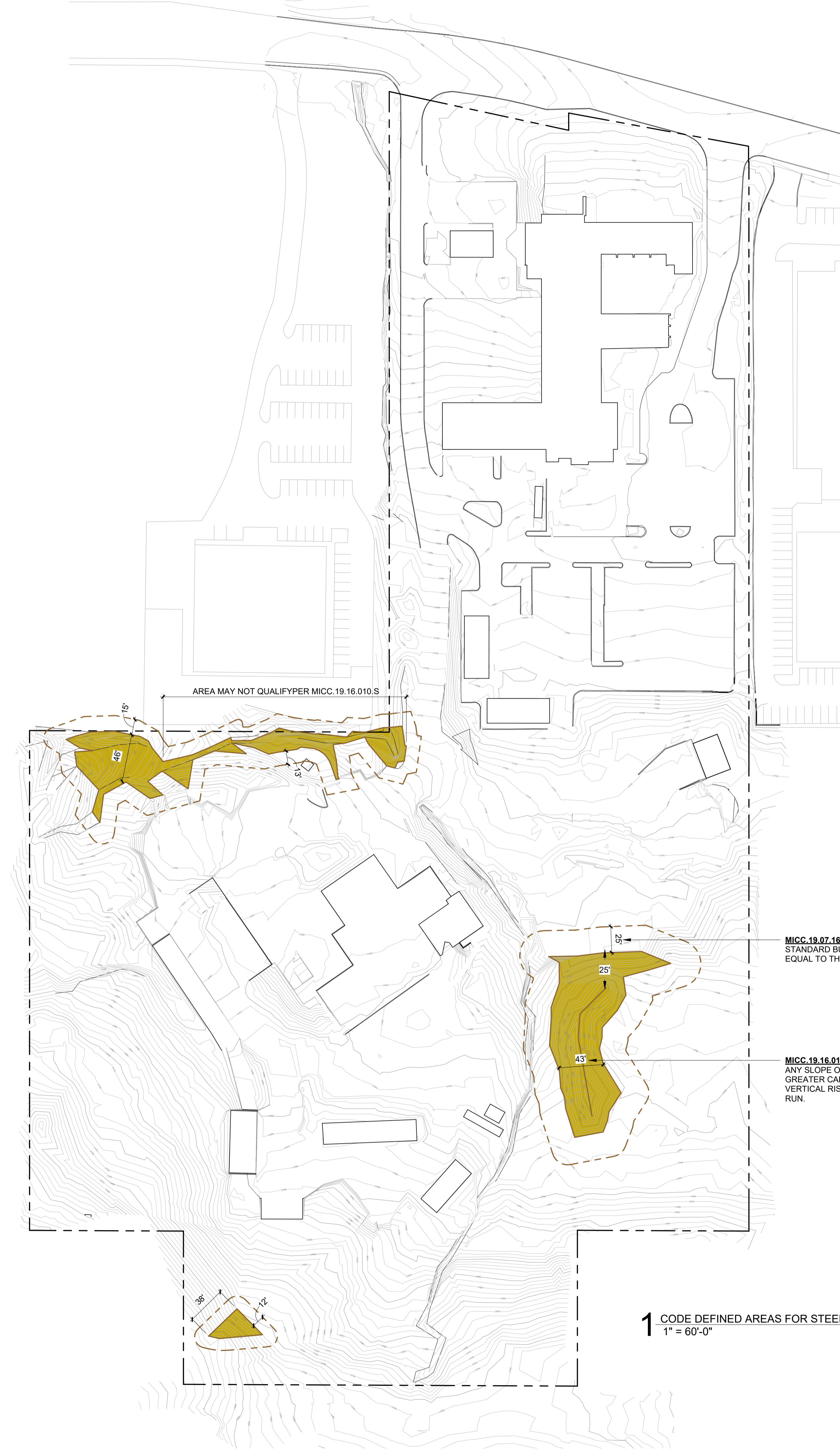
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CRITICAL AREAS SLOPES

CA-011.00



LEGEND

-  IDENTIFIED WETLAND BOUNDARY
-  EXISTING IMPERVIOUS
-  PROPOSED IMPERVIOUS
-  STEEP SLOPE BUFFER ENCROACHMENT
-  STEEP SLOPES BUFFER AREA

THIS DRAWING REPRESENTS SURVEY IDENTIFIED AREAS WITH SLOPES OVER 40% THAT ALSO MEET THE STEEP SLOPE DEFINITION PER MICC19.16.010.S.

