

**FLORENCE, OREGON
TYPE I / II SITE PLAN REVIEW
APPLICATION**

PROPERTY OWNERS: FLOHOOF, LLC ETAL
PO BOX 1538
CORVALLIS, OR 97339

APPLICANT: DICKERHOOF PROPERTIES
ATTN: DARREN DICKERHOOF
PO BOX 1583
CORVALLIS, OR 97339

LOCATION: 1940 HWY 101, FLORENCE, OR 97439

MTL: 18122622 TL 5002

ZONING DESIGNATION: C (COMMERCIAL)

PROPERTY SIZE: 17,377 SQUARE FEET

AGENT



**RHINE-CROSS GROUP, LLC
112 N 5TH STREET - SUITE 200
PO BOX 909
KLAMATH FALLS, OREGON 97601
(541) 851-9405**

CITY OF FLORENCE, OREGON
STARBUCKS TYPE I/II
SITE PLAN REVIEW
PLANNING APPLICATION

SECTIONS:

- Section 1: Project Description*
- Section 2: General Application Form*
- Section 3: City of Florence Code Findings of Fact*
- Section 4: Deed and LLC's*
- Section 5: Site Plan and Elevations*
- Section 6: Landscape Plan*

SITUS ADDRESS: 1940 HWY 101
FLORENCE OREGON 97439
MAP NUMBER: 18122622 TL 5002

*FLORENCE CITY, OREGON
STARBUCKS
PLANNING APPLICATION*

SECTION 1

PROJECT DESCRIPTION

*SITUS ADDRESS: 1940 HWY 101
FLORENCE OREGON 97439
MAP NUMBER: 18122622 TL 5002*

PROJECT OVERVIEW & DESCRIPTION

The applicant is proposing to remodel the former Pizza Hut building located at 1940 Hwy 101, within the city limits of Florence, Oregon 97439 consisting of one tax lot totaling 17,377 square feet. The proposed project is to remodel and turn the building into a new Starbucks Coffee Shop with drive-thru.

The redesigned building will include a drive-thru and a sit-down area within the existing building. The building footprint is 2,426 SF and will not be altered with the remodel of the building.

The interior and exterior of the building will be remodeled to reflect the Starbucks branding. The floor area and the building footprint will remain the same. There will not be a change of use as described within the Florence City Code and the application is being submitted as a Type I/II review process.

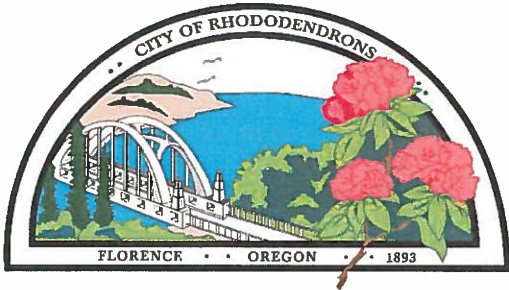
Thank you for your time and consideration of this proposed re-development for a Starbucks with drive-thru.

*FLORENCE CITY, OREGON
STARBUCKS
PLANNING APPLICATION*

SECTION 2

GENERAL APPLICATION

*SITUS ADDRESS: 1940 HWY 101
FLORENCE OREGON 97439
MAP NUMBER: 18122622 TL 5002*



City of Florence
Community Development Department
250 Highway 101
Florence, OR 97439
Phone: (541) 997 - 8237
Fax: (541) 997 - 4109
www.ci.florence.or.us

Type of Request

THIS SECTION FOR OFFICE USE ONLY

Type I Type II Type III Type IV

Proposal: _____

Applicant Information

Name: Dickerhoof Properties / Darren Dickerhoof Phone 1: 541-740-8610

E-mail Address: darren@dickerhoof.com Phone 2: _____

Address: PO Box 1800, Corvallis, OR 97339

Signature:  Date: 5-30-23


Applicant's Representative (if any): Rhine-Cross Group LLC (lani@rc-grp.com) (marc@rc-grp.com)

Property Owner Information

Name: Flohoof, LLC ETAL Phone 1: 541-740-8610

E-mail Address: darren@dickerhoof.com Phone 2: _____

Address: PO Box 1800 Corvallis, OR 97339

Signature:  Date: 5-30-23

Applicant's Representative (if any): Rhine-Cross Group, LLC, Klamath Falls, Oregon 97601

NOTE: If applicant and property owner are not the same individual, a signed letter of authorization from the property owner which allows the applicant to act as the agent for the property owner must be submitted to the City along with this application. The property owner agrees to allow the Planning Staff and the Planning Commission onto the property. Please inform Planning Staff if prior notification or special arrangements are necessary.

For Office Use Only:

Received	Approved	Exhibit
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Property Description

Site Address: 1940 HWY 101, Florence, Oregon 97439

General Description: The applicant is proposing the remodel of the old Pizza Hut into a Starbucks with drive thru. Existing structure and footprint will remain the same with alterations to the building and parking area.

Assessor's Map No.: 18-12-26-22 Tax lot(s): 5002

Zoning District: Commercial

Conditions & land uses within 300 feet of the proposed site that is one-acre or larger and within 100 feet of the site that is less than an acre OR add this information to the off-site conditions map

(FCC 10-1-1-4-B-3): See site map for conditions and land uses within 100 feet of the site.

Project Description

Square feet of new: 2,426 square feet Square feet of existing: 2,426 square feet

Hours of operation: proposed 6:00am to 9:00pm but subject to change Existing parking spaces: proposed 19

Is any project phasing anticipated? (Check One): Yes No

Timetable of proposed improvements: July 2023 through November 2023

Will there be impacts such as noise, dust, or outdoor storage? Yes No

If yes, please describe: Noise will be minimal general construction noise and temporary. Little or no dust should result from this remodel.

Proposal: (Describe the project in detail, what is being proposed, size, objectives, and what is desired by the project. Attach additional sheets as necessary)

The applicant is proposing the conversion of the Pizza Hut with the replacement of a new Starbucks with drive thru.

For Office Use Only:

Date Submitted: _____ Fee: _____

Received by: _____

Paid

*FLORENCE CITY, OREGON
JONES CREEK SUBDIVISION
PLANNING APPLICATION*

SECTION 3

*FLORENCE CITY CODE
FINDINGS OF FACT*

*SITUS ADDRESS: 1940 HWY 101
FLORENCE OREGON 97439
MAP NUMBER: 18122622 TL 5002*

PROJECT OVERVIEW & DESCRIPTION

The applicant is proposing to remodel the former Pizza Hut building located at 1940 Hwy 101, within the city limits of Florence, Oregon 97439 consisting of one tax lot totaling 17,377 square feet. The proposed project is to remodel and turn the building into a new Starbucks Coffee Shop with drive-thru.

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The interior and exterior of the building will be remodeled to reflect the Starbucks branding. The floor area and the building footprint will remain the same. There will not be a change of use as described within the Florence City Code and the application is being submitted as a Type I/II review process.

Thank you for your time and consideration of this proposed re-development for a Starbucks with drive-thru.

Florence City Code

Development Procedures

Title 9 Chapter 5

Stormwater Management Utility, User Fee System and Stormwater Management Requirements

9-5-1-1 Purpose.

The purpose of this Code is to protect, maintain, and enhance the public health, safety, and general welfare by establishing minimum requirements and procedures to control the adverse effects of stormwater runoff associated with existing and future land development within the City. Proper management of stormwater runoff will minimize damage to public and private property, ensure a functional drainage system, reduce the negative effects of development on the existing stream channels, assist in the attainment of water quality standards, help protect the quantity and quality of the water in the aquifer, enhance and protect the natural environment associated with the drainage system, and facilitate orderly development while mitigating the associated impacts of development. Further, the purpose is to establish a Stormwater Utility with a user fee system to fund stormwater management activities and facilities within the City.

This Code defines the minimum requirements for stormwater management facilities. Additional requirements may be required by the City if the minimum requirements will not satisfy the overall purpose of this Code.

Finding of Fact: The applicant acknowledges the stormwater standards and requirements above.

9-5-1-8: STORMWATER MANUAL, ADOPTION BY REFERENCE.

Except as noted below in Sections 9-5-1-8 A and B, the standards and requirements contained in the 2008 City of Portland Stormwater Management Manual, the 2008 City of Portland Erosion and Sediment Control Manual, and the City of Florence Stormwater Design Manual, December 2010, are adopted by reference into this Code.

A. The following Sections of the 2008 City of Portland Stormwater Management Manual are not adopted by the City of Florence: • Appendix A: (City of Portland Code and Policy) • Appendix B: (Vendor Submission) • Appendix D: (Submittal Guides) • Appendix E: (Storm Development Methodology) • Other Sections that the Florence Public Works Director finds are not directly applicable to Florence or are partially applicable because they have been modified by the Florence Stormwater Design Manual, December 2010.

B. The City of Florence Stormwater Design Manual, December 2010, shall supersede the 2008 City of Portland Stormwater Management Manual.

Finding of Fact: The applicant shall follow the City of Florence Stormwater Design Manual, December 2010 as noted above.

9-5-2: DRAINAGE PLAN SUBMITTAL REQUIREMENTS.

9-5-2-1. General

A. A Drainage Plan is required for all development, except as provided in FCC 9-5-2-4. Submittal requirements are tailored to the size and impacts of the development. The submittal requirements are specified in the Stormwater Manual.

B. A registered Professional Engineer licensed by the State of Oregon shall prepare, certify, and seal the Drainage Plan whenever a Professional Engineer is required in the Stormwater Manual or state law. Furthermore, prior to land disturbing activity, the developer for the land disturbing activity shall certify that the proposed activities will be accomplished pursuant to the approved plan.

C. If a land use approval is required, the Drainage Plan shall be submitted and approved as part of the land use approval process. If no land use approval is required, the Drainage Plan shall be submitted as part of the application for a construction or facility permit.

Finding of Fact: A registered Professional Engineer shall prepare, certify, and submit the drainage plan as part of the land use approval process.

9-5-3: STORMWATER DESIGN CRITERIA.

9-5-2-1. General

A. The criteria in Section 9-5-3 shall be used in the design of public and private stormwater drainage and management systems. Stormwater management facilities shall be constructed in accordance with the Stormwater Manual: the 2008 Portland Stormwater Management Manual, as superseded by the December 2010 City of Florence Stormwater Design Manual; and the 2008 City of Portland Erosion and Sediment Control Manual.

Finding of Fact: Applicant acknowledges (A) above.

9-5-3-2: STORMWATER QUANTITY (FLOW CONTROL).

A. A 25-year, return period storm shall be used for the design of all private and public stormwater drainage systems.

Finding of Fact: The applicants engineer has used the 25-year, return period storm design for stormwater drainage.

B. Onsite stormwater management facilities shall be required to prevent the post-development runoff rates from a project site from exceeding the pre-development runoff rates from the site, based on a 2 through 25-year storm. Exemptions to this requirement may be approved by the City Manager or his/her designee if it is determined that a more effective solution is available and that downstream capacity will accommodate the increase in flow.

Finding of Fact: The onsite stormwater management facility is designed to prevent the post-development runoff rates from the project site from exceeding the pre-

development runoff rates as required in (B) above. The site plan conversion will result in a net decrease of impervious surface by removing existing asphalt and installing new landscaping. All runoff from developed areas will be routed to an onsite storm water facility and will consist of an above ground infiltration swale located in the planter between the building and the highway.

C. Each new development project is responsible for mitigating its impacts on the stormwater system. This mitigation requirement can be satisfied through the use of any of the following techniques, subject to the other limitations identified by this Code:

1. Construction of onsite facilities to limit the flow rate of stormwater runoff leaving the development site, in accordance with the Stormwater Manual.
2. Enlargement or improvement of the down gradient conveyance system in accordance with the requirements of this Code and the City of Florence Stormwater Management Plan.

D. The development of any land requiring a Drainage Plan shall address onsite and off-site drainage concerns, both up gradient and down gradient (a minimum of 1/4-mile) of the project, including:

1. Modifications to the existing onsite stormwater drainage and management facilities and drainage patterns shall not restrict or redirect flows creating backwater or direct discharge onto off-site property to levels greater than the existing condition unless approved by the affected offsite property owners and the City. Proof of off-site property owners approval shall be provided by having the affected property owner(s) sign an easement identifying the location of the backwater storage or impoundment area. This area shall be clearly shown on the submitted Drainage Plan site sheet(s). The easement shall be in a form approved by the City and recorded with the Lane County Deeds and Records Office.

Finding of Fact: The site plan conversion will result in a net decrease of impervious surface by removing existing asphalt and installing new landscaping. All runoff from developed areas will be routed to an onsite storm water facility and will consist of an above ground infiltration swale located in the planter between the building and the highway. The stormwater detention shall be developed in accordance with the Stormwater Manual. The modifications to the existing onsite stormwater drainage shall not restrict or redirect flows creating backwater or direct discharge onto off-site property to levels greater than the existing condition. Off-site property owners shall not be affected by this stormwater modification.

2. Stormwater facilities shall be designed and constructed to accommodate all flows generated from the project property in accordance with the land use zoning as shown in the most recent approved City Code.
3. Capacity of the downstream drainage system to determine if increases in peak flow rates resulting from the proposed development can be accommodated.

Finding of Fact: Peak flows shall be reduced by the reduction of decrease of impervious surface. No increase of flow shall result from this design modification.

E. The types of stormwater management controls presented in the Stormwater Manual are available for owners and developers to use in satisfying the pre-developed and post-development runoff requirement.

More than one of these types of controls may be needed to satisfy the runoff requirement. In areas where the runoff requirement in Section 9-5-3-2-F are exempt or partially exempt, the City may require improvements to the down gradient conveyance system.

Finding of Fact: The applicant acknowledges the above and will implement runoff to satisfy the requirements as noted above.

9-5-3-3: STORMWATER QUALITY.

A. Stormwater management facilities to treat stormwater are required for certain types of projects. These water quality facilities shall be designed and constructed for all projects requiring a Drainage Plan and for other projects as required by this section. Stormwater management facilities required for development shall be designed, installed and maintained in accordance with the Stormwater Manual, which is based on achieving at least 70% removal of the Total Suspended Solids (TSS) from the flow entering the facility for the design storm specified in the Stormwater Manual.

Finding of Fact: The proposed stormwater facility is designed with an above ground infiltration swale that is based on achieving at least 70% removal of the Total Suspended Solids (TSS). Swales are effective BMP's by trapping, filtering and infiltrating particulates and associated pollutants.

B. Water quality facilities shall be designed and constructed for all projects requiring a Drainage Plan.

Finding of Fact: Applicant acknowledges the above and is implementing a drainage plan as discussed.

C. Projects located in the Zones of Contribution must have pre-treatment facilities prior to infiltration facilities as prescribed in the Stormwater Manual. When a wellhead protection plan is developed and adopted by the City, this specific requirement may be rescinded or modified by the City.

Finding of Fact: Applicant acknowledges the above but is not applicable to this project.

D. The water quality design storm shall be based on an intensity of 0.25 inches per hour, or 0.83 inches for a 24-hour SCS Type 1A rainfall return event.

Finding of Fact: Applicant has designed the stormwater facility based on the above criteria.

E. Water quality facilities must be designed to prevent damage to the facility for flows exceeding the water quality design storm and to ensure no re-suspension of pollutants, consistent with the Stormwater Manual.

Finding of Fact: Applicant acknowledges the above.

F. Sensitive areas shall be protected by a buffer zone of native, undisturbed vegetation. The outer boundary of the buffer shall be determined by a minimum 50-foot setback from the edge of the sensitive area, or as required by other City Code provisions. (See additional standards and requirements for significant wetlands and significant riparian corridors in Florence City Code Title 10, Chapter 7; and for the Estuary, Coastal Shorelands, and Beaches and Dunes in Title 10 Chapter 19) The width and nature of

protection required within the buffer may change as the Endangered Species Act and other state and federal regulations are promulgated. The City requires that the buffer width meet all state and federal requirements. No land disturbing activities, structures, development and construction activities, gardens, lawns, application of chemicals, pet wastes, dumping of any kind of materials shall be permitted within the buffer zone, except as noted below:

1. Roads, pedestrian, or bike paths crossing the buffer from one side to the other in order to provide access to or across the sensitive area.
2. A pedestrian or bike path constructed within a buffer and parallel to a sensitive area shall have the buffer widened by the width of the path if the path is constructed of impervious material.
3. Pedestrian or bike paths shall not exceed 10-feet in width.
4. Utility/service infrastructure construction (i.e., storm, sanitary sewer, water, phone, gas, cable, etc.) If approved by the City Manager or his/her designee.
5. Measures to remove or abate hazards, nuisance, or fire and life safety violations as approved by the City.
6. Enhancement of the riparian corridor for water quality or quantity benefits, fish, or wildlife habitat as approved by the City and other appropriate regulatory authorities.
7. Water quality facilities planted with appropriate native vegetation may encroach into the buffer area as approved by the City and other appropriate authorities.

Finding of Fact: No sensitive areas are exhibited within the project area.

G. The types of stormwater management facilities presented in the Stormwater Manual are available for owners and developers to use in satisfying the stormwater quality requirement. More than one of these types of facilities may be required to satisfy this requirement.

Finding of Fact: The site plan conversion will result in a net decrease of impervious surface by removing existing asphalt and installing new landscaping. All runoff from developed areas will be routed to an onsite stormwater facility via overland flow and underground storm piping. The stormwater facility will consist of an above ground infiltration swale located in the planter between the building and the highway.

Title 10 Chapter 3

Chapter 3: Off Street Parking and Loading

10-3-2. General Provisions

A. The provision for and maintenance of off-street parking and loading spaces are continuing obligations of the property owners. No building or other permit shall be issued until plans are presented that show property that is and will remain available for exclusive use as off-street parking and loading space.

Finding of Fact: Applicant acknowledges the off-street parking obligations for maintenance and shall be provided as needed.

B. At the time of new construction or enlargement or change in use of an existing structure within any district in the City, off-street parking spaces shall be provided as outlined in this Chapter, unless requirements are otherwise established by special review or City Council action. Additional parking spaces shall meet current code.

Finding of Fact: Parking requirements per Florence City Code 10-3-4 requires 1 space for each 125 sf of floor area. Starbucks is proposing 19 spaces with 19 required.

C. If parking space has been provided in connection with an existing use or is added to an existing use, the parking space shall not be eliminated if elimination would result in less space than is required by this Chapter.

Finding of Fact: Parking will not result in less space than is required by code.

D. Required parking spaces shall be available for the parking of passenger automobiles of residents, customers, patrons and employees, and shall not be used for storage of materials of any type.

Finding of Fact: Applicant acknowledges (D) above and will not use parking spaces for storage of materials of any type.

E. Ingress and egress for parking and loading shall not endanger or impede the flow of traffic.

Finding of Fact: Ingress and egress are designed not to endanger or impede the flow of traffic. The site will take access from the larger parking lot to the east from the existing drive aisle. Directional flow is designed to provide safe ingress and egress to and from the project site.

F. The required off-street parking for nonresidential uses shall not be used for loading and unloading operations during regular business hours.

Finding of Fact: Applicant acknowledges (F) above and no off-street parking for nonresidential uses will be used for loading and unloading during regular business hours.

G. Parking and Loading standards that are listed under specific zoning districts supersede the general requirements of this chapter.

Finding of Fact: Applicant acknowledges (G) above with no specific zoning districts superseding the general requirements of this chapter.

H. Provisions of this Chapter shall not apply to any parking located in an organized parking district.

Finding of Fact: N/A to this application.

I. The provisions of this Chapter shall be in addition to the provisions for parking design and construction in FCC Title 9 Chapter 5 and, where there are conflicts, Title 9 Chapter 5 shall prevail.

Finding of Fact: Applicant acknowledges (I) above.

10-3-3. Minimum Standards By Use

The number of required off-street vehicle parking spaces shall be determined in accordance with the standards in Table 10-3-1. Where a use is not specifically listed in this table, parking requirements are determined by finding that a use is similar to one of those listed in terms of parking needs, or by estimating parking needs individually using the demand analysis option described below:

A. Parking that counts toward the minimum requirement is parking in garages, carports, parking lots, bays along driveways, and shared parking. Parking in driveways does not count toward required minimum

parking. For single family dwellings, duets and duplexes, one parking space per unit may be provided on a driveway if the criteria in FCC 10-3-8 are met.

Finding of Fact: Parking is provided in Table 10-3-1 “Retail Sales and Service (See also Drive-up Uses)” requiring 1 space per 125 sq. ft. The proposed floor area is 2.380 sq. ft., requiring 19 spaces. Number of spaces provided = 19.

B. For non-residential uses where parking is available on-street, this parking shall count towards the minimum number of required parking spaces along all street frontages of the building where parking is available. Only useable spaces (i.e. those not blocking fire hydrants, mailboxes, etc.) shall count towards the minimum required number of parking spaces.

Finding of Fact: N/A no on-street parking is proposed.

C. The minimum number of parking spaces may also be determined through a parking demand analysis prepared by the applicant and approved by the Planning Commission. This parking demand analysis may include an acceptable proposal for alternate modes of transportation, including a description of existing and proposed facilities and assurances that the use of the alternate modes of transportation will continue to reduce the need for on-site parking on an ongoing basis. Examples of alternate modes include but are not limited to:

1. Transit-related parking reduction. The number of minimum parking spaces may be reduced by up to 10% if:

- a. The proposal is located within a ¼ mile of an existing or planned transit route, and;
- b. Transit-related amenities such as transit stops, pull-outs, shelters, park-and-ride lots, transit-oriented development, and transit service on an adjacent street are present or will be provided by the applicant.

Finding of Fact: The applicant is not asking for any reduction in the required parking spaces per Table 10-3-1.

10-3-4. Minimum Required Parking By Use

During the largest shift at peak season, fractional space requirements shall be counted as the next lower whole space (rounded down). Square footages will be taken from the gross floor area (measurements taken from exterior of building). Applicants may ask the Planning Commission for a reduction for parking spaces as part of their land use application. The applicant will have to provide the burden of evidence to justify the reduction proposed. The Planning Commission and/or staff may require the information be prepared by a registered traffic engineer. Table 10-3-1 lists the minimum parking spaces required by use, with a minimum no less than two (2) spaces for non-residential uses, plus additional space(s) as needed to meet the minimum accessible parking requirement.

Table 10-3-1 Minimum Required Parking By Use:

Retail Sales and Service (See also Drive-Up Uses)	<u>Retail</u> : 1 spaces per 333 sq. ft., except bulk retail (e.g., auto, boat, trailers, nurseries, lumber and construction materials, furniture, appliances, and similar sales) 1 per 500 sq. ft.
	<u>Restaurants and Bars</u> : 1 spaces per 125 sq. ft. floor area
	<u>Health Clubs, Gyms, Continuous Entertainment</u> (e.g., bowling alleys): 1 space per 333 sq. ft.
	Theaters and Cinemas: 1 per 6 seats

Finding of Fact: Applicant is meeting the parking requirements per Table 10-3-1 with 19 spaces proposed for 2,380 sq. ft. floor area.

Table 10-3-2 Minimum Number ADA Parking Spaces:

Table 10-3-2 - Minimum Number of Accessible Parking Spaces Source: ADA Standards for Accessible Design 4.1.2(5)			
Total Number of Parking Spaces Provided (per lot)	Total Minimum Number of Accessible Parking Spaces (with 60" access aisle, or 96" aisle for vans*)	Van Accessible Parking Spaces with min. 96" wide access aisle	Accessible Parking Spaces with min. 60" wide access aisle
1 to 25	Column A 1	1	0

Finding of Fact: ADA requirements = 1 stall per 25 required parking stalls. One (1) ADA stall is proposed.

10-3-9. Parking Stall Design and Minimum Dimensions

All off-street parking spaces (except those provided for a single-family; duet, duplex dwelling; or tri-plex, quad-plex, or cluster housing development that provides off-street parking through a carport or garage) shall be improved to conform to City standards for surfacing, stormwater management, and striping and where provisions conflict, the provisions of FCC Title 9 Chapter 5 shall prevail. Standard parking spaces shall conform to minimum dimensions specified in the following standards and Figures 10-3(1) and Table 10-3-3:

- A. Motor vehicle parking spaces shall measure nine (9) feet and six (6) inches wide by nineteen (19) feet long.
- B. Each space shall have double line striping with two feet (2') wide on center.
- C. The width of any striping line used in an approved parking area shall be a minimum of 4" wide.
- D. All parallel motor vehicle parking spaces shall measure eight (8) feet six (6) inches by twenty-two (22) feet;
- E. Parking area layout shall conform to the dimensions in Figure 10-3(1), and Table 10-3-3, below;
- F. Parking areas shall conform to Americans With Disabilities Act (ADA) standards for parking spaces (dimensions, van accessible parking spaces, etc.). Parking structure vertical clearance, van accessible parking spaces, should refer to Federal ADA guidelines.

Finding of Fact: All parking stalls shall conform to the requirements A-F above.

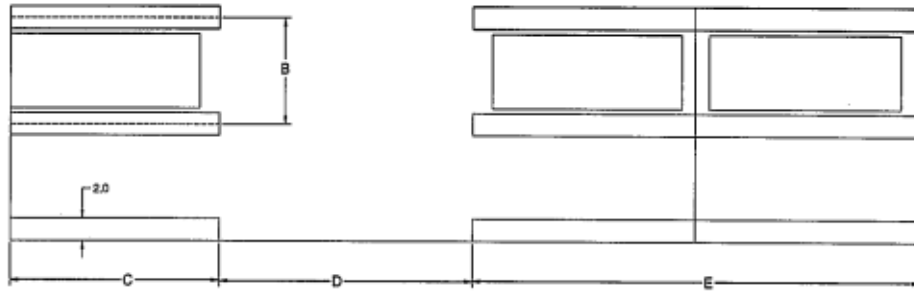


FIGURE 10-3 (1)

Space Dimensions in feet	Parking Angle \leq	Stall Depth		Aisle Width		Stall width (B)	Curb Length (F)
		Single (C)	Double (E)	One Way (D)	Two Way (D)		
	30°	15.6	26.7	12	18	9.5	19.0
	45°	18.4	33.4	13	18	9.5	13.4
	60°	20	38.8	17	18	9.5	11.0
	70°	20.3	40.6	18	19	9.5	10.1
	80°	20	41.2	22	22	9.5	9.6
	90°	19	40.5	23	23	9.5	9.5

10-3-10. Bicycle Parking Requirements

All new development that is subject to Site Design Review, shall provide bicycle parking, in conformance with the standards and subsections A-H, below.

A. Minimum Size Space: Bicycle parking shall be on a two (2) feet by six (6) feet minimum.

Finding of Fact: Bicycle parking for building alterations is not required, however the applicant is proposing 2 new bicycle parking spaces.

B. Minimum Required Bicycle Parking Spaces. Short term bicycle parking spaces shall be provided for all non-residential uses at a ratio of one bicycle space for every ten vehicle parking spaces. In calculating the number of required spaces, fractions shall be rounded up to the nearest whole number, with a minimum of two spaces.

Finding of Fact: Bicycle parking for building alterations is not required, however the applicant is proposing 2 new bicycle parking spaces.

C. Long Term Parking. Long term bicycle parking requirements are only for new development of group living and residential uses of three or more units. The long term parking spaces shall be covered and secured and can be met by providing a bicycle storage room, bicycle lockers, racks, or other secure storage space inside or outside of the building; Tri-plex, Quad-plex, Cluster Housing or Multi-Family = 1 per 3 units/ Group Living = 1 per 20 bedrooms/ Dormitory = 1 per 8 bedrooms. 1. For residential developments that provide parking through a garage, bicycle parking may be provided as a wall-mounted rack located inside the garage. The minimum clearance distance from the wall to the automobile parking space shall be four feet (4').

Finding of Fact: N/A

D. Location and Design. Bicycle parking should be no farther from the main building entrance than the distance to the closest vehicle space other than handicap parking, or fifty (50) feet, whichever is less and shall be easily accessible to bicyclists entering the property from the public street or multi-use path.

