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**AGENDA ITEM SUMMARY / STAFF REPORT****ITEM NO:** 5**FLORENCE PLANNING COMMISSION**Meeting Date: December 12, 2023

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**ITEM TITLE:** PC 23 25 PUD 01 – Myrtle Glenn – 37th and Oak Final PUD Application

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**OVERVIEW:**

Background: The subject property is located west of the existing 37<sup>th</sup> and Oak St intersection. This is an application for a proposed 25 lot PUD that proposes 25 attached single-unit dwellings (SUDs) on individual lots with additional on-site parking, open space and associated 37<sup>th</sup> Street dedication and construction. Public hearings were held on June 13 and June 22 of 2023 regarding the preliminary PUD, tentative subdivision, and phase 1 site investigation review applications. The Planning Commission approved the applications with the conditions of approval as seen on Resolution PC 22 21 PUD 01, PC 22 23 SUB 02, & SR 22 48 SIR 13. The review of this application is a request for final PUD approval. This review process includes review of code criteria FCC 10-23 that regulates PUDs and the conditions of approval from the Resolution PC 22 21 PUD 01, PC 22 23 SUB 02, & SR 22 48 SIR 13.

Application: This application was received August 29, 2023 with a Notice of Incompleteness issued September 27, 2023. Additional application materials and addendum were received October 16 and November 20, 2023 and the application was then deemed complete. This application is a request for a final PUD review on a 3.13-acre lot located west of the 37<sup>th</sup> and Oak St. intersection. The proposal includes 25 individual lots for attached single unit dwellings, each with an attached garage and rear porch and deck. This proposal includes the development of 37<sup>th</sup> St. west of Oak St that will be developed to local street standards with a public utility easement (PUE) on each side to accommodate a 5-foot-wide sidewalk and utilities. There is also a proposed common parking area located between the dwelling units and 37<sup>th</sup> St. that will provide 13 off-street parking spaces and storm water facilities.

Process and Review: This application includes the request for review and approval of the final PUD only. PUDs are a Type III Quasi-Judicial review process.

During staff review the majority of the PUD conditions were satisfied by the application materials submitted. However, there were 4 conditions of approval that were found to not be not satisfied. These include non-compliant parking lot striping details (**Condition 1**) and a lack of an inventory of trees proposed to be retained along the northern property line and buffer (**Conditions 3 & 4**). These two items can be satisfied by conditions of approval. The other two items that were found to not be satisfied were conditions 7.1 and 7.7 related to variations in facades and exterior building designs of each building grouping and development of recreational open space that meets the requirements of the condition and FCC 10-23-5-G. These latter two conditions require additional review and consideration from the Planning Commission.

The Resolution, Findings of Fact and application materials are attached to this AIS. The applicable criteria are listed in the “Applicable Criteria” section of the findings. The review of this application material will consider both relevant Code criteria as well as review the application against the conditions of approval related to the preliminary PUD from the previous resolution.

Testimony: No written testimony was received for this application.

Referral comments: Referral requests were sent during the preliminary PUD and tentative subdivision application. A referral request was sent to the City of Florence Public Works Department September 11, 2023. They responded that the majority of their comments from the previous application had been adequately addressed with the submitted application materials. No addition referrals were deemed necessary to send.

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<b>ISSUES/DECISION POINTS:</b>	<p>The proposed final PUD for Myrtle Glen has met the majority of the conditions of approval as required by PC 22 21 PUD 01 (Exhibit K). The conditions listed below have not been satisfied and are either conditioned to be addressed (shown with a single bullet) or require Planning Commission to provide final conditions or decisions (shown with an arrowhead bullet):</p> <p><b>4.4</b> Double line striping of 2' on center in the common parking area has not been satisfied. (FOF, pages 8)</p> <ul style="list-style-type: none"><li>• Revised plans indicating the required striping has been conditioned (<b>Condition 1</b>).</li></ul> <p><b>7.1</b> Additional clarification is required for variations in facades and exterior designs for each building group as conditioned. The applicant has proposed a paint color palette consisting of three earth toned colors used in three combinations and an application of horizontal lap siding on the garage gables on the 4-unit building and shingle styled siding on the 3-unit buildings. (FOF, pages 11-15)</p> <ul style="list-style-type: none"><li>➤ Planning Commission is tasked with clarifying the requirements in Condition 7.1 for the specific number of façade and exterior design details required for the individual building groupings.</li><li>➤ Planning Commission is tasked with determining if the use of alternating paint combinations (Exhibit I) meets the requirement of this code.</li><li>➤ Planning Commission is tasked with determining whether differing façade materials of the 4-unit buildings and the 3-unit buildings or if each separate building is required to have changes in facades and exterior designs as stated in the condition.</li></ul> <p><b>7.3</b> An inventory of trees proposed to be retained along the norther property line has not been submitted. A minimum of 22 trees are required to be retained. Staff was not provided with sufficient evidence to review this. (FOF, pages 15-17)</p> <ul style="list-style-type: none"><li>• An inventory (<b>Condition 4</b>) and required maintenance/replacement (<b>Condition 3</b>) of trees has been conditioned.</li></ul> <p><b>7.7</b> Sufficient details have not been submitted in the recreational open space plans (Exhibit E) to support what recreational need is proposed to be met. Sufficient details have not been submitted for staff to determine the quality of proposed amenities. Nor was the quality or quantity portion of the condition met. (FOF, pages 20-24)</p>
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- Planning Commission is being tasked with identifying the intended recreational needs these spaces shall be developed to meet and the amenities that shall be provided, or
  - Planning Commission may require a fee-in-lieu for recreational space development.
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**ALTERNATIVES:**

1. Recommend approval of PC 23 25 PUD 01, based on the Commissions’ findings that the application meets the requirements of City Code subject to conditions,
  2. Recommend denial of PC 23 25 PUD 01 based on the Commissions’ findings that the application does not meet the requirements of City Code.
  3. Recommend partial approval of PC 23 25 PUD 01 based on the Commissions’ findings that the application for modifications meets some, but not all requirements of City Code.
  4. Continue deliberations & continue hearing to a date certain if additional information is required to issue a decision.
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**RECOMMENDATION:**

The recommendation is for Alternative 4, continue deliberations and continue hearing to a date certain if a waiver of the 120-day processing period is provided by the applicant.

This will provide additional time for the applicant to provide additional information as requested by the Planning Commissions for the remaining unsatisfied conditions.

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**AIS PREPARED BY:**

Wendy FarleyCampbell, Community Development Director  
Clare Kurth, Assistant Planner

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**ATTACHMENTS:**

**# 1 - Resolution PC 23 25 PUD 01 draft**

- Exhibit A Findings of Fact (proposed)
  - Exhibit B Narrative & Application
  - Exhibit C Attachment 1 – Civil Plans
  - Exhibit D Attachment 2 – Architectural Plans
  - Exhibit E Attachment 3 – Landscaping Plans
  - Exhibit F Attachment 4 – Stormwater Management Report
  - Exhibit G Addendum to Myrtle Glen Final PUD Addressing NOIC
  - Exhibit H Attachment 5 – Architectural Plans for Triplexes
  - Exhibit I Attachment 6 – Paint Colors Plan
  - Exhibit J Attachment 7 – Proposed Design vs Old Town ... Standards
  - Exhibit K Resolution PC 22 21 PUD 01, PC 22 23 SUB 02, & SR 22 48 SIR 13
  - Exhibit L Civil Plans with Public Works Comments
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**FINDINGS OF FACT  
FLORENCE PLANNING COMMISSION  
EXHIBIT "A"**

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**Meeting Date:** December 12, 2023 **Planner:** Clare Kurth & Wendy FarleyCampbell  
**Application:** PC 23 25 PUD 01: Myrtle Glen PUD

**I. PROPOSAL DESCRIPTION**

**Proposal:** A request to review and approve the Myrtle Glen final PUD application.

**Applicants:** William Johnson Construction Inc.

**Representative:** Hailey Sheldon, Sheldon Planning

**Property Owner:** David J Bielenberg

**Location:** Map Reference 18-12-22-11, Tax Lot 1200 and 200  
North west and west of the intersection of 37<sup>th</sup> Street and Oak Street.

**Comprehensive Plan Map Designation:** High Density Residential

**Zone Map Classification:** High Density Residential

**Surrounding Land Use/Zoning**

**Site:** undeveloped / High Density Residential (HDR)  
**North:** Single Unit Dwellings (SUDs), Detached / HDR  
**South:** Undeveloped & SUDs, Detached / HDR  
**East:** SUDs, Detached / HDR and Highway District  
**West:** High-Intensity Recreation – Golf Course cart shed and city water tanks / HDR and Open Space

**Streets/ Classification:**

North – none ; East – Oak Street / Collector ; South – 37<sup>th</sup> Street / undeveloped ; West - none

**II. NARRATIVE**

Tentative PUD and subdivision for the proposed Myrtle Glen Subdivision was approved by the Florence Planning Commission June 22, 2023. This proposal is for a 25-unit subdivision consisting of 7 buildings, 5 of which are proposed to be four attached housing units and the other 2 buildings are proposed to be three attached housing units. These are attached single-unit dwellings that will each be on an individual lot. In addition to platting the dwelling units the 37<sup>th</sup> Street ROW is proposed to be platted and constructed to local street standards with sidewalks and stormwater facilities on both sides of the street. This development also includes an on-site parking lot that adds an additional 13 parking spaces.

The tentative subdivision and preliminary PUD review criteria for this project were reviewed under Resolution PC 22 21 PUD 01, PC 22 23 SUB02, and SR 22 48 SIR 13. These Findings of Fact will review the Final PUD application against FCC 10-23 criteria

related to final PUD application and against the Conditions of Approvals from Resolution PC 22 21 PUD 01, PC 22 23 SUB02, and SR 22 48 SIR 13 as they relate to the final PUD portion of this development project only.

### III. REFERRALS

#### Referrals:

The Final PUD application including Stormwater Management Report & Calculations, civil plans, architectural plans, and applicant narratives were sent to the City of Florence Public Works on September 11, 2023 for review and comment. At the time of the writing of these Findings comments were not received by the City Community Development Department.

Other agency referrals were sent during the preliminary PUD review and comments were reviewed during that process and conditioned as necessary in Resolution PC 22 21 PUD 01, PC 22 23 SUB02, and SR 22 48 SIR 13. As these comments have previously been reviewed and conditioned as necessary additional referrals were not deemed necessary to send.

### IV. APPLICABLE REVIEW CRITERIA

#### Florence City Code:

##### Title 10: Zoning Regulations

Chapter 1: Zoning Administration, Sections 1-4, 1-5, & 1-6-3

Chapter 3: Off-Street Parking, Section 3, 4, 5, 8, 9, & 10

Chapter 10: Residential Districts, Sections 2, 4, 5, & 7

Chapter 23: Planned Unit Development, Sections 2, 4, 5, 6, & 11 through 14

Chapter 34: Landscaping, Section 2 through 5

Chapter 35: Access and Circulation, Sections 2 through 3

Chapter 36: Public Facilities, Sections 2 through 9

Chapter 37: Lighting, Sections 2, 3, 4B, & 5R

##### Title 9: Utilities

Chapter 5: Stormwater Management, Sections 1 through 7

#### Resolution PC 22 21 PUD 01 – Myrtle Glen, Preliminary PUD—Conditions of Approval

### V. FINDINGS

The criteria are listed in **bold** followed by the findings of fact.

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### **FLORENCE CITY CODE- TITLE 10: CHAPTER 23 PLANNED UNIT DEVELOPMENTS (PUD)**

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Portions of Sections 4 and 5 below are added for ease of reference when reviewing open space findings.

**10-23-2: DEFINITIONS: As used in this chapter, the following words shall mean:**

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**NET DEVELOPMENT AREA: Area of property exclusive of public or private roads, or parkland.**

**PUBLIC IMPROVEMENTS:** Improvements that include utilities, parklands, and facilities that will be dedicated to the public and maintained by the City.

.....

**10-23-4: GENERAL CRITERIA:** Applicant must demonstrate that the development conforms to all the following criteria:

- B.** The location, design and size are such that the development can be well integrated with its surroundings or will adequately reduce the impact where there is a departure from the character of adjacent land uses.
- D.** The location, design, size and land uses are such that the residents or establishments to be accommodated will be adequately served by existing or planned utilities and services.
- E.** The location, design, size and uses will result in an attractive, healthful, efficient and stable environment.

**10-23-5: DEVELOPMENT STANDARDS:** To insure that a PUD fulfills the intent of this Chapter, the following standards and those of FCC 10-36 shall apply.

- G.** **Open Space:** A minimum of 20% of the net development area shall be open space and must be platted for that purpose. (Easements are not acceptable). At least 25% of the 20% shall include an area designated and intended for recreation use and enjoyment. The required recreation area may be provided as:
  - Public dedication for use by public in general, and/or
  - Property owned by the Home Owners Association (or other legal entity) for use by residents of the development.

The recreational area is required to be developed to satisfy one or more recreational needs identified in the latest Florence Parks and Recreation Master Plan. If the Master Plan or Comprehensive Plan shows a need for public recreation area in the location of the PUD (such as a trail connection or neighborhood park), the recreation area shall be dedicated to the public. If the recreation area is not meeting a need for public recreation, the city may choose not to accept dedication of the recreation area. (Ord. No. 2, Series 2011)

- 1.** Open space will be suitably improved for its intended use, except that common open space (outside the required 25% of recreation use area) containing natural features worthy of preservation may be left unimproved. The buildings, structures and improvements to be permitted in the common open spaces shall be appropriate to the uses, which are authorized for the open space.
- 2.** The development schedule which is part of the development plan shall coordinate the improvement of the open space and the construction of buildings and other structures in the open space with the construction of residential dwellings in the planned unit development.

3. **If buildings, structures or other improvements are to be made in the open space, City may require that the development provide a bond or other adequate assurance that the buildings, structures and improvements will be completed. In this case, the City Council shall release the bond or other assurances when the buildings, structures and other improvements have been completed according to the development plan.**
4. **The following areas are not acceptable for recreation area required as part of a PUD: (Ord. No. 2, Series 2011)**
  - a. **Hillsides over twenty-five (25) percent slope;**
  - b. **Land in the floodway, floodplain, or required riparian or wetland buffer, unless trails, benches, picnic tables and similar above are incorporated;**
  - c. **Roadside ditches;**
  - d. **Monument entry areas and central landscaped boulevards;**
  - e. **Stormwater retention or detention ponds that are designed to hold stormwater runoff from less than one hundred (100) year events;**
  - f. **Parking areas and road rights-of-way that are located within the parkland, open space, or common area, except for parking that is required specifically for use of the parkland;**
  - g. **Yards, court areas, setbacks, or other open areas required by the zoning and building ordinances and regulations shall not be included in the computation.**

**10-23-11: APPROVAL OF THE FINAL DEVELOPMENT PLAN:**

1. **Within one year following the approval of the preliminary development plan, the applicant shall file with the Planning Commission a final development plan containing in final form the information required in the preliminary plan. The Planning Commission may grant a one-time extension of one (1) year maximum duration based on compliance with the following criteria:**
  - a. **The request for an extension is made in writing prior to the expiration of the original approval.**
  - b. **There are special or unusual circumstances that exist which warrant an extension.**
  - c. **No material changes of surrounding land uses or zoning has occurred.**

**The planning Commission may deny the request for an extension if new land use regulations have been adopted that affect the applicant's proposal.**

Preliminary PUD approval was granted June 26, 2023 and the applicant filed the application for final PUD on August 29, 2023. Criterion met.

2. **Final development plans shall include plans for proposed:**
  - a. **Storm drainage.**
  - b. **Sewer and water utilities.**
  - c. **Streets, pedestrian ways, trails and paths.**
  - d. **Preliminary subdivision plan, if property is proposed to be divided.**
  - e. **Open Space and Parklands to be dedicated to the public or held in Homeowner Association ownership. (Ord. No. 2, Series 2011)**
3. **Plans for public improvements shall be prepared by a Registered Engineer and shall be approved by City staff before final approval by the Planning Commission.**
4. **If the Planning Commission finds evidence of a material deviation from the preliminary development plan, the Planning Commission shall advise the applicant to submit an application for amendment of the planned unit development. An amendment shall be considered in the same manner as an original application.**

The application included engineered and stamped plans for public and private improvements for stormwater, utilities, and streets. The application included plans for open space to be held in HOA ownership. The application does not include final subdivision plat review. Criteria met.

**10-23-12: ADHERENCE TO APPROVED PLAN: The final development plan shall continue to control the planned unit development after it is finished and the following shall apply:**

1. **The use of the land and the construction, modification or alteration of a building or structure within the planned unit development shall be governed by the approved final development plan.**
2. **An amendment to a completed planned unit development may be approved if it is required for the continued success of the planned unit development, if it is appropriate because of changes in condition that have occurred since the final development plan was approved or because there have been changes in the development policy of the community as reflected by the comprehensive plan or related land use regulations.**
3. **No modification or amendment to a completed planned unit development is to be considered as a waiver of the covenants limiting the use of the land, buildings, structures and improvements within the area of the planned unit development.**

This criterion is for reference and is not applicable at this time. However, in as much as the findings accept and regulate architectural and open space proposals. those decisions are monumented under these findings and are required to followed in perpetuity unless a revision is sought by the HOA and granted by the Planning Commission.

**10-23-13: GUARANTEE OF PERFORMANCE: For public improvements, the City may require that a cash deposit, surety bond or other similar guarantee be posted to insure**

**the full and faithful performance by the parties involved, not to exceed a period of two years after required improvements are completed.**

If the applicant requests final plat signing prior to installation of all public improvements then a bond or similar will be required. (Informational)

**10-23-14: EXPIRATION OF APPROVAL FOR A PUD:**

- A. If the PUD includes creation of a subdivision, and approval of the subdivision has expired or is rejected as provided in Chapter 11-4 of this Code, the PUD approval is revoked as of the expiration or rejection date for the proposed subdivision.**
- B. If substantial construction or development of the PUD has not occurred in accordance with the approved final development schedule, said approval shall lapse at 18 months from the date of approval and shall no longer be in effect. The Planning Commission may, upon showing of good cause by applicant, extend approval for a period not to exceed 18 months.**

The final subdivision plat is required to be completed by June of 2025, unless an extension is sought by the applicant and granted by the city. If this occurs the applicant should request an extension of the PUD for the 18 months offered.

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**RESOLUTION PC 22 21 PUD, PC 22 23 SUB 02, and SR 22 48 SIR 13**

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- 1. Any modifications to the approved plans or changes of use, except those changes relating to Building Codes, will require approval by the Community Development Director or Planning Commission/Design Review Board.**
- 2. Regardless of the content of material presented for this Planning Commission, including application text and exhibits, staff reports, testimony and/or discussions, the applicant agrees to comply with all regulations and requirements of the Florence City Code which are current on this date, EXCEPT where variance or deviation from such regulations and requirements has been specifically approved by formal Planning Commission action as documented by the records of this decision and/or the associated Conditions of Approval. The applicant shall submit to the Community Development Department a signed "Agreement of Acceptance" of all conditions of approval.**
- 3. Upon encountering any cultural or historic resources during construction, the applicant shall immediately contact the State Historic Preservation Office and the Confederated Tribes of Coos, Lower Umpqua, and Siuslaw Indians. Construction shall cease immediately and shall not continue until permitted by either a SHPO or CTCLUSI representative.**

**FCC 10-3:**

- 4.1 The shared/common parking area shall meet grading requirements so as not to drain stormwater over public ROWs. Parking lot surfacing shall not encroach upon public ROWs. This shall be in accordance with FCC 10-3-8-C. This shall be included on a detailed parking lot plan prior to or in conjunction with first building**

permits and subject to Public Works and Community Development Department approval.

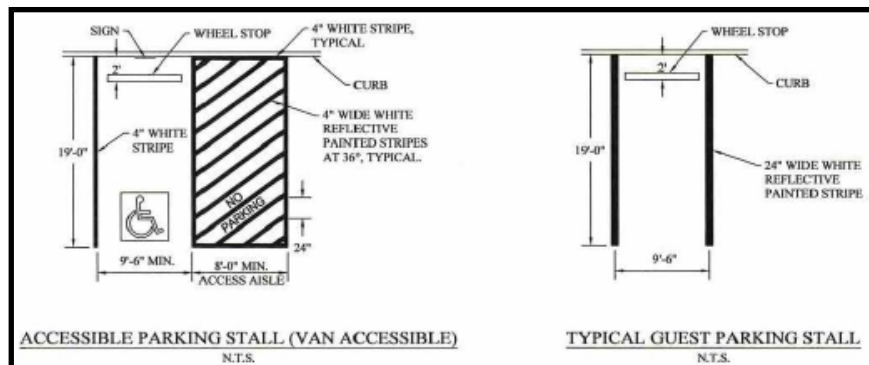
Attachment 1, Sheet C6 (Exhibit C) labeled *Overall Site Grading Plan and Cross Sections* illustrates the site will be graded to direct the flow of stormwater into the stormwater facilities and not over public ROWs. This plan does not indicate that any proposed parking lot surfacing will encroach on to public ROWs. This Condition is satisfied.

**4.2 Parking spaces shall be screened with evergreen shrubs that reach a minimum 36 inches in height above parking lot grade level at maturity so that headlights do not shine onto adjacent residential uses and zones in accordance with FCC 10-3-8-D and FCC 10-34-3-7. Stormwater facility plantings in the 37<sup>th</sup> St ROW may meet this screening requirement or this requirement may be met through fencing installed between parking spaces and sidewalk/PUE. The screening plan shall be included in the final landscaping/stormwater facility planting with a proposed schedule of planting at final PUD.**

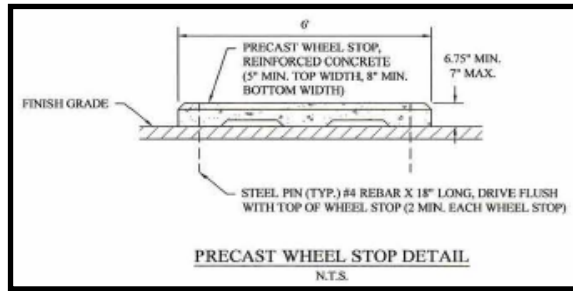
Details of the planting areas abutting the parking area that will screen headlights from the parking lot are included on Attachment 3, Sheets L2 and L3 (Exhibit 3). These planting areas abutting the parking are proposed to be planted with Escallonia from 3 / 5-gallon containers. According to the [Tree and Plant List for the City of Florence](#) these plants reach a height and diameter of 5 feet, are evergreen plants, and are the recommended planting size. These plants meet and the landscaping plans for these areas are in compliance with FCC 10-3-8-D, FCC 10-34-3-7, and meet the requirements of this Condition. Note this five-foot screening area is located within a five-foot PUE easement and has multiple waste water and water service lines extending perpendicular through it. Any damage of the landscape buffer resulting from the repair or replacement of any utilities shall result in a replacement of the buffer by the HOA with the same species in 3 or 5-gallon containers. Effort should be made to preserve the buffer species for replanting prior to performing any work on the utilities. This Condition is satisfied.

**4.3 The shared/common parking area shall be in compliance with FCC 10-3-8-E. A curb or wheel stop of not less than 6 inches shall be installed abutting streets and interior lot lines to prevent encroachment onto adjacent private property, public walkways, sidewalks, or minimum landscaped area required in accordance with FCC 10-3-8-E2.**

Attachment 1, Sheet C9 (Exhibit C) includes details of the precast wheel stop details. The wheel stops details state they will be 6.75" minimum and 7" in height maximum and are proposed to be placed 2 ft. from the end of the parking stall. The wheel stops as proposed are anticipated to be sufficient at prevent encroachment into landscaping or pedestrian walkway. This Condition is satisfied.



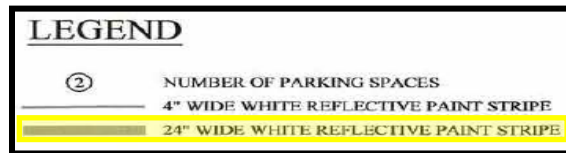




**4.4 A complete parking lot plan in accordance with FCC 10-3-8 K and FCC 10-3-8-L shall be submitted prior to or in conjunction with final PUD shall include the following items not previously submitted:**

- **Curb cut dimensions**  
Attachment 1, civil plans (Exhibit C). Dimensions meet requirements.
- **Dimensions, continuity, and substance of screening**  
Attachment 3, Sheets L2 and L3 of the landscaping plans (Exhibit E).
- **Grading, drainage, surfacing, and sub grading details**  
Attachment 1, Sheet 6 meets this requirement (Exhibit C).
- **Specifications for signs, bumper guards, and curbs**  
Attachment 1, Sheet C9 (Exhibit C) and discussed under Condition 4.3
- **Each Space shall have double line striping with two feet wide on center**

Applicant narrative states that this is satisfied on Attachment 1, Sheet C9 (Exhibit C). This sheet includes details for a 24" wide white reflective paint stripe, appearing to propose a single stripe rather than double lined as required by the Condition or in accordance with FCC 10-3-9-B.



- **The width of any striping line in an approved parking area shall be a minimum 4" wide**  
Included on Attachment 1, Sheet C9

Summary: This condition has been satisfied with the civil plans included in Attachment 1, with the exception of the required double lined striping for each parking space. This was likely an oversight or error that had the intention of meeting all above criteria. A revised site plan indicating required 4" line striping that is 2' wide on center shall be submitted to the City Community Development Department prior to, or in conjunction with building permits as required in accordance with FCC 10-3-9. The double line striping shall be confirmed during onsite inspections prior to Certificate of Occupancy of the first building grouping (**Condition 1**). This Condition has been conditioned to be met.

**4.5 In accordance with FCC 10-37-4 the City shall have a 30-day review period starting the day following the final Certificate of Occupancy to evaluate and request**

**adjustments to illumination levels based on staff inspections and public comments. The application shall be permitted to have decreased illumination levels onsite of 1-foot candles versus 2 required in FCC 10-37-4-B.**

In accordance with this Condition of Approval, the City shall have a 30-day review period following the final Certificate of Occupancy to evaluate illumination levels on site. This Condition is not being reviewed, or applicable in these findings.

**FCC 10-7:**

**5.1 The area has Yaquina soils which are known for high ground water. Therefore, the applicant shall record a Covenant of Release which outlines the hazard, restrictions and/or conditions that apply to the property as outlined in subsection (D) of FCC 10-7-7, Review and Use of Site Investigation Report, and shall state “The applicant recognizes and accepts that this approval is strictly limited to a determination that the project as described and conditioned herein meets the land use provisions and development standards of the City Code and Comprehensive Plan current as of this date. This approval makes no judgement or guarantee as to the functional or structural adequacy, suitability for purpose, safety, maintainability, or useful service life of the project.” This shall be recorded prior to submittal of any building permit applications or prior to final Subdivision Plat.**

This shall be review at time building permit submittal or final subdivision plat. This Condition is not applicable to this review process.

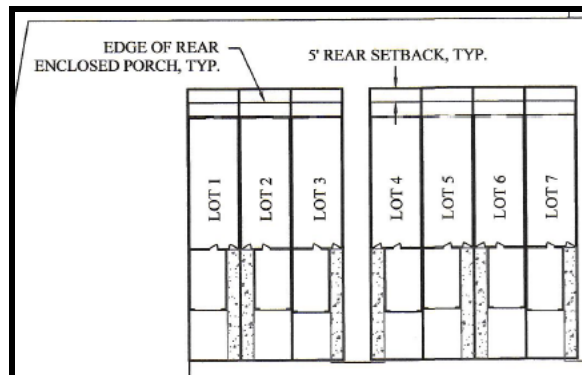
**FCC 10-10:**

**6.1 Based on FCC 10-2-13 definitions of front lot line, the front lot line for lots 23, 24, and 25 is considered the lot line adjacent to Oak St. Therefore, the maximum fence height along Oak St shall be 4 feet in height in accordance with FCC 10-34-5.**

No fences are proposed with this final PUD. The front lot line has been established as the lot line along Oak St. Therefore, any future fences proposed shall be limited to a maximum of 4 feet in accordance with FCC 10-34-5.

**6.2 The applicant shall provide a minimum 5-foot rear yard setback for each individual lot in compliance with FCC 10-10-4-D.**

Attachment 1, Sheet G1 (Exhibit C) indicated the minimum 5-foot rear yard setback for each individual lot in compliance with FCC 10-10-4-D. This Condition is satisfied.

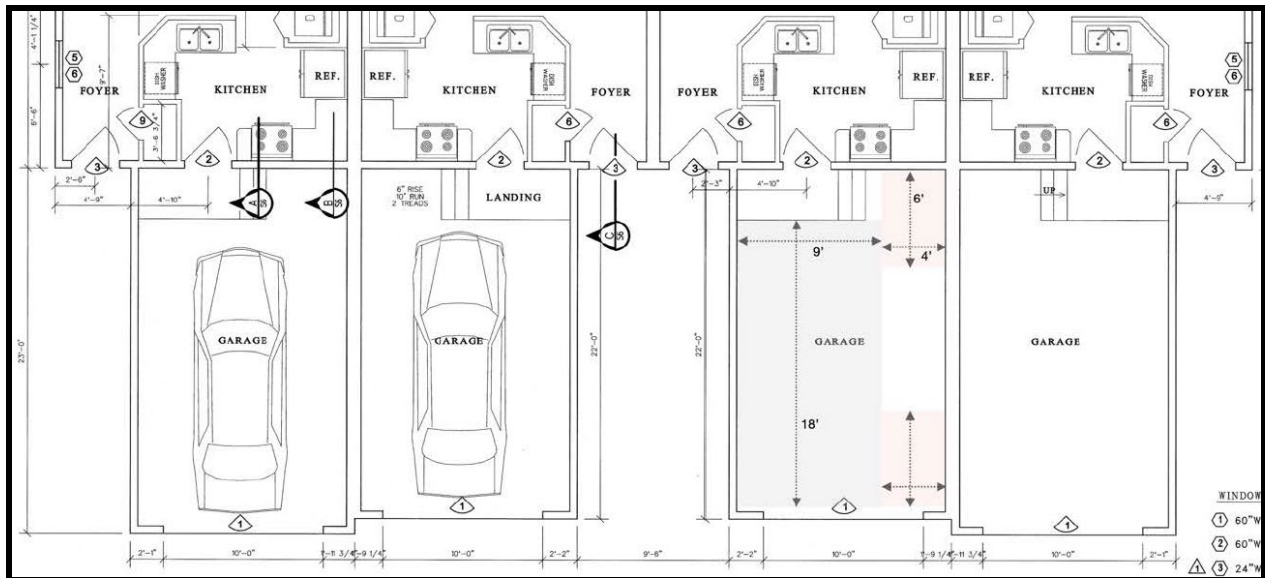


**6.3 The garage and driveway parking stalls shall be maintained as vehicular parking for the use of the single-family attached units and not be converted to another use.**

Garages and driveways as proposed appear to be reserved for vehicle parking for the use of the single-unit attached dwellings (previously referred to as single-family attached units prior to the July 2023 housing code updates). This Condition appears to be met, but shall be the ongoing responsibility of individual property owners and the HOA to ensure compliance. This Condition not applicable to this review.

**6.4 The applicant shall either provide long term bike parking that meets criteria in accordance with FCC 10-3-10-C or the applicant shall provide other long term bicycle parking onsite in accordance with FCC 10-3-10, this required long-term bicycle parking may either be located on individual sites or in common space. Long term bike parking will be verified prior to Certificate of Occupancy of each unit if provided on the individual lots, or with final PUD if provided in common or open space.**

The applicant has provided sufficient evidence that there is adequate space within the interior of the garage to accommodate the parking of a standard sized car and the minimum clearance distance of 4 feet from the wall to the vehicle in accordance with FCC 10-3-10-C and this Condition. Please see the dimensioned image below from page 2 of Exhibit G. It further illustrates the available area from the 4-unit garage dimensions provided on Sheet S2 of Exhibit D-Attachment 2. The 3-unit garage dimensions are provided on Sheet S2 of Exhibit H-Attachment 5 and are a few inches narrower but meet the intent. This Condition is satisfied.



**6.5 Long term bike parking may count towards recreation space requirements of Conditions 7.6 if provided in common or open space on the project site all criteria of FCC 10-3-10 shall be met including, but not limited to location and design, visibility and security, and lighting. If proposed, the long-term parking plan shall be submitted with to final PUD.**

Long term bike parking is being proposed on individual sites as stated in the applicant narrative on page 7 of 22 (Exhibit B). Therefore, long-term bike parking is not being requested to count towards a portion of the recreation space requirement under Condition 7.6. This Condition is not applicable.

**FCC 10-23:**

**7.1. FCC 10-23-5-H-1 states high quality building design using Old Town and Mainstreet Architectural Standards or better. Different building facades and exterior design shall be used for each building grouping that meet the intent of FCC 10-6-6. This is to include but is not limited to a diversity of building materials and colors, window designs, garage door designs, roof eaves, light fixtures, driveway paving design/colors, and similar details etc. This shall be reviewed at final PUD.**

In accordance with FCC 10-23-5-H-1 buildings in a PUD shall be of high-quality building design using Old Town and Mainstreet Architectural Standards or better. The Planning Commission approved Condition 7.1 as an alternative to requiring Old Town and Mainstreet Architecture or better. It requires different building facades and exterior design to be for each building grouping in order to meet the intent of [FCC 10-6-6](#) which regulates downtown and mainstreet architectural design.

The proposed building designs include three color arrangements from a pallet of three colors-green, brown and tan. The three sets of three-unit buildings are proposed to have a base of tan paint while the four four-unit buildings are proposed to have green and brown bases (2 each). Each of the three-color arrangements alternate as seen in Attachment 6 (below) (Exhibit I).

Façade changes are proposed as a variation in gable siding on the four-unit buildings (horizontal lap siding) and the three-unit buildings (shingle pattern siding). The shingle pattern siding shall be used on the four-unit building garage gables rather than the three-unit buildings to better break up the proposed long uninterrupted expanse (two sets of 150 ft.) of the same building style using horizontal lap siding (**Condition 2**). Please see the image below from Attachment 6:



The applicant addresses Condition 7.1 on their response to the notice of incompleteness (NOIC) on pages 2 through 8 (Exhibit G). The narrative includes extensive detail on the variation in types of windows, variations in roof lines, projection of garages, and diversity of roof eaves. However, these variations and diversity in materials proposed are specific to each individual unit and are not a diversity from each building cluster as required by this condition. So the result is that there is one overall building design being replicated seven times. The differences are three color palettes for seven buildings and shingle-style roof gables used on three of the seven buildings. Sixteen of the 25 units have no variation in building materials. And the color variation for the 25 units is divided roughly even with 8 units each have green or brown base paint and 9 having tan.

The definition of façade should also be considered. According to *Webster's Third New International Dictionary of the English Language, Unabridged*, which shall be considered a standard reference in accordance with FCC 10-2-23 the definition for façade is:

*The front of a building. A face of a building that is given emphasis by special architectural treatment.*

The significance of this definition, as it relates to Condition 7.1 is the alternating paint configurations may meet the conditions requirement for different exterior design. The color does not meet the criteria for different building facades. There are two considerations for the coloration proposed as it relates to exterior design;

1. Using variations in color for primary and secondary colors are not permanent and therefore shall be the on-going requirement of the HOA to maintain a variation in colors from one building grouping to the next. Colors shall not be required to remain the same, but a similar variation in alternating colors shall be maintained for the life of the buildings. This shall either be a Condition of Approval stipulated by the Planning Commission., or
2. The variation in paint colors should be approved as meeting color palette requirements in accordance with FCC 10-6-6-4-G, but denied as a variation in exterior designs on the basis that this will require continued monitoring and enforcement by the City. Therefore, exterior designs that apply to the requirements of this Condition shall be clarified as permanent architecture details.

The proposed variation in garage gable siding pattern meets the criteria for different building facades. This is the only proposed variation in building facades that meets the criteria of this condition. It should also be noted that the resolution does not define the number of variations required for different building groupings. However, the use of facades, plural, indicates a minimum of two variations is required per each building grouping. This is interpreted to mean each individual building grouping shall have different facades rather than different facades for three-unit buildings and four-unit buildings. The Planning Commission is tasks with clarifying the interpretation on this matter.

Considerations for this Condition are:

1. The narrative statement in both the application and the response to the NOIC has been detailed and sufficiently demonstrated quality building materials are proposed to be used, both as primary and secondary building materials.
2. The response to the NOIC includes a spreadsheet to illustrate in detail how the *"overwhelming majority of Old Town and Mainstreet architectural standards"*
  - It is determined that meeting the "overwhelming majority" is neither meeting, nor exceeding Old Town and Mainstreet architectural standards.
  - This condition was written as an alternative to requiring Old Town and Mainstreet Architecture or better. Therefore, this Condition must be met which includes different building facades and exterior designs for each building grouping, unless Condition 1 is invoked by the applicant and a request is sought.

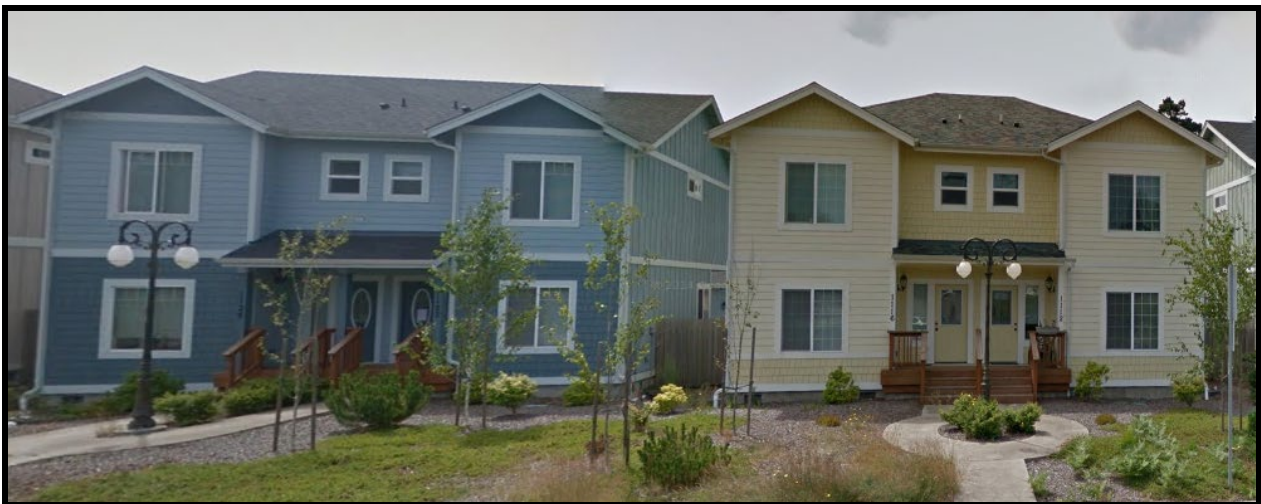
3. This condition specifies that *“Different building facades and exterior design shall be used for each building grouping that meet the intent of FCC 10-6-6”* Examples of architectural details that may vary are provided, but no specification was included in the minimum number of architectural changes between each building grouping. As previously discussed, the condition using the word facades, plural, indicates a minimum of two variations for each grouping of buildings.
  - The applicant narrative explains in significant detail the difference in architectural details on the individual dwelling units rather than the required variation of each building grouping. This Condition specifies that there shall be different building facades and exterior designs for each building group that meets the intent of FCC 10-6-6. The variation on individual units does not meet the intent of requirement of this Condition
  - The variation of garage gable siding patterns between the four-unit buildings and three-unit buildings, as the only architectural detail variation, does not meet the intent of this Condition or this Condition as written.
  - Is each individual building required to have a variation in facades or does variation in facades from the three-unit building and the four-unit buildings, as proposed, meet the intent of this condition?
4. The only architectural change between each type of building grouping is the gable siding being a shingle pattern on the three-unit buildings and horizontal lap siding on the four-unit buildings.
  - As previously Conditioned, the shingle pattern siding shall be used on the four-unit buildings rather than three-unit buildings to better break up long expanses of horizontal siding.
  - The variation in garage gable siding of shingle pattern and horizontal pattern does count towards one variation in façade for the building groupings.
5. FCC 10-6-6-3-C-3 states that *“Changes in paint color and features that are not designed as permanent architectural elements, such as display cabinets, window boxes, retractable and similar mounted awnings or canopies, and other similar features, do not meet the 24-inch break-in-wall-plane standard.”* One of the two design elements proposed to change between building groupings is the paint color variation.
  - This code section was included to demonstrate that a precedent has been set in code that changes in paint colors do not meet the requirement for permanent architectural features
  - Does the alternating color pallet meet the intent of this Condition?
  - Was the intent of this Condition to require permanent architecture differences between each grouping of building?
  - If the paint color is accepted as a variation in exterior design, should it be conditioned to be maintained for the life of the structures



Summary: The condition did not specify which or number of façade and exterior design elements to use in order to provide flexibility to the applicant. The applicant came back with an alternating use of color palette and shingle roof gables. The colors proposed are complimentary to each other and offer an appearance of variation. The only architectural variation between building groupings is the garage gable siding. The specific number of variations to use for building groupings was not defined and should this architectural design not be approved then the number of variations should be specified for clarity. Staff pointed out the lack of variation in facades and exterior design in the NOIC mailed on September 27, 2023 as it related to this Condition. Additional specification should be stipulated by the Planning Commission to ensure compliance with minimum variations to meet the intent of this Condition (i.e., how many building groupings may use the same garage doors or front doors, require window variations on each building grouping vs the proposed variety of window style on an individual unit, require variation in covered entrances on each building grouping, as examples).

Below is an image of duplex units on 9<sup>th</sup> St. In this 2012 Google Street View image several differences can be observed. Some of the differences between these buildings include the front doors, paved walkway design, varying roof lines, different window panels, variation in siding in more locations than the gable, and front porch designs.

This image is provided as an example of details that can be varied from one building unit to another, this is not meant to be prescriptive to the Myrtle Glen PUD.



**7.2 The applicant shall submit a final grading plan illustrating all cuts and fills and final 1 ft. contours and grades to the edges of the development on all sides prior to final PUD.**

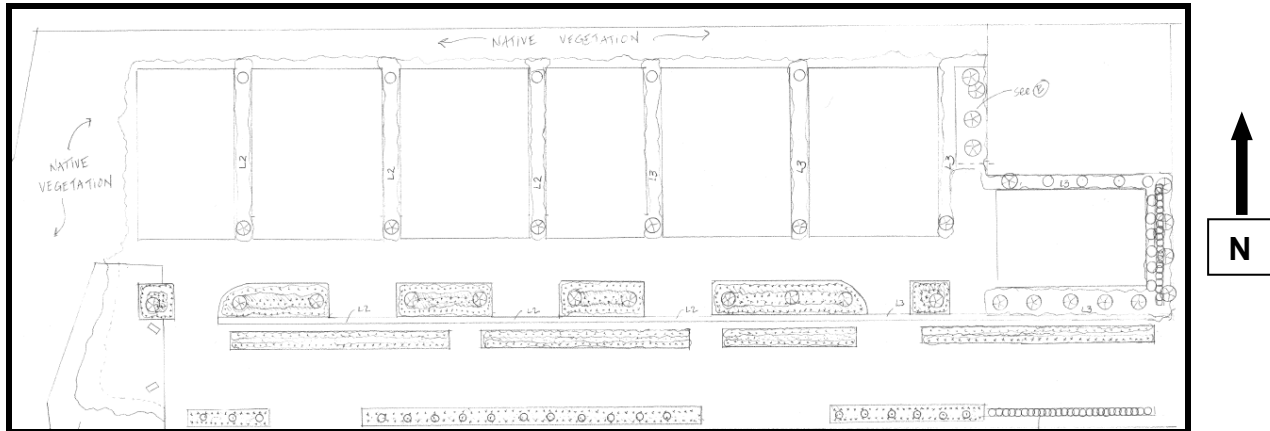
Attachment 1, Sheet C6 (Exhibit C) illustrate all cuts and fill and final 1 ft. contours and grades to the edges of the development. This Condition has been satisfied.

**7.3 With final PUD application a landscape and vegetation retention plan shall be submitted for the entire development. The buffer to the north shall include trees and shrubs planted or retained at a ratio of at least one tree per 30 ft. The Oak St. frontage and the 37<sup>th</sup> St. frontage adjacent to unit 25 shall include landscaping consisting of at least one tree for every 30 feet of frontage.**



Northern Buffer: Landscaping and vegetation retention plans have been submitted as part of this application as required by this Condition. The applicant has included a statement on page 6 of 8 in the response to the NOIC (Exhibit G) that states “Attachment 3 Landscaping Plan satisfies this condition. As depicted on the plans and explained in the application narrative: the northern vegetative buffer is proposed to remain in place. This buffer area is approximately 5 feet deep, 650 feet long, and densely vegetated. Given all trees and shrubs are proposed to remain within this buffer, trees and shrubs will be retained at a ratio of at least one tree per 30 feet.”

Below is a snip from Attachment 3, Sheet L1 (Exhibit E).



Native vegetation buffer has not been inventoried to confirm that trees on this northern buffer meet the minimum 1 tree per 30 linear feet, or a minimum of 22 trees retained along the northern buffer (650/30=21.6 – rounded up 22 trees are required to be retained). It is anticipated that the minimum number of required trees will be retained based on the applicant statements. However, the applicant shall submit an inventory of trees to satisfy this condition. In accordance with FCC 10-34-3-8, any required trees on the northern buffer that dies, falls, or is damaged during construction or at any time after development shall be replaced with an equivalent specimen within 6 months of dying or removal, whichever comes first (**Condition 3**).

37<sup>th</sup> Street and Oak Street: 16 trees are proposed along the 37<sup>th</sup> Street ROW and 16 trees are required. The street frontage along the 37<sup>th</sup> Street frontage is dimensioned at 476.77 as seen on Attachment 1 Sheet G5.

- $476.77 / 30 = 15.89$  – rounded up, 16 trees are required

3 trees along the Oak Street ROW are proposed and 3 trees are required. The street frontage along the Oak Street ROW is dimensioned at 85.04 feet as seen on Attachment 1, Sheet G5.

- $85.04 / 30 = 2.83$  – rounded up, 3 trees are required

Summary: This Condition is satisfied as it relates to minimum tree counts along 37<sup>th</sup> Street and Oak Street frontages.

This Condition is anticipated to be satisfied, but sufficient evidence has not been submitted along the northern property buffer.

Additional details shall be submitted in the form of an inventory of trees retained in the vegetated buffer on the north of this property that buffers the Nandia subdivision (**Condition 4**). This Condition has been conditioned to be met.

**7.4 The corrections for utilities and accesses, as stated by SVFR Chief and Public Works, shall be addressed and provided in a revised utility and access plans submitted for review and approval with Final PUD submittal**

Corrections for utilities and access have been addressed and provided in revised utility and access plans as seen on Attachment 1. This Condition is satisfied.

**7.5 The final stormwater management plan shall be submitted for review and approval with Final PUD submittal. It shall include treatment and conveyance systems that meet city design typicals and it shall include consideration of capacity of existing system and an increase in detention pipe size as needed.**

Attachment 4 (Exhibit F) of the application included a Stormwater Management Report Supplemental; Final Stormwater Systems Calculations that was stamped by a registered Professional Engineer. The civils includes profiles of the proposed street sections. The systems seem to be between 12" and 18" deep but the exact widths could not be determined. The landscaping plans submitted as Attachment 3 include the proposed plantings for each of the storm systems both on and off site. Both the sizes and spacing are proposed but the stormwater typical detail numbers from the Stormwater Design Manual are not called out. Regardless of any inconsistencies between city standards and proposed plans it is presumed that the storm systems will be dimensioned, planted and constructed in accordance with SW-120, 130 & 140 and SW 301 & 311 with the requisite other green street typicals for incorporating infrastructure. (Informational)

**7.6 Open space shall be calculated using FCC 10-23-5-E criteria at 20% of the net development area and at least 25% of the 20% shall include area(s) designated and intended for recreation. As modifications are being requested to the development standards of the underlying zone, the recreation plan submitted at final PUD shall include more than the minimum required recreation area in accordance with FCC 10-23-5-H3 & 4. Due to the topographical constraints present on the site, exceeding minimum recreation requirements by may be provided through quality of amenities rather than increased square footage beyond minimum requirements, pending Planning Commission review and approval at final PUD.**

Open space was conditioned by Planning Commission to be calculated at 20% of the net development area and at least 25% of the 20% shall include areas designated and intended for recreation in accordance with FCC 10-23-5. The minimum square footage of open space and recreational open space has been satisfied based on the submitted application materials, but there are multiple criteria in this condition that requires review. The break down of Open Space is provided in a table on pg. 8 of 22 in the applicant narrative (Exhibit B), a summary of relevant items are discussed below.

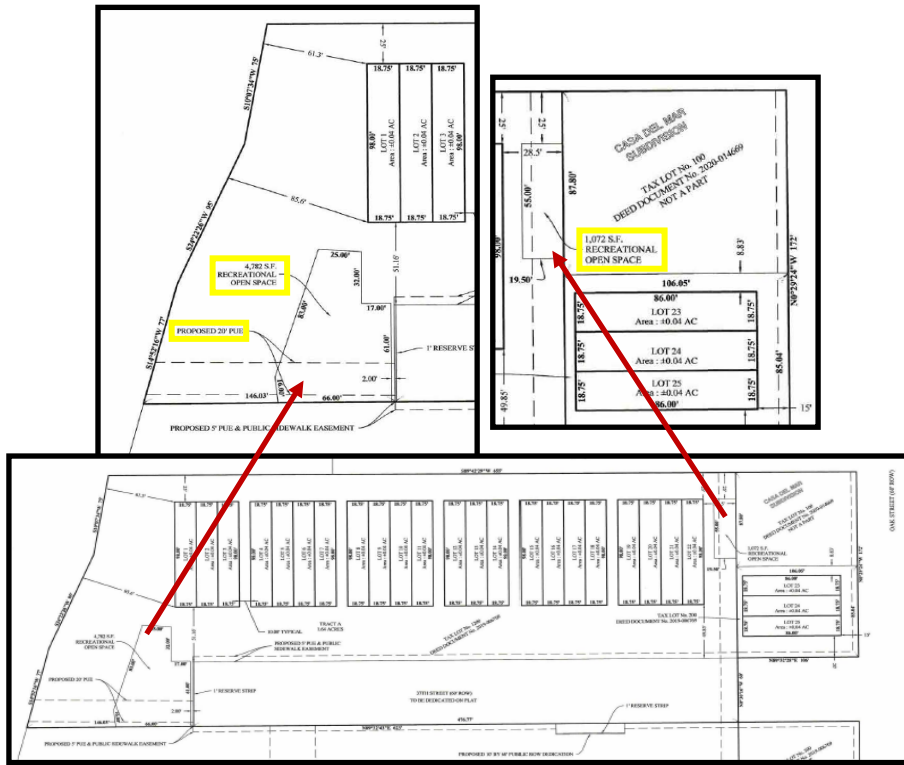
Condition 7.6 Criteria to Consider:

- 20% of the net development area shall be open space.
  - $116,667 \text{ net development area} \times .20 = 23,335.4 \text{ sq ft required}$

- 38,754 sq ft is provided. This is 15,418.6 sq ft or 33% more than is required
- 25% of the 20% shall be designated and intended for recreational use.
  - $23,335.4 \times .25 = 5,833.85$  sq feet of recreational open space is required
  - 5,854 sq ft is provided. This is 20.15 sq ft or .3% more than is required
    - The recreational open space does not have a stated intended use and is not proposed to be developed for a specific intended use.
- The recreation plan shall include more than the minimum required recreation area.
  - 20.15 sq ft or .3% more recreational area is provided than is required.
  - This amount of additional open space does not meet the intent of the Condition.
- Due to the topographical constraints on site recreation requirements may be provided through quality of amenities rather than increased square footage.
  - 2 open spaces are proposed for Open Space
    - Open Space A proposes 2 benches (no details provided) and grass as the amenities.
    - Open Space B proposes 4 shore pines as the only improvement/amenities.
  - Onsite recreational open space requirements are not provided through the quality of amenities.

Discussion on Additional Open Space Concerns and Considerations: Below is an explanation of the proposed open space as it relates to proposed improvements, amenities and long-range concerns for preserving the proposed open space with future development.

According to FCC 10-23-5-G, areas that are not acceptable for recreation area required as part of a PUD include easements. The intent of this statement was to ensure open space and recreation areas were developed to meet their intended use. There is a 20-foot public utility easement on the south portion of proposed Open Space A as seen in Attachment 1, Sheet G5 (Exhibit C). A snip of this area is included next:



A snip of the open space locations shown on the plat is included above. The easement and the location of the easement do not adversely affect the use of the proposed open space for recreational purposes. Therefore, while an easement is present in the open space it is determined that this open space as proposed can meet the open space requirement for minimum square footage as required in FCC 10-23-5.

It is significant to note that the 37<sup>th</sup> Street ROW is proposed to end with a 1-foot reserve strip and Type 3 barricade per Condition 9.4 (image below) and as seen on Attachment 1, Sheet G7 (Exhibit C). The Type 3 barricade is a Condition of Approval and required by FCC 10-36-2-9, but should be considered under this Condition as it relates to the aesthetics and use of proposed Open Space A. This barricade necessitates additional consideration regarding the amenities provided to ensure Open Space Area A is developed to the intended use and that this intended use is clear to the intended users. This is directly related to the criteria of this condition to provide areas intended for recreation and quality amenities in exchange for additional quantity of open space.

During the June 22, 2023 hearing an image of an alternative turnaround was shown to the Planning Commission with an applicant explanation that 37<sup>th</sup> Street may be developed and connect to 35<sup>th</sup> Street to the south. This is significant as extending 37<sup>th</sup> Street west would eliminate the majority of Open Space A, which is approximately 82% of the recreation Open Space on site.

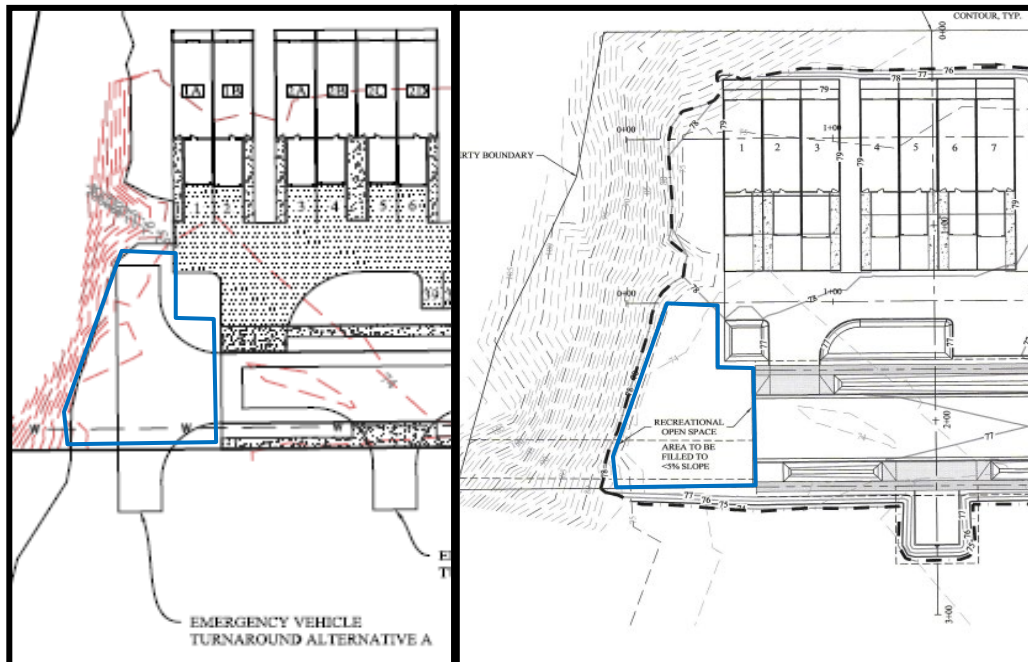
$$4782 \text{ (Open Space A)} / 5834 \text{ (Required Recreational Open Space)} = 0.819 \text{ or } 82\%$$

Therefore, future development of 37<sup>th</sup> Street to the west would eliminate the majority of the required recreational open space as proposed and will require additional recreational open space to be developed at a later date, or the applicant may pay a fee-in-lieu for the required recreational open space for a park to be developed on the lot to the south at a future date and dedicated to the public.

Minimum open space requirements and minimum recreation open space square footage of this condition are satisfied in the short-term, but long-term preservation of the recreation open space areas required by this Condition is a long-term concern. Requiring a fee-in-lieu would be appropriate for the recreational open space to develop a park area when the property to the south develops. This is an appropriate option to ensure appropriate park space is developed and due to the physical and topographical constraints present on this site.

In summary, the minimum open space and minimum recreational open space requirements have been satisfied. The proposed 20.15 square feet or 0.3% recreational open space above the minimum requirement does not meet the intent of this Condition. Development of open space for an intended recreational use and quality of amenities has not been satisfied and evidence for these requirements has not been submitted as part of this application.

**7.7 A tentative concept plan with development amenities for the park area supporting both active and passive recreation shall be submitted with final PUD. Prior to issuance of the building permits for the fifth cluster of units the applicant shall submit and have approved a Final PUD approval for the proposed recreation area that is contained within the existing tax lots associated with this project.**

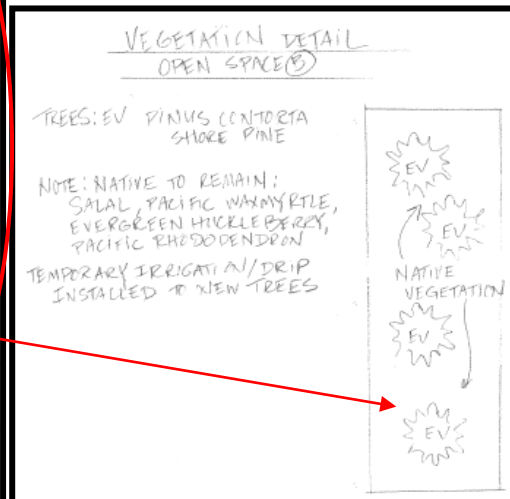
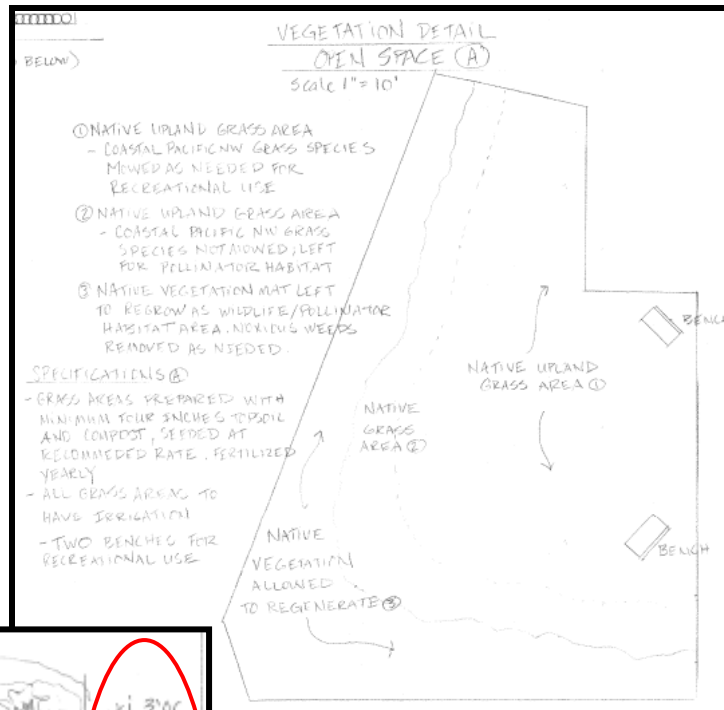


Attachment 3, Sheet L1 (Exhibit E) includes details of Open Space A and Open Space B that are proposed to meet the recreation open space requirement for this project. Both of these recreational open space areas are entirely contained within the tax lots associated with this project. This component of the Condition has been satisfied.

Sufficient evidence has not been submitted in the tentative concept plan that the recreation open space is supporting both active and passive recreation. Below are snips of the two open space areas proposed.

Open Space A: Improved with grass and two benches. No details provided regarding bench design or quality. No information provided regarding recreation need this area is intended to be improved for.

Open Space B: Area is proposed to be planted with new shore pines and existing native vegetation. The area to the west is also landscaped. While the landscaping meets landscaping requirements this also serves as a barrier to access the intended recreation open space B. No intended use is identified for this area. The improvement proposed to this area is the planting of 4 shore pines. Additional amenities are required for this area to be improved to an intended recreational need. In accordance with FCC 10-23-5-G, recreational open space is required to be developed for its intended use and the recreational open space shall meet the needs identified in the [Florence Parks and Recreation Master Plan](#).



A statement in the Addendum to Myrtle Glen PUD Addressing NOIC (Exhibit G) states:

*“As described in our application narrative: (1) these recreational (and other) open space areas may be used for dog walking, walking, yoga, and (2) the future HOA may choose to install additional amenities in these spaces, meeting their specific needs.*

*This proposal is not made to avoid developing recreational amenities.*

*This proposal is made based on the developers’ experience of residential demand. Lawns are more popular than individual-specific amenities, which go unused and unmaintained.*

*We find our proposal superior to a proposal to, for example, install a gazebo, playground equipment, barbeque pit. Those amenities (a) require maintenance, (b) complicate landscaping maintenance, (c) tend to go un-used in development which provide individual covered porches and back yards.*

*If the Planning Commission finds our proposal insufficient, we ask that the Planning Commission stipulate which amenity be developed in the recreational open space areas.”*

Based on this condition of approval approved by the City of Florence Planning Commission on June 22, 2023, and the requirement for Open Space requirements under FCC 10-23-5-G it is determined that sufficient information has not been submitted to demonstrated that the open space is planned to be developed for an intended purpose to satisfy a recreational need. FCC 10-23-5-G states:

G. Open Space: A minimum of 20% of the net development area shall be open space and must be platted for that purpose. (Easements are not acceptable). At least 25% of the 20% shall include an area designated and intended for recreation use and enjoyment. The required recreation area may be provided as:

- Public dedication for use by public in general, and/or
- Property owned by the Home Owners Association (or other legal entity) for use by residents of the development.

The recreational area is required to be developed to satisfy one or more recreational needs identified in the latest Florence Parks and Recreation Master Plan. If the Master Plan or Comprehensive Plan shows a need for public recreation area in the location of the PUD (such as a trail connection or neighborhood park), the recreation area shall be dedicated to the public. If the recreation area is not meeting a need for public recreation, the city may choose not to accept dedication of the recreation area. (Ord. No. 2, Series 2011)

1. Open space will be suitably improved for its intended use, except that common open space (outside the required 25% of recreation use area) containing natural features worthy of preservation may be left unimproved. The buildings, structures and improvements to be permitted in the common open spaces shall be appropriate to the uses, which are authorized for the open space.

FCC 10-2-13: Definitions defines Recreation Needs as *“Existing and future demand by citizens and visitors for recreation areas, facilities, and opportunities which can contribute to human health, development, and enrichment. (Ord. No. 2, Series 2011)”* Ord. No. 2, Series 2011 adopted the most recent [Florence Parks and Recreation Master Plan](#). Top needs identified by the community are listed in Figure 4.3 Top Recreation Needs Identified by Adult Respondants and Figure 4.4: Top 8 Recreational Needs Identified by Youth Respondents which are found on

page 79 of 104 in the Parks and Recreation Master Plan. Below is a table listing the top 8 responses from each age group, but are not listed in a specific order. The items in *italics* were on the community needs list, but not in the top 8.

<b>Activity</b>	<b>Adult Respondents</b>	<b>Youth Respondents</b>	<b>May fit Open Space Area A</b>
<b>Trails</b>	X	X	
<b>Dog Parks</b>	X	X	X
<b>Open Space</b>	X		
<b>Sport Facilities</b>	X	X	
<b>Community Gardens</b>	X		X
<b>Recreation Center</b>	X	X	
<b>Swimming Pool</b>	X	X	
<b>Contemplation Areas</b>	X		X
<b>Adult Sports League</b>		X	
<b>Splash</b>		X	
<b>Bike Park</b>		X	
<i><b>Picnicking Area</b></i>			X
<i><b>Bird/Animal ID. Area</b></i>			X
<i><b>Lawn Sports (i.e. Bocce Ball)</b></i>			X

Staff included the lack of development plans for the recreational open space areas in the notice of incompleteness (NOIC) mailed on September 27, 2023. The response included a revised landscaping plan (snip included above) to Open Space Area A that includes an area improved with grass and 2 benches. Details of the grass proposed were included and satisfy landscaping plan requirements for information provided. No information was submitted regarding the details or quality of the proposed benches. After review it is determined that sufficient details of the open space and how these spaces meet a specific recreation need has not been satisfied.

As previously stated, the response to the NOIC states the if *“the Planning Commission finds our proposal insufficient, we ask the Planning Commission stipulate which amenities be developed in the recreation open space.”* As the proposal is found to be insufficient the Planning Commission is being tasked, at their discretion, to stipulate which amenities shall be provided in the recreation open space as requested by the applicant. The stipulated amenities shall meet a recreation need as defined by City Code and that meets a need identified in the most recent Florence Parks and Recreation Master Plan.

Two items shall be stipulated by the Planning Commission to meet this condition.

1. The recreation need that shall be met with the 2 proposed open space areas
2. The amenities that shall be installed to meet this recreational need.

As proposed Open Space B is 19.5 x 55 feet or 1,072 sq ft and Open Space Area A is proposed to be 4,782 sq ft. The size of these two spaces and their location limits they uses they can be developed for. Open Space Area B is proposed to be planted with 4 shore pine trees with native salal, pacific wax myrtle, evergreen huckleberry, and pacific rhododendron to remain. No recreational improvements are proposed for Open Space B,



As previously discussed, a fee-in-lieu may be the most appropriate alternative to the required open space. This is because the space is limited and constrained by the topographical constraints onsite, additional details of the amenities and the recreation these spaces were intended to be developed to meet was requested in the NOIC which was not produced, and Open Space Area A may be developed as a street if 37<sup>th</sup> St extends with future development to the south.

As previously stated, sufficient evidence of the quality and details of improvements have not been submitted, with the exception of the landscaping plans indicating proposed grass planting in Open Space A and shore pines planted in Open Space B. No evidence has been submitted to indicate the proposed intended use of these proposed recreational open space areas. The burden to provide evidence to support an application is on the applicant in accordance with FCC 10-1-1-6-3-E-4 which states:

4. There is no duty upon the Planning Commission to elicit or require evidence. The burden to provide evidence to support the application is upon the applicant. If the Planning Commission determines there is not sufficient evidence supporting the major requirements, then the burden has not been met and approval shall be denied.

This condition has not been satisfied and will require Conditions of Approval for meeting this Condition either through improved quality and quantity of amenities or through the condition of a fee-in-lieu.

**7.8 The applicant shall submit either an extension request or a Final PUD plan for the townhome development for review and approval within one year of Planning Commission approval of the Preliminary Plan (June 22, 2024). There are many land use regulation changes under consideration that if adopted may affect a request for extension.**

This application has been submitted prior to June 22, 2024. This Condition is satisfied.

**FCC 10-35:**

**8.1 A traffic Impact Study (TIS) in accordance with FCC 10-35-2-5 and FCC 10-1-1-4-E is required based on the criteria that the proposed development will have 25 single family dwelling units and that adjacent neighborhoods or other areas may be adversely affected by the proposed development. A TIS shall be completed and submitted to the City for review and approval prior to, or in conjunction with final plat.**

This shall be reviewed and assessed prior to or in conjunction with final plat.

**8.2 The maximum driveway width allowable under FCC 10-35-2-12-B for driveways serving single-family residences shall not be more than 24 feet shall be a minimum of 18 feet where the driveway provides two-way traffic. Therefore, the two driveway access points proposed on 37<sup>th</sup> St shall be a maximum of 24 feet in width and a minimum of 18 feet.**

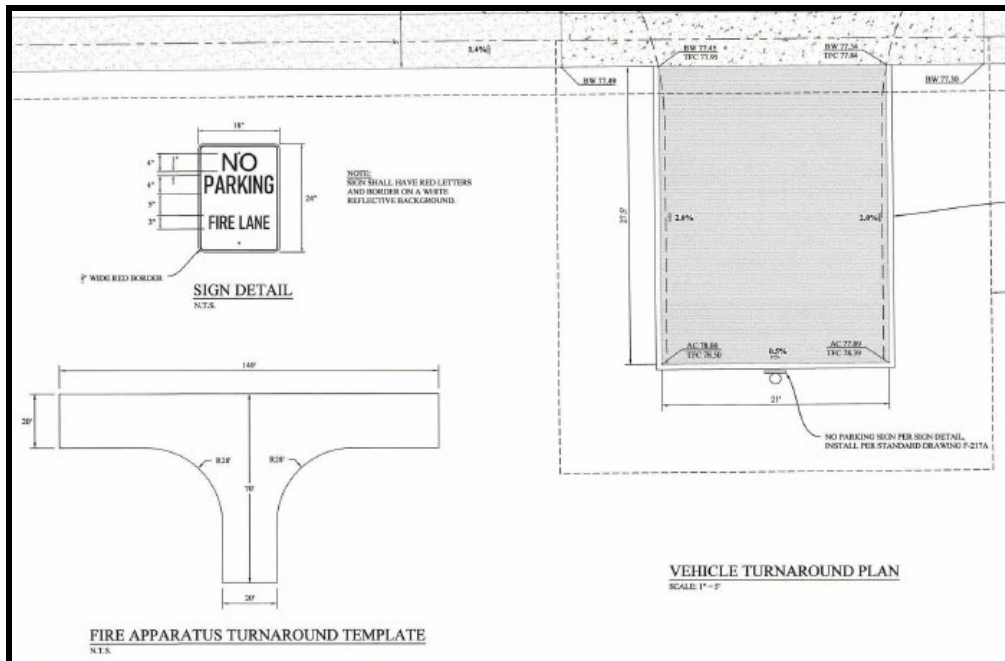
The driveway widths are included on Attachment 1, Sheet C9. These driveway widths are dimensioned at 24 feet in width each. This Condition has been satisfied.

**8.3 The East Myrtle Loop stub shall be built to local street standards.**

Attachment 1 includes the civil plans for the Myrtle Glen PUD. Sheets C1, C2, C4, C6, C9, and C11 (Exhibit C) support that the East Myrtle Loop stub is proposed to be built to local street standards. This Condition is satisfied.

**8.4 The applicant shall provide examples of signs to be installed at any and all fire access lanes or turnarounds in accordance with FCC 10-35-12-D section prior to issuance of building permits and all signs shall be installed and approved by public works prior to issuance of first Certificate of Occupancy. This is intended for fire apparatus and street signage in public ROWs. Condition 4.4 addressed parking signage on private property.**

Attachment 1, Sheet C12 (Exhibit C) includes details of the proposed signage and the location for the signs to be installed. This Condition has been satisfied.



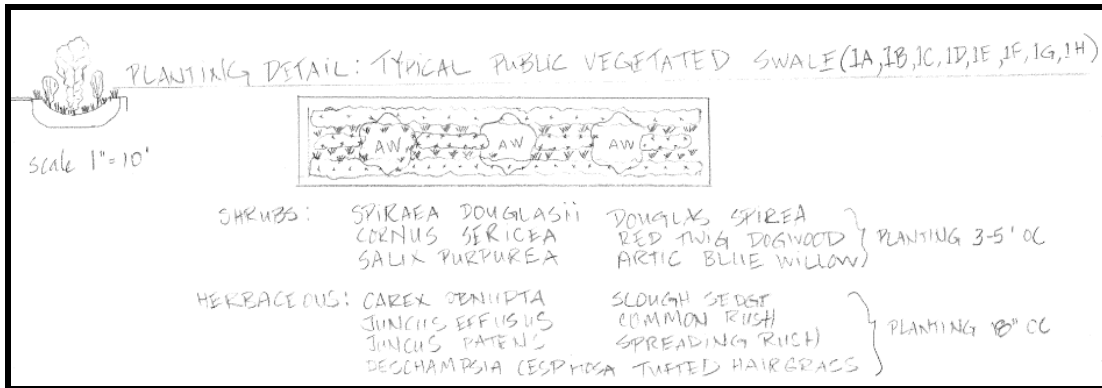
**8.5 Certificate of Occupancy for individual units shall not be issued until sidewalks are constructed on the north side of 37<sup>th</sup> St. and financially secured on the south side of 37<sup>th</sup> St.**

This shall be reviewed and assessed prior to Certificate of Occupancy for each individual unit. This condition is not applicable to this final PUD review.

**8.6 Vision clearance at 37th and Oak Street shall be confirmed during building inspection or by staff site visit prior to final approval to ensure compliance with minimum vision clearance.**

Below are snips from Attachment 3, Sheet L1 from the landscaping plan (Exhibit E). The top image is of the vegetated swale on the north side of 37<sup>th</sup> Street at the 37<sup>th</sup> and Oak Street intersection and the bottom image is of the planting area on the south side of the 37<sup>th</sup> and Oak

Street intersection. These proposed planting areas use plantings that are not anticipated to interfere with vision clearance. This shall be confirmed during final building inspection as stated in this Condition.



**8.7 To meet the vision clearance areas criteria as identified in FCC 10-35-2-14, the HOA shall perpetually maintain landscaping so that vegetation does not grow to obstruct vision clearance areas at internal intersections or intersections with public streets in accordance with FCC 10-35-2-14. This shall be included in the CCRs.**

This Condition is not applicable to this final PUD review.

**FCC 10-36:**

**9.1 All landscaping and stormwater facilities adjacent to sidewalks and pedestrian walkways shall be maintained by the HOA to prevent encroachment onto the sidewalks and bicycle areas and ground cover such as rocks or mulch shall be secured to prevent pedestrian hazards in consistency with the 2012 TSP.**

This Condition is not applicable to this final PUD review.

**9.2 Stormwater facilities in the ROW and PUEs shall be completed and approved by the Public Works Department or financially secured prior to issuance of any Certificates of Occupancies. Any damage caused by unmanaged stormwater prior to completion of the stormwater facilities will be the responsibility of the applicant or their representatives.**

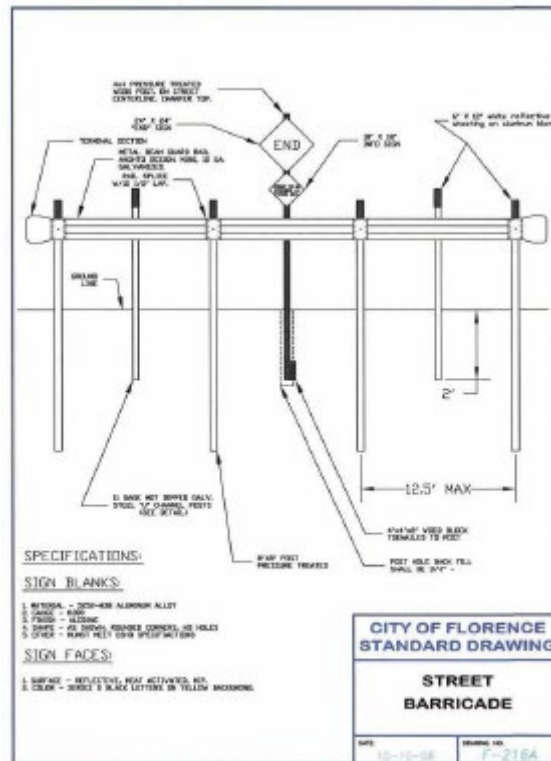
This Condition will be reviewed prior to Certificate of Occupancy. This Condition is not applicable to this final PUD review.

9.3 The proposed emergency vehicle turnaround easement meets current fire codes. However, this shall be a temporary solution and permanent emergency vehicle access shall be developed in conjunction with any development plans on the lot to the south at the expense of the developer of Myrtle Glenn or as agreed upon in writing and submitted to the City by both the Myrtle Glen developer and the developer of the southern property.

This Condition is not applicable to this final PUD review.

9.4 Barricades used for the East Myrtle Loop Street and 37<sup>th</sup> Street stubs shall be Type III barricades in accordance with FCC 10-36-2-9.

Attachment 1, Sheet G7 includes details of the proposed barricades for use at the East Myrtle Loop and 37<sup>th</sup> Street stubs that are consistent with the City of Florence standards using F-216A street barricades. This Condition is satisfied.



F-216A - STREET BARRICADE

9.6 Maintenance of the proposed sidewalks shall be the continuing obligation of the adjacent property owner, in the case of this subdivision the responsible party for maintaining these facilities shall be the HOA. In addition to maintaining the sidewalks adjacent to the development, the stormwater facilities, on-site, in the 37<sup>th</sup> St, or the PUEs shall be maintained by the Myrtle Glenn PUD and shall be stipulated in the CCRs.

This Condition is not applicable to this final PUD review.

- 9.7 In accordance with this FCC 10-36-2-21 the cost of signs required for new development shall be the responsibility of the developer and shall be installed as part of the street system development and shall be installed by developers per City of Florence Standards and Specifications. This shall apply to signs on public property and ROWS. Signage on private property shall be addressed during parking lot review under Condition 4.4.**

Details of street signage were included on Attachment 1, Sheet G8 and include City of Florence Standard Drawing No. F-217b and F-217g to demonstrate the proposed street signs meet City standards. Sheet C9 includes the proposed location of the required street signs. The applicant narrative states that Sheets G8 and C9 satisfy this Condition. The street sign details being included on the civil plans indicates an understanding that this is the responsibility of the developer, although this was not expressly stated. This Condition is Satisfied.

- 9.8 Additional information for mailbox type and location shall be submitted and approved prior to issuance of Certificate of Occupancy with associated units.**

This shall be reviewed and assessed prior to issuance of Certificate of Occupancy. This Condition is not applicable to this final PUD review.

- 9.9 The building height shall be confirmed at time of building permit plan review and all shall be in compliance with all state and City fire and life safety codes.**

This shall be reviewed and assessed at the time of building plan review. This Condition is not applicable to this final PUD review.

- 9.10 The project involves disturbance of more than 1 acre of land. The applicant shall obtain an NPDES permit from DEQ prior to site disturbance.**

An NPDES permit from DEQ has not been submitted as part of the final PUD application. On page 11 of 22 of the application the narrative statement (Exhibit B) states *"The applicant understands the DE requires a 1200C permit prior to disturbance of more than 1 acre."* No land disturbing activities have occurred on site and none are permitted until this application is obtained. A DEQ Land Use Compatibility Statement (LUCS) was submitted as part of this application.

- 9.11 All new utility lines shall be undergrounded, and above ground equipment shall not obstruct vision clearance areas for vehicular traffic.**

All utility lines shall be underground and above ground equipment shall not obstruct vision clearance areas for vehicular traffic. This Condition shall be reviewed following installation of utilities and equipment for compliance.

- 9.12 All public improvements shall be warranted against defects in materials and workmanship for a period of one year following acceptance of the improvements by the City. Once accepted, a minimum one (1) year warranty agreement on materials and workmanship shall be initiated between the City of Florence and the developer. A warranty bond or other financial security acceptable to the City in the amount of 12 percent of the original public improvement construction cost shall be maintained throughout the warranty period. The terms of the warranty and the**

**warranty itself shall be provided to the Florence Planning Director prior to final plat approval.**

This shall be assessed and reviewed at time of final plat. This Condition is not applicable to this final PUD review.

**FCC 10-37:**

**10.1 All lighting proposed on site to include the exterior of the individual units shall be designed as full cut-off fixtures or have shielding method to direct light downwards and do not glare onto adjacent properties or skyward in accordance with FCC 10-37-4. The required lighting plans for individual dwelling units shall be submitted to the planning department for review prior to issuance of building permit.**

This shall be assessed and review in conjunction with building plan review and prior to issuance of building permits the dwelling units. No details of the proposed light fixtures have been included. The applicant statement on pg. 12 of 181, under Condition 10.1 review, that states *"The applicant understands that lighting details (including design, height, and photometric specification of the proposed street lights) are required to be submitted to the Planning Department for approval prior to making the first application for a building permit."* This Condition is not applicable to this final PUD review.

**10.2 The applicant shall provide design, height, and photometric specification of the proposed street lights for review and approval by the Florence Planning Department and Public Work Department prior to any work being commenced and either prior to or in conjunction with final plat.**

This shall be assessed and review at time of final plat. This Condition is not applicable to this final PUD review.

**FCC 11-3:**

**11.1 The final plat shall contain an Owner's Declaration recital, complete with the name and address of the property owner in accordance with FCC 11-3-2-C3 and the platting standards of ORS 92 for subdivisions.**

This shall be assessed and review at time of final plat

**11.2 The final plat prepared and submitted for final plat approval shall contain the elevations of all points used to determine contours with the required intervals of 1' 0% to 5'; 2' 5% to 10%; and 5' over 10%**

This shall be assessed and reviewed at time of final plat. This Condition is not applicable to this final PUD review.

**11.3 All final engineering details and plans are subject to review, revision and approval by the Florence Community Department, Public Works Director and or City Engineer. The applicant shall submit all required sewage disposal, flood control, and drainage facility plans prior to final plat.**

This shall be assessed and reviewed at time of final plat. This Condition is not applicable to this final PUD review.

**11.4 A final grading plan is required prior to final plat. The final grading plan is subject to discretionary approval by Public Works and/or Engineering.**

This shall be assessed and review at time of final plat. This Condition is not applicable to this final PUD review.

**11.5 The final plat that is prepared shall contain a legal description in accordance with ORS 92**

This shall be assessed and reviewed at time of final plat. This Condition is not applicable to this final PUD review.

**11.6 The applicant will be expected to proceed with final survey and to make preparations for final subdivision approval within the timeframes outlined in Title 11 Chapter 3-6 & Chapter 4-4 & 4-6 unless otherwise provided for through approved and allowed extensions from the Planning Director. This tentative plan shall expire on June 22, 2025 unless an extension request is received and approved**

The application for final PUD has been submitted within the required time line and the tentative PUD and subdivision are still valid.

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**CONCLUSION:**

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**Conclusion:**

The proposed final PUD for Myrtle Glen has met the majority of the Conditions of Approval as required by Resolution PC 22 21 PUD 01. The Conditions of Approval that relate to the subdivision and site investigation report (SIR) will be reviewed at a later time during the appropriate review process. There are still outstanding Conditions of Approval that have not been satisfied with this final PUD application. These items include:

4.4: Double line striping of 2 feet on center has not been satisfied.

7.1: The Planning Commission is tasked with determining if the variation in horizontal lap siding for the garage gables on the four-unit buildings and the shingle pattern garage gable siding on the three-unit buildings in combination with the alternating color palates is sufficient to meet this Condition.

7.3: An inventory of trees along the northern buffer has not been submitted. Therefore, staff do not have sufficient evidence to verify if this Condition has been met in its entirety.

The minimum tree requirement along the 37<sup>th</sup> and Oak Street frontages has been met.

7.7: Sufficient details have not been submitted regarding the recreational open space and sufficient evidence has not been submitted to support the recreational need these spaces are intended to be developed for or that the amenities provided are durable and high quality.

The applicant has requested that the Planning Commission stipulate what recreational need each proposed open spaces shall be developed to support and specify amenities to be installed.

Alternatively, the Planning Commission may Condition the requirement of a fee-in-lieu to be paid by the applicant for the development of future park space

In addition to the Conditions of Approval listed in these Findings of Facts, Resolution PC 22 21 PUD, PC 22 23 SUB 02, and SR 22 48 SIR 13 remain in effect.

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## **VI. EXHIBITS**

- A. *Finding of Fact*
- B. Proposed Myrtle Glen Final PUD
- C. Attachment 1 – Civil Plans
- D. Attachment 2 – Architectural Plans
- E. Attachment 3 – Landscaping Plans
- F. Attachment 4 – Stormwater Management Report
- G. Addendum to Myrtle Glen Final PUD Addressing NOIC
- H. Attachment 5 - Architectural Plans for Triplexes
- I. Attachment 6 – Paint Colors Plan
- J. Attachment 7 – Proposed Design Vs Old Town & Mainstreet Architectural Standards
- K. Resolutions PC 22 21 PUD 01, PC 22 23 SUB 02, & SR 22 48 SIR 13



EXHIBIT B



*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](http://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: William Johnson Construction Inc, c/o Mike Johnson Phone 1: (541) 999-0836  
 E-mail Address: mike@cbcoast.com Phone 2: \_\_\_\_\_  
 Address: William Johnson Construction Inc, PO Box 1176, Florence OR 97439  
 Signature: *[Signature]* Date: 2-26-2023  
Hailey Sheldon, Sheldon Planning, hailey@sheldonplanning.com, (541) 968-4686  
 Applicant's Representative (if any): \_\_\_\_\_

**Property Owner Information**

Name: David J Bielenberg Phone 1: \_\_\_\_\_  
 E-mail Address: bbergdb@bmi.net Phone 2: \_\_\_\_\_  
 Address: 16425 Herigstad Rd NE, Silverton, OR 97381  
 Signature: *[Signature]* Date: Aug 28, 2023  
Hailey Sheldon, Sheldon Planning, hailey@sheldonplanning.com, (541) 968-4686  
 Applicant's Representative (if any): \_\_\_\_\_

*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	Filed
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Property Description

Site Address: N/A. Corner of 37th and Oak.  
General Description: Vacant

Assessor's Map No.: 18 12 22 11 Tax lot(s): 01200, 00200  
Zoning District: High Density Residential

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 Preliminary Subdivision and PUD application Attachment 2 Vicinity Maps

Project Description

Square feet of new: N/A Square feet of existing: 0  
Hours of operation: N/A Existing parking spaces: 0

Is any project phasing anticipated? (Check One): Yes  No   
Timetable of proposed improvements: 2 Years

Will there be impacts such as noise, dust, or outdoor storage? Yes  No   
If yes, please describe: \_\_\_\_\_

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

See attached  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

For Office Use Only:

Date Submitted: \_\_\_\_\_ Fee: \_\_\_\_\_  
Received by: \_\_\_\_\_

Paid

<b>Applicant</b>	Mike Johnson
<b>Owner</b>	David Bielenberg
<b>Agents</b>	Civil Engineer: Clint Beecroft, P.E., EGR & Associates Inc. Contractor: Norm Wells, Ray Wells Inc. Landscape: Lisa Walter-Sedlacek, Laurel Bay Gardens Planner: Hailey Sheldon, Sheldon Planning LLC
<b>Site Address</b>	37 <sup>th</sup> & Oak
<b>Map No.</b>	18S 12W 22
<b>Parcel No.</b>	1200 & 200
<b>Lane County Account No.</b>	783785 & 1327210
<b>Size</b>	3.13 & 0.21 Acres
<b>Zoning</b>	High Density Residential
<b>Special Development Considerations and Overlays</b>	Flood Hazard: N/A NRCS Soils Map: Yaquina loamy fine sand City of Florence Significant Wetland Areas Map: None City of Florence Hazards Map: Active Dune Advancing Edge; Creeks* National Wetland Inventory: Riverine* / Statewide Wetland Inventory: Riverine* *See Wetland Delineation – No Wetland or Creeks Present
<b>Access</b>	37 <sup>th</sup> Street
<b>Site Description</b>	Vacant
<b>Surrounding Zoning &amp; Use</b>	Residential, City Water Tanks, Florence Golf Links; See Attachment 2 Vicinity Maps

## OVERVIEW

This application is for final Planned Unit Development approval, for the project preliminarily approved by Resolution PC 22 21 PUD 01, PC 22 23 SUB 02, & SR 22 48 SIR 13.

This narrative addresses: (1) the conditions of preliminary approval and (2) FCC Title 10 Chapter 23 Planned Unit Development 10-23-11 Approval of the Final Development Plan.

## ATTACHMENTS

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The following supporting documents are attached and available electronically at:

<https://www.dropbox.com/scl/fo/wviavfgbu6t6srj8szi2/h?rlkey=j2q9q6qu29dmydkxjh69jt7zf&dl=0>

1. Civil Plans
2. Architectural Plans
3. Landscaping Plans
4. Stormwater Management Report Supplemental: Final Stormwater System Calculations

## NARRATIVE

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### Preliminary PUD Conditions of Approval

The narrative below addresses the conditions of approval of preliminary subdivision and PUD approval.

#### Resolution PC 22 21 PUD 01, PC 22 23 SUB 02, & SR 22 48 SIR 13: Conditions of Approval

[...]

FCC 10-3:

4.1 The shared/common parking area shall meet grading requirements so as not to drain storm water over public ROWs. Parking lot surfacing shall not encroach upon public ROWs. This shall be in accordance with FCC 10-3-8-C. This shall be included on a detailed parking lot plan prior to or in conjunction with first building permits and subject to Public Works and Community Development Department approval.

Attachment 1 Sheets C7 Parking Lot Grading Plan – West Half, C8 Parking Lot Grading Plan – East Half, and C9 Access and Parking Plan satisfy this condition.

4.2 [Part 1] Parking spaces shall be screened with evergreen shrubs that reach a minimum 36 inches in height above parking lot grade level at maturity so that headlights do not shine onto adjacent residential uses and zones in accordance with FCC 10-3-8-D and FCC 10-34-3-7. Stormwater facility plantings in the 37th St ROW may meet this screening requirement or this requirement may be met through fencing installed between parking spaces and sidewalk/PUE. The screening plan shall be included in the final landscaping/stormwater facility planting [Part 2] with a proposed schedule of planting at final PUD.

Attachment 2 Sheet L2 satisfies Part 1 of this condition – proposing Escallonia x exoniensis (aka Pink Princess Escallonia) in 5 gallon containers for screening. The Tree and Plant List for the City of Florence lists the diameter and height (at maturity) of Pink Princess Escallonia as 5’ and 5’, respectively; the List also labels this plant “good for tall hedges” and “good for high summer / winter wind.”

Regarding Part 2, schedule of planting: all landscaping is proposed to be planted prior to application for Certificates of Occupancy of the final/last townhome structure.

4.3 The shared/common parking area shall be in compliance with FCC 10-3-8-E. A curb or wheel stop of not less than 6 inches shall be installed abutting streets and interior lot lines to prevent encroachment onto adjacent private property, public walkways, sidewalks, or minimum landscaped area required in accordance with FCC 10-3-8-E2.

Attachment 1 Sheet C9 Access and Parking Plan satisfies this condition.

4.4 A complete parking lot plan in accordance with FCC 10-3-8 K and FCC 10-3-8-L shall be submitted prior to or in conjunction with final PUD shall include the following items not previously submitted:

- Curb cut dimensions
- Dimensions, continuity, and substance of screening
- Grading, drainage, surfacing, and sub grading details
- Specifications for signs, bumper guards, and curbs
- Each Space shall have double line striping with two feet wide on center
- The width of any striping line in an approved parking area shall be a minimum 4'' wide

**Attachment 1 Sheet C9 Access and Parking Plan satisfies this condition.**

4.5 In accordance with FCC 10-37-4 the City shall have a 30-day review period starting the day following the final Certificate of Occupancy to evaluate and request adjustments to illumination levels based on staff inspections and public comments. The application shall be permitted to have decreased illumination levels onsite of 1-foot candles versus 2 required in FCC 10-37-4-B.

**The applicant understands this lighting review period, to commence following the issuance of the final Certificate of Occupancy.**

FCC 10-7:

5.1 The area has Yaquina soils which are known for high ground water. Therefore, the applicant shall record a Covenant of Release which outlines the hazard, restrictions and/or conditions that apply to the property as outlined in subsection (D) of FCC 10-7-7, Review and Use of Site Investigation Report, and limited to a determination that the project as described and conditioned herein meets the land use provisions and development standards of the City Code and Comprehensive Plan current as of this date. This approval makes no judgement or guarantee as to the functional or structural adequacy, suitability for purpose, safety, maintainability, or useful service life of the project." This shall be recorded prior to submittal of any building permit applications or prior to final Subdivision Plat.

**The applicant understands this covenant must be filed prior to final subdivision plat.**

FCC 10-10:

6.1 Based on FCC 10-2-13 definitions of front lot line, the front lot line for lots 23, 24, and 25 is considered the lot line adjacent to Oak St. Therefore, the maximum fence height along Oak St shall be 4 feet in height in accordance with FCC 10-34-5.

**The applicant understands this information. No fence on Oak Street is proposed.**

6.2 The applicant shall provide a minimum 5-foot rear yard setback for each individual lot in compliance with FCC 10-10-4-D.

**Attachment 1 Sheet G1 Cover Sheet satisfies this condition. In addition, Attachment 3 Sheet S1 and S10 Side Elevation View depict the rear porch dimensions / protrusion.**

6.3 The garage and driveway parking stalls shall be maintained as vehicular parking for the use of the single-family attached units and not be converted to another use.

**The applicant understands this information.**

6.4 The applicant shall either provide long term bike parking that meets criteria in accordance with FCC 10-3-10-C or the applicant shall provide other long term bicycle parking onsite in accordance with FCC 10-3-10, this required long-term bicycle parking may either be located on individual sites or in common space. Long term bike parking will be verified prior to Certificate of Occupancy of each unit if provided on the individual lots, or with final PUD if provided in common or open space.

6.5 Long term bike parking may count towards recreation space requirements of Conditions 7.6 if provided in common or open space on the project site all criteria of FCC 10-3-10 shall be met including, but not limited to location and design, visibility and security, and lighting. If proposed, the long-term parking plan shall be submitted with to final PUD.

**Long term bicycle parking to be located on individual lots; to be verified prior to Certificate of Occupancy of each unit.**

FCC 10-23:

7.1. FCC 10-23-5-H-1 states high quality building design using Old Town and Mainstreet Architectural Standards or better. Different building facades and exterior design shall be used for each building grouping that meet the intent of FCC 10-6-6. This is to include but is not limited to a diversity of building materials and colors, window designs, garage door designs, roof eaves, light fixtures, driveway paving design/colors, and similar details etc. This shall be reviewed at final PUD.

**See narrative below under FCC 10-6-6 on page 11.**

7.2 The applicant shall submit a final grading plan illustrating all cuts and fills and final 1 ft. contours and grades to the edges of the development on all sides prior to final PUD.

**Attachment 1 Sheet C6 Overall Site Grading Plan and Profile Views satisfies this condition.**

7.3 With final PUD application a landscape and vegetation retention plan shall be submitted for the entire development. The buffer to the north shall include trees and shrubs planted or retained at a ratio of at least one tree per 30 ft. The Oak St. frontage and the 37th St. frontage adjacent to unit 25 shall include landscaping consisting of at least one tree for every 30 feet of frontage.

**Attachment 3 Landscaping Plan satisfies this condition.**

7.4 The corrections for utilities and accesses, as stated by SVFR Chief and Public Works, shall be addressed and provided in a revised utility and access plans submitted for review and approval with Final PUD submittal.

**Attachment 1 Civil Plan satisfies this condition.**

7.5 The final stormwater management plan shall be submitted for review and approval with Final PUD submittal. It shall include treatment and conveyance systems that meet city design typicals and it shall include consideration of capacity of existing system and an increase in detention pipe size as needed.

**Attachment 4 Stormwater Management Report Supplemental Final Stormwater System Calculations satisfies this condition.**

7.6 Open space shall be calculated using FCC 10-23-5-E criteria at 20% of the net development area and at least 25% of the 20% shall include area(s) designated and intended for recreation. As modifications are being requested to the development standards of the underlying zone, the recreation plan submitted at final PUD shall include more than the minimum required recreation area in accordance with FCC 10-23-5-H3 & 4. Due to the topographical constraints present on the site, exceeding minimum recreation requirements by may be provided through quality of amenities rather than increased square footage beyond minimum requirements, pending Planning Commission review and approval at final PUD.

7.7 A tentative concept plan with development amenities for the park area supporting both active and passive recreation shall be submitted with final PUD. Prior to issuance of the building permits for the fifth cluster of units the applicant shall submit and have approved a Final PUD approval for the proposed recreation area that is contained within the existing tax lots associated with this project.

Attachment 3 Landscaping Plan, including but not limited to Sheet L1 Vegetation Detail Open Space A and Vegetation Detail Open Space B and Attachment 1 Sheet G5 (proposed plat including these common areas) satisfy these conditions 7.6 and 7.7.

The applicant proposes (1) a cumulative 5,854 square feet of recreational open space, exceeding the required recreational open space requirement of 10-23-5-E by 20 square feet (or 0.3%) and (2) 38,754 square feet of open space, exceeding the recreational open space requirement of 10-23-5-E by 15,419 square feet (or 66%). This is in addition to the private back porches.

	Square Feet	% Net Dev't
TL 1200	136,284	
TL 200	9,016	
37th ROW	28,623	
Net Development Area (TL1200+TL200-ROW)	116,677	
Gross Development Area (TL1200+TL200)	145,300	
Required Open Space: 20% of Net Developable Area	23,335	
Required Recreational Space: 25% of 20% of Net Developable Area	5,834	
Proposed Open Space Area	38,754	33.2%
Proposed Recreational Open Space Area	5,854	5% (25% of Open Space Area)
Extras		
Private Back Porches	2,286	2%

The proposed recreational (and non-recreational) open spaces support both passive and active recreational uses. For example, they may be used for dog walking, walking, yoga. Note also that the HOA could choose to install additional amenities in these spaces, meeting their specific needs.

7.8 The applicant shall submit either an extension request or a Final PUD plan for the townhome development for review and approval within one year of Planning Commission approval of the Preliminary Plan (June 22, 2024). There are many land use regulation changes under consideration that if adopted may affect a request for extension.



FCC 10-35:

8.1 A traffic Impact Study (TIS) in accordance with FCC 10-35-2-5 and FCC 10-1-1-4-E is required based on the criteria that the proposed development will have 25 single family dwelling units and that adjacent neighborhoods or other areas may be adversely affected by the proposed development. A TIS shall be completed and submitted to the City for review and approval prior to, or in conjunction with final plat.

The applicant understands a traffic impact study is required to be completed and submitted to the City for review and approval prior to, or in conjunction with the final plat.

8.2 The maximum driveway width allowable under FCC 10-35-2-12-B for driveways serving single-family residences shall not be more than 24 feet shall be a minimum of 18 feet where the driveway provides two-way traffic. Therefore, the two driveway access points proposed on 37th St shall be a maximum of 24 feet in width and a minimum of 18 feet.

Attachment 1 Sheet C9 Access and Parking Plan satisfies this condition. The two driveway accesses are proposed to be 24' wide.

8.3 The east Myrtle Loop stub shall be built to local street standards.

Attachment 1 Sheet C11 Sidewalk Access Ramp Details satisfies this condition.

8.4 The applicant shall provide examples of signs to be installed at any and all fire access lanes or turnarounds in accordance with FCC 10-35-12-D section prior to issuance of building permits and all signs shall be installed and approved by public works prior to issuance of first Certificate of Occupancy. This is intended for fire apparatus and street signage in public ROWs. Condition 4.4 addressed parking signage on private property.

Attachment 1 Sheet C12 Vehicle Turnaround Plan satisfies this condition.

8.5 Certificate of Occupancy for individual units shall not be issued until sidewalks are constructed on the north side of 37th St. and financially secured on the south side of 37th St.

The applicant understands the sidewalks on the north side of 37<sup>th</sup> Street must be constructed, and the sidewalks on the south side of 37<sup>th</sup> Street must be financially secured or constructed, prior to issuance of the first Certificate of Occupancy.

8.6 Vision clearance at 37th and Oak Street shall be confirmed during building inspection or by staff site visit prior to final approval to ensure compliance with minimum vision clearance.

8.7 To meet the vision clearance areas criteria as identified in FCC 10-35-2-14, the HOA shall perpetually maintain landscaping so that vegetation does not grow to obstruct vision clearance areas at internal intersections or intersections with public streets in accordance with FCC 10-35-2-14. This shall be included in the CCRs.

The applicant understands the CCRs for the Myrtle Glenn PUD are required to include language which stipulates the HOA is responsible for complying with the following Florence City Code standard:

> 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 1/2') 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').

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, trees trunks and similar objects. Refer to Section 10-2-13 of this Title for definition.

#### FCC 10-36:

9.1 All landscaping and stormwater facilities adjacent to sidewalks and pedestrian walkways shall be maintained by the HOA to prevent encroachment onto the sidewalks and bicycle areas and ground cover such as rocks or mulch shall be secured to prevent pedestrian hazards in consistency with the 2012 TSP.

The applicant understands the CCRs for the Myrtle Glenn PUD are required to include language which stipulates the HOA is responsible for maintaining the adjacent sidewalk and stormwater facilities (on-site, in 37th Street, and in the public utility easements).

9.2 Stormwater facilities in the ROW and PUEs shall be completed and approved by the Public Works Department or financially secured prior to issuance of any Certificates of Occupancies. Any damage caused by unmanaged stormwater prior to completion of the stormwater facilities will be the responsibility of the applicant or their representatives.

9.3 The proposed emergency vehicle turnaround easement meets current fire codes. However, this shall be a temporary solution and permanent emergency vehicle access shall be developed in conjunction with any development plans on the lot to the south at the expense of the developer of Myrtle Glenn or as agreed upon in writing and submitted to the City by both the Myrtle Glen developer and the developer of the southern property.

The applicant understands that, at the time the southern lot is developed, a "permanent emergency vehicle access" shall be developed. Permanent emergency vehicle access means either: extension of W Myrtle Loop (complete or partial, as approved by the City), a cul-de-sac, or another design approved by the City. And that a deed restriction (or another legal instrument approved by the City) should be recorded stipulating such.

9.4 Barricades used for the East Myrtle Loop Street and 37th Street stubs shall be Type III barricades in accordance with FCC 10-36-2-9.

Attachment 1 Sheet G7 Standard Drawings and Details satisfies this condition.

9.6 Maintenance of the proposed sidewalks shall be the continuing obligation of the adjacent property owner, in the case of this subdivision the responsible party for maintaining these facilities shall be the HOA. In addition to maintaining the sidewalks adjacent to the development, the stormwater facilities, on-site, in the 37th St, or the PUEs shall be maintained by the Myrtle Glenn PUD and shall be stipulated in the CCRs.

The applicant understands the CCRs for the Myrtle Glenn PUD are required to include language which stipulates the HOA is responsible for maintaining the adjacent sidewalk and stormwater facilities (on-site, in 37th Street, and in the public utility easements).

9.7 In accordance with this FCC 10-36-2-21 the cost of signs required for new development shall be the responsibility of the developer and shall be installed as part of the street system development and shall be installed by developers per City of Florence Standards and Specifications. This shall apply to signs on public property and ROWS. Signage on private property shall be addressed during parking lot review under Condition 4.4.

Attachment 1 Sheets G8 Standard Drawings and Details and C9 Access and Parking Plan satisfy this condition.

9.8 Additional information for mailbox type and location shall be submitted and approved prior to issuance of Certificate of Occupancy with associated units.

The applicant understands that they are required to propose and gain approval for the type and location of mailbox(es) from both the City and USPS, prior to issuance of the Certificate of Occupancy for the associated units.

9.9 The building height shall be confirmed at time of building permit plan review and all shall be in compliance with all state and City fire and life safety codes.

9.10 The project involves disturbance of more than 1 acre of land. The applicant shall obtain an NPDES permit from DEQ prior to site disturbance.

The applicant understands that the DEQ requires a 1200C permit prior to disturbance of more than 1 acre.

9.11 All new utility lines shall be undergrounded, and above ground equipment shall not obstruct vision clearance areas for vehicular traffic.

The applicant's utility plans as presented in Attachment 1 Civil Plans satisfy this condition.

9.12 All public improvements shall be warranted against defects in materials and workmanship for a period of one year following acceptance of the improvements by the City. Once accepted, a minimum one (1) year warranty agreement on materials and workmanship shall be initiated between the City of Florence and the developer. A warranty bond or other financial security acceptable to the City in the amount of 12 percent of the original public improvement construction cost shall be maintained throughout the warranty period. The terms of the warranty and the warranty itself shall be provided to the Florence Planning Director prior to final plat approval.

The applicant understands, prior to final plat, they are required to provide a warranty bond or other financial security acceptable to the City in the amount of 12% of the construction cost of

all public improvements, to be held for one year after those improvements are accepted by the City (marked by the City's approval of the final plat).

FCC 10-37:

10.1 All lighting proposed on site to include the exterior of the individual units shall be designed as full cut-off fixtures or have shielding method to direct light downwards and do not glare onto adjacent properties or skyward in accordance with FCC 10-37-4. The required lighting plans for individual dwelling units shall be submitted to the planning department for review prior to issuance of building permit.

10.2 The applicant shall provide design, height, and photometric specification of the proposed street lights for review and approval by the Florence Planning Department and Public Work Department prior to any work being commenced and either prior to or in conjunction with final plat.

The applicant understands that lighting details (including design, height, and photometric specification of the proposed street lights) are required to be submitted to the Planning Department for approval prior to making the first application for a building permit.

FCC 11-3:

11.1 The final plat shall contain an Owner's Declaration recital, complete with the name and address of the property owner in accordance with FCC 11-3-2-C3 and the platting standards of ORS 92 for subdivisions.

11.2 The final plat prepared and submitted for final plat approval shall contain the elevations of all points used to determine contours with the required intervals of 1' 0% to 5'; 2' 5% to 10%; and 5' over 10%

The applicant understands the final plat must contain the details described above under 11.1 and 11.2.

11.3 All final engineering details and plans are subject to review, revision and approval by the Florence Community Department, Public Works Director and or City Engineer. The applicant shall submit all required sewage disposal, flood control, and drainage facility plans prior to final plat.

Attachment 1, which includes construction-ready engineering details and plans for review by the Florence Community Department, Public Works Director and or City Engineer, satisfies this condition.

The applicant understands that the City will require certain as-builts and operations and maintenance information post construction.

11.4 A final grading plan is required prior to final plat. The final grading plan is subject to discretionary approval by Public Works and/or Engineering.

Attachment 1 Sheet C6 Overall Grading Plan satisfies this condition.

11.5 The final plat that is prepared shall contain a legal description in accordance with ORS 92 11.6 The applicant will be expected to proceed with final survey and to make preparations for final subdivision approval within the timeframes outlined in Title 11 Chapter 3-6 & Chapter 4-4 & 4-6 unless otherwise provided for through approved and

allowed extensions from the Planning Director. This tentative plan shall expire on June 22, 2025 unless an extension request is received and approved

The applicant understands that their tentative subdivision plan approval will expire on June 22, 2025, and therefore they are required to construct or bond all proposed / approved public improvements and record the final plat prior to that date.

-  
> 7.1. FCC 10-23-5-H-1 states high quality building design using Old Town and Mainstreet Architectural Standards or better. Different building facades and exterior design shall be used for each building grouping that meet the intent of FCC 10-6-6. This is to include but is not limited to a diversity of building materials and colors, window designs, garage door designs, roof eaves, light fixtures, driveway paving design/colors, and similar details etc. This shall be reviewed at final PUD.

FCC 10-23-H-1 applies because the applicant was granted certain modifications to density, setbacks, and lot area. FCC 10-23-H-1 stipulates: “The project shall meet the development standards for the underlying zone including but not limited to height, density, coverage, setbacks, lot area. However, the applicant may propose modifications to those standards as part of the PUD application without the need for a separate variance or adjustment application subject to FCC 10-5. For all proposed modifications, the applicant shall submit application and show how the proposed modification achieves the following: “1. High quality building design using Old Town and Mainstreet Architectural Standards or higher standards”

Attachment 3, including but not limited to Sheets S9 and S10, combined with the narrative below under 10-6-6 satisfy Condition 7.1 because the proposed building design meets Old Town and Mainstreet Architectural Standards, and therefore the intent (and letter) of FCC 10-6-6.

Title 10: Chapter 6 Design Review: 10-6-6 Downtown Architectural Design

The Architectural Design criteria are designed to address and implement the Florence Downtown Architectural Guidelines. Where applicable, the following criteria consider the historical character of Florence through proper building massing, siting, and materials which reflect important aspects of Oregon’s traditional Northwest architecture. The type of building to which this code may apply may differ by district. The following requirements are intended to create and maintain a built environment that is conducive to walking; reduces dependency on the automobile for short trips; provides natural surveillance of public spaces; creates a human-scale design, e.g., with buildings placed close to streets or other public ways and large building walls divided into smaller planes with detailing; and maintains the historic integrity of the community.

Development in the Old Town and Mainstreet districts shall comply with the standards in this section.

The City Planning Official, the City Planning Official’s designee, or the Planning Commission may require any of the following conditions in order to establish a minimum level of design quality and compatibility between buildings. The Planning Commission may approve adjustments or variances to the standards as part of a site Design Review approval, pursuant with FCC 10-5 and 10-6, respectively.

The applicant's proposed design meets the standards of 10-6-6, as described below, and therefore (a) is considered by Florence City Code to incorporate proper building massing, siting, and materials and (b) meets all of the conditions the Planning Commission may require in order to establish a minimum level of design quality and compatibility between buildings.

Title 10: Chapter 6 Design Review: 10-6-6-1 Building Type

These types of buildings currently exist within the applicable zoning districts and are compatible with each other, despite being different in their massing and form. The following building types are permitted in future development and infill. Other building types not listed which are compatible with the surrounding area and buildings and are compatible with the historic nature of the zoning district are also permitted. Not all types may be permitted or regulated in all zoning districts.

- A. Residential Type, single-family, duplex (attached & detached), or multi-family
- B. Commercial Storefront Type
- C. Mixed-Use House Type
- D. Community Building Type

Title 10: Chapter 6 Design Review: 10-6-6-2 Building Style

A. Context: Each building or addition shall be designed within the context of its larger surroundings and environment in terms of overall street massing, scale and configuration.

B. Historic Style Compatibility: New and existing building design shall be consistent with the regional and local historical traditions. Where historic ornament and detail is not feasible, historic compatibility shall be achieved through the relation of vertical proportions of historic façades, windows and doors, and the simple vertical massing of historical buildings. Some examples of architectural styles currently or historically present in the Florence area are: Queen Anne, Shingle Style, Second Empire, Victorian, Italianate, Tudor Style, Craftsman Bungalow, American Foursquare, and Vernacular.

- 1. Existing buildings: Maintain and restore significant historic details.
- 2. New Buildings: Design shall be compatible with adjacent historic buildings.

The proposed architectural style is Craftsman.

The proposed design is similar to neighboring single family, duplex, and small multifamily dwellings – one to two story, lap siding, 5:12 roof pitches.

Title 10: Chapter 6 Design Review: 10-6-6-3 Building Facades

A. Horizontal Design Elements: Multi-story commercial storefront buildings shall have a distinctive horizontal base; second floor; and eave, cornice and/or parapet line; creating visual interest and relief. Horizontal articulations shall be made with features such as awnings, overhanging eaves, symmetrical gable roofs, material changes, or applied fascia detail. New buildings and exterior remodels shall generally follow the prominent horizontal lines existing on adjacent buildings at similar levels along the street frontage.

Examples of such horizontal lines include but are not limited to: the base below a series of storefront windows; an existing awning or canopy line, or belt course between building stories; and/or an existing cornice or parapet line. Where existing adjacent buildings do not meet the City's current building design standards, a new building may establish new horizontal lines.

The roof-lines / horizontal lines of the proposed structures generally follow the prominent horizontal lines existing on adjacent structures (majority single family dwellings). The first-level/garage-level roof lines follow the roof lines of adjacent 1-story structures and the second level roof lines follow the roof lines of adjacent 2-story structures.

B. Vertical Design Elements: Commercial storefront building faces shall have distinctive vertical lines of emphasis spaced at relatively even intervals. Vertical articulations may be made by material changes, variations in roof heights, applied facia, columns, bay windows, etc. The maximum spacing of vertical articulations on long, uninterrupted building elevations shall be not less than one break for every 30 to 40 feet.

The proposed spacing of street-facing vertical articulations exceed this standard (variation in roof height spaced every 14 to 20 feet).

C. Articulation and Detailing: All building elevations that orient to a street or civic space must have breaks in the wall plane (articulation) of not less than one break for every 30 feet of building length or width, as applicable, as follows:

The proposed spacing of street-facing building elevations exceed this standard (variation in roof height spaced every 14 to 20 feet).

1. Plans shall incorporate design features such as varying rooflines, offsets, balconies, projections (e.g., overhangs, porches, or similar features), recessed or covered entrances, window reveals, or similar elements that break up otherwise long, uninterrupted elevations. Such elements shall occur at a minimum interval of 30-40 feet. In addition, each floor shall contain at least two elements meeting the following criteria:

- a. Recess (e.g., porch, courtyard, entrance balcony, or similar feature) that has a minimum depth of 4 feet;
- b. Extension (e.g., floor area, porch, entrance, balcony, overhang, or similar feature) that projects a minimum of 2 feet and runs horizontally for a minimum length of 4 feet; and/or
- c. Offsets or breaks in roof elevation of 2 feet or greater in height.
- d. A "break," for the purposes of this subsection, is a change in wall plane of not less than 24 inches in depth. Breaks may include, but are not limited to, an offset, recess, window reveal, pilaster, frieze, pediment, cornice, parapet, gable, dormer, eave, coursing, canopy, awning, column, building base, balcony, permanent awning or canopy, marquee, or similar architectural feature.

#### Bottom Floor:

- 1) Offsets: in roof elevation of 2 feet or greater in height (garage roofs)
- 2) Extension: 22-23' foot deep, 14' wide garage extension every 14-20'

3) Recess: 3' foot deep, 9.5' wide front porch recess every 37.75 feet (center of each structure), on the first floor street-side.

4) Extension: garage roof overhang which projects 2' and runs horizontally for 14'.

5) Extension: approximately 13' wide terraces over two of the four garages on each structure (garages on the ends of each structure).

Top Floor:

1) Extension: dormer windows (with roofs) every ~10' (four per structure)

2) Extension: top roof overhang which projects 2' and runs horizontally for 75'.

The proposed design exceeds this design elements standard.

2. The Planning Commission, through Design Review, may approve detailing that does not meet the 24-inch break-in-wall-plan standard where it finds that proposed detailing is more consistent with the architecture of historically significant or historically-contributing buildings existing in the vicinity.

N/A

3. Changes in paint color and features that are not designed as permanent architectural elements, such as display cabinets, window boxes, retractable and similar mounted awnings or canopies, and other similar features, do not meet the 24-inch break-in-wall-plane standard.

N/A

4. Building elevations that do not orient to a street or civic space need not comply with the 24- inch break-in-wall-plan standard, but should complement the overall building design.

N/A

Title 10: Chapter 6 Design Review: 10-6-6-4 Permitted Visible Building Materials

Building materials which have the same or better performance may be substituted for the materials below provided that they have the same appearance as the listed materials.

A. Exterior Building Walls:

1. Lap siding, board and batten siding, shingles and shakes. Metal siding and vinyl siding shall not be permitted.

2. Brick or stone masonry with a minimum 2 1/2" deep solid veneer material.

3. Cement-based stucco.

4. Secondary materials: Any of the materials listed above as permitted may also be used as secondary materials or accents. In addition, the materials listed above are allowed as secondary materials, trims, or accents (e.g., flashing, wainscoting, awnings, canopies,



ornamentation) when non-reflective and compatible with the overall building design, subject to approval. Secondary materials may be used on up to 30% of the façade.

Lap siding (specifically Hardiplank lap siding) is proposed, which meets this exterior building wall standard.

B. Roofs, Awnings, Gutters, and Visible Roofing Components:

1. Composition shingles, concrete, slate or cedar shingles, or concrete or clay tiles. Red composition shingle similar to the Kyle Building are encouraged.

Composition shingles are proposed, meeting this roofing standard.

2. Standing seam roofing: copper, terne metal or coated metal.

N/A

3. Gutters and downspouts: copper, terne metal, or coated metal.

Galvanized steel with an acrylic coating (inside and out) with a rectangular downspout is proposed, meeting this gutter standard.

4. Single or multi-ply roofing, where visibly concealed.

Wood ply roofing layer proposed to be concealed by composition shingles.

5. Glass, steel, wood or canvas fabric awnings.

N/A

6. Skylights: metal and wood framed glass and translucent polymer.

N/A

C. Chimney Enclosures: Brick, cement-based stucco, stone masonry or wood shingles.

N/A

D. Windows, Entrances, and Accessories:

1. Wood, vinyl or pre-finished metal frames and sashes.

Vinyl windows, specifically Migard or equal, fixed picture and single-hung windows are proposed, meeting this window standard. See window schedule Attachment 2 Sheet S2.

2. Glazed and unglazed entry doors shall be wood, pre-finished or coated metal or fiberglass.

N/A

3. Solid wood or fiberglass shutters.

N/A

4. The use of decorative detailing and ornamentation around windows (e.g., corbels, medallions, pediments, or similar features) is encouraged.

E. Trellises, Decks, Stairs, Stoops, Porches, and Balconies

1. Architectural concrete, brick and stone masonry, solid wood or fiberglass columns, posts, piers and arches.

Solid wood posts are proposed, meeting this standard. See beam schedule Attachment 2 Sheet S2 Roof Plan.

2. Wood, brick, concrete and stone masonry decks, stoops, stairs, porches, and balconies.

Wood decks are proposed, meeting this standard.

3. Solid wood, painted welded steel or iron trellises.

N/A

4. Railings, balustrades, and related components shall be solid wood, painted welded steel or iron.

N/A

F. Landscape/Retaining Walls and Fences: Shall be subject to the FCC 10-34 and the following requirements:

[...]

N/A

G. Building and Site Material Colors: Color finishes on all building exteriors shall be approved by the City and be of a muted coastal Pacific Northwest palette. Reflective, luminescent, sparkling, primary, and “day-glow” colors and finishes are prohibited. The Planning Commission/Planning Commission or their designee may approve adjustments to the standards as part of a site Design Review approval.

Sherwin Williams, Benjamin Moore, or Rhodda paint is proposed. The proposed palette is green, brown, and tan, consistent with the Pacific Northwest palette.

Title 10: Chapter 6 Design Review: 10-6-6-5 Material Applications and Configurations

A. Building Walls:

1. For each building, there shall be one single, clearly dominant exterior wall material and finish.

Base paint color of each building proposed to be either tan, green or brown; trim proposed tan, green, or brown (brown with tan trim, green with brown trim, and so on). Garage doors proposed to be white.

2. Brick and stone front façades shall return at least 18” around side walls.

N/A

3. Building walls of more than one materials shall change along horizontal lines only, with a maximum of three materials permitted per façade.

N/A

4. Heavier materials, such as stone, shall only be used below lighter materials, such as siding.

N/A

5. Siding and shingles shall have a maximum 6" to the weather.

Shingles proposed to have less than 6" of each shingle exposed (aka "to the weather").

6. 4" minimum width corner, skirt, rake and eave trim shall run the full height of each façade, flush, or protrude beyond the surrounding wall surface.

A 6"x6" Douglas Fir Larch post is proposed to run the full height of each corner of each structure, meeting this standard.

7. Board and batten siding: battens shall be spaced a maximum of 8" on center.

N/A

B. Roofs, Awnings, Gutters and Roofing Accessories:

1. Visibly sloped roofs shall pitch a minimum of 5:12 to a maximum 12:12 with symmetrical gable or hip configuration.

Roof pitches proposed 5:12 to 6:12, meeting this standard. (Dormers are 4:12.) See Attachment 2 Sheet S6.

2. Eaves shall be continuous except at sheds and dormers.

All proposed eaves are continuous except at dormers.

3. Shed roofs shall attach to the main building wall or roof ridge with minimum 3:1 slope.

N/A

4. Flat roofs shall be concealed by cornices or parapets.

N/A

5. Gutters shall be round or ogee profile. Leaders shall be round or square.

Gutters are proposed to be ogee profile; leaders proposed to be square.

6. All roof-mounted components such as mechanical equipment shall not be visible from street-level public rights-of-way.

N/A

7. Sloped roof eaves shall overhang exterior wall planes at least 12" and shall be visibly supported by exposed rafter ends or other compatible architectural detailing.

Sloped roof eaves proposed to overhang 1.5'-2' and are supported by visible wood beams. See Attachment 2 Sheet S6.

C. Towers:

[...]

N/A

D. Visible Windows, Glazing, and Entrances:

1. Windows shall be square and/or vertical rectangular shape with straight, bow, or arch tops.

Windows are proposed to be rectangular with straight tops and rectangular with arch tops (dormers), meeting this standard.

2. 10% of total windows maximum on the public façade may be circular, hexagonal, octagonal or other window configurations.

N/A

3. Bay windows shall have visible bracket support.

N/A

4. Overhead doors shall not face the building's primary street façade or a major public right-of-way.

The proposed garage doors are technically front-facing overhead doors. However, Florence City Code prefers street-facing garages, and garage doors are generally overhead doors. Therefore, in this case, the garage doors should be permitted to face the primary street. Also, as described above, the garages include several design features desired by 10-6-6, including: windows, roof elevation breaks, terraces.

5. Door and window shutters shall be sized to cover the entire window.

N/A

6. Exterior shutters shall be solid wood or fiberglass.

N/A

7. No single lite or glass panel visible from the street shall be greater than 24 square feet in area except in storefront glazing systems.

N/A

8. Multiple vertical windows may be grouped in the same horizontal opening provided they are separated by 4" minimum width vertical trim.

N/A

9. Windows and doors in exterior walls shall be surrounded with 2 1/2" minimum width trim applied flush or projecting beyond the finished wall surface.

All trim (window and door) proposed to be a minimum 3” width.

10. Profiles of window mullions shall extend out beyond the exterior glass surface. Windows shall have muntins which create True Divided Lights or a similar simulated appearance.

No mullions are proposed. Picture and single-hung windows proposed. See Attachment 2 Sheet S2 for window schedule.

E. Visible Decks and Balconies: All balconies and decks attached to building faces, whether cantilevered or supported below or above, shall be visibly supported by vertical and horizontal elements such as brackets, columns, or beams. Exterior posts and columns, solid or encased, shall be minimum 5 1/2” in cross-section.

Balconies and decks are attached to the rear of the building. Regardless, they are supported by vertical and horizontal wooden beams. See beam schedule on Attachment 2 Sheet S5.

F. Visible Landscape/Retaining Walls and Fences:

[...]

N/A

G. Mechanical Equipment:

[...]

N/A

## Final Development Plan Standards

### Title 10: Chapter 23: Planned Unit Development (PUD): 10-23-11: Approval of the Final Development Plan

1. Within one year following the approval of the preliminary development plan, the applicant shall file with the Planning Commission a final development plan containing in final form the information required in the preliminary plan. The Planning Commission may grant a one- time extension of one (1) year maximum duration based on compliance with the following criteria:

[...]

**Preliminary subdivision and preliminary PUD approval was granted June 26, 2023. This final PUD application is filed August 29, 2023.**

2. Final development plans shall include plans for proposed:

- a. Storm drainage.
- b. Sewer and water utilities.
- c. Streets, pedestrian ways, trails and paths.
- d. Preliminary subdivision plan, if property is proposed to be divided.
- e. Open Space and Parklands to be dedicated to the public or held in Homeowner Association ownership. (Ord. No. 2, Series 2011)

3. Plans for public improvements shall be prepared by a Registered Engineer and shall be approved by City staff before final approval by the Planning Commission.

4. If the Planning Commission finds evidence of a material deviation from the preliminary development plan, the Planning Commission shall advise the applicant to submit an application for amendment of the planned unit development. An amendment shall be considered in the same manner as an original application.

