

THERE NO NEW ROOF DRAINS. THE NEW GUTTERS WILL TIE INTO THE EXISTING ROOF DRAINS

ALL UTILITIES WILL BE EXTENDED FROM THE EXISTING BASEMENT INTO THE NEW BASEMENT

PLANNED UNIT DEVELOPMENT (PUD): LLEWELLYN FARMS R-3: SUBURBAN RESIDENTIAL DISTRICT

ADDITION HEIGHT: 22.4'
 NEW TOTAL FIRST AND SECOND FLOOR SQUARE FOOTAGE: 4,549.6 SQUARE FEET

EXISTING LOT COVERAGE:
 LOT AREA: 32,234.0 SQUARE FEET
 EXISTING TWO STORY RESIDENCE FOOTPRINT: 1398.1 SQUARE FEET
 EXISTING SHED: 72.0 SQUARE FEET
 EXISTING DEVELOPMENT COVERAGE: 4.6%
 EXISTING PATIO TO BE REMOVED: 400.0 SQUARE FEET
 EXISTING SIDEWALK TO BE REMOVED: 95.7 SQUARE FEET
 EXISTING DRIVEWAY TO BE REMOVED: 976.0 SQUARE FEET
 EXISTING LOT COVERAGE: 9.1%

NEW LOT COVERAGE:
 LIVING AREA ADDITION: 986.6 SQUARE FEET
 GARAGE ADDITION: 433.3 SQUARE FEET
 NEW DEVELOPMENT COVERAGE: 9.5%
 ALLOWABLE DEVELOPMENT COVERAGE: 30.0%
 NEW PORCH: 171.4 SQUARE FEET
 NEW DRIVEWAY: 1507.3 SQUARE FEET
 NEW LOT COVERAGE: 14.8%
 ALLOWABLE LOT COVERAGE: 45.0%

BUILDER TO PROVIDE AND MAINTAIN EROSION PROTECTION AND SEDIMENT CONTROL DURING ALL PHASES OF CONSTRUCTION.
 BUILDER TO STABILIZE CONSTRUCTION ENTRANCES.

PROVIDE TREE PROTECTION AT ALL EXISTING TREES TO BE PRESERVED IN CONSTRUCTION AREA

PROVIDE SILT FENCE AROUND NEW CONSTRUCTION

SITE PLAN

NORTH

SCALE: 1" = 20'

- 100 YEAR OLD FLOOD PLAN
- STORM AND SEWER
- WATER
- ELECTRIC
- EXISTING UTILITIES TO REMAIN

ELEVATIONS:
 FIRST FLOOR: 834.2'
 GARAGE FLOOR: 833.7'
 FOOTERS: 825.1'
 BASEMENT FLOOR: 825.5'
 TOP OF FIRST FLOOR WALL: 842.5'



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SIMPLIFIED LIVING PROJECT NUMBER

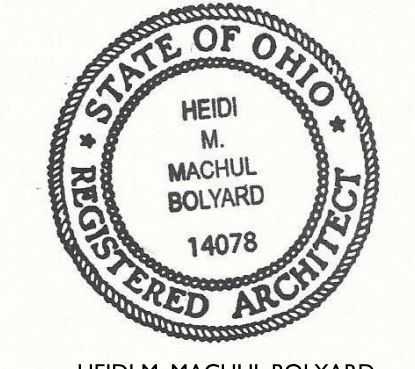
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PRELIMINARY	052623
BIDDING	000000
CONSTRUCTION	091423

REVISION	DATE
REVISIONS PER DBD	101723

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HEIDI M. MACHUL BOLYARD
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 EXPIRATION DATE: 12/31/2023

SITE PLAN

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