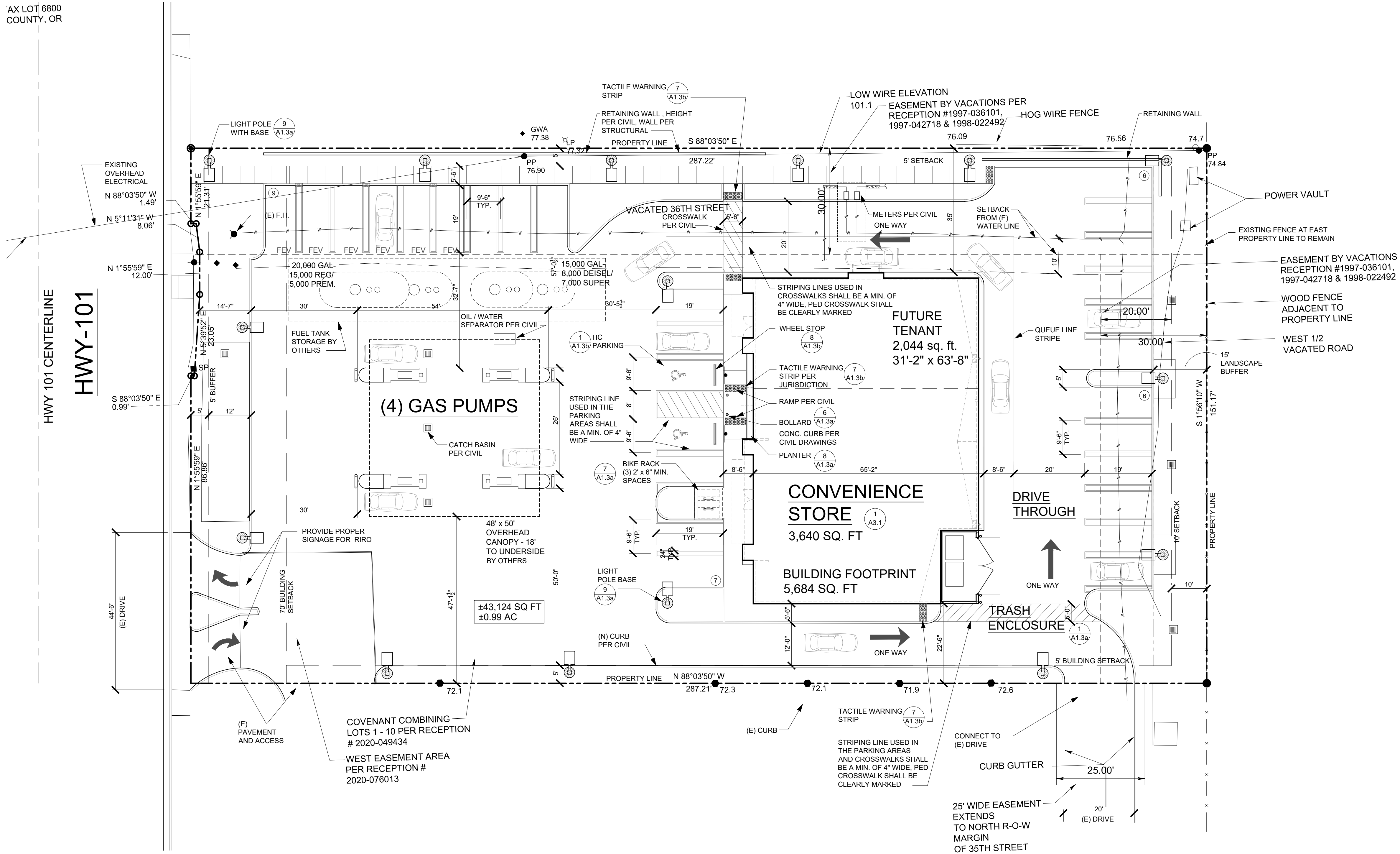


AX LOT 6800
COUNTY, OR



Site and Project Information			
Site Location:	35th STREET, FLORENCE, Oregon 97439		
Parcel Number:	1812232206800		
Parcel Size:	±0. 0.99 AC		
Zoning:	H (Highway)		
Overlay:	-		
Subdivision:	-		
Existing Use:	Vacant Lot		
Proposed Use:	Gas Station and Convenience Store with Drive-Thru		
C-1 Zone & Downtown Overlay District			
Code Section:		Required	Proposed
10-16-7	Minimum Lot Size:	50' width / 6000SF	±0.99 acres (43,124 SF)
10-16-7	Minimum Front Setbacks:	70' from C.L. Highway	70'
10-16-7	Minimum Side/Rear	5' abutting property	5'
10-16-7	Lot Coverage:	85% Max.	Building Area: 5,684 sq. ft. = 13.1%
10-16-7	Min Landscaping:	15%	8,569 sq. ft. = 20.0%
10-34-3-6	Landscape Buffers	5' Parking Islands 5' buffer at building 3' 4' tall Screening between parking and street 30" Tall Visual Barrier Along Hwy Frontage 15' Rear at Residential	
10-16-7	Height:	Max: 35'	1 story = 35'-0" max.
10-3-1	Vehicular Parking: 9' x 19'	Service Station: Min. 2 Restaurant: Min. 1 space per 125 SF (17.6 stalls req'd)	28 spaces
10-3-3	EV parking	Commercial: Min. 1 space per 333 SF (10.4 stalls req'd) NO COMPACT PARKING ALLOWED (6 future ev spaces)	(6 future ev spaces)
10-3-10	Bicycle	1 stall (2'x6') per 10 vehicle parking (3 req'd)	3 with Bike Rack
16-30-180.C	Loading Zone:	Min: 1 loading zone (20,000 SF+)	0 < 20,000 sq. ft.

CONVENIENCE STORE
US MARKET
35th ST. AND '01 HWY
FLORENCE, OR 97439

ARCHITECTURAL
SITE PLAN

DATE
11/8/2024

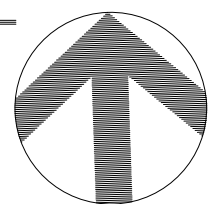
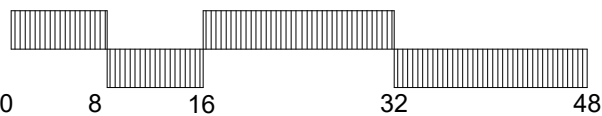
REVISED DATE

SHEET

A1.1

SITE PLAN

1/16" = 1'-0"



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