**See Attachments 1 for final development plans, prepared by Clinton Beecroft, PE. And Attachment 2 and 3 for final architectural and landscaping plans.**



**DEVELOPER:**  
 WILLIAM JOHNSON CONSTRUCTION, INC.  
 PO BOX 1176  
 FLORENCE, OREGON 97439

**SURVEYOR:**  
 RYAN ERICKSON, PLS  
 EGR & ASSOCIATES, INC.  
 2535B PRAIRIE ROAD  
 EUGENE, OREGON 97402  
 (541) 688-8322  
 EMAIL: [rerickson@egrassoc.com](mailto:rerickson@egrassoc.com)

**CIVIL ENGINEER:**  
 CLINT BEECROFT, P.E.  
 EGR & ASSOCIATES, INC.  
 2535B PRAIRIE ROAD  
 EUGENE, OREGON 97402  
 (541) 688-8322  
 EMAIL: [clintbeecroft@egrassoc.com](mailto:clintbeecroft@egrassoc.com)

**INSTALLING CONTRACTOR:**  
 RAY WELLS EXCAVATION  
 CONTACT: NORM WELLS  
 PHONE: 541-991-0938  
 E-MAIL: [norm@raywellsinc.com](mailto:norm@raywellsinc.com)

# MYRTLE GLEN PUD FINAL PUD DRAWINGS

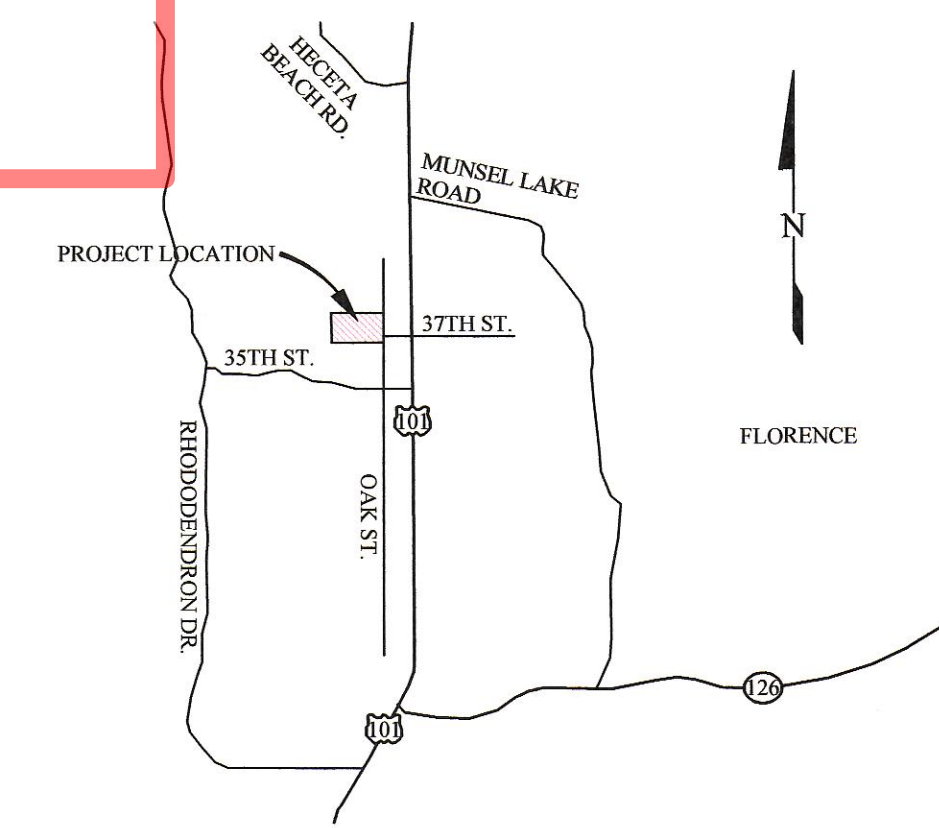
ASSESSOR'S TAX MAP 18-12-22-11, TAX LOTS 200, 1100 AND 1200

FLORENCE, LANE COUNTY, OREGON

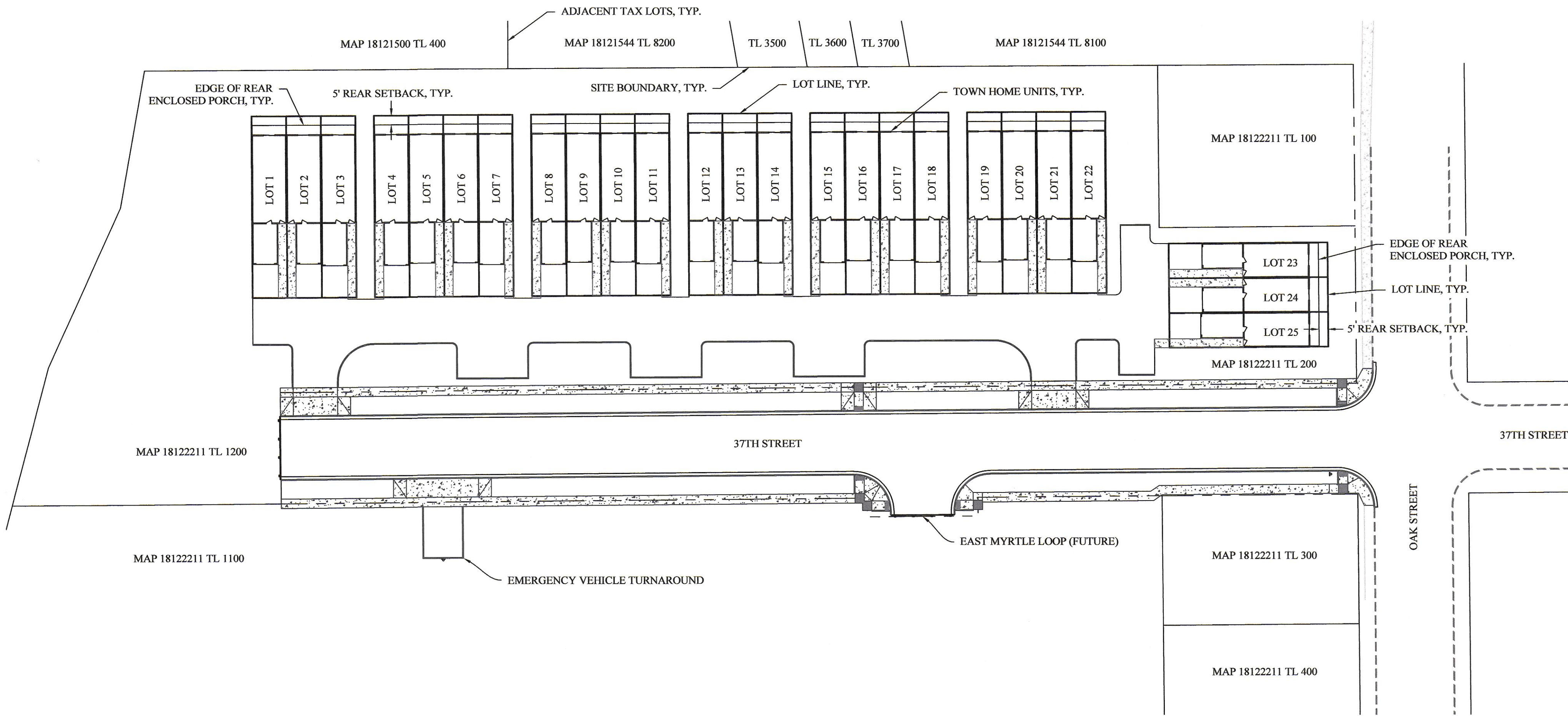
RESOLUTION PC 22 21 PUD 01, PC 22 23 SUB 02, & SR 22 48 SIR 13

AUGUST 2023

**Exhibit C**



VICINITY MAP  
 N.T.S.



SITE MAP  
 1" = 40'

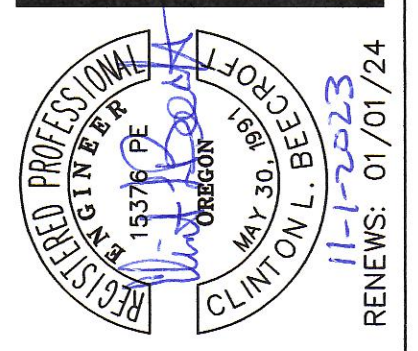
- GENERAL**
- G1 COVER SHEET, SHEET INDEX, VICINITY MAP AND SITE MAP
  - G2 LEGEND, ABBREVIATIONS, NOTES AND TYPICAL SECTIONS
  - G3 EXISTING CONDITIONS SITE MAP
  - G4 COORDINATE GEOMETRY AND SURVEY CONTROL
  - G5 TENTATIVE SUBDIVISION PLAT
  - G6 SIGNING, PAVEMENT MARKINGS AND STREET LIGHTING PLAN
  - G7 STANDARD DRAWINGS AND DETAILS - CIVIL DETAILS 1
  - G8 STANDARD DRAWINGS AND DETAILS - CIVIL DETAILS 2
  - G9 STANDARD DRAWINGS AND DETAILS - CIVIL DETAILS 3
  - G10 STANDARD DRAWINGS AND DETAILS - CIVIL DETAILS 4
  - G11 STANDARD DRAWINGS AND DETAILS - CIVIL DETAILS 5
- CIVIL PLANS**
- C1 OVERALL UTILITIES AND SITE PLAN
  - C2 STORMWATER MANAGEMENT PLAN AND DETAILS
  - C3 37TH STREET PLAN AND PROFILE - STATION 10+75 TO STATION 14+50
  - C4 37TH STREET PLAN AND PROFILE - STATION 14+50 TO STATION 18+00
  - C5 STORMWATER PIPE PLAN AND PROFILE VIEWS
  - C6 OVERALL SITE GRADING PLAN AND CROSS SECTIONS
  - C7 PARKING LOT GRADING PLAN - WEST HALF
  - C8 PARKING LOT GRADING PLAN - EAST HALF
  - C9 ACCESS AND PARKING PLAN
  - C10 SIDEWALK ACCESS RAMP DETAILS - 37TH STREET AND OAK STREET
  - C11 SIDEWALK ACCESS RAMP DETAILS - 37TH STREET AND EAST MYRTLE LOOP
  - C12 VEHICLE TURNAROUND PLAN AND DETAILS

**UTILITY LOCATES**

ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0001 THROUGH 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503) 232-1987.

**TO REQUEST A LOCATE PLEASE  
 CALL: 811 OR (800) 332-2344**

**EGR & Associates, Inc.**  
 Engineers and Surveyors  
 2535B Prairie Road  
 Eugene, Oregon 97402  
 (541) 688-8322  
 Fax (541) 688-6087



MYRTLE GLEN PUD  
 FINAL PUD IMPROVEMENT DRAWINGS  
 COVER SHEET, SHEET INDEX,  
 VICINITY MAP AND SITE MAP  
 FLORENCE, OREGON

Date	Job Number	Design by	Drawn by	Checked by
09-18-2023	7091-22-0187	C. BEECROFT	C. BEECROFT	C. BEECROFT

Sheet Number  
**G1**

Nov 01, 2023 - 8:13am  
 -21-067-TB1 [L:\eas\02-0187-01\02-0187-TB Sheet 05.dwg] 22-0187-TB Sheet 05.dwg  
 S:\projects\7091-22-0187-37th Street\Phase 1\PE\Drawings\02-0187-General Sheets\02-0187-General Sheets\02-0187-TB Sheet 05.dwg



**GENERAL NOTES**

- CONSTRUCTION OF ALL PUBLIC AND PRIVATE IMPROVEMENTS SHALL CONFORM TO THE APPLICABLE SECTIONS OF THE 2018 "OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND CITY OF FLORENCE PUBLIC WORKS DEPARTMENT REQUIREMENTS.
- THE EROSION PREVENTION MEASURES DESCRIBED IN THE EROSION PREVENTION PERMIT ISSUED FOR THIS SITE SHALL BE IN PLACE PRIOR TO START OF WORK.
- PRIOR TO ANY SITE DISTURBANCE A PRE-CONSTRUCTION EROSION PREVENTION SITE VISIT IS REQUIRED WITH THE CONTRACTOR, THE EROSION INSPECTOR AND THE CONSULTING ENGINEER.
- ITEMS OF WORK NOT SHOWN ON THE PLAN BUT NECESSARY FOR SUCCESSFUL COMPLETION OF THIS PROJECT MAY BE REQUIRED BY THE OWNER, CITY, AND THE CONSULTING ENGINEER.
- THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN AND SECURE APPROVAL OF THE PLAN FROM ODOT AT LEAST FIVE (5) WORKING DAYS PRIOR TO STARTING WORK.
- WORK SHALL NOT BE PERFORMED WITHOUT CITY AND CONSULTING ENGINEER INSPECTIONS, AS REQUIRED BY CITY PERMITS. THE FOLLOWING MINIMUM INSPECTIONS ARE REQUIRED PER THE APPLICABLE STANDARDS:
  - DEFLECTION TESTING OF ROADWAY SUBGRADE.
  - DENSITY TESTING OF ROADWAY BASE ROCK.
  - DENSITY TESTING OF FINAL LIFT OF ASPHALT CONCRETE PAVEMENT.
  - CONCRETE TESTING OF STRUCTURAL CONCRETE AND CONCRETE CURB & GUTTERS.
  - TV AND MANDREL TESTING OF ALL WASTEWATER PIPE.
  - LEAK TESTING OF ALL WASTEWATER ELEMENTS.
  - LEAK TESTING OF ALL WATER SYSTEM ELEMENTS.
  - BACTERIOLOGICAL TESTING OF COMPLETED WATER SYSTEM.
- REQUESTS BY THE CONTRACTOR FOR CHANGES TO THE PLANS MUST BE APPROVED BY THE CITY, CONSULTING ENGINEER, AND THE OWNER BEFORE THE CHANGES ARE IMPLEMENTED.
- ATTENTION: OREGON LAW REQUIRES EXCAVATORS TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503) 332-1987 OR (800) 332-2344).
- DURING CONSTRUCTION, RUNOFF FROM THE SITE SHALL BE CONTROLLED, AND INCREASED SEDIMENTS RESULTING FROM SOIL DISTURBANCES SHALL BE RETAINED ON-SITE. THE CONTRACTOR SHALL PROVIDE TEMPORARY DIVERSIONS, SEDIMENT TRAPS, BARRIERS, CHECK DAMS, OR OTHER METHODS AS NECESSARY TO PREVENT AND/OR MINIMIZE NEGATIVE IMPACTS TO WATER QUALITY AND RELATED NATURAL RESOURCES.
- PLACEMENT OR STORAGE OF SPOILS FROM THE TRENCH WORK IS NOT PERMITTED ON HARD SURFACE STREETS WITHIN PUBLIC RIGHT-OF-WAY. SPOILS STORED IN OTHER RIGHT-OF-WAY AREAS SHALL BE COVERED TO PREVENT EROSION.
- AT EACH INTERSECTION AT LEAST ONE POST SHALL BE PLACED DISPLAYING STREET NAME SIGNS FOR BOTH INTERSECTING STREETS. A "SIGN SCHEDULE" INDICATING NAMES AND LOCATIONS OF ALL SIGNS TO BE INSTALLED SHALL BE SUBMITTED TO THE PROJECT INSPECTOR WITHIN 15 DAYS OF THE PUBLIC IMPROVEMENT PERMIT ISSUANCE DATE.
- ELEVATIONS BASED UPON NAVD 1988. GROUND TOPOGRAPHY IS FROM 2021/2022 FIELD SURVEYS BY EGR.
- AT VARIOUS POINTS THROUGHOUT THE WORK, EXCAVATION MAY BE EXPECTED TO DISTURB EXISTING SURVEY MONUMENTS AND PROPERTY CORNERS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT THESE MARKERS AHEAD OF THEIR OPERATIONS AND RESTORE THEM BY A REGISTERED PROFESSIONAL LAND SURVEYOR TO THEIR PROPER LOCATION IF EXCAVATION REQUIRES THEIR REMOVAL. COSTS FOR REFERENCING AND RESTORATION OF DISTURBED MONUMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SPECIFICATIONS AND SITE CONDITIONS OR ANY INCONSISTENCIES, AMBIGUITIES, ERRORS OR OMISSIONS IN THE DRAWINGS OR SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER.
- QUANTITIES SHOWN ON DRAWINGS ARE APPROXIMATE, CONTRACTOR SHALL VERIFY BEFORE ORDERING.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH UTILITY COMPANIES FOR ALL WORK INVOLVING EXISTING AND PROPOSED UTILITIES.
- LOCATION AND DESCRIPTION OF EXISTING UTILITIES ARE BASED ON AVAILABLE RECORDS AND THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH RECORDS. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

**CONSTRUCTION NOTES**

- EARTHWORK
  - EXCAVATE MATERIALS ABOVE SUBGRADE ELEVATIONS AND TO LINES AND DIMENSIONS INDICATED. REMOVE UNSUITABLE MATERIAL FROM BELOW SUBGRADE AS NEEDED OR DIRECTED. AT A MINIMUM REMOVE THE UPPER 6-INCHES OF TOPSOIL AND VEGETATION FROM THE AREA OF EARTHWORK. SEGREGATE SUITABLE SOIL FOR USE AS BACKFILL. DISPOSE UNUSED MATERIAL ON-SITE AS DIRECTED.
  - WHERE THE CONTRACTOR IS UNABLE TO ACHIEVE SUB-GRADE COMPACTION AND DEFLECTION STANDARDS REQUIRED BY THE SPECIFICATIONS, AS DETERMINED BY FIELD INSPECTION AND TESTING, THE SUB-GRADE SURFACE SHALL BE LOWERED AT LEAST 6 INCHES. FABRIC SHALL BE PLACED, AND THE MATERIAL REMOVED SHALL BE REPLACED WITH 1 1/2"-0 CRUSHED ROCK AND COMPACTED ACCORDING TO THE SPECIFICATIONS. IF SUB-GRADE STILL DOES NOT MEET SPECIFICATIONS OVER-EXCAVATE TO A DEEPER SUBBASE DEPTH AS DIRECTED AND REPEAT THE PROCESS UNTIL THE SUB-GRADE MEETS SPECIFICATIONS.
  - SOIL FILL MATERIAL FROM ON-SITE SOURCES SHALL CONSIST OF SELECT SOIL FREE OF ROCK OR GRAVEL LARGER THAN 3-INCHES IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION, AND OTHER DELETERIOUS MATTER.
  - PLACE SOIL FILL MATERIAL IN LAYERS NOT MORE THAN 8 INCHES IN LOOSE DEPTH AND COMPACT USING A SHEEPSFOOT ROLLER. MAINTAIN WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT AT TIME OF COMPACTION.
  - COMPACT SOIL FILL TO NOT LESS THAN 92 PERCENT OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D1557.
- AGGREGATE FILL
  - BASE LAYER MATERIAL SHALL CONSIST OF WELL GRADED 1"-0 CRUSHED ROCK, MECHANICALLY FRACTURED ON A MINIMUM 70 PERCENT OF SURFACES WITH NOT MORE THAN 5 PERCENT OF PARTICLES PASSING THE NUMBER 200 SIEVE.
  - AGGREGATE FILL SHALL BE PLACED IN MAXIMUM 8-INCH LIFTS AND COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D1557. MAINTAIN WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT AT TIME OF COMPACTION.
- ASPHALT PAVEMENT
  - ASPHALT CONCRETE PAVEMENT SHALL BE FORMULATED FOR THIS PROJECT IN ACCORDANCE WITH THE REQUIREMENTS FOR 1/2" DENSE GRADED, LEVEL 3 HOT MIXED ASPHALT CONCRETE, AS FULLY DESCRIBED IN SECTION 745 OF THE 2015 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION.
  - PLACE ASPHALT MIX IN MAXIMUM 3" LIFTS AND COMPACT TO A MINIMUM 92 PERCENT RELATIVE COMPACTION AS DETERMINED BY RICE DENSITY TEST AASHTO T 209 AS MODIFIED BY ODOT TM 306.
- SEEDING
  - SEEDING FOR THIS PROJECT SHALL CONSIST OF FURNISHING AND INSTALLING NATIVE UPLAND GRASS MIX AS INDICATED.
  - TEMPORARY AND PERMANENT SEEDING SHALL BE FURNISHED AND INSTALLED AS FULLY DESCRIBED IN SECTION 01030 OF THE 2015 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION.
  - NATIVE UPLAND GRASS MIX SHALL BE PROTIME 400 NATIVE UPLAND MIX AVAILABLE FROM HOBBS & HOPKINS, LTD., OR EQUAL. SEED MIX INCLUDES: BLUE WILD RYE (ELYMUS GLAUCUS), MEADOW BARLEY (HORDEUM BRACHYANTHERUM), AND CALIFORNIA BROME (BROMUS CARINATUS). APPLY AT A RATE OF ONE POUND PER 1000 SQUARE FEET USING SEEDING METHOD 1 OF THE SPECIFICATIONS.
  - STORMWATER PLANTERS SHALL BE PLANTED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND IN ACCORDANCE WITH CITY OF FLORENCE STORMWATER DESIGN MANUAL.

**GENERAL WASTEWATER NOTES**

- WASTEWATER PIPE AND FITTINGS SHALL BE PVC, SDR 35 IN CONFORMANCE TO ASTM D3034.
- ALL CLEANOUTS CONSTRUCTED INSIDE OF THE PUBLIC RIGHT-OF-WAYS AND PUBLIC UTILITY EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF FLORENCE PUBLIC WORKS DEPARTMENT REQUIREMENTS.
- ALL PLASTIC WASTEWATER PIPE TO MANHOLE CONNECTIONS SHALL USE A FLEXIBLE MANHOLE BOOT ADAPTOR (OR OTHER APPROVED METHOD).
- ALL OTHER MANHOLE CONNECTIONS SHALL BE FACTORY SUPPLIED CONNECTORS WITH NON-SHRINK GROUT, EXCEPT IN THE CASE OF MANHOLES OVER EXISTING LINES.
- GROUT FOR TOP OF MANHOLE FRAMES SHALL BE NON-SHRINK GROUT.
- TONE WIRE SHALL BE PLACED OVER ALL WASTEWATER PIPES AND LATERALS.
- CONTRACTOR TO SEAL COAT WASTEWATER MANHOLE PRIOR TO VACUUM TESTING.
- PROVIDE STAMPS IN THE CURB AND GUTTER TO MARK SERVICE LINE LOCATIONS OF ALL CITY UTILITIES IN ACCORDANCE WITH CITY OF FLORENCE PWD REQUIREMENTS.

**GENERAL STORM WATER NOTES**

- STORM WATER PIPE SHALL BE PVC OR OTHER APPROVED PIPE MATERIAL. IN CONFORMANCE WITH SECTION 00445.11 OF THE STANDARD SPECIFICATIONS.
- GROUT SHALL BE NON-SHRINK GROUT.
- TONE WIRE SHALL BE PLACED OVER ALL STORMWATER PIPES.

**GENERAL WATER NOTES**

- WATER PIPE SHALL BE PVC DR 18 (235 PSI) MEETING THE REQUIREMENTS OF AWWA C900 AND IN CONFORMANCE WITH SECTION 02470 OF THE 2018 OREGON STANDARD SPECIFICATIONS.
- CITY OF FLORENCE PWD REQUIRES THE USE OF RESTRAINED JOINT FITTINGS WITH BLUE FLUOROCARBON COATED BOLTS AND NUTS IN LIEU OF THRUST BLOCKS. WHERE THRUST BLOCKING IS DEEMED NECESSARY BY THE CITY THEN PROVIDE THRUST BLOCKS PER CITY OF FLORENCE PWD REQUIREMENTS.
- COMPLETED WATER SYSTEM SHALL BE FILLED, FLUSHED, DISINFECTED, AND LEAK TESTED IN CONFORMANCE WITH SECTION 01140 OF THE 2018 OREGON STANDARD SPECIFICATIONS.
- HYDROSTATIC TESTING SHALL BE OBSERVED BY THE CITY AND ENGINEER. TEST DURATION SHALL BE MINIMUM TWO HOURS.
- TONE WIRE SHALL BE PLACED OVER ALL WATER PIPES AND SERVICE LINES.
- WATER VALVES SHALL BE GATE VALVES FOR 8-INCH AND SMALLER PIPE SIZE AND BUTTERFLY VALVES FOR 12-INCH AND LARGER PIPE SIZE. FURNISH AND INSTALL WATER VALVES IN ACCORDANCE WITH SECTION 02480 OF THE 2018 OREGON STD SPECIFICATIONS.
- PROVIDE STAMPS IN THE CURB AND GUTTER TO MARK SERVICE LINE LOCATIONS OF ALL CITY UTILITIES IN ACCORDANCE WITH CITY OF FLORENCE PWD REQUIREMENTS.

**LEGEND**

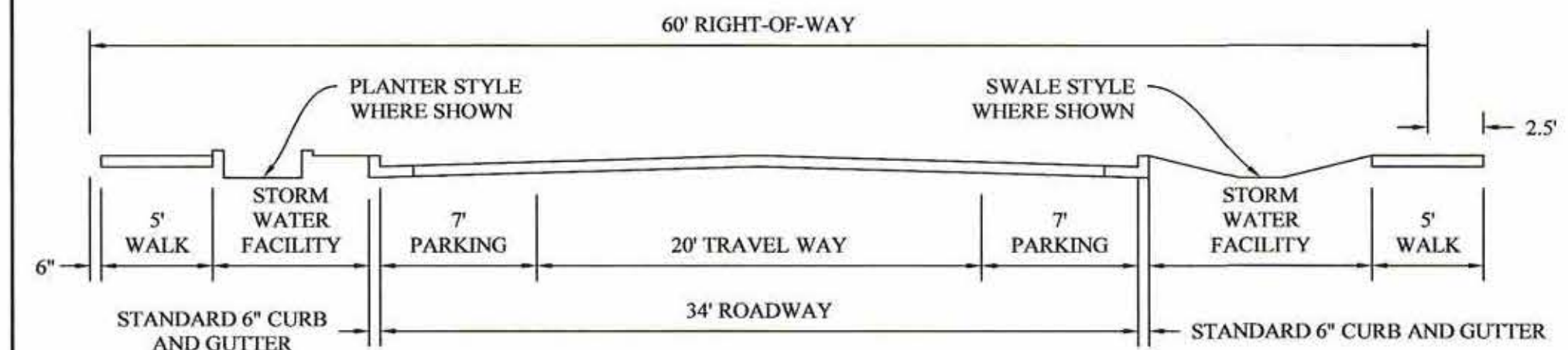
**LEGEND (PROPOSED):**

- PROPOSED WASTEWATER MANHOLE
- PROPOSED CLEANOUT
- PROPOSED SIGN
- PROPOSED WATER METER
- PROPOSED WATER VALVE
- PROPOSED HYDRANT
- PROPOSED STREET LIGHT
- PROPOSED PLANTER INLETS
- PROPOSED CURB INLET
- PROPOSED WASTEWATER PIPE
- PROPOSED UTILITY JOINT TRENCH
- PROPOSED WATER PIPE
- PROPOSED STORM PIPE
- PROPOSED PLANTER
- PROPOSED CURB

**LEGEND (EXISTING):**

- FOUND MONUMENT
- BRASS CAP
- MANHOLE - WASTE WATER
- MANHOLE - STORM WATER
- CURB INLET
- WATER VALVE
- WATER METER
- ELECTRICAL VAULT
- FIRE HYDRANT
- UTILITY POLE
- SIGN
- TREE
- WASTE WATER LINE
- STORM WATER LINE
- WATER LINE
- ELECTRICAL POWER LINE
- OVERHEAD ELECTRICAL POWER LINE
- NATURAL GAS LINE
- TELEPHONE/COMMUNICATIONS LINE
- OVERHEAD TELEPHONE/COMMUNICATIONS LINE
- FENCELINE - CYCLONE FENCING (TYP.)
- CONCRETE WALK/DRIVE

**TYPICAL STREET SECTION**



SEE CITY DETAIL F-201 FOR STREET SECTION SPECIFICATIONS

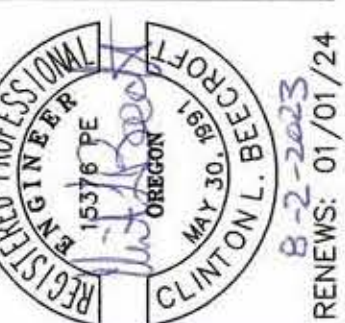
NOTE:  $\phi$  ELEVATION = TFC ELEVATION -0.10'

**37TH STREET TYPICAL SECTION**  
NO SCALE

**STANDARD ABBREVIATIONS: (NOT ALL ABBREVIATIONS ARE USED)**

@	AT	MIN	MINIMUM
A	ARC	M.J.	MECHANICAL JOINT
AB	ABANDONED UTILITY	MAT.	MATERIAL
AC	ASPHALTIC CONCRETE	MSE	MECHANICALLY STABILIZED EARTH
AGG	AGGREGATE	NAP	NOT A PART
APPROX.	APPROXIMATE	NIC	NOT IN CONTRACT
BC	BACK OF CURB	N.T.S.	NOT TO SCALE
BKR	BACK OF CURB RADIUS	OC.O.C.	ON CENTER
BM	BENCHMARK	OD	OUTSIDE DIAMETER
BSW	BACK OF SIDEWALK	OH	OVER HEAD
BVC	BEGIN VERTICAL CURVE	OHP	OVER HEAD POWER
CATV	CABLE T.V.	PE	POLYETHYLENE
CB	CATCH BASIN	PC	POINT OF CURVE
CI	CURB INLET/CAST IRON	PI	POINT OF INTERSECTION
CL	CENTERLINE	PMF	PAVEMENT MARKING FILM
CLR	CLEAR	PRC	POINT OF REVERSE CURVE
CMP	CORRUGATED METAL PIPE	PSE	PUBLIC SLOPE EASEMENT
CONC	CONCRETE	PT	POINT OF TANGENCY
CONT	CONTINUOUS	PB	PULL BOX
CONST	CONSTRUCT	PL	PROPERTY LINE
CY	CUBIC YARD	PAVE	PAVEMENT
D	DEPTH	PLAE	PRIVATE LIMITED ACCESS EASEMENT
d/D	DESIGN FLOW DEPTH / PIPE DIAMETER	PLSE	PRIVATE LIMITED STORM WATER EASEMENT
DEG	DEGREE	PLWE	PRIVATE LIMITED WASTEWATER EASEMENT
DET	DETAIL	PSDE	PUBLIC STORM DRAIN EASEMENT
DIA	DIAMETER	PUE	PUBLIC UTILITY EASEMENT
DIAG	DIAGONAL	PVC	POLYVINYL CHLORIDE
DI	DROP INLET	PVC	POINT OF VERTICAL CURVE
D.I.P	DUCTILE IRON PIPE	PVI	POINT OF VERTICAL INTERSECTION
D/W	DRIVEWAY	PVT	POINT OF VERTICAL TANGENT
DWG	DRAWING	R	RADIUS
E	EAST	(R)	RADIAL
EA	EACH	RCP	REINFORCED CONCRETE PIPE
EG	EXISTING GROUND	RCB	REINFORCED CONCRETE BOX
EOP	EDGE OF PAVEMENT	R/R	RIGHT
EL, ELEV	ELEVATION	R/W, ROW	RIGHT OF WAY
ELEC	UNDERGROUND POWER	RP	RADIUS POINT
EQ	EQUAL	S	SOUTH/SLOPE
ESMT	EASEMENT	S.U.	STAINLESS STEEL
EVC	END VERTICAL CURVE	SCHD	SCHEDULE
EW	EACH WAY	SD	STORM DRAIN
EXIST, EX.	EXISTING	SDMH	STORM DRAIN MANHOLE
FIG	FIGURE	SF	SQUARE FOOT
FL	FLOW LINE	SHT	SHEET
FG	FINISHED GRADE	SQ	SQUARE
FH	FIRE HYDRANT	ST	STREET/STORMWATER
FT	FOOT/FEET	STA	STATION
GAL	GALLON	STD	STANDARD
GALV	GALVANIZED	SY	SQUARE YARD
GB	GRADE BREAK	SW,SW	SIDEWALK
GV	GATE VALVE	T	TANGENT
H	HEIGHT	T.B.	THRUST BLOCK
HGL	HYDRAULIC GRADE LINE (5 YR)	TC	TOP OF CURB
HOR/HORIZ	HORIZONTAL	TEMP	TEMPORARY
HP	HIGH POINT	TFC	TOP FACE OF CURB
HOA	HOME OWNER'S ASSOCIATION	T.O.P.	TOP OF PIPE
ID	INSIDE DIAMETER	T.W, T.O.W.	TOP OF WALL
INV	INVERT	TYP	TYPICAL
K	VERTICAL CURVE RATE OF CURVATURE	VC	VERTICAL CURVE
L	LENGTH	VG	VALLEY GUTTER
LC	LONG CHORD	VERT	VERTICAL
LF	LINEAR FEET	W	WEST/WATER
LP	LOW POINT	WL	WATER LINE
L/LT	LEFT	WPJ	WEAKENED PLANE JOINT
MAX	MAXIMUM	WW	WASTE WATER
MH	MANHOLE	WW MH	WASTE WATER MANHOLE
		W/	WITH

**EGR & Associates, Inc.**  
Engineers and Surveyors



MYRTLE GLENN PUD  
FINAL PUD IMPROVEMENT DRAWINGS  
LEGEND, ABBREVIATIONS,  
NOTES AND TYPICAL SECTIONS  
FLORENCE, OREGON

No	Description of Revisions	Date	Name

Date	08-01-2023
Job Number	7091-22-0187
Design by	C. BEECROFT
Drawn by	C. BEECROFT
Checked by	C. BEECROFT

Sheet Number  
**G2**

(541) 688-8322  
Fax (541) 688-8087

2538B Prairie Road  
Eugene, Oregon 97402

REVISIONS: 01/01/24

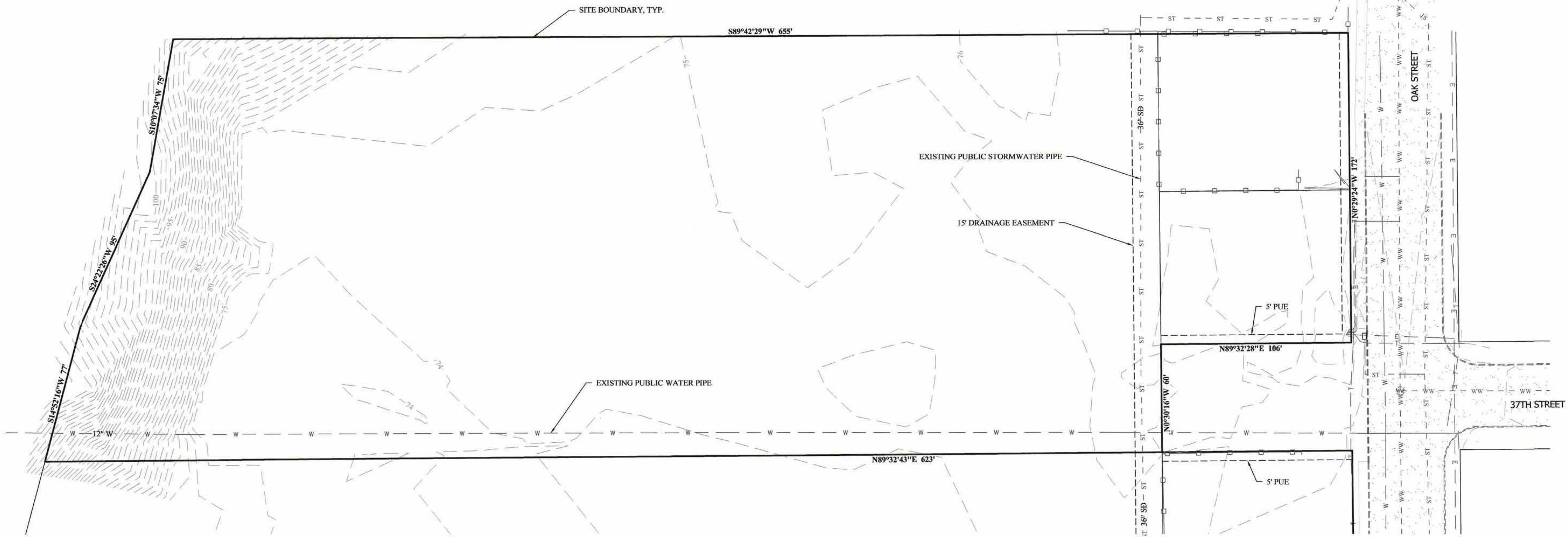


**LEGEND:**

- FOUND MONUMENT
- BRASS CAP
- ⊙ MANHOLE - WASTE WATER
- ⊙ MANHOLE - STORM WATER
- ⊠ CURB INLET
- ⊠ WATER VALVE
- ⊠ WATER METER
- ⊠ ELECTRICAL VAULT
- ⊠ FIRE HYDRANT
- ⊠ UTILITY POLE
- ⊠ SIGN - COMMERCIAL VEHICLE PARKING ONLY
- TREE
- WASTE WATER LINE
- STORM WATER LINE
- WATER LINE
- ELECTRICAL POWER LINE
- OVERHEAD ELECTRICAL POWER LINE
- NATURAL GAS LINE
- TELEPHONE/COMMUNICATIONS LINE
- OVERHEAD TELEPHONE/COMMUNICATIONS LINE
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- CONCRETE WALK/DRIVE

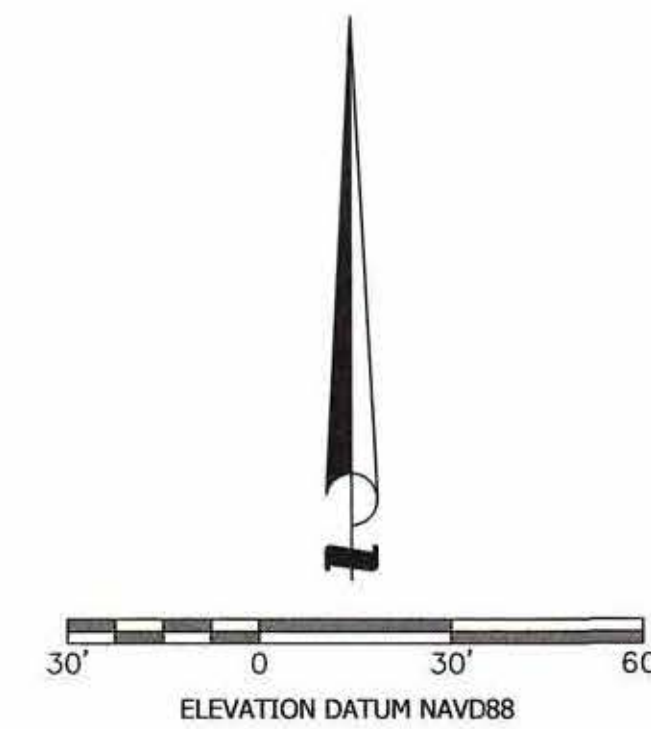
**EXISTING CONDITIONS  
FOR  
MYRTLE GLENN PUD**  
NE 1/4, SECTION 22, TOWNSHIP 18 SOUTH, RANGE 12 WEST  
OF THE WILLAMETTE MERIDIAN, LANE COUNTY, OREGON  
AUGUST 2023

**UTILITY STATEMENT:**  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES



**EXISTING CONDITIONS SITE MAP**

1" = 30'



**EGR & Associates, Inc.**  
Engineers and Surveyors

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Brent W. Corning*  
OREGON  
MARCH 8, 2022  
BRENT W. CORNING  
899860  
RENEWS: 12/31/23

**MYRTLE GLENN PUD**  
FINAL PUD IMPROVEMENT DRAWINGS  
EXISTING CONDITIONS  
SITE MAP  
FLORENCE, OREGON

No	Description of Revisions	Date	Name

Date	08-01-2023
Job Number	7091-22-0187
Design by	C. BEECROFT
Drawn by	C. BEECROFT
Checked by	C. BEECROFT

Sheet Number

**G3**

2535B Prairie Road  
Eugene, Oregon 97402  
(541) 868-8322  
Fax (541) 868-8087

Aug 02, 2023, 11:40am  
C:\Users\jcorning\OneDrive\Documents\Myrtle Glenn PUD\Drawings\G3.dwg  
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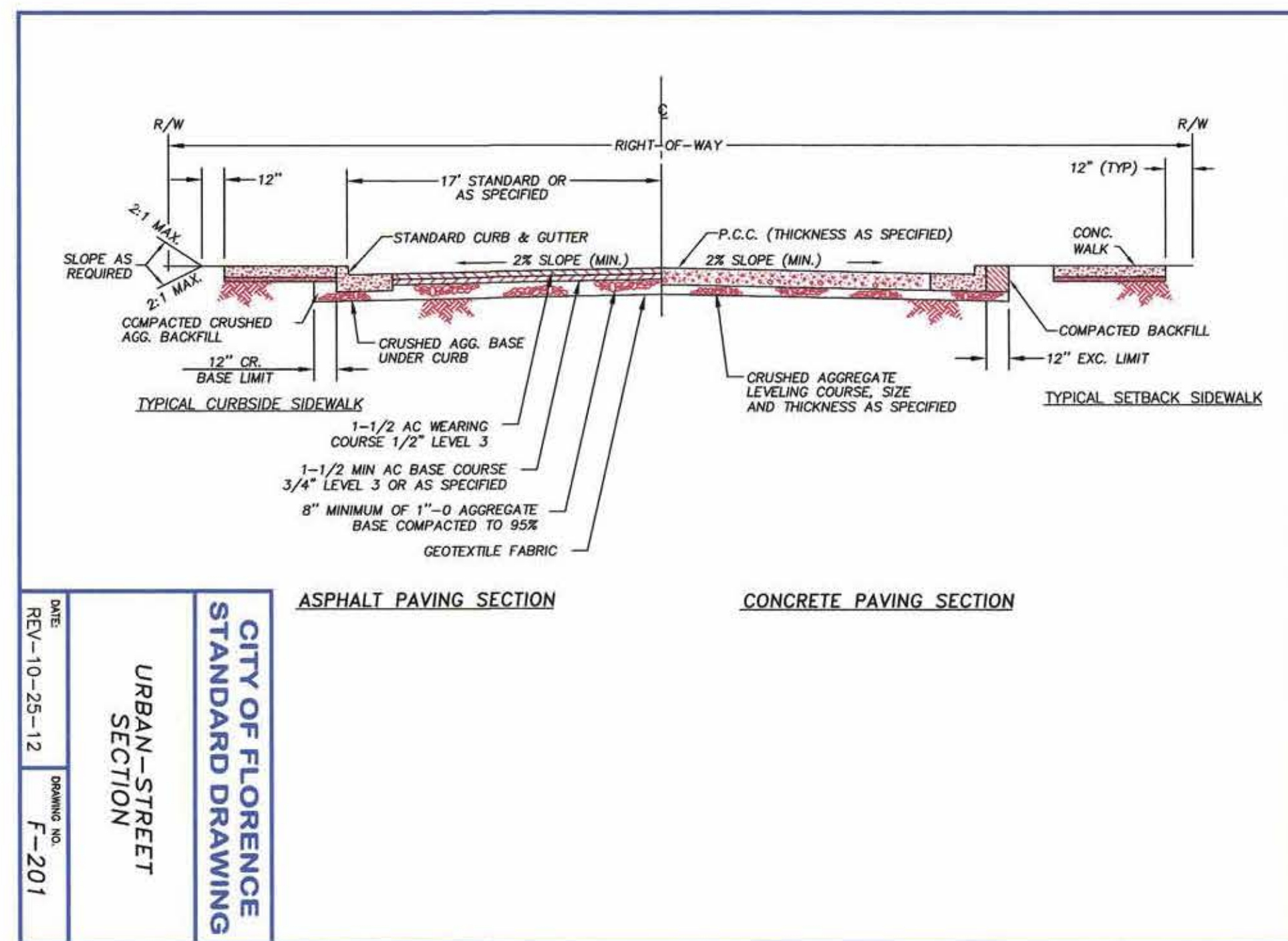




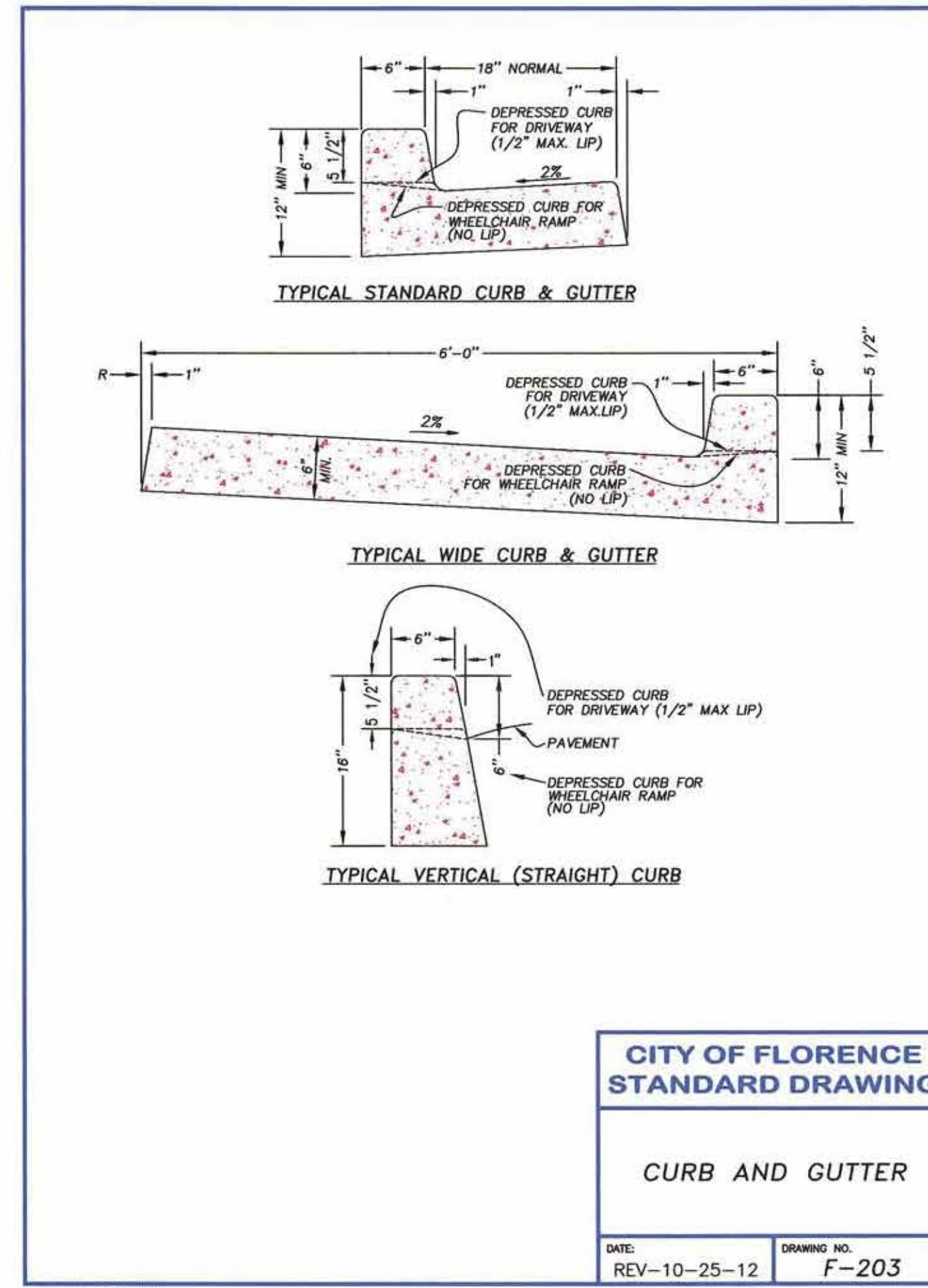




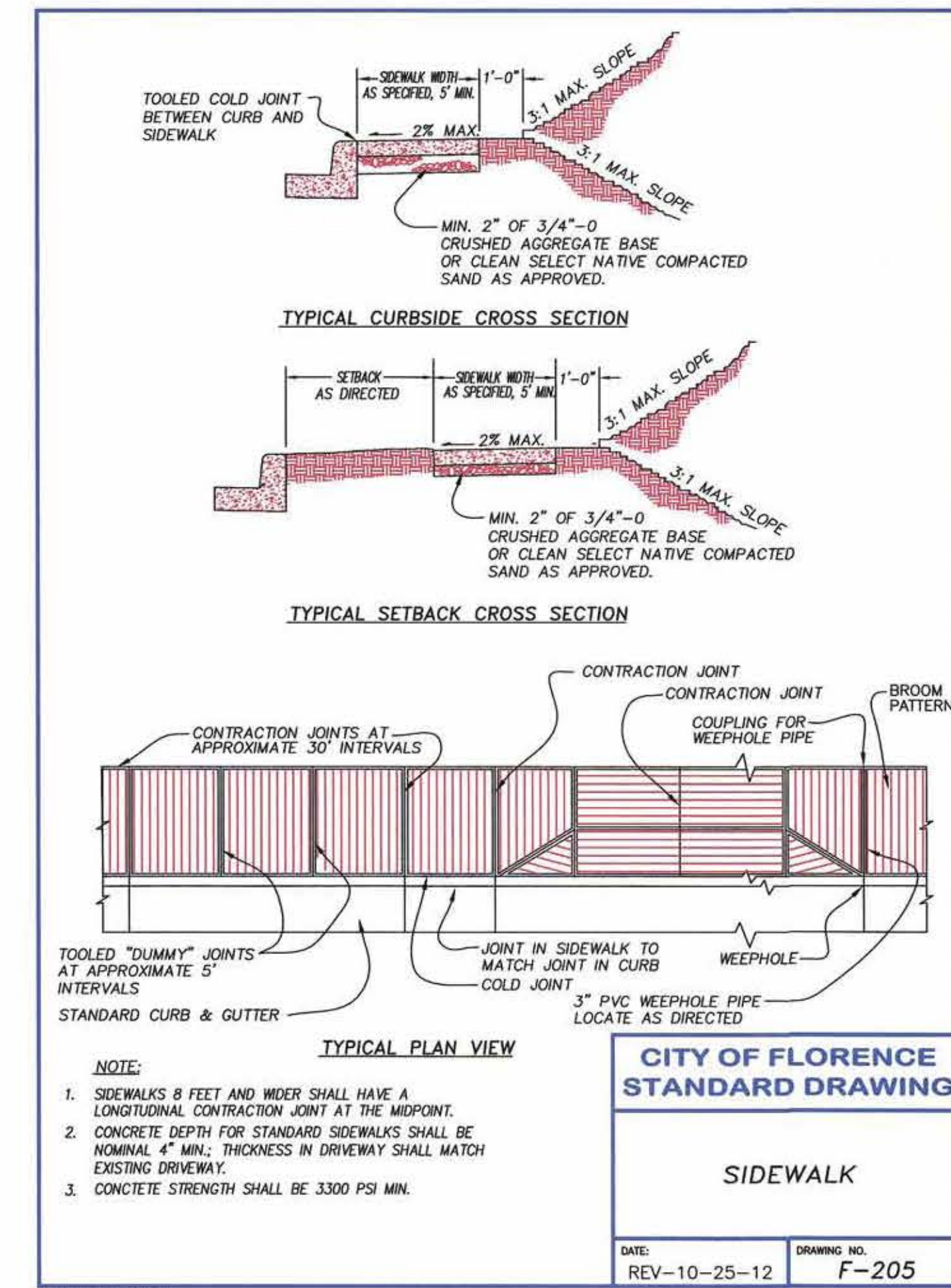




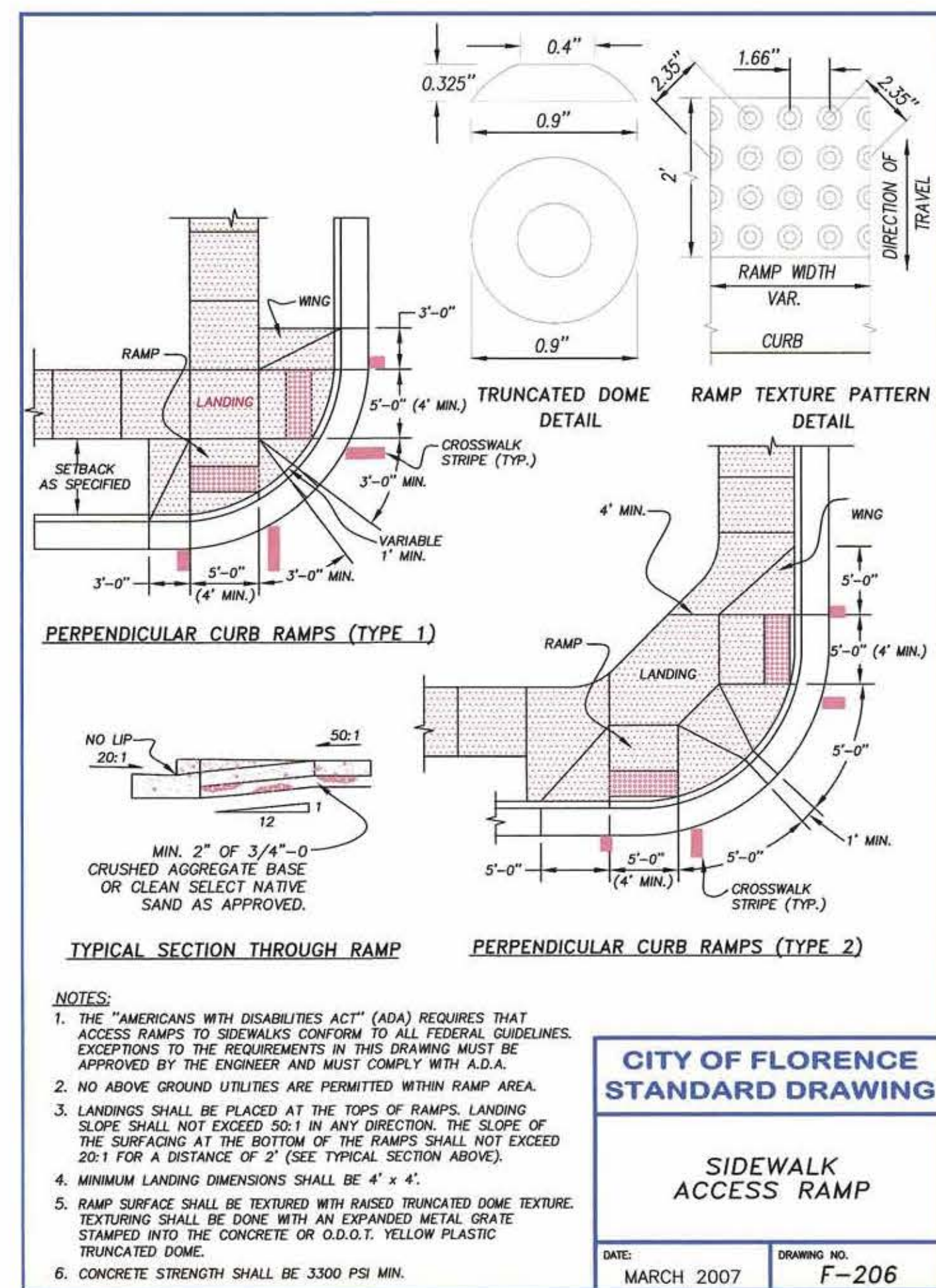
F-201 - URBAN STREET SECTION



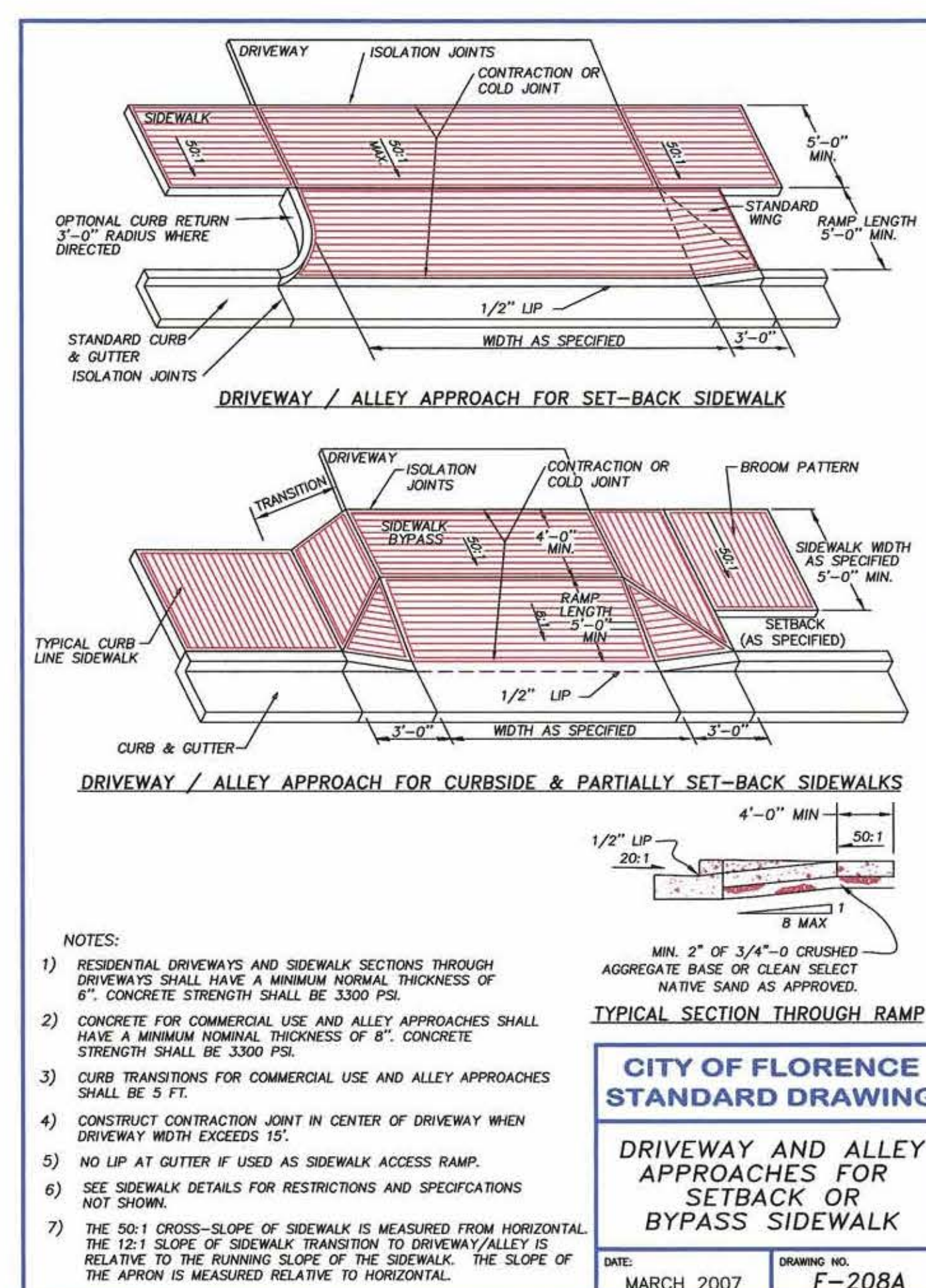
F-203 - CURB AND GUTTER



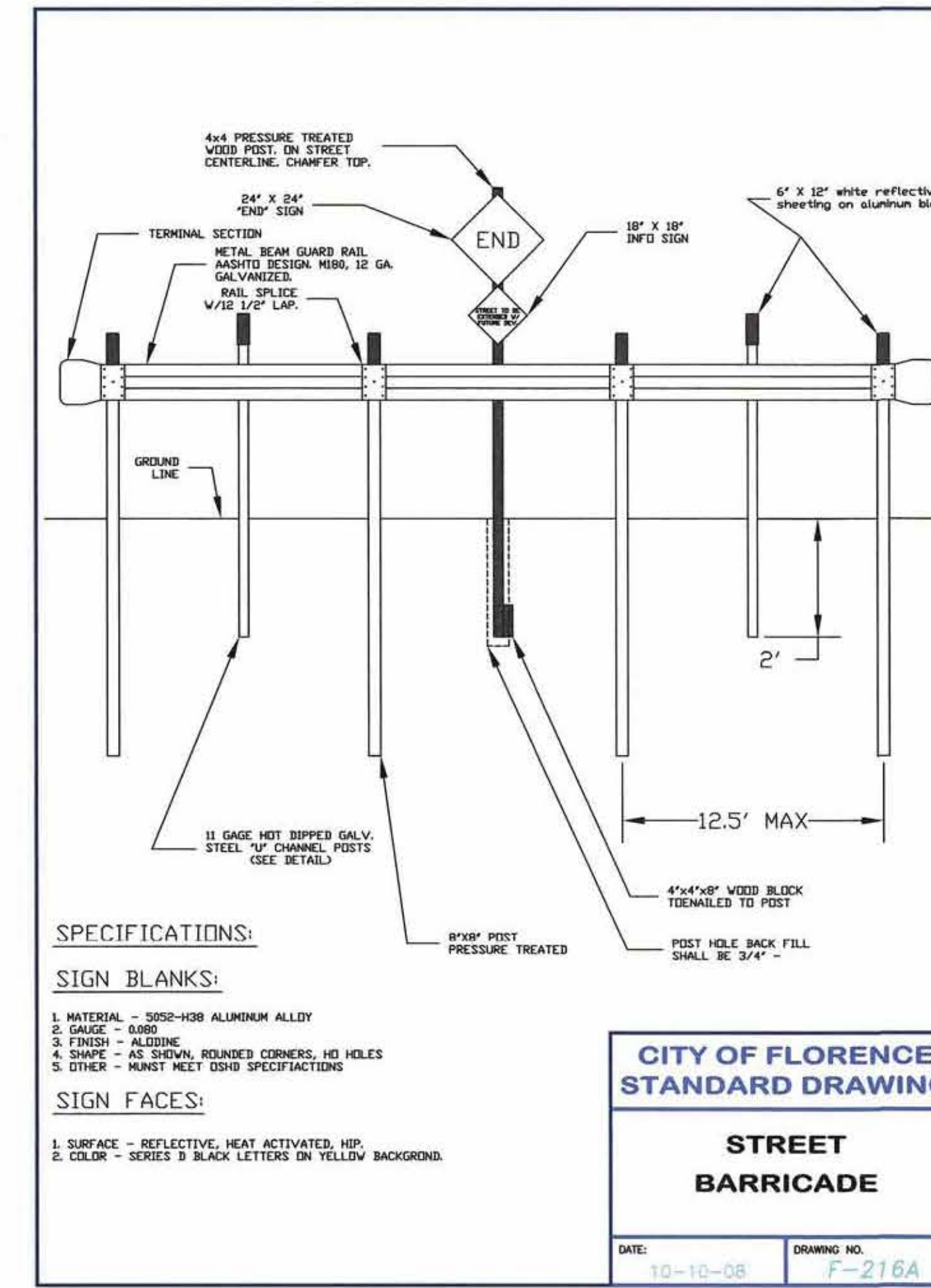
F-205 - SIDEWALK



F-206 - SIDEWALK ACCESS RAMP



F-208A - DRIVEWAY AND ALLEY APPROACHES FOR SETBACK OR BYPASS SIDEWALK



F-216A - STREET BARRICADE

No	Description of Revisions	Date	Name

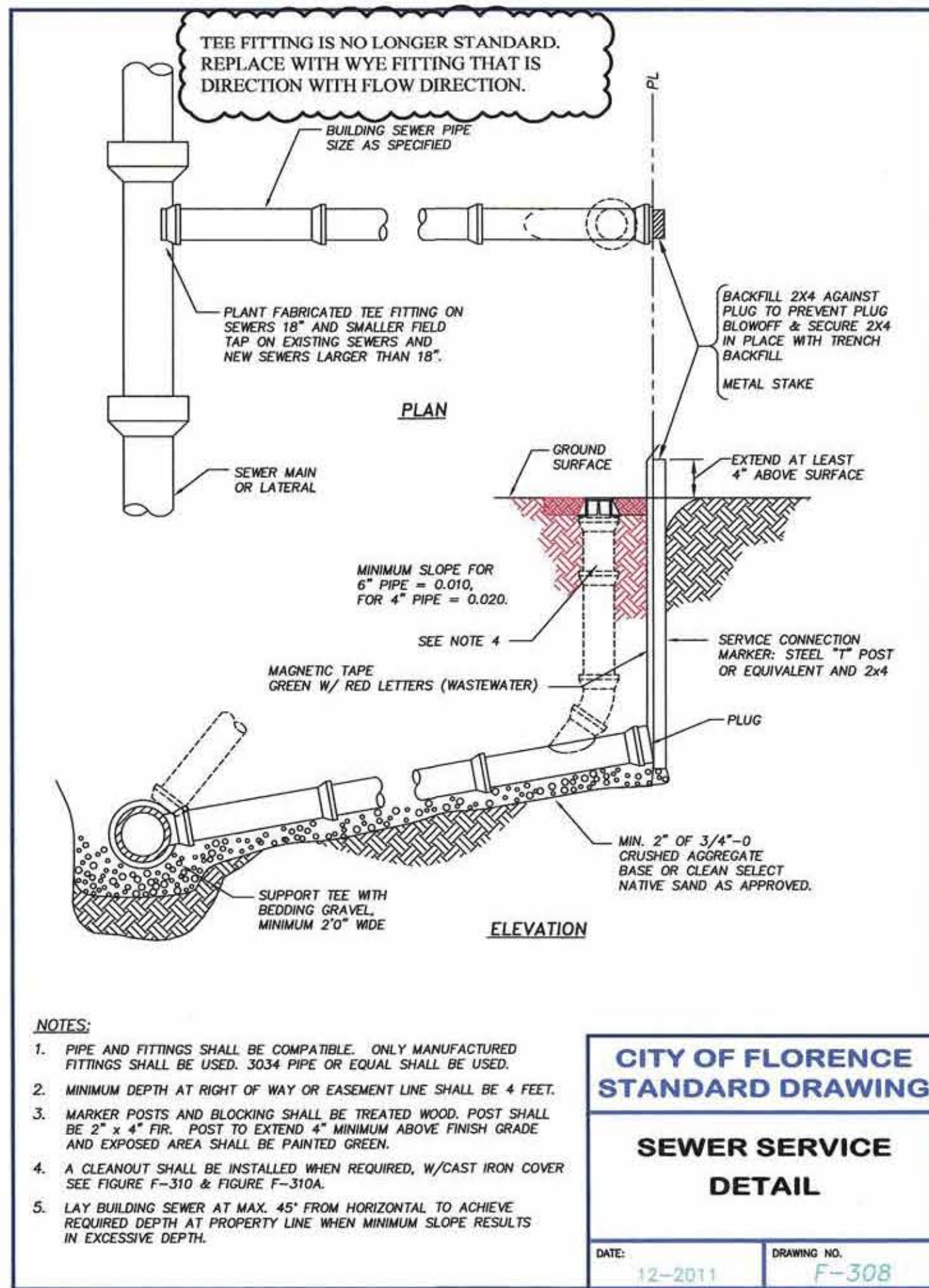
Date	08-01-2023
Job Number	7091-22-0187
Design by	C. BEECROFT
Drawn by	C. BEECROFT
Checked by	C. BEECROFT

Sheet Number **G7**

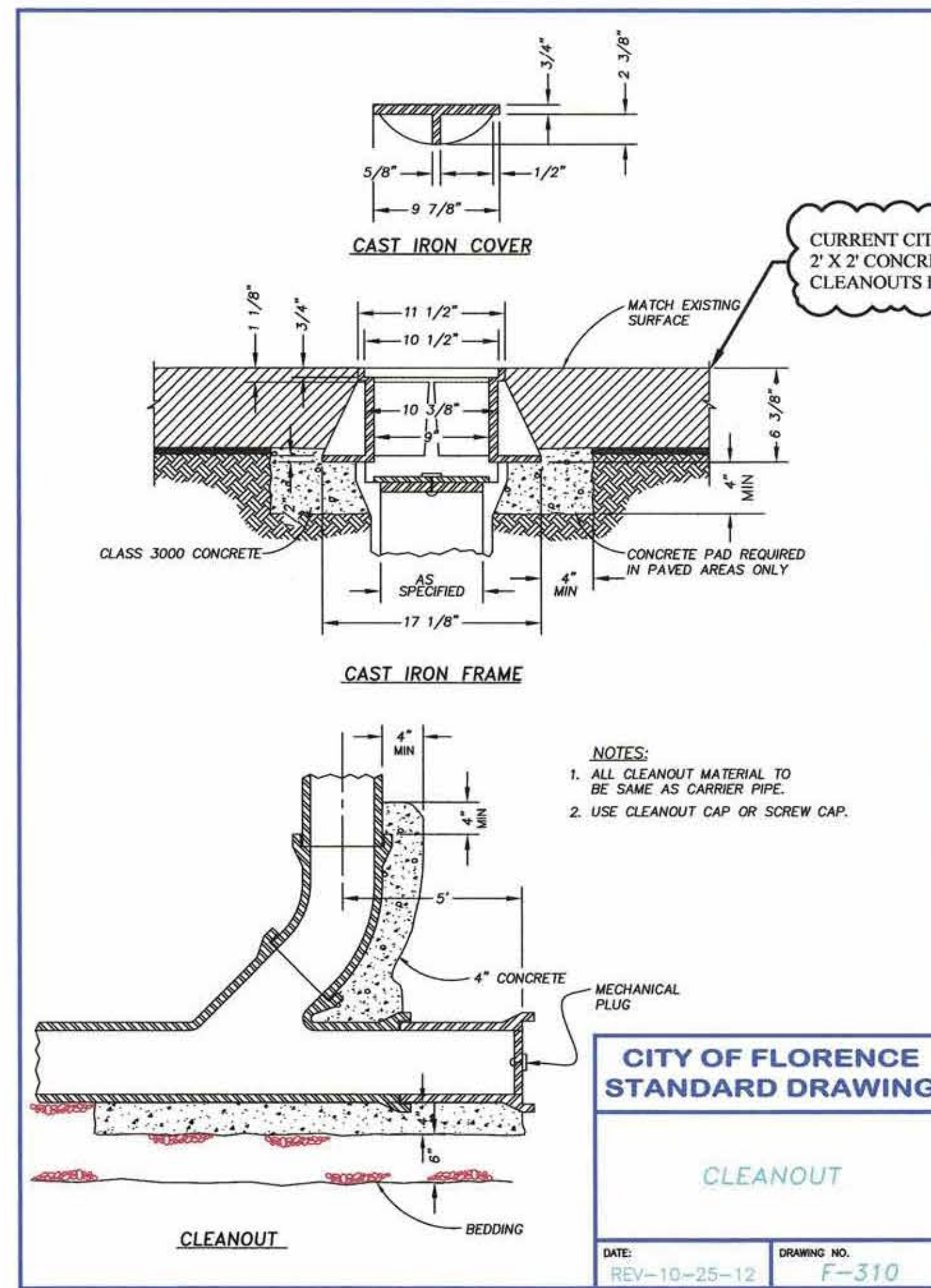




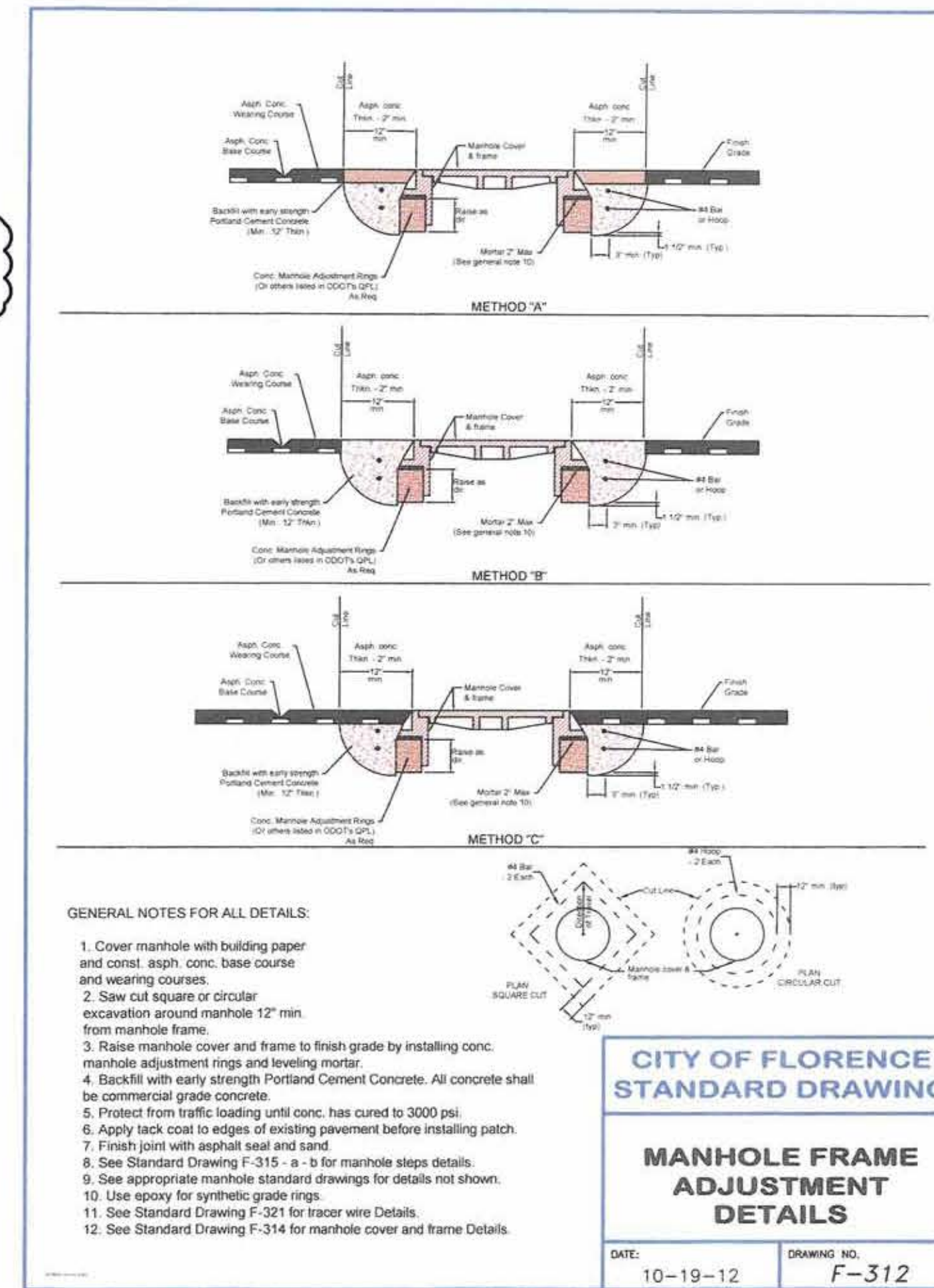




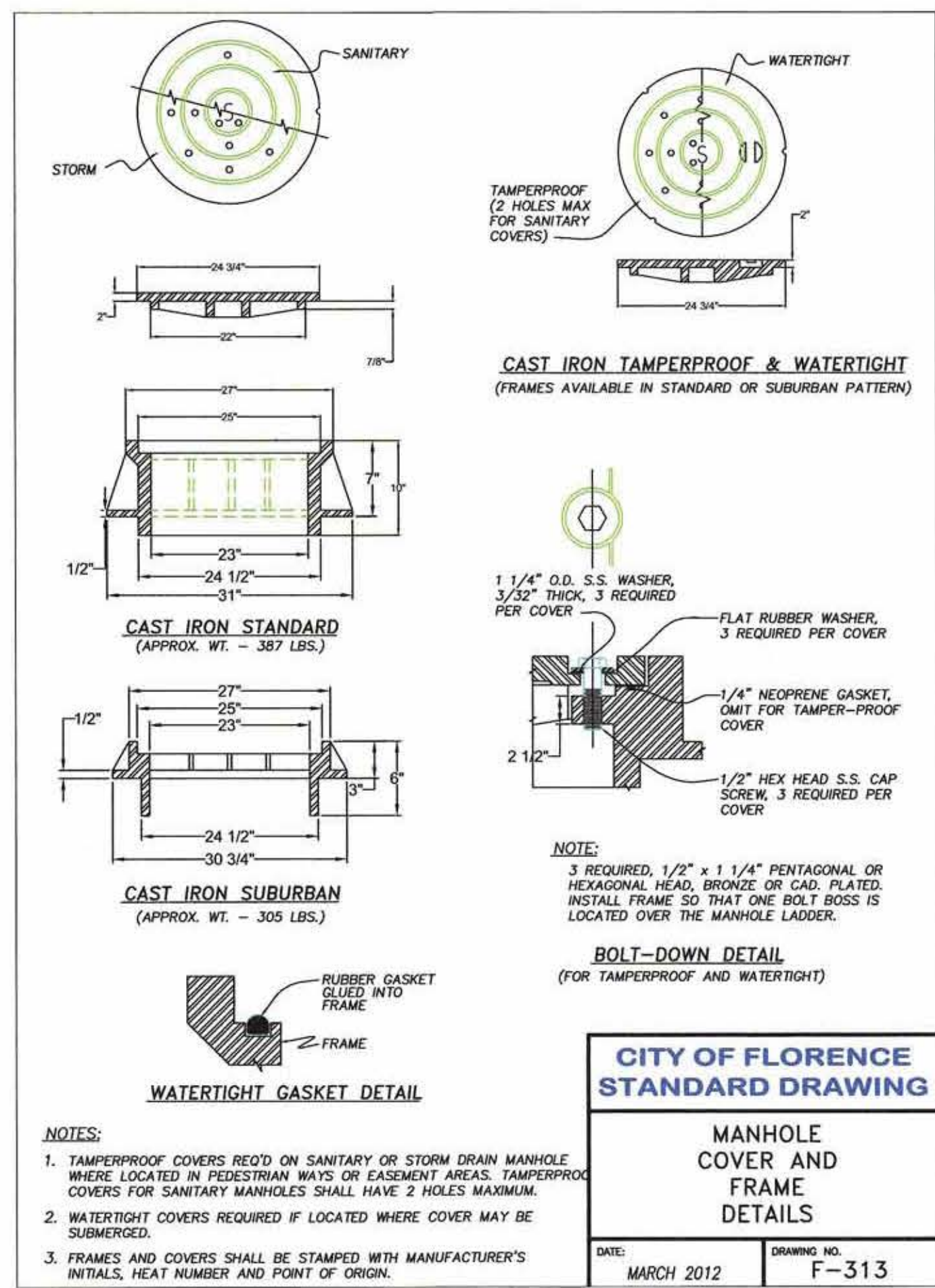
F-308 - SEWER SERVICE DETAIL



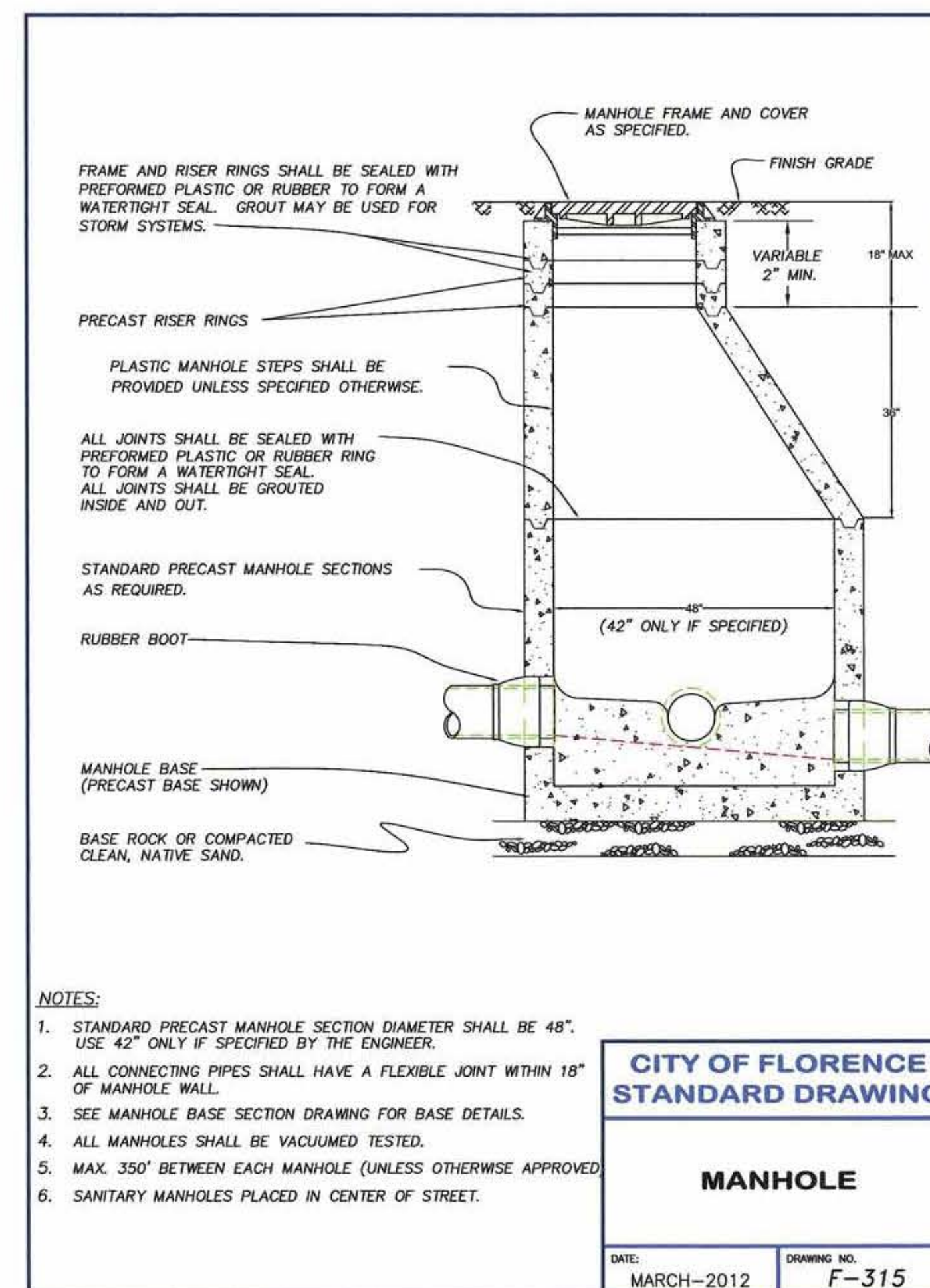
F-310 - CLEANOUT



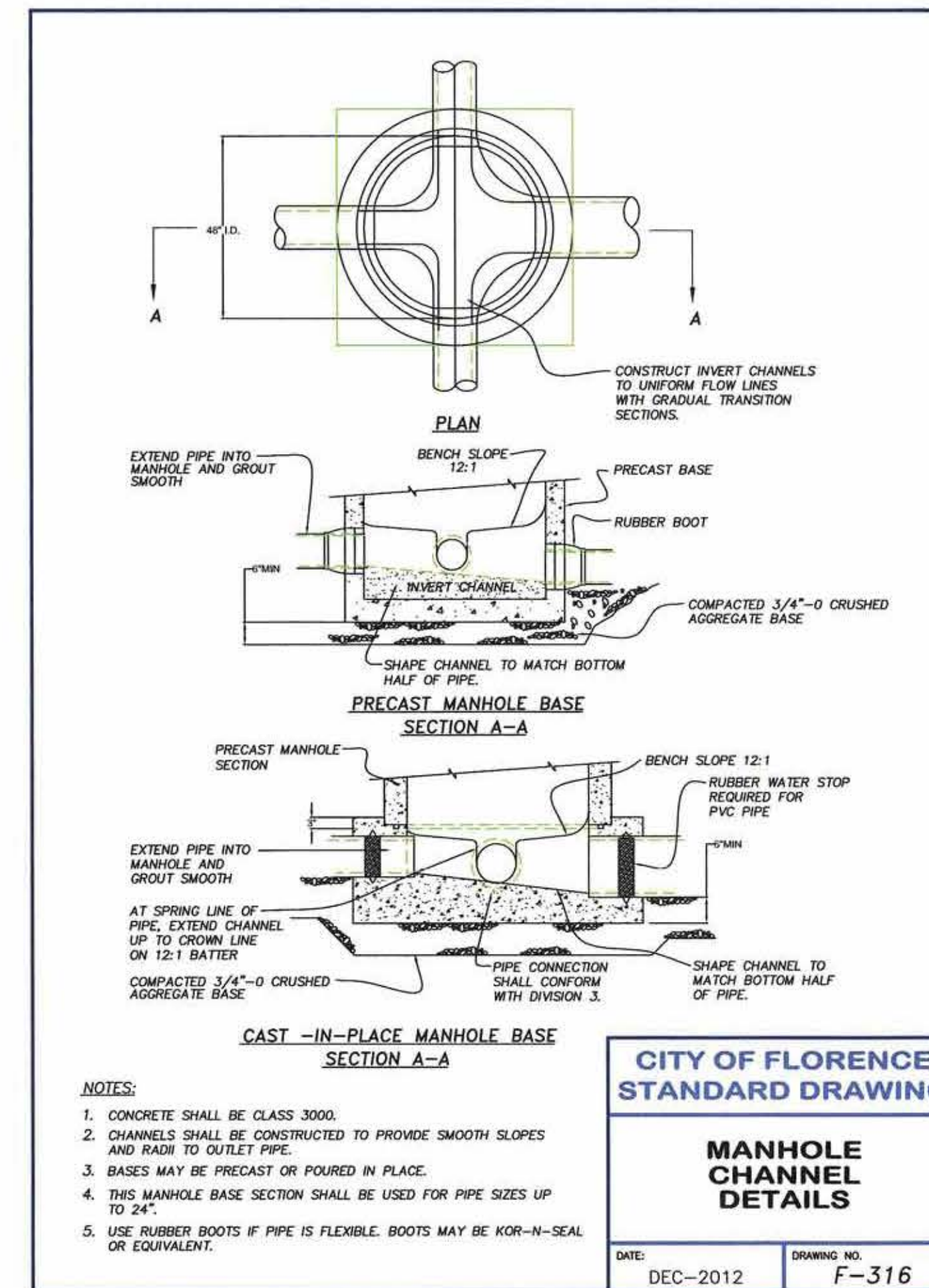
F-312 - MANHOLE ADJUSTMENT DETAILS



F-313 - MANHOLE COVER AND FRAME DETAILS



F-315 - MANHOLE



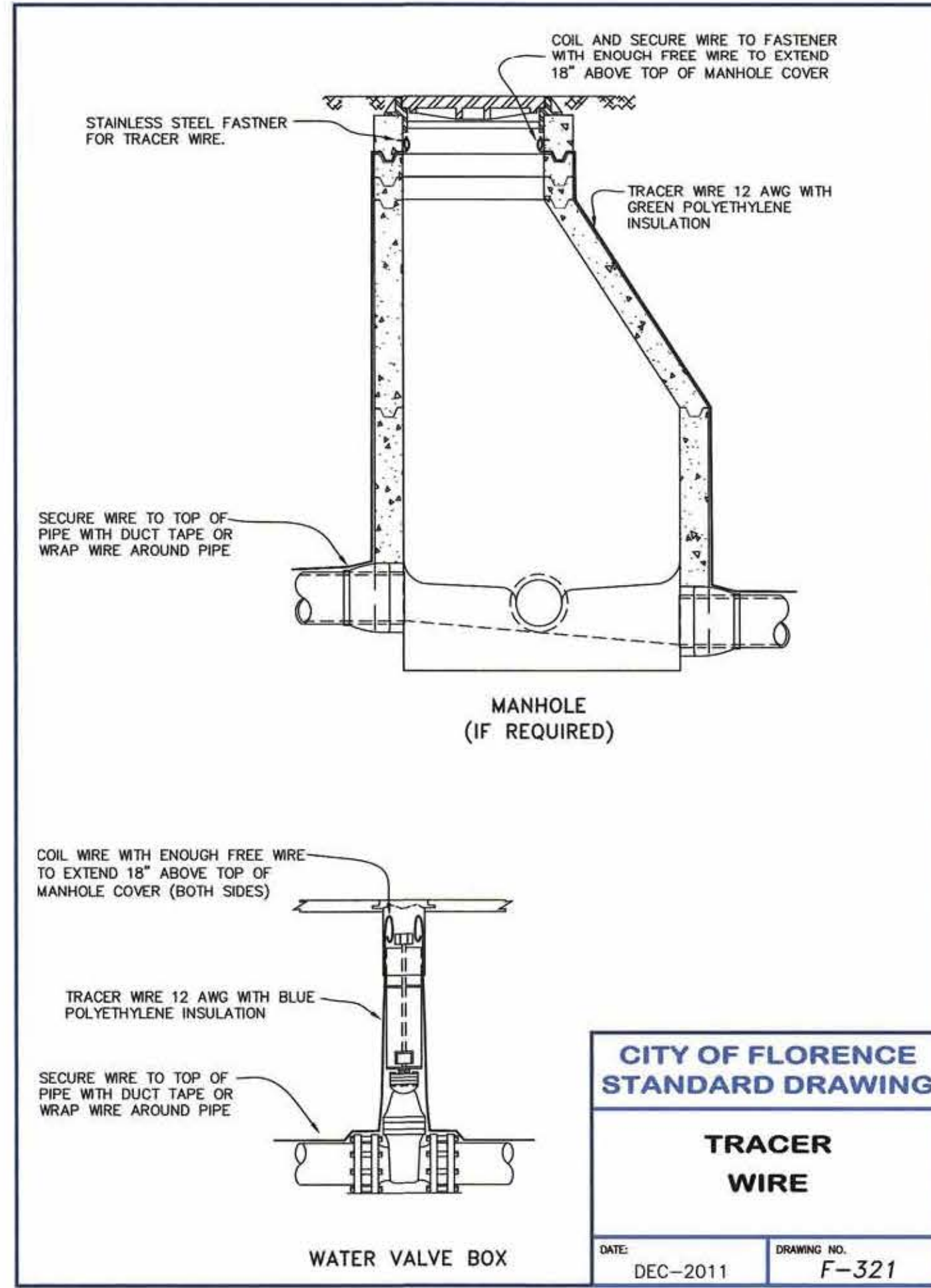
F-316 - MANHOLE CHANNEL DETAILS



Date	Job Number	Design by	Drawn by	Checked by
08-01-2023	7091-22-0187	C. BEECROFT	C. BEECROFT	C. BEECROFT

Sheet Number





F-321 - TRACER WIRE

(HORIZONTAL) BEARING AREA OF THRUST BLOCKS IN SQUARE FEET										(VERTICAL) VOLUME OF THRUST BLOCK IN CUBIC YARDS			
FITTING SIZE	TEE, WYE, DEAD END & HYDRANT	STRADDLE BLOCK	90° BEND PLUGGED CROSS	TEE PLUGGED ON RUN	45° BEND	22-1/2° BEND	11-1/4° BEND	90° BEND	45° BEND	22-1/2° BEND	11-1/4° BEND		
4	1.0	1.6	1.4	1.9	1.4	1.0	---	---	---	---	---		
6	2.1	3.7	3.0	4.3	3.0	1.6	---	---	---	---	---		
8	3.8	6.5	5.3	7.6	5.4	2.9	1.5	1.0	2.3	1.1	---		
10	5.9	10.2	8.4	11.8	8.4	4.6	2.4	1.2	3.7	1.8	---		
12	8.5	14.7	12.0	17.0	12.0	6.6	3.4	1.7	5.5	2.8	1.2		
14	11.5	---	16.3	23.0	16.3	8.9	4.6	2.3	7.6	3.9	1.7		
16	15.0	26.1	21.3	30.0	21.3	11.6	6.0	3.0	9.9	5.1	2.3		
18	19.0	---	27.0	38.0	27.0	14.6	7.6	3.8	---	---	---		
20	23.5	40.8	33.3	47.0	33.3	18.1	9.4	4.7	---	---	---		
24	34.0	58.8	48.0	68.0	48.0	26.2	13.6	6.8	---	---	---		

**NOTES:**

- ABOVE BEARING AREAS BASED ON TEST PRESSURE OF 150 PSI AND AN ALLOWABLE SOIL BEARING STRESS OF 2000 POUNDS PER SQUARE FOOT. TO COMPUTE BEARING AREAS FOR DIFFERENT TEST PRESSURES AND SOIL BEARING STRESSES, USE THE FOLLOWING EQUATION:  
BEARING AREA = ( TEST PRESSURE / 150 ) x ( 2000 / SOIL BEARING STRESS ) x ( TABLE VALUE )
- ABOVE VOLUMES BASED ON TEST PRESSURE OF 150 PSI AND THE WEIGHT OF CONCRETE = 4050 POUNDS PER CUBIC YARD. TO COMPUTE FOR DIFFERENT TEST PRESSURES, USE THE FOLLOWING EQUATION:  
VOLUME = ( TEST PRESSURE / 150 ) x ( TABLE VALUE )

**RODS FOR VERTICAL BENDS**

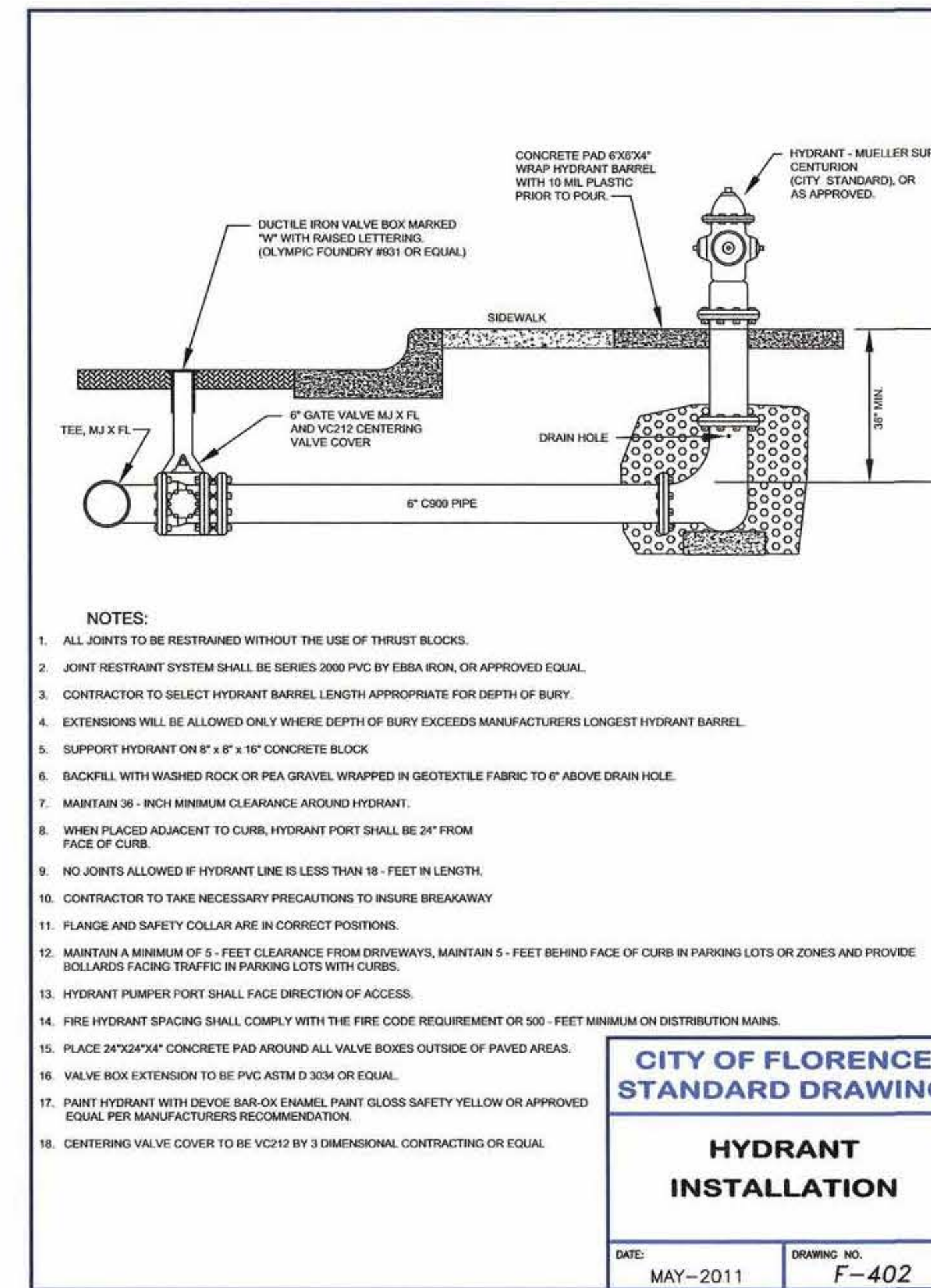
FITTING SIZE	ROD SIZE	EMBEDMENT
12" AND LESS	#6	30"
14"-16"	#8	36"

**CITY OF FLORENCE STANDARD DRAWING**

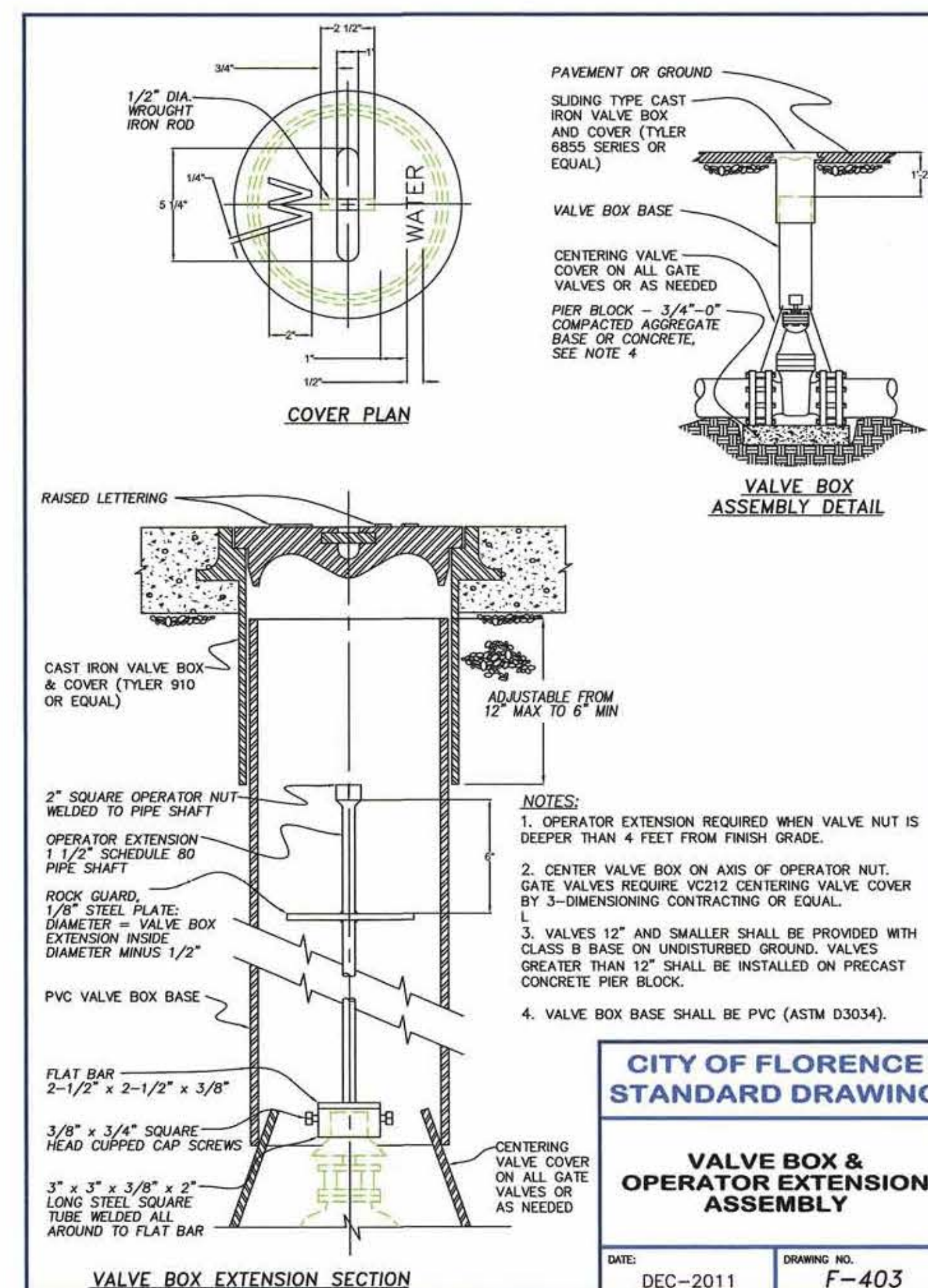
**THRUST BLOCKING**

DATE: SEPTEMBER 2011 DRAWING NO: F-401

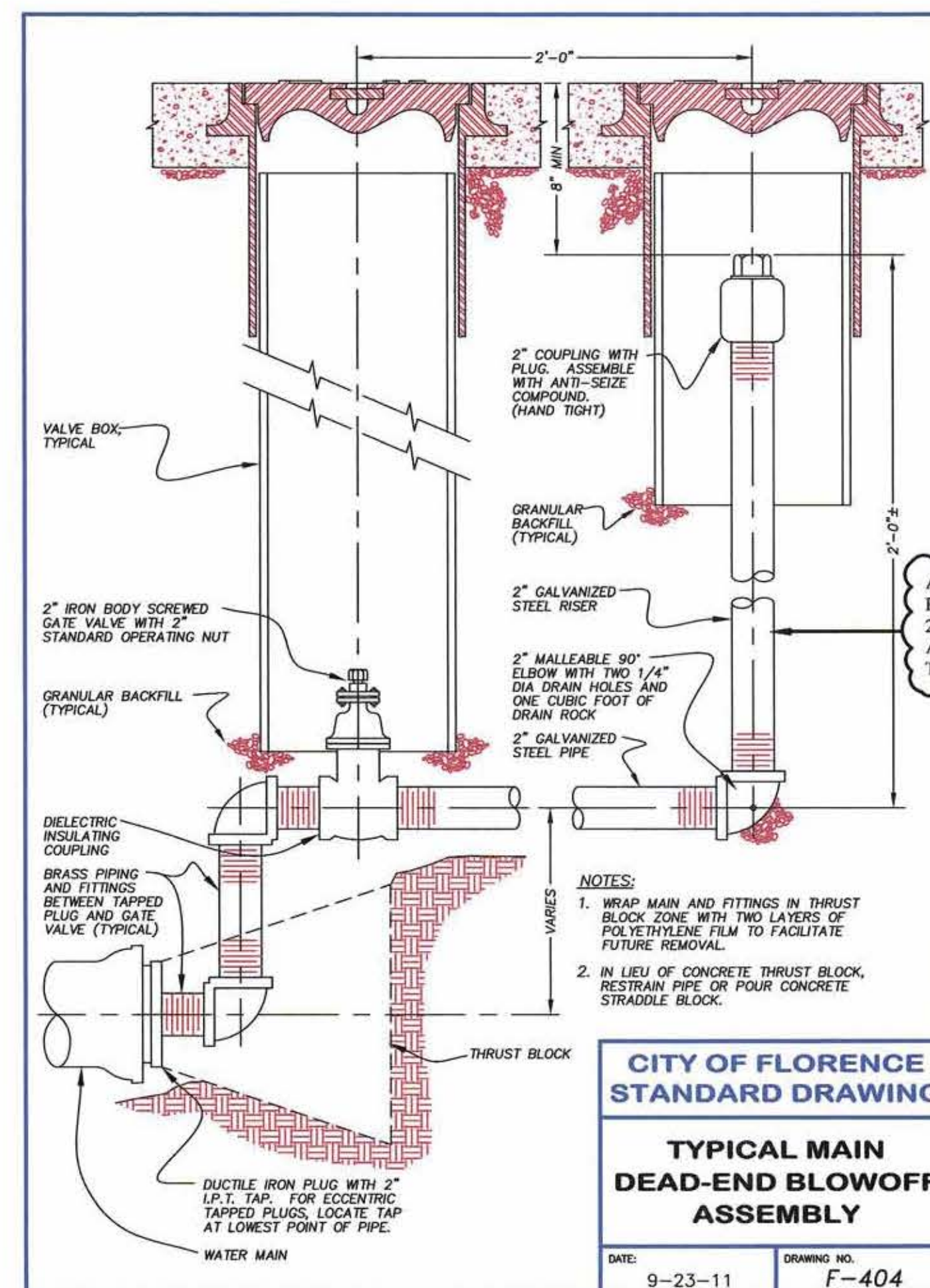
F-401 - THRUST BLOCKING



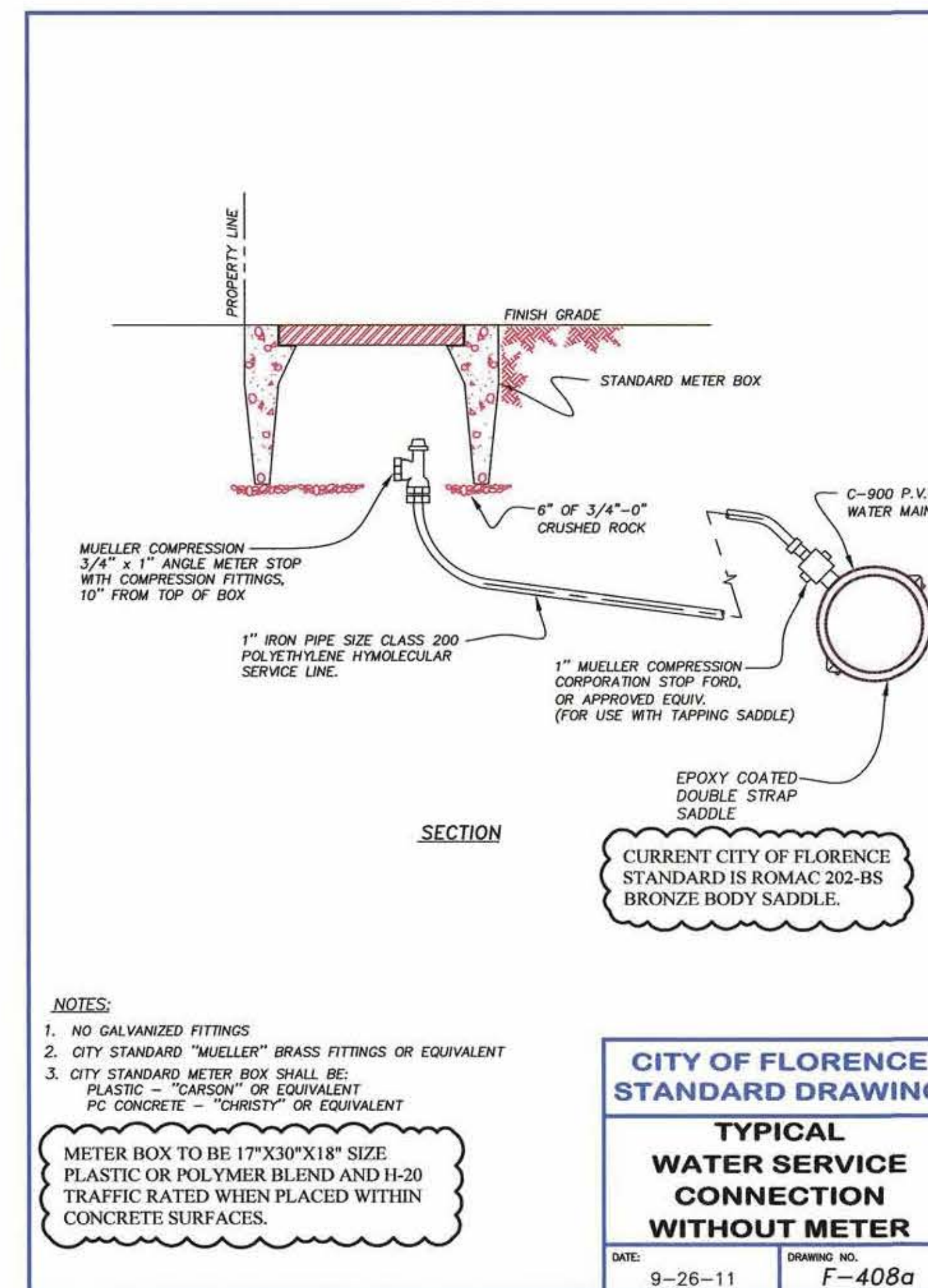
F-402 - HYDRANT INSTALLATION



F-403 - VALVE BOX & OPERATOR EXTENSION ASSEMBLY



F-404 - TYPICAL MAIN DEAD-END BLOWOFF ASSEMBLY



F-408a - TYPICAL WATER SERVICE CONNECTION WITHOUT METER

No	Description of Revisions	Date	Name

08-01-2023  
7091-22-0187  
C. BEECROFT  
C. BEECROFT  
C. BEECROFT

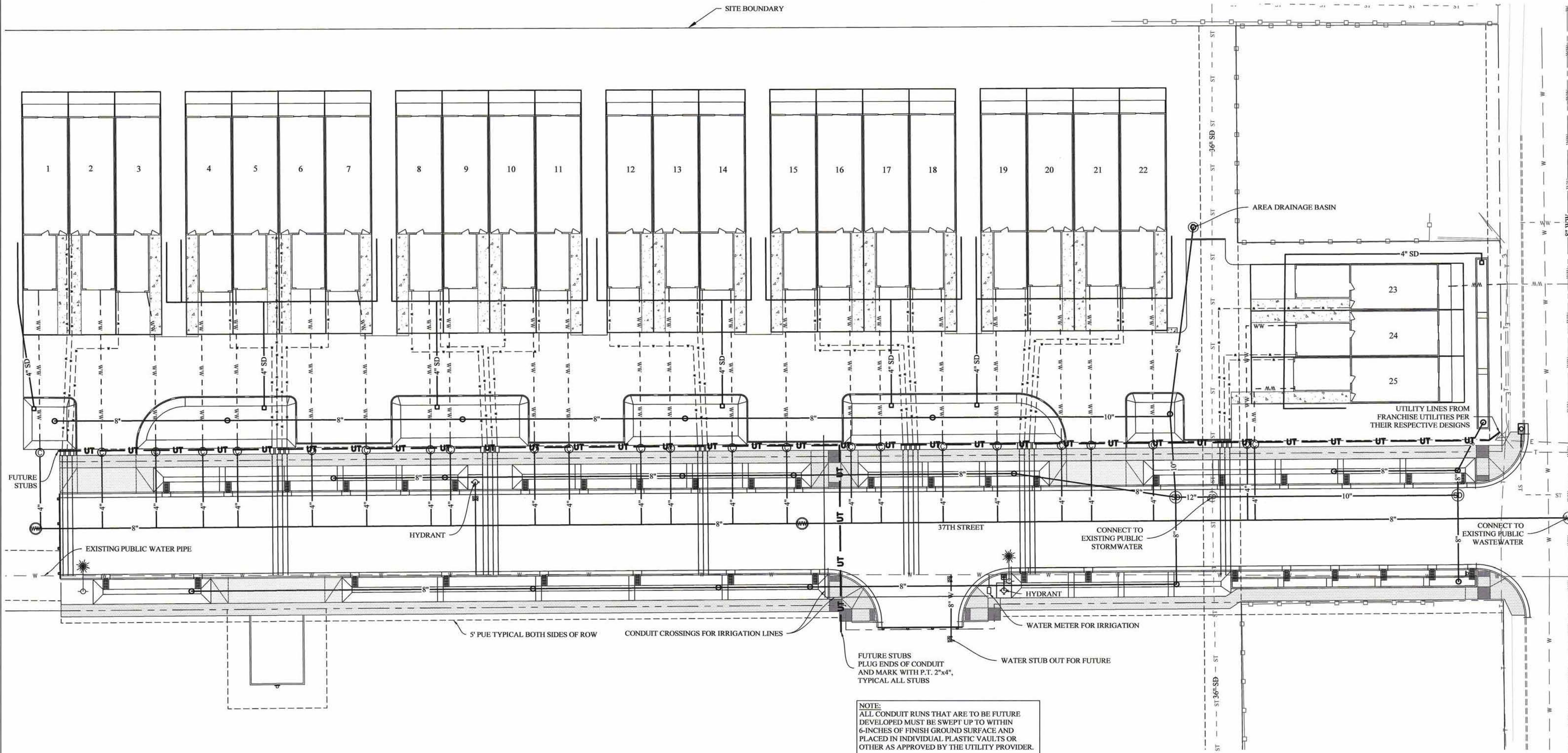
DATE: 08-01-2023  
JOB NUMBER: 7091-22-0187  
DESIGN BY: C. BEECROFT  
DRAWN BY: C. BEECROFT  
CHECKED BY: C. BEECROFT

SHEET NUMBER: G10







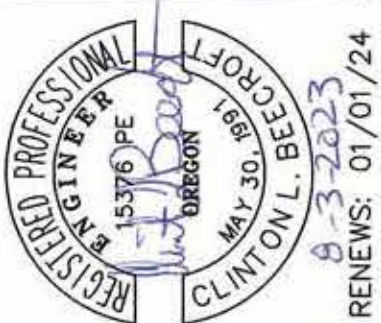


PLAN VIEW  
SCALE: 1" = 20'

NOTE:  
ALL CONDUIT RUNS THAT ARE TO BE FUTURE DEVELOPED MUST BE SWEEPED UP TO WITHIN 6-INCHES OF FINISH GROUND SURFACE AND PLACED IN INDIVIDUAL PLASTIC VAULTS OR OTHER AS APPROVED BY THE UTILITY PROVIDER.

- CONSTRUCTION LEGEND**
- INSTALL PRIVATE WASTEWATER PIPE PER PLUMBING CODE STANDARDS
  - INSTALL PRIVATE WATER PIPE PER PLUMBING CODE STANDARDS
  - INSTALL ROOF DRAIN PIPE PER PLUMBING CODE STANDARDS
  - INSTALL JOINT UTILITY TRENCH PER FRANCHISE UTILITIES STANDARDS. INSTALLING CONTRACTOR TO COORDINATE WITH CITY OF FLORENCE, HYAK, SPECTRUM, CENTRAL LINCOLN PUD AND CENTURY LINK FOR CURRENT STANDARDS FOR CONSTRUCTION.

NOTE:  
SEE SHEETS C3 AND C4 FOR PUBLIC UTILITY INSTALLATION SPECIFICATIONS IN 37TH STREET. SEE SHEET C5 FOR STORMWATER PIPE INSTALLATION SPECIFICATIONS.

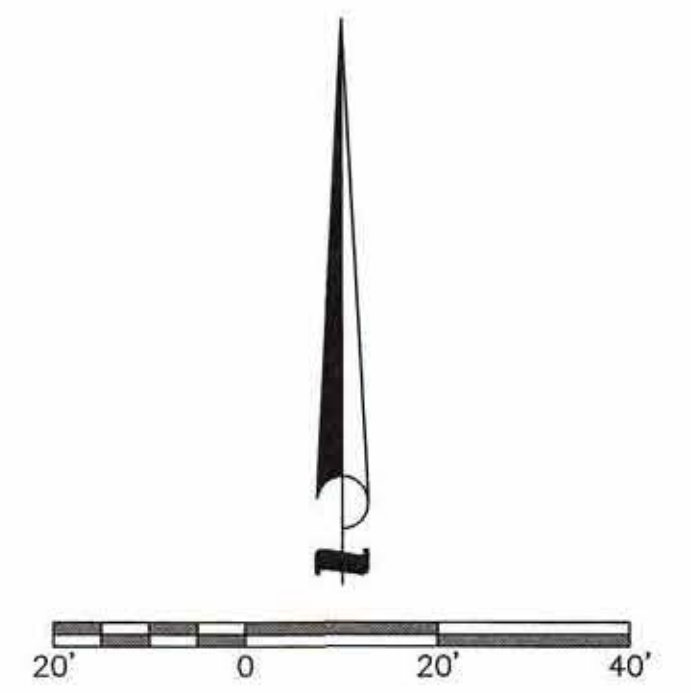


**MYRTLE GLENN PUD**  
FINAL PUD IMPROVEMENT DRAWINGS  
OVERALL UTILITIES AND SITE PLAN

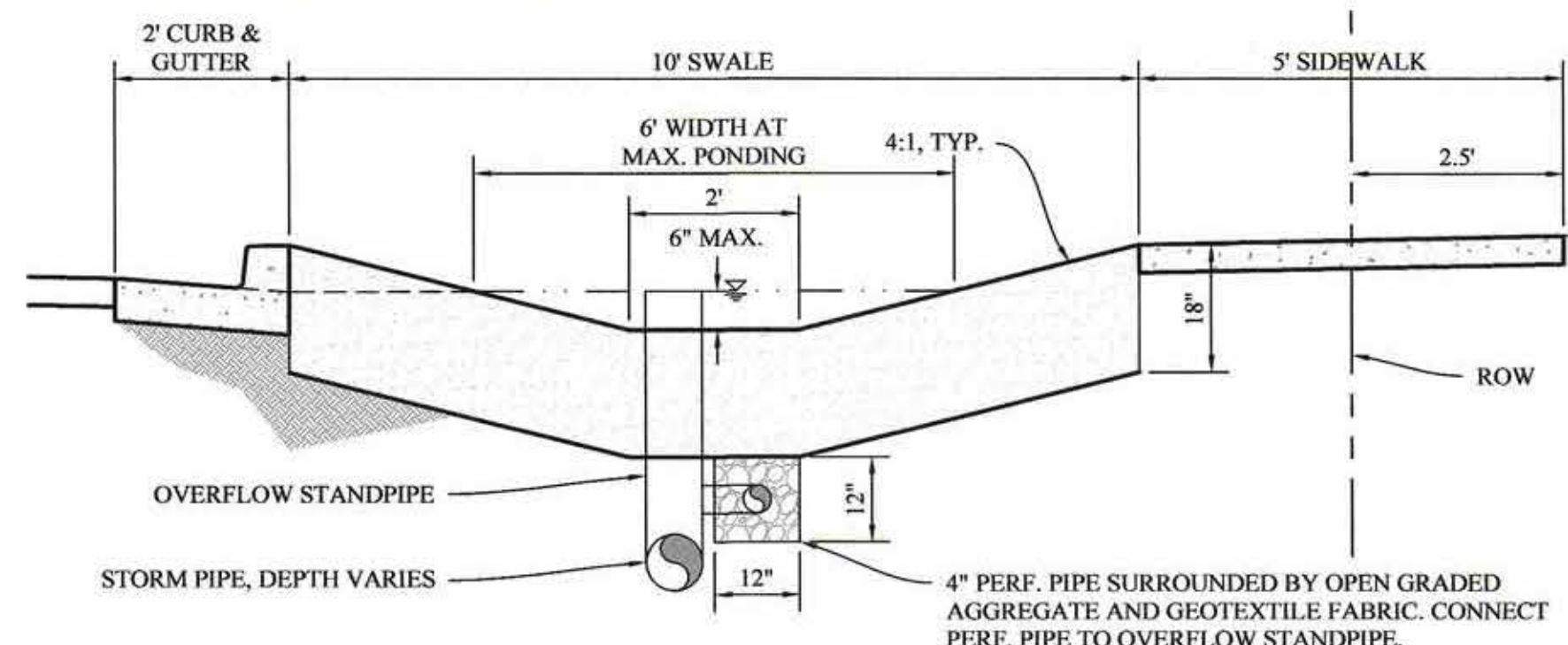
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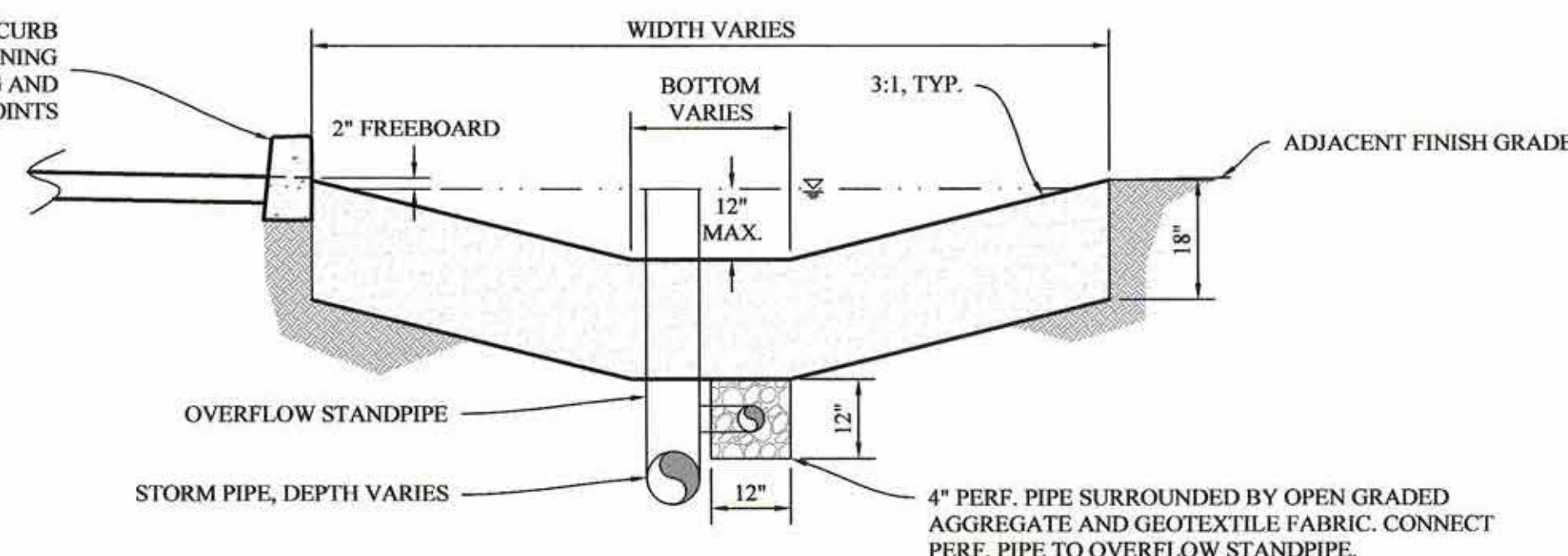
Date	08-01-2023
Job Number	7091-22-0187
Design by	C. BEECROFT
Drawn by	C. BEECROFT
Checked by	C. BEECROFT



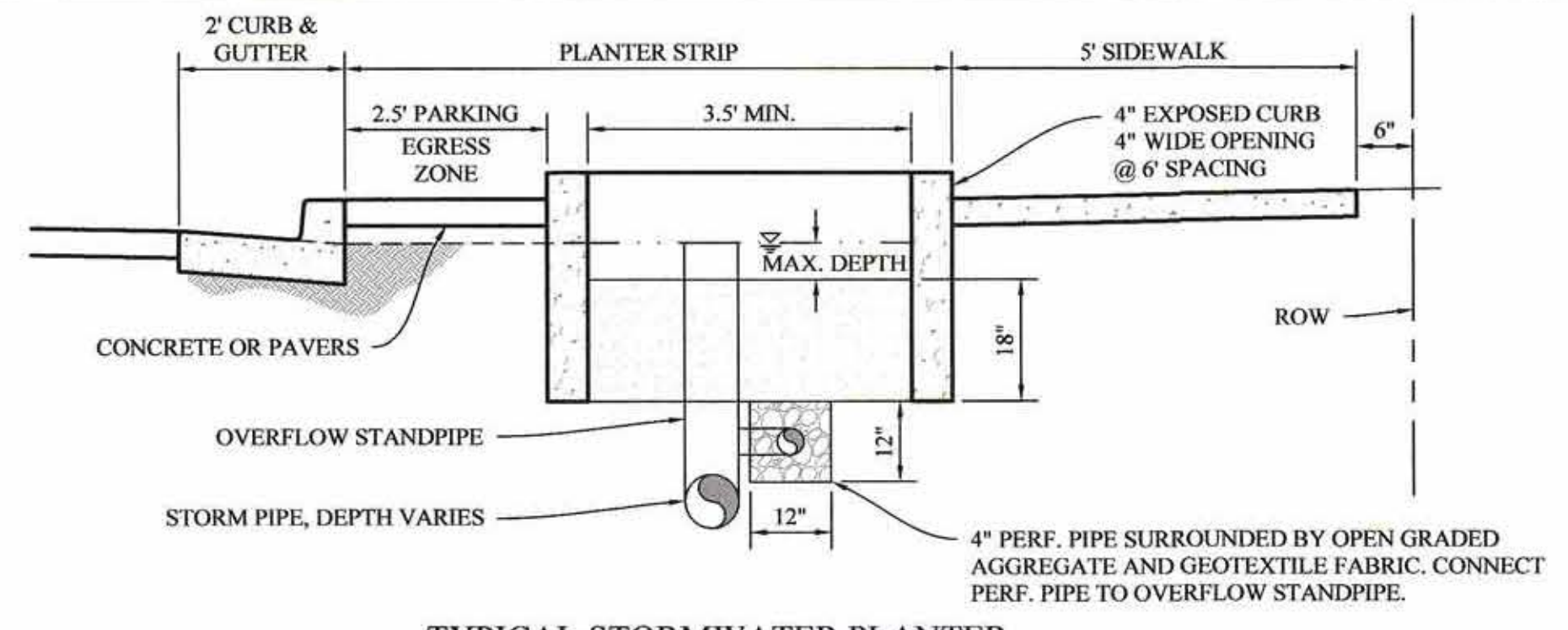




TYPICAL STORMWATER SWALE  
N.T.S.

