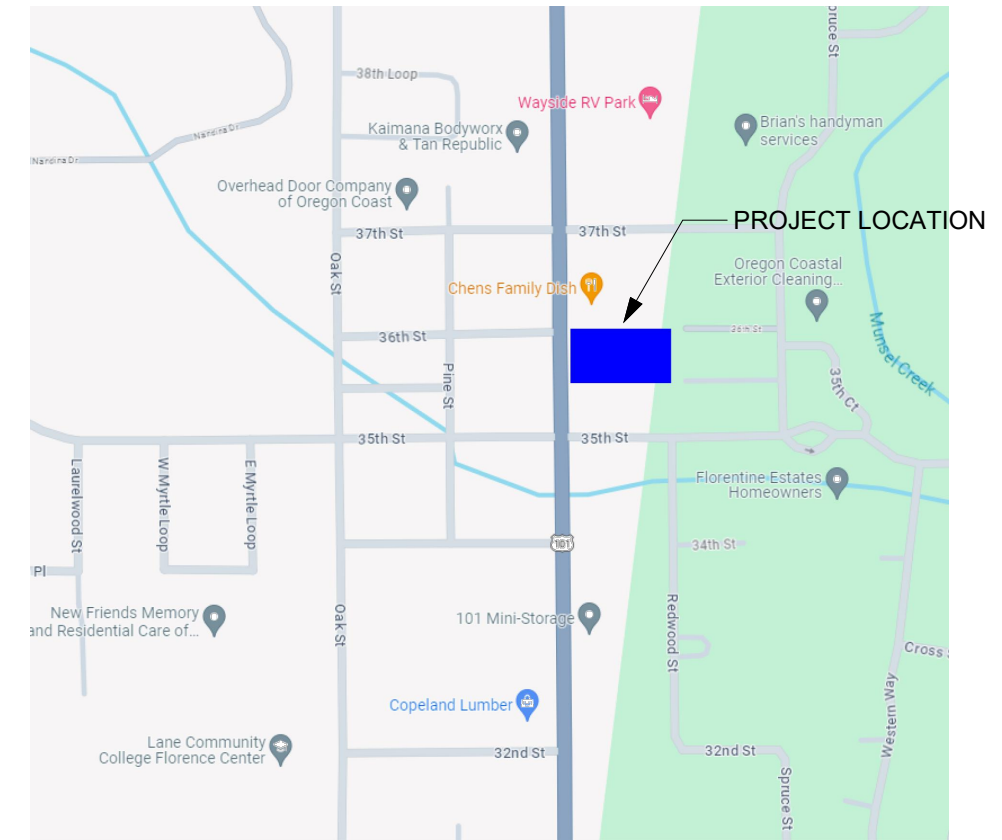
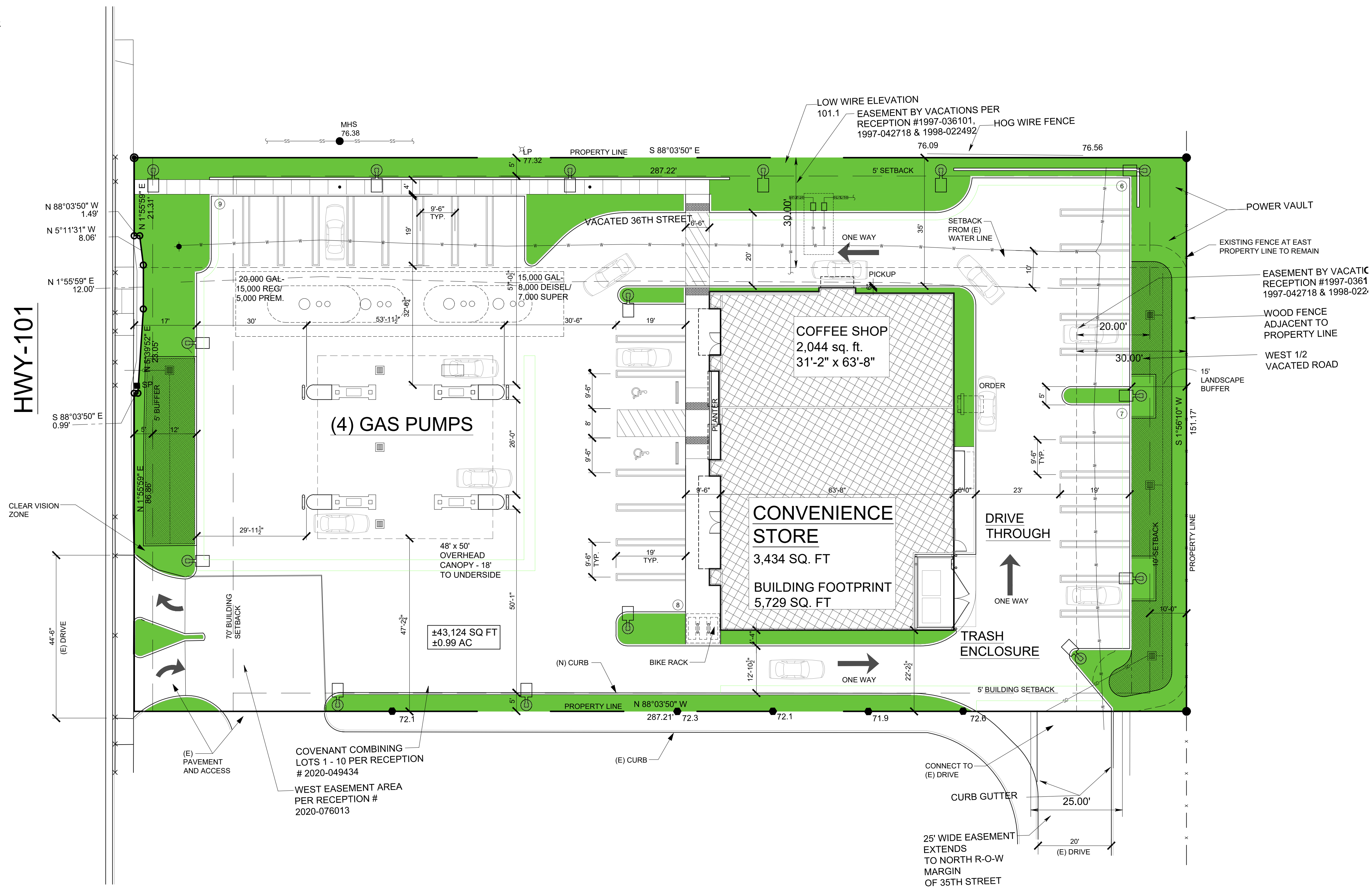


AX LOT 6800
COUNTY, OR

HWY 101 CENTERLINE
HWY-101



VICINITY MAP
SCALE: NONE

Site and Project Information		
Site Location:	35th STREET, FLORENCE, Oregon 97439	
Parcel Number:	181223206800	
Parcel Size:	±0.099 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
10-16-7	Minimum Front Setbacks:	70' from C.L. Highway
10-16-7	Minimum Side/Rear	5' abutting property
10-16-7	Lot Coverage:	85% Max.
10-16-7	Min Landscaping:	15%
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) Commercial: Min. 1 space per 333 SF (10.4 stalls req'd) NO COMPACT PARKING ALLOWED
10-3-10	Bicycle	1 stall (2'x6') per 10 vehicle parking (3 req'd)
16-30-180.C	Loading Zone:	Min. 1 loading zone (20,000 SF+)

SITE PLAN

DATE: 06/20/2024
1/16" = 1'-0"



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lenityarchitecture.com



US MARKET
35th st. and 101 HWY
Florence, OR 97439

**ARCHITECTURAL
SITE PLAN**

DATE
xx/xx/xxxx

REVISED DATE

SHEET

A1.1

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