MICC.19.07.160.C.2
STANDARD BUFFER FOR STEEP SLOPE SHALL BE EQUAL TO THE HEIGHT OF THE STEEP SLOPE.

MICC.19.16.010.S
ANY SLOPE OF 40 PERCENT OR GREATER CALCULATED BY MEASURING THE VERTICAL RISE OVER ANY 30-FOOT HORIZONTAL RUN.

1 CODE DEFINED AREAS FOR STEEP SLOPES
1" = 60'-0"

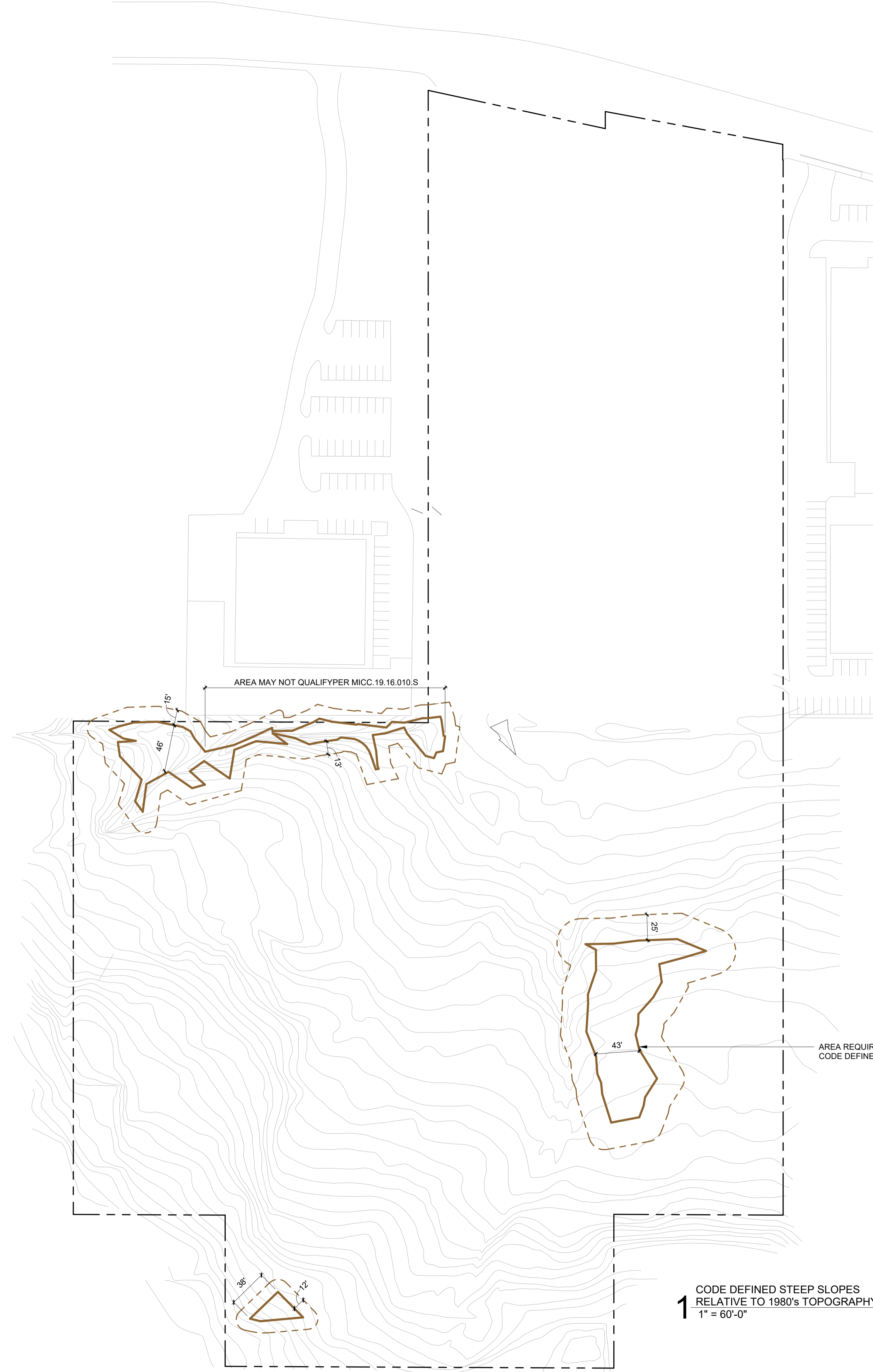
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CRITICAL AREAS
SLOPES