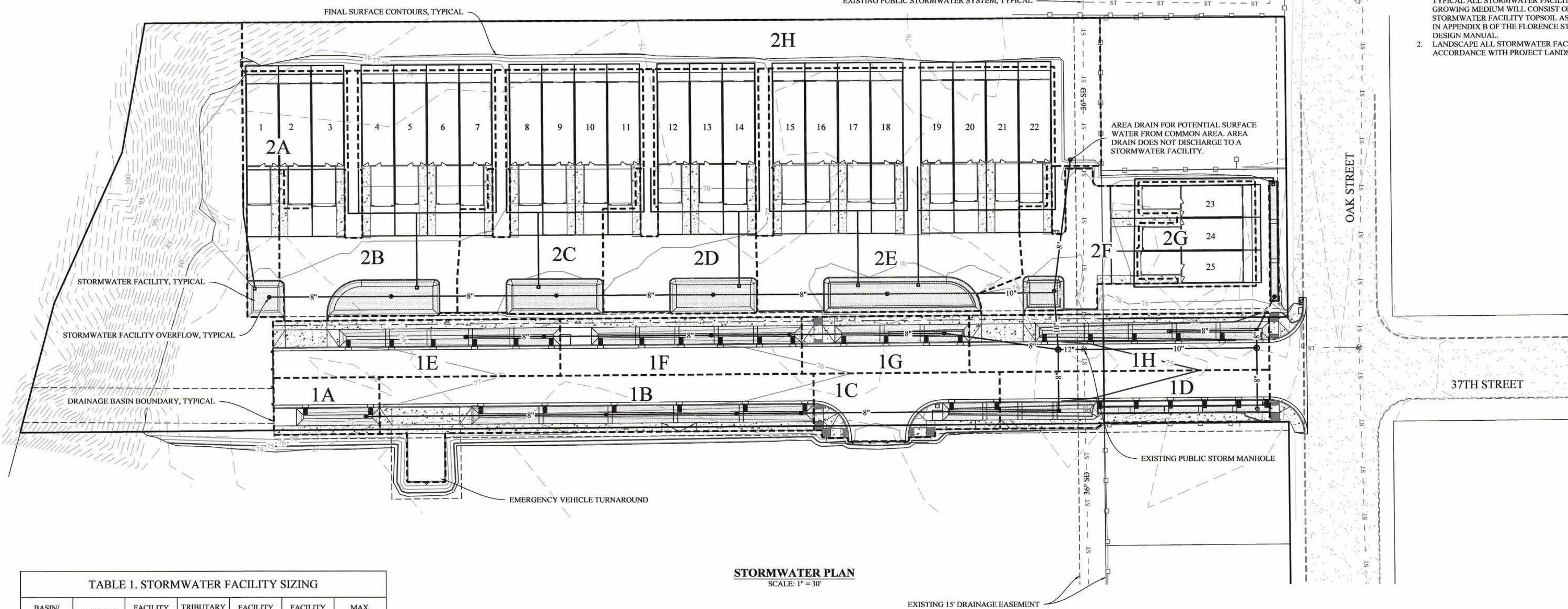


TYPICAL STORMWATER BASIN (RAIN GARDEN)  
N.T.S.



TYPICAL STORMWATER PLANTER  
N.T.S.

- GROWING MEDIUM AND LANDSCAPE NOTES:
- 18-INCH MINIMUM DEPTH GROWING MEDIUM. TYPICAL ALL STORMWATER FACILITIES. GROWING MEDIUM WILL CONSIST OF STANDARD STORMWATER FACILITY TOPSOIL AS SPECIFIED IN APPENDIX B OF THE FLORENCE STORMWATER DESIGN MANUAL.
  - LANDSCAPE ALL STORMWATER FACILITIES IN ACCORDANCE WITH PROJECT LANDSCAPE PLANS.



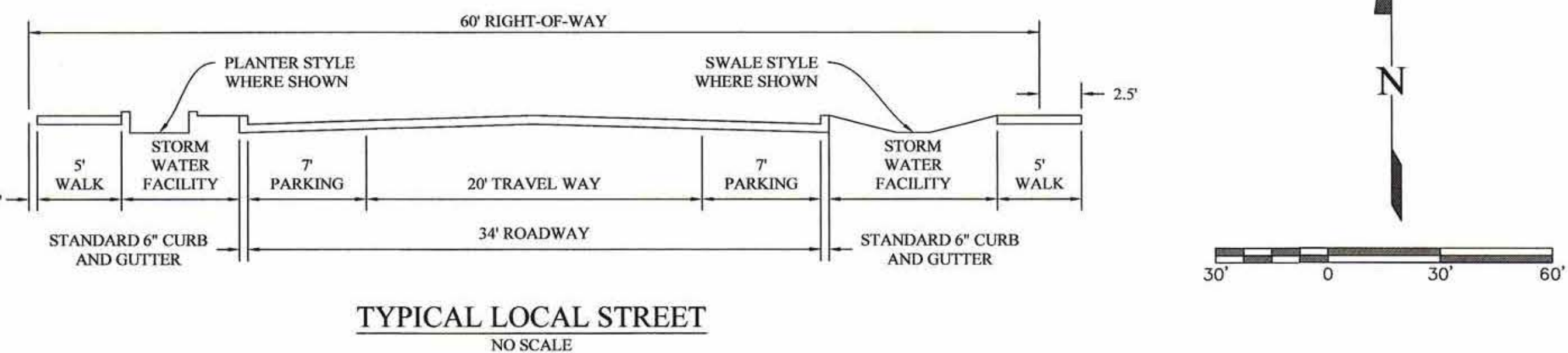
STORMWATER PLAN  
SCALE: 1" = 30'

BASIN/ FACILITY I.D.	FACILITY TYPE	FACILITY SIDE SLOPES	TRIBUTARY BASIN AREA, S.F.	FACILITY SURFACE WIDTH	FACILITY SURFACE LENGTH	MAX. PONDING DEPTH
<b>PUBLIC (BASIN 1) STORMWATER FACILITIES</b>						
1A	IS	4:1	1,976	10.0'	47.0'	6"
1B	IS	4:1	8,725	10.0'	196.0'	6"
1C	IS	4:1	3,834	10.0'	88.0'	6"
1D	IP	0:1	4,745	3.5'	98.0'	10"
1E	IS	4:1	5,362	10.0'	127.0'	6"
1F	IS	4:1	4,511	10.0'	120.8'	6"
1G	IS	4:1	3,126	10.0'	77.0'	6"
1H	IS	4:1	5,594	10.0'	134.0'	6"
<b>PRIVATE (BASIN 2) STORMWATER FACILITIES</b>						
2A	IB	3:1	4,265	21.1'	20.4'	12"
2B	IB	3:1	13,978	20.4'	60.1'	12"
2C	IB	3:1	11,051	20.2'	54.8'	12"
2D	IB	3:1	9,968	20.0'	49.0'	12"
2E	IB	3:1	20,796	19.7'	84.9'	12"
2F	IB	3:1	4,862	19.9'	22.0'	12"
2G	IP	0:1	4,175	4.0'	68.0'	12"
2H	AD	0	15,300	0	0	0

AD = AREA DRAIN  
IP = INFILTRATION PLANTER  
IS = INFILTRATION SWALE  
IB = INFILTRATION BASIN

STORMWATER FACILITY DESIGN NOTES

- FACILITIES ARE SIZED PER THE FLORENCE STORMWATER MANUAL PRESUMPTIVE APPROACH. RUNOFF CALCULATIONS ARE PER THE UNIT HYDROGRAPH METHOD, 24 HOUR STORM, NRCS TYPE IA RAINFALL DISTRIBUTION.
- FACILITIES ARE SIZED TO MEET POLLUTION REDUCTION, FLOW CONTROL, AND FINAL DESTINATION (INFILTRATION FACILITY) STANDARDS.
- PER FLORENCE STORMWATER MANUAL, A WATER QUALITY DESIGN RAINFALL DEPTH OF 0.8 INCHES IS USED FOR POLLUTION REDUCTION AND A 25-YEAR RECURRENCE INTERVAL RAINFALL DEPTH OF 5.06 INCHES IS USED FOR FLOW CONTROL AND FINAL DESTINATION.
- THE INFILTRATION RATE OF FINE DUNE SAND IS CONSERVATIVELY AT LEAST 10 INCHES PER HOUR. THE FLORENCE STORMWATER MANUAL LIMITS THE DESIGN INFILTRATION RATE TO THE INFILTRATION RATE OF THE GROWING MEDIUM WHICH IS GIVEN AS A MAXIMUM 4 INCHES PER HOUR. THE RESULTING FACILITY SIZES AND DEPTH WERE DESIGNED TO STORE A 25-YEAR EVENT AT THIS INFILTRATION RATE.
- FINAL DESTINATION IS INFILTRATION INTO GROUNDWATER. FOR AN ESCAPE ROUTE, STORMWATER FACILITIES WILL INCLUDE OVERFLOW PIPES THAT DISCHARGE INTO A PROPOSED PUBLIC STORMWATER PIPE IN 37TH STREET. THE PROPOSED PIPE CONNECTS INTO AN EXISTING 36-INCH DIAMETER PUBLIC STORM DRAIN PIPE LOCATED IN A DRAINAGE EASEMENT ON THE EASTERLY SIDE OF THE SITE. THE EXISTING PIPE FLOWS SOUTH AND WEST TO THE INTERSECTION OF 35TH AND LAUREL WOOD STREETS, SOUTH IN LAUREL WOOD STREET TO 34TH PLACE, THEN EAST TO AN OPEN CONVEYANCE THAT FLOWS SOUTHERLY AND WESTERLY TO THE SUSLAW RIVER.
- SEASONAL HIGH GROUNDWATER IS ESTIMATED TO BE GREATER THAN ONE FOOT BELOW EXISTING GROUND SURFACE. THIS IS DETERMINED BASED ON NO WETLANDS ARE FOUND ON THE SITE. WETLAND HYDROLOGY REQUIRES SEASONAL HIGH GROUNDWATER TO BE PRESENT WITHIN ONE FOOT OF GROUND SURFACE.



TYPICAL LOCAL STREET  
NO SCALE

**EGR & Associates, Inc.**  
Engineers and Surveyors  
2538B Prairie Road  
Eugene, Oregon 97402  
(541) 688-8322  
Fax (541) 688-8087

REVISIONS: 01/07/24

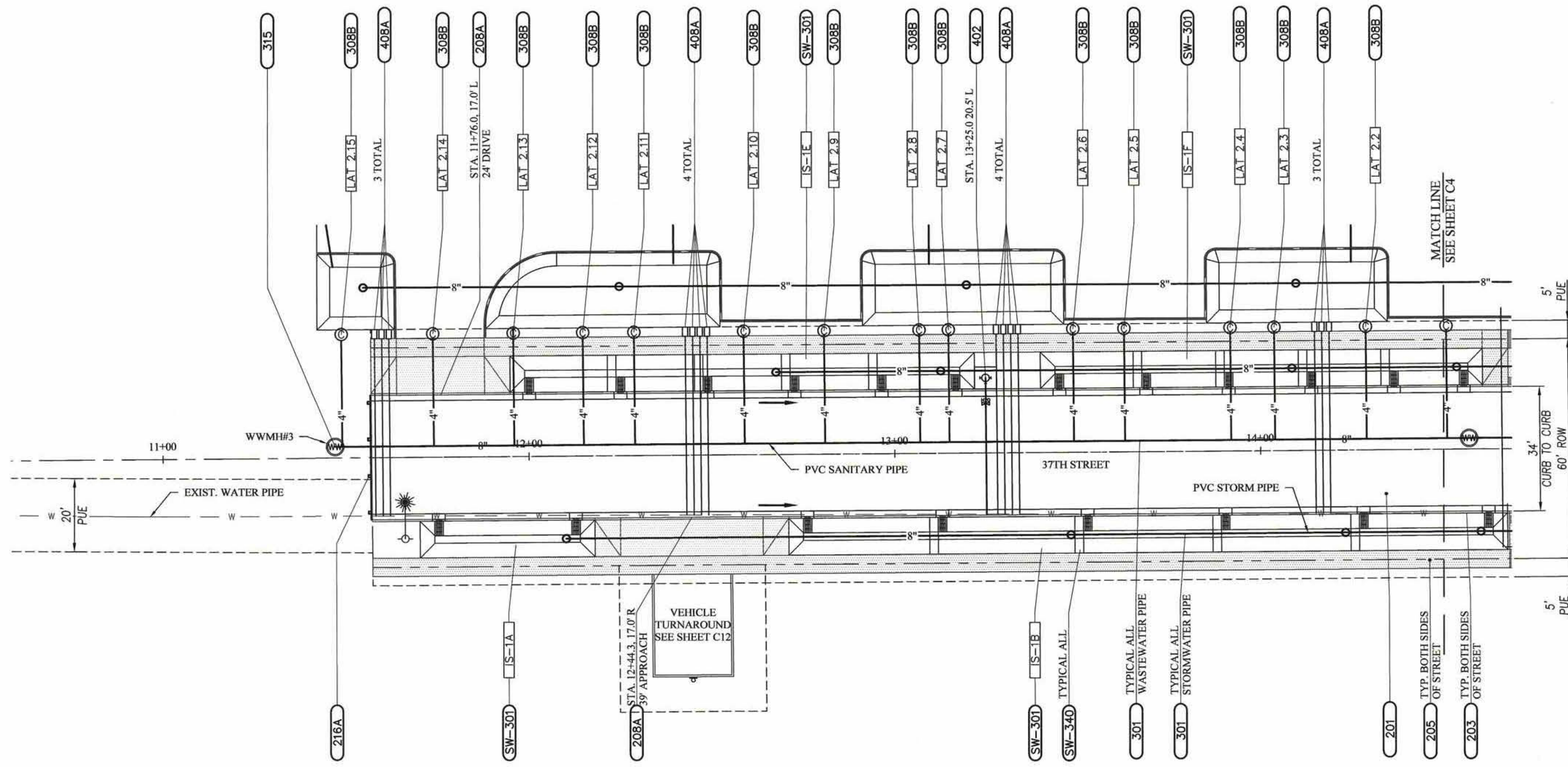
MYRTLE GLENN PUD  
FINAL PUD IMPROVEMENT DRAWINGS  
STORMWATER MANAGEMENT PLAN  
AND DETAILS  
FLORENCE, OREGON

No	Description of Revisions	Date	Name

Date: 08-01-2023  
Job Number: 7091-22-0187  
Design by: CLINT BEECROFT  
Drawn by: CLINT BEECROFT  
Checked by: C. BEECROFT

Sheet Number  
**C2**



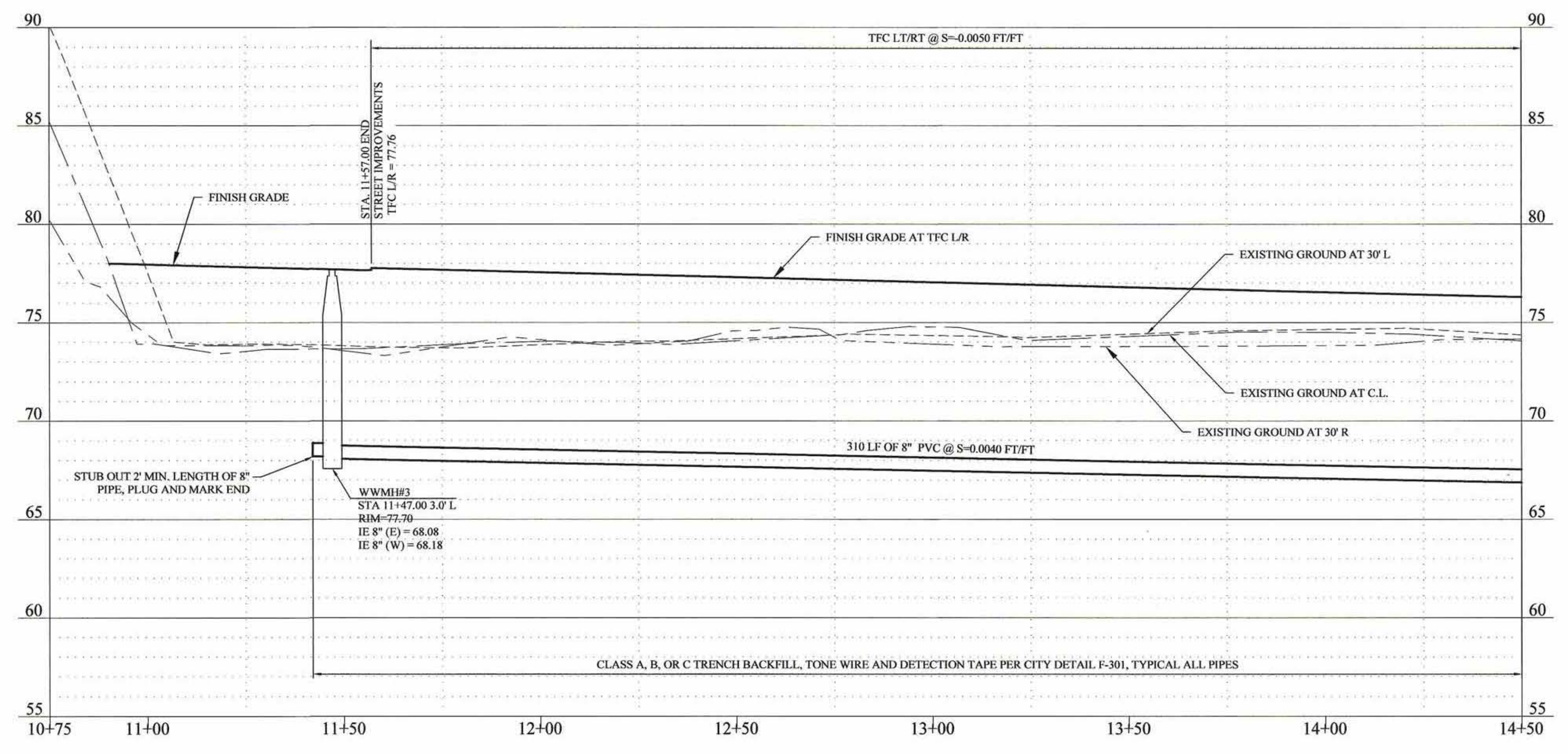


**PLAN VIEW**  
SCALE: 1" = 20'

- CONSTRUCTION NOTES**
- (201) CONSTRUCT STANDARD STREET SECTION WITH ASPHALT PAVEMENT, AGGREGATE BASE AND GEOTEXTILE FABRIC PER CITY DETAIL F-201
  - (203) CONSTRUCT STANDARD CURB AND GUTTER PER CITY DETAIL F-203
  - (205) CONSTRUCT SETBACK SIDEWALK PER CITY DETAIL F-205
  - (208A) CONSTRUCT DRIVEWAY APPROACH FOR SETBACK SIDEWALK WITH 7'-0" WINGS PER CITY DETAIL F-208A
  - (216A) INSTALL STREET BARRICADE PER CITY DETAIL F-216A
  - (301) CONSTRUCT UTILITY TRENCH PER CITY DETAIL F-301 WITH PIPE AS NOTED
  - (308B) INSTALL 4" SEWER SERVICE PER CITY DETAIL F-308 AND CLEANOUT PER CITY DETAIL F-310
  - (315) INSTALL 48" MANHOLE PER CITY DETAILS F-312, F-313, F-315, F-316 AND F-321
  - (402) INSTALL HYDRANT ASSEMBLY PER CITY DETAIL F-402
  - (408A) INSTALL WATER SERVICE CONNECTION PER CITY DETAIL F-408A, WITH 2-INCH DIAMETER PLASTIC SLEEVE BETWEEN METER BOX AND BACK OF PUE FOR FUTURE HOUSE SERVICE LINE
  - (SW-301) CONSTRUCT INFILTRATION STORMWATER SWALE PER CITY DETAIL SW-301 WITH CONCRETE INLETS PER CITY DETAIL SW-333. SEE ALSO SWALE SECTION ON SHEET C2.
  - (SW-340) CONSTRUCT CHECK DAM IN STORMWATER FACILITY WITH NUMBER AND SPACING PER CITY DETAIL SW-340 AND STORMWATER FACILITY TABLE

**LATERAL TABLE**

LAT ID	LAT SIZE	PROPERTY LINE CLEANOUT	
		STATION	OFFSET
LAT 2.2	4"	14+29.0	33.7' L
LAT 2.3	4"	14+04.0	33.7' L
LAT 2.4	4"	13+92.0	33.7' L
LAT 2.5	4"	13+63.0	33.7' L
LAT 2.6	4"	13+49.0	33.7' L
LAT 2.7	4"	13+15.0	33.7' L
LAT 2.8	4"	13+07.0	33.7' L
LAT 2.9	4"	12+81.0	33.7' L
LAT 2.10	4"	12+59.0	33.7' L
LAT 2.11	4"	12+29.0	33.7' L
LAT 2.12	4"	12+15.0	33.7' L
LAT 2.13	4"	11+96.0	33.7' L
LAT 2.14	4"	11+74.0	33.7' L
LAT 2.15	4"	11+49.0	33.7' L

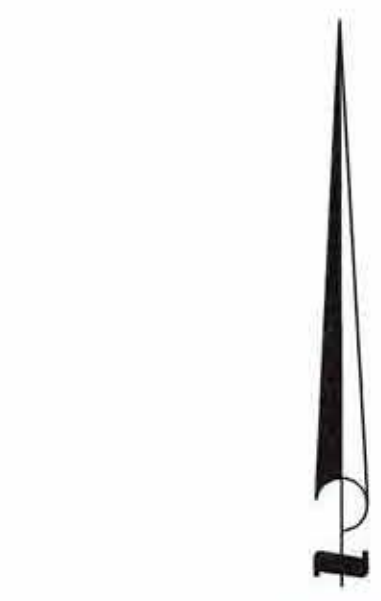


**PROFILE VIEW**  
HORZ. SCALE: 1" = 20'  
VERT. SCALE: 1" = 5'

**STORMWATER FACILITY TABLE**

FACILITY ID	TOP WIDTH AND LENGTH	DEPTH BELOW GUTTER	CONCRETE INLET LOCATIONS		CHECK DAM LOCATIONS
			STATION	OFFSET	STATION
IS-1A	10.0'x47.8'	6"	11+75.2	17' R	
			12+12.6	17' R	
			12+76.0	17' R	
IS-1B	10.0'x196.5'	6"	13+12.8	17' R	13+10.5
			13+52.6	17' R	13+50.2
			13+90.2	17' R	13+87.9
			14+28.0	17' R	14+25.6
			14+62.1	17' R	
IS-1E	10.0'x127.0'	6"	12+00.2	17' L	
			12+25.1	17' L	12+22.8
			12+48.9	17' L	12+46.6
			12+72.7	17' L	12+70.4
			12+96.6	17' L	12+94.2
IS-1F	10.0'x120.8'	6"	13+16.8	17' L	
			13+45.2	17' L	
			13+68.9	17' L	13+66.6
			13+91.5	17' L	13+89.1
			14+14.0	17' L	14+11.7
			14+36.6	17' L	14+34.2

SEE TYPICAL STORMWATER FACILITY SECTIONS ON SHEET C2



**EGR & Associates, Inc.**  
Engineers and Surveyors

(541) 688-8322  
Fax: (541) 688-8087

2535B Prairie Road  
Eugene, Oregon 97402

RENEWALS: 01/07/24

MYRTLE GLENN PUD  
FINAL PUD IMPROVEMENT DRAWINGS  
37TH STREET PLAN AND PROFILE  
STATION 10+75 TO 14+50  
FLORENCE, OREGON

Date	Description of Revisions	No	Name
08-01-2023			
7091-22-0187			

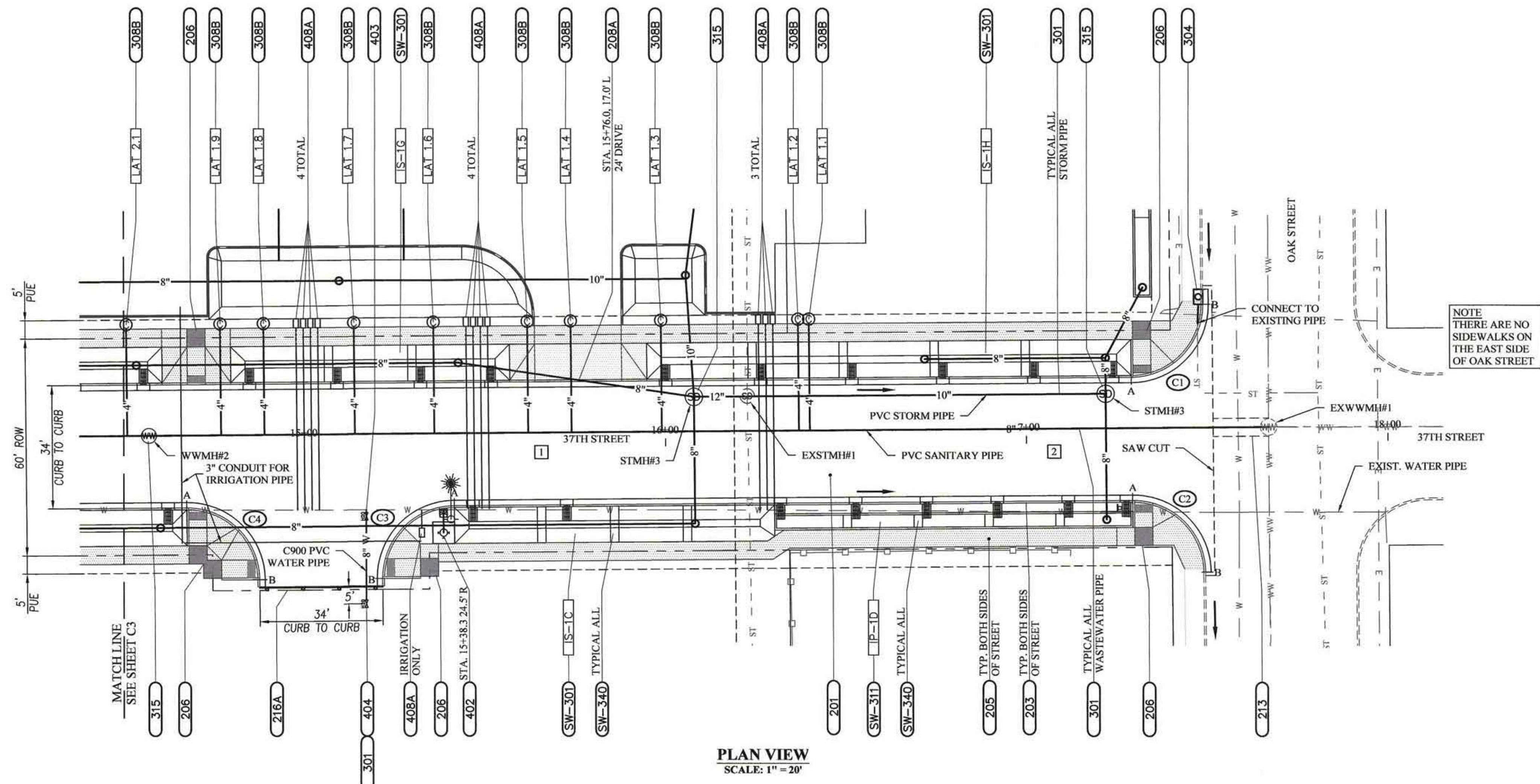
  

Date	08-01-2023
Job Number	7091-22-0187
Design by	C. BEECROFT
Drawn by	C. BEECROFT
Checked by	C. BEECROFT

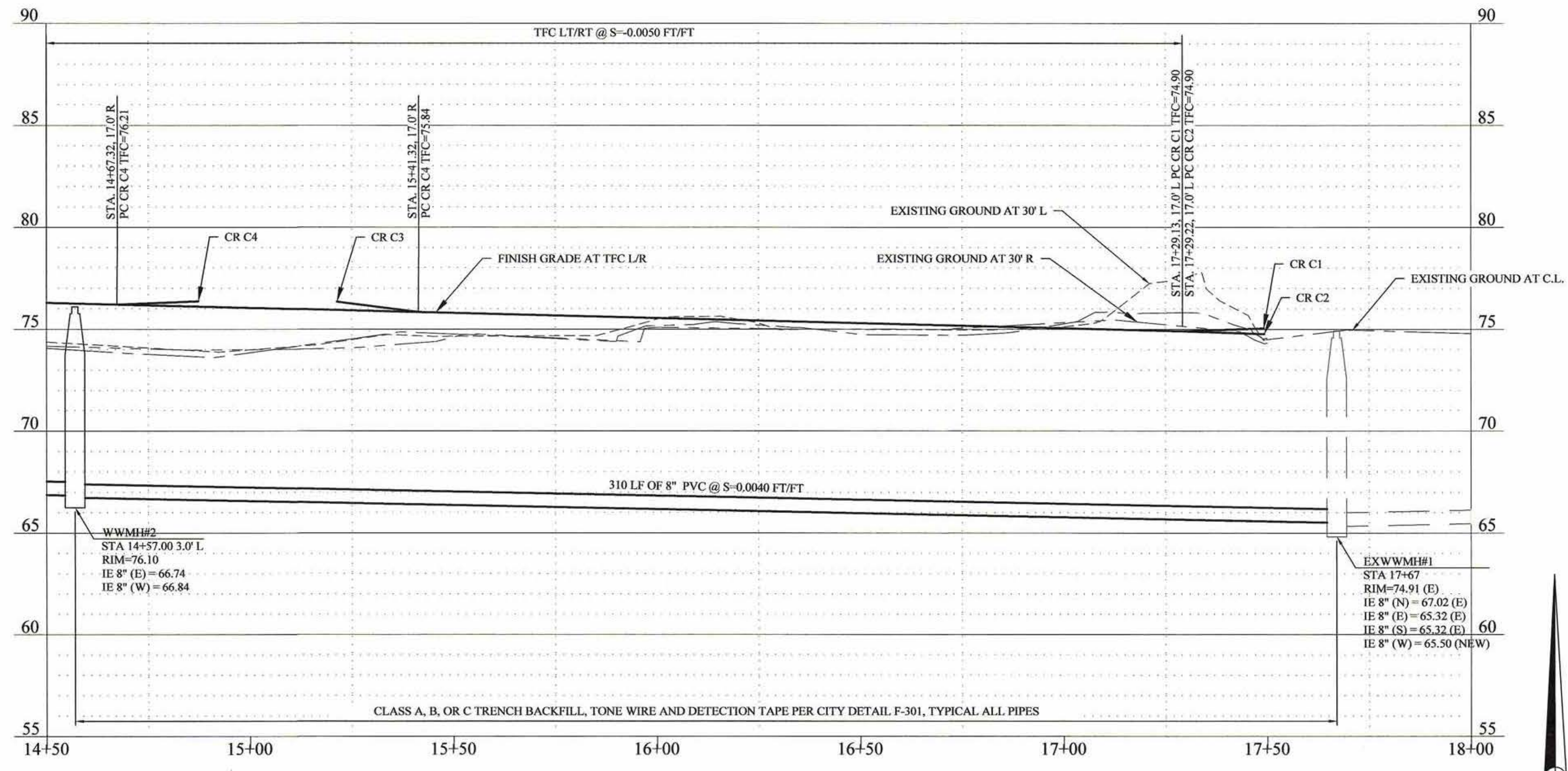
C3

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**PLAN VIEW**  
SCALE: 1" = 20'



**PROFILE VIEW**  
HORZ. SCALE: 1" = 20'  
VERT. SCALE: 1" = 5'

**CONSTRUCTION NOTES**

- 201** CONSTRUCT STANDARD STREET SECTION WITH ASPHALT PAVEMENT, AGGREGATE BASE AND GEOTEXTILE FABRIC PER CITY DETAIL F-201
- 203** CONSTRUCT STANDARD CURB AND GUTTER PER CITY DETAIL F-203
- 205** CONSTRUCT SETBACK SIDEWALK PER CITY DETAIL F-205
- 206** CONSTRUCT TYPE 1 CURB RAMP PER CITY DETAIL F-206 AND SIDEWALK ACCESS RAMP DETAILS
- 208A** CONSTRUCT DRIVEWAY APPROACH FOR SETBACK SIDEWALK WITH 7-0" WINGS PER CITY DETAIL F-208A
- 213** CONNECT TO EXISTING MANHOLE, STREET CUT AND RESURFACING PER CITY DETAIL F-213
- 216A** INSTALL STREET BARRICADE PER CITY DETAIL F-216A
- 301** CONSTRUCT UTILITY TRENCH PER CITY DETAIL F-301 WITH PIPE AS NOTED
- 304** INSTALL TYPE 2-1/2A CURB INLET PER CITY DETAIL F-304
- 308B** INSTALL 4" SEWER SERVICE PER CITY DETAIL F-308 AND CLEANOUT PER CITY DETAIL F-310
- 315** INSTALL 48" MANHOLE PER CITY DETAILS F-312, F-313, F-315, F-316 AND F-321
- 402** INSTALL HYDRANT ASSEMBLY PER CITY DETAIL F-402
- 403** HOT TAP WITH VALVE AND VALVE BOX PER CITY DETAILS F-403 AND F-321
- 404** INSTALL MAIN DEAD-END BLOWOFF ASSEMBLY PER CITY DETAIL F-404, EXCEPT CONSTRUCT STRADDLE BLOCK THRUST BLOCK TO ALLOW FOR FUTURE MAINLINE EXTENSION PER CITY DETAIL F-401
- 408A** INSTALL WATER SERVICE CONNECTION PER CITY DETAIL F-408A, WITH 2-INCH DIAMETER PLASTIC SLEEVE BETWEEN METER BOX AND BACK OF PUE FOR FUTURE HOUSE SERVICE LINE
- SW-301** CONSTRUCT INFILTRATION STORMWATER SWALE PER CITY DETAIL SW-301 WITH CONCRETE INLETS PER CITY DETAIL SW-333. SEE ALSO SWALE SECTION ON SHEET C2.
- SW-311** CONSTRUCT INFILTRATION STORMWATER PLANTER PER CITY DETAIL SW-311 WITH CONCRETE INLETS PER CITY DETAIL SW-333. SEE ALSO PLANTER SECTION ON SHEET C2.
- SW-340** CONSTRUCT CHECK DAM IN STORMWATER FACILITY WITH NUMBER AND SPACING PER CITY DETAIL SW-340 AND STORMWATER FACILITY TABLE

**TANGENT TABLE**

TANGENT	START	END	DIST	BEARING
1	10+00.00	16+34.06	634.06'	N89°32'43"E
2	16+34.06	18+00.00	165.94'	N89°32'28"E

**C1 CURB CURVE TABLE**

$\Delta = 90^{\circ}02'30"$  R=20.00' A=31.43'

LC=N44°31'11"E, 28.29'

POINT	TC ELEV	DESCRIPTION
A	74.90	PC STA 17+29.13, 17.00' L
B	75.04	PT STA 17+49.13, 37.02' L

\*SEE SIDEWALK ACCESS RAMP DETAIL ON SHEET C10 FOR CURB SLOPES BETWEEN POINTS A AND B.

**C2 CURB CURVE TABLE**

$\Delta = 89^{\circ}59'04"$  R=20.00' A=31.41'

LC=S45°28'00"E, 28.28'

POINT	TC ELEV	DESCRIPTION
A	74.90	PC STA 17+29.22, 17.00' R
B	74.76	PT STA 17+49.22, 37.00' R

\*SEE SIDEWALK ACCESS RAMP DETAIL ON SHEET C10 FOR CURB SLOPES BETWEEN POINTS A AND B.

**C3 CURB CURVE TABLE**

$\Delta = 90^{\circ}01'24"$  R=20.00' A=31.42'

LC=N44°31'59"E, 28.29'

POINT	TC ELEV	DESCRIPTION
A	75.84	PC STA 15+41.32, 17.00' R
B	76.34	PT STA 15+21.32, 37.01' R

\*SEE SIDEWALK ACCESS RAMP DETAIL ON SHEET C11 FOR CURB SLOPES BETWEEN POINTS A AND B.

**C4 CURB CURVE TABLE**

$\Delta = 89^{\circ}58'33"$  R=20.00' A=31.41'

LC=S45°28'01"E, 28.28'

POINT	TC ELEV	DESCRIPTION
A	76.21	PC STA 14+67.32, 17.00' R
B	76.37	PT STA 14+87.32, 36.99' R

\*SEE SIDEWALK ACCESS RAMP DETAIL ON SHEET C11 FOR CURB SLOPES BETWEEN POINTS A AND B.

**LATERAL TABLE**

LAT ID	LAT SIZE	PROPERTY LINE CLEANOUT	
		STATION	OFFSET
LAT 1.1	4"	16+40.0	33.7' L
LAT 1.2	4"	16+37.0	33.7' L
LAT 1.3	4"	15+99.0	33.7' L
LAT 1.4	4"	15+74.0	33.7' L
LAT 1.5	4"	15+62.0	33.7' L
LAT 1.6	4"	15+36.0	33.7' L
LAT 1.7	4"	15+14.0	33.7' L
LAT 1.8	4"	14+89.0	33.7' L
LAT 1.9	4"	14+77.0	33.7' L
LAT 2.1	4"	14+51.0	33.7' L

**STORMWATER FACILITY TABLE**

FACILITY ID	TOP WIDTH AND LENGTH	DEPTH BELOW GUTTER	CONCRETE INLET LOCATIONS		CHECK DAM LOCATIONS
			STATION	OFFSET	STATION
IS-1C	10.0'x88.7'	6"	15+46.5	17' R	15+65.5
			15+72.5	17' R	15+85.7
IP-ID	3.5'x98.2'	10"	16+31.7	17' R	16+50.1
			16+52.5	17' R	16+50.1
			16+72.1	17' R	16+69.8
			16+91.8	17' R	16+89.4
			17+11.9	17' R	17+09.1
			17+27.5	17' R	17+09.1
IS-1G	10.0'x77.2'	6"	14+85.0	17' L	15+06.9
			15+09.2	17' L	15+06.9
			15+32.3	17' L	15+30.0
			15+51.8	17' L	15+30.0
IS-1H	10'x134.1'	6"	16+00.2	17' L	16+24.4
			16+26.6	17' L	16+24.4
			16+51.8	17' L	16+49.4
			16+77.0	17' L	16+74.7
			17+02.2	17' L	16+99.9
			17+24.0	17' L	16+99.9

SEE TYPICAL STORMWATER FACILITY SECTIONS ON SHEET C2

**EGR & Associates, Inc.**  
Engineers and Surveyors

2535B Prairie Road  
Eugene, Oregon 97402

(541) 888-8322  
Fax: (541) 888-8087

REGISTERED PROFESSIONAL ENGINEER  
No. 10316 PE  
No. 008600  
CL.MT.ON.L.BELECTR.  
8-2-2023  
REVISIONS: 01/01/24

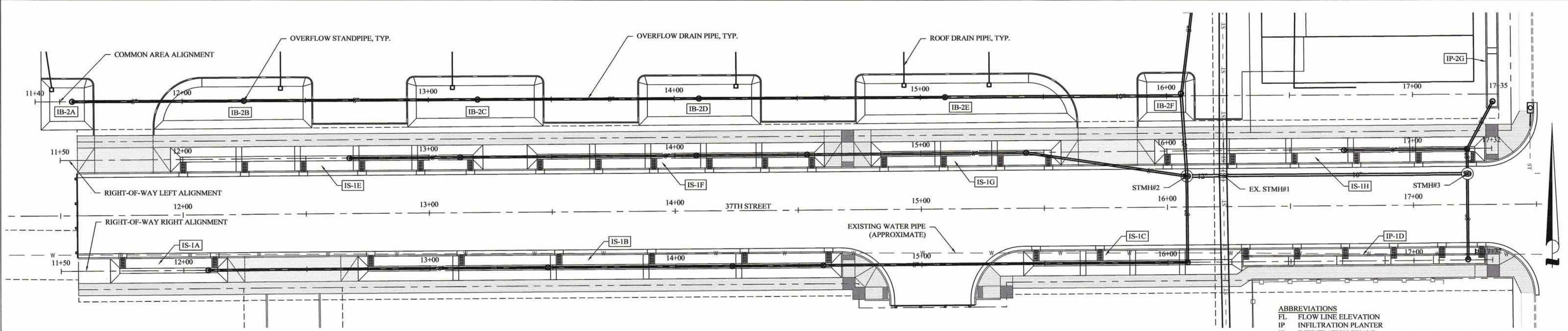
MYRTLE GLENN PUD  
FINAL PUD IMPROVEMENT DRAWINGS  
37TH STREET PLAN AND PROFILE  
STATION 14+50 TO 18+00  
FLORENCE, OREGON

Name	Date	Description of Revisions

Date	Job Number	Design by	Drawn by	Checked by
08-01-2023	7091-22-0187	C. BEECROFT	C. BEECROFT	C. BEECROFT

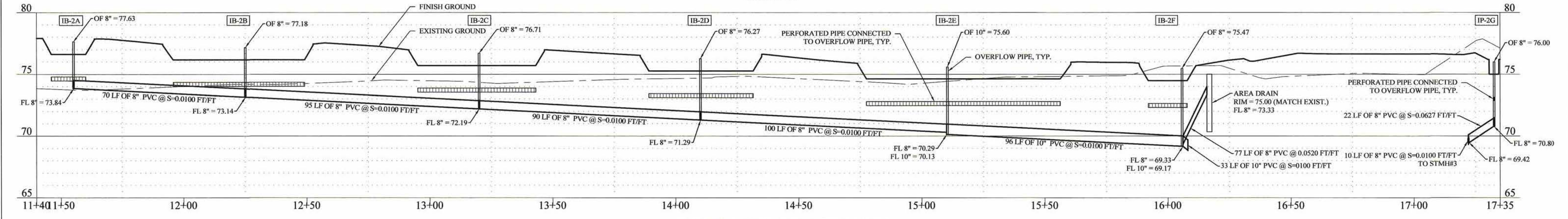
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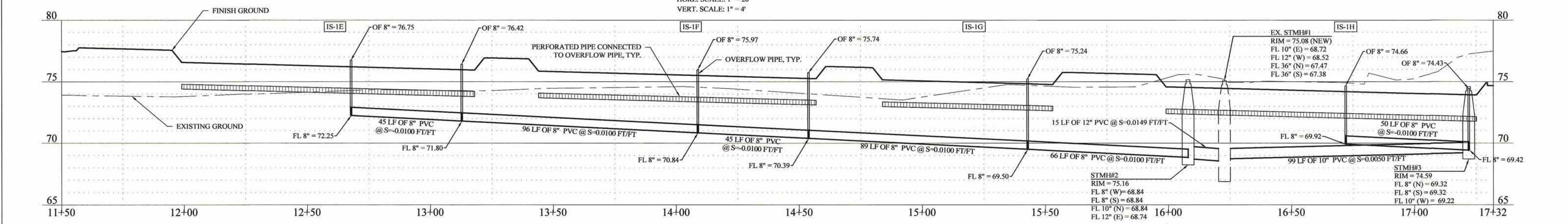


**PLAN VIEW**  
SCALE: 1" = 20'

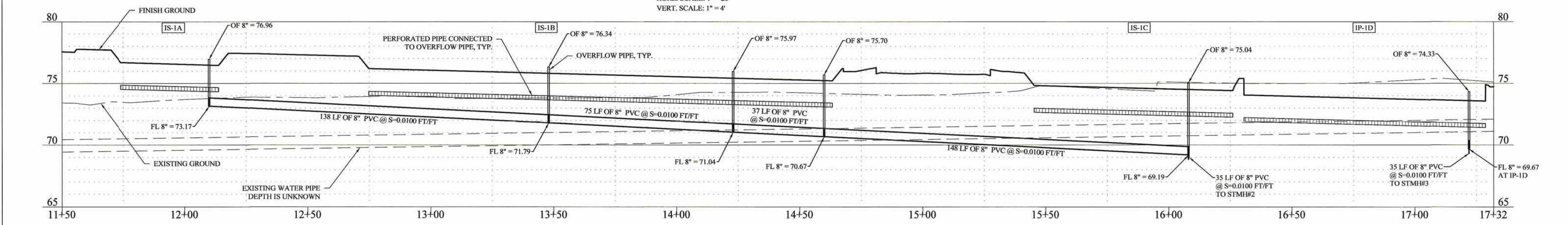
**ABBREVIATIONS**  
 FL FLOW LINE ELEVATION  
 IP INFILTRATION PLANTER  
 IS INFILTRATION SWALE  
 IB INFILTRATION BASIN  
 OF OVERFLOW ELEVATION



**PROFILE VIEW COMMON AREA**  
 HORZ. SCALE: 1" = 20'  
 VERT. SCALE: 1" = 4'

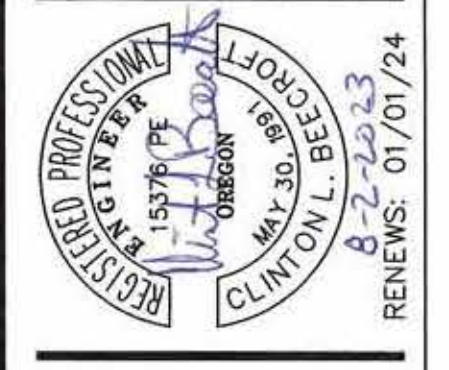


**PROFILE VIEW RIGHT-OF-WAY LEFT**  
 HORZ. SCALE: 1" = 20'  
 VERT. SCALE: 1" = 4'



**PROFILE VIEW RIGHT-OF-WAY RIGHT**  
 HORZ. SCALE: 1" = 20'  
 VERT. SCALE: 1" = 4'

**EGR & Associates, Inc.**  
 Engineers and Surveyors  
 2535B Prairie Road  
 Eugene, Oregon 97402  
 (541) 688-8322  
 Fax (541) 688-8087



**MYRTLE GLENN PUD**  
**FINAL PUD IMPROVEMENT DRAWINGS**  
**STORMWATER PIPE PLAN**  
**AND PROFILE VIEWS**  
**FLORENCE, OREGON**

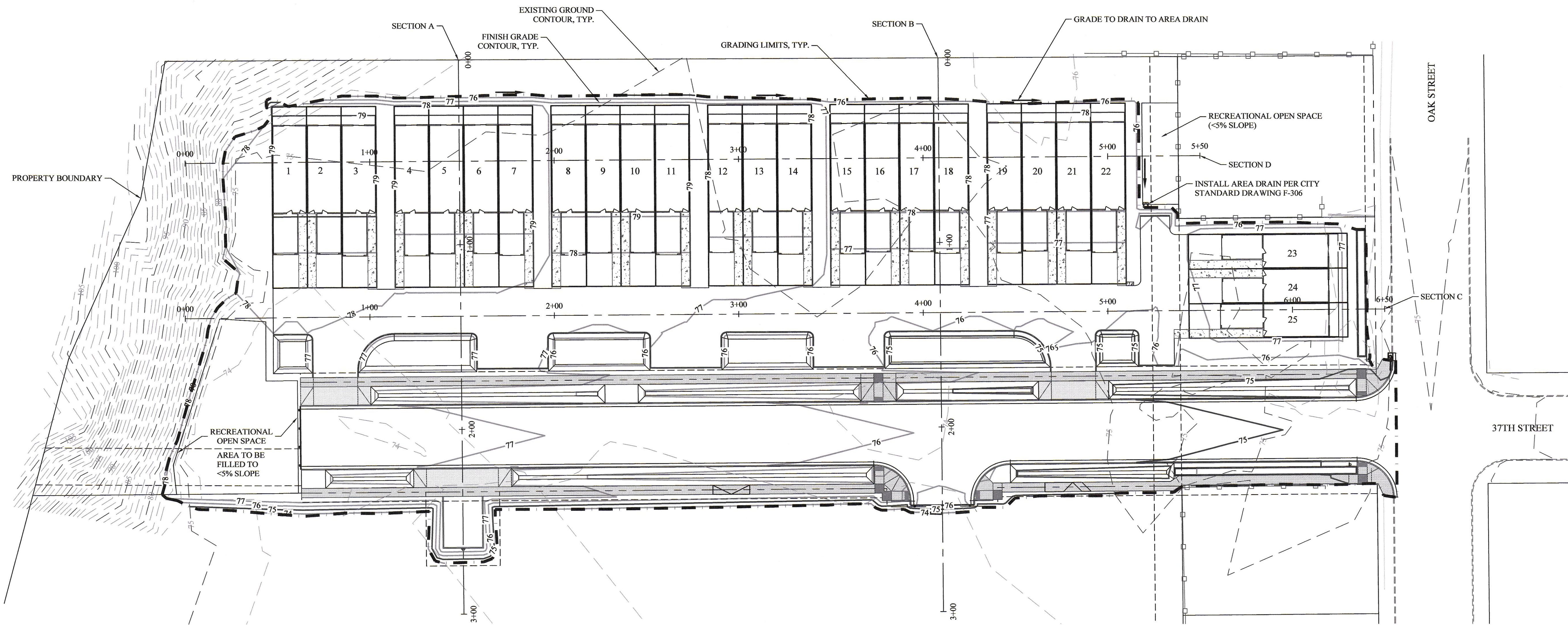
No	Description of Revisions	Date	Name

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Job Number	7091-22-0187
Design by	C. BEECROFT
Drawn by	C. BEECROFT
Checked by	C. BEECROFT

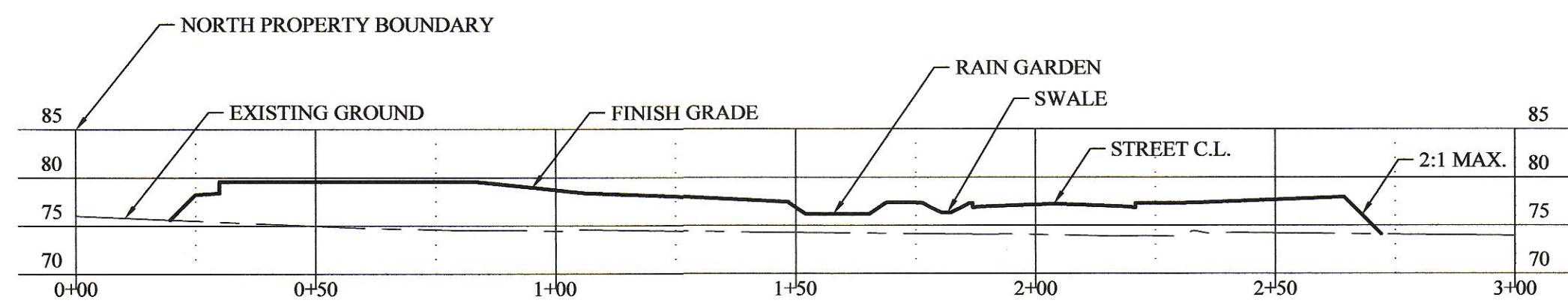
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C5

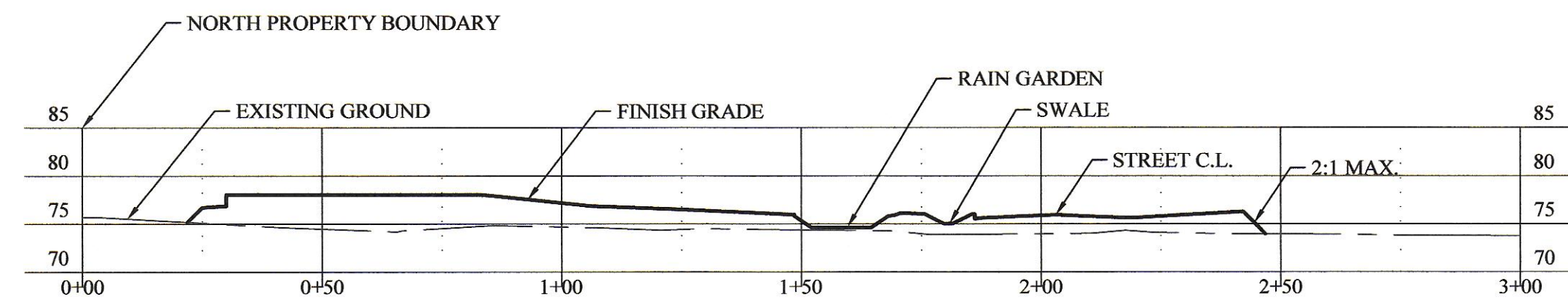




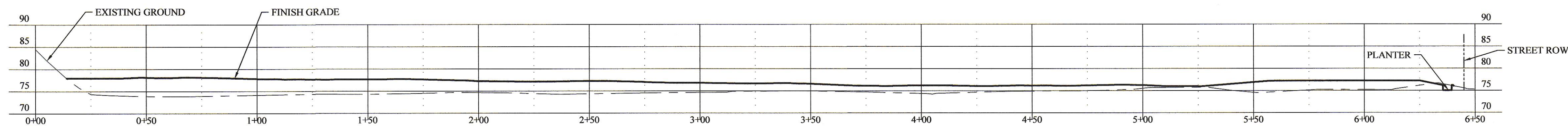
**PLAN VIEW**  
SCALE: 1" = 30'



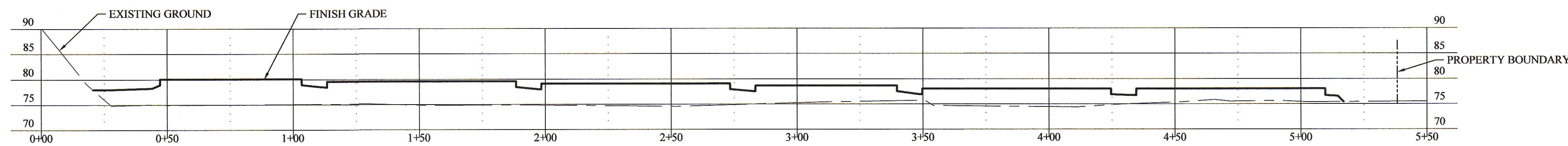
**CROSS SECTION A**  
HORZ. SCALE: 1" = 30'  
VERT. SCALE: 1" = 15'



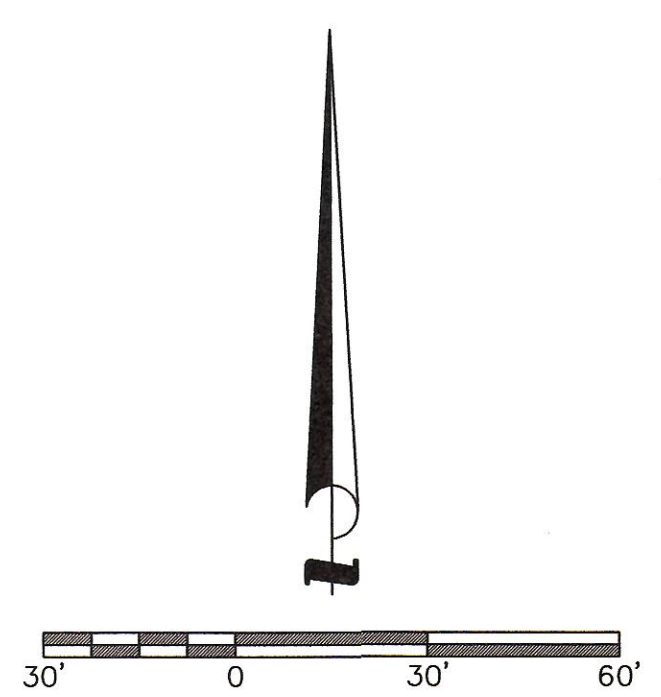
**CROSS SECTION B**  
HORZ. SCALE: 1" = 30'  
VERT. SCALE: 1" = 15'



**CROSS SECTION C**  
HORZ. SCALE: 1" = 30'  
VERT. SCALE: 1" = 15'



**CROSS SECTION D**  
HORZ. SCALE: 1" = 30'  
VERT. SCALE: 1" = 15'



No	Description of Revisions	Date	Name

Date	09-18-2023
Job Number	7091-22-0187
Design by	C. BEECROFT
Drawn by	C. BEECROFT
Checked by	C. BEECROFT

Nov 01, 2023, 8:20am  
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 Plot Date  
 X-reference  
 Main File



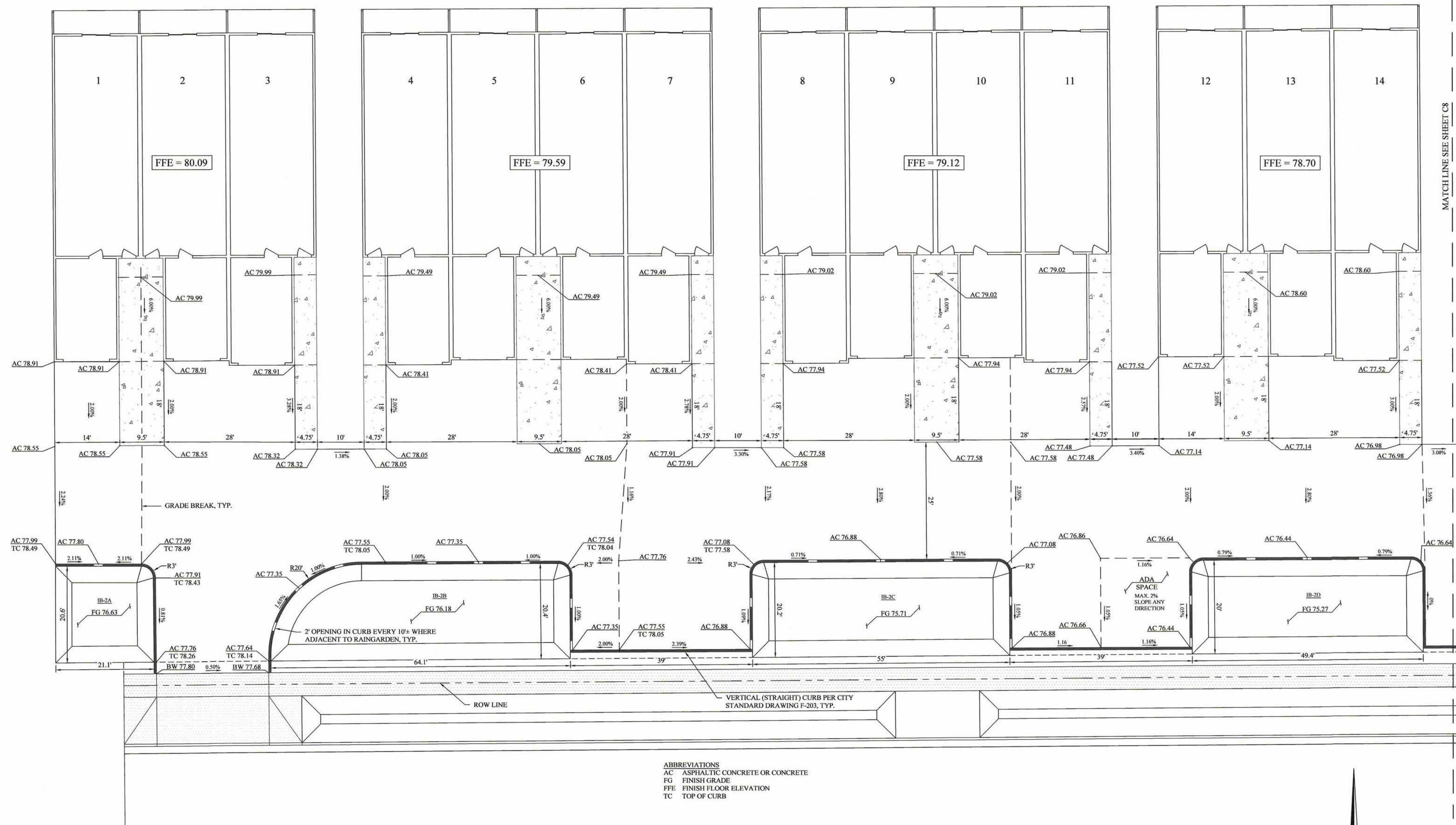


**MYRTLE GLENN PUD**  
FINAL PUD IMPROVEMENT DRAWINGS  
PARKING LOT GRADING PLAN  
WEST HALF  
FLORENCE, OREGON

No	Description of Revisions	Date	Name

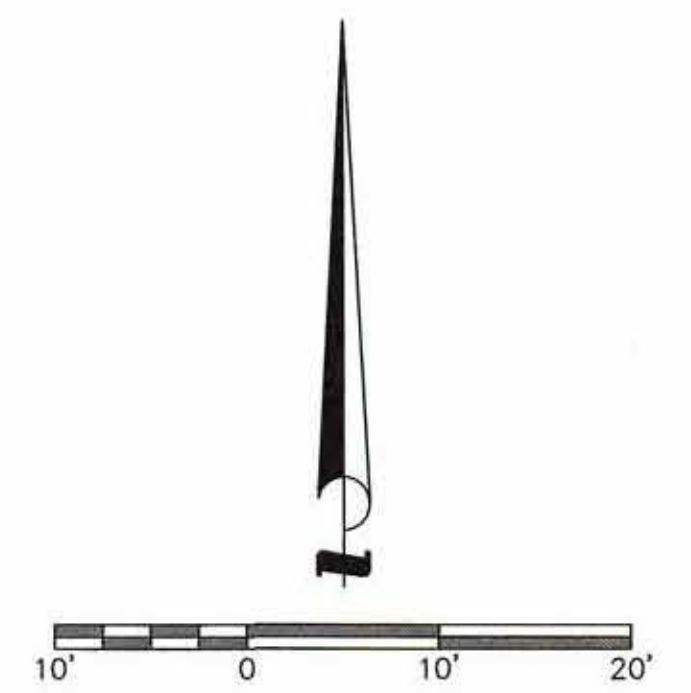
  

Date	08-01-2023
Job Number	7091-22-0187
Design by	C. BEECROFT
Drawn by	C. BEECROFT
Checked by	C. BEECROFT



**ABBREVIATIONS**  
AC - ASPHALTIC CONCRETE OR CONCRETE  
FG - FINISH GRADE  
FFE - FINISH FLOOR ELEVATION  
TC - TOP OF CURB

**PLAN VIEW - WEST HALF**  
SCALE: 1" = 10'



Aug 02, 2023 - 1:30pm  
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User: cbeece













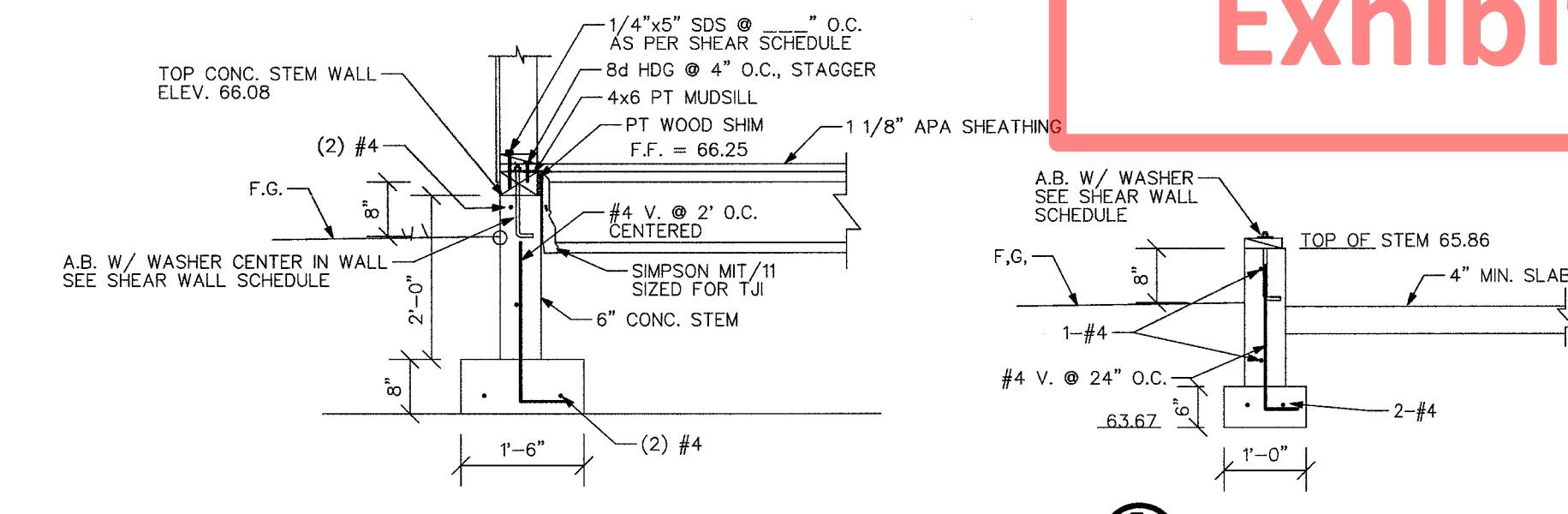
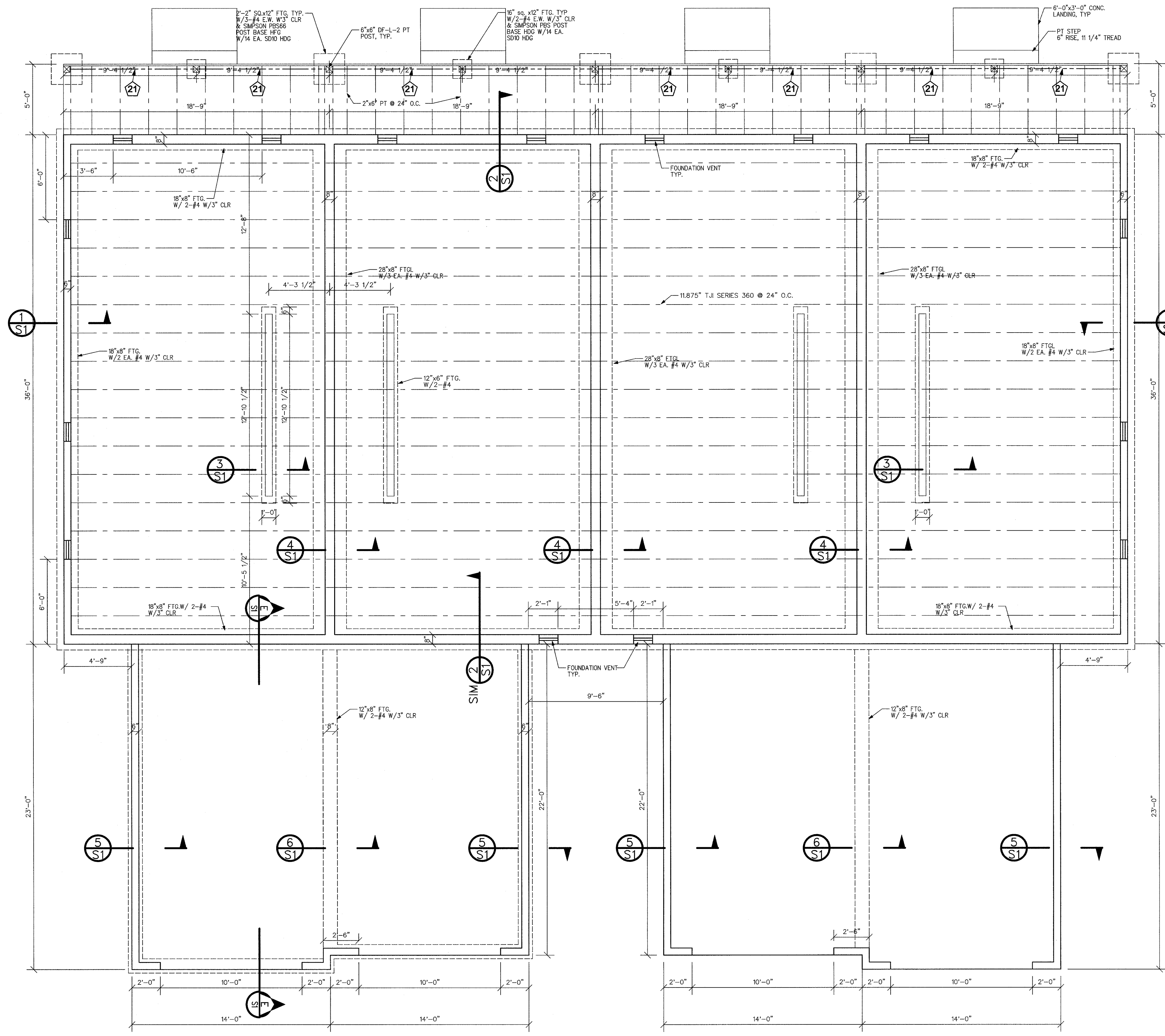




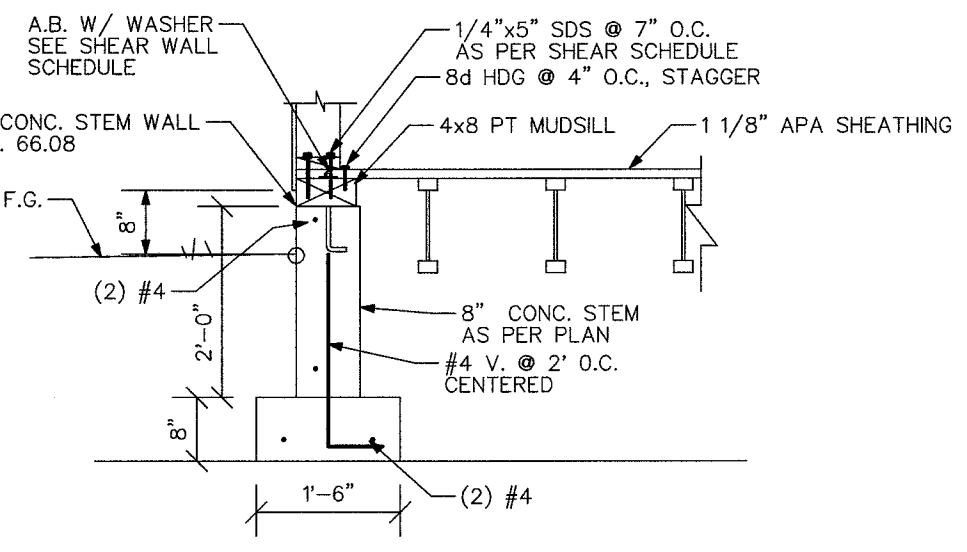
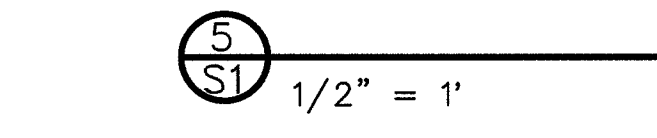




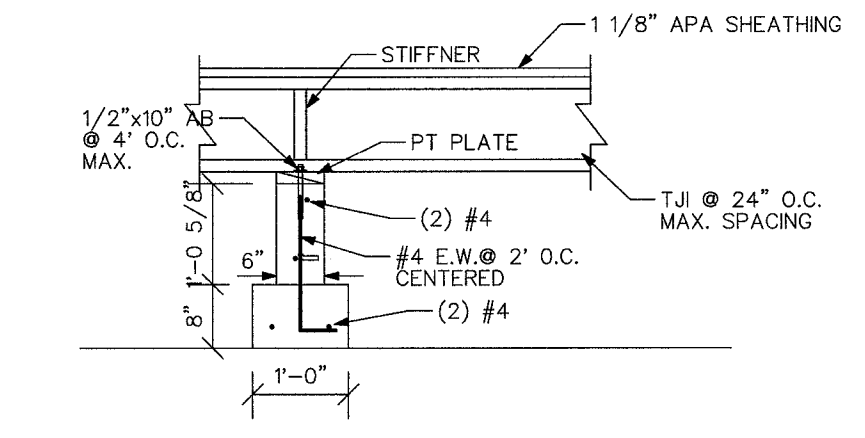




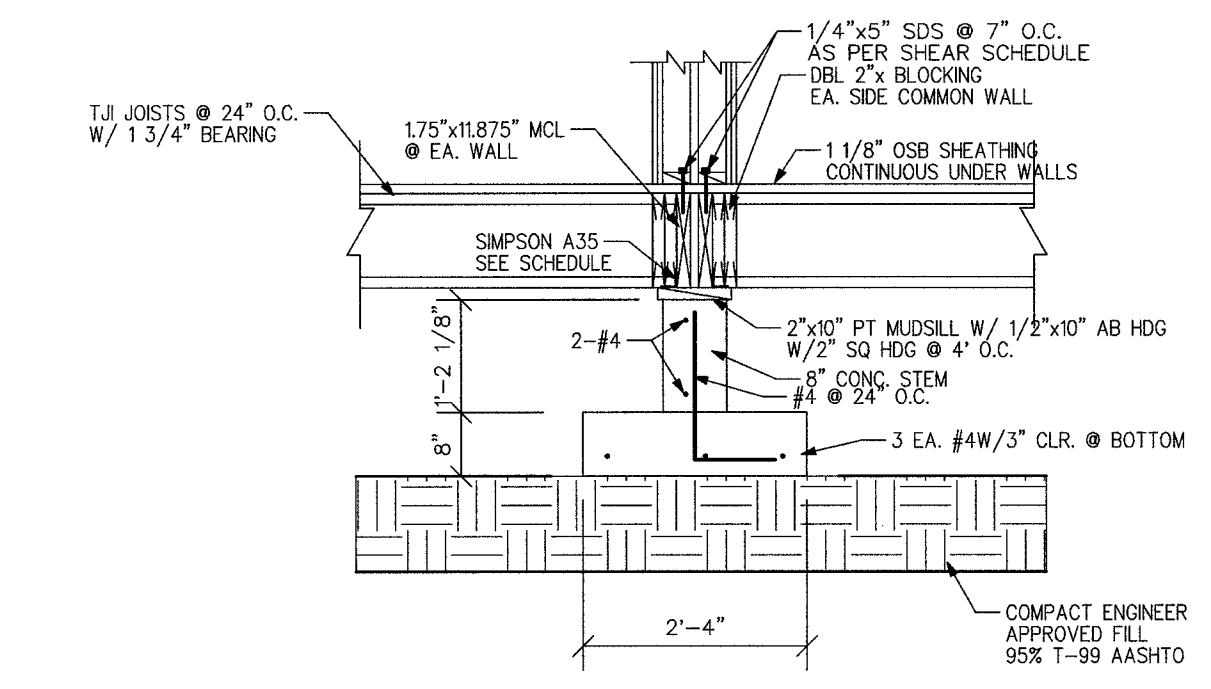
**1** 1/2" = 1'



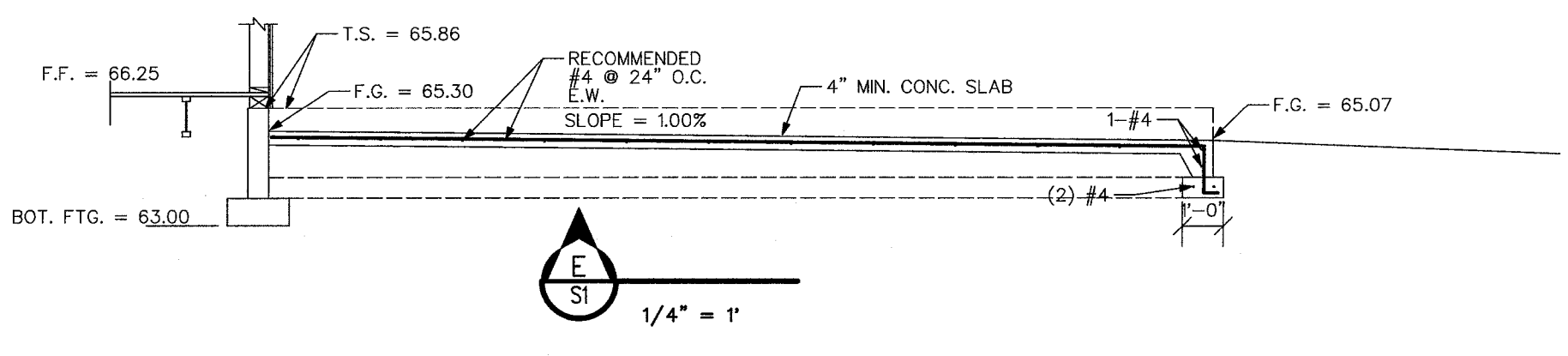
**2** 1/2" = 1'



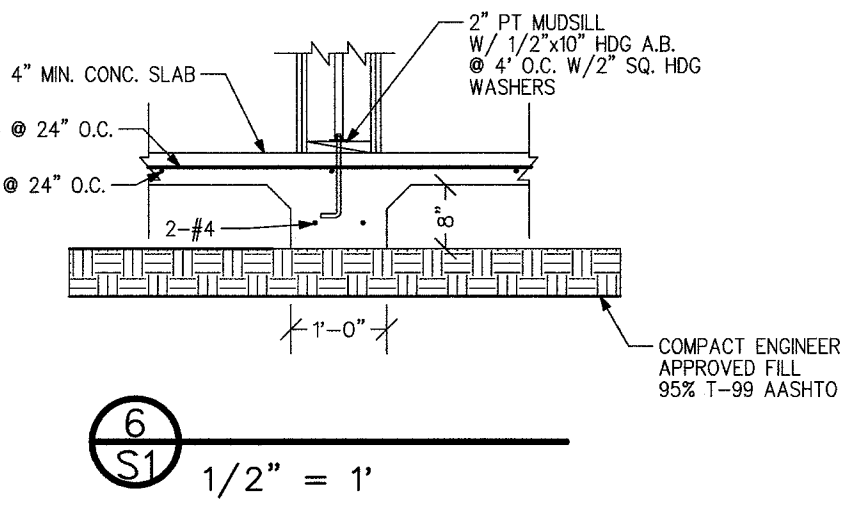
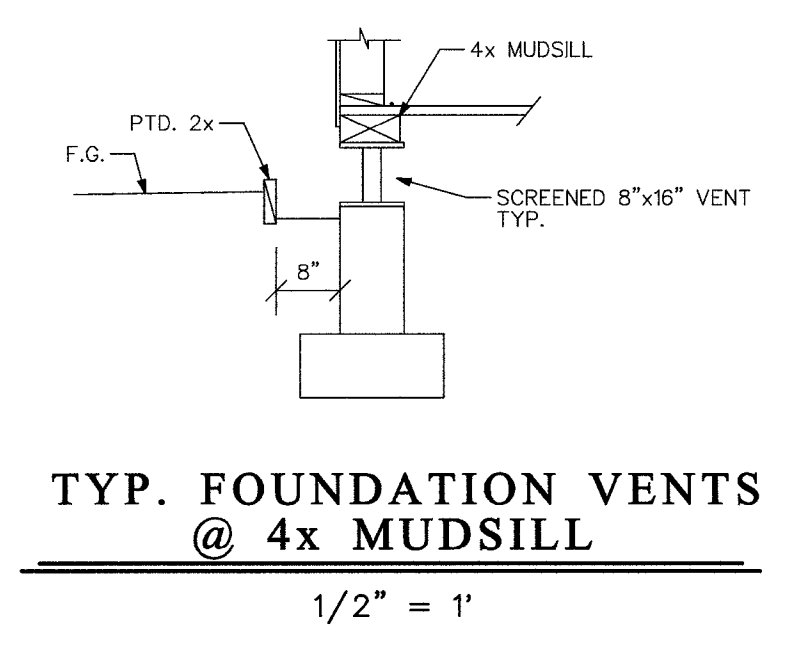
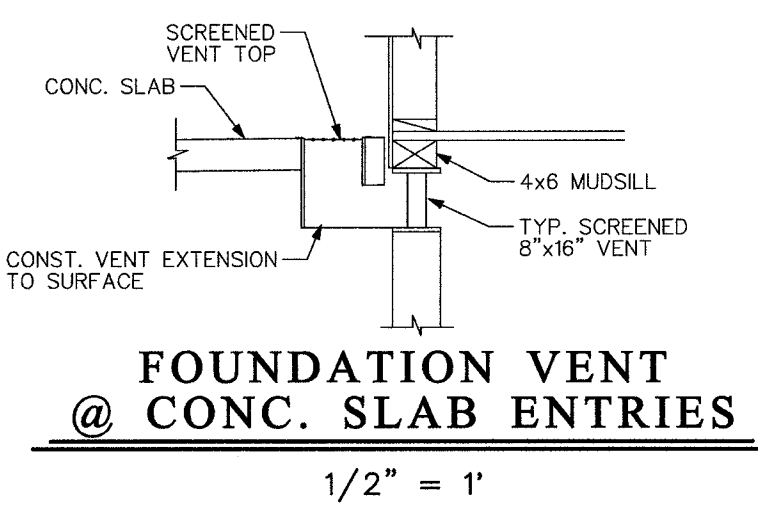
**3** 1/2" = 1'



**4** 1/2" = 1'



1/4" = 1'



**6** 1/2" = 1'

**DESIGN NOTES**

- SNOW LOAD: 25 PSF
- FLOOR LIVE LOAD: 40 PSF (Floor Coverings: carpet, vinyl, 1/4" tile @ bathrooms)
- ALLOWABLE SOIL BEARING: 1,000 PSF @ 1' DEPTH
- SEISMIC: CATEGORY D2
- WIND VELOCITY: 120 MPH (Exposure: 18 PSF Walls, 8 PSF Roof on slopes)

COMPACT ENGINEER APPROVED FILL 95% T-88 AASHTO



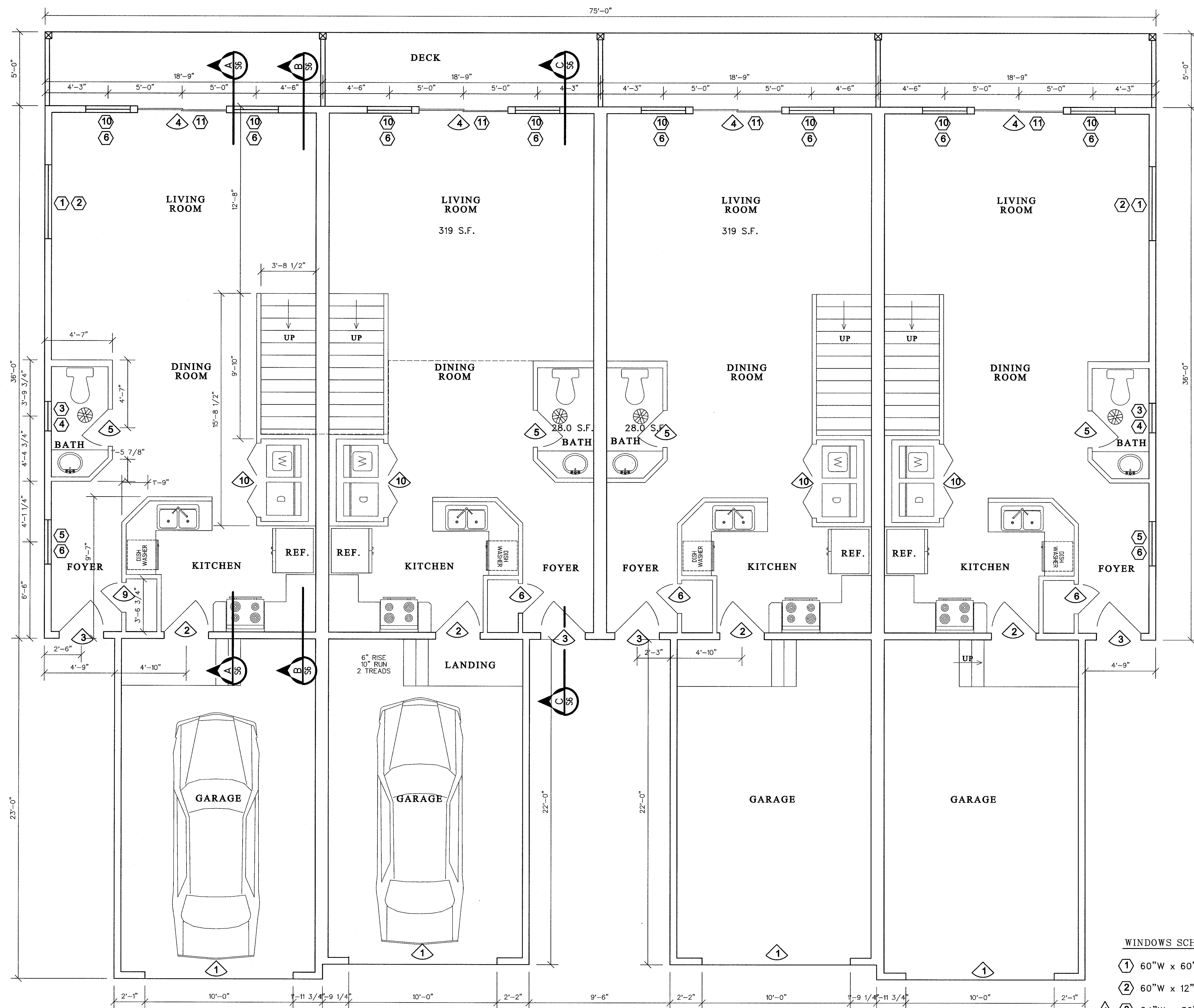
**MIKE McALLISTER ENGINEERING**  
 11801 E. MAPLETON ROAD  
 PORTLAND, OREGON 97453  
 PH: 503-296-4328  
 FAX: 503-296-4328

**MYRTLE GLEN PUD**  
**TOWNHOUSE FLOOR PLANS**  
 TAX MAP: 18-12-22-11 T.L. 01200, 01100, & 0100  
 FOR  
**WILLIAM JOHNSON CONSTRUCTION, INC.**  
 FLORENCE, OREGON

SHEET CONTENT  
**FOUNDATION PLAN**

DRAWN	W.O. No.
M.N.M.	1482
DATE	SCALE
6/3/2023	SHOWN
REVISIONS	
△	7/07/23 M.N.M.





**1ST FLOOR PLAN**  
1/4" = 1'

- CONSTRUCTION NOTES**
- 1) Install smoke detectors and carbon monoxide detectors in the numbers and location as required by the Building Department for this permit.
  - 2) When installing epoxy set all thread rods for tie down bolts or anchor bolts, drill hole with one size bit over rod. Embed as per plan. Clean out hole before placing epoxy. Use Simpson ET High Strength Epoxy as per manufacturer's direction.
  - 3) Windows, doors, and shear wall size and location cannot be changed without approval of Design Engineer. If changes to be made, contact Engineer so that shear loading resistance can be maintained.
  - 4) Verify clear opening of escape windows for all bedrooms. Minimum opening clear height to be at least 22 inches, and minimum clear width to be at window required for each bedroom. Maximum sill height to be 44" above floor for exiting. Minimum sill height to be 24".

DOOR SCHEDULE	CLEAR OPEN AREA S.F.
① 10'-0"W x 8'-0"H O.H.D.	
② 3'-0"x6'-8" SOLID CORE, METAL CLAD, 20 MIN. FIRE RATING	
③ 3'-0"x6'-8" FIBERGLASS DOOR	3.83 S.F.
④ 6'-0"x6'-8" SLIDING GLASS DOOR, W/SCREEN	16.14 S.F.
⑤ 2'-6"x6'-8" HOLLOW WOOD	
⑥ 2'-0"x6'-8" HOLLOW WOOD	
⑦ 5'-0"x6'-8" SLIDING DOOR	
⑧ 5'-10 1/2"x6'-8" SLIDING DOOR	
⑨ 2'-0"x6'-8" POCKET	
⑩ 5'-0"x6'-8" BIFOLD	

WINDOWS SCHEDULE	CLEAR OPEN AREA S.F.
① 60"W x 60"H FIXED PICTURE	
② 60"W x 12"H FIXED PICTURE, ALL GRID	
③ 24"W x 36"H SINGLE HUNG, RAIN GLASS	1.5 ?
④ 24"W x 12"H FIXED PICTURE, ALL GRID	
⑤ 36"W x 48"H FIXED PICTURE	
⑥ 36"W x 12"H FIXED PICTURE, ALL GRID	
⑦ 60"W x 42"H FIXED PICTURE	
⑧ 24"W x 30"H SINGLE HUNG	1.62 sf
⑨ 36"W x 42"H SINGLE HUNG	3.92 sf
⑩ 36"W x 54"H SINGLE HUNG, TEMPERED	5.3 sf
⑪ 72"W x 12"H FIXED PICTURE, ALL GRID	
⑫ 36"W x 48"H SINGLE HUNG, TEMPERED	4.61 sf
⑬ 48"W x 42"H HORIZONTAL SLIDER	5.79 sf
⑭ 48"W x 12"H FIXED PICTURE, ALL GRID	
⑮ 24"W x 20"H FIXED PICTURE	
⑯ 18"W x 30"H FIXED PICTURE WITH 1/2 CIRCLE, ALL GRID	

ALL WINDOWS TO HAVE GRIDS ON THE TOP SECTION ONLY UNLESS OTHERWISE NOTED.  
ALL WINDOWS WITHIN 18" VERTICALLY OF FLOOR OR WITHIN 24" LATERALLY OF ANY DOOR TO HAVE TEMPERED GLAZING. WINDOWS OR DOORS ADJACENT TO ANY BATHTUB OR SHOWER SHALL HAVE SAFETY GLAZING.

- SPECIFICATIONS**
1. Concrete
    - Exposed: min. compressive strength @ 28 days 3,000 psi
    - Protected: min. compressive strength @ 28 days 2,500 psi
    - Min. cement factor 5 sack
    - Type I/II, or III
    - Max. aggregate size 1 1/2 in.
    - Water-cement ratio 0.48 max.
    - Entrained air (exposed slabs, walls) 3% min., 4% max
    - Water (low alkalinity only) Minimum potable
    - Slump 4" to -1 1/2"
  2. Reinforcing Steel
    - ASTM A-615 Grade 60 deformed, Fy = 60,000 psi
    - Tie wire 16 ga. or heavier soft annealed
    - Bar Supports ACI 315
    - Placement Tolerances
      - a) 1/2" in c.m.u.
      - b) 1/4" vert.in concrete
    - Splicing in concrete 36 bar dia., but 18" min.
    - Splicing in c.m.u. 40 bar dia., but 24" min.
  3. Anchor Bolts, Machine Bolts
    - ASTM A-307 Bent bar
    - Type Anchor 3"x3"x3/16" or as per plan
    - Washers As specified in plan
    - Size Not allowed
    - Threads in shear or bearing plane
  4. Lumber
    - Ledgers, plates Press. Ttd. DF-L No. 2 & B.
    - Decking Select FTD, DF-L, cedar, or Pro-deck
    - Joists, unexposed DF-L No. 2 & B
    - Joists, exposed HF or DF-L No. 2 & B
    - Beams DF-L No. 1, or as per plan
    - Posts Ptttd. HF or DF-L No. 1 or as per plan
    - Pressure Treatment ACQ 0.40 PCF Retention
  5. Subsiding (@ shear walls and under lap siding)
    - CDX Struct. 1 Plywood 15/32" (1/2")
    - 19/32" (5/8")
    - 23/32" (3/4")
    - APA OSB, exposure 1 7/16" or 1/2" as per plan
  - Nailing:
    - Panel Edges see shear wall notes or schedule; 6" o.c. max. spacing otherwise.
    - Intermediates 12" o.c. for studs @ 16" o.c. 9" o.c. for studs @ 24" o.c.
    - Nail see shear wall schedule; 10d galv. box for 5/8" or thicker, otherwise 8d hot dip galv. box as required at floors, and 10" max.
  - Blocking: At all panel edges and fireblocking as required at floors, and 10" max. vertically.
  - Sheet direction: Apply sheets long direction horizontally or vertically with blocking @ panel edges.
  6. Plywood Roof Sheathing
    - Type CDX
    - Grade Structural I, II, exterior glue
    - Thickness 5/8"
    - Nailing:
      - Panel Edges 6" o.c. max. spacing @ Panel edges; 6" o.c. max. at shear and perimeter walls.
      - Intermediates 12" o.c.
      - Shear Walls, Diaphragm edges 4" o.c.
      - Nail 10d galv. box
      - Shear Rated Trusses 10d galv. box, 4" o.c. @ intermediates and 6" o.c. @ panel edges @ truss top chord.
  7. Plywood Floor Sheathing
    - Type APA DF-L Plywood, T&G
    - Grade Structural I, II, exterior glue
    - Thickness 1 1/8"
    - Nailing:
      - Panel Edges 6" o.c. max. spacing @ Panel edges; 4" o.c. max. at shear and perimeter walls.
      - Intermediates 9" o.c.
      - Shear Walls, Diaphragm edges 4" o.c.
      - Nail see shear wall schedule; 10d galv. hot dip box or ring shank
    - Blocking: Blocking required at edges for main floor only. Otherwise, blocking required at all panel bearing and shear walls.
  8. Lumber Hangers and Holdowns
    - Light ga. metal hangers Simpson or approved equal hot dipped galvanized, box or Common, length, as per Simpson.
    - Nails hot dipped galvanized or Z-max where hot dipped not available
    - Corrosion Resistance
  9. Doors
    - Hollow wood or metal exterior doors rated for 35 psf. minimum pressure, insulated.
  10. Windows
    - Windows to be Milgard or equal, double glazed, vinyl.
    - Rated for 30 psf min. pressure. Low 'e', krypton filled, U= 0.28 or lower.
  11. Moisture Barriers
    - Exterior walls Tyvek or equal Drainage Wrap over 30# felt installed on outside face of subsiding.
    - Ground under slabs Polyethylene 6 mil.
    - Exterior sheetrock walls & ceilings: 0.5 perm sealer, warm side.
    - Backing Veneer Moisture Dam, Melroe or equal.
  12. Roofing
    - Three tab composition or no tab, fiberglass reinforced 40 year min. guaranteed, 120 mph wind rated
    - Brand: Legacy or Alaskan by Malarky, or Mystic IQUE by Building Products.
    - Base sheet: 30# felt
    - Flashing: powder coated white enamel over Galvanized metal all edges, or stainless steel.



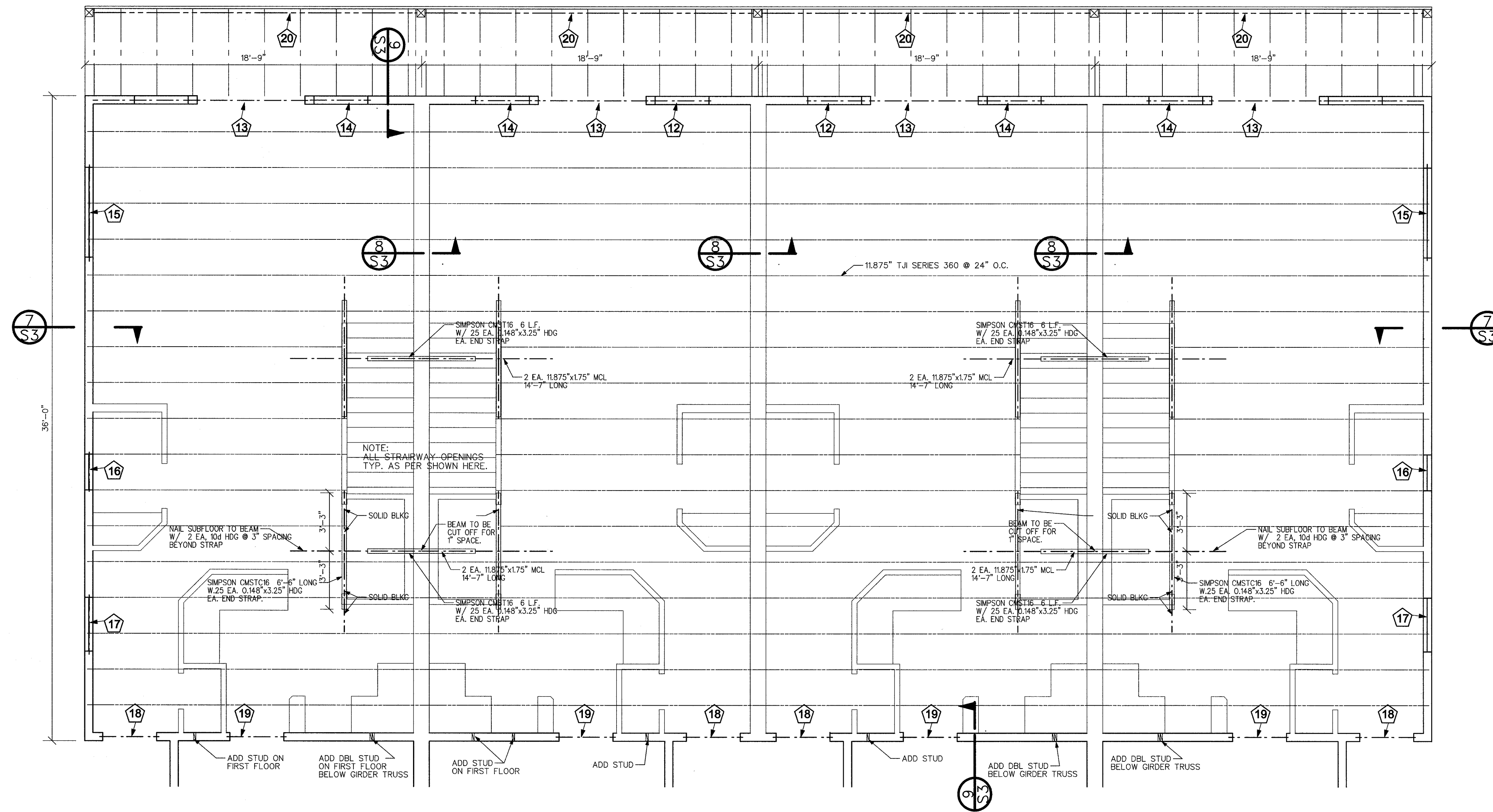
**MIKE McALLISTER ENGINEERING**  
1101 E. MAPLETON ROAD  
MAPLETON, OREGON 97483  
FAX: 541-268-4326

**MYRTLE GLEN PUD**  
**TOWNHOUSE FLOOR PLANS**  
TAX MAP: 18-12-23-11 T.L. 01200, 01100, & 0100  
FOR  
**WILLIAM JOHNSON CONSTRUCTION, INC.**  
FLORENCE, OREGON

SHEET CONTENT  
**FIRST FLOOR PLAN**

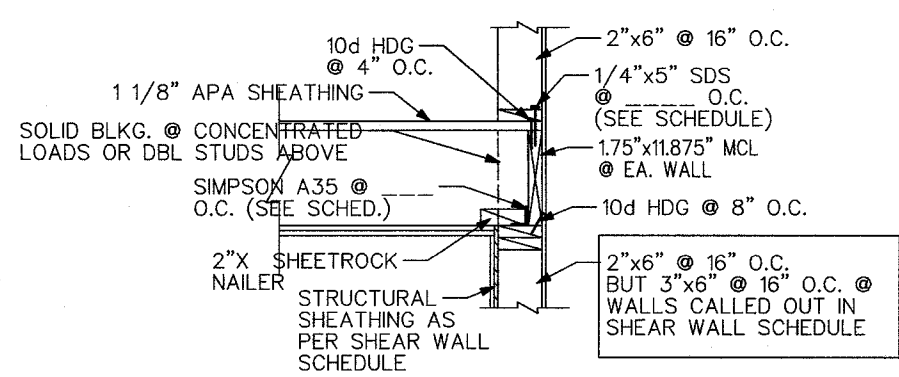
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M.N.M.	1482
DATE	SCALE
6/3/2023	SHOWN

REVISIONS  
① 7/7/23 M.N.M.

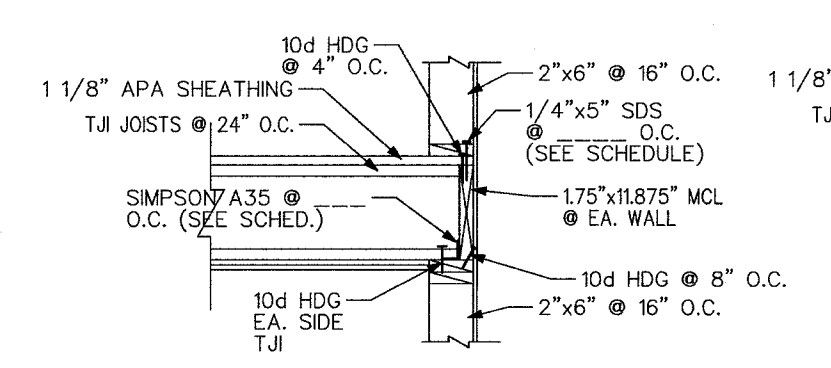


**2ND FLOOR FRAME PLAN**

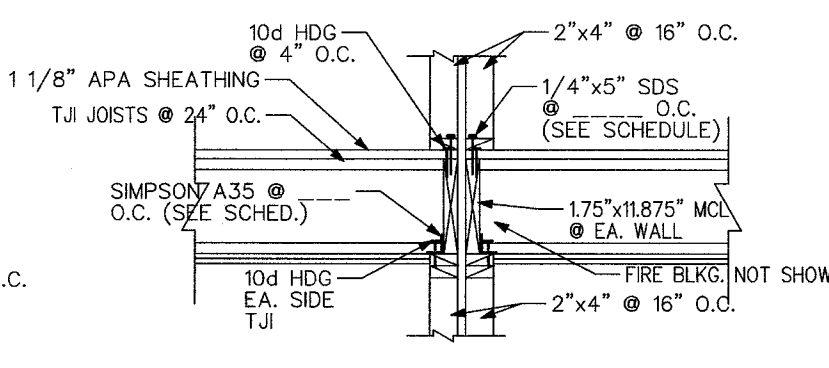
1/4" = 1'



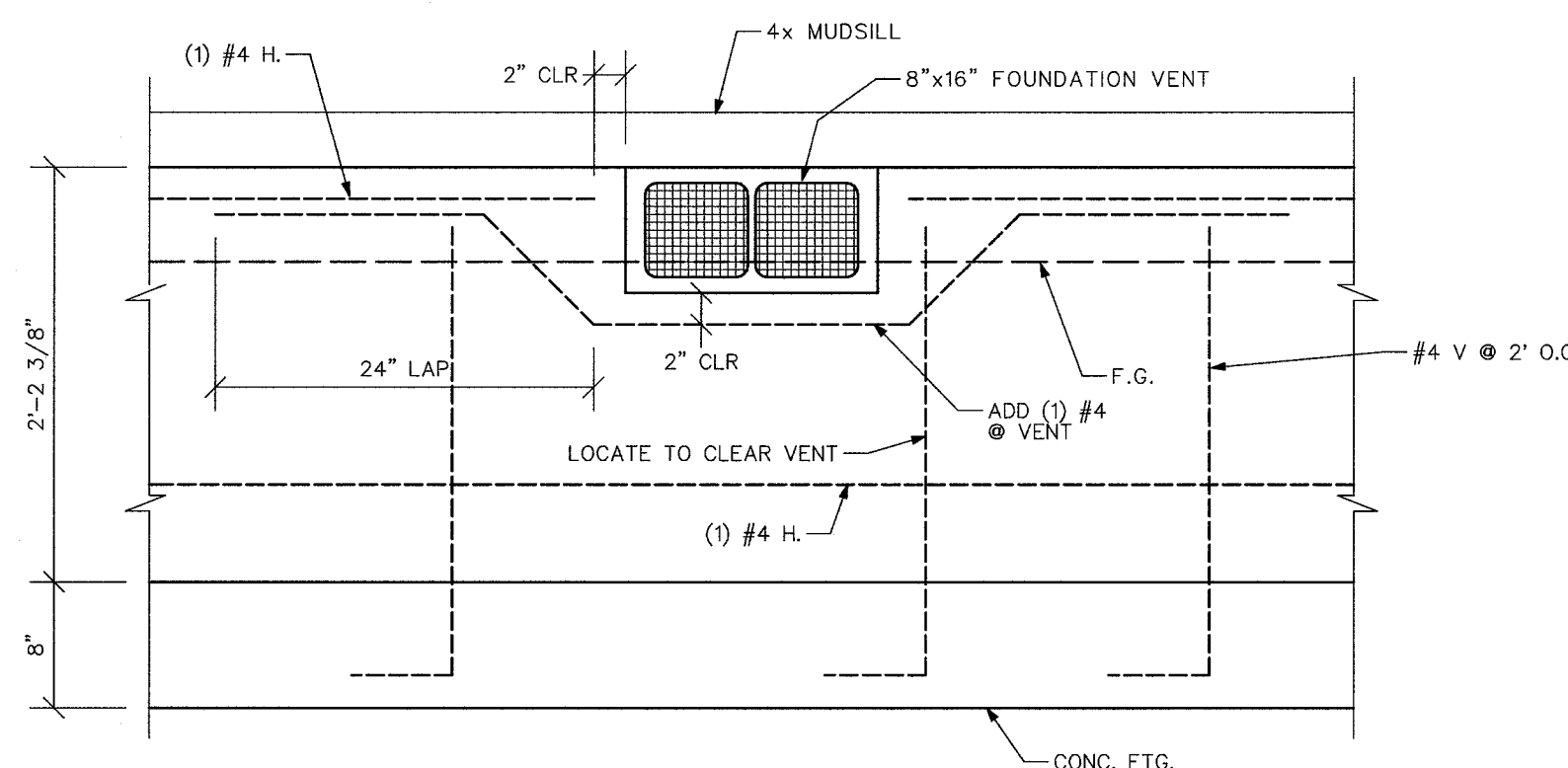
9 S3 1/2" = 1'



7 S3 1/2" = 1'



8 S3 1/2" = 1'



**TYP. FOUNDATION VENT  
IN CONC. REINFORCEMENT**

1" = 1'

**SPECIFICATION, CONTIN.**

13. Finish Siding  
Type: "Hardiplank" brand, over Drainage Wrap, installed as per manufacturer's specifications. Use approved metal flashing at all horizontal joints; do not caulk at these joints  
Fastenings: Appropriate length stainless steel nails, as per manufacturer's specifications.
14. Manufactured Beams  
Manufactured by Truss Joist MacMillan  
Parallam 2.0E  
Fb = 2,900 psi  
Fv = 290 psi  
E = 2,000,000 psi  
  
Microlam 1.8E  
Fb = 2,600 psi  
Fv = 285 psi  
E = 1,800,000 psi
15. Glulam Beams  
AITC specification  
Douglas Fir Species 24F-V8  
Fb = 2,400 psi
16. Insulation (With Envelope Enhancement Measure 2 \*)  
\* Walls - R-23 Fiberglass  
Ceiling (flat) - R-35 Fiberglass blow in (attic)  
Vaulted Ceilings - R-38 Fiberglass roll insulation  
\* Floor @ crawl space - R-38 Fiberglass  
Floors @ overhangs - R-38 Fiberglass  
Exterior Doors - R-5 (U = .20)  
\* Windows - U = 0.28  
HVAC ducting - R-8, joints sealed.  
Hot water Piping - Insulate with standard foam as manufactured  
Lighting - See 18 below.
17. Heating System (Conservation Measure C or D, Select either choice)  
1) High Efficiency Air-Source Heat Pump, HSPF 8.0.  
2) Ductless Heat Pump, HSPF 8.5.
18. Ventilation System  
1) Natural Ventilation by operable windows. Windows to have minimum opening area as per window schedule, which will provide ventilation at 4% of net floor area.  
2) Balanced ventilation with outside air to be provided by an ERV exhaust fan with ducting to move a minimum of 4.5 cfm continuous exhaust. Fan intake to be located on second floor in a place that will be unobstructed. Controls for manual override to be provided.
19. Lighting  
All structure lighting is required to be with fixtures of LED, CFL or linear fluorescent, min. lumen per watt rated 70 or higher.
20. Hot Water System  
On demand electric.
21. Epoxy Set Anchor Bolts, Rebar  
Epoxy Simpson ET, 40-100 degrees F. ambient  
Manufacturer's specifications  
  
Rebar As per rebar spec.
22. Exterior Painting System  
Brand: Sherwin Williams, Benjamin Moore, or Rhodda.  
Prime: Prime on clean and dry surfaces, prepared as per point specs.  
Finish Coats: Two minimum coats  
Alternate: Prime coat may be in finish coat if approved by Engineer.
23. Manufactured Joist  
Brand: TJI or approved equal  
Series: As noted on plans.

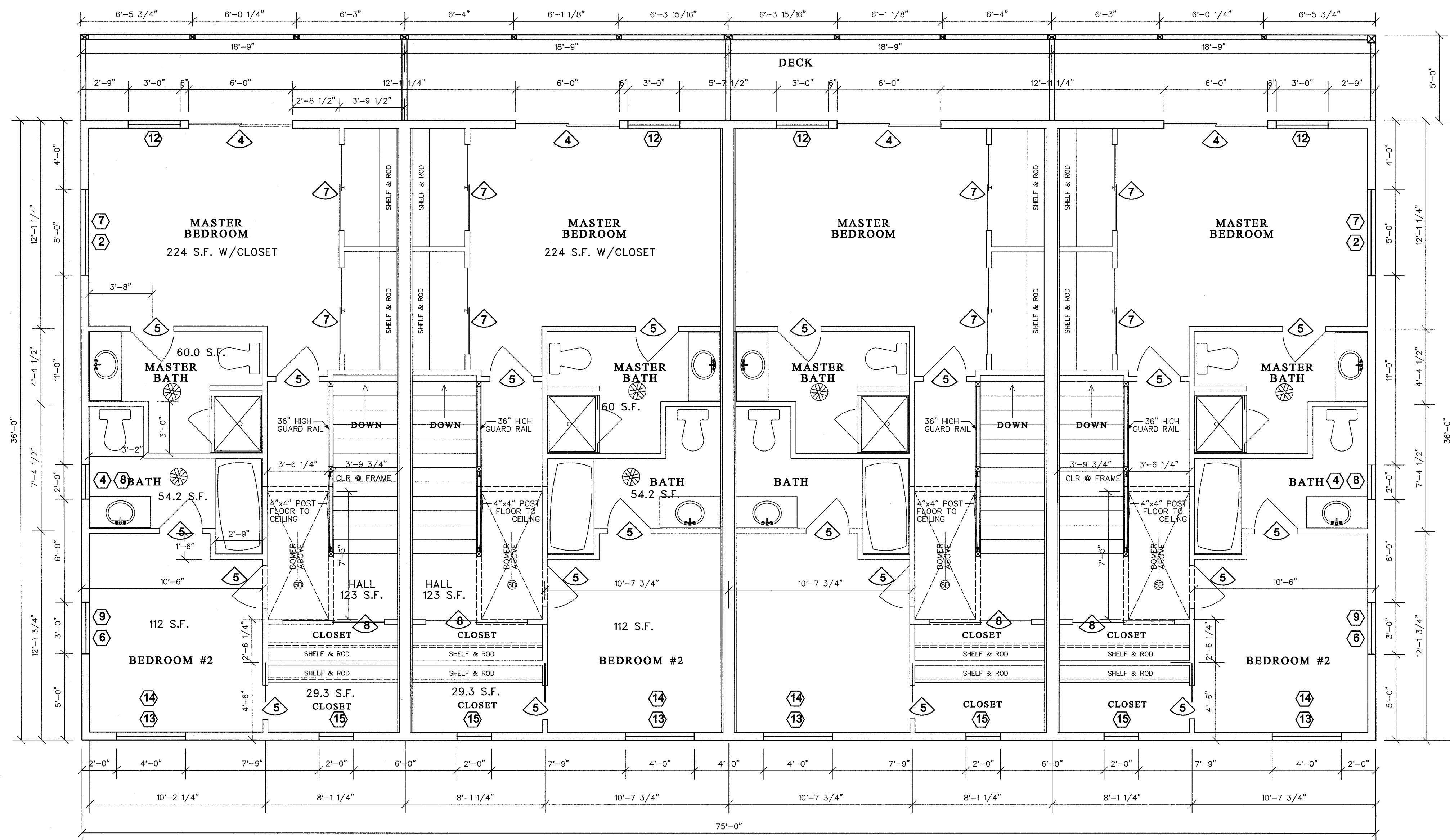


**MIKE McALLISTER ENGINEERING**  
11301 E. MAPLETON ROAD  
FLORENCE, OREGON 97455  
PH: 541-268-4328  
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**MYRTLE GLEN PUD**  
**TOWNHOUSE FLOOR PLANS**  
TAX MAP: 18-12-22-11 T.L. 01200, 01100, & 0100  
FOR  
**WILLIAM JOHNSON CONSTRUCTION, INC.**  
FLORENCE, OREGON

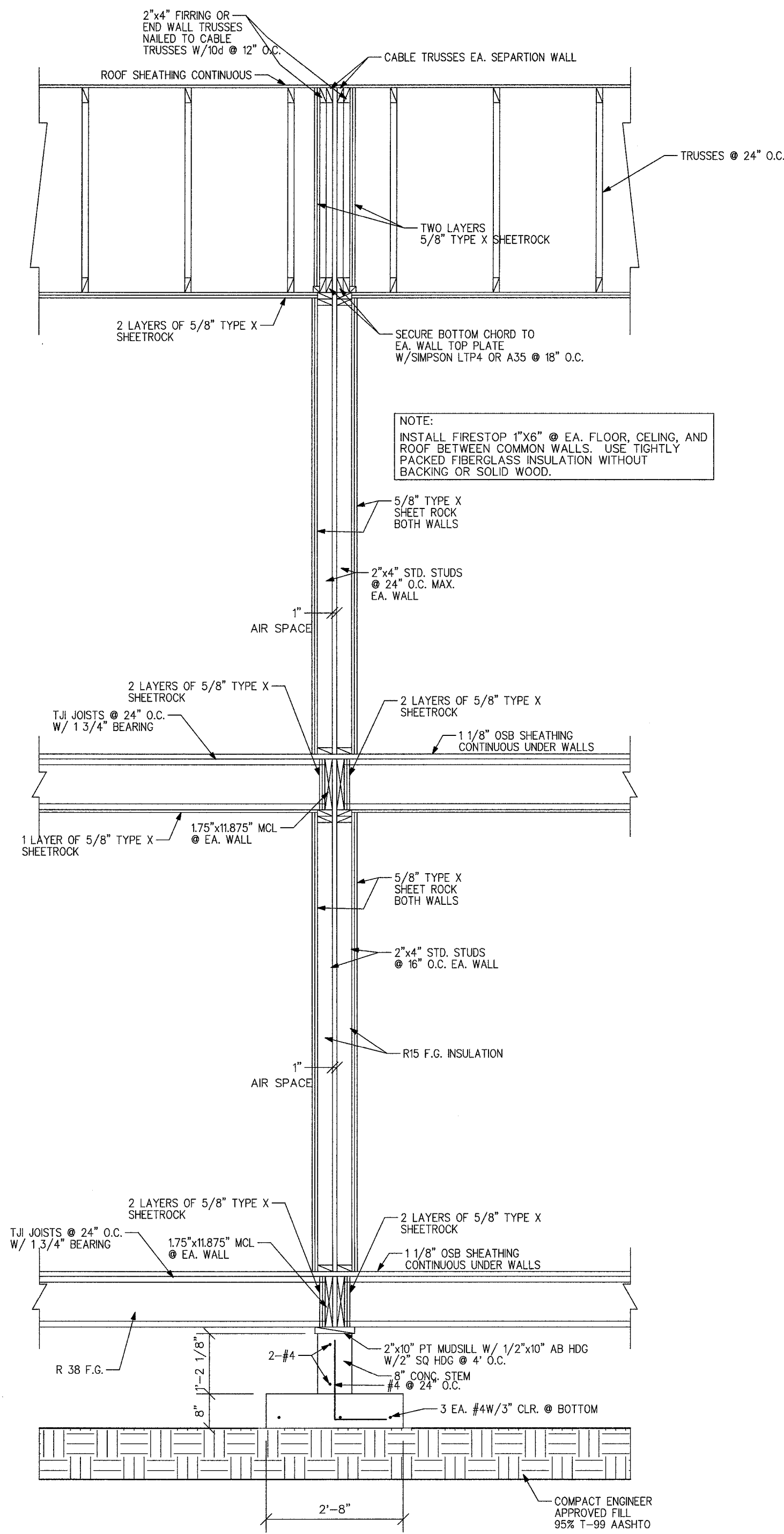
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SECOND FLOOR FRAME PLAN	
DRAWN	W.O. No.
M.N.M.	1482
DATE	SCALE
6/3/2023	SHOWN
REVISIONS	
7/7/23	M.N.M.
SHEET	
<b>S3</b> OF 10	





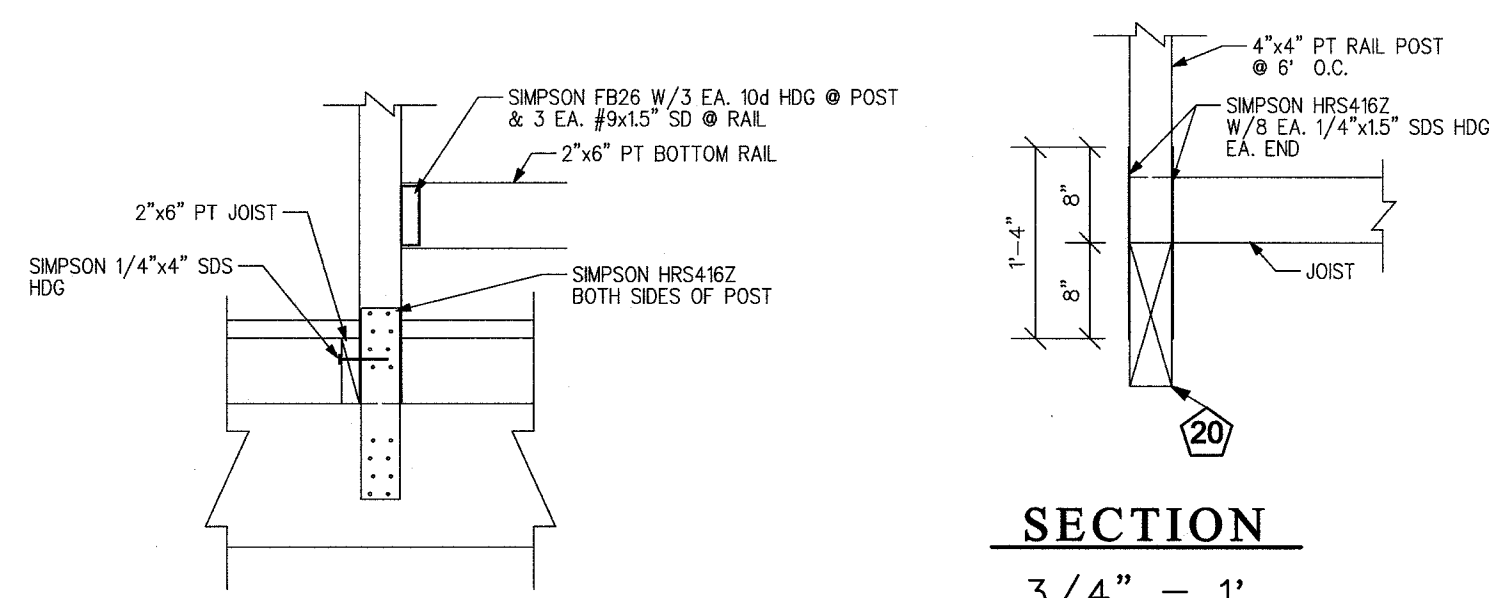
**2ND FLOOR PLAN**

1/4" = 1'



**2 HOUR MODIFIED FIRE WALL TYP. AT ALL COMMON WALLS**

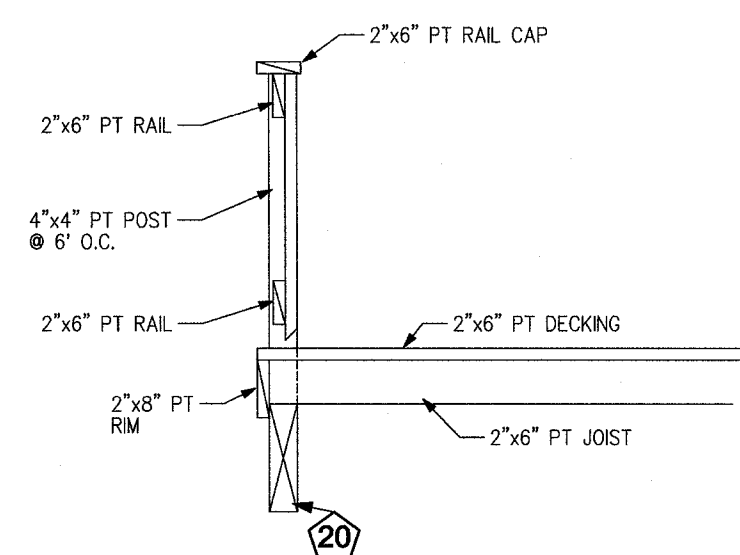
1/2" = 1'



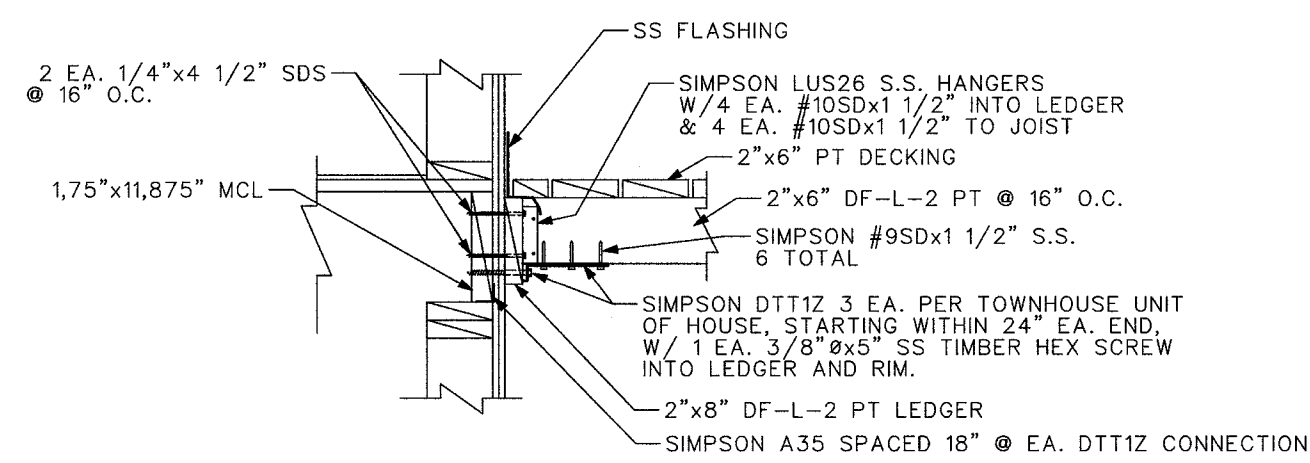
**SECTION**  
3/4" = 1'

**ELEVATION VIEW**

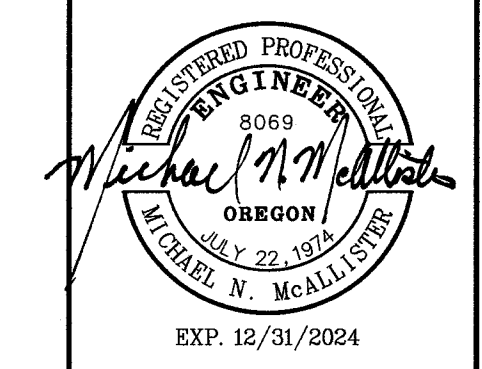
3/4" = 1'



**DETAIL B**  
1/2" = 1'



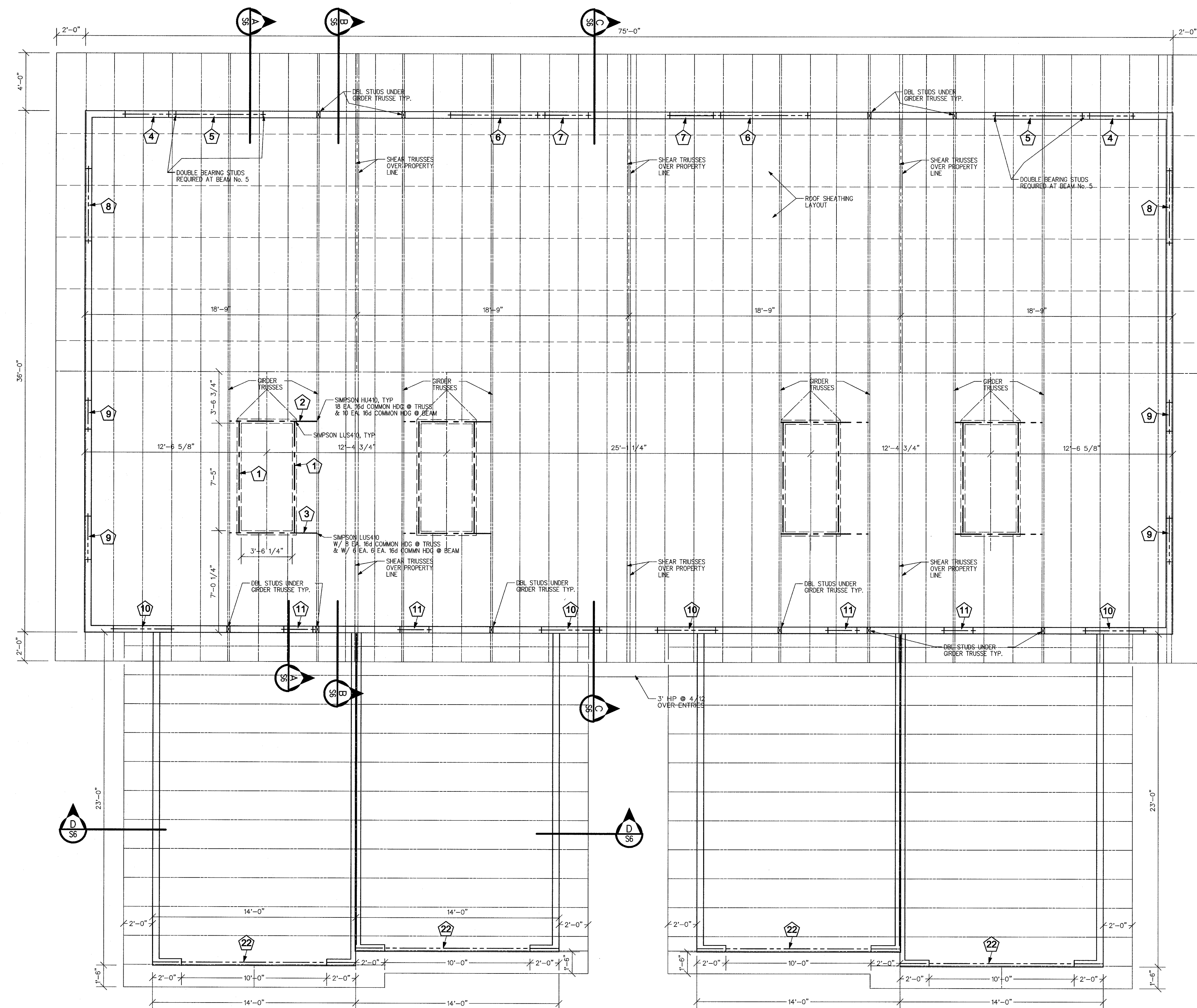
**DETAIL C**  
3/4" = 1'



**MIKE McALLISTER ENGINEERING**  
1301 E. MAPLETON ROAD  
PORTLAND, OREGON 97438  
PHONE: 503-288-4328  
FAX: 541-288-4328

**MYRTLE GLEN PUD**  
TOWNHOUSE FLOOR PLANS  
TAX MAP: 18-12-22-11 T.L. 01200, 01100, & 0100  
FOR  
**WILLIAM JOHNSON CONSTRUCTION, INC.**  
FLORENCE, OREGON

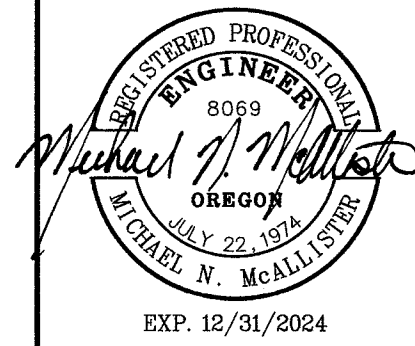
SHEET CONTENT	
SECOND FLOOR PLAN	
DRAWN	W.O. No.
M.N.M.	1482
DATE	SCALE
6/3/2023	SHOWN
REVISIONS	
△	7/07/23 M.N.M.
SHEET	
<b>S4</b> OF 10	



**ROOF PLAN**  
1/4" = 1'

BEAM SCHEDULE		
LOCATION	BEAM SIZE / TYPE	BEARING STUDS @ SUPPORTS
1	4"x6" DF-L-2	SINGLE 2"x6" STUD
2	4"x10" DF-L-2	SINGLE 2"x6" STUD
3	4"x10" DF-L-2	SINGLE 2"x6" STUD
4	6"x6" DF-L-2	SINGLE 2"x6" STUD
5	6"x10" DF-L-2	SINGLE 2"x6" STUD
6	6"x10" DF-L-1 OR 5 1/2"x9" DF 24F-V8 GLB	DOUBLE 2"x6" STUDS (SEE SHEAR WALLS A-1 AND A-5)
7	6"x6" DF-L-2	SINGLE 2"x6" STUD
8	6"x6" DF-L-2	SINGLE 2"x6" STUD
9	6"x6" DF-L-2	SINGLE 2"x6" STUD
10	6"x6" DF-L-2	SINGLE 2"x6" STUD
11	6"x6" DF-L-2	SINGLE 2"x6" STUD
12	6"x6" DF-L-2	SINGLE 2"x6" STUD
13	6"x6" DF-L-2	SINGLE 2"x6" STUD
14	6"x6" DF-L-2	SINGLE 2"x6" STUD
15	6"x6" DF-L-2	SINGLE 2"x6" STUD
16	6"x6" DF-L-2	SINGLE 2"x6" STUD
17	6"x6" DF-L-2	SINGLE 2"x6" STUD
18	6"x6" DF-L-2	SINGLE 2"x6" STUD
19	6"x6" DF-L-2	SINGLE 2"x6" STUD
20	3 1/2"x12" DF 24F-V8 GLB	SINGLE 2"x6" STUD
21	6"x6" DF-L-2	SINGLE 2"x6" STUD
22	4"x12" DF-L-2	SINGLE 2"x6" STUD

**TRUSS UPLIFT CONNECTIONS**  
ALL SINGLE TRUSSES TO HAVE SIMPSON H1 UPLIFT CONNECTOR @ EXTERIOR WALL PLATE.  
ALL GIRDER TRUSSES TO HAVE SIMPSON H10A-2. END TRUSSES TO HAVE NAILING.



