



+/- 68.6' TO ADJACENT HISTORIC PORTION OF STRUCTURE

10' SIDE SETBACK

DASHED LINE REPRESENTS 4' - 2ND STORY, OVERHANG BALCONY

+/- 16' TO ADJACENT STRUCTURE (NON HISTORIC)

MAGNAIL (NEW)  
N: 678270.84  
E: 1743120.81

MAGNAIL (NEW)  
N: 678251.94  
E: 1743289.59

S83°36'43"E 169.83

4' GRASS STRIP  
8' PUBLIC SIDEWALK  
INSTALL ST-200 CURB & GUTTER

3.5' ROW DEDICATION

+/-2000 SQ FT OF OFFICE

2.5' ROW DEDICATION

ALLEY #2023  
(15' ROW)

TRASH & RECYCLING TO BE SCREENED WITH OPAQUE SCREENING

WIDEN ALLEY IN ACCORDANCE WITH ST-263

SEWER MANHOLE  
TC=456.52  
IE N = 451.92  
IE S = 451.72

2ND/3RD STORY BALCONIES TO BE PERMITTED AS ENCROACHMENTS INTO STREET S/B

INSTALL ST-324 CONCRETE COMMERCIAL DRIVEWAY RAMP

LISCHEY AVE  
(ROW VARIES)

PROVIDE ADA COMPLIANT RAMP

SEWER MANHOLE  
TC=465.11  
IE N = 458.19  
IE S = 457.99

DROP INLET  
TC=455.63  
IE=451.87 (12"RCP)

DOUGLAS AVE  
(50' ROW)

+/- 3,800 SQ FT OF RETAIL

SEWER MANHOLE  
TC=455.83  
IE E = 449.73  
IE S = 450.03  
IE N = 451.33

PROPOSED PAVEMENT PER ST-261

4' GRASS STRIP  
8' PUBLIC SIDEWALK  
INSTALL ST-200 CURB & GUTTER

SEWER MANHOLE  
TC=464.59  
IE N = 457.67  
IE W = 457.47