REWORKED CURB / SIDEWALK

EXISTING RAILROAD TIE WALL TO REMAIN

EXISTING FLAG POLE TO REMAIN

NEW STAIR PER CODE

NEW ADA RAMP FROM PARKING LOT TO PATIO LEVEL

NEW ACCESSIBLE RAMP TO BASEMENT

NEW TRASH ENCLOSURE WITH A ROOF

BIKE STORAGE

NEW METAL BAR GRATE "BRIDGE" TO EXISTING GRADE / WALKWAY

NEW STAIR

NEW ACCESSIBLE RAMP TO MANSION GROUND FLOOR

PROPOSED NEW BUILDING: 2,250 SF

CHEESMAN PARK

PROPOSED SITE PLAN
DWD STANDARD NOTES

1. EACH FIRE HYDRANT MUST SUPPLY 1500 GPM MINIMUM AT 20 PSI RESIDUAL PRESSURE.
2. WATER PLANS FOR THIS PROJECT MUST BE SUBMITTED TO DW FOR REVIEW APPROVAL SEPARATELY OF THE DRC PROCESS.
3. AN APPROVED DW BACKFLOW PREVENTER IS REQUIRED FOR FIRELINES, COMMERCIAL, MULTI-FAMILY DWELLINGS AND IRRIGATION.
4. METER LOCATIONS MUST BE APPROVED BY DW.
5. DEVELOPER IS RESPONSIBLE FOR ALL NEEDED SYSTEM MODIFICATIONS TO MEET THE REQUIRED FIRE FLOWS.
6. ALL EXISTING TAPS ON THE SITE THAT ARE NOT USED MUST BE CUT-OFF AT THE MAIN AND INSPECTED BY DW. THIS WILL BE DONE AT THE DEVELOPER’S COST.
7. SYSTEM DEVELOPMENT VALVES FOR REPLACEMENT TAPS WILL BE GIVEN ACCORDING TO CURRENT OPERATING RULES.
8. IF A WATER EASEMENT IS REQUIRED ON A SITE, THIS EASEMENT WILL BE GRANTED TO DW BY SEPARATE DOCUMENT.
9. LANDSCAPING DEPICTED IN FUTURE WATER EASEMENTS MUST COMPLY WITH RESTRICTIONS CONTAINED WITHIN THE STANDARD WATER EASEMENT AGREEMENT.
10. EACH INDEPENDENT STRUCTURE MUST HAVE ITS OWN SEPARATE TAP, SERVICE LINE & METER.
11. SUB-METERING IS REQUIRED ON INDIVIDUAL MULTI-FAMILY UNITS AS MANDATED BY CITY ORDINANCE.
12. SOIL AMENDMENTS REQUIRED ON ALL NEW WATER SERVICES. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED WITHOUT A SOIL INSPECTION BY DW.
13. PRE-SUBMITTAL REVIEW IS REQUIRED PRIOR TO THE FORMAL WATER PLAN SUBMITTAL TO DW.
PROPOSED INTERIOR FLOOR PLAN
1/8" = 1'-0"
PROPOSED ROOF PLAN

1/8" = 1'-0"
GREEN METAL PANEL TO MATCH EXISTING SHUTTERS

NEIGHBORHOOD CONTEXT FOR METAL PANEL

1 LANDMARKS - PROPOSED NORTH ELEVATION

1/8" = 1'-0"

2 LANDMARKS - ELEVATION - SOUTH

1/8" = 1'-0"
NEIGHBORHOOD CONTEXT. SIMILAR PROPORTION, GARAGE TO MAIN STRUCTURE

1 LANDMARKS - ELEVATION - WEST
1/8" = 1'-0"

2 LANDMARKS - EAST ELEVATION
1/8" = 1'-0"