

ATTACHMENT 1

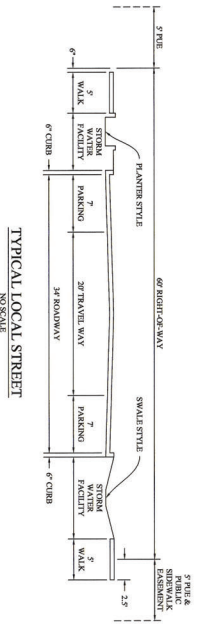
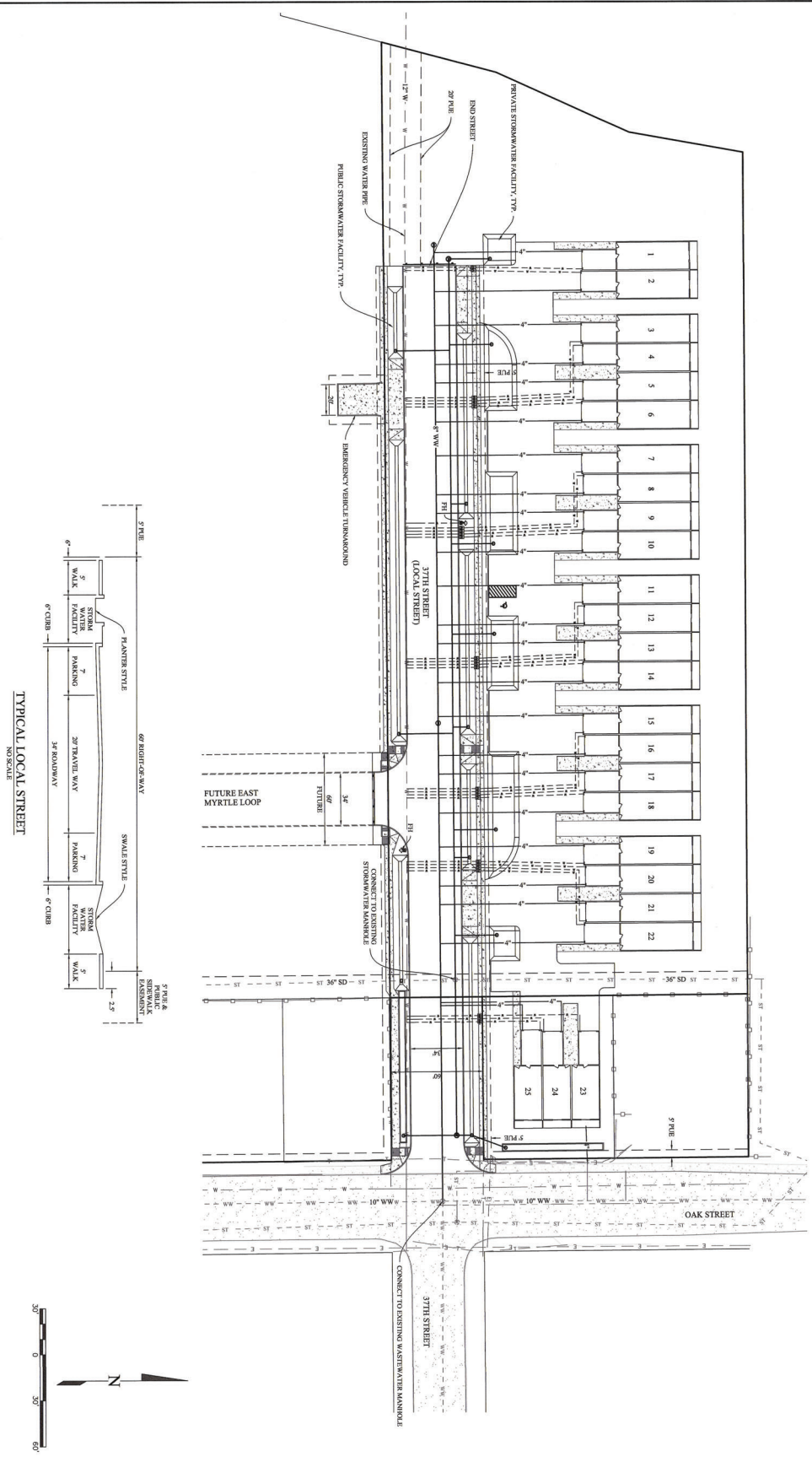
Tentative Plan