CA-012.00

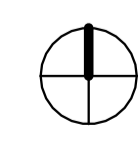


LEGEND

-  IDENTIFIED WETLAND BOUNDARY
-  EXISTING IMPERVIOUS
-  PROPOSED IMPERVIOUS
-  STEEP SLOPE BUFFER ENCROACHMENT
-  STEEP SLOPES BUFFER AREA

THIS DRAWING REPRESENTS CODE DEFINED STEEP SLOPES FROM SHEET CA-012 OVERLAID ON PREDEVELOPMENT, 1980'S TOPOGRAPHY.
 NOTE THIS DRAWING FORMS THE BASIS FOR FURTHER REVIEW OF IDENTIFIED STEEP SLOPES POTENTIALLY CREATED BY FILL FROM PRIOR DEVELOPMENT.

1 CODE DEFINED STEEP SLOPES
 RELATIVE TO 1980's TOPOGRAPHY
 1" = 60'-0"








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CRITICAL AREAS
 SLOPES
CA-013.00



LEGEND

-  IDENTIFIED WETLAND BOUNDARY
-  EXISTING IMPERVIOUS
-  PROPOSED IMPERVIOUS
-  STEEP SLOPE BUFFER ENCROACHMENT
-  STEEP SLOPES BUFFER AREA

THIS DRAWING REPRESENTS PROPOSED DEVELOPMENT ENCROACHMENT INTO IDENTIFIED STEEP SLOPE BUFFERS.

NOTE AREAS THAT REQUIRE FURTHER CONFIRMATION FOR COMPLIANCE WITH MICC 19.16.010.S.

NOTE NO BUFFER REDUCTIONS ARE PROPOSED PENDING FURTHER REVIEW OF IDENTIFIED STEEP SLOPES POTENTIALLY CREATED BY FILL FROM PRIOR DEVELOPMENT.

