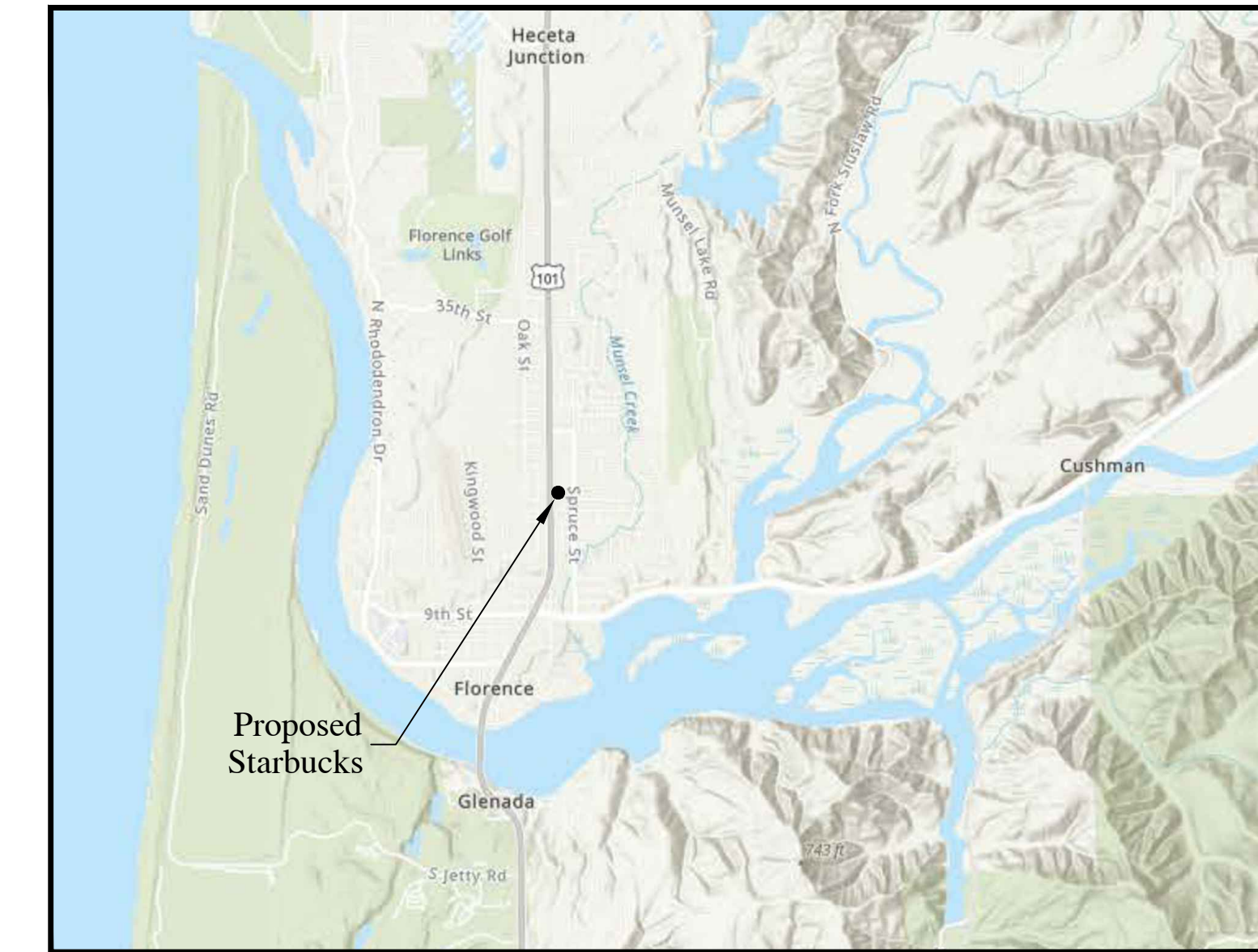
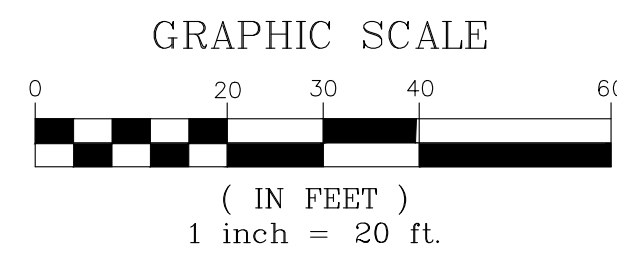