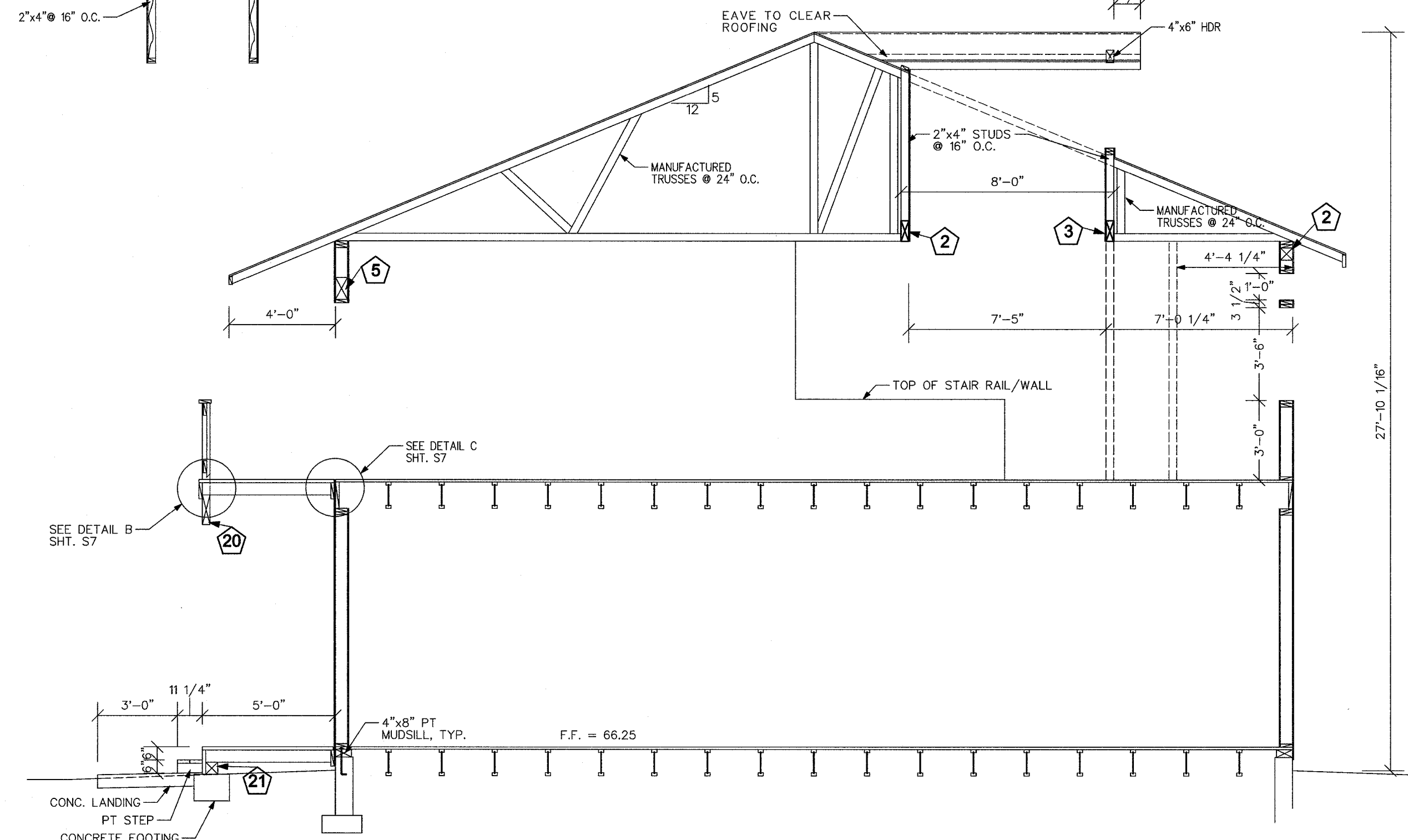
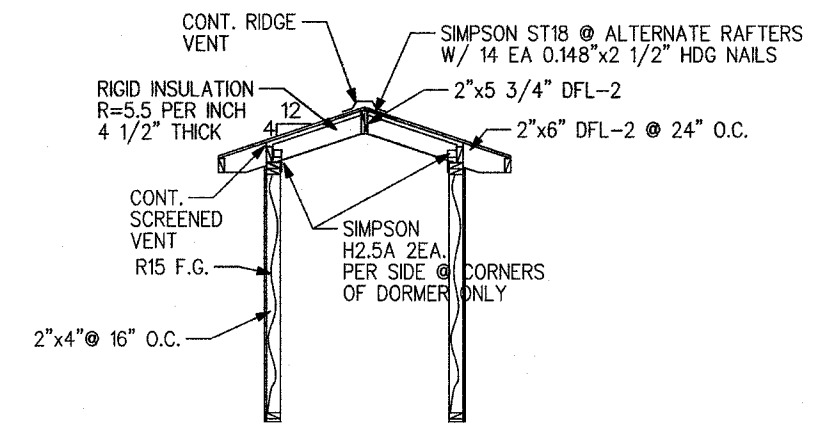
**MIKE McALLISTER ENGINEERING**  
1801 E. MAPLETON ROAD  
MAPLETON, OREGON 97453  
FAX: 541-268-4326

**MYRTLE GLEN PUD**  
TOWNHOUSE FLOOR PLANS  
TAX MAP: 18-12-22-11 T.L. 01200, 01100, & 0100  
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**WILLIAM JOHNSON CONSTRUCTION, INC.**  
FLORENCE, OREGON

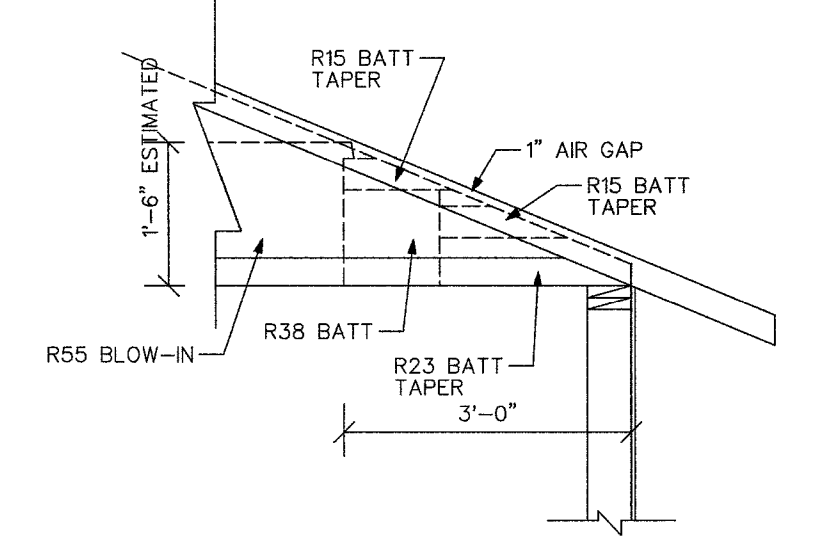
SHEET CONTENT  
ROOF PLAN

DRAWN	W.O. No.
M.N.M.	1482
DATE	SCALE
6/3/2023	SHOWN
REVISIONS	
△ 7/07/23 M.N.M.	

Plot Scale: 1:1

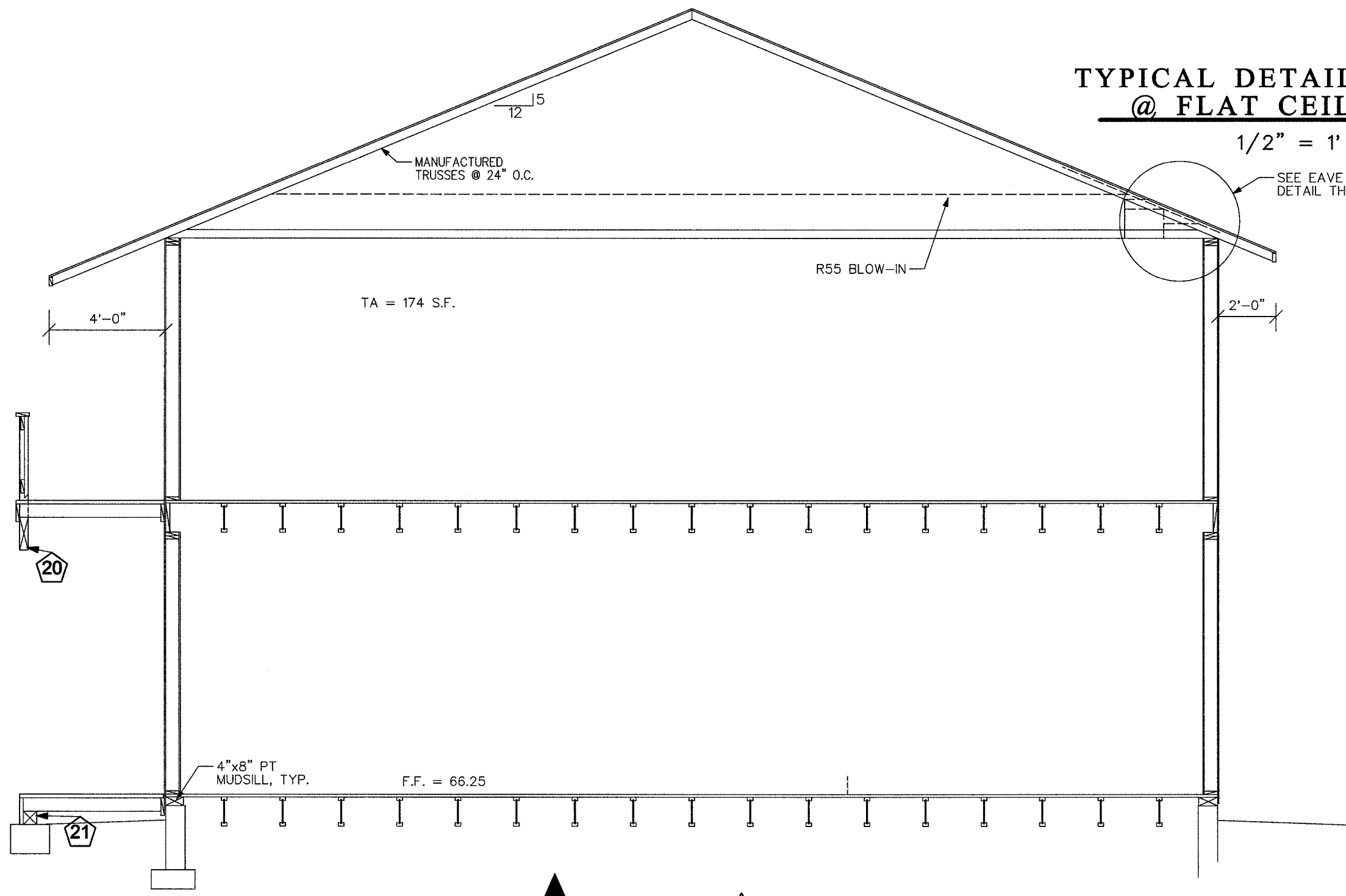


**A**  
S6  
1/4" = 1'

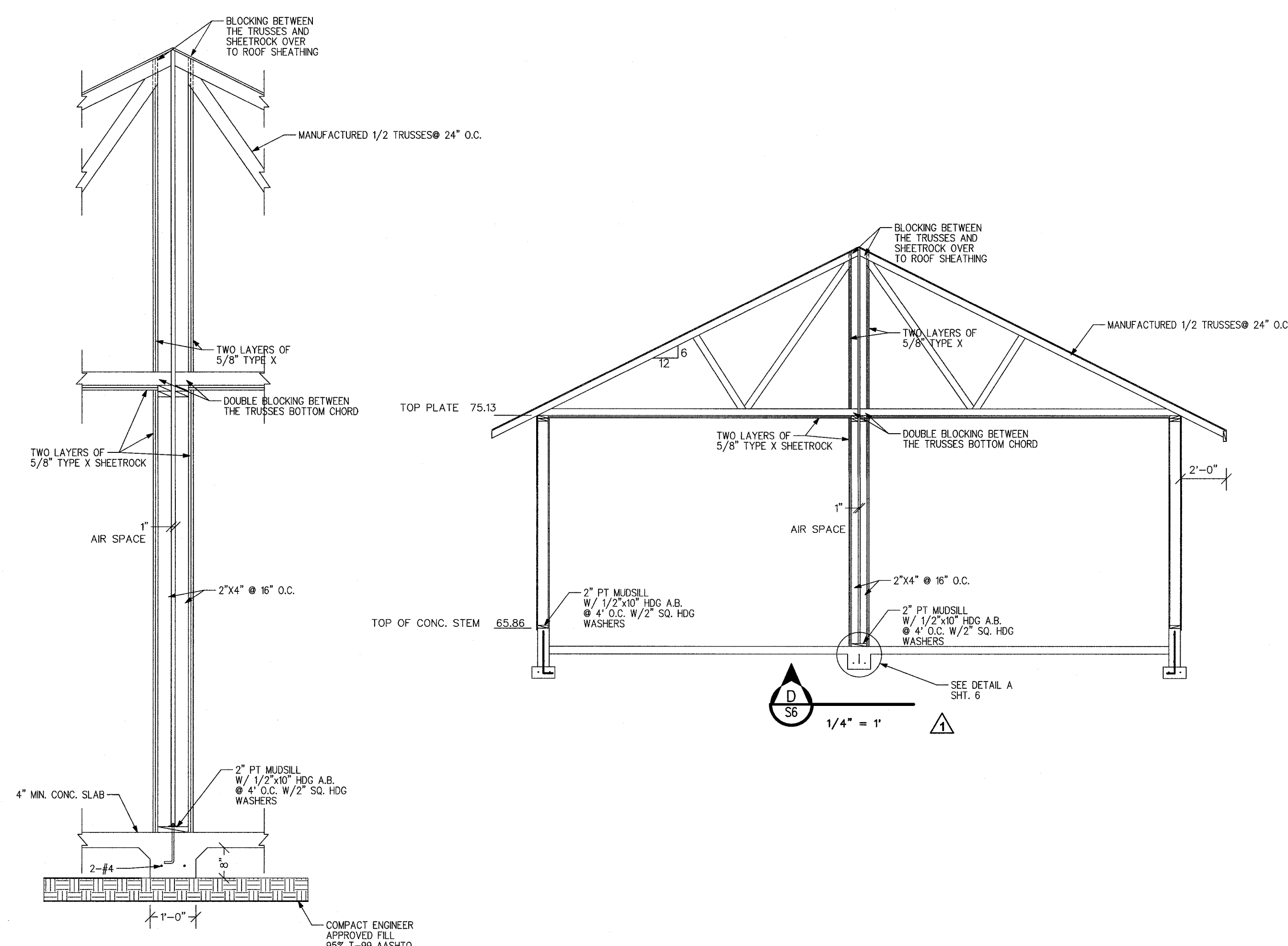


**TYPICAL DETAIL INSULATION @ FLAT CEILING EAVES**

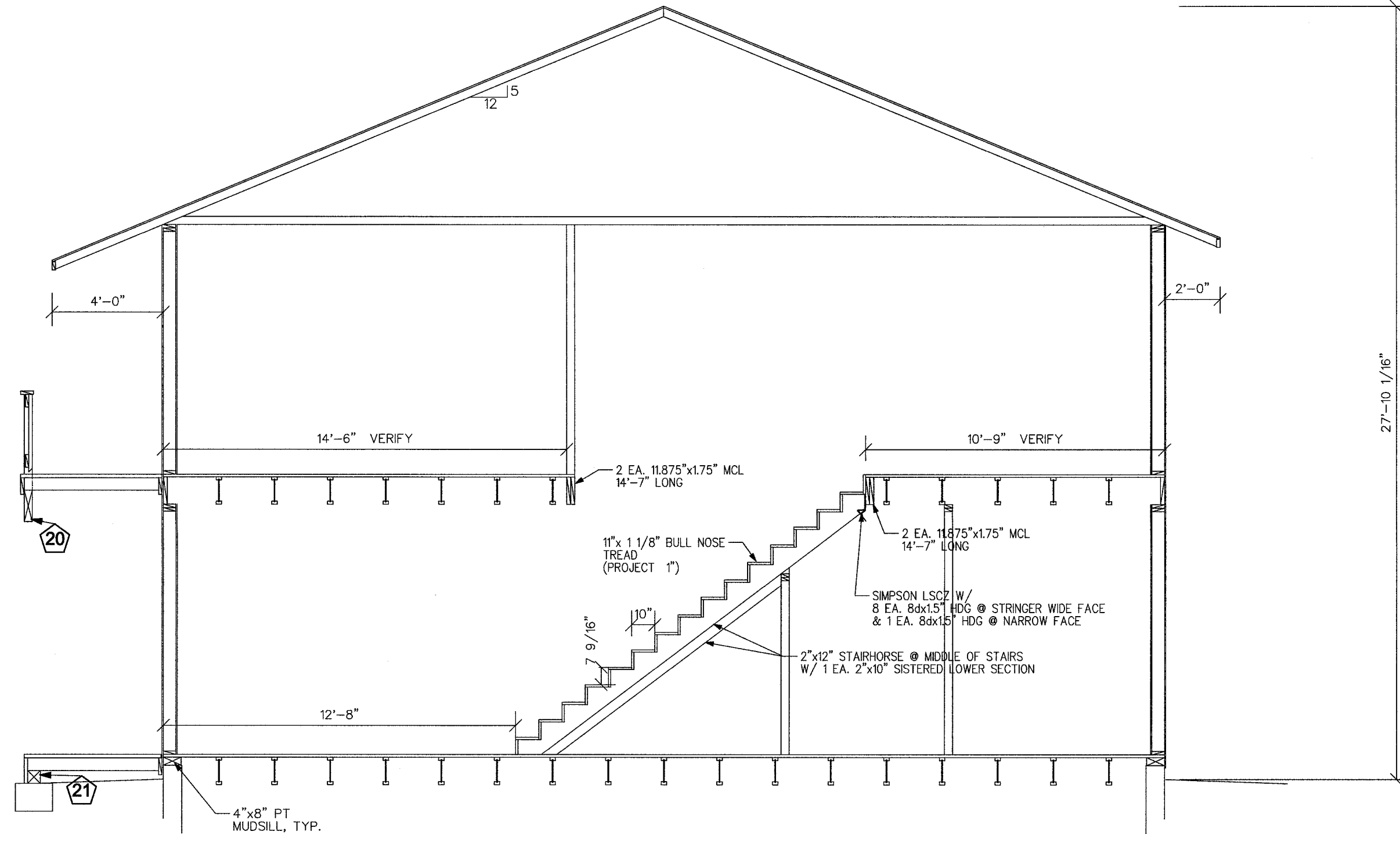
1/2" = 1'  
SEE EAVE INSULATION DETAIL THIS SHEET



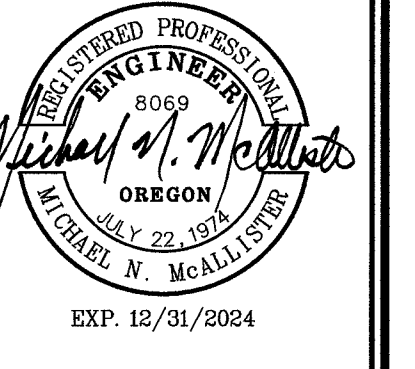
**C**  
S6  
1/4" = 1'



**DETAIL A**  
1/2" = 1'



**B**  
S6  
1/4" = 1'



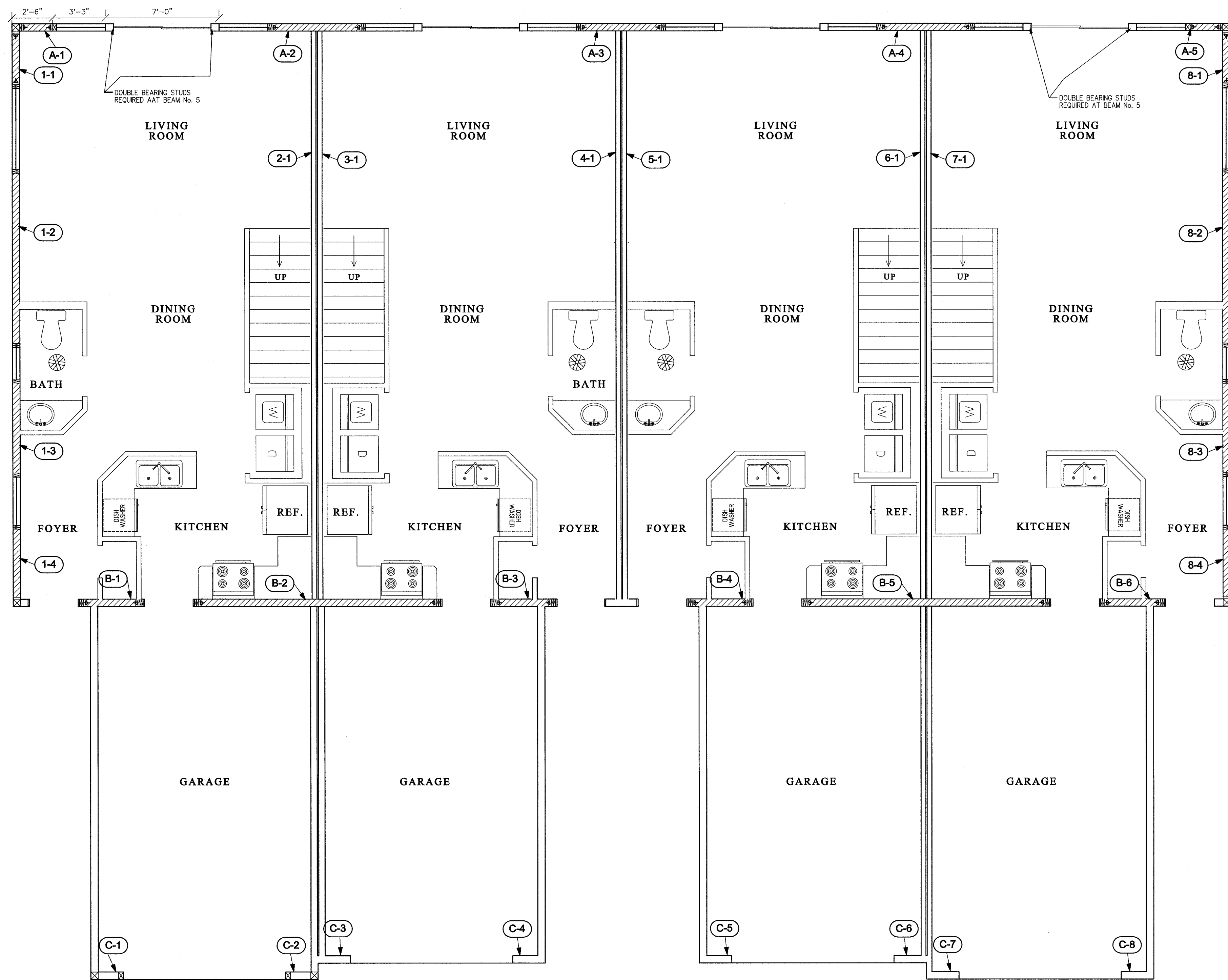
**MIKE McALLISTER ENGINEERING**  
1830 E. MAPLETON ROAD  
PALESTINE, OREGON 97453  
PH: 541-268-4326  
FAX: 541-268-4326

**MYRTLE GLEN PUD**  
TOWNHOUSE FLOOR PLANS  
TAX MAP: 18-12-22-11 T.L. 01200, 01100, & 0100  
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FLORENCE, OREGON

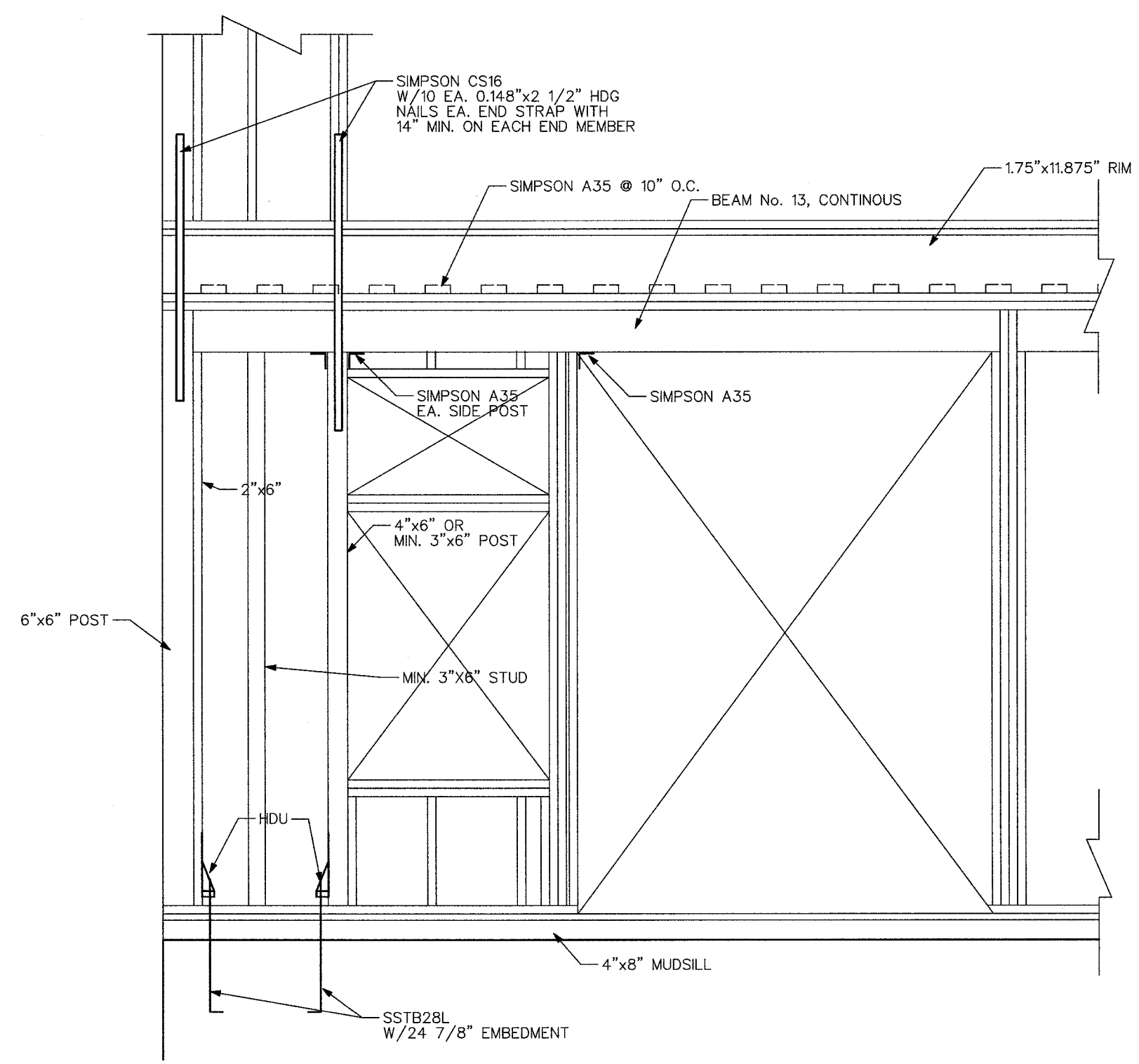
SHEET CONTENT  
**SECTIONS & DETAILS**

DRAWN	W.O. No.
M.N.M.	1482
DATE	SCALE
6/3/2023	SHOWN
REVISIONS	
△	7/8/23 M.N.M.

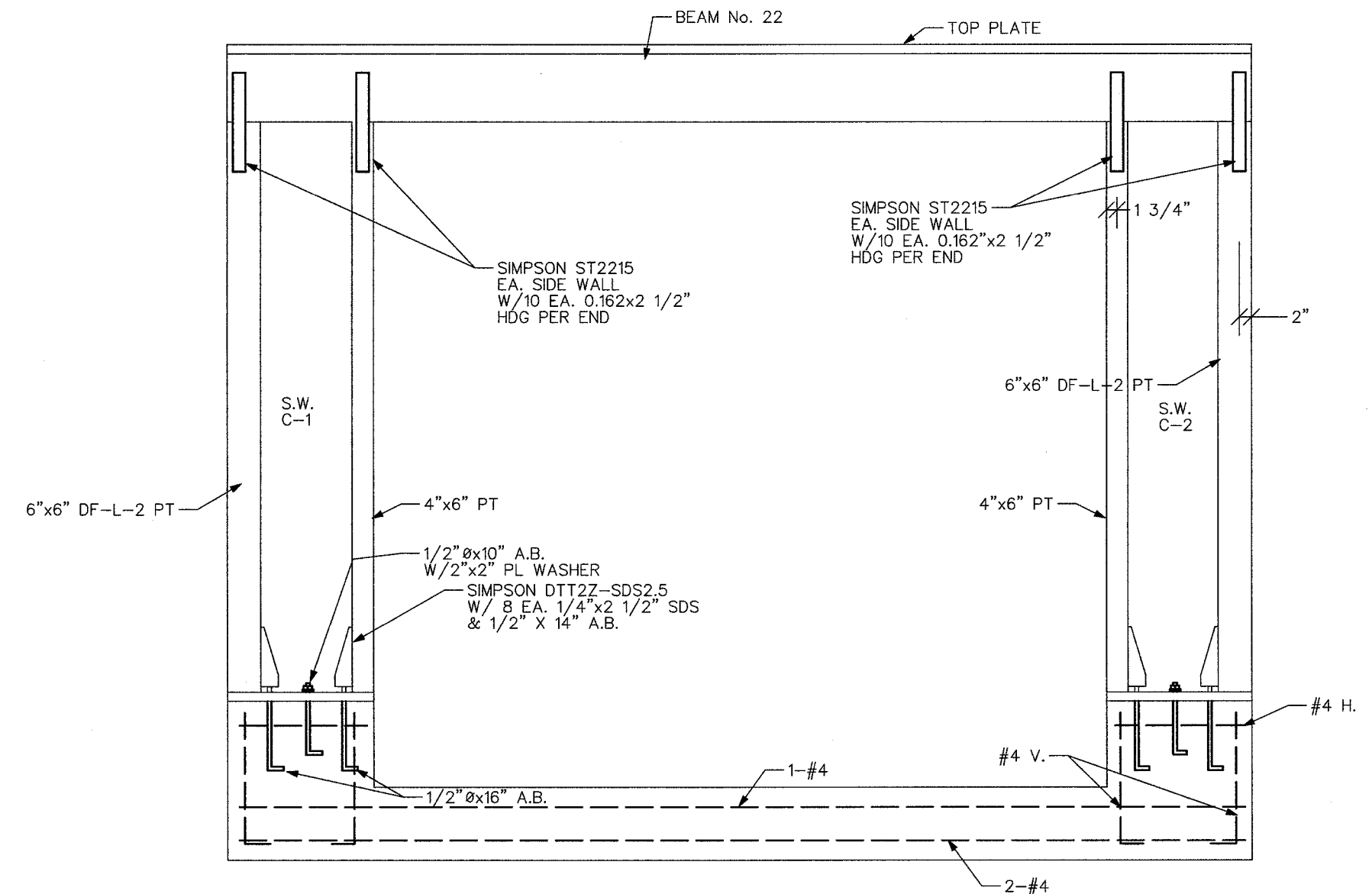




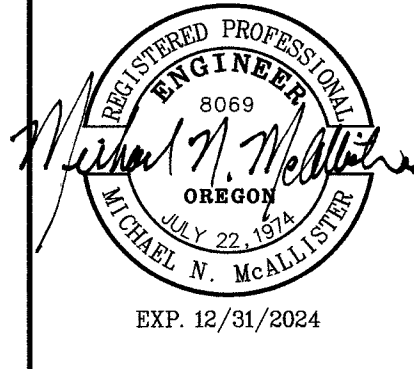
**1ST FLOOR SHEARWALL PLAN**  $\triangle$   
 1/4" = 1'



**ELEVATION @ FIRST FLOOR SHEAR WALLS A-1 & A-5**  
 1/2" = 1'



**ELEVATION @ SHEAR WALLS C-1 & C-2 GARAGE OPENING**  
 TYP. ALL WALLS C  $\triangle$   
 1/2" = 1'



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 1301 E. MAPLETON ROAD  
 FLORENCE, OREGON 97435  
 PH: 541-288-4328  
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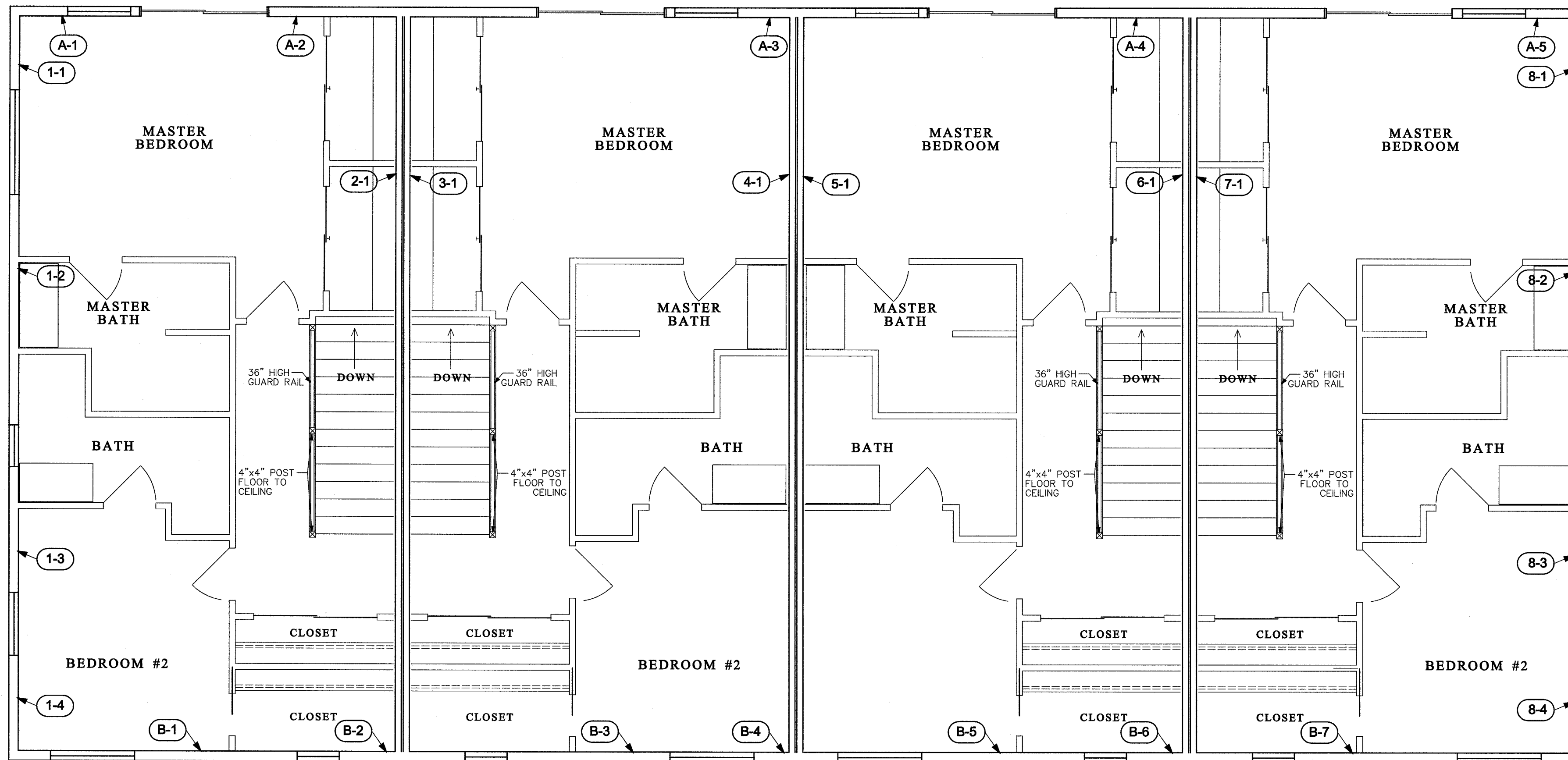
**MYRTLE GLEN PUD**  
**TOWNHOUSE FLOOR PLANS**  
 TAX MAP: 18-12-22-11 T.L. 01200, 01100, & 0100  
 FOR  
**WILLIAM JOHNSON CONSTRUCTION, INC.**  
 FLORENCE, OREGON

SHEET CONTENT  
**FIRST FLOOR SHEAR WALL PLAN**

DRAWN	W.O. No.
M.N.M.	1482
DATE	SCALE
6/3/2023	SHOWN

REVISIONS  
 $\triangle$  7/07/23 M.N.M.

Plot Scale: 1:1



2ND FLOOR SHEARWALL PLAN

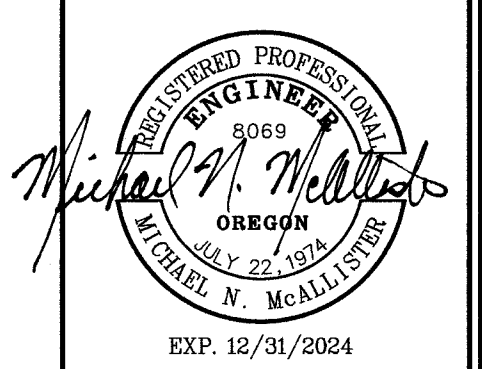
1/4" = 1'

LOCATION	LENGTH	SHEATHING	NAILING	HOLDOWN & POST	WALL PL./RIM JOIST FASTENERS	FLOOR SHEATHING/RIM FASTENERS	RIM JOIST/WALL PL. BELOW
(A-1)	2'-9"	7/16" STRUCTURAL-1 ONE FACE OF WALL	8d @ 6" OC	NOT REQ'D	SIMPSON SDS 1/4"x5" @ 16" O.C.	10d HDG @ 4" O.C.	10d TOE NAIL @ 8" O.C. & SIMPSON A35 @ 10" O.C.
(A-2)	12'-9 1/4"	7/16" STRUCTURAL-1 ONE FACE OF WALL	8d @ 6" OC	NOT REQ'D	SIMPSON SDS 1/4"x5" @ 16" O.C.	10d HDG @ 4" O.C.	10d TOE NAIL @ 8" O.C. & SIMPSON A35 @ 10" O.C.
(A-3)	5'-7 1/2"	7/16" STRUCTURAL-1 ONE FACE OF WALL	8d @ 6" OC	NOT REQ'D	SIMPSON SDS 1/4"x5" @ 16" O.C.	10d HDG @ 4" O.C.	10d TOE NAIL @ 8" O.C. & SIMPSON A35 @ 10" O.C.
(A-4)	12'-9 1/4"	7/16" STRUCTURAL-1 ONE FACE OF WALL	8d @ 6" OC	NOT REQ'D	SIMPSON SDS 1/4"x5" @ 16" O.C.	10d HDG @ 4" O.C.	10d TOE NAIL @ 8" O.C. & SIMPSON A35 @ 10" O.C.
(A-5)	2'-9"	7/16" STRUCTURAL-1 ONE FACE OF WALL	8d @ 6" OC	NOT REQ'D	SIMPSON SDS 1/4"x5" @ 16" O.C.	10d HDG @ 4" O.C.	10d TOE NAIL @ 8" O.C. & SIMPSON A35 @ 10" O.C.
(B-1)	7'-9"	7/16" STRUCTURAL-1 ONE FACE OF WALL	8d @ 6" OC	NOT REQ'D	SIMPSON SDS 1/4"x5" @ 16" O.C.	10d HDG @ 4" O.C.	10d TOE NAIL @ 8" O.C. & SIMPSON A35 @ 10" O.C.
(B-2)	6'-0"	7/16" STRUCTURAL-1 ONE FACE OF WALL	8d @ 6" OC	NOT REQ'D	SIMPSON SDS 1/4"x5" @ 16" O.C.	10d HDG @ 4" O.C.	10d TOE NAIL @ 8" O.C. & SIMPSON A35 @ 10" O.C.
(B-3)	7'-9"	7/16" STRUCTURAL-1 ONE FACE OF WALL	8d @ 6" OC	NOT REQ'D	SIMPSON SDS 1/4"x5" @ 16" O.C.	10d HDG @ 4" O.C.	10d TOE NAIL @ 8" O.C. & SIMPSON A35 @ 10" O.C.
(B-4)	4'-0"	7/16" STRUCTURAL-1 ONE FACE OF WALL	8d @ 6" OC	NOT REQ'D	SIMPSON SDS 1/4"x5" @ 16" O.C.	10d HDG @ 4" O.C.	10d TOE NAIL @ 8" O.C. & SIMPSON A35 @ 10" O.C.
(B-5)	7'-9"	7/16" STRUCTURAL-1 ONE FACE OF WALL	8d @ 6" OC	NOT REQ'D	SIMPSON SDS 1/4"x5" @ 16" O.C.	10d HDG @ 4" O.C.	10d TOE NAIL @ 8" O.C. & SIMPSON A35 @ 10" O.C.
(B-6)	6'-0"	7/16" STRUCTURAL-1 ONE FACE OF WALL	8d @ 6" OC	NOT REQ'D	SIMPSON SDS 1/4"x5" @ 16" O.C.	10d HDG @ 4" O.C.	10d TOE NAIL @ 8" O.C. & SIMPSON A35 @ 10" O.C.
(B-7)	7'-9"	7/16" STRUCTURAL-1 ONE FACE OF WALL	8d @ 6" OC	NOT REQ'D	SIMPSON SDS 1/4"x5" @ 16" O.C.	10d HDG @ 4" O.C.	10d TOE NAIL @ 8" O.C. & SIMPSON A35 @ 10" O.C.
(1-1)	4'-0"	7/16" STRUCTURAL-1 ONE FACE OF WALL	8d @ 6" OC	NOT REQ'D	SIMPSON SDS 1/4"x5" @ 16" O.C.	10d HDG @ 4" O.C.	10d TOE NAIL @ 8" O.C. & SIMPSON A35 @ 10" O.C.
(1-2)	11'-0"	7/16" STRUCTURAL-1 ONE FACE OF WALL	8d @ 6" OC	NOT REQ'D	SIMPSON SDS 1/4"x5" @ 16" O.C.	10d HDG @ 4" O.C.	10d TOE NAIL @ 8" O.C. & SIMPSON A35 @ 10" O.C.
(1-3)	5'-0"	7/16" STRUCTURAL-1 ONE FACE OF WALL	8d @ 6" OC	NOT REQ'D	SIMPSON SDS 1/4"x5" @ 16" O.C.	10d HDG @ 4" O.C.	10d TOE NAIL @ 8" O.C. & SIMPSON A35 @ 10" O.C.
(2-1)	36'-0"	2 LAYERS 5/8" SHEETROCK ONE SIDE OF WALL	8d @ 16" OC	NOT REQ'D	SIMPSON SDS 1/4"x5" @ 16" O.C.	10d HDG @ 4" O.C.	SIMPSON A35 @ 4" O.C.
(3-1)	36'-0"	2 LAYERS 5/8" SHEETROCK ONE SIDE OF WALL	8d @ 16" OC	NOT REQ'D	SIMPSON SDS 1/4"x5" @ 16" O.C.	10d HDG @ 4" O.C.	SIMPSON A35 @ 4" O.C.
(4-1)	36'-0"	2 LAYERS 5/8" SHEETROCK ONE SIDE OF WALL	8d @ 16" OC	NOT REQ'D	SIMPSON SDS 1/4"x5" @ 16" O.C.	10d HDG @ 4" O.C.	SIMPSON A35 @ 4" O.C.
(5-1)	36'-0"	2 LAYERS 5/8" SHEETROCK ONE SIDE OF WALL	8d @ 16" OC	NOT REQ'D	SIMPSON SDS 1/4"x5" @ 16" O.C.	10d HDG @ 4" O.C.	SIMPSON A35 @ 4" O.C.
(6-1)	36'-0"	2 LAYERS 5/8" SHEETROCK ONE SIDE OF WALL	8d @ 16" OC	NOT REQ'D	SIMPSON SDS 1/4"x5" @ 16" O.C.	10d HDG @ 4" O.C.	SIMPSON A35 @ 4" O.C.
(7-1)	36'-0"	2 LAYERS 5/8" SHEETROCK ONE SIDE OF WALL	8d @ 16" OC	NOT REQ'D	SIMPSON SDS 1/4"x5" @ 16" O.C.	10d HDG @ 4" O.C.	SIMPSON A35 @ 4" O.C.
(8-1)	4'-0"	7/16" STRUCTURAL-1 ONE FACE OF WALL	8d @ 6" OC	NOT REQ'D	SIMPSON SDS 1/4"x5" @ 16" O.C.	10d HDG @ 4" O.C.	10d TOE NAIL @ 8" O.C. & SIMPSON A35 @ 10" O.C.
(8-2)	11'-0"	7/16" STRUCTURAL-1 ONE FACE OF WALL	8d @ 6" OC	NOT REQ'D	SIMPSON SDS 1/4"x5" @ 16" O.C.	10d HDG @ 4" O.C.	10d TOE NAIL @ 8" O.C. & SIMPSON A35 @ 10" O.C.
(8-3)	5'-0"	7/16" STRUCTURAL-1 ONE FACE OF WALL	8d @ 6" OC	NOT REQ'D	SIMPSON SDS 1/4"x5" @ 16" O.C.	10d HDG @ 4" O.C.	10d TOE NAIL @ 8" O.C. & SIMPSON A35 @ 10" O.C.
(8-4)	5'-0"	7/16" STRUCTURAL-1 ONE FACE OF WALL	8d @ 6" OC	NOT REQ'D	SIMPSON SDS 1/4"x5" @ 16" O.C.	10d HDG @ 4" O.C.	10d TOE NAIL @ 8" O.C. & SIMPSON A35 @ 10" O.C.

\* MINIMUM POST OF DBL 2"x STUD AT WALL ENDS AND AT HOLDOWNS. LAMINATE LONG STUDS TOGETHER.  
 W/ 1/2 EA. SDS 1/4"x3" SCREWS FOR HDG AND HDUS HOLDOWNS. WHERE CONNECTOR IS AT SHORT CRIPPLE STUD, LAMINATE SHORT STUDS WITH 4 EA. SDS SCREWS AT ALL HOLDOWNS.  
 NOTE: ALL OTHER EXTERIOR WALLS NOT SHOWN IN SHEAR WALL PLAN TO HAVE 7/16 OSB SHTG. WITH 8d @ 6" OC @ P.E. /12" OC ELSEWHERE.  
 SHEAR WALL SHEATHING TO BE APA RATED AND IN ACCORDANCE WITH SHEAR WALL SCHEDULE. 1/2" CDX MAY BE SUBSTITUTED WHERE 7/16" WAFER BOARD ARE CALLED OUT ON SHEAR WALLS SCHEDULE.  
 INSTALL SHEATHING OVER RIM JOIST AND MUDSILL TO CONNECT WALL FLOOR PLATE TO MUDSILL AT ALL EXTERIOR WALLS.  
 NAILING TO BE AS PER SHEAR WALL SCHEDULE.  
 INSTALL ALL WALL SHEATHING VERTICALLY OR HORIZONTALLY, WITH SOLID BLOCKING WHERE AT PANEL EDGES, JOINTS. STUD SPACING TO BE 16" O.C. FOR SHEAR WALLS AS PER SCHEDULE.

LOCATION	LENGTH	SHEATHING	NAILING	HOLDOWN & POST	WALL PLATE/MUDSILL & SHEETING	FLOOR SHEATHING/MUDSILL	MUDSILL/FND FASTENERS
(A-1)	2'-9"	7/16" STRUCTURAL-1 OSB, BOTH FACES OF WALL	8d @ 4" OC	SIMPSON HDUS @ EA. END W/ 'SSTB2BL' W/ (20) SDS 1/4"x3" SCREWS, DBL 2"x 6" END POSTS	2 EA. SIMPSON SDS 1/4"x5" @ 7" O.C.	8d HDG @ 4" O.C., STAGGERED	1/2"x12" AB W/ 3" SQ. WASHERS, @ 48" O.C.
(A-2)	6'-0"	7/16" STRUCTURAL-1 OSB, BOTH FACES OF WALL	8d @ 4" OC	SIMPSON HDUS @ EA. END W/ 'SSTB2BL' W/ (20) SDS 1/4"x3" SCREWS, DBL 2"x 6" END POSTS	2 EA. SIMPSON SDS 1/4"x5" @ 7" O.C.	8d HDG @ 4" O.C., STAGGERED	1/2"x12" AB W/ 3" SQ. WASHERS, @ 48" O.C.
(A-3)	5'-6"	7/16" STRUCTURAL-1 OSB, BOTH FACES OF WALL	8d @ 4" OC	SIMPSON HDUS @ EA. END W/ 'SSTB2BL' W/ (20) SDS 1/4"x3" SCREWS, DBL 2"x 6" END POSTS	2 EA. SIMPSON SDS 1/4"x5" @ 7" O.C.	8d HDG @ 4" O.C., STAGGERED	1/2"x12" AB W/ 3" SQ. WASHERS, @ 48" O.C.
(A-4)	6'-0"	7/16" STRUCTURAL-1 OSB, BOTH FACES OF WALL	8d @ 4" OC	SIMPSON HDUS @ EA. END W/ 'SSTB2BL' W/ (20) SDS 1/4"x3" SCREWS, DBL 2"x 6" END POSTS	2 EA. SIMPSON SDS 1/4"x5" @ 7" O.C.	8d HDG @ 4" O.C., STAGGERED	1/2"x12" AB W/ 3" SQ. WASHERS, @ 48" O.C.
(A-5)	2'-9"	7/16" STRUCTURAL-1 OSB, BOTH FACES OF WALL	8d @ 4" OC	SIMPSON HDUS @ EA. END W/ 'SSTB2BL' W/ (20) SDS 1/4"x3" SCREWS, DBL 2"x 6" END POSTS	2 EA. SIMPSON SDS 1/4"x5" @ 7" O.C.	8d HDG @ 4" O.C., STAGGERED	1/2"x12" AB W/ 3" SQ. WASHERS, @ 48" O.C.
(B-1)	3'-11"	7/16" STRUCTURAL-1 OSB, BOTH FACES OF WALL	8d @ 6" OC	SIMPSON HDU4 @ EA. END W/ 'SSTB2BL' W/ (10) SDS 1/4"x3" SCREWS, 6"x 6" END POSTS	1 EA. SIMPSON SDS 1/4"x5" @ 7" O.C.	8d HDG @ 4" O.C., STAGGERED	1/2"x12" AB W/ 3" SQ. WASHERS, @ 48" O.C.
(B-2)	15'-2"	7/16" STRUCTURAL-1 OSB, BOTH FACES OF WALL	8d @ 6" OC	SIMPSON HDU2 @ EA. END W/ 'SSTB2BL' W/ (10) SDS 1/4"x3" SCREWS, 6"x 6" END POSTS	1 EA. SIMPSON SDS 1/4"x5" @ 7" O.C.	8d HDG @ 4" O.C., STAGGERED	1/2"x12" AB W/ 3" SQ. WASHERS, @ 48" O.C.
(B-3)	3'-11"	7/16" STRUCTURAL-1 OSB, BOTH FACES OF WALL	8d @ 6" OC	SIMPSON HDU4 @ EA. END W/ 'SSTB2BL' W/ (10) SDS 1/4"x3" SCREWS, 6"x 6" END POSTS	1 EA. SIMPSON SDS 1/4"x5" @ 7" O.C.	8d HDG @ 4" O.C., STAGGERED	1/2"x12" AB W/ 3" SQ. WASHERS, @ 48" O.C.
(B-4)	3'-11"	7/16" STRUCTURAL-1 OSB, BOTH FACES OF WALL	8d @ 6" OC	SIMPSON HDU4 @ EA. END W/ 'SSTB2BL' W/ (10) SDS 1/4"x3" SCREWS, 6"x 6" END POSTS	1 EA. SIMPSON SDS 1/4"x5" @ 7" O.C.	8d HDG @ 4" O.C., STAGGERED	1/2"x12" AB W/ 3" SQ. WASHERS, @ 48" O.C.
(B-5)	15'-2"	7/16" STRUCTURAL-1 OSB, BOTH FACES OF WALL	8d @ 6" OC	SIMPSON HDU2 @ EA. END W/ 'SSTB2BL' W/ (10) SDS 1/4"x3" SCREWS, 6"x 6" END POSTS	1 EA. SIMPSON SDS 1/4"x5" @ 7" O.C.	8d HDG @ 4" O.C., STAGGERED	1/2"x12" AB W/ 3" SQ. WASHERS, @ 48" O.C.
(B-6)	3'-11"	7/16" STRUCTURAL-1 OSB, BOTH FACES OF WALL	8d @ 6" OC	SIMPSON HDU4 @ EA. END W/ 'SSTB2BL' W/ (10) SDS 1/4"x3" SCREWS, 6"x 6" END POSTS	1 EA. SIMPSON SDS 1/4"x5" @ 7" O.C.	8d HDG @ 4" O.C., STAGGERED	1/2"x12" AB W/ 3" SQ. WASHERS, @ 48" O.C.
(C-1)	2'-0"	7/16" STRUCTURAL-1 ONE FACE OF WALL	8d @ 6" OC	SIMPSON DT122 @ EA. END W/ 1/2"x6x6" A.B. W/ (6) SDS 1/4"x2 1/2" SCREWS, POSTS AS PER DETAIL			SEE DETAIL
(C-2)	2'-0"	7/16" STRUCTURAL-1 ONE FACE OF WALL	8d @ 6" OC	SIMPSON DT122 @ EA. END W/ 1/2"x6x6" A.B. W/ (6) SDS 1/4"x2 1/2" SCREWS, POSTS AS PER DETAIL			SEE DETAIL
(C-3)	2'-0"	7/16" STRUCTURAL-1 ONE FACE OF WALL	8d @ 6" OC	SIMPSON DT122 @ EA. END W/ 1/2"x6x6" A.B. W/ (6) SDS 1/4"x2 1/2" SCREWS, POSTS AS PER DETAIL			SEE DETAIL
(C-4)	2'-0"	7/16" STRUCTURAL-1 ONE FACE OF WALL	8d @ 6" OC	SIMPSON DT122 @ EA. END W/ 1/2"x6x6" A.B. W/ (6) SDS 1/4"x2 1/2" SCREWS, POSTS AS PER DETAIL			SEE DETAIL
(C-5)	2'-0"	7/16" STRUCTURAL-1 ONE FACE OF WALL	8d @ 6" OC	SIMPSON DT122 @ EA. END W/ 1/2"x6x6" A.B. W/ (6) SDS 1/4"x2 1/2" SCREWS, POSTS AS PER DETAIL			SEE DETAIL
(C-6)	2'-0"	7/16" STRUCTURAL-1 ONE FACE OF WALL	8d @ 6" OC	SIMPSON DT122 @ EA. END W/ 1/2"x6x6" A.B. W/ (6) SDS 1/4"x2 1/2" SCREWS, POSTS AS PER DETAIL			SEE DETAIL
(C-7)	2'-0"	7/16" STRUCTURAL-1 ONE FACE OF WALL	8d @ 6" OC	SIMPSON DT122 @ EA. END W/ 1/2"x6x6" A.B. W/ (6) SDS 1/4"x2 1/2" SCREWS, POSTS AS PER DETAIL			SEE DETAIL
(C-8)	2'-0"	7/16" STRUCTURAL-1 ONE FACE OF WALL	8d @ 6" OC	SIMPSON DT122 @ EA. END W/ 1/2"x6x6" A.B. W/ (6) SDS 1/4"x2 1/2" SCREWS, POSTS AS PER DETAIL			SEE DETAIL
(1-1)	4'-0"	7/16" STRUCTURAL-1 ONE FACE OF WALL	8d @ 6" OC	SIMPSON HDU2 @ EA. END W/ 'SSTB2BL' W/ (20) SDS 1/4"x3" SCREWS, DBL STUD END POSTS	SIMPSON SDS 1/4"x4 1/2" @ 16" O.C.	8d HDG @ 4" O.C., STAGGERED	1/2"x10" AB W/ 3" SQ. WASHERS, @ 4" O.C.
(1-2)	11'-0"	7/16" STRUCTURAL-1 ONE FACE OF WALL	8d @ 6" OC	NOT REQ'D	SIMPSON SDS 1/4"x4 1/2" @ 16" O.C.	8d HDG @ 4" O.C., STAGGERED	1/2"x10" AB W/ 3" SQ. WASHERS, @ 4" O.C.
(1-3)	6'-0"	7/16" STRUCTURAL-1 ONE FACE OF WALL	8d @ 6" OC	NOT REQ'D	SIMPSON SDS 1/4"x4 1/2" @ 16" O.C.	8d HDG @ 4" O.C., STAGGERED	1/2"x10" AB W/ 3" SQ. WASHERS, @ 4" O.C.
(1-4)	5'-0"	7/16" STRUCTURAL-1 ONE FACE OF WALL	8d @ 6" OC	NOT REQ'D	SIMPSON SDS 1/4"x4 1/2" @ 16" O.C.	8d HDG @ 4" O.C., STAGGERED	1/2"x10" AB W/ 3" SQ. WASHERS, @ 4" O.C.
(2-1)	36'-0"	2 LAYERS 5/8" SHEETROCK ONE SIDE OF WALL	8d @ 16" OC	NOT REQ'D	SIMPSON SDS 1/4"x4 1/2" @ 16" O.C.	8d HDG @ 4" O.C., STAGGERED	1/2"x10" AB W/ 3" SQ. WASHERS, @ 4" O.C.
(3-1)	36'-0"	2 LAYERS 5/8" SHEETROCK ONE SIDE OF WALL	8d @ 16" OC	NOT REQ'D	SIMPSON SDS 1/4"x4 1/2" @ 16" O.C.	8d HDG @ 4" O.C., STAGGERED	1/2"x10" AB W/ 3" SQ. WASHERS, @ 4" O.C.
(4-1)	36'-0"	2 LAYERS 5/8" SHEETROCK ONE SIDE OF WALL	8d @ 16" OC	NOT REQ'D	SIMPSON SDS 1/4"x4 1/2" @ 16" O.C.	8d HDG @ 4" O.C., STAGGERED	1/2"x10" AB W/ 3" SQ. WASHERS, @ 4" O.C.
(5-1)	36'-0"	2 LAYERS 5/8" SHEETROCK ONE SIDE OF WALL	8d @ 16" OC	NOT REQ'D	SIMPSON SDS 1/4"x4 1/2" @ 16" O.C.	8d HDG @ 4" O.C., STAGGERED	1/2"x10" AB W/ 3" SQ. WASHERS, @ 4" O.C.
(6-1)	36'-0"	2 LAYERS 5/8" SHEETROCK ONE SIDE OF WALL	8d @ 16" OC	NOT REQ'D	SIMPSON SDS 1/4"x4 1/2" @ 16" O.C.	8d HDG @ 4" O.C., STAGGERED	1/2"x10" AB W/ 3" SQ. WASHERS, @ 4" O.C.
(7-1)	36'-0"	2 LAYERS 5/8" SHEETROCK ONE SIDE OF WALL	8d @ 16" OC	NOT REQ'D	SIMPSON SDS 1/4"x4 1/2" @ 16" O.C.	8d HDG @ 4" O.C., STAGGERED	1/2"x10" AB W/ 3" SQ. WASHERS, @ 4" O.C.
(8-1)	4'-0"	7/16" STRUCTURAL-1 ONE FACE OF WALL	8d @ 6" OC	SIMPSON HDU2 @ EA. END W/ 'SSTB2BL' W/ (20) SDS 1/4"x3" SCREWS, DBL STUD END POSTS	SIMPSON SDS 1/4"x4 1/2" @ 16" O.C.	8d HDG @ 4" O.C., STAGGERED	1/2"x10" AB W/ 3" SQ. WASHERS, @ 4" O.C.
(8-2)	11'-0"	7/16" STRUCTURAL-1 ONE FACE OF WALL	8d @ 6" OC	NOT REQ'D	SIMPSON SDS 1/4"x4 1/2" @ 16" O.C.	8d HDG @ 4" O.C., STAGGERED	1/2"x10" AB W/ 3" SQ. WASHERS, @ 4" O.C.
(8-3)	6'-0"	7/16" STRUCTURAL-1 ONE FACE OF WALL	8d @ 6" OC	NOT REQ'D	SIMPSON SDS 1/4"x4 1/2" @ 16" O.C.	8d HDG @ 4" O.C., STAGGERED	1/2"x10" AB W/ 3" SQ. WASHERS, @ 4" O.C.
(8-4)	5'-0"	7/16" STRUCTURAL-1 ONE FACE OF WALL	8d @ 6" OC	NOT REQ'D	SIMPSON SDS 1/4"x4 1/2" @ 16" O.C.	8d HDG @ 4" O.C., STAGGERED	1/2"x10" AB W/ 3" SQ. WASHERS, @ 4" O.C.

\*\* STUDS THIS WALL TO BE 3"x6" OR 4"x6" @ 16" O.C.



MIKE McALLISTER ENGINEERING  
 1301 E. MAPLETON ROAD  
 PH: 541-268-4328  
 FAX: 541-268-4328

MYRTLE GLEN PUD  
 TOWNHOUSE FLOOR PLANS  
 TAX MAP: 18-12-22-11 T.L. 01200, 01100, & 0100  
 FOR  
 WILLIAM JOHNSON CONSTRUCTION, INC.  
 FLORENCE, OREGON

SHEET CONTENT  
 SECOND FLOOR SHEAR WALL PLAN  
 DRAWN W.O. No. 1482  
 DATE SCALE 6/3/2023 SHOWN  
 REVISIONS  
 7/07/23 M.N.M.  
 SHEET S8 OF 10





FRONT ELEVATION VIEW

1/4" = 1'



REAR ELEVATION VIEW

1/4" = 1'

**MIKE McALLISTER ENGINEERING**  
 1801 E. MAPLETON ROAD  
 FLORENCE, OREGON 97433  
 PH: 541-268-4328  
 FAX: 541-268-4328

**MYRTLE GLEN PUD**  
**TOWNHOUSE FLOOR PLANS**  
 TAX MAP: 18-12-22-11 T.L. 01200, 01100, & 0100  
 FOR  
**WILLIAM JOHNSON CONSTRUCTION, INC.**  
 FLORENCE, OREGON

SHEET CONTENT  
 ELEVATION VIEWS

DRAWN M.N.M.	W.O. No. 1482
DATE 6/3/2024	SCALE SHOWN

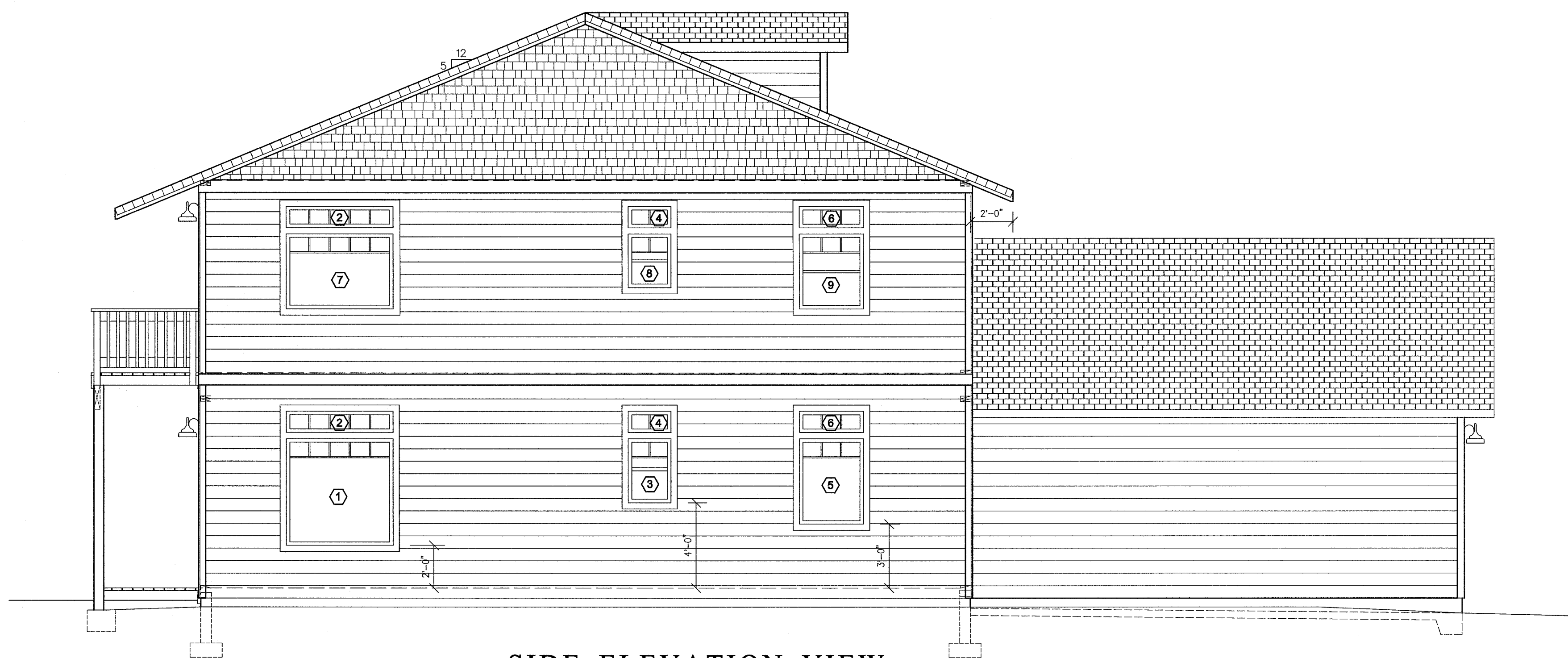
REVISIONS  
 7/12/23 MNM

Plot Scale: 1:1



**SIDE ELEVATION VIEW**

1/4" = 1'



**SIDE ELEVATION VIEW**

1/4" = 1'

**MIKE McALLISTER ENGINEERING**  
 1301 E. MAPLETON ROAD  
 MAPLETON, OREGON 97453  
 PH: 541-268-4326  
 FAX: 541-268-4326

**MYRTLE GLEN PUD**  
**TOWNHOUSE FLOOR PLANS**  
 TAX MAP: 18-12-22-11 T.L. 01200, 01100, & 0100  
 FOR  
**WILLIAM JOHNSON CONSTRUCTION, INC.**  
 FLORENCE, OREGON

SHEET CONTENT  
 ELEVATIONS

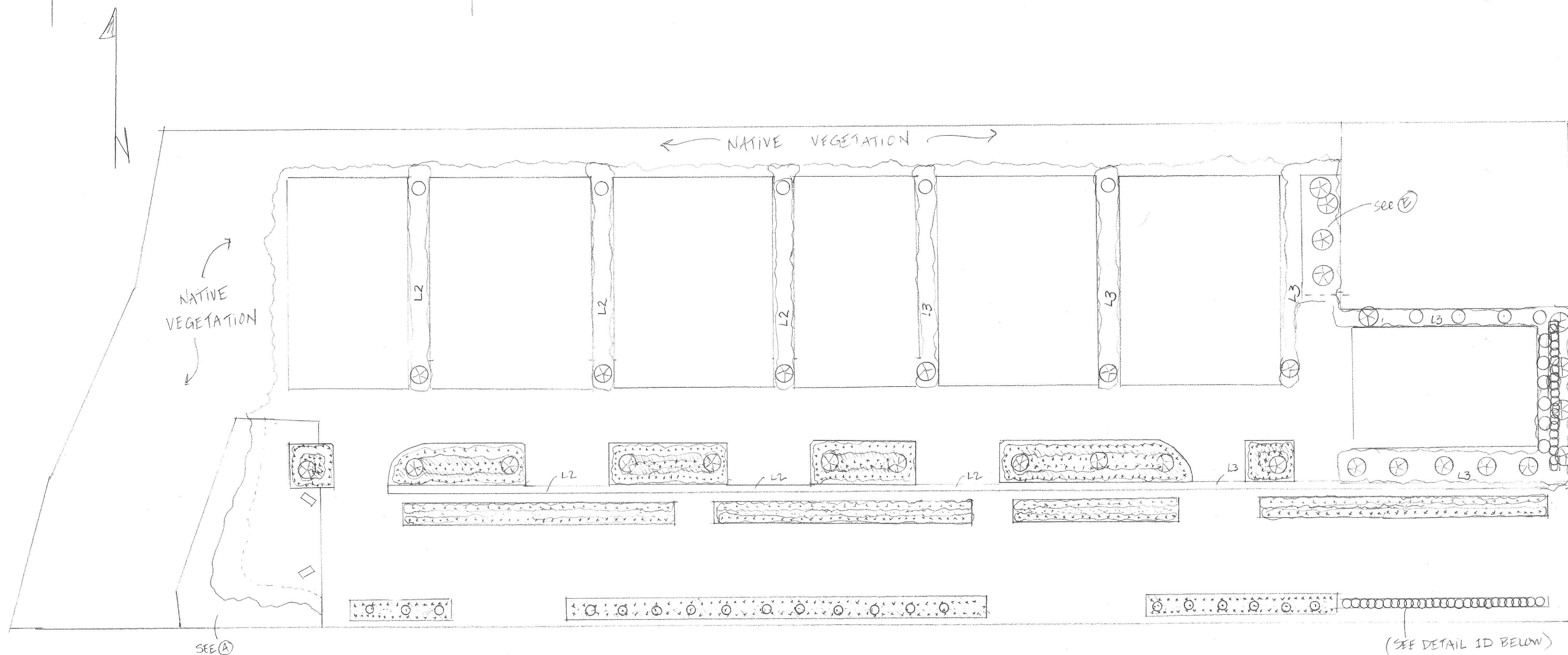
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DATE 6/3/2024	SCALE SHOWN

REVISIONS
△ 7/12/23 MNM

SHEET  
**S10** OF 10

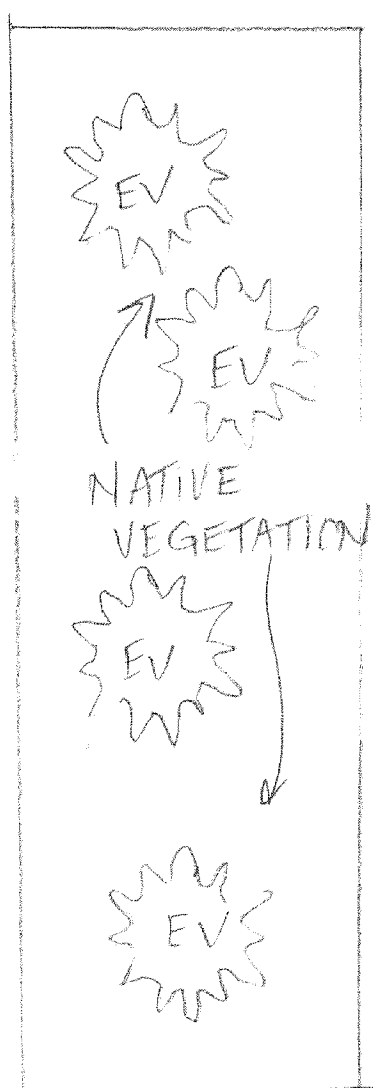


**Exhibit E**



VEGETATION DETAIL  
 OPEN SPACE (B)

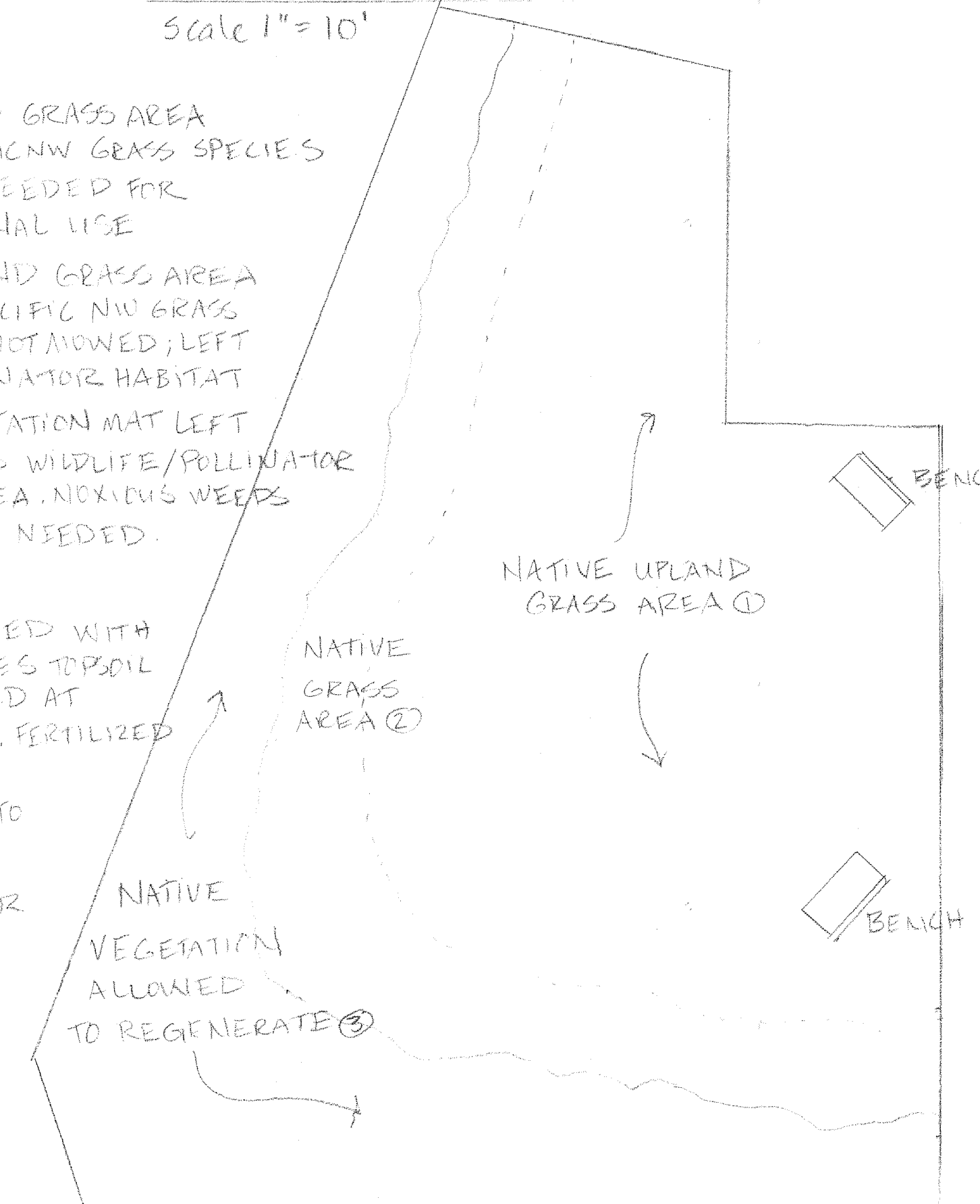
TREES: EV PINUS CONTORTA  
 SHORE PINE  
 NOTE: NATIVE TO REMAIN:  
 SALAL, PACIFIC WAXMYRTLE,  
 EVERGREEN HICKLEBERRY,  
 PACIFIC RHODODENDRON  
 TEMPORARY IRRIGATION/DRIP  
 INSTALLED TO NEW TREES



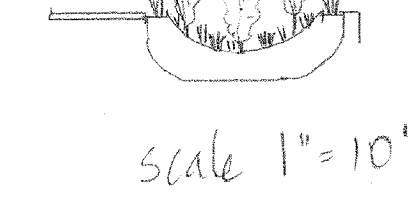
VEGETATION DETAIL  
 OPEN SPACE (A)  
 scale 1" = 10'

- ① NATIVE UPLAND GRASS AREA  
 - COASTAL PACIFIC NW GRASS SPECIES  
 MOWED AS NEEDED FOR  
 RECREATIONAL USE
- ② NATIVE UPLAND GRASS AREA  
 - COASTAL PACIFIC NW GRASS  
 SPECIES NOT MOWED; LEFT  
 FOR POLLINATOR HABITAT
- ③ NATIVE VEGETATION MAT LEFT  
 TO REGROW AS WILDLIFE/POLLINATOR  
 HABITAT AREA. NOXIOUS WEEDS  
 REMOVED AS NEEDED.

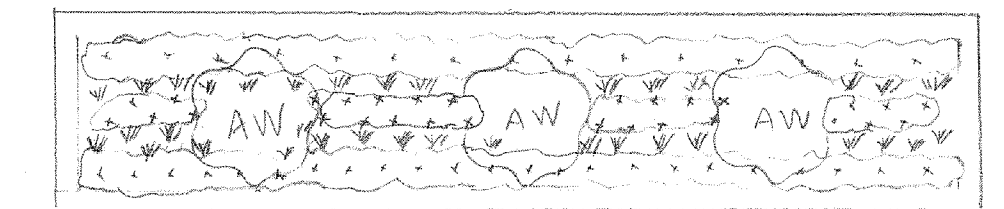
SPECIFICATIONS (A)  
 - GRASS AREAS PREPARED WITH  
 MINIMUM FOUR INCHES TOPSOIL  
 AND COMPOST, SEEDING AT  
 RECOMMENDED RATE. FERTILIZED  
 YEARLY  
 - ALL GRASS AREAS TO  
 HAVE IRRIGATION  
 - TWO BENCHES FOR  
 RECREATIONAL USE



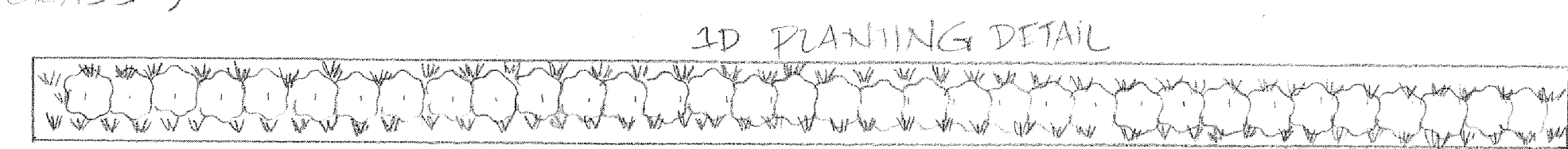
PLANTING DETAIL: TYPICAL PUBLIC VEGETATED SWALE (1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H)



scale 1" = 10'



- |             |                       |                   |                    |
|-------------|-----------------------|-------------------|--------------------|
| SHRUBS:     | SPIRAEA DOUGLASSII    | DOUGLAS SPIREA    | } PLANTING 3-5' OC |
|             | CORNUS SERICEA        | RED TWIG DOGWOOD  |                    |
|             | SALIX PURPUREA        | ARTIC BLUE WILLOW |                    |
| HERBACEOUS: | CAREX OBNUPA          | SLOUGH SEDGE      | } PLANTING 18" OC  |
|             | JUNCUS EFFLUSUS       | COMMON RUSH       |                    |
|             | JUNCUS PATENS         | SPREADING RUSH    |                    |
|             | DESCHAMPSIA (ESPHOSA) | TUFTED HAIRGRASS  |                    |

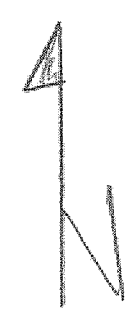


- |             |                    |                |                   |
|-------------|--------------------|----------------|-------------------|
| SHRUBS:     | SPIRAEA DOUGLASSII | DOUGLAS SPIREA | } PLANTING 3' OC  |
| HERBACEOUS: | CAREX OBNUPA       | SLOUGH SEDGE   |                   |
|             | JUNCUS PATENS      | SPREADING RUSH | } PLANTING 18" OC |

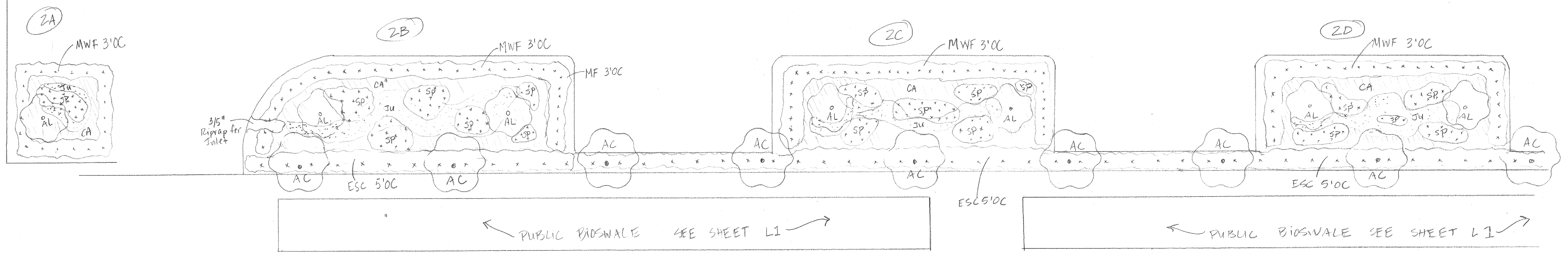
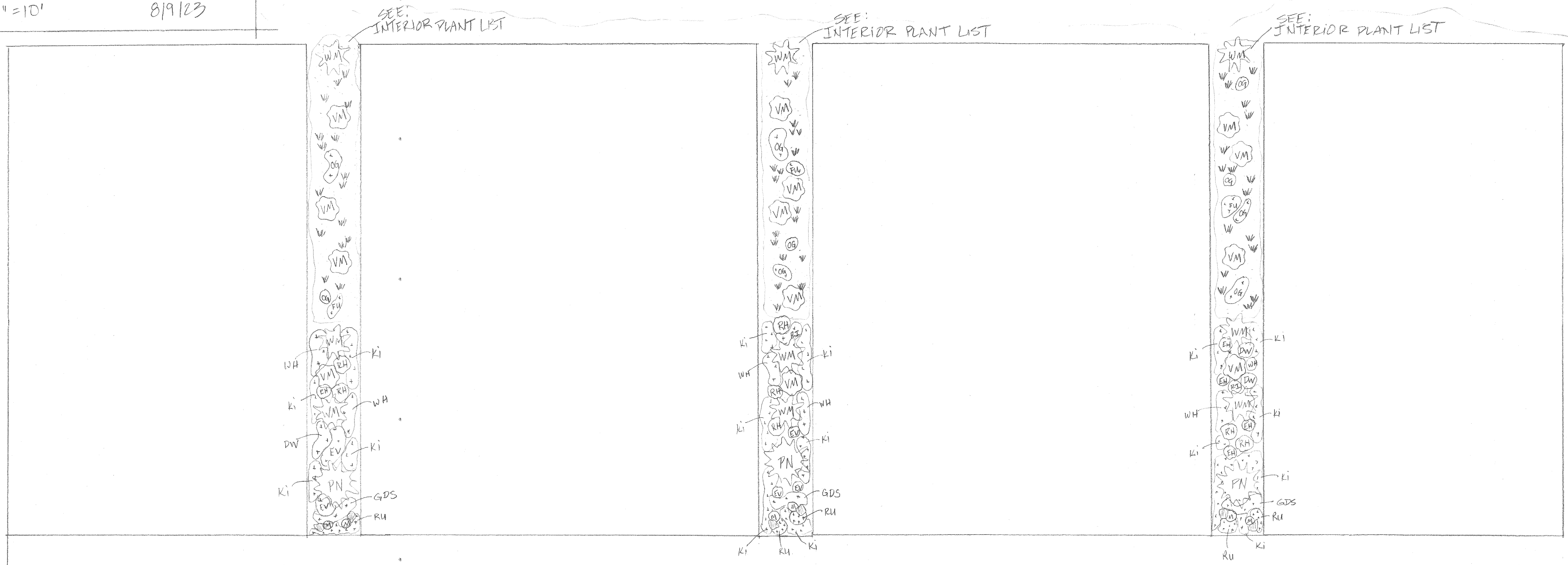


LANDSCAPE DESIGN  
 MYRTLE GLENN PUD  
 DESIGN BY LSA WALTER-SEDLACEK  
 RAINGARDEN DESIGNS  
 SCALE 1" = 10'  
 8/9/23

SHEET L2  
 (2 of 3)



NATIVE VEGETATION BUFFER



INFILTRATION BASIN PLANT LIST (2A, 2B, 2C, 2D)

5G	AL	ALNUS RUBRA	RED ALDER
1G	MWF	COENUS SANGUINEUM V.	MIDWINTER FIRE DOGWOOD 3'00
1G	SP	SPIRAEA DOUGLASSII	DOUGLAS SPIREA 3'00
LINER	CA	CAREX OBNUPTA	SLOUGH SEDGE 12" OC
LINER	JU	JUNCUS VAR.	RUSH 12" OC

LANDSCAPE AREAS PLANT LIST

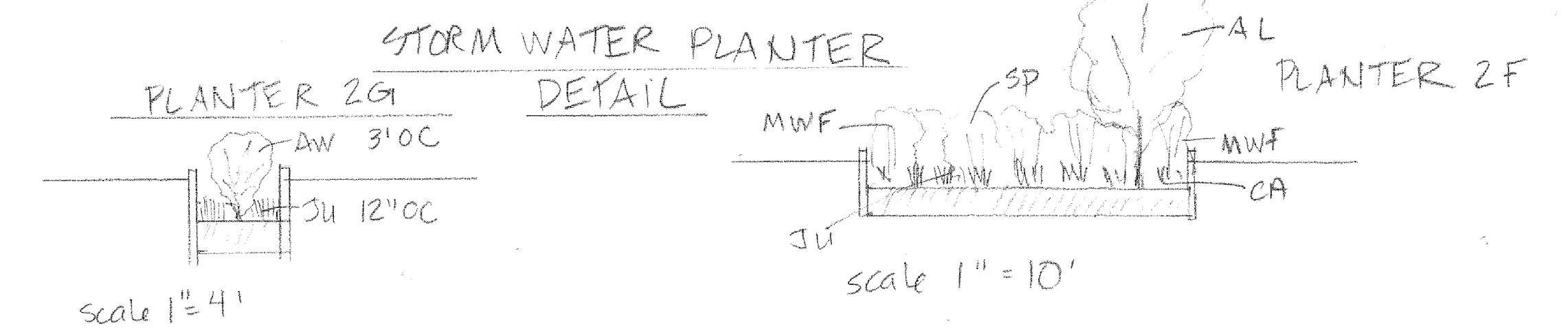
4'5"	PN	PINUS NIGRA	AUSTRIAN PINE
5G	WM	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE
5G	VM	ACER CIRCINATUM	VINE MAPLE
3'5G	RH	RHODODENDRON VAR.	HYBRID RHODODENDRON
2'3G	DW	RHODODENDRON VAR.	DWARF HYBRID RHODODENDRON
2'3G	EV	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY
2'3G	OG	MAHONIA AQUIFOLIUM	OREGON GRAPE
2'3G	GDS	SPIRAEA JAPONICA VAR.	GOLD DUST SPIREA
1G	WH	ERICA X DARLEYENSIS VAR.	FURZY WINTER BLOOM HEATHER
1G	FU	FUCHSIA MAGELLANICA	OLD FASHION FUCHSIA
1G	M	MISCANTHUS SINENSIS VAR.	ADAGIO MISCANTHUS
1G	RU	RUBCKIA FULGIDA VAR.	GOLDSTURM RUBCKIA
4"	KI	ARCTOSTAPHYLOS WA-URSI	KINNIKINNICK
3'5G	ESC	ESCALLONIA X EXONIENSIS	FRADESII ESCALLONIA
1'5G	AC	ACER X FREEMANII	AUTUMN BLAZE MAPLE (1 1/2" CAL)
1G	RI	RIBES SANGUINEUM	RED FLOWERING CURRANT

INTERIOR PLANT LIST DETAIL

PLANTINGS TO BE 24"-48" OC, OVERALL SPACING 3'00

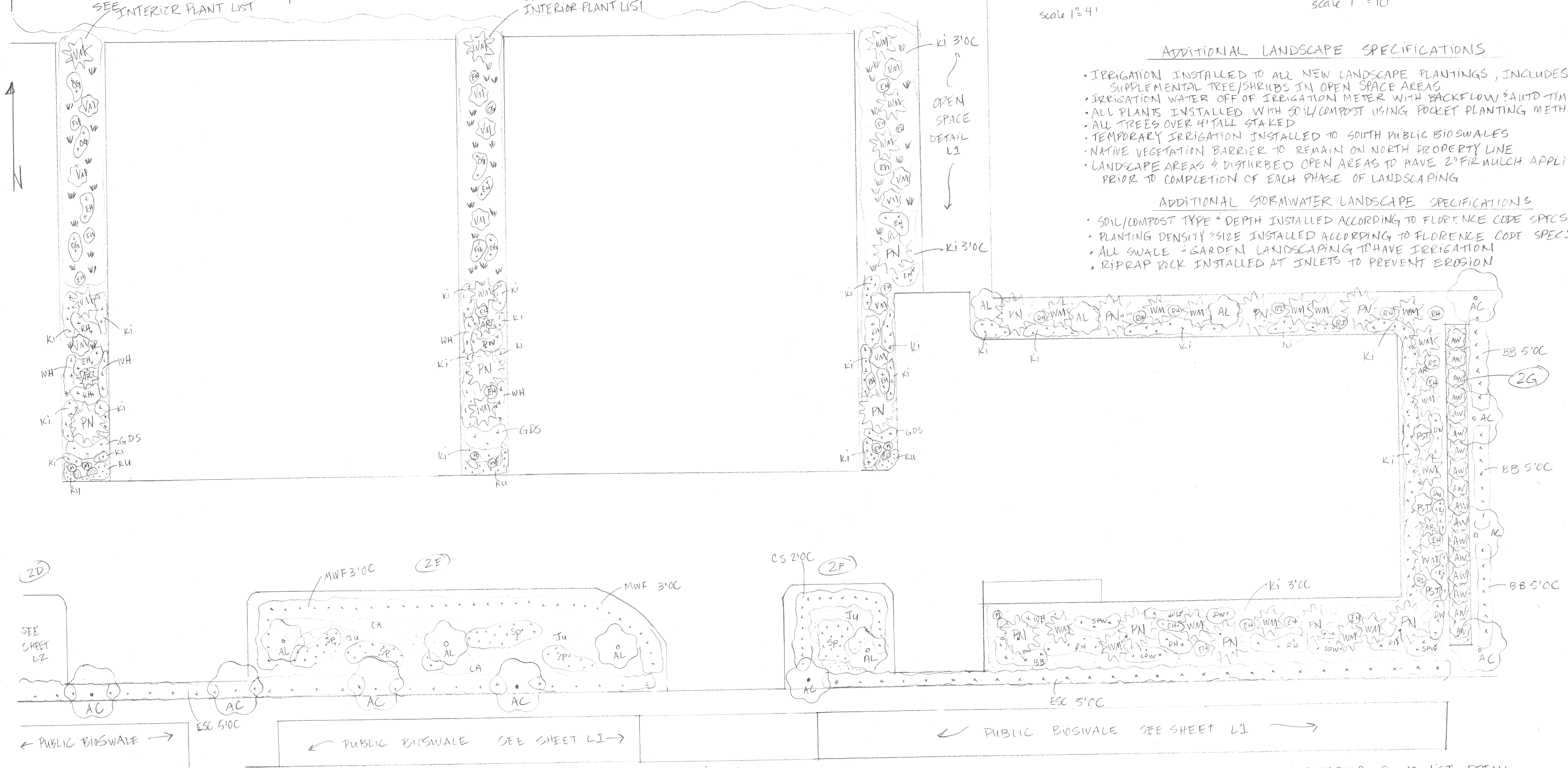
4"	AT	POLYSTICHUM POLYBLEPHARUM	TASSEL FERN
4"	SF	POLYSTICHUM MUNITUM	SWORD FERN
4"	LF	ATHYRIUM FILIX-FEMINA	LADY FERN
4"	DF	BLECHNUM SPICANT	DEER FERN
4"	SA	SARCOCOCCA HUMILIS	SWEET BOX
4"	JFA	HAKONECHLOA AUREOLA	'ALL GOLD' JAPANESE FOREST GRASS
4"	JF	HAKONECHLOA MACRA	GREEN JAPANESE FOREST GRASS
4"	SM	SMILACINA RACEMOSA	FALSE SOLDMAN'S SEAL
4"	BE	BERGENIA CORDIFOLIA	HEARTLEAF BERGENIA
4"	MD	MAI ANTHEMUM DILATUM	FALSE LILY-OF-THE-VALLEY

← NATIVE VEGETATED BUFFER →



- ADDITIONAL LANDSCAPE SPECIFICATIONS**
- IRRIGATION INSTALLED TO ALL NEW LANDSCAPE PLANTINGS, INCLUDES SUPPLEMENTAL TREE/SHRUBS IN OPEN SPACE AREAS
  - IRRIGATION WATER OFF OF IRRIGATION METER WITH BACKFLOW AUTO-TIMER
  - ALL PLANTS INSTALLED WITH SOIL/COMPOST USING POCKET PLANTING METHOD
  - ALL TREES OVER 4' TALL STAKED
  - TEMPORARY IRRIGATION INSTALLED TO SOUTH PUBLIC BIOSWALES
  - NATIVE VEGETATION BARRIER TO REMAIN ON NORTH PROPERTY LINE
  - LANDSCAPE AREAS & DISTURBED OPEN AREAS TO HAVE 2" FIRM MULCH APPLIED PRIOR TO COMPLETION OF EACH PHASE OF LANDSCAPING

- ADDITIONAL STORMWATER LANDSCAPE SPECIFICATIONS**
- SOIL/COMPOST TYPE & DEPTH INSTALLED ACCORDING TO FLORENCE CODE SPECS
  - PLANTING DENSITY & SIZE INSTALLED ACCORDING TO FLORENCE CODE SPECS
  - ALL SWALE & GARDEN LANDSCAPING TO HAVE IRRIGATION
  - RIPRAP ROCK INSTALLED AT INLETS TO PREVENT EROSION



**INFILTRATION & PLANTER PLANT LIST (2E, 2F, 2G)**

SIZE	Code	Plant Name	Notes
5G	AL	ALNUS RUBRA	RED ALDER
1G	MWF	CORNUS SANGUINEA	V. MIDWINTER FIRE DOGWOOD 3'0C
1G	SP	SPIRAEA DOUGLASSII	DOUGLAS SPIREA 3'0C
Line 2	CA	CAREX OBNUPA	SLOUGH SEDGE 12" OC
Line 2	JU	JUNCUS VAR.	RUSH 12" OC
1G	AW	SALIX PURPUREA	ARCTIC BLUEWILLOW 3'0C
1G	CS	CORNUS SERICEA	RED TWIG DOGWOOD 3'0C

**LANDSCAPE AREAS PLANT LIST**

SIZE	Code	Plant Name
4 1/2"	PN	PINUS NIGRA AUSTRIAN PINE
5G	WM	MYRICA CALIFORNICA PACIFIC WAX MYRTLE
5G	VM	ACER CIRCINATUM VINE MAPLE
15G	AC	ACER X FREEMANII AUTUMN BLAZE MAPLE (1 1/2" CAL)
5G	PST	COTINUS COGGYGIEA 'ROYAL PURPLE' SMOKE TREE
5G	AR	ARBUTUS UNEDA COMPACTA COMPACT STRAWBERRY TREE
3 1/2G	RH	RHODODENDRON VAR. HYBRID RHODODENDRON
2 1/2G	DW	RHODODENDRON VAR. DWARF HYBRID RHODODENDRON
10G	AL	ALNUS RUBRA RED ALDER
2 1/2G	EV	VACINIUM OVATUM EVERGREEN HUCKLEBERRY
2 1/2G	CG	MAHONIA AQUIFOLIUM OREGON GRAPE
2 1/2G	GDS	SPIRAEA JAPONICA VAR. GOLD DUST SPIREA
3 1/2G	FSC	ESCALONIA X EXONIENSIS FRADESII ESCALLONIA
2 1/2G	SPW	SPIRAEA JAPONICA VAR. ANTHONY WATERER SPIREA
3G	BB	EUONYMUS ALATA COMPACTA COMPACT BURNING BUSH
1G	RI	RIBES SANGUINEUM RED FLOWERING CURRANT

**LANDSCAPE AREAS PLANT LIST - INTERIOR PLANT LIST DETAIL**

SIZE	Code	Plant Name
1G	WH	ERICA X DARLEYENSIS VAR. FURZY WINTER BLOOM HEATHER
1G	FU	FUCHSIA MAGELLANICA OLD FASHION FUCHSIA
1G	M	MISCANTHUS SINENSIS VAR. 'ADAGIO' MISCANTHUS
1G	RU	RUBERIA FULGIDA VAR. GOLDSTURM RUBERIA
4"	KI	ARCTOSTAPHYLOS UVA-URSI KINNIKINNICK
4"	W	FERN ASST: TASSEL SWORD, LADY, DEER
4"	SA	SARCOCOCCA HUMILIS SWEET BOX
4"	JFA	HAKONECHLOA AUREOLA 'ALL GOLD' JAPANESE FOREST GRASS
4"	JF	HAKONECHLOA MACRA GREEN JAPANESE FOREST GRASS
4"	SM	SMILACINA RACEMOSA FALSE SOLOMAN'S SEAL
4"	BE	BERGENIA CORDIFOLIA HEARTLEAF BERGENIA
4 1/2"	MD	MAIANTHEMUM DILATUM FALSE LILY-OF-THE-VALLEY

PLANTINGS TO BE 24"-48" OC, OVERALL SPACING 3'0C





*EGR & Associates, Inc.*

2535B Prairie Road  
Eugene, Oregon 97402  
(541) 688-8322  
Fax (541) 688-8087

**Exhibit F**

# Stormwater Management Report Supplemental Final Stormwater System Calculations

**Myrtle Glenn PUD**

**Map 18-12-22-11 Tax Lots 200, 1100, and 1200**

**Florence, Oregon**

**August 1, 2023**



RENEWS: 1/1/2024

**Applicant**

William Johnson Construction, Inc.

PO Box 1176

Florence, OR 97439

**Engineer/Surveyor**

EGR & Associates, Inc.

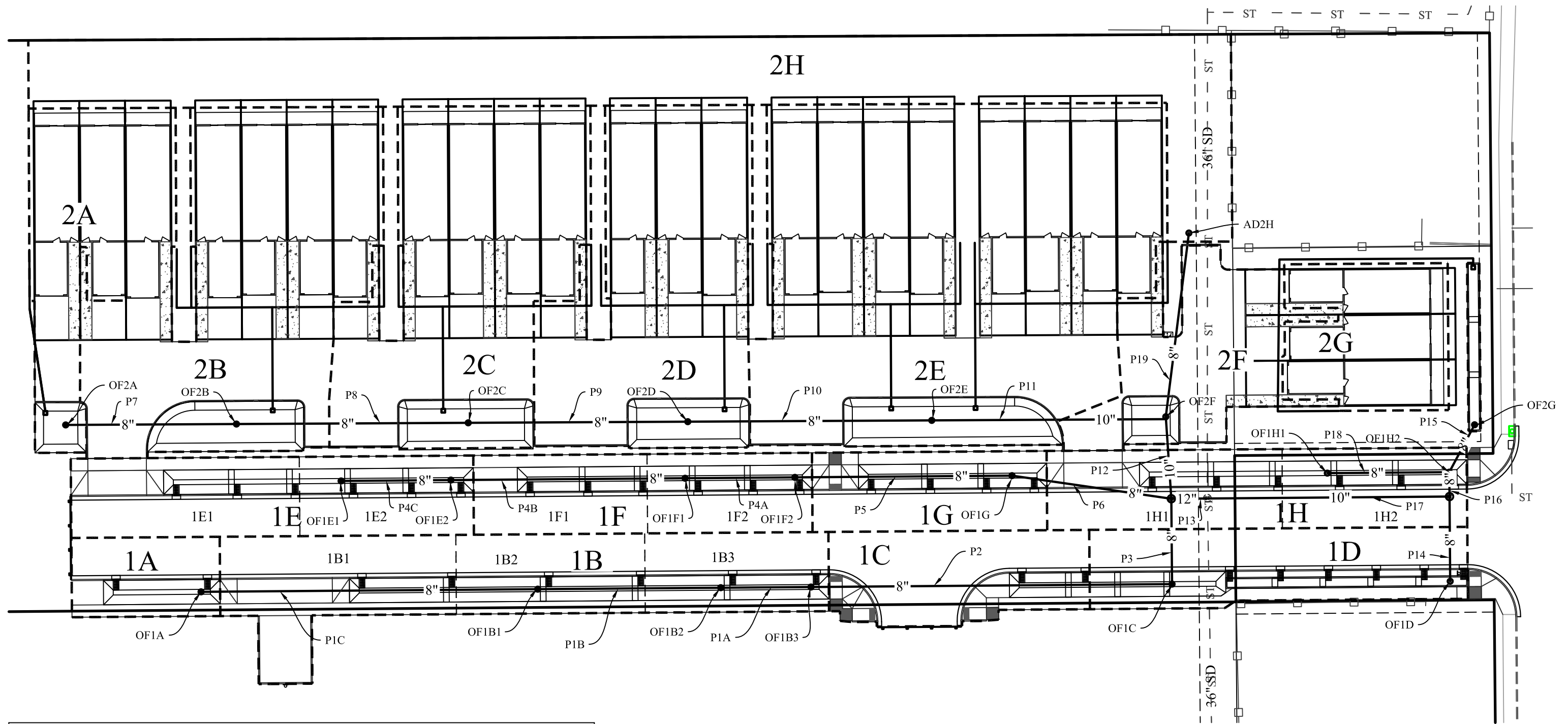
2535B Prairie Road

Eugene, Oregon 97402



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BASIN AREA SUMMARY					
BASIN	AREA, S.F.	BASIN	AREA, S.F.	BASIN	AREA, S.F.
1A	1,976	1E2	2,318	2A	4,265
1B	8,725	1F	4,511	2B	13,978
1B1	3,762	1F1	2,314	2C	11,051
1B2	2,515	1F2	2,197	2D	9,968
1B3	2,448	1G	3,126	2E	20,796
1C	3,834	1H	5,594	2F	4,862
1D	4,745	1H1	3,137	2G	4,175
1E	5,362	1H2	2,457	2H	15,300
1E1	3,044				

**LEGEND**

- 1B** BASIN I.D.
- 1B1 SUB-BASIN I.D.
- OF1B3 OVERFLOW I.D.
- P2 STORM PIPE I.D.



**FIGURE 1**  
**BASIN MAP**  
 MYRTLE GLENN PUD  
 FLORENCE, OREGON  
 AUGUST 1, 2023

**EGR & Associates, Inc.**

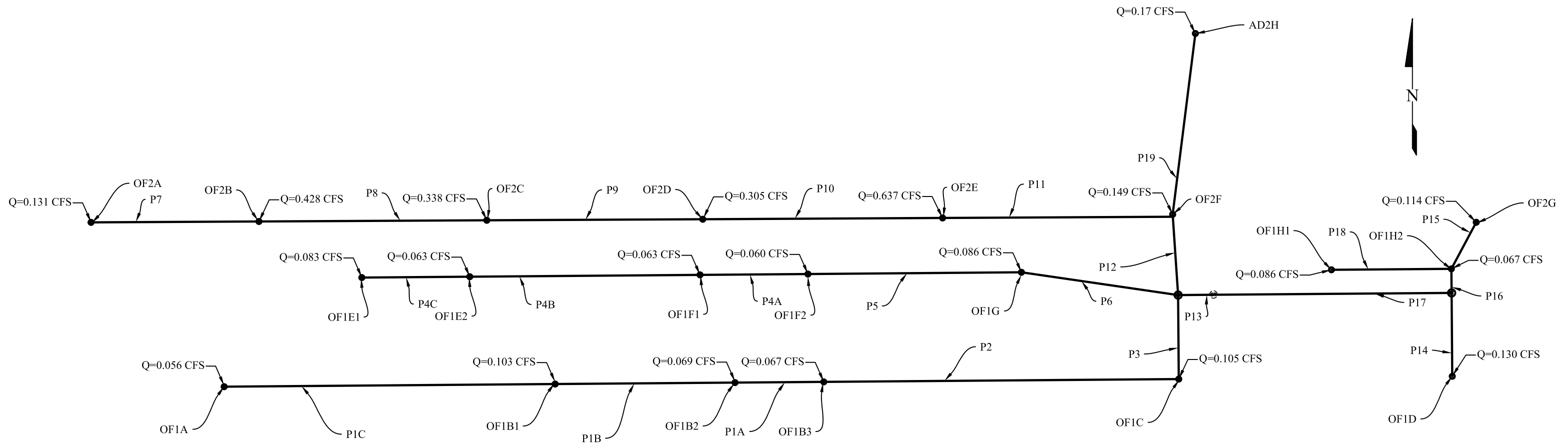
Engineers, Geologists, and Surveyors



2535B Prairie Road  
 Eugene, Oregon 97402

(541) 688-8322  
 Fax (541) 688-8087



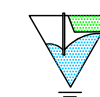


PIPE I.D.	DIAMETER INCHES	LENGTH, FT.	SLOPE PERCENT	INFLOW	FLOW, CFS	NORMAL DEPTH, INCHES	VELOCITY, FPS
P1C	8"	138	1.00	OF1A	0.056	1.2	1.8
P1B	8"	75	1.00	P1C+OF1B1	0.159	2.0	2.4
P1A	8"	37	1.00	P1B+OF1B2	0.228	2.4	2.7
P2	8"	148	1.00	P1A+OF1B3	0.295	2.7	2.9
P3	8"	35	1.00	P2+OF1C	0.400	3.2	3.1
P4C	8"	45	1.00	OF1E1	0.083	1.4	2.0
P4B	8"	96	1.00	P4C+OF1E2	0.146	1.9	2.3
P4A	8"	45	1.00	P4B+OF1F1	0.209	2.3	2.6
P5	8"	89	1.00	P4A+OF1F2	0.269	2.6	2.8
P6	8"	66	1.00	P5+OF1G	0.355	3.0	3.0
P7	8"	70	1.00	OF2A	0.131	1.8	2.3
P8	8"	95	1.00	P7+OF2B	0.559	3.8	3.4

PIPE I.D.	DIAMETER INCHES	LENGTH, FT.	SLOPE PERCENT	INFLOW	FLOW, CFS	NORMAL DEPTH, INCHES	VELOCITY, FPS
P9	8"	90	1.00	P8+OF2C	0.897	5.1	3.8
P10	8"	100	1.00	P9+OF2D	1.202	6.5	4.0
P11	10"	96	1.00	P10+OF2E	1.839	7.0	4.5
P12	10"	33	1.00	P11+P19+OF2F	2.158	8.1	4.6
P13	12"	15	1.49	P3+P6+P12	2.913	7.2	5.9
P14	8"	35	1.00	OF1D	0.130	1.8	2.3
P15	8"	22	6.27	OF2G	0.114	1.1	4.2
P16	8"	10	1.00	P15+P18+OF1H2	0.267	2.6	2.8
P17	10"	99	0.50	P16+P14	0.397	3.5	2.4
P18	8"	50	1.00	OF1H1	0.086	1.4	2.0
P19	8"	77	5.20	AD2H	0.170	1.3	4.4

NOTE:  
DISCHARGE AT OVERFLOW PIPES ARE THE CALCULATED 25-YEAR PEAK FLOW RATE TO STORMWATER FACILITY TAKEN FROM THE FACILITY SIZING SPREADSHEETS.

FIGURE 2  
STORM PIPE SUMMARY  
MYRTLE GLENN PUD  
FLORENCE, OREGON  
AUGUST 1, 2023



**EGR & Associates, Inc.**

Engineers, Geologists, and Surveyors

2535B Prairie Road  
Eugene, Oregon 97402

(541) 688-8322  
Fax (541) 688-8087





**Stormwater Surface Filtration/Infiltration Facility Sizing Spreadsheet**  
**24 Hour Storm, NRCS Type 1A Rainfall Distribution**  
**City of Eugene**

Version 2.1

**Project Information**

Project Name: Myrtle Glenn PUD Date: 7/25/2023  
 Project Address: 18-12-22-11-01200 Permit Number: NA  
Florence, OR Catchment ID: 1A  
 Designer: Clint Beecroft  
 Company: EGR & Associates

**Instructions:**

1. Complete this form for each drainage catchment in the project site that is to be sized per the Presumptive Approach.
2. Provide a distinctive Catchment ID for each facility coordinated with the site basin map to correlate the appropriate calculations with the facility.
3. The maximum drainage catchment to be modeled per the Presumptive Approach is 1 acre (43,560 SF)
4. For infiltration facilities in Class A or B soils where no infiltration testing has been performed use an infiltration rate of 0.5 in/hr. For all facilities use a maximum soil infiltration rate of 2.5 in/hr for topsoil/growing medium.

**Design Requirements:**

Choose "Yes" from the dropdown boxes below next to the design standards requirements for this facility.

Pollution Reduction (PR)   
 Flow Control (FC)   
 Destination (DT)  \*An infiltration facility must be chosen as the facility type to meet destination requirements

**Site Data-Post Development**

Total Square Footage Impervious Area=  sqft Total Square Footage Pervious Area=  sqft  
 Impervious Area CN=  Pervious Area CN=   
 Total Square Footage of Drainage Area=  sft Time of Concentration Post Development=  min  
 Weighted Average CN=

**Site Data-Pre Development (Data in this section is only used if Flow Control is required)**

Pre-Development CN=  Time of Concentration Pre-Development=  min

**Soil Data**

Tested Soil Infiltration Rate=  in/hr (See Note 4) Destination Design=  in/hr  
 Design Soil Infiltration Rate=  in/hr Soil Infiltration Rate

**Design Storms Used For Calculations**

Requirement	Rainfall Depth	Design Storm
Pollution Reduction	0.8 inches	Water Quality
Flow Control	5.1 inches	Flood Control
Destination	5.1 inches	Flood Control

**Facility Data**

Facility Type=  Facility Surface Area=  sqft  
 Surface Width=  ft Facility Surface Perimeter=  ft  
 Surface Length=  ft Facility Bottom Area=  sqft  
 Facility Side Slopes=  to 1 Facility Bottom Perimeter=  ft  
 Max. Ponding Depth in Stormwater Facility=  in Basin Volume=  cf  
 Depth of Growing Medium (Soil)=  in Ratio of Facility Area to Impervious Area=



**Pollution Reduction-Calculation Results**

Peak Flow Rate to Stormwater Facility = 0.008 cfs  
Total Runoff Volume to Stormwater Facility = 103 cf  
Max. Depth of Stormwater in Facility = 0.0 in  
Drawdown Time = 0.2 hours

Peak Facility Overflow Rate = 0.000 cfs  
Total Overflow Volume = 0 cf

**Yes** Facility Sizing Meets Pollution Reduction Standards?

- YES** Meets Requirement of No Facility Flooding?
- YES** Meets Requirement for Maximum of 18 Hour Drawdown Time?

**Flow Control-Calculation Results**

Peak Flow Rate to Stormwater Facility = 0.056 cfs  
Total Runoff Volume to Stormwater Facility = 792 cf  
Max. Depth of Stormwater in Facility = 5.9 in  
Drawdown Time = 0.2 hours

Peak Facility Overflow Rate = 0.000 cfs  
Total Overflow Volume = 0 cf  
Peak Off-Site Flow Rate = N/A cfs  
Filtration Facility Underdrain = N/A cfs

Pre-Development Runoff Data

Peak Flow Rate = 0.026 cfs  
Total Runoff Volume = 383 cf

**Yes** Facility Sizing Meets Flow Control Standards?

- YES** Meets Requirement for Post Development offsite flow less or equal to Pre-Development Flow?
- YES** Meets Requirement for Maximum of 18 Hour Drawdown Time?

**Destination-Calculation Results**

Peak Flow Rate to Stormwater Facility = 0.056 cfs  
Total Runoff Volume to Stormwater Facility = 792 cf  
Max. Depth of Stormwater in Facility = 5.9 in  
Drawdown Time = 0.2 hours

Peak Facility Overflow Rate = 0.000 cfs  
Total Overflow Volume = 0 cf

**Yes** Facility Sizing Meets Destination Standards?

- YES** Meets Requirement of No Facility Flooding?
- YES** Meets Requirement for Maximum of 30 hour Drawdown Time?





**Stormwater Surface Filtration/Infiltration Facility Sizing Spreadsheet**  
**24 Hour Storm, NRCS Type 1A Rainfall Distribution**  
**City of Eugene**

Version 2.1

**Project Information**

Project Name: Myrtle Glenn PUD Date: 7/25/2023  
 Project Address: 18-12-22-11-01200 Permit Number: NA  
Florence, OR Catchment ID: 1B  
 Designer: Clint Beecroft  
 Company: EGR & Associates

**Instructions:**

1. Complete this form for each drainage catchment in the project site that is to be sized per the Presumptive Approach.
2. Provide a distinctive Catchment ID for each facility coordinated with the site basin map to correlate the appropriate calculations with the facility.
3. The maximum drainage catchment to be modeled per the Presumptive Approach is 1 acre (43,560 SF)
4. For infiltration facilities in Class A or B soils where no infiltration testing has been performed use an infiltration rate of 0.5 in/hr. For all facilities use a maximum soil infiltration rate of 2.5 in/hr for topsoil/growing medium.

**Design Requirements:**

Choose "Yes" from the dropdown boxes below next to the design standards requirements for this facility.

Pollution Reduction (PR)   
 Flow Control (FC)   
 Destination (DT)  \*An infiltration facility must be chosen as the facility type to meet destination requirements

**Site Data-Post Development**

Total Square Footage Impervious Area=  sqft Total Square Footage Pervious Area=  sqft  
 Impervious Area CN=  Pervious Area CN=   
 Total Square Footage of Drainage Area=  sft Time of Concentration Post Development=  min  
 Weighted Average CN=

**Site Data-Pre Development (Data in this section is only used if Flow Control is required)**

Pre-Development CN=  Time of Concentration Pre-Development=  min

**Soil Data**

Tested Soil Infiltration Rate=  in/hr (See Note 4) Destination Design=  in/hr  
 Design Soil Infiltration Rate=  in/hr Soil Infiltration Rate

**Design Storms Used For Calculations**

Requirement	Rainfall Depth	Design Storm
Pollution Reduction	0.8 inches	Water Quality
Flow Control	5.1 inches	Flood Control
Destination	5.1 inches	Flood Control

**Facility Data**

Facility Type=  Facility Surface Area=  sqft  
 Surface Width=  ft Facility Surface Perimeter=  ft  
 Surface Length=  ft Facility Bottom Area=  sqft  
 Facility Side Slopes=  to 1 Facility Bottom Perimeter=  ft  
 Max. Ponding Depth in Stormwater Facility=  in Basin Volume=  cf  
 Depth of Growing Medium (Soil)=  in Ratio of Facility Area to Impervious Area=



**Pollution Reduction-Calculation Results**

Peak Flow Rate to Stormwater Facility = 0.033 cfs  
Total Runoff Volume to Stormwater Facility = 454 cf  
Max. Depth of Stormwater in Facility = 0.0 in  
Drawdown Time = 0.2 hours

Peak Facility Overflow Rate = 0.000 cfs  
Total Overflow Volume = 0 cf

**Yes** Facility Sizing Meets Pollution Reduction Standards?

- YES** Meets Requirement of No Facility Flooding?
- YES** Meets Requirement for Maximum of 18 Hour Drawdown Time?

**Flow Control-Calculation Results**

Peak Flow Rate to Stormwater Facility = 0.239 cfs  
Total Runoff Volume to Stormwater Facility = 3492 cf  
Max. Depth of Stormwater in Facility = 5.7 in  
Drawdown Time = 0.2 hours

Peak Facility Overflow Rate = 0.000 cfs  
Total Overflow Volume = 0 cf  
Peak Off-Site Flow Rate = N/A cfs  
Filtration Facility Underdrain = N/A cfs

Pre-Development Runoff Data

Peak Flow Rate = 0.113 cfs  
Total Runoff Volume = 1692 cf

**Yes** Facility Sizing Meets Flow Control Standards?

- YES** Meets Requirement for Post Development offsite flow less or equal to Pre-Development Flow?
- YES** Meets Requirement for Maximum of 18 Hour Drawdown Time?

**Destination-Calculation Results**

Peak Flow Rate to Stormwater Facility = 0.239 cfs  
Total Runoff Volume to Stormwater Facility = 3492 cf  
Max. Depth of Stormwater in Facility = 5.7 in  
Drawdown Time = 0.2 hours

Peak Facility Overflow Rate = 0.000 cfs  
Total Overflow Volume = 0 cf

**Yes** Facility Sizing Meets Destination Standards?

- YES** Meets Requirement of No Facility Flooding?
- YES** Meets Requirement for Maximum of 30 hour Drawdown Time?





**Stormwater Surface Filtration/Infiltration Facility Sizing Spreadsheet**  
**24 Hour Storm, NRCS Type 1A Rainfall Distribution**  
**City of Eugene**

Version 2.1

**Project Information**

Project Name: Myrtle Glenn PUD Date: 7/25/2023  
 Project Address: 18-12-22-11-01200 Permit Number: NA  
Florence, OR Catchment ID: 1B-1  
 Designer: Clint Beecroft  
 Company: EGR & Associates

**Instructions:**

1. Complete this form for each drainage catchment in the project site that is to be sized per the Presumptive Approach.
2. Provide a distinctive Catchment ID for each facility coordinated with the site basin map to correlate the appropriate calculations with the facility.
3. The maximum drainage catchment to be modeled per the Presumptive Approach is 1 acre (43,560 SF)
4. For infiltration facilities in Class A or B soils where no infiltration testing has been performed use an infiltration rate of 0.5 in/hr. For all facilities use a maximum soil infiltration rate of 2.5 in/hr for topsoil/growing medium.

