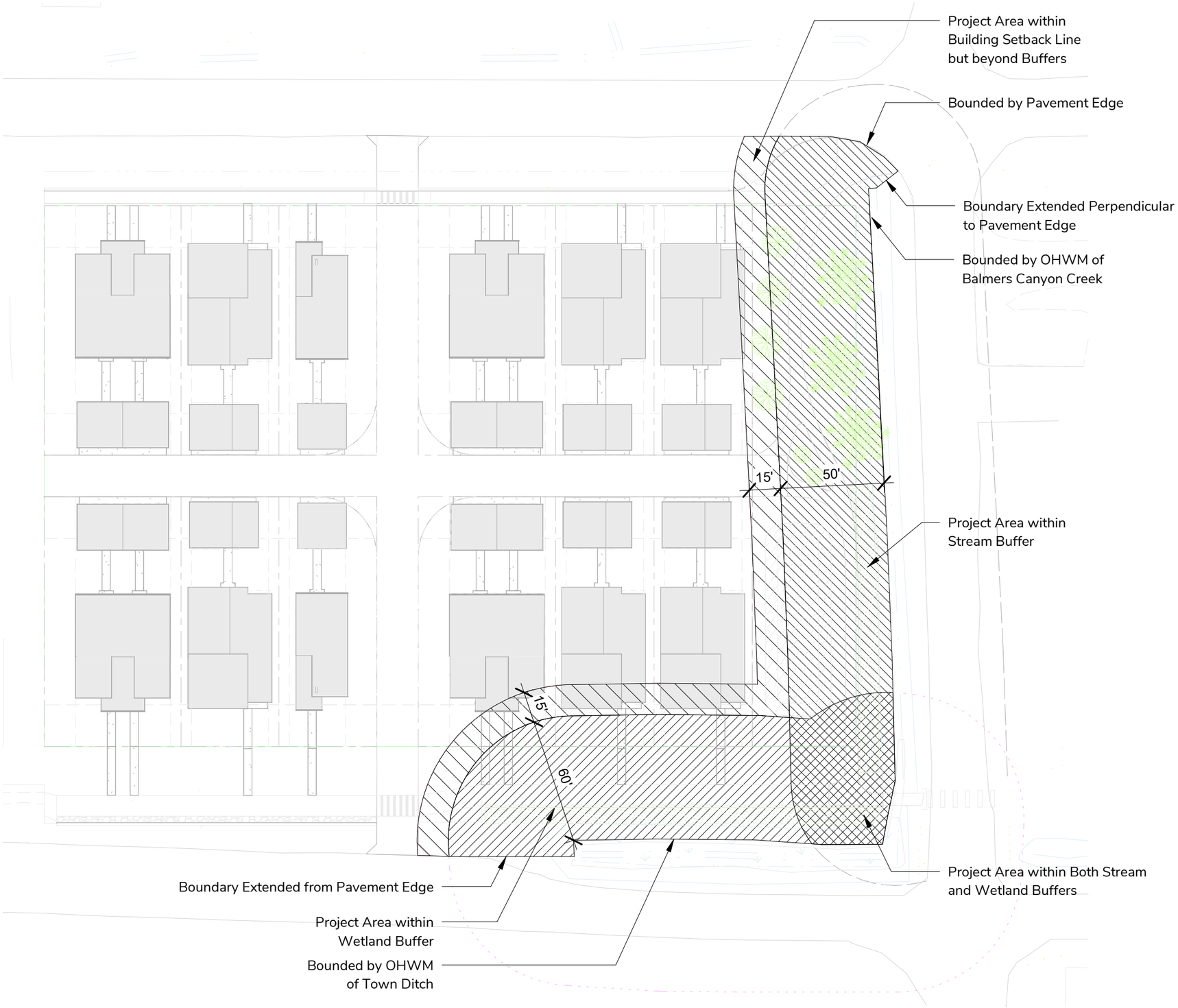


NOTE:
Many city-required improvements must be constructed off site but within critical area buffers. For that reason, the area studied to calculate the mitigation ratio is not limited to the site boundary. It extends to either the existing pavement edge or the Ordinary High Water Mark (OHWM) of the adjacent stream, as appropriate. Where E Second Street jogs south and Town Ditch is daylit, the boundary does not follow the jog. It follows a projected extension of the pavement edge along the culverted section of Town Ditch, then meets the Town Ditch OHWM where the ditch is daylit.

