

# Exhibit M

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City of Florence  
Community Development  
Department

M  
Exhibit

PC2031803  
File Number

**From:** [Mike Miller](#)  
**To:** [Kyle Honeycutt](#)  
**Cc:** [Clint Beecroft](#); [planningdepartment](#); [Jake Krieger](#); [August Murphy](#)  
**Subject:** RE: Plan Review Markups/Comments  
**Date:** Wednesday, December 16, 2020 5:04:43 PM

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Hi Kyle,

I just received comments from the engineer and his comments are as follows:

## Drainage Report

- Facility Sizing Spreadsheet seems off. For instance, basin 1a is 16,716 sf and a 25 year storm event dumps 5.06 inches of water. I would expect total runoff to be  $16,716 * (5.06/12) * 0.98 = 6907$  cfs. The report calculations show this as 6704. Not a big difference, but enough for me to question what's going on.
- I'm also concerned that the calculations show an overflow rate and volume, but overflow is not addressed in the plan. Where does it go? This is my biggest concern.
- Drainage Report does not specify which Design Method (approach) they're using.
- O&M and agreement is required for private raingardens, assuming the units in the street will be public with public O&M.
- Is there allowance for drainage in the "sand channel"? Weep holes? As designed, it will convey stormwater (maybe not much, but some) and there should be a private drainage easement along with a maintenance easement for it.

## Plans

- I am not confident that new ADA access ramps can be integral to a driveway.
- Standard detail F-301 (Utility Trench) has been updated with multiple backfill layers shown.

The engineer also expressed the same concerns regarding sand contamination of the rain gardens and how the development will protect them once building construction begins.

Thank you,

Mike

**From:** Kyle Honeycutt <kyle@lavantaconsulting.com>  
**Sent:** Wednesday, December 16, 2020 12:36 PM  
**To:** Mike Miller <mike.miller@ci.florence.or.us>  
**Cc:** Clint Beecroft <clintbeecroft@egrassoc.com>  
**Subject:** RE: Plan Review Markups/Comments

When do you expect comments from the City Engineer.

**From:** Mike Miller <[mike.miller@ci.florence.or.us](mailto:mike.miller@ci.florence.or.us)>  
**Sent:** Wednesday, December 9, 2020 12:51 PM

**To:** Kyle Honeycutt <[kyle@lavantaconsulting.com](mailto:kyle@lavantaconsulting.com)>

**Cc:** Clint Beecroft <[clintbeecroft@egrassoc.com](mailto:clintbeecroft@egrassoc.com)>

**Subject:** Plan Review Markups/Comments

Hi Kyle,

I'm still waiting on comments from our contracted City Engineer regarding the stormwater system. Attached are our comments on the plans thus far.

Items to note:

Road 1 connection to Hwy 101. In addition to our comments, ODOT will need to review and approve the plan for improvements. As noted on the plans, we need to have a typical street intersection/connection with Hwy 101. There needs to be a way for pedestrians walk from the end of the proposed sidewalk to Hwy 101 without having to walk through the ditch.

Lot 1 (18-12-14-20 TL 2100) only show one 4-inch sewer stub and one water service. I know at one time there was talk of having model homes located here, but what is the plan for developing this lot? Should there be a 8-inch water line stubbed to the property with a 8x6 tee at the end of the stub and a fire hydrant installed? That would allow flexibility in extending water to the site when it is developed in the future. Same with sewer, should there be a manhole set with a 8-inch line extended to the property?

Stormwater – With all of the individual stormwater rain gardens, what is the plan for long term maintenance? My staff have had discussions with Clint and it appears that the intention is that the City take maintenance responsibility. This will be the first subdivision to utilize rain gardens in this manner. Our experience is mixed at best with maintenance. Spruce Village (north of Munsel Lake Road east of Hwy 101) has roadside stormwater swales that the HOA and individual property owners are responsible for. The issue is that some of the property owners don't like the look and/or do not understand how the systems work and fill them in or vegetate them with plantings not conducive to stormwater management. We also have an older subdivision that relied upon infiltration for their stormwater management. This system was built almost 30 years ago and they have had several localized flooding events because no one accounted for groundwater, meaning that the groundwater table came to the surface during wet years and prevented rain water from infiltrating. This was also a situation where a HOA and/or property owners were to maintain the system. Flash forward to 2020 and the City is just completing a \$600,000 capital project to address both groundwater and stormwater runoff. So, where am I going with all of this? The rain gardens should be a City facility but will need some performance and warranty standards. A one year warranty period is not acceptable. We will also need to review the O&M manual for the rain gardens.

What is the plan for stormwater relief during a greater than 20 year storm event or surcharge of groundwater? If surface runoff is planned to flow east down Road 1 (which is how the streets are currently graded) this has the potential to overload the ODOT ditches. The ODOT ditches already have capacity issues and the property at 5231 Hwy 101 has extensive flooding during wet weather months. A better option is to have a collection point at the SE corner of Road 1 and the future Oak Street, install a pipe south along Oak Street and then out the Munsel Lake Road alignment to Hwy

101 where there is currently a stormwater manhole that has a connection to the 36-inch storm line on the east side of Hwy 101.

Sand Channel – As you know the City will not manage the period removal of sand from the sand channel. This will be the responsibility of the HOA. Our question is really regarding rainfall. Since the bottom of the sand management channel is concrete, where is all of the rainwater going? The channel is ramped at both the north and south end to help prevent sand from entering the public streets, but what happens to the rainwater? We are concerned with rainwater and sand traveling into the public street(s) and contaminating/overloading the rain gardens.

Driveway locations near intersections. Please take a look at the driveway locations. With the driveways as close to the intersection as proposed, we are concerned with function and movement of vehicles.

It has been a long time since we have had any development proposals in the City. Our standard details are behind and are in need of being updated. Please see the comments/updates on the standard details.

So for the delay. With the holidays and restrictions due to COVID (an issue with our contract engineer) it has taken us a little longer to get our comments to you. Again, I am waiting on comments from the City Engineer, but I think we have addressed a number of the large concerns.

Thank you,

Mike

**Mike Miller**

Public Works Director

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