

## Glen Southerland

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**From:** Mike Miller  
**Sent:** Wednesday, September 02, 2015 3:02 PM  
**To:** Glen Southerland  
**Cc:** Wendy Farley-Campbell  
**Subject:** Fairway Estates

Hi Glen,

Below are our comments regarding Fairway Estates, Phase 1.

For the most part the utilities are already in place for the subdivision, including the individual water and sewer services to each lot. The proposed cul-de-sac, Ironwood Circle, now has seven lots instead of the original design of five lots. Since the developer is wanting to add two additional lots, the existing services (water and sewer) will need to be adjusted and relocated to the appropriate lot. In addition, two new services will need to be installed. The City will not allow water meters or sewer service laterals to be located on adjoining lots. For example, Lot A's water service is located on Lot B. This is not acceptable and the water service shall be relocated to Lot A. This means that a new water service shall be install so that it is perpendicular to the water main and the 'old' water service that was located on Lot B will need to be removed, including the corporation stop in the water main. This same principal applies to the sanitary sewer laterals. Costs for installing new services, and relocating and abandonment of existing services is the responsibility of the developer. The City can do this work, however the developer shall reimburse the City for all costs involved.

Since the plans that the developer provided do not include the water layer, it is unclear if any additional water infrastructure will need to be adjusted or relocated. In addition, since the water, wastewater and stormwater systems are already in place, the developer's engineer should provide a comparison of the as-built conditions (including existing water and wastewater service locations) and how the new lot layout may impact the existing services.

There are several deficiencies noted with the proposed stormwater plans. These deficiencies can be addressed through the utility design review and approval process outside of the land use process. However these comments are significant and should be included as part of our review of the subdivision.

Currently there is no stormwater drainage system within Rhododendron Drive. There are no ditches that can convey the stormwater offsite from this development and the submitted plans do not show how these facilities are to be constructed. The stormwater management plan details indicate and properly show the existing 60-inch ADS stormwater pipe entering the flow control manhole with a 4-inch diameter flow control orifice. The discharge from the 4-inch flow control orifice is handled by a proposed 10-inch diameter stormwater line. The plans show that the 10-inch stormwater line is connected to a yet to be constructed stormwater manhole and Rhododendron stormwater pipe line. Offsite plans will need to be developed to show how this discharge line is to be constructed and how it will be intercepted by the City's Siano Loop Stormwater project which will be under construction in October 2015. The City has worked with the developer and has identified the general location where this pipe can enter the City's project.

As indicated in the proposed plans, rain gardens (vegetated swales) are proposed along the street frontage of each lot. As designed the rain gardens serve two purposes, groundwater management and surface water drainage facility. The proposed plans indicate that the rain gardens will have a 4-inch diameter perforated 'sub-drain' pipe. The plans we have received simply indicate that the perforated 'sub-drain' will be connected to an outfall, but the plans do not indicate the location or how the pipe system is connected to the outfall. Additionally, calculations need to be verified that a 4-inch perforated pipe will provide enough capacity to actually convey the groundwater to create the

desired outcome of de-watering a localized zone of sufficient capacity to allow infiltration of stormwater runoff from the street and other hardscape areas, including roof drainage.

Other items of note concerning the stormwater system. Water meters and sanitary sewer clean-outs are not allowed to be located within the rain garden areas. It is unclear what will happen to the existing stormwater inlets designed to collect the street run-off. The original plans called for curb and gutters and now the proposal is for no curbs/gutters. Since this is a PUD with private streets we do not object to the design, but just raising the issue since the curb inlets are already existing and will need to be removed. A maintenance plan and agreement for the stormwater system, including maintenance of the rain gardens, shall be developed and recorded. Since this is a PUD, the repair and maintenance of the stormwater system is the responsibility of the development.

One last item is the lack of multi-modal transportation. In this case, the plans do not reflect the need for a multi-use path, as indicated in the 2012 Florence Transportation System Plan. The multi-use path shall be a minimum of 10 feet in width and separated from the existing roadway (Rhododendron Drive) section (see typical cross section contained in the 2012 Florence TSP). In order to provide a contiguous multi-use path, the path will need to extend to 35<sup>th</sup> Street where there are existing bike lanes (on 35<sup>th</sup> Street). A portion of the multi-use path, south of Fairway Estates, would be eligible for reimbursement through the Transportation System Development Charge fund.

Mike

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