**Design Requirements:**

Choose "Yes" from the dropdown boxes below next to the design standards requirements for this facility.

Pollution Reduction (PR)   
 Flow Control (FC)   
 Destination (DT)  \*An infiltration facility must be chosen as the facility type to meet destination requirements

**Site Data-Post Development**

Total Square Footage Impervious Area=  sqft Total Square Footage Pervious Area=  sqft  
 Impervious Area CN=  Pervious Area CN=   
 Total Square Footage of Drainage Area=  sft Time of Concentration Post Development=  min  
 Weighted Average CN=

**Site Data-Pre Development (Data in this section is only used if Flow Control is required)**

Pre-Development CN=  Time of Concentration Pre-Development=  min

**Soil Data**

Tested Soil Infiltration Rate=  in/hr (See Note 4) Destination Design=  in/hr  
 Design Soil Infiltration Rate=  in/hr Soil Infiltration Rate

**Design Storms Used For Calculations**

Requirement	Rainfall Depth	Design Storm
Pollution Reduction	0.8 inches	Water Quality
Flow Control	5.1 inches	Flood Control
Destination	5.1 inches	Flood Control

**Facility Data**

Facility Type=  Facility Surface Area=  sqft  
 Surface Width=  ft Facility Surface Perimeter=  ft  
 Surface Length=  ft Facility Bottom Area=  sqft  
 Facility Side Slopes=  to 1 Facility Bottom Perimeter=  ft  
 Max. Ponding Depth in Stormwater Facility=  in Basin Volume=  cf  
 Depth of Growing Medium (Soil)=  in Ratio of Facility Area to Impervious Area=



**Pollution Reduction-Calculation Results**

Peak Flow Rate to Stormwater Facility =	<input type="text" value="0.014"/>	cfs	Peak Facility Overflow Rate=	<input type="text" value="0.000"/>	cfs
Total Runoff Volume to Stormwater Facility =	<input type="text" value="196"/>	cf	Total Overflow Volume=	<input type="text" value="0"/>	cf
Max. Depth of Stormwater in Facility=	<input type="text" value="0.0"/>	in			
Drawdown Time=	<input type="text" value="0.2"/>	hours			

**Yes** Facility Sizing Meets Pollution Reduction Standards?

- YES** Meets Requirement of No Facility Flooding?
- YES** Meets Requirement for Maximum of 18 Hour Drawdown Time?

**Flow Control-Calculation Results**

Peak Flow Rate to Stormwater Facility =	<input type="text" value="0.103"/>	cfs	Peak Facility Overflow Rate=	<input type="text" value="0.000"/>	cfs
Total Runoff Volume to Stormwater Facility =	<input type="text" value="1506"/>	cf	Total Overflow Volume=	<input type="text" value="0"/>	cf
Max. Depth of Stormwater in Facility=	<input type="text" value="5.9"/>	in	Peak Off-Site Flow Rate	<input type="text" value="N/A"/>	cfs
Drawdown Time=	<input type="text" value="0.2"/>	hours	Filtration Facility Underdrain=	<input type="text" value="N/A"/>	cfs

Pre-Development Runoff Data

Peak Flow Rate =	<input type="text" value="0.049"/>	cfs
Total Runoff Volume =	<input type="text" value="730"/>	cf

**Yes** Facility Sizing Meets Flow Control Standards?

- YES** Meets Requirement for Post Development offsite flow less or equal to Pre-Development Flow?
- YES** Meets Requirement for Maximum of 18 Hour Drawdown Time?

**Destination-Calculation Results**

Peak Flow Rate to Stormwater Facility =	<input type="text" value="0.103"/>	cfs	Peak Facility Overflow Rate=	<input type="text" value="0.000"/>	cfs
Total Runoff Volume to Stormwater Facility =	<input type="text" value="1506"/>	cf	Total Overflow Volume=	<input type="text" value="0"/>	cf
Max. Depth of Stormwater in Facility=	<input type="text" value="5.9"/>	in			
Drawdown Time=	<input type="text" value="0.2"/>	hours			

**Yes** Facility Sizing Meets Destination Standards?

- YES** Meets Requirement of No Facility Flooding?
- YES** Meets Requirement for Maximum of 30 hour Drawdown Time?





**Stormwater Surface Filtration/Infiltration Facility Sizing Spreadsheet**  
**24 Hour Storm, NRCS Type 1A Rainfall Distribution**  
**City of Eugene**

Version 2.1

**Project Information**

Project Name: Myrtle Glenn PUD Date: 7/25/2023  
 Project Address: 18-12-22-11-01200 Permit Number: NA  
Florence, OR Catchment ID: 1B-2  
 Designer: Clint Beecroft  
 Company: EGR & Associates

**Instructions:**

1. Complete this form for each drainage catchment in the project site that is to be sized per the Presumptive Approach.
2. Provide a distinctive Catchment ID for each facility coordinated with the site basin map to correlate the appropriate calculations with the facility.
3. The maximum drainage catchment to be modeled per the Presumptive Approach is 1 acre (43,560 SF)
4. For infiltration facilities in Class A or B soils where no infiltration testing has been performed use an infiltration rate of 0.5 in/hr. For all facilities use a maximum soil infiltration rate of 2.5 in/hr for topsoil/growing medium.

**Design Requirements:**

Choose "Yes" from the dropdown boxes below next to the design standards requirements for this facility.

Pollution Reduction (PR)   
 Flow Control (FC)   
 Destination (DT)  \*An infiltration facility must be chosen as the facility type to meet destination requirements

**Site Data-Post Development**

Total Square Footage Impervious Area=  sqft Total Square Footage Pervious Area=  sqft  
 Impervious Area CN=  Pervious Area CN=   
 Total Square Footage of Drainage Area=  sft Time of Concentration Post Development=  min  
 Weighted Average CN=

**Site Data-Pre Development (Data in this section is only used if Flow Control is required)**

Pre-Development CN=  Time of Concentration Pre-Development=  min

**Soil Data**

Tested Soil Infiltration Rate=  in/hr (See Note 4) Destination Design=  in/hr  
 Design Soil Infiltration Rate=  in/hr Soil Infiltration Rate

**Design Storms Used For Calculations**

Requirement	Rainfall Depth	Design Storm
Pollution Reduction	0.8 inches	Water Quality
Flow Control	5.1 inches	Flood Control
Destination	5.1 inches	Flood Control

**Facility Data**

Facility Type=  Facility Surface Area=  sqft  
 Surface Width=  ft Facility Surface Perimeter=  ft  
 Surface Length=  ft Facility Bottom Area=  sqft  
 Facility Side Slopes=  to 1 Facility Bottom Perimeter=  ft  
 Max. Ponding Depth in Stormwater Facility=  in Basin Volume=  cf  
 Depth of Growing Medium (Soil)=  in Ratio of Facility Area to Impervious Area=



**Pollution Reduction-Calculation Results**

Peak Flow Rate to Stormwater Facility = 0.009 cfs  
Total Runoff Volume to Stormwater Facility = 131 cf  
Max. Depth of Stormwater in Facility = 0.0 in  
Drawdown Time = 0.2 hours

Peak Facility Overflow Rate = 0.000 cfs  
Total Overflow Volume = 0 cf

**Yes** Facility Sizing Meets Pollution Reduction Standards?

- YES** Meets Requirement of No Facility Flooding?
- YES** Meets Requirement for Maximum of 18 Hour Drawdown Time?

**Flow Control-Calculation Results**

Peak Flow Rate to Stormwater Facility = 0.069 cfs  
Total Runoff Volume to Stormwater Facility = 1007 cf  
Max. Depth of Stormwater in Facility = 4.0 in  
Drawdown Time = 0.2 hours

Peak Facility Overflow Rate = 0.000 cfs  
Total Overflow Volume = 0 cf  
Peak Off-Site Flow Rate = N/A cfs  
Filtration Facility Underdrain = N/A cfs

Pre-Development Runoff Data

Peak Flow Rate = 0.033 cfs  
Total Runoff Volume = 488 cf

**Yes** Facility Sizing Meets Flow Control Standards?

- YES** Meets Requirement for Post Development offsite flow less or equal to Pre-Development Flow?
- YES** Meets Requirement for Maximum of 18 Hour Drawdown Time?

**Destination-Calculation Results**

Peak Flow Rate to Stormwater Facility = 0.069 cfs  
Total Runoff Volume to Stormwater Facility = 1007 cf  
Max. Depth of Stormwater in Facility = 4.0 in  
Drawdown Time = 0.2 hours

Peak Facility Overflow Rate = 0.000 cfs  
Total Overflow Volume = 0 cf

**Yes** Facility Sizing Meets Destination Standards?

- YES** Meets Requirement of No Facility Flooding?
- YES** Meets Requirement for Maximum of 30 hour Drawdown Time?





**Stormwater Surface Filtration/Infiltration Facility Sizing Spreadsheet**  
**24 Hour Storm, NRCS Type 1A Rainfall Distribution**  
**City of Eugene**

Version 2.1

**Project Information**

Project Name: Myrtle Glenn PUD Date: 7/25/2023  
 Project Address: 18-12-22-11-01200 Permit Number: NA  
Florence, OR Catchment ID: 1B-3  
 Designer: Clint Beecroft  
 Company: EGR & Associates

**Instructions:**

1. Complete this form for each drainage catchment in the project site that is to be sized per the Presumptive Approach.
2. Provide a distinctive Catchment ID for each facility coordinated with the site basin map to correlate the appropriate calculations with the facility.
3. The maximum drainage catchment to be modeled per the Presumptive Approach is 1 acre (43,560 SF)
4. For infiltration facilities in Class A or B soils where no infiltration testing has been performed use an infiltration rate of 0.5 in/hr. For all facilities use a maximum soil infiltration rate of 2.5 in/hr for topsoil/growing medium.

**Design Requirements:**

Choose "Yes" from the dropdown boxes below next to the design standards requirements for this facility.

Pollution Reduction (PR)   
 Flow Control (FC)   
 Destination (DT)  \*An infiltration facility must be chosen as the facility type to meet destination requirements

**Site Data-Post Development**

Total Square Footage Impervious Area=  sqft Total Square Footage Pervious Area=  sqft  
 Impervious Area CN=  Pervious Area CN=   
 Total Square Footage of Drainage Area=  sft Time of Concentration Post Development=  min  
 Weighted Average CN=

**Site Data-Pre Development (Data in this section is only used if Flow Control is required)**

Pre-Development CN=  Time of Concentration Pre-Development=  min

**Soil Data**

Tested Soil Infiltration Rate=  in/hr (See Note 4) Destination Design=  in/hr  
 Design Soil Infiltration Rate=  in/hr Soil Infiltration Rate

**Design Storms Used For Calculations**

Requirement	Rainfall Depth	Design Storm
Pollution Reduction	0.8 inches	Water Quality
Flow Control	5.1 inches	Flood Control
Destination	5.1 inches	Flood Control

**Facility Data**

Facility Type=  Facility Surface Area=  sqft  
 Surface Width=  ft Facility Surface Perimeter=  ft  
 Surface Length=  ft Facility Bottom Area=  sqft  
 Facility Side Slopes=  to 1 Facility Bottom Perimeter=  ft  
 Max. Ponding Depth in Stormwater Facility=  in Basin Volume=  cf  
 Depth of Growing Medium (Soil)=  in Ratio of Facility Area to Impervious Area=



**Pollution Reduction-Calculation Results**

Peak Flow Rate to Stormwater Facility = 0.009 cfs  
Total Runoff Volume to Stormwater Facility = 127 cf  
Max. Depth of Stormwater in Facility = 0.0 in  
Drawdown Time = 0.2 hours

Peak Facility Overflow Rate = 0.000 cfs  
Total Overflow Volume = 0 cf

**Yes** Facility Sizing Meets Pollution Reduction Standards?

- YES** Meets Requirement of No Facility Flooding?
- YES** Meets Requirement for Maximum of 18 Hour Drawdown Time?

**Flow Control-Calculation Results**

Peak Flow Rate to Stormwater Facility = 0.067 cfs  
Total Runoff Volume to Stormwater Facility = 980 cf  
Max. Depth of Stormwater in Facility = 3.9 in  
Drawdown Time = 0.2 hours

Peak Facility Overflow Rate = 0.000 cfs  
Total Overflow Volume = 0 cf  
Peak Off-Site Flow Rate = N/A cfs  
Filtration Facility Underdrain = N/A cfs

Pre-Development Runoff Data

Peak Flow Rate = 0.032 cfs  
Total Runoff Volume = 475 cf

**Yes** Facility Sizing Meets Flow Control Standards?

- YES** Meets Requirement for Post Development offsite flow less or equal to Pre-Development Flow?
- YES** Meets Requirement for Maximum of 18 Hour Drawdown Time?

**Destination-Calculation Results**

Peak Flow Rate to Stormwater Facility = 0.067 cfs  
Total Runoff Volume to Stormwater Facility = 980 cf  
Max. Depth of Stormwater in Facility = 3.9 in  
Drawdown Time = 0.2 hours

Peak Facility Overflow Rate = 0.000 cfs  
Total Overflow Volume = 0 cf

**Yes** Facility Sizing Meets Destination Standards?

- YES** Meets Requirement of No Facility Flooding?
- YES** Meets Requirement for Maximum of 30 hour Drawdown Time?





**Stormwater Surface Filtration/Infiltration Facility Sizing Spreadsheet**  
**24 Hour Storm, NRCS Type 1A Rainfall Distribution**  
**City of Eugene**

Version 2.1

**Project Information**

Project Name: Myrtle Glenn PUD Date: 7/25/2023  
 Project Address: 18-12-22-11-01200 Permit Number: NA  
Florence, OR Catchment ID: 1C  
 Designer: Clint Beecroft  
 Company: EGR & Associates

**Instructions:**

1. Complete this form for each drainage catchment in the project site that is to be sized per the Presumptive Approach.
2. Provide a distinctive Catchment ID for each facility coordinated with the site basin map to correlate the appropriate calculations with the facility.
3. The maximum drainage catchment to be modeled per the Presumptive Approach is 1 acre (43,560 SF)
4. For infiltration facilities in Class A or B soils where no infiltration testing has been performed use an infiltration rate of 0.5 in/hr. For all facilities use a maximum soil infiltration rate of 2.5 in/hr for topsoil/growing medium.

**Design Requirements:**

Choose "Yes" from the dropdown boxes below next to the design standards requirements for this facility.

Pollution Reduction (PR)   
 Flow Control (FC)   
 Destination (DT)  \*An infiltration facility must be chosen as the facility type to meet destination requirements

**Site Data-Post Development**

Total Square Footage Impervious Area=  sqft Total Square Footage Pervious Area=  sqft  
 Impervious Area CN=  Pervious Area CN=   
 Total Square Footage of Drainage Area=  sft Time of Concentration Post Development=  min  
 Weighted Average CN=

**Site Data-Pre Development (Data in this section is only used if Flow Control is required)**

Pre-Development CN=  Time of Concentration Pre-Development=  min

**Soil Data**

Tested Soil Infiltration Rate=  in/hr (See Note 4) Destination Design=  in/hr  
 Design Soil Infiltration Rate=  in/hr Soil Infiltration Rate

**Design Storms Used For Calculations**

Requirement	Rainfall Depth	Design Storm
Pollution Reduction	0.8 inches	Water Quality
Flow Control	5.1 inches	Flood Control
Destination	5.1 inches	Flood Control

**Facility Data**

Facility Type=  Facility Surface Area=  sqft  
 Surface Width=  ft Facility Surface Perimeter=  ft  
 Surface Length=  ft Facility Bottom Area=  sqft  
 Facility Side Slopes=  to 1 Facility Bottom Perimeter=  ft  
 Max. Ponding Depth in Stormwater Facility=  in Basin Volume=  cf  
 Depth of Growing Medium (Soil)=  in Ratio of Facility Area to Impervious Area=



**Pollution Reduction-Calculation Results**

Peak Flow Rate to Stormwater Facility = 0.014 cfs  
Total Runoff Volume to Stormwater Facility = 199 cf  
Max. Depth of Stormwater in Facility = 0.0 in  
Drawdown Time = 0.2 hours

Peak Facility Overflow Rate = 0.000 cfs  
Total Overflow Volume = 0 cf

**Yes** Facility Sizing Meets Pollution Reduction Standards?

- YES** Meets Requirement of No Facility Flooding?
- YES** Meets Requirement for Maximum of 18 Hour Drawdown Time?

**Flow Control-Calculation Results**

Peak Flow Rate to Stormwater Facility = 0.105 cfs  
Total Runoff Volume to Stormwater Facility = 1535 cf  
Max. Depth of Stormwater in Facility = 5.7 in  
Drawdown Time = 0.2 hours

Peak Facility Overflow Rate = 0.000 cfs  
Total Overflow Volume = 0 cf  
Peak Off-Site Flow Rate  
Filtration Facility Underdrain = N/A cfs

Pre-Development Runoff Data

Peak Flow Rate = 0.050 cfs  
Total Runoff Volume = 744 cf

**Yes** Facility Sizing Meets Flow Control Standards?

- YES** Meets Requirement for Post Development offsite flow less or equal to Pre-Development Flow?
- YES** Meets Requirement for Maximum of 18 Hour Drawdown Time?

**Destination-Calculation Results**

Peak Flow Rate to Stormwater Facility = 0.105 cfs  
Total Runoff Volume to Stormwater Facility = 1535 cf  
Max. Depth of Stormwater in Facility = 5.7 in  
Drawdown Time = 0.2 hours

Peak Facility Overflow Rate = 0.000 cfs  
Total Overflow Volume = 0 cf

**Yes** Facility Sizing Meets Destination Standards?

- YES** Meets Requirement of No Facility Flooding?
- YES** Meets Requirement for Maximum of 30 hour Drawdown Time?





**Stormwater Surface Filtration/Infiltration Facility Sizing Spreadsheet**  
**24 Hour Storm, NRCS Type 1A Rainfall Distribution**  
**City of Eugene**

Version 2.1

**Project Information**

Project Name: Myrtle Glen Subdivision Date: 7/25/2023  
 Project Address: 18-12-22-11-01200 Permit Number: NA  
Florence, OR Catchment ID: 1D  
 Designer: Clint Beecroft  
 Company: EGR & Associates

**Instructions:**

1. Complete this form for each drainage catchment in the project site that is to be sized per the Presumptive Approach.
2. Provide a distinctive Catchment ID for each facility coordinated with the site basin map to correlate the appropriate calculations with the facility.
3. The maximum drainage catchment to be modeled per the Presumptive Approach is 1 acre (43,560 SF)
4. For infiltration facilities in Class A or B soils where no infiltration testing has been performed use an infiltration rate of 0.5 in/hr. For all facilities use a maximum soil infiltration rate of 2.5 in/hr for topsoil/growing medium.

**Design Requirements:**

Choose "Yes" from the dropdown boxes below next to the design standards requirements for this facility.

Pollution Reduction (PR)   
 Flow Control (FC)   
 Destination (DT)  \*An infiltration facility must be chosen as the facility type to meet destination requirements

**Site Data-Post Development**

Total Square Footage Impervious Area=  sqft Total Square Footage Pervious Area=  sqft  
 Impervious Area CN=  Pervious Area CN=   
 Total Square Footage of Drainage Area=  sft Time of Concentration Post Development=  min  
 Weighted Average CN=

**Site Data-Pre Development (Data in this section is only used if Flow Control is required)**

Pre-Development CN=  Time of Concentration Pre-Development=  min

**Soil Data**

Tested Soil Infiltration Rate=  in/hr (See Note 4) Destination Design=  in/hr  
 Design Soil Infiltration Rate=  in/hr Soil Infiltration Rate

**Design Storms Used For Calculations**

Requirement	Rainfall Depth	Design Storm
Pollution Reduction	0.8 inches	Water Quality
Flow Control	5.1 inches	Flood Control
Destination	5.1 inches	Flood Control

**Facility Data**

Facility Type=  Facility Surface Area=  sqft  
 Surface Width=  ft Facility Surface Perimeter=  ft  
 Surface Length=  ft Facility Bottom Area=  sqft  
 Facility Side Slopes=  to 1 Facility Bottom Perimeter=  ft  
 Max. Ponding Depth in Stormwater Facility=  in Basin Volume=  cf  
 Depth of Growing Medium (Soil)=  in Ratio of Facility Area to Impervious Area=



**Pollution Reduction-Calculation Results**

Peak Flow Rate to Stormwater Facility = 0.018 cfs  
Total Runoff Volume to Stormwater Facility = 247 cf  
Max. Depth of Stormwater in Facility = 0.0 in  
Drawdown Time = 0.2 hours

Peak Facility Overflow Rate = 0.000 cfs  
Total Overflow Volume = 0 cf

**Yes** Facility Sizing Meets Pollution Reduction Standards?

- YES** Meets Requirement of No Facility Flooding?
- YES** Meets Requirement for Maximum of 18 Hour Drawdown Time?

**Flow Control-Calculation Results**

Peak Flow Rate to Stormwater Facility = 0.130 cfs  
Total Runoff Volume to Stormwater Facility = 1899 cf  
Max. Depth of Stormwater in Facility = 9.1 in  
Drawdown Time = 0.2 hours

Peak Facility Overflow Rate = 0.000 cfs  
Total Overflow Volume = 0 cf  
Peak Off-Site Flow Rate = N/A cfs  
Filtration Facility Underdrain = N/A cfs

Pre-Development Runoff Data

Peak Flow Rate = 0.061 cfs  
Total Runoff Volume = 920 cf

**Yes** Facility Sizing Meets Flow Control Standards?

- YES** Meets Requirement for Post Development offsite flow less or equal to Pre-Development Flow?
- YES** Meets Requirement for Maximum of 18 Hour Drawdown Time?

**Destination-Calculation Results**

Peak Flow Rate to Stormwater Facility = 0.130 cfs  
Total Runoff Volume to Stormwater Facility = 1899 cf  
Max. Depth of Stormwater in Facility = 9.1 in  
Drawdown Time = 0.2 hours

Peak Facility Overflow Rate = 0.000 cfs  
Total Overflow Volume = 0 cf

**Yes** Facility Sizing Meets Destination Standards?

- YES** Meets Requirement of No Facility Flooding?
- YES** Meets Requirement for Maximum of 30 hour Drawdown Time?





**Stormwater Surface Filtration/Infiltration Facility Sizing Spreadsheet**  
**24 Hour Storm, NRCS Type 1A Rainfall Distribution**  
**City of Eugene**

Version 2.1

**Project Information**

Project Name: Myrtle Glenn PUD Date: 7/25/2023  
 Project Address: 18-12-22-11-01200 Permit Number: NA  
Florence, OR Catchment ID: 1E  
 Designer: Clint Beecroft  
 Company: EGR & Associates

**Instructions:**

1. Complete this form for each drainage catchment in the project site that is to be sized per the Presumptive Approach.
2. Provide a distinctive Catchment ID for each facility coordinated with the site basin map to correlate the appropriate calculations with the facility.
3. The maximum drainage catchment to be modeled per the Presumptive Approach is 1 acre (43,560 SF)
4. For infiltration facilities in Class A or B soils where no infiltration testing has been performed use an infiltration rate of 0.5 in/hr. For all facilities use a maximum soil infiltration rate of 2.5 in/hr for topsoil/growing medium.

**Design Requirements:**

Choose "Yes" from the dropdown boxes below next to the design standards requirements for this facility.

Pollution Reduction (PR)   
 Flow Control (FC)   
 Destination (DT)  \*An infiltration facility must be chosen as the facility type to meet destination requirements

**Site Data-Post Development**

Total Square Footage Impervious Area=  sqft Total Square Footage Pervious Area=  sqft  
 Impervious Area CN=  Pervious Area CN=   
 Total Square Footage of Drainage Area=  sft Time of Concentration Post Development=  min  
 Weighted Average CN=

**Site Data-Pre Development (Data in this section is only used if Flow Control is required)**

Pre-Development CN=  Time of Concentration Pre-Development=  min

**Soil Data**

Tested Soil Infiltration Rate=  in/hr (See Note 4) Destination Design=  in/hr  
 Design Soil Infiltration Rate=  in/hr Soil Infiltration Rate

**Design Storms Used For Calculations**

Requirement	Rainfall Depth	Design Storm
Pollution Reduction	0.8 inches	Water Quality
Flow Control	5.1 inches	Flood Control
Destination	5.1 inches	Flood Control

**Facility Data**

Facility Type=  Facility Surface Area=  sqft  
 Surface Width=  ft Facility Surface Perimeter=  ft  
 Surface Length=  ft Facility Bottom Area=  sqft  
 Facility Side Slopes=  to 1 Facility Bottom Perimeter=  ft  
 Max. Ponding Depth in Stormwater Facility=  in Basin Volume=  cf  
 Depth of Growing Medium (Soil)=  in Ratio of Facility Area to Impervious Area=



**Pollution Reduction-Calculation Results**

Peak Flow Rate to Stormwater Facility = 0.020 cfs  
Total Runoff Volume to Stormwater Facility = 279 cf  
Max. Depth of Stormwater in Facility = 0.0 in  
Drawdown Time = 0.2 hours

Peak Facility Overflow Rate = 0.000 cfs  
Total Overflow Volume = 0 cf

**Yes** Facility Sizing Meets Pollution Reduction Standards?

- YES** Meets Requirement of No Facility Flooding?
- YES** Meets Requirement for Maximum of 18 Hour Drawdown Time?

**Flow Control-Calculation Results**

Peak Flow Rate to Stormwater Facility = 0.147 cfs  
Total Runoff Volume to Stormwater Facility = 2146 cf  
Max. Depth of Stormwater in Facility = 5.4 in  
Drawdown Time = 0.2 hours

Peak Facility Overflow Rate = 0.000 cfs  
Total Overflow Volume = 0 cf  
Peak Off-Site Flow Rate  
Filtration Facility Underdrain = N/A cfs

Pre-Development Runoff Data

Peak Flow Rate = 0.069 cfs  
Total Runoff Volume = 1040 cf

**Yes** Facility Sizing Meets Flow Control Standards?

- YES** Meets Requirement for Post Development offsite flow less or equal to Pre-Development Flow?
- YES** Meets Requirement for Maximum of 18 Hour Drawdown Time?

**Destination-Calculation Results**

Peak Flow Rate to Stormwater Facility = 0.147 cfs  
Total Runoff Volume to Stormwater Facility = 2146 cf  
Max. Depth of Stormwater in Facility = 5.4 in  
Drawdown Time = 0.2 hours

Peak Facility Overflow Rate = 0.000 cfs  
Total Overflow Volume = 0 cf

**Yes** Facility Sizing Meets Destination Standards?

- YES** Meets Requirement of No Facility Flooding?
- YES** Meets Requirement for Maximum of 30 hour Drawdown Time?





**Stormwater Surface Filtration/Infiltration Facility Sizing Spreadsheet**  
**24 Hour Storm, NRCS Type 1A Rainfall Distribution**  
**City of Eugene**

Version 2.1

**Project Information**

Project Name: Myrtle Glenn PUD Date: 7/25/2023  
 Project Address: 18-12-22-11-01200 Permit Number: NA  
Florence, OR Catchment ID: 1E-1  
 Designer: Clint Beecroft  
 Company: EGR & Associates

**Instructions:**

1. Complete this form for each drainage catchment in the project site that is to be sized per the Presumptive Approach.
2. Provide a distinctive Catchment ID for each facility coordinated with the site basin map to correlate the appropriate calculations with the facility.
3. The maximum drainage catchment to be modeled per the Presumptive Approach is 1 acre (43,560 SF)
4. For infiltration facilities in Class A or B soils where no infiltration testing has been performed use an infiltration rate of 0.5 in/hr. For all facilities use a maximum soil infiltration rate of 2.5 in/hr for topsoil/growing medium.

**Design Requirements:**

Choose "Yes" from the dropdown boxes below next to the design standards requirements for this facility.

Pollution Reduction (PR)   
 Flow Control (FC)   
 Destination (DT)  \*An infiltration facility must be chosen as the facility type to meet destination requirements

**Site Data-Post Development**

Total Square Footage Impervious Area=  sqft Total Square Footage Pervious Area=  sqft  
 Impervious Area CN=  Pervious Area CN=   
 Total Square Footage of Drainage Area=  sft Time of Concentration Post Development=  min  
 Weighted Average CN=

**Site Data-Pre Development (Data in this section is only used if Flow Control is required)**

Pre-Development CN=  Time of Concentration Pre-Development=  min

**Soil Data**

Tested Soil Infiltration Rate=  in/hr (See Note 4) Destination Design=  in/hr  
 Design Soil Infiltration Rate=  in/hr Soil Infiltration Rate

**Design Storms Used For Calculations**

Requirement	Rainfall Depth	Design Storm
Pollution Reduction	0.8 inches	Water Quality
Flow Control	5.1 inches	Flood Control
Destination	5.1 inches	Flood Control

**Facility Data**

Facility Type=  Facility Surface Area=  sqft  
 Surface Width=  ft Facility Surface Perimeter=  ft  
 Surface Length=  ft Facility Bottom Area=  sqft  
 Facility Side Slopes=  to 1 Facility Bottom Perimeter=  ft  
 Max. Ponding Depth in Stormwater Facility=  in Basin Volume=  cf  
 Depth of Growing Medium (Soil)=  in Ratio of Facility Area to Impervious Area=



**Pollution Reduction-Calculation Results**

Peak Flow Rate to Stormwater Facility =	<input type="text" value="0.011"/>	cfs	Peak Facility Overflow Rate=	<input type="text" value="0.000"/>	cfs
Total Runoff Volume to Stormwater Facility =	<input type="text" value="158"/>	cf	Total Overflow Volume=	<input type="text" value="0"/>	cf
Max. Depth of Stormwater in Facility=	<input type="text" value="0.0"/>	in			
Drawdown Time=	<input type="text" value="0.2"/>	hours			

**Yes** Facility Sizing Meets Pollution Reduction Standards?

- YES** Meets Requirement of No Facility Flooding?
- YES** Meets Requirement for Maximum of 18 Hour Drawdown Time?

**Flow Control-Calculation Results**

Peak Flow Rate to Stormwater Facility =	<input type="text" value="0.083"/>	cfs	Peak Facility Overflow Rate=	<input type="text" value="0.000"/>	cfs
Total Runoff Volume to Stormwater Facility =	<input type="text" value="1218"/>	cf	Total Overflow Volume=	<input type="text" value="0"/>	cf
Max. Depth of Stormwater in Facility=	<input type="text" value="5.4"/>	in	Peak Off-Site Flow Rate	<input type="text" value="N/A"/>	cfs
Drawdown Time=	<input type="text" value="0.2"/>	hours	Filtration Facility Underdrain=	<input type="text" value="N/A"/>	cfs

Pre-Development Runoff Data

Peak Flow Rate =	<input type="text" value="0.039"/>	cfs
Total Runoff Volume =	<input type="text" value="590"/>	cf

**Yes** Facility Sizing Meets Flow Control Standards?

- YES** Meets Requirement for Post Development offsite flow less or equal to Pre-Development Flow?
- YES** Meets Requirement for Maximum of 18 Hour Drawdown Time?

**Destination-Calculation Results**

Peak Flow Rate to Stormwater Facility =	<input type="text" value="0.083"/>	cfs	Peak Facility Overflow Rate=	<input type="text" value="0.000"/>	cfs
Total Runoff Volume to Stormwater Facility =	<input type="text" value="1218"/>	cf	Total Overflow Volume=	<input type="text" value="0"/>	cf
Max. Depth of Stormwater in Facility=	<input type="text" value="5.4"/>	in			
Drawdown Time=	<input type="text" value="0.2"/>	hours			

**Yes** Facility Sizing Meets Destination Standards?

- YES** Meets Requirement of No Facility Flooding?
- YES** Meets Requirement for Maximum of 30 hour Drawdown Time?





**Stormwater Surface Filtration/Infiltration Facility Sizing Spreadsheet**  
**24 Hour Storm, NRCS Type 1A Rainfall Distribution**  
**City of Eugene**

Version 2.1

**Project Information**

Project Name: Myrtle Glenn PUD Date: 7/25/2023  
 Project Address: 18-12-22-11-01200 Permit Number: NA  
Florence, OR Catchment ID: 1E-2  
 Designer: Clint Beecroft  
 Company: EGR & Associates

**Instructions:**

1. Complete this form for each drainage catchment in the project site that is to be sized per the Presumptive Approach.
2. Provide a distinctive Catchment ID for each facility coordinated with the site basin map to correlate the appropriate calculations with the facility.
3. The maximum drainage catchment to be modeled per the Presumptive Approach is 1 acre (43,560 SF)
4. For infiltration facilities in Class A or B soils where no infiltration testing has been performed use an infiltration rate of 0.5 in/hr. For all facilities use a maximum soil infiltration rate of 2.5 in/hr for topsoil/growing medium.

**Design Requirements:**

Choose "Yes" from the dropdown boxes below next to the design standards requirements for this facility.

Pollution Reduction (PR)   
 Flow Control (FC)   
 Destination (DT)  \*An infiltration facility must be chosen as the facility type to meet destination requirements

**Site Data-Post Development**

Total Square Footage Impervious Area=  sqft Total Square Footage Pervious Area=  sqft  
 Impervious Area CN=  Pervious Area CN=   
 Total Square Footage of Drainage Area=  sft Time of Concentration Post Development=  min  
 Weighted Average CN=

**Site Data-Pre Development (Data in this section is only used if Flow Control is required)**

Pre-Development CN=  Time of Concentration Pre-Development=  min

**Soil Data**

Tested Soil Infiltration Rate=  in/hr (See Note 4) Destination Design=  in/hr  
 Design Soil Infiltration Rate=  in/hr Soil Infiltration Rate

**Design Storms Used For Calculations**

Requirement	Rainfall Depth	Design Storm
Pollution Reduction	0.8 inches	Water Quality
Flow Control	5.1 inches	Flood Control
Destination	5.1 inches	Flood Control

**Facility Data**

Facility Type=  Facility Surface Area=  sqft  
 Surface Width=  ft Facility Surface Perimeter=  ft  
 Surface Length=  ft Facility Bottom Area=  sqft  
 Facility Side Slopes=  to 1 Facility Bottom Perimeter=  ft  
 Max. Ponding Depth in Stormwater Facility=  in Basin Volume=  cf  
 Depth of Growing Medium (Soil)=  in Ratio of Facility Area to Impervious Area=



**Pollution Reduction-Calculation Results**

Peak Flow Rate to Stormwater Facility = 0.009 cfs  
Total Runoff Volume to Stormwater Facility = 121 cf  
Max. Depth of Stormwater in Facility = 0.0 in  
Drawdown Time = 0.2 hours

Peak Facility Overflow Rate = 0.000 cfs  
Total Overflow Volume = 0 cf

**Yes** Facility Sizing Meets Pollution Reduction Standards?

- YES** Meets Requirement of No Facility Flooding?
- YES** Meets Requirement for Maximum of 18 Hour Drawdown Time?

**Flow Control-Calculation Results**

Peak Flow Rate to Stormwater Facility = 0.063 cfs  
Total Runoff Volume to Stormwater Facility = 928 cf  
Max. Depth of Stormwater in Facility = 5.6 in  
Drawdown Time = 0.2 hours

Peak Facility Overflow Rate = 0.000 cfs  
Total Overflow Volume = 0 cf  
Peak Off-Site Flow Rate = N/A cfs  
Filtration Facility Underdrain = N/A cfs

Pre-Development Runoff Data

Peak Flow Rate = 0.030 cfs  
Total Runoff Volume = 450 cf

**Yes** Facility Sizing Meets Flow Control Standards?

- YES** Meets Requirement for Post Development offsite flow less or equal to Pre-Development Flow?
- YES** Meets Requirement for Maximum of 18 Hour Drawdown Time?

**Destination-Calculation Results**

Peak Flow Rate to Stormwater Facility = 0.063 cfs  
Total Runoff Volume to Stormwater Facility = 928 cf  
Max. Depth of Stormwater in Facility = 5.6 in  
Drawdown Time = 0.2 hours

Peak Facility Overflow Rate = 0.000 cfs  
Total Overflow Volume = 0 cf

**Yes** Facility Sizing Meets Destination Standards?

- YES** Meets Requirement of No Facility Flooding?
- YES** Meets Requirement for Maximum of 30 hour Drawdown Time?





**Stormwater Surface Filtration/Infiltration Facility Sizing Spreadsheet**  
**24 Hour Storm, NRCS Type 1A Rainfall Distribution**  
**City of Eugene**

Version 2.1

**Project Information**

Project Name: Myrtle Glenn PUD Date: 7/25/2023  
 Project Address: 18-12-22-11-01200 Permit Number: NA  
Florence, OR Catchment ID: 1F  
 Designer: Clint Beecroft  
 Company: EGR & Associates

**Instructions:**

1. Complete this form for each drainage catchment in the project site that is to be sized per the Presumptive Approach.
2. Provide a distinctive Catchment ID for each facility coordinated with the site basin map to correlate the appropriate calculations with the facility.
3. The maximum drainage catchment to be modeled per the Presumptive Approach is 1 acre (43,560 SF)
4. For infiltration facilities in Class A or B soils where no infiltration testing has been performed use an infiltration rate of 0.5 in/hr. For all facilities use a maximum soil infiltration rate of 2.5 in/hr for topsoil/growing medium.

**Design Requirements:**

Choose "Yes" from the dropdown boxes below next to the design standards requirements for this facility.

Pollution Reduction (PR)   
 Flow Control (FC)   
 Destination (DT)  \*An infiltration facility must be chosen as the facility type to meet destination requirements

**Site Data-Post Development**

Total Square Footage Impervious Area=  sqft Total Square Footage Pervious Area=  sqft  
 Impervious Area CN=  Pervious Area CN=   
 Total Square Footage of Drainage Area=  sft Time of Concentration Post Development=  min  
 Weighted Average CN=

**Site Data-Pre Development (Data in this section is only used if Flow Control is required)**

Pre-Development CN=  Time of Concentration Pre-Development=  min

**Soil Data**

Tested Soil Infiltration Rate=  in/hr (See Note 4) Destination Design=  in/hr  
 Design Soil Infiltration Rate=  in/hr Soil Infiltration Rate

**Design Storms Used For Calculations**

Requirement	Rainfall Depth	Design Storm
Pollution Reduction	0.8 inches	Water Quality
Flow Control	5.1 inches	Flood Control
Destination	5.1 inches	Flood Control

**Facility Data**

Facility Type=  Facility Surface Area=  sqft  
 Surface Width=  ft Facility Surface Perimeter=  ft  
 Surface Length=  ft Facility Bottom Area=  sqft  
 Facility Side Slopes=  to 1 Facility Bottom Perimeter=  ft  
 Max. Ponding Depth in Stormwater Facility=  in Basin Volume=  cf  
 Depth of Growing Medium (Soil)=  in Ratio of Facility Area to Impervious Area=



**Pollution Reduction-Calculation Results**

Peak Flow Rate to Stormwater Facility = 0.017 cfs  
Total Runoff Volume to Stormwater Facility = 235 cf  
Max. Depth of Stormwater in Facility = 0.0 in  
Drawdown Time = 0.2 hours

Peak Facility Overflow Rate = 0.000 cfs  
Total Overflow Volume = 0 cf

**Yes** Facility Sizing Meets Pollution Reduction Standards?

- YES** Meets Requirement of No Facility Flooding?
- YES** Meets Requirement for Maximum of 18 Hour Drawdown Time?

**Flow Control-Calculation Results**

Peak Flow Rate to Stormwater Facility = 0.124 cfs  
Total Runoff Volume to Stormwater Facility = 1805 cf  
Max. Depth of Stormwater in Facility = 4.8 in  
Drawdown Time = 0.2 hours

Peak Facility Overflow Rate = 0.000 cfs  
Total Overflow Volume = 0 cf  
Peak Off-Site Flow Rate  
Filtration Facility Underdrain = N/A cfs

Pre-Development Runoff Data

Peak Flow Rate = 0.058 cfs  
Total Runoff Volume = 875 cf

**Yes** Facility Sizing Meets Flow Control Standards?

- YES** Meets Requirement for Post Development offsite flow less or equal to Pre-Development Flow?
- YES** Meets Requirement for Maximum of 18 Hour Drawdown Time?

**Destination-Calculation Results**

Peak Flow Rate to Stormwater Facility = 0.124 cfs  
Total Runoff Volume to Stormwater Facility = 1805 cf  
Max. Depth of Stormwater in Facility = 4.8 in  
Drawdown Time = 0.2 hours

Peak Facility Overflow Rate = 0.000 cfs  
Total Overflow Volume = 0 cf

**Yes** Facility Sizing Meets Destination Standards?

- YES** Meets Requirement of No Facility Flooding?
- YES** Meets Requirement for Maximum of 30 hour Drawdown Time?





**Stormwater Surface Filtration/Infiltration Facility Sizing Spreadsheet**  
**24 Hour Storm, NRCS Type 1A Rainfall Distribution**  
**City of Eugene**

Version 2.1

**Project Information**

Project Name: Myrtle Glenn PUD Date: 7/25/2023  
 Project Address: 18-12-22-11-01200 Permit Number: NA  
Florence, OR Catchment ID: 1F-1  
 Designer: Clint Beecroft  
 Company: EGR & Associates

**Instructions:**

1. Complete this form for each drainage catchment in the project site that is to be sized per the Presumptive Approach.
2. Provide a distinctive Catchment ID for each facility coordinated with the site basin map to correlate the appropriate calculations with the facility.
3. The maximum drainage catchment to be modeled per the Presumptive Approach is 1 acre (43,560 SF)
4. For infiltration facilities in Class A or B soils where no infiltration testing has been performed use an infiltration rate of 0.5 in/hr. For all facilities use a maximum soil infiltration rate of 2.5 in/hr for topsoil/growing medium.

**Design Requirements:**

Choose "Yes" from the dropdown boxes below next to the design standards requirements for this facility.

Pollution Reduction (PR)   
 Flow Control (FC)   
 Destination (DT)  \*An infiltration facility must be chosen as the facility type to meet destination requirements

**Site Data-Post Development**

Total Square Footage Impervious Area=  sqft Total Square Footage Pervious Area=  sqft  
 Impervious Area CN=  Pervious Area CN=   
 Total Square Footage of Drainage Area=  sft Time of Concentration Post Development=  min  
 Weighted Average CN=

**Site Data-Pre Development (Data in this section is only used if Flow Control is required)**

Pre-Development CN=  Time of Concentration Pre-Development=  min

**Soil Data**

Tested Soil Infiltration Rate=  in/hr (See Note 4) Destination Design=  in/hr  
 Design Soil Infiltration Rate=  in/hr Soil Infiltration Rate

**Design Storms Used For Calculations**

Requirement	Rainfall Depth	Design Storm
Pollution Reduction	0.8 inches	Water Quality
Flow Control	5.1 inches	Flood Control
Destination	5.1 inches	Flood Control

**Facility Data**

Facility Type=  Facility Surface Area=  sqft  
 Surface Width=  ft Facility Surface Perimeter=  ft  
 Surface Length=  ft Facility Bottom Area=  sqft  
 Facility Side Slopes=  to 1 Facility Bottom Perimeter=  ft  
 Max. Ponding Depth in Stormwater Facility=  in Basin Volume=  cf  
 Depth of Growing Medium (Soil)=  in Ratio of Facility Area to Impervious Area=



**Pollution Reduction-Calculation Results**

Peak Flow Rate to Stormwater Facility = 0.009 cfs  
Total Runoff Volume to Stormwater Facility = 120 cf  
Max. Depth of Stormwater in Facility = 0.0 in  
Drawdown Time = 0.2 hours

Peak Facility Overflow Rate = 0.000 cfs  
Total Overflow Volume = 0 cf

**Yes** Facility Sizing Meets Pollution Reduction Standards?

- YES** Meets Requirement of No Facility Flooding?
- YES** Meets Requirement for Maximum of 18 Hour Drawdown Time?

**Flow Control-Calculation Results**

Peak Flow Rate to Stormwater Facility = 0.063 cfs  
Total Runoff Volume to Stormwater Facility = 926 cf  
Max. Depth of Stormwater in Facility = 4.0 in  
Drawdown Time = 0.2 hours

Peak Facility Overflow Rate = 0.000 cfs  
Total Overflow Volume = 0 cf  
Peak Off-Site Flow Rate = N/A cfs  
Filtration Facility Underdrain = N/A cfs

Pre-Development Runoff Data

Peak Flow Rate = 0.030 cfs  
Total Runoff Volume = 449 cf

**Yes** Facility Sizing Meets Flow Control Standards?

- YES** Meets Requirement for Post Development offsite flow less or equal to Pre-Development Flow?
- YES** Meets Requirement for Maximum of 18 Hour Drawdown Time?

**Destination-Calculation Results**

Peak Flow Rate to Stormwater Facility = 0.063 cfs  
Total Runoff Volume to Stormwater Facility = 926 cf  
Max. Depth of Stormwater in Facility = 4.0 in  
Drawdown Time = 0.2 hours

Peak Facility Overflow Rate = 0.000 cfs  
Total Overflow Volume = 0 cf

**Yes** Facility Sizing Meets Destination Standards?

- YES** Meets Requirement of No Facility Flooding?
- YES** Meets Requirement for Maximum of 30 hour Drawdown Time?





**Stormwater Surface Filtration/Infiltration Facility Sizing Spreadsheet**  
**24 Hour Storm, NRCS Type 1A Rainfall Distribution**  
**City of Eugene**

Version 2.1

**Project Information**

Project Name: Myrtle Glenn PUD Date: 7/25/2023  
 Project Address: 18-12-22-11-01200 Permit Number: NA  
Florence, OR Catchment ID: 1F-2  
 Designer: Clint Beecroft  
 Company: EGR & Associates

**Instructions:**

1. Complete this form for each drainage catchment in the project site that is to be sized per the Presumptive Approach.
2. Provide a distinctive Catchment ID for each facility coordinated with the site basin map to correlate the appropriate calculations with the facility.
3. The maximum drainage catchment to be modeled per the Presumptive Approach is 1 acre (43,560 SF)
4. For infiltration facilities in Class A or B soils where no infiltration testing has been performed use an infiltration rate of 0.5 in/hr. For all facilities use a maximum soil infiltration rate of 2.5 in/hr for topsoil/growing medium.

**Design Requirements:**

Choose "Yes" from the dropdown boxes below next to the design standards requirements for this facility.

Pollution Reduction (PR)   
 Flow Control (FC)   
 Destination (DT)  \*An infiltration facility must be chosen as the facility type to meet destination requirements

**Site Data-Post Development**

Total Square Footage Impervious Area=  sqft Total Square Footage Pervious Area=  sqft  
 Impervious Area CN=  Pervious Area CN=   
 Total Square Footage of Drainage Area=  sft Time of Concentration Post Development=  min  
 Weighted Average CN=

**Site Data-Pre Development (Data in this section is only used if Flow Control is required)**

Pre-Development CN=  Time of Concentration Pre-Development=  min

**Soil Data**

Tested Soil Infiltration Rate=  in/hr (See Note 4) Destination Design=  in/hr  
 Design Soil Infiltration Rate=  in/hr Soil Infiltration Rate

**Design Storms Used For Calculations**

Requirement	Rainfall Depth	Design Storm
Pollution Reduction	0.8 inches	Water Quality
Flow Control	5.1 inches	Flood Control
Destination	5.1 inches	Flood Control

**Facility Data**

Facility Type=  Facility Surface Area=  sqft  
 Surface Width=  ft Facility Surface Perimeter=  ft  
 Surface Length=  ft Facility Bottom Area=  sqft  
 Facility Side Slopes=  to 1 Facility Bottom Perimeter=  ft  
 Max. Ponding Depth in Stormwater Facility=  in Basin Volume=  cf  
 Depth of Growing Medium (Soil)=  in Ratio of Facility Area to Impervious Area=



**Pollution Reduction-Calculation Results**

Peak Flow Rate to Stormwater Facility =	<input type="text" value="0.008"/>	cfs	Peak Facility Overflow Rate=	<input type="text" value="0.000"/>	cfs
Total Runoff Volume to Stormwater Facility =	<input type="text" value="114"/>	cf	Total Overflow Volume=	<input type="text" value="0"/>	cf
Max. Depth of Stormwater in Facility=	<input type="text" value="0.0"/>	in			
Drawdown Time=	<input type="text" value="0.2"/>	hours			

**Yes** Facility Sizing Meets Pollution Reduction Standards?

- YES** Meets Requirement of No Facility Flooding?
- YES** Meets Requirement for Maximum of 18 Hour Drawdown Time?

**Flow Control-Calculation Results**

Peak Flow Rate to Stormwater Facility =	<input type="text" value="0.060"/>	cfs	Peak Facility Overflow Rate=	<input type="text" value="0.000"/>	cfs
Total Runoff Volume to Stormwater Facility =	<input type="text" value="879"/>	cf	Total Overflow Volume=	<input type="text" value="0"/>	cf
Max. Depth of Stormwater in Facility=	<input type="text" value="5.7"/>	in	Peak Off-Site Flow Rate	<input type="text" value="N/A"/>	cfs
Drawdown Time=	<input type="text" value="0.2"/>	hours	Filtration Facility Underdrain=	<input type="text" value="N/A"/>	cfs

Pre-Development Runoff Data

Peak Flow Rate =	<input type="text" value="0.028"/>	cfs
Total Runoff Volume =	<input type="text" value="426"/>	cf

**Yes** Facility Sizing Meets Flow Control Standards?

- YES** Meets Requirement for Post Development offsite flow less or equal to Pre-Development Flow?
- YES** Meets Requirement for Maximum of 18 Hour Drawdown Time?

**Destination-Calculation Results**

Peak Flow Rate to Stormwater Facility =	<input type="text" value="0.060"/>	cfs	Peak Facility Overflow Rate=	<input type="text" value="0.000"/>	cfs
Total Runoff Volume to Stormwater Facility =	<input type="text" value="879"/>	cf	Total Overflow Volume=	<input type="text" value="0"/>	cf
Max. Depth of Stormwater in Facility=	<input type="text" value="5.7"/>	in			
Drawdown Time=	<input type="text" value="0.2"/>	hours			

**Yes** Facility Sizing Meets Destination Standards?

- YES** Meets Requirement of No Facility Flooding?
- YES** Meets Requirement for Maximum of 30 hour Drawdown Time?





**Stormwater Surface Filtration/Infiltration Facility Sizing Spreadsheet**  
**24 Hour Storm, NRCS Type 1A Rainfall Distribution**  
**City of Eugene**

Version 2.1

**Project Information**

Project Name: Myrtle Glenn PUD Date: 7/25/2023  
 Project Address: 18-12-22-11-01200 Permit Number: NA  
Florence, OR Catchment ID: 1G  
 Designer: Clint Beecroft  
 Company: EGR & Associates

**Instructions:**

1. Complete this form for each drainage catchment in the project site that is to be sized per the Presumptive Approach.
2. Provide a distinctive Catchment ID for each facility coordinated with the site basin map to correlate the appropriate calculations with the facility.
3. The maximum drainage catchment to be modeled per the Presumptive Approach is 1 acre (43,560 SF)
4. For infiltration facilities in Class A or B soils where no infiltration testing has been performed use an infiltration rate of 0.5 in/hr. For all facilities use a maximum soil infiltration rate of 2.5 in/hr for topsoil/growing medium.

**Design Requirements:**

Choose "Yes" from the dropdown boxes below next to the design standards requirements for this facility.

Pollution Reduction (PR)   
 Flow Control (FC)   
 Destination (DT)  \*An infiltration facility must be chosen as the facility type to meet destination requirements

**Site Data-Post Development**

Total Square Footage Impervious Area=  sqft Total Square Footage Pervious Area=  sqft  
 Impervious Area CN=  Pervious Area CN=   
 Total Square Footage of Drainage Area=  sft Time of Concentration Post Development=  min  
 Weighted Average CN=

**Site Data-Pre Development (Data in this section is only used if Flow Control is required)**

Pre-Development CN=  Time of Concentration Pre-Development=  min

**Soil Data**

Tested Soil Infiltration Rate=  in/hr (See Note 4) Destination Design=  in/hr  
 Design Soil Infiltration Rate=  in/hr Soil Infiltration Rate

**Design Storms Used For Calculations**

Requirement	Rainfall Depth	Design Storm
Pollution Reduction	0.8 inches	Water Quality
Flow Control	5.1 inches	Flood Control
Destination	5.1 inches	Flood Control

**Facility Data**

Facility Type=  Facility Surface Area=  sqft  
 Surface Width=  ft Facility Surface Perimeter=  ft  
 Surface Length=  ft Facility Bottom Area=  sqft  
 Facility Side Slopes=  to 1 Facility Bottom Perimeter=  ft  
 Max. Ponding Depth in Stormwater Facility=  in Basin Volume=  cf  
 Depth of Growing Medium (Soil)=  in Ratio of Facility Area to Impervious Area=

**Pollution Reduction-Calculation Results**

Peak Flow Rate to Stormwater Facility =	<input type="text" value="0.012"/>	cfs	Peak Facility Overflow Rate=	<input type="text" value="0.000"/>	cfs
Total Runoff Volume to Stormwater Facility =	<input type="text" value="163"/>	cf	Total Overflow Volume=	<input type="text" value="0"/>	cf
Max. Depth of Stormwater in Facility=	<input type="text" value="0.0"/>	in			
Drawdown Time=	<input type="text" value="0.2"/>	hours			

**Yes** Facility Sizing Meets Pollution Reduction Standards?

- YES** Meets Requirement of No Facility Flooding?
- YES** Meets Requirement for Maximum of 18 Hour Drawdown Time?

**Flow Control-Calculation Results**

Peak Flow Rate to Stormwater Facility =	<input type="text" value="0.086"/>	cfs	Peak Facility Overflow Rate=	<input type="text" value="0.000"/>	cfs
Total Runoff Volume to Stormwater Facility =	<input type="text" value="1251"/>	cf	Total Overflow Volume=	<input type="text" value="0"/>	cf
Max. Depth of Stormwater in Facility=	<input type="text" value="5.4"/>	in	Peak Off-Site Flow Rate	<input type="text" value="N/A"/>	cfs
Drawdown Time=	<input type="text" value="0.2"/>	hours	Filtration Facility Underdrain=	<input type="text" value="N/A"/>	cfs

Pre-Development Runoff Data

Peak Flow Rate =	<input type="text" value="0.040"/>	cfs
Total Runoff Volume =	<input type="text" value="606"/>	cf

**Yes** Facility Sizing Meets Flow Control Standards?

- YES** Meets Requirement for Post Development offsite flow less or equal to Pre-Development Flow?
- YES** Meets Requirement for Maximum of 18 Hour Drawdown Time?

**Destination-Calculation Results**

Peak Flow Rate to Stormwater Facility =	<input type="text" value="0.086"/>	cfs	Peak Facility Overflow Rate=	<input type="text" value="0.000"/>	cfs
Total Runoff Volume to Stormwater Facility =	<input type="text" value="1251"/>	cf	Total Overflow Volume=	<input type="text" value="0"/>	cf
Max. Depth of Stormwater in Facility=	<input type="text" value="5.4"/>	in			
Drawdown Time=	<input type="text" value="0.2"/>	hours			

**Yes** Facility Sizing Meets Destination Standards?

- YES** Meets Requirement of No Facility Flooding?
- YES** Meets Requirement for Maximum of 30 hour Drawdown Time?





**Stormwater Surface Filtration/Infiltration Facility Sizing Spreadsheet**  
**24 Hour Storm, NRCS Type 1A Rainfall Distribution**  
**City of Eugene**

Version 2.1

**Project Information**

Project Name: Myrtle Glenn PUD Date: 7/25/2023  
 Project Address: 18-12-22-11-01200 Permit Number: NA  
Florence, OR Catchment ID: 1H  
 Designer: Clint Beecroft  
 Company: EGR & Associates

**Instructions:**

1. Complete this form for each drainage catchment in the project site that is to be sized per the Presumptive Approach.
2. Provide a distinctive Catchment ID for each facility coordinated with the site basin map to correlate the appropriate calculations with the facility.
3. The maximum drainage catchment to be modeled per the Presumptive Approach is 1 acre (43,560 SF)
4. For infiltration facilities in Class A or B soils where no infiltration testing has been performed use an infiltration rate of 0.5 in/hr. For all facilities use a maximum soil infiltration rate of 2.5 in/hr for topsoil/growing medium.

**Design Requirements:**

Choose "Yes" from the dropdown boxes below next to the design standards requirements for this facility.

Pollution Reduction (PR)   
 Flow Control (FC)   
 Destination (DT)  \*An infiltration facility must be chosen as the facility type to meet destination requirements

**Site Data-Post Development**

Total Square Footage Impervious Area=  sqft Total Square Footage Pervious Area=  sqft  
 Impervious Area CN=  Pervious Area CN=   
 Total Square Footage of Drainage Area=  sft Time of Concentration Post Development=  min  
 Weighted Average CN=

**Site Data-Pre Development (Data in this section is only used if Flow Control is required)**

Pre-Development CN=  Time of Concentration Pre-Development=  min

**Soil Data**

Tested Soil Infiltration Rate=  in/hr (See Note 4) Destination Design=  in/hr  
 Design Soil Infiltration Rate=  in/hr Soil Infiltration Rate

**Design Storms Used For Calculations**

Requirement	Rainfall Depth	Design Storm
Pollution Reduction	0.8 inches	Water Quality
Flow Control	5.1 inches	Flood Control
Destination	5.1 inches	Flood Control

**Facility Data**

Facility Type=  Facility Surface Area=  sqft  
 Surface Width=  ft Facility Surface Perimeter=  ft  
 Surface Length=  ft Facility Bottom Area=  sqft  
 Facility Side Slopes=  to 1 Facility Bottom Perimeter=  ft  
 Max. Ponding Depth in Stormwater Facility=  in Basin Volume=  cf  
 Depth of Growing Medium (Soil)=  in Ratio of Facility Area to Impervious Area=

**Pollution Reduction-Calculation Results**

Peak Flow Rate to Stormwater Facility = 0.021 cfs  
Total Runoff Volume to Stormwater Facility = 291 cf  
Max. Depth of Stormwater in Facility = 0.0 in  
Drawdown Time = 0.2 hours

Peak Facility Overflow Rate = 0.000 cfs  
Total Overflow Volume = 0 cf

**Yes** Facility Sizing Meets Pollution Reduction Standards?

- YES** Meets Requirement of No Facility Flooding?
- YES** Meets Requirement for Maximum of 18 Hour Drawdown Time?

**Flow Control-Calculation Results**

Peak Flow Rate to Stormwater Facility = 0.153 cfs  
Total Runoff Volume to Stormwater Facility = 2239 cf  
Max. Depth of Stormwater in Facility = 5.4 in  
Drawdown Time = 0.2 hours

Peak Facility Overflow Rate = 0.000 cfs  
Total Overflow Volume = 0 cf  
Peak Off-Site Flow Rate  
Filtration Facility Underdrain = N/A cfs

Pre-Development Runoff Data

Peak Flow Rate = 0.072 cfs  
Total Runoff Volume = 1085 cf

**Yes** Facility Sizing Meets Flow Control Standards?

- YES** Meets Requirement for Post Development offsite flow less or equal to Pre-Development Flow?
- YES** Meets Requirement for Maximum of 18 Hour Drawdown Time?

**Destination-Calculation Results**

Peak Flow Rate to Stormwater Facility = 0.153 cfs  
Total Runoff Volume to Stormwater Facility = 2239 cf  
Max. Depth of Stormwater in Facility = 5.4 in  
Drawdown Time = 0.2 hours

Peak Facility Overflow Rate = 0.000 cfs  
Total Overflow Volume = 0 cf

**Yes** Facility Sizing Meets Destination Standards?

- YES** Meets Requirement of No Facility Flooding?
- YES** Meets Requirement for Maximum of 30 hour Drawdown Time?





**Stormwater Surface Filtration/Infiltration Facility Sizing Spreadsheet**  
**24 Hour Storm, NRCS Type 1A Rainfall Distribution**  
**City of Eugene**

Version 2.1

**Project Information**

Project Name: Myrtle Glenn PUD Date: 7/25/2023  
 Project Address: 18-12-22-11-01200 Permit Number: NA  
Florence, OR Catchment ID: 1H-1  
 Designer: Clint Beecroft  
 Company: EGR & Associates

**Instructions:**

1. Complete this form for each drainage catchment in the project site that is to be sized per the Presumptive Approach.
2. Provide a distinctive Catchment ID for each facility coordinated with the site basin map to correlate the appropriate calculations with the facility.
3. The maximum drainage catchment to be modeled per the Presumptive Approach is 1 acre (43,560 SF)
4. For infiltration facilities in Class A or B soils where no infiltration testing has been performed use an infiltration rate of 0.5 in/hr. For all facilities use a maximum soil infiltration rate of 2.5 in/hr for topsoil/growing medium.

**Design Requirements:**

Choose "Yes" from the dropdown boxes below next to the design standards requirements for this facility.

Pollution Reduction (PR)   
 Flow Control (FC)   
 Destination (DT)  \*An infiltration facility must be chosen as the facility type to meet destination requirements

**Site Data-Post Development**

Total Square Footage Impervious Area=  sqft Total Square Footage Pervious Area=  sqft  
 Impervious Area CN=  Pervious Area CN=   
 Total Square Footage of Drainage Area=  sft Time of Concentration Post Development=  min  
 Weighted Average CN=

**Site Data-Pre Development (Data in this section is only used if Flow Control is required)**

Pre-Development CN=  Time of Concentration Pre-Development=  min

**Soil Data**

Tested Soil Infiltration Rate=  in/hr (See Note 4) Destination Design=  in/hr  
 Design Soil Infiltration Rate=  in/hr Soil Infiltration Rate

**Design Storms Used For Calculations**

Requirement	Rainfall Depth	Design Storm
Pollution Reduction	0.8 inches	Water Quality
Flow Control	5.1 inches	Flood Control
Destination	5.1 inches	Flood Control

**Facility Data**

Facility Type=  Facility Surface Area=  sqft  
 Surface Width=  ft Facility Surface Perimeter=  ft  
 Surface Length=  ft Facility Bottom Area=  sqft  
 Facility Side Slopes=  to 1 Facility Bottom Perimeter=  ft  
 Max. Ponding Depth in Stormwater Facility=  in Basin Volume=  cf  
 Depth of Growing Medium (Soil)=  in Ratio of Facility Area to Impervious Area=

**Pollution Reduction-Calculation Results**

Peak Flow Rate to Stormwater Facility = 0.012 cfs  
Total Runoff Volume to Stormwater Facility = 163 cf  
Max. Depth of Stormwater in Facility = 0.0 in  
Drawdown Time = 0.2 hours

Peak Facility Overflow Rate = 0.000 cfs  
Total Overflow Volume = 0 cf

**Yes** Facility Sizing Meets Pollution Reduction Standards?

- YES** Meets Requirement of No Facility Flooding?
- YES** Meets Requirement for Maximum of 18 Hour Drawdown Time?

**Flow Control-Calculation Results**

Peak Flow Rate to Stormwater Facility = 0.086 cfs  
Total Runoff Volume to Stormwater Facility = 1256 cf  
Max. Depth of Stormwater in Facility = 5.1 in  
Drawdown Time = 0.2 hours

Peak Facility Overflow Rate = 0.000 cfs  
Total Overflow Volume = 0 cf  
Peak Off-Site Flow Rate  
Filtration Facility Underdrain = N/A cfs

Pre-Development Runoff Data

Peak Flow Rate = 0.041 cfs  
Total Runoff Volume = 608 cf

**Yes** Facility Sizing Meets Flow Control Standards?

- YES** Meets Requirement for Post Development offsite flow less or equal to Pre-Development Flow?
- YES** Meets Requirement for Maximum of 18 Hour Drawdown Time?

**Destination-Calculation Results**

Peak Flow Rate to Stormwater Facility = 0.086 cfs  
Total Runoff Volume to Stormwater Facility = 1256 cf  
Max. Depth of Stormwater in Facility = 5.1 in  
Drawdown Time = 0.2 hours

Peak Facility Overflow Rate = 0.000 cfs  
Total Overflow Volume = 0 cf

**Yes** Facility Sizing Meets Destination Standards?

- YES** Meets Requirement of No Facility Flooding?
- YES** Meets Requirement for Maximum of 30 hour Drawdown Time?





**Stormwater Surface Filtration/Infiltration Facility Sizing Spreadsheet**  
**24 Hour Storm, NRCS Type 1A Rainfall Distribution**  
**City of Eugene**

Version 2.1

**Project Information**

Project Name: Myrtle Glenn PUD Date: 7/25/2023  
 Project Address: 18-12-22-11-01200 Permit Number: NA  
Florence, OR Catchment ID: 1H-2  
 Designer: Clint Beecroft  
 Company: EGR & Associates

**Instructions:**

1. Complete this form for each drainage catchment in the project site that is to be sized per the Presumptive Approach.
2. Provide a distinctive Catchment ID for each facility coordinated with the site basin map to correlate the appropriate calculations with the facility.
3. The maximum drainage catchment to be modeled per the Presumptive Approach is 1 acre (43,560 SF)
4. For infiltration facilities in Class A or B soils where no infiltration testing has been performed use an infiltration rate of 0.5 in/hr. For all facilities use a maximum soil infiltration rate of 2.5 in/hr for topsoil/growing medium.

**Design Requirements:**

Choose "Yes" from the dropdown boxes below next to the design standards requirements for this facility.

Pollution Reduction (PR)   
 Flow Control (FC)   
 Destination (DT)  \*An infiltration facility must be chosen as the facility type to meet destination requirements

**Site Data-Post Development**

Total Square Footage Impervious Area=  sqft Total Square Footage Pervious Area=  sqft  
 Impervious Area CN=  Pervious Area CN=   
 Total Square Footage of Drainage Area=  sft Time of Concentration Post Development=  min  
 Weighted Average CN=

**Site Data-Pre Development (Data in this section is only used if Flow Control is required)**

Pre-Development CN=  Time of Concentration Pre-Development=  min

**Soil Data**

Tested Soil Infiltration Rate=  in/hr (See Note 4) Destination Design=  in/hr  
 Design Soil Infiltration Rate=  in/hr Soil Infiltration Rate

**Design Storms Used For Calculations**

Requirement	Rainfall Depth	Design Storm
Pollution Reduction	0.8 inches	Water Quality
Flow Control	5.1 inches	Flood Control
Destination	5.1 inches	Flood Control

**Facility Data**

Facility Type=  Facility Surface Area=  sqft  
 Surface Width=  ft Facility Surface Perimeter=  ft  
 Surface Length=  ft Facility Bottom Area=  sqft  
 Facility Side Slopes=  to 1 Facility Bottom Perimeter=  ft  
 Max. Ponding Depth in Stormwater Facility=  in Basin Volume=  cf  
 Depth of Growing Medium (Soil)=  in Ratio of Facility Area to Impervious Area=

**Pollution Reduction-Calculation Results**

Peak Flow Rate to Stormwater Facility =	<input type="text" value="0.009"/> cfs	Peak Facility Overflow Rate=	<input type="text" value="0.000"/> cfs
Total Runoff Volume to Stormwater Facility =	<input type="text" value="128"/> cf	Total Overflow Volume=	<input type="text" value="0"/> cf
Max. Depth of Stormwater in Facility=	<input type="text" value="0.0"/> in		
Drawdown Time=	<input type="text" value="0.2"/> hours		

**Yes** Facility Sizing Meets Pollution Reduction Standards?

- YES** Meets Requirement of No Facility Flooding?
- YES** Meets Requirement for Maximum of 18 Hour Drawdown Time?

**Flow Control-Calculation Results**

Peak Flow Rate to Stormwater Facility =	<input type="text" value="0.067"/> cfs	Peak Facility Overflow Rate=	<input type="text" value="0.000"/> cfs
Total Runoff Volume to Stormwater Facility =	<input type="text" value="983"/> cf	Total Overflow Volume=	<input type="text" value="0"/> cf
Max. Depth of Stormwater in Facility=	<input type="text" value="5.8"/> in	Peak Off-Site Flow Rate	<input type="text" value="N/A"/> cfs
Drawdown Time=	<input type="text" value="0.2"/> hours	Filtration Facility Underdrain=	<input type="text" value="N/A"/> cfs

Pre-Development Runoff Data

Peak Flow Rate =	<input type="text" value="0.032"/> cfs
Total Runoff Volume =	<input type="text" value="477"/> cf

**Yes** Facility Sizing Meets Flow Control Standards?

- YES** Meets Requirement for Post Development offsite flow less or equal to Pre-Development Flow?
- YES** Meets Requirement for Maximum of 18 Hour Drawdown Time?

**Destination-Calculation Results**

Peak Flow Rate to Stormwater Facility =	<input type="text" value="0.067"/> cfs	Peak Facility Overflow Rate=	<input type="text" value="0.000"/> cfs
Total Runoff Volume to Stormwater Facility =	<input type="text" value="983"/> cf	Total Overflow Volume=	<input type="text" value="0"/> cf
Max. Depth of Stormwater in Facility=	<input type="text" value="5.8"/> in		
Drawdown Time=	<input type="text" value="0.2"/> hours		

**Yes** Facility Sizing Meets Destination Standards?

- YES** Meets Requirement of No Facility Flooding?
- YES** Meets Requirement for Maximum of 30 hour Drawdown Time?





**Stormwater Surface Filtration/Infiltration Facility Sizing Spreadsheet**  
**24 Hour Storm, NRCS Type 1A Rainfall Distribution**  
**City of Eugene**

Version 2.1

**Project Information**

Project Name: Myrtle Glenn PUD Date: 7/25/2023  
 Project Address: 18-12-22-11-01200 Permit Number: NA  
Florence, OR Catchment ID: 2A  
 Designer: Clint Beecroft  
 Company: EGR & Associates

**Instructions:**

1. Complete this form for each drainage catchment in the project site that is to be sized per the Presumptive Approach.
2. Provide a distinctive Catchment ID for each facility coordinated with the site basin map to correlate the appropriate calculations with the facility.
3. The maximum drainage catchment to be modeled per the Presumptive Approach is 1 acre (43,560 SF)
4. For infiltration facilities in Class A or B soils where no infiltration testing has been performed use an infiltration rate of 0.5 in/hr. For all facilities use a maximum soil infiltration rate of 2.5 in/hr for topsoil/growing medium.

**Design Requirements:**

Choose "Yes" from the dropdown boxes below next to the design standards requirements for this facility.

Pollution Reduction (PR)   
 Flow Control (FC)   
 Destination (DT)  \*An infiltration facility must be chosen as the facility type to meet destination requirements

**Site Data-Post Development**

Total Square Footage Impervious Area=  sqft Total Square Footage Pervious Area=  sqft  
 Impervious Area CN=  Pervious Area CN=   
 Total Square Footage of Drainage Area=  sft Time of Concentration Post Development=  min  
 Weighted Average CN=

**Site Data-Pre Development (Data in this section is only used if Flow Control is required)**

Pre-Development CN=  Time of Concentration Pre-Development=  min

**Soil Data**

Tested Soil Infiltration Rate=  in/hr (See Note 4) Destination Design=  in/hr  
 Design Soil Infiltration Rate=  in/hr Soil Infiltration Rate

**Design Storms Used For Calculations**

Requirement	Rainfall Depth	Design Storm
Pollution Reduction	0.8 inches	Water Quality
Flow Control	5.1 inches	Flood Control
Destination	5.1 inches	Flood Control

**Facility Data**

Facility Type= Infiltration Rain Garden Facility Surface Area=  sqft  
 Surface Width=  ft Facility Surface Perimeter=  ft  
 Surface Length=  ft Facility Bottom Area=  sqft  
 Facility Side Slopes=  to 1 Facility Bottom Perimeter=  ft  
 Max. Ponding Depth in Stormwater Facility=  in Basin Volume=  cf  
 Depth of Growing Medium (Soil)=  in Ratio of Facility Area to Impervious Area=

**Pollution Reduction-Calculation Results**

Peak Flow Rate to Stormwater Facility =	<input type="text" value="0.018"/> cfs	Peak Facility Overflow Rate=	<input type="text" value="0.000"/> cfs
Total Runoff Volume to Stormwater Facility =	<input type="text" value="222"/> cf	Total Overflow Volume=	<input type="text" value="0"/> cf
Max. Depth of Stormwater in Facility=	<input type="text" value="0.0"/> in		
Drawdown Time=	<input type="text" value="0.2"/> hours		

**Yes** Facility Sizing Meets Pollution Reduction Standards?

- Meets Requirement of No Facility Flooding?
- Meets Requirement for Maximum of 18 Hour Drawdown Time?

**Flow Control-Calculation Results**

Peak Flow Rate to Stormwater Facility =	<input type="text" value="0.131"/> cfs	Peak Facility Overflow Rate=	<input type="text" value="0.000"/> cfs
Total Runoff Volume to Stormwater Facility =	<input type="text" value="1711"/> cf	Total Overflow Volume=	<input type="text" value="0"/> cf
Max. Depth of Stormwater in Facility=	<input type="text" value="9.7"/> in	Peak Off-Site Flow Rate	<input type="text" value="N/A"/> cfs
Drawdown Time=	<input type="text" value="0.2"/> hours	Filtration Facility Underdrain=	<input type="text" value="N/A"/> cfs

Pre-Development Runoff Data

Peak Flow Rate =	<input type="text" value="0.055"/> cfs
Total Runoff Volume =	<input type="text" value="827"/> cf

**Yes** Facility Sizing Meets Flow Control Standards?

- Meets Requirement for Post Development offsite flow less or equal to Pre-Development Flow?
- Meets Requirement for Maximum of 18 Hour Drawdown Time?

**Destination-Calculation Results**

Peak Flow Rate to Stormwater Facility =	<input type="text" value="0.131"/> cfs	Peak Facility Overflow Rate=	<input type="text" value="0.000"/> cfs
Total Runoff Volume to Stormwater Facility =	<input type="text" value="1711"/> cf	Total Overflow Volume=	<input type="text" value="0"/> cf
Max. Depth of Stormwater in Facility=	<input type="text" value="9.7"/> in		
Drawdown Time=	<input type="text" value="0.2"/> hours		

**Yes** Facility Sizing Meets Destination Standards?

- Meets Requirement of No Facility Flooding?
- Meets Requirement for Maximum of 30 hour Drawdown Time?





**Stormwater Surface Filtration/Infiltration Facility Sizing Spreadsheet**  
**24 Hour Storm, NRCS Type 1A Rainfall Distribution**  
**City of Eugene**

Version 2.1

**Project Information**

Project Name:	<u>Myrtle Glenn PUD</u>	Date:	<u>7/25/2023</u>
Project Address:	<u>18-12-22-11-01200</u>	Permit Number:	<u>NA</u>
	<u>Florence, OR</u>	Catchment ID:	<u>2B</u>
Designer:	<u>Clint Beecroft</u>		
Company:	<u>EGR &amp; Associates</u>		

**Instructions:**

1. Complete this form for each drainage catchment in the project site that is to be sized per the Presumptive Approach.
2. Provide a distinctive Catchment ID for each facility coordinated with the site basin map to correlate the appropriate calculations with the facility.
3. The maximum drainage catchment to be modeled per the Presumptive Approach is 1 acre (43,560 SF)
4. For infiltration facilities in Class A or B soils where no infiltration testing has been performed use an infiltration rate of 0.5 in/hr. For all facilities use a maximum soil infiltration rate of 2.5 in/hr for topsoil/growing medium.

**Design Requirements:**

Choose "Yes" from the dropdown boxes below next to the design standards requirements for this facility.

Pollution Reduction (PR)	<input type="text" value="Yes"/>	
Flow Control (FC)	<input type="text" value="Yes"/>	
Destination (DT)	<input type="text" value="Yes"/>	*An infiltration facility must be chosen as the facility type to meet destination requirements

**Site Data-Post Development**

Total Square Footage Impervious Area=	<input type="text" value="13978"/> sqft	Total Square Footage Pervious Area=	<input type="text" value="0"/> sqft
Impervious Area CN=	<input type="text" value="98"/>	Pervious Area CN=	<input type="text" value="85"/>
Total Square Footage of Drainage Area=	<input type="text" value="13978"/> sft	Time of Concentration Post Development=	<input type="text" value="5"/> min
Weighted Average CN=	<input type="text" value="98"/>		

**Site Data-Pre Development (Data in this section is only used if Flow Control is required)**

Pre-Development CN=	<input type="text" value="73"/>	Time of Concentration Pre-Development=	<input type="text" value="5"/> min
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**Soil Data**

Tested Soil Infiltration Rate=	<input type="text" value="10"/> in/hr (See Note 4)	Destination Design=	<input type="text" value="4"/> in/hr
Design Soil Infiltration Rate=	<input type="text" value="4"/> in/hr	Soil Infiltration Rate	

**Design Storms Used For Calculations**

Requirement	Rainfall Depth	Design Storm
Pollution Reduction	0.8 inches	Water Quality
Flow Control	5.1 inches	Flood Control
Destination	5.1 inches	Flood Control

**Facility Data**

Facility Type=	<input type="text" value="Infiltration Rain Garden"/>	Facility Surface Area=	<input type="text" value="1226.04"/> sqft
Surface Width=	<input type="text" value="20.4"/> ft	Facility Surface Perimeter=	<input type="text" value="161"/> ft
Surface Length=	<input type="text" value="60.1"/>	Facility Bottom Area=	<input type="text" value="779"/> sqft
Facility Side Slopes=	<input type="text" value="3"/> to 1	Facility Bottom Perimeter=	<input type="text" value="137"/> ft
Max. Ponding Depth in Stormwater Facility=	<input type="text" value="12"/> in	Basin Volume=	<input type="text" value="1020.5"/> cf
Depth of Growing Medium (Soil)=	<input type="text" value="18"/> in	Ratio of Facility Area to Impervious Area=	<input type="text" value="0.088"/>

**Pollution Reduction-Calculation Results**

Peak Flow Rate to Stormwater Facility =	<input type="text" value="0.058"/>	cfs	Peak Facility Overflow Rate=	<input type="text" value="0.000"/>	cfs
Total Runoff Volume to Stormwater Facility =	<input type="text" value="729"/>	cf	Total Overflow Volume=	<input type="text" value="0"/>	cf
Max. Depth of Stormwater in Facility=	<input type="text" value="0.0"/>	in			
Drawdown Time=	<input type="text" value="0.2"/>	hours			

**Yes** Facility Sizing Meets Pollution Reduction Standards?

- YES** Meets Requirement of No Facility Flooding?
- YES** Meets Requirement for Maximum of 18 Hour Drawdown Time?

**Flow Control-Calculation Results**

Peak Flow Rate to Stormwater Facility =	<input type="text" value="0.428"/>	cfs	Peak Facility Overflow Rate=	<input type="text" value="0.000"/>	cfs
Total Runoff Volume to Stormwater Facility =	<input type="text" value="5606"/>	cf	Total Overflow Volume=	<input type="text" value="0"/>	cf
Max. Depth of Stormwater in Facility=	<input type="text" value="10.2"/>	in	Peak Off-Site Flow Rate	<input type="text" value="N/A"/>	cfs
Drawdown Time=	<input type="text" value="0.2"/>	hours	Filtration Facility Underdrain=	<input type="text" value="N/A"/>	cfs

Pre-Development Runoff Data

Peak Flow Rate =	<input type="text" value="0.181"/>	cfs
Total Runoff Volume =	<input type="text" value="2711"/>	cf

**Yes** Facility Sizing Meets Flow Control Standards?

- YES** Meets Requirement for Post Development offsite flow less or equal to Pre-Development Flow?
- YES** Meets Requirement for Maximum of 18 Hour Drawdown Time?

**Destination-Calculation Results**

Peak Flow Rate to Stormwater Facility =	<input type="text" value="0.428"/>	cfs	Peak Facility Overflow Rate=	<input type="text" value="0.000"/>	cfs
Total Runoff Volume to Stormwater Facility =	<input type="text" value="5606"/>	cf	Total Overflow Volume=	<input type="text" value="0"/>	cf
Max. Depth of Stormwater in Facility=	<input type="text" value="10.2"/>	in			
Drawdown Time=	<input type="text" value="0.2"/>	hours			

**Yes** Facility Sizing Meets Destination Standards?

- YES** Meets Requirement of No Facility Flooding?
- YES** Meets Requirement for Maximum of 30 hour Drawdown Time?





**Stormwater Surface Filtration/Infiltration Facility Sizing Spreadsheet**  
**24 Hour Storm, NRCS Type 1A Rainfall Distribution**  
**City of Eugene**

Version 2.1

**Project Information**

Project Name: Myrtle Glenn PUD Date: 7/25/2023  
 Project Address: 18-12-22-11-01200 Permit Number: NA  
Florence, OR Catchment ID: 2C  
 Designer: Clint Beecroft  
 Company: EGR & Associates

**Instructions:**

1. Complete this form for each drainage catchment in the project site that is to be sized per the Presumptive Approach.
2. Provide a distinctive Catchment ID for each facility coordinated with the site basin map to correlate the appropriate calculations with the facility.
3. The maximum drainage catchment to be modeled per the Presumptive Approach is 1 acre (43,560 SF)
4. For infiltration facilities in Class A or B soils where no infiltration testing has been performed use an infiltration rate of 0.5 in/hr. For all facilities use a maximum soil infiltration rate of 2.5 in/hr for topsoil/growing medium.

**Design Requirements:**

Choose "Yes" from the dropdown boxes below next to the design standards requirements for this facility.

Pollution Reduction (PR)   
 Flow Control (FC)   
 Destination (DT)  \*An infiltration facility must be chosen as the facility type to meet destination requirements

**Site Data-Post Development**

Total Square Footage Impervious Area=  sqft Total Square Footage Pervious Area=  sqft  
 Impervious Area CN=  Pervious Area CN=   
 Total Square Footage of Drainage Area=  sft Time of Concentration Post Development=  min  
 Weighted Average CN=

**Site Data-Pre Development (Data in this section is only used if Flow Control is required)**

Pre-Development CN=  Time of Concentration Pre-Development=  min

**Soil Data**

Tested Soil Infiltration Rate=  in/hr (See Note 4) Destination Design=  in/hr  
 Design Soil Infiltration Rate=  in/hr Soil Infiltration Rate

**Design Storms Used For Calculations**

Requirement	Rainfall Depth	Design Storm
Pollution Reduction	0.8 inches	Water Quality
Flow Control	5.1 inches	Flood Control
Destination	5.1 inches	Flood Control

**Facility Data**

Facility Type= Infiltration Rain Garden Facility Surface Area=  sqft  
 Surface Width=  ft Facility Surface Perimeter=  ft  
 Surface Length=  ft Facility Bottom Area=  sqft  
 Facility Side Slopes=  to 1 Facility Bottom Perimeter=  ft  
 Max. Ponding Depth in Stormwater Facility=  in Basin Volume=  cf  
 Depth of Growing Medium (Soil)=  in Ratio of Facility Area to Impervious Area=

**Pollution Reduction-Calculation Results**

Peak Flow Rate to Stormwater Facility =	<input type="text" value="0.046"/>	cfs	Peak Facility Overflow Rate=	<input type="text" value="0.000"/>	cfs
Total Runoff Volume to Stormwater Facility =	<input type="text" value="576"/>	cf	Total Overflow Volume=	<input type="text" value="0"/>	cf
Max. Depth of Stormwater in Facility=	<input type="text" value="0.0"/>	in			
Drawdown Time=	<input type="text" value="0.2"/>	hours			

**Yes** Facility Sizing Meets Pollution Reduction Standards?

- YES** Meets Requirement of No Facility Flooding?
- YES** Meets Requirement for Maximum of 18 Hour Drawdown Time?

**Flow Control-Calculation Results**

Peak Flow Rate to Stormwater Facility =	<input type="text" value="0.338"/>	cfs	Peak Facility Overflow Rate=	<input type="text" value="0.000"/>	cfs
Total Runoff Volume to Stormwater Facility =	<input type="text" value="4432"/>	cf	Total Overflow Volume=	<input type="text" value="0"/>	cf
Max. Depth of Stormwater in Facility=	<input type="text" value="8.4"/>	in	Peak Off-Site Flow Rate	<input type="text" value="N/A"/>	cfs
Drawdown Time=	<input type="text" value="0.2"/>	hours	Filtration Facility Underdrain=	<input type="text" value="N/A"/>	cfs

Pre-Development Runoff Data

Peak Flow Rate =	<input type="text" value="0.143"/>	cfs
Total Runoff Volume =	<input type="text" value="2144"/>	cf

**Yes** Facility Sizing Meets Flow Control Standards?

- YES** Meets Requirement for Post Development offsite flow less or equal to Pre-Development Flow?
- YES** Meets Requirement for Maximum of 18 Hour Drawdown Time?

**Destination-Calculation Results**

Peak Flow Rate to Stormwater Facility =	<input type="text" value="0.338"/>	cfs	Peak Facility Overflow Rate=	<input type="text" value="0.000"/>	cfs
Total Runoff Volume to Stormwater Facility =	<input type="text" value="4432"/>	cf	Total Overflow Volume=	<input type="text" value="0"/>	cf
Max. Depth of Stormwater in Facility=	<input type="text" value="8.4"/>	in			
Drawdown Time=	<input type="text" value="0.2"/>	hours			

**Yes** Facility Sizing Meets Destination Standards?

- YES** Meets Requirement of No Facility Flooding?
- YES** Meets Requirement for Maximum of 30 hour Drawdown Time?





**Stormwater Surface Filtration/Infiltration Facility Sizing Spreadsheet**  
**24 Hour Storm, NRCS Type 1A Rainfall Distribution**  
**City of Eugene**

Version 2.1

**Project Information**

Project Name: Myrtle Glenn PUD Date: 7/25/2023  
 Project Address: 18-12-22-11-01200 Permit Number: NA  
Florence, OR Catchment ID: 2D  
 Designer: Clint Beecroft  
 Company: EGR & Associates

**Instructions:**

1. Complete this form for each drainage catchment in the project site that is to be sized per the Presumptive Approach.
2. Provide a distinctive Catchment ID for each facility coordinated with the site basin map to correlate the appropriate calculations with the facility.
3. The maximum drainage catchment to be modeled per the Presumptive Approach is 1 acre (43,560 SF)
4. For infiltration facilities in Class A or B soils where no infiltration testing has been performed use an infiltration rate of 0.5 in/hr. For all facilities use a maximum soil infiltration rate of 2.5 in/hr for topsoil/growing medium.

**Design Requirements:**

Choose "Yes" from the dropdown boxes below next to the design standards requirements for this facility.

Pollution Reduction (PR)   
 Flow Control (FC)   
 Destination (DT)  \*An infiltration facility must be chosen as the facility type to meet destination requirements

**Site Data-Post Development**

Total Square Footage Impervious Area=  sqft Total Square Footage Pervious Area=  sqft  
 Impervious Area CN=  Pervious Area CN=   
 Total Square Footage of Drainage Area=  sft Time of Concentration Post Development=  min  
 Weighted Average CN=

**Site Data-Pre Development (Data in this section is only used if Flow Control is required)**

Pre-Development CN=  Time of Concentration Pre-Development=  min

**Soil Data**

Tested Soil Infiltration Rate=  in/hr (See Note 4) Destination Design=  in/hr  
 Design Soil Infiltration Rate=  in/hr Soil Infiltration Rate

**Design Storms Used For Calculations**

Requirement	Rainfall Depth	Design Storm
Pollution Reduction	0.8 inches	Water Quality
Flow Control	5.1 inches	Flood Control
Destination	5.1 inches	Flood Control

**Facility Data**

Facility Type=  Facility Surface Area=  sqft  
 Surface Width=  ft Facility Surface Perimeter=  ft  
 Surface Length=  ft Facility Bottom Area=  sqft  
 Facility Side Slopes=  to 1 Facility Bottom Perimeter=  ft  
 Max. Ponding Depth in Stormwater Facility=  in Basin Volume=  cf  
 Depth of Growing Medium (Soil)=  in Ratio of Facility Area to Impervious Area=

**Pollution Reduction-Calculation Results**

Peak Flow Rate to Stormwater Facility =	<input type="text" value="0.041"/>	cfs	Peak Facility Overflow Rate=	<input type="text" value="0.000"/>	cfs
Total Runoff Volume to Stormwater Facility =	<input type="text" value="520"/>	cf	Total Overflow Volume=	<input type="text" value="0"/>	cf
Max. Depth of Stormwater in Facility=	<input type="text" value="0.0"/>	in			
Drawdown Time=	<input type="text" value="0.2"/>	hours			

**Yes** Facility Sizing Meets Pollution Reduction Standards?

- YES** Meets Requirement of No Facility Flooding?
- YES** Meets Requirement for Maximum of 18 Hour Drawdown Time?

**Flow Control-Calculation Results**

Peak Flow Rate to Stormwater Facility =	<input type="text" value="0.305"/>	cfs	Peak Facility Overflow Rate=	<input type="text" value="0.000"/>	cfs
Total Runoff Volume to Stormwater Facility =	<input type="text" value="3998"/>	cf	Total Overflow Volume=	<input type="text" value="0"/>	cf
Max. Depth of Stormwater in Facility=	<input type="text" value="8.8"/>	in	Peak Off-Site Flow Rate	<input type="text" value="N/A"/>	cfs
Drawdown Time=	<input type="text" value="0.2"/>	hours	Filtration Facility Underdrain=	<input type="text" value="N/A"/>	cfs

Pre-Development Runoff Data

Peak Flow Rate =	<input type="text" value="0.129"/>	cfs
Total Runoff Volume =	<input type="text" value="1933"/>	cf

**Yes** Facility Sizing Meets Flow Control Standards?

- YES** Meets Requirement for Post Development offsite flow less or equal to Pre-Development Flow?
- YES** Meets Requirement for Maximum of 18 Hour Drawdown Time?

**Destination-Calculation Results**

Peak Flow Rate to Stormwater Facility =	<input type="text" value="0.305"/>	cfs	Peak Facility Overflow Rate=	<input type="text" value="0.000"/>	cfs
Total Runoff Volume to Stormwater Facility =	<input type="text" value="3998"/>	cf	Total Overflow Volume=	<input type="text" value="0"/>	cf
Max. Depth of Stormwater in Facility=	<input type="text" value="8.8"/>	in			
Drawdown Time=	<input type="text" value="0.2"/>	hours			

**Yes** Facility Sizing Meets Destination Standards?

- YES** Meets Requirement of No Facility Flooding?
- YES** Meets Requirement for Maximum of 30 hour Drawdown Time?





**Stormwater Surface Filtration/Infiltration Facility Sizing Spreadsheet**  
**24 Hour Storm, NRCS Type 1A Rainfall Distribution**  
**City of Eugene**

Version 2.1

**Project Information**

Project Name:	<u>Myrtle Glenn PUD</u>	Date:	<u>7/25/2023</u>
Project Address:	<u>18-12-22-11-01200</u>	Permit Number:	<u>NA</u>
	<u>Florence, OR</u>	Catchment ID:	<u>2E</u>
Designer:	<u>Clint Beecroft</u>		
Company:	<u>EGR &amp; Associates</u>		

**Instructions:**

1. Complete this form for each drainage catchment in the project site that is to be sized per the Presumptive Approach.
2. Provide a distinctive Catchment ID for each facility coordinated with the site basin map to correlate the appropriate calculations with the facility.
3. The maximum drainage catchment to be modeled per the Presumptive Approach is 1 acre (43,560 SF)
4. For infiltration facilities in Class A or B soils where no infiltration testing has been performed use an infiltration rate of 0.5 in/hr. For all facilities use a maximum soil infiltration rate of 2.5 in/hr for topsoil/growing medium.

**Design Requirements:**

Choose "Yes" from the dropdown boxes below next to the design standards requirements for this facility.

Pollution Reduction (PR)	<input type="text" value="Yes"/>	
Flow Control (FC)	<input type="text" value="Yes"/>	
Destination (DT)	<input type="text" value="Yes"/>	*An infiltration facility must be chosen as the facility type to meet destination requirements

**Site Data-Post Development**

Total Square Footage Impervious Area=	<input type="text" value="20796"/>	sqft	Total Square Footage Pervious Area=	<input type="text" value="0"/>	sqft
Impervious Area CN=	<input type="text" value="98"/>		Pervious Area CN=	<input type="text" value="85"/>	
Total Square Footage of Drainage Area=	<input type="text" value="20796"/>	sft	Time of Concentration Post Development=	<input type="text" value="5"/>	min
Weighted Average CN=	<input type="text" value="98"/>				

**Site Data-Pre Development (Data in this section is only used if Flow Control is required)**

Pre-Development CN=	<input type="text" value="73"/>	Time of Concentration Pre-Development=	<input type="text" value="5"/>	min
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**Soil Data**

Tested Soil Infiltration Rate=	<input type="text" value="10"/>	in/hr (See Note 4)	Destination Design=	<input type="text" value="4"/>	in/hr
Design Soil Infiltration Rate=	<input type="text" value="4"/>	in/hr	Soil Infiltration Rate		

**Design Storms Used For Calculations**

Requirement	Rainfall Depth	Design Storm
Pollution Reduction	0.8 inches	Water Quality
Flow Control	5.1 inches	Flood Control
Destination	5.1 inches	Flood Control

**Facility Data**

Facility Type=	<input type="text" value="Infiltration Rain Garden"/>	Facility Surface Area=	<input type="text" value="1672.53"/>	sqft	
Surface Width=	<input type="text" value="19.7"/>	ft	Facility Surface Perimeter=	<input type="text" value="209.2"/>	ft
Surface Length=	<input type="text" value="84.9"/>	ft	Facility Bottom Area=	<input type="text" value="1081"/>	sqft
Facility Side Slopes=	<input type="text" value="3"/>	to 1	Facility Bottom Perimeter=	<input type="text" value="185"/>	ft
Max. Ponding Depth in Stormwater Facility=	<input type="text" value="12"/>	in	Basin Volume=	<input type="text" value="1394.7"/>	cf
Depth of Growing Medium (Soil)=	<input type="text" value="18"/>	in	Ratio of Facility Area to Impervious Area=	<input type="text" value="0.080"/>	

**Pollution Reduction-Calculation Results**

Peak Flow Rate to Stormwater Facility =	<input type="text" value="0.086"/>	cfs	Peak Facility Overflow Rate=	<input type="text" value="0.000"/>	cfs
Total Runoff Volume to Stormwater Facility =	<input type="text" value="1084"/>	cf	Total Overflow Volume=	<input type="text" value="0"/>	cf
Max. Depth of Stormwater in Facility=	<input type="text" value="0.0"/>	in			
Drawdown Time=	<input type="text" value="0.2"/>	hours			

**Yes** Facility Sizing Meets Pollution Reduction Standards?

- YES** Meets Requirement of No Facility Flooding?
- YES** Meets Requirement for Maximum of 18 Hour Drawdown Time?

**Flow Control-Calculation Results**

Peak Flow Rate to Stormwater Facility =	<input type="text" value="0.637"/>	cfs	Peak Facility Overflow Rate=	<input type="text" value="0.000"/>	cfs
Total Runoff Volume to Stormwater Facility =	<input type="text" value="8341"/>	cf	Total Overflow Volume=	<input type="text" value="0"/>	cf
Max. Depth of Stormwater in Facility=	<input type="text" value="11.6"/>	in	Peak Off-Site Flow Rate	<input type="text" value="N/A"/>	cfs
Drawdown Time=	<input type="text" value="0.2"/>	hours	Filtration Facility Underdrain=	<input type="text" value="N/A"/>	cfs

Pre-Development Runoff Data

Peak Flow Rate =	<input type="text" value="0.269"/>	cfs
Total Runoff Volume =	<input type="text" value="4034"/>	cf

**Yes** Facility Sizing Meets Flow Control Standards?

- YES** Meets Requirement for Post Development offsite flow less or equal to Pre-Development Flow?
- YES** Meets Requirement for Maximum of 18 Hour Drawdown Time?

**Destination-Calculation Results**

Peak Flow Rate to Stormwater Facility =	<input type="text" value="0.637"/>	cfs	Peak Facility Overflow Rate=	<input type="text" value="0.000"/>	cfs
Total Runoff Volume to Stormwater Facility =	<input type="text" value="8341"/>	cf	Total Overflow Volume=	<input type="text" value="0"/>	cf
Max. Depth of Stormwater in Facility=	<input type="text" value="11.6"/>	in			
Drawdown Time=	<input type="text" value="0.2"/>	hours			

**Yes** Facility Sizing Meets Destination Standards?

- YES** Meets Requirement of No Facility Flooding?
- YES** Meets Requirement for Maximum of 30 hour Drawdown Time?





**Stormwater Surface Filtration/Infiltration Facility Sizing Spreadsheet**  
**24 Hour Storm, NRCS Type 1A Rainfall Distribution**  
**City of Eugene**

Version 2.1

**Project Information**

Project Name: Myrtle Glenn PUD Date: 7/25/2023  
 Project Address: 18-12-22-11-01200 Permit Number: NA  
Florence, OR Catchment ID: 2F  
 Designer: Clint Beecroft  
 Company: EGR & Associates

**Instructions:**

1. Complete this form for each drainage catchment in the project site that is to be sized per the Presumptive Approach.
2. Provide a distinctive Catchment ID for each facility coordinated with the site basin map to correlate the appropriate calculations with the facility.
3. The maximum drainage catchment to be modeled per the Presumptive Approach is 1 acre (43,560 SF)
4. For infiltration facilities in Class A or B soils where no infiltration testing has been performed use an infiltration rate of 0.5 in/hr. For all facilities use a maximum soil infiltration rate of 2.5 in/hr for topsoil/growing medium.

**Design Requirements:**

Choose "Yes" from the dropdown boxes below next to the design standards requirements for this facility.

Pollution Reduction (PR)   
 Flow Control (FC)   
 Destination (DT)  \*An infiltration facility must be chosen as the facility type to meet destination requirements

**Site Data-Post Development**

Total Square Footage Impervious Area=  sqft Total Square Footage Pervious Area=  sqft  
 Impervious Area CN=  Pervious Area CN=   
 Total Square Footage of Drainage Area=  sft Time of Concentration Post Development=  min  
 Weighted Average CN=

**Site Data-Pre Development (Data in this section is only used if Flow Control is required)**

Pre-Development CN=  Time of Concentration Pre-Development=  min

**Soil Data**

Tested Soil Infiltration Rate=  in/hr (See Note 4) Destination Design=  in/hr  
 Design Soil Infiltration Rate=  in/hr Soil Infiltration Rate

**Design Storms Used For Calculations**

Requirement	Rainfall Depth	Design Storm
Pollution Reduction	0.8 inches	Water Quality
Flow Control	5.1 inches	Flood Control
Destination	5.1 inches	Flood Control

**Facility Data**

Facility Type=  Facility Surface Area=  sqft  
 Surface Width=  ft Facility Surface Perimeter=  ft  
 Surface Length=  ft Facility Bottom Area=  sqft  
 Facility Side Slopes=  to 1 Facility Bottom Perimeter=  ft  
 Max. Ponding Depth in Stormwater Facility=  in Basin Volume=  cf  
 Depth of Growing Medium (Soil)=  in Ratio of Facility Area to Impervious Area=

**Pollution Reduction-Calculation Results**

Peak Flow Rate to Stormwater Facility = 0.020 cfs  
Total Runoff Volume to Stormwater Facility = 253 cf  
Max. Depth of Stormwater in Facility = 0.0 in  
Drawdown Time = 0.2 hours

Peak Facility Overflow Rate = 0.000 cfs  
Total Overflow Volume = 0 cf

**Yes** Facility Sizing Meets Pollution Reduction Standards?

- YES** Meets Requirement of No Facility Flooding?
- YES** Meets Requirement for Maximum of 18 Hour Drawdown Time?

**Flow Control-Calculation Results**

Peak Flow Rate to Stormwater Facility = 0.149 cfs  
Total Runoff Volume to Stormwater Facility = 1950 cf  
Max. Depth of Stormwater in Facility = 11.2 in  
Drawdown Time = 0.2 hours

Peak Facility Overflow Rate = 0.000 cfs  
Total Overflow Volume = 0 cf  
Peak Off-Site Flow Rate  
Filtration Facility Underdrain = N/A cfs

Pre-Development Runoff Data

Peak Flow Rate = 0.063 cfs  
Total Runoff Volume = 943 cf

**Yes** Facility Sizing Meets Flow Control Standards?

- YES** Meets Requirement for Post Development offsite flow less or equal to Pre-Development Flow?
- YES** Meets Requirement for Maximum of 18 Hour Drawdown Time?

**Destination-Calculation Results**

Peak Flow Rate to Stormwater Facility = 0.149 cfs  
Total Runoff Volume to Stormwater Facility = 1950 cf  
Max. Depth of Stormwater in Facility = 11.2 in  
Drawdown Time = 0.2 hours

Peak Facility Overflow Rate = 0.000 cfs  
Total Overflow Volume = 0 cf

**Yes** Facility Sizing Meets Destination Standards?

- YES** Meets Requirement of No Facility Flooding?
- YES** Meets Requirement for Maximum of 30 hour Drawdown Time?





**Stormwater Surface Filtration/Infiltration Facility Sizing Spreadsheet**  
**24 Hour Storm, NRCS Type 1A Rainfall Distribution**  
**City of Eugene**

Version 2.1

**Project Information**

Project Name: Myrtle Glenn PUD Date: 7/25/2023  
 Project Address: 18-12-22-11-01200 Permit Number: NA  
Florence, OR Catchment ID: 2G  
 Designer: Clint Beecroft  
 Company: EGR & Associates

**Instructions:**

1. Complete this form for each drainage catchment in the project site that is to be sized per the Presumptive Approach.
2. Provide a distinctive Catchment ID for each facility coordinated with the site basin map to correlate the appropriate calculations with the facility.
3. The maximum drainage catchment to be modeled per the Presumptive Approach is 1 acre (43,560 SF)
4. For infiltration facilities in Class A or B soils where no infiltration testing has been performed use an infiltration rate of 0.5 in/hr. For all facilities use a maximum soil infiltration rate of 2.5 in/hr for topsoil/growing medium.

**Design Requirements:**

Choose "Yes" from the dropdown boxes below next to the design standards requirements for this facility.

Pollution Reduction (PR)   
 Flow Control (FC)   
 Destination (DT)  \*An infiltration facility must be chosen as the facility type to meet destination requirements

**Site Data-Post Development**

Total Square Footage Impervious Area=  sqft Total Square Footage Pervious Area=  sqft  
 Impervious Area CN=  Pervious Area CN=   
 Total Square Footage of Drainage Area=  sft Time of Concentration Post Development=  min  
 Weighted Average CN=

**Site Data-Pre Development (Data in this section is only used if Flow Control is required)**

Pre-Development CN=  Time of Concentration Pre-Development=  min

**Soil Data**

Tested Soil Infiltration Rate=  in/hr (See Note 4) Destination Design=  in/hr  
 Design Soil Infiltration Rate=  in/hr Soil Infiltration Rate

**Design Storms Used For Calculations**

Requirement	Rainfall Depth	Design Storm
Pollution Reduction	0.8 inches	Water Quality
Flow Control	5.1 inches	Flood Control
Destination	5.1 inches	Flood Control

**Facility Data**

Facility Type=  Facility Surface Area=  sqft  
 Surface Width=  ft Facility Surface Perimeter=  ft  
 Surface Length=  ft Facility Bottom Area=  sqft  
 Facility Side Slopes=  to 1 Facility Bottom Perimeter=  ft  
 Max. Ponding Depth in Stormwater Facility=  in Basin Volume=  cf  
 Depth of Growing Medium (Soil)=  in Ratio of Facility Area to Impervious Area=

**Pollution Reduction-Calculation Results**

Peak Flow Rate to Stormwater Facility =	<input type="text" value="0.016"/>	cfs	Peak Facility Overflow Rate=	<input type="text" value="0.000"/>	cfs
Total Runoff Volume to Stormwater Facility =	<input type="text" value="217"/>	cf	Total Overflow Volume=	<input type="text" value="0"/>	cf
Max. Depth of Stormwater in Facility=	<input type="text" value="0.0"/>	in			
Drawdown Time=	<input type="text" value="0.2"/>	hours			

**Yes** Facility Sizing Meets Pollution Reduction Standards?

- YES** Meets Requirement of No Facility Flooding?
- YES** Meets Requirement for Maximum of 18 Hour Drawdown Time?

**Flow Control-Calculation Results**

Peak Flow Rate to Stormwater Facility =	<input type="text" value="0.114"/>	cfs	Peak Facility Overflow Rate=	<input type="text" value="0.000"/>	cfs
Total Runoff Volume to Stormwater Facility =	<input type="text" value="1671"/>	cf	Total Overflow Volume=	<input type="text" value="0"/>	cf
Max. Depth of Stormwater in Facility=	<input type="text" value="11.5"/>	in	Peak Off-Site Flow Rate	<input type="text" value="N/A"/>	cfs
Drawdown Time=	<input type="text" value="0.2"/>	hours	Filtration Facility Underdrain=	<input type="text" value="N/A"/>	cfs

Pre-Development Runoff Data

Peak Flow Rate =	<input type="text" value="0.054"/>	cfs
Total Runoff Volume =	<input type="text" value="810"/>	cf

**Yes** Facility Sizing Meets Flow Control Standards?

- YES** Meets Requirement for Post Development offsite flow less or equal to Pre-Development Flow?
- YES** Meets Requirement for Maximum of 18 Hour Drawdown Time?

**Destination-Calculation Results**

Peak Flow Rate to Stormwater Facility =	<input type="text" value="0.114"/>	cfs	Peak Facility Overflow Rate=	<input type="text" value="0.000"/>	cfs
Total Runoff Volume to Stormwater Facility =	<input type="text" value="1671"/>	cf	Total Overflow Volume=	<input type="text" value="0"/>	cf
Max. Depth of Stormwater in Facility=	<input type="text" value="11.5"/>	in			
Drawdown Time=	<input type="text" value="0.2"/>	hours			

**Yes** Facility Sizing Meets Destination Standards?

- YES** Meets Requirement of No Facility Flooding?
- YES** Meets Requirement for Maximum of 30 hour Drawdown Time?