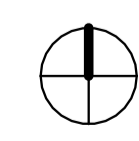
POTENTIAL BUFFER AREA REQUIRING ALTERATION PER MICC.19.07.160

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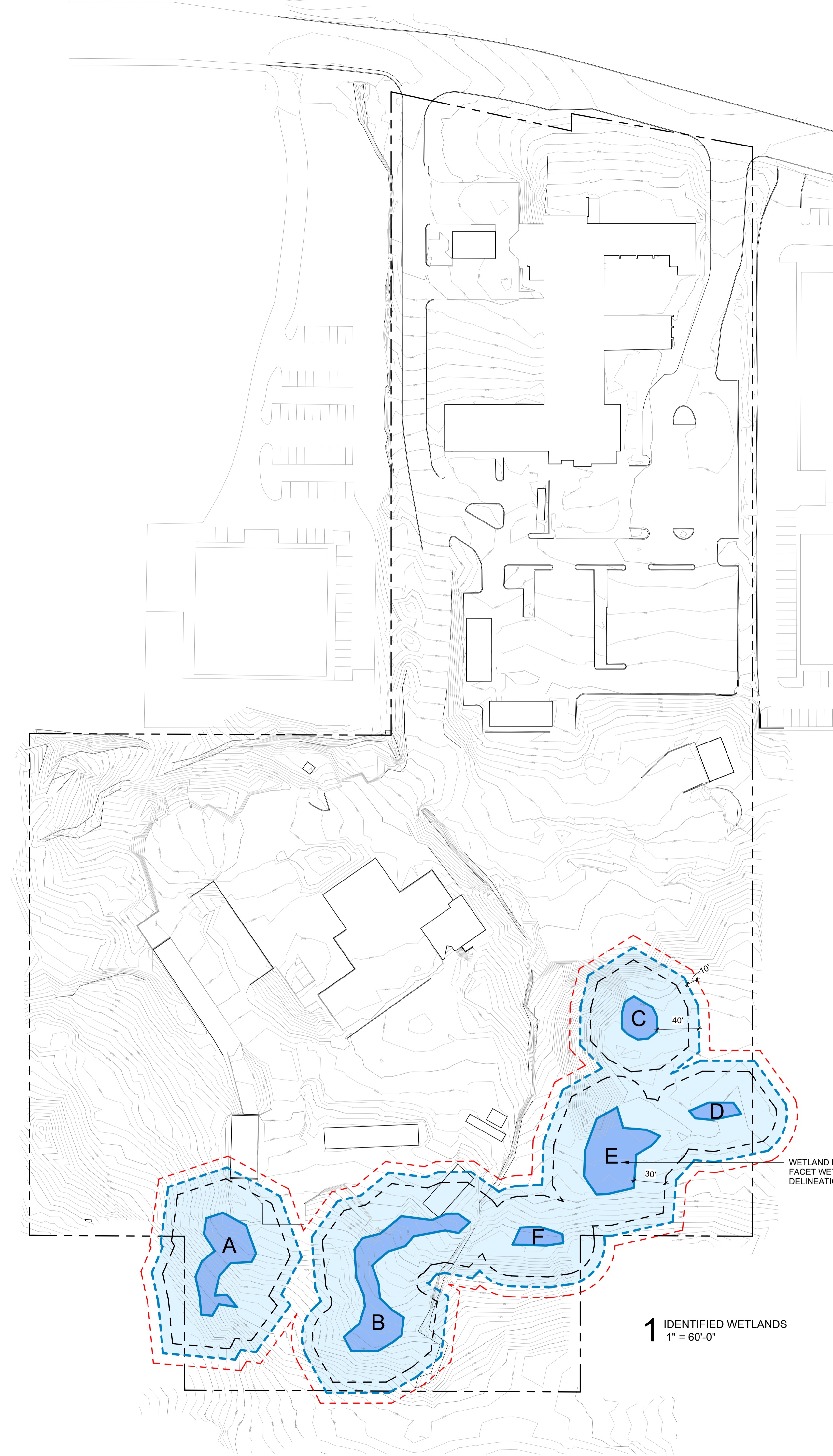
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1 IDENTIFIED STEEP SLOPES AND BUFFERS WITH PROPOSED DEVELOPMENT
 1" = 60'-0"



CRITICAL AREAS SLOPES

CA-014.00



LEGEND

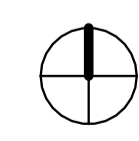
- IDENTIFIED WETLAND BOUNDARY
- WETLAND BUFFER
- CODE DEFINED STEEP SLOPE AREA
- EXISTING IMPERVIOUS
- PROPOSED IMPERVIOUS
- WETLAND BUFFER ENCROACHMENT
- WETLAND BUFFER BOUNDARY
- MINIMUM BUFFER (75% OF BUFFER)
- MINIMUM BUILDING SETBACK

THIS DRAWING REPRESENTS THE WETLANDS IDENTIFIED IN THE WETLAND AND STREAM DELINEATION REPORT DATED APRIL 22, 2024.

NOTE THAT REPORT IDENTIFIES ALL WETLANDS AS JURISDICTIONAL BASED ON SITE OBSERVATION. SHEETS CA-012 – CA-013 WILL IDENTIFY SITE CONDITIONS STEMMING FROM PRIOR DEVELOPMENT FOR MORE DETAILED REVIEW OF THE STATUS OF WETLANDS A, B, C, D, AND E AS JURISDICTIONAL OR NON-JURISDICTIONAL.