FINDING OF FACT: Bicycle parking is located no farther from the main building entrance than the distance to the closest vehicle space other than handicap parking.

E. Visibility and Security. Bicycle parking for customers and visitors of a use shall be visible from street sidewalks or building entrances, so that it provides sufficient security from theft and damage;

Finding of Fact: Bicycle parking provides visibility from street sidewalks and building entrances, providing sufficient security from theft and damage.

F. Lighting. For security, bicycle parking shall be at least as well lit as vehicle parking. Refer to Section 10-37 of this Title for requirements.

Finding of Fact: Applicant acknowledges (F) above and shall provide lighting as well-lit as vehicle parking.

G. Reserved Areas. Areas set aside for bicycle parking shall be clearly marked and reserved for bicycle parking only.

Finding of Fact: Bicycle parking shall be clearly marked and reserved for bicycle parking only.

H. Hazards. Bicycle parking shall not impede or create a hazard to pedestrians. Parking areas shall be located so as to not conflict with vision clearance standards. If bicycle parking cannot be provided safely, the Planning Commission or Community Development Director may waive or modify the bicycle parking requirements.

Finding of Fact: The proposed bicycle parking will not impede or create a hazard to pedestrians. Bicycle parking is located to not conflict with vision clearance standards.

Chapter 6: Design Review

10-6-1. Purpose:

- A. Create an attractive appearance that will enhance the City and promote the general welfare of its citizens.
- B. Provide property owner the means to protect and conserve the architectural tone of their neighborhood.
- C. Recognize areas of existing or potential scenic value.
- D. Protect and preserve buildings and sites that are of significant architectural or historic merit.

10-6-3. General Applicability

B. The Planning Director or designee shall:

1. Unless otherwise directed by the underlying zoning district, review the following through a Type II process consistent with FCC 10-1-1-6-2 prior to issuance of a building permit:

a. Construction or expansion of a residential or mixed-use building that includes residential uses, but not limited to:

i. Single-family attached dwellings in the Medium Density Residential and Manufactured Home Park Districts.

ii. Multi-family Housing in any zone.

iii. Residential development in a building containing a non-residential use in the Commercial and North Commercial Districts.

iv. Second-floor residential development in the Old Town and Mainstreet Districts

- v. Residential uses permitted outright in Table 10-10-2-A are exempt from Design Review.
 - b. Alterations to the exterior of structures or additions involving twenty-five percent (25%) or more of the floor area of a residential building or mixed-use building including residential uses for any building not shown on the historic resources map of the Comprehensive Plan.
 - c. Changes of use from less intensive to greater intensive use not eligible for Type I review (see FCC 10-1-1-6-1).
2. Determine whether the proposed development meets applicable design standards listed in Section 10-6-5-2; and,
 3. Have authority to impose conditions for approval to meet applicable standards.

FINDING OF FACT: The proposed project falls under (b) above and consists of alterations to the exterior and interior of the existing building with the footprint remaining the same. The building is not shown on the historic resources map of the Comprehensive Plan.

10-6-4. Drawings To Be Approved

No permit for a new use, structure or exterior alteration or enlargement of an existing use or structure that is subject to design review, as prescribed in this Title, shall be issued until the drawings required by this Chapter have been approved by the Planning Commission, Planning Director, or their designee.

Finding of Fact: Applicant acknowledges the criteria above and is submitting this application for site plan review and approval as a Type I/II application.

Chapter 15: Commercial District

10-15-1. Purpose:

The Commercial District is intended to preserve and enhance areas within which a wide range of retail sales and businesses will occur.

10-15-2. Permitted Buildings And Uses

Restaurants, drive-ins and walk-ups (including drive-thrus and drive-ups)

Other buildings and uses determined to be similar to those listed in this Section and which do not have a different or more detrimental effect upon the adjoining areas than those buildings and uses specifically permitted.

Finding of Fact: Starbucks is a permitted used under restaurants, drive-ins and walk-ups (including drive-thru and drive-ups) in Commercial zoning.

10-15-5. Site And Development Provisions

A. Building or Structural Height Limitations: The maximum building or structural height shall be thirty-five feet (35'). Residential dwellings and their associated structures refer to Section 10-10-5 of this Title for requirements.

Finding of Fact: The structure’s height will remain the same and does not exceed 35 feet.

B. Fences, Hedges, Walls and Landscaping: Refer to 10-34 of this Title for requirements.

Finding of Fact: Applicant acknowledges (B) above and addresses fences, hedges, walls in this application and on the landscape plan if applicable.

C. Parking and Loading Space: Refer to Chapter 3 of this Title for specific parking requirements.

Finding of Fact: Applicant acknowledges (C) above and addresses parking in this application.

D. Vision Clearance: Refer to Section 10-2-13 and 10-35-2-14 of this Title for definitions, and requirements.

Finding of Fact: Applicant acknowledges (D) above.

E. Signs shall be in accordance with Title 4 Chapter 7 of this Code. (Ord. 4, 2011)

Finding of Fact: Applicant acknowledges (E) above.

F. Access and circulation: Refer to Section 10-35 of this Title for requirements.

Finding of Fact: Applicant acknowledges (F) above.

G. Public Facilities: Refer to Section 10-36 of this Title for requirements.

Finding of Fact: Applicant acknowledges (G) above.

H. Open Space is required for residential housing developments of 4 or more units as follows:

1. An area on the site measuring a minimum of 100 square feet per dwelling unit shall be designated and permanently reserved as common open space.

2. In meeting the open space standard, the multiple family development shall contain one or more of the following: outdoor recreation area, protection of sensitive lands (e.g., trees or bank vegetation preserved), play fields, outdoor playgrounds, outdoor sports courts, swimming pools, walking fitness courses, pedestrian amenities, or similar open space amenities for residents.

3. To receive credit under this section, a common open space area shall have an average length that is not less than twenty feet (20').

4. Any common areas shall be owned as common property and maintained by a homeowners association or other legal entity. A copy of any applicable covenants, restrictions and conditions shall be recorded and provided to the city prior to building permit approval.

Finding of Fact: N/A

I. Lighting: Refer to Section 10-37 of this Title for requirements.

Finding of Fact: Applicant acknowledges the lighting requirements.

J. Residential and mixed-use development refer to Section 10-6-5-2 of this title for requirements. However, a conditionally approved use may require application of the relevant development standards from a district where the use is permitted outright to include but not limited to setbacks and lot coverage. The more restrictive standards would apply.

Finding of Fact: Applicant acknowledges (J) above.

10-15-6. General Provisions

A. Yards and open areas shall not be used for the storage, display or sale of used building materials, scrap or salvage.

B. Where there is manufacturing, compounding, processing or treatment of products for wholesale, the front twenty five feet (25') of the building's ground floor facing the principal commercial street shall be used for commercial sales, business or professional offices.

C. Any use allowed must not cause unreasonable odor, dust, smoke, noise, vibration or appearance.

Finding of Fact: The proposed use will not cause unreasonable odor, dust, smoke, noise vibration or appearance.

Chapter 34: Landscaping

10-34-1. Purpose

The purpose of Chapter 34 is to promote community health, safety, and welfare by protecting natural vegetation and setting development standards for landscaping, street trees, fences, and walls. Together, these elements of the natural and built environment contribute to the visual quality, environmental health, and character of the community. Landscaping plants and materials are intended to conserve, enhance and be compatible with the coastal village character of Florence, with liberal use of evergreens and native species. The Chapter is organized into the following sections:

10-34-3. Landscaping

10-34-3-1. Applicability

Except for single-family and duplex dwelling uses, this Section shall apply to all new development as well as changes of use and expansions as described below, and shall apply in all districts except where superseded by specific zoning district requirements. These provisions shall be in addition to the provisions of FCC Title 9 Chapter 5 and where there are conflicts, the provisions of Title 9 Chapter 5 shall prevail.

A. For new developments, all landscaping shall meet current code requirements. (Ord. 4, 2011)

Finding of Fact: N/A This application is not for new development.

B. For modifications or additions to existing development, landscaping shall be brought up to current code requirements in the same proportion as the increase in use and/or building size. (Ord. 4, 2011)

Finding of Fact: Applicant is not proposing an increase in use and/or building size but shall increase the landscaping from the prior use.

10-34-3-2. Landscaping Plan Required

A landscape plan is required. All landscape plans shall include the following information:

- A. The location and height of existing and proposed fences and walls, buffering or screening materials.
- B. The location of existing and proposed terraces, retaining walls, decks, patios, shelters, and play areas.
- C. The location, size, and species of the new proposed plant materials (at time of planting).
- D. The location(s) of areas where existing vegetation will be cleared and the location(s) of areas where existing vegetation will be preserved, delineated on a recent aerial photo or site plan drawn to scale.
- E. Existing and proposed building and pavement outlines.
- F. Specifications for soil at time of planting, irrigation and anticipated planting schedule.
- G. Other information as deemed appropriate by the City Planning Official.

Finding of Fact: Applicant is submitting a landscape plan as outlined above.

10-34-3-3. Landscape Area and Planting Standards.

The minimum landscaping area is 15% of the lot area, unless specified otherwise in the applicable zoning district for the proposed use. This required minimum landscaping area may be reduced if preservation credits are earned as specified in Section 10-34-2-4.

Finding of Fact: Proposed landscape coverage is 21.1% exceeding the required 15%.

A. Landscaping shall include planting and maintenance of the following:

1. One tree per 30 lineal feet as measured along all lot lines that are adjacent to a street.

Finding of Fact: Applicant is proposing one tree per 30 lineal feet as measured along lot lines adjacent to the street.

2. Six shrubs per 30 lineal feet as measured along all lot lines that are adjacent to a street.

Finding of Fact: Applicant is proposing six shrubs per 30 lineal feet as measured along lot lines adjacent to the street.

3. Living plant materials shall cover a minimum of 70 percent of the required landscape area within 5 years of planting.

Finding of Fact: It is the anticipation of the applicant that living plant materials shall cover 70 percent of the required landscape area within 5 years.

4. Except for preservation of existing significant vegetation, the required plant materials on-site shall be located in areas within the first 20 feet of any lot line that abuts a street. Exceptions may be granted where impracticable to meet this requirement or the intent is better served. Required trees may be located within the right-of-way and must comply with Section 10-34-4. Plant materials may be installed in any arrangement and do not need to be equally spaced nor linear in design. Plantings and maintenance shall comply with the vision clearance standards of FCC 10-35-2-13.

5. Pocket-planting with a soil-compost blend around plants and trees shall be used to ensure healthy growth.

Finding of Fact: Applicant acknowledges the above and shall plant within the first 20 feet of the lot line that abuts the street.

B. Noxious Weeds shall be removed during site development and the planting of invasive or noxious weeds is prohibited.

Finding of Fact: Noxious weed control will be implemented at the project site on an as needed basis to prevent growth and spread of any listed state/county noxious weeds.

10-34-3-4. Landscape Materials.

Permitted landscape materials include trees, shrubs, ground cover plants, non-plant ground covers, existing native vegetation, outdoor hardscape features and storm water features, as described below.

A. Plant Selection. A combination of deciduous and evergreen trees, shrubs, and ground covers shall be used, consistent with the purpose of this Chapter. A suggested Tree and Plant List for the City of Florence and the Sunset Western Garden Book are available at City Hall. The selection of plant and tree species shall be based upon site conditions such as wind and sun exposure, space limitations, water availability, and drainage conditions. The use of indigenous plants is encouraged, and may be required where exposure, slope or soil conditions warrant.

1. Ground Cover. Ground cover may consist of separate plants or mowed grass turf. Ground cover plant species shall meet the following minimum standards: plants from 4-inch pots shall be spaced a maximum of 18 inches measured on center, and 1-2 gallon size plants shall be spaced a maximum of 3 feet measured on center.

2. Shrubs. Shrub plant species shall be planted from 3 gallon containers unless otherwise specified in the Tree and Plant List for the City of Florence.

3. Trees. Evergreen and deciduous tree species shall meet the following minimum standards: deciduous trees shall be a minimum of 1 ¾ inch caliper (diameter) measured 6 inches above grade, and evergreen trees shall be a minimum of 5 feet tall (Nursery Grade 5/6).

4. Non-plant Ground Covers. Bark dust, chips, aggregate, or other non-plant ground covers may be used. Non-plant ground cover located adjacent to pedestrian ways shall be confined to the material within the planting bed to avoid safety hazards by edging 4 inches above-grade or recessing from grade. Non-plant ground covers cannot be a substitute for ground cover plants.

Finding of Fact: Applicant acknowledges 1-4 above and please refer to Landscape Plan for details.

B. Existing Native Vegetation. Preservation of existing native vegetation is encouraged and preservation credits in accordance with Section 10-34-2-4 may be used to meet the landscape requirements of this Chapter.

Finding of Fact: Due to the project design exiting vegetation will be removed and replaced per the code requirements.

C. Hardscape features, such as plazas, pathways, patios and other pedestrian amenities may count toward ten (10) percent of the required landscape area, except in the Old Town and Main Street districts where hardscape features may count toward 50 percent of the landscape area, provided that such features conform to the standards of those districts. Swimming pools, sports courts, decks and similar facilities may not be counted toward fulfilling the landscape requirement in any zone.

Finding of Fact: The applicant acknowledges (C) above and meets the requirements for landscaping percentage.

D. Storm Water Facilities. Storm water facilities, such as detention/retention ponds and swales shall be landscaped. Landscaped bio-swales are encouraged and shall count toward meeting the landscaping requirement of this section if they are designed and constructed in accordance with the standards specified in Title 9 Chapter 5, and approved by the Public Works Department. Storm water facilities shall be landscaped with water-tolerant, native plants.

Finding of Fact: The stormwater above ground infiltration swale shall be landscaped with proposed river rock cobbles with surround area landscaped with species that are water tolerant (refer to Landscape Plan).

10-34-3-5. Irrigation.

Permanent, underground irrigation is required for all landscaping, except existing native vegetation that is preserved in accordance with the specifications of Section 10-34-2-2 and new drought tolerant plants which must have temporary irrigation for plant establishment. All irrigation systems require an irrigation permit and shall be installed with a backflow prevention device per FCC 9-2-3-5.

Finding of Fact: Irrigation shall be permanent and underground as shown on the Landscape Plan.

10-34-3-6. Parking Lot Landscape Standards.

All parking lots shall meet Parking Area Improvement Standards set forth in FCC 10-3-8. Parking areas with more than twenty (20) spaces shall include interior landscaped “islands” to break up the parking area. Interior parking lot landscaping shall count toward the minimum landscaping requirement of Section 10-34-3-3. The following standards apply:

- A. For every parking space, 10 square feet of interior parking lot landscaping shall be provided;
- B. Parking islands shall be evenly distributed to the extent practicable with a minimum of one tree selected from the Tree and Plant List for the City of Florence installed per island;
- C. Parking island areas shall provide a minimum of 30 square feet of planting area and any planting area dimension shall be a minimum of 5 feet on any side (excluding curb dimensions), unless reduced by the Planning Commission where a lesser distance will provide adequate space for healthy plant growth;
- D. Irrigation is required for interior parking lot landscaping to ensure plant survival;
- E. Living plant material shall cover a minimum of 70% of the required interior parking lot landscaping within 5 years of planting; and
- F. Species selection for trees and shrubs shall consider vision clearance safety requirements and trees shall have a high graft (lowest limb a minimum of 5 feet high from the ground) to ensure pedestrian access.

Finding of Fact: Applicant acknowledges A-F above. The parking area does not exceed 20 spaces with 19 spaces proposed. No parking islands are required.

10-34-3-7. Buffering and Screening.

Buffering and screening are required under the conditions listed below. Walls, fences, and hedges shall comply with the vision clearance requirements and provide for pedestrian circulation, in accordance with FCC 10-35-2-13.

A. Parking/Maneuvering Area Adjacent to Streets and Drives. Where a parking or maneuvering area is adjacent and parallel to a street or driveway, a berm; an evergreen hedge; decorative wall (masonry or similar quality material) with openings; arcade; trellis; or similar partially opaque structure 3-4 feet in height shall be established between street and driveway or parking area. See also FCC 10-3-7-D for standards specific to parking lots adjacent to the street. The required screening shall have breaks or portals to allow visibility (natural surveillance) into the site and to allow pedestrian access to any adjoining walkways. Hedges used to comply with this standard shall be a minimum of 36 inches in height at maturity, and shall be of such species, number, and spacing to provide yearround screening within five (5) years after planting. Vegetative ground cover is required on all surfaces between the wall/hedge and the street/driveway line.

Finding of Fact: Landscaping is proposed along US 101 (west side of subject site) and the shared private access on the north side of the subject site. The landscaping includes a combination of trees, shrubs, and grasses. The required natural screening shall have breaks to allow visibility into the site and has pedestrian access to adjoining walkways.

B. Parking/Maneuvering Area Adjacent to Building. Where a parking or maneuvering area or driveway is adjacent to a building, the area shall be separated from the building by a curb and a raised walkway, plaza, or landscaped buffer not less than five (5) feet in width. Raised curbs, bollards, wheel stops, or other design features shall be used to protect pedestrians, landscaping, and buildings from being damaged by vehicles.

Finding of Fact: The drive aisle adjacent to the building is separated by a landscaped buffer not less than five feet in width. The landscaped area shall be protected by curbs or other design features from being damaged by vehicles.

C. Screening of Mechanical Equipment, Outdoor Storage, Service and Delivery Areas, and Other Screening When Required. All mechanical equipment, outdoor storage and manufacturing, and service and delivery areas shall be screened from view from all public streets and adjacent Residential districts. When these or other areas are required to be screened, such screening shall be provided by:

1. a decorative wall (i.e., masonry or similar quality material),
2. evergreen hedge,
3. opaque or sight-obscuring fence complying with Section 10-34-5, or
4. a similar feature providing an adequate screen.

Finding of Fact: The existing trash/propane tank enclosure is screened from view from all public streets.

D. Abutting Land Use Buffers. When a commercial, industrial, or other non-residential use abuts a residential district or residential land use, a visual and noise buffer shall be established and maintained immediately adjacent to the residential property line, consistent with the standards listed in the table below. In no case shall the buffer strip be less than 15 feet in width unless reduced by the Planning Commission where a lesser distance will provide adequate buffering. The buffer strip may include existing vegetation, landscape plantings, evergreen hedge, berm, fence, and/or wall components. Fence and wall structures shall be not less than 6 feet and no more than 8 feet in height (see also Section 10-34-5). The landscaped buffer shall effectively screen at least 70 percent of the view between districts within five (5) years. Significant vegetation in these buffer strips may be preserved in accordance with Section 10-34-2, and replanting of local native vegetation is encouraged.

Adjoining Land Use / Zoning	Landscaped Buffer and/or Fence or Wall
Abutting single family Zoning or use	15 foot buffer with 6' solid wood fence or block wall or 35 foot landscaped buffer
Abutting Duplex, triplex or townhouse zoning or use	15 foot buffer with 6' solid wood fence or block wall or 25 foot landscaped buffer
Abutting multiple family or condominiums	15 foot buffer with 6' solid wood fence or block wall or 15 foot landscaped buffer

Finding of Fact: No residential zoned areas abut the project site. Uses surrounding the site are zoned Commercial.

10-34-3-8. Maintenance.

If the plantings fail to survive, the property owner shall replace them with an equivalent specimen (i.e., native Rhododendron replaces native Rhododendron, evergreen shrub replaces evergreen shrub, deciduous tree replaces deciduous tree, etc.) within six (6) months of their dying or removal, whichever comes first. All man-made features required by this Code shall be maintained in good condition, or otherwise replaced by the owner within six (6) months of any such feature being removed or irreversibly damaged (whichever comes first).

Finding of Fact: Applicant acknowledges the above plant replacement requirements and shall comply with planting of species for any lost plants/trees.

Chapter 35: Access and Circulation

10-35-1. Purpose

The purpose of this Chapter is to ensure that developments provide safe, adequate, cost effective and efficient access and circulation for pedestrians, bicycles and vehicles. Section 10-35-2 provides standards for vehicular access and circulation. Section 10-35-3 provides standards for pedestrian access and circulation. Standards for street improvements are provided in Chapter 36 of this Title.

10-35-2-3. Access Approval Required

Access will generally be reviewed in conjunction with a land division or building permit. If a property owner wishes to access a public street (e.g., a new curb cut or driveway approach), or make improvements within the public right-of-way (e.g., install or replace sidewalk), the property owner must obtain a "Construction Permit in Right-of-Way". In either case, approval of an access shall follow the procedures and requirements of the applicable road authority.

Finding of Fact: The applicant acknowledges that obtaining a "Construction Permit in Right-of-Way" will be required for any work within roadways. The appropriate road jurisdiction shall be contacted for permit coverage.

10-35-2-Traffic Study Requirements

A. The Traffic Impact Study shall:

1. Evaluate all streets where direct access is proposed, including proposed access points, nearby intersections, and impacted intersections with the state highway system.
2. Utilize the analysis procedures of the Highway Capacity Manual, latest edition.
3. Document compliance with Florence City Code, the goals and policies of the Transportation System Plan, and any other applicable standards.
4. Be coordinated with other affected jurisdictions and agencies such as Lane County, the Port of Siuslaw, and the Oregon Department of Transportation.
5. Identify mitigation measures that resolve the identified traffic safety problems, address the anticipated impacts from the proposed land use, and meet the city's adopted Level-of-Service standards. The study shall also propose funding for the proposed mitigation measures.

Finding of Fact: The project does not require a Traffic Impact Study. No change of use is proposed.

B. The applicant shall consult with City staff to determine the content and level of analysis that must be included in the TIS. A pre-application conference is encouraged.

Finding of Fact: A pre-application meeting March 15, 2023. There was no discussion on the need for a TIS. ODOT did comment that they would like the main access from North 20th Avenue which the applicant is showing on the site plan. The existing driveway apron along US 101-Coast Highway is to be removed and replaced with ODOT standard curb, gutter, and sidewalk.

C. Conditions of Approval: The City may deny, approve, or approve a development proposal with appropriate conditions needed to meet operations and safety standards and provide the necessary right-of-way and improvements to develop the future planned transportation system. Conditions of approval should be evaluated as part of the land division and site development reviews, and may include but are not limited to:

1. Crossover or reciprocal easement agreements for all adjoining parcels to facilitate future access between parcels.
2. Access adjustments, where proposed access points do not meet the designated access spacing standards and/or have the ability to align with opposing access driveways.
3. Right-of-way dedications for future improvements.
4. Street improvements.
5. Turn restrictions such as “right in right out”.

Finding of Fact: Applicant acknowledges 1-5 above and will comply with appropriate conditions needed to meet operations and safety standards and provide necessary right-of-way and improvements to develop the future planned transportation system.

10-35-2-9. Site Circulation

New developments shall be required to provide a circulation system that accommodates expected traffic on the site. Pedestrian and bicycle connections on the site, including connections through large sites, and connections between sites (as applicable) and adjacent sidewalks, trails or paths, must conform to the provisions in Section 10-35-3.

Finding of Fact: The proposed project is designed to provide a circulation system to accommodate expected traffic on the site. The drive-thru will accommodate 11 cars in drive-thru with 7 from window to order screen. Refer to stie plan for directional flow and location.

10-35-2-12. Driveway Design

All openings onto a public right-of-way and driveways shall conform to the following:

A. Driveway Approaches. Driveway approaches, including private alleys, shall be approved by the Public Work Director and designed and located with preference given to the lowest functional classification street. Consideration shall also be given to the characteristics of the property, including location, size and orientation of structures on site, number of driveways needed to accommodate anticipated traffic, location and spacing of adjacent or opposite driveways.

Finding of Fact: The main access is off Highway 101 to North 20th. North 20th access into the site is provided by a shared private access agreement. Directional arrows are proposed for access/egress to accommodate the characteristics of the property, including location, size, and orientation of structures on site.

B. Driveways. Driveways shall meet the following standards, subject to review and approval by the Public Works Director:

1. Driveways for single family residences shall have a width of not less than ten (10) feet and not more than twenty-four (24) feet. Driveways leading to covered parking should be not less than 20 feet in depth from the property line to the structure.

2. Driveways shall have a minimum width of ten (10) feet, except where a driveway serves as a fire apparatus lane, in which case city-approved driveway surface of 12 feet minimum width shall be provided within an unrestricted, twenty (20) foot aisle, or as approved by the Fire Code Official.
3. Where a driveway is to provide two-way traffic, the minimum width shall be 18 feet.
4. One-way driveways shall have appropriate signage designating the driveway as a one-way connection. Fire apparatus lanes shall be so marked (parking prohibited).
5. The maximum allowable driveway grade is fifteen (15) percent, except that driveway grades exceeding fifteen (15) percent may be allowed, subject to review and approval by the Public Works Director and Fire Code Official, provided that the applicant has provided an engineered plan for the driveway. The plan shall be stamped by a registered geotechnical engineer or civil engineer, and approved by the Public Works Director.

Finding of Fact: The proposed driveways shall meet the requirements set forth that are applicable to the project site as stated in 2-5 above. Number 1 is not applicable.

C. Driveway Apron Construction. Driveway aprons (when required) shall be constructed of concrete and shall be installed between the street right-of-way and the private drive, as shown in Figure 10- 35(2). Driveway aprons shall conform to ADA requirements for sidewalks and walkways, which generally require a continuous unobstructed route of travel that is not less than three (3) feet in width, with a cross slope not exceeding two (2) percent, and providing for landing areas and ramps at intersections. Driveways are subject to review by the Public Works Director.

Finding of Fact: The applicant is not proposing any new driveway aprons.

10-35-2-14. Vision Clearance

No visual obstruction (e.g., sign, structure, solid fence, or shrub vegetation) shall block the area between two and one-half feet (2 ½') and eight (8) feet in height in “vision clearance areas” on streets, driveways, alleys, mid-block lanes, or multi-use paths where no traffic control stop sign or signal is provided, as shown in Figure 10-35(4). The following requirements shall apply in all zoning districts:

- A. At the intersection of two (2) streets, minimum vision clearance shall be twenty feet (20').
- B. At the intersection of an alley or driveway and a street, the minimum vision clearance shall be ten feet (10').
- C. At the intersection of internal driveways, the minimum vision clearance shall be ten feet (10').

Finding of Fact: Applicant acknowledges vision clearance and shall not incorporate any visual obstructions as noted above.

The sides of the minimum vision clearance triangle are the curb line or, where no curb exists, the edge of pavement. Vision clearance requirements may be modified by the Public Works Director upon finding that more or less sight distance is required (i.e., due to traffic speeds, roadway alignment, etc.). This standard does not apply to light standards, utility poles, tree trunks and similar objects. Refer to Section 10-2-13 of this Title for definition.

10-35-3. Pedestrian Access and Circulation

All new development shall be required to install sidewalks along the street frontage, unless the City has a planned street improvement, which would require a non-remonstrance agreement.

10-35-3-1. Sidewalk Requirements

A. Requirements: Sidewalks shall be newly constructed or brought up to current standards concurrently with development under any of the following conditions:

1. Upon any new development of property.
2. Upon any redevelopment of property that expands the building square footage by 25% or more.
3. Upon any change of use that requires more than five additional parking spaces.

Finding of Fact: The above numbers 1-3 are not applicable to this project. However, the applicant is proposing new sidewalks meeting current standards for connectivity between the building and Highway 101 and connectivity between the building and the parking lot to the east for pedestrian safety and access. The applicant is also proposing the removal of the existing driveway apron along Highway 101 adjoining the subject property and replacing it with standard curb, gutter, and sidewalk.

10-35-3-2. Site Layout and Design

To ensure safe, direct, and convenient pedestrian circulation, all developments shall provide a continuous pedestrian system. The pedestrian system shall be based on the standards in subsections A - C, below:

A. Continuous Walkway System. The pedestrian walkway system shall extend throughout the development site and connect to all future phases of development, and to existing or planned offsite adjacent trails, public parks, and open space areas to the greatest extent practicable. The developer may also be required to connect or stub walkway(s) to adjacent streets and to private property with a previously reserved public access easement for this purpose in accordance with the provisions of Section 10-35-2, Vehicular Access and Circulation, and Section 10-36-2 Street Standards.