Myrtle Glen Subdivision
Preliminary PUD Application to City of Florence
December 2, 2022

Exhibit C -
PC 22 21 PUD 01, PC 22 25 SUB 03, & SR 22 48 SIR 13— Myrtle Glenn – 37th and Oak

PARKING ANALYSIS
 NUMBER OF FAMILY ATTACHED DWELLINGS REQUIRES 1 SPACE PER DWELLING UNIT ON A SINGLE LOT. OCC 03-31(A) PARKING THAT COULD BE TOWARD THE STREET SIDE OF THE LOT IS 10 SPACES PER 100 SQ. FT. OF LOT AREA. OCC 03-31(B) PARKING THAT COULD BE TOWARD THE STREET SIDE OF THE LOT IS 10 SPACES PER 100 SQ. FT. OF LOT AREA.
 NUMBER OF ATTACHED DWELLINGS = 24
 NUMBER OF ATTACHED DWELLINGS REQUIRES 24 SPACES
 NUMBER OF ATTACHED DWELLINGS REQUIRES 24 SPACES
 NUMBER OF ATTACHED DWELLINGS REQUIRES 24 SPACES
 TOTAL NUMBER PARKING PROVIDED = 64

TENTATIVE STREET AND UTILITY PLAN
 FOR
MYRTLE GLENN PUD
 NE 1/4, SECTION 22, TOWNSHIP 18 SOUTH, RANGE 12 WEST
 OF THE WILLAMETTE VALLEY COUNTY, OREGON
 AUGUST 16, 2022



PRELIMINARY - NOT FOR CONSTRUCTION



Date	11-22-2022	No	Description of Revisions	Date	Name
Job Number	7091-21-0067				
Design by					
Drawn by	BWC				
Checked by					

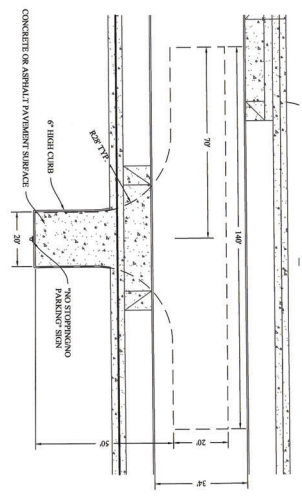
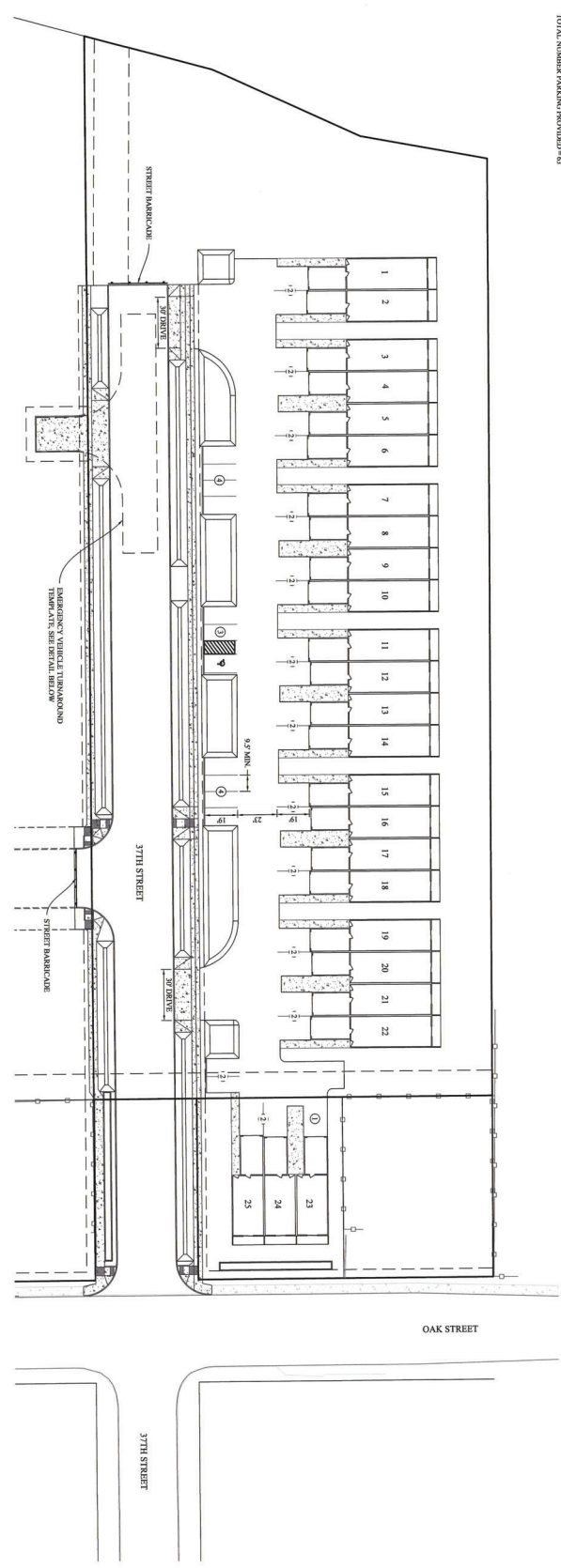
MYRTLE GLENN PUD
 TENTATIVE PLAN
 STREET AND UTILITY PLAN
 FLORENCE, LAKE COUNTY, OREGON



