

■ BERGSUND
■ DELANEY

■ *Architecture & Planning, P.C.*

1369 Olive Street Eugene, Oregon 97401
T: 541 683 8661 F: 541 683 1136
www.bdarch.net

OFF SITE CONDITIONS

Material and Maps provided:

City of Florence Zoning Map

City of Florence Wetland Map

Street Map with accompanying photos of site

Aerial photo of the site and adjacent land

Hwy 101 utility map showing service to the site for all utilities, and shows where we connect to the Spruce Street LID.

These maps together with the proposed Site Plans (application drawings) identify off-site conditions including property lines, utility locations and sizes, existing and future Streets, land uses, significant grade changes and natural features such as streams, wetlands and sand dunes adjacent to our site.

City of Florence Zoning Map

Zoning Districts

Residential

- Restricted
- Single-Family
- Mobile Home/Manufactured Home
- Multi-Family
- Coast Village

Commercial

- Neighborhood (NA)
- Mainstreet Area A
- Mainstreet Area B
- North Commercial
- Commercial
- Highway

Industrial

- Marine
- Pacific View Business Park
- Limited Industrial
- Service Industrial

Other

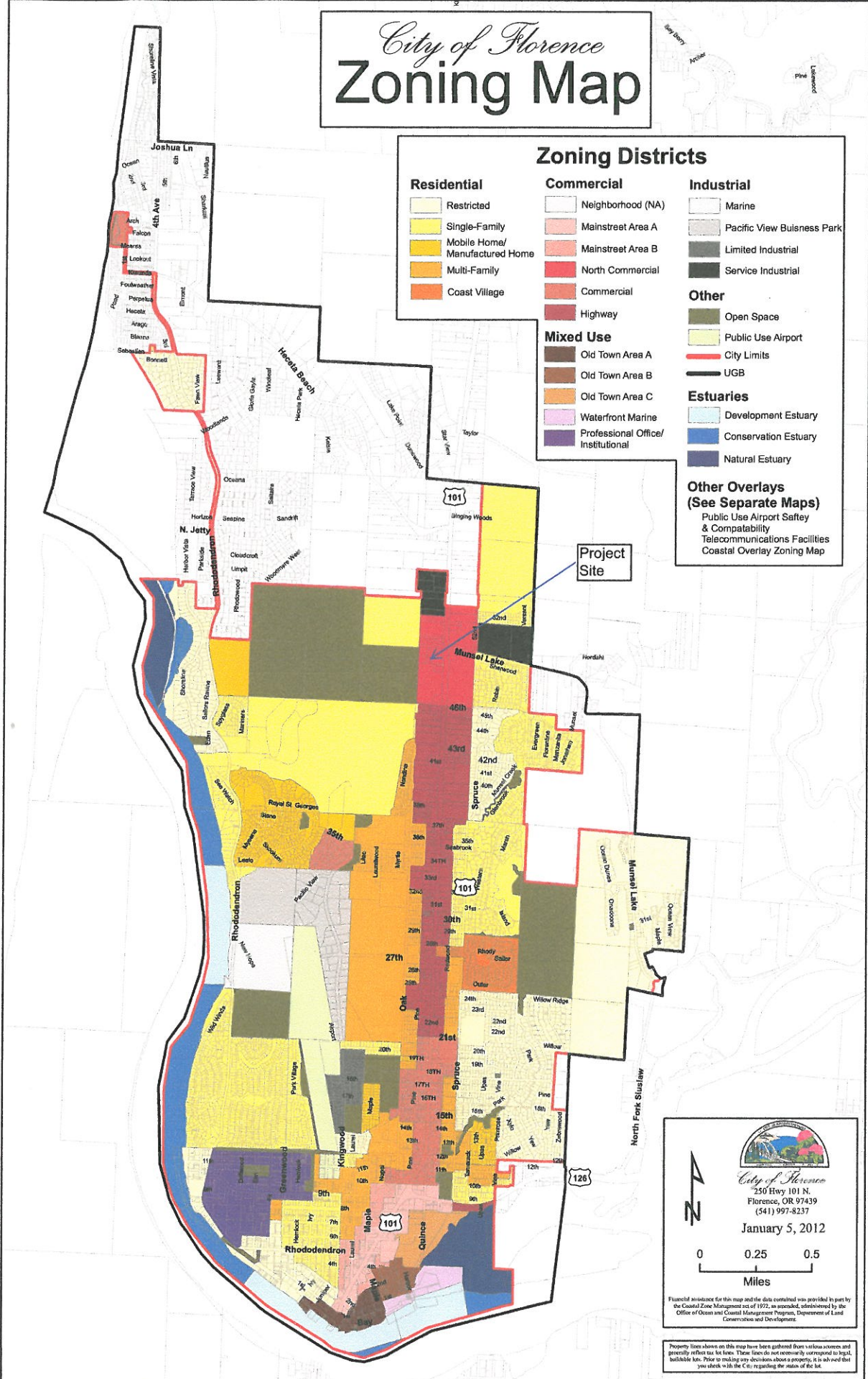
- Open Space
- Public Use Airport
- City Limits
- UGB
- Estuaries**
- Development Estuary
- Conservation Estuary
- Natural Estuary