Finding of Fact: The applicant is proposing the connection of a pedestrian walkway within the project site that provides connectivity to the new Starbucks with Highway 101 and the parking lot to the east.

B. Safe, Direct, and Convenient. Walkways within developments shall provide safe, reasonably direct, and convenient connections between primary building entrances and all adjacent streets, based on the following criteria:

1. Reasonably direct. A route that does not deviate unnecessarily from a straight line or a route that does not involve a significant amount of out-of-direction travel for likely users.
2. Safe and convenient. Routes that are reasonably free from hazards and provide a reasonably direct route of travel between destinations.
3. "Primary entrance" for commercial, industrial, mixed use, public, and institutional buildings is the main public entrance to the building. In the case where no public entrance exists, street connections shall be provided to the main employee entrance.
4. "Primary entrance" for residential buildings is the front door (i.e., facing the street). For multifamily buildings in which units do not have their own exterior entrance, the "primary entrance" may be a lobby, courtyard, or breezeway that serves as a common entrance for more than one dwelling.

Finding of Fact: The proposed walkways within the development are designed to provide safe, reasonably direct, and convenient connections between the building

entrance and adjacent streets and parking lot to the east. The proposed walkways shall apply 1-4 above where applicable within the design as shown on the site plan.

C. Connections Within Development. Connections within developments shall be provided as required in subsections 1 - 3, below:

1. Walkways shall be unobstructed and connect all building entrances to one another to the extent practicable, as generally shown in Figure 10-35(5);

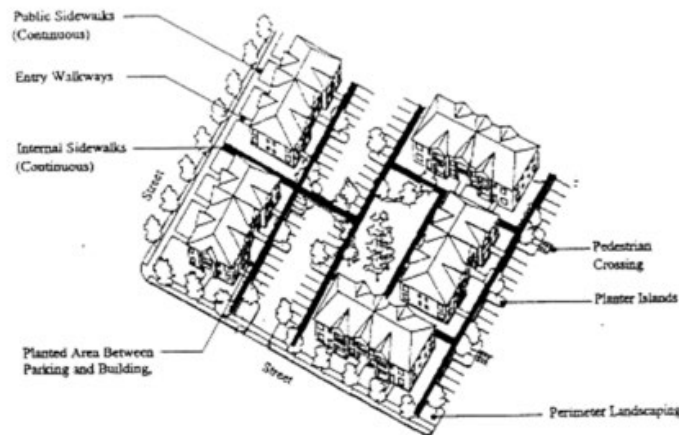
Finding of Fact: Connections to the proposed Starbucks building shall be unobstructed and provide connectivity.

2. Walkways shall connect all on-site parking areas, storage areas, recreational facilities and common areas, and shall connect off-site adjacent uses to the site to the extent practicable. Topographic or existing development constraints may be cause for not making certain walkway connections; and

Finding of Fact: Applicant acknowledges (2) above and shall connect all on-site parking areas, and off-site adjacent uses to the site to the extent practicable.

3. For large parking areas with 80 or more parking spaces and depending on the layout of the parking lot, the City may require raised walkways a minimum of 5 feet wide to provide pedestrian safety.

Finding of Fact: N/A to this project



Pedestrian Pathway System (Typical)

10-35-3-3. Walkway and Multi-Use Path Design and Construction

Walkways and multi-use paths shall conform to all applicable standards in subsections A - D, as generally illustrated in Figure 10-35(6):

A. Vehicle/Walkway Separation. Except for pedestrian crossings (subsection B), where a walkway abuts a driveway or street it shall be raised six (6) inches and curbed along the edge of the driveway/street. Alternatively, the decision body may approve a walkway abutting a driveway at the same grade as the driveway if the walkway is protected from all vehicle maneuvering areas. An example of such protection is a row of decorative metal or concrete bollards designed to

withstand a vehicle's impact, with adequate minimum spacing between them to protect pedestrians.

Finding of Fact: Applicant acknowledges (A) above.

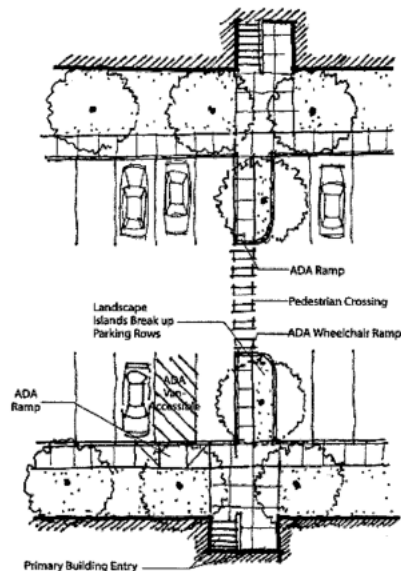
B. Pedestrian Crossing. Where a walkway crosses a parking area, or driveway, it shall be clearly marked with contrasting paving materials (e.g., light-color concrete inlay between asphalt), which may be part of a raised/hump crossing area. Painted or thermo-plastic striping and similar types of non-permanent applications may be approved for crossings of not more than twenty-four (24) feet in length.

Finding of Fact: Applicant acknowledges (B) above.

C. Width and Surface. Walkway surfaces shall be concrete, asphalt, brick/masonry pavers, or other durable surface, as approved by the Public Works Director, at least five (5) feet wide, without curb. Multi-use paths (i.e., for bicycles and pedestrians) shall be concrete or asphalt, at least ten (10) feet wide. (See also, Section 10-36-2)

Finding of Fact: Applicant acknowledges (C) above and will incorporate items in A-C where and if required.

**Figure 10-35(6):
Pedestrian Walkway Detail (Typical)**



D. Accessible routes. Walkways and multiuse paths shall conform to applicable Americans with Disabilities Act (ADA) requirements. The ends of all raised walkways, where the walkway intersects a driveway or street shall provide ramps that are ADA accessible, and walkways shall provide direct routes to primary building entrances.

Finding of Fact: Walkways and multiuse paths shall conform to applicable ADA requirements.

Chapter 37: Lighting

10-37-1. Purpose

The purpose of this provision is to make exterior lighting used for residential, commercial and public areas appropriate to the need, and to minimize light from shining skyward or offsite onto adjacent public rights of way or private properties. Nothing in this ordinance should be interpreted to restrict the amount of lighting necessary for safe and efficient operations. Further, it is to encourage through regulation of type, kinds, construction and uses of exterior illumination devices, lighting practices and systems to conserve energy without decreasing safety, utility, security and productivity while enhancing nighttime (dark skies) enjoyment of property within the City of Florence. Refer to the Exterior Lighting brochure for additional guidance and information.

Finding of Fact: Applicant shall follow the Exterior Lighting brochure for guidance and information for all lighting proposed on the project site.

10-37-2. Applicability

Section 10-37 applies to installation of all lighting fixtures as of the effective date of this Ordinance, except as exempted by provision of this Ordinance. Devices include but are not limited to, lights for: buildings and structures, recreational areas, parking lot and maneuvering areas, landscape areas, streets and street signs, product display areas, building overhangs and open canopies, holiday celebrations, and construction lights.

A. Resumption of Use - If a property with non-conforming lighting is abandoned for a period of one year or more, then all exterior lighting shall be brought into compliance with this Ordinance before any further use of the property occurs.

Finding of Fact: The applicant acknowledges (A) above.

B. Major Additions or Alterations - If a major addition occurs on a property, lighting for the entire property shall comply with the requirements of this Code. For purposes of this section, the following are considered to be major additions:

1. Additions of 26 percent or more in terms of additional dwelling units, gross floor area, seating capacity, or parking spaces, either with a single addition or with cumulative additions after the effective date of this Ordinance.
2. Single or cumulative additions, modification or replacement of 25 percent or more of installed exterior lighting luminaires existing as of the effective date of this Ordinance.
3. Existing lighting on sites requiring a conditional use permit or variance after the effective date of this ordinance.

Finding of Fact: The above 1-3 is not applicable to this application. The proposed project is not a major addition or alteration.

C. Amortization - On or before 10 years from the effective date of this code, all outdoor lighting shall comply with this Code. Most outdoor lighting will be fully depreciated at the end of 10 years if not sooner. "Easy fixes" such as re-aiming or lowering lumen output of lamps is recommended in advance of the effective date of the ordinance. Where lighting is judged to be a safety hazard immediate compliance is required.

Finding of Fact: Applicant acknowledges (C) above.

10-37-3. Lighting Plans Required

All applications for building permits and land use planning review which include installation of exterior lighting fixtures, not exempted, shall include the number of luminaires, the number of lamps in each luminaire, a photometric report for each type of luminaire and a site plan with the photometric plan of the lumen output.

The City shall have the authority to request additional information in order to achieve the purposes of this Ordinance.

Finding of Fact: Applicant acknowledges the above City authority for requesting lighting plans.

10-37-4. Lighting Standards

A. All exterior lighting fixtures subject to this code section must be designed as a full cut-off fixture or have a shielding method to direct light emissions downward below the horizontal plane onto the site and does not shine illumination or glare skyward or onto adjacent or nearby property.

B. Parking areas shall have lighting to provide at least two (2) foot-candles of illumination at any point in the entire lot with a maximum of five (5) foot-candles over parking spaces and walkways. The Design Review Board may decrease the minimum if the applicant can provide documentation that the overall parking lot has adequate lighting. The Design Review Board may increase the maximum on a case-by-case basis, with no greater than 7 foot-candles measured directly under the light fixture.

C. Lighting in or adjacent to residential zones or residential uses shall not exceed twenty feet in height as measured from the adjacent grade to the top of the light fixture. Heights in other zoning districts shall not exceed 25 feet unless the Design Review Board adopts findings that the higher light fixtures are necessary to achieve proper illumination levels.

D. Main exterior lights for commercial, institutional, and industrial buildings, landscaping and parking lots shall be extinguished at end of business hours with a minimum lighting remaining for personal and building security and safety after hours.

E. A thirty-day review period beginning with the first day in business using the new lighting system shall be required to evaluate and adjust illumination levels of lighting. The City may ask for lighting to be adjusted in this time period based on public comments or staff inspections.

F. All externally lit commercial signs should shine from the top and point down toward the ground. Signs with uplighting must be shielded so that illumination is restricted to the sign face and glare is eliminated.

G. Lighting for roadway signs and pedestrian ways must be designed or have an opaque shielding method to direct light emissions downward and below the horizontal plane of the fixture in the permanently installed position.



Finding of Fact: Applicant acknowledges A-G above and shall implement the appropriate lighting applicable to the site.

*FLORENCE CITY, OREGON
STARBUCKS
PLANNING APPLICATION*

SECTION 4

*DEED
&
LLC'S*

*SITUS ADDRESS: 1940 HWY 101
FLORENCE OREGON 97439
MAP NUMBER: 18122622 TL 5002*

Lane County Clerk
Lane County Deeds & Records

2023-011993

05/03/2023 03:43:54 PM

RPR-DEED Cnt=1 Stn=8 CASHIER 12 4pages
\$20.00 \$11.00 \$10.00 \$61.00

\$102.00



After recording return to:

DICKSHOOF PROPERTIES, LLC

PO BOX 1800
CORVALLIS, OR 97339

Until a change is requested all tax
statements shall be sent to the
following address:

DICKSHOOF PROPERTIES, LLC

PO BOX 1800
CORVALLIS, OR 97339

File No.: NCS-1167613-OR1 (RR)

Date: April 26, 2023

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

J. Larry Fugate as Trustee of the J. Larry Fugate Revocable Trust dated March 25, 2010, Grantor, conveys and warrants to **Flohoof, LLC, an Oregon limited liability company as to a 35% undivided interest, Florstar, LLC, an Oregon limited liability company as to a 25% undivided interest, Charlie 2023, LLC, an Oregon limited liability company as to a 10% undivided interest, Soaring High Properties, LLC, an Oregon limited liability company as to a 10% undivided interest, Broncole, LLC, an Oregon limited liability company as to a 10% undivided interest, Florence, OR-SBUX, LLC, an Oregon limited liability company as to a 5% undivided interest, and Florence, OR-SBUX II, LLC, an Oregon limited liability company as to a 5% undivided interest, all as tenants in common**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Lane, State of Oregon, described as follows:

see attached exhibit A

Subject to: see attached exhibit B

The true consideration for this conveyance is **\$775,000.00**. (Here comply with requirements of ORS 93.030)



After recording return to:

DICKERHOOF PROPERTIES, LLC
PO BOX 1800
CORVALLIS, OR 97339

Until a change is requested all tax
statements shall be sent to the
following address:

DICKERHOOF PROPERTIES, LLC
PO BOX 1800
CORVALLIS, OR 97339

File No.: NCS-1167613-OR1 (RR)

Date: April 26, 2023

THIS SPACE RESERVED FOR RECORDER'S USE

E-RECORDED simplifile®

ID: 2023-011993

County: Lane

Date: 5/3/2023 Time: 3:43am

STATUTORY WARRANTY DEED

J. Larry Fugate as Trustee of the J. Larry Fugate Revocable Trust dated March 25, 2010, Grantor, conveys and warrants to **Flohoof, LLC, an Oregon limited liability company as to a 35% undivided interest, Florstar, LLC, an Oregon limited liability company as to a 25% undivided interest, Charlie 2023, LLC, an Oregon limited liability company as to a 10% undivided interest, Soaring High Properties, LLC, an Oregon limited liability company as to a 10% undivided interest, Broncole, LLC, an Oregon limited liability company as to a 10% undivided interest, Florence, OR-SBUX, LLC, an Oregon limited liability company as to a 5% undivided interest, and Florence, OR-SBUX II, LLC, an Oregon limited liability company as to a 5% undivided interest, all as tenants in common**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Lane, State of Oregon, described as follows:

see attached exhibit A

Subject to: see attached exhibit B

The true consideration for this conveyance is **\$775,000.00**. (Here comply with requirements of ORS 93.030)

APN:

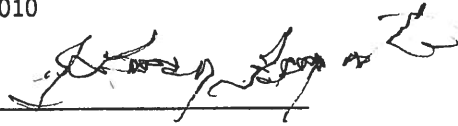
Statutory Warranty Deed
- continued

File No.: NCS-1167613-OR1 (RR)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 2nd day of May, 2023.

J. Larry Fugate Revocable Trust Dated March 25, 2010



J. Larry Fugate, Trustee

STATE OF Kansas)
)ss.
County of Sedgewick)

This instrument was acknowledged before me on this 2nd day of May, 2023 by J. Larry Fugate as Trustee of the J. Larry Fugate Revocable Trust Dated March 25, 2010, on behalf of the trust.

Shelle High

Notary Public for _____
My commission expires:

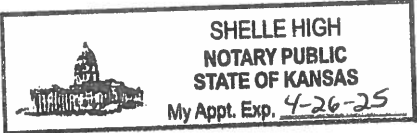


EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Lane, State of Oregon, described as follows:

BEGINNING AT A POINT IN THE EAST RIGHT OF WAY LINE OF THE OREGON COAST HIGHWAY AS CONVEYED TO THE STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION, BY INSTRUMENT RECORDED JULY 5, 1984, RECEPTION NO. 8427894, LANE COUNTY OREGON RECORDS, SAID POINT BEING 3.0 FEET FROM THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO WALLIS N. KNECHT BY INSTRUMENT RECORDED MARCH 29, 1977, RECEPTION NO. 7717972, LANE COUNTY OREGON RECORDS, SAID LAST MENTIONED CORNER BY RECORD BEING 119.0 FEET NORTH OF A POINT 590.0 FEET WEST AND 460.00 FEET SOUTH FROM THE NORTHEAST CORNER OF PLAT OF GALLAGHER'S PART OF THE CITY OF FLORENCE, AS PLATTED AND RECORDED IN BOOK 30, PAGES 12 AND 13, LANE COUNTY OREGON DEED RECORDS; FROM THE POINT OF BEGINNING RUN THENCE ALONG THE EAST RIGHT OF WAY LINE OF THE OREGON COAST HIGHWAY NORTH 176.00 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE RUN EAST, 148.00 FEET; THENCE SOUTH PARALLEL WITH SAID HIGHWAY RIGHT OF WAY LINE, 176.00 FEET TO THE NORTH LINE OF THE ABOVE MENTIONED KNECHT PARCEL THENCE ALONG SAID NORTH LINE WEST, 148.00 FEET TO THE POINT OF BEGINNING, IN FLORENCE, LANE COUNTY, OREGON.

NOTE: THIS LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 1, 2008.

Exhibit "B"

1. Easement, including terms and provisions contained therein:
Recording Information: April 26, 1940, Book 204, Page 200
In Favor of: West Coast Power Co.
For: power line

2. Easement, including terms and provisions contained therein:
Recording Information: July 05, 1984 as Reception No. 84-27894
In Favor of: the State of Oregon, Department of Transportation

3. Deferred Agreement and the terms and conditions thereof:
Between: The City of Florence
And: Troutman Investment Corporation
Recording Information: November 15, 1985 as Reception No. 85-41322

4. Easement, including terms and provisions contained therein:
Recording Information: November 23, 1988, Reception No. 88-49175
In Favor of: Central Lincoln People's Utility District
For: utility line

5. Easement, including terms and provisions contained therein:
Recording Information: November 23, 1988, Reception No. 88-49176
In Favor of: Central Lincoln People's Utility District
For: utility line

6. Easement, including terms and provisions contained therein:
Recording Information: November 23, 1988, Reception No. 88-49177
In Favor of: Central Lincoln People's Utility District
For: utility line

7. Access Agreement, including terms and provisions thereof.
Recorded: December 20, 1988 as Reception No. 88-53256

8. Reciprocal Easement Agreement, including terms and provisions thereof.
Recorded: December 20, 1988 as Reception No. 88-53257



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Business Entity Data

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10:27

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
2112346-95	DLLC	ACT	OREGON	04-24-2023	04-24-2024	
Entity Name	FLORSTAR, LLC					
Foreign Name						

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Associated Names

Type	PPB	PRINCIPAL PLACE OF BUSINESS				
Addr 1	777 NE 2ND STREET					
Addr 2	SUITE 200					
CSZ	CORVALLIS	OR	97330		Country	UNITED STATES OF AMERICA

Please click [here](#) for general information about registered agents and service of process.

Type	AGT	REGISTERED AGENT			Start Date	04-24-2023	Resign Date
Name	MATTHEW	G	DICKERHOOF				
Addr 1	777 NE 2ND STREET						
Addr 2	SUITE 200						
CSZ	CORVALLIS	OR	97330		Country	UNITED STATES OF AMERICA	

Type	MAL	MAILING ADDRESS				
Addr 1	PO BOX 1800					
Addr 2						
CSZ	CORVALLIS	OR	97339		Country	UNITED STATES OF AMERICA

Type	MGR	MANAGER				Resign Date
Name	MATTHEW	G	DICKERHOOF			
Addr 1	777 NE 2ND STREET					
Addr 2	SUITE 200					
CSZ	CORVALLIS	OR	97330		Country	UNITED STATES OF AMERICA

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Name History


Business Entity Name	Name Type	Name Status	Start Date	End Date
FLORSTAR, LLC	EN	CUR	04-24-2023	

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10:25

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
2112334-99	DLLC	ACT	OREGON	04-24-2023	04-24-2024	
Entity Name FLOHOOF, LLC						
Foreign Name						

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Associated Names

Type	PPB	PRINCIPAL PLACE OF BUSINESS				
Addr 1	777 NE 2ND STREET					
Addr 2	SUITE 200					
CSZ	CORVALLIS	OR	97330	Country	UNITED STATES OF AMERICA	

Please click [here](#) for general information about registered agents and service of process.

Type	AGT	REGISTERED AGENT	Start Date	04-24-2023	Resign Date
Name	DARREN	E	DICKERHOOF		
Addr 1	777 NE 2ND STREET				
Addr 2	SUITE 200				
CSZ	CORVALLIS	OR	97330	Country	UNITED STATES OF AMERICA

Type	MAL	MAILING ADDRESS
Addr 1	PO BOX 1583	
Addr 2		
CSZ	CORVALLIS	OR 97339 Country UNITED STATES OF AMERICA

Type	MEM	MEMBER	Resign Date
Name	DARREN	E	DICKERHOOF
Addr 1	777 NE 2ND STREET		
Addr 2	SUITE 200		
CSZ	CORVALLIS	OR	97330 Country UNITED STATES OF AMERICA

Type	MEM	MEMBER	Resign Date
Name	KRISTEN		DICKERHOOF
Addr 1	777 NE 2ND STREET		
Addr 2	SUITE 200		

CSZ	CORVALLIS	OR	97330		Country	UNITED STATES OF AMERICA
-----	-----------	----	-------	--	---------	--------------------------

Type	MEM	MEMBER			Resign Date	
Name	MAGUIRE		DICKERHOOF			
Addr 1	777 NE 2ND STREET					
Addr 2	SUITE 200					
CSZ	CORVALLIS	OR	97330		Country	UNITED STATES OF AMERICA

Type	MEM	MEMBER			Resign Date	
Name	MAXWELL		DICKERHOOF			
Addr 1	777 NE 2ND STREET					
Addr 2	SUITE 200					
CSZ	CORVALLIS	OR	97330		Country	UNITED STATES OF AMERICA

Type	MGR	MANAGER			Resign Date	
Name	DARREN	E	DICKERHOOF			
Addr 1	777 NE 2ND STREET					
Addr 2	SUITE 200					
CSZ	CORVALLIS	OR	97330		Country	UNITED STATES OF AMERICA

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Name History

Business Entity Name	Name Type	Name Status	Start Date	End Date
FLOHOOF, LLC	EN	CUR	04-24-2023	

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05-30-2023

11:02

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
2077905-93	DLLC	ACT	OREGON	02-10-2023	02-10-2024	
Entity Name	BRONCOLE, LLC					
Foreign Name						

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Associated Names

Type	PPB	PRINCIPAL PLACE OF BUSINESS				
Addr 1	3012 NW TAYLOR AVE					
Addr 2						
CSZ	CORVALLIS	OR	97330	Country	UNITED STATES OF AMERICA	

Please click [here](#) for general information about registered agents and service of process.

Type	AGT	REGISTERED AGENT	Start Date	02-10-2023	Resign Date
Name	DARIN	F	COLE		
Addr 1	3012 NW TAYLOR AVE				
Addr 2					
CSZ	CORVALLIS	OR	97330	Country	UNITED STATES OF AMERICA

Type	MAL	MAILING ADDRESS
Addr 1	3012 NW TAYLOR AVE	
Addr 2		
CSZ	CORVALLIS	OR 97330 Country UNITED STATES OF AMERICA

Type	MEM	MEMBER	Resign Date
Name	DARIN	F	COLE
Addr 1	3012 NW TAYLOR AVE		
Addr 2			
CSZ	CORVALLIS	OR	97330 Country UNITED STATES OF AMERICA

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Name History


Business Entity Name	Name Type	Name Status	Start Date	End Date
BRNCOLE, LLC	EN	CUR	02-10-2023	

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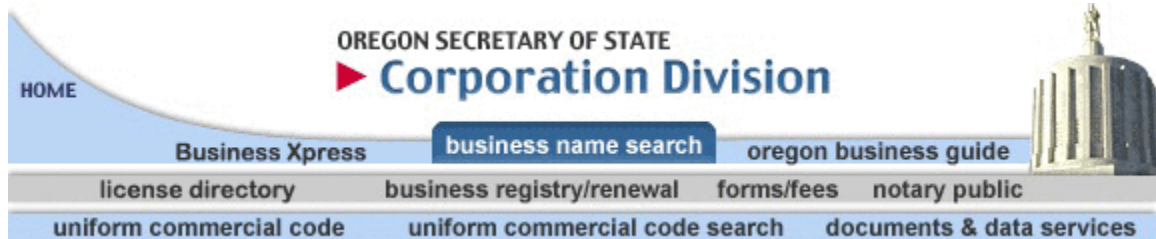
Summary History

Image Available	Action	Transaction Date	Effective Date	Status	Name/Agent Change	Dissolved By
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Business Entity Data

05-30-2023
10:28

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
2112554-92	DLLC	ACT	OREGON	04-24-2023	04-24-2024	
Entity Name	CHARLIE 2023, LLC					
Foreign Name						

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Associated Names

Type	PPB	PRINCIPAL PLACE OF BUSINESS				
Addr 1	1027 NW HARMON BLVD					
Addr 2						
CSZ	BEND	OR	97703	Country	UNITED STATES OF AMERICA	

Please click [here](#) for general information about registered agents and service of process.

Type	AGT	REGISTERED AGENT	Start Date	04-24-2023	Resign Date
Name	GRAYSON	T	DAVIS		
Addr 1	1027 NW HARMON BLVD				
Addr 2					
CSZ	BEND	OR	97703	Country	UNITED STATES OF AMERICA

Type	MAL	MAILING ADDRESS
Addr 1	1027 NW HARMON BLVD	
Addr 2		
CSZ	BEND	OR 97703 Country UNITED STATES OF AMERICA

Type	MGR	MANAGER	Resign Date
Name	GRAYSON	T	DAVIS
Addr 1	1027 NW HARMON BLVD		
Addr 2			
CSZ	BEND	OR 97703	Country UNITED STATES OF AMERICA

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Business Entity Name	Name Type	Name Status	Start Date	End Date
CHARLIE 2023, LLC	EN	CUR	04-24-2023	

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11:06

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
2111391-91	DLLC	ACT	OREGON	04-21-2023	04-21-2024	
Entity Name	FLORENCE, OR SBUX II, LLC					
Foreign Name						

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Associated Names

Type	PPB	PRINCIPAL PLACE OF BUSINESS				
Addr 1	2380 DELLWOOD DRIVE					
Addr 2						
CSZ	LAKE OSWEGO	OR	97034	Country	UNITED STATES OF AMERICA	

Please click [here](#) for general information about registered agents and service of process.

Type	AGT	REGISTERED AGENT	Start Date	04-21-2023	Resign Date
Name	ALEX	MACLEAN	IV		
Addr 1	2380 DELLWOOD DRIVE				
Addr 2					
CSZ	LAKE OSWEGO	OR	97034	Country	UNITED STATES OF AMERICA

Type	MAL	MAILING ADDRESS
Addr 1	2380 DELLWOOD DRIVE	
Addr 2		
CSZ	LAKE OSWEGO	OR 97034 Country UNITED STATES OF AMERICA

Type	MGR	MANAGER	Resign Date
Name	ALEX	MACLEAN	IV
Addr 1	2380 DELLWOOD DRIVE		
Addr 2			
CSZ	LAKE OSWEGO	OR 97034	Country UNITED STATES OF AMERICA

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Name History

Business Entity Name	Name Type	Name Status	Start Date	End Date
FLORENCE, OR SBUX II, LLC	EN	CUR	04-21-2023	

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Summary History

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Business Entity Data

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11:03

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
2110348-97	DLLC	ACT	OREGON	04-19-2023	04-19-2024	
Entity Name	FLORENCE, OR - SBUX, LLC					
Foreign Name						

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Associated Names

Type	PPB	PRINCIPAL PLACE OF BUSINESS				
Addr 1	13922 FIELDING ROAD					
Addr 2						
CSZ	LAKE OSWEGO	OR	97034	Country	UNITED STATES OF AMERICA	

Please click [here](#) for general information about registered agents and service of process.

