

SEE GEARHART ORDINANCE SECTION 3.1 FOR COMPLETE USES AND STANDARDS INFORMATION

OPEN SPACE

132.42'

9.0'

SETBACK LINES

10' WIDE UTILITY EASEMENT

9
13,295 sq. ft.
0.31 acres

L=81.88'

SHERIDAN DRIVE

50'

15.0'

110.00'

15.0'

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

5.0'

107.95'

TRACT D

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).

96



SCALE:
1" = 30'

PROPOSED LOT 9 NORTH SHORE AT GEARHART

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: 13,295 sq.ft. 0.31 acres

BUILDING AREA WITHIN SETBACKS: 8,614 sq.ft. 0.20 acres

PURCHASER'S INITIALS: _____

THE RESERVE AT GEARHART, LLC

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

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