WETLAND DESIGNATION PER FACET WETLAND & STREAM DELINEATION REPORT

1 IDENTIFIED WETLANDS
1" = 60'-0"



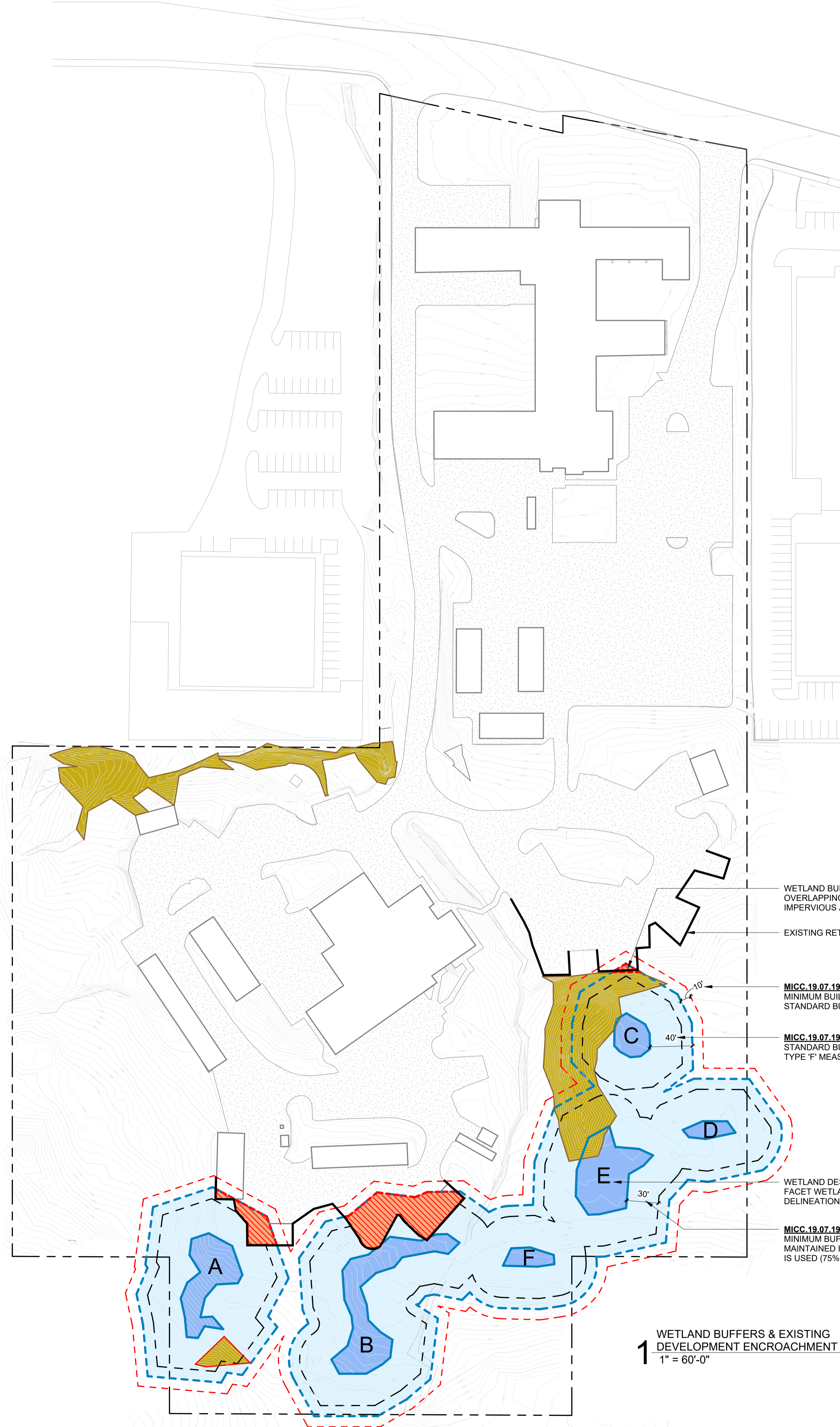
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CRITICAL AREAS
WETLANDS

