City of Florence
250 Hwy 101, Florence, OR 97439
www.ci.florence.or.us

December 27, 2023

Dickerhoof Properties
c/o Darren Dickerhoof
PO Box 1800
Corvalis, OR 97339

RE: AR 23 10 DR 01 – Starbucks Landscaping and Stormwater Management Plan

Dear Darren Dickerhoof,

Enclosed is a signed copy of the Findings of Fact for your review. **Please sign and return the Agreement of Acceptance** to the City of Florence, Community Development Department, 250 Highway 101, Florence, OR 97439.

Please review the conditions listed on the Findings or "Exhibit A" for any required buffers or conditioned to be followed either during or after clearing.

Please be advised that the decision may be appealed to the Planning Commission pursuant to Florence City Code, Section 10-1-1-7. A copy of this letter is being sent to those who submitted written and verbal testimony who also have standing for an appeal. A notice of intent to appeal must be filed with the Community Development Department within twelve (12) calendar days after the notice of decision was rendered by Planning Staff, otherwise the decision shall be final. The decision is "rendered" with the mailing of this letter. In this case, the appeal period will end on **January 8, 2024**.

If you have any questions, you may reach me at (541) 997-8237 or planningdepartment@ci.florence.or.us

Best Regards,

Clare Kurth

Clare Kurth
Assistant Planner

File: AR 23 10 DR 01

cc. Address File 1940 Hwy 101

AGREEMENT OF ACCEPTANCE
City of Florence

PROJECT: **AR 23 10 DR 01 – 1940 Hwy 101 Starbucks Landscape & Stormwater Management Review**
An Administrative Design Review Application for the remodel of an existing vacant restaurant to a Starbucks that will include a dining room and drive-thru. This design review will consist a review of a major landscape modification and stormwater management plan.

LOCATION: Assessor's Map 18-12-26-22, Tax Lot 05002
General Location: 1940 Hwy 101 Florence, OR 97439
Located south of 21st St. on the east side of Hwy 101 & 21st St. Intersection.

DECISION: **AR 23 10 DR 01 – 1940 Hwy 101 Starbucks Landscape & Stormwater Management Review**

APPLICANT: Dickerhoof Properties / Darren Dickerhoof

As the applicant for the project described above, I have read and accept the findings for **AR 23 10 DR 01 – 1940 Hwy 101 Starbucks Landscape & Stormwater Management Review**

I understand that written evidence of agreement with all conditions of this approval is required before this project approval shall become effective.

_____ _____
Darren Dickerhoof, Applicant & Property Owner Date

Please return to:
City of Florence
Community Development Department
250 Highway 101
Florence, Oregon 97439

EXHIBIT A FILE # AR 2310 DK01 CK

APPROVED
City of Florence
Community Development Department
CK

STAFF REPORT & FINDINGS
FLORENCE COMMUNITY DEVELOPMENT DEPARTMENT
EXHIBIT A

Date of Report: December 27, 2023 **Planner:** Clare Kurth

Application: AR 23 10 DR 01
Related Files: SR 23 41 DR 13, SR 23 42 DR 14, and SR 23 43 DR 15

I. PROPOSAL DESCRIPTION

Proposal: An Administrative Design Review Application for the remodel of an existing vacant restaurant to a Starbucks that will include a dining room and drive-thru. This design review will consist a review of a major landscape modification and stormwater management plan. Design Review of the parking lot, exterior building, and lighting will be processed separately of this review (see narrative section).

Applicant: Dickerhoof Properties

Representative: Darren Dickerhoof

Property Owner: Flohooh, LLC ETAL

Location: 1940 Hwy 101

Site: Assessor's Map 18-12-26-22, TL 05002

Comprehensive Plan Map Designation: Commercial (C)

Zone Map Classification: Commercial (C)

Surrounding Land Use / Zoning:

Site:	Restaurant / Commercial
North:	Restaurant with Drive Thru / Commercial
South:	Retail / Commercial
East:	Retail, Entertainment, and Office / Commercial
West:	Retail and Office / Commercial

Streets / Classification:

East – None; **North** – None; **West** – Highway 101 / Major Arterial; **South** – None

II. NARRATIVE

Background:

The subject site is the former location of a Pizza Hut that was originally built in 1988. The Pizza Hut went out of business in the last few years and the building has been vacant since then. An application was received for a redesign of the existing building for the development of a Starbucks. The previous approved use was a restaurant and the proposed use is also a restaurant use. Therefore, this application does not represent a change of use. The existing structure was a pre-existing non-conforming building design. The application for review in these Findings is for the Landscape Major Modification and Stormwater management plan. The proposed building design was previously approved under land use file SR 23 41 DR 13.

This entire project proposal consists of 4 separate land use applications and review. The other three applications are listed below.

SR 23 41 DR 13: Building Design Review
SR 23 42 DR 14: Parking Lot Review
SR 23 43 DR 15: Lighting Plan Review

This report will review the major landscape modification request and stormwater management plan against applicable criteria. The proposal includes removing all existing landscape and replacing with new plantings, addition of non-plant ground covers, and the construction of two bioswales between the Hwy 101 ROW and the drive-thru lane on the western portion of the site. To accommodate the addition of the on-site drive thru and required queuing space there are proposed changes to the pavement and curbs on site. These changes will result in a net increase of landscaping areas and decrease in total impervious surface.

The initial application set was received on June 12, 2023 and deemed completed September 20, 2023. After the application was deemed completed, revised plans were submitted on October 16, 2023 for a change in the patio location and addition of impervious surface and addition of a fence. This will be discussed in more detail; later in these Findings. This change was submitted after the property owner notice was mailed and the property was posted. The City Community Development Department is waiting for the revised calculations on the changes to impervious area and decrease in landscaping areas. This information was not available at the time of the writing of these Findings. Therefore, this will be reviewed at a later date through a separate landscape modification when complete details have been submitted.

III. NOTICES & REFERRALS

Notice: On October 11, 2023, notice was mailed to surrounding property owners within 100 feet of the property. The property was posted on October 11, 2023.

The City received no comments by the public on the proposal prior to or on October 24th, the deadline for submitting such testimony.

Referrals: Referrals were not sent for this landscaping design review and stormwater management plan review. This is an existing site with existing facilities. Referrals were not deemed necessary.

