

ZONING SCHEDULE PARCEL NO. REMAINDER 13 (WESTERN PORTLAND) - 0.759 Ac.			
W-1 WATERFRONT PLEASURE DISTRICT			
DESCRIPTION	PERMITTED	EXISTING	PROPOSED
LOT AREA (MIN)	10,000 SF	33,062 SF	33,062 SF
LOT OCCUPANCY (MAX)	40%	6,664 SF; 20%	8,675 SF; 26%
LOT OPEN SPACE (MIN)	30%	21,220 SF; 64%	17,781 SF; 54%
LOT DENSITY (MAX); (1)	N/A	N/A	N/A
LOT WIDTH (MIN)	100 FT	187.9 FT	187.9 FT
FRONT YARD SETBACK (MIN)	25 FT	19.9 FT	25.0 FT
SIDE YARD SETBACK (MIN)	10 FT	11.2 FT	10.0 FT
REAR YARD SETBACK (MIN)	20 FT	91.6 FT	20.0 FT
(1) HOUSING NOT PROPOSED			
ZONING BUILDING HEIGHT SCHEDULE			
ID	EXISTING HEIGHT	PROPOSED HEIGHT	PERMITTED HEIGHT
B1	N/A	1 STORY	3 STORIES
B2	1 STORY	N/A	3 STORIES
B3	1 STORY	N/A	3 STORIES
B4	1 STORY	N/A	3 STORIES
B5	1 STORY	N/A	3 STORIES
CT1G	1 STORY	N/A	2 STORIES

GENERAL NOTES

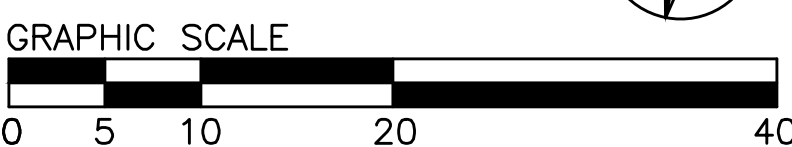
1. CONTRACTOR SHALL INSPECT AND VERIFY ALL FIELD DIMENSIONS AND SITE CONDITIONS SHOWN HEREIN BEFORE PRECEEDING WITH THIS WORK. DISCREPANCIES BETWEEN FIELD CONDITIONS AND DIMENSIONS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO ANY COMMENCEMENT OF THE WORK. UNCE CONSTRUCTION HAS BEGUN CONTRACTOR SHALL NOT USE FIELD INFORMATION DISCREPANCIES AS THE BASIS FOR CHANGE ORDER CLAIMS.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN VERIFIED BY THE ENGINEER. CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

KEY

ADA	PROVIDE ADA PARKING SPACES
C	PROVIDE CONCRETE PAVING
CWW	PROVIDE CONCRETE PAVED WALKWAY
DQ	PROVIDE DRIVEWAY OPENING
E	PROVIDE UNDERGROUND ELECTRIC LINE
EB	<i>Existing Building To Remain</i>
FT25	PROVIDE 25,000 GALLON AG FUEL OIL TANK
L	PROVIDE LANDSCAPE AREA
LTOA	PROVIDE LOADING AND TAXI QUEUING AREA
NB	NEW BUILDING
PA	PROVIDE PARKING
PP	PROVIDE PERMEABLE PAVERS
PUP	PROVIDE PEDESTRIAN UNIT PAVER
PUPC	PROVIDE RAISED PEDESTRIAN UNIT PAVER CROSSWALK
RTWL	PROVIDE RETAINING WALL
STLG	PROVIDE STAIRS AND LANDING
STRS	PROVIDE STAIRS
SWD	PROVIDE SOLID WASTE DUMPSTER
RW	PROVIDE RECYCLED WATER LINE
WCP	PROVIDE POTABLE WATER CISTERN
WCR	PROVIDE RECYCLED WATER CISTERN
WWTP	PROVIDE WASTEWATER TREATMENT PLANT
WHT	PROVIDE WASTEWATER HOLDING TANK

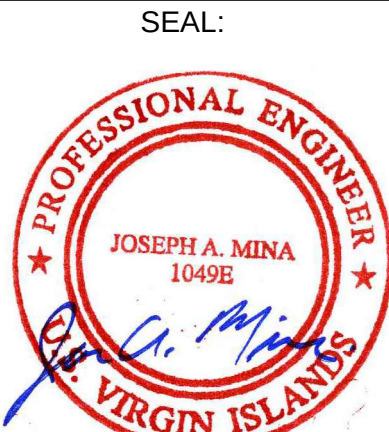
LEGEND

	Right of Way Line
	Property Line
	Storm Sewer Pipe
	Fence Line
	Contour
	Building Adjacent
	Building
	Roof Overhang
	FEMA 100yr Floodplain
	Soil Boundary with Soil Types
	Spot Elevation
	Storm Sewer Inlet
	Storm Sewer Headwall
	Manhole
	Dry Stone Retaining Wall
	Signs
	Trees
	Existing Cistern
	Existing Curb
	Existing Concrete Paving
	Existing Fence
	Existing Generator on Concrete Pad
	Existing Open Space Area
	Existing Ramp
	Existing Septic
	Existing Stairs
	Existing Stairs and Landing
	Existing Transformer on Concrete Pad
	BUILDING
	PAVEMENT TO BE REMOVED
	FUTURE BUILDING
	NEW PEDESTRIAN UNIT PAVERS
	NEW LANDSCAPE AREA
	NEW CONCRETE PAVING
	NEW CONCRETE SIDEWALK
	NEW PERMEABLE PAVERS
	NEW PERMANENT TURF
	REINFORCEMENT MATTING
	NEW ROCK STABILIZATION BLANKET
	NEW CONTOUR
	NEW SPOT GRADE
	PARKING SPACES
	NEW MANHOLE
	NEW OUTLET STRUCTURE
	NEW SEDIMENT TRAP
	NEW STORM LINE
	NEW SANITARY LINE
	NEW SANITARY FORCE MAIN
	NEW WATER LINE
	NEW RECYCLED WATER LINE
	NEW UNDERGROUND ELECTRIC LINE
	NEW UNDERGROUND STORM WATER MANAGEMENT AREA
	NEW VERTICAL STONE INTERCEPTOR DRAIN
	NEW TRENCH DRAIN
	NEW END WALL



YACHT CLUB AT SUMMER'S END

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-23-14	1	FINAL CZM SUBMISSION	JAM
	No.	Revision	By

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SITE PLAN

REMAINDER PARCEL NO. 13
(WESTERN PORTION)

Ext No.: 1220	Drawing No.: C201
To By: RMB	
Used By: JAM	
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