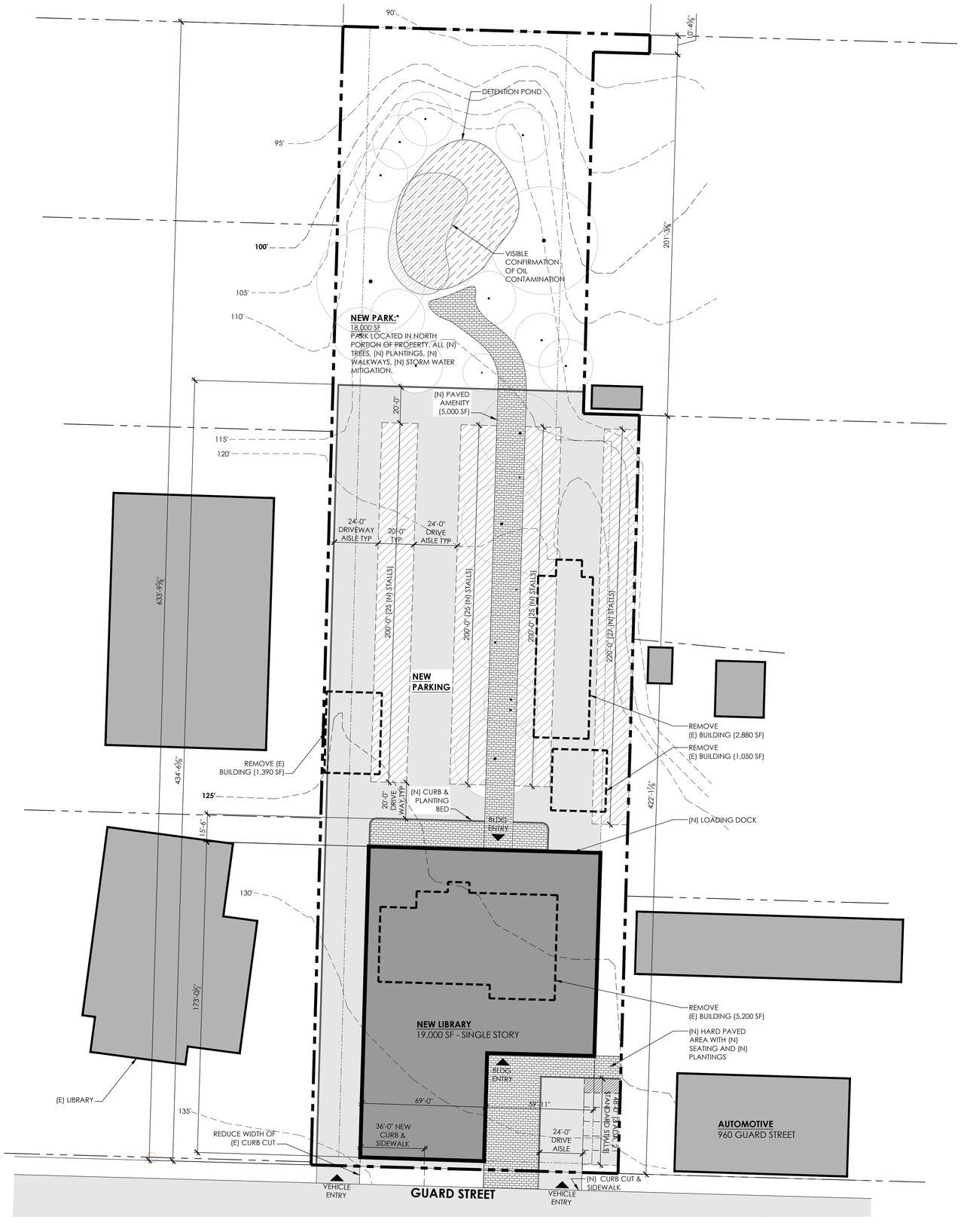

LINE TYPE LEGEND

- PROPERTY LINE
- REQUIRED ZONING SETBACK
- FUTURE LIBRARY BUILDING
- NEIGHBORING BUILDING
- EXISTING BUILDING TO BE REMOVED

