

LEGEND

PARCEL BOUNDARY	---
EASEMENT	---
EDGE OF ROAD/PAVEMENT	---
ROAD - UNPAVED	---
WATER LINE	— W —
SANITARY SEWER	— SS —
OVERHEAD POWER	— AE —
UNDERGROUND POWER	— E —
OVERHEAD TELECOM	— T —
FENCE	— X —
DRAINAGE FLOW	---
CONTOUR MAJOR	---
CONTOUR MINOR	---
SEWER MANHOLE	⊙
STORM DRAIN MANHOLE	⊙
STORM DRAIN INLET	⊙
UTILITY POLE	⊙
STREET LIGHT	⊙
UTILITY PULLBOX	⊙
POWER VAULT	⊙
IRRIGATION BOX	⊙
TREE	⊙

SITE NOTES

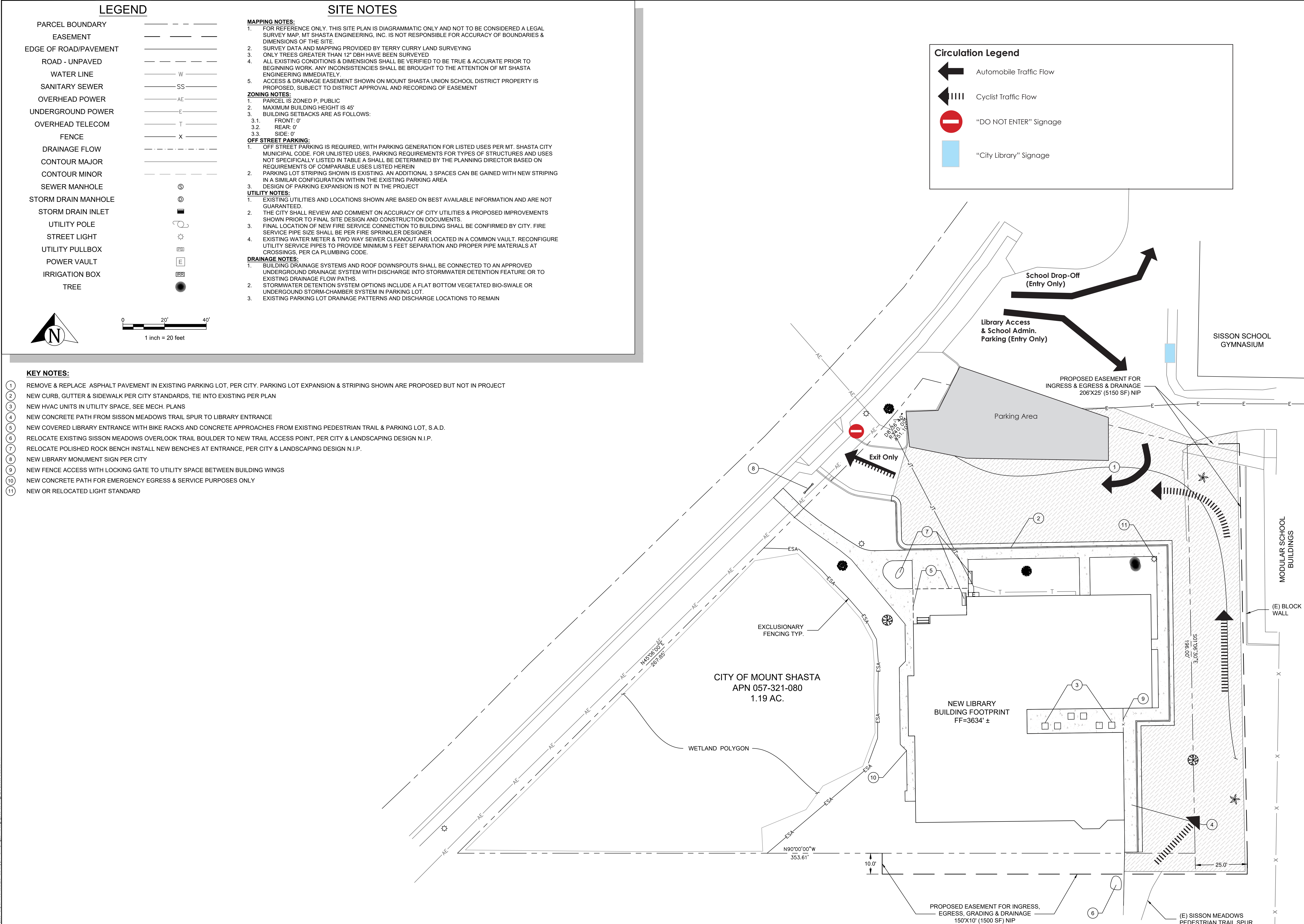
- MAPPING NOTES:**
- FOR REFERENCE ONLY. THIS SITE PLAN IS DIAGRAMMATIC ONLY AND NOT TO BE CONSIDERED A LEGAL SURVEY MAP. MT SHASTA ENGINEERING, INC. IS NOT RESPONSIBLE FOR ACCURACY OF BOUNDARIES & DIMENSIONS OF THE SITE.
 - SURVEY DATA AND MAPPING PROVIDED BY TERRY CURRY LAND SURVEYING
 - ONLY TREES GREATER THAN 12" DBH HAVE BEEN SURVEYED
 - ALL EXISTING CONDITIONS & DIMENSIONS SHALL BE VERIFIED TO BE TRUE & ACCURATE PRIOR TO BEGINNING WORK. ANY INCONSISTENCIES SHALL BE BROUGHT TO THE ATTENTION OF MT SHASTA ENGINEERING IMMEDIATELY.
 - ACCESS & DRAINAGE EASEMENT SHOWN ON MOUNT SHASTA UNION SCHOOL DISTRICT PROPERTY IS PROPOSED, SUBJECT TO DISTRICT APPROVAL AND RECORDING OF EASEMENT
- ZONING NOTES:**
- PARCEL IS ZONED P, PUBLIC
 - MAXIMUM BUILDING HEIGHT IS 45'
 - BUILDING SETBACKS ARE AS FOLLOWS:
 - FRONT: 0'
 - REAR: 0'
 - SIDE: 0'
- OFF STREET PARKING:**
- OFF STREET PARKING IS REQUIRED, WITH PARKING GENERATION FOR LISTED USES PER MT. SHASTA CITY MUNICIPAL CODE. FOR UNLISTED USES, PARKING REQUIREMENTS FOR TYPES OF STRUCTURES AND USES NOT SPECIFICALLY LISTED IN TABLE A SHALL BE DETERMINED BY THE PLANNING DIRECTOR BASED ON REQUIREMENTS OF COMPARABLE USES LISTED HEREIN
 - PARKING LOT STRIPING SHOWN IS EXISTING. AN ADDITIONAL 3 SPACES CAN BE GAINED WITH NEW STRIPING IN A SIMILAR CONFIGURATION WITHIN THE EXISTING PARKING AREA
 - DESIGN OF PARKING EXPANSION IS NOT IN THE PROJECT
- UTILITY NOTES:**
- EXISTING UTILITIES AND LOCATIONS SHOWN ARE BASED ON BEST AVAILABLE INFORMATION AND ARE NOT GUARANTEED.
 - THE CITY SHALL REVIEW AND COMMENT ON ACCURACY OF CITY UTILITIES & PROPOSED IMPROVEMENTS SHOWN PRIOR TO FINAL SITE DESIGN AND CONSTRUCTION DOCUMENTS.
 - FINAL LOCATION OF NEW FIRE SERVICE CONNECTION TO BUILDING SHALL BE CONFIRMED BY CITY. FIRE SERVICE PIPE SIZE SHALL BE PER FIRE SPRINKLER DESIGNER
 - EXISTING WATER METER & TWO WAY SEWER CLEANOUT ARE LOCATED IN A COMMON VAULT. RECONFIGURE UTILITY SERVICE PIPES TO PROVIDE MINIMUM 5 FEET SEPARATION AND PROPER PIPE MATERIALS AT CROSSINGS, PER CA PLUMBING CODE.
- DRAINAGE NOTES:**
- BUILDING DRAINAGE SYSTEMS AND ROOF DOWNSPOUTS SHALL BE CONNECTED TO AN APPROVED UNDERGROUND DRAINAGE SYSTEM WITH DISCHARGE INTO STORMWATER DETENTION FEATURE OR TO EXISTING DRAINAGE FLOW PATHS
 - STORMWATER DETENTION SYSTEM OPTIONS INCLUDE A FLAT BOTTOM VEGETATED BIO-SWALE OR UNDERGROUND STORM-CHAMBER SYSTEM IN PARKING LOT.
 - EXISTING PARKING LOT DRAINAGE PATTERNS AND DISCHARGE LOCATIONS TO REMAIN


