

R-4  
2821040101

R-4  
2821040188

R-4  
2821040180

32ND AVE S

EXISTING & REPLACED WETLAND BUFFER  
AREA PER IMPACTS & MITIGATION PLAN  
PREPARED BY ALTMANN OLIVER  
ASSOCIATES, LLC DATED 05/08/24

WETLAND CREATION AREA PER  
IMPACTS & MITIGATION PLAN  
PREPARED BY ALTMANN OLIVER  
ASSOCIATES, LLC DATED 05/08/24

5' INTERIOR  
BSBL (TYP)

1  
(17,282 SF)  
(0.40 AC)

15' CRITICAL  
AREA BSBL

2  
(12,797 SF)  
(0.29 AC)

10' FRONT YARD  
BSBL  
20' GARAGE BSBL

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TRACT A  
(CRITICAL AREAS TRACT)

WETLAND A  
CATEGORY III

TRACT B  
(JOINT USE DRIVEWAY TRACT)

5' INTERIOR  
BSBL (TYP)

15' CRITICAL  
AREA BSBL

4  
(6,680 SF)  
(0.15 AC)

10' FRONT YARD  
BSBL (TYP)

106'

20' GARAGE  
BSBL (TYP)

3  
(6,388 SF)  
(0.15 AC)

15' CRITICAL  
AREA BSBL

106'

60' EX R/W

☉ OF R/W

CULVERT  
IE=411.35 18"Ø ADS

40' WETLAND  
REDUCED BUFFER

WETLAND B  
CATEGORY IV

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