CA-021.00



LEGEND

- IDENTIFIED WETLAND BOUNDARY
- WETLAND BUFFER
- CODE DEFINED STEEP SLOPE AREA
- EXISTING IMPERVIOUS
- PROPOSED IMPERVIOUS
- WETLAND BUFFER ENCROACHMENT
- WETLAND BUFFER BOUNDARY
- MINIMUM BUFFER (75% OF BUFFER)
- MINIMUM BUILDING SETBACK

THIS DRAWING REPRESENTS THE EXISTING WETLANDS, BUFFERS, AND STRUCTURE SETBACKS ALONGSIDE EXISTING SITE DEVELOPMENT TO ILLUSTRATE AREAS OF EXISTING BUFFER ENCROACHMENT.

THIS DRAWING ALSO REPRESENTS THE POSITION OF EXISTING RETAINING STRUCTURES, AND SLOPES POTENTIALLY RESULTING FROM PRIOR DEVELOPMENT ON CA-012, CA-013, AND CA-014.

NOTE WETLANDS A, B, C, D, AND E SHOULD BE REVIEWED IN THE CONTEXT OF EXISTING RETAINING STRUCTURES AND PRE-DEVELOPMENT TOPOGRAPHY.

NOTE THAT THE EXTENTS OF SUB-GRADE COUNTERFORT FOOTINGS AND OTHER PREVIOUSLY DISTURBED AREAS—SUCH AS EARTHWORK LAYBACK ZONES FOR RETENTION STRUCTURE CONSTRUCTION—ARE NOT SHOWN IN THIS DIAGRAM.

