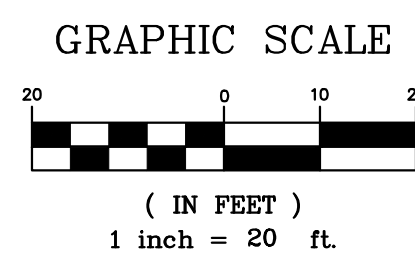


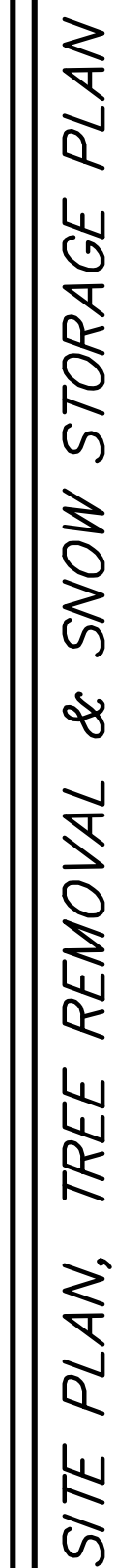
PROJECT SITE

NOT TO SCALE

VICINITY MAP

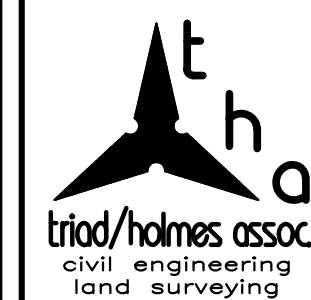


DATE	4/1/15	
SCALE	1"=20'	
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DWG	1245.3-TTM.dwg	
SHEET	1	
OF	4	SHEETS



MOUNTAINSIDE

PREPARED FOR JOHN HOOPER



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SHEET 2

OF 4 SHEETS

RMF-2: SNOW STORAGE REQUIRED IS AN AREA EQUAL TO A MINIMUM OF 75% OF ALL UNCOVERED REQUIRED PARKING AND DRIVEWAY AREAS

DRIVEWAY AREA = 8800 SF
REQUIRED PARKING = 7 SPACES @ 200 SF/EA = 1400 SF

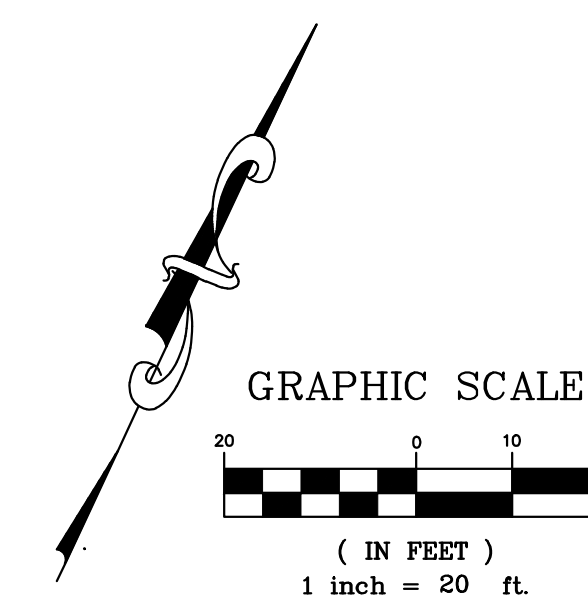
$$10,200 \text{ SF} \times 75\% = 7650 \text{ SF REQUIRED}$$

