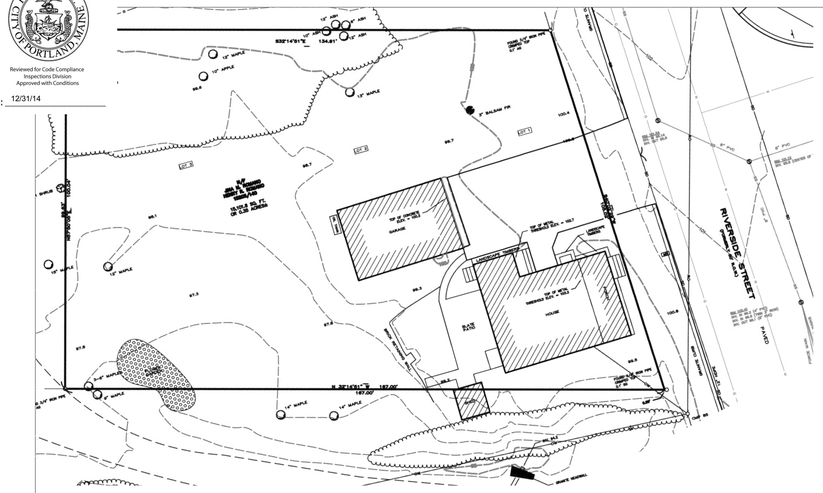
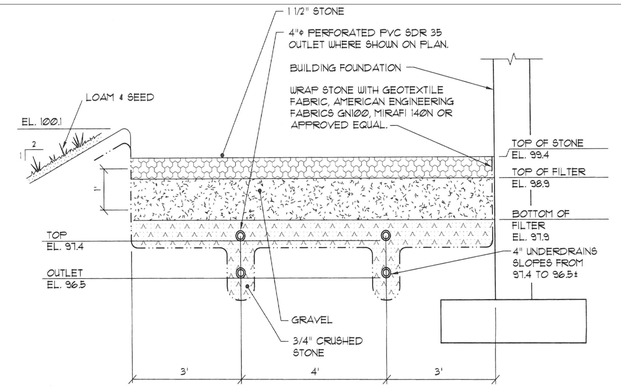
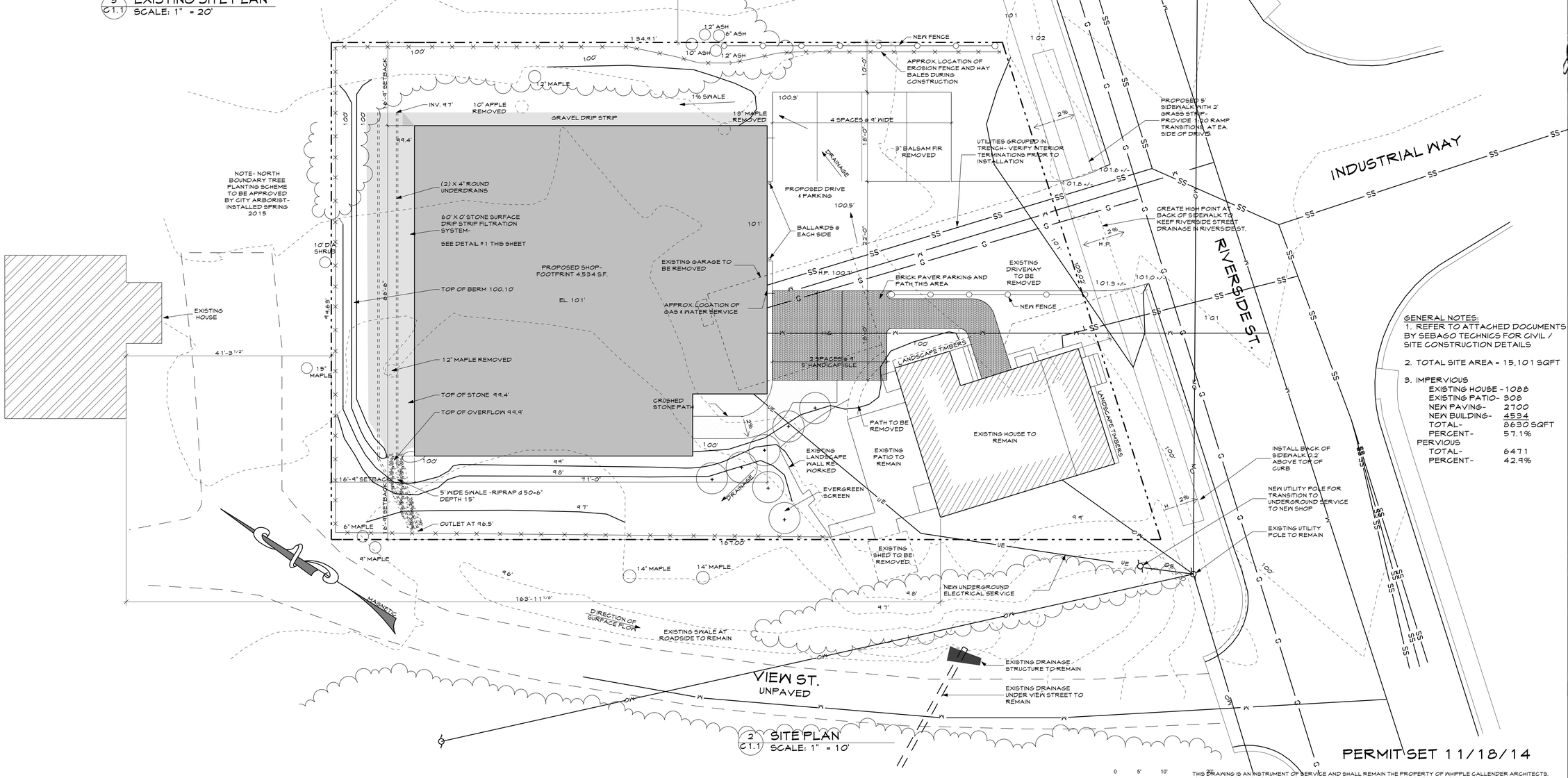
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 12/31/14



