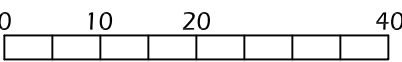


SITE PLAN

SITE PLAN BASED ON SURVEY BY AGO LAND SURVEYING LLC DATED 7/17/2020 & ECOLOGIC LAND SERVICES WETLAND DELINEATION. DATUM: NAVD88 SCALE: 1" = 20'



NOTES:

- STORM DRAINAGE:
 - ROOFTOP STORMWATER WILL BE CONVEYED TO SPLASHBLOCKS FOR DOWNSPOUT DISPERSION PER BMP T5.10B.
 - STORMWATER FROM NEW DRIVEWAY WILL SHEET FLOW DISPERSE INTO EXISTING VEGETATION PER BMP T5.12.
- DETAILED EROSION & SEDIMENT CONTROL PLAN WILL BE DEVELOPED DURING FINAL DESIGN.
- WETLAND DELINEATION PER ECOLOGICAL LAND SERVICES & SURVEY BY AGO LAND SURVEYING LLC DATED 7.17.2020.
- SEPTIC INFORMATION SHOWN PER SEPTIC DESIGN BY THOMAS WEAVER DATED 11.14.2019.

LEGEND

- | | |
|-----|------------------------------------|
| --- | EXISTING PROPERTY LINES |
| --- | BUILDING SETBACKS |
| --- | EXISTING ROAD |
| --- | EXISTING MAJOR CONTOUR |
| --- | EXISTING MINOR CONTOUR |
| --- | EXISTING GRAVEL PAVEMENT |
| --- | DELINEATED WETLAND BOUNDARY |
| --- | APPROX. WETLAND BOUNDARY |
| --- | PROPOSED ASPHALT PAVEMENT |
| --- | PROPOSED BUILDING |
| --- | PROPOSED ROOFTOP |
| --- | PROPOSED BUFFER ENHANCEMENT AREA |
| ○ | PROPOSED DOWNSPOUT |
| ○ | EXISTING TREES BASED ON AGO SURVEY |

PARCEL INFORMATION

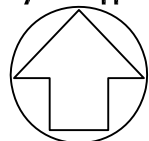
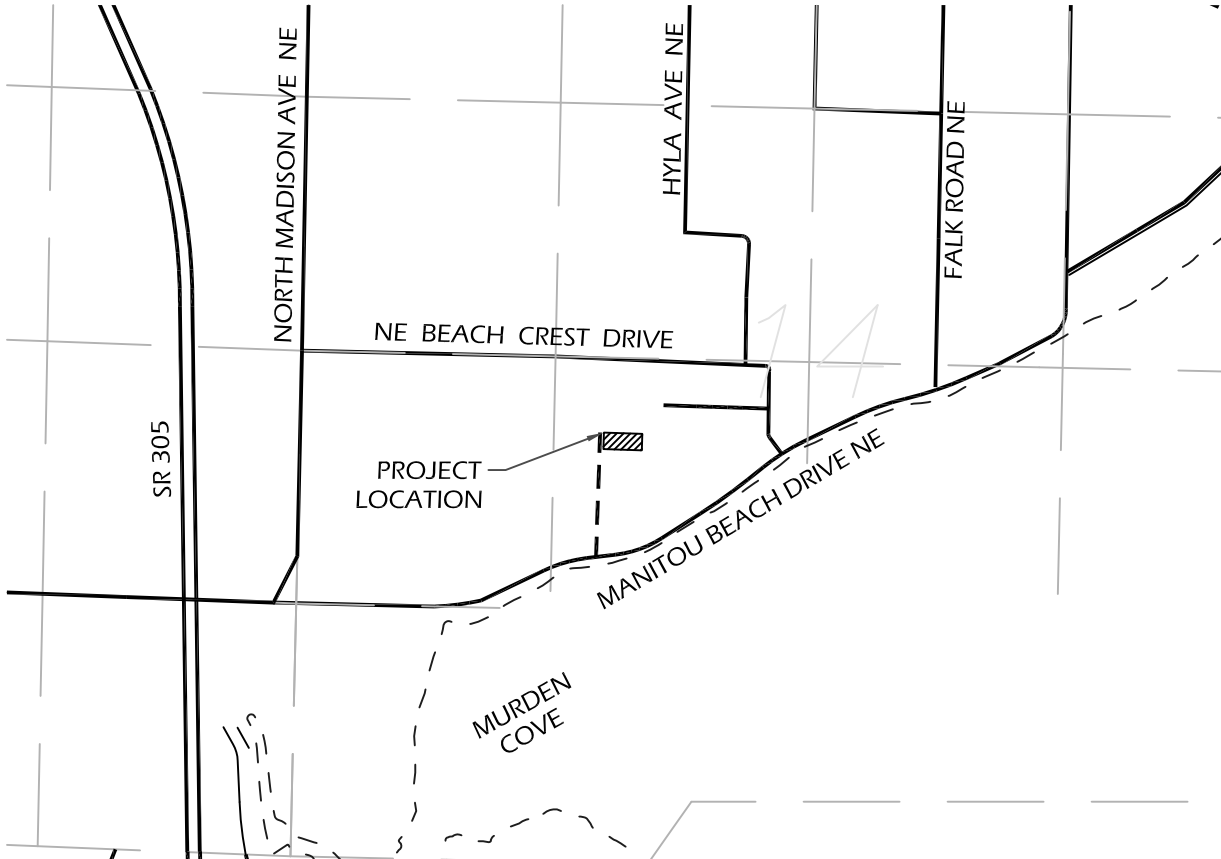
TAX ID: 142502-3-040-2005
AREA: 0.39-ACRES, APPROX. 16,988-SF

ZONING: R - 2
BUILDING SETBACKS:
FRONT: 25-FT
SIDES: 5-FT MIN, 15 FT TOTAL
REAR: 15-FT
BUILDING COVERAGE: MAX. 20% OF SITE

CRITICAL AREAS: CATEGORY III WETLAND; CENSUS URBANIZED AREA
WETLAND AREA ON SITE: ±7,205-SF
WETLAND BUFFER AREA ON SITE: ±6,980-SF
PRO. HOUSE, DRIVEWAY & DRAINFIELD ENCROACHMENT INTO WETLAND BUFFER: 5,012-SF

PROPOSED HARD SURFACES:
BUILDING FOOTPRINT: 880-SF; 5.2%
ROOFTOPS: ±935-SF; 5.5%
DRIVEWAY: ±245-SF; 1.4%
TOTAL PROPOSED HARD SURFACES: 1,180-SF; 6.9%

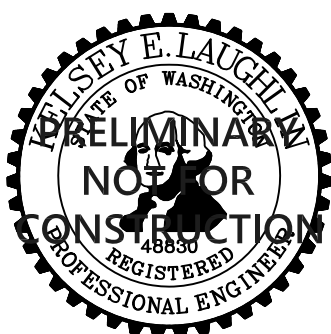
ON-SITE STORMWATER BMP'S:
ROOFTOPS: DOWNSPOUT DISPERSION; BMP T5.10B
DRIVEWAY: SHEET FLOW DISPERSION; BMP T5.12



VICINITY MAP

TAX ID: 142502-3-040-2005
NE ¼ OF SW ¼ SECTION 14 TOWNSHIP 25 NORTH RANGE 2 EAST

CONCEPTUAL DRAINAGE PLAN
BROUGHTON - LOT 3-040 MANITOU BEACH DR
REASONABLE USE EXEMPTION SUBMITTAL



SEABOLD
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DATE: 9/30/2020
DESIGNED: K. LAUGHLIN
DRAWN: C. WITEK
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