Type	AGT	REGISTERED AGENT	Start Date	04-19-2023	Resign Date
Name	ALEX	D	MACLEAN		
Addr 1	13922 FIELDING ROAD				
Addr 2					
CSZ	LAKE OSWEGO	OR	97034	Country	UNITED STATES OF AMERICA

Type	MAL	MAILING ADDRESS
Addr 1	13922 FIELDING ROAD	
Addr 2		
CSZ	LAKE OSWEGO	OR 97034 Country UNITED STATES OF AMERICA

Type	MGR	MANAGER	Resign Date
Name	ALEX	D	MACLEAN
Addr 1	13922 FIELDING ROAD		
Addr 2			
CSZ	LAKE OSWEGO	OR	97034 Country UNITED STATES OF AMERICA

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Name History

Business Entity Name	Name Type	Name Status	Start Date	End Date
FLORENCE, OR - SBUX, LLC	EN	CUR	04-19-2023	

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[New Search](#)[Printer Friendly](#)

Summary History

Image Available	Action	Transaction Date	Effective Date	Status	Name/Agent Change	Dissolved By
	ARTICLES OF ORGANIZATION	04-19-2023		FI	Agent	

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Business Name Search

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Business Entity Data

05-30-2023
11:01

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
2078664-92	DLLC	ACT	OREGON	02-11-2023	02-11-2024	
Entity Name	SOARING HIGH PROPERTIES, LLC					
Foreign Name						

[New Search](#)
[Printer Friendly](#)

Associated Names

Type	PPB	PRINCIPAL PLACE OF BUSINESS				
Addr 1	2925 43RD AVE SE					
Addr 2						
CSZ	ALBANY	OR	97322	Country	UNITED STATES OF AMERICA	

Please click [here](#) for general information about registered agents and service of process.

Type	AGT	REGISTERED AGENT	Start Date	02-11-2023	Resign Date
Name	JAMES	BULTENA			
Addr 1	2925 43RD AVE SE				
Addr 2					
CSZ	ALBANY	OR	97322	Country	UNITED STATES OF AMERICA

Type	MAL	MAILING ADDRESS			
Addr 1	2925 43RD AVE SE				
Addr 2					
CSZ	ALBANY	OR	97322	Country	UNITED STATES OF AMERICA

Type	MGR	MANAGER			Resign Date
Name	JAMES	BULTENA			
Addr 1	2925 43RD AVE SE				
Addr 2					
CSZ	ALBANY	OR	97322	Country	UNITED STATES OF AMERICA

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[Printer Friendly](#)

Name History


Business Entity Name	Name Type	Name Status	Start Date	End Date
SOARING HIGH PROPERTIES, LLC	EN	CUR	02-11-2023	

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Summary History

Image Available	Action	Transaction Date	Effective Date	Status	Name/Agent Change	Dissolved By
	ARTICLES OF ORGANIZATION	02-11-2023		FI	Agent	

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*FLORENCE CITY, OREGON
STARBUCKS
PLANNING APPLICATION*

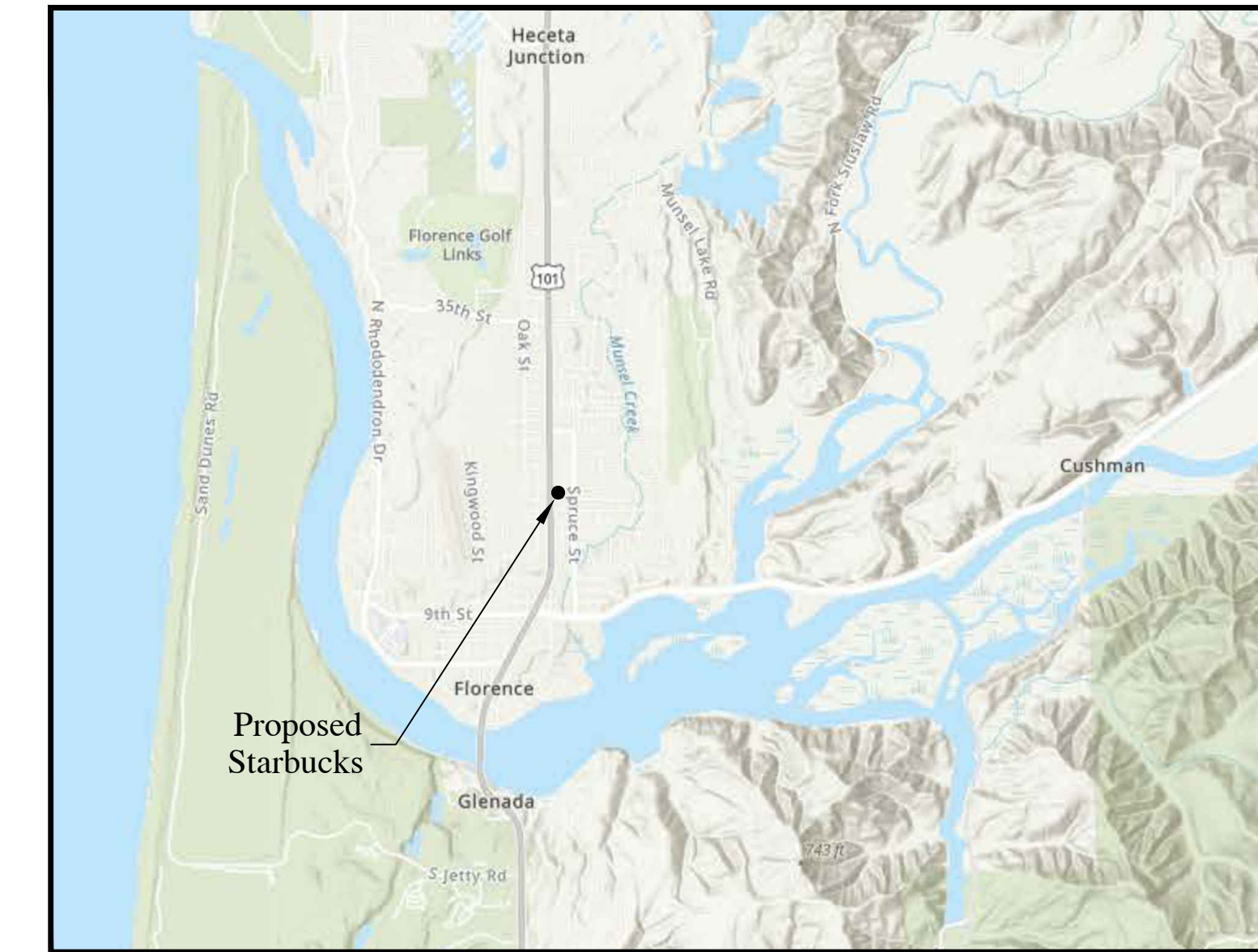
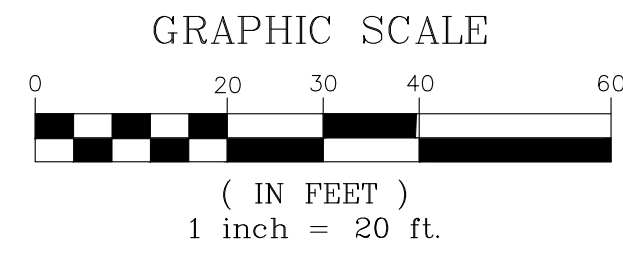
SECTION 5

*SITE PLAN
&
ELEVATIONS*

*SITUS ADDRESS: 1940 HWY 101
FLORENCE OREGON 97439
MAP NUMBER: 18122622 TL 5002*

SITEPLAN STARBUCKS CONVERSION OF FORMER PIZZA HUT BUILDING

SITUATED IN THE NW1/4 NW1/4, SEC 26, T18S, R12W, W.M.
LANE COUNTY OREGON
CITY OF FLORENCE



VICINITY MAP
NOT TO SCALE

SHADING LEGEND:

- PROPOSED ASPHALT OVERLAY
- PROPOSED CONCRETE WALKWAY

JURISDICTION: CITY OF FLORENCE
250 HWY 101
FLORENCE, OR 97439
(541) 997-8237

APPLICANT: DICKERHOOF PROPERTIES
ATTN: DARREN DICKERHOOF
P.O. BOX 1583
CORVALLIS, OR 97339
(541) 754-3630

ENGINEER: RHINE-CROSS GROUP, LLC
ATTN: MARC CROSS, PE, PLS
112 N 5th ST - SUITE 200
KLAMATH FALLS, OR 97601
(541) 851-9405

MAP # TAX LOT NUMBER: MAP NO. 18122622 T.L. 5002
ADDRESS: 1940 HWY 101, FLORENCE, OREGON 97439
ZONING: C - COMMERCIAL
PROPOSED OCCUPANCY: STARBUCKS COFFEE WITH DRIVE-THRU

SITE REQUIREMENTS
(Florence City Code 10-15-4 and 10-15-5)

SETBACKS:

FRONT	0 ft
SIDE & REAR	0 ft
MAXIMUM ALLOWABLE BUILDING HEIGHT:	35 ft

OFF-STREET PARKING DATA
(Florence City Code 10-3-1)

BUILDING	# SPACES
STARBUCKS COFFEE: 2,380 sf FLOOR AREA 2,380 sq.ft. FLOOR AREA @ 1 per 125 sf Floor Area	19
TOTAL REQUIRED:	19
TOTAL PROVIDED:	19

ADA REQUIREMENTS: 1 ADA STALL PER 25 REQUIRED PARKING STALLS =
1 ADA STALL REQUIRED
1 ADA STALLS PROVIDED

BICYCLE PARKING: NOT REQUIRED FOR BUILDING ALTERATIONS HOWEVER APPLICANT IS SHOWING 2 NEW BICYCLE PARKING SPACES

SITE DATA & CALCULATIONS

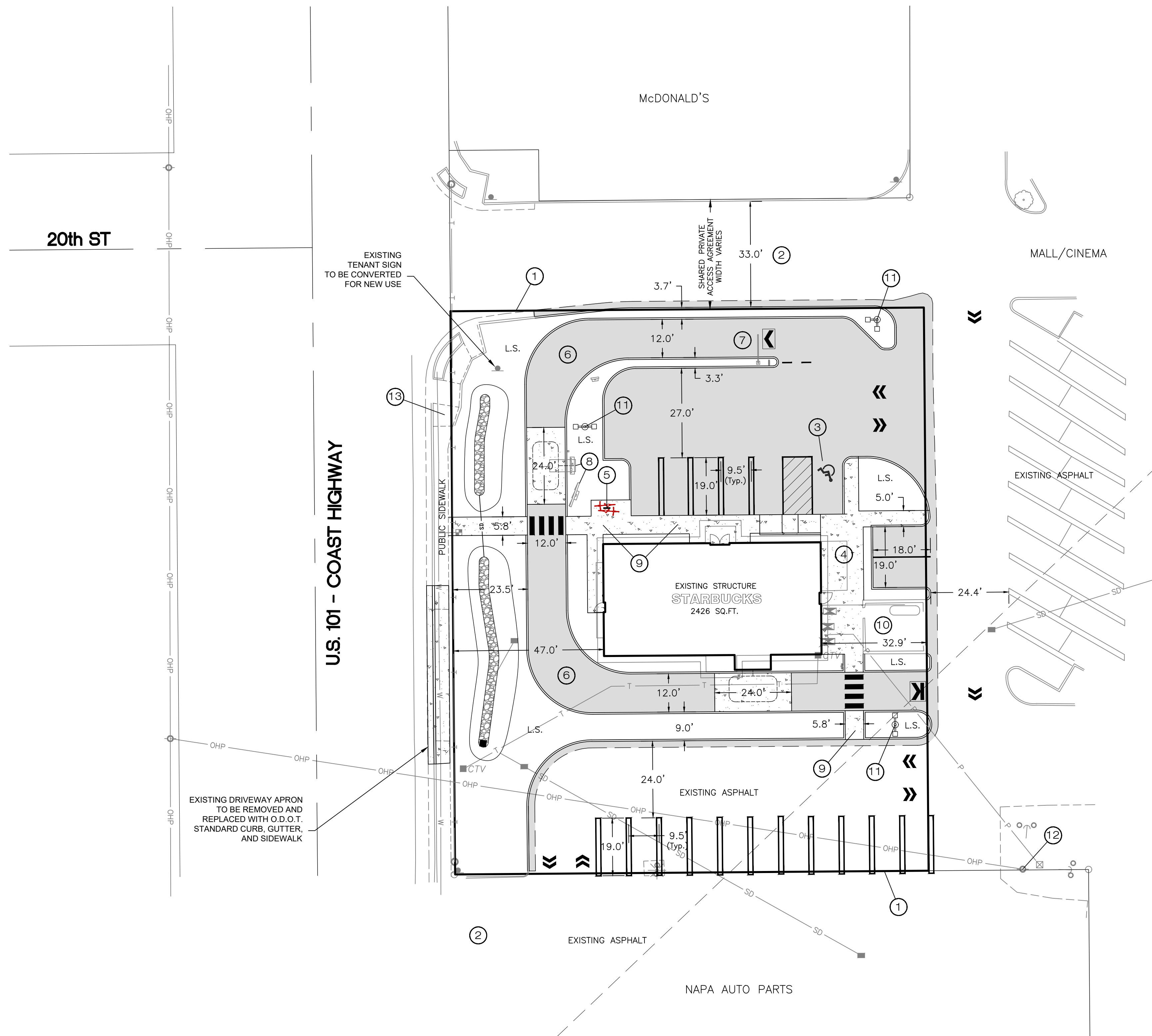
TOTAL SITE AREA (BY CONCURRENT PARTITION):	17,377 sq.ft.
TOTAL BUILDING FOOTPRINT:	2,426 sq.ft.
% BUILDING COVERAGE:	14.0%
TOTAL PAVED AREA (OVERLAY OF EXISTING ASPHALT):	9,899 sq.ft.
% PAVED COVERAGE:	56.9%
TOTAL ONSITE SIDEWALK/CONCRETE AREAS:	1,385 sq.ft.
% ONSITE SIDEWALK COVERAGE:	8.0%
LANDSCAPE AREA:	3,667 sq.ft.
LANDSCAPE COVERAGE:	21.1%

PROPOSAL:

REMODEL OF AN EXISTING BUILDING (FORMER PIZZA HUT) INTO A NEW STARBUCKS COFFEE SHOP WITH DRIVE THRU.

SHEET INDEX

- SP01 PRELIMINARY SITEPLAN
- LS01 PRELIMINARY LANDSCAPE PLAN

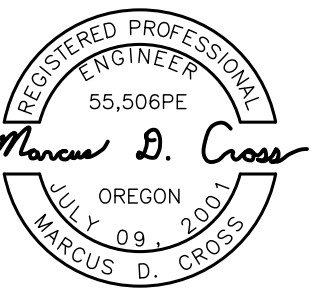
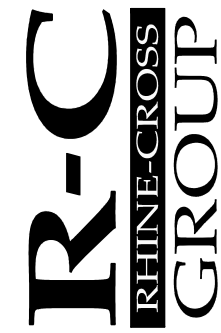


SITEPLAN NOTES:

- 1 PROPERTY LINE
- 2 EXISTING PUBLIC ROAD ACCESS, WIDTH AS SHOWN
- 3 PROPOSED ADA PARKING SPACE - VAN ACCESSIBLE
- 4 PROPOSED OUTDOOR PATIO AREA WITH SEATING
- 5 PROPOSED BICYCLE PARKING AREA
- 6 PROPOSED DRIVE THRU LANE
- 7 PROPOSED CLEARANCE BAR AT DRIVE THRU ENTRY
- 8 PROPOSED ORDER MENU & SCREEN
- 9 PROPOSED CONCRETE SIDEWALK
- 10 EXISTING SCREENED CMU TRASH ENCLOSURE WITH PROPANE TANK
- 11 PROPOSED SITE LIGHTING
- 12 PROPOSED POINT OF CONNECTION TO POWER AND COMMUNICATIONS LINES AT EXISTING POLE.
- 13 EXISTING SIDEWALK TO REMAIN

DICKERHOOF PROPERTIES
PO BOX 1583
CORVALLIS, OR 97339
(541) 281-5977

RHINE-CROSS GROUP, LLC
ENGINEERING - SURVEYING - PLANNING
112 N 5th ST - SUITE 200 - P.O. BOX 909
KLAMATH FALLS, OREGON 97601



REVISIONS: 12-31-2023
06-08-2023

STARBUCKS COFFEE
FLORENCE OREGON

SHEET NAME:
PRELIMINARY SITEPLAN

DRAWN BY: MDC
CHKD BY: LH
DATE: JUNE 2023

REVISIONS:

JOB NO. 2228

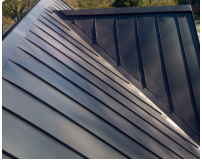
SHEET NO.

SP 01

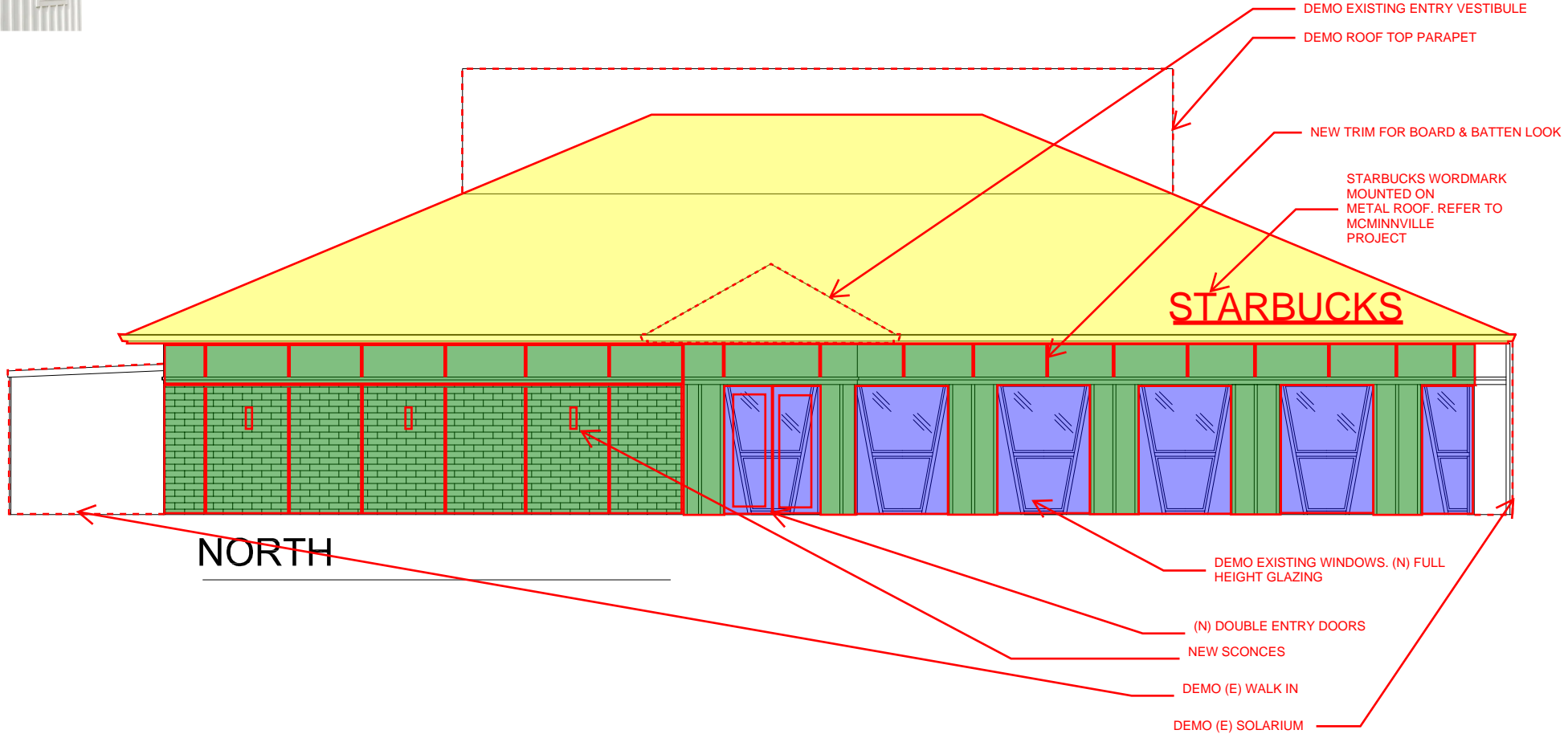


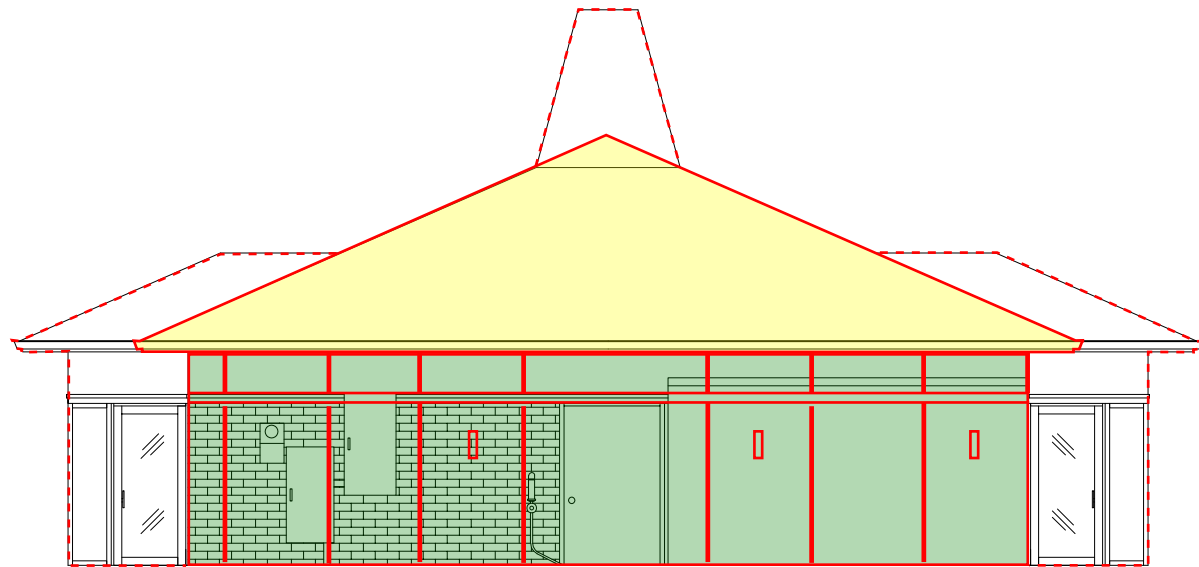
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PRELIMINARY TEST FIT
SUBJECT TO CHANGE
4/17/2023



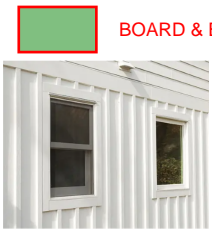
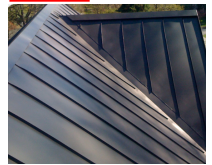
BOARD & BATTEN. COLOR TBD





EAST

MT-1	METAL ROOF	DARK BRONZE	FIRESTONE UNA-CLAD UC-3	COLOR TO BE COORDINATED WITH SB
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BOARD & BATTEN. COLOR TBD

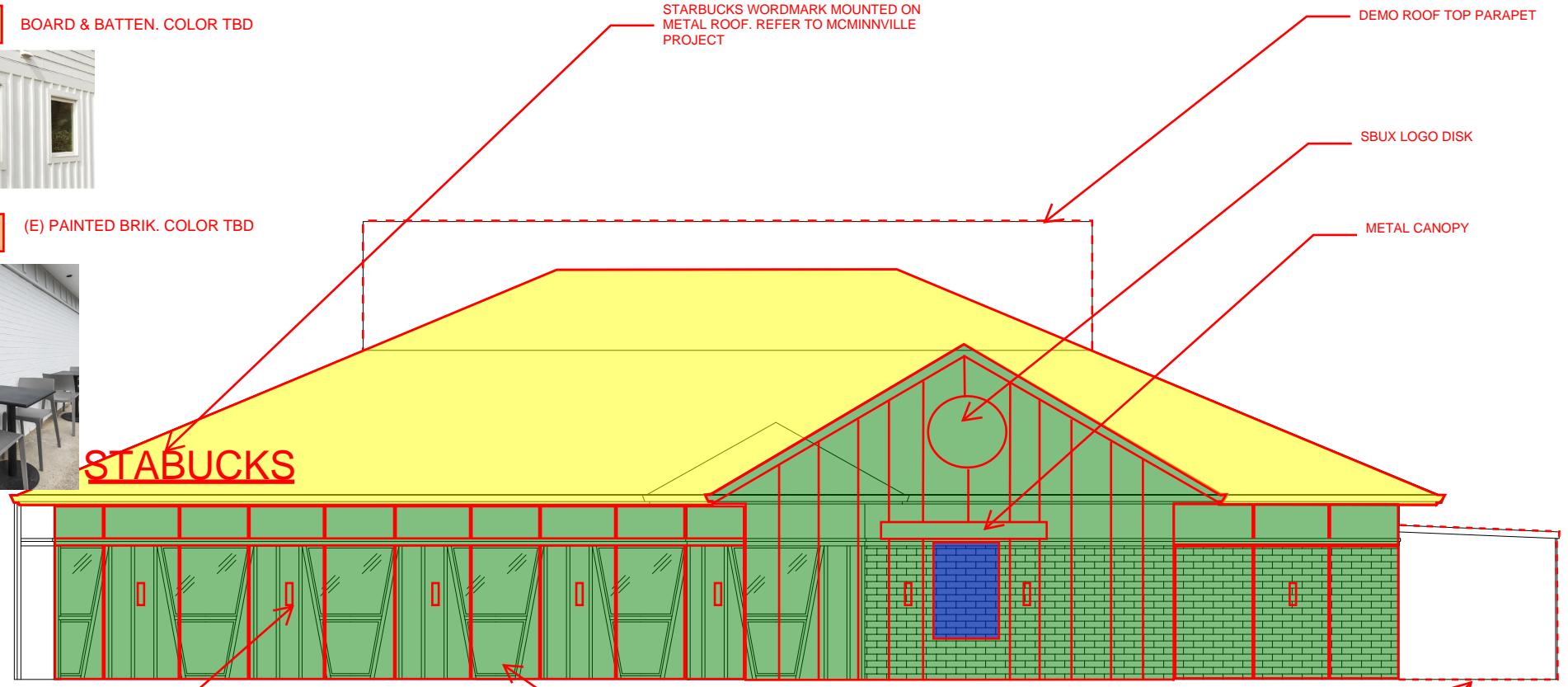
(E) PAINTED BRIK. COLOR TBD

STARBUCKS WORDMARK MOUNTED ON METAL ROOF. REFER TO MCMINNVILLE PROJECT

DEMO ROOF TOP PARAPET

SBUX LOGO DISK

METAL CANOPY



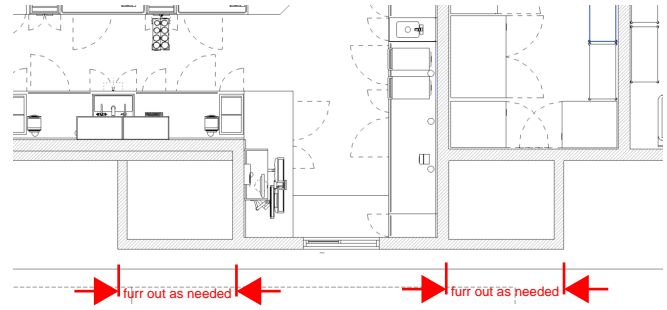
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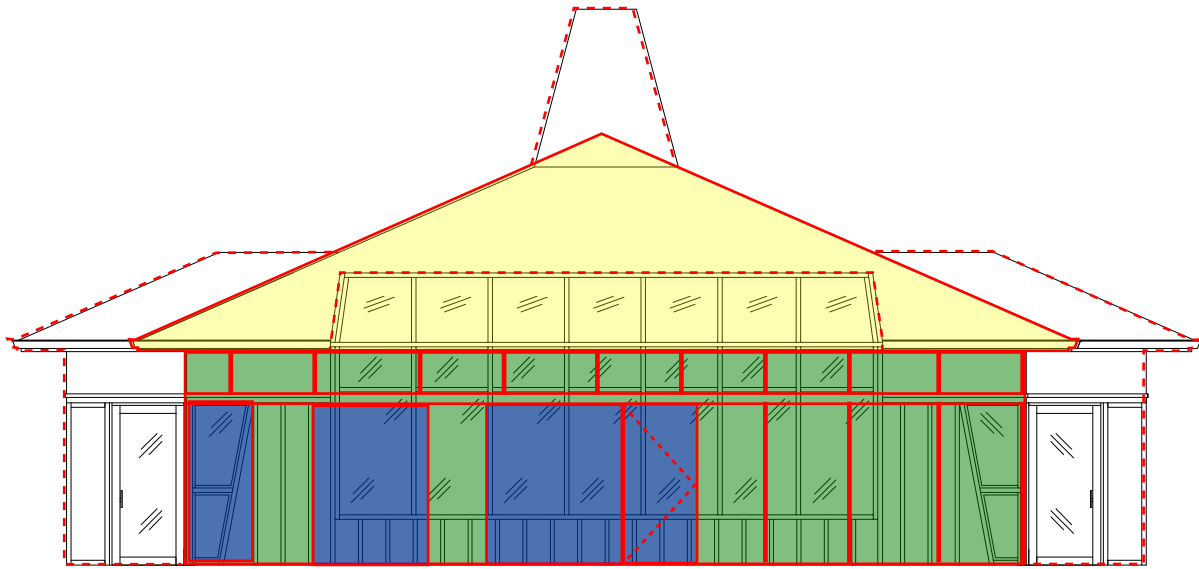
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NEW DT BUMP

