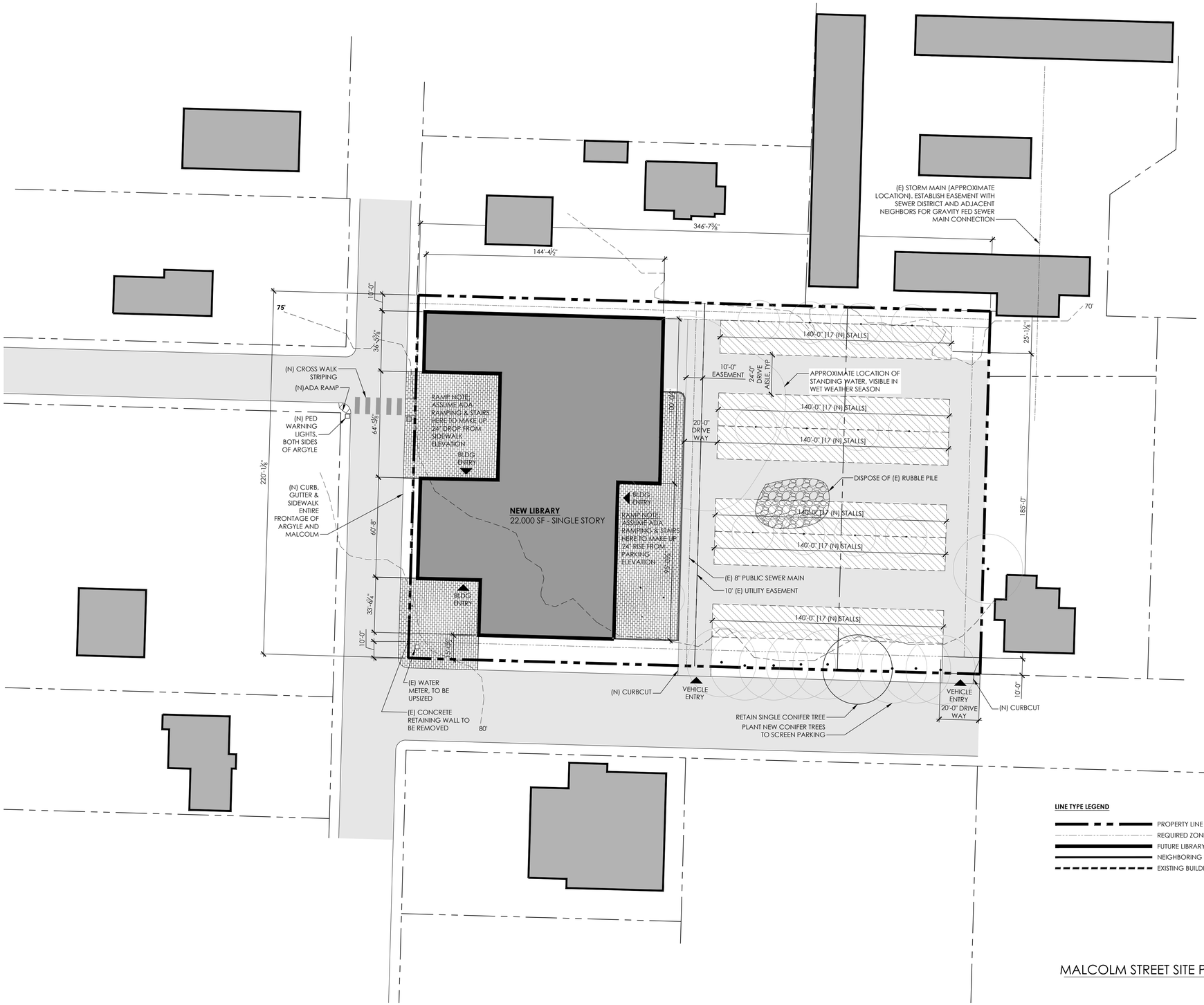

LINE TYPE LEGEND

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

MALCOLM STREET SITE PLAN 1

1" = 30'

MALCOLM STREET SITE PLAN NOTES:

1. **EASEMENTS:** A SEWER EASEMENT EXISTS AT THE CENTER AND NORTH EDGE OF THE PROPERTY. RECORDING NUMBER 20020117009. EXACT EXTENTS TO BE DETERMINED BY LICENSED SURVEYOR. THERE IS ALSO A HISTORIC PRESERVATION EASEMENT OBLIGATING BUILDINGS ON THE SITE TO REFLECT HISTORIC VERNACULAR AND SCALE OF THE NEIGHBORHOOD. RECORDING NUMBER 2018-0719054.
2. **UTILITY MAINS:** SEWER, WATER AND STORM MAIN ARE LOCATED IN MALCOLM STREET. STORM MAIN CONNECTION DOES NOT EXIST. WATER MAIN CONNECTION EXISTS. SEWER MAIN CONNECTION ALREADY EXISTS. ASSUME UTILITY TRENCHING IN ARGYLE FOR WATER. STORM CONNECTION WILL HAVE TO CONNECT THRU FUTURE EASEMENT ON ADJACENT NORTHEAST PROPERTY BECAUSE STORM MAIN IN ARGYLE IS TOO HIGH FOR GRAVITY CONNECTION.
3. **POWER:** THERE IS NO EXISTING TRANSFORMER THAT CAN ACCOMMODATE THIS SITE. SINGLE PHASE POWER IS AVAILABLE. PAD MOUNT TRANSFORMER CAN BE ADDED FOR $15k. 3 PHASE POWER CAN BE EXTENDED TO THIS SITE AND FLUSH MOUNT TRANSFORMER CAN BE ADDED FOR $60K. TRANSFORMER COSTS NOT INCLUDED IN RLB ESTIMATE.
4. **UTILITY SIZING/DISTRIBUTION:** THERE ARE CURRENTLY NO STRUCTURES ON THIS SITE THEREFORE NO UTILITY DISTRIBUTION EXISTS ON THE PROPERTY OTHER THAN THE EXISTING 8" SEWER MAIN IN THE EASEMENT AND 3 6" SEWER STUBS ON TAX PARCEL 200, 100 & 80. UTILITY DISTRIBUTION TO BE ADDED FOR WATER, STORM, POWER AND SOME SEWER.
6. **WATER:** THERE IS AN EXISTING UNDERSIZED WATER METER IN THE SW CORNER OF THE SITE. REPLACE EXISTING METER WITH A LARGER METER.
7. **ZONING:** PROPERTY IS ZONED COMMERCIAL USE. LIBRARY USE IS AN ALLOWED USE.
8. **OVERLAYS:** THE VIEW PROTECTION OVERLAY DOES NOT EFFECT THIS SITE BUT THE HISTORIC PRESERVATION OVERLAY DOES. THE BUILDING WILL HAVE TO BROKEN DOWN INTO SEVERAL SMALL VOLUMES WITH TRADITIONALLY PITCHED ROOFS.
9. **CRITICAL AREAS:** THERE ARE NO KNOWN CRITICAL AREAS OR SHORELINE HABITATS ON THIS SITE. ALTHOUGH THE SITE IS NOT MAPPED A WETLAND IT HAS A KNOWN PRESENCE OF STANDING WATER OVER ~30% OF THE SITE.
10. **ROAD IMPROVEMENTS:** MALCOLM STREET IS A MINOR ARTERIAL. THERE ARE CURRENTLY NO STREET IMPROVEMENTS ON ARGYLE OR MALCOLM. ASSUME NEW CURB, GUTTER, SIDEWALKS, CURB CUTS, CROSS WALK AT CAINES STREET, CROSSING ARGYLE AVE.
11. **FIRE DEPT ACCESS:** FIRE HYDRANT AT CORNER OF PROPERTY 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 = 102 STALLS
13. **HAZARDOUS MATERIAL:** THERE IS NO KNOWN PRESENCE OF HAZARDOUS MATERIAL ON THIS SITE.
15. **STORM:** ASSUME STORM WATER RETENTION USING CULVERTS BENEATH PARKING AREA WITH OVERFLOW TO FUTURE STORM CONNECTION VIA FUTURE EASEMENT WITH NORTHEAST NEIGHBOR.
16. **ADA ACCESSIBILITY:** RECOMMEND FILLING ROUGHLY 2 FEET AT THE BUILDING PAD AREA TO BRING THE SLAB ELEVATION CLOSER TO THE STREET. INSTALL RAMPS FROM ARGYLE TO BUILDING AND FROM PARKING LOT TO BUILDING.

allied8
ASPIRE CONNECT DESIGN
fivedot

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SJIL
SITE FEASIBILITY
SAN JUAN ISLAND LIBRARY DISTRICT

ESTIMATING DRAFT: 2019.07.25
FINAL FEASIBILITY REPORT: 2019.08.06

AUGUST 6TH, 2019

SITE PLAN
MALCOLM ST

A1.0