However, a pre-application meeting was held on March 1, 2023. This meeting included representative from the City of Florence Building Department, Planning Department, and Public Works Department, as well as Siuslaw Fire and Rescue and ODOT.

IV. APPLICABLE REVIEW CRITERIA

Florence City Code

Criteria Applying to this Matter for the application include:
Florence City Code, Title 10: Zoning Regulations
(found at http://www.ci.florence.or.us/council/title-10-zoning-regulations)

Chapter 1:	Zoning Administration, Sections 1-4, 1-6-1, 1-6-2, &1-7
Chapter 3:	Off-Street Parking & Loading, Section 9 related to stormwater management
Chapter 15:	Commercial District, Sections 4-C, 5-B, D & L
Chapter 34:	Landscaping, Sections 3 thru 5
Chapter 35:	Access and Circulation, Section 2-14

Florence City Code, Title 9: Stormwater Management

Chapter 5:	Stormwater Management Utility, Sections 1-8, and 2, thru 4,

Florence Revitalization 2020 Comprehensive Plan

Chapter 2:	Land Use; Commercial, Policies 3 & 4
Chapter 9:	Economic Development, Policy 5

V. FINDINGS

Code criteria are listed in **bold**, with staff response beneath. Only applicable criteria have been listed.

FLORENCE CITY CODE

TITLE 10: CHAPTER 1: ZONING ADMINISTRATION

10-1-1-4: APPLICATION:

A. Applications and Petitions required by Title 10 and 11 of this Code shall be on forms prescribed by the City and include the information requested on the application form.

The application was submitted on the required City of Florence application form on May 30, 2023 with payment received July 5, 2023, which is that date this application was deemed received for processing completeness review. Information submitted with the application was reviewed for completeness and Notice of Incompleteness (NOIC) mailed August 4, 2023. After resubmitting materials on August 22, 2023 and September 20, 2023, as requested in the NOIC, the application packet was deemed complete September 20, 2022. This criterion is met.

B. **Applicability of Review Procedures: All land use and development permit applications, petitions, and approvals shall be decided by using the procedures contained in this chapter. The procedure type assigned to each application governs the decision making process for that permit or approval. There are four types of approval procedures as described in subsections 1-4 below. Table 10-1-1 lists some of the City's land use and development approvals and corresponding review procedures. Others are listed within their corresponding procedure sections.**

[...]

2. Type II (Administrative) Review Procedure (Administrative/Staff Review with Notice). Administrative decisions are made by the City Planning Director, with public notice and an opportunity for appeal to the Planning Commission. Alternatively the City Planning Director may refer an Administrative application to the Planning Commission for its review and decision in a public meeting;

[...]

C. **Except when this Code provides to the contrary, an application or petition regulated by Titles 10 and 11 of this Code:**

1. **Shall be reviewed by the Planning Director within thirty (30) days to determine if the application is complete, including required drawings, plans, forms, and statements.**

2. **Shall identify the public facilities and access which may be needed to support the development, including but not limited to utilities and transportation infrastructure, and how they will be financed.**

3. **Shall identify off-site conditions including property lines, utility locations and sizes, existing and future streets, land uses, significant grade changes and natural features such as streams, wetlands and sand dunes for an area not less than three hundred (300) feet from the proposed application site that is one (1) acre or larger and within 100 feet from the proposed application site that is less than one (1) acre in size. (Amd. By Ord. No. 4, Series 2011)**

4. **Shall be accompanied by a digital copy or two hard copies of required plans of dimensions measuring 11 inches by 17 inches or less. Costs of document reduction may be passed onto the applicant.**

5. **Shall be filed with a narrative statement that explains how the application satisfies each and all of the relevant criteria and standards in sufficient detail for review and decision-making. Additional information may be required under the specific application requirements for each approval.**

6. **Shall be accompanied by any other information deemed necessary by the**

City Planning Department.

7. **Shall be accompanied by the required, non-refundable fee.**

The application was accompanied by the require, non-refundable fee. This criterion is met.

D. **Evidence Submittal: Except when this Code expressly provides different time limitations, all documents and evidence relied upon by the applicant shall be submitted at least thirty (30) days prior to the hearing as provided in Subsection 10-1- 1-6. (Amd. By Ord. No. 30 Series 1990)**

Additional information and changes to the landscaping plan were received on October 16, 2023 relating to moving the patio from the proposed area on the east side of the building, immediately north of the kitchen door to a proposed landscaped area to the east of the northern parking area. This requires a recalculation of the total impervious and landscaped square footage area. This also proposed a fence on the patio requiring additional review. The changes to the patio shall be processed as a Type I minor landscape review when final details have been submitted to the City of Florence Community Development Department (Condition 4.1). Details of the proposed fence were submitted for review and appear to meet requirements in accordance with FCC 10-34. However, the entire proposed patio area will be reviewed as a single application once all required details are submitted for review.

F. Initiation of applications:

1. **Applications for approval under this Chapter may be initiated by:**

[...]

d. **A record owner of property (person(s) whose name is on the most recently recorded deed), or contract purchaser with written permission from the record owner.**

This application was initiated by a recorded property owner. This criterion is met.

10-1-1-6-1 TYPE I REVIEWS - MINISTERIAL/STAFF REVIEW AND ZONING CHECKLIST:

A. **Type I (Ministerial/Staff Review): The City Planning Director or designee, without public notice and without a public hearing, makes Type I decisions through the staff review (over-the-counter) procedure. Type I decisions are those where City standards and criteria do not require the exercise of discretion (i.e., clear and objective standards). Decisions which require the exercise of discretion must be reviewed as part of procedure which includes public notice. Type I decisions include:**

[...]

2. **Parking Lot Improvements, such as initial surfacing, striping, or changes to accesses or stormwater facilities, but not including parking lot resurfacing or restriping which meets current code requirements.**

[...]

15. **Changes to or the addition of on-site stormwater facilities not reviewed as part of another process.**

The changes to the on-site stormwater are being processed as a Type I decision in accordance with the code section. The applicant also applied for a major landscape modification plan that requires a Type II Administrative Review process. In accordance with FCC 10-1-1-5-B these applications are being consolidated for review and decision.