# Hydrograph Report

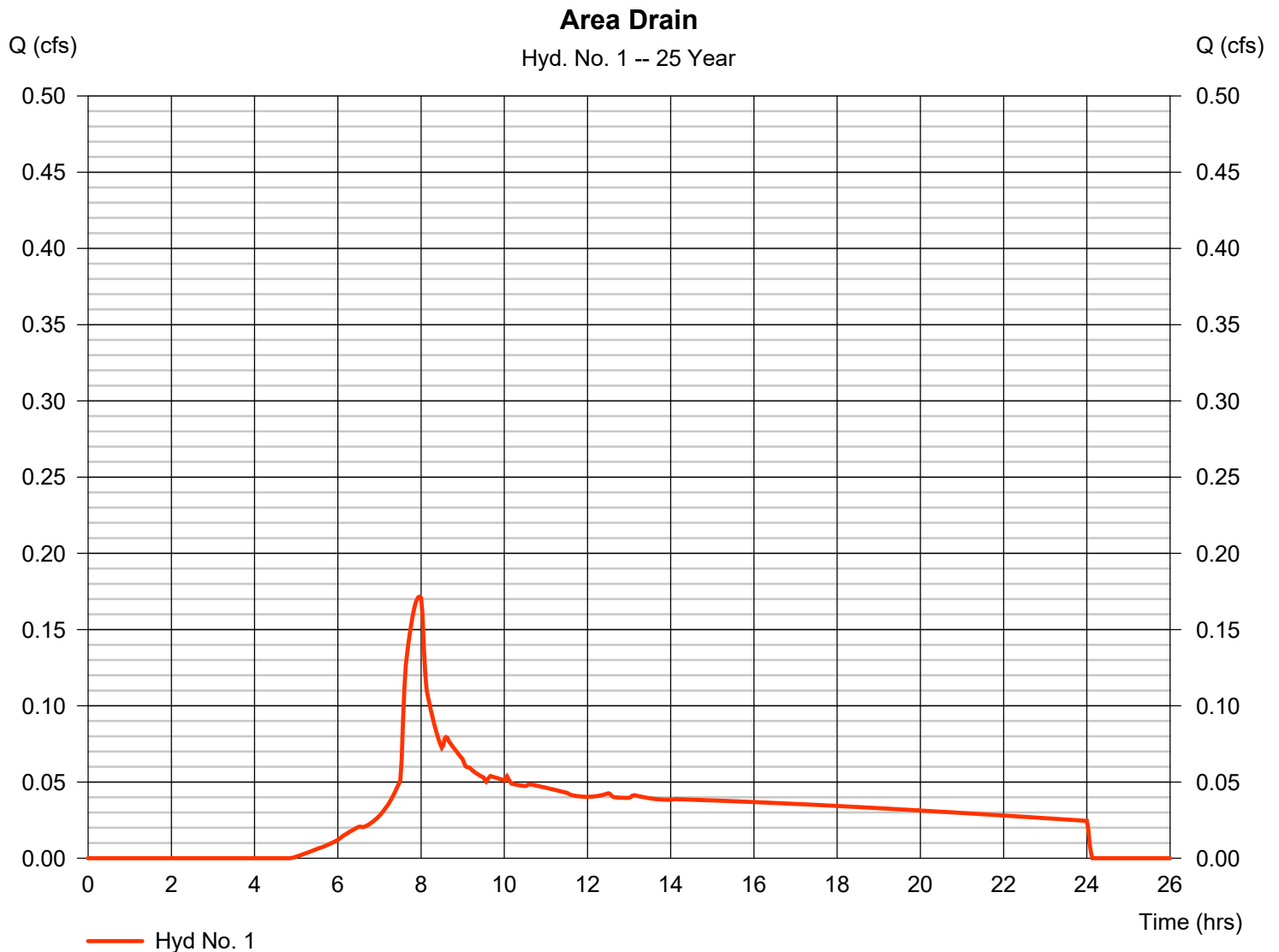
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

Wednesday, 07 / 26 / 2023

## Hyd. No. 1

### Area Drain

Hydrograph type	= SCS Runoff	Peak discharge	= 0.172 cfs
Storm frequency	= 25 yrs	Time to peak	= 7.97 hrs
Time interval	= 2 min	Hyd. volume	= 2,716 cuft
Drainage area	= 0.350 ac	Curve number	= 73
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.00 in	Distribution	= Type IA
Storm duration	= 24 hrs	Shape factor	= 484



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## Worksheet for Overflow 1A

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### Project Description

Solve For                      Headwater Elevation

### Input Data

Discharge		0.056	ft <sup>3</sup> /s
Crest Elevation		76.96	ft
Tailwater Elevation		73.17	ft
Weir Coefficient		3.33	US
Crest Length		2.09	ft
Number Of Contractions	0		

### Results

Headwater Elevation		77.00	ft
Headwater Height Above Crest		0.04	ft
Tailwater Height Above Crest		-3.79	ft
Flow Area		0.08	ft <sup>2</sup>
Velocity		0.67	ft/s
Wetted Perimeter		2.17	ft
Top Width		2.09	ft



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## Worksheet for Overflow 1B-1

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### Project Description

Solve For                      Headwater Elevation

### Input Data

Discharge		0.103	ft <sup>3</sup> /s
Crest Elevation		76.34	ft
Tailwater Elevation		71.79	ft
Weir Coefficient		3.33	US
Crest Length		2.09	ft
Number Of Contractions	0		

### Results

Headwater Elevation		76.40	ft
Headwater Height Above Crest		0.06	ft
Tailwater Height Above Crest		-4.55	ft
Flow Area		0.13	ft <sup>2</sup>
Velocity		0.82	ft/s
Wetted Perimeter		2.21	ft
Top Width		2.09	ft

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## Worksheet for Overflow 1B-2

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### Project Description

Solve For                                      Headwater Elevation

### Input Data

Discharge		0.069	ft <sup>3</sup> /s
Crest Elevation		75.97	ft
Tailwater Elevation		71.04	ft
Weir Coefficient		3.33	US
Crest Length		2.09	ft
Number Of Contractions	0		

### Results

Headwater Elevation		76.02	ft
Headwater Height Above Crest		0.05	ft
Tailwater Height Above Crest		-4.93	ft
Flow Area		0.10	ft <sup>2</sup>
Velocity		0.72	ft/s
Wetted Perimeter		2.18	ft
Top Width		2.09	ft



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## Worksheet for Overflow 1B-3

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### Project Description

Solve For                      Headwater Elevation

### Input Data

Discharge		0.067	ft <sup>3</sup> /s
Crest Elevation		75.70	ft
Tailwater Elevation		70.67	ft
Weir Coefficient		3.33	US
Crest Length		2.09	ft
Number Of Contractions	0		

### Results

Headwater Elevation		75.75	ft
Headwater Height Above Crest		0.05	ft
Tailwater Height Above Crest		-5.03	ft
Flow Area		0.09	ft <sup>2</sup>
Velocity		0.71	ft/s
Wetted Perimeter		2.18	ft
Top Width		2.09	ft

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## Worksheet for Overflow 1C

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### Project Description

Solve For                      Headwater Elevation

### Input Data

Discharge		0.105	ft <sup>3</sup> /s
Crest Elevation		75.04	ft
Tailwater Elevation		69.19	ft
Weir Coefficient		3.33	US
Crest Length		2.09	ft
Number Of Contractions	0		

### Results

Headwater Elevation		75.10	ft
Headwater Height Above Crest		0.06	ft
Tailwater Height Above Crest		-5.85	ft
Flow Area		0.13	ft <sup>2</sup>
Velocity		0.82	ft/s
Wetted Perimeter		2.21	ft
Top Width		2.09	ft



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## Worksheet for Overflow 1D

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### Project Description

Solve For                      Headwater Elevation

### Input Data

Discharge		0.130	ft <sup>3</sup> /s
Crest Elevation		74.33	ft
Tailwater Elevation		69.67	ft
Weir Coefficient		3.33	US
Crest Length		2.09	ft
Number Of Contractions	0		

### Results

Headwater Elevation		74.40	ft
Headwater Height Above Crest		0.07	ft
Tailwater Height Above Crest		-4.66	ft
Flow Area		0.15	ft <sup>2</sup>
Velocity		0.88	ft/s
Wetted Perimeter		2.23	ft
Top Width		2.09	ft

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## Worksheet for Overflow 1E-1

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### Project Description

Solve For                      Headwater Elevation

### Input Data

Discharge		0.083	ft <sup>3</sup> /s
Crest Elevation		76.75	ft
Tailwater Elevation		72.25	ft
Weir Coefficient		3.33	US
Crest Length		2.09	ft
Number Of Contractions	0		

### Results

Headwater Elevation		76.80	ft
Headwater Height Above Crest		0.05	ft
Tailwater Height Above Crest		-4.50	ft
Flow Area		0.11	ft <sup>2</sup>
Velocity		0.76	ft/s
Wetted Perimeter		2.19	ft
Top Width		2.09	ft



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## Worksheet for Overflow 1E-2

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### Project Description

Solve For                      Headwater Elevation

### Input Data

Discharge		0.063	ft <sup>3</sup> /s
Crest Elevation		76.42	ft
Tailwater Elevation		71.80	ft
Weir Coefficient		3.33	US
Crest Length		2.09	ft
Number Of Contractions	0		

### Results

Headwater Elevation		76.46	ft
Headwater Height Above Crest		0.04	ft
Tailwater Height Above Crest		-4.62	ft
Flow Area		0.09	ft <sup>2</sup>
Velocity		0.69	ft/s
Wetted Perimeter		2.18	ft
Top Width		2.09	ft

---

## Worksheet for Overflow 1F-1

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### Project Description

Solve For                      Headwater Elevation

### Input Data

Discharge		0.063	ft <sup>3</sup> /s
Crest Elevation		75.97	ft
Tailwater Elevation		70.84	ft
Weir Coefficient		3.33	US
Crest Length		2.09	ft
Number Of Contractions	0		

### Results

Headwater Elevation		76.01	ft
Headwater Height Above Crest		0.04	ft
Tailwater Height Above Crest		-5.13	ft
Flow Area		0.09	ft <sup>2</sup>
Velocity		0.69	ft/s
Wetted Perimeter		2.18	ft
Top Width		2.09	ft





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## Worksheet for Overflow 1G

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### Project Description

Solve For                      Headwater Elevation

### Input Data

Discharge		0.086	ft <sup>3</sup> /s
Crest Elevation		75.24	ft
Tailwater Elevation		69.50	ft
Weir Coefficient		3.33	US
Crest Length		2.09	ft
Number Of Contractions	0		

### Results

Headwater Elevation		75.29	ft
Headwater Height Above Crest		0.05	ft
Tailwater Height Above Crest		-5.74	ft
Flow Area		0.11	ft <sup>2</sup>
Velocity		0.77	ft/s
Wetted Perimeter		2.20	ft
Top Width		2.09	ft



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## Worksheet for Overflow 1H-1

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### Project Description

Solve For                      Headwater Elevation

### Input Data

Discharge		0.086	ft <sup>3</sup> /s
Crest Elevation		74.66	ft
Tailwater Elevation		69.92	ft
Weir Coefficient		3.33	US
Crest Length		2.09	ft
Number Of Contractions	0		

### Results

Headwater Elevation		74.71	ft
Headwater Height Above Crest		0.05	ft
Tailwater Height Above Crest		-4.74	ft
Flow Area		0.11	ft <sup>2</sup>
Velocity		0.77	ft/s
Wetted Perimeter		2.20	ft
Top Width		2.09	ft

Worksheet for Overflow 1H-2

**Project Description**

Solve For                      Headwater Elevation

**Input Data**

Discharge		0.067	ft <sup>3</sup> /s
Crest Elevation		74.38	ft
Tailwater Elevation		69.42	ft
Weir Coefficient		3.33	US
Crest Length		2.09	ft
Number Of Contractions	0		

**Results**

Headwater Elevation		74.43	ft
Headwater Height Above Crest		0.05	ft
Tailwater Height Above Crest		-4.96	ft
Flow Area		0.09	ft <sup>2</sup>
Velocity		0.71	ft/s
Wetted Perimeter		2.18	ft
Top Width		2.09	ft



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## Worksheet for Overflow 2A

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### Project Description

Solve For                      Headwater Elevation

### Input Data

Discharge		0.131	ft <sup>3</sup> /s
Crest Elevation		77.63	ft
Tailwater Elevation		73.84	ft
Weir Coefficient		3.33	US
Crest Length		2.09	ft
Number Of Contractions	0		

### Results

Headwater Elevation		77.70	ft
Headwater Height Above Crest		0.07	ft
Tailwater Height Above Crest		-3.79	ft
Flow Area		0.15	ft <sup>2</sup>
Velocity		0.89	ft/s
Wetted Perimeter		2.23	ft
Top Width		2.09	ft

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## Worksheet for Overflow 2B

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### Project Description

Solve For                          Headwater Elevation

### Input Data

Discharge		0.428	ft <sup>3</sup> /s
Crest Elevation		77.18	ft
Tailwater Elevation		73.14	ft
Weir Coefficient		3.33	US
Crest Length		2.09	ft
Number Of Contractions	0		

### Results

Headwater Elevation		77.34	ft
Headwater Height Above Crest		0.16	ft
Tailwater Height Above Crest		-4.04	ft
Flow Area		0.33	ft <sup>2</sup>
Velocity		1.31	ft/s
Wetted Perimeter		2.40	ft
Top Width		2.09	ft



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## Worksheet for Overflow 2C

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### Project Description

Solve For                      Headwater Elevation

### Input Data

Discharge		0.338	ft <sup>3</sup> /s
Crest Elevation		76.71	ft
Tailwater Elevation		72.19	ft
Weir Coefficient		3.33	US
Crest Length		2.09	ft
Number Of Contractions	0		

### Results

Headwater Elevation		76.84	ft
Headwater Height Above Crest		0.13	ft
Tailwater Height Above Crest		-4.52	ft
Flow Area		0.28	ft <sup>2</sup>
Velocity		1.21	ft/s
Wetted Perimeter		2.36	ft
Top Width		2.09	ft

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## Worksheet for Overflow 2D

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### Project Description

Solve For                      Headwater Elevation

### Input Data

Discharge		0.305	ft <sup>3</sup> /s
Crest Elevation		76.27	ft
Tailwater Elevation		71.29	ft
Weir Coefficient		3.33	US
Crest Length		2.09	ft
Number Of Contractions	0		

### Results

Headwater Elevation		76.39	ft
Headwater Height Above Crest		0.12	ft
Tailwater Height Above Crest		-4.98	ft
Flow Area		0.26	ft <sup>2</sup>
Velocity		1.17	ft/s
Wetted Perimeter		2.34	ft
Top Width		2.09	ft



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## Worksheet for Overflow 2E

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### Project Description

Solve For Headwater Elevation

### Input Data

Discharge		0.637	ft <sup>3</sup> /s
Crest Elevation		75.60	ft
Tailwater Elevation		70.13	ft
Weir Coefficient		3.33	US
Crest Length		2.62	ft
Number Of Contractions	0		

### Results

Headwater Elevation		75.77	ft
Headwater Height Above Crest		0.17	ft
Tailwater Height Above Crest		-5.47	ft
Flow Area		0.46	ft <sup>2</sup>
Velocity		1.39	ft/s
Wetted Perimeter		2.97	ft
Top Width		2.62	ft

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## Worksheet for Overflow 2F

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### Project Description

Solve For                                  Headwater Elevation

### Input Data

Discharge		0.149	ft <sup>3</sup> /s
Crest Elevation		75.47	ft
Tailwater Elevation		70.00	ft
Weir Coefficient		3.33	US
Crest Length		2.09	ft
Number Of Contractions	0		

### Results

Headwater Elevation		75.55	ft
Headwater Height Above Crest		0.08	ft
Tailwater Height Above Crest		-5.47	ft
Flow Area		0.16	ft <sup>2</sup>
Velocity		0.92	ft/s
Wetted Perimeter		2.24	ft
Top Width		2.09	ft



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## Worksheet for Overflow 2G

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### Project Description

Solve For                      Headwater Elevation

### Input Data

Discharge		0.114	ft <sup>3</sup> /s
Crest Elevation		76.00	ft
Tailwater Elevation		70.80	ft
Weir Coefficient		3.33	US
Crest Length		2.09	ft
Number Of Contractions	0		

### Results

Headwater Elevation		76.06	ft
Headwater Height Above Crest		0.06	ft
Tailwater Height Above Crest		-5.20	ft
Flow Area		0.13	ft <sup>2</sup>
Velocity		0.85	ft/s
Wetted Perimeter		2.22	ft
Top Width		2.09	ft

## Worksheet for Pipe P1C

### Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

### Input Data

Roughness Coefficient	0.013	
Channel Slope	0.01000	ft/ft
Diameter	8	in
Discharge	0.056	ft <sup>3</sup> /s

### Results

Normal Depth	1.2	in
Flow Area	0.03	ft <sup>2</sup>
Wetted Perimeter	0.52	ft
Hydraulic Radius	0.7	in
Top Width	0.47	ft
Critical Depth	0.11	ft
Percent Full	14.7	%
Critical Slope	0.00680	ft/ft
Velocity	1.76	ft/s
Velocity Head	0.05	ft
Specific Energy	0.15	ft
Froude Number	1.20	
Maximum Discharge	1.30	ft <sup>3</sup> /s
Discharge Full	1.21	ft <sup>3</sup> /s
Slope Full	0.00002	ft/ft
Flow Type	SuperCritical	

### GVF Input Data

Downstream Depth	0.0	in
Length	0.00	ft
Number Of Steps	0	

### GVF Output Data

Upstream Depth	0.0	in
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	14.66	%
Downstream Velocity	Infinity	ft/s



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## Worksheet for Pipe P1C

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### GVF Output Data

Upstream Velocity	Infinity	ft/s
Normal Depth	1.2	in
Critical Depth	0.11	ft
Channel Slope	0.01000	ft/ft
Critical Slope	0.00680	ft/ft

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## Worksheet for Pipe P1B

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### Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

### Input Data

Roughness Coefficient	0.013	
Channel Slope	0.01000	ft/ft
Diameter	8	in
Discharge	0.159	ft <sup>3</sup> /s

### Results

Normal Depth	2.0	in
Flow Area	0.07	ft <sup>2</sup>
Wetted Perimeter	0.69	ft
Hydraulic Radius	1.2	in
Top Width	0.57	ft
Critical Depth	0.18	ft
Percent Full	24.5	%
Critical Slope	0.00643	ft/ft
Velocity	2.40	ft/s
Velocity Head	0.09	ft
Specific Energy	0.25	ft
Froude Number	1.24	
Maximum Discharge	1.30	ft <sup>3</sup> /s
Discharge Full	1.21	ft <sup>3</sup> /s
Slope Full	0.00017	ft/ft
Flow Type	SuperCritical	

### GVF Input Data

Downstream Depth	0.0	in
Length	0.00	ft
Number Of Steps	0	

### GVF Output Data

Upstream Depth	0.0	in
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	24.51	%
Downstream Velocity	Infinity	ft/s



---

## Worksheet for Pipe P1B

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### GVF Output Data

Upstream Velocity	Infinity	ft/s
Normal Depth	2.0	in
Critical Depth	0.18	ft
Channel Slope	0.01000	ft/ft
Critical Slope	0.00643	ft/ft

---

## Worksheet for Pipe P1A

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### Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

### Input Data

Roughness Coefficient	0.013	
Channel Slope	0.01000	ft/ft
Diameter	8	in
Discharge	0.228	ft <sup>3</sup> /s

### Results

Normal Depth	2.4	in
Flow Area	0.09	ft <sup>2</sup>
Wetted Perimeter	0.76	ft
Hydraulic Radius	1.3	in
Top Width	0.61	ft
Critical Depth	0.22	ft
Percent Full	29.4	%
Critical Slope	0.00646	ft/ft
Velocity	2.66	ft/s
Velocity Head	0.11	ft
Specific Energy	0.31	ft
Froude Number	1.25	
Maximum Discharge	1.30	ft <sup>3</sup> /s
Discharge Full	1.21	ft <sup>3</sup> /s
Slope Full	0.00036	ft/ft
Flow Type	SuperCritical	

### GVF Input Data

Downstream Depth	0.0	in
Length	0.00	ft
Number Of Steps	0	

### GVF Output Data

Upstream Depth	0.0	in
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	29.45	%
Downstream Velocity	Infinity	ft/s



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## Worksheet for Pipe P1A

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### GVF Output Data

Upstream Velocity	Infinity	ft/s
Normal Depth	2.4	in
Critical Depth	0.22	ft
Channel Slope	0.01000	ft/ft
Critical Slope	0.00646	ft/ft

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## Worksheet for Pipe P2

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### Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

### Input Data

Roughness Coefficient	0.013	
Channel Slope	0.01000	ft/ft
Diameter	8	in
Discharge	0.295	ft <sup>3</sup> /s

### Results

Normal Depth	2.7	in
Flow Area	0.10	ft <sup>2</sup>
Wetted Perimeter	0.82	ft
Hydraulic Radius	1.5	in
Top Width	0.63	ft
Critical Depth	0.25	ft
Percent Full	33.6	%
Critical Slope	0.00651	ft/ft
Velocity	2.86	ft/s
Velocity Head	0.13	ft
Specific Energy	0.35	ft
Froude Number	1.25	
Maximum Discharge	1.30	ft <sup>3</sup> /s
Discharge Full	1.21	ft <sup>3</sup> /s
Slope Full	0.00060	ft/ft
Flow Type	SuperCritical	

### GVF Input Data

Downstream Depth	0.0	in
Length	0.00	ft
Number Of Steps	0	

### GVF Output Data

Upstream Depth	0.0	in
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	33.62	%
Downstream Velocity	Infinity	ft/s



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## Worksheet for Pipe P2

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### GVF Output Data

Upstream Velocity	Infinity	ft/s
Normal Depth	2.7	in
Critical Depth	0.25	ft
Channel Slope	0.01000	ft/ft
Critical Slope	0.00651	ft/ft

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## Worksheet for Pipe P3

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### Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

### Input Data

Roughness Coefficient	0.013	
Channel Slope	0.01000	ft/ft
Diameter	8	in
Discharge	0.400	ft <sup>3</sup> /s

### Results

Normal Depth	3.2	in
Flow Area	0.13	ft <sup>2</sup>
Wetted Perimeter	0.91	ft
Hydraulic Radius	1.7	in
Top Width	0.65	ft
Critical Depth	0.29	ft
Percent Full	39.6	%
Critical Slope	0.00675	ft/ft
Velocity	3.10	ft/s
Velocity Head	0.15	ft
Specific Energy	0.41	ft
Froude Number	1.23	
Maximum Discharge	1.30	ft <sup>3</sup> /s
Discharge Full	1.21	ft <sup>3</sup> /s
Slope Full	0.00110	ft/ft
Flow Type	SuperCritical	

### GVF Input Data

Downstream Depth	0.0	in
Length	0.00	ft
Number Of Steps	0	

### GVF Output Data

Upstream Depth	0.0	in
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	39.65	%
Downstream Velocity	Infinity	ft/s



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## Worksheet for Pipe P3

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### GVF Output Data

Upstream Velocity	Infinity	ft/s
Normal Depth	3.2	in
Critical Depth	0.29	ft
Channel Slope	0.01000	ft/ft
Critical Slope	0.00675	ft/ft

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## Worksheet for Pipe P4C

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### Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

### Input Data

Roughness Coefficient	0.013	
Channel Slope	0.01000	ft/ft
Diameter	8	in
Discharge	0.083	ft <sup>3</sup> /s

### Results

Normal Depth	1.4	in
Flow Area	0.04	ft <sup>2</sup>
Wetted Perimeter	0.58	ft
Hydraulic Radius	0.9	in
Top Width	0.51	ft
Critical Depth	0.13	ft
Percent Full	17.7	%
Critical Slope	0.00664	ft/ft
Velocity	1.98	ft/s
Velocity Head	0.06	ft
Specific Energy	0.18	ft
Froude Number	1.22	
Maximum Discharge	1.30	ft <sup>3</sup> /s
Discharge Full	1.21	ft <sup>3</sup> /s
Slope Full	0.00005	ft/ft
Flow Type	SuperCritical	

### GVF Input Data

Downstream Depth	0.0	in
Length	0.00	ft
Number Of Steps	0	

### GVF Output Data

Upstream Depth	0.0	in
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	17.75	%
Downstream Velocity	Infinity	ft/s



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## Worksheet for Pipe P4C

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### GVF Output Data

Upstream Velocity	Infinity	ft/s
Normal Depth	1.4	in
Critical Depth	0.13	ft
Channel Slope	0.01000	ft/ft
Critical Slope	0.00664	ft/ft

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## Worksheet for Pipe P4B

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### Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

### Input Data

Roughness Coefficient	0.013	
Channel Slope	0.01000	ft/ft
Diameter	8	in
Discharge	0.146	ft <sup>3</sup> /s

### Results

Normal Depth	1.9	in
Flow Area	0.06	ft <sup>2</sup>
Wetted Perimeter	0.67	ft
Hydraulic Radius	1.1	in
Top Width	0.56	ft
Critical Depth	0.17	ft
Percent Full	23.5	%
Critical Slope	0.00645	ft/ft
Velocity	2.34	ft/s
Velocity Head	0.09	ft
Specific Energy	0.24	ft
Froude Number	1.24	
Maximum Discharge	1.30	ft <sup>3</sup> /s
Discharge Full	1.21	ft <sup>3</sup> /s
Slope Full	0.00015	ft/ft
Flow Type	SuperCritical	

### GVF Input Data

Downstream Depth	0.0	in
Length	0.00	ft
Number Of Steps	0	

### GVF Output Data

Upstream Depth	0.0	in
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	23.45	%
Downstream Velocity	Infinity	ft/s



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## Worksheet for Pipe P4B

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### GVF Output Data

Upstream Velocity	Infinity	ft/s
Normal Depth	1.9	in
Critical Depth	0.17	ft
Channel Slope	0.01000	ft/ft
Critical Slope	0.00645	ft/ft

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## Worksheet for Pipe P4A

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### Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

### Input Data

Roughness Coefficient	0.013	
Channel Slope	0.01000	ft/ft
Diameter	8	in
Discharge	0.209	ft <sup>3</sup> /s

### Results

Normal Depth	2.3	in
Flow Area	0.08	ft <sup>2</sup>
Wetted Perimeter	0.75	ft
Hydraulic Radius	1.3	in
Top Width	0.60	ft
Critical Depth	0.21	ft
Percent Full	28.1	%
Critical Slope	0.00641	ft/ft
Velocity	2.59	ft/s
Velocity Head	0.10	ft
Specific Energy	0.29	ft
Froude Number	1.25	
Maximum Discharge	1.30	ft <sup>3</sup> /s
Discharge Full	1.21	ft <sup>3</sup> /s
Slope Full	0.00030	ft/ft
Flow Type	SuperCritical	

### GVF Input Data

Downstream Depth	0.0	in
Length	0.00	ft
Number Of Steps	0	

### GVF Output Data

Upstream Depth	0.0	in
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	28.14	%
Downstream Velocity	Infinity	ft/s



---

## Worksheet for Pipe P4A

---

### GVF Output Data

Upstream Velocity	Infinity	ft/s
Normal Depth	2.3	in
Critical Depth	0.21	ft
Channel Slope	0.01000	ft/ft
Critical Slope	0.00641	ft/ft

---

## Worksheet for Pipe P5

---

### Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

### Input Data

Roughness Coefficient	0.013	
Channel Slope	0.01000	ft/ft
Diameter	8	in
Discharge	0.269	ft <sup>3</sup> /s

### Results

Normal Depth	2.6	in
Flow Area	0.10	ft <sup>2</sup>
Wetted Perimeter	0.80	ft
Hydraulic Radius	1.4	in
Top Width	0.62	ft
Critical Depth	0.24	ft
Percent Full	32.1	%
Critical Slope	0.00649	ft/ft
Velocity	2.78	ft/s
Velocity Head	0.12	ft
Specific Energy	0.33	ft
Froude Number	1.24	
Maximum Discharge	1.30	ft <sup>3</sup> /s
Discharge Full	1.21	ft <sup>3</sup> /s
Slope Full	0.00050	ft/ft
Flow Type	SuperCritical	

### GVF Input Data

Downstream Depth	0.0	in
Length	0.00	ft
Number Of Steps	0	

### GVF Output Data

Upstream Depth	0.0	in
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	32.10	%
Downstream Velocity	Infinity	ft/s



---

## Worksheet for Pipe P5

---

### GVF Output Data

Upstream Velocity	Infinity	ft/s
Normal Depth	2.6	in
Critical Depth	0.24	ft
Channel Slope	0.01000	ft/ft
Critical Slope	0.00649	ft/ft

---

## Worksheet for Pipe P6

---

### Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

### Input Data

Roughness Coefficient	0.013	
Channel Slope	0.01000	ft/ft
Diameter	8	in
Discharge	0.355	ft <sup>3</sup> /s

### Results

Normal Depth	3.0	in
Flow Area	0.12	ft <sup>2</sup>
Wetted Perimeter	0.87	ft
Hydraulic Radius	1.6	in
Top Width	0.64	ft
Critical Depth	0.28	ft
Percent Full	37.1	%
Critical Slope	0.00663	ft/ft
Velocity	3.01	ft/s
Velocity Head	0.14	ft
Specific Energy	0.39	ft
Froude Number	1.24	
Maximum Discharge	1.30	ft <sup>3</sup> /s
Discharge Full	1.21	ft <sup>3</sup> /s
Slope Full	0.00086	ft/ft
Flow Type	SuperCritical	

### GVF Input Data

Downstream Depth	0.0	in
Length	0.00	ft
Number Of Steps	0	

### GVF Output Data

Upstream Depth	0.0	in
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	37.12	%
Downstream Velocity	Infinity	ft/s



---

## Worksheet for Pipe P6

---

### GVF Output Data

Upstream Velocity	Infinity	ft/s
Normal Depth	3.0	in
Critical Depth	0.28	ft
Channel Slope	0.01000	ft/ft
Critical Slope	0.00663	ft/ft

---

## Worksheet for Pipe P7

---

### Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

### Input Data

Roughness Coefficient	0.013	
Channel Slope	0.01000	ft/ft
Diameter	8	in
Discharge	0.131	ft <sup>3</sup> /s

### Results

Normal Depth	1.8	in
Flow Area	0.06	ft <sup>2</sup>
Wetted Perimeter	0.65	ft
Hydraulic Radius	1.1	in
Top Width	0.55	ft
Critical Depth	0.17	ft
Percent Full	22.2	%
Critical Slope	0.00650	ft/ft
Velocity	2.27	ft/s
Velocity Head	0.08	ft
Specific Energy	0.23	ft
Froude Number	1.24	
Maximum Discharge	1.30	ft <sup>3</sup> /s
Discharge Full	1.21	ft <sup>3</sup> /s
Slope Full	0.00012	ft/ft
Flow Type	SuperCritical	

### GVF Input Data

Downstream Depth	0.0	in
Length	0.00	ft
Number Of Steps	0	

### GVF Output Data

Upstream Depth	0.0	in
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	22.23	%
Downstream Velocity	Infinity	ft/s



---

## Worksheet for Pipe P7

---

### GVF Output Data

Upstream Velocity	Infinity	ft/s
Normal Depth	1.8	in
Critical Depth	0.17	ft
Channel Slope	0.01000	ft/ft
Critical Slope	0.00650	ft/ft

---

## Worksheet for Pipe P8

---

### Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

### Input Data

Roughness Coefficient	0.013	
Channel Slope	0.01000	ft/ft
Diameter	8	in
Discharge	0.559	ft <sup>3</sup> /s

### Results

Normal Depth	3.8	in
Flow Area	0.16	ft <sup>2</sup>
Wetted Perimeter	1.02	ft
Hydraulic Radius	1.9	in
Top Width	0.67	ft
Critical Depth	0.35	ft
Percent Full	47.8	%
Critical Slope	0.00720	ft/ft
Velocity	3.40	ft/s
Velocity Head	0.18	ft
Specific Energy	0.50	ft
Froude Number	1.20	
Maximum Discharge	1.30	ft <sup>3</sup> /s
Discharge Full	1.21	ft <sup>3</sup> /s
Slope Full	0.00214	ft/ft
Flow Type	SuperCritical	

### GVF Input Data

Downstream Depth	0.0	in
Length	0.00	ft
Number Of Steps	0	

### GVF Output Data

Upstream Depth	0.0	in
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	47.77	%
Downstream Velocity	Infinity	ft/s



---

## Worksheet for Pipe P8

---

### GVF Output Data

Upstream Velocity	Infinity	ft/s
Normal Depth	3.8	in
Critical Depth	0.35	ft
Channel Slope	0.01000	ft/ft
Critical Slope	0.00720	ft/ft

---

## Worksheet for Pipe P9

---

### Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

### Input Data

Roughness Coefficient	0.013	
Channel Slope	0.01000	ft/ft
Diameter	8	in
Discharge	0.897	ft <sup>3</sup> /s

### Results

Normal Depth	5.1	in
Flow Area	0.24	ft <sup>2</sup>
Wetted Perimeter	1.24	ft
Hydraulic Radius	2.3	in
Top Width	0.64	ft
Critical Depth	0.45	ft
Percent Full	64.2	%
Critical Slope	0.00871	ft/ft
Velocity	3.79	ft/s
Velocity Head	0.22	ft
Specific Energy	0.65	ft
Froude Number	1.10	
Maximum Discharge	1.30	ft <sup>3</sup> /s
Discharge Full	1.21	ft <sup>3</sup> /s
Slope Full	0.00551	ft/ft
Flow Type	SuperCritical	

### GVF Input Data

Downstream Depth	0.0	in
Length	0.00	ft
Number Of Steps	0	

### GVF Output Data

Upstream Depth	0.0	in
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	64.17	%
Downstream Velocity	Infinity	ft/s



---

## Worksheet for Pipe P9

---

### GVF Output Data

Upstream Velocity	Infinity	ft/s
Normal Depth	5.1	in
Critical Depth	0.45	ft
Channel Slope	0.01000	ft/ft
Critical Slope	0.00871	ft/ft

---

## Worksheet for Pipe P10

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### Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

### Input Data

Roughness Coefficient	0.013	
Channel Slope	0.01000	ft/ft
Diameter	8	in
Discharge	1.202	ft <sup>3</sup> /s

### Results

Normal Depth	6.5	in
Flow Area	0.30	ft <sup>2</sup>
Wetted Perimeter	1.50	ft
Hydraulic Radius	2.4	in
Top Width	0.52	ft
Critical Depth	0.52	ft
Percent Full	81.5	%
Critical Slope	0.01093	ft/ft
Velocity	3.95	ft/s
Velocity Head	0.24	ft
Specific Energy	0.79	ft
Froude Number	0.91	
Maximum Discharge	1.30	ft <sup>3</sup> /s
Discharge Full	1.21	ft <sup>3</sup> /s
Slope Full	0.00990	ft/ft
Flow Type	SubCritical	

### GVF Input Data

Downstream Depth	0.0	in
Length	0.00	ft
Number Of Steps	0	

### GVF Output Data

Upstream Depth	0.0	in
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	81.49	%
Downstream Velocity	Infinity	ft/s



---

Worksheet for Pipe P10

---

GVF Output Data

Upstream Velocity	Infinity	ft/s
Normal Depth	6.5	in
Critical Depth	0.52	ft
Channel Slope	0.01000	ft/ft
Critical Slope	0.01093	ft/ft

## Worksheet for Pipe P11

### Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

### Input Data

Roughness Coefficient	0.013	
Channel Slope	0.01000	ft/ft
Diameter	10	in
Discharge	1.839	ft <sup>3</sup> /s

### Results

Normal Depth	7.0	in
Flow Area	0.41	ft <sup>2</sup>
Wetted Perimeter	1.65	ft
Hydraulic Radius	3.0	in
Top Width	0.76	ft
Critical Depth	0.61	ft
Percent Full	70.1	%
Critical Slope	0.00903	ft/ft
Velocity	4.50	ft/s
Velocity Head	0.31	ft
Specific Energy	0.90	ft
Froude Number	1.08	
Maximum Discharge	2.36	ft <sup>3</sup> /s
Discharge Full	2.19	ft <sup>3</sup> /s
Slope Full	0.00705	ft/ft
Flow Type	SuperCritical	

### GVF Input Data

Downstream Depth	0.0	in
Length	0.00	ft
Number Of Steps	0	

### GVF Output Data

Upstream Depth	0.0	in
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	70.14	%
Downstream Velocity	Infinity	ft/s

---

Worksheet for Pipe P11

---

GVF Output Data

Upstream Velocity	Infinity	ft/s
Normal Depth	7.0	in
Critical Depth	0.61	ft
Channel Slope	0.01000	ft/ft
Critical Slope	0.00903	ft/ft



## Worksheet for Pipe P12

### Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

### Input Data

Roughness Coefficient	0.013	
Channel Slope	0.01000	ft/ft
Diameter	10	in
Discharge	2.158	ft <sup>3</sup> /s

### Results

Normal Depth	8.1	in
Flow Area	0.47	ft <sup>2</sup>
Wetted Perimeter	1.86	ft
Hydraulic Radius	3.0	in
Top Width	0.66	ft
Critical Depth	0.66	ft
Percent Full	80.6	%
Critical Slope	0.01044	ft/ft
Velocity	4.58	ft/s
Velocity Head	0.33	ft
Specific Energy	1.00	ft
Froude Number	0.95	
Maximum Discharge	2.36	ft <sup>3</sup> /s
Discharge Full	2.19	ft <sup>3</sup> /s
Slope Full	0.00970	ft/ft
Flow Type	SubCritical	

### GVF Input Data

Downstream Depth	0.0	in
Length	0.00	ft
Number Of Steps	0	

### GVF Output Data

Upstream Depth	0.0	in
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	80.64	%
Downstream Velocity	Infinity	ft/s

---

Worksheet for Pipe P12

---

GVF Output Data

Upstream Velocity	Infinity	ft/s
Normal Depth	8.1	in
Critical Depth	0.66	ft
Channel Slope	0.01000	ft/ft
Critical Slope	0.01044	ft/ft

---

## Worksheet for Pipe P13

---

### Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

### Input Data

Roughness Coefficient	0.013	
Channel Slope	0.01490	ft/ft
Diameter	12	in
Discharge	2.913	ft <sup>3</sup> /s

### Results

Normal Depth	7.2	in
Flow Area	0.49	ft <sup>2</sup>
Wetted Perimeter	1.77	ft
Hydraulic Radius	3.3	in
Top Width	0.98	ft
Critical Depth	0.73	ft
Percent Full	59.9	%
Critical Slope	0.00852	ft/ft
Velocity	5.93	ft/s
Velocity Head	0.55	ft
Specific Energy	1.15	ft
Froude Number	1.48	
Maximum Discharge	4.68	ft <sup>3</sup> /s
Discharge Full	4.35	ft <sup>3</sup> /s
Slope Full	0.00669	ft/ft
Flow Type	SuperCritical	

### GVF Input Data

Downstream Depth	0.0	in
Length	0.00	ft
Number Of Steps	0	

### GVF Output Data

Upstream Depth	0.0	in
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	59.89	%
Downstream Velocity	Infinity	ft/s



---

Worksheet for Pipe P13

---

GVF Output Data

Upstream Velocity	Infinity	ft/s
Normal Depth	7.2	in
Critical Depth	0.73	ft
Channel Slope	0.01490	ft/ft
Critical Slope	0.00852	ft/ft

---

## Worksheet for Pipe P14

---

### Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

### Input Data

Roughness Coefficient	0.013	
Channel Slope	0.01000	ft/ft
Diameter	8	in
Discharge	0.130	ft <sup>3</sup> /s

### Results

Normal Depth	1.8	in
Flow Area	0.06	ft <sup>2</sup>
Wetted Perimeter	0.65	ft
Hydraulic Radius	1.1	in
Top Width	0.55	ft
Critical Depth	0.16	ft
Percent Full	22.1	%
Critical Slope	0.00650	ft/ft
Velocity	2.26	ft/s
Velocity Head	0.08	ft
Specific Energy	0.23	ft
Froude Number	1.24	
Maximum Discharge	1.30	ft <sup>3</sup> /s
Discharge Full	1.21	ft <sup>3</sup> /s
Slope Full	0.00012	ft/ft
Flow Type	SuperCritical	

### GVF Input Data

Downstream Depth	0.0	in
Length	0.00	ft
Number Of Steps	0	

### GVF Output Data

Upstream Depth	0.0	in
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	22.15	%
Downstream Velocity	Infinity	ft/s

---

Worksheet for Pipe P14

---

GVF Output Data

Upstream Velocity	Infinity	ft/s
Normal Depth	1.8	in
Critical Depth	0.16	ft
Channel Slope	0.01000	ft/ft
Critical Slope	0.00650	ft/ft



---

## Worksheet for Pipe P15

---

### Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

### Input Data

Roughness Coefficient	0.013	
Channel Slope	0.06270	ft/ft
Diameter	8	in
Discharge	0.114	ft <sup>3</sup> /s

### Results

Normal Depth	1.1	in
Flow Area	0.03	ft <sup>2</sup>
Wetted Perimeter	0.50	ft
Hydraulic Radius	0.7	in
Top Width	0.45	ft
Critical Depth	0.15	ft
Percent Full	13.3	%
Critical Slope	0.00650	ft/ft
Velocity	4.15	ft/s
Velocity Head	0.27	ft
Specific Energy	0.36	ft
Froude Number	2.97	
Maximum Discharge	3.25	ft <sup>3</sup> /s
Discharge Full	3.03	ft <sup>3</sup> /s
Slope Full	0.00009	ft/ft
Flow Type	SuperCritical	

### GVF Input Data

Downstream Depth	0.0	in
Length	0.00	ft
Number Of Steps	0	

### GVF Output Data

Upstream Depth	0.0	in
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	13.26	%
Downstream Velocity	Infinity	ft/s

---

Worksheet for Pipe P15

---

GVF Output Data

Upstream Velocity	Infinity	ft/s
Normal Depth	1.1	in
Critical Depth	0.15	ft
Channel Slope	0.06270	ft/ft
Critical Slope	0.00650	ft/ft

## Worksheet for Pipe P16

### Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

### Input Data

Roughness Coefficient	0.013	
Channel Slope	0.01000	ft/ft
Diameter	8	in
Discharge	0.267	ft <sup>3</sup> /s

### Results

Normal Depth	2.6	in
Flow Area	0.10	ft <sup>2</sup>
Wetted Perimeter	0.80	ft
Hydraulic Radius	1.4	in
Top Width	0.62	ft
Critical Depth	0.24	ft
Percent Full	32.0	%
Critical Slope	0.00649	ft/ft
Velocity	2.78	ft/s
Velocity Head	0.12	ft
Specific Energy	0.33	ft
Froude Number	1.24	
Maximum Discharge	1.30	ft <sup>3</sup> /s
Discharge Full	1.21	ft <sup>3</sup> /s
Slope Full	0.00049	ft/ft
Flow Type	SuperCritical	

### GVF Input Data

Downstream Depth	0.0	in
Length	0.00	ft
Number Of Steps	0	

### GVF Output Data

Upstream Depth	0.0	in
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	31.97	%
Downstream Velocity	Infinity	ft/s



---

Worksheet for Pipe P16

---

GVF Output Data

Upstream Velocity	Infinity	ft/s
Normal Depth	2.6	in
Critical Depth	0.24	ft
Channel Slope	0.01000	ft/ft
Critical Slope	0.00649	ft/ft

---

## Worksheet for Pipe P17

---

### Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

### Input Data

Roughness Coefficient	0.013	
Channel Slope	0.00500	ft/ft
Diameter	10	in
Discharge	0.397	ft <sup>3</sup> /s

### Results

Normal Depth	3.5	in
Flow Area	0.17	ft <sup>2</sup>
Wetted Perimeter	1.05	ft
Hydraulic Radius	1.9	in
Top Width	0.79	ft
Critical Depth	0.27	ft
Percent Full	34.5	%
Critical Slope	0.00599	ft/ft
Velocity	2.38	ft/s
Velocity Head	0.09	ft
Specific Energy	0.38	ft
Froude Number	0.91	
Maximum Discharge	1.67	ft <sup>3</sup> /s
Discharge Full	1.55	ft <sup>3</sup> /s
Slope Full	0.00033	ft/ft
Flow Type	SubCritical	

### GVF Input Data

Downstream Depth	0.0	in
Length	0.00	ft
Number Of Steps	0	

### GVF Output Data

Upstream Depth	0.0	in
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	34.54	%
Downstream Velocity	Infinity	ft/s

---

Worksheet for Pipe P17

---

GVF Output Data

Upstream Velocity	Infinity	ft/s
Normal Depth	3.5	in
Critical Depth	0.27	ft
Channel Slope	0.00500	ft/ft
Critical Slope	0.00599	ft/ft



---

## Worksheet for Pipe P18

---

### Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

### Input Data

Roughness Coefficient	0.013	
Channel Slope	0.01000	ft/ft
Diameter	8	in
Discharge	0.086	ft <sup>3</sup> /s

### Results

Normal Depth	1.4	in
Flow Area	0.04	ft <sup>2</sup>
Wetted Perimeter	0.59	ft
Hydraulic Radius	0.9	in
Top Width	0.51	ft
Critical Depth	0.13	ft
Percent Full	18.1	%
Critical Slope	0.00664	ft/ft
Velocity	2.00	ft/s
Velocity Head	0.06	ft
Specific Energy	0.18	ft
Froude Number	1.22	
Maximum Discharge	1.30	ft <sup>3</sup> /s
Discharge Full	1.21	ft <sup>3</sup> /s
Slope Full	0.00005	ft/ft
Flow Type	SuperCritical	

### GVF Input Data

Downstream Depth	0.0	in
Length	0.00	ft
Number Of Steps	0	

### GVF Output Data

Upstream Depth	0.0	in
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	18.06	%
Downstream Velocity	Infinity	ft/s

---

Worksheet for Pipe P18

---

GVF Output Data

Upstream Velocity	Infinity	ft/s
Normal Depth	1.4	in
Critical Depth	0.13	ft
Channel Slope	0.01000	ft/ft
Critical Slope	0.00664	ft/ft

---

## Worksheet for Pipe P19

---

### Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

### Input Data

Roughness Coefficient	0.013	
Channel Slope	0.05200	ft/ft
Diameter	8	in
Discharge	0.170	ft <sup>3</sup> /s

### Results

Normal Depth	1.3	in
Flow Area	0.04	ft <sup>2</sup>
Wetted Perimeter	0.56	ft
Hydraulic Radius	0.8	in
Top Width	0.50	ft
Critical Depth	0.19	ft
Percent Full	16.8	%
Critical Slope	0.00642	ft/ft
Velocity	4.38	ft/s
Velocity Head	0.30	ft
Specific Energy	0.41	ft
Froude Number	2.77	
Maximum Discharge	2.96	ft <sup>3</sup> /s
Discharge Full	2.76	ft <sup>3</sup> /s
Slope Full	0.00020	ft/ft
Flow Type	SuperCritical	

### GVF Input Data

Downstream Depth	0.0	in
Length	0.00	ft
Number Of Steps	0	

### GVF Output Data

Upstream Depth	0.0	in
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	16.83	%
Downstream Velocity	Infinity	ft/s



---

Worksheet for Pipe P19

---

GVF Output Data

Upstream Velocity	Infinity	ft/s
Normal Depth	1.3	in
Critical Depth	0.19	ft
Channel Slope	0.05200	ft/ft
Critical Slope	0.00642	ft/ft



TO City of Florence Planning Department  
FROM Hailey Sheldon on behalf of David Bielenberg and Mike Johnson  
SUBJECT Myrtle Glen Subdivision: Addendum to Final PUD Application / Response to Notice of Incompleteness  
DATE October 16, 2023  
ENCLOSED New Attachments to Final PUD Application:  
5. Architectural Plans for Triplexes  
6. Paint Colors Plan  
7. Depiction of Proposed Design vs Old Town & Mainstreet Architectural Standards

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Please accept below our responses (in black font) to your 10/02/2023 Notice of Incompleteness (in grey).

6.2 The applicant shall provide a minimum 5-foot rear yard setback for each individual lot in compliance with FCC 10-10-4-D.

- Applicant narrative states this information is included on Attachment 1 Sheet G1 Cover.
  - Sheet G1 does not include dimensions of the rear yard setback.
    - Include dimension to demonstrate the rear yard setback has been met and Condition 6.2 has been satisfied.
- Applicant narrative states Attachment 2, Sheet S1 depicts the rear porch dimensions / protrusion.
  - Sheet S1 depicts the rear porch and provides dimension. However, the rear porch is not a rear yard setback. The sheet indicates a 3-foot-deep concrete landing and 11 ¼" step.
    - A rear lot line and evidence the 5-foot minimum setback is not satisfied with this image.

The applicant understands and agrees to provide a minimum 5-foot rear yard setback for each individual lot; our submitted civil plans depict this 5-foot rear setback.

Attachment 1 Sheet G1 Cover Sheet (which is to scale) satisfies this condition. Attachment 2, Sheet S1 depicts additional information (plans for porch and concrete landing). The porches are proposed to be built up to rear setback line; the (uncovered) concrete landings are proposed to be built in the back yards.

6.4 The applicant shall either provide long term bike parking that meets criteria in accordance with FCC 10-3-10-C or the applicant shall provide other long term bicycle parking onsite in accordance with FCC 10-3-10, this required long-term bicycle parking may either be located on individual sites or in common space. Long term bike parking will be verified prior to Certificate of Occupancy of each unit if provided on the individual lots, or with final PUD if provided in common or open space.

**RECEIVED**

By Clare Kurth at 11:23 am, Oct 16, 2023

- Applicant states long term bike parking to be located in individual lots. This can meet the condition provided Code criteria of FCC 10-3-10 are met.
  - Interior garage dimensions are not included in Attachment 2. Interior garage dimension are required to allow staff to calculate if FCC 10-3-10 criteria for long term bicycle parking can be met with design as proposed.

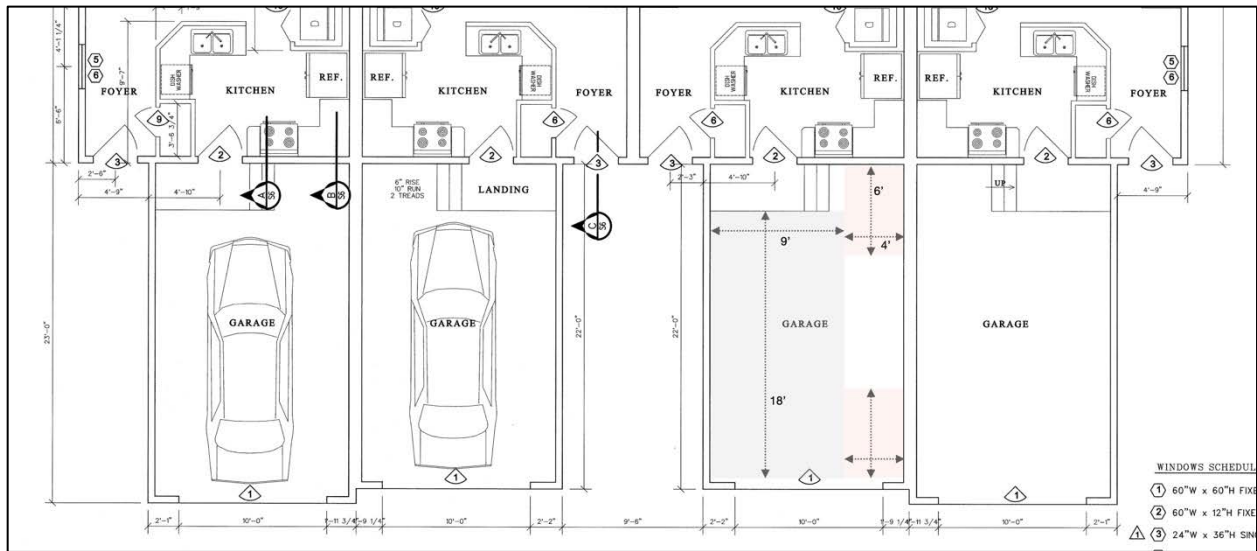
Long term bicycle parking is proposed to be located on individual lots.

Note the standard to be met:

10-3-10-C-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’).

FCC 10-3-9-A: Motor vehicle parking spaces shall measure nine (9) feet and six (6) inches wide by nineteen (19) feet long.

Attachment 2 Sheet S2 depicts the interior dimensions of the garages, which are 13 feet wide and 22 to 23 feet deep. See below. The garages fit a standard city parking space (which is wider and longer than the vehicles which use them) and a 4x6’ bicycle space.



7.1. FCC 10-23-5-H-1 states high quality building design using Old Town and Mainstreet Architectural Standards or better. Different building facades and exterior design shall be used for each building grouping that meet the intent of FCC 10-6-6. This is to include but is not limited to a diversity of building materials and colors, window designs, garage door designs, roof eaves, light fixtures, driveway paving design/colors, and similar details etc. This shall be reviewed at final PUD.

- Applicant narrative Attachment 3 combined with the narrative included on pages 13-21 "satisfies Condition 7.1 because the proposed building design meets Old Town and Mainstreet Architectural Standards, and therefore the intent (and letter) of FCC 10-6-6."



- Condition 7.1 specifically requires each grouping of buildings to include a diversity of building materials, colors, window designs, etc. This condition is not met through Attachment 3 or the narrative statement.
  - All units and buildings appear to have the same materials and colors. This condition is not met.

Please see attached:

- New Exhibit 5: Architectural Plans for Triplexes
- New Exhibit 6: Paint Colors Plan

These new exhibits depict:

- Siding variation between buildings: triplex garage gables are proposed to be sided with Hardy cement board shingle patterned siding (as opposed to the Hardy plank horizontal lap siding on the fourplex garage gables).
- Depiction of paint color proposal

Our design proposes a diversity of building materials, colors, window designs, and “etc,” – both between buildings and units. These include:

1) Differences in building facades and exterior designs of buildings:

- Variation in paint colors between buildings.
- Variation in type of structure (triplexes and fourplexes)
- Variation in garage gable siding between triplexes and fourplexes

2) Differences in building facades and exterior designs of units:

- Variation in terracing between units. Only end units are proposed with 1’ deep terraces above the garage doors.
- Variation in rooflines between units. End units are proposed with lower garage rooflines than middle units.
- Variation in garage depth between units. The end unit garages protrude 1’ further into the driveway / towards 37<sup>th</sup> Street than the middle units.

3) Diversity of building materials and color:

- Diversity of siding:
  - Building siding:
    - Front, rear, and side elevations: Hardy plank cement horizontal lap siding
  - End gable siding:
    - Side elevations: Hardy cement board shingle patterned siding
    - Garage gables: varies between buildings between: Hardy cement board shingle patterned siding and Hardy plank horizontal lap siding.
- Diversity of other materials:
  - Doors and windows are proposed to be trimmed with wood.
  - Roof shingles are proposed to wrap over eave.
- Diversity of color:
  - Base paint color of each building proposed to alternate, as depicted on Attachment
- Diversity of window designs:

- Four types of windows are proposed for each unit, of varying sizes: fixed picture, half circle, single hung, and horizontal sliders.
- Note that the second floor dormer windows are true (not faux) dormers.
- See Attachment 2 Sheet S2 for the windows schedule.
- Diversity of garage door designs:
  - No diversity of garage *door* design is proposed. However, diversity of garage design is proposed:
    - Variation in garage gable siding. The garage gable siding is proposed to alternate between triplexes and fourplexes.
    - Variation in terracing. Only end units are proposed with 1' deep terraces above the garage doors.
    - Variation in garage depth. The end unit garages protrude 1' further into the driveway / towards 37<sup>th</sup> Street than the middle units.
    - Variation in garage rooflines. The garage rooflines vary between end and middle units.
- Diversity of roof eaves:
  - Roof eave elevation changes over the garages, front porches, and dormer windows.

#### 7.1. (...cont...)

- The units as proposed do not meet FCC 10-6 design criteria for Old Town and Mainstreet architectural standards or better. Below is a list of examples where the design does not meet these standards. This is not meant to be an all-inclusive list.
  - FCC 10-6-6 states requirements "intended to create and maintain a built environment that is conducive to walking; reduces dependency on the automobile for short trips; provides natural surveillance of public spaces; creates a human-scale design, e.g., with buildings placed close to streets or other public ways."
    - Additional details and evidence to support the statements in FCC 10-6-6 are required.
      - Examples of items that are not included or met include, but are not limited to, a built environment conducive to walking; reduces dependency on the automobile for short trips (the most prominent feature of this PUD is the share parking and garages that are street facing) natural surveillance of the built environment (there are no front porches proposed and the only window facing public spaces are on the second floor).
  - FCC 10-6-6-2-B Historical Style Compatibility list 'Craftsman Bungalow' as a style example. The applicant narrative states the proposed architectural style is Craftsman.
    - Additional details are required to provide evidence the proposed house design meets a craftsman bungalow architectural style based on definitions provided in FCC 10-2 or Webster's Third New International Dictionary of the English Language, Unabridged which is considered a standard reference according to FCC 10-2-13.
  - FCC 10-6-6-5-D-4: Overhead doors shall not face the building's façade or a major public ROW.

- Applicant narrative argues that "Florence City Code prefers street facing garages ... " FCC 10-10-7-8-3 states the intent of attached single unit dwellings is to ensure minimal visual impact from vehicular use and storage areas. Florence City Code related to attached single unit dwellings specifically include intent to minimize visual impacts of vehicular storage such as garages and does not encourage street facing garages.

Note the standard to be met:

FCC 10-23-H-1: “The project shall meet the development standards for the underlying zone including but not limited to height, density, coverage, setbacks, lot area. However, the applicant may propose modifications to those standards as part of the PUD application without the need for a separate variance or adjustment application subject to FCC 10-5. For all proposed modifications, the applicant shall submit application and show how the proposed modification achieves the following: “1. High quality building design using Old Town and Mainstreet Architectural Standards or higher standards [...].”

Separately, but related: Condition 7.1 stipulates, in addition, that “Different building facades and exterior design shall be used for each building grouping that meet the intent of FCC 10-6-6.”

Our application narrative, pages 11-20, details (line by line) how the proposed design meets – and in some places exceeds – the overwhelming majority of Old Town and Mainstreet architectural standards – in order to demonstrate that we can meet the PUD standard of FCC 10-23-H-1. (In addition, our application narrative describes how we meet the diversity stipulation of Condition 7.1.)

Please see also new Attachment 7, which is a spreadsheet view of our proposal vs Old Town and Mainstreet architectural standards – intended to showcase we meet the overwhelming majority of those standards and therefore (and particularly with the addition of the diversity elements meeting Condition 7.1) – meet the standard of FCC 10-23-H-1.

7.2 The applicant shall submit a final grading plan illustrating all cuts and fills and final 1 ft. contours and grades to the edges of the development on all sides prior to final PUD.

- Applicant narrative states this information is included on Sheet C6 of Attachment 1. Please label the contours on the north side of the plan like provided in the southwest corner and north of Lot 23. The line type for "grading limits, typ" is overlain with other contours on the west side. Please label the grading limits where the dash dot line is not clearly visible.

Attachment 1 Sheet C6 Overall Site Grading Plan and Profile Views satisfies this condition. See Attachment 1 Sheet G3, which depicts the existing contours on site. Then see Attachment 1 Sheet C6 Overall Site Grading Plan and Profile Views. Sheet C6 depicts the limits of the grading area, over the existing contours.

7.3 With final PUD application a landscape and vegetation retention plan shall be submitted for the entire development. The buffer to the north shall include trees and shrubs planted or retained at a ratio of at least one tree per 30 ft. The Oak St. frontage and



the 37th St. frontage adjacent to unit 25 shall include landscaping consisting of at least one tree for every 30 feet of frontage. .

- Applicant narrative states Attachment 3 Landscaping Plan Satisfies this condition.
  - Details on the northern native vegetation buffer were not included. Staff is unable to determine based on landscaping plans submitted if trees along the northern property line will be retained at the minimum required one tree per 30 linear feet.
    - This portion of the condition is not met.
- Tree counts indicated on Attachment 3 Landscaping plan satisfy the tree requirements for street frontage requirements along Oak Street and 37h Street.

Attachment 3 Landscaping Plan satisfies this condition. As depicted on the plans and explained in the application narrative: the northern vegetative buffer is proposed to remain in place. This buffer area is approximately 5 feet deep, 650 feet long, and densely vegetated. Given all trees and shrubs are proposed to remain within this buffer, trees and shrubs will be retained at a ratio of at least one tree per 30 feet.

7.6 Open space shall be calculated using FCC 10-23-5-E criteria at 20% of the net development area and at least 25% of the 20% shall include area(s) designated and intended for recreation. As modifications are being requested to the development standards of the underlying zone, the recreation plan submitted at final PUD shall include more than the minimum required recreation area in accordance with FCC 10-23-5-H3 & 4. Due to the topographical constraints present on the site, exceeding minimum recreation requirements by may be provided through quality of amenities rather than increased square footage beyond minimum requirements, pending Planning Commission review and approval at final PUD.

The applicant proposes (1) a cumulative 5,854 square feet of recreational open space, exceeding the required recreational open space requirement of 10-23-5-E by 20 square feet (or 0.3%) and (2) 38,754 square feet of open space, exceeding the recreational open space requirement of 10-23-5-E by 15,419 square feet (or 66%). This is in addition to the private back porches.

7.7 A tentative concept plan with development amenities for the park area supporting both active and passive recreation shall be submitted with final PUD. Prior to issuance of the building permits for the fifth cluster of units the applicant shall submit and have approved a Final PUD approval for the proposed recreation area that is contained within the existing tax lots associated with this project.

- Applicant narrative states recreational open space is provided at 5,854 sq. ft. or 25% of the open space and required by the above conditions, which exceeds required recreational open space by 20 sq. ft.
  - Attachment 1, Sheet G5 indicates two open spaces. The Open space directly east of Lot 22 is proposed at 1,072 sq. ft. The open space on the western end of 37th St is proposed at 4,782 sq. ft.
  - Attachment 3 Landscaping Plans details the landscaping plan for these areas.
    - FCC 10-23-5-E specifies that open space must be platted for that purpose and that easements are not acceptable. Clarify how these areas are to reserved for open space.

Attachment 1 Sheet G5 Tentative Subdivision Plat depicts the proposed recreational open space areas “Recreational Open Space” and other open space/common area “Tract A.” If the City would like these areas labeled in a specific way on the final plat, please specify. The language on the final plat will match the corresponding deed restrictions/CCR stipulations.

- Additional details are required regarding the open space improvements and amenities. FCC 10-23-5-E-1 requires recreational open space to be developed to its intended use. Additional details are required for the walking path to demonstrate that this is built to suitable path standards.
- Applicant narrative states that "the HOA could choose to install additional amenities in these spaces."
  - Condition 7.7 requires a tentative concept plan and FCC 10-23-5 requires high-quality and durable amenities and incorporation of ADA accessibility features.
  - Additional details are required to meet these requirements

Attachment 3 Landscaping Plan, Sheet L1, Vegetation Detail Open Space A and Vegetation Detail Open Space B depict our proposal for the recreational open space areas.

As described in our application narrative: (1) these recreational (and other) open space areas may be used for dog walking, walking, yoga, and (2) the future HOA may choose to install additional amenities in these spaces, meeting their specific needs.

This proposal is not made to avoid developing recreational amenities.

This proposal is made based on the developers’ experience of residential demand. Lawns are more popular than individual-specific amenities, which go unused and unmaintained.

We find our proposal superior to a proposal to, for example, install a gazebo, playground equipment, barbeque pit. Those amenities (a) require maintenance, (b) complicate landscaping maintenance, (c) tend to go un-used in development which provide individual covered porches and back yards.

If the Planning Commission finds our proposal insufficient, we ask that the Planning Commission stipulate which amenity be developed in the recreational open space areas.

We ask that staff note:

- 1) We originally proposed less than the required 5% recreational space because (1) there are topographic constraints on subject property, (2) we exceed the 20% overall open space requirement by a significant amount (over 50%!).
- 2) We have now altered our proposal to develop the required 5% recreational space – and still (1) there are topographic constraints on subject property, (2) we exceed the 20% overall open space requirement by a significant amount (over 50%!).

In summary, in addition to items listed above and not below the remaining items missing so that this application may be deemed complete are:

- Evidence that each lot has the minimum required 5-foot setback.

- 7.1 requires a diversity of building materials, colors, window designs, garage door designs, etc., This condition is not met. Only a single design was submitted and not evidence of diversity in colors or design are stated in the narrative.
- The design as proposed does not meet Old Town and Mainstreet architectural design standards.
- Additional details of the trees to be retained in the northern native vegetation buffer are required for staff to determine if condition 7.3 is met.
- Additional details for the proposed recreational open space are required to meet Conditions 7.6 and 7.7 as well as FCC 10-23-5 requirements.

These items are addressed above in detail.

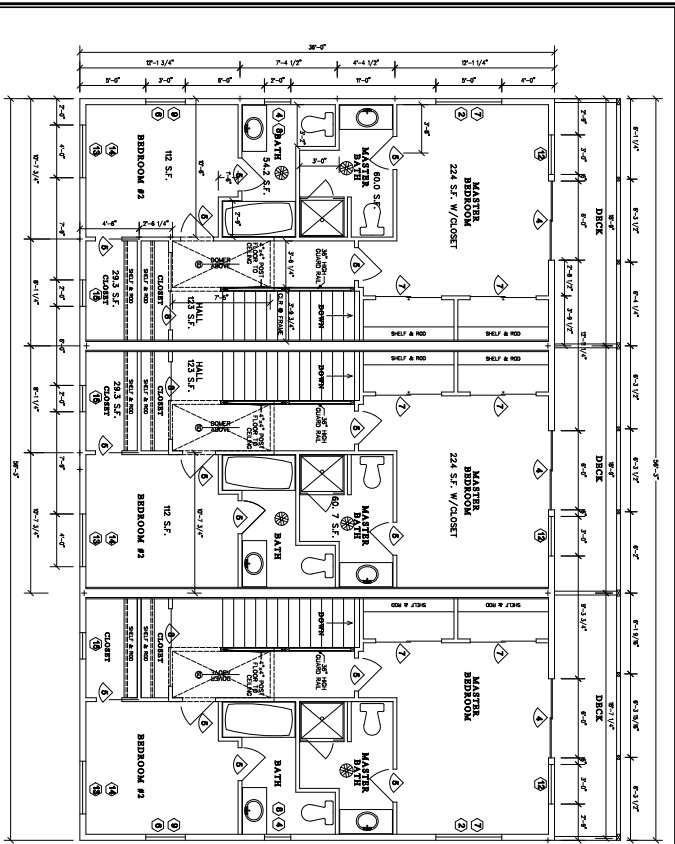
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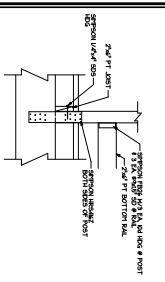
# Exhibit H

## **ATTACHMENT 5** Architectural Plans for Triplexes

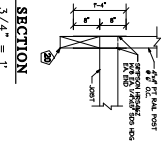
Myrtle Glen Subdivision  
Final PUD Application to City of Florence - Addendum 1  
October 16, 2023



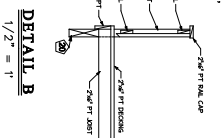
2ND FLOOR PLAN  
1/4" = 1'



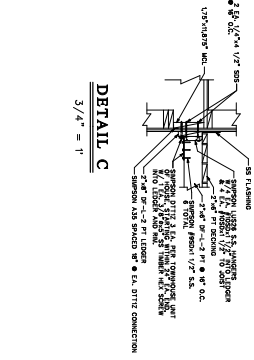
ELEVATION VIEW  
3/4" = 1'



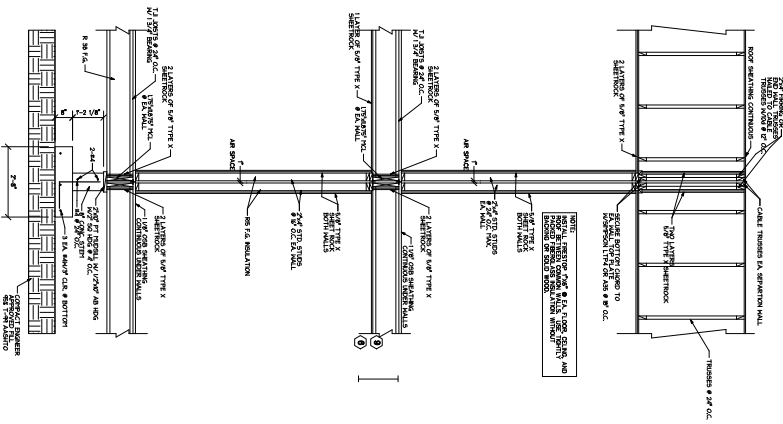
SECTION  
3/4" = 1'



DETAIL B  
1/2" = 1'



DETAIL C  
3/4" = 1'

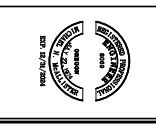


2 HOUR MODIFIED FIRE WALL  
TYP. AT ALL COMMON WALLS  
1/2" = 1'

SHEET CONTENT	
NO.	DESCRIPTION
1	2ND FLOOR PLAN
2	2 HOUR MODIFIED FIRE WALL TYP. AT ALL COMMON WALLS
3	DETAIL B
4	DETAIL C
5	SECTION
6	ELEVATION VIEW

**MYRTLE GLEN PUD**  
**TOWNHOUSE FLOOR PLANS**  
 TAX MAP: 18-12-22-11 T.L. 01200, 01100, & 0100  
 FOR  
**WILLIAM JOHNSON CONSTRUCTION, INC.**  
 FLORENCE, OREGON

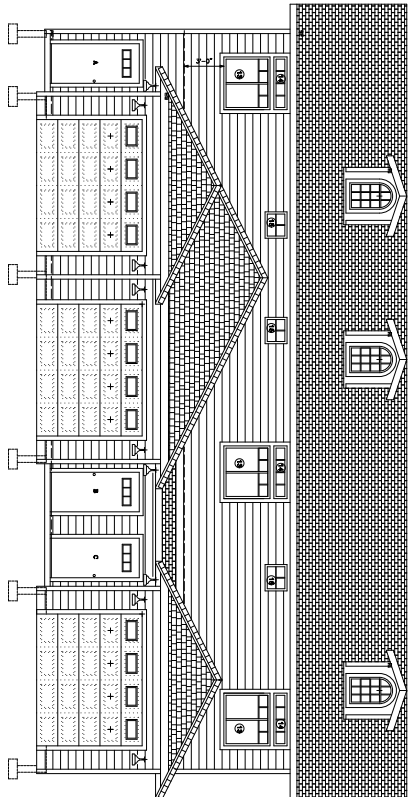
**WILLIAM JOHNSON ENGINEERING**  
 3901 E MAPLETON ROAD  
 FLORENCE, OREGON 97438  
 P.O. BOX 2000  
 P.O. BOX 2000  
 FLORENCE, OREGON 97438  
 TEL: 503-966-8888  
 FAX: 503-966-8888



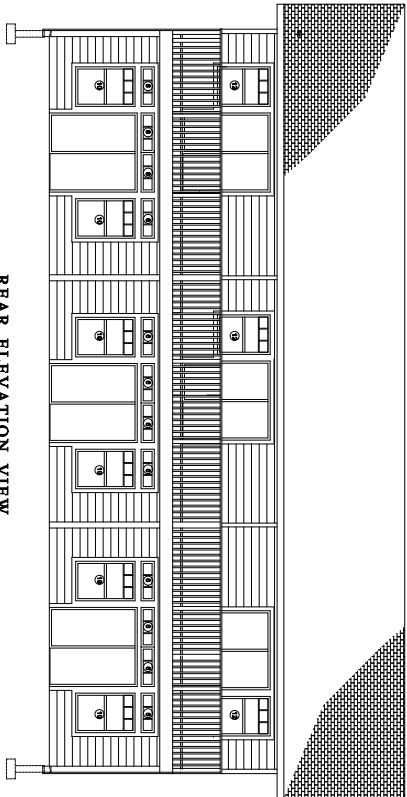
SHEET  
**S4** of 10







FRONT ELEVATION VIEW  
1/4" = 1'



REAR ELEVATION VIEW  
1/4" = 1'

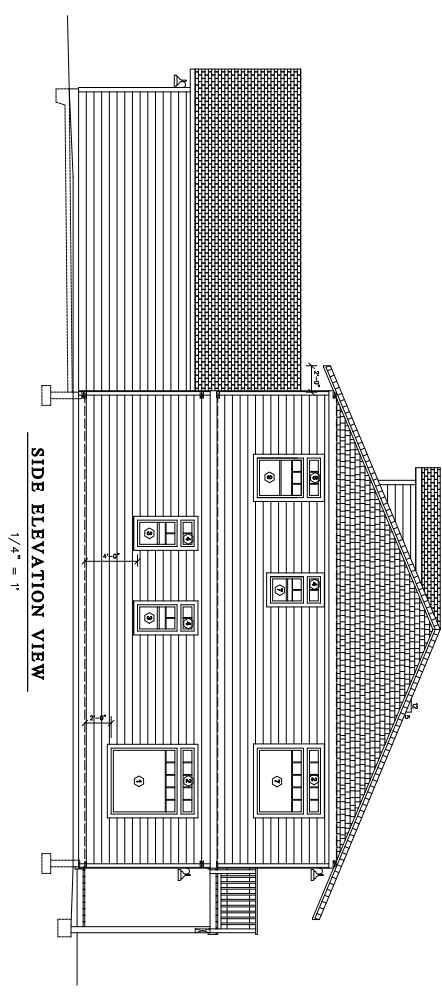
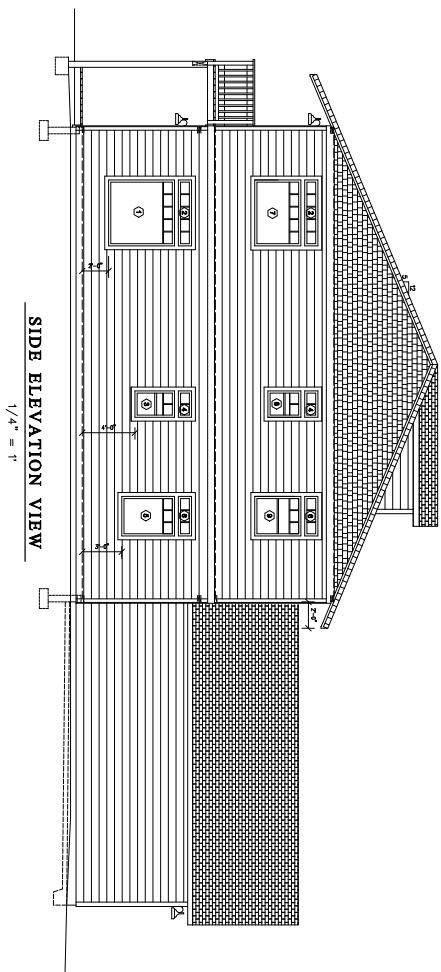
SHEET  
S9 OF 10

SHEET CONTENT	
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2	REAR ELEVATION
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5	DETAIL
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50	DETAIL

MYRTLE GLEN PUD  
TOWNHOUSE FLOOR PLANS  
TAX MAP: 18-12-22-11 T.L. 01200, 01100, & 0100  
FOR  
WILLIAM JOHNSON CONSTRUCTION, INC.  
FLORENCE, OREGON

**Mapleton Engineering**  
1901 E. MAPLETON ROAD  
MAPLETON, OREGON 97048  
PH: 503-268-8222  
FAX: 503-268-1668

11/20/23



SHEET  
**S10**  
OF  
**10**

DATE	7/12/23
BY	MM
REVISIONS	

DATE	7/12/23
BY	MM
REVISIONS	

**MYRTLE GLEN PUD**  
**TOWNHOUSE FLOOR PLANS**  
 TAX MAP: 18-12-22-11 T.L. 01200, 01100, & 0100  
 FOR  
**WILLIAM JOHNSON CONSTRUCTION, INC.**  
 FLORENCE, OREGON

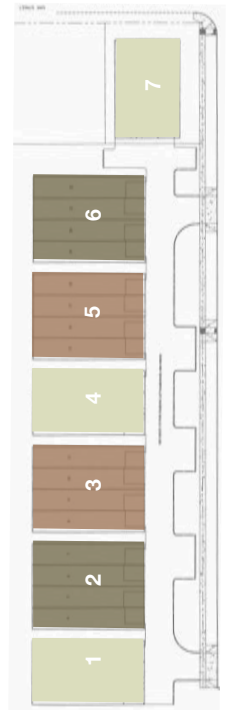
**Architectural Engineering**  
 1501 E. MAPLETON ROAD  
 MAPLETON, OREGON 97448  
 PH: 503-288-8282  
 FAX: 503-288-1668

# Exhibit I

## ATTACHMENT 6 Paint Colors Plan

Myrtle Glen Subdivision  
Final PUD Application to City of Florence - Addendum 1  
October 16, 2023





- Sherwin Williams, Benjamin Moore, or Rhodda paint is proposed.
- The proposed palette is green, brown, and tan, consistent with the Pacific Northwest palette.
- Base and trim colors proposed to generally alternate as depicted above.
- Garage doors proposed to be white.






- Similar palette to Oak Commons Planned Unit Development (depicted above)



## ATTACHMENT 7






### Depiction of Proposed Design vs Old Town & Mainstreet Architectural Standards

Myrtle Glen Subdivision  
Final PUD Application to City of Florence - Addendum 1  
October 16, 2023








Design Standard	Final PUD Application Narrative	Notice of Incompleteness	Addendum Response
 <p><b>Title 10: Chapter 6 Design Review: 10-6-6 Downtown Architectural Design</b>  The Architectural Design criteria are designed to address and implement the Florence Downtown Architectural Guidelines. Where applicable, the following criteria consider the historical character of Florence through proper building massing, siting, and materials which reflect important aspects of Oregon's traditional Northwest architecture. The type of building to which this code may apply may differ by district. The following requirements are intended to create and maintain a built environment that is conducive to walking; reduces dependency on the automobile for short trips; provides natural surveillance of public spaces; creates a human-scale design, e.g., with buildings placed close to streets or other public ways and large building walls divided into smaller planes with detailing; and maintains the historic integrity of the community.  Development in the Old Town and Mainstreet districts shall comply with the standards in this section. The City Planning Official, the City Planning Official's designee, or the Planning Commission may require any of the following conditions in order to establish a minimum level of design quality and compatibility between buildings. The Planning Commission may approve adjustments or variances to the standards as part of a site Design Review approval, pursuant with FCC 10-5 and 10-6, respectively.</p>	<p>The applicant's proposed design meets the standards of 10-6-6, as described below, and therefore (a) is considered by Florence City Code to incorporate proper building massing, siting, and materials and (b) meets all of the conditions the Planning Commission may require in order to establish a minimum level of design quality and compatibility between buildings.</p>	<p>FCC 10-6-6 states requirements "intended to create and maintain a built environment that is conducive to walking; reduces dependency on the automobile for short trips; provides natural surveillance of public spaces; creates a human-scale design, e.g., with buildings placed close to streets or other public ways."  Additional details and evidence to support the statements in FCC 10-6-6 are required.  Examples of items that are not included or met include, but are not limited to, a built environment conducive to walking; reduces dependency on the automobile for short trips (the most prominent feature of this PUD is the shared parking and garages that are street facing) natural surveillance of the built environment (there are no front porches proposed and the only window facing public spaces are on the second floor).</p>	<p>This purpose statement explains the purpose of the FCC 10-6-6 Downtown Architectural Design; it is not a standard in-of-itself. It states: "<i>the following requirements [of FCC 10-6-6] are intended to create and maintain a built environment that is conducive to walking; reduces dependency on the automobile for short trips; provides natural surveillance of public spaces; creates a human-scale design, e.g., with buildings placed close to streets or other public ways and large building walls divided into smaller planes with detailing; and maintains the historic integrity of the community.</i>"  The applicant's burden is to meet the preceding design standards; meeting those standards demonstrates the purpose of the section has been met.</p>
 <p><b>Title 10: Chapter 6 Design Review: 10-6-6-2 Building Style</b>  A. Context: Each building or addition shall be designed within the context of its larger surroundings and environment in terms of overall street massing, scale and configuration.  B. Historic Style Compatibility: New and existing building design shall be consistent with the regional and local historical traditions. Where historic ornament and detail is not feasible, historic compatibility shall be achieved through the relation of vertical proportions of historic façades, windows and doors, and the simple vertical massing of historical buildings. Some examples of architectural styles currently or historically present in the Florence area are: Queen Anne, Shingle Style, Second Empire, Victorian, Italianate, Tudor Style, Craftsman Bungalow, American Foursquare, and Vernacular.  1. Existing buildings: Maintain and restore significant historic details.  2. New Buildings: Design shall be compatible with adjacent historic buildings.</p>	<p>The proposed architectural style is Craftsman.  The proposed design is similar to neighboring single family, duplex, and small multifamily dwellings – one to two story, lap siding, 5:12 roof pitches.</p>	<p>FCC 10-6-6-2-B Historical Style Compatibility list 'Craftsman Bungalow' as a style example. The applicant narrative states the proposed architectural style is Craftsman.  Additional details are required to provide evidence the proposed house design meets a craftsman bungalow architectural style based on definitions provided in FCC 10-2 or Webster's Third New International Dictionary of the English Language, Unabridged which is considered a standard reference according to FCC 10-2-13.</p>	<p>The applicant's proposed architectural style is Craftsman (not Craftsman Bungalow).  A. Context requires "Each building or addition shall be designed within the context of its larger surroundings and environment in terms of overall street massing, scale and configuration."  B. Historic Style Compatibility requires "New and existing building design shall be consistent with the regional and local historical traditions. Where historic ornament and detail is not feasible [...] 2. New Buildings: Design shall be compatible with adjacent historic buildings."  As described in the 8/29 application narrative: "The proposed design is similar to neighboring single family, duplex, and small multifamily dwellings – one to two story, lap siding, 5:12 roof pitches."  Moreover, the proposed design is popular - the look is prevalent and popular in Florence.</p>
 <p><b>Title 10: Chapter 6 Design Review: 10-6-6-3 Building Facades</b>  A. Horizontal Design Elements: Multi-story commercial storefront buildings shall have a distinctive horizontal base; second floor; and eave, cornice and/or parapet line; creating visual interest and relief. Horizontal articulations shall be made with features such as awnings, overhanging eaves, symmetrical gable roofs, material changes, or applied fascia detail. New buildings and exterior remodels shall generally follow the prominent horizontal lines existing on adjacent buildings at similar levels along the street frontage. Examples of such horizontal lines include but are not limited to: the base below a series of storefront windows; an existing awning or canopy line, or belt course between building stories; and/or an existing cornice or parapet line. Where existing adjacent buildings do not meet the City's current building design standards, a new building may establish new horizontal lines.</p>	<p>The roof-lines / horizontal lines of the proposed structures generally follow the prominent horizontal lines existing on adjacent structures (majority single family dwellings). The first-level/garage-level roof lines follow the roof lines of adjacent 1-story structures and the second level roof lines follow the roof lines of adjacent 2-story structures.</p>		

Design Standard	Final PUD Application Narrative	Notice of Incompleteness	Addendum Response
 <p><b>Title 10: Chapter 6 Design Review: 10-6-6-3 Building Facades</b>            B. Vertical Design Elements: Commercial storefront building faces shall have distinctive vertical lines of emphasis spaced at relatively even intervals. Vertical articulations may be made by material changes, variations in roof heights, applied facia, columns, bay windows, etc. The maximum spacing of vertical articulations on long, uninterrupted building elevations shall be not less than one break for every 30 to 40 feet</p>	<p>The proposed spacing of street-facing verticle articulations exceed this standard (variation in roof height spaced every 14 to 20 feet).</p>		
 <p><b>Title 10: Chapter 6 Design Review: 10-6-6-3 Building Facades</b>            C. Articulation and Detailing: All building elevations that orient to a street or civic space must have breaks in the wall plane (articulation) of not less than one break for every 30 feet of building length or width, as applicable, as follows:            1. Plans shall incorporate design features such as varying rooflines, offsets, balconies, projections (e.g., overhangs, porches, or similar features), recessed or covered entrances, window reveals, or similar elements that break up otherwise long, uninterrupted elevations. Such elements shall occur at a minimum interval of 30-40 feet. In addition, each floor shall contain at least two elements meeting the following criteria:            a. Recess (e.g., porch, courtyard, entrance balcony, or similar feature) that has a minimum depth of 4 feet;            b. Extension (e.g., floor area, porch, entrance, balcony, overhang, or similar feature) that projects a minimum of 2 feet and runs horizontally for a minimum length of 4 feet; and/or            c. Offsets or breaks in roof elevation of 2 feet or greater in height.            d. A "break," for the purposes of this subsection, is a change in wall plane of not less than 24 inches in depth. Breaks may include, but are not limited to, an offset, recess, window reveal, pilaster, frieze, pediment, cornice, parapet, gable, dormer, eave, coursing, canopy, awning, column, building base, balcony, permanent awning or canopy, marquee, or similar architectural feature.</p>	<p>The proposed spacing of street-facing building elevations exceed this standard (variation in roof height spaced every 14 to 20 feet).</p> <p>Bottom Floor:            1) Offsets: in roof elevation of 2 feet or greater in height (garage roofs)            2) Extension: 22-23' foot deep, 14' wide garage extension every 14-20'            3) Recess: 3' foot deep, 9.5' wide front porch recess every 37.75 feet (center of each structure), on the first floor street-side.            4) Extension: garage roof overhang which projects 2' and runs horizontally for 14'.            5) Extension: approximately 13' wide terraces over two of the four garages on each structure (garages on the ends of each structure).</p> <p>Top Floor:            1) Extension: dormer windows (with roofs) every ~10' (four per structure)            2) Extension: top roof overhang which projects 2' and runs horizontally for 75'.</p> <p>The proposed design exceeds this design elements standard.</p>		
<p><b>Title 10: Chapter 6 Design Review: 10-6-6-3 Building Facades</b>            C. Articulation and Detailing            2. The Planning Commission, through Design Review, may approve detailing that does not meet the 24-inch break-in-wall-plan standard where it finds that proposed detailing is more consistent with the architecture of historically significant or historically-contributing buildings existing in the vicinity.            3. Changes in paint color and features that are not designed as permanent architectural elements, such as display cabinets, window boxes, retractable and similar mounted awnings or canopies, and other similar features, do not meet the 24-inch break-in-wall-plane standard.            4. Building elevations that do not orient to a street or civic space need not comply with the 24- inch break-in-wall-plan standard, but should complement the overall building design.</p>	<p>N/A</p>		

Design Standard	Final PUD Application Narrative	Notice of Incompleteness	Addendum Response
 <p><b>Title 10: Chapter 6 Design Review: 10-6-6-4 Permitted Visible Building Materials</b>            Building materials which have the same or better performance may be substituted for the materials below provided that they have the same appearance as the listed materials.            A. Exterior Building Walls:            1. Lap siding, board and batten siding, shingles and shakes. Metal siding and vinyl siding shall not be permitted.            2. Brick or stone masonry with a minimum 2 1/2" deep solid veneer material.            3. Cement-based stucco.            4. Secondary materials: Any of the materials listed above as permitted may also be used as secondary materials or accents. In addition, the materials listed above are allowed as secondary materials, trims, or accents (e.g., flashing, wainscoting, awnings, canopies, ornamentation) when non-reflective and compatible with the overall building design, subject to approval. Secondary materials may be used on up to 30% of the façade.</p>	<p>1. Lap siding (specifically Hardiplank lap siding) is proposed, which meets this exterior building wall standard.            2. N/A            3. N/A</p>		
 <p><b>Title 10: Chapter 6 Design Review: 10-6-6-4 Permitted Visible Building Materials</b>            B. Roofs, Awnings, Gutters, and Visible Roofing Components:            1. Composition shingles, concrete, slate or cedar shingles, or concrete or clay tiles. Red composition shingle similar to the Kyle Building are encouraged.            2. Standing seam roofing: copper, terne metal or coated metal.            3. Gutters and downspouts: copper, terne metal, or coated metal.            4. Single or multi-ply roofing, where visibly concealed.            5. Glass, steel, wood or canvas fabric awnings.            6. Skylights: metal and wood framed glass and translucent polymer.</p>	<p>1. Composition shingles are proposed, meeting this roofing standard.            2. N/A            3. Galvanized steel with an acrylic coating (inside and out) with a rectangular downspout is proposed, meeting this gutter standard.            4. Wood ply roofing layer proposed to be concealed by composition shingles.            5. N/A            6. N/A</p>		
<p><b>Title 10: Chapter 6 Design Review: 10-6-6-4 Permitted Visible Building Materials</b>            C. Chimney Enclosures: Brick, cement-based stucco, stone masonry or wood shingles.</p>	<p>N/A</p>		
 <p><b>Title 10: Chapter 6 Design Review: 10-6-6-4 Permitted Visible Building Materials</b>            D. Windows, Entrances, and Accessories:            1. Wood, vinyl or pre-finished metal frames and sashes.            2. Glazed and unglazed entry doors shall be wood, pre-finished or coated metal or fiberglass.            3. Solid wood or fiberglass shutters.            4. The use of decorative detailing and ornamentation around windows (e.g., corbels, medallions, pediments, or similar features) is encouraged.</p>	<p>1. Vinyl windows, specifically Migard or equal, fixed picture and single-hung windows are proposed, meeting this window standard. See window schedule Attachment 2 Sheet S2.            2. N/A            3. N/A</p>		
 <p><b>Title 10: Chapter 6 Design Review: 10-6-6-4 Permitted Visible Building Materials</b>            E. Trellises, Decks, Stairs, Stoops, Porches, and Balconies            1. Architectural concrete, brick and stone masonry, solid wood or fiberglass columns, posts, piers and arches.            2. Wood, brick, concrete and stone masonry decks, stoops, stairs, porches, and balconies.            3. Solid wood, painted welded steel or iron trellises.            4. Railings, balustrades, and related components shall be solid wood, painted welded steel or iron.</p>	<p>1. Solid wood posts are proposed, meeting this standard. See beam schedule Attachment 2 Sheet S2 Roof Plan.            2. Wood decks are proposed, meeting this standard.            3. N/A            4. N/A</p>		
 <p><b>Title 10: Chapter 6 Design Review: 10-6-6-4 Permitted Visible Building Materials</b>            F. Landscape/Retaining Walls and Fences: Shall be subject to the FCC 10-34 and the following requirements:            [...]</p>	<p>N/A</p>		



Design Standard	Final PUD Application Narrative	Notice of Incompleteness	Addendum Response
 <p><b>Title 10: Chapter 6 Design Review: 10-6-6-4 Permitted Visible Building Materials</b>  G. Building and Site Material Colors: Color finishes on all building exteriors shall be approved by the City and be of a muted coastal Pacific Northwest palette. Reflective, luminescent, sparkling, primary, and “day-glow” colors and finishes are prohibited. The Planning Commission/Planning Commission or their designee may approve adjustments to the standards as part of a site Design Review approval.</p>	<p>Sherwin Williams, Benjamin Moore, or Rhodda paint is proposed. The proposed palette is green, brown, and tan, consistent with the Pacific Northwest palette.</p>		
 <p><b>Title 10: Chapter 6 Design Review: 10-6-6-5 Material Applications and Configurations</b>  A. Building Walls:  1. For each building, there shall be one single, clearly dominant exterior wall material and finish.  2. Brick and stone front façades shall return at least 18” around side walls.  3. Building walls of more than one materials shall change along horizontal lines only, with a maximum of three materials permitted per façade.  4. Heavier materials, such as stone, shall only be used below lighter materials, such as siding.  5. Siding and shingles shall have a maximum 6” to the weather.  6. 4” minimum width corner, skirt, rake and eave trim shall run the full height of each façade, flush, or protrude beyond the surrounding wall surface.  7. Board and batten siding: battens shall be spaced a maximum of 8” on center.</p>	<p>1. Base paint color of each building proposed to be either tan, green or brown; trim proposed tan, green, or brown (brown with tan trim, green with brown trim, and so on). Garage doors proposed to be white.  2. N/A  3. N/A  4. N/A  5. Shingles proposed to have less than 6” of each shingle exposed (aka “to the weather”).  6. A 6”x6” Douglas Fir Larch post is proposed to run the full height of each corner of each structure, meeting this standard.  7. N/A</p>		
 <p><b>Title 10: Chapter 6 Design Review: 10-6-6-5 Material Applications and Configurations</b>  B. Roofs, Awnings, Gutters and Roofing Accessories:  1. Visibly sloped roofs shall pitch a minimum of 5:12 to a maximum 12:12 with symmetrical gable or hip configuration.  2. Eaves shall be continuous except at sheds and dormers.  3. Shed roofs shall attach to the main building wall or roof ridge with minimum 3:1 slope.  4. Flat roofs shall be concealed by cornices or parapets.  5. Gutters shall be round or ogee profile. Leaders shall be round or square.  6. All roof-mounted components such as mechanical equipment shall not be visible from street- level public rights-of-way.  7. Sloped roof eaves shall overhang exterior wall planes at least 12” and shall be visibly supported by exposed rafter ends or other compatible architectural detailing.</p>	<p>1. Roof pitches proposed 5:12 to 6:12, meeting this standard. (Dormers are 4:12.) See Attachment 2 Sheet S6.  2. All proposed eaves are continuous except at dormers.  3. N/A  4. N/A  5. Gutters are proposed to be ogee profile; leaders proposed to be square.  6. N/A  7. Sloped roof eaves proposed to overhang 1.5’-2’ and are supported by visible wood beams. See Attachment 2 Sheet S6.</p>		
<p><b>Title 10: Chapter 6 Design Review: 10-6-6-5 Material Applications and Configurations</b>  C. Towers:  [...]</p>	<p>N/A</p>		

Design Standard	Final PUD Application Narrative	Notice of Incompleteness	Addendum Response
 <p>Title 10: Chapter 6 Design Review: 10-6-6-5 Material Applications and Configurations D. Visible Windows, Glazing, and Entrances: 1. Windows shall be square and/or vertical rectangular shape with straight, bow, or arch tops. 2. 10% of total windows maximum on the public façade may be circular, hexagonal, octagonal or other window configurations. 3. Bay windows shall have visible bracket support. 4. <b>Overhead doors shall not face the building's primary street façade or a major public right-of-way.</b> 5. Door and window shutters shall be sized to cover the entire window. 6. Exterior shutters shall be solid wood or fiberglass. 7. No single lite or glass panel visible from the street shall be greater than 24 square feet in area except in storefront glazing systems. 8. Multiple vertical windows may be grouped in the same horizontal opening provided they are separated by 4" minimum width vertical trim. 9. Windows and doors in exterior walls shall be surrounded with 2 1/2" minimum width trim applied flush or projecting beyond the finished wall surface. 10. Profiles of window mullions shall extend out beyond the exterior glass surface. Windows shall have muntins which create True Divided Lights or a similar simulated appearance.</p>	<p>1. Windows are proposed to be rectangular with straight tops and rectangular with arch tops (dormers), meeting this standard. 2. N/A 3. N/A 4. The proposed garage doors are technically front-facing overhead doors. However, Florence City Code prefers street-facing garages, and garage doors are generally overhead doors. Therefore, in this case, the garage doors should be permitted to face the primary street. Also, as described above, the garages include several design features desired by 10-6-6, including: windows, roof elevation breaks, terraces. 5. N/A 6. N/A 7. N/A 8. N/A 9. All trim (window and door) proposed to be a minimum 3" width. 10. No mullions are proposed. Picture and single-hung windows proposed. See Attachment 2 Sheet S2 for window schedule.</p>	<ul style="list-style-type: none"> <li>FCC 10-6-6-5-D-4: Overhead doors shall not face the building's façade or a major public ROW.</li> <li>Applicant narrative argues that "Florence City Code prefers street facing garages ..." FCC 10-10-7-8-3 states the intent of attached single unit dwellings is to ensure minimal visual impact from vehicular use and storage areas. Florence City Code related to attached single unit dwellings specifically include intent to minimize visual impacts of vehicular storage such as garages and does not encourage street facing garages.</li> </ul>	<p>Let us re-phrase: The proposed garage doors are technically front-facing overhead doors. However, it is typical for residential garage doors to face the public street (as opposed to a back yard or alley). Also, as described above, the garages include several design features desired by 10-6-6, which mitigate this inconsistency with the standard, including: windows, roof elevation breaks, terraces.</p>
 <p>Title 10: Chapter 6 Design Review: 10-6-6-5 Material Applications and Configurations E. Visible Decks and Balconies: All balconies and decks attached to building faces, whether cantilevered or supported below or above, shall be visibly supported by vertical and horizontal elements such as brackets, columns, or beams. Exterior posts and columns, solid or encased, shall be minimum 5 1/2" in cross-section.</p>	<p>Balconies and decks are attached to the rear of the building. Regardless, they are supported by vertical and horizontal wooden beams. See beam schedule on Attachment 2 Sheet S5.</p>		
<p>Title 10: Chapter 6 Design Review: 10-6-6-5 Material Applications and Configurations F. Visible Landscape/Retaining Walls and Fences: [...]</p>	<p>N/A</p>		
<p>Title 10: Chapter 6 Design Review: 10-6-6-5 Material Applications and Configurations G. Mechanical Equipment: [...]</p>	<p>N/A</p>		

**CITY OF FLORENCE  
PLANNING COMMISSION**

**RESOLUTION PC 22 21 PUD 01, PC 22 23 SUB 02, & SR 22 48 SIR 13**

A REQUEST FOR PRELIMINARY PUD AND TENTATIVE SUBDIVISION PLAN INCLUDING PHASE 1 SITE INVESTIGATION REPORT FOR MYRTLE GLENN A DEVELOPMENT CONSISTING OF 25 SINGLE FAMILY ATTACHED LOTS AND PLATTED 37<sup>TH</sup> ST.

**WHEREAS**, application was made by William Johnson Construction, Inc on behalf David J. Bielenberg, for approval of a Preliminary PUD with variances from FCC 10-10 and tentative subdivision plan with modifications from FCC 10-36 as required by FCC 10-1-1-4, FCC 10-1-1-6-3, and FCC 10-6; and

**WHEREAS**, the Planning Commission met in a duly-advertised public hearing on June 13, 2023, as outlined in Florence City Code 10-1-1-6-3, to consider the application, evidence in the record, and testimony received. The hearing was closed and the written record remained open for 7 days with final deliberation were held on June 22, 2023; and

**WHEREAS**, the Planning Commission of the City of Florence, per FCC 10-1-1-4, FCC 10-1-1-6-3, and FCC 11-7, finds, based on the Findings of Fact, application, staff recommendation, evidence, and testimony presented to them, that the application meets the applicable criteria through compliance with certain Conditions of Approval.

**NOW THEREFORE BE IT RESOLVED** that the Planning Commission of the City of Florence finds, based on the Findings of Fact and the evidence in record that:

The request for a Preliminary PUD, a tentative subdivision plan, and phase I site investigation report are approved with conditions of approval.

**Conditions of Approval:**

The application, as presented, meets or can meet applicable City codes and requirements, provided that the following conditions of approval are met.

Approval shall be shown on conditions of approval as supported by the following record:

"A"	Findings of Fact
"B"	Narrative & Application
"B1"	Project Overview and Addendum
"C"	Tentative Plan
"C1"	Tentative Plan Revised



"D"	Vicinity Maps
"E"	Wetland Delineation
"F"	Deed
"G"	Phase 1 Site Investigation Report
"H1"	Stormwater Management Plan Revised
"I"	Template Structural Plan
"J"	Template CCRs
"K"	Preliminary Open Space Plan
"L"	Referral Comments – Fire Chief
"M"	Referral Comments – Public Works Director
"N"	Email Clarification & Comments on Sheet 2
"O"	Public Testimony - Grove
"P"	Concept Plan 1G

Findings of Fact attached as Exhibit "A" are incorporated by reference and adopted in support of this decision.

1. Any modifications to the approved plans or changes of use, except those changes relating to Building Codes, will require approval by the Community Development Director or Planning Commission/Design Review Board.
2. Regardless of the content of material presented for this Planning Commission, including application text and exhibits, staff reports, testimony and/or discussions, the applicant agrees to comply with all regulations and requirements of the Florence City Code which are current on this date, EXCEPT where variance or deviation from such regulations and requirements has been specifically approved by formal Planning Commission action as documented by the records of this decision and/or the associated Conditions of Approval. The applicant shall submit to the Community Development Department a signed "Agreement of Acceptance" of all conditions of approval.
3. Upon encountering any cultural or historic resources during construction, the applicant shall immediately contact the State Historic Preservation Office and the Confederated Tribes of Coos, Lower Umpqua, and Siuslaw Indians. Construction shall cease immediately and shall not continue until permitted by either a SHPO or CTCLUSI representative.

**FCC 10-3:**

- 4.1 The shared/common parking area shall meet grading requirements so as not to drain storm water over public ROWs. Parking lot surfacing shall not encroach upon public ROWs. This shall be in accordance with FCC 10-3-8-C.

This shall be included on a detailed parking lot plan prior to or in conjunction with first building permits and subject to Public Works and Community Development Department approval.

- 4.2** Parking spaces shall be screened with evergreen shrubs that reach a minimum 36 inches in height above parking lot grade level at maturity so that headlights do not shine onto adjacent residential uses and zones in accordance with FCC 10-3-8-D and FCC 10-34-3-7. Stormwater facility plantings in the 37<sup>th</sup> St ROW may meet this screening requirement or this requirement may be met through fencing installed between parking spaces and sidewalk/PUE. The screening plan shall be included in the final landscaping/stormwater facility planting with a proposed schedule of planting at final PUD.
- 4.3** The shared/common parking area shall be in compliance with FCC 10-3-8-E. A curb or wheel stop of not less than 6 inches shall be installed abutting streets and interior lot lines to prevent encroachment onto adjacent private property, public walkways, sidewalks, or minimum landscaped area required in accordance with FCC 10-3-8-E2.
- 4.4** A complete parking lot plan in accordance with FCC 10-3-8 K and FCC 10-3-8-L shall be submitted prior to or in conjunction with final PUD shall include the following items not previously submitted:
- Curb cut dimensions
  - Dimensions, continuity, and substance of screening
  - Grading, drainage, surfacing, and sub grading details
  - Specifications for signs, bumper guards, and curbs
  - Each Space shall have double line striping with two feet wide on center
  - The width of any striping line in an approved parking area shall be a minimum 4" wide
- 4.5** In accordance with FCC 10-37-4 the City shall have a 30-day review period starting the day following the final Certificate of Occupancy to evaluate and request adjustments to illumination levels based on staff inspections and public comments. The application shall be permitted to have decreased illumination levels onsite of 1-foot candles versus 2 required in FCC 10-37-4-B.

**FCC 10-7:**

- 5.1** The area has Yaquina soils which are known for high ground water. Therefore, the applicant shall record a Covenant of Release which outlines the hazard, restrictions and/or conditions that apply to the property as outlined in subsection (D) of FCC 10-7-7, Review and Use of Site Investigation Report, and

shall state “The applicant recognizes and accepts that this approval is strictly limited to a determination that the project as described and conditioned herein meets the land use provisions and development standards of the City Code and Comprehensive Plan current as of this date. This approval makes no judgement or guarantee as to the functional or structural adequacy, suitability for purpose, safety, maintainability, or useful service life of the project.” This shall be recorded prior to submittal of any building permit applications or prior to final Subdivision Plat.

**FCC 10-10:**

- 6.1** Based on FCC 10-2-13 definitions of front lot line, the front lot line for lots 23, 24, and 25 is considered the lot line adjacent to Oak St. Therefore, the maximum fence height along Oak St shall be 4 feet in height in accordance with FCC 10-34-5.
- 6.2** The applicant shall provide a minimum 5-foot rear yard setback for each individual lot in compliance with FCC 10-10-4-D.
- 6.3** The garage and driveway parking stalls shall be maintained as vehicular parking for the use of the single-family attached units and not be converted to another use.
- 6.4** The applicant shall either provide long term bike parking that meets criteria in accordance with FCC 10-3-10-C or the applicant shall provide other long term bicycle parking onsite in accordance with FCC 10-3-10, this required long-term bicycle parking may either be located on individual sites or in common space. Long term bike parking will be verified prior to Certificate of Occupancy of each unit if provided on the individual lots, or with final PUD if provided in common or open space.
- 6.5** Long term bike parking may count towards recreation space requirements of Conditions 7.6 if provided in common or open space on the project site all criteria of FCC 10-3-10 shall be met including, but not limited to location and design, visibility and security, and lighting. If proposed, the long-term parking plan shall be submitted with to final PUD.

**FCC 10-23:**

- 7.1.** FCC 10-23-5-H-1 states high quality building design using Old Town and Mainstreet Architectural Standards or better. Different building facades and exterior design shall be used for each building grouping that meet the intent of FCC 10-6-6. This is to include but is not limited to a diversity of building materials and colors, window designs, garage door designs, roof eaves, light



fixtures, driveway paving design/colors, and similar details etc. This shall be reviewed at final PUD.

- 7.2** The applicant shall submit a final grading plan illustrating all cuts and fills and final 1 ft. contours and grades to the edges of the development on all sides prior to final PUD.
- 7.3** With final PUD application a landscape and vegetation retention plan shall be submitted for the entire development. The buffer to the north shall include trees and shrubs planted or retained at a ratio of at least one tree per 30 ft. The Oak St. frontage and the 37<sup>th</sup> St. frontage adjacent to unit 25 shall include landscaping consisting of at least one tree for every 30 feet of frontage.
- 7.4** The corrections for utilities and accesses, as stated by SVFR Chief and Public Works, shall be addressed and provided in a revised utility and access plans submitted for review and approval with Final PUD submittal
- 7.5** The final stormwater management plan shall be submitted for review and approval with Final PUD submittal. It shall include treatment and conveyance systems that meet city design typicals and it shall include consideration of capacity of existing system and an increase in detention pipe size as needed.
- 7.6** Open space shall be calculated using FCC 10-23-5-E criteria at 20% of the net development area and at least 25% of the 20% shall include area(s) designated and intended for recreation. As modifications are being requested to the development standards of the underlying zone, the recreation plan submitted at final PUD shall include more than the minimum required recreation area in accordance with FCC 10-23-5-H3 & 4. Due to the topographical constraints present on the site, exceeding minimum recreation requirements by may be provided through quality of amenities rather than increased square footage beyond minimum requirements, pending Planning Commission review and approval at final PUD.
- 7.7** A tentative concept plan with development amenities for the park area supporting both active and passive recreation shall be submitted with final PUD. Prior to issuance of the building permits for the fifth cluster of units the applicant shall submit and have approved a Final PUD approval for the proposed recreation area that is contained within the existing tax lots associated with this project.
- 7.8** The applicant shall submit either an extension request or a Final PUD plan for the townhome development for review and approval within one year of Planning Commission approval of the Preliminary Plan (June 22, 2024). There are many land use regulation changes under consideration that if adopted may

affect a request for extension.

**FCC 10-35:**

- 8.1** A traffic Impact Study (TIS) in accordance with FCC 10-35-2-5 and FCC 10-1-1-4-E is required based on the criteria that the proposed development will have 25 single family dwelling units and that adjacent neighborhoods or other areas may be adversely affected by the proposed development. A TIS shall be completed and submitted to the City for review and approval prior to, or in conjunction with final plat.
- 8.2** The maximum driveway width allowable under FCC 10-35-2-12-B for driveways serving single-family residences shall not be more than 24 feet shall be a minimum of 18 feet where the driveway provides two-way traffic. Therefore, the two driveway access points proposed on 37<sup>th</sup> St shall be a maximum of 24 feet in width and a minimum of 18 feet.
- 8.3** The east Myrtle Loop stub shall be built to local street standards.
- 8.4** The applicant shall provide examples of signs to be installed at any and all fire access lanes or turnarounds in accordance with FCC 10-35-12-D section prior to issuance of building permits and all signs shall be installed and approved by public works prior to issuance of first Certificate of Occupancy. This is intended for fire apparatus and street signage in public ROWs. Condition 4.4 addressed parking signage on private property.
- 8.5** Certificate of Occupancy for individual units shall not be issued until sidewalks are constructed on the north side of 37<sup>th</sup> St. and financially secured on the south side of 37<sup>th</sup> St.
- 8.6** Vision clearance at 37th and Oak Street shall be confirmed during building inspection or by staff site visit prior to final approval to ensure compliance with minimum vision clearance.
- 8.7** To meet the vision clearance areas criteria as identified in FCC 10-35-2-14, the HOA shall perpetually maintain landscaping so that vegetation does not grow to obstruct vision clearance areas at internal intersections or intersections with public streets in accordance with FCC 10-35-2-14. This shall be included in the CCRs.

**FCC 10-36:**

- 9.1** All landscaping and stormwater facilities adjacent to sidewalks and pedestrian walkways shall be maintained by the HOA to prevent encroachment onto the sidewalks and bicycle areas and ground cover such as rocks or mulch shall be

secured to prevent pedestrian hazards in consistency with the 2012 TSP.

- 9.2** Stormwater facilities in the ROW and PUEs shall be completed and approved by the Public Works Department or financially secured prior to issuance of any Certificates of Occupancies. Any damage caused by unmanaged stormwater prior to completion of the stormwater facilities will be the responsibility of the applicant or their representatives.
- 9.3** The proposed emergency vehicle turnaround easement meets current fire codes. However, this shall be a temporary solution and permanent emergency vehicle access shall be developed in conjunction with any development plans on the lot to the south at the expense of the developer of Myrtle Glenn or as agreed upon in writing and submitted to the City by both the Myrtle Glen developer and the developer of the southern property.
- 9.4** Barricades used for the East Myrtle Loop Street and 37<sup>th</sup> Street stubs shall be Type III barricades in accordance with FCC 10-36-2-9.
- 9.6** Maintenance of the proposed sidewalks shall be the continuing obligation of the adjacent property owner, in the case of this subdivision the responsible party for maintaining these facilities shall be the HOA. In addition to maintaining the sidewalks adjacent to the development, the stormwater facilities, on-site, in the 37th St, or the PUEs shall be maintained by the Myrtle Glenn PUD and shall be stipulated in the CCRs.
- 9.7** In accordance with this FCC 10-36-2-21 the cost of signs required for new development shall be the responsibility of the developer and shall be installed as part of the street system development and shall be installed by developers per City of Florence Standards and Specifications. This shall apply to signs on public property and ROWS. Signage on private property shall be addressed during parking lot review under Condition 4.4.
- 9.8** Additional information for mailbox type and location shall be submitted and approved prior to issuance of Certificate of Occupancy with associated units.
- 9.9** The building height shall be confirmed at time of building permit plan review and all shall be in compliance with all state and City fire and life safety codes.
- 9.10** The project involves disturbance of more than 1 acre of land. The applicant shall obtain an NPDES permit from DEQ prior to site disturbance.
- 9.11** All new utility lines shall be undergrounded, and above ground equipment shall not obstruct vision clearance areas for vehicular traffic.
- 9.12** All public improvements shall be warranted against defects in materials and



workmanship for a period of one year following acceptance of the improvements by the City. Once accepted, a minimum one (1) year warranty agreement on materials and workmanship shall be initiated between the City of Florence and the developer. A warranty bond or other financial security acceptable to the City in the amount of 12 percent of the original public improvement construction cost shall be maintained throughout the warranty period. The terms of the warranty and the warranty itself shall be provided to the Florence Planning Director prior to final plat approval.

**FCC 10-37:**

- 10.1** All lighting proposed on site to include the exterior of the individual units shall be designed as full cut-off fixtures or have shielding method to direct light downwards and do not glare onto adjacent properties or skyward in accordance with FCC 10-37-4. The required lighting plans for individual dwelling units shall be submitted to the planning department for review prior to issuance of building permit.
- 10.2** The applicant shall provide design, height, and photometric specification of the proposed street lights for review and approval by the Florence Planning Department and Public Work Department prior to any work being commenced and either prior to or in conjunction with final plat.

**FCC 11-3:**

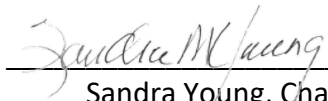
- 11.1** The final plat shall contain an Owner's Declaration recital, complete with the name and address of the property owner in accordance with FCC 11-3-2-C3 and the platting standards of ORS 92 for subdivisions.
- 11.2** The final plat prepared and submitted for final plat approval shall contain the elevations of all points used to determine contours with the required intervals of 1' 0% to 5'; 2' 5% to 10%; and 5' over 10%
- 11.3** All final engineering details and plans are subject to review, revision and approval by the Florence Community Department, Public Works Director and or City Engineer. The applicant shall submit all required sewage disposal, flood control, and drainage facility plans prior to final plat.
- 11.4** A final grading plan is required prior to final plat. The final grading plan is subject to discretionary approval by Public Works and/or Engineering.
- 11.5** The final plat that is prepared shall contain a legal description in accordance with ORS 92

**11.6** The applicant will be expected to proceed with final survey and to make preparations for final subdivision approval within the timeframes outlined in Title 11 Chapter 3-6 & Chapter 4-4 & 4-6 unless otherwise provided for through approved and allowed extensions from the Planning Director. This tentative plan shall expire on June 22, 2025 unless an extension request is received and approved

**Informationals:**

1. A final parking lot plan should include minimum parking stall design and minimum dimensions in accordance with FCC 10-3-9
2. Building height will be reviewed during building plan review to verify final building height as measured from average grade to top of roof peak.
3. The applicant is proposing a 5/12 roof pitch, exceeding minimum allowed 3/12. The roof pitch will be verified at time of building plan review.
4. Any and all signs proposed for this development should apply for a sign permit and be in compliance with FCC 4-7
5. With further development to the south a balanced variety of densities and dwelling types are expected and required if a PUD development is sought.
6. The subdivision name and street names will be forwarded to Emergency Services for review and input prior to Final Plat approval.
7. The applicant's stormwater plan states the soil is Yaquina with a water table typically between 2 feet below surface and 2 feet above the ground surface. approximate location of areas subject to inundation or storm water overflow, all areas covered by water, and the location, width and direction of flow of all watercourses, was not included on the applicant's tentative subdivision plan. If such areas exist on the site, the final plat should include these areas

**ADOPTED BY THE FLORENCE PLANNING COMMISSION/DESIGN REVIEW BOARD** the 22<sup>nd</sup> day of June, 2023.

  
\_\_\_\_\_  
Sandra Young, Chairperson  
Florence Planning Commission

6/26/23  
DATE



**DEVELOPER:**  
 WILLIAM JOHNSON CONSTRUCTION, INC.  
 PO BOX 1176  
 FLORENCE, OREGON 97439

**SURVEYOR:**  
 RYAN ERICKSON, PLS  
 EGR & ASSOCIATES, INC.  
 2535B PRAIRIE ROAD  
 EUGENE, OREGON 97402  
 (541) 688-8322  
 EMAIL: rerrickson@egrassoc.com

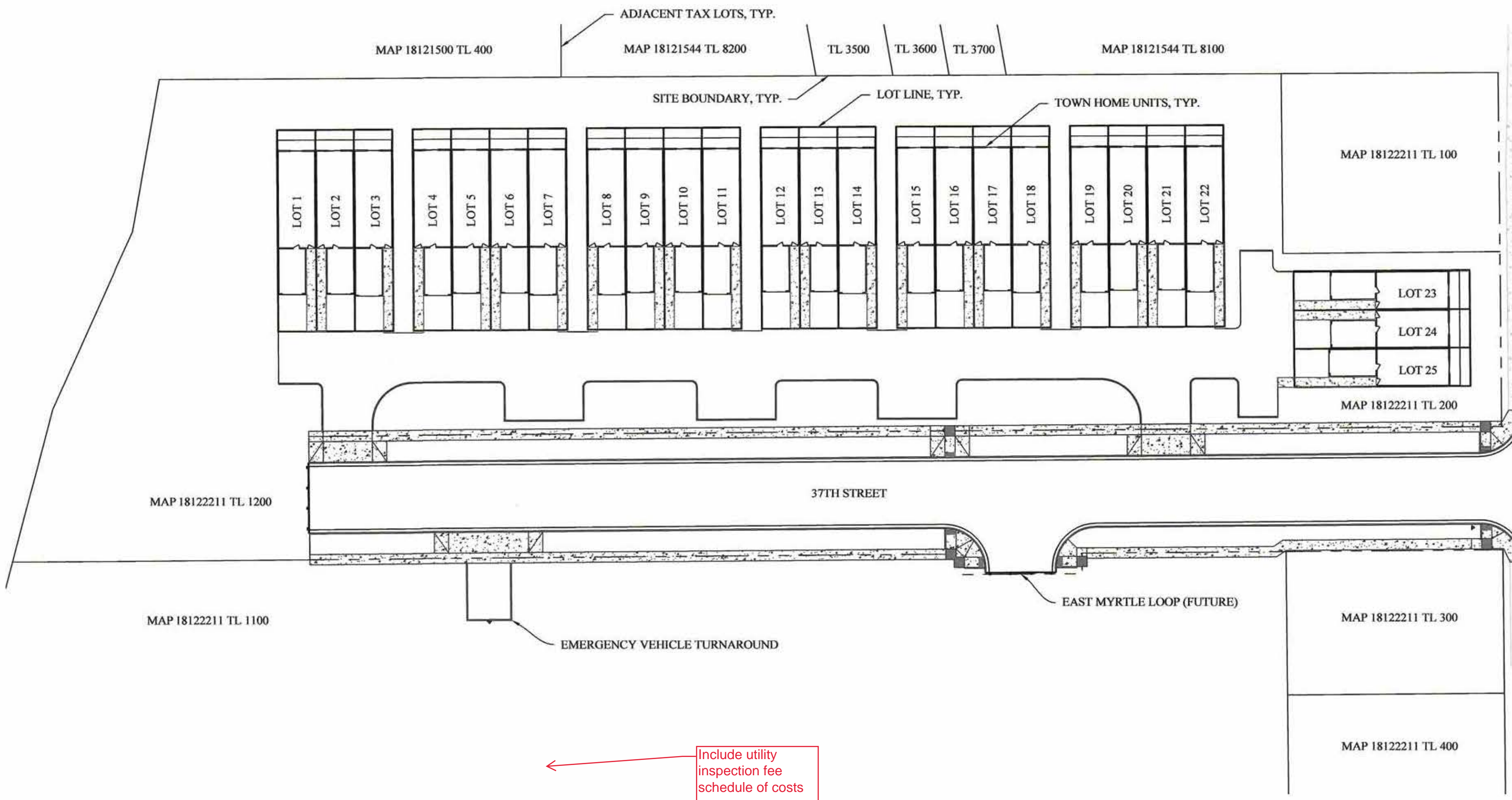
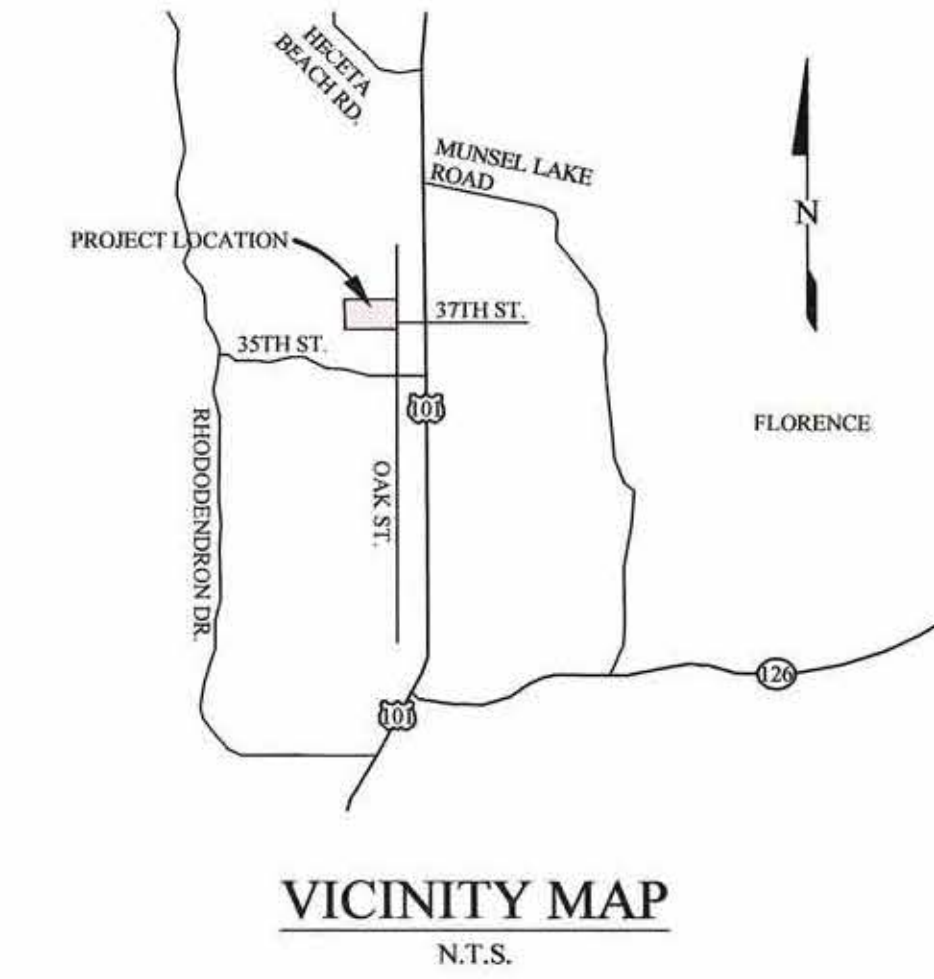
**CIVIL ENGINEER:**  
 CLINT BEECROFT, P.E.  
 EGR & ASSOCIATES, INC.  
 2535B PRAIRIE ROAD  
 EUGENE, OREGON 97402  
 (541) 688-8322  
 EMAIL: clintbeecroft@egrassoc.com

**INSTALLING CONTRACTOR:**  
 RAY WELLS EXCAVATION  
 CONTACT: NORM WELLS  
 PHONE: 541-991-0938  
 E-MAIL: norm@raywellsinc.com

# MYRTLE GLENN PUD

## FINAL PUD DRAWINGS

ASSESSOR'S TAX MAP 18-12-22-11, TAX LOTS 200, 1100 AND 1200  
 FLORENCE, LANE COUNTY, OREGON  
 RESOLUTION PC 22 21 PUD 01, PC 22 23 SUB 02, & SR 22 48 SIR 13  
 AUGUST 2023



**UTILITY LOCATES**

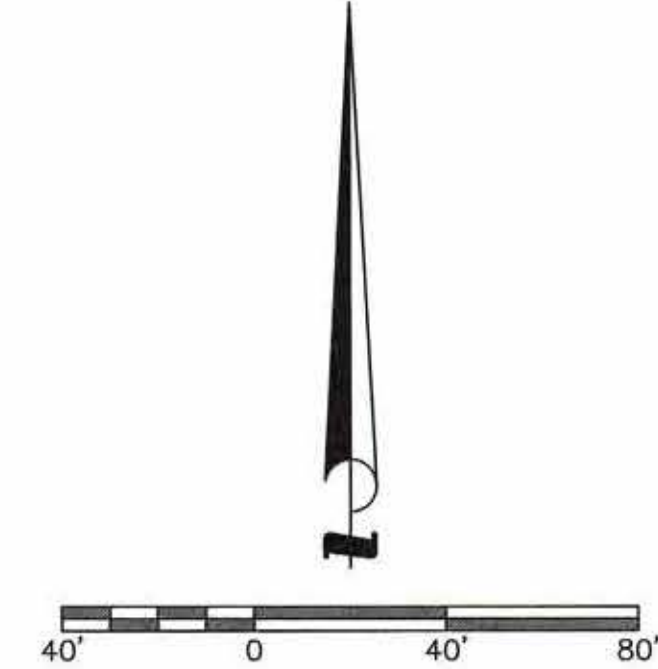
ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0001 THROUGH 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503) 232-1987.

**TO REQUEST A LOCATE PLEASE CALL: 811 OR (800) 332-2344**

Add Utility contact info

Include utility inspection fee schedule of costs

**SITE MAP**  
1" = 40'



- GENERAL**
- G1 COVER SHEET, SHEET INDEX, VICINITY MAP AND SITE MAP
  - G2 LEGEND, ABBREVIATIONS, NOTES AND TYPICAL SECTIONS
  - G3 EXISTING CONDITIONS SITE MAP
  - G4 COORDINATE GEOMETRY AND SURVEY CONTROL
  - G5 TENTATIVE SUBDIVISION PLAT
  - G6 SIGNING, PAVEMENT MARKINGS AND STREET LIGHTING PLAN
  - G7 STANDARD DRAWINGS AND DETAILS - CIVIL DETAILS 1
  - G8 STANDARD DRAWINGS AND DETAILS - CIVIL DETAILS 2
  - G9 STANDARD DRAWINGS AND DETAILS - CIVIL DETAILS 3
  - G10 STANDARD DRAWINGS AND DETAILS - CIVIL DETAILS 4
  - G11 STANDARD DRAWINGS AND DETAILS - CIVIL DETAILS 5
- CIVIL PLANS**
- C1 OVERALL UTILITIES AND SITE PLAN
  - C2 STORMWATER MANAGEMENT PLAN AND DETAILS
  - C3 37TH STREET PLAN AND PROFILE - STATION 10+75 TO STATION 14+50
  - C4 37TH STREET PLAN AND PROFILE - STATION 14+50 TO STATION 18+00
  - C5 STORMWATER PIPE PLAN AND PROFILE VIEWS
  - C6 OVERALL SITE GRADING PLAN AND CROSS SECTIONS
  - C7 PARKING LOT GRADING PLAN - WEST HALF
  - C8 PARKING LOT GRADING PLAN - EAST HALF
  - C9 ACCESS AND PARKING PLAN
  - C10 SIDEWALK ACCESS RAMP DETAILS - 37TH STREET AND OAK STREET
  - C11 SIDEWALK ACCESS RAMP DETAILS - 37TH STREET AND EAST MYRTLE LOOP
  - C12 VEHICLE TURNAROUND PLAN AND DETAILS

**EGR & Associates, Inc.**  
Engineers and Surveyors

(541) 688-8322  
Fax (541) 688-8087

2535B Prairie Road  
Eugene, Oregon 97402

RENEWALS: 01/07/24

**MYRTLE GLENN PUD**  
 FINAL PUD IMPROVEMENT DRAWINGS  
 COVER SHEET, SHEET INDEX,  
 VICINITY MAP AND SITE MAP  
 FLORENCE, OREGON

Date	Job Number	Design by	Drawn by	Checked by
08-01-2023	7091-22-0187	C. BEECROFT	C. BEECROFT	C. BEECROFT

Sheet Number  
**G1**



**GENERAL NOTES**

- CONSTRUCTION OF ALL PUBLIC AND PRIVATE IMPROVEMENTS SHALL CONFORM TO THE APPLICABLE SECTIONS OF THE 2018 "OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND CITY OF FLORENCE PUBLIC WORKS DEPARTMENT REQUIREMENTS.
- THE EROSION PREVENTION MEASURES DESCRIBED IN THE EROSION PREVENTION PERMIT ISSUED FOR THIS SITE SHALL BE IN PLACE PRIOR TO START OF WORK.
- PRIOR TO ANY SITE DISTURBANCE A PRE-CONSTRUCTION EROSION PREVENTION SITE VISIT IS REQUIRED WITH THE CONTRACTOR, THE EROSION INSPECTOR AND THE CONSTRUCTION INSPECTOR.
- ITEMS OF WORK NOT SHOWN ON THE PLAN BUT NECESSARY FOR SUCCESSFUL COMPLETION OF THIS PROJECT MAY BE REQUIRED BY THE OWNER, CITY, AND THE CONSULTING ENGINEER.
- THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN AND SECURE APPROVAL OF THE PLAN FROM ODOT AT LEAST FIVE (5) WORKING DAYS PRIOR TO STARTING WORK.
- WORK SHALL NOT BE PERFORMED WITHOUT CITY AND CONSULTING ENGINEER INSPECTIONS, AS REQUIRED BY CITY PERMITS. THE FOLLOWING MINIMUM INSPECTIONS ARE REQUIRED PER THE APPLICABLE STANDARDS:
  - DENSITY TESTING OF ROADWAY SUBGRADE. Density
  - DENSITY TESTING OF ROADWAY BASE ROCK.
  - DENSITY TESTING OF FINAL LIFT OF ASPHALT CONCRETE PAVEMENT.
  - CONCRETE TESTING OF STRUCTURAL CONCRETE AND CONCRETE CURB & GUTTERS.
  - TV AND MANDREL TESTING OF ALL WASTEWATER PIPE.
  - LEAK TESTING OF ALL WASTEWATER ELEMENTS.
  - LEAK TESTING OF ALL WATER SYSTEM ELEMENTS.
  - BACTERIOLOGICAL TESTING OF COMPLETED WATER SYSTEM.
- REQUESTS BY THE CONTRACTOR FOR CHANGES TO THE PLANS MUST BE APPROVED BY THE CITY, CONSULTING ENGINEER, AND THE OWNER BEFORE THE CHANGES ARE IMPLEMENTED.
- ATTENTION: OREGON LAW REQUIRES EXCAVATORS TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503) 232-1987 OR (800) 332-2344).
- DURING CONSTRUCTION, RUNOFF FROM THE SITE SHALL BE CONTROLLED, AND INCREASED SEDIMENTS RESULTING FROM SOIL DISTURBANCES SHALL BE RETAINED ON-SITE. THE CONTRACTOR SHALL PROVIDE TEMPORARY DIVERSIONS, SEDIMENT TRAPS, BARRIERS, CHECK DAMS, OR OTHER METHODS AS NECESSARY TO PREVENT AND/OR MINIMIZE NEGATIVE IMPACTS TO WATER QUALITY AND RELATED NATURAL RESOURCES.
- PLACEMENT OR STORAGE OF SPOILS FROM THE TRENCH WORK IS NOT PERMITTED ON HARD SURFACE STREETS WITHIN PUBLIC RIGHT-OF-WAY. SPOILS STORED IN OTHER RIGHT-OF-WAY AREAS SHALL BE COVERED TO PREVENT EROSION.
- AT EACH INTERSECTION AT LEAST ONE POST SHALL BE PLACED DISPLAYING STREET NAME SIGNS FOR BOTH INTERSECTING STREETS. A "SIGN SCHEDULE" INDICATING NAMES AND LOCATIONS OF ALL SIGNS TO BE INSTALLED SHALL BE SUBMITTED TO THE PROJECT INSPECTOR WITHIN 15 DAYS OF THE PUBLIC IMPROVEMENT PERMIT ISSUANCE DATE.
- ELEVATIONS BASED UPON NAVD 1988. GROUND TOPOGRAPHY IS FROM 2021/2022 FIELD SURVEYS BY EGR.
- AT VARIOUS POINTS THROUGHOUT THE WORK, EXCAVATION MAY BE EXPECTED TO DISTURB EXISTING SURVEY MONUMENTS AND PROPERTY CORNERS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT THESE MARKERS AHEAD OF THEIR OPERATIONS AND RESTORE THEM BY A REGISTERED PROFESSIONAL LAND SURVEYOR TO THEIR PROPER LOCATION IF EXCAVATION REQUIRES THEIR REMOVAL. COSTS FOR REFERENCING AND RESTORATION OF DISTURBED MONUMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SPECIFICATIONS AND SITE CONDITIONS OR ANY INCONSISTENCIES, AMBIGUITIES, ERRORS OR OMISSIONS IN THE DRAWINGS OR SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER.
- QUANTITIES SHOWN ON DRAWINGS ARE APPROXIMATE, CONTRACTOR SHALL VERIFY BEFORE ORDERING.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH UTILITY COMPANIES FOR ALL WORK INVOLVING EXISTING AND PROPOSED UTILITIES.
- LOCATION AND DESCRIPTION OF EXISTING UTILITIES ARE BASED ON AVAILABLE RECORDS AND THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH RECORDS. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

**CONSTRUCTION NOTES**

- EARTHWORK
  - EXCAVATE MATERIALS ABOVE SUBGRADE ELEVATIONS AND TO LINES AND DIMENSIONS INDICATED. REMOVE UNSUITABLE MATERIAL FROM BELOW SUBGRADE AS NEEDED OR DIRECTED. AT A MINIMUM REMOVE THE UPPER 6-INCHES OF TOPSOIL AND VEGETATION FROM THE AREA OF EARTHWORK. SEGREGATE SUITABLE SOIL FOR USE AS BACKFILL. DISPOSE UNUSED MATERIAL ON-SITE AS DIRECTED.
  - WHERE THE CONTRACTOR IS UNABLE TO ACHIEVE SUB-GRADE COMPACTION AND DEFLECTION STANDARDS REQUIRED BY THE SPECIFICATIONS, AS DETERMINED BY FIELD INSPECTION AND TESTING, THE SUB-GRADE SURFACE SHALL BE LOWERED AT LEAST 6 INCHES. FABRIC SHALL BE PLACED, AND THE MATERIAL REMOVED SHALL BE REPLACED WITH 1 1/2"-0 CRUSHED ROCK AND COMPACTED ACCORDING TO THE SPECIFICATIONS. IF SUB-GRADE STILL DOES NOT MEET SPECIFICATIONS OVER-EXCAVATE TO A DEEPER SUBBASE DEPTH AS DIRECTED AND REPEAT THE PROCESS UNTIL THE SUB-GRADE MEETS SPECIFICATIONS.
  - SOIL FILL MATERIAL FROM ON-SITE SOURCES SHALL CONSIST OF SELECT SOIL FREE OF ROCK OR GRAVEL LARGER THAN 3-INCHES IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION, AND OTHER DELETERIOUS MATTER.
  - PLACE SOIL FILL MATERIAL IN LAYERS NOT MORE THAN 8 INCHES IN LOOSE DEPTH AND COMPACT USING A SHEEPSFOOT ROLLER. MAINTAIN WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT AT TIME OF COMPACTION.
  - COMPACT SOIL FILL TO NOT LESS THAN 92 PERCENT OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D1557.
- AGGREGATE FILL
  - BASE LAYER MATERIAL SHALL CONSIST OF WELL GRADED 1"-0 CRUSHED ROCK, MECHANICALLY FRACTURED ON A MINIMUM 70 PERCENT OF SURFACES WITH NOT MORE THAN 5 PERCENT OF PARTICLES PASSING THE NUMBER 200 SIEVE.
  - AGGREGATE FILL SHALL BE PLACED IN MAXIMUM 8-INCH LIFTS AND COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D1557. MAINTAIN WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT AT TIME OF COMPACTION.
- ASPHALT PAVEMENT
  - ASPHALT CONCRETE PAVEMENT SHALL BE FORMULATED FOR THIS PROJECT IN ACCORDANCE WITH THE REQUIREMENTS FOR 1/2" DENSE GRADED, LEVEL 3 HOT MIXED ASPHALT CONCRETE, AS FULLY DESCRIBED IN SECTION 745 OF THE 2015 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION.
  - PLACE ASPHALT MIX IN MAXIMUM 3" LIFTS AND COMPACT TO A MINIMUM 92 PERCENT RELATIVE COMPACTION AS DETERMINED BY RICE DENSITY TEST AASHTO T 209 AS MODIFIED BY ODOT TM 306.
- SEEDING
  - SEEDING FOR THIS PROJECT SHALL CONSIST OF FURNISHING AND INSTALLING NATIVE UPLAND GRASS MIX AS INDICATED.
  - TEMPORARY AND PERMANENT SEEDING SHALL BE FURNISHED AND INSTALLED AS FULLY DESCRIBED IN SECTION 01030 OF THE 2015 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION.
  - NATIVE UPLAND GRASS MIX SHALL BE PROTIME 400 NATIVE UPLAND MIX AVAILABLE FROM HOBBS & HOPKINS, LTD., OR EQUAL. SEED MIX INCLUDES: BLUE WILDRIE (ELYMUS GLAUCUS), MEADOW BARLEY (HORDEUM BRACHYANTHERUM), AND CALIFORNIA BROME (BROMUS CARINATUS). APPLY AT A RATE OF ONE POUND PER 1000 SQUARE FEET USING SEEDING METHOD 1 OF THE SPECIFICATIONS.
  - STORMWATER PLANTERS SHALL BE PLANTED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND IN ACCORDANCE WITH CITY OF FLORENCE STORMWATER DESIGN MANUAL.

**GENERAL WASTEWATER NOTES**

- WASTEWATER PIPE AND FITTINGS SHALL BE PVC, SDR 35 IN CONFORMANCE TO ASTM D3034.
- ALL CLEANOUTS CONSTRUCTED INSIDE OF THE PUBLIC RIGHT-OF-WAYS AND PUBLIC UTILITY EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF FLORENCE PUBLIC WORKS DEPARTMENT REQUIREMENTS.
- ALL PLASTIC WASTEWATER PIPE TO MANHOLE CONNECTIONS SHALL USE A FLEXIBLE MANHOLE BOOT ADAPTOR (OR OTHER APPROVED METHOD).
- ALL OTHER MANHOLE CONNECTIONS SHALL BE FACTORY SUPPLIED CONNECTORS WITH NON-SHRINK GROUT, EXCEPT IN THE CASE OF MANHOLES OVER EXISTING LINES.
- GROUT FOR TOP OF MANHOLE FRAMES SHALL BE NON-SHRINK GROUT.
- TONE WIRE SHALL BE PLACED OVER ALL WASTEWATER PIPES AND LATERALS.
- CONTRACTOR TO SEAL COAT WASTEWATER MANHOLE PRIOR TO VACUUM TESTING.
- PROVIDE STAMPS IN THE CURB AND GUTTER TO MARK SERVICE LINE LOCATIONS OF ALL CITY UTILITIES IN ACCORDANCE WITH CITY OF FLORENCE PWD REQUIREMENTS.

**GENERAL STORM WATER NOTES**

- STORM WATER PIPE SHALL BE PVC OR OTHER APPROVED PIPE MATERIAL. IN CONFORMANCE WITH SECTION 00445.11 OF THE STANDARD SPECIFICATIONS.
- GROUT SHALL BE NON-SHRINK GROUT.
- TONE WIRE SHALL BE PLACED OVER ALL STORMWATER PIPES.

**GENERAL WATER NOTES**

- WATER PIPE SHALL BE PVC DR 18 (235 PSI) MEETING THE REQUIREMENTS OF AWWA C900 AND IN CONFORMANCE WITH SECTION 02470 OF THE 2018 OREGON STANDARD SPECIFICATIONS.
- CITY OF FLORENCE PWD REQUIRES THE USE OF RESTRAINED JOINT FITTINGS WITH BLUE FLUOROCARBON COATED BOLTS AND NUTS IN LIEU OF THRUST BLOCKS. WHERE THRUST BLOCKING IS DEEMED NECESSARY BY THE CITY THEN PROVIDE THRUST BLOCKS PER CITY OF FLORENCE PWD REQUIREMENTS.
- COMPLETED WATER SYSTEM SHALL BE FILLED, FLUSHED, DISINFECTED, AND LEAK TESTED IN CONFORMANCE WITH SECTION 01140 OF THE 2018 OREGON STANDARD SPECIFICATIONS.
- HYDROSTATIC TESTING SHALL BE OBSERVED BY THE CITY AND ENGINEER. TEST DURATION SHALL BE MINIMUM TWO HOURS.
- TONE WIRE SHALL BE PLACED OVER ALL WATER PIPES AND SERVICE LINES.
- WATER VALVES SHALL BE GATE VALVES FOR 8-INCH AND SMALLER PIPE SIZE AND BUTTERFLY VALVES FOR 12-INCH AND LARGER PIPE SIZE. FURNISH AND INSTALL WATER VALVES IN ACCORDANCE WITH SECTION 02480 OF THE 2018 OREGON STD SPECIFICATIONS.
- PROVIDE STAMPS IN THE CURB AND GUTTER TO MARK SERVICE LINE LOCATIONS OF ALL CITY UTILITIES IN ACCORDANCE WITH CITY OF FLORENCE PWD REQUIREMENTS.