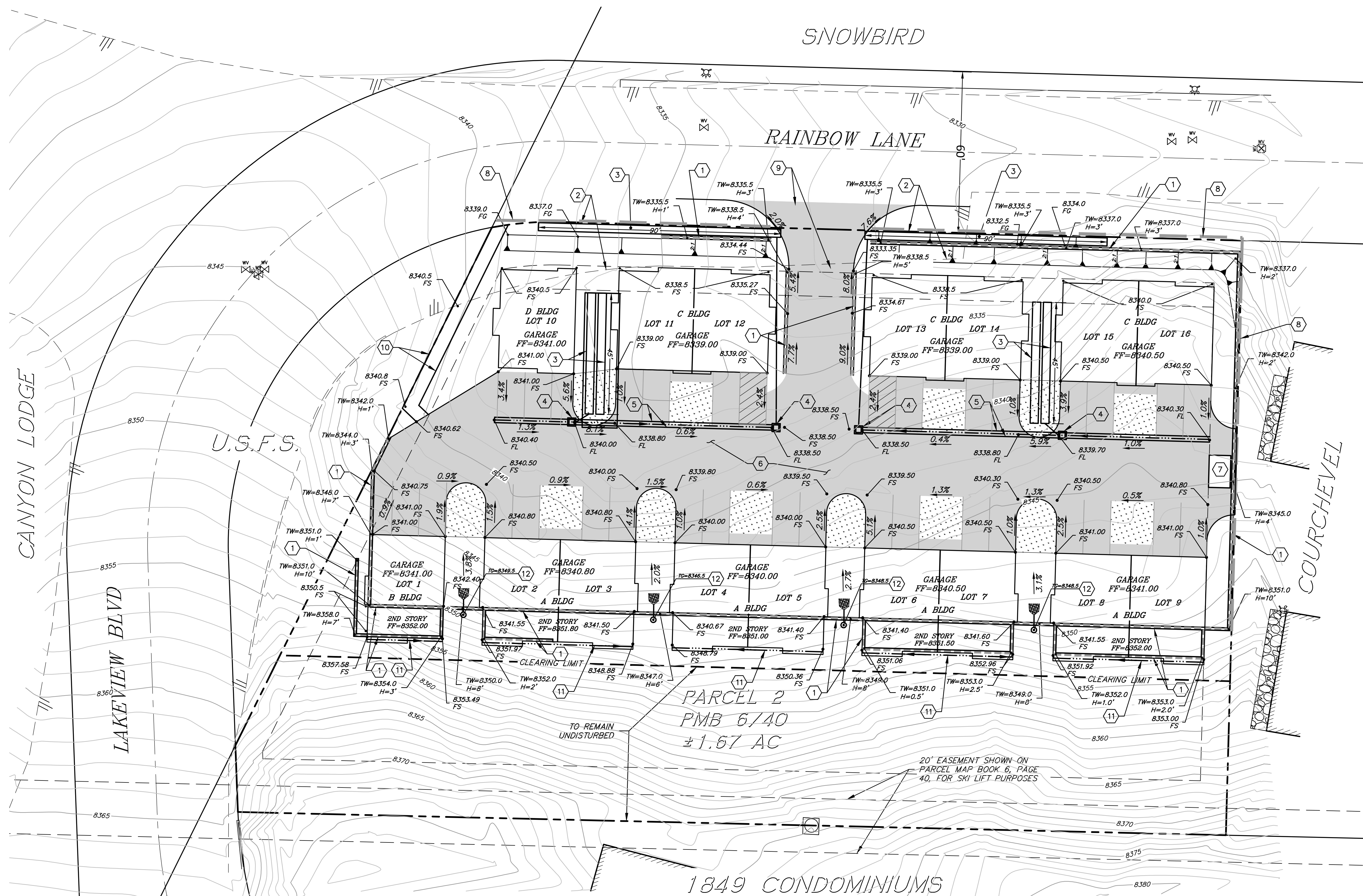
SNOW STORAGE PROVIDED:
7665 SF

A & B BLDGS = 1108 SF X 9 =	9,972 SF
C & D BLDGS = 1074 SF X 9 =	7,518 SF
TRASH ENCLOSURE =	100 SF
PAVING =	16,988 SF
WALKS =	400 SF
TOTAL =	34,978 SF