B. **Zoning Checklist: The City Planning Official reviews proposals requiring a staff review using a Zoning Checklist. The Zoning Checklist is a preliminary review that is intended to ensure a project proposal meets the basic requirements of Title 10 (Zoning) before more detailed plans are prepared and before the City authorizes the Building Official to issue a building permit.**

C. **Application Requirements: Approvals requiring Type I review, including Zoning Checklists, shall be made on forms provided by the City.**

D. **Requirements: The City shall not act upon an application for land use approval and a building permit shall not be issued until the City Planning Official has approved a Zoning Checklist for the proposed project.**

E. **Criteria and Decision: The City Planning Official's review of a Zoning Checklist is intended to determine whether minimum code requirements are met and whether any other land use permit or approval is required prior to issuance of a building permit.**

F. **Effective Date. A Zoning Checklist decision is final on the date it is signed by the City Planning Director. It is not a land use decision as defined by ORS 197.015, and therefore is not subject to appeal to the State Land Use Board of Appeals. A Type I decision is the final decision of the City. It cannot be appealed to City officials through a Type I process.**

These items are being completed and reviewed as part of this review process for the major landscape modification and stormwater management plan at the subject site. These criteria are met.

10-1-1-6-2: TYPE II REVIEWS – ADMINISTRATIVE REVIEWS:

A. **The Planning Director, or designated planning staff may make administrative decisions (limited land use). The Type II procedure is used when there are clear and objective approval criteria and applying City standards requires limited use of discretion.**

B. **Type II (Administrative) Decisions are based upon clear compliance with specific standards. Such decisions include, but are not limited to the following:**

[...]

6. **Type II review is required for modifications to an approved landscaping plan except those changes permitted under the ministerial process, provided the proposed landscaping plan is consistent with the intent and character of the original approval.**

[...]

The applicant proposes removing all existing landscaping and replacing existing vegetation with new vegetation and proposes expansion of existing landscaping areas as seen on Sheet SP 01, SP 04, and LS 01. This application represents a major landscape modification and therefore requires a Type II review. This requirement is being satisfied through this review process. This criterion is met.

[...]

D. Notice - Information:

1. **Type II Decisions: The City will post a notice on the subject property and provide Notice of Application to owners of property within 100 feet of the entire contiguous site for which the application is made. The list of property owners will be compiled from the most recent property tax assessment roll.**

    a. **Notice shall also be provided to the airport as required by ORS 227.175 and FCC 10-21-2-4 and any governmental agency that is entitled to notice under an intergovernmental agreement with the City or that is potentially affected by the proposal. For proposals located adjacent to a state roadway or where proposals are expected to have an impact on a state transportation facility, notice of the application shall be sent to the Oregon Department of Transportation.**

2. **Property Owner Notice shall:**

    a. **Provide a 14 day period of submission of written comments prior to the decision;**

    b. **List applicable criteria for the decision;**

    c. **Set forth the street address or other easily understood geographical reference to the subject property;**

    d. **State the place, date and time that comments are due, and the person to whom the comments should be addressed;**

    e. **State that copies of all evidence relied upon by the applicant are available for review at no cost, and that copies can be obtained at a reasonable cost;**

f. **Include the name and phone number of local government representative to contact and the telephone number where additional information may be obtained.**

Notices were mailed to property owners within 101' feet of the subject site and the property was posted with a sign. The notices posted on the site and mailed to property owners within the buffer area included all required information. This criterion is met.

[...]

F. **Type II decision requirements: The Director's decision shall address all of the relevant approval criteria. Based on the criteria and the facts contained within the record, the Director shall approve with or without conditions or deny the request, permit or action.**

Relevant criteria are being addressed through this review process and the writing of these Findings. All relevant review criteria will be included and the project is reviewed against the relevant criteria. This criterion is met.

G. **Notice of Decision: A notice of the action or decision and right of appeal shall be given in writing to the applicant. Any party who submitted written testimony must provide a mailing address in order to be noticed. The notice may be served personally, or sent by mail. The notice shall be deemed served at the time it is deposited in the United States mail.**

No written testimony was submitted within the time period provided. The Notice of Decisions is mailed to the applicant and their representatives as required. This criterion is met.

H. **Appeal process: As set forth in 10-1-1-7 or appealed by the Planning Commission.**

[...]

10-1-1-7: APPEALS: Under this Title, any limited land use or quasi-judicial decision may be appealed in accordance with the procedure listed below. Administrative decisions may be appealed to the Planning Commission. Planning Commission decisions may be appealed to the City Council.

A. **A notice of intent to appeal must be filed by an affected party, which includes persons testifying orally or in written form at the hearing held on the matter.**

B. **Such appeal shall be initiated within twelve (12) calendar days of the date of the mailing of the decision by filing written notice of appeal with the City of Florence Community Development Department. The person filing the notice of intent to appeal shall also certify the date that a copy of the notice was delivered or mailed by first class mail postage prepaid to all other affected parties. If an appeal is not received by the city no later than 4:00 pm of the 12th day after the notice of decision is mailed, the decision shall be final.**

C. **If the applicant has signed an "Agreement of Acceptance" and there is no other party who could appeal the decision, the appeal period is waived.**

D. The written petition on appeal shall include:

1. A statement of the interest of the petitioner to determine standing as an affected party.

2. The date of the decision of the initial action.

3. The specific errors, if any, made in the decision of the initial action and the grounds therefore.

4. The action requested of the Planning Commission or Council and the grounds therefore.

5. A certification of the date that a copy of the written petition on appeal was delivered or mailed by first class mail postage prepaid to all affected parties.

E. The review of the initial action shall be confined to the issues raised upon appeal and be based on the record of the proceeding below, which shall include:

1. All materials, pleadings, memoranda, stipulations and motions submitted by any party to the proceeding and received or considered as evidence.

2. All materials submitted by the City staff with respect to the application.

3. The minutes of the hearing (if applicable).

4. The Findings on which the decision is based.

5. The notice of intent to appeal or the requests for review and the written petitions on appeal.

6. Argument by the parties or their legal representatives.

F. The Body hearing the appeal may affirm, reverse or amend the decision and may reasonably grant approval subject to conditions necessary to carry out the Comprehensive Plan and ordinances. The Council may also refer the matter back to the Planning Commission for additional information. When rendering its decision, the Body hearing the appeal shall make findings based on the record before it and any testimony or other evidence received by it.