**LEGEND**

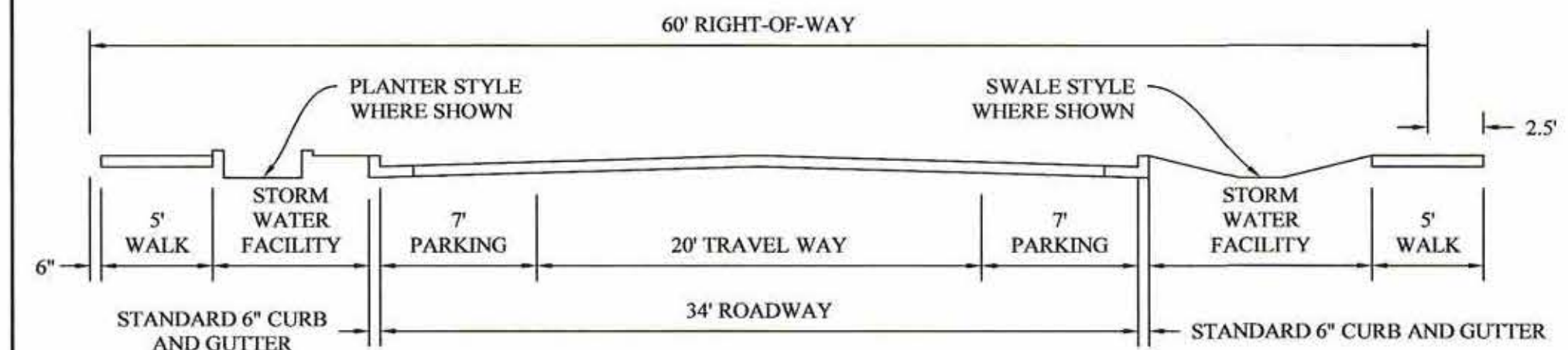
**LEGEND (PROPOSED):**

- PROPOSED WASTEWATER MANHOLE
- PROPOSED CLEANOUT
- PROPOSED SIGN
- PROPOSED WATER METER
- PROPOSED WATER VALVE
- PROPOSED HYDRANT
- PROPOSED STREET LIGHT
- PROPOSED PLANTER INLETS
- PROPOSED CURB INLET
- PROPOSED WASTEWATER PIPE
- PROPOSED UTILITY JOINT TRENCH
- PROPOSED WATER PIPE
- PROPOSED STORM PIPE
- PROPOSED PLANTER
- PROPOSED CURB

**LEGEND (EXISTING):**

- FOUND MONUMENT
- BRASS CAP
- MANHOLE - WASTE WATER
- MANHOLE - STORM WATER
- CURB INLET
- WATER VALVE
- WATER METER
- ELECTRICAL VAULT
- FIRE HYDRANT
- UTILITY POLE
- SIGN
- TREE
- WASTE WATER LINE
- STORM WATER LINE
- WATER LINE
- ELECTRICAL POWER LINE
- OVERHEAD ELECTRICAL POWER LINE
- NATURAL GAS LINE
- TELEPHONE/COMMUNICATIONS LINE
- OVERHEAD TELEPHONE/COMMUNICATIONS LINE
- FENCELINE - CYCLONE FENCING (TYP.)
- CONCRETE WALK/DRIVE

**TYPICAL STREET SECTION**



SEE CITY DETAIL F-201 FOR STREET SECTION SPECIFICATIONS

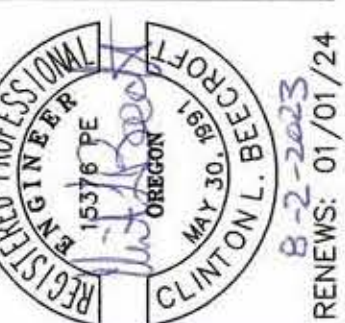
NOTE:  $\phi$  ELEVATION = TFC ELEVATION -0.10'

**37TH STREET TYPICAL SECTION**  
NO SCALE

**STANDARD ABBREVIATIONS: (NOT ALL ABBREVIATIONS ARE USED)**

@	AT	MIN	MINIMUM
A	ARC	M.J.	MECHANICAL JOINT
AB	ABANDONED UTILITY	MAT.	MATERIAL
AC	ASPHALTIC CONCRETE	MSE	MECHANICALLY STABILIZED EARTH
AGG	AGGREGATE	NAP	NOT A PART
APPROX.	APPROXIMATE	NIC	NOT IN CONTRACT
BC	BACK OF CURB	N.T.S.	NOT TO SCALE
BCR	BACK OF CURB RADIUS	OC.O.C.	ON CENTER
BM	BENCHMARK	OD	OUTSIDE DIAMETER
BSW	BACK OF SIDEWALK	OH	OVER HEAD
BVC	BEGIN VERTICAL CURVE	OHP	OVER HEAD POWER
CATV	CABLE T.V.	PE	POLYETHYLENE
CB	CATCH BASIN	PC	POINT OF CURVE
CI	CURB INLET/CAST IRON	PI	POINT OF INTERSECTION
CL	CENTERLINE	PMF	PAVEMENT MARKING FILM
CLR	CLEAR	PRC	POINT OF REVERSE CURVE
CMP	CORRUGATED METAL PIPE	PSE	PUBLIC SLOPE EASEMENT
CONC	CONCRETE	PT	POINT OF TANGENCY
CONT	CONTINUOUS	PB	PULL BOX
CONST	CONSTRUCT	PL	PROPERTY LINE
CY	CUBIC YARD	PAVE	PAVEMENT
D	DEPTH	PLAE	PRIVATE LIMITED ACCESS EASEMENT
d/D	DESIGN FLOW DEPTH / PIPE DIAMETER	PLSE	PRIVATE LIMITED STORM WATER EASEMENT
DEG	DEGREE	PLWE	PRIVATE LIMITED WASTEWATER EASEMENT
DET	DETAIL	PSDE	PUBLIC STORM DRAIN EASEMENT
DIA	DIAMETER	PUE	PUBLIC UTILITY EASEMENT
DIAG	DIAGONAL	PVC	POLYVINYL CHLORIDE
DI	DROP INLET	PVC	POINT OF VERTICAL CURVE
D.I.P	DUCTILE IRON PIPE	PVI	POINT OF VERTICAL INTERSECTION
D/W	DRIVEWAY	PVT	POINT OF VERTICAL TANGENT
DWG	DRAWING	R	RADIUS
E	EAST	(R)	RADIAL
EA	EACH	RCP	REINFORCED CONCRETE PIPE
EG	EXISTING GROUND	RCB	REINFORCED CONCRETE BOX
EOP	EDGE OF PAVEMENT	R/R	RIGHT
EL, ELEV	ELEVATION	R/W, ROW	RIGHT OF WAY
ELEC	UNDERGROUND POWER	RP	RADIUS POINT
EQ.	EQUAL	S	SOUTH/SLOPE
ESMT	EASEMENT	S.U.	STAINLESS STEEL
EVC	END VERTICAL CURVE	SCHD	SCHEDULE
EW	EACH WAY	SD	STORM DRAIN
EXIST, EX.	EXISTING	SDMH	STORM DRAIN MANHOLE
FIG	FIGURE	SF	SQUARE FOOT
FL	FLOW LINE	SHT	SHEET
FG	FINISHED GRADE	SQ	SQUARE
FH	FIRE HYDRANT	ST	STREET/STORMWATER
FT	FOOT/FEET	STA	STATION
GAL	GALLON	STD	STANDARD
GALV	GALVANIZED	SY	SQUARE YARD
GB	GRADE BREAK	SW,SW	SIDEWALK
GV	GATE VALVE	T	TANGENT
H	HEIGHT	T.B.	THRUST BLOCK
HGL	HYDRAULIC GRADE LINE (5 YR)	TC	TOP OF CURB
HOR/HORIZ	HORIZONTAL	TEMP	TEMPORARY
HP	HIGH POINT	TFC	TOP FACE OF CURB
HOA	HOME OWNER'S ASSOCIATION	T.O.P	TOP OF PIPE
ID	INSIDE DIAMETER	T.W, T.O.W.	TOP OF WALL
INV	INVERT	TYP	TYPICAL
K	VERTICAL CURVE RATE OF CURVATURE	VC	VERTICAL CURVE
L	LENGTH	VG	VALLEY GUTTER
LC	LONG CHORD	VERT	VERTICAL
LF	LINEAR FEET	W	WEST/WATER
LP	LOW POINT	WL	WATER LINE
L/LT	LEFT	WPJ	WEAKENED PLANE JOINT
MAX	MAXIMUM	WW	WASTE WATER
MH	MANHOLE	WW MH	WASTE WATER MANHOLE
		W/	WITH

**EGR & Associates, Inc.**  
Engineers and Surveyors



**MYRTLE GLENN PUD**  
FINAL PUD IMPROVEMENT DRAWINGS  
LEGEND, ABBREVIATIONS,  
NOTES AND TYPICAL SECTIONS  
FLORENCE, OREGON

No	Description of Revisions	Date	Name

Date	08-01-2023
Job Number	7091-22-0187
Design by	C. BEECROFT
Drawn by	C. BEECROFT
Checked by	C. BEECROFT

Sheet Number  
**G2**

(541) 688-8322  
Fax (541) 688-8087

2538B Prairie Road  
Eugene, Oregon 97402

REVISIONS: 01/01/24

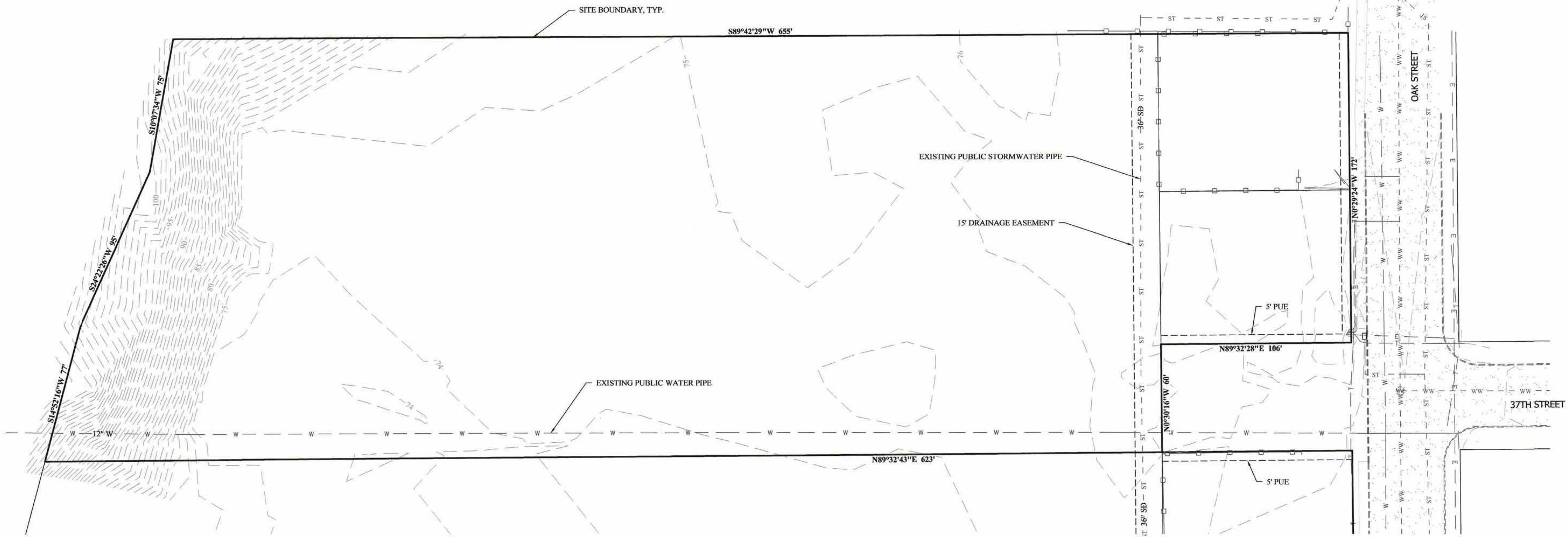


**LEGEND:**

- FOUND MONUMENT
- BRASS CAP
- ⊙ MANHOLE - WASTE WATER
- ⊙ MANHOLE - STORM WATER
- ⊕ CURB INLET
- ⊕ WATER VALVE
- ⊕ WATER METER
- ELECTRICAL VAULT
- ⊕ FIRE HYDRANT
- ⊕ UTILITY POLE
- ⊕ SIGN - COMMERCIAL VEHICLE PARKING ONLY
- TREE
- WASTE WATER LINE
- STORM WATER LINE
- WATER LINE
- ELECTRICAL POWER LINE
- OVERHEAD ELECTRICAL POWER LINE
- NATURAL GAS LINE
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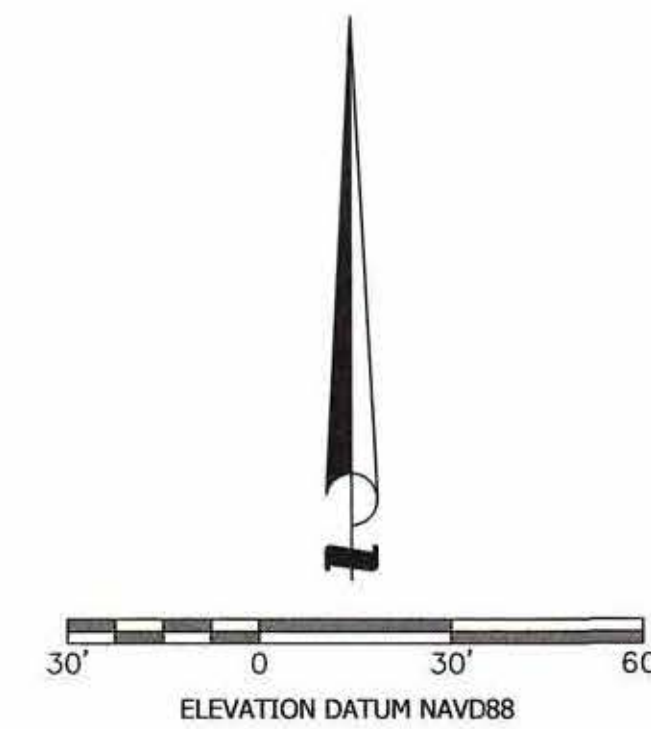
**EXISTING CONDITIONS  
FOR  
MYRTLE GLENN PUD**  
NE 1/4, SECTION 22, TOWNSHIP 18 SOUTH, RANGE 12 WEST  
OF THE WILLAMETTE MERIDIAN, LANE COUNTY, OREGON  
AUGUST 2023

**UTILITY STATEMENT:**  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES



**EXISTING CONDITIONS SITE MAP**

1" = 30'



**EGR & Associates, Inc.**  
Engineers and Surveyors

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Brent W. Corning*  
OREGON  
MARCH 8, 2022  
BRENT W. CORNING  
899860  
RENEWALS: 12/31/23

**MYRTLE GLENN PUD**  
FINAL PUD IMPROVEMENT DRAWINGS  
EXISTING CONDITIONS  
SITE MAP  
FLORENCE, OREGON

No	Description of Revisions	Date	Name

Date	08-01-2023
Job Number	7091-22-0187
Design by	C. BEECROFT
Drawn by	C. BEECROFT
Checked by	C. BEECROFT

Sheet Number

**G3**

2535B Prairie Road  
Eugene, Oregon 97402  
(541) 868-8322  
Fax (541) 868-8087

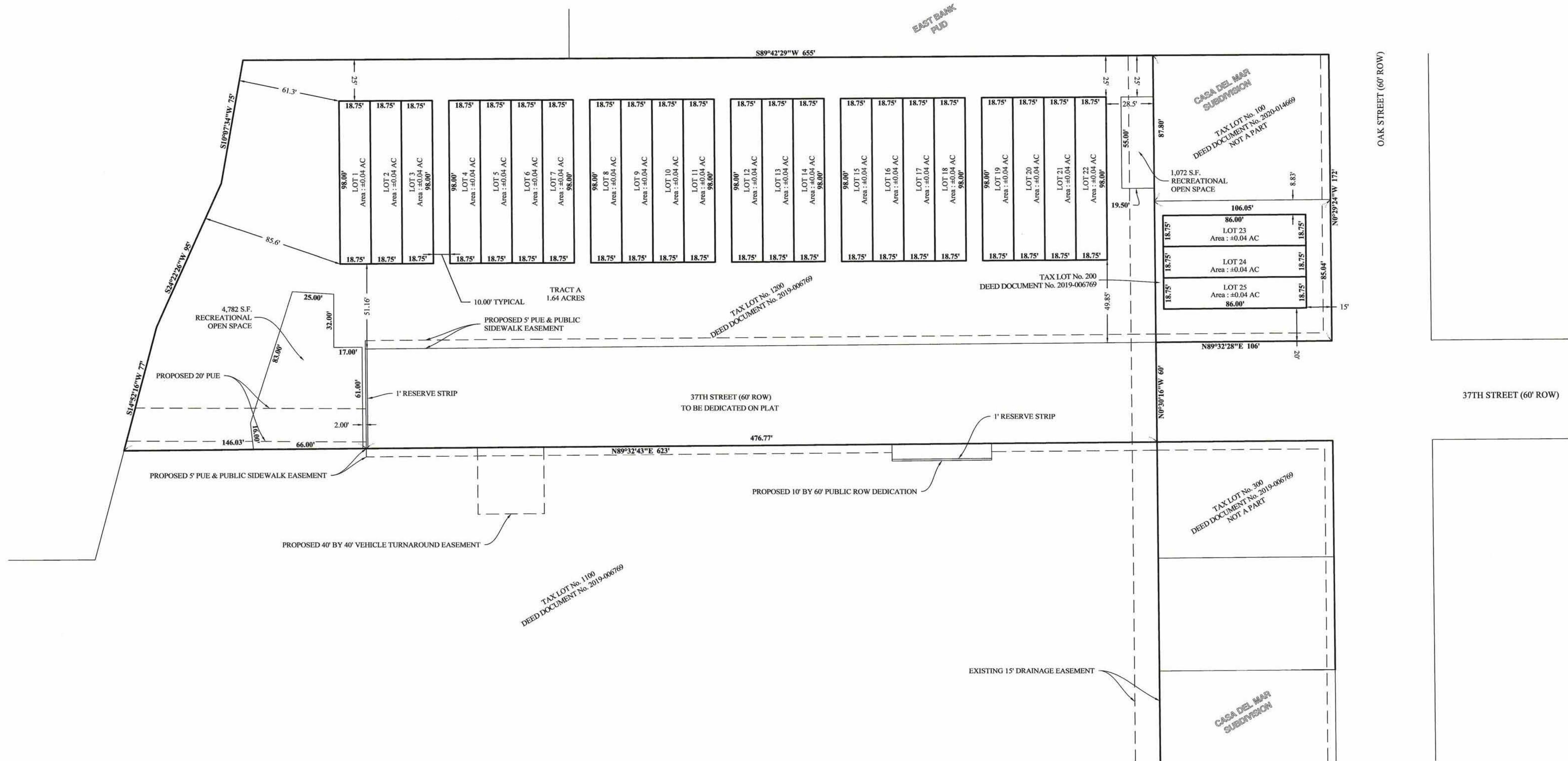
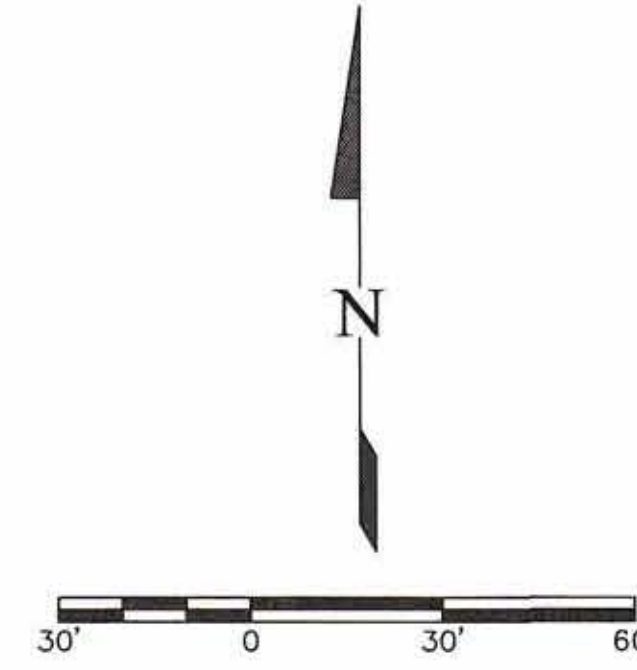
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Job Number: 7091-22-0187  
User: cbeecroft  
Plot File: S:\Projects\7091-22-0187-37th Street\Drawings\1-PPUD\SiteMap\23-0187-37th Street.dwg  
Sheet: 03 of 03  
Title: Myrtle Glenn PUD Final PUD Improvement Drawings - Existing Conditions Site Map







TENTATIVE PLAT  
 FOR  
 MYRTLE GLENN PUD  
 NE 1/4, SECTION 22, TOWNSHIP 18 SOUTH, RANGE 12 WEST  
 OF THE WILLAMETTE MERIDIAN, LANE COUNTY, OREGON  
 AUGUST 2023



REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
  
 OREGON  
 MARCH 8, 2022  
 BRENT W. CORNING  
 89960  
 RENEWS: 12/31/23

MYRTLE GLENN PUD  
 FINAL PUD IMPROVEMENT DRAWINGS  
 TENTATIVE SUBDIVISION PLAT

No	Description of Revisions	Date	Name

Date: 08-01-2023  
 Job Number: 7091-22-0187  
 Design by: BMC  
 Drawn by: BMC  
 Checked by: C. BEEGROFT

Sheet Number  
**G5**

**EGR & Associates, Inc.**  
 Engineers and Surveyors  
 2535B Prairie Road  
 Eugene, Oregon 97402  
 (541) 688-8322  
 Fax (541) 688-8087

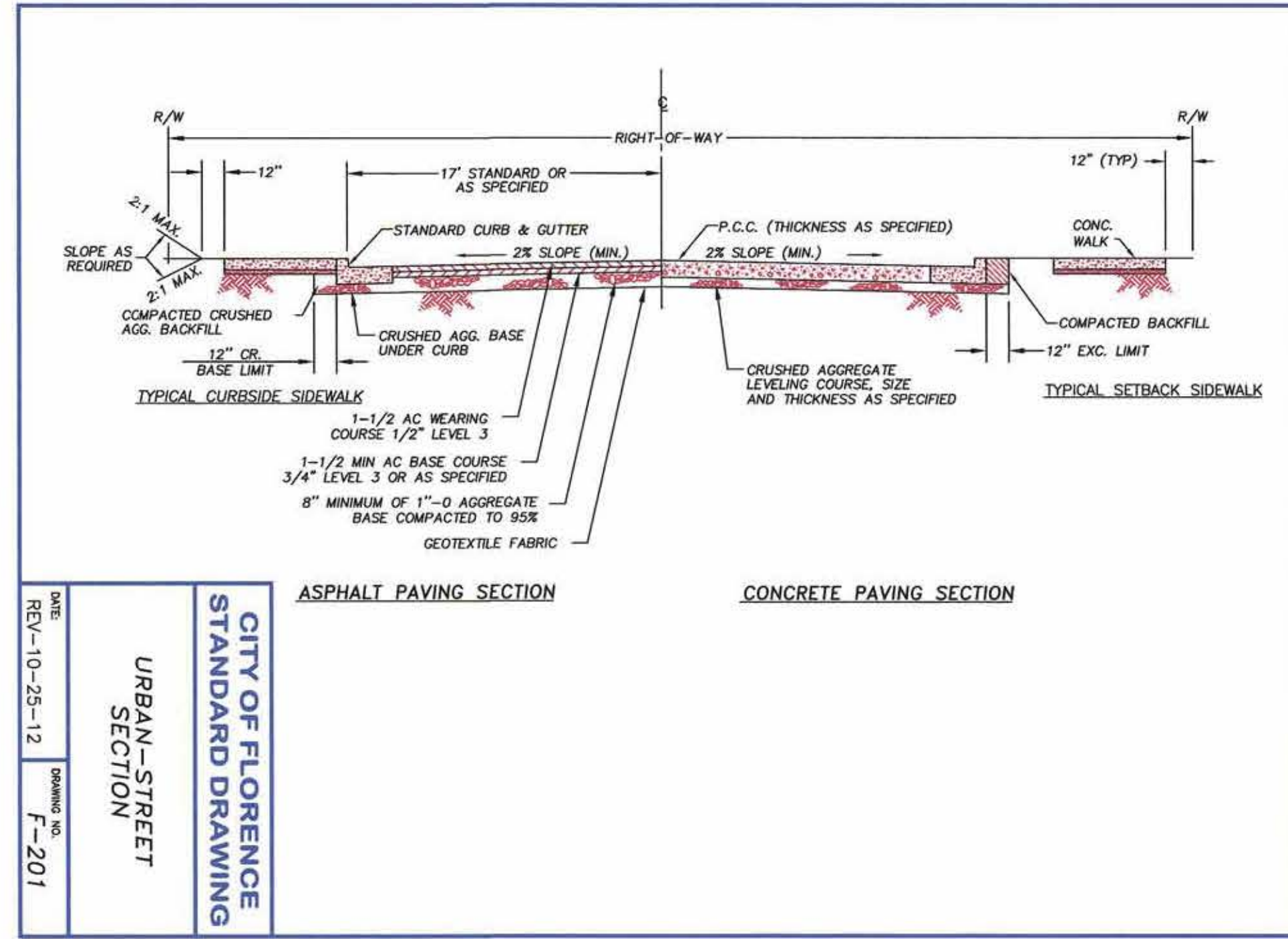
FLORENCE, OREGON

Aug 02, 2023 10:48am  
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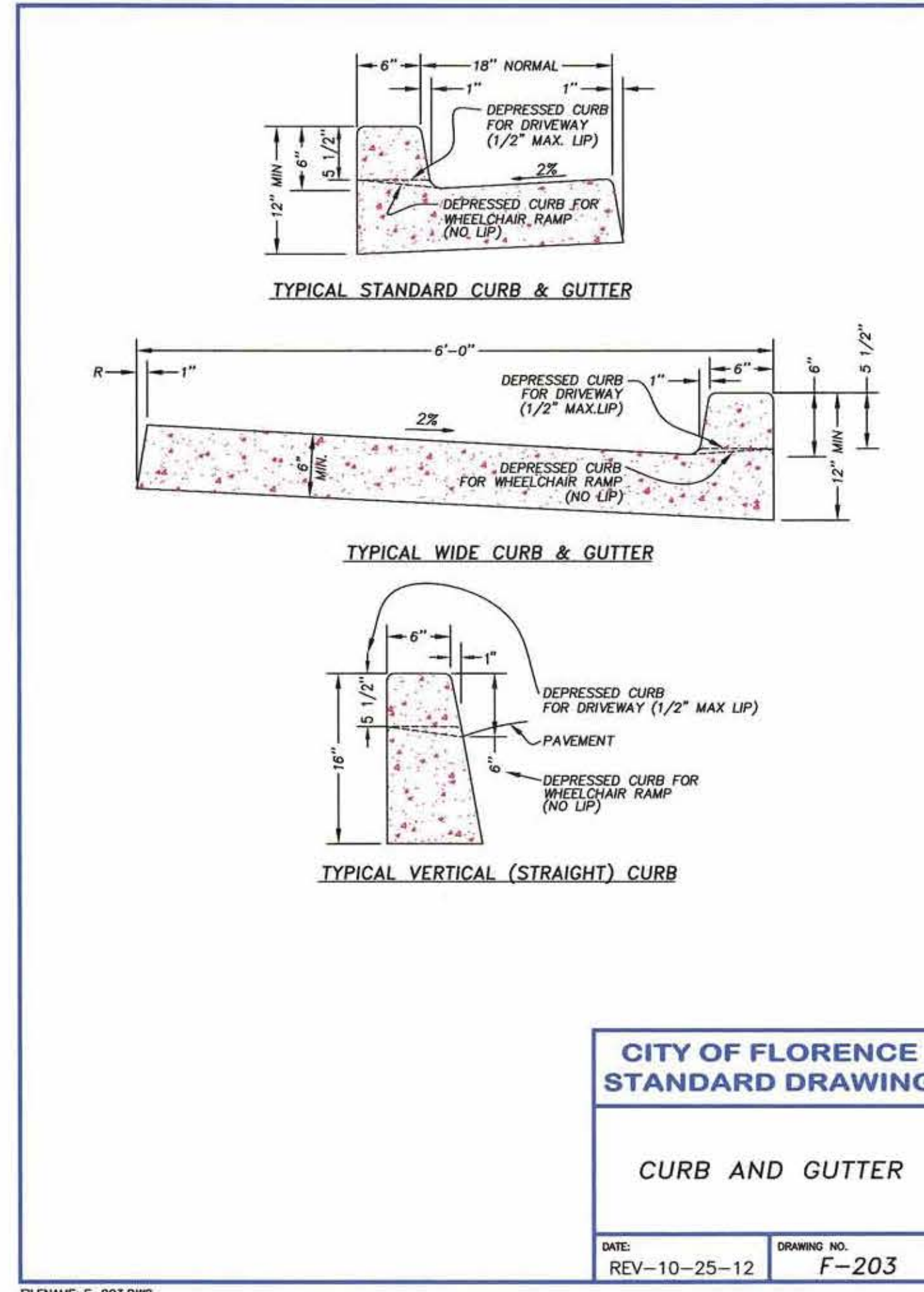




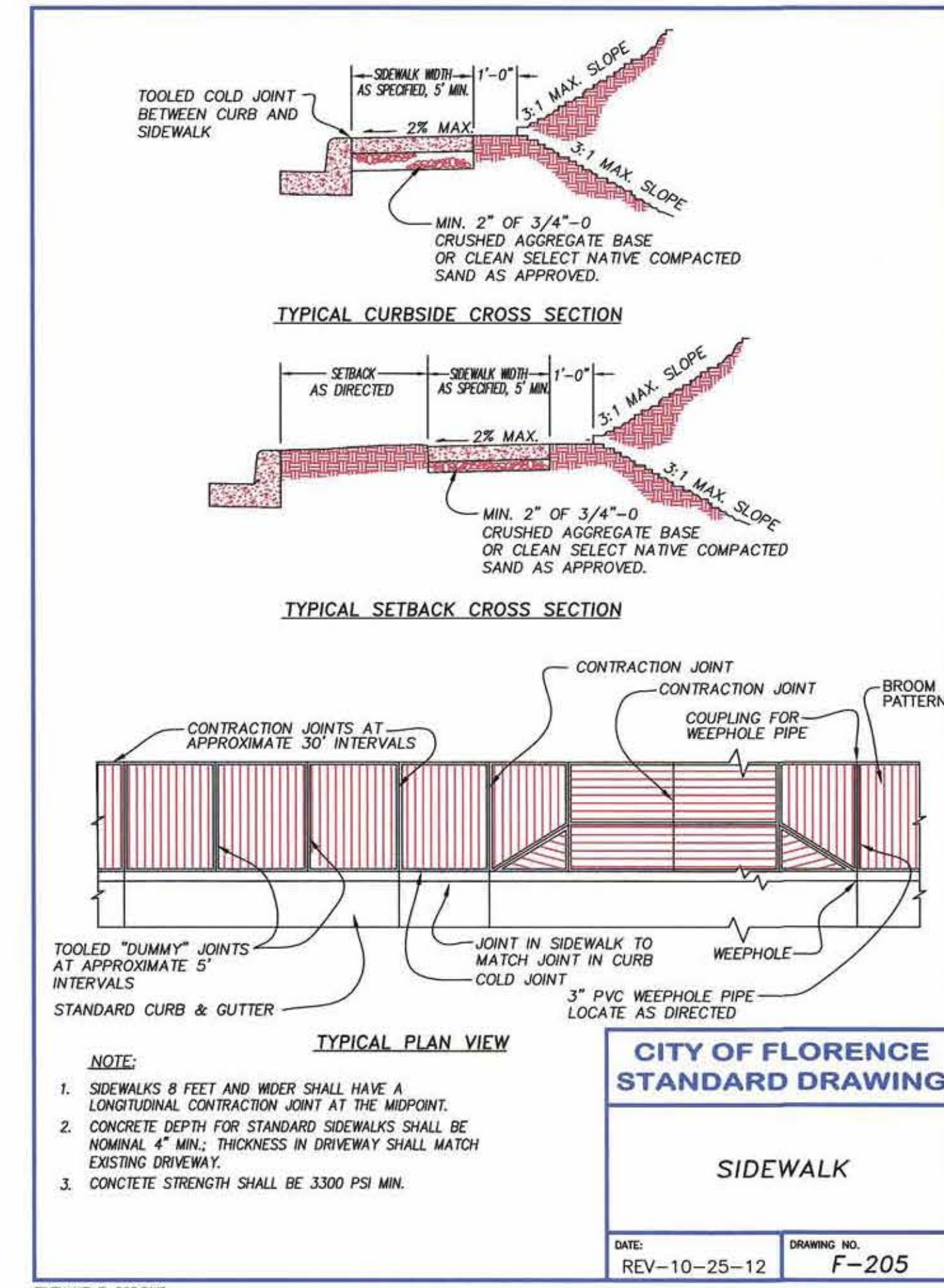




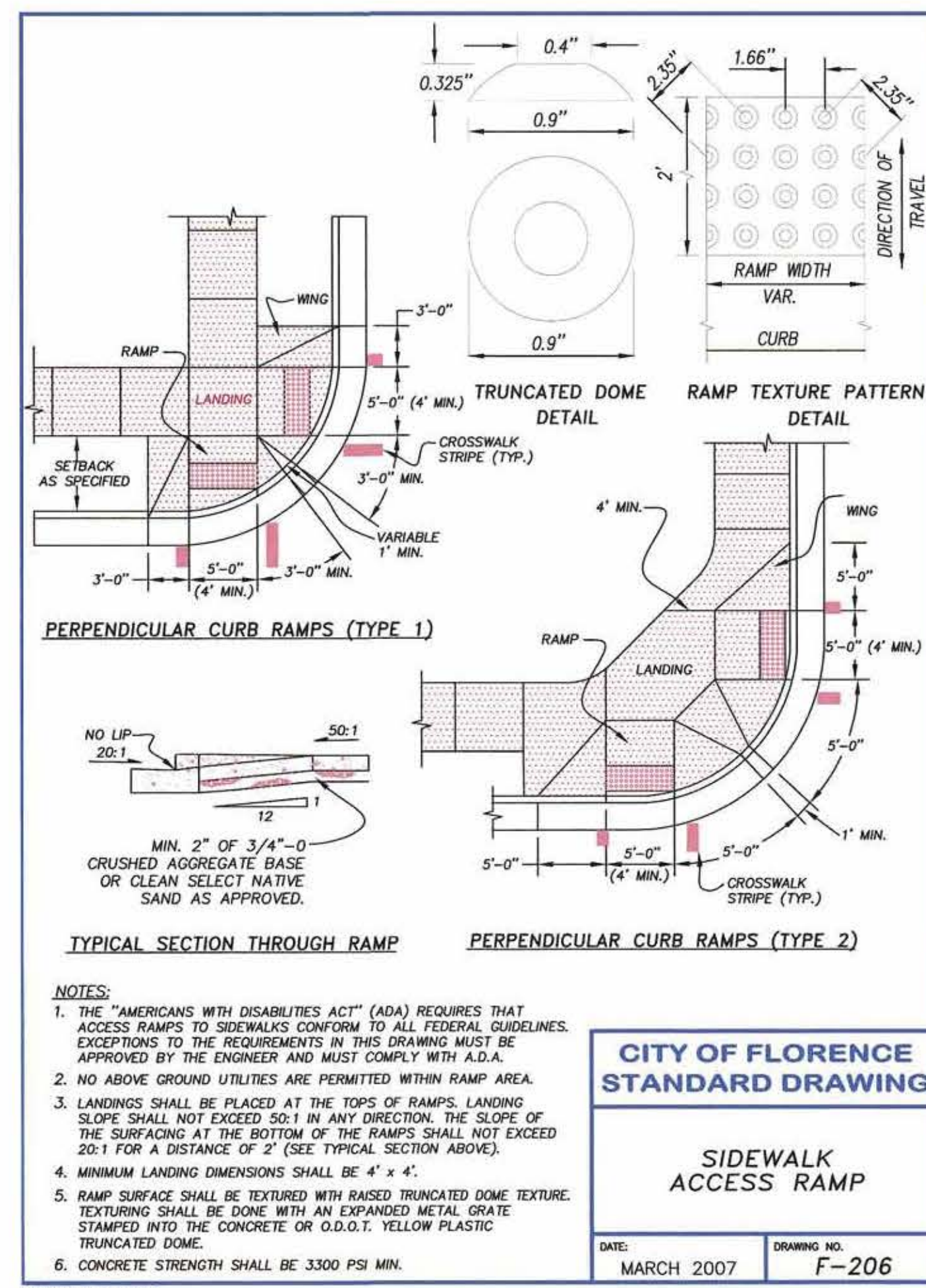
F-201 - URBAN STREET SECTION



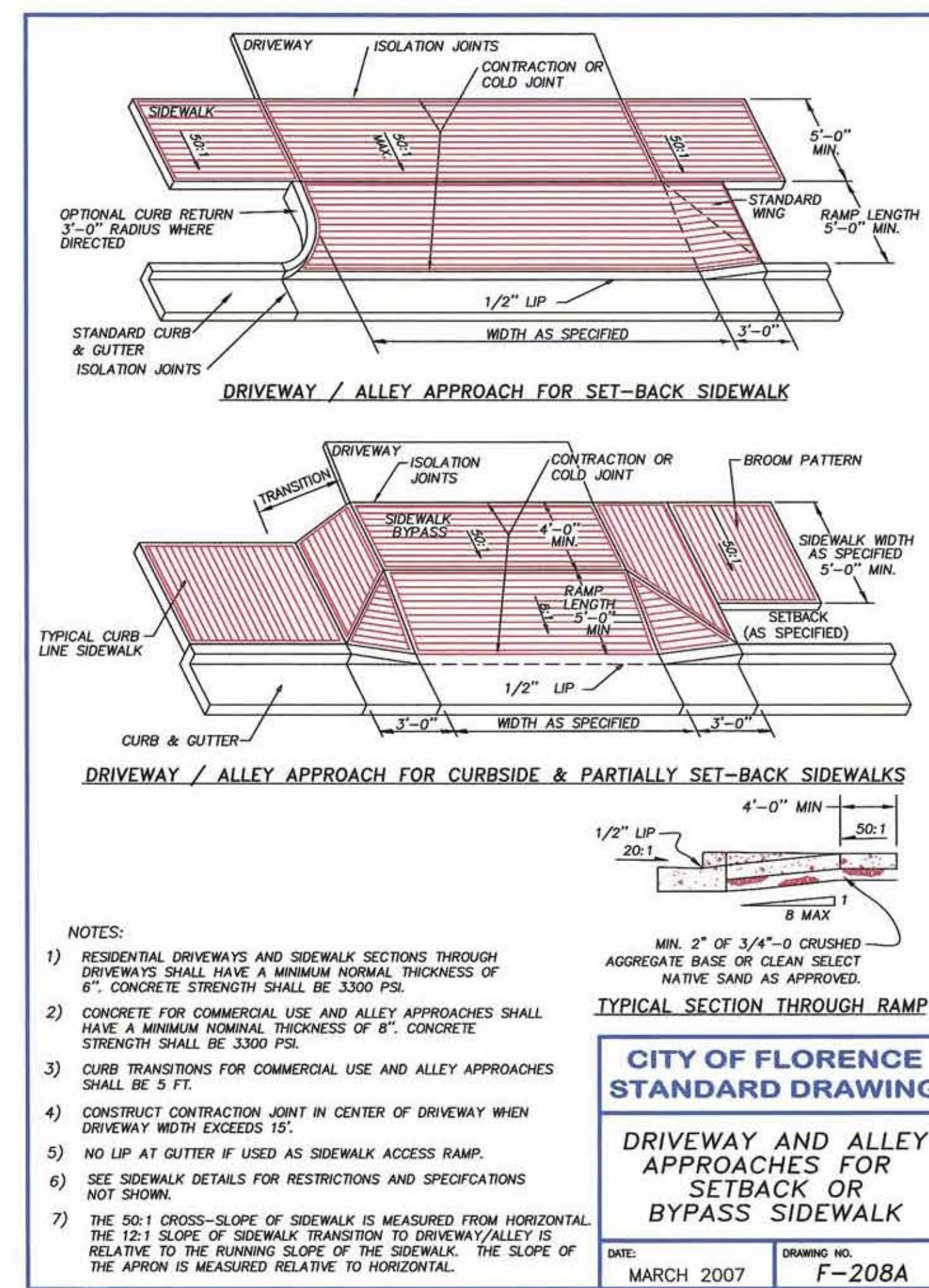
F-203 - CURB AND GUTTER



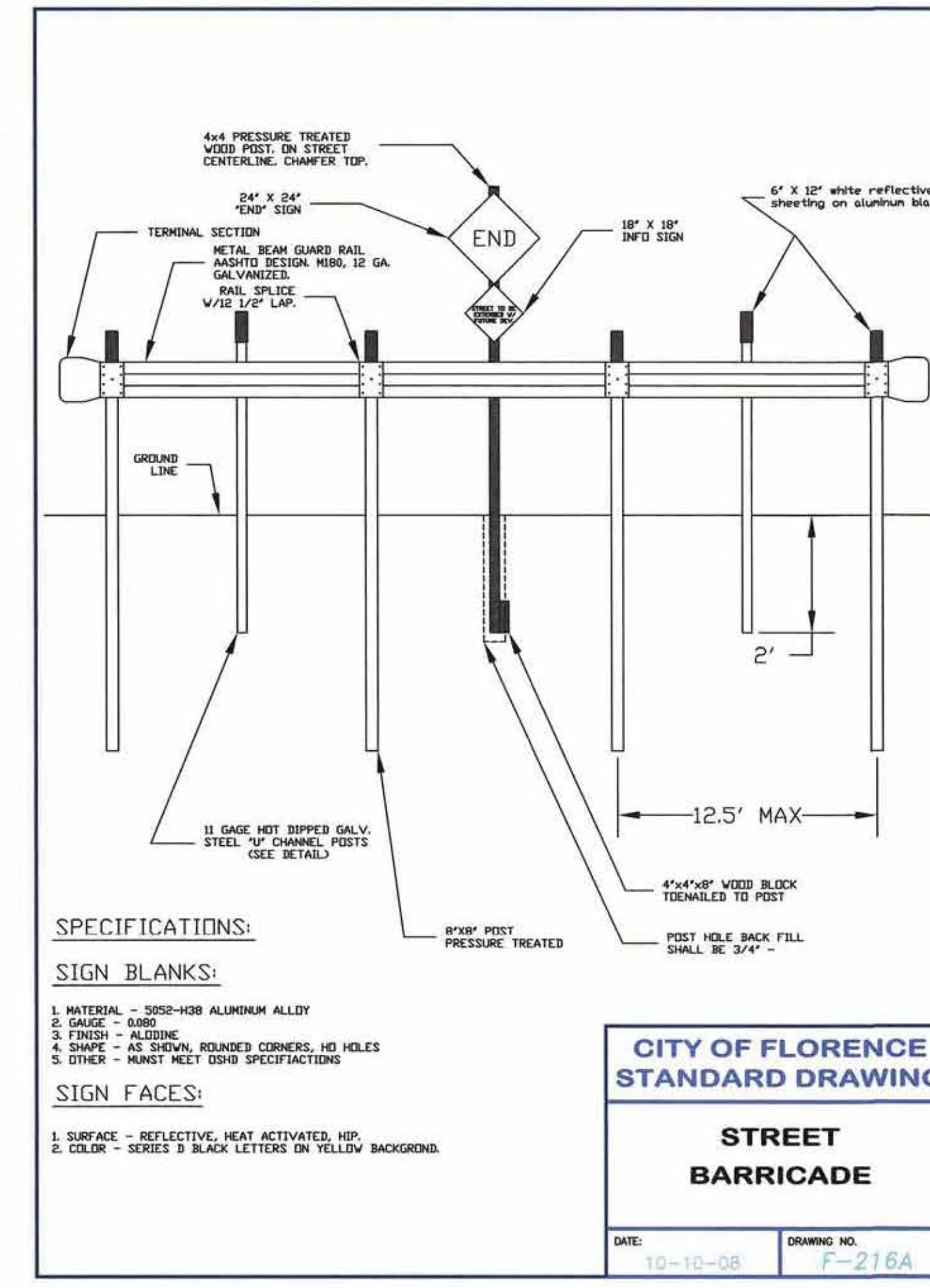
F-205 - SIDEWALK



F-206 - SIDEWALK ACCESS RAMP



F-208A - DRIVEWAY AND ALLEY APPROACHES FOR SETBACK OR BYPASS SIDEWALK



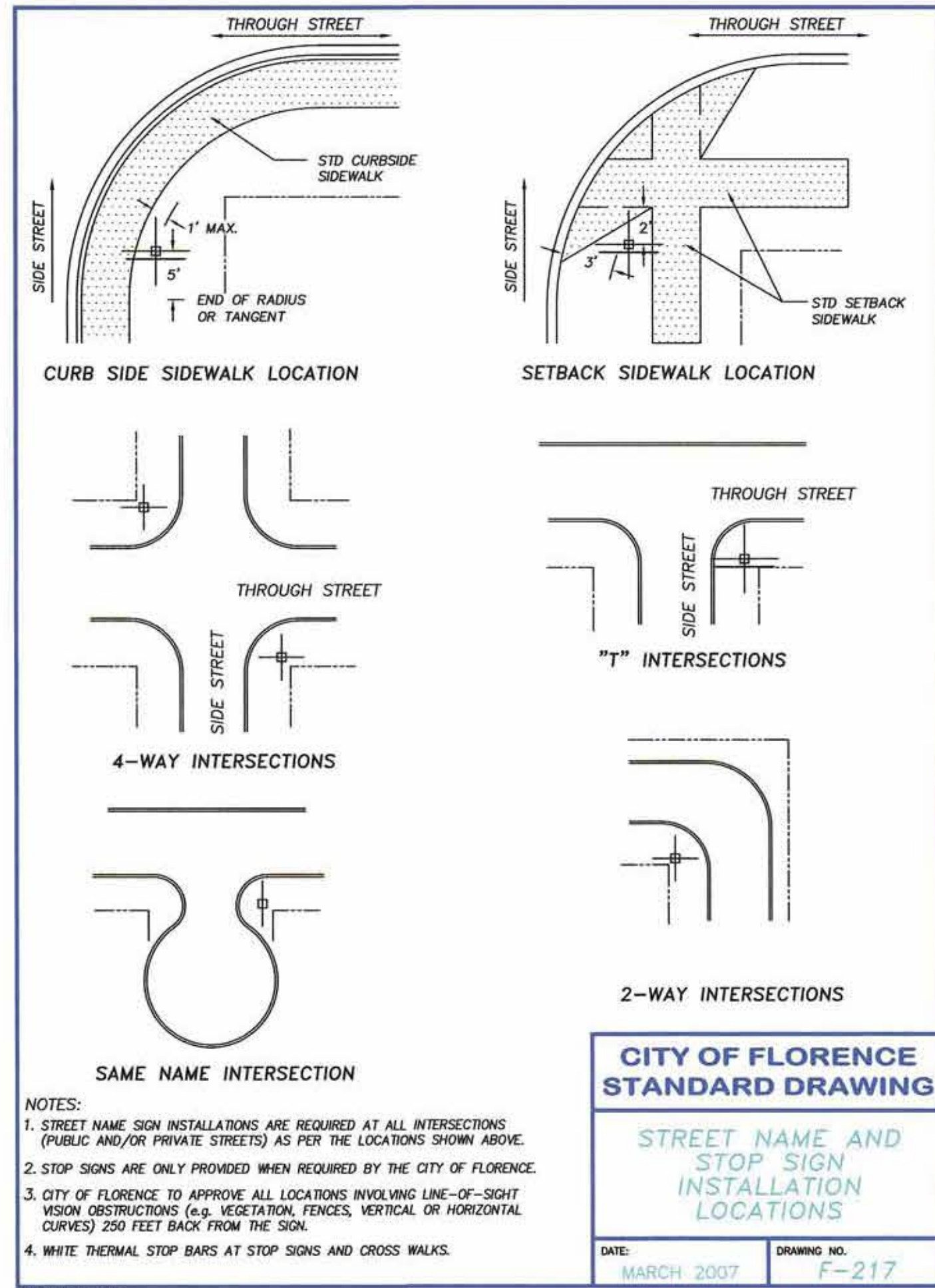
F-216A - STREET BARRICADE

Name	Date			
No	Description of Revisions			
Date	Job Number	Design by	Drawn by	Checked by
08-01-2023	7091-22-0187	C. BEECROFT	C. BEECROFT	C. BEECROFT

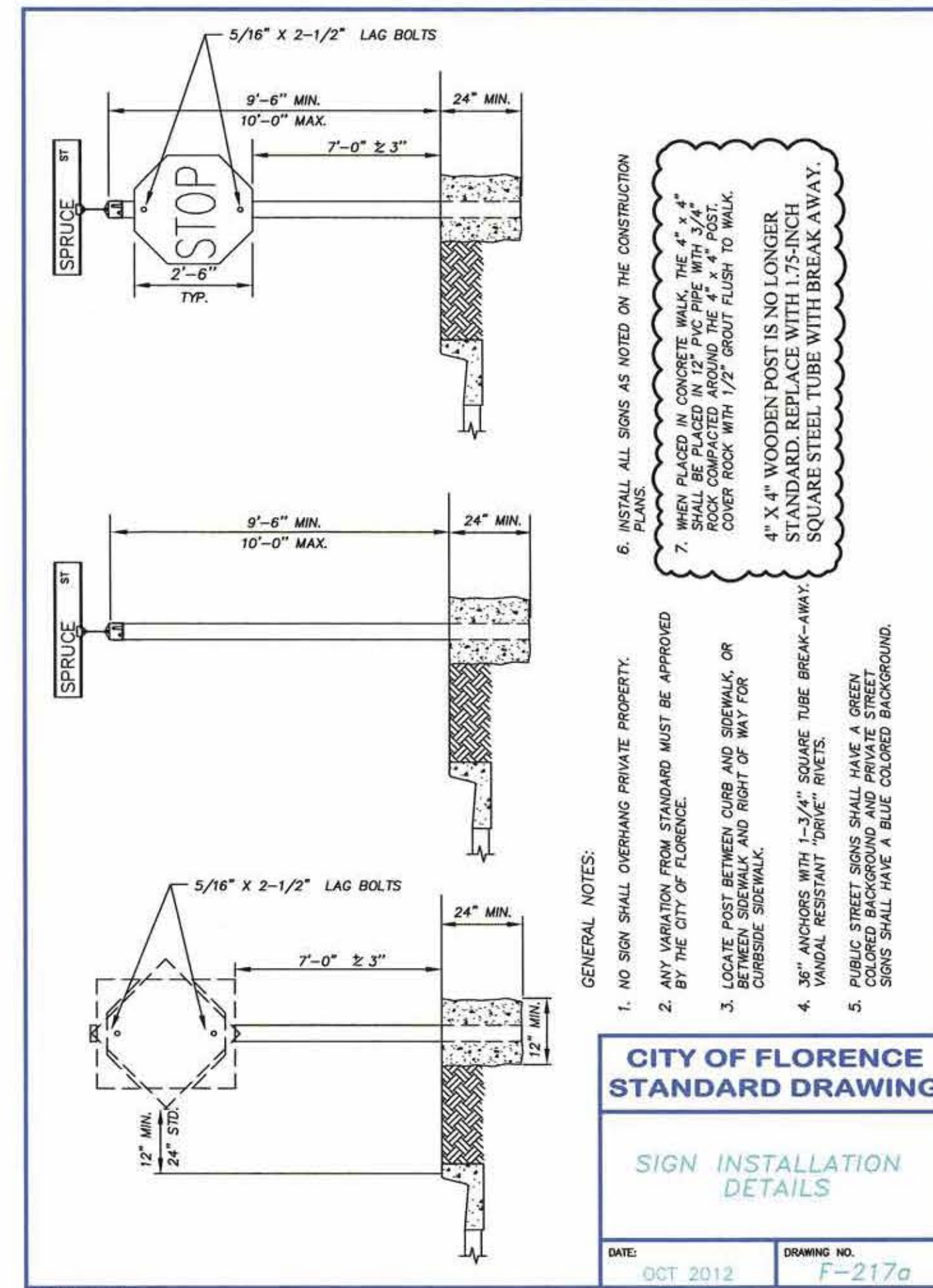
Sheet Number

**G7**

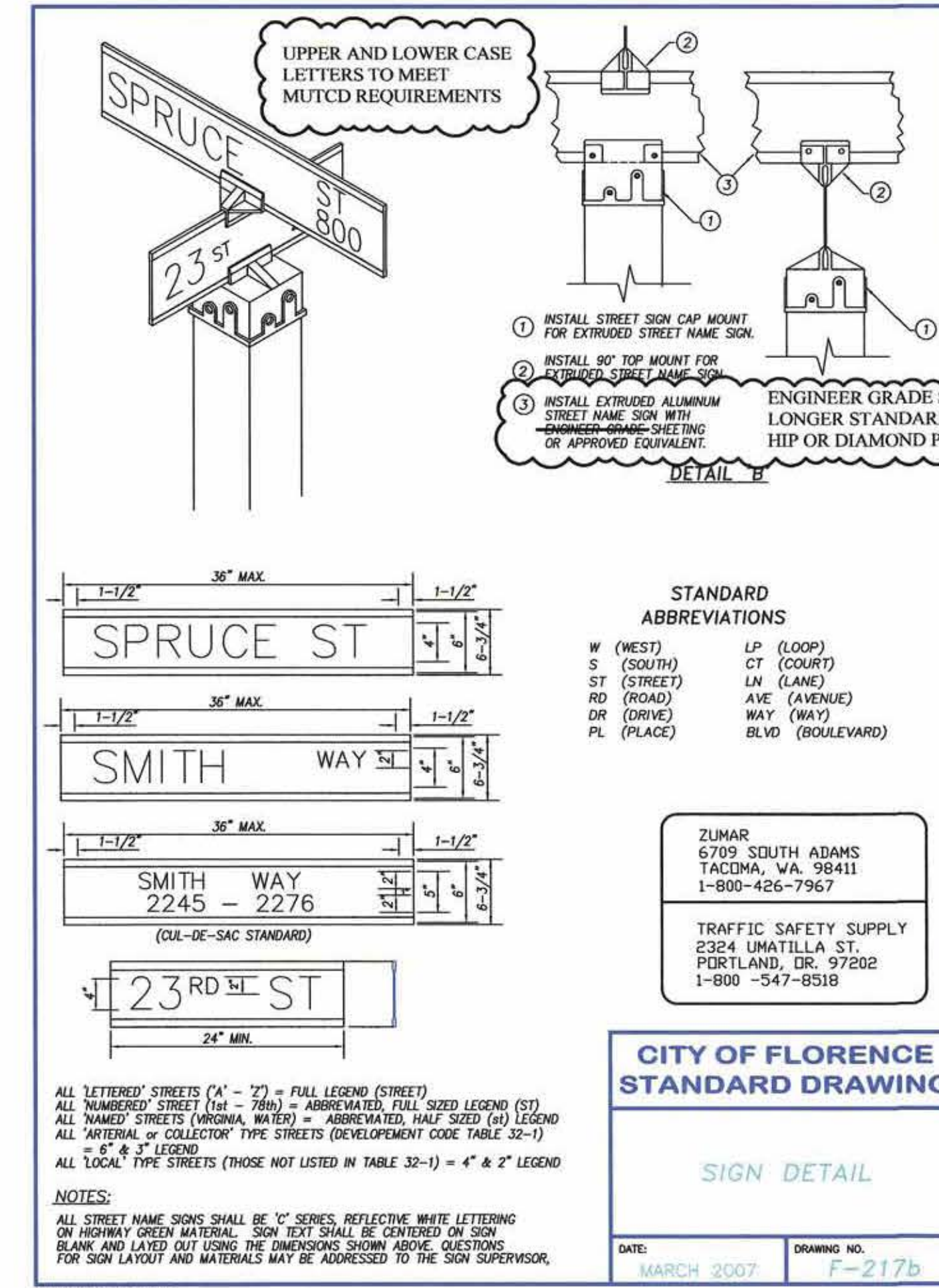




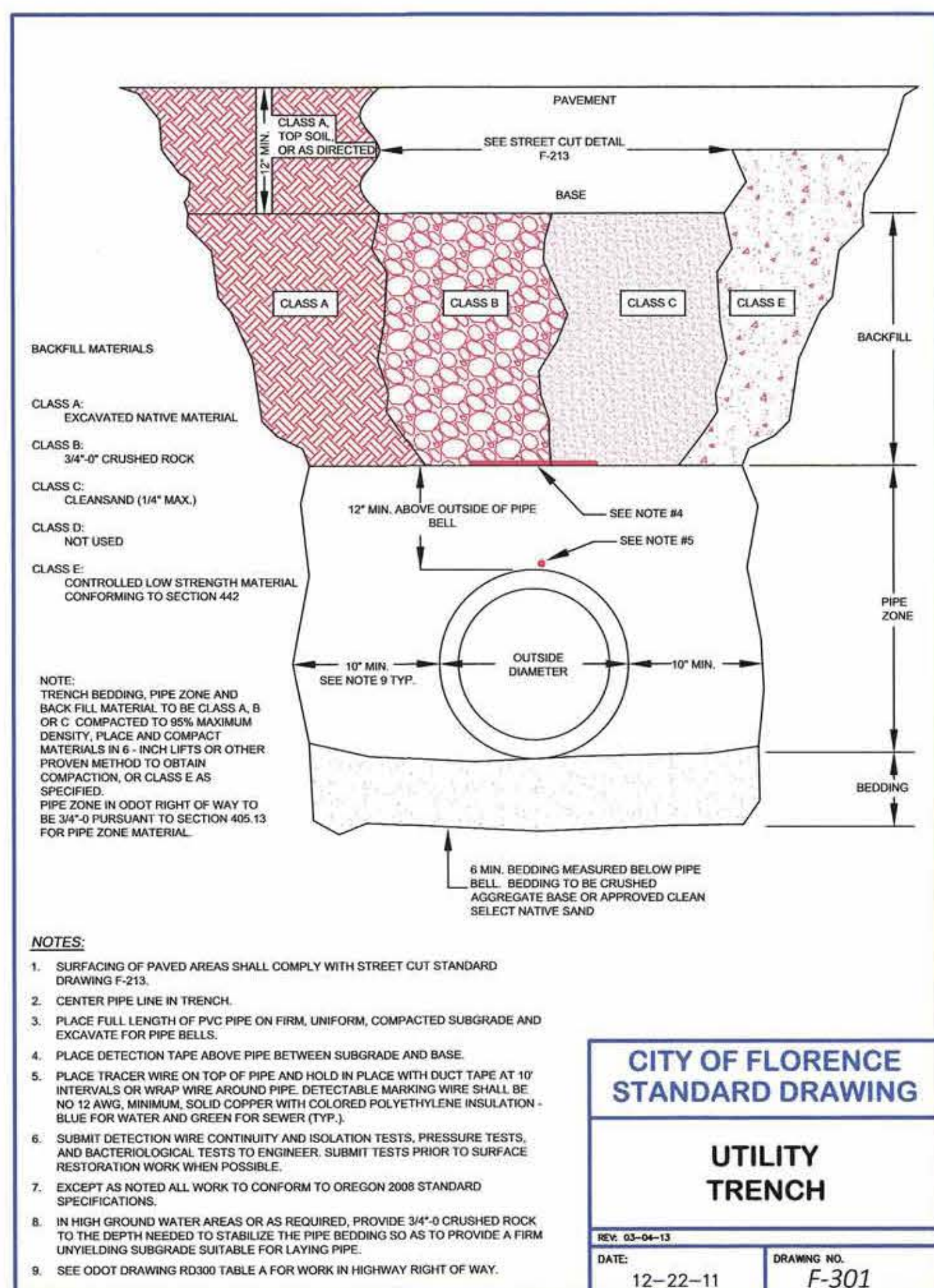
F-217 - STREET NAME AND STOP SIGN INSTALLATION LOCATIONS



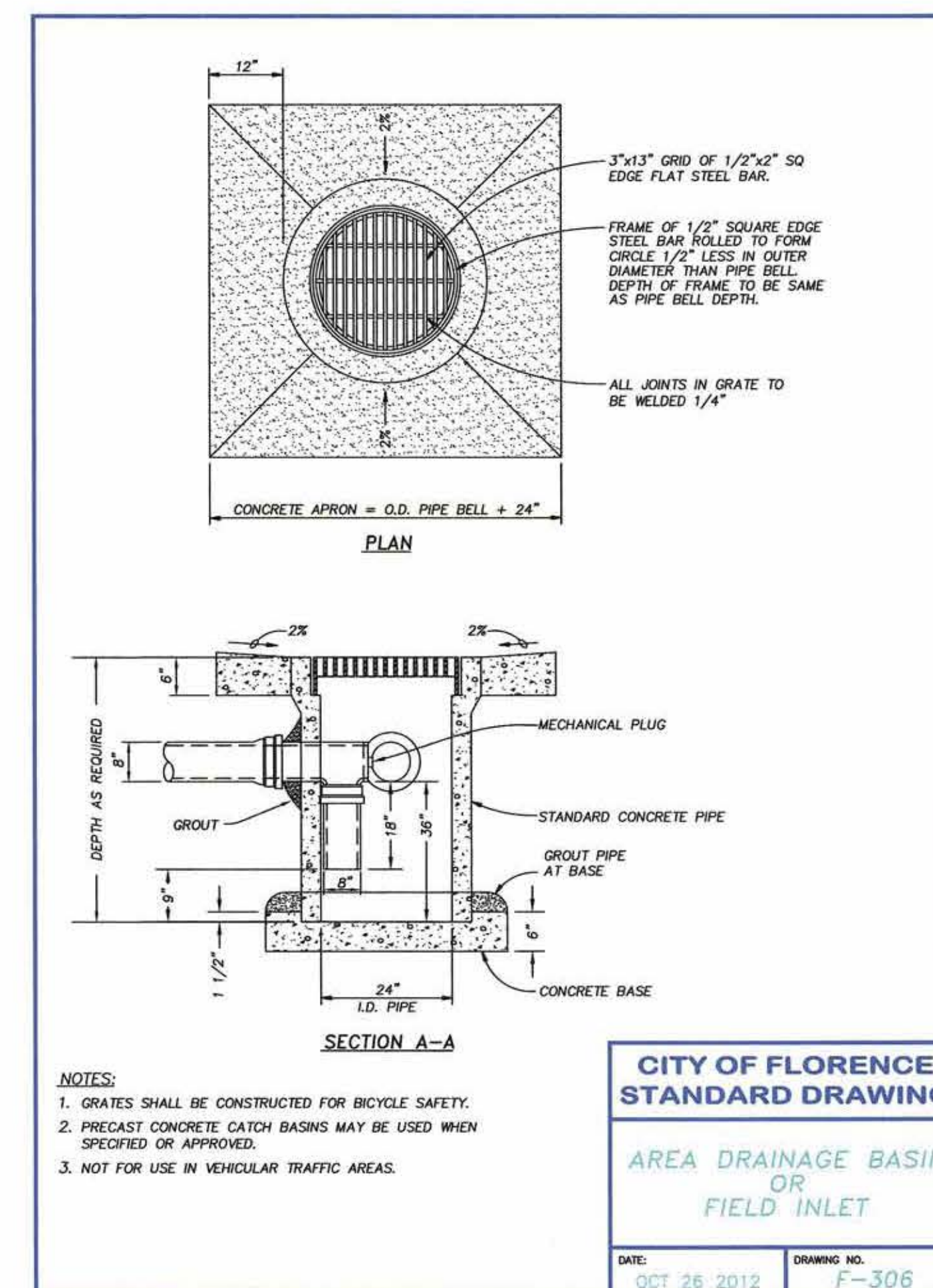
F-217A - SIGN INSTALLATION DETAILS



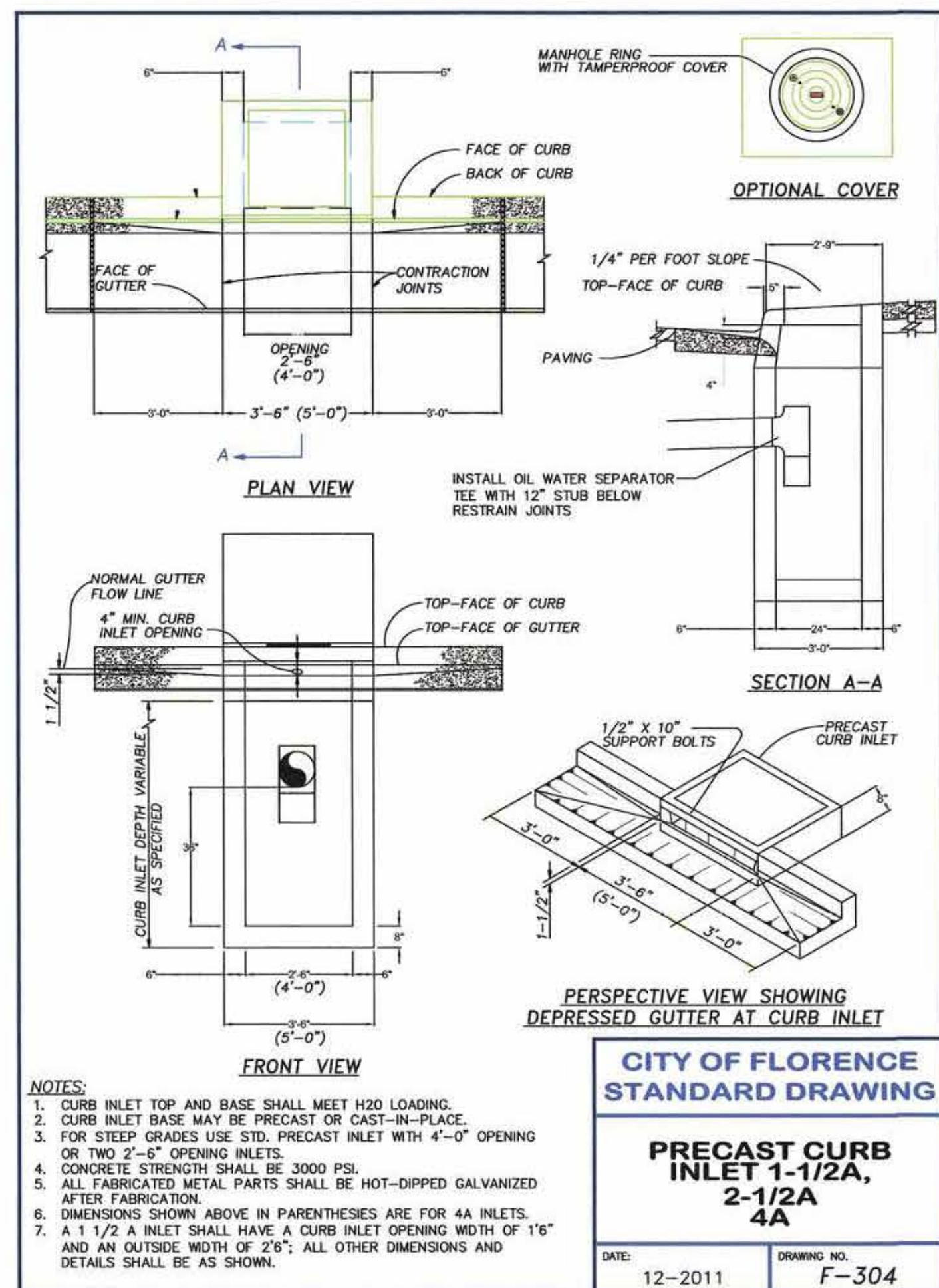
F-217B - SIGN DETAIL



F-301 - UTILITY TRENCH



F-306 - AREA DRAINAGE BASIN DETAIL



F-304 - PRECAST CURB INLET

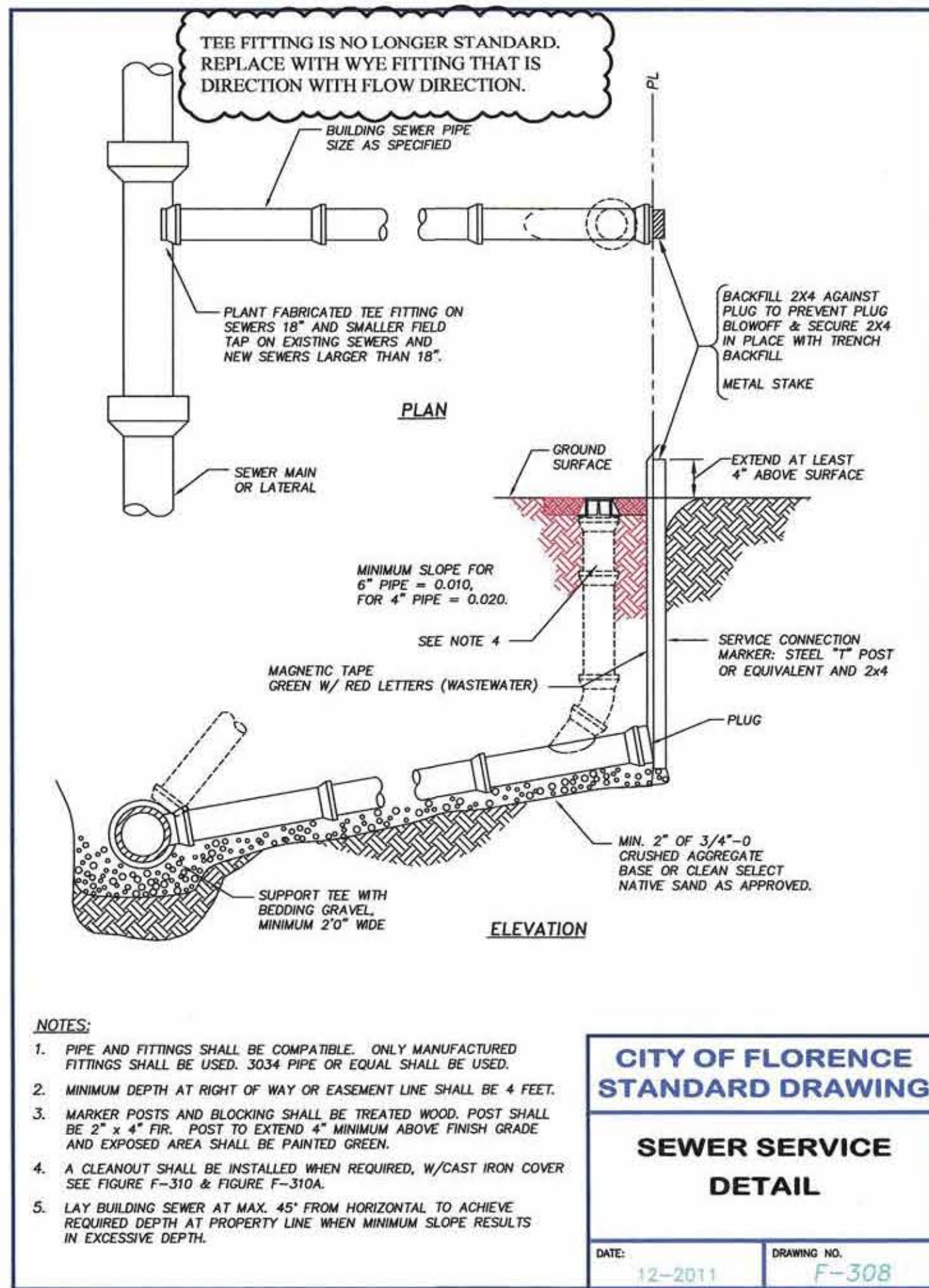
**EGR & Associates, Inc.**  
Engineers and Surveyors  
2535B Prairie Road  
Eugene, Oregon 97402  
(541) 688-8322  
Fax (541) 688-9087

**MYRTLE GLENN PUD**  
FINAL PUD IMPROVEMENT DRAWINGS  
STANDARD DRAWINGS AND DETAILS  
CIVIL DETAILS - 2  
FLORENCE, OREGON

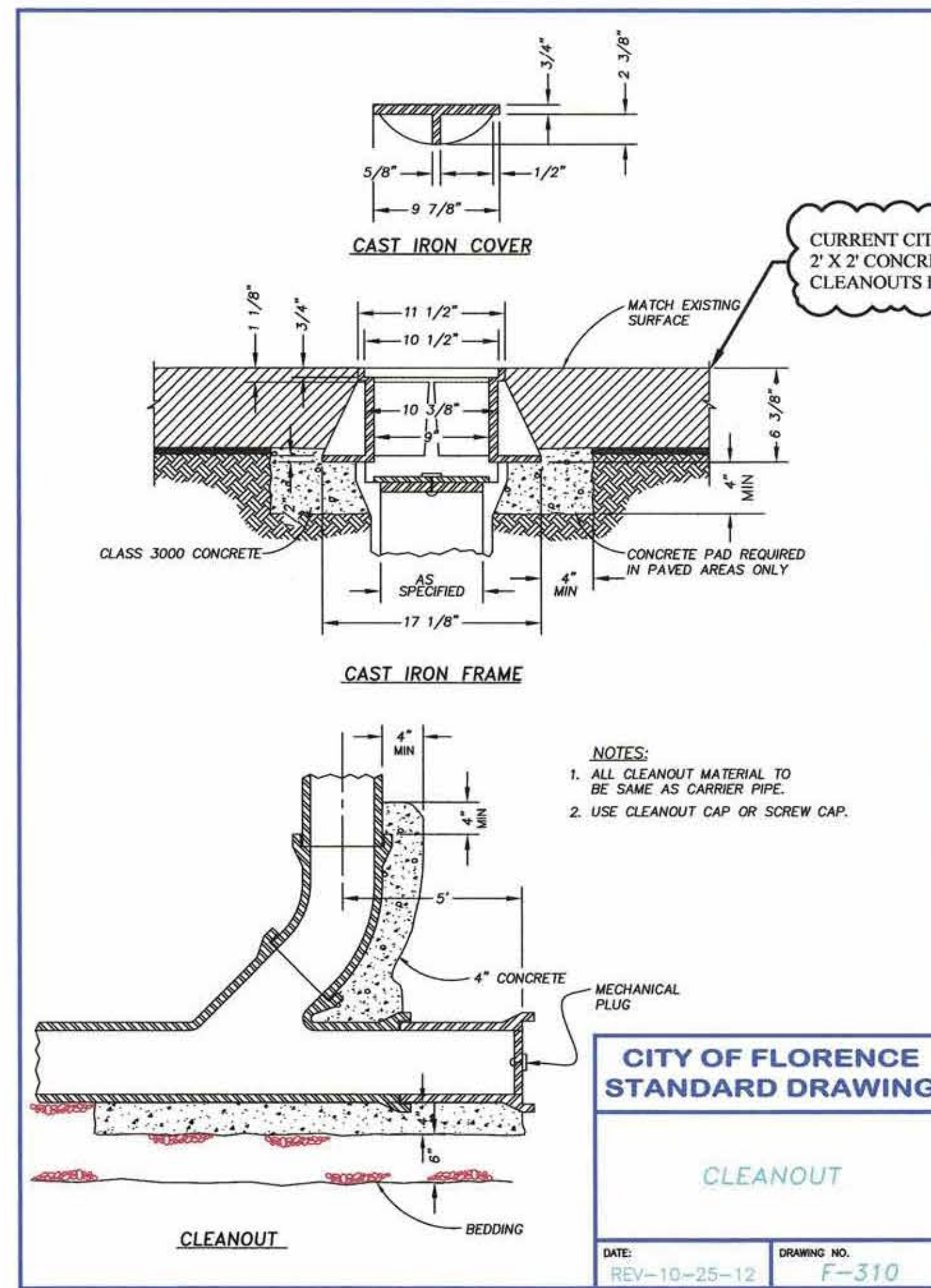
Date	Job Number	Design by	Drawn by	Checked by
08-01-2023	7091-22-0187	C. BEECROFT	C. BEECROFT	C. BEECROFT

Sheet Number **G8**

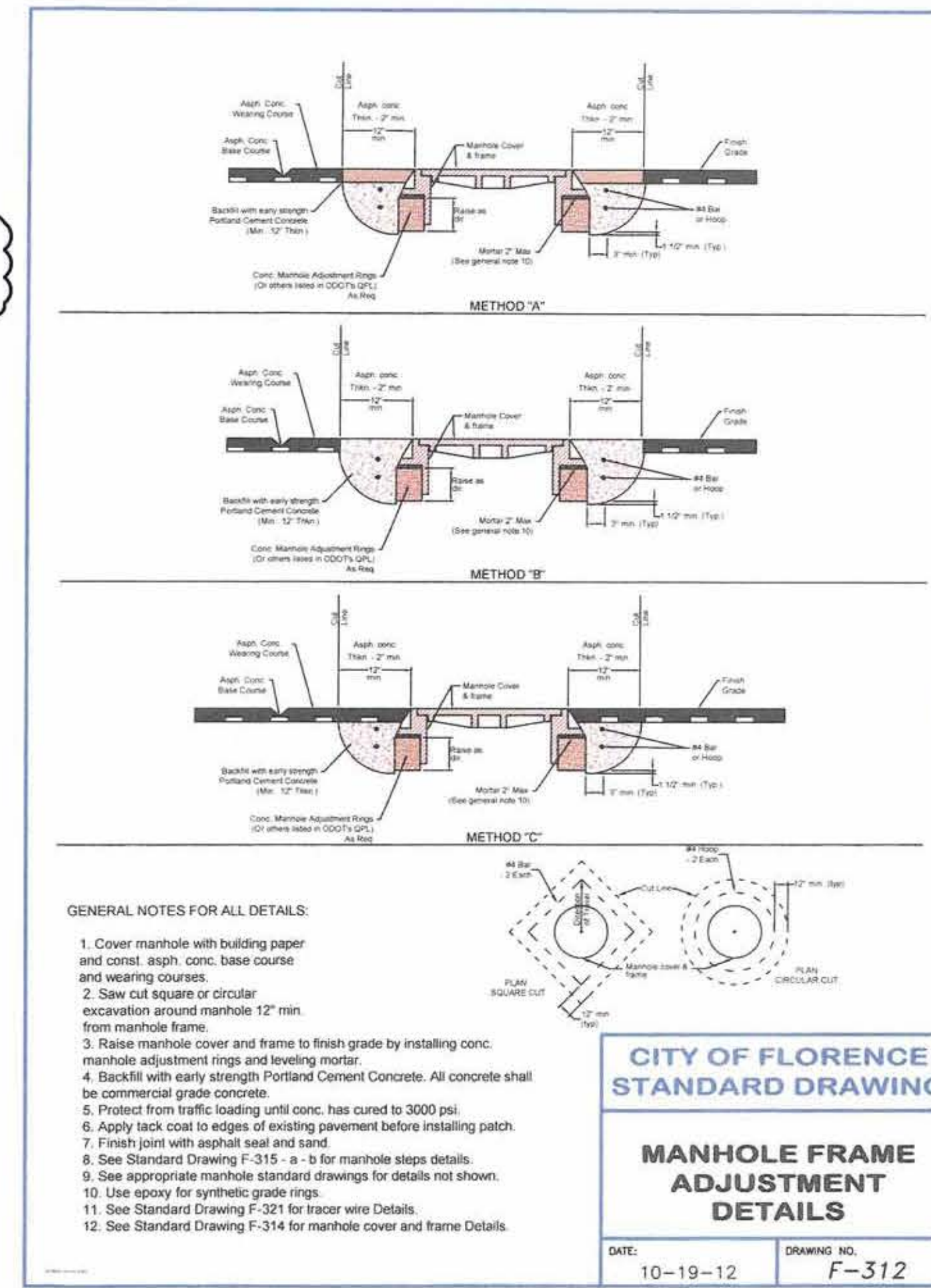




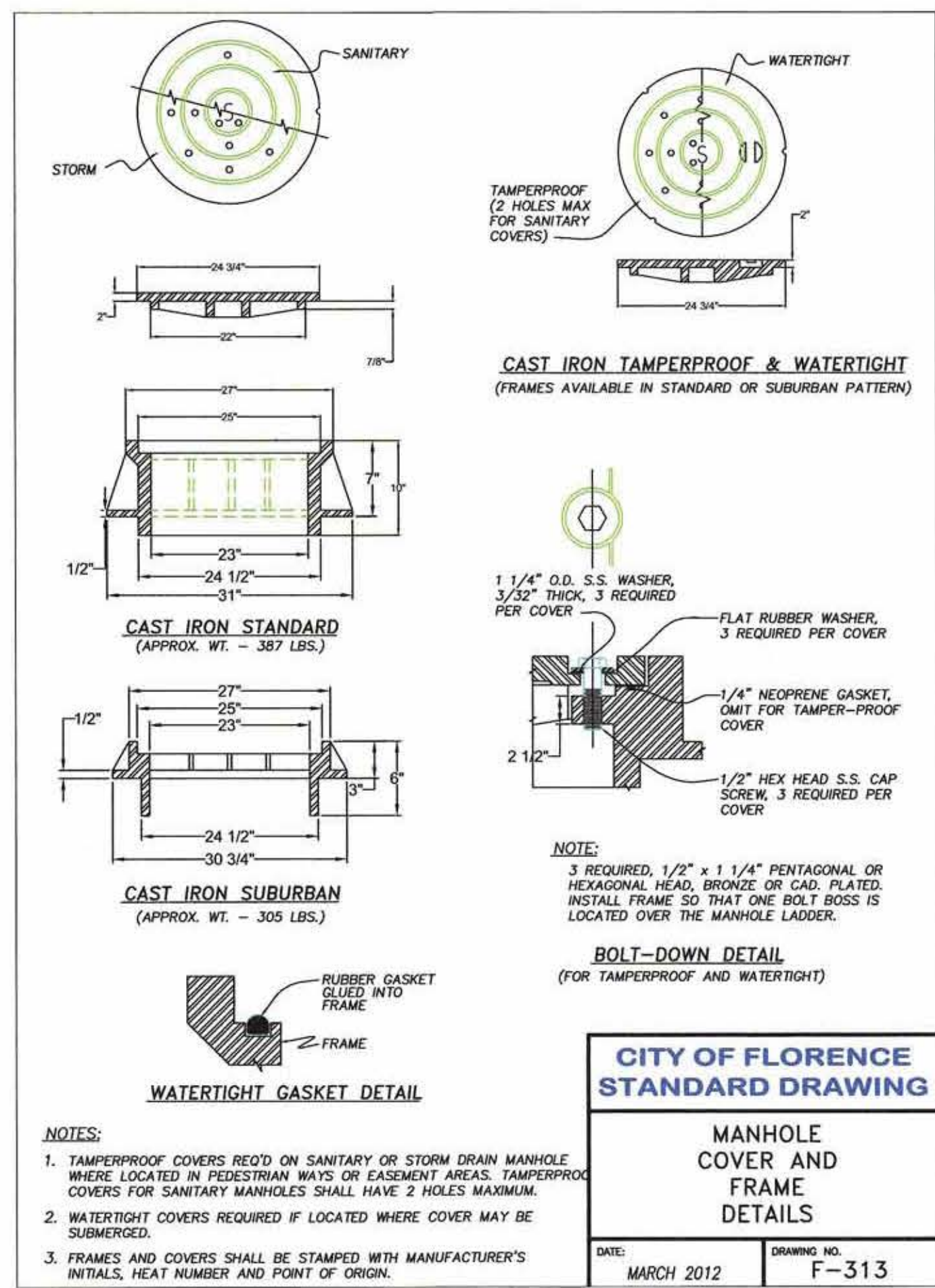
F-308 - SEWER SERVICE DETAIL



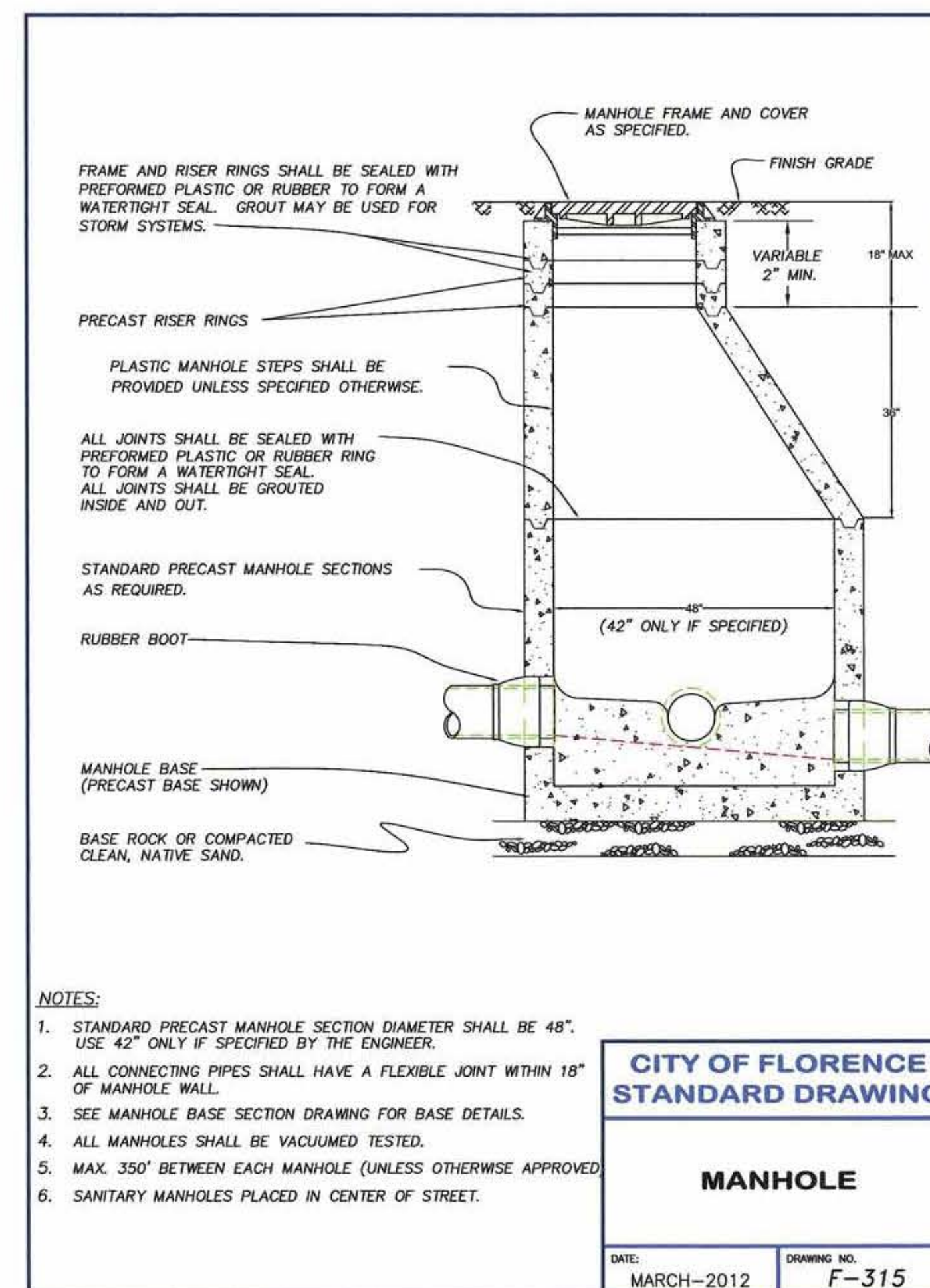
F-310 - CLEANOUT



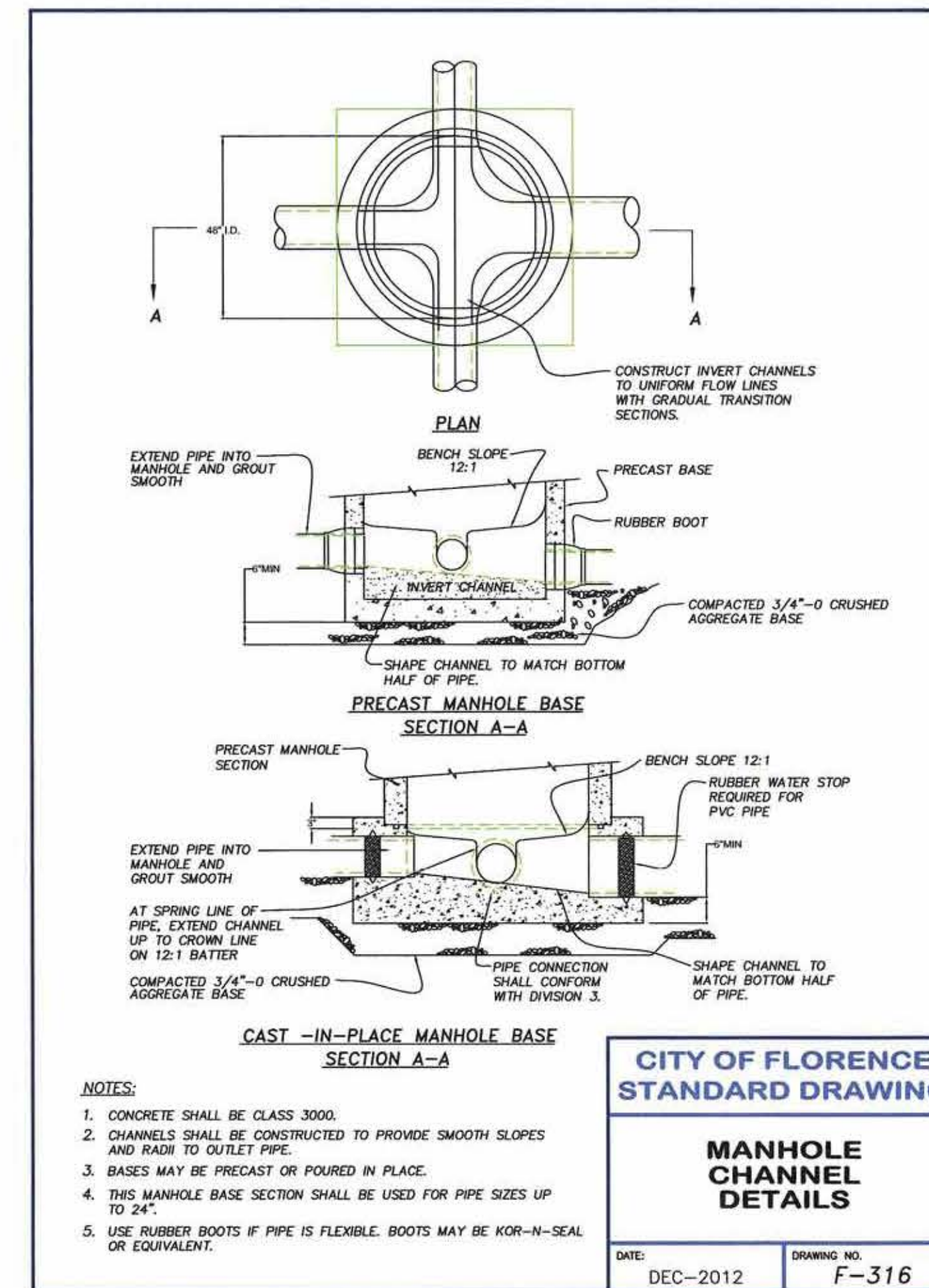
F-312 - MANHOLE ADJUSTMENT DETAILS



F-313 - MANHOLE COVER AND FRAME DETAILS



F-315 - MANHOLE

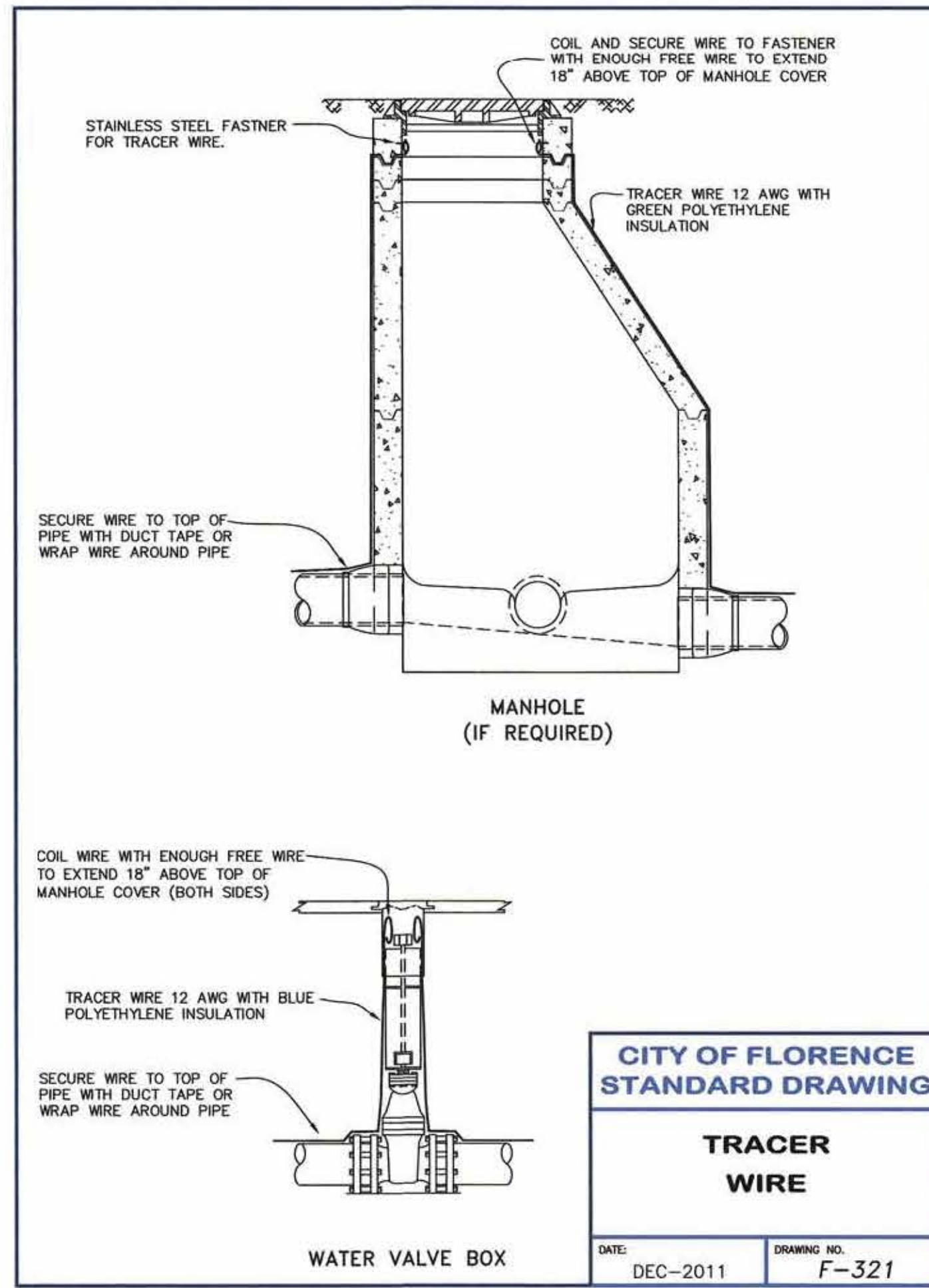


F-316 - MANHOLE CHANNEL DETAILS

Date	Job Number	Design by	Drawn by	Checked by
08-01-2023	7091-22-0187	C. BEECROFT	C. BEECROFT	C. BEECROFT

Sheet Number





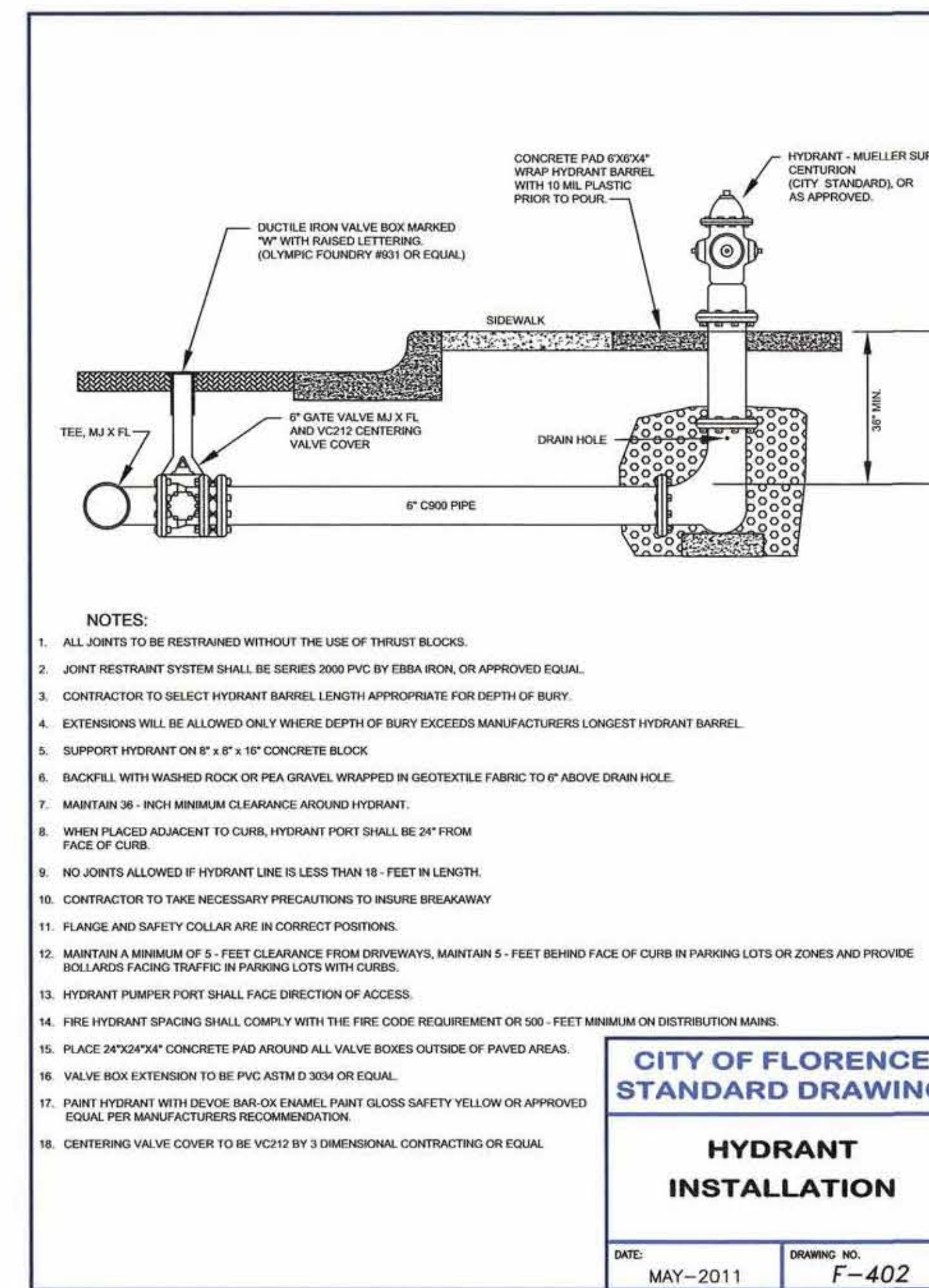
F-321 - TRACER WIRE

(HORIZONTAL) BEARING AREA OF THRUST BLOCKS IN SQUARE FEET										(VERTICAL) VOLUME OF THRUST BLOCK IN CUBIC YARDS			
FITTING SIZE	TEE, WYE, DEAD END & HYDRANT	STRADDLE BLOCK	90° BEND PLUGGED CROSS	TEE PLUGGED ON RUN	45° BEND	22-1/2° BEND	11-1/4° BEND	90° BEND	45° BEND	22-1/2° BEND	11-1/4° BEND		
4	1.0	1.6	1.4	1.9	1.4	1.0	---	---	---	---	---		
6	2.1	3.7	3.0	4.3	3.0	1.6	---	---	---	---	---		
8	3.8	6.5	5.3	7.6	5.4	2.9	1.5	1.0	2.3	1.1	---		
10	5.9	10.2	8.4	11.8	8.4	4.6	2.4	1.2	3.7	1.8	---		
12	8.5	14.7	12.0	17.0	12.0	6.6	3.4	1.7	5.5	2.8	1.2		
14	11.5	---	16.3	23.0	16.3	8.9	4.6	2.3	7.6	3.9	1.7		
16	15.0	26.1	21.3	30.0	21.3	11.6	6.0	3.0	9.9	5.1	2.3		
18	19.0	---	27.0	38.0	27.0	14.6	7.6	3.8	---	---	---		
20	23.5	40.8	33.3	47.0	33.3	18.1	9.4	4.7	---	---	---		
24	34.0	58.8	48.0	68.0	48.0	26.2	13.6	6.8	---	---	---		

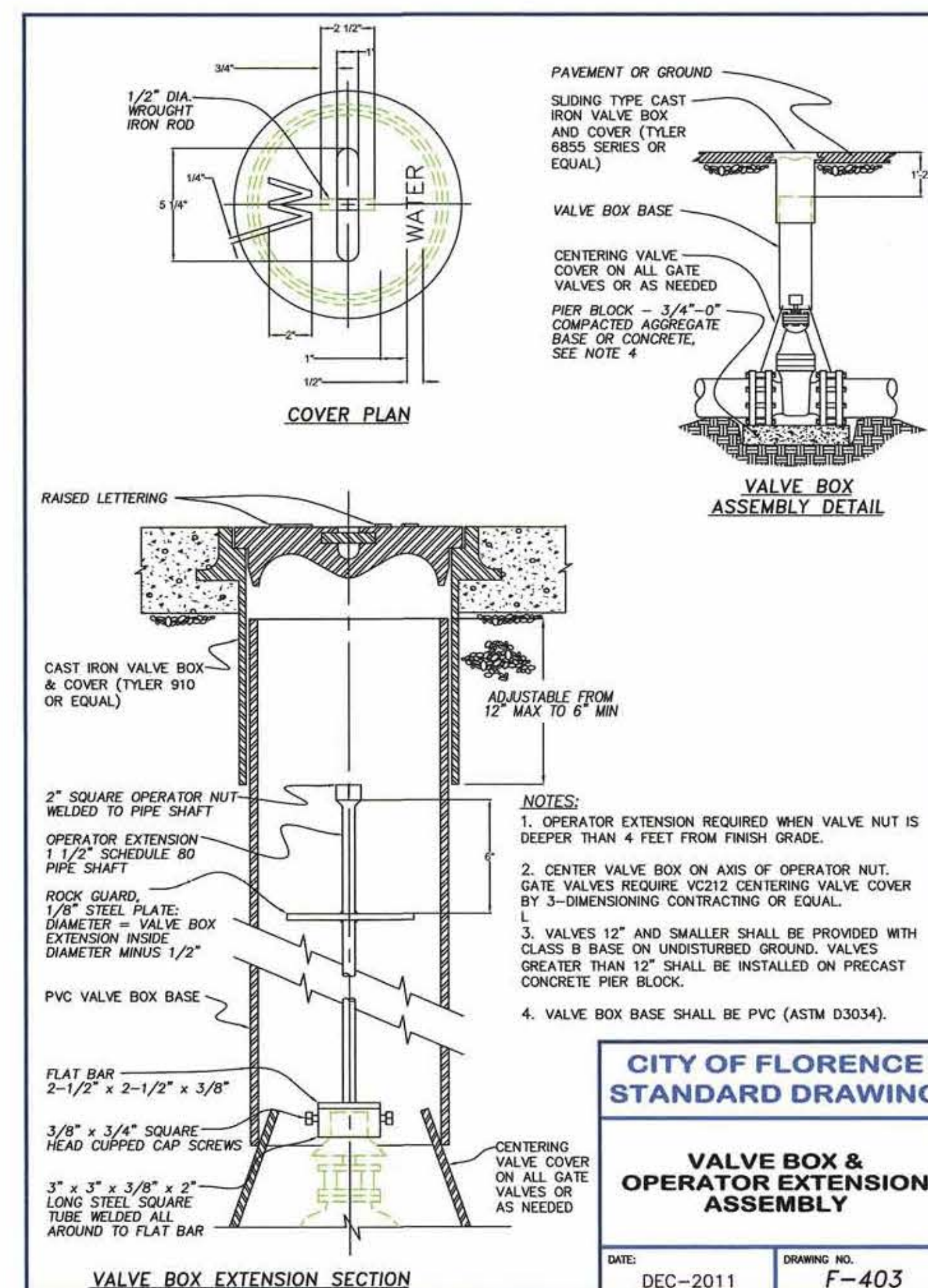
NOTES:  
 1. ABOVE BEARING AREAS BASED ON TEST PRESSURE OF 150 PSI AND AN ALLOWABLE SOIL BEARING STRESS OF 2000 POUNDS PER SQUARE FOOT. TO COMPUTE BEARING AREAS FOR DIFFERENT TEST PRESSURES AND SOIL BEARING STRESSES, USE THE FOLLOWING EQUATION:  
 $BEARING\ AREA = (TEST\ PRESSURE / 150) \times (2000 / SOIL\ BEARING\ STRESS) \times (TABLE\ VALUE)$   
 2. ABOVE VOLUMES BASED ON TEST PRESSURE OF 150 PSI AND THE WEIGHT OF CONCRETE = 4050 POUNDS PER CUBIC YARD. TO COMPUTE FOR DIFFERENT TEST PRESSURES, USE THE FOLLOWING EQUATION:  
 $VOLUME = (TEST\ PRESSURE / 150) \times (TABLE\ VALUE)$

RODS FOR VERTICAL BENDS		
FITTING SIZE	ROD SIZE	EMBEDMENT
12" AND LESS	#6	30"
14"-16"	#8	36"

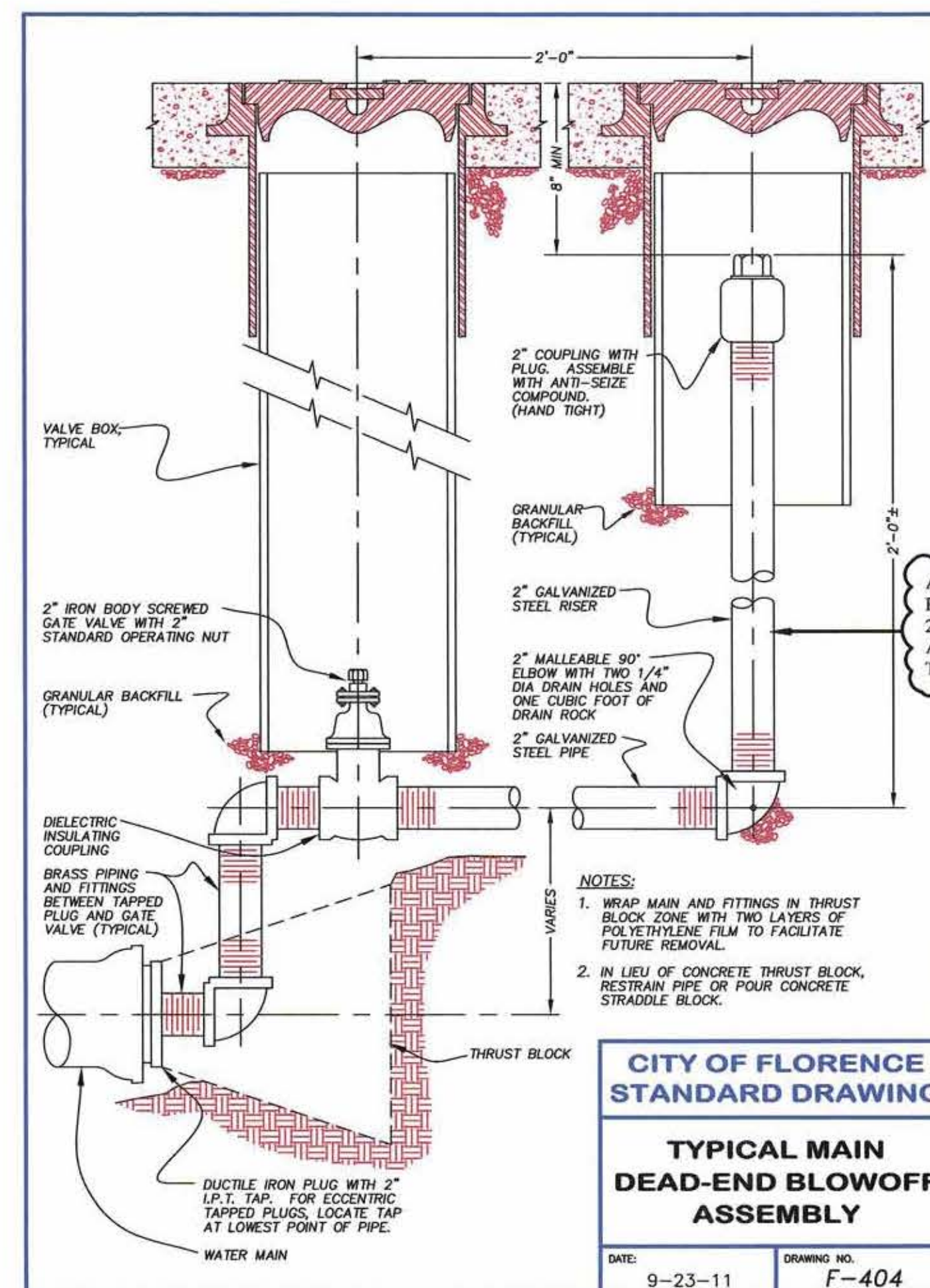
F-401 - THRUST BLOCKING



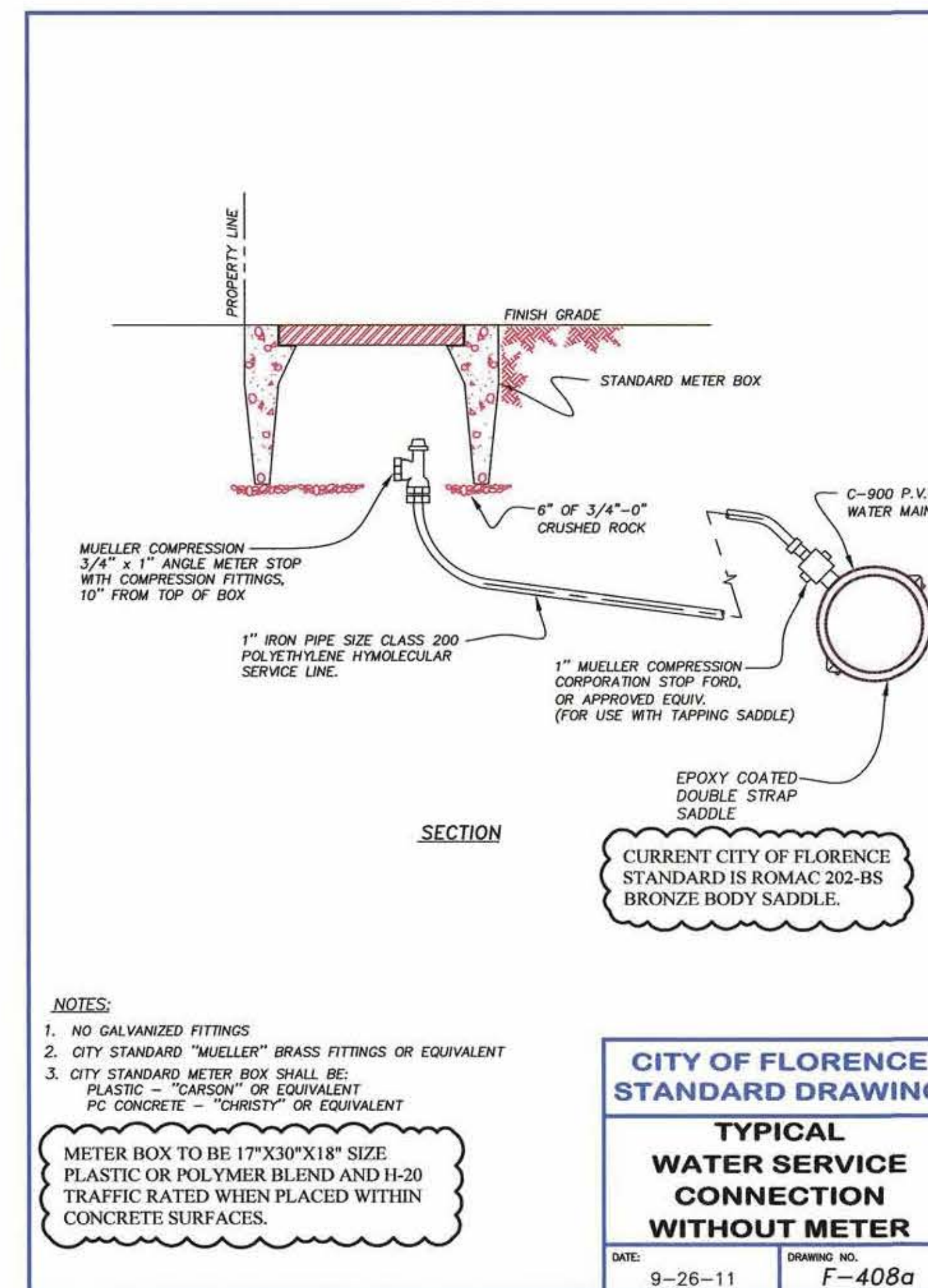
F-402 - HYDRANT INSTALLATION



F-403 - VALVE BOX & OPERATOR EXTENSION ASSEMBLY



F-404 - TYPICAL MAIN DEAD-END BLOWOFF ASSEMBLY



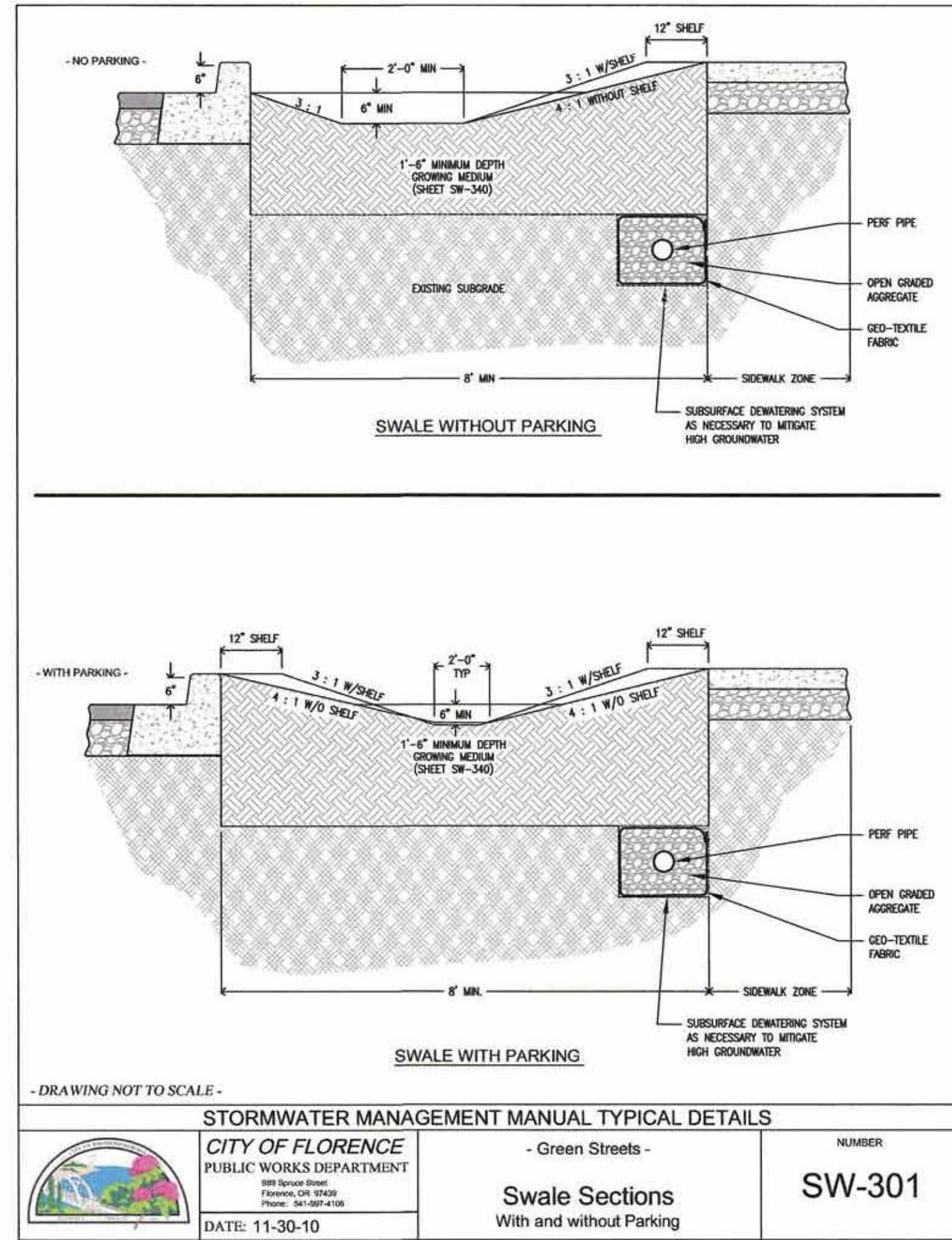
F-408A - TYPICAL WATER SERVICE CONNECTION WITHOUT METER



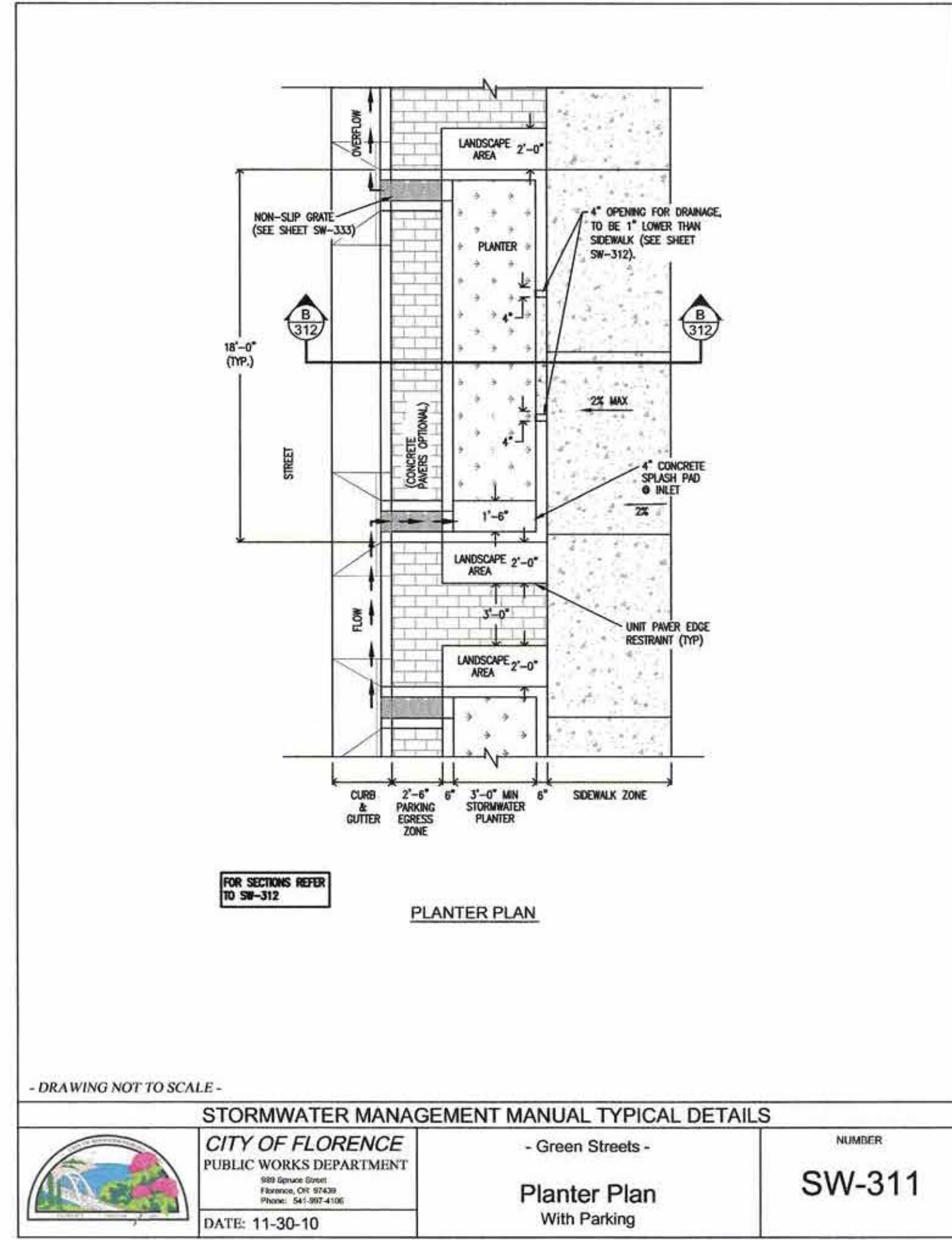
No	Description of Revisions	Date	Name

Date	08-01-2023
Job Number	7091-22-0187
Design by	C. BEECROFT
Drawn by	C. BEECROFT
Checked by	C. BEECROFT

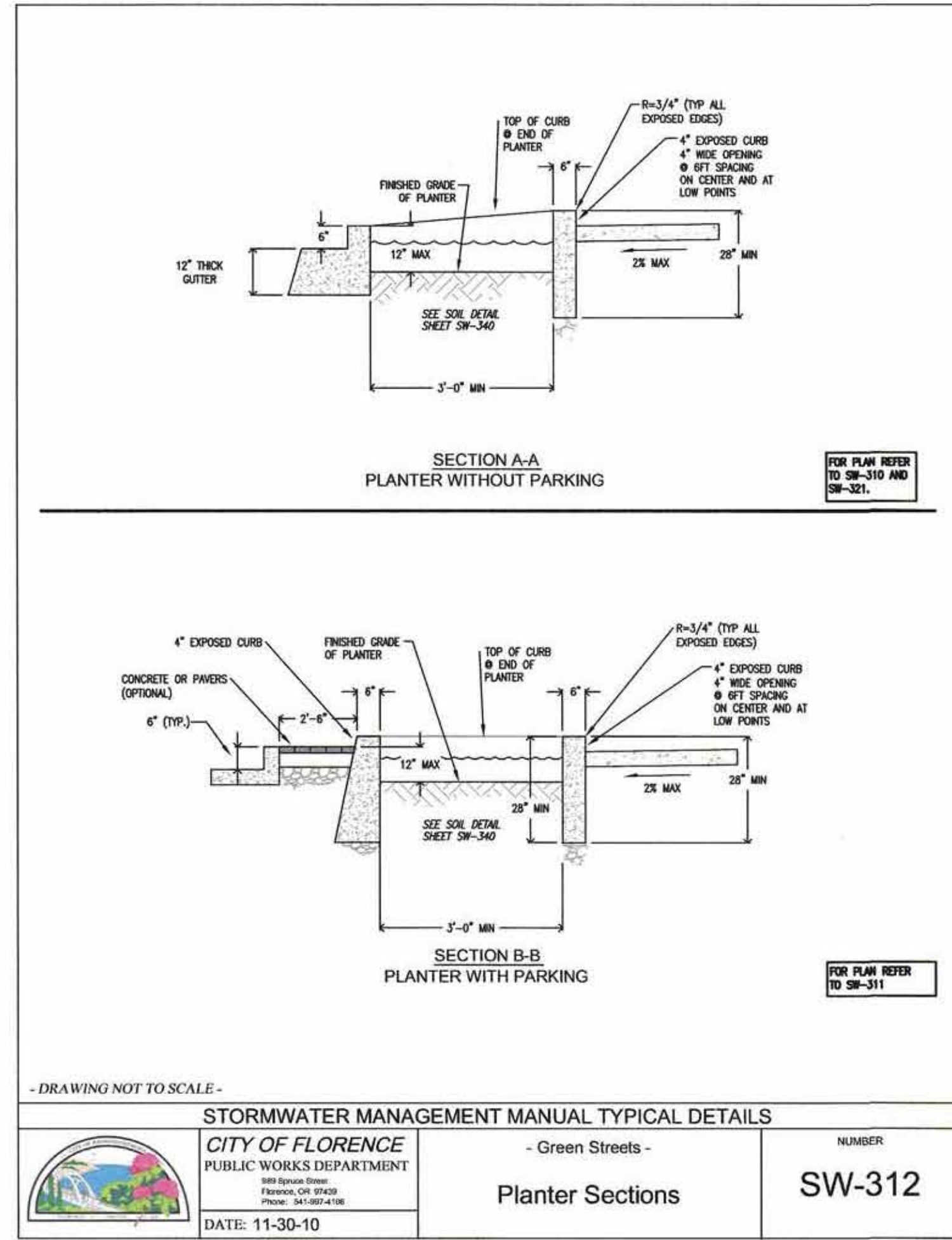




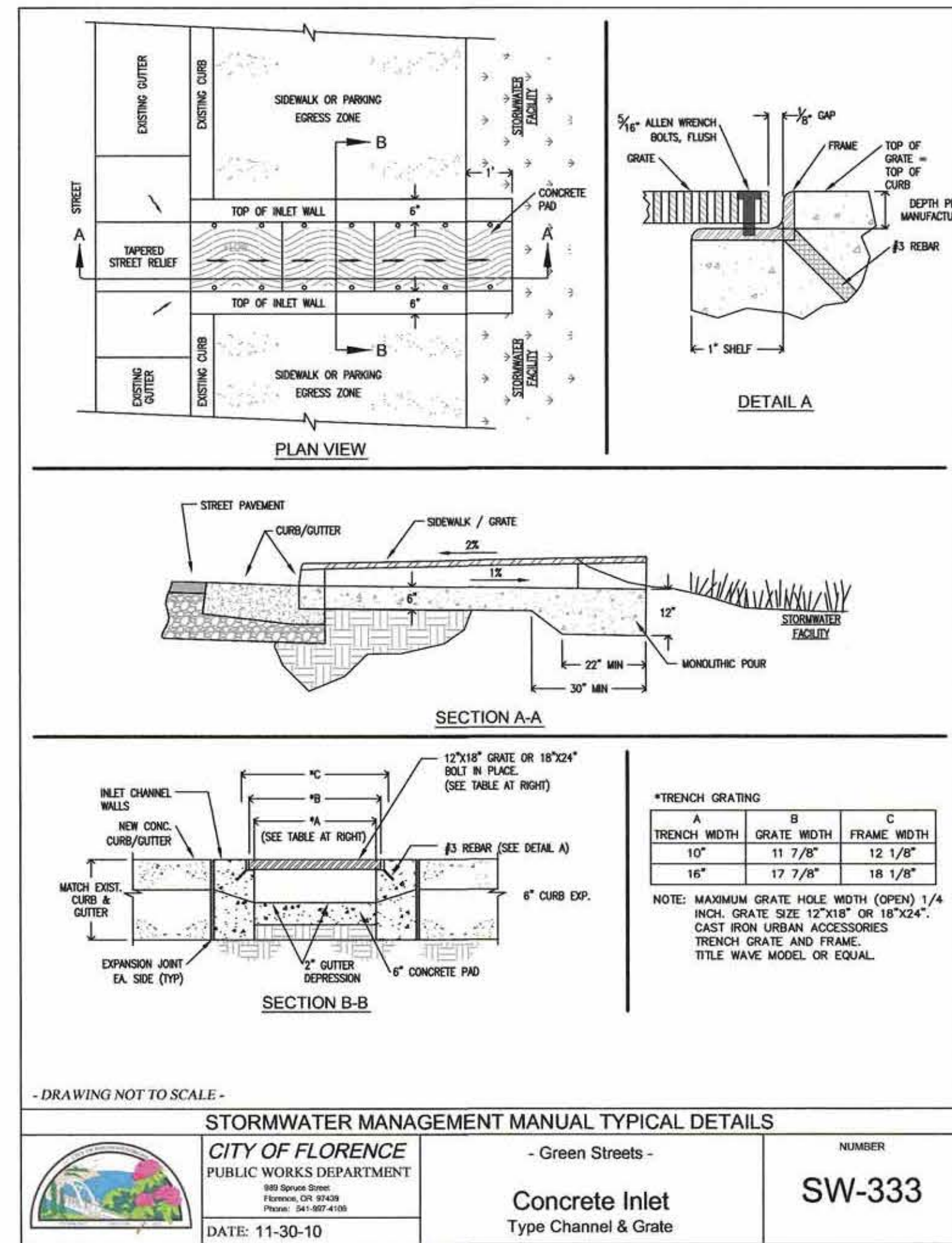
SW-301 - SWALE SECTIONS



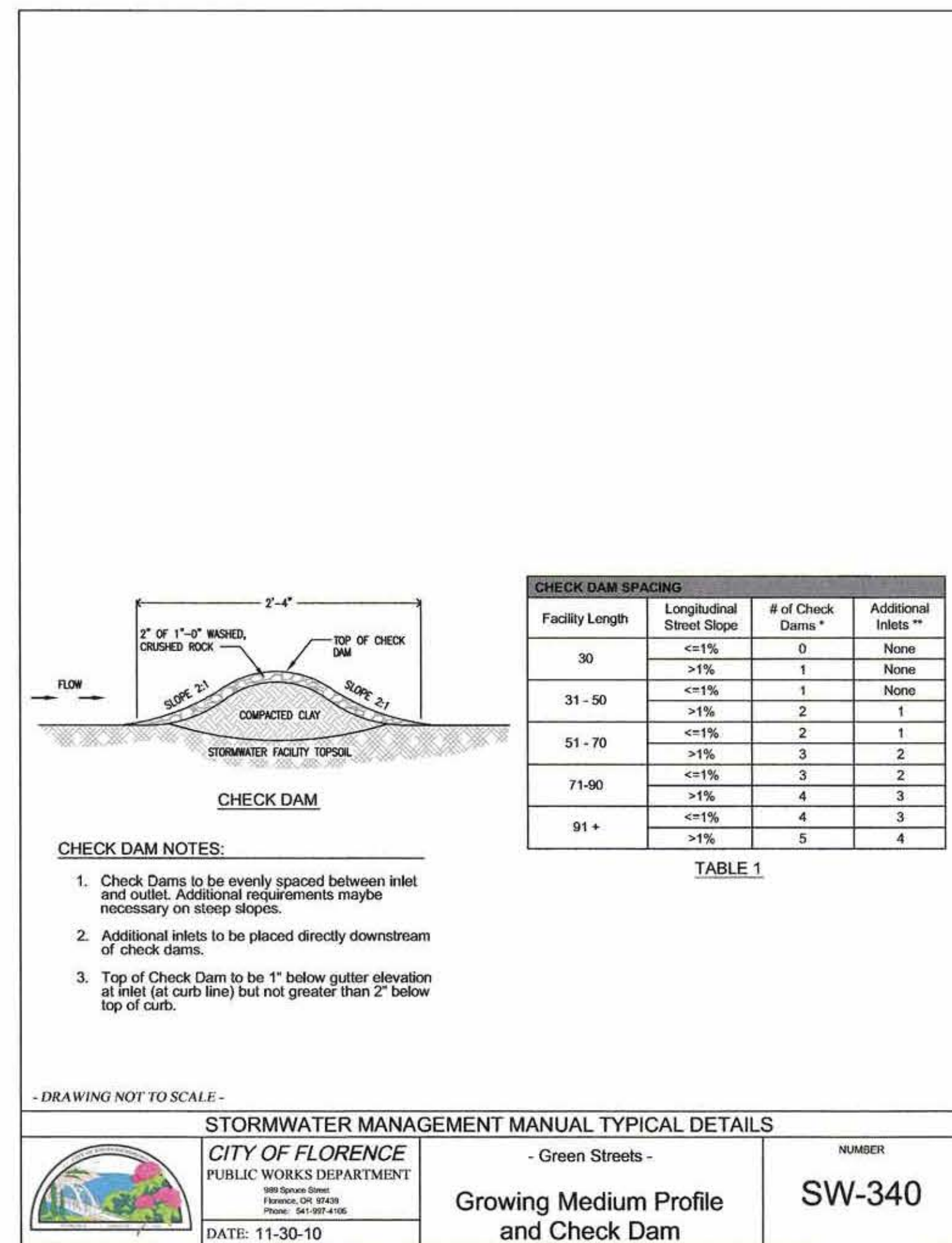
SW-311 - PLANTER PLAN



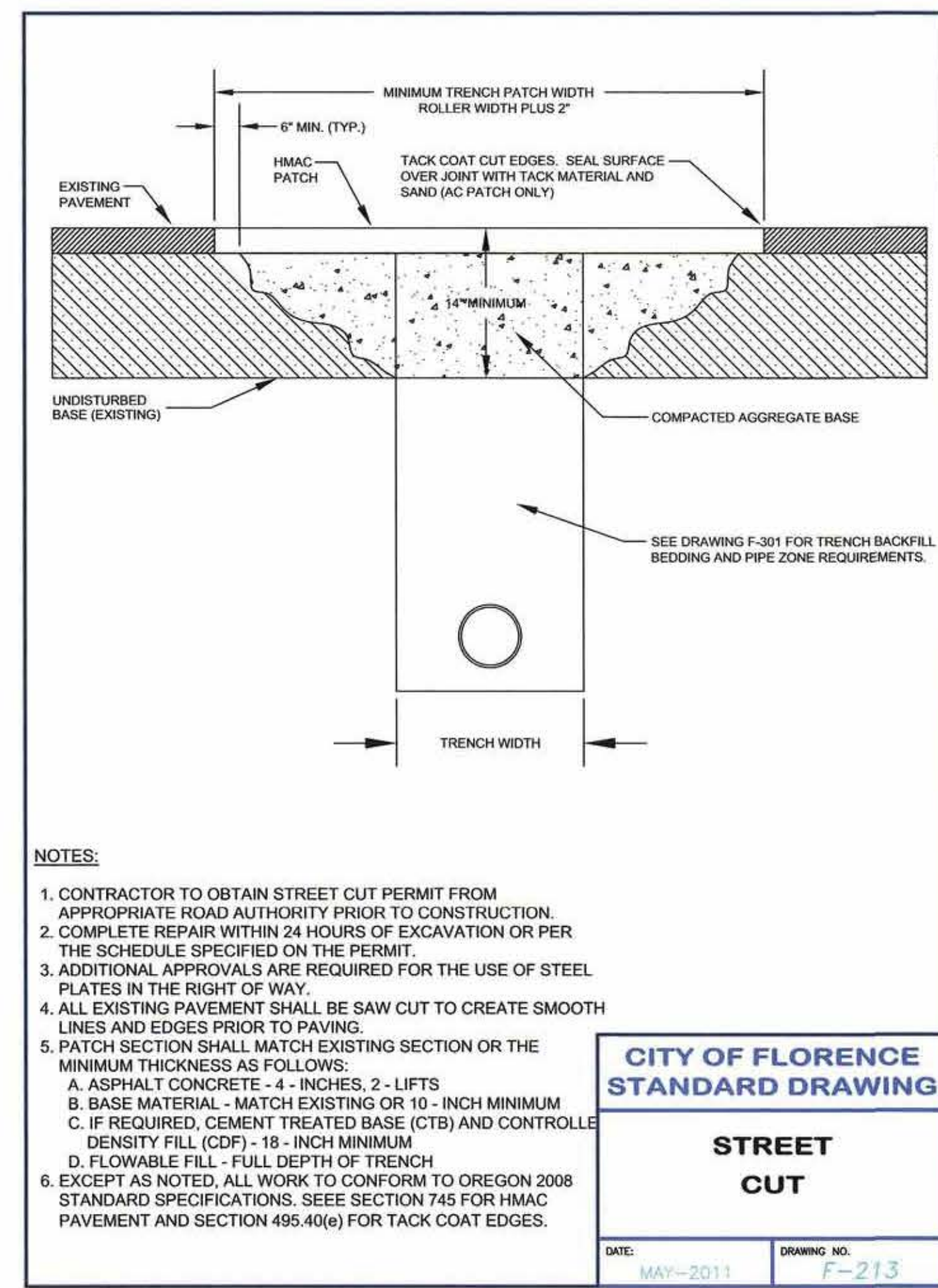
SW-312 - PLANTER SECTIONS



SW-333 - CONCRETE INLET



SW-340 - CHECK DAM

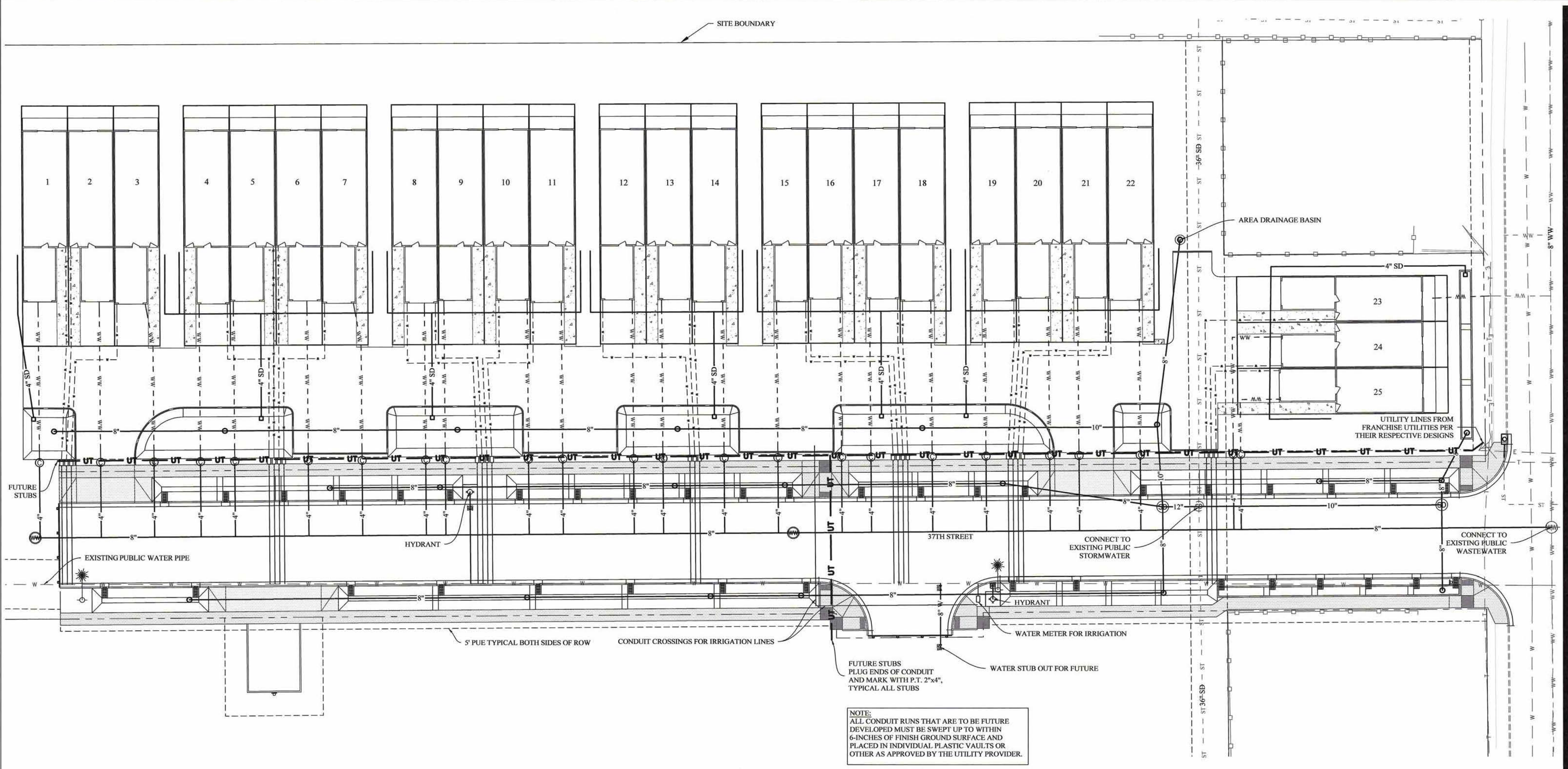


F-213 - STREET CUT

Date	Job Number	Design by	Drawn by	Checked by
08-01-2023	7091-22-0187	C. BEECROFT	C. BEECROFT	C. BEECROFT

Revision Table:  
 No. | Description of Revisions | Name | Date





**PLAN VIEW**  
SCALE: 1" = 20'

NOTE:  
ALL CONDUIT RUNS THAT ARE TO BE FUTURE DEVELOPED MUST BE SWEEPED UP TO WITHIN 6-INCHES OF FINISH GROUND SURFACE AND PLACED IN INDIVIDUAL PLASTIC VAULTS OR OTHER AS APPROVED BY THE UTILITY PROVIDER.