WETLAND BUFFER AREA OVERLAPPING WITH EXISTING IMPERVIOUS AREAS

EXISTING RETAINING WALLS

MICC 19.07.190.C.7
MINIMUM BUILDING SETBACK FROM STANDARD BUFFER

MICC 19.07.190.C.1
STANDARD BUFFER FOR WATERCOURSE TYPE "F" MEASURED FROM EDGE OF WETLAND

WETLAND DESIGNATION PER FACET WETLAND & STREAM DELINEATION REPORT

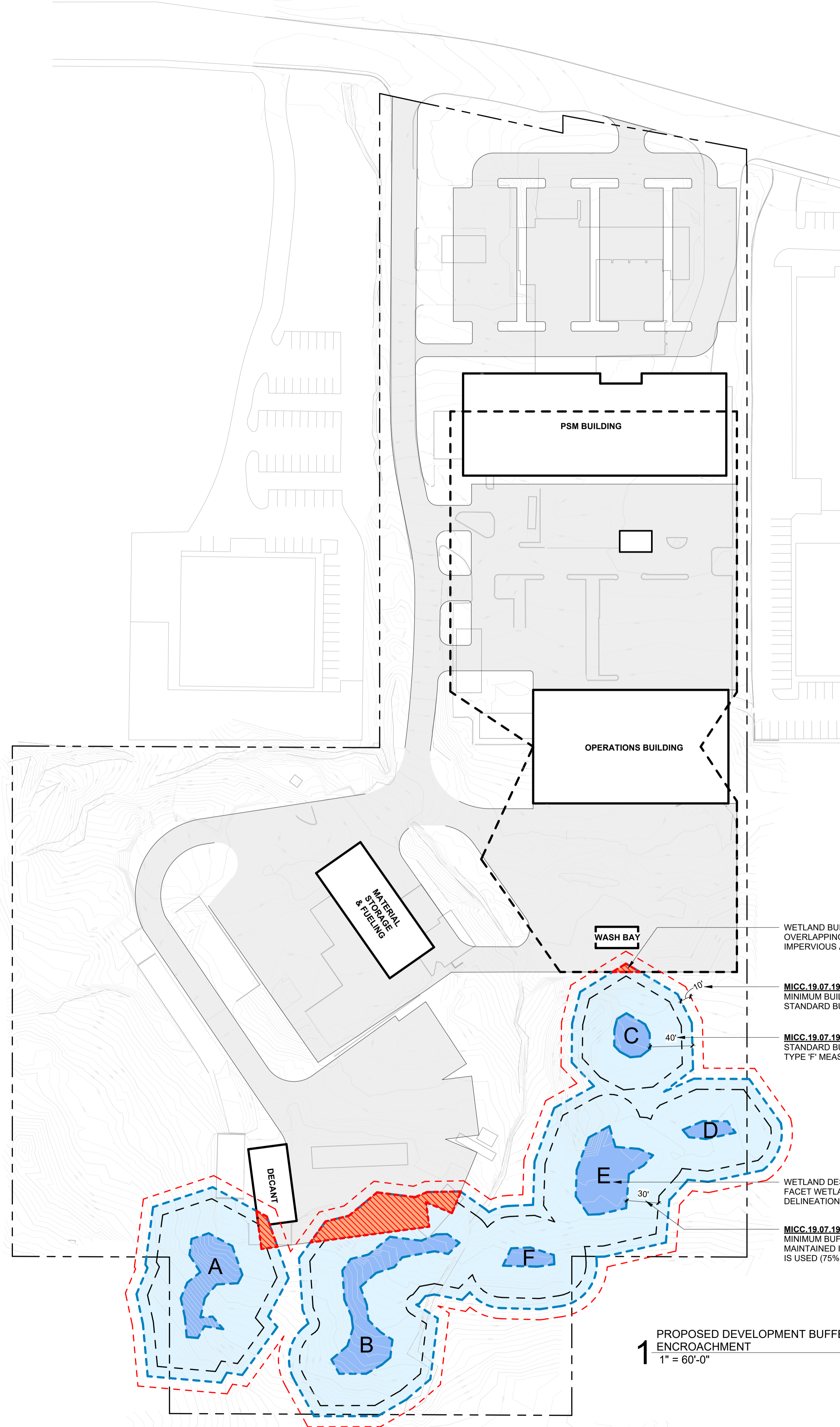
MICC 19.07.190.C.5
MINIMUM BUFFER DIMENSION TO BE MAINTAINED IF BUFFER AVERAGING IS USED (75% OF STANDARD BUFFER).

1 WETLAND BUFFERS & EXISTING DEVELOPMENT ENCROACHMENT
1" = 60'-0"

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LEGEND

- IDENTIFIED WETLAND BOUNDARY
- WETLAND BUFFER
- CODE DEFINED STEEP SLOPE AREA
- EXISTING IMPERVIOUS
- PROPOSED IMPERVIOUS
- WETLAND BUFFER ENCROACHMENT
- WETLAND BUFFER BOUNDARY
- MINIMUM BUFFER (75% OF BUFFER)
- MINIMUM BUILDING SETBACK

THIS DRAWING OVERLAYS PROPOSED DEVELOPMENT AREAS WITH BUFFERS IDENTIFIED ON SHEET CA-021 TO ILLUSTRATE AREAS OF ENCROACHMENT.

NOTE NO EXAMPLE BUFFER AVERAGING OR EXPANSION IS ILLUSTRATED PENDING FURTHER REVIEW FOR JURISDICTIONAL STATUS OF WETLANDS A, B, C, D, AND E. BUFFER AVERAGING AND EXPANSION ARE POSSIBLE IF REQUIRED OR RECOMMENDED.

WETLAND BUFFER AREA OVERLAPPING WITH PROPOSED IMPERVIOUS AREAS

MICC-19.07.190.C.7
MINIMUM BUILDING SETBACK FROM STANDARD BUFFER

MICC-19.07.190.C.1
STANDARD BUFFER FOR WATERCOURSE TYPE "F" MEASURED FROM EDGE OF WETLAND

WETLAND DESIGNATION PER FACET WETLAND & STREAM DELINEATION REPORT

MICC-19.07.190.C.5
MINIMUM BUFFER DIMENSION TO BE MAINTAINED IF BUFFER AVERAGING IS USED (75% OF STANDARD BUFFER).

1 PROPOSED DEVELOPMENT BUFFER ENCROACHMENT
1" = 60'-0"

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CRITICAL AREAS
 WETLANDS
CA-023.00