

02PD041

18" ROP STORM SEWER
FLOW CONTINUES TO THE
INTERSECTION OF 4TH
STREET & QUINCY

NOTE:
FINAL LOCATIONS OF UTILITY
SERVICE LINES WILL BE
DETERMINED IN CONJUNCTION
WITH BUILDING SYSTEMS
DEVELOPMENT.

AN UNDER-SIDEWALK DRAIN
WILL BE PROVIDED IF
REQUIRED.

FIRE SPRINKLER SERVICE
DOMESTIC WATER SERVICE

LOT AREA: 11,524.95 SF
MAX. LOT COVERAGE: 35%
BUILDABLE AREA: 6,134 SF
BUILDING FOOTPRINT: 5,206 SF

PROPOSED BUILDING
BASEMENT: 3,075 SF
MAIN FLOOR: 5,206 SF
SECOND LEVEL: 4,463 SF
TOTAL AREA: 12,744 SF

CONCRETE DRAIN PAN
BETWEEN BUILDING AND
PROPERTY LINE, DRAINING TO
THE NORTH. PAN WILL
COLLECT SOME SITE RUN-OFF
AS WELL AS ROOF DRAINAGE.
ARROWS INDICATE DRAINAGE

NOTE:
SPOT ELEVATIONS SHOWN ARE
APPROXIMATE. FINAL
ELEVATIONS AND GRADE WILL
BE ESTABLISHED IN
CONJUNCTION WITH THE FINAL
FINISHED FLOOR ELEVATIONS.

PARKING LOT
ACCESS

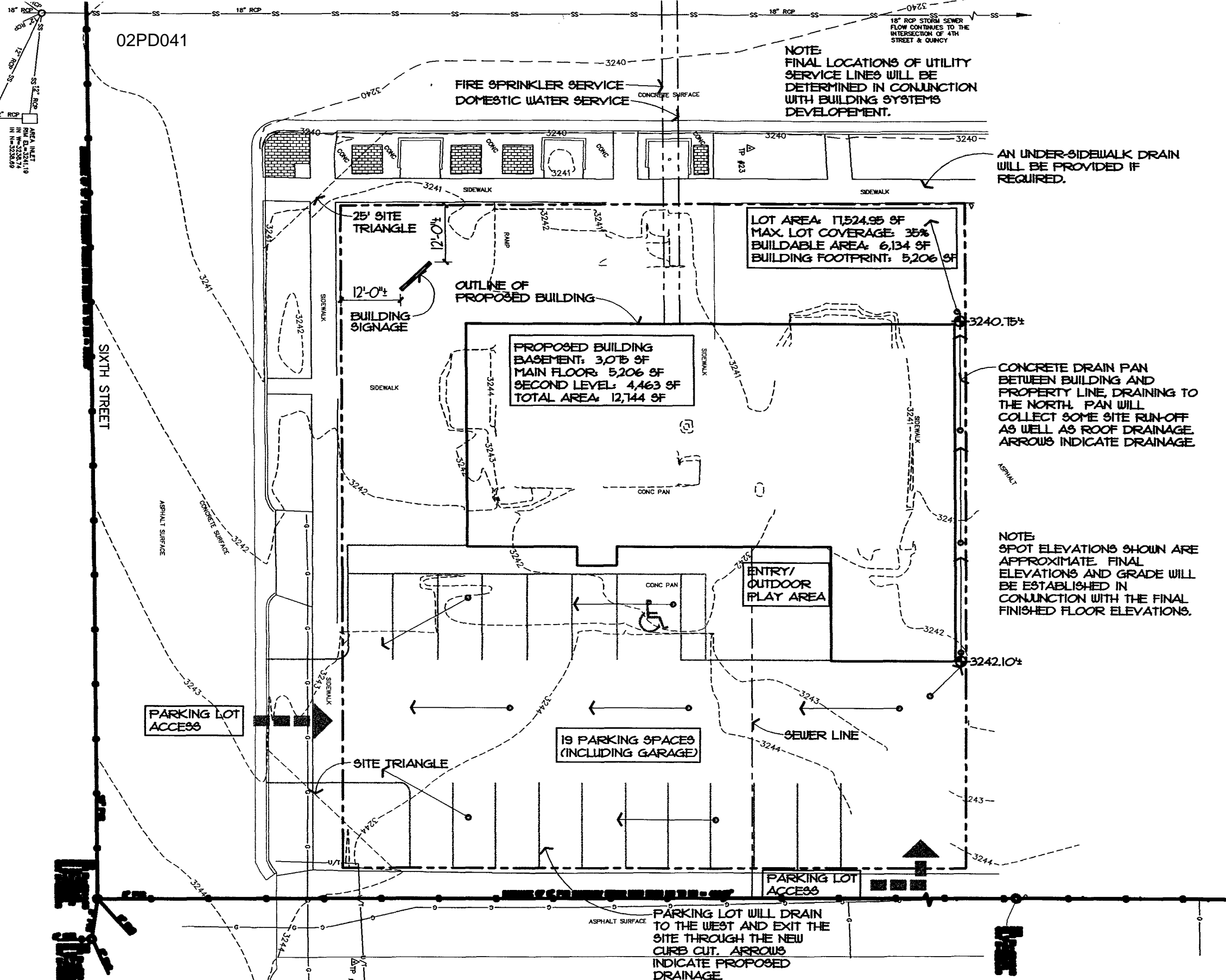
19 PARKING SPACES
(INCLUDING GARAGE)

PARKING LOT
ACCESS

PARKING LOT WILL DRAIN
TO THE WEST AND EXIT THE
SITE THROUGH THE NEW
CURB CUT. ARROWS
INDICATE PROPOSED
DRAINAGE

PROPOSED SITE PLAN

1" = 20'-0"



AREA INLET
RWD EL. = 3241.10
FIN. IN. = 3238.74
IN. IN. = 3238.60

