

SHORELINE DESIGN

2845 N.W. PORT AVENUE, LINCOLN CITY, OR 97367
541 994-6784

PROJECT: "CAMY COURT - TINY HOUSE COMMUNITY"

CODE COMPLIANCE REVIEW

17.20.020

L. TINY HOUSE COMMUNITY PER 17.80.040

17.80.040

C. 1. DENSITY 1:1200 SQ FT ALLOWED 1:1830 PROPOSED

2. NOT VACATION RENTALS

3. 10' SEPERATION

4. 1 SPACE PER UNIT REQ'D 1 PROVIDED

5. OREGON CODES PER STUCTURAL ENGINEER

6. SUBJECT TO DEVELOPMENT REVIEW 17.77.070

17.52

.030 41'-9" BARD ROAD

.150 NO LIGHT POLE STREET LIGHTS

.160 SIDE YARDS ARE 7'-6" NORTH & SOUTH

7'-9" EAST & WEST 20'-8" MIN TO ENTRY DRIVEWAY

A EAVES TO 18" ENCROACHMENT

NO ACCESSORY STRUCTURES OR FENCES

D. INTERIOR STEPPED RETAINING BLOCKS NOT TO EXCEED 8'

NO DISABLED ACCESS FACILITIES, BRIDGES, OR PORCHES IN SETBACKS

.190 35' MAX HT FROM LOWEST GRADE TO HIGHEST POINT BY SURVEY

.220 TREE REMOVAL IN THE BUILDING AREA AND THE ROADWAY IS REQUIRED. TREES IN THE LOWER DRAINAGE RETENTION AREA ARE TO REMAIN UNTOUCHED AS GREEN SPACE AND AS A BUFFER TO THE HWY. ADDITIONAL TREES AND SHRUBS FROM THE CITY APPROVED LIST WILL BE ADDED AS REQUIRED THROUGHOUT THE FINISHED RESIDENCES AND IN THE SW & NE CORNERS AS WELL AS THE AREA PROVIDED FOR THE ENRTY TO THE PROPERTY FROM BARD ROAD.

EXISTING VEGETATION WILL BE PRESERVED BY INDIVIDUAL SILT FENCE PROVIDED AT EACH PROPOSED RESIDENCE ADJACENT TO THE VEGITATION THRU THE CONSTRUCTION OF THE ENTIRE MASTER PLAN

.230 A FLAT CURVED 5' CONC SIDEWALK WITH 6" CURB IS PROPOSED FOR THE FULL RADIUS OF THE ENTRY AREA TO BARD ROAD. AS THE SIDEWALK WILL SIT AT THE HIGHEST ELEVATION OF THE SUBJECT PROPERTY AS WELL AS THE HIGH SIDE OF THE CURVE IN BARD ROAD, THE

EXISTING GRAVEL ROAD WILL NOT BE SUBJECT TO ANY ADDITIONAL DRAINAGE THEREFORE NO DRAINAGE CATCH BASIN IS PROPOSED FOR BARD ROAD

.300 TRAFIC IMPACTS SHOULD BE HELD TO A MINIMUM AS ACCESS TO AN ARTERIAL STREET TO THE WEST AND APPROX 1000' TO HWY 101 AND A SIDE STREET TO THE NORTH

17.55

.030 THE MAXIMUM IMPERVIOUS SURFACE ALLOWED IS 55% THIS PROJECT HAS 51% PROPOSED ALLOWING FOR 1573 SQ FT OF UNPLANNED PAVED PEDESTRIAN PATHWAY OR OTHER IMPERVIOUS AMENITIES TO BE ADDED

17.56

.030 PARKING SPACE REQUIREMENT IS ONE PER SINGLE FAMILY UNIT UNDER 1000 SQ FT ONE GARAGE SPACE PER UNIT IS PROVIDED