KEY NOTES:

- REMOVE & REPLACE ASPHALT PAVEMENT IN EXISTING PARKING LOT, PER CITY. PARKING LOT EXPANSION & STRIPING SHOWN ARE PROPOSED BUT NOT IN PROJECT
- NEW CURB, GUTTER & SIDEWALK PER CITY STANDARDS. TIE INTO EXISTING PER PLAN
- NEW HVAC UNITS IN UTILITY SPACE, SEE MECH. PLANS
- NEW CONCRETE PATH FROM SISSON MEADOWS TRAIL SPUR TO LIBRARY ENTRANCE
- NEW COVERED LIBRARY ENTRANCE WITH BIKE RACKS AND CONCRETE APPROACHES FROM EXISTING PEDESTRIAN TRAIL & PARKING LOT, S.A.D.
- RELOCATE EXISTING SISSON MEADOWS OVERLOOK TRAIL BOULDER TO NEW TRAIL ACCESS POINT, PER CITY & LANDSCAPING DESIGN N.I.P.
- RELOCATE POLISHED ROCK BENCH INSTALL NEW BENCHES AT ENTRANCE, PER CITY & LANDSCAPING DESIGN N.I.P.
- NEW LIBRARY MONUMENT SIGN PER CITY
- NEW FENCE ACCESS WITH LOCKING GATE TO UTILITY SPACE BETWEEN BUILDING WINGS
- NEW CONCRETE PATH FOR EMERGENCY EGRESS & SERVICE PURPOSES ONLY
- NEW OR RELOCATED LIGHT STANDARD

Circulation Legend

- Automobile Traffic Flow
- Cyclist Traffic Flow
- "DO NOT ENTER" Signage
- "City Library" Signage





MT SHASTA ENGINEERING
 508 CHESTNUT ST. SUITE 3
 MOUNT SHASTA, CA 96067
 PH: 530-916-8074
 DO NOT SCALE THESE DRAWINGS

PRELIMINARY
 NOT FOR CONSTRUCTION

CLIENT: CITY OF MT. SHASTA
 PUBLIC LIBRARY EXPANSION
 515 E. ALMA ST.
 MT. SHASTA, CA
 APN 057-321-080

SHEET TITLE: SITE PLAN

REVISIONS:

PROJECT NUMBER: 116.02
 ISSUE DATE: 06-14-19
 SCALE: AS NOTED
 DRAWN BY: BTL/NER
 ENGINEERED:
 CHECKED:
 SHEET: C2