



- SPRING STREET SITE PLAN NOTES:**
- EASEMENTS:** AN ACCESS EASEMENT EXISTS AT WEST SIDE OF PROPERTY. RECORDING NUMBER 90169142. EXACT EXTENTS TO BE DETERMINED BY LICENSED SURVEYOR.
  - UTILITY MAINS:** SEWER, WATER AND STORM MAIN ARE LOCATED IN SPRING STREET. ALL UTILITY CONNECTIONS TO UTILITY MAINS ARE ADEQUATELY SIZED FOR PROPOSED BUILDINGS. NO KNOWN CONNECTION UPGRADES ARE REQUIRED.
  - POWER:** POWER TRANSFORMER LOCATED IN ABOVE GROUND VAULT ON PROPERTY IS ADEQUATELY SIZED FOR PROPOSED STRUCTURE.
  - UTILITY SIZING:** EXISTING STRUCTURE IS 28,000 SF. PROPOSED BUILDING IS 20,000 SF.
  - UTILITY DISTRIBUTION:** ALL UTILITY DISTRIBUTION EXISTS ON THE PROPERTY BUT WILL REQUIRE UPGRADES TO MEET CURRENT CODES. ASSUME REUSE OF WATER AND SEWER LINES. LINING WILL BE REQUIRED FOR SEWER LINE.
  - WATER:** WATER METER IS OVER SIZED FOR LIBRARY USE. RECOMMENDED TO REPLACE EXISTING METER WITH A SMALLER METER TO MINIMIZE ON GOING USE FEES.
  - ZONING:** PROPERTY IS ZONED PROFESSIONAL USE. LIBRARY USE IS AN ALLOWED USE.
  - OVERLAYS:** THERE ARE NO VIEW PROTECTION OR HISTORIC OVERLAYS ON THIS SITE.
  - CRITICAL AREAS:** THERE ARE NO KNOWN CRITICAL AREAS OR SHORELINE HABITATS ON THIS SITE.
  - ROAD IMPROVEMENTS:** SPRING STREET IS A MAJOR ARTERIAL. STREET IMPROVEMENTS CURRENTLY MEET MAJOR ARTERIAL STANDARDS.
  - FIRE DEPT ACCESS:** FIRE HYDRANT ACROSS THE STREET HAS ADEQUATE PRESSURE. THERE ARE NO FIRE DEPARTMENT ACCESS CONCERNS AT THIS TIME.
  - PARKING:** ALL PARKING, DRIVE AISLES AND DRIVEWAYS TO BE ASPHALT. TOTAL PARKING COUNT = 104 STALLS
  - HAZARDOUS MATERIAL:** THERE IS KNOWN PRESENCE OF ASBESTOS IN ORIGINAL 1966 BUILDING. ASBESTOS MUST BE DISPOSED OF OFF-ISLAND.
  - BUILDING REUSE:** FOR ESTIMATING PURPOSES ASSUME FULL DEMOLITION OF BUILDING AND PARTIAL REUSE OF 1966 SLAB ON GRADE. REUSE OF LARGER PORTIONS OF BUILDING CAN BE DETERMINED AFTER THE COMPLETION OF A BUILDING ASSESSMENT.
  - STORM:** ASSUME STORM WATER RETENTION USING CULVERTS BENEATH PARKING AREA WITH OVERFLOW TO EXISTING STORM MAIN CONNECTION.

**LINE TYPE LEGEND**

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

SPRING STREET SITE PLAN  
1" = 30'