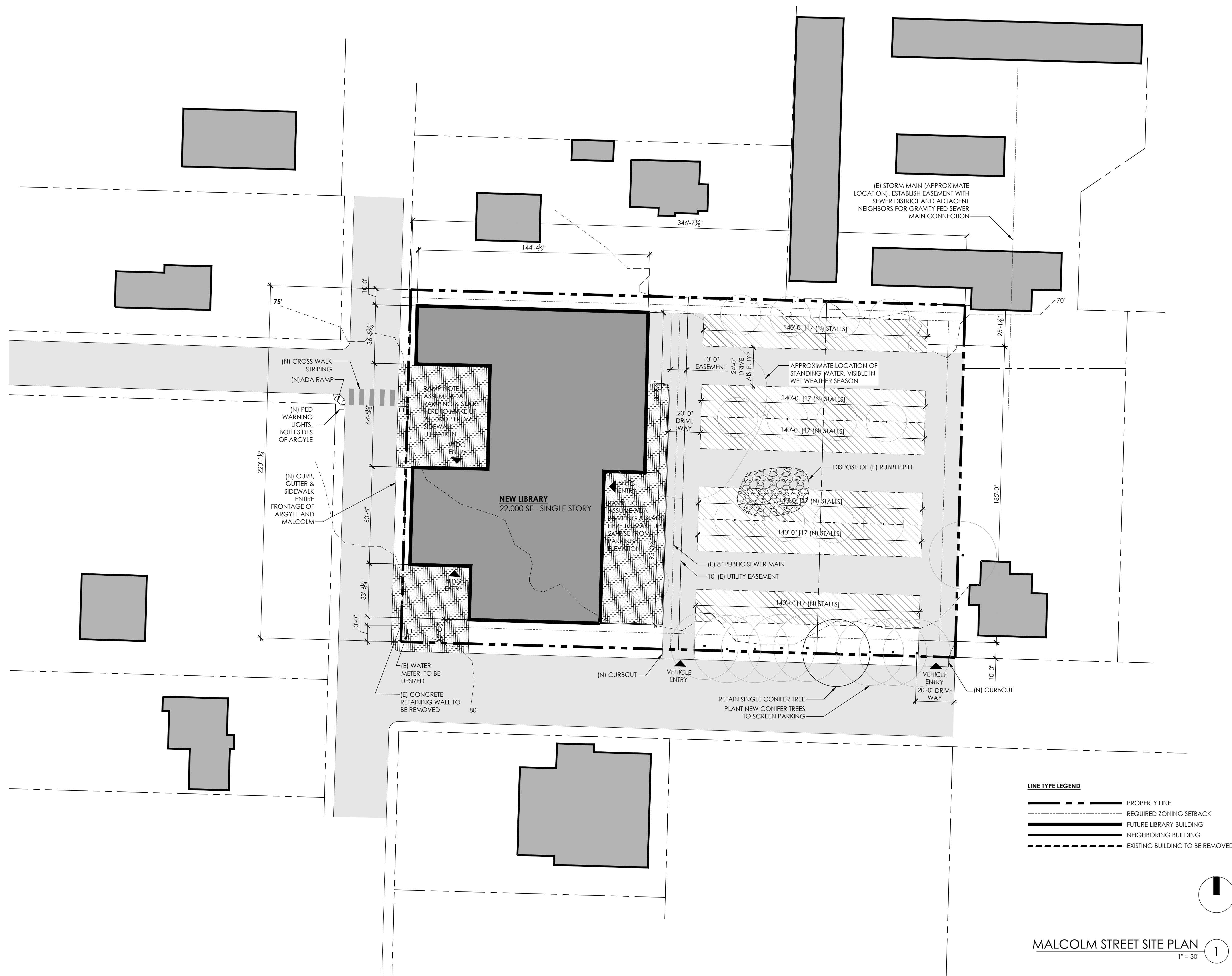


GUARD STREET SITE PLAN NOTES:

- UTILITY MAINS:** SEWER, WATER AND STORM MAIN ARE LOCATED IN GUARD STREET. WATER & SEWER CONNECTIONS ARE ACTIVE AND ADEQUATELY SIZED.
- 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.
- 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.
- UTILITY SIZING:** EXISTING STRUCTURES ARE ~10,000 SF. PROPOSED BUILDING IS 20,000 SF.
- UTILITY DISTRIBUTION:** ALL UTILITY DISTRIBUTION EXCEPT STORM EXISTS ON THE PROPERTY BUT WILL REQUIRE UPGRADES TO MEET CURRENT CODES.
- WATER:** WATER METER IS NOT ADEQUATELY SIZED FOR LIBRARY USE. RECOMMENDED TO REPLACE EXISTING METER WITH A LARGER METER.
- ZONING:** PROPERTY IS ZONED LIGHT INDUSTRIAL 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:** GUARD STREET IS A MINOR ARTERIAL STREET IMPROVEMENTS CURRENTLY MEET ARTERIAL STANDARDS HOWEVER THERE WILL BE SUBSTANTIAL MODIFICATION TO CURB CUTS AND SIDEWALK PANELS.
- FIRE DEPT ACCESS:** FIRE HYDRANT ON ADJACENT LOT 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 = 107 STALLS
- HAZARDOUS MATERIAL:** THERE ARE KNOWN SOIL CONTAMINATES ON SITE. CONTAMINATED SOIL MUST BE DISPOSED OF OFF-ISLAND.
- BUILDING REUSE:** FOR ESTIMATING PURPOSES ASSUME FULL DEMOLITION OF BUILDINGS.
- 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.



MALCOLM STREET SITE PLAN NOTES:

- 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.
- 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.
- 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.
- 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 & 60. UTILITY DISTRIBUTION TO BE ADDED FOR WATER, STORM, POWER AND SOME SEWER.
- WATER:** THERE IS AN EXISTING UNDERSIZED WATER METER IN THE SW CORNER OF THE SITE. REPLACE EXISTING METER WITH A LARGER METER.
- ZONING:** PROPERTY IS ZONED COMMERCIAL USE. LIBRARY USE IS AN ALLOWED USE.
- 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.
- 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.
- 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.
- FIRE DEPT ACCESS:** FIRE HYDRANT AT CORNER OF PROPERTY 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 = 102 STALLS
- HAZARDOUS MATERIAL:** THERE IS NO KNOWN PRESENCE OF HAZARDOUS MATERIAL ON THIS SITE.
- STORM:** ASSUME STORM WATER RETENTION USING CULVERTS BENEATH PARKING AREA WITH OVERFLOW TO FUTURE STORM CONNECTION VIA FUTURE EASEMENT WITH NORTHEAST NEIGHBOR.
- 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.

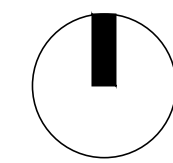


- SPRING STREET SITE PLAN NOTES:**
- EASEMENTS:** AN ACCESS EASEMENT EXISTS AT WEST SIDE OF PROPERTY. RECORDING NUMBER 90169142. EXACT EXTENTS TO BE DETERMINED BY LICENSED SURVEYOR.
 - UTILITY MAINS:** SEWER, WATER AND STORM MAIN ARE LOCATED IN SPRING STREET. ALL UTILITY CONNECTIONS TO UTILITY MAINS 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'



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