



114
10,579 sq.ft.
0.24 acres

SEE GEARHART ORDINANCE
SECTION 3.1 FOR COMPLETE USES
AND STANDARDS INFORMATION

SIDE YARD SETBACK SHALL BE AT LEAST 5 FEET ON ONE SIDE AND 9 FEET ON THE OTHER, EXCEPT WHERE THE ON SITE WASTE DISPOSAL FACILITY IS ACCESSIBLE FROM A RIGHT OF WAY OR EASEMENT (THEN 5 FEET ON BOTH SIDE YARDS).

REAR YARD SETBACK SHALL BE AT LEAST 15 FEET, EXCEPT ACCESSORY BUILDINGS MAY EXTEND TO WITHIN 5 FEET OF A REAR PROPERTY LINE

SCALE:
1" = 30'

**NORTH SHORE AT GEARHART
PROPOSED LOT 114**

THE OWNER MUST VERIFY EACH OF THE SETBACKS SPECIFIED WITH THE CITY OF GEARHART TO ENSURE COMPLIANCE WITH ALL APPLICABLE LAND USE AND BUILDING CODES. LOT LINES, DIMENSIONS, AREA AND EASEMENTS MAY BE SUBJECT TO MINOR CHANGES AT ANY TIME PRIOR TO FINAL PLAT BEING RECORDED

LOT SIZE: 10,566 sq.ft. 0.24 acres

BUILDING AREA WITHIN SETBACKS: 6,513 sq.ft. 0.15 acres

PURCHASER'S INITIALS: _____

THE RESERVE AT GEARHART, LLC

WWW.RESERVE@GEARHART.COM 800-301-7202



- SURVEYING
- CIVIL ENGINEERING
- PLANNING
- WATER RIGHTS
- WETLAND CONSULTING

CLATSOP COUNTY

4253-A HWY 101 N.
GEARHART, OR 97138
(503) 738-3425
FAX: (503) 738-7455

PACIFIC COUNTY

1715-B N. PACIFIC AVE
LONG BEACH, WA 98631
(360) 642-4454
FAX: (360) 642-4054

TILLAMOOK COUNTY

160 LANEDA AVE
MANZANITA, OR 97130
(503) 368-5394
FAX: (503) 368-5847

WWW.HLB-OTAK.COM