

Cliffside Marina

Office Building Committee, Proposed Site Plan Evaluation – Feb 08

Objective:

Create a working document/Site Plan for all proposed and existing improvements relating to the Cliffside Marina Parking lot and office/storage locations.

Assumptions:

- Parking area is owned by Cliffside Owners Association (COA). COA includes private owners as well as commercial owners (Phillips & Major Marine).
- Parking places are a premium, and COA does not wish to lose any spaces.
- COA's parking lot is a private site and has one ingress/egress access for all vehicles and users. Users include:
 - Private COA owners; gangway to main private marina
 - Commercial owners and their customers of 250-350 persons/day May 1 – Sept 30. Parking for commercial customers is prohibited on this site. Gangway to commercial vessels.

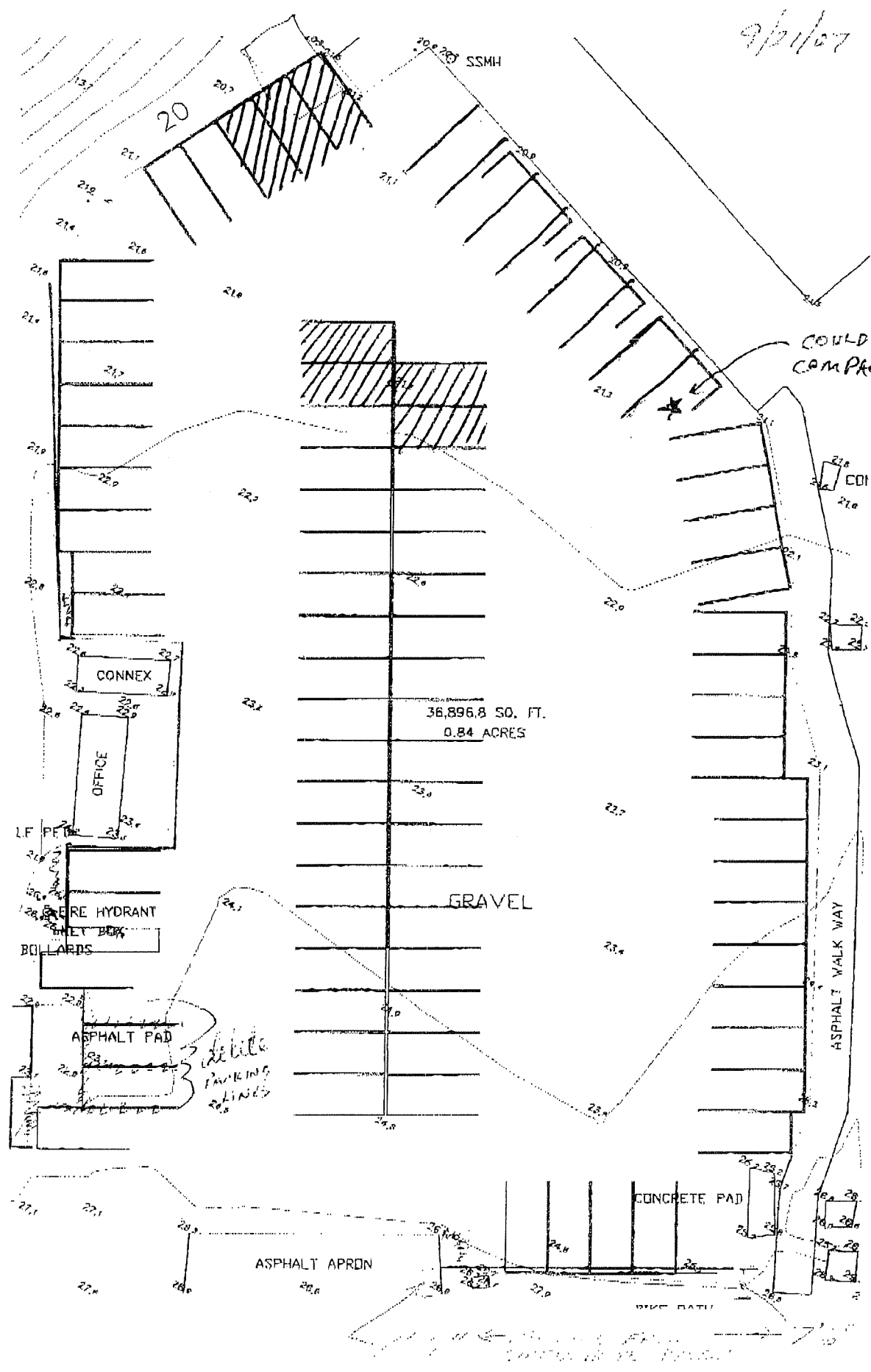
Proposals:

- A future small office building is desired to be constructed on the lot to include: restrooms, laundry, garage area for a shop, with possibly an apartment attached for full time on-site property manager.
 - Use of this proposed building would be by ALL USERS and their customers (private and commercial). Public bathrooms would remove the need for the porta-can. Cost to construct this recreational facility would be shared by all COA – private and commercial.
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- Phillips proposes to construct a small out-building overhanging, or near the bluff adjacent to “their” gangway as a ticket counter.
 - Possible impacts are:
 - 2 or 3 parking spaces would be lost or shortened.
 - Or consider revising existing parking lot layout with no net loss of spaces. Any paint modifications would be Phillips cost solely. See attached alternate parking layout
 - Utilities needed include: power

Time-Frame:

- COA – On Main office/recreation building:
 - no critical timeline exists, 1-5 years?
 - Prudent planning now is warranted
- Phillips Outbuilding
 - ASAP–time is sensitive, business has gone ticket-less with new check-in procedures due to security enhancements.

9/21/07



COULD BE COMPACT CAR PARKING

36,896.8 SQ. FT.
0.84 ACRES

GRAVEL

CONNEX

OFFICE

LF P.F. (L)

FIRE HYDRANT
TICKET BOOTH
BILLIARDS

ASPHALT PAD

ASPHALT
PARKING
PAD

ASPHALT APRON

CONCRETE PAD

BIKE BATH

ASPHALT WALKWAY

CDI