SITEPLAN STARBUCKS CONVERSION OF FORMER PIZZA HUT BUILDING

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

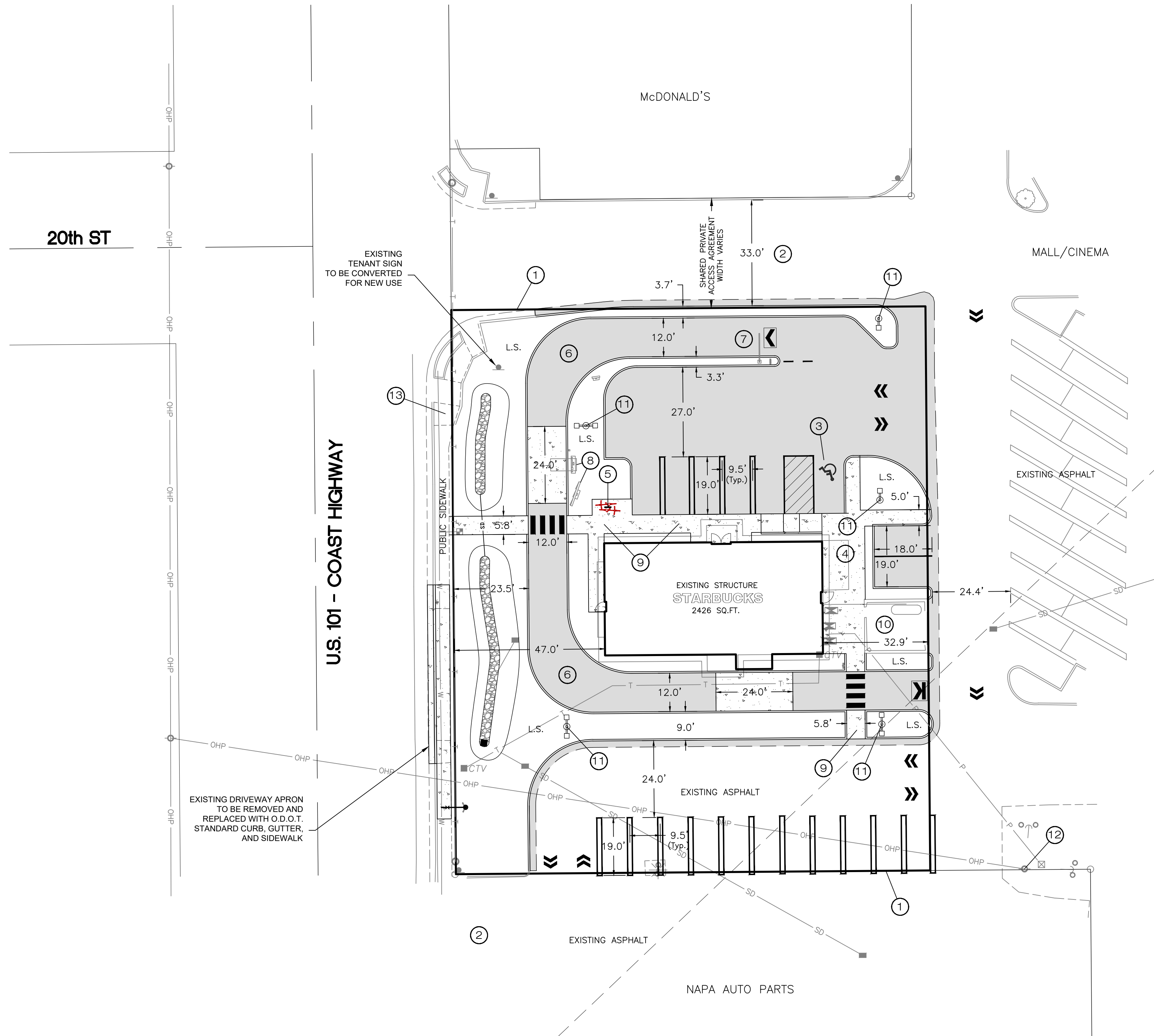
TOTAL SITE AREA (BY CONCURRENT PARTITION):	17,377 sq.ft.
TOTAL BUILDING FOOTPRINT:	2,426 sq.ft.
% BUILDING COVERAGE:	14.0%
TOTAL PAVED AREA (OVERLAY OF EXISTING ASPHALT):	9,899 sq.ft.
% PAVED COVERAGE:	56.9%
TOTAL ONSITE SIDEWALK/CONCRETE AREAS:	1,385 sq.ft.
% ONSITE SIDEWALK COVERAGE:	8.0%
LANDSCAPE 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
- SP02 PRELIMINARY UTILITY & LIGHTING PLAN
- LS01 PRELIMINARY LANDSCAPE PLAN

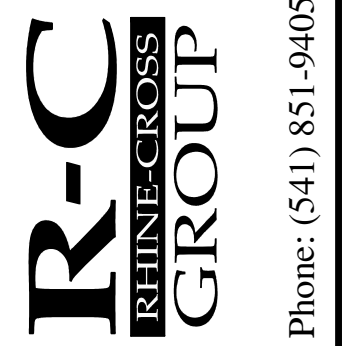


SITEPLAN NOTES:

- 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
Phone: (541) 851-9405 Fax: (541) 273-9200
admin@rc-grp.com



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

STARBUCKS COFFEE
FLORENCE OREGON

SHEET NAME:
PRELIMINARY SITEPLAN

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

REVISIONS:

JOB NO.	2228
SHEET NO.	SP 01