

APPROVED BY THE PUBLIC WORKS DEPARTMENT
SUBJECT TO FULL COMPLIANCE WITH ATTACHED CORRECTIONS

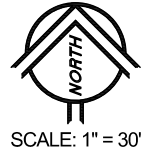
Lincoln City

Casey James Young Feb, 10 2022

See: Civil - Utility and Drainage Plan for Additional Information.



Reviewed for Code Compliance
Approved by: Brandon Zipser
Permit #: 521-21-000515-STR
Date: 03/15/2022
Reviewed for Lincoln City



REVIEWED BY PLANNING AND COMMUNITY DEVELOPMENT
SUBJECT TO FULL COMPLIANCE WITH LINCOLN CITY MUNICIPAL CODE

Lincoln City

SUBJECT TO FULL COMPLIANCE WITH ATTACHED CORRECTIONS AND NOTES

Feb, 14 2022

LCMC 17.52.160.A - ARCHITECTURAL FEATURES SUCH AS CORNICES, EAVES, CANOPIES, SUNSHADES, GUTTERS, CHIMNEYS, FLUES, AWNINGS, AND BAY WINDOWS NOT MORE THAN 4 FEET WIDE OR HIGH MAY PROJECT UP TO 18 INCHES INTO A REQUIRED SETBACK AREA.

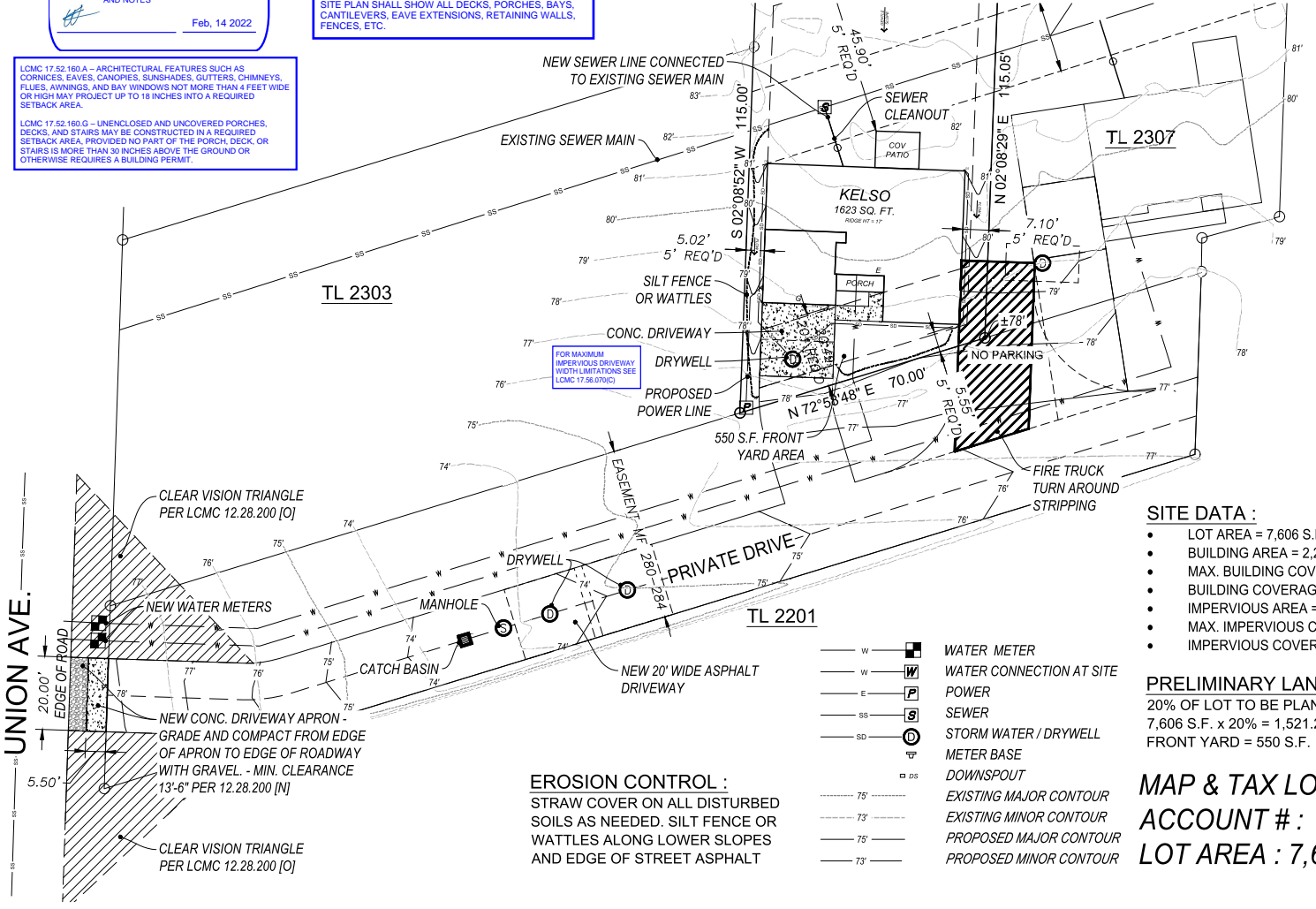
LCMC 17.52.160.G - UNENCLOSED AND UNCOVERED PORCHES, DECKS, AND STAIRS MAY BE CONSTRUCTED IN A REQUIRED SETBACK AREA, PROVIDED NO PART OF THE PORCH, DECK, OR STAIRS IS MORE THAN 30 INCHES ABOVE THE GROUND OR OTHERWISE REQUIRES A BUILDING PERMIT.