GUARD STREET SITE PLAN 1
1" = 30'

GUARD STREET SITE PLAN NOTES:

1. **UTILITY MAINS:** SEWER, WATER AND STORM MAIN ARE LOCATED IN GUARD STREET. WATER & SEWER CONNECTIONS ARE ACTIVE AND ADEQUATELY SIZED.
2. **STORM:** EXISTING BUILDINGS ARE CURRENTLY NOT CONNECTED TO STORM MAIN IN GUARD STREET. STORM MAIN IS LIKELY TO HIGH TO MAKE A GRAVITY CONNECTION. STORM DETENTION WILL BE REQUIRED AT NORTH END OF SITE WITH POTENTIAL FOR NO OVERFLOW.
3. **POWER:** SINGLE PHASE TRANSFORMER CURRENTLY AVAILABLE. 3 PHASE POWER AVAILABLE BUT TRANSFORMER WILL NEED TO BE ADDED. NOT YET DETERMINED IF SINGLE PHASE OR 3 PHASE POWER NEEDED. THERE IS AN EXISTING OPALCO EASEMENT IN THE SE PORTION OF THE SITE. RECORDING NUMBER 2008 0128034.
4. **UTILITY SIZING:** EXISTING STRUCTURES ARE ~10,000 SF. PROPOSED BUILDING IS 20,000 SF.
5. **UTILITY DISTRIBUTION:** ALL UTILITY DISTRIBUTION EXCEPT STORM EXISTS ON THE PROPERTY BUT WILL REQUIRE UPGRADES TO MEET CURRENT CODES.
6. **WATER:** WATER METER IS NOT ADEQUATELY SIZED FOR LIBRARY USE. RECOMMENDED TO REPLACE EXISTING METER WITH A LARGER METER.
7. **ZONING:** PROPERTY IS ZONED LIGHT INDUSTRIAL USE. LIBRARY USE IS AN ALLOWED USE.
8. **OVERLAYS:** THERE ARE NO VIEW PROTECTION OR HISTORIC OVERLAYS ON THIS SITE.
9. **CRITICAL AREAS:** THERE ARE NO KNOWN CRITICAL AREAS OR SHORELINE HABITATS ON THIS SITE.
10. **ROAD IMPROVEMENTS:** GUARD STREET IS A MINOR ARTERIAL. STREET IMPROVEMENTS CURRENTLY MEET ARTERIAL STANDARDS HOWEVER THERE WILL BE SUBSTANTIAL MODIFICATION TO CURB CUTS AND SIDEWALK PANELS.
11. **FIRE DEPT ACCESS:** FIRE HYDRANT ON ADJACENT LOT HAS ADEQUATE PRESSURE. THERE ARE NO FIRE DEPARTMENT ACCESS CONCERNS AT THIS TIME.
12. **PARKING:** ALL PARKING, DRIVE AISLES AND DRIVEWAYS TO BE ASPHALT. TOTAL PARKING COUNT = 107 STALLS
13. **HAZARDOUS MATERIAL:** THERE ARE KNOWN SOIL CONTAMINATES ON SITE. CONTAMINATED SOIL MUST BE DISPOSED OF OFF-ISLAND.
14. **BUILDING REUSE:** FOR ESTIMATING PURPOSES ASSUME FULL DEMOLITION OF BUILDINGS.
15. **STORM:** ASSUME STORM WATER DETENTION USING OPEN POND AND CULVERTS BENEATH PARKING AREA. EXISTING STORM MAIN IN GUARD STREET IS TOO HIGH TO SERVE AS AN OVERFLOW THEREFORE SITE DETENTION AND INFILTRATION IS REQUIRED.

allied8
ASPIRE CONNECT DESIGN
fivedot

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SJIL
SITE FEASIBILITY
SAN JUAN ISLAND LIBRARY DISTRICT

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ESTIMATING DRAFT: 2019.07.25
FINAL FEASIBILITY REPORT: 2019.08.06

AUGUST 6TH, 2019

SITE PLAN
GUARD ST

A1.0