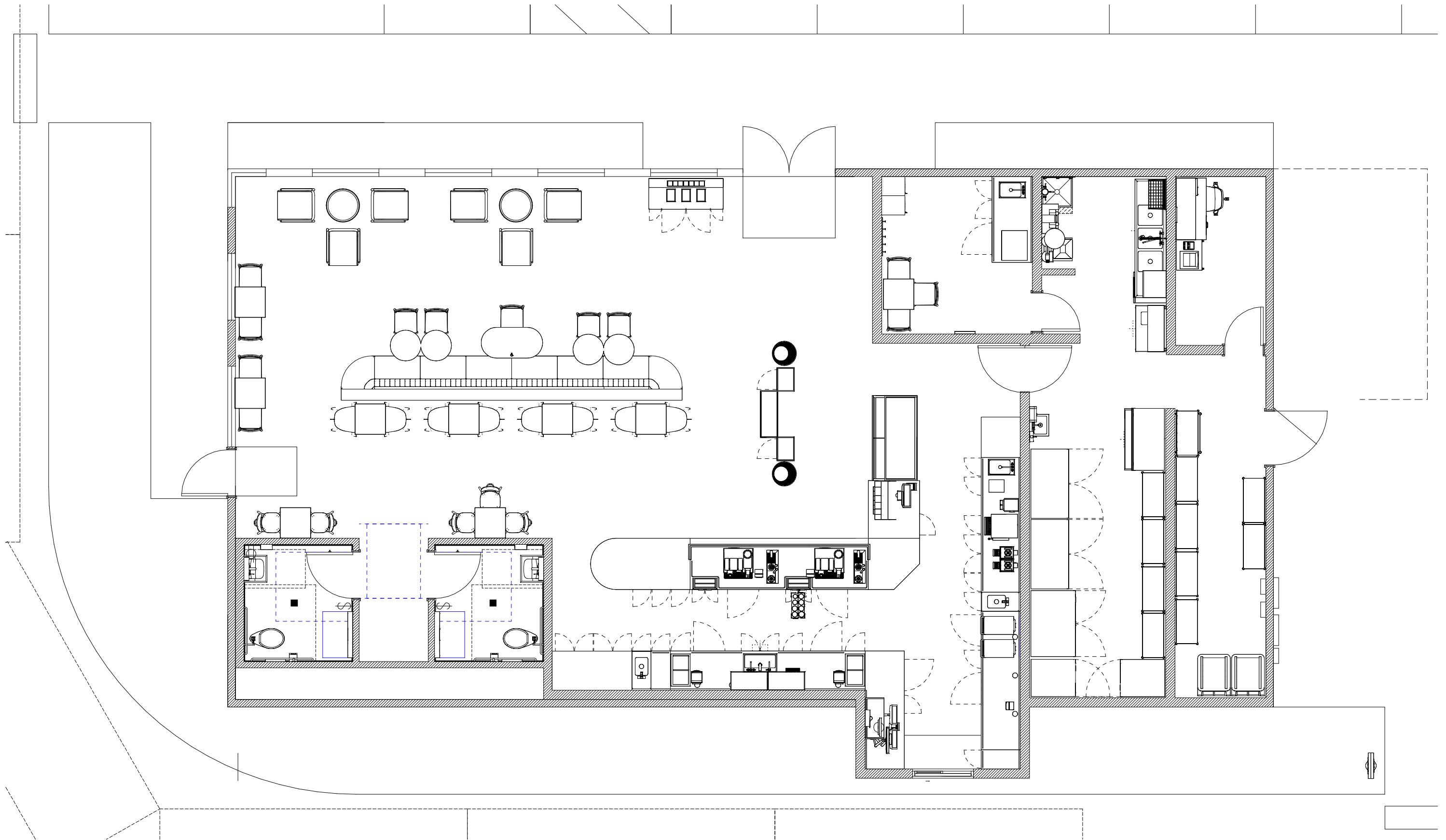
DEMO (E) WINDOWS

DEMO (E) WALK IN





WEST



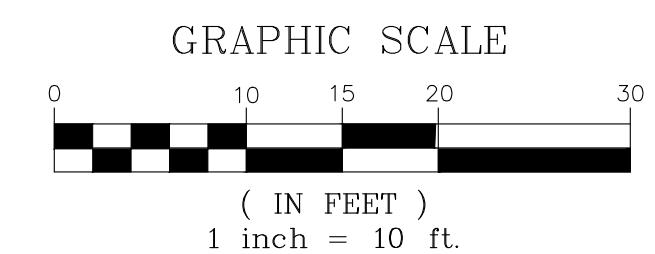
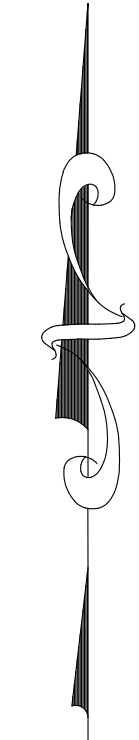
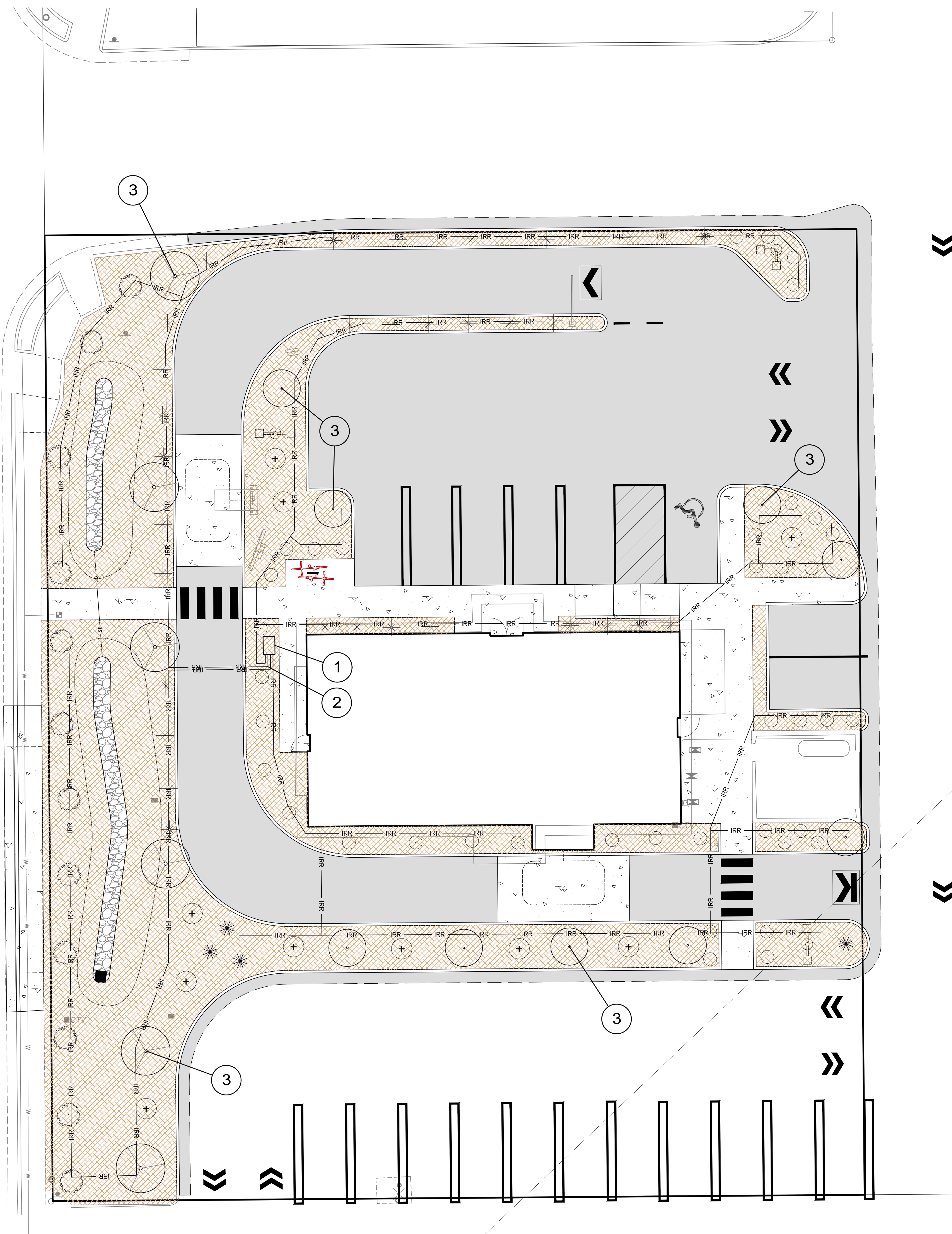
TEST FIT ONLY
SUBJECT TO CHANGE

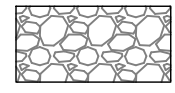
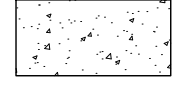


*FLORENCE CITY, OREGON
STARBUCKS
PLANNING APPLICATION*

SECTION 6


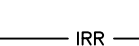
LANDSCAPE PLAN

*SITUS ADDRESS: 1940 HWY 101
FLORENCE OREGON 97439
MAP NUMBER: 18122622 TL 5002*






- SHADING LEGEND:**
-  PROPOSED RIVER ROCK COBBLES
 -  PROPOSED 3" HEMLOCK MULCH
 -  PROPOSED CONCRETE WALKWAY
 -  PROPOSED ASPHALT AREA

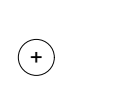


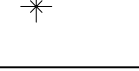
Irrigation Schedule

- ① 6-ZONE IRRIGATION CONTROL VALVE BOX. VALVE BOX TO BE FED BY EXISTING ONSITE WELL. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN BUILD SYSTEM INCLUDING PUMPS, CONTROLS, EXPANSION TANKS, ETC.
 - ② INSTALL DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS.
 - ③ INSTALL DOUBLE TREE RING DRIPLINE AT EACH TREE LOCATION, FIRST RING SHALL BE 12" FROM TRUNK, SECOND RING 24"
- LEGEND:**
-  IRRIGATION MAINLINE, PVC SCH 40 PIPE 1-1/2" DIA WITH 3/8" DIA LATERALS TO SPRINKLER HEADS
 -  DRIP LINE

Tree Planting Schedule

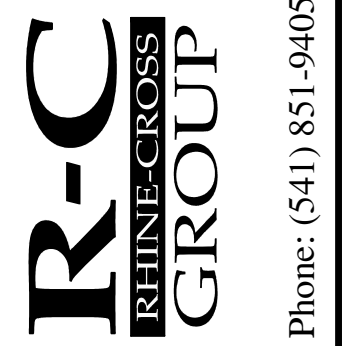
TREE SYMBOL	QTY	BOTANICAL NAME / COMMON NAME	SIZE
	6	ACER x FREEMANNII 'JEFFERSRED' AUTUMN BLAZE RED MAPLE	2" CAL., 10'-12' HT.
	4	PINUS CONTORTA SHORE PINE	5'-6' HT.
	9	PRUNUS SERRULATA 'KWANZAN' KWANZAN FLOWERING CHERRY	2" CAL., 10'-12' HT.

Shrub and Grass Planting Schedule

TREE SYMBOL	QTY	BOTANICAL NAME / COMMON NAME	SIZE
	10	EUNYMUS ALATUS 'COMPACTUS' COMPACT BURNING BUSH	5 GAL.
	34	RHODODENDRON ACCIDENTALE WESTERN AZALEA - VARIOUS COLOR	1 GAL.
	12	PRUNUS LAURACERASUS 'NANA' COMPACT ENGLISH LAUREL	5 GAL.
	33	HEUCTOTRICHON SEMPERVIRENS BLUE OAT GRASS	5'-6' HT.

DICKERHOOF PROPERTIES
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112 N 5th ST - SUITE 200 - P.O. BOX 909
KLAMATH FALLS, OREGON 97601
Phone: (541) 851-9405 Fax: (541) 273-9200 admin@rc-grp.com



RENEWS: 12-31-2023
06-08-2023

STARBUCKS COFFEE
FLORENCE OREGON

SHEET NAME:
PRELIMINARY LANDSCAPE PLAN

DRAWN BY: MDC
CHKD BY: LH
DATE: JUNE 2023

REVISIONS:

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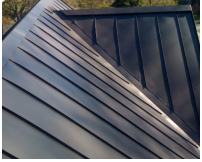
JOB NO.
2228

SHEET NO.
LS 01

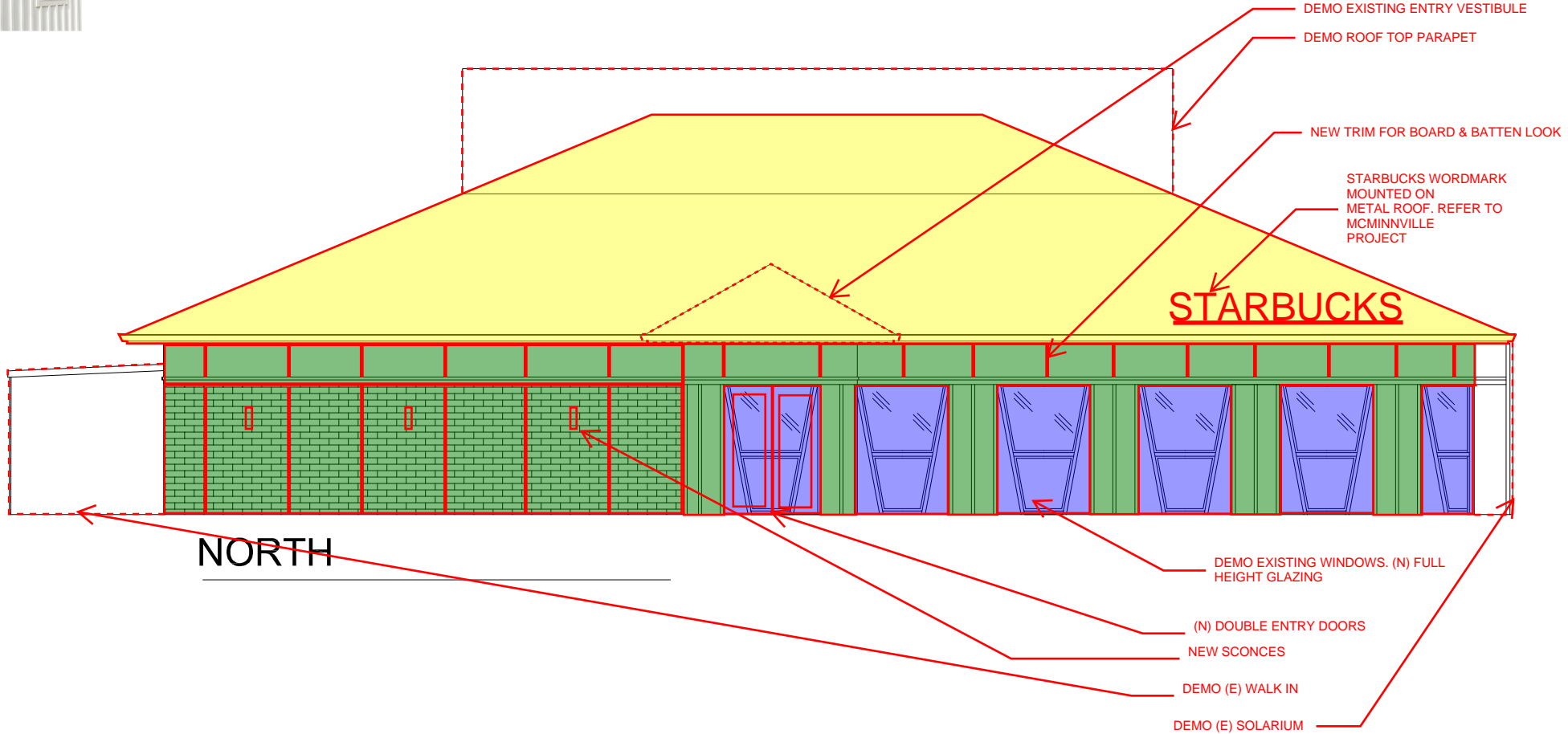


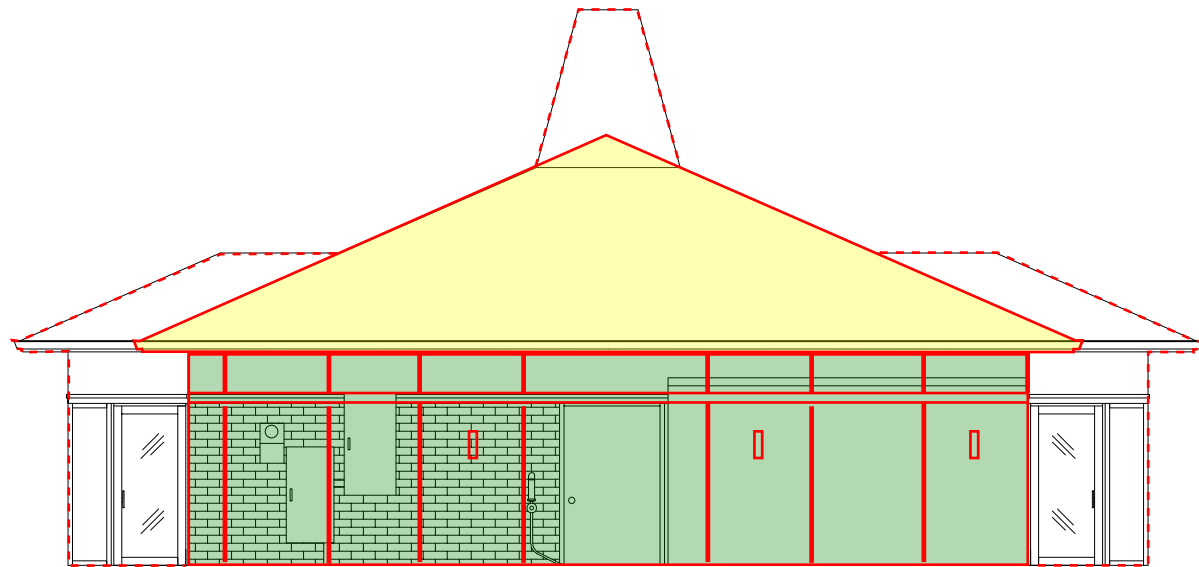
MT-1	METAL ROOF	DARK BRONZE	FIRESTONE UNA-CLAD UC-3	COLOR TO TO BE COORDINATED WITH SB
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PRELIMINARY TEST FIT
SUBJECT TO CHANGE
4/17/2023



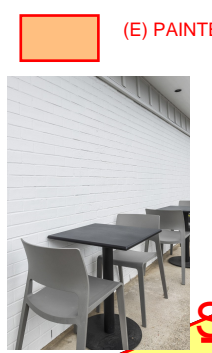
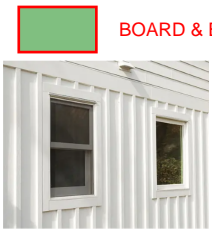
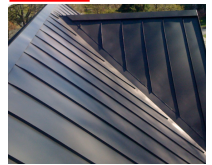
BOARD & BATTEN. COLOR TBD





EAST

MT-1	METAL ROOF	DARK BRONZE	FIRESTONE UNA-CLAD UC-3	COLOR TO BE COORDINATED WITH SB
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BOARD & BATTEN. COLOR TBD

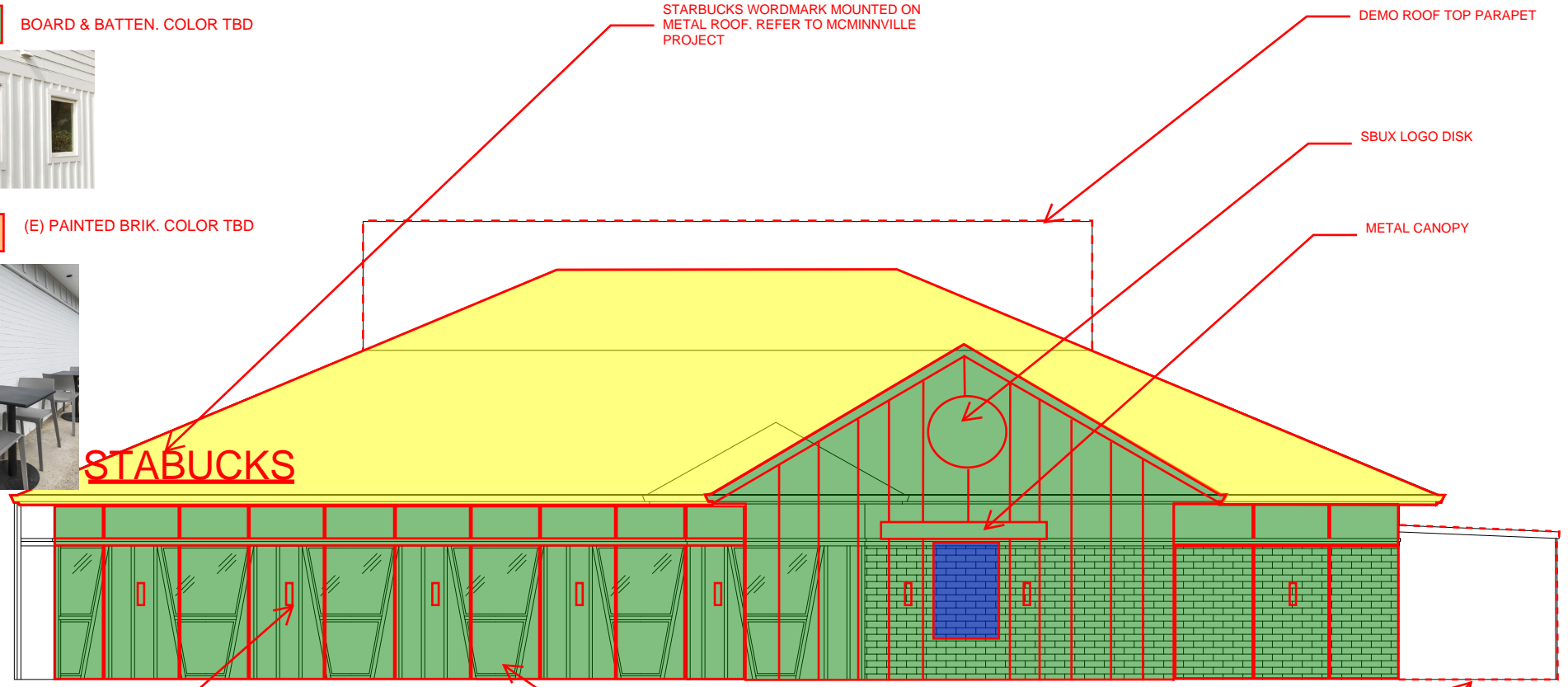
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DEMO ROOF TOP PARAPET

SBUX LOGO DISK

METAL CANOPY



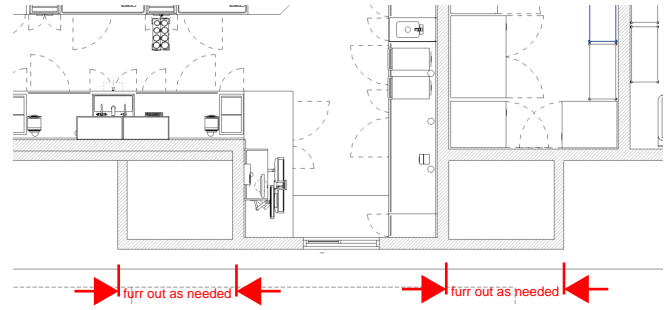
STARBUCKS

SOUTH

New sconces

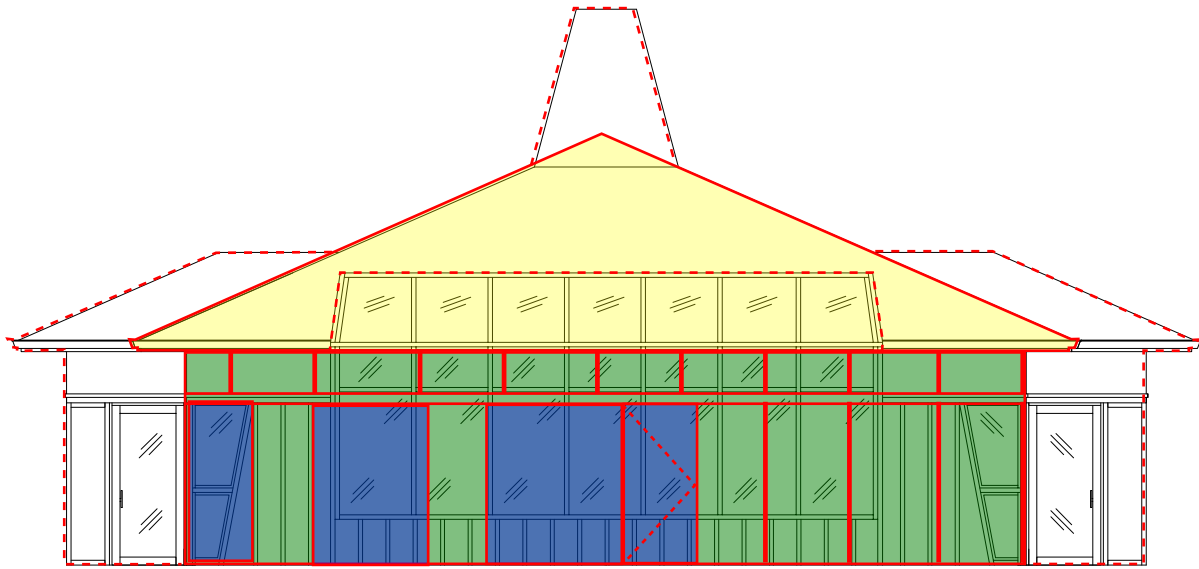
DEMO (E) WINDOWS

DEMO (E) WALK IN



furr out as needed

furr out as needed

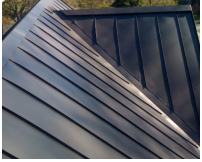


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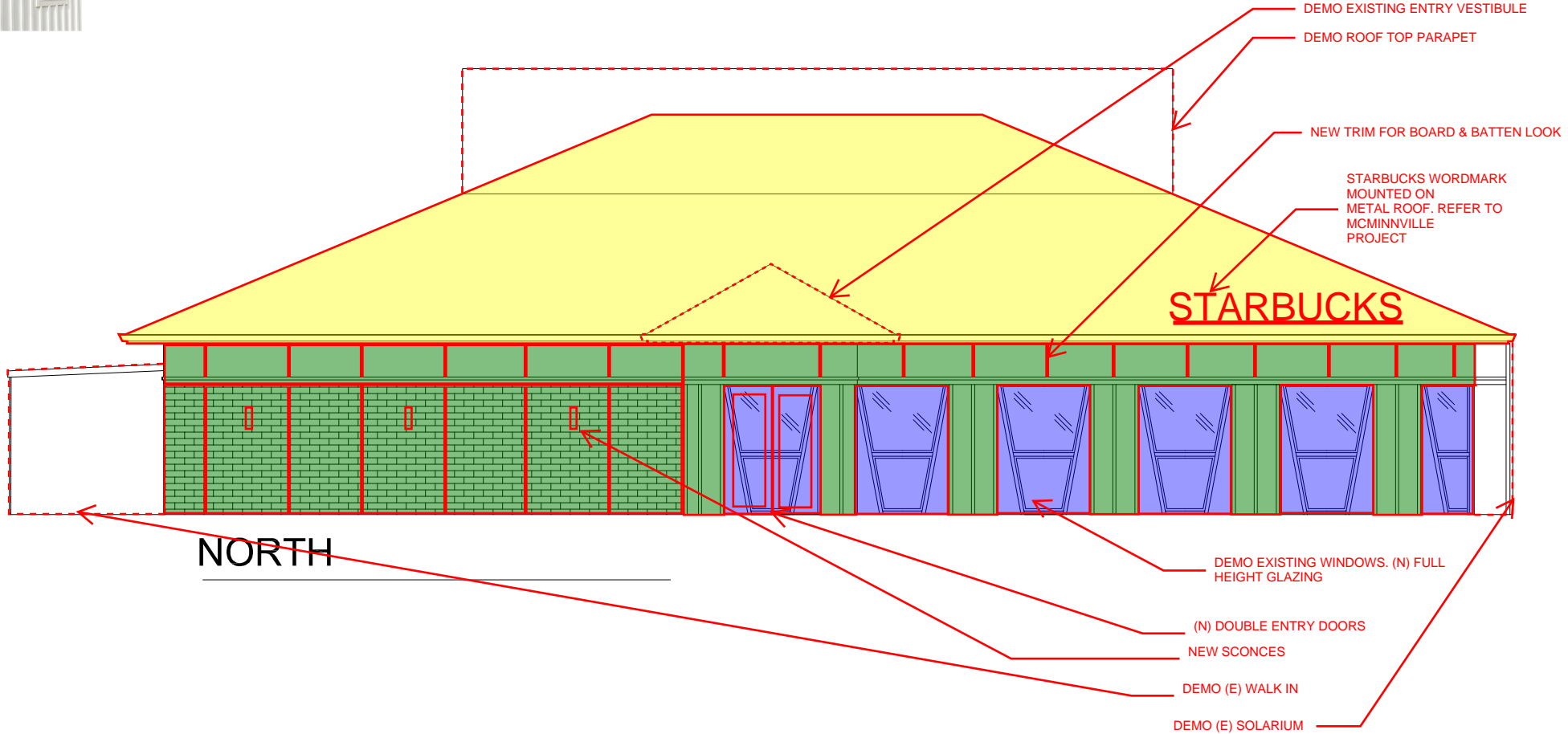