EGR & Associates, Inc.
 Engineers, Geologists, and Surveyors
 2535B Prairie Road
 Eugene, Oregon 97402
 (541) 888-8322
 Fax (541) 888-8087

PARKING ANALYSIS
 NUMBER OF FAMILY ATTACHED DWELLINGS REQUIRED: 2 SPACES PER DWELLING UNIT ON A SINGLE LOT (CC 03-3-1A) PARKING THAT COULD BE PROVIDED BY THE DEVELOPER IS 22 SPACES IN ADDITION TO THE 22 SPACES PROVIDED BY THE SHARED PARKING.
 NUMBER OF ATTACHED DWELLINGS = 22
 NUMBER OF REQUIRED PARKING = 22 SPACES
 NUMBER PROVIDED = 22
 TOTAL NUMBER PARKING PROVIDED = 44

TENTATIVE ACCESS AND PARKING PLAN
 FOR
MYRTLE GLENN PUD
 NE 1/4, SECTION 22, TOWNSHIP 18 SOUTH, RANGE 13 WEST
 OF THE WILLAMETTE TOWNSHIP, CLATSOP COUNTY, OREGON
 AUGUST 16, 2022



EMERGENCY VEHICLE TURNAROUND DETAIL
SCALE: 1" = 20'



PRELIMINARY - NOT FOR CONSTRUCTION

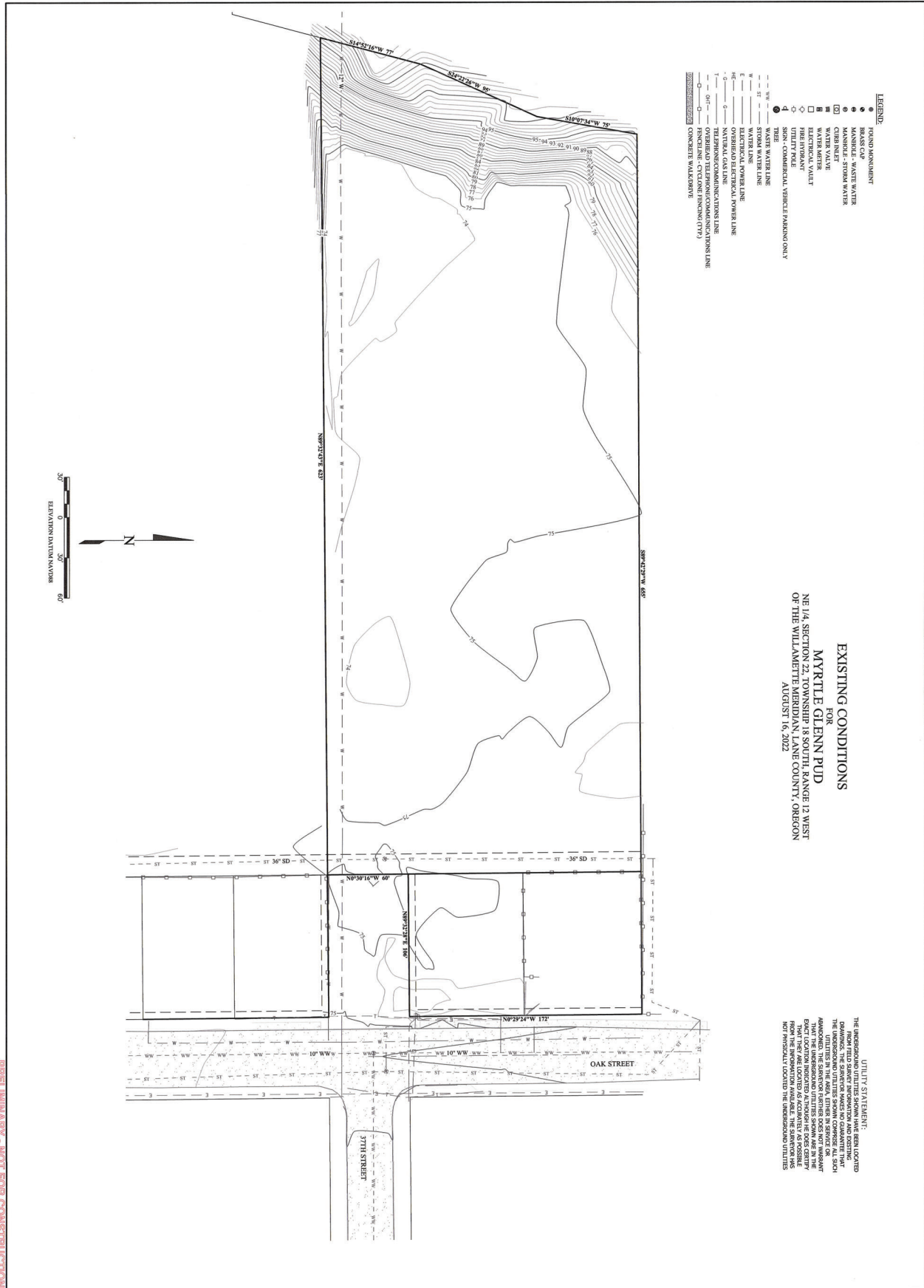
No	Description of Revisions	Date	Name

MYRTLE GLENN PUD
 TENTATIVE PLAN
 ACCESS AND PARKING PLAN
 FLORENCE, LANE COUNTY, OREGON



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PRELIMINARY - NOT FOR CONSTRUCTION



- LEGEND**
- FOUND MONUMENT
 - BRASS CAP
 - MONUMENT - WASTE WATER
 - MONUMENT - SEWER WATER
 - CURB INLET
 - WATER VALVE
 - ELECTRICAL VAULT
 - FIRE HYDRANT
 - UTILITY POOL