3 C1.1 EXISTING SITE PLAN
SCALE: 1" = 20'



1 DRIPSTRIP FILTER
NOT TO SCALE


INDUSTRIAL WAY
RIVERSIDE ST.
VIEW ST.
UNPAVED
NEW FENCE
APPROX. LOCATION OF EROSION FENCE AND HAY BALES DURING CONSTRUCTION
12" ASH
6" ASH
10" ASH
12" ASH
12" MAPLE
INV. 97'
10" APPLE REMOVED
GRAVEL DRIP STRIP
1% SWALE
13" MAPLE REMOVED
4 SPACES @ 9' WIDE
3" BALSAM FIR REMOVED
DRAINAGE
PROPOSED DRIVE & PARKING
BALLARDS @ EACH SIDE
UTILITIES GROUPED IN TRENCH- VERIFY INTERIOR TERMINATIONS PRIOR TO INSTALLATION
PROPOSED 5' SIDEWALK WITH 2' GRASS STRIP- PROVIDE 1:20 RAMP TRANSITIONS AT EA. SIDE OF DRIVE.
CREATE HIGH POINT AT BACK OF SIDEWALK TO KEEP RIVERSIDE STREET DRAINAGE IN RIVERSIDE ST.
NOTE- NORTH BOUNDARY TREE PLANTING SCHEME TO BE APPROVED BY CITY ARBORIST- INSTALLED SPRING 2015
(2) X 4" ROUND UNDERDRAINS
60' X 0' STONE SURFACE DRIP STRIP FILTRATION SYSTEM-
SEE DETAIL #1 THIS SHEET
PROPOSED SHOP- FOOTPRINT 4,534 S.F.
EL. 101'
EXISTING GARAGE TO BE REMOVED
APPROX. LOCATION OF GAS & WATER SERVICE
TOP OF BERM 100.10'
10' DIA SHRUB
EXISTING HOUSE
41'-3 1/2"
15" MAPLE
12" MAPLE REMOVED
TOP OF STONE 99.4'
TOP OF OVERFLOW 99.9'
CRUSHED STONE PATH
EXISTING DRIVEWAY TO BE REMOVED
BRICK PAVER PARKING AND PATH THIS AREA
NEW FENCE
2 SPACES @ 9' 5' HANDICAP ISLE
LANDSCAPE TIMBERS
PATH TO BE REMOVED
EXISTING PATIO TO REMAIN
EXISTING HOUSE TO REMAIN
EXISTING LANDSCAPE WALL RE-WORKED
EVERGREEN SCREEN
16'-9" SETBACK
5' WIDE SWALE -RIPRAP @ 50+6" DEPTH 15"
OUTLET AT 96.5'
6" MAPLE
9" MAPLE
14" MAPLE
14" MAPLE
163'-11 1/8"
167.00'
EXISTING SHED TO BE REMOVED
NEW UNDERGROUND ELECTRICAL SERVICE
INSTALL BACK OF SIDEWALK 0.2' ABOVE TOP OF CURB
NEW UTILITY POLE FOR TRANSITION TO UNDERGROUND SERVICE TO NEW SHOP
EXISTING UTILITY POLE TO REMAIN
MAGNETIC
DIRECTION OF SURFACE FLOW
EXISTING SWALE AT ROADSIDE TO REMAIN
EXISTING DRAINAGE STRUCTURE TO REMAIN
EXISTING DRAINAGE UNDER VIEW STREET TO REMAIN
H.P. 100.7
H.P.
101.6 +/-
101.8 +/-
101.3 +/-
101.0 +/-
101.2
101.1
100.5'
100.3'
101'
99.4'
99.9'
96.6'
96.9'
99'
98'
97'
96'
98'
97'
99'
99'
71'-0"
100'
100'
100'