**CONSTRUCTION LEGEND**

- ww --- ww --- INSTALL PRIVATE WASTEWATER PIPE PER PLUMBING CODE STANDARDS
- - - w - - - w - - - INSTALL PRIVATE WATER PIPE PER PLUMBING CODE STANDARDS
- 4" SD --- INSTALL ROOF DRAIN PIPE PER PLUMBING CODE STANDARDS
- UT --- UT --- INSTALL JOINT UTILITY TRENCH PER FRANCHISE UTILITIES STANDARDS. INSTALLING CONTRACTOR TO COORDINATE WITH CITY OF FLORENCE, HYAK, SPECTRUM, CENTRAL LINCOLN PUD AND CENTURY LINK FOR CURRENT STANDARDS FOR CONSTRUCTION.

NOTE:  
SEE SHEETS C3 AND C4 FOR PUBLIC UTILITY INSTALLATION SPECIFICATIONS IN 37TH STREET. SEE SHEET C5 FOR STORMWATER PIPE INSTALLATION SPECIFICATIONS.

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



**MYRTLE GLENN PUD**  
**FINAL PUD IMPROVEMENT DRAWINGS**  
**OVERALL UTILITIES AND SITE PLAN**

No	Description of Revisions	Date	Name

Date: 08-01-2023  
Job Number: 7091-22-0187  
Design by: C. BEECROFT  
Drawn by: C. BEECROFT  
Checked by: C. BEECROFT

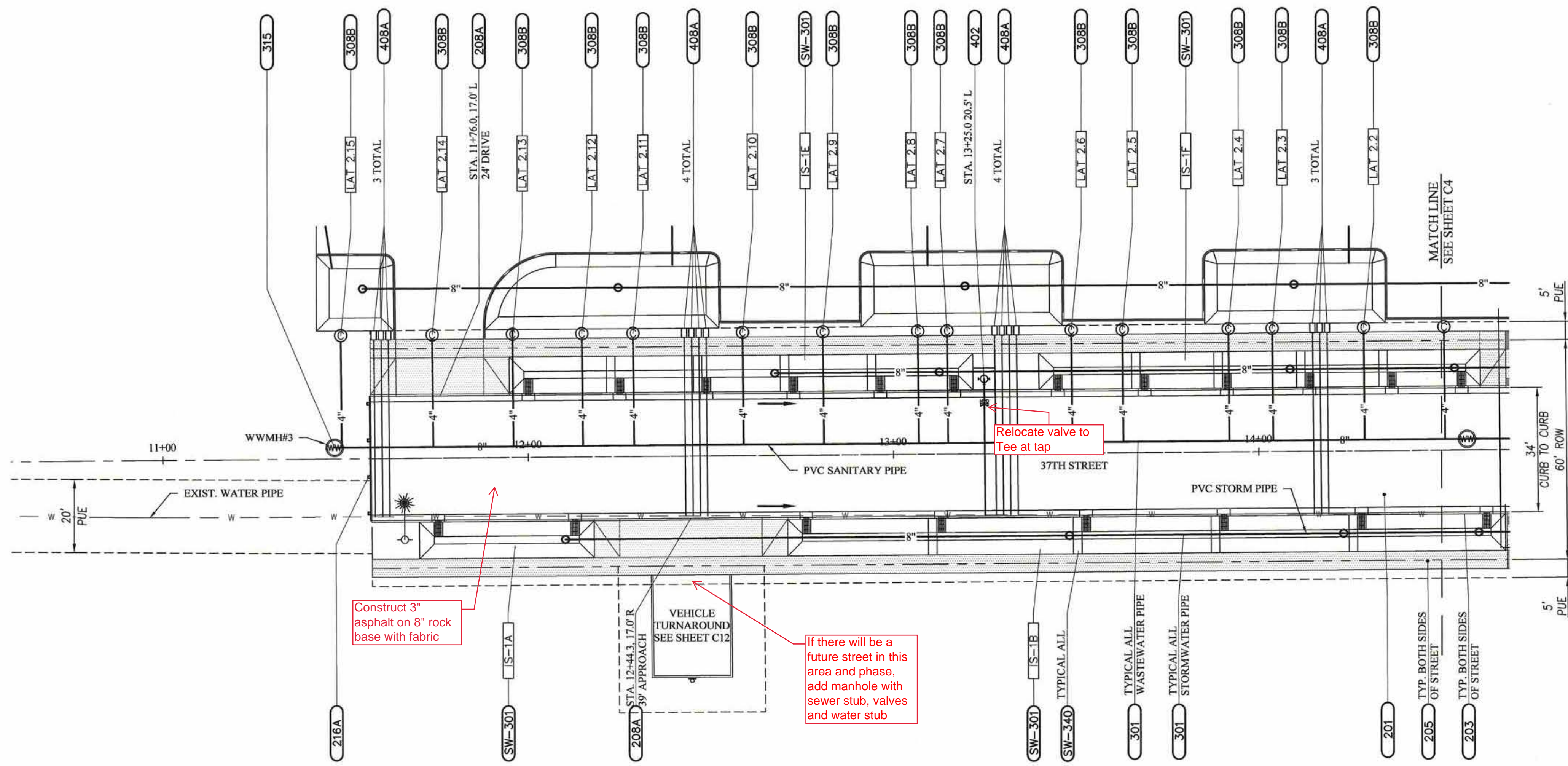
Sheet Number  
**C1**

FLORENCE, OREGON









**PLAN VIEW**  
SCALE: 1" = 20'

**CONSTRUCTION NOTES**

- 201 CONSTRUCT STANDARD STREET SECTION WITH ASPHALT PAVEMENT, AGGREGATE BASE AND GEOTEXTILE FABRIC PER CITY DETAIL F-201
- 203 CONSTRUCT STANDARD CURB AND GUTTER PER CITY DETAIL F-203
- 205 CONSTRUCT SETBACK SIDEWALK PER CITY DETAIL F-205
- 208A CONSTRUCT DRIVEWAY APPROACH FOR SETBACK SIDEWALK WITH 7'-0" WINGS PER CITY DETAIL F-208A
- 216A INSTALL STREET BARRICADE PER CITY DETAIL F-216A
- 301 CONSTRUCT UTILITY TRENCH PER CITY DETAIL F-301 WITH PIPE AS NOTED
- 308B INSTALL 4" SEWER SERVICE PER CITY DETAIL F-308 AND CLEANOUT PER CITY DETAIL F-310
- 315 INSTALL 48" MANHOLE PER CITY DETAILS F-312, F-313, F-315, F-316 AND F-321
- 402 INSTALL HYDRANT ASSEMBLY PER CITY DETAIL F-402
- 408A INSTALL WATER SERVICE CONNECTION PER CITY DETAIL F-408A, WITH 2-INCH DIAMETER PLASTIC SLEEVE BETWEEN METER BOX AND BACK OF PUE FOR FUTURE HOUSE SERVICE LINE
- SW-301 CONSTRUCT INFILTRATION STORMWATER SWALE PER CITY DETAIL SW-301 WITH CONCRETE INLETS PER CITY DETAIL SW-333. SEE ALSO SWALE SECTION ON SHEET C2.
- SW-340 CONSTRUCT CHECK DAM IN STORMWATER FACILITY WITH NUMBER AND SPACING PER CITY DETAIL SW-340 AND STORMWATER FACILITY TABLE

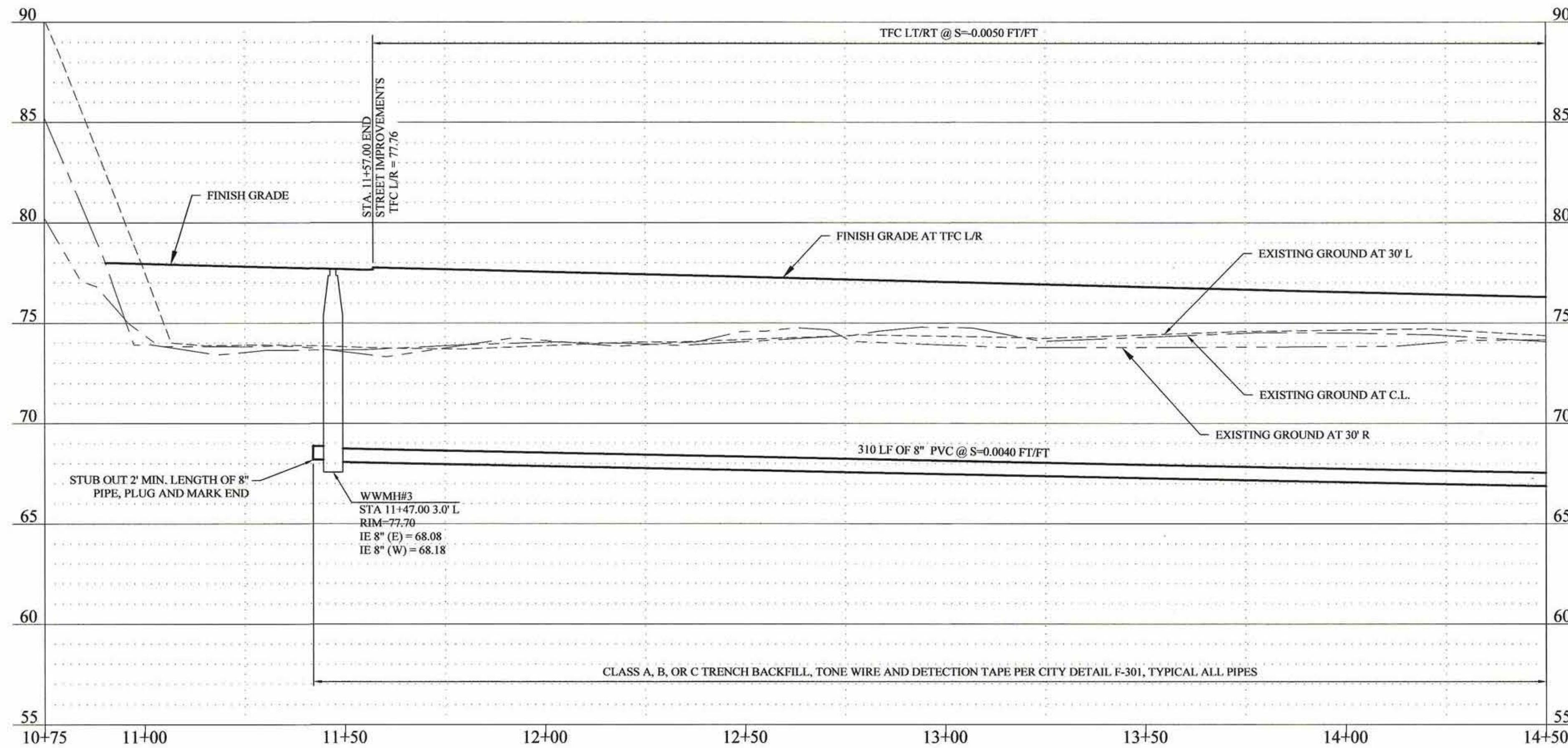
**LATERAL TABLE**

LAT ID	LAT SIZE	PROPERTY LINE CLEANOUT	
		STATION	OFFSET
LAT 2.2	4"	14+29.0	33.7' L
LAT 2.3	4"	14+04.0	33.7' L
LAT 2.4	4"	13+92.0	33.7' L
LAT 2.5	4"	13+63.0	33.7' L
LAT 2.6	4"	13+49.0	33.7' L
LAT 2.7	4"	13+15.0	33.7' L
LAT 2.8	4"	13+07.0	33.7' L
LAT 2.9	4"	12+81.0	33.7' L
LAT 2.10	4"	12+59.0	33.7' L
LAT 2.11	4"	12+29.0	33.7' L
LAT 2.12	4"	12+15.0	33.7' L
LAT 2.13	4"	11+96.0	33.7' L
LAT 2.14	4"	11+74.0	33.7' L
LAT 2.15	4"	11+49.0	33.7' L

**STORMWATER FACILITY TABLE**

FACILITY ID	TOP WIDTH AND LENGTH	DEPTH BELOW GUTTER	CONCRETE INLET LOCATIONS		CHECK DAM LOCATIONS
			STATION	OFFSET	STATION
IS-1A	10.0'x47.8'	6"	11+75.2	17 R	
			12+12.6	17 R	
			12+76.0	17 R	
IS-1B	10.0'x196.5'	6"	13+12.8	17 R	13+10.5
			13+52.6	17 R	13+50.2
			13+90.2	17 R	13+87.9
			14+28.0	17 R	14+25.6
			14+62.1	17 R	
IS-1E	10.0'x127.0'	6"	12+00.2	17 L	
			12+25.1	17 L	12+22.8
			12+48.9	17 L	12+46.6
			12+72.7	17 L	12+70.4
			12+96.6	17 L	12+94.2
			13+16.8	17 L	
IS-1F	10.0'x120.8'	6"	13+45.2	17 L	
			13+68.9	17 L	13+66.6
			13+91.5	17 L	13+89.1
			14+14.0	17 L	14+11.7
			14+36.6	17 L	14+34.2

SEE TYPICAL STORMWATER FACILITY SECTIONS ON SHEET C2



**PROFILE VIEW**  
HORZ. SCALE: 1" = 20'  
VERT. SCALE: 1" = 5'

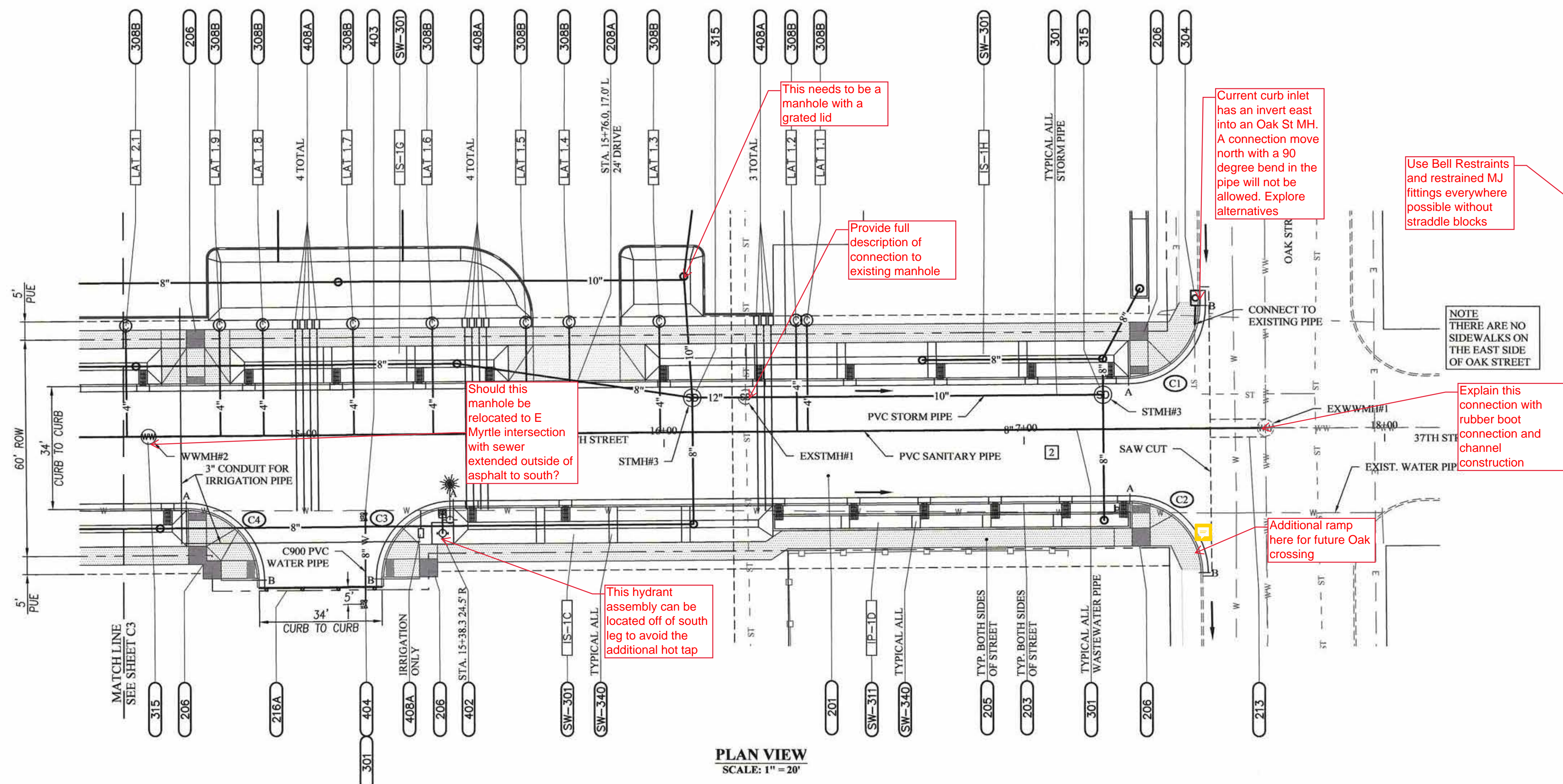


No	Description of Revisions	Date	Name

Date	08-01-2023
Job Number	7091-22-0187
Design by	C. BEECROFT
Drawn by	C. BEECROFT
Checked by	C. BEECROFT

Sheet Number





**PLAN VIEW**  
SCALE: 1" = 20'

**CONSTRUCTION NOTES**

- 201 CONSTRUCT STANDARD STREET SECTION WITH ASPHALT PAVEMENT, AGGREGATE BASE AND GEOTEXTILE FABRIC PER CITY DETAIL F-201
- 203 CONSTRUCT STANDARD CURB AND GUTTER PER CITY DETAIL F-203
- 205 CONSTRUCT SETBACK SIDEWALK PER CITY DETAIL F-205
- 206 CONSTRUCT TYPE 1 CURB RAMP PER CITY DETAIL F-206 AND SIDEWALK ACCESS RAMP DETAILS
- 208A CONSTRUCT DRIVEWAY APPROACH FOR SETBACK SIDEWALK WITH 7'-0" WINGS PER CITY DETAIL F-208A
- 213 CONNECT TO EXISTING MANHOLE, STREET CUT AND RESURFACING PER CITY DETAIL F-213
- 216A INSTALL STREET BARRICADE PER CITY DETAIL F-216A
- 301 CONSTRUCT UTILITY TRENCH PER CITY DETAIL F-301 WITH PIPE AS NOTED
- 304 INSTALL TYPE 2-1/2" CURB INLET PER CITY DETAIL F-304
- 308B INSTALL 4" SEWER SERVICE PER CITY DETAIL F-308 AND CLEANOUT PER CITY DETAIL F-310
- 315 INSTALL 48" MANHOLE PER CITY DETAILS F-312, F-313, F-315, F-316 AND F-321
- 402 INSTALL HYDRANT ASSEMBLY PER CITY DETAIL F-402
- 403 HOT TAP WITH VALVE AND VALVE BOX PER CITY DETAILS F-403 AND F-321
- 404 INSTALL MAIN DEAD-END BLOWOFF ASSEMBLY PER CITY DETAIL F-404, EXCEPT CONSTRUCT STRADDLE BLOCK THRUST BLOCK TO ALLOW FOR FUTURE MAINLINE EXTENSION PER CITY DETAIL F-401
- 408A INSTALL WATER SERVICE CONNECTION PER CITY DETAIL F-408A, WITH 2-INCH DIAMETER PLASTIC SLEEVE BETWEEN METER BOX AND BACK OF PUE FOR FUTURE HOUSE SERVICE LINE
- SW-301 CONSTRUCT INFILTRATION STORMWATER SWALE PER CITY DETAIL SW-301 WITH CONCRETE INLETS PER CITY DETAIL SW-333. SEE ALSO SWALE SECTION ON SHEET C2.
- SW-311 CONSTRUCT INFILTRATION STORMWATER PLANTER PER CITY DETAIL SW-311 WITH CONCRETE INLETS PER CITY DETAIL SW-333. SEE ALSO PLANTER SECTION ON SHEET C2.
- SW-340 CONSTRUCT CHECK DAM IN STORMWATER FACILITY WITH NUMBER AND SPACING PER CITY DETAIL SW-340 AND STORMWATER FACILITY TABLE

**TANGENT TABLE**

TANGENT	START	END	DIST	BEARING
1	10+00.00	16+34.06	634.06'	N89°32'24"E
2	16+34.06	18+00.00	165.94'	N89°32'28"E

**C1 CURB CURVE TABLE**

$\Delta = 90^\circ 02' 30"$  R=20.00' A=31.43'

LC=N44°31'11"E, 28.29'

POINT	TC ELEV	DESCRIPTION
A	74.90	PC STA 17+29.13, 17.00' L
B	75.04	PT STA 17+49.13, 37.02' L

\*SEE SIDEWALK ACCESS RAMP DETAIL ON SHEET C10 FOR CURB SLOPES BETWEEN POINTS A AND B.

**C2 CURB CURVE TABLE**

$\Delta = 89^\circ 59' 04"$  R=20.00' A=31.41'

LC=S45°28'00"E, 28.28'

POINT	TC ELEV	DESCRIPTION
A	74.90	PC STA 17+29.22, 17.00' R
B	74.76	PT STA 17+49.22, 37.00' R

\*SEE SIDEWALK ACCESS RAMP DETAIL ON SHEET C10 FOR CURB SLOPES BETWEEN POINTS A AND B.

**C3 CURB CURVE TABLE**

$\Delta = 90^\circ 01' 24"$  R=20.00' A=31.42'

LC=N44°31'59"E, 28.29'

POINT	TC ELEV	DESCRIPTION
A	75.84	PC STA 15+41.32, 17.00' R
B	76.34	PT STA 15+21.32, 37.01' R

\*SEE SIDEWALK ACCESS RAMP DETAIL ON SHEET C11 FOR CURB SLOPES BETWEEN POINTS A AND B.

**C4 CURB CURVE TABLE**

$\Delta = 89^\circ 58' 33"$  R=20.00' A=31.41'

LC=S45°28'01"E, 28.28'

POINT	TC ELEV	DESCRIPTION
A	76.21	PC STA 14+67.32, 17.00' R
B	76.37	PT STA 14+87.32, 36.99' R

\*SEE SIDEWALK ACCESS RAMP DETAIL ON SHEET C11 FOR CURB SLOPES BETWEEN POINTS A AND B.

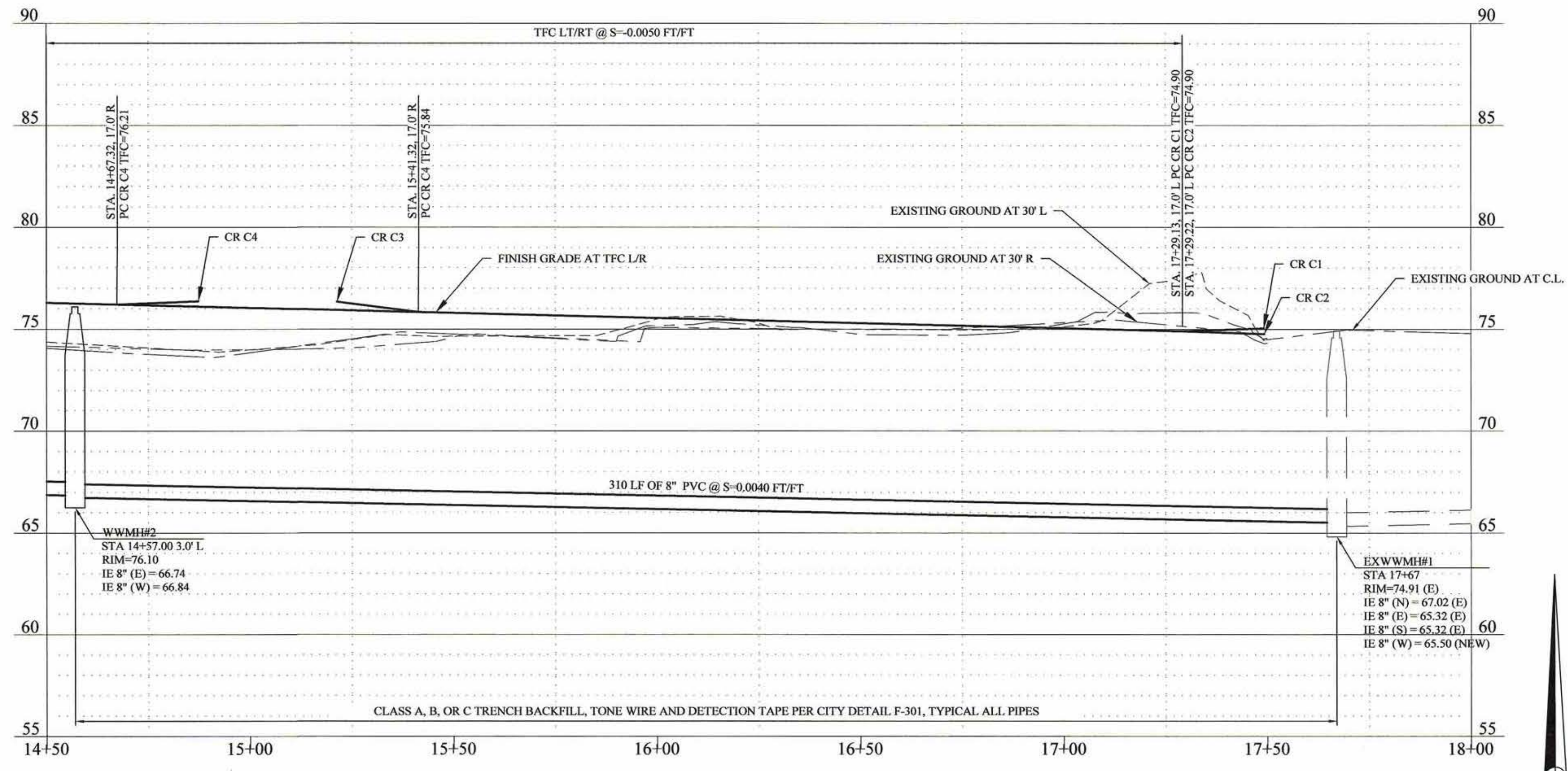
**LATERAL TABLE**

LAT ID	LAT SIZE	PROPERTY LINE CLEANOUT	
		STATION	OFFSET
LAT 1.1	4"	16+40.0	33.7' L
LAT 1.2	4"	16+37.0	33.7' L
LAT 1.3	4"	15+99.0	33.7' L
LAT 1.4	4"	15+74.0	33.7' L
LAT 1.5	4"	15+62.0	33.7' L
LAT 1.6	4"	15+36.0	33.7' L
LAT 1.7	4"	15+14.0	33.7' L
LAT 1.8	4"	14+89.0	33.7' L
LAT 1.9	4"	14+77.0	33.7' L
LAT 2.1	4"	14+51.0	33.7' L

**STORMWATER FACILITY TABLE**

FACILITY ID	TOP WIDTH AND LENGTH	DEPTH BELOW GUTTER	CONCRETE INLET LOCATIONS		CHECK DAM LOCATIONS
			STATION	OFFSET	STATION
IS-1C	10.0'x88.7'	6"	15+46.5	17' R	15+65.5
			15+72.5	17' R	15+85.7
IP-ID	3.5'x98.2'	10"	16+31.7	17' R	16+50.1
			16+52.5	17' R	16+69.8
			16+72.1	17' R	16+89.4
			16+91.8	17' R	17+09.1
			17+11.9	17' R	17+30.0
			17+27.5	17' R	17+49.9
IS-1G	10.0'x77.2'	6"	14+85.0	17' L	15+06.9
			15+09.2	17' L	15+30.0
			15+32.3	17' L	15+53.1
			15+51.8	17' L	15+76.2
IS-1H	10'x134.1'	6"	16+00.2	17' L	16+24.4
			16+26.6	17' L	16+49.4
			16+51.8	17' L	16+74.7
			16+77.0	17' L	17+00.0
			17+02.2	17' L	17+25.0
			17+24.0	17' L	17+49.9

SEE TYPICAL STORMWATER FACILITY SECTIONS ON SHEET C2



**PROFILE VIEW**  
HORZ. SCALE: 1" = 20'  
VERT. SCALE: 1" = 5'



**EGR & Associates, Inc.**  
Engineers and Surveyors

2535B Prairie Road  
Eugene, Oregon 97402

(541) 888-8322  
Fax (541) 888-8087

REGISTERED PROFESSIONAL ENGINEER  
No. 13316 PE  
No. 088605  
CL.MT.ON.L.BELECTR.  
8-2-2023  
REVISIONS: 01/01/24

**MYRTLE GLENN PUD**  
FINAL PUD IMPROVEMENT DRAWINGS  
37TH STREET PLAN AND PROFILE  
STATION 14+50 TO 18+00  
FLORENCE, OREGON

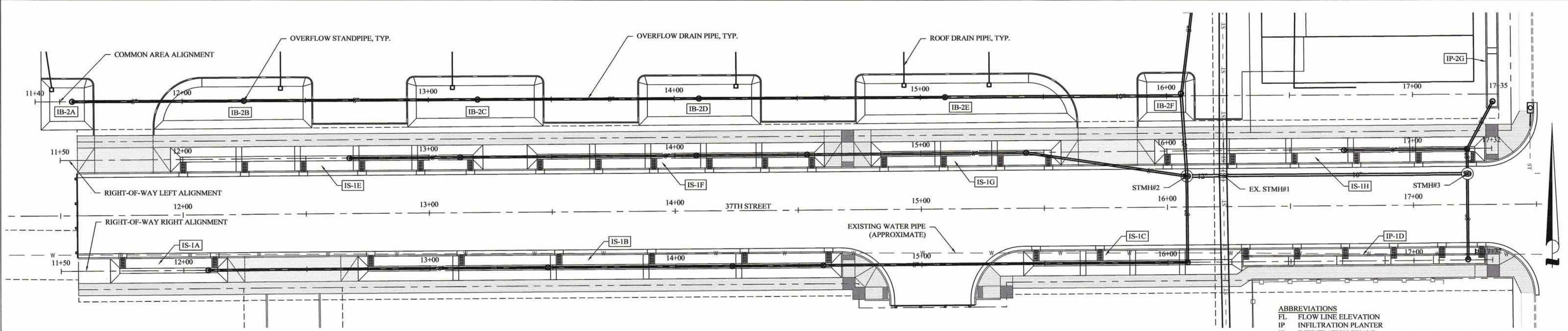
Name	Date	Description of Revisions

Date	Job Number	Design by	Drawn by	Checked by
08-01-2023	7091-22-0187	C. BEECROFT	C. BEECROFT	C. BEECROFT

Sheet Number **C4**

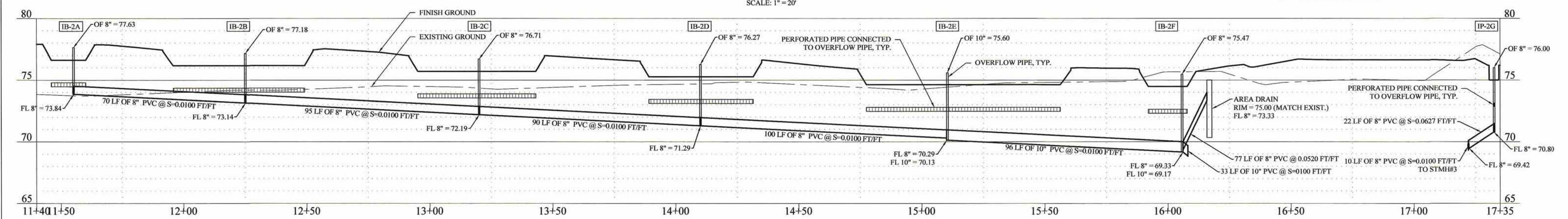
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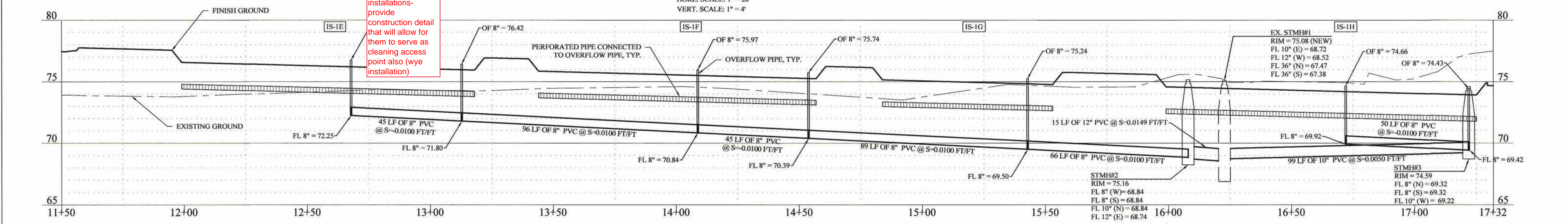
**PLAN VIEW**  
SCALE: 1" = 20'

**ABBREVIATIONS**  
 FL FLOW LINE ELEVATION  
 IP INFILTRATION PLANTER  
 IS INFILTRATION SWALE  
 IB INFILTRATION BASIN  
 OF OVERFLOW ELEVATION

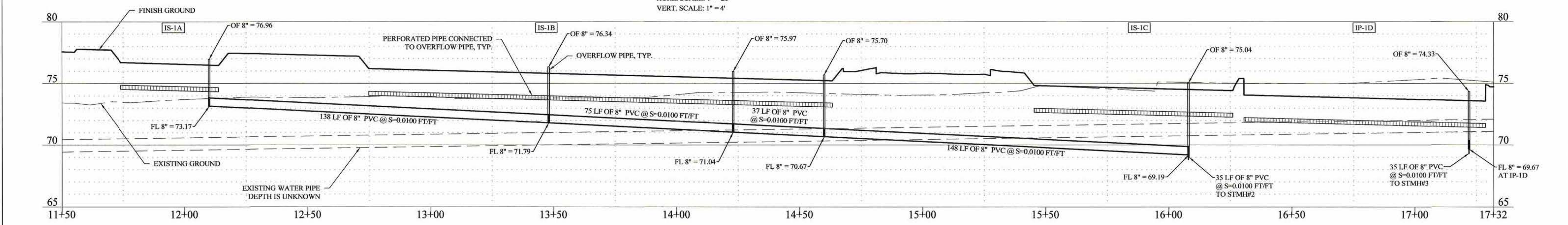


**PROFILE VIEW COMMON AREA**  
HORIZ. SCALE: 1" = 20'  
VERT. SCALE: 1" = 4'

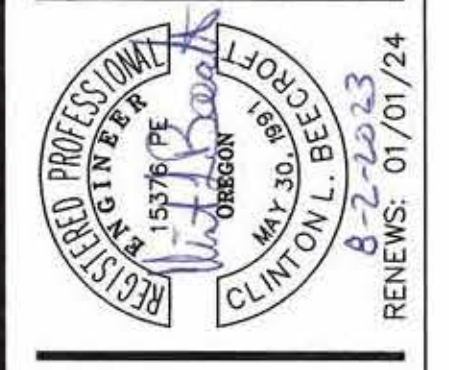
All overflow installations provide construction detail that will allow for them to serve as cleaning access point also (weye installation)



**PROFILE VIEW RIGHT-OF-WAY LEFT**  
HORIZ. SCALE: 1" = 20'  
VERT. SCALE: 1" = 4'



**PROFILE VIEW RIGHT-OF-WAY RIGHT**  
HORIZ. SCALE: 1" = 20'  
VERT. SCALE: 1" = 4'



**MYRTLE GLENN PUD**  
FINAL PUD IMPROVEMENT DRAWINGS  
STORMWATER PIPE PLAN  
AND PROFILE VIEWS  
FLORENCE, OREGON

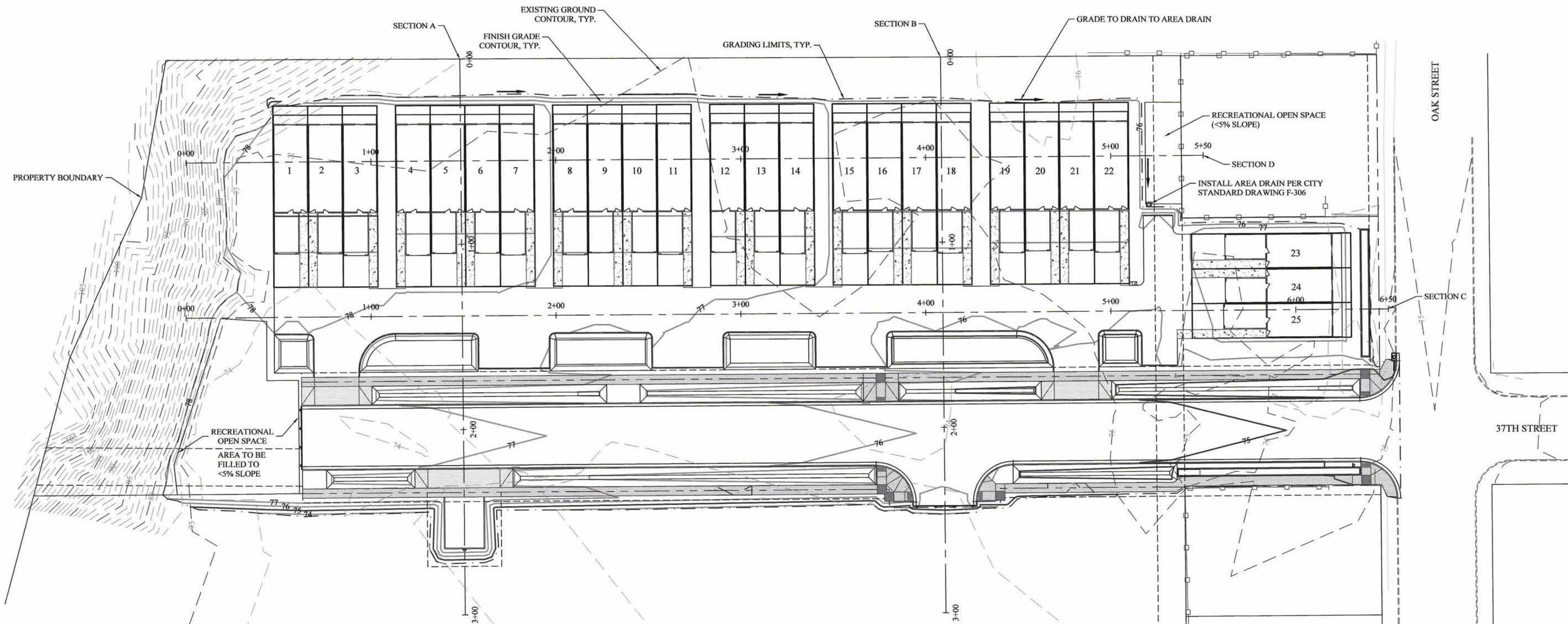
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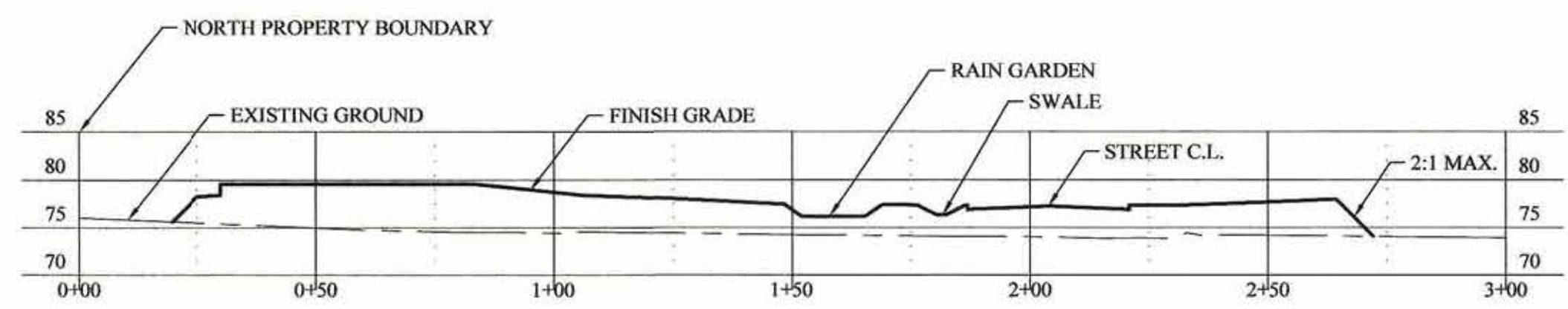
Date	08-01-2023
Job Number	7091-22-0187
Design by	C. BEEGROFT
Drawn by	C. BEEGROFT
Checked by	C. BEEGROFT

Plot Date: Aug 02, 2023 - 12:21pm  
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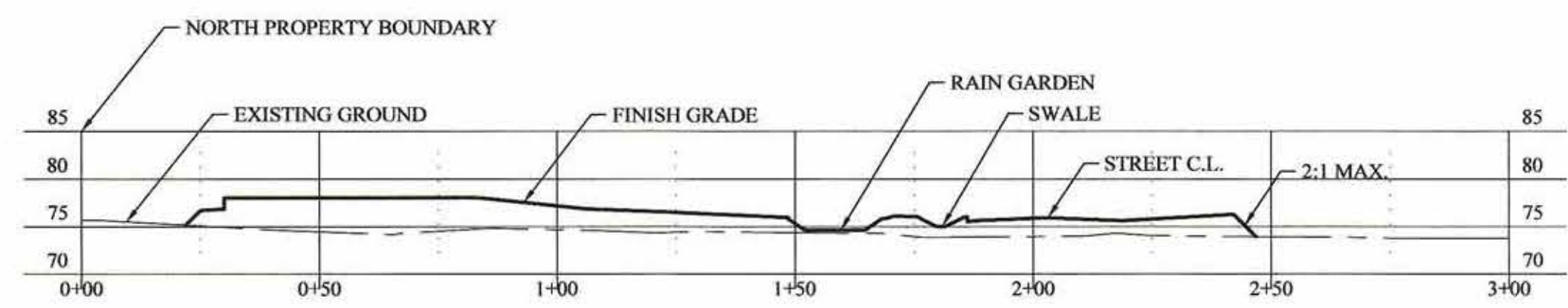




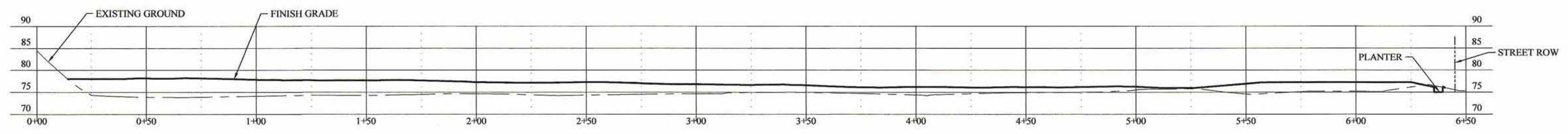
**PLAN VIEW**  
SCALE: 1" = 30'



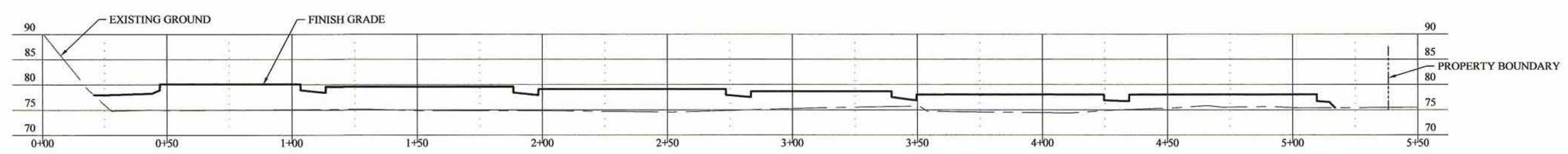
**CROSS SECTION A**  
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VERT. SCALE: 1" = 15'



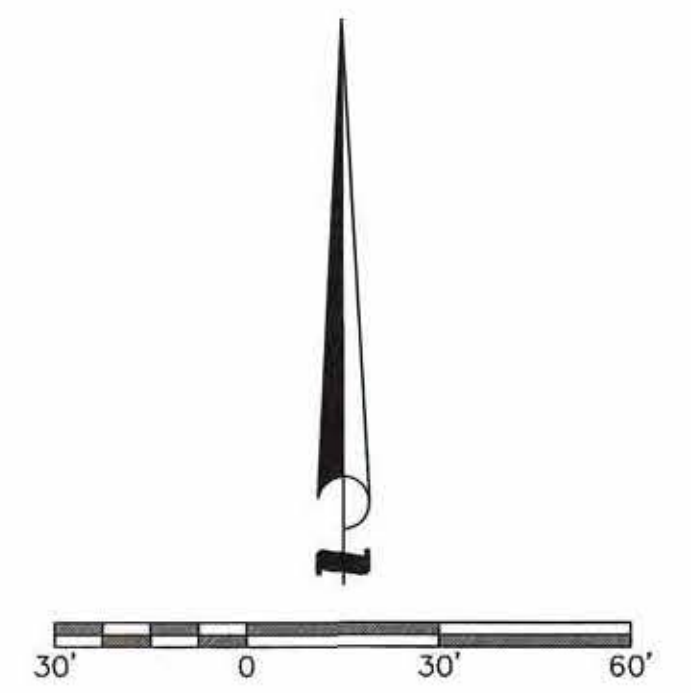
**CROSS SECTION B**  
HORZ. SCALE: 1" = 30'  
VERT. SCALE: 1" = 15'



**CROSS SECTION C**  
HORZ. SCALE: 1" = 30'  
VERT. SCALE: 1" = 15'



**CROSS SECTION D**  
HORZ. SCALE: 1" = 30'  
VERT. SCALE: 1" = 15'



**EGR & Associates, Inc.**  
Engineers and Surveyors  
2635B Prairie Road  
Eugene, Oregon 97402  
(541) 688-8322  
Fax (541) 688-8087

REGISTERED PROFESSIONAL ENGINEER  
STATE OF OREGON  
CLAYTON L. BEECROFT  
MAY 30, 2013  
RENEWALS: 01/01/24

**MYRTLE GLENN PUD**  
FINAL PUD IMPROVEMENT DRAWINGS  
OVERALL SITE GRADING PLAN  
AND CROSS SECTIONS  
FLORENCE, OREGON

No	Description of Revisions	Date	Name

Date	08-01-2023
Job Number	7091-22-0187
Design by	C. BEECROFT
Drawn by	C. BEECROFT
Checked by	C. BEECROFT

THIS IS NOT A FINAL DOCUMENT UNLESS THE DOCUMENT CONTAINS A VERIFIED DIGITAL SIGNATURE OR ORIGINAL SIGNATURE

Aug 03, 2023, 4:55am  
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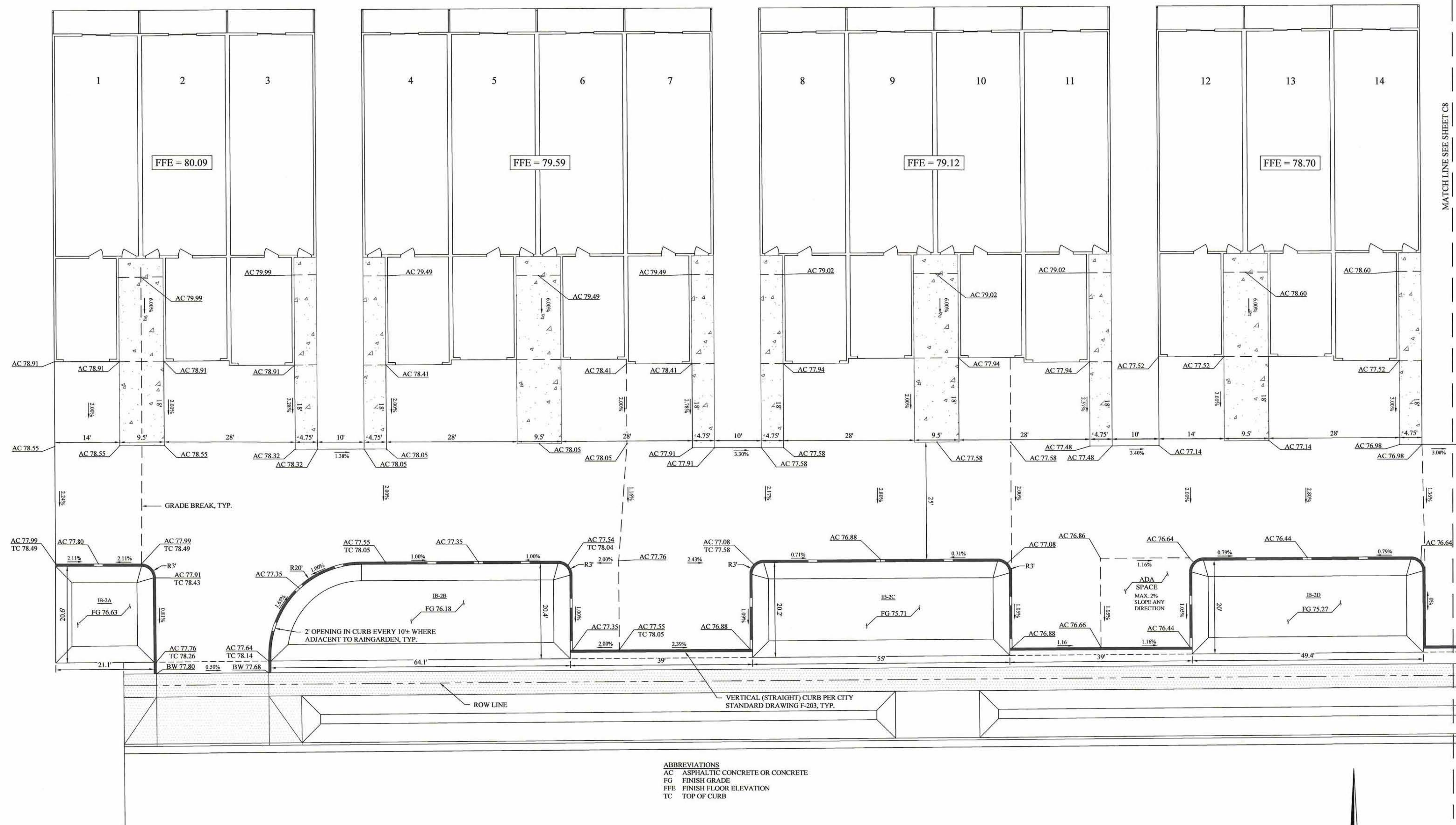


**MYRTLE GLENN PUD**  
FINAL PUD IMPROVEMENT DRAWINGS  
PARKING LOT GRADING PLAN  
WEST HALF  
FLORENCE, OREGON

No	Description of Revisions	Date	Name

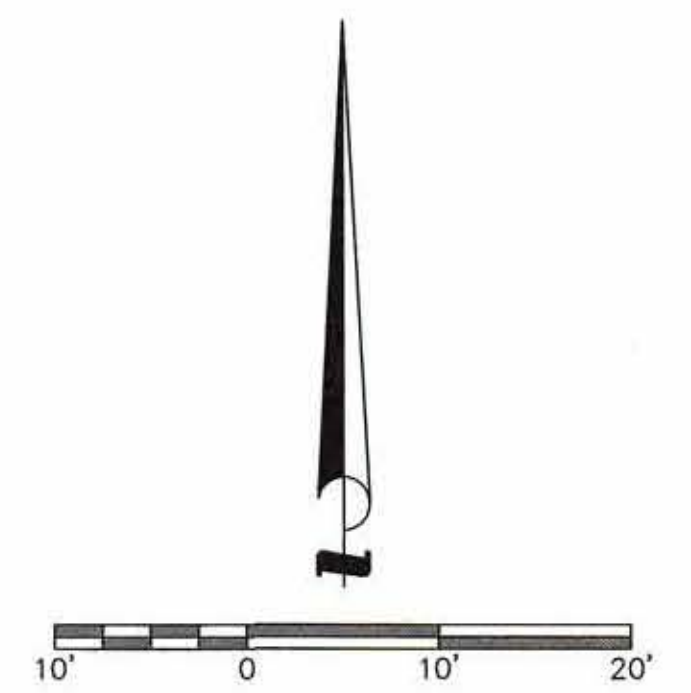
  

Date	08-01-2023
Job Number	7091-22-0187
Design by	C. BEECROFT
Drawn by	C. BEECROFT
Checked by	C. BEECROFT



**ABBREVIATIONS**  
AC - ASPHALTIC CONCRETE OR CONCRETE  
FG - FINISH GRADE  
FFE - FINISH FLOOR ELEVATION  
TC - TOP OF CURB

**PLAN VIEW - WEST HALF**  
SCALE: 1" = 10'

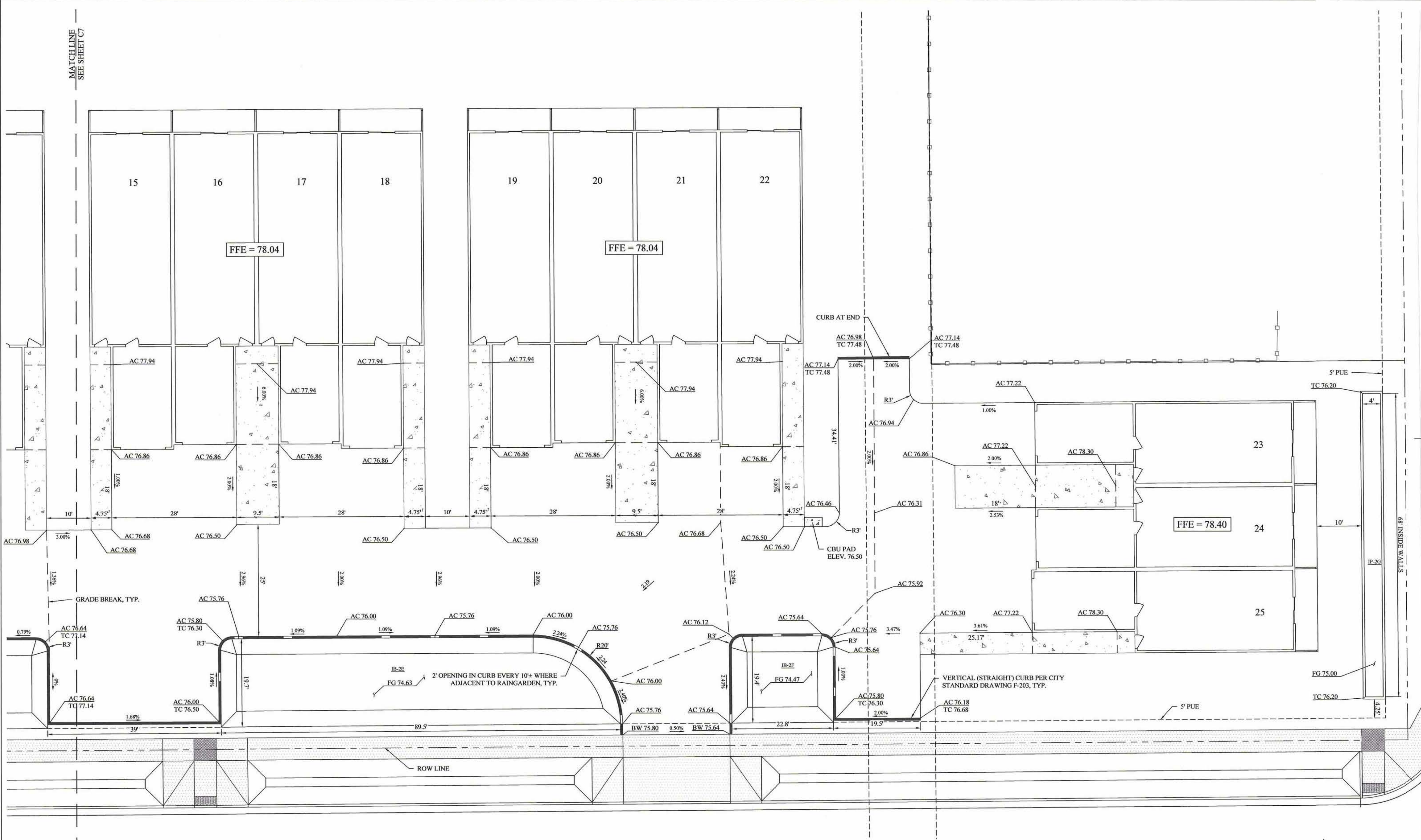


MATCH LINE SEE SHEET C8

Aug 02, 2023 - 1:30pm  
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Plot Date  
User: cbee



Aug 03, 2023 - 4:38am  
 FILE: P:\14 Date: 08/03/23 Time: 04:38:00  
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**ABBREVIATIONS**  
 AC ASPHALTIC CONCRETE OR CONCRETE  
 CBU CENTRAL BOX UNIT  
 FG FINISH GRADE  
 FFE FINISH FLOOR ELEVATION  
 TC TOP OF CURB

**PLAN VIEW -EAST HALF**  
 SCALE: 1" = 10'

MATCH LINE  
 SEE SHEET C7

**ECR & Associates, Inc.**  
 Engineers and Surveyors  
 2535B Prairie Road  
 Eugene, Oregon 97402  
 (541) 688-8322  
 Fax (541) 688-8087

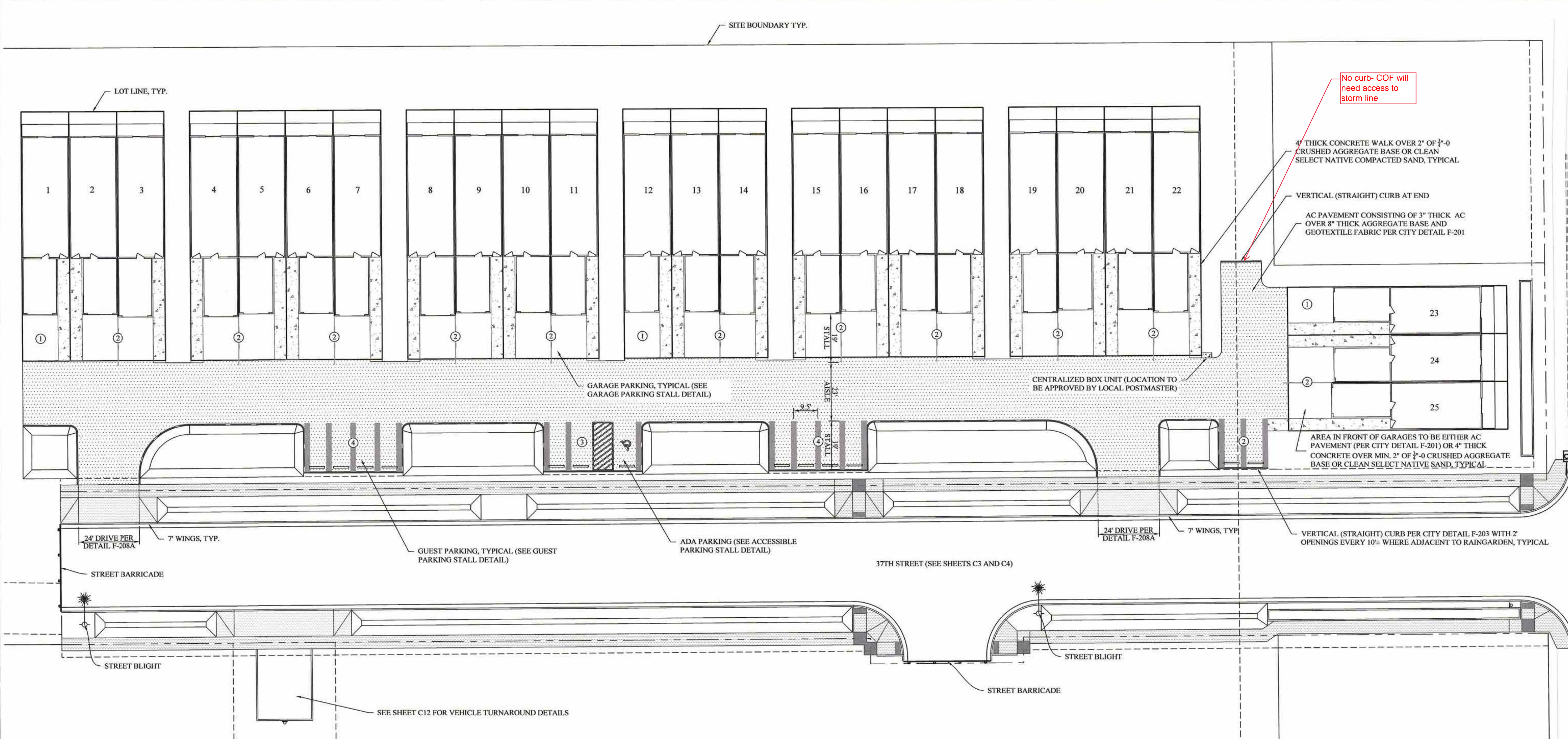
**REGISTERED PROFESSIONAL ENGINEER**  
 CLINTON L. BEECROFT  
 No. 15374  
 State of Oregon  
 8-3-2023  
 RENEWS: 01/01/24

**MYRTLE GLENN PUD**  
**FINAL PUD IMPROVEMENT DRAWINGS**  
**PARKING LOT GRADING PLAN**  
**EAST HALF**  
**FLORENCE, OREGON**

No	Description of Revisions	Date	Name

Date	08-01-2023
Job Number	7091-22-0187
Design by	C. BEECROFT
Drawn by	C. BEECROFT
Checked by	C. BEECROFT





**PARKING ANALYSIS**  
 FCC TABLE 10-3-1, SINGLE FAMILY ATTACHED DWELLINGS REQUIRES 2 SPACES PER DWELLING UNIT ON A SINGLE LOT. FCC 10-3-3(A) PARKING THAT COUNTS TOWARD THE MINIMUM REQUIREMENTS IS PARKING IN GARAGES, IN DRIVEWAYS (PER FCC 10-3-8) AND SHARED PARKING.

NUMBER OF ATTACHED DWELLINGS = 25  
 MINIMUM REQUIRED PARKING = 50 SPACES  
 NUMBER GARAGES = 25  
 NUMBER DRIVEWAYS = 25  
 NUMBER SHARED PARKING = 13  
 TOTAL NUMBER PARKING PROVIDED = 63

**PLAN VIEW**  
 SCALE: 1" = 20'

**LEGEND**

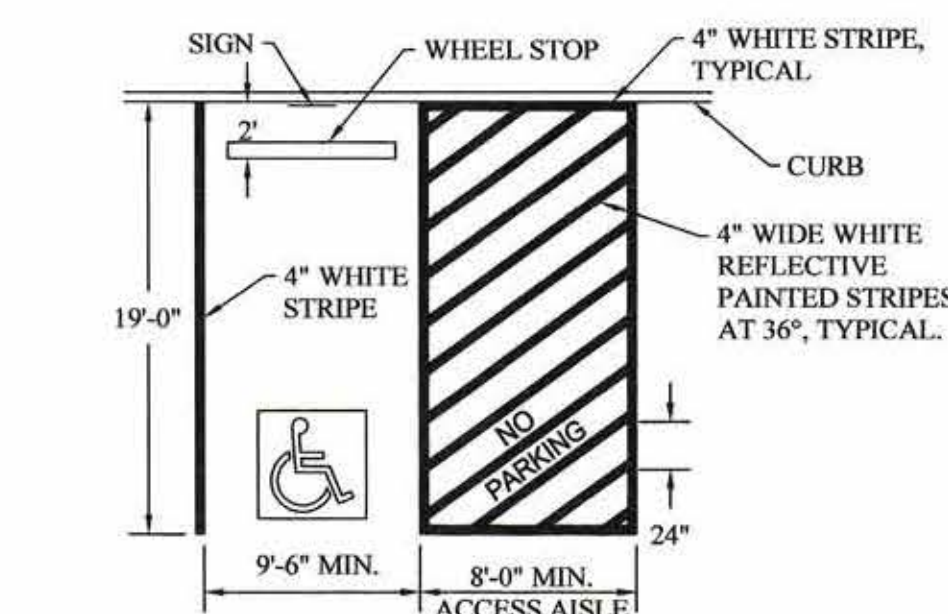
- ② NUMBER OF PARKING SPACES
- 4" WIDE WHITE REFLECTIVE PAINT STRIPE
- 24" WIDE WHITE REFLECTIVE PAINT STRIPE

**NOTE:**  
 SEE SHEET C5 FOR DRAINAGE DETAILS. SEE SHEETS C6, C7 AND C8 FOR GRADING DETAILS.

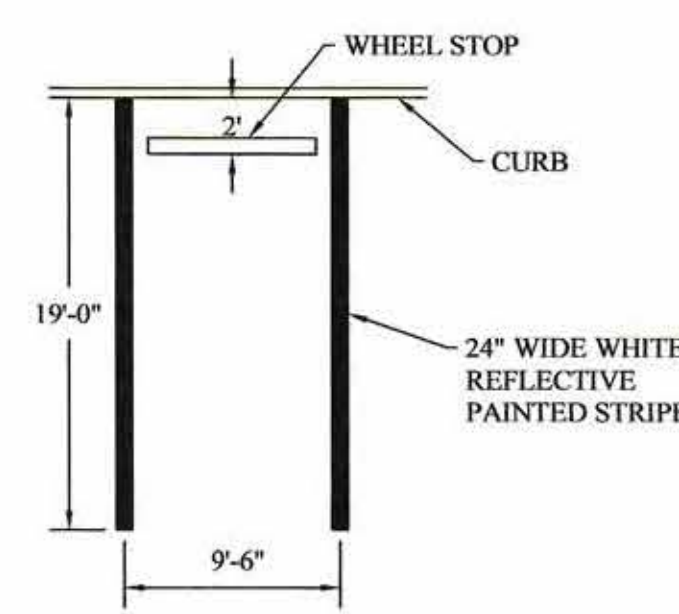


- NOTES:**
- THE "VAN ACCESSIBLE" SIGN SHALL ONLY BE USED WITH SIGN R7-8 TO DESIGNATE THE PARKING SPACES THAT HAVE AN ACCESS AISLE OF 8 FEET OR WIDER.
  - INSTALL SIGN 5 FEET ABOVE GRADE TO BOTTOM OF SIGN.

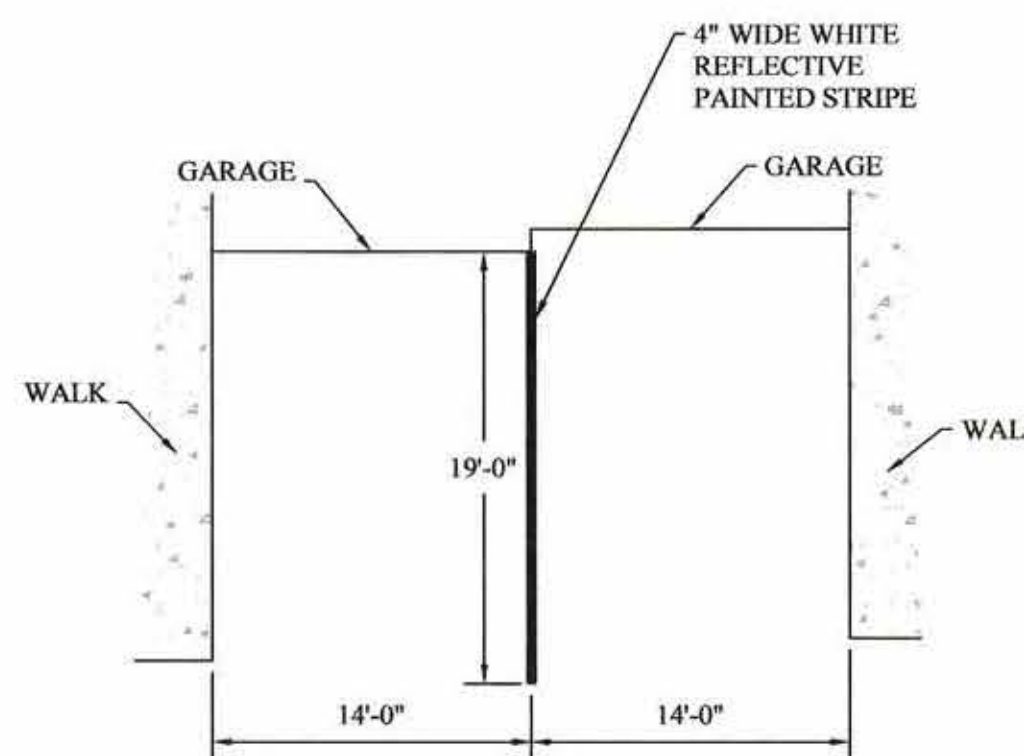
**ACCESSIBLE PARKING SIGNS**  
 N.T.S.



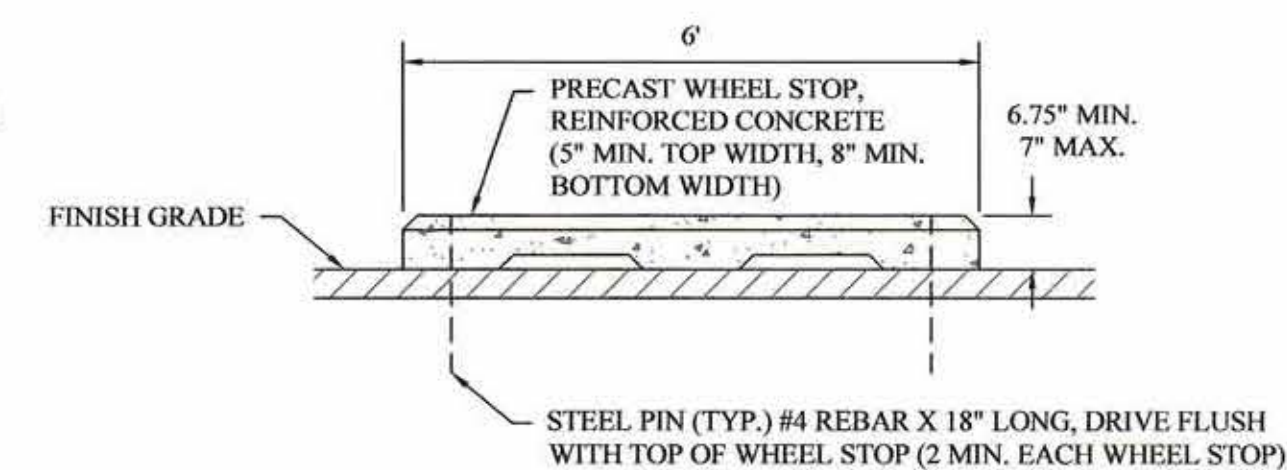
**ACCESSIBLE PARKING STALL (VAN ACCESSIBLE)**  
 N.T.S.



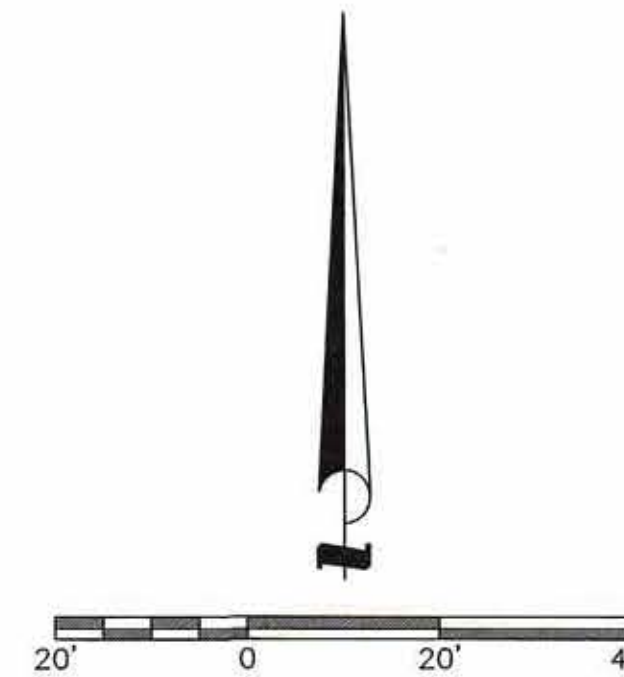
**TYPICAL GUEST PARKING STALL**  
 N.T.S.



**TYPICAL GARAGE PARKING STALL**  
 N.T.S.



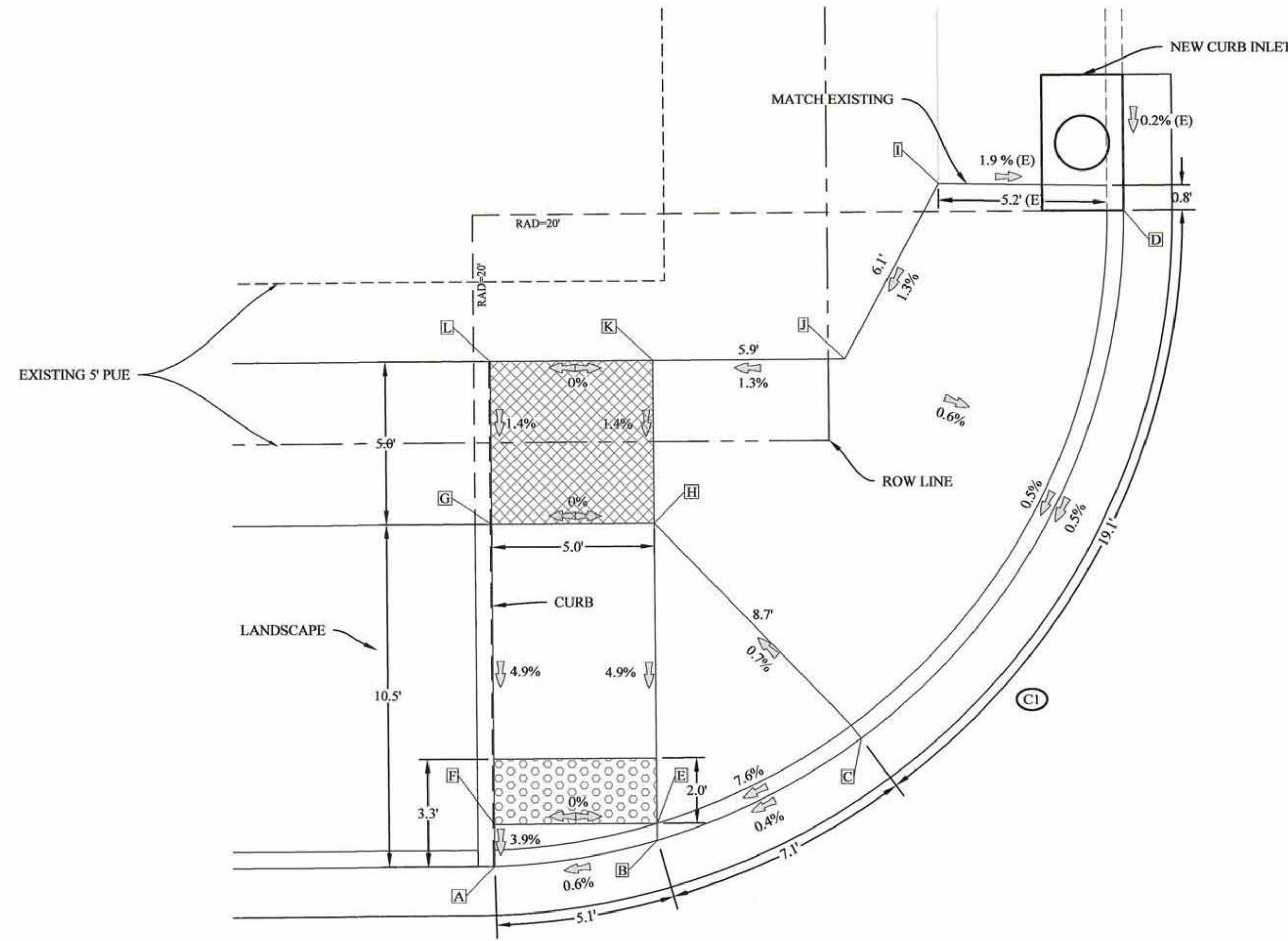
**PRECAST WHEEL STOP DETAIL**  
 N.T.S.



No	Description of Revisions	Date	Name

Date	08-01-2023
Job Number	7091-22-0187
Design by	C. BEECROFT
Drawn by	C. BEECROFT
Checked by	C. BEECROFT





OAK STREET

CR C1 DATA	
RADIUS=20'	
L=31.29'	
A	74.90 TFC
	74.40 FL
B	74.43 FL
C	74.96 TFC
	74.46 FL
D	75.04 TFC (E)
	74.55 FL (E)
E	74.45 RMP
F	74.45 RMP
G	74.90 TFC
	74.90 RMP
H	74.90 RMP
I	75.14 BW (E)
J	75.05 BW
K	74.97 BW
L	74.97 BW

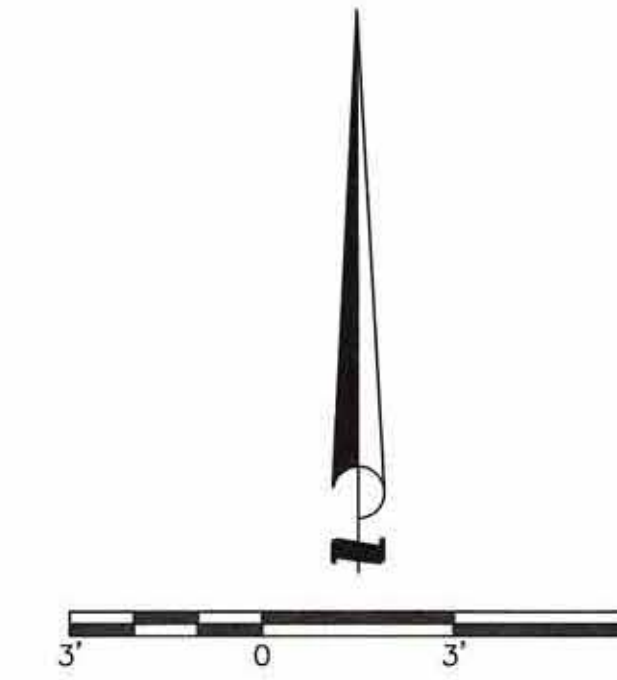
ABBREVIATIONS THIS SHEET:

- BW BACK WALK
- CR CURB RETURN
- FL FLOW LINE
- FW FRONT WALK
- RAD RADIUS
- RMP RAMP
- TFC TOP FACE CURB

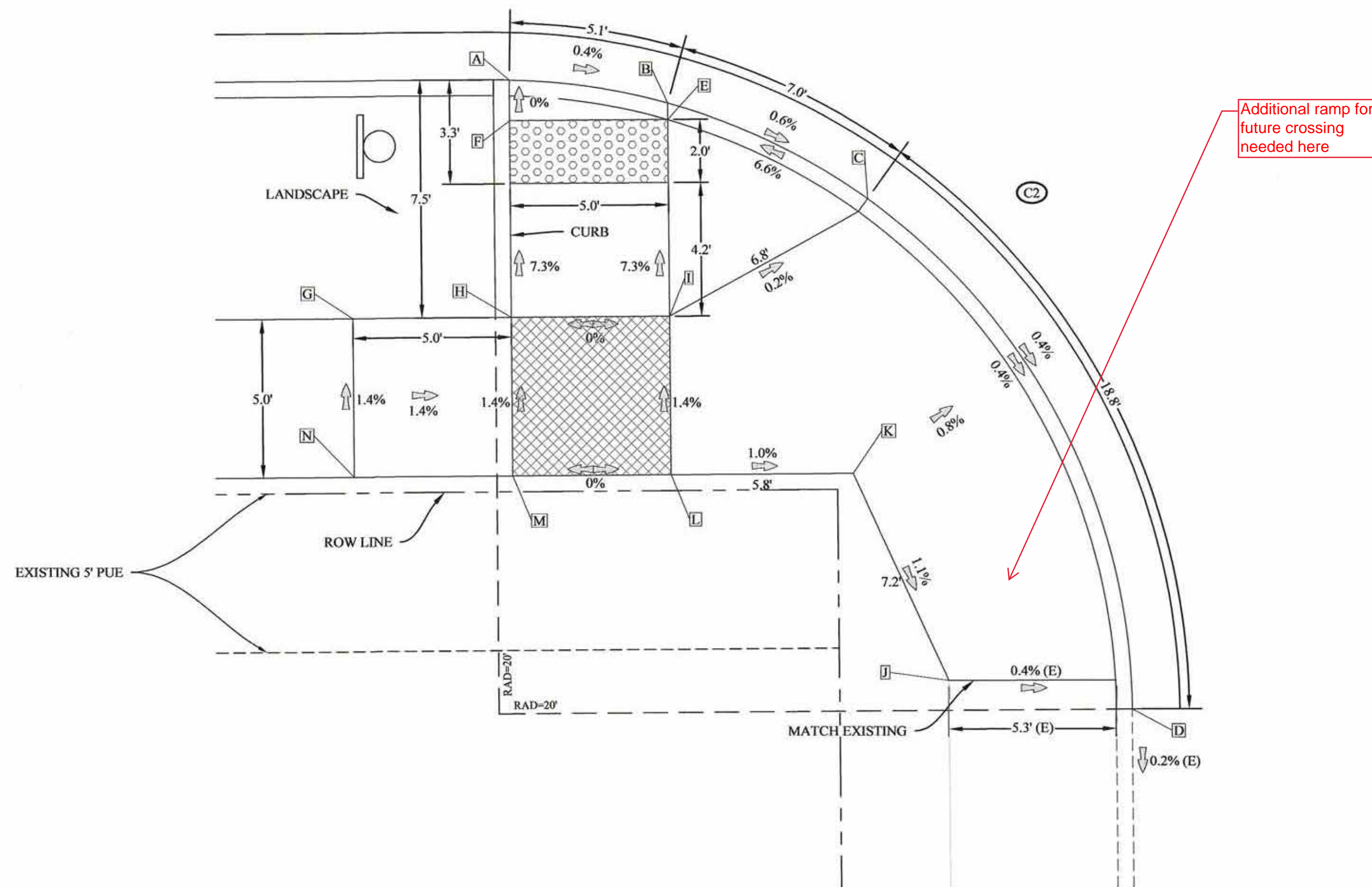
NOTE: SEE STANDARD DRAWING F-206 FOR GENERAL NOTES FOR ALL RAMP

LEGEND THIS SHEET

- RAMP LANDING
- TRUNCATED DOME



37TH STREET NW QUADRANT 37TH STREET AND OAK STREET



Additional ramp for future crossing needed here

CR C2 DATA	
RADIUS=20'	
L=31.29'	
A	74.90 TFC
	74.40 FL
B	74.38 FL
C	74.84 TFC
	74.34 FL
D	74.76 TFC (E)
	74.26 FL (E)
E	74.40 RMP
F	74.40 RMP
G	74.92 FW
H	74.85 TFC
	74.85 RMP
I	74.85 RMP
J	74.78 BW (E)
K	74.86 BW
L	74.92 BW
M	74.92 BW
N	74.99 BW

SW QUADRANT 37TH STREET AND OAK STREET



**MYRTLE GLENN PUD**  
FINAL PUD IMPROVEMENT DRAWINGS  
SIDEWALK ACCESS RAMP DETAILS  
37TH STREET AND OAK STREET  
FLORENCE, OREGON

Date	Description of Revisions	No	Date	Name
08-01-2023				
7091-22-0187				
C. BEECROFT				
C. BEECROFT				
C. BEECROFT				

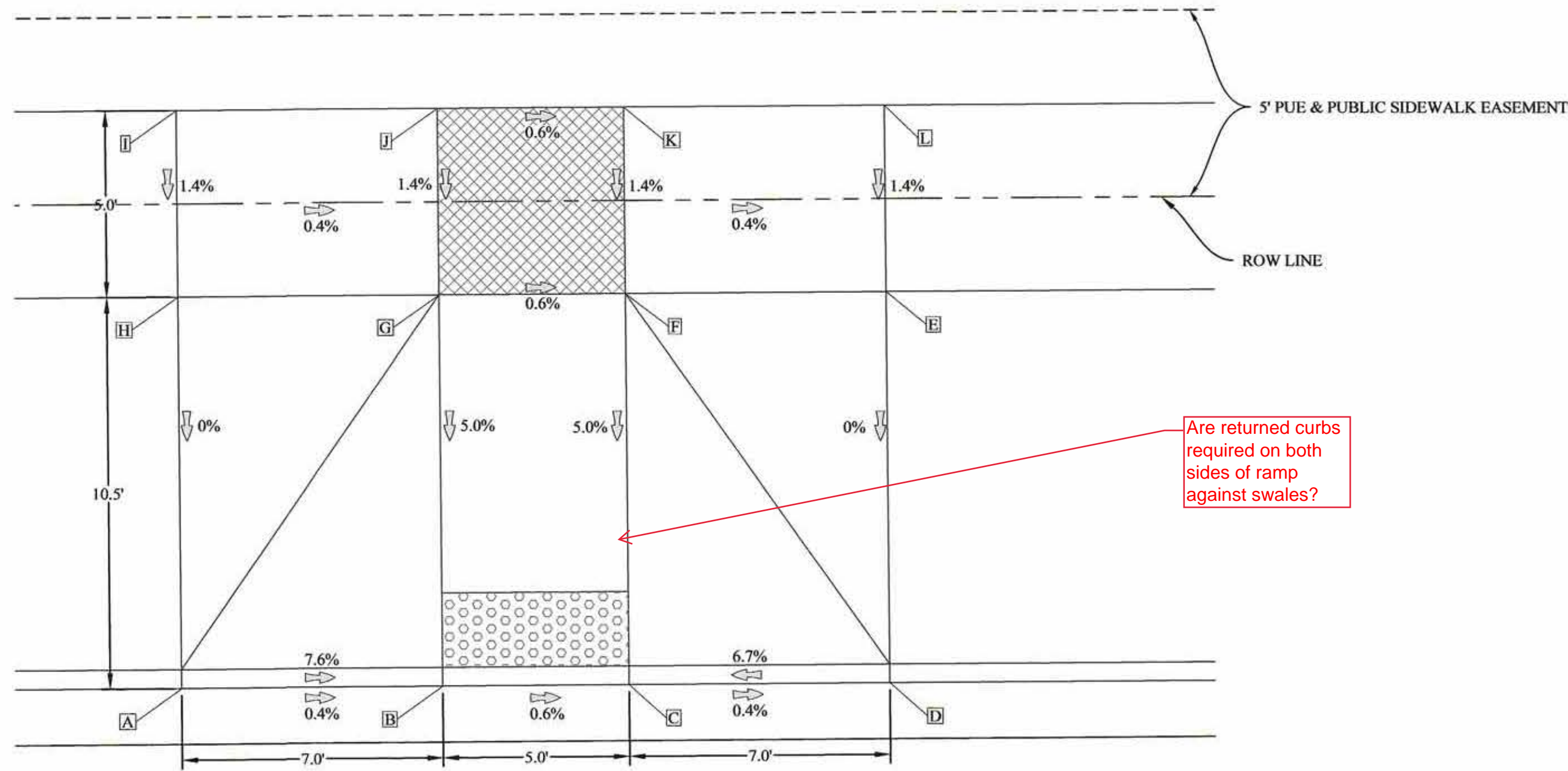
Sheet Number

**C10**

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LAYOUT=C10



CR C4 DATA	
RADIUS=20'	
L=31.29'	
A	76.24 TFC
	75.74 FL
B	75.71 FL
C	75.68 TFC
D	76.15 TFC
	75.65 FL
E	76.15 FW
F	76.18 RMP
G	76.21 RMP
H	76.24 FW
I	76.31 BW
J	76.28 BW
K	76.25 BW
L	76.22 BW



NW QUADRANT 37TH STREET AND EAST MYRTLE LOOP

37TH STREET

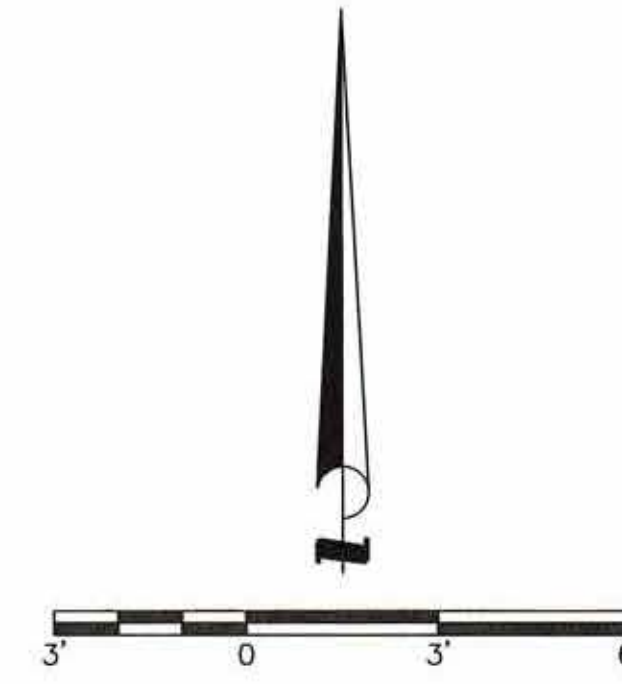
ABBREVIATIONS THIS SHEET:

- BW      BACK WALK
- CR      CURB RETURN
- FL      FLOW LINE
- FW      FRONT WALK
- RAD      RADIUS
- RMP      RAMP
- TFC      TOP FACE CURB

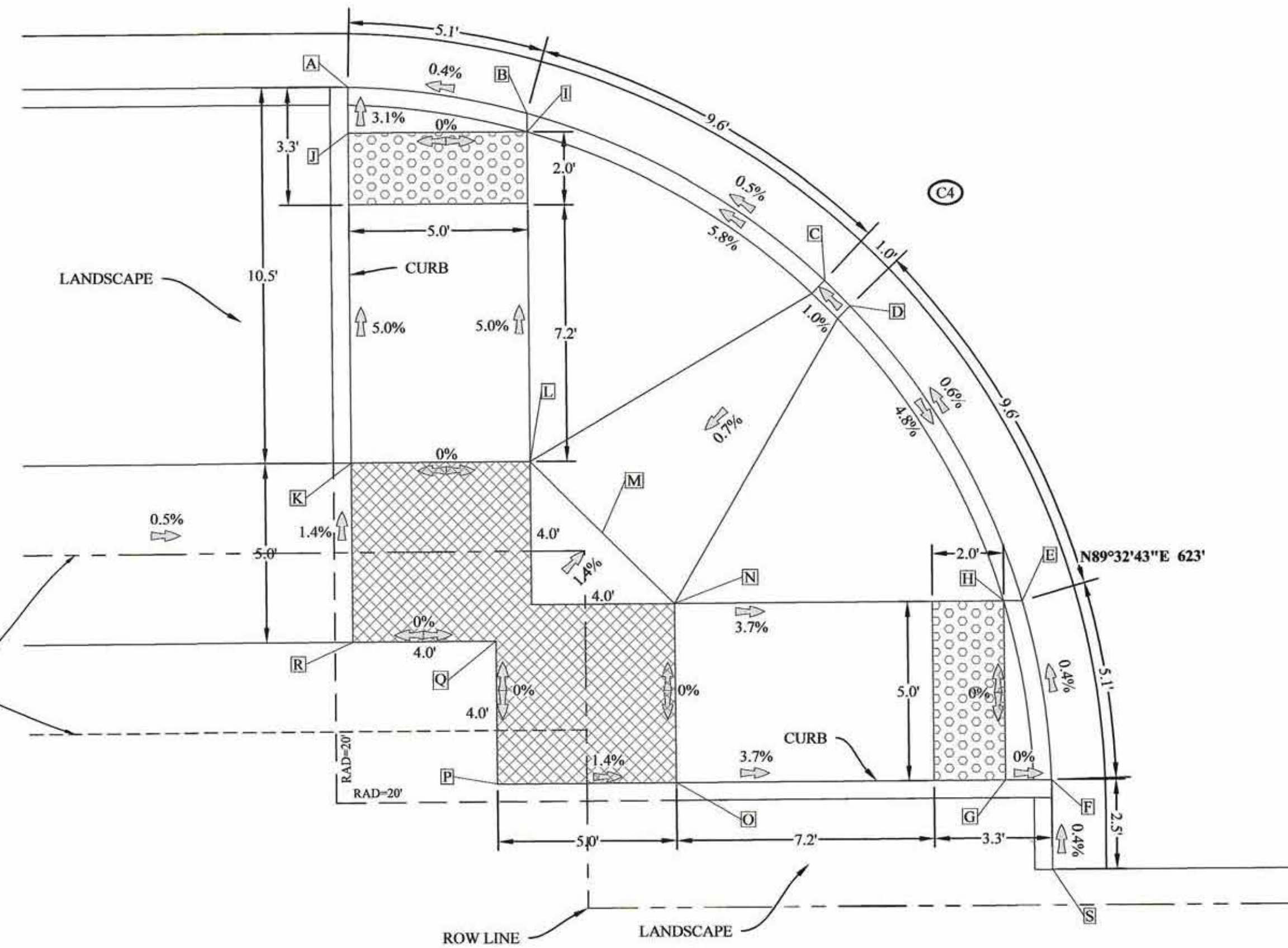
NOTE: SEE STANDARD DRAWING F-206 FOR GENERAL NOTES FOR ALL RAMPS

LEGEND THIS SHEET

- RAMP LANDING
- TRUNCATED DOME

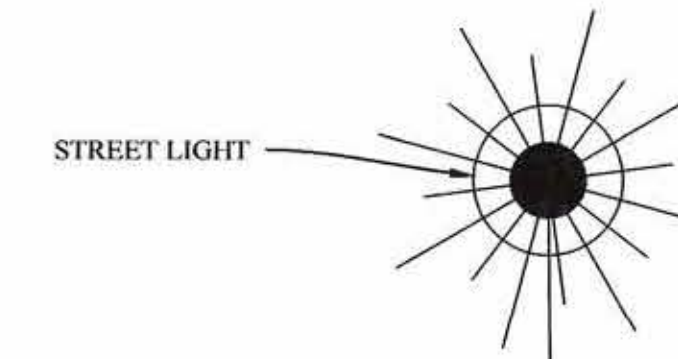


CR C4 DATA	
RADIUS=20'	
L=31.29'	
A	76.21 TFC
	75.71 FL
B	75.73 FL
C	76.28 TFC
D	75.78 FL
E	76.29 TFC
F	75.85 FL
G	75.87 FL
H	76.37 TFC
I	75.87 RMP
J	75.87 RMP
K	76.21 TFC
L	76.21 RMP
M	76.22
N	76.21 RMP
O	76.21 TFC
P	76.21 RMP
Q	76.28 BW
R	76.28 BW
S	76.38 TFC
	75.88 FL

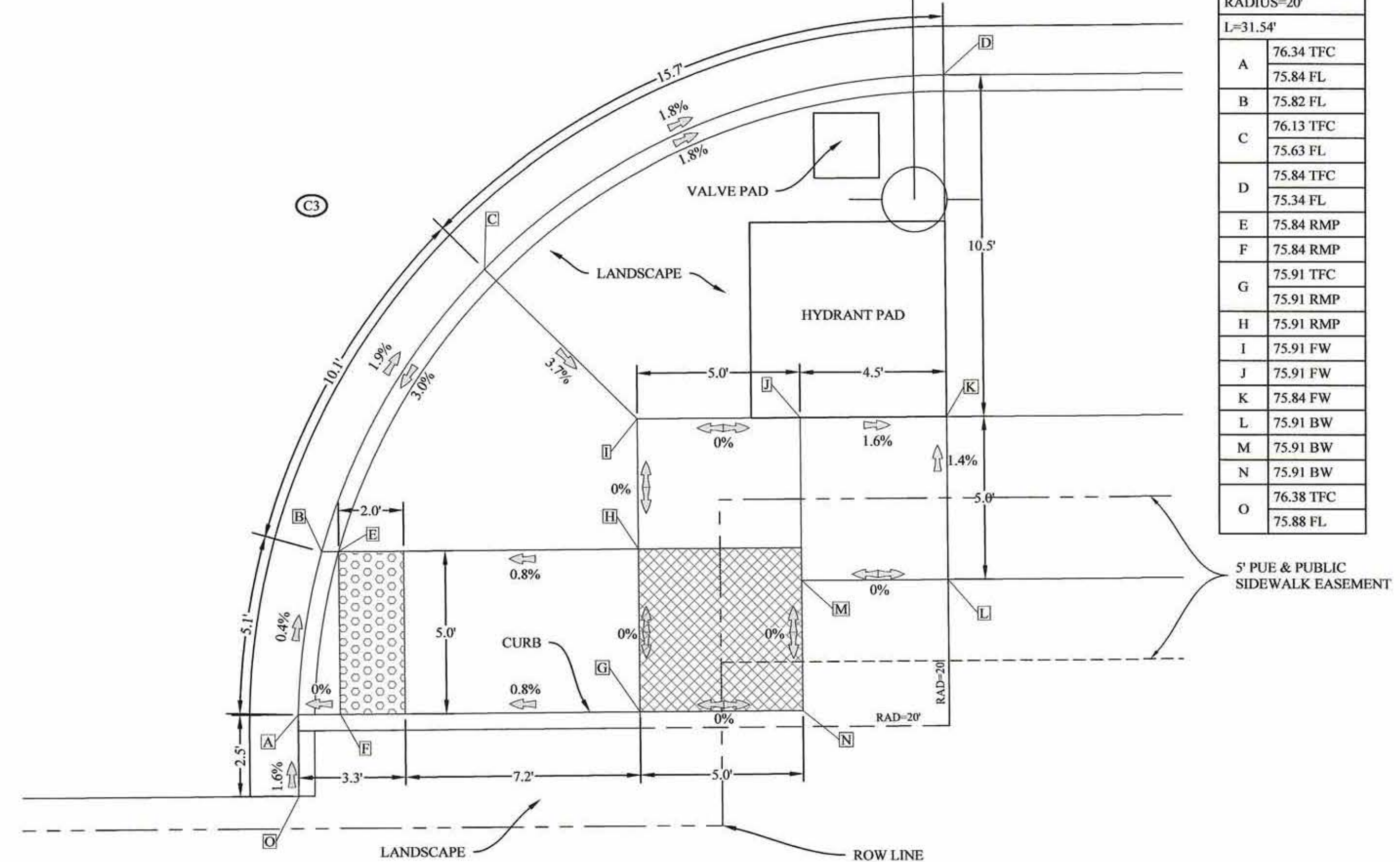


SW QUADRANT 37TH STREET AND EAST MYRTLE LOOP

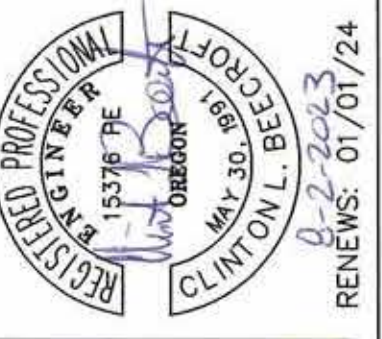
EAST MYRTLE LOOP (FUTURE)



CR C3 DATA	
RADIUS=20'	
L=31.54'	
A	76.34 TFC
	75.84 FL
B	75.82 FL
C	76.13 TFC
D	75.63 FL
E	75.84 RMP
F	75.84 RMP
G	75.91 TFC
H	75.91 RMP
I	75.91 FW
J	75.91 FW
K	75.84 FW
L	75.91 BW
M	75.91 BW
N	75.91 BW
O	76.38 TFC
	75.88 FL



SE QUADRANT 37TH STREET AND EAST MYRTLE LOOP



No	Description of Revisions	Date	Name

Date	08-01-2023
Job Number	7091-22-0187
Design by	C. BEECROFT
Drawn by	C. BEECROFT
Checked by	C. BEECROFT

Sheet Number

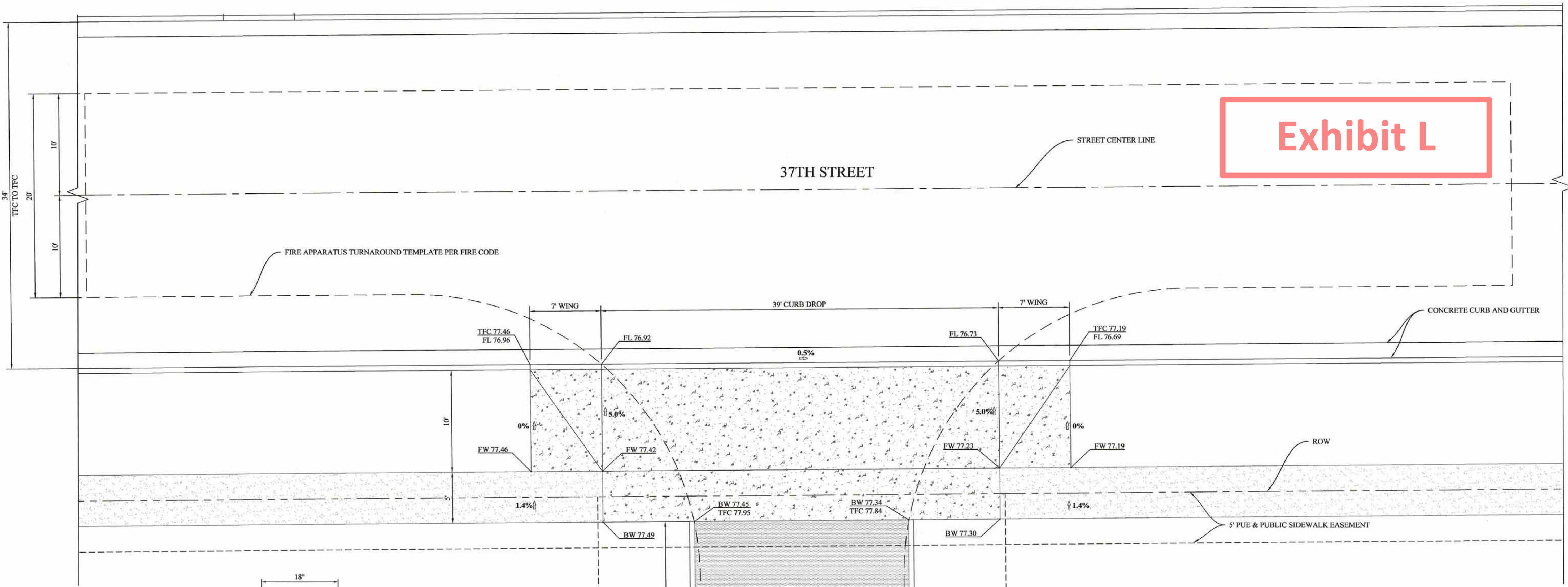
C11



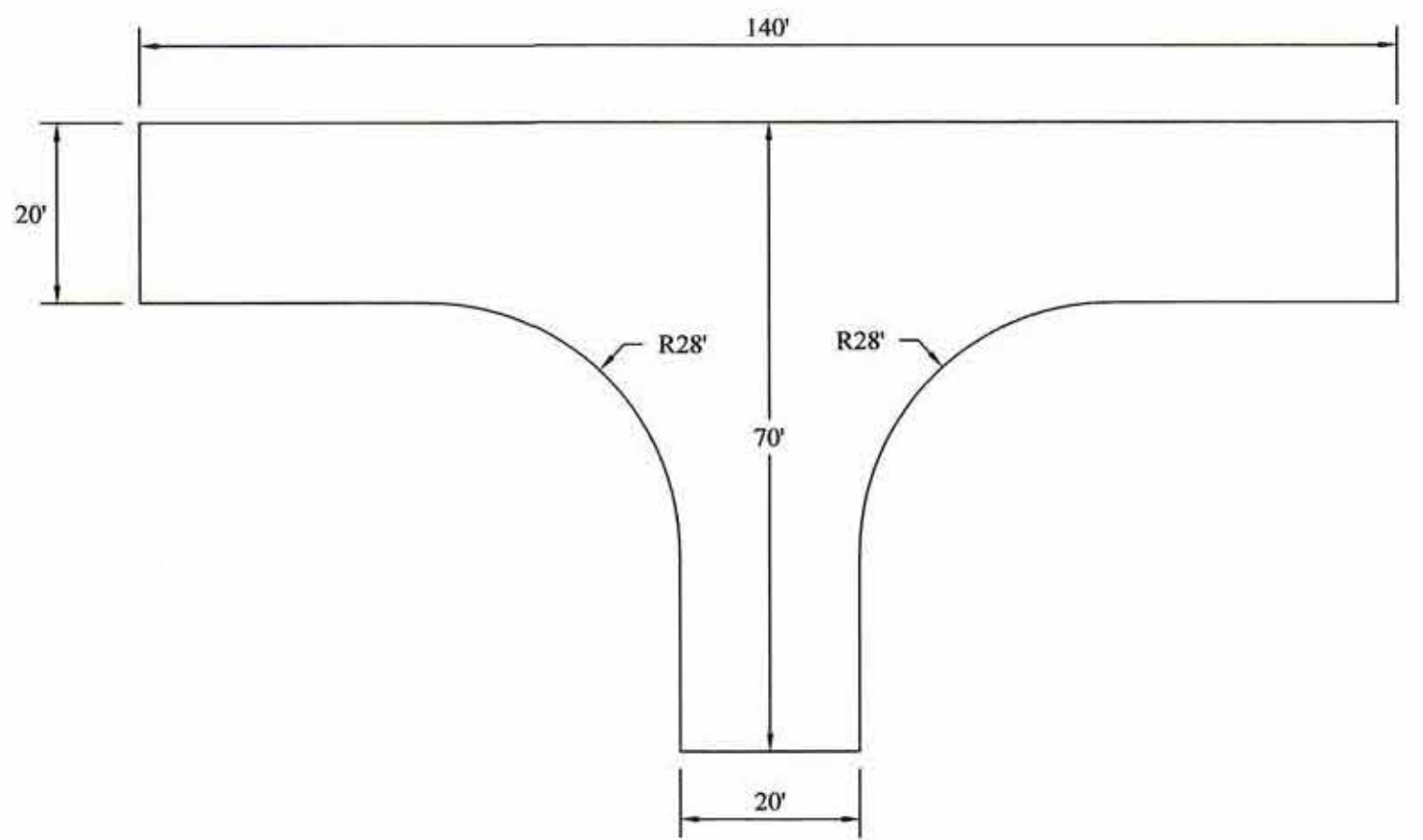


**MYRTLE GLENN PUD  
FINAL PUD IMPROVEMENT DRAWINGS  
VEHICLE TURNAROUND PLAN  
AND DETAILS**  
FLORENCE, OREGON

Date	Job Number	Design by	Drawn by	Checked by
08-01-2023	7091-22-0187	C. BEECROFT	C. BEECROFT	C. BEECROFT



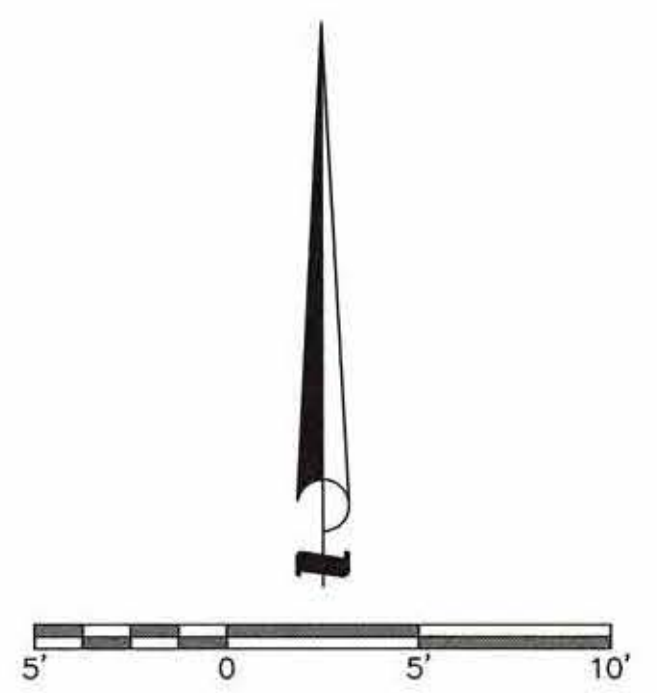
NOTE:  
SIGN SHALL HAVE RED LETTERS  
AND BORDER ON A WHITE  
REFLECTIVE BACKGROUND.



- LEGEND THIS SHEET**
- [Pattern] APPROACH CONSISTING OF 6" THICK 3300 PSI CONCRETE OVER 2" THICK COMPACTED 3/4" CRUSHED AGGREGATE BASE PER STANDARD DRAWING F-208A
  - [Pattern] SIDEWALK CONSISTING OF 4" THICK 3300 PSI CONCRETE OVER 2" THICK COMPACTED 3/4" CRUSHED AGGREGATE BASE PER STANDARD DRAWING F-205
  - [Pattern] ASPHALT PAVEMENT CONSISTING OF 3" THICK AC OVER 8" THICK AGGREGATE BASE WITH GEOTEXTILE FABRIC PER STANDARD DRAWING F-201

- ABBREVIATIONS THIS SHEET:**
- AC ASPHALT CONCRETE
  - BW BACK WALK
  - FL FLOW LINE
  - FW FRONT WALK
  - R RADIUS
  - ROW RIGHT-OF-WAY
  - TFC TOP FACE CURB

**VEHICLE TURNAROUND PLAN**  
SCALE: 1" = 5'



**Exhibit L**

Aug 02, 2023 - 12:53pm  
C:\Users\jgallagher\OneDrive\My Documents\Projects\7091-22-0187\Drawings\7091-22-0187-0187-0187-A04A (Rampas.dwg) - LAYOUT-C12  
S:\Projects\7091-22-0187\Drawings\7091-22-0187-0187-A04A (Rampas.dwg) - LAYOUT-C12