 - COMMERCIAL VEHICLE PARKING ONLY
 - WASTE WATER LINE
 - SEWER WATER LINE
 - ELECTRICAL POWER LINE
 - OVERHEAD ELECTRICAL POWER LINE
 - TELEPHONE/COMMUNICATIONS LINE
 - OVERHEAD TELEPHONE/COMMUNICATIONS LINE
 - FENCIBLE - CYCLES FENCING (CY)
 - FENCIBLE - WOODEN

EXISTING CONDITIONS
 FOR
MYRTLE GLENN PUD
 NE 1/4, SECTION 22, TOWNSHIP 18 SOUTH, RANGE 12 WEST
 OF THE WILLAMETTE MERIDIAN, LANE COUNTY, OREGON
 AUGUST 16, 2022

THE UNDERSIGNED UTILITY STATEMENT:
 FROM FIELD SURVEY INFORMATION AND EXISTING PLANS, I HAVE LOCATED AND SHOWN THE UNDERGROUND UTILITIES SHOWN COMPASSED ALL SHOWN UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. I HAVE NOT LOCATED ANY UTILITIES NOT SHOWN IN THE DRAWING. THE UNDERGROUND UTILITIES SHOWN ARE IN THE LOCATION SHOWN AND ARE LOCATED AS SHOWN FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

Date	No	Description of Revisions	Date	Name
11-22-2022				
Job Number				
7091-21-0087				
Design by				
Drawn by		BWC		
Checked by				

MYRTLE GLENN PUD
 TENTATIVE PLAN
 EXISTING CONDITIONS
 FLORENCE, LANE COUNTY, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR
Brent W. Corning
 OREGON
 MARCH 8, 2022
 BRENT W. CORNING
 88590
 RENEWS: 12/31/23

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