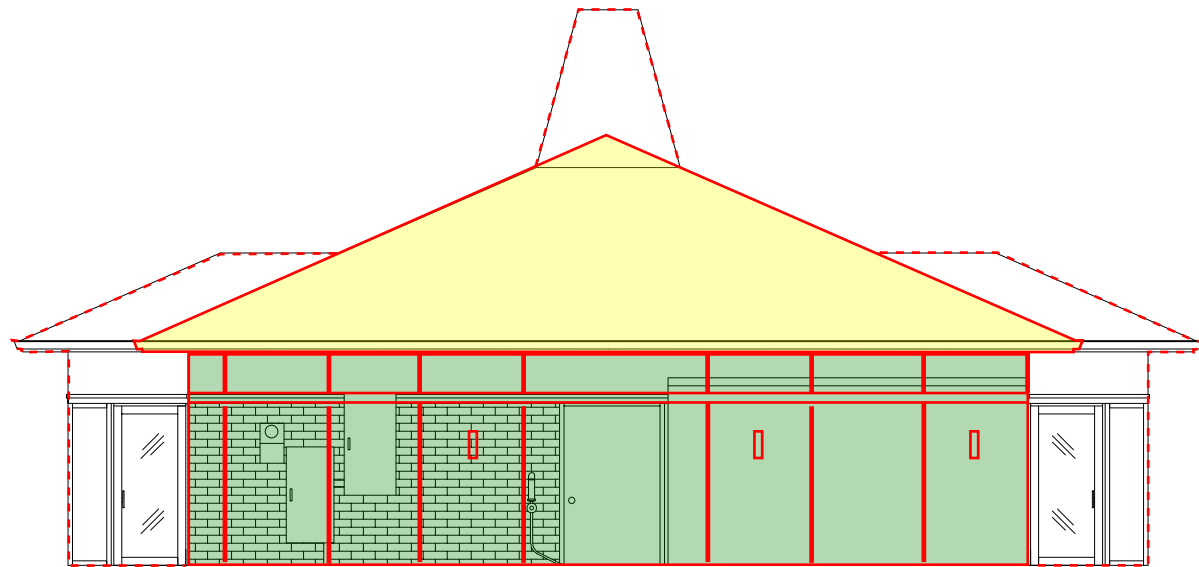
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PRELIMINARY TEST FIT
SUBJECT TO CHANGE
4/17/2023



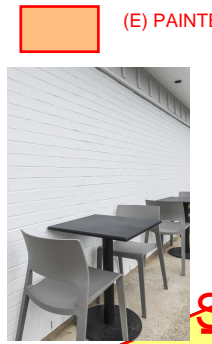
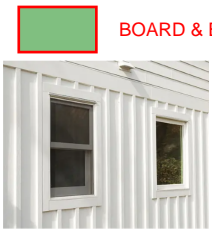
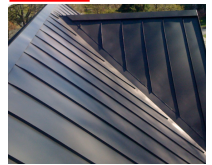
BOARD & BATTEN. COLOR TBD





EAST

MT-1	METAL ROOF	DARK BRONZE	FIRESTONE UNA-CLAD UC-3	COLOR TO BE COORDINATED WITH SB
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BOARD & BATTEN. COLOR TBD

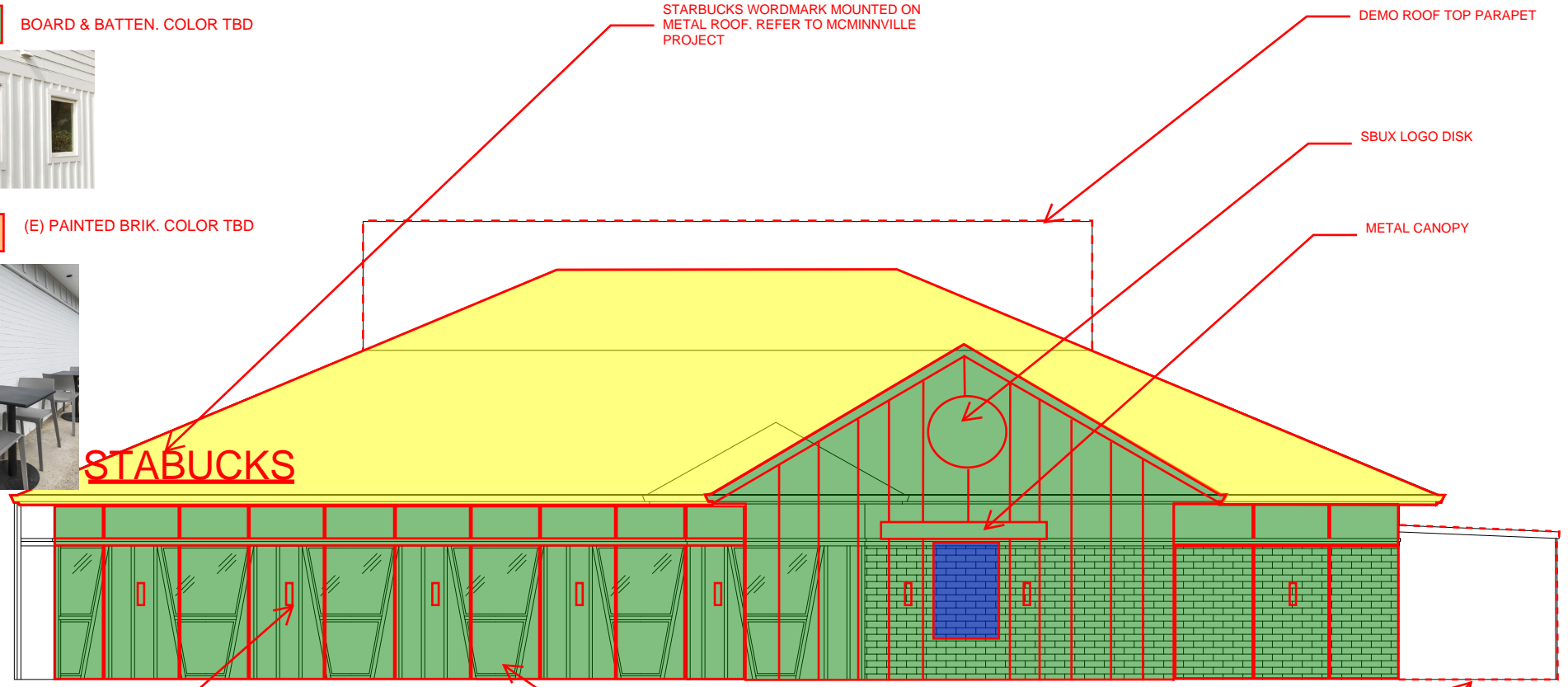
(E) PAINTED BRIK. COLOR TBD

STARBUCKS WORDMARK MOUNTED ON METAL ROOF. REFER TO MCMINNVILLE PROJECT

DEMO ROOF TOP PARAPET

SBUX LOGO DISK

METAL CANOPY



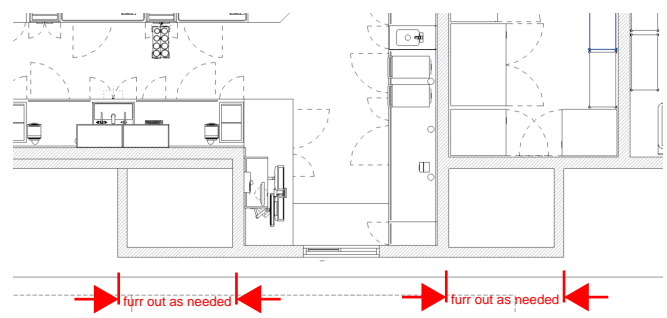
STARBUCKS

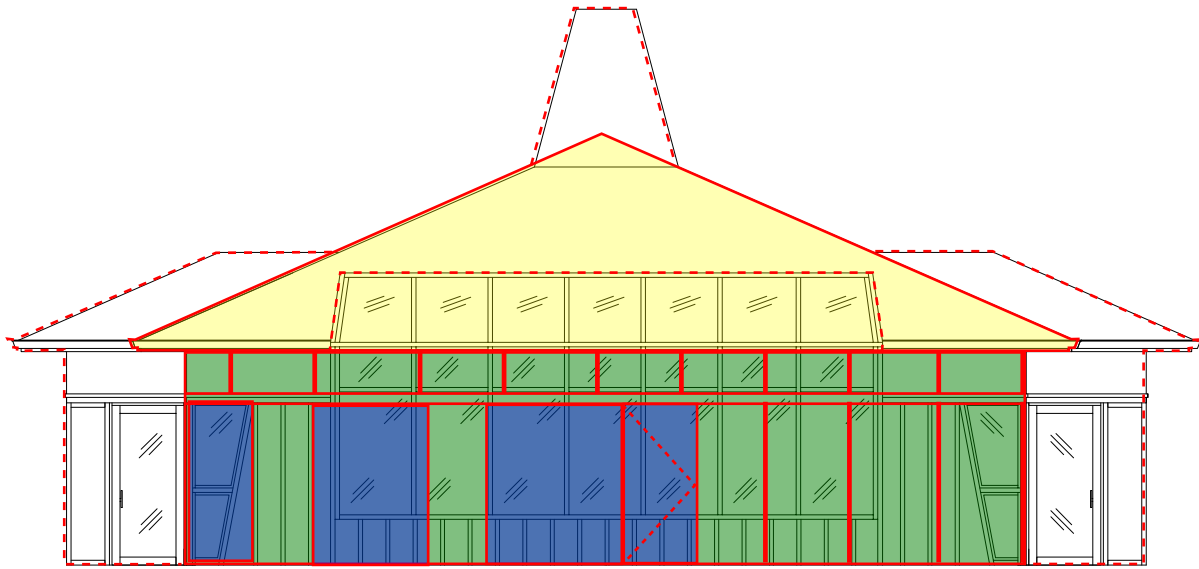
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New sconces

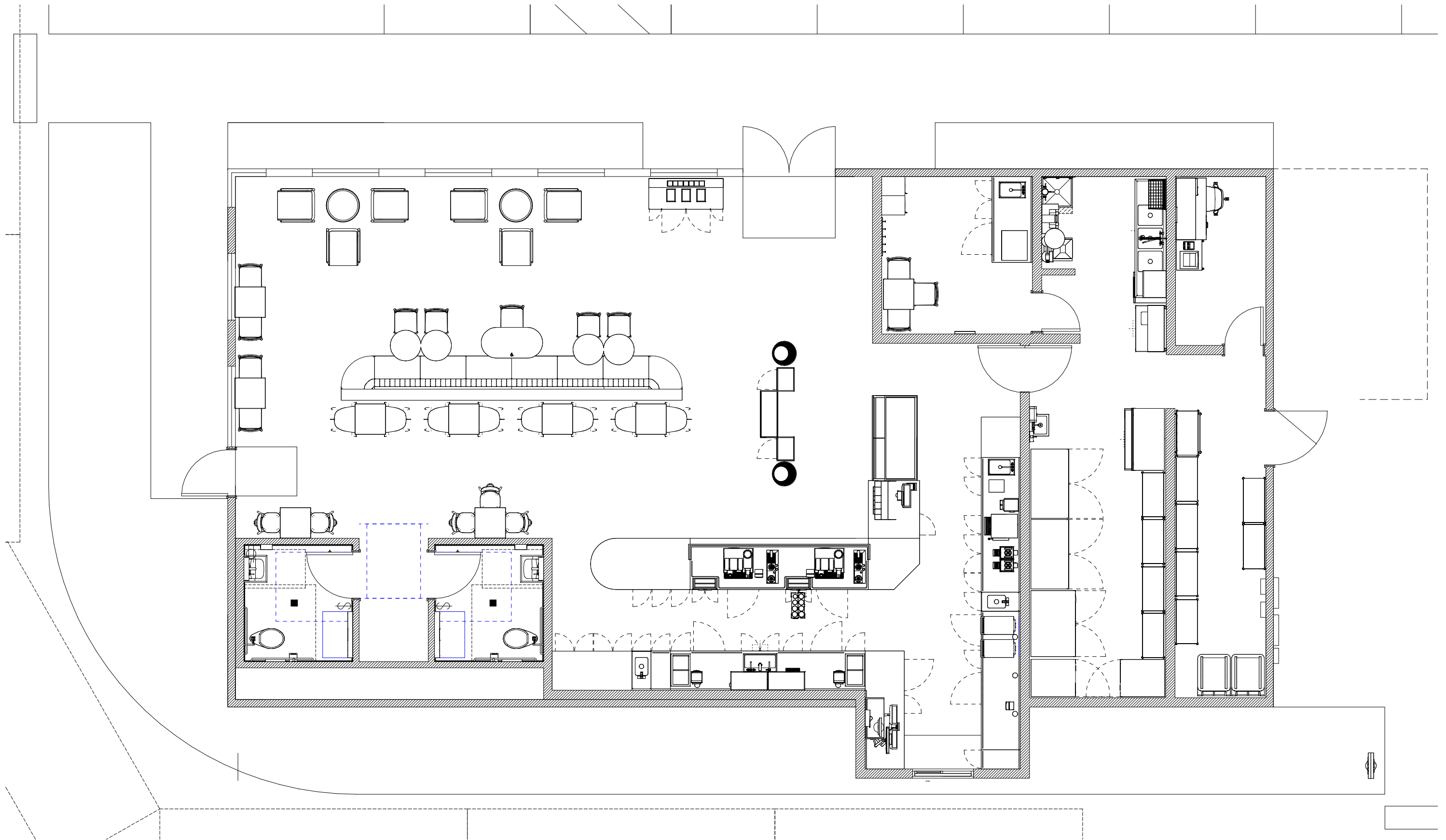
DEMO (E) WINDOWS

DEMO (E) WALK IN

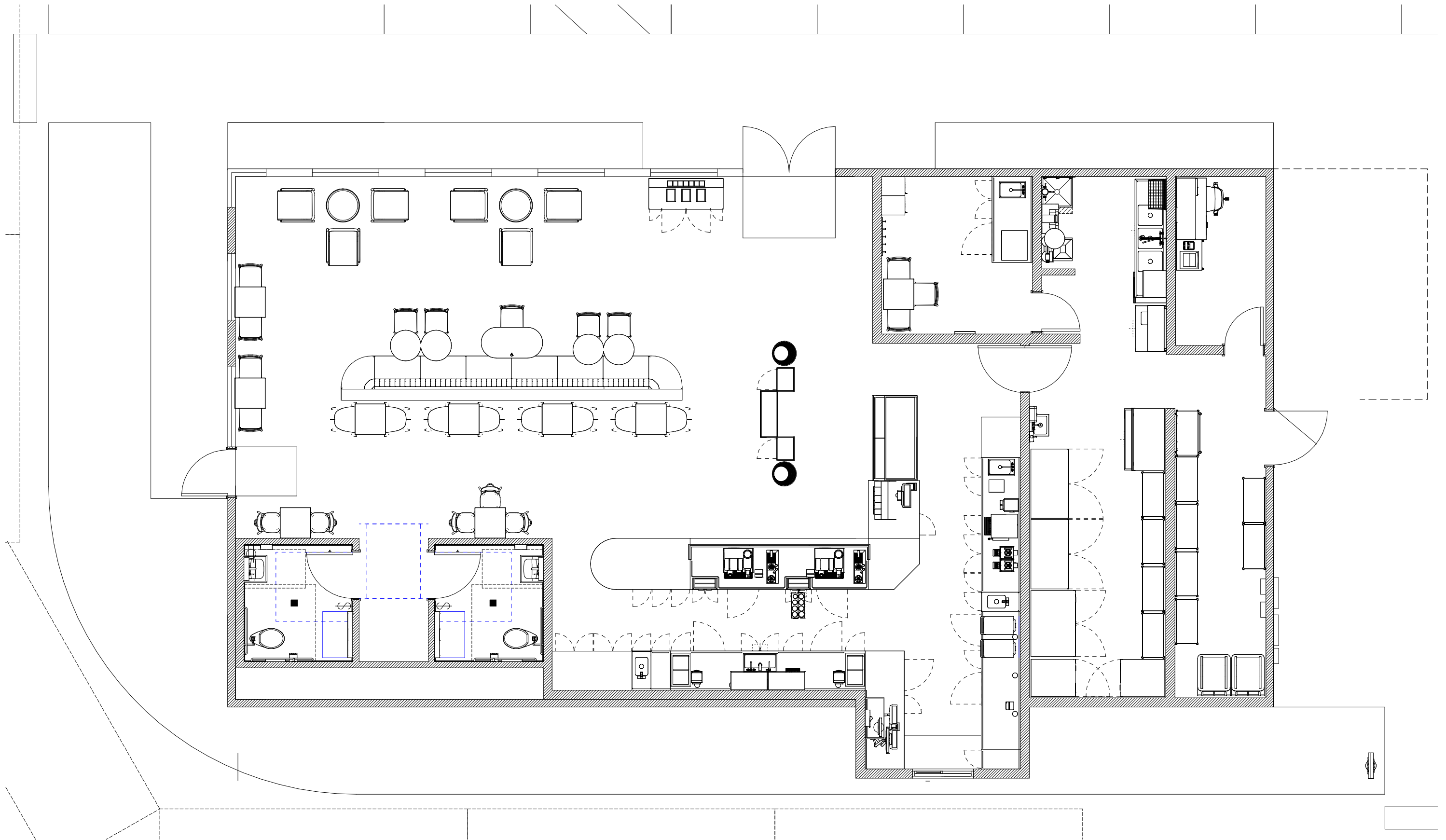




WEST



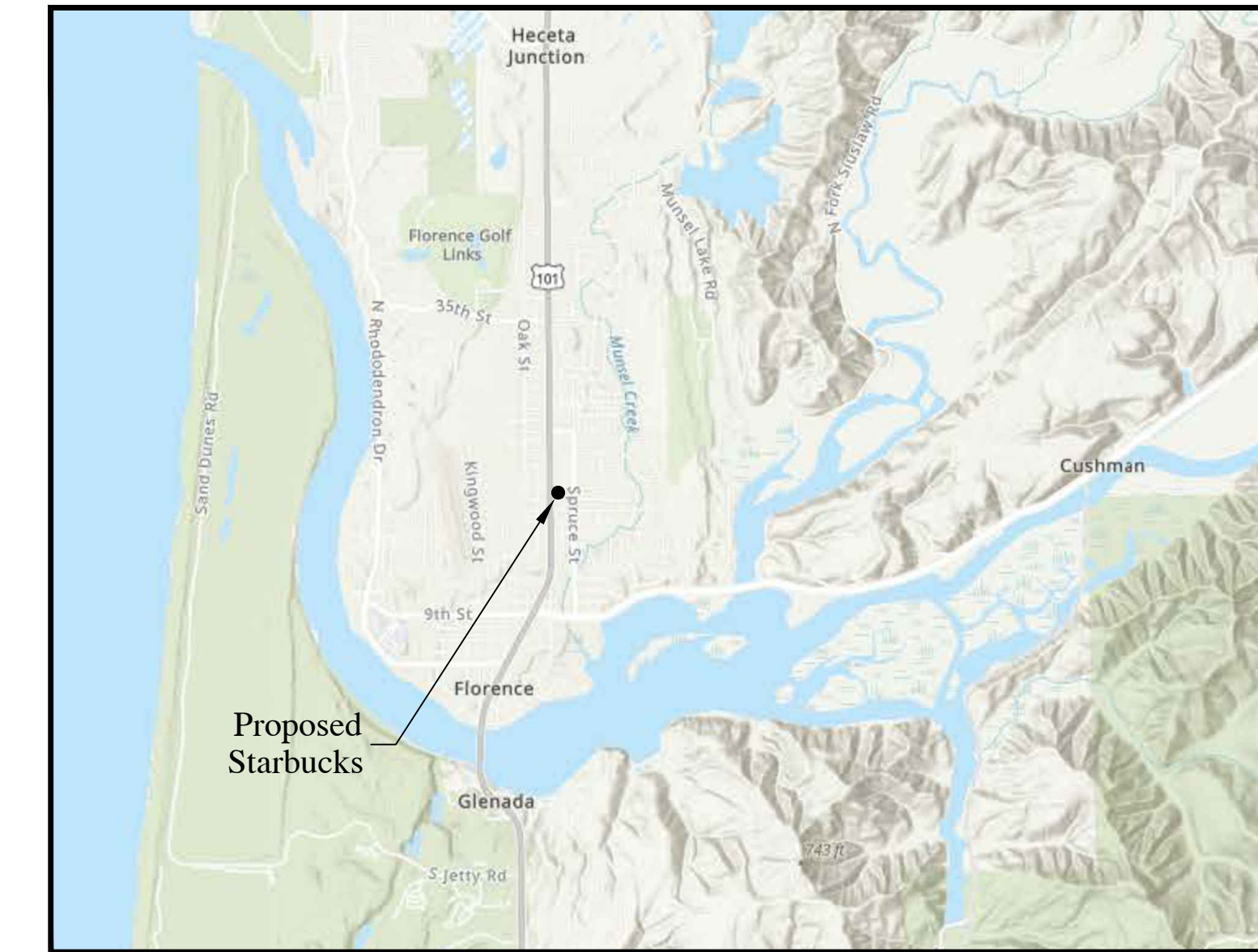
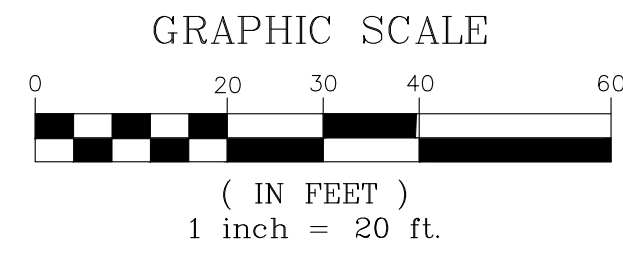
TEST FIT ONLY
SUBJECT TO CHANGE



TEST FIT ONLY
SUBJECT TO CHANGE

SITEPLAN STARBUCKS CONVERSION OF FORMER PIZZA HUT BUILDING

SITUATED IN THE NW1/4 NW1/4, SEC 26, T18S, R12W, W.M.
LANE COUNTY OREGON
CITY OF FLORENCE



VICINITY MAP
NOT TO SCALE

SHADING LEGEND:

- PROPOSED ASPHALT OVERLAY
- PROPOSED CONCRETE WALKWAY

JURISDICTION: CITY OF FLORENCE
250 HWY 101
FLORENCE, OR 97439
(541) 997-8237

APPLICANT: DICKERHOOF PROPERTIES
ATTN: DARREN DICKERHOOF
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ENGINEER: RHINE-CROSS GROUP, LLC
ATTN: MARC CROSS, PE, PLS
112 N 5th ST - SUITE 200
KLAMATH FALLS, OR 97601
(541) 851-9405

MAP # TAX LOT NUMBER: MAP NO. 18122622 T.L. 5002
ADDRESS: 1940 HWY 101, FLORENCE, OREGON 97439
ZONING: C - COMMERCIAL
PROPOSED OCCUPANCY: STARBUCKS COFFEE WITH DRIVE-THRU

SITE REQUIREMENTS
(Florence City Code 10-15-4 and 10-15-5)

SETBACKS:

FRONT	0 ft
SIDE & REAR	0 ft
MAXIMUM ALLOWABLE BUILDING HEIGHT:	35 ft

OFF-STREET PARKING DATA
(Florence City Code 10-3-1)

BUILDING	# SPACES
STARBUCKS COFFEE: 2,380 sf FLOOR AREA 2,380 sq.ft. FLOOR AREA @ 1 per 125 sf Floor Area	19
TOTAL REQUIRED:	19
TOTAL PROVIDED:	19

ADA REQUIREMENTS: 1 ADA STALL PER 25 REQUIRED PARKING STALLS =
1 ADA STALL REQUIRED
1 ADA STALLS PROVIDED

BICYCLE PARKING: NOT REQUIRED FOR BUILDING ALTERATIONS HOWEVER APPLICANT
IS SHOWING 2 NEW BICYCLE PARKING SPACES

SITE DATA & CALCULATIONS

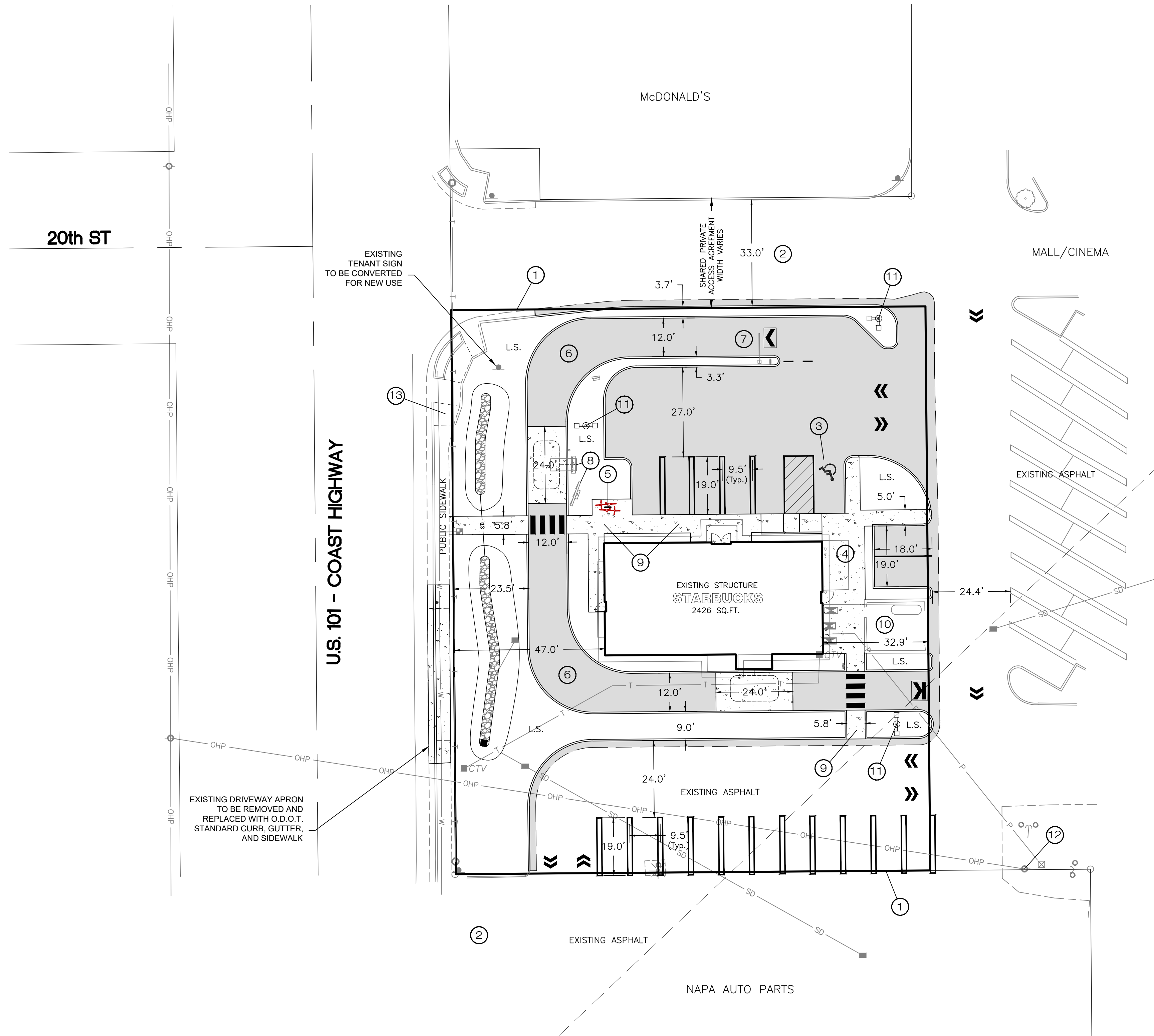
TOTAL SITE AREA (BY CONCURRENT PARTITION):	17,377 sq.ft.
TOTAL BUILDING FOOTPRINT:	2,426 sq.ft.
% BUILDING COVERAGE:	14.0%
TOTAL PAVED AREA (OVERLAY OF EXISTING ASPHALT):	9,899 sq.ft.
% PAVED COVERAGE:	56.9%
TOTAL ONSITE SIDEWALK/CONCRETE AREAS:	1,385 sq.ft.
% ONSITE SIDEWALK COVERAGE:	8.0%
LANDSCAPE AREA:	3,667 sq.ft.
LANDSCAPE COVERAGE:	21.1%

PROPOSAL:

REMODEL OF AN EXISTING BUILDING (FORMER PIZZA HUT) INTO A NEW STARBUCKS COFFEE SHOP WITH DRIVE THRU.