G. Whenever two members of the City Council submit to the Community Development Department a written request for review within twelve (12) days of the date of the mailing of the Planning Commission decision, the Council shall review the decision of the Planning Commission. Each request for review shall identify the issues that the affected parties are to address. The Community Development Department shall deliver or mail by first class mail a copy of the requests for review to all affected parties and to the other members of the Council. Such requests for review shall be considered an appeal, with all affected parties allowed an opportunity to submit written petitions on appeal within the time specified in paragraph A of this subsection. Each person filing a written petition

on appeal shall be heard by the Council. The Council shall review the record to determine whether there is sufficient evidence to support the findings, whether the finds are sufficient to support the Planning Commission decision, and where appropriate, whether the decision of the Commission is a proper interpretation of the applicable ordinances.

H. **Any action or decision by the City Council arising from an appeal, except a referral back to the Planning Commission, shall be final and conclusive.**

I. **The Council, by resolution shall establish a schedule of filing fees for all appeals from final decisions of the Planning Commission. Council shall use the following criteria in establishing such a fee schedule; that the fee charged bear some relation to the City's cost in processing the appeal; and that the fee or fees charged be consistent in amount with fees charged by similar municipalities or agencies. (Amd. by Ord. No. 30, Series 1990)**

This section has been included as a reference for the appeal process and timelines for any party with a standing who may wish to file an appeal of the City's decision on this item.

TITLE 10: CHAPTER 3: OFF-STREET PARKING AND LOADING

10-3-9: PARKING STALL DESIGN AND MINIMUM DIMENSIONS: All off-street parking spaces (except those provided for a single-family; duet, duplex dwelling; or tri-plex, quad-plex, or cluster housing development that provides off-street parking through a carport or garage) shall be improved to conform to City standards for surfacing, stormwater management, and striping and where provisions conflict, the provisions of FCC Title 9 Chapter 5 shall prevail. Standard parking spaces shall conform to minimum dimensions specified in the following standards and Figures 10-3(1) and Table 10-3-3:

[...]

Preliminary Grading & Drainage plan, Sheet SP 03 (Exhibit D), includes the onsite drainage plan with direction of surface drainage. This plan includes the existing stormwater facilities and the addition of catch basins, removal of catch basins, and installation of curb cuts for site drainage.

Existing catch basins between the building and Hwy 101 are proposed to be removed and replaced with the infiltration bioswales and replaced with catch basins at the northern aspect of the property. The parking lot appears to have adequate drainage plans and stormwater facilities. Stormwater facilities will be discussed in more detail under section FCC 9-5. Parking criterion is met as it applies to stormwater management.

TITLE 10: CHAPTER 15: COMMERCIAL

10-15-1: PURPOSE: The Commercial District is intended to preserve and enhance areas within which a wide range of retail sales and businesses will occur.

10-15-2: PERMITTED BUILDINGS AND USES: The following uses shall be permitted only upon affirmative findings by the Planning Commission that the proposed use meets the general criteria in Section 10-15-4 herein.

[...]

Restaurants, drive-ins and walk-ups (including drive-thrus and drive-ups)

[...]

Restaurant, including those with a drive-thru are permitted in the underlying commercial zoning district. The existing and proposed use of the site is a restaurant use. This use is permitted in the Commercial zoning district and does not represent a change of use. This criterion is met.

10-15-4: LOT AND YARD REQUIREMENTS:

[...]

C. Lot Coverage: Eighty-five percent (85%) lot coverage, unless a preservation credit is achieved in accordance with FCC 10-34-2-4.

Lot coverage on the site is included on Sheet SP 01 with Site Data & Calculation included below (Exhibit D). Landscaping coverage is proposed at 31.8% and total onsite coverage by all impervious surfaces is proposed at 68.2%. This represents 20% less impervious surface coverage than the maximum allowed. This criterion is met.

SITE DATA & CALCULATIONS

TOTAL SITE AREA:	26,045 sq.ft.
TOTAL BUILDING FOOTPRINT:	2,426 sq.ft.
% BUILDING COVERAGE:	9.3%
TOTAL PAVED AREA (OVERLAY OF EXISTING ASPHALT):	5,954 sq.ft.
TOTAL EXISTING PAVED AREA TO REMAIN:	4,800 sq.ft.
TOTAL PAVED AREA:	13,754 sq.ft.
% PAVED COVERAGE:	52.8%
TOTAL ONSITE SIDEWALK/CONCRETE AREAS:	1,595 sq.ft
% ONSITE SIDEWALK COVERAGE:	6.1%
LANDSCAPE AREA:	8,273 sq.ft.
LANDSCAPE COVERAGE:	31.8%

10-15-5: SITE AND DEVELOPMENT PROVISIONS:

[...]

B. Fences, Hedges, Walls and Landscaping: Refer to 10-34 of this Title for requirements.

Please see section FCC 10-34 for details and review of fences, hedges, and landscaping.

[...]

D. Vision Clearance: Refer to Section 10-2-13 and 10-35-2-14 of this Title for definitions, and requirements.

Please see section FCC 10-35-2-14 for details and review of vision clearance requirements.

[...]

L. Screening: Any trash, recycling or waste receptacle stored outside of an enclosed building shall be located within a trash enclosure of a minimum of five (5') feet high solid wall, wood or similar or slatted chain link fence.

The site has an existing trash enclosure to the east of the building. Sheet SP 01 describes this as an existing CMU (concrete masonry unit) trash enclosure. On the initial applicant narrative (Exhibit B), the trash enclosure is addressed on page 18 and states the *"existing trash/propone tank enclosure is screened from view from all public streets."* As this is a pre-existing structure it is determined to be acceptable. In addition to the CMU trash enclosure the landscaping plan, Sheet LS 01 (Exhibit D), indicates 4 rhododendrons proposed on the south and north and 1 cherry tree on the south side that will provide additional screening. Specific review of these proposed plantings will be discussed under FCC 10-34. This criterion is met.

Tree Planting Schedule

TREE SYMBOL	QTY	BOTANICAL NAME / COMMON NAME	SIZE
	6	ACER x FREEMANII 'JEFFERSRED' AUTUMN BLAZE RED MAPLE	2" CAL, 10'-12' HT.
	4	PINUS CONTORTA SHORE PINE	5'-6' HT
	9	PRUNUS SERRULATA 'KWANZAN' KWANZAN FLOWERING CHERRY	2" CAL, 10'-12' HT.