LOT AREA = 72,683 SF

COVERAGE = 48%





CONSTRUCTION NOTES

1. CONSTRUCT BUILDING/SITE RETAINING WALL. DESIGN PER STRUCTURAL ENGINEER. GRAVITY STACK WHERE H<3.5'. USE SPLIT-FACE BLOCK WHERE VISIBLE FROM STREET.
2. REMOVE (E) ASPHALT PAVEMENT. INSTALL LANDSCAPING
3. INSTALL UNDERGROUND RETENTION SYSTEM. 3' DIAMETER PERFORATED HDPE PIPE CAPPED ON BOTH ENDS, LENGTH PER PLAN. BEDDING AND BACKFILL CRUSHED DRAIN ROCK.
4. INSTALL 24"x24" PRECAST DROP INLET WITH KRISTAR FLOGUARD OR EQUAL CATCH BASIN INSERT FILTER.
5. INSTALL CONCRETE RIBBON GUTTER.
6. INSTALL ASPHALT PAVING. STRUCTURAL SECTION PER GEOTECHNICAL REPORT.
7. CONSTRUCT TRASH/RECYCLING ENCLOSURE
8. INSTALL EROSION CONTROL, FILTER FENCE OR FIBER ROLL.
9. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
10. INSTALL PEDESTRIAN ACCESS PATH.
11. CONSTRUCT GRADED EARTH SWALE.
12. INSTALL AREA DRAIN WITH DOMED GRATE. OUTLET AT BASE OF WALL. CONSTRUCT COBBLE DISSIPATOR AT OUTLET.

PHASING NOTE

ALL CIVIL IMPROVEMENTS SHALL BE COMPLETED WITH PHASE 1 (LOTS 1-9) WITH THE EXCEPTION OF RETENTION SYSTEMS ON RAINBOW LANE AND ASPHALT PAVEMENT PARKING SPACES IN FRONT OF LOTS 10-16. BUILDING PADDS WILL BE GRADED IN PHASE 1 FOR THE CONSTRUCTION OF UNITS ON LOTS 10-16 IN PHASE 2. CONSTRUCTION PARKING AND MATERIALS WILL BE STORED ON LOTS 10-16 DURING THE CONSTRUCTION OF LOTS 1-9.

LEGEND

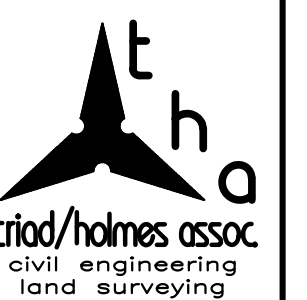
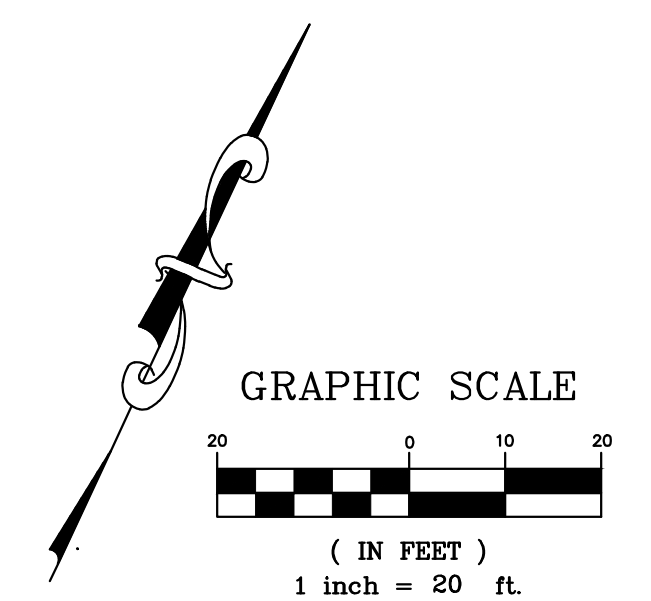
- | | |
|--|------------------------|
| | EXISTING PROPERTY LINE |
| | CENTERLINE |
| | EXISTING CONTOURS |
| | FINISHED SURFACE GRADE |
| | GRADE RATE |
| | CUT SLOPE 2:1 MAX. |
| | FILL SLOPE 2:1 MAX. |
| | FIRE HYDRANT |
| | DROP INLET |
| | RETAINING WALL |
| | CONCRETE GUTTER |
| | AC PAVING |
| | LANDSCAPED AREA |
| | FILTER FENCE |

DRAINAGE RETENTION CALCULATIONS

DRAINAGE COLLECTORS, RETENTION AND INFILTRATION FACILITIES SHALL BE CONSTRUCTED AND MAINTAINED TO PREVENT TRANSPORT OF THE RUNOFF FROM A 20-YEAR, 1-HOUR STORM FROM THE PROPOSED PROJECT SITE.