TRUE NORTH

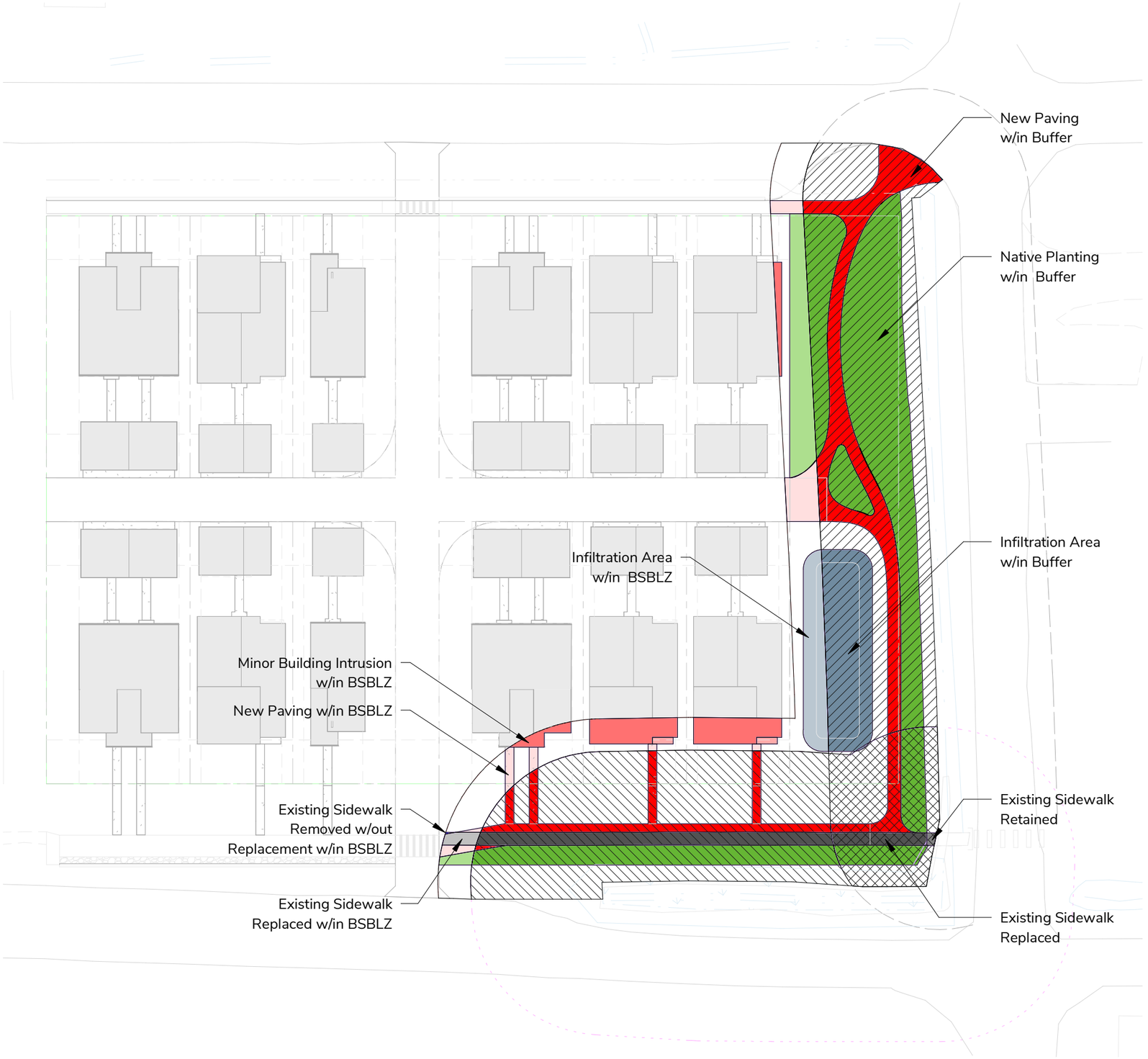
PLAN NORTH

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By Virgil Amick at
11:45 am, October 8, 2026