SHEET INDEX

- SP01 PRELIMINARY SITEPLAN
- LS01 PRELIMINARY LANDSCAPE PLAN

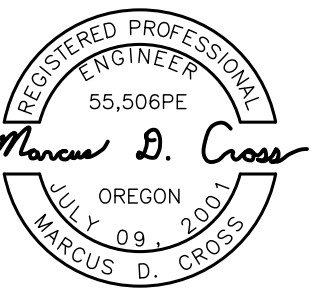
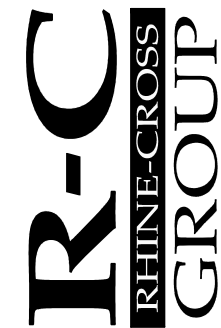


SITEPLAN NOTES:

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- 2 EXISTING PUBLIC ROAD ACCESS, WIDTH AS SHOWN
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DICKERHOOF PROPERTIES
PO BOX 1583
CORVALLIS, OR 97339
(541) 281-5977

RHINE-CROSS GROUP, LLC
ENGINEERING - SURVEYING - PLANNING
112 N 5th ST - SUITE 200 - P.O. BOX 909
KLAMATH FALLS, OREGON 97601



REVISIONS: 12-31-2023
06-08-2023

STARBUCKS COFFEE
FLORENCE OREGON

SHEET NAME:
PRELIMINARY
SITEPLAN

DRAWN BY: MDC
CHKD BY: LH
DATE: JUNE 2023

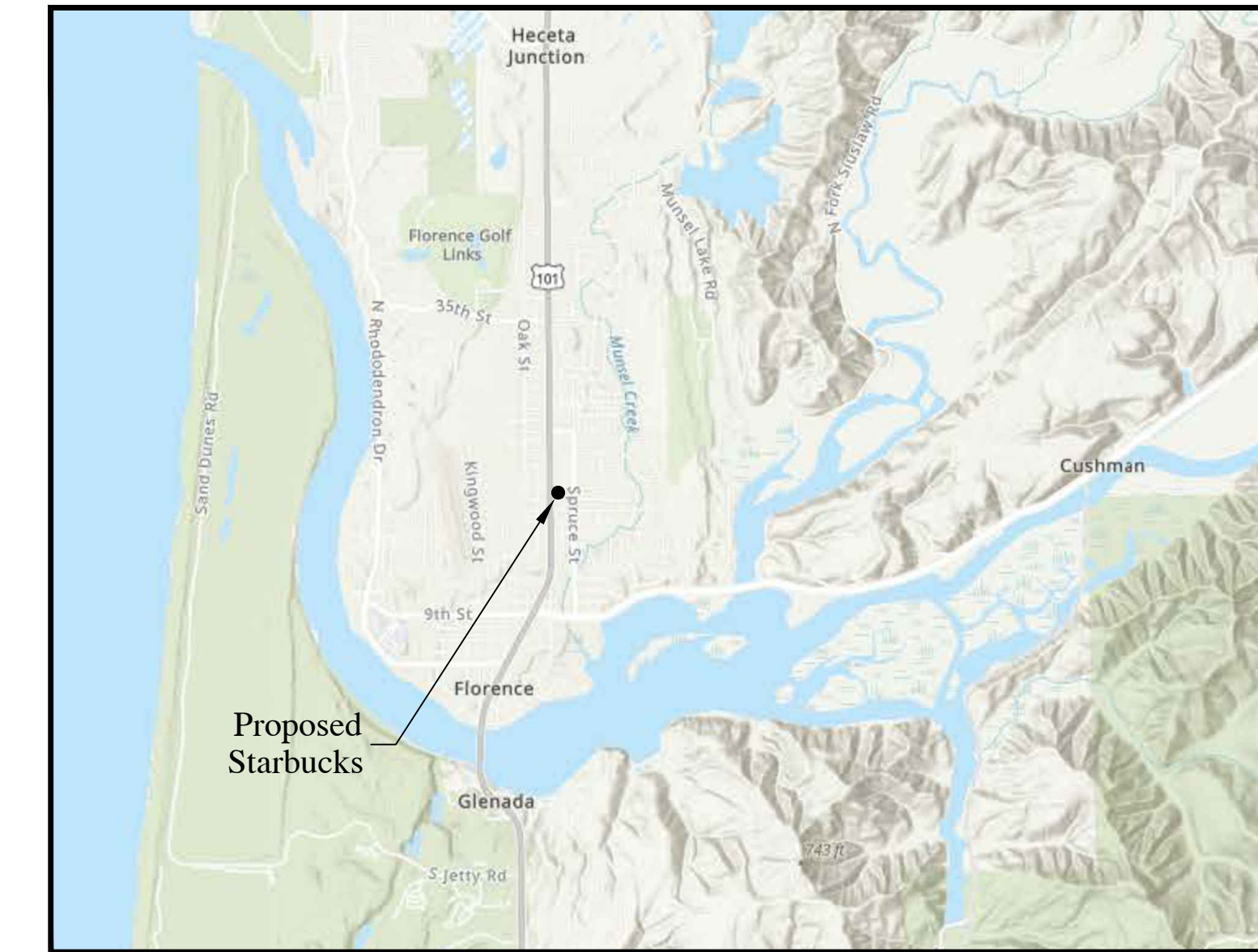
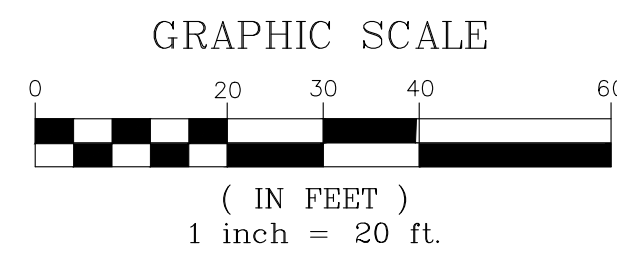
REVISIONS:

JOB NO. 2228
SHEET NO.

SP 01

SITEPLAN STARBUCKS CONVERSION OF FORMER PIZZA HUT BUILDING

SITUATED IN THE NW1/4 NW1/4, SEC 26, T18S, R12W, W.M.
LANE COUNTY OREGON
CITY OF FLORENCE



VICINITY MAP
NOT TO SCALE

SHADING LEGEND:

- PROPOSED ASPHALT OVERLAY
- PROPOSED CONCRETE WALKWAY

JURISDICTION: CITY OF FLORENCE
250 HWY 101
FLORENCE, OR 97439
(541) 997-8237

APPLICANT: DICKERHOOF PROPERTIES
ATTN: DARREN DICKERHOOF
P.O. BOX 1583
CORVALLIS, OR 97339
(541) 754-3630

ENGINEER: RHINE-CROSS GROUP, LLC
ATTN: MARC CROSS, PE, PLS
112 N 5th ST - SUITE 200
KLAMATH FALLS, OR 97601
(541) 851-9405

MAP # TAX LOT NUMBER: MAP NO. 18122622 T.L. 5002
ADDRESS: 1940 HWY 101, FLORENCE, OREGON 97439
ZONING: C - COMMERCIAL
PROPOSED OCCUPANCY: STARBUCKS COFFEE WITH DRIVE-THRU

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(Florence City Code 10-15-4 and 10-15-5)

SETBACKS:

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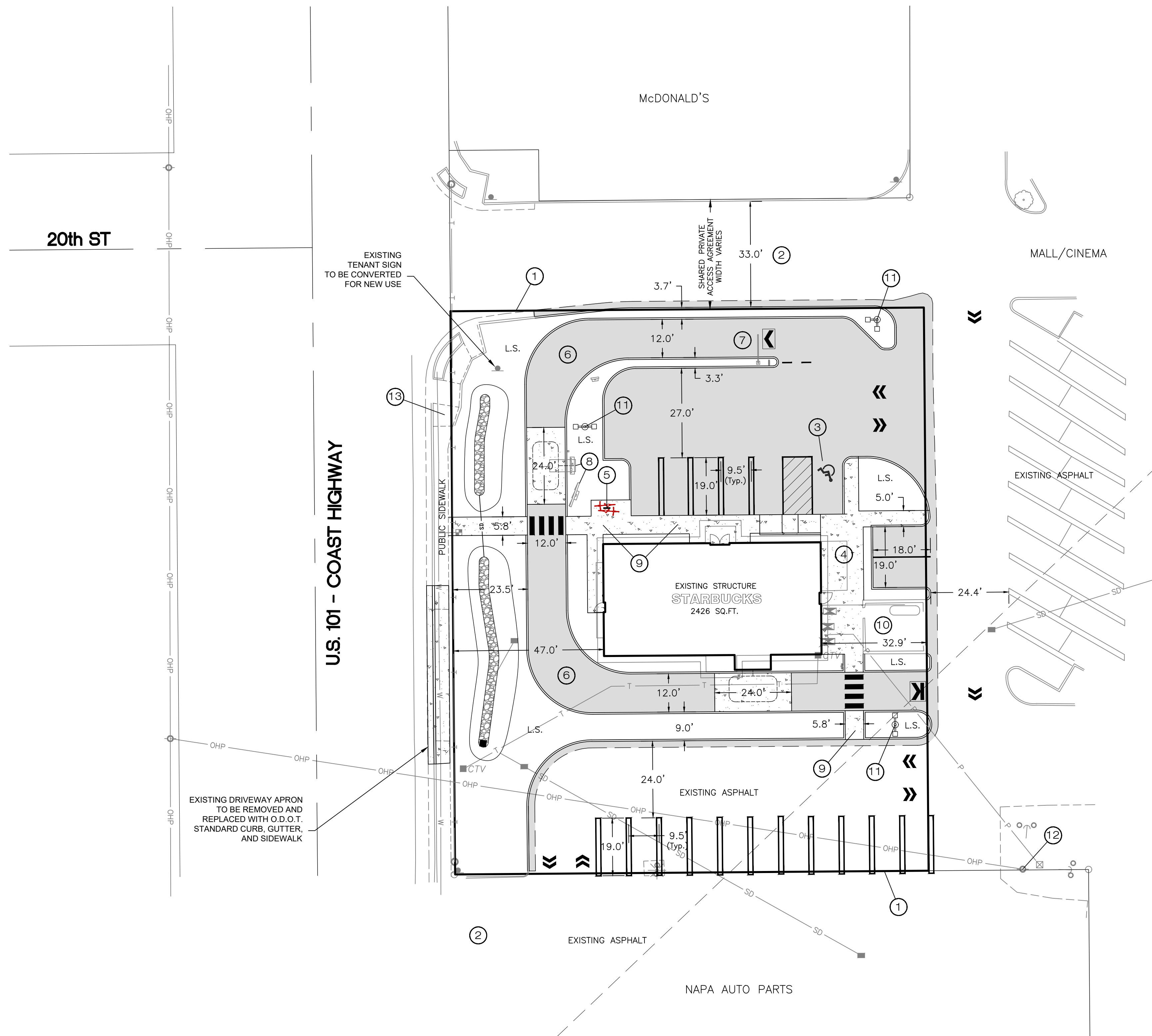
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SHEET INDEX

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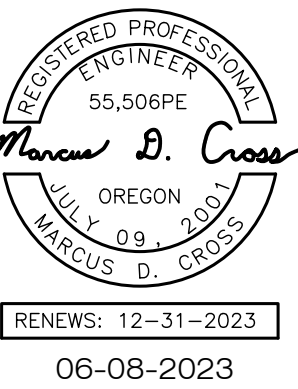


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KLAMATH FALLS, OREGON 97601



STARBUCKS COFFEE
FLORENCE OREGON

SHEET NAME:
PRELIMINARY SITEPLAN

DRAWN BY: MDC
CHKD BY: LH
DATE: JUNE 2023

REVISIONS:

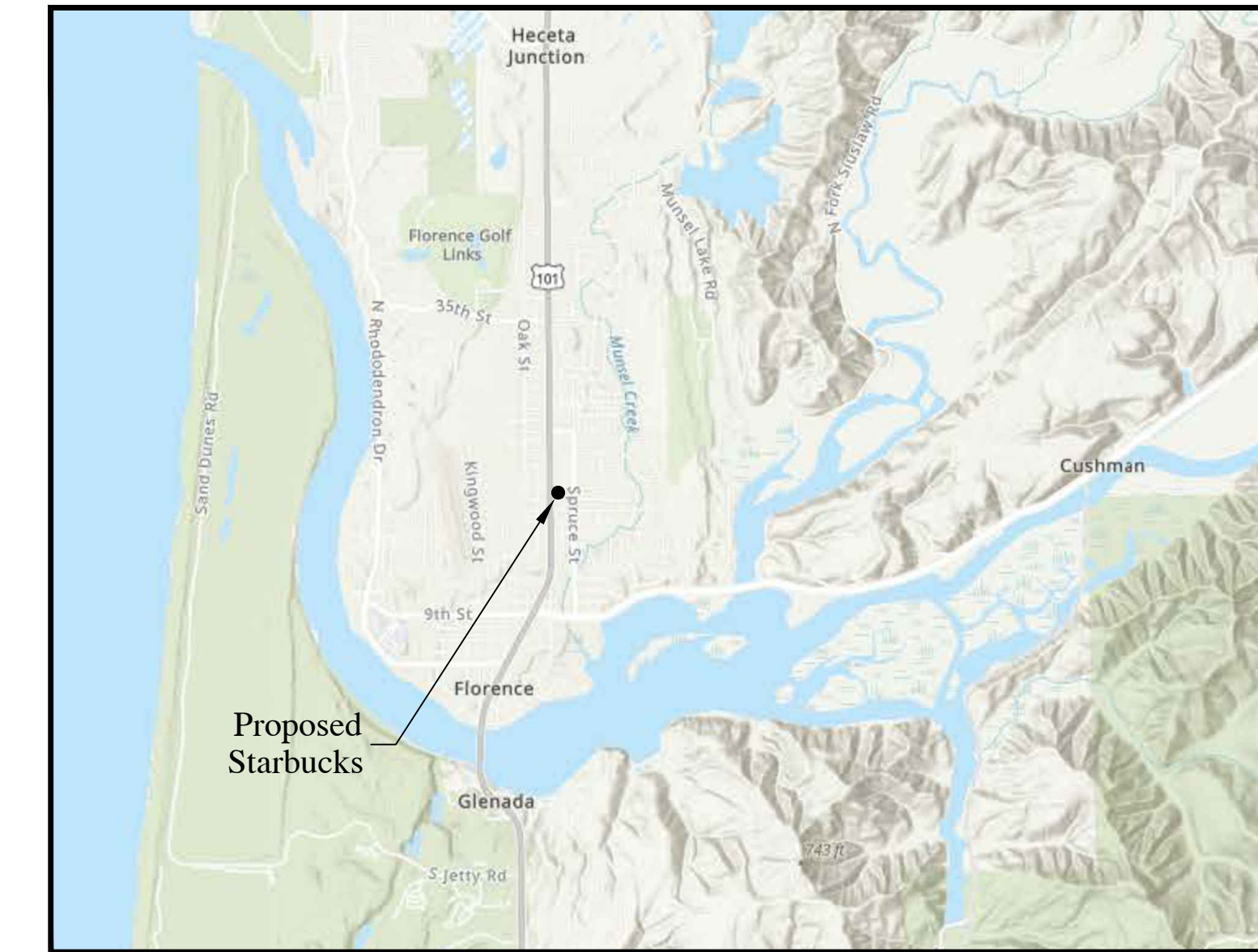
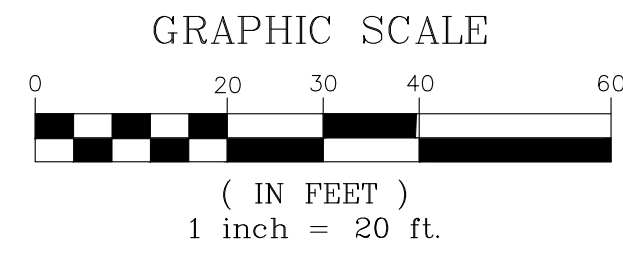
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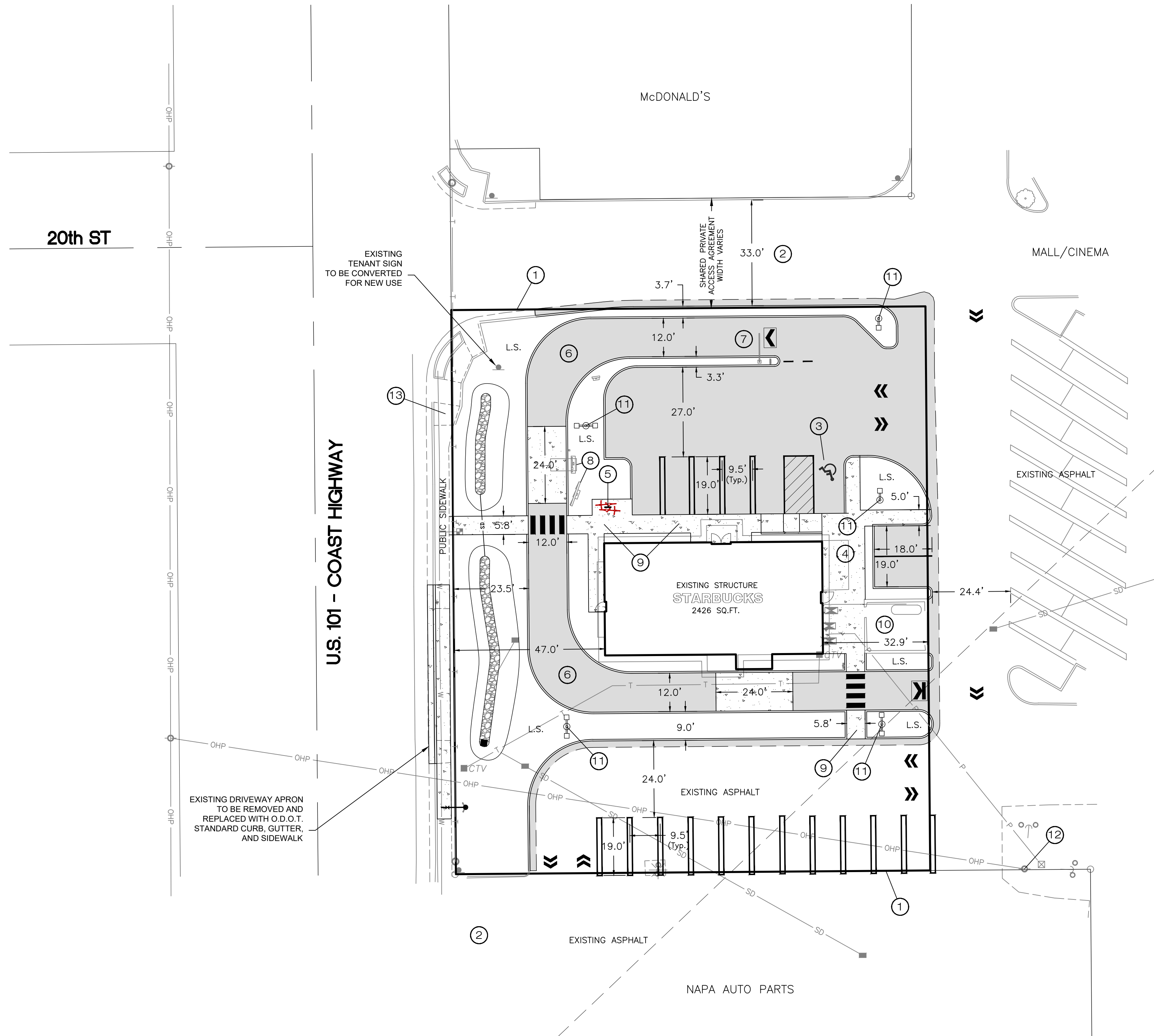
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SHEET INDEX

- SP01 PRELIMINARY SITEPLAN
- SP02 PRELIMINARY UTILITY & LIGHTING PLAN
- LS01 PRELIMINARY LANDSCAPE PLAN



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KLAMATH FALLS, OREGON 97601



REVISIONS: 12-31-2023
07-03-2023

STARBUCKS COFFEE

OREGON
FLORENCE

SHEET NAME:
PRELIMINARY SITEPLAN

DRAWN BY: MDC
CHKD BY: LH
DATE: JULY 2023

REVISIONS:

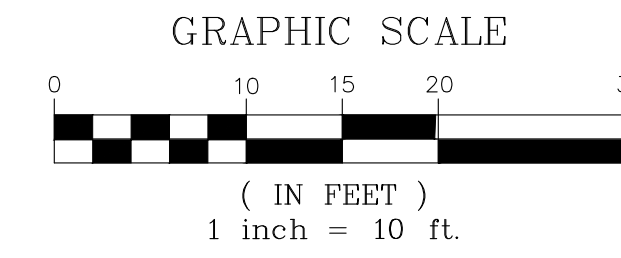
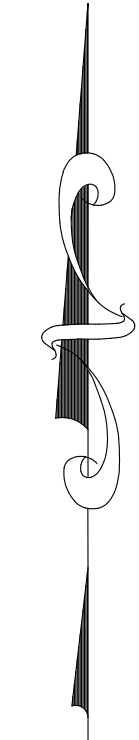
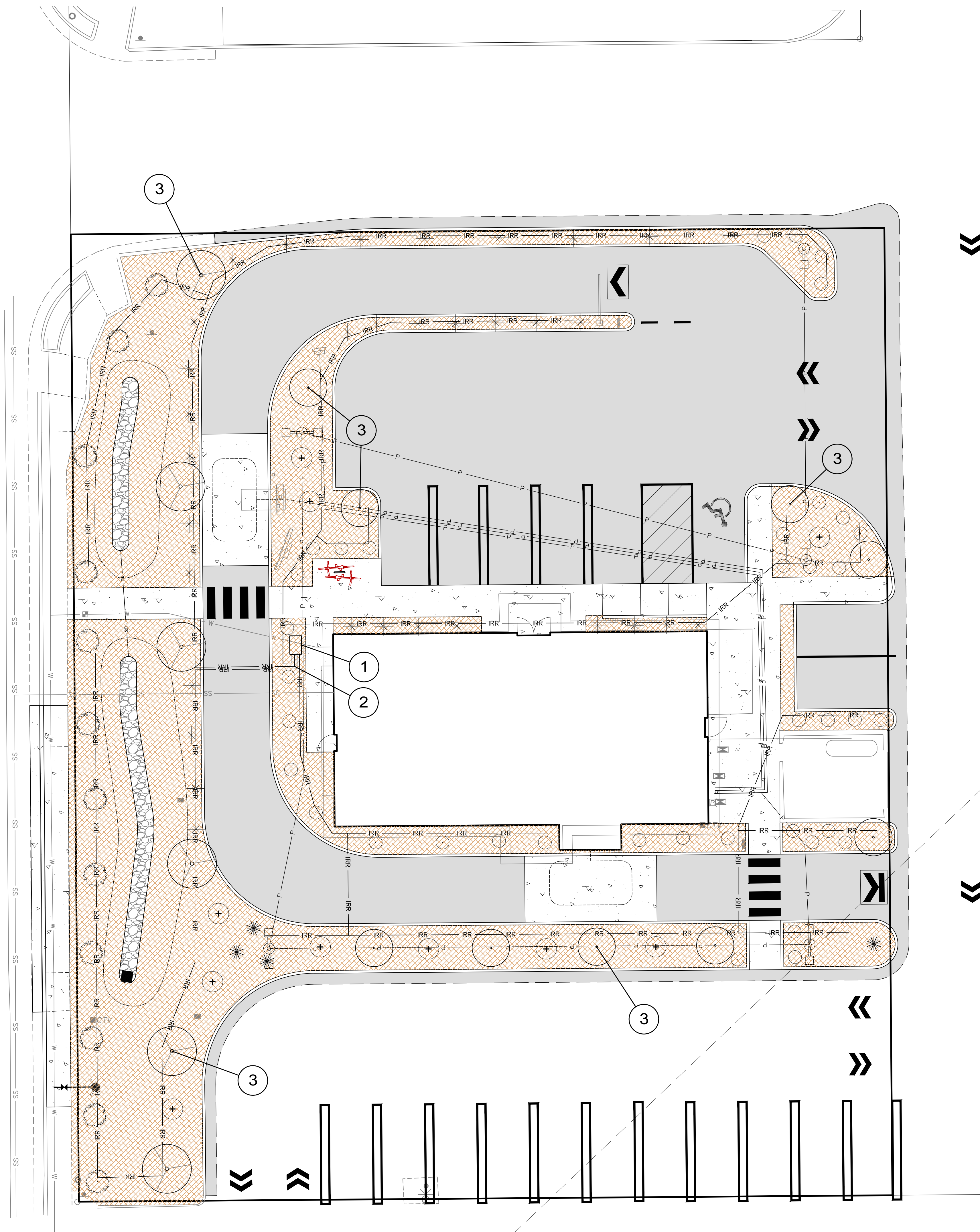
JOB NO.
2228

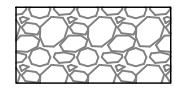

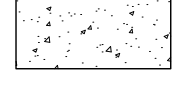

SHEET NO.