Mixed Use

- Old Town Area A
- Old Town Area B
- Old Town Area C
- Waterfront Marine
- Professional Office/Institutional

Other Overlays (See Separate Maps)

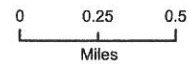
- Public Use Airport Safety & Compatibility
- Telecommunications Facilities
- Coastal Overlay Zoning Map





City of Florence
250 Hwy 101 N.
Florence, OR 97439
(541) 997-8237

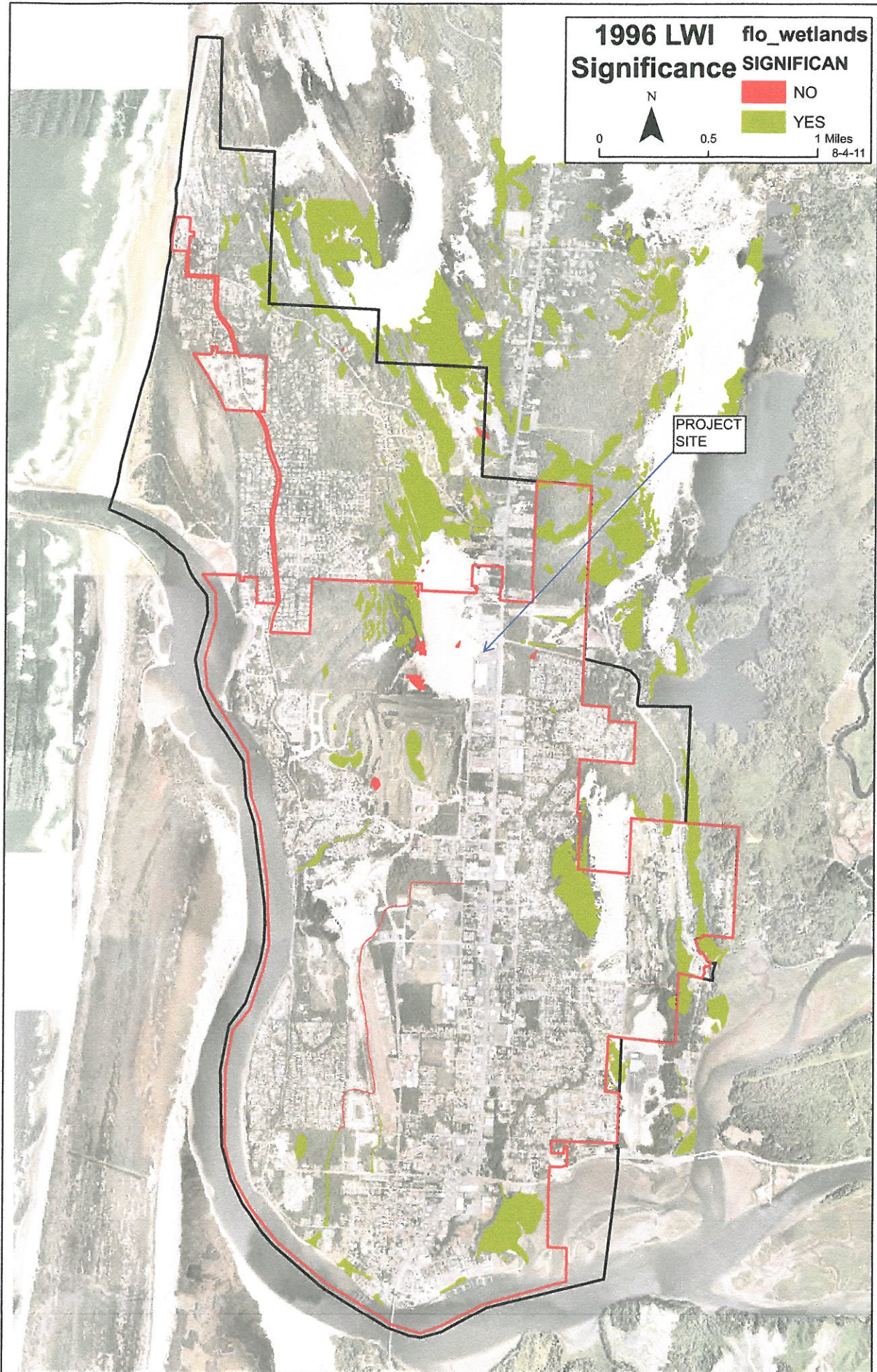
January 5, 2012



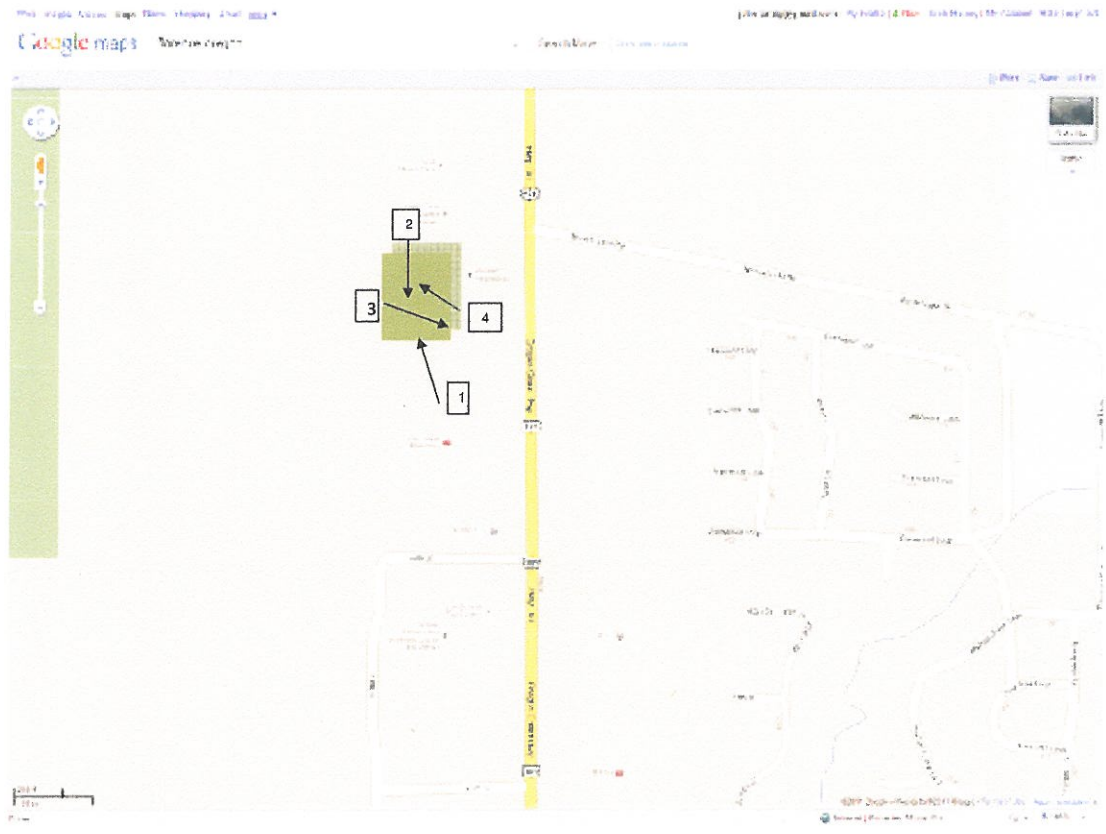
Miles

Financial assistance for this map and the data contained was provided by part of the Coastal Zone Management act of 1972, as amended, administered by the Office of Ocean and Coastal Management Program, Department of Land Conservation and Development.

Property lines shown on this map have been gathered from various sources and generally reflect tax lot lines. These lines do not necessarily correspond to legal, buildable lots. Prior to making any decisions about a property, it is advised that you check with the City regarding the status of the lot.



Munsel Lake Village Vicinity Map and Photos



1. View looking North West from Fred Meyer parking lot.



3. View looking East across site.



2. View looking South across the site.



4. View looking North West across site.



PROJECT SITE



