



BDA
 Architecture & Planning, P.C.
 1389 Olive Street
 Eugene, Oregon 97401
 Tel: 541.683.8801

ELM PARK P.U.D.
 10TH STREET & GREENWOOD AVENUE
 FLORENCE, OREGON 97439
 OUR COASTAL VILLAGE

SITE PLAN - OPEN SPACE & RECREATION SPACE

date: 07-28-2024
 file: 2420
 d.b.: LVL

A001.1

11TH STREET

BUILDING B

BUILDING A

BUILDING C

LEGEND

- OPEN SPACE
- RECREATION SPACE

BUILDING COVERAGE RATIO

LOT 1 = 31,965 SF
 BUILDING AREA = 12,950 SF
 40.5% COVERAGE

LOT 2 = 15,967.5 SF
 BUILDING AREA = 4,555 SF
 28.5% COVERAGE

LOT 3 = 15,967.5 SF
 BUILDING AREA = 5,500 SF
 34.4% COVERAGE

OPEN SPACE

NET DEVELOPMENT AREA = 63,860 SF
 OPEN SPACE = 10,185 SF
 OPEN SPACE / NET DEVELOPMENT AREA = 15.9%
 RECREATION SPACE = 1,058 SF
 RECREATION SPACE / OPEN SPACE = 70.0%



RESIDENTIAL DUMPSTER ENCLOSURE

VAN

ALLEY

ONE WAY

VAN

DUMPSTER ENCLOSURE

BUILDING D

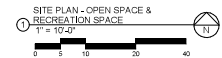
BUILDING E

GREEN HOUSE

PLAY AREA

4 PARKING SPACES WITHIN 10TH ST R.O.W. PER FLORENCE CITY CODE 10-36-2-5

4 PARKING SPACES WITHIN 10TH ST R.O.W. PER FLORENCE CITY CODE 10-36-2-5



10TH STREET

FIR STREET

GREENWOOD STREET