SP 01

U.S. 101 - COAST HIGHWAY

07-03-2023





- SHADING LEGEND:**
-  PROPOSED RIVER ROCK COBBLES
 -  PROPOSED 3" HEMLOCK MULCH
 -  PROPOSED CONCRETE WALKWAY
 -  PROPOSED ASPHALT AREA




Irrigation Schedule

1. 6-ZONE IRRIGATION CONTROL VALVE BOX. VALVE BOX TO BE FED BY EXISTING ONSITE WELL. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN BUILD SYSTEM INCLUDING PUMPS, CONTROLS, EXPANSION TANKS, ETC.
 2. INSTALL DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS.
 3. INSTALL DOUBLE TREE RING DRIPLINE AT EACH TREE LOCATION, FIRST RING SHALL BE 12" FROM TRUNK, SECOND RING 24"
1. THIS PLAN IS DIAGRAMMATICAL; ALL PIPING, VALVES, SPRINKLER HEADS ETC. SHALL BE INSTALLED BY LANDSCAPE CONTRACTOR AND FOLLOW THIS PLAN AS CLOSE AS IS PRACTICAL.
 2. ALL MAINLINE IRRIGATION PIPES SHALL BE INSTALLED AT 24" DEPTH WITH LATERALS AT 12" DEPTH.
 3. CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS AS NEEDED TO OBTAIN FULL COVERAGE.
 4. ALL ROAD AND SIDEWALK CROSSING SHALL BE INSTALLED IN CLASS 200 PVC SLEEVES AT 24" MIN. DEPTH.


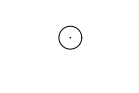
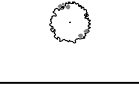

LEGEND:

-  IRRIGATION MAINLINE, PVC SCH 40 PIPE 1-1/2" DIA WITH 3/8" DIA LATERALS TO SPRINKLER HEADS
-  DRIP LINE

Tree Planting Schedule

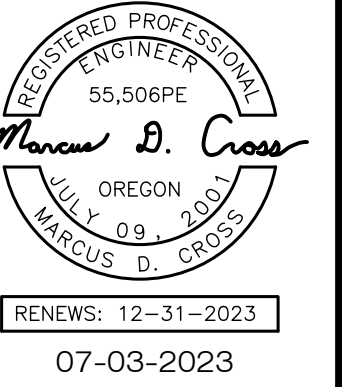
TREE SYMBOL	QTY	BOTANICAL NAME / COMMON NAME	SIZE
	6	ACER x FREEMANNII 'JEFFERSRED' AUTUMN BLAZE RED MAPLE	2" CAL., 10'-12' HT.
	4	PINUS CONTORTA SHORE PINE	5'-6' HT.
	9	PRUNUS SERRULATA 'KWANZAN' KWANZAN FLOWERING CHERRY	2" CAL., 10'-12' HT.

Shrub and Grass Planting Schedule

TREE SYMBOL	QTY	BOTANICAL NAME / COMMON NAME	SIZE
	10	EUNYMUS ALATUS 'COMPACTUS' COMPACT BURNING BUSH	5 GAL.
	34	RHODODENDRON ACCIDENTALE WESTERN AZALEA - VARIOUS COLOR	1 GAL.
	12	PRUNUS LAURACERASUS 'NANA' COMPACT ENGLISH LAUREL	5 GAL.
	33	HEUCTOTRICHON SEMPERVIRENS BLUE OAT GRASS	5'-6' HT.

DICKERHOOF PROPERTIES
PO BOX 1583
CORVALLIS, OR 97339
(541) 231-5977

R-C GROUP
RHINE-CROSS GROUP LLC
ENGINEERING - SURVEYING - PLANNING
112 N 5th ST - SUITE 200 - P.O. BOX 909
KLAMATH FALLS, OREGON 97601
Phone: (541) 851-9405 Fax: (541) 273-9200 admin@rc-grp.com



STARBUCKS COFFEE
FLORENCE OREGON

SHEET NAME:
PRELIMINARY LANDSCAPE PLAN

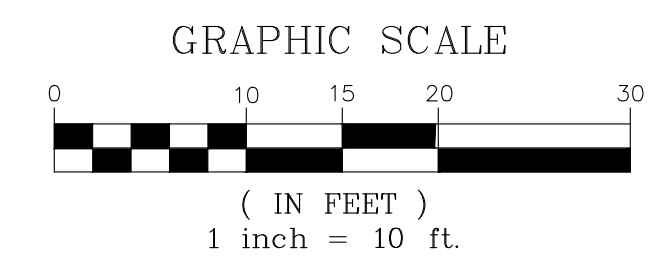
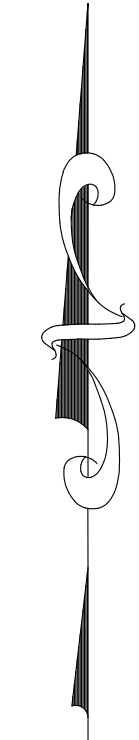
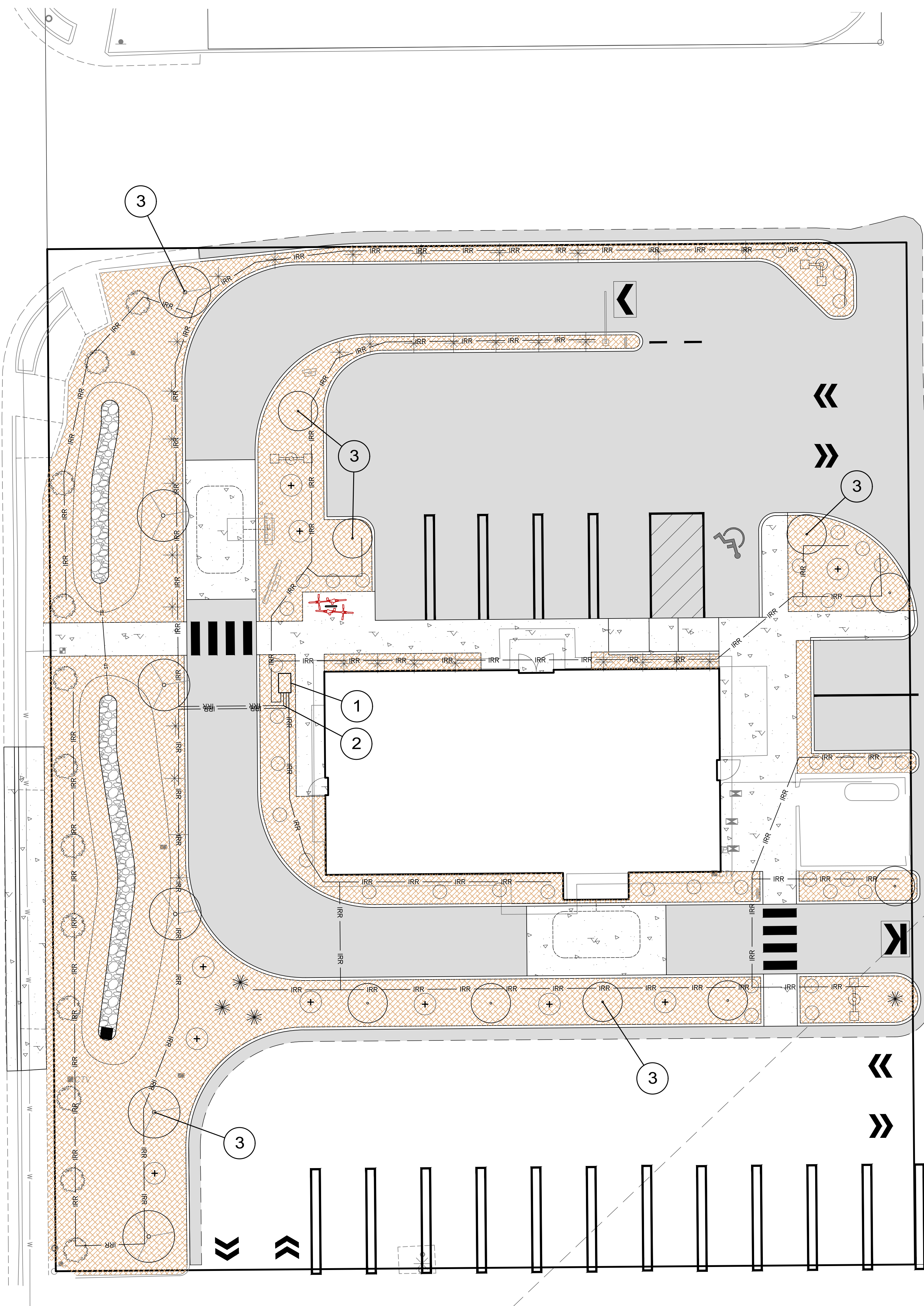
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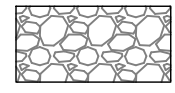

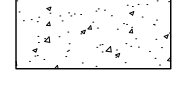

REVISIONS:

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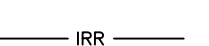
JOB NO.
2228

SHEET NO.
LS 01






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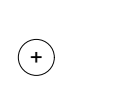


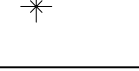
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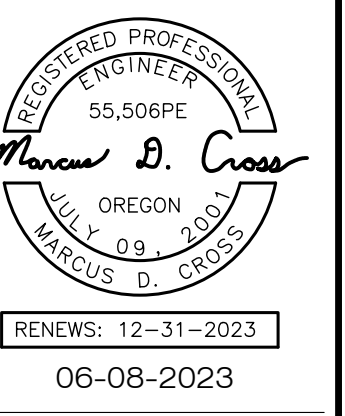
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RENEWS: 12-31-2023
06-08-2023

STARBUCKS COFFEE
FLORENCE OREGON

SHEET NAME:
PRELIMINARY LANDSCAPE PLAN

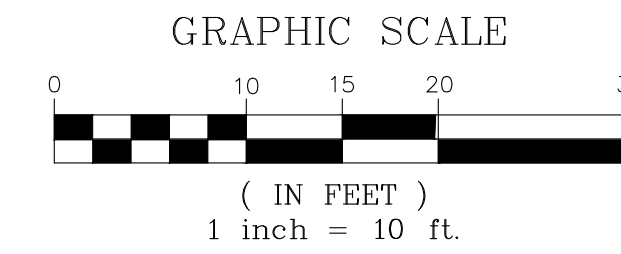
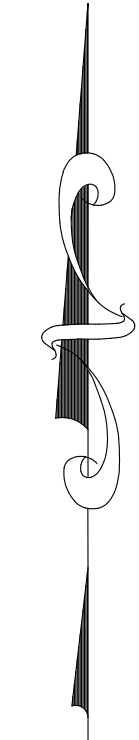
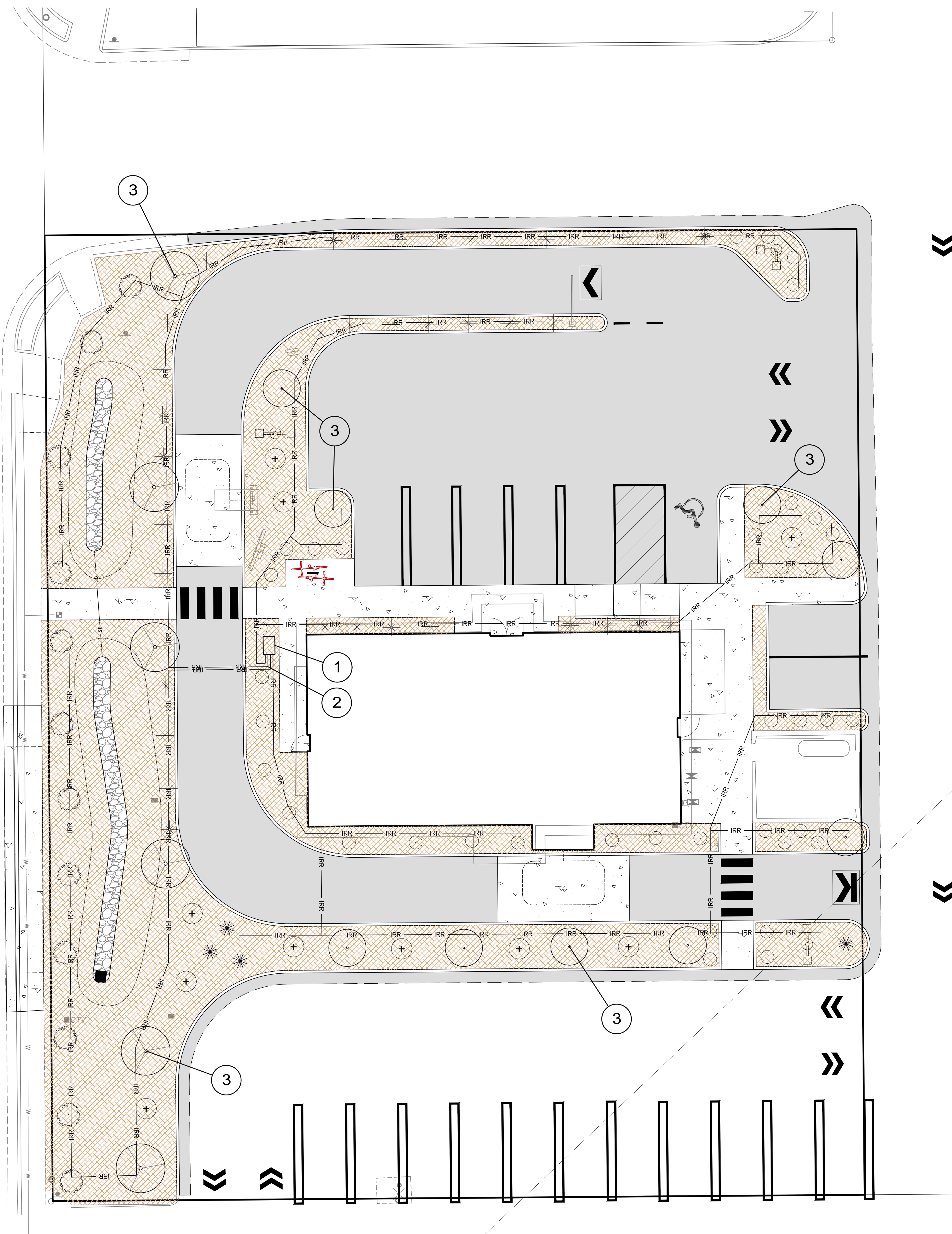
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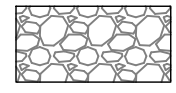

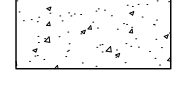
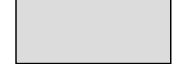
REVISIONS:

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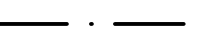
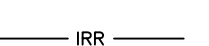
JOB NO.
2228

SHEET NO.
LS 01






- SHADING LEGEND:**
-  PROPOSED RIVER ROCK COBBLES
 -  PROPOSED 3" HEMLOCK MULCH
 -  PROPOSED CONCRETE WALKWAY
 -  PROPOSED ASPHALT AREA

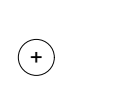


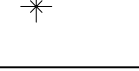
Irrigation Schedule

1. 6-ZONE IRRIGATION CONTROL VALVE BOX. VALVE BOX TO BE FED BY EXISTING ONSITE WELL. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN BUILD SYSTEM INCLUDING PUMPS, CONTROLS, EXPANSION TANKS, ETC.
 2. INSTALL DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS.
 3. INSTALL DOUBLE TREE RING DRIPLINE AT EACH TREE LOCATION, FIRST RING SHALL BE 12" FROM TRUNK, SECOND RING 24"
- LEGEND:**
-  IRRIGATION MAINLINE, PVC SCH 40 PIPE 1-1/2" DIA WITH 3/8" DIA LATERALS TO SPRINKLER HEADS
 -  DRIP LINE

Tree Planting Schedule

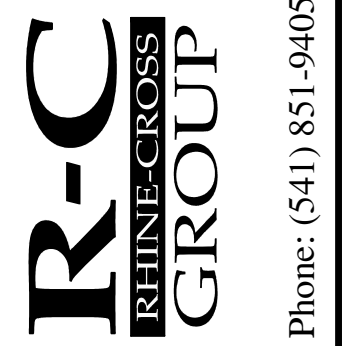
TREE SYMBOL	QTY	BOTANICAL NAME / COMMON NAME	SIZE
	6	ACER x FREEMANNII 'JEFFERSRED' AUTUMN BLAZE RED MAPLE	2" CAL., 10'-12' HT.
	4	PINUS CONTORTA SHORE PINE	5'-6' HT.
	9	PRUNUS SERRULATA 'KWANZAN' KWANZAN FLOWERING CHERRY	2" CAL., 10'-12' HT.

Shrub and Grass Planting Schedule

TREE SYMBOL	QTY	BOTANICAL NAME / COMMON NAME	SIZE
	10	EUNYMUS ALATUS 'COMPACTUS' COMPACT BURNING BUSH	5 GAL.
	34	RHODODENDRON ACCIDENTALE WESTERN AZALEA - VARIOUS COLOR	1 GAL.
	12	PRUNUS LAURACERASUS 'NANA' COMPACT ENGLISH LAUREL	5 GAL.
	33	HEUCTOTRICHON SEMPERVIRENS BLUE OAT GRASS	5'-6' HT.

DICKERHOOF PROPERTIES
PO BOX 1583
CORVALLIS, OR 97339
(541) 231-5977

RHINE-CROSS GROUP LLC
ENGINEERING - SURVEYING - PLANNING
112 N 5th ST - SUITE 200 - P.O. BOX 909
KLAMATH FALLS, OREGON 97601
Phone: (541) 851-9405 Fax: (541) 273-9200 admin@rc-grp.com



RENEWS: 12-31-2023
06-08-2023

STARBUCKS COFFEE
FLORENCE OREGON

SHEET NAME:
PRELIMINARY LANDSCAPE PLAN

DRAWN BY: MDC
CHKD BY: LH
DATE: JUNE 2023

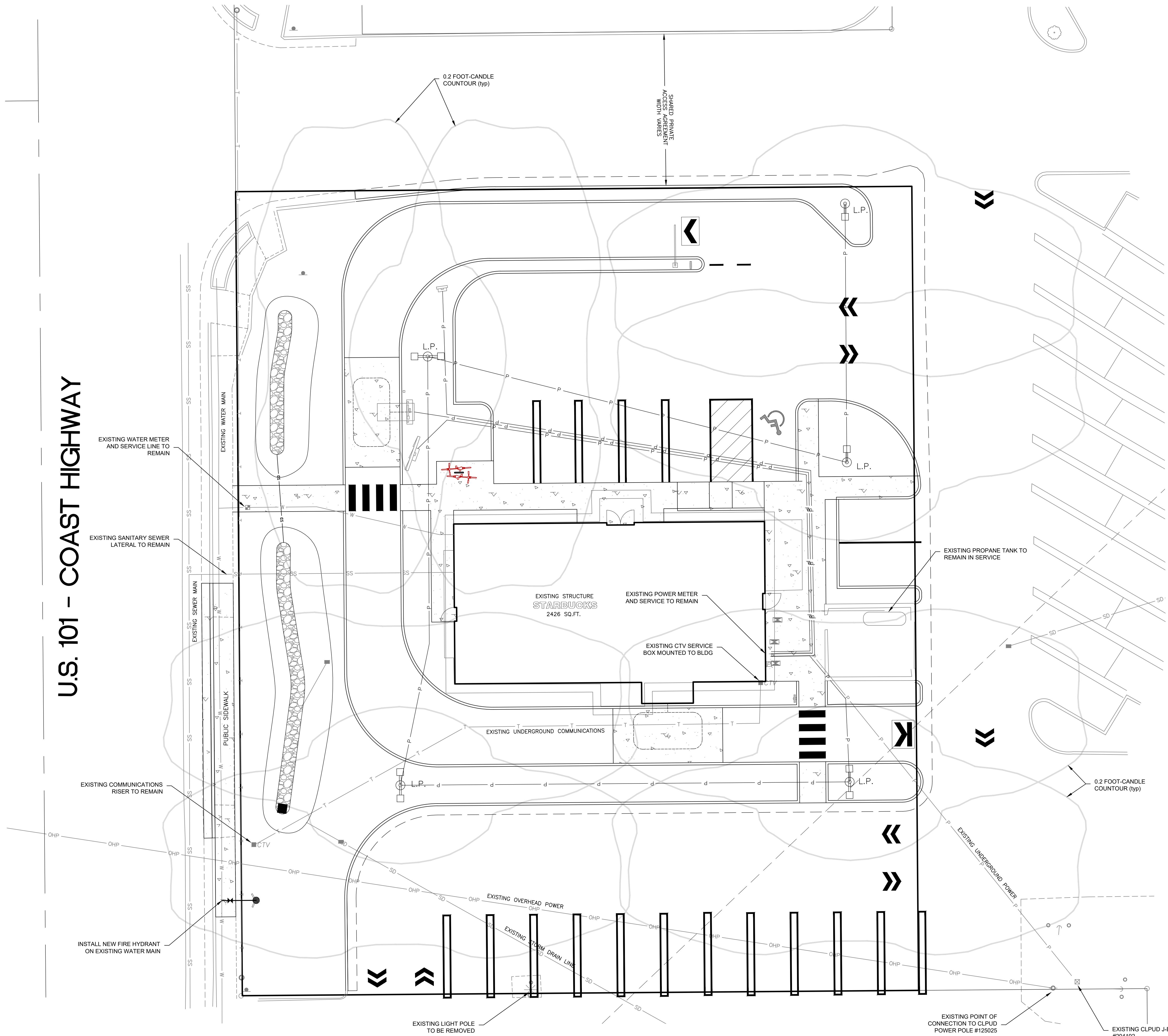
REVISIONS:

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JOB NO.
2228

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LS 01

U.S. 101 - COAST HIGHWAY



GENERAL NOTES:

ALL STREET IMPROVEMENTS, SEWER, AND STORMWATER UTILITIES INFRASTRUCTURE LOCATED IN THE RIGHTS-OF-WAY SHALL BE PUBLIC. ALL UTILITIES OUTSIDE OF THE PUBLIC ROADWAY AND/OR PUBLIC UTILITY EASEMENTS SHALL REMAIN PRIVATE.

ALL SIDEWALKS WILL BE DESIGNED AND CONSTRUCTED TO CURRENT ODOT, CITY OF FLORENCE, AND ADA SIDEWALK STANDARDS. DETAILS OF THESE WILL BE PROVIDED IN THE REQUIRED SITE CONSTRUCTION DRAWINGS.

SANITARY SEWER:

1. A PUBLIC SANITARY SEWER MAIN EXIST ON THE EAST SIDE OF US 101. THE EXISTING SEWER LATERAL WILL BE UTILIZED FOR THE NEW DEVELOPMENT AS SHOWN. AN EXTERIOR GREASE INTERCEPTOR IS NOT REQUIRED FOR STARBUCKS DUE TO THE NATURE OF THE FOOD SERVICE, HOWEVER AN UNDER-SINK MOUNTED GREASE INTERCEPTOR WILL BE INSTALLED IN THE DISHWASHING SINK INSIDE THE STORE.
2. SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FLORENCE.

STORM SEWER:

1. ALL RUNOFF FROM IMPERVIOUS AREAS WILL BE COLLECTED INTO A STORM SYSTEM AND ROUTED TO AN ONSITE INFILTRATION FACILITY AS SHOWN.
2. DEVELOPED STORM-WATER RUNOFF WILL BE DETAINED TO THE PRE-DEVELOPED 25-YR STORM AS REQUIRED BY THE CITY OF FLORENCE. THE STORM-WATER SWALE WILL BE LOCATED ON THE WEST SIDE OF THE SITE AS SHOWN WITH THE OVERFLOW DISCHARGING THE THE EXISTING STORM LINE THAT DRAINS TO US 101.
3. ALL STORM LINES WITHIN THE PUBLIC RIGHT OF WAYS WILL REMAIN PUBLIC.
4. ALL STORM LINES AND DETENTION FACILITIES OUTSIDE OF THE PUBLIC RIGHT OF WAY WILL BE PRIVATELY OWNED AND MAINTAINED BY THE LANDOWNER.

DOMESTIC WATER:

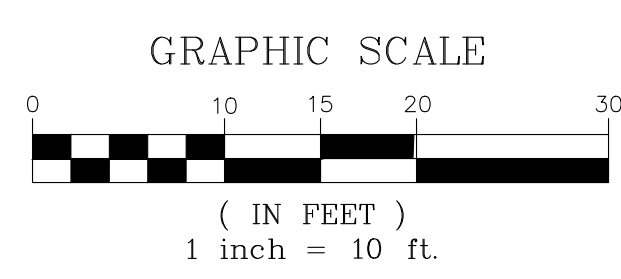
1. A PUBLIC WATER MAIN EXISTS WITHIN HWY 101 UNDER THE WEST SIDE SIDEWALK. THE EXISTING WATER METER WILL BE USED TO SERVICE THE NEW DEVELOPMENT AS SHOWN.
2. WATER SERVICE WILL BE PROVIDED BY THE CITY OF FLORENCE.

FIRE WATER:

1. A NEW FIRE HYDRANT WILL BE INSTALLED AT THE SOUTH-WEST CORNER OF THE PROPERTY.
2. THE BUILDING IS NOT REQUIRED TO BE SPRINKLERED.

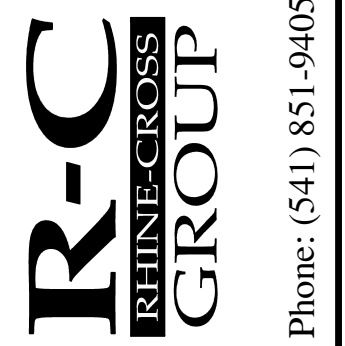
OTHER UTILITIES:

1. NATURAL GAS IS NOT AVAILABLE AT THE SITE. GAS SERVICE WILL BE PROVIDED BY UTILIZING THE EXISTING PROPANE TANK ON THE SITE AS SHOWN.
2. POWER IS PROVIDED TO THE BUILDING VIA A CONNECTION TO THE EXISTING POWER POLE AT THE SOUTH EAST CORNER OF THE PROPERTY.
3. COMMUNICATIONS ARE AVAILABLE WITHIN HWY 101 WITH EXISTING SERVICE TO REMAIN.
5. SITE LIGHTING WILL BE INSTALLED AS SHOWN. LIGHT SHALL BE LITHONIA RSX1 LED P1 30K R2 ON 20ft HIGH STEEL POLE.
6. ALL UTILITIES WILL BE ROUTED THROUGH THE SITE IN UNDERGROUND CONDUITS.



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REVISIONS: 12-31-2023
07-03-2023

STARBUCKS COFFEE
FLORENCE OREGON

SHEET NAME:
PRELIMINARY
UTILITY AND
LIGHTING PLAN

DRAWN BY: MDC
CHKD BY: LH
DATE: JULY 2023

REVISIONS:

JOB NO.
2228

SHEET NO.
SP 02