Shrub and Grass Planting Schedule

TREE SYMBOL	QTY	BOTANICAL NAME / COMMON NAME	SIZE
		EUONYMUS ALATUS 'COMPACTUS' COMPACT BURNING BUSH	5 GAL
	24	RHODODENDRON ACCIDENTALE WESTERN AZALEA – VARIOUS COLOR	GAL
	12	PRUNUS LAUROCERASUS 'NANA' COMPACT ENGLISH LAUREL	5 GAL
+	33	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	5'-6' HT

TITLE 10: CHAPTER 34: Landscaping

10-34-3: LANDSCAPING

10-34-3-1: Applicability. Except for single-family and duplex dwelling uses, this Section shall apply to all new development as well as changes of use and expansions as described below, and shall apply in all districts except where superseded by specific zoning district requirements. These provisions shall be in addition to the provisions of FCC Title 9 Chapter 5 and where there are conflicts, the provisions of Title 9 Chapter 5 shall prevail.

A. For new developments, all landscaping shall meet current code requirements. (Ord. 4, 2011)

A landscaping plan was submitted as seen on Sheet LS 01 (Exhibit D). This application does not represent new development. This application proposes a redesign of an existing site. With the redesign proposed this would typically require landscaping to be brought up to current code in proportion to the changes proposed. However, the proposed project requests to remove all existing landscaping and therefore shall bring landscaping to current code compliance. The proposed landscaping is reviewed against current code below. This criterion is met or is conditioned to be met.

B. For modifications or additions to existing development, landscaping shall be brought up to current code requirements in the same proportion as the increase in use and/or building size. (Ord. 4, 2011)

The entirety of the existing landscaping is proposed to be removed and replaced including changes to the total square footage of landscaping on-site and modification to on-site curbs and curb locations. The landscaping shall be brought up to current Florence City Code based on the extent of the modification to the existing landscaping plan. The proposed landscaping plan is therefore reviewed against current code. This criterion is met or conditioned to be met as discussed in these Findings.

10-34-3-2: Landscaping Plan Required. A landscape plan is required. All landscape plans shall include the following information:

A. The location and height of existing and proposed fences and walls, buffering or screening materials.

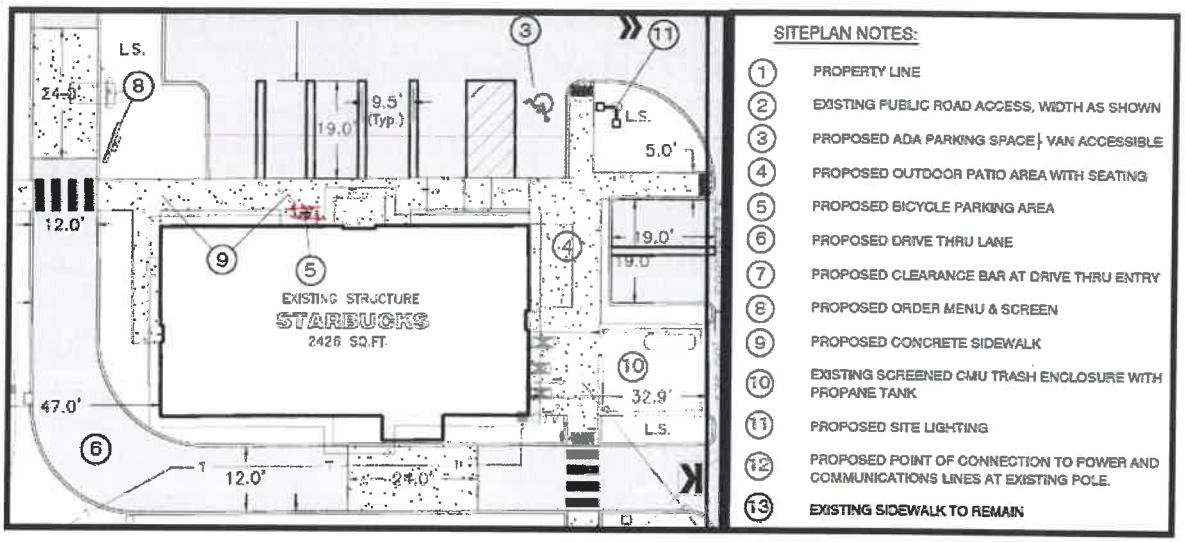
Locations of existing fences and walls were included on site plans submitted (Exhibit D). There is an existing CMU trash enclosure to the east of the building that screens the propane tank and is used as a trash enclosure (Sheet SP 01).

The landscaping plan (Sheet LS 01) includes compact English Laurels along the Hwy 101 frontage and Blue Oat Grass along the northern property line adjacent to the drive thru line, and Blue Oat Grass and Cherry Trees along the southern drive thru lane as screening materials.

The location of fences, walls, buffering, and screening materials were submitted as part of this application. This criterion is met.

B. The location of existing and proposed terraces, retaining walls, decks, patios, shelters, and play areas.

An outdoor patio area is proposed along the eastern elevation of the building, north of the proposed trash enclosure. Changes to this location have been proposed, but the updated calculation for total site impervious surface and pervious surface square footage has not been received as of the writing of these Findings and changes to the number and location of plantings has net been received for the updated patio site. Therefore, these Findings will use the initial proposed location of the patio at number 4 on the snip below from Sheet SP 01.



C. The location, size, and species of the new proposed plant materials (at time of planting).

This information was provided as required by this code section as seen on Sheet LS 01 (Exhibit D). This criterion is met

D. The location(s) of areas where existing vegetation will be cleared and the location(s) of areas where existing vegetation will be preserved, delineated on a recent aerial photo or site plan drawn to scale.

All landscaping areas are proposed to be cleared of existing vegetation and entirely new landscaping (both living plant and non-plant materials) are proposed to be installed. No vegetation is proposed to be preserved. This criterion is met.

E. Existing and proposed building and pavement outlines.

Existing building and pavement outlines are present in the application materials as seen on Sheet SP 04 – Existing Conditions Plan. Proposed building and pavement outlines are present in the application materials as seen on Sheet SP 03 – Preliminary Grading & Drainage Plan. This criterion is met.

F. Specifications for soil at time of planting, irrigation and anticipated planting schedule.

An irrigation plan is included on the landscaping plan, Sheet LS 01 (Exhibit D).