MAPD MANASTASH ARCHITECTURE PLANNING & DEVELOPMENT

CRITICAL AREA BUFFER PLAN

DATE	9/23/2026
SCALE	1" = 50'-0"



AREAS FOR RATIO COMPUTATION

ALTERATION	
w/in Stream Buffer Only	
New Paving	2,680 SF
w/in Wetland Buffer	
New Paving	1,466 SF
TOTAL ALTERATION AREA	4,146 SF
MITIGATION	
w/in Stream Buffer Only	
Infiltration	1,948 SF
Planting Zone	5,787 SF
	7,736 SF
w/in Wetland Buffer	
Infiltration	5 SF
Planting Zone	2,334 SF
	2,338 SF
TOTAL MITIGATION AREA	10,074 SF
RATIO (ALT.: MIT.)	= 1:2.4
RATIO W/IN WETLAND ONLY	= 1:1.6

AREAS FOR REFERENCE

IMPROVEMENTS WITHIN BSBLZ	
Existing Sidewalk - removed	2 SF
Infiltration - BSBLZ	901 SF
Planting Zone - BSBLZ	1,190 SF
	2,092 SF
MINOR INTRUSION	
Minor Building Intrusion	1,130 SF
New Paving - BSBLZ	647 SF
Porch - BSBLZ	57 SF
	1,834 SF
NEUTRAL	
Existing Sidewalk - replaced	1,204 SF
Existing Sidewalk - replaced BSBLZ	90 SF
Existing Sidewalk - retained	23 SF
	1,317 SF

NOTE: Alteration area is the footprint of new paving within the Type F stream buffer or the Category III wetland buffer, measured in square feet and reported separately for the portion within the stream buffer alone and for the portion within the wetland buffer, including where the two overlap. Existing sidewalk replaced within its current footprint and existing sidewalk retained are shown as neutral. CEMC 18.01.070(A)(11)(k) requires compensation for impacts to the functions and values of the buffer; a footprint already under pavement provides no buffer function, and replacing that pavement in place removes none. Neither area is counted as alteration or as mitigation. Temporary construction disturbance is restored in place and is not carried into the ratio.

NOTE: Mitigation area is buffer area to be planted with native vegetation (Planting Zone) together with the infiltration area within the buffer, reported on the same basis as alteration. The ratio of alteration area to mitigation area is computed across both buffers against the 1:1 minimum in CEMC 18.01.070(A)(11)(k), and again within the wetland buffer alone to show that the minimum is met there without reliance on stream buffer plantings.

NOTE: The Building Setback Line Zone (BSBLZ) is the 15-foot band between the landward edge of each buffer and the building setback line required by CEMC 18.01.070(A)(7) and (C)(1)(k); it lies within the setback but outside the wetland and stream buffers. Areas within the BSBLZ are tallied for reference and are not included in the ratio. Building and porch encroachments and new paving within the BSBLZ are reported in support of the minor intrusion determination under those sections. Plantings and infiltration within the BSBLZ, and existing sidewalk removed without replacement, are reported as improvements outside the buffers and are excluded from the mitigation area.

TRUE NORTH

PLAN NORTH

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MAPD MANASTASH ARCHITECTURE
PLANNING & DEVELOPMENT

MITIGATION PLAN AND RATIO CALCULATIONS

DATE	9/23/2026
SCALE	1" = 50'-0"