THE AMOUNT OF RETENTION REQUIRED FOR AN AVERAGE RUNOFF COEFFICIENT OF 0.90 AND A 20-YR 1-HR STORM INTENSITY OF 1 INCH/HR IS:
35,000 SF IMPERVIOUS AREA X 0.90 X 0.08 FT = 2520 CUBIC FEET
SPLIT THE VOLUME BETWEEN FOUR RETENTION STRUCTURES = 630 CF EACH
ASSUME A STORAGE PIPE OF 3' DIAMETER: $V = \pi \cdot R^2 \cdot L$
LENGTH REQUIRED = $630 / (3.14 \cdot 1.5^2 \cdot 1.5) = 90$ FEET EACH

REQUIRED VOLUME STORAGE --> 4 X Ø3' PIPES, EACH 90' LONG



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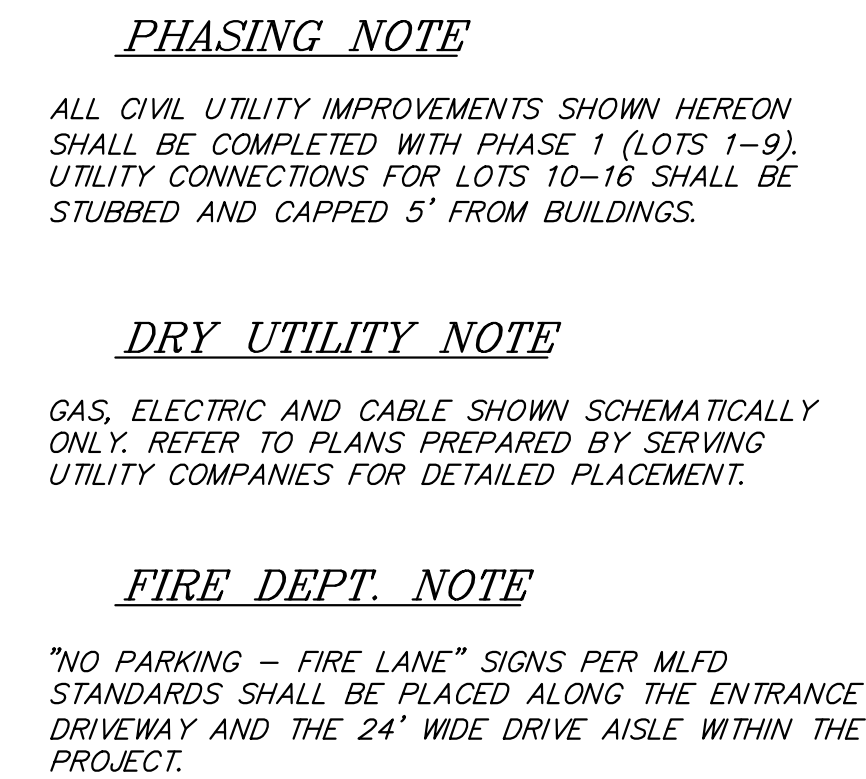
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SHEET	3
4	SHEETS



	CENTERLINE
	EXISTING CONTOURS
	RETAINING WALL
	CONCRETE GUTTER
	AC PAVING
	STORM DRAIN PIPE
	GAS LINE
	SEWER LINE
	WATER LINE
	WATER LATERAL
	SEWER LATERAL
	JOINT UTILITY TRENCH: GAS, ELEC., CABLE
	EXISTING SEWER MAIN
	EXISTING WATER MAIN
	EXISTING UNDERGROUND ELECTRICITY LINE
	EXISTING UNDERGROUND PHONE & CABLE
	EXISTING GAS LINE
	FIRE HYDRANT
	DROP INLET
	WATER VALVE



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