REGARDLESS OF WHAT IS OR IS NOT SHOWN ON THIS PLAN, THIS REVIEW DOES NOT SIGNIFY APPROVAL OF CONSTRUCTION OR DEVELOPMENT THAT IS NOT FULLY COMPLIANT WITH ALL CITY, STATE, AND FEDERAL CODES, RULES, AND REGULATIONS. THE PROPERTY OWNER HAS FULL RESPONSIBILITY FOR FULL COMPLIANCE WITH ALL CITY, STATE, AND FEDERAL CODES, RULES, AND REGULATIONS.

PROPERTY CORNERS, PROPERTY LINES, AND SETBACK LINES SHALL BE MARKED FOR THE CITY'S FOOTING INSPECTION. THE PROPERTY OWNER IS RESPONSIBLE FOR ESTABLISHING CORRECT PROPERTY CORNERS AND PROPERTY LINES. THE PROPERTY OWNER IS RESPONSIBLE FOR MARKING CORRECT SETBACK LINES IN ACCORDANCE WITH TITLE 17.

LCMC 17.52.120.B - ALL ELECTRICAL, TELEPHONE, AND CABLE TELEVISION UTILITY SERVICE INSTALLATIONS OR CONNECTIONS MADE AS PART OF NEW CONSTRUCTION OF A BUILDING OR STRUCTURE SHALL BE PLACED UNDERGROUND.

SITE PLAN SHALL SHOW ALL DECKS, PORCHES, BAYS, CANTILEVERS, EAVE EXTENSIONS, RETAINING WALLS, FENCES, ETC.



- SITE DATA :**
- LOT AREA = 7,606 S.F.
 - BUILDING AREA = 2,228 S.F.
 - MAX. BUILDING COVERAGE = 35%
 - BUILDING COVERAGE = 29.3%
 - IMPERVIOUS AREA = 2,799 S.F.
 - MAX. IMPERVIOUS COVERAGE = 55.0%
 - IMPERVIOUS COVERAGE = 36.8%

PRELIMINARY LANDSCAPE
20% OF LOT TO BE PLANTABLE AREA
7,606 S.F. x 20% = 1,521.2 S.F.
FRONT YARD = 550 S.F.

MAP & TAX LOT # : 2300
ACCOUNT # :
LOT AREA : 7,606 S.F.

— W —	■	WATER METER
— W —	■	WATER CONNECTION AT SITE
— E —	■	POWER
— SS —	■	SEWER
— SD —	■	STORM WATER / DRYWELL
—	■	METER BASE
—	■	DOWNSPOUT
— 75' —	—	EXISTING MAJOR CONTOUR
— 73' —	—	EXISTING MINOR CONTOUR
— 75' —	—	PROPOSED MAJOR CONTOUR
— 73' —	—	PROPOSED MINOR CONTOUR

EROSION CONTROL :
STRAW COVER ON ALL DISTURBED SOILS AS NEEDED. SILT FENCE OR WATTLES ALONG LOWER SLOPES AND EDGE OF STREET ASPHALT

ALL RIGHTS RESERVED. ANY REPRODUCTION OF THIS PLAN OR ANY PART THEREOF WITHOUT THE WRITTEN CONSENT IS EXPRESSLY PROHIBITED.

NOTICE: THESE PLANS ARE NOT GUARANTEED BY THE ENGINEER OR ARCHITECT. LOCAL BUILDING CODES AND OTHER REGULATIONS CAN BE SUBJECT TO CHANGE WITHOUT NOTICE. THESE PLANS ARE SUBJECT TO A FULL AND COMPLETE INSPECTION, CONSTRUCTION, AND ACCORDING TO ALL CITY, STATE, AND FEDERAL CODES, RULES, AND REGULATIONS.

ALL INFORMATION ON THESE PLANS IS SUBJECT TO THE ENGINEER'S OR ARCHITECT'S CONTROL. THE ENGINEER OR ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ENGINEER OR ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ENGINEER OR ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

REVISIONS

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HALLIE DEVELOPMENT
19717 Mt Bachelor Dr., Bend OR
(801) 259-4417

**LOT 2300, NE UNION AVE.
LINCOLN CITY, OR**

SITE PLAN

SP

Setbacks to property lines shall be marked at the footing inspection. The contractor of record is responsible for establishing the correct property markers and setbacks.

JOB SITE MUST BE POSTED WITH ADDRESS & PERMIT NUMBER VISIBLE FROM THE STREET. THE APPROVED PLANS MUST BE KEPT ON THE JOB SITE IN SUCH A WAY THAT THEY ARE EASILY LOCATED & PROTECTED FROM WATER AND OTHER DAMAGE.

RECEIVED
02/09/2022
PLANNING

521-21-000515-STR
Approved plans shall be on site and accessible at inspection.

521-21-000515-STR