Specifications for soil type and plans to use preferred pocket-planting with soil compost blend around plants is stated on pg. 15 of the application narrative (Exhibit B).

G. Other information as deemed appropriate by the City Planning Official.

No other information is deemed needed at this time. This criterion is met.

10-34-3-3: Landscape Area and Planting Standards. The minimum landscaping area is 15% of the lot area, unless specified otherwise in the applicable zoning district[2] for the proposed use. This required minimum landscaping area may be reduced if preservation credits are earned as specified in Section 10-34-2-4.

[2] Mainstreet District (FCC 10-27) and Old Town District, Area A and B (FCC 10-17A and 10-17B) require 10% of the gross lot area to be landscaped.

The applicant states there will be a net increase in landscaping as existing asphalt will be removed and new landscaping areas will be installed. Sheet SP 01, states the new landscaping coverage will be 3,667 sq. ft. or 21.1% landscaping coverage. This criterion is met.

SITE DATA & CALCULATIONS	
TOTAL SITE AREA (BY CONCURRENT PARTITION):	17,377 sq.ft.
TOTAL BUILDING FOOTPRINT:	2,426 sq.ft.
% BUILDING COVERAGE:	14.0%
TOTAL PAVED AREA (OVERLAY OF EXISTING ASPHALT):	9,899 sq.ft.
% PAVED COVERAGE:	56.9%
TOTAL ONSITE SIDEWALK/CONCRETE AREAS:	1,385 sq.ft
% ONSITE SIDEWALK COVERAGE:	8.0%
LANDSCAPE AREA:	3,667 sq.ft.
LANDSCAPE COVERAGE:	21.1%

A. Landscaping shall include planting and maintenance of the following:

1. One tree per 30 lineal feet as measured along all lot lines that are adjacent to a street.

The subject site has 176 feet of street frontage along Hwy 101 and therefore requires 6 trees when rounded up to the next whole number.

176 / 30 = 5.866

Tree Planting Schedule

TREE SYMBOL	QTY	BOTANICAL NAME / COMMON NAME	SIZE
	6	ACER x FREEMANII 'JEFFERSRED' AUTUMN BLAZE RED MAPLE	2" CAL., 10'-12' HT.
	4	PINUS CONTORTA SHORE PINE	5'-6' HT.
	9	PRUNUS SERRULATA 'KWANZAN' KWANZAN FLOWERING CHERRY	2" CAL., 10'-12' HT.

The proposed tree count exceeds minimum requirements for the site as a whole and meets tree count requirements along the street frontage. 19 trees are proposed on the landscaping plan as seen on Sheet LS 01. 6 of the trees proposed are Autum Blaze Red Maple and are listed to be planted along Hwy 101 frontage within 20' of the public ROW. This criterion is met

2. **Six shrubs per 30 lineal feet as measured along all lot lines that are adjacent to a street.**

The subject site has 176 feet of street frontage along Hwy 101 and therefore requires 36 shrubs when rounded up to the next whole number.

(176 / 30) x 6 = 35.2

Shrub and Grass Planting Schedule

TREE SYMBOL	QTY	BOTANICAL NAME / COMMON NAME	SIZE
	10	EUNYMUS ALATUS 'COMPACTUS' COMPACT BURNING BUSH	5 GAL.
	34	RHODODENDRON ACCIDENTALE WESTERN AZALEA - VARIOUS COLOR	1 GAL.
	12	PRUNUS LAURACERASUS 'NANA' COMPACT ENGLISH LAUREL	5 GAL.
	33	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	5'-6' HT.

56 shrubs are proposed on the landscaping plans as seen on Sheet LS 01 the proposed shrub count exceeds minimum requirements for total shrubs on site. However, in accordance with FCC 10-34-3-3-A-4 the required 1 shrub per 30 linear feet of street frontage is required to be within the first 20 feet of the west property line that abuts Hwy 101. The landscaping plan indicates 12 English Laurels and 3 Compact Burning Bushes. This is a total of 15 shrubs in the first 20 feet of the west lot line abutting street frontage. Another 21 shrubs are required to meeting minimum requirements and a revised landscaping plan shall be submitted to the City Community Development Department (**Condition 5.9**). This code criterion was acknowledged on pg. 23 of 63 of the applicant narrative submitted with the initial application June 2023.

Note, that the Blue Oat Grass is listed on the City Tree and Plant list as a grass and is an acceptable plant choice. However, it is not a shrub and therefore not included in the total shrub count. This criterion is conditioned to be met

3. **Living plant materials shall cover a minimum of 70 percent of the required landscape area within 5 years of planting.**

The applicant states that living plant materials shall cover a minimum of 70% of the required landscape area within 5 years of planting (Exhibit B). The landscaping plan and planting schedule appear to align with this statement. This criterion is met.

4. **Except for preservation of existing significant vegetation, the required plant materials on-site shall be located in areas within the first 20 feet of any lot line that abuts a street. Exceptions may be granted where impracticable to meet this requirement or the intent is better served.**

Required trees may be located within the right-of-way and must comply with Section 10-34-4. Plant materials may be installed in any arrangement and do not need to be equally spaced nor linear in design. Plantings and maintenance shall comply with the vision clearance standards of FCC 10-35-2-13. 5.

The proposed landscaping plan, Sheet LS 01, includes the minimum tree counts within 20 feet of the western lot line that indicates 6 trees (discussed in subsection 1 above) and 15 shrubs (discussed in subsection 2 above). The proposed landscaping plant meets minimum tree requirements in accordance with this Code section, but requires an additional 21 shrubs to meet the minimum 36 shrubs required in the first 20 feet of the lot line abutting a street (Condition 5.9). This criterion has previously been conditioned to be met under subsection 2 above.

5. **Pocket-planting with a soil-compost blend around plants and trees shall be used to ensure healthy growth.**

This code criterion was acknowledged on pg. 23 of 63 of the applicant narrative submitted with the initial application June 2023. This criterion is anticipated to be met.

10-34-3-4: Landscape Materials. Permitted landscape materials include trees, shrubs, ground cover plants, non-plant ground covers, existing native vegetation, outdoor hardscape features and storm water features, as described below.

A. **Plant Selection. A combination of deciduous and evergreen trees, shrubs, and ground covers shall be used, consistent with the purpose of this Chapter. A suggested *Tree and Plant List for the City of Florence* and the *Sunset Western Garden Book* are available at City Hall. The selection of plant and tree species shall be based upon site conditions such as wind and sun exposure, space limitations, water availability, and drainage conditions. The use of indigenous plants is encouraged, and may be required where exposure, slope or soil conditions warrant.**

The plant list from the proposed landscaping plan includes a list of proposed plant materials. All ground cover, shrubs, and trees are proposed to be planted using, or exceeding, the recommended size or gallon containers. The criteria is met.

1. **Ground Cover. Ground cover may consist of separate plants or mowed grass turf. Ground cover plant species shall meet the following minimum standards: plants from 4-inch pots shall be spaced a maximum of 18 inches measured on center, and 1-2 gallon size plants shall be spaced a maximum of 3 feet measured on center.**

Ground cover plants are not proposed. This will be discussed more under section FCC 10-34-3-7-A which requires a vegetated ground cover between hedges and streets/driveways for parking and maneuvering areas adjacent to streets and driveways.

2. **Shrubs. Shrub plant species shall be planted from 3 gallon containers unless otherwise specified in the *Tree and Plant List for the City of Florence*.**

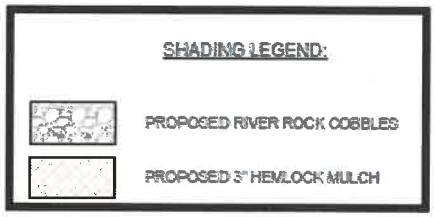
All plants on the landscaping plan are proposed to be from 5-gallon containers with the exception of the rhododendron which are proposed to be planted from 1-gallon containers (1 or 3 is recommended). All shrubs are proposed to be planted from recommended sized containers. This criterion is met.

3. **Trees. Evergreen and deciduous tree species shall meet the following minimum standards: deciduous trees shall be a minimum of 1 ¾ inch caliper (diameter) measured 6 inches above grade, and evergreen trees shall be a minimum of 5 feet tall (Nursery Grade 5/6).**

All trees on the landscaping meet the recommended size from the *Tree and Plant List*. The landscaping plan (Sheet LS 01) includes caliper and height dimensions for proposed trees. The red maple and flowering cherry trees are proposed to be 2" caliper and 10 to 12 feet in height. The Shore Pines are proposed to be 5 to 6 feet in height. This criterion is met.

4. **Non-plant Ground Covers. Bark dust, chips, aggregate, or other non-plant ground covers may be used. Non-plant ground cover located adjacent to pedestrian ways shall be confined to the material within the planting bed to avoid safety hazards by edging 4 inches above-grade or recessing from grade. Non-plant ground covers cannot be a substitute for ground cover plants.**

The landscaping plan specification includes a legend that indicates non-plant ground covering that include river rock cobbles and hemlock mulch. These materials are compliant with this Code section.



The applicant stated in an email dated September 14, 2023 (Exhibit F) that the landscaping materials will be recessed a minimum of 4 inches in compliance with this code section. These criteria are met.

[...]

C. **Hardscape features, such as plazas, pathways, patios and other pedestrian amenities may count toward ten (10) percent of the required landscape area, except in the Old Town and Main Street districts where hardscape features may count toward 50 percent of the landscape area, provided that such features conform to the standards of those districts.**

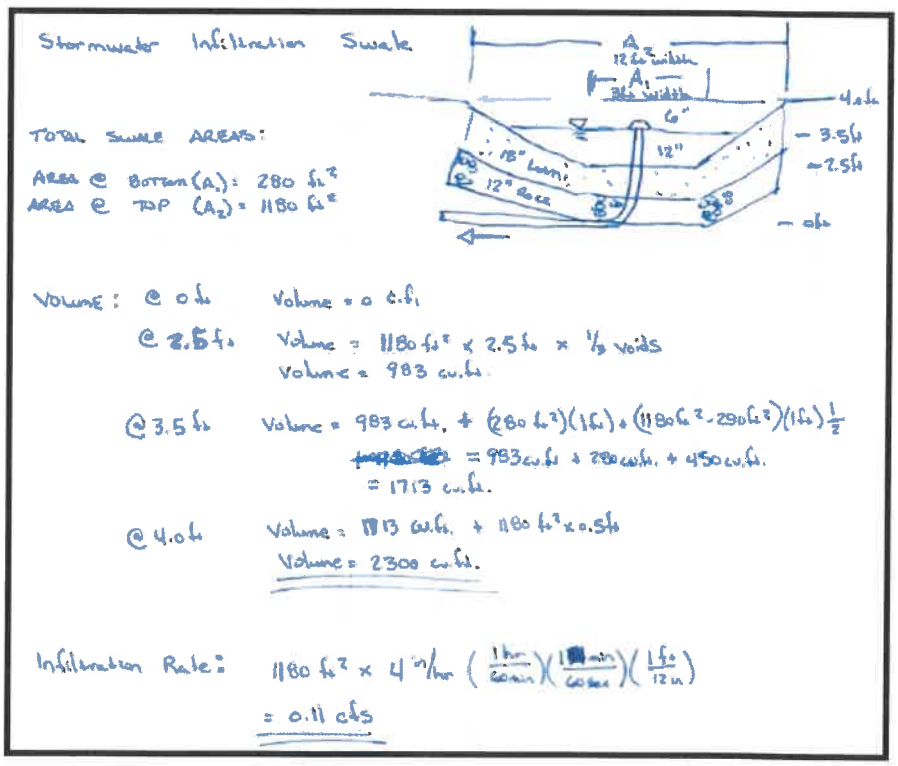
[...]

This application review is not reviewing hardscape features towards landscape requirements. The landscape plan exceeds minimum landscaping requirements.

D. **Storm Water Facilities. Storm water facilities, such as detention/retention ponds and swales shall be landscaped. Landscaped bio-swales are encouraged and shall count toward meeting the landscaping requirement of this section if they are designed and constructed in accordance with the standards specified in Title 9 Chapter 5, and approved by the Public Works Department. Storm water facilities shall be landscaped with water tolerant, native plants.**

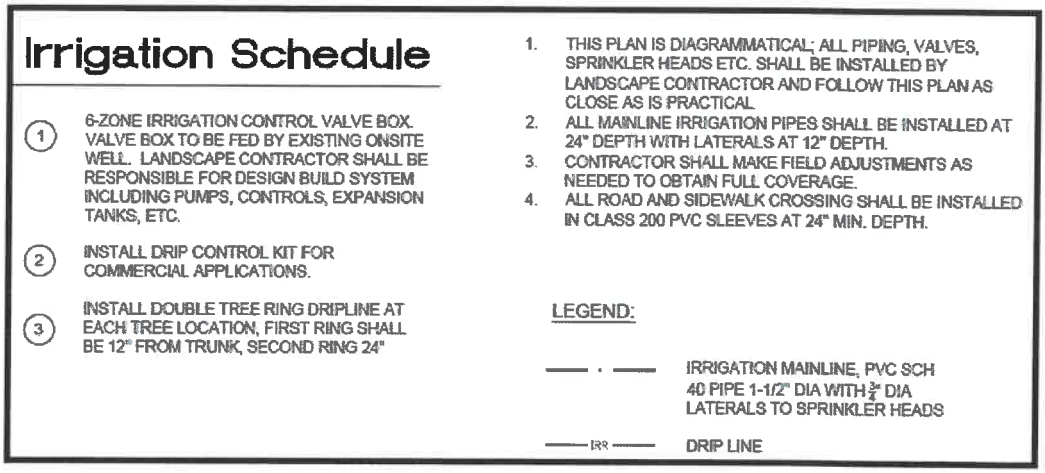
The landscape plans and stormwater management plans submitted do not include specific proposed plants to be used for the stormwater facilities. In accordance with this Code section plants shall be water tolerant native plants and shall be from Appendix G of the Stormwater Design Manual (Condition 6.2). Stormwater is managed on this lot by existing stormwater catch basins and underground stormwater piping. According to the submitted *Stormwater Report & Development Plan* the onsite stormwater piping will connect to public systems under Hwy 101 after retention and detention. Directing on-site stormwater to public ROW facilities is not permitted in code, but is determined to be a pre-existing, non-conforming situation and is therefore deemed adequate. More stormwater is not anticipated to be released than pre-development stormwater outflow based on the net decrease in impervious surface proposed on site.

There are two bioswale facilities proposed along the Hwy 101 frontage between the ROW and the drive thru lane on the west portion of the property that are proposed to use a combination of a sandy loam topsoil and plantings to remove sediments and hydrocarbons. This is stated to be in accordance with the City's *Stormwater Design Manual*. The bioswales are proposed to have 18" of loam top soil and 12" of rock below, which is consistent with the *City's Stormwater Design Manual,* Sheet SW-120 for a simplified / presumptive approach for a bioswale.



10-34-3-5: Irrigation. Permanent, underground irrigation is required for all landscaping, except existing native vegetation that is preserved in accordance with the specifications of Section 10-34-2-2 and new drought tolerant plants which must have temporary irrigation for plant establishment. All irrigation systems require an irrigation permit and shall be installed with a backflow prevention device per FCC 9-2-3-5.

Permanent underground irrigation is proposed with details listed on Sheet LS 01. Please see a snip of the irrigation schedule below. This criterion is met.



Irrigation Schedule

1. 6-ZONE IRRIGATION CONTROL VALVE BOX. VALVE BOX TO BE FED BY EXISTING ONSITE WELL. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN BUILD SYSTEM INCLUDING PUMPS, CONTROLS, EXPANSION TANKS, ETC.
2. INSTALL DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS.
3. INSTALL DOUBLE TREE RING DRIPLINE AT EACH TREE LOCATION, FIRST RING SHALL BE 12" FROM TRUNK, SECOND RING 24"

1. THIS PLAN IS DIAGRAMMATICAL; ALL PIPING, VALVES, SPRINKLER HEADS ETC. SHALL BE INSTALLED BY LANDSCAPE CONTRACTOR AND FOLLOW THIS PLAN AS CLOSE AS IS PRACTICAL
2. ALL MAINLINE IRRIGATION PIPES SHALL BE INSTALLED AT 24" DEPTH WITH LATERALS AT 12" DEPTH.
3. CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS AS NEEDED TO OBTAIN FULL COVERAGE.
4. ALL ROAD AND SIDEWALK CROSSING SHALL BE INSTALLED IN CLASS 200 PVC SLEEVES AT 24" MIN. DEPTH.

LEGEND:

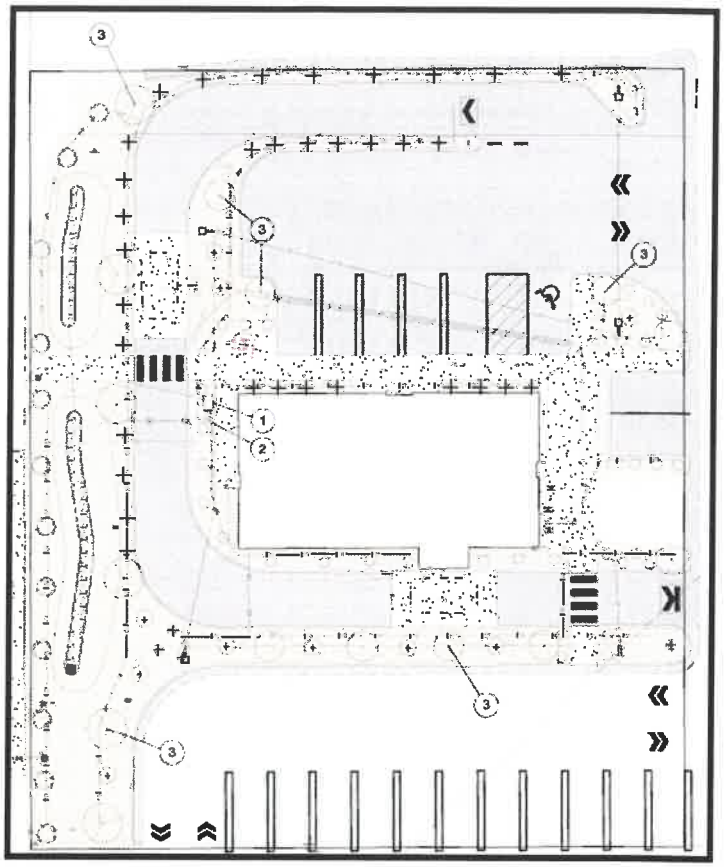
—— · —— IRRIGATION MAINLINE, PVC SCH 40 PIPