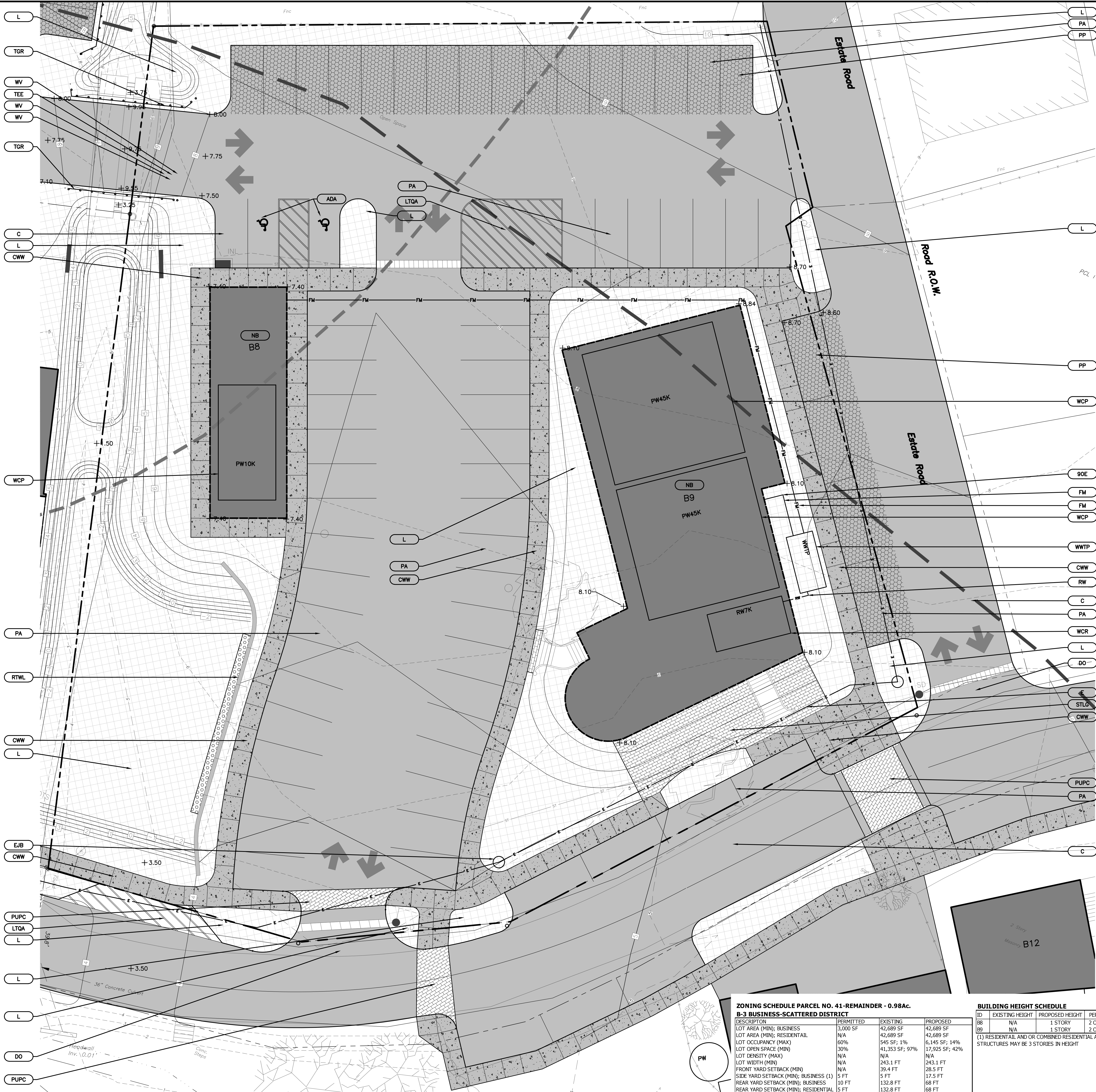




ZONING SCHEDULE PARCEL NO. 41-REMAINDER - 0.98Ac.

B-3 BUSINESS-SCATTERED DISTRICT

DESCRIPTION	PERMITTED	EXISTING	PROPOSED
LOT AREA (MIN); BUSINESS	3,000 SF	42,689 SF	42,689 SF
LOT AREA (MIN); RESIDENTIAL	N/A	42,689 SF	42,689 SF
LOT OCCUPANCY (MAX)	60%	545 SF; 1%	6,145 SF; 14%
LOT OPEN SPACE (MIN)	30%	41,353 SF; 97%	17,925 SF; 42%
LOT DENSITY (MAX)	N/A	N/A	N/A
LOT WIDTH (MIN)	N/A	243.1 FT	243.1 FT
FRONT YARD SETBACK (MIN)	N/A	39.4 FT	28.5 FT
SIDE YARD SETBACK (MIN); BUSINESS (1)	5 FT	5 FT	17.5 FT
REAR YARD SETBACK (MIN); BUSINESS	10 FT	132.8 FT	68 FT
REAR YARD SETBACK (MIN); RESIDENTIAL	5 FT	132.8 FT	68 FT
GUTT SETBACK (MIN)	25 FT (C/L)	170.4 FT	25.7 FT

BUILDING HEIGHT SCHEDULE

ID	EXISTING HEIGHT	PROPOSED HEIGHT	PERMITTED HEIGHT
B8	N/A	1 STORY	2 OR 3 STORIES (1)
B9	N/A	1 STORY	2 OR 3 STORIES (1)

(1) RESIDENTIAL AND OR COMBINED RESIDENTIAL AND COMMERCIAL STRUCTURES MAY BE 3 STORIES IN HEIGHT

GENERAL NOTES

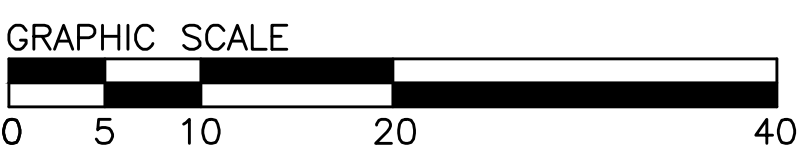
- CONTRACTOR SHALL INSPECT AND VERIFY ALL FIELD DIMENSIONS AND SITE CONDITIONS SHOWN HEREIN BEFORE PROCEEDING WITH THE WORK. DISCREPANCIES BETWEEN FIELD CONDITIONS AND THESE PLANS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO ANY COMMENCEMENT OF THE WORK. ONCE CONSTRUCTION HAS BEGUN CONTRACTOR SHALL NOT USE FIELD INFORMATION DISCREPANCIES AS THE BASIS FOR CHANGE ORDER CLAIMS.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE 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
- DO PROVIDE DRIVEWAY OPENING
- DWBS PROVIDE DOMESTIC WATER BUILDING SERVICE
- E PROVIDE UNDERGROUND ELECTRIC LINE
- EJB PROVIDE UNDERGROUND ELECTRIC JUNCTION BOX
- L PROVIDE LANDSCAPE AREA
- LTOA PROVIDE LOADING AND TAXI QUEUING AREA
- NB NEW BUILDING
- PA PROVIDE PARKING
- PP PROVIDE PERMEABLE PAVERS
- PUPC PROVIDE RAISED PEDESTRIAN UNIT PAVER CROSSWALK
- RTWL PROVIDE RETAINING WALL
- RW PROVIDE RECYCLED WATER LINE
- STLG PROVIDE STAIRS AND LANDING
- TEE PROVIDE TEE FITTING
- WCP PROVIDE POTABLE WATER CISTERN
- WCR PROVIDE RECYCLED WATER CISTERN
- WWTP PROVIDE WASTEWATER TREATMENT PLANT

LEGEND

- Right of Way Line
- Property Line
- Storm Sewer Pipe
- Fence Line
- Contour
- Building Adjacent
- Building
- Roof Overhang
- FEMA 100Yr Floodplain
- Soil Boundry 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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Prepared for:
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Date	No.	Revision	By
06-23-14	1	FINAL C2M SUBMISSION	JAM

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Drawing Title:

SITE PLAN
PARCEL NO. 41-REMAINDER

Project No.:	1220	Drawing No.:	C204
Drawn By:	RMB	Approved By:	JAM
Scale:	1" = 10'	Date:	28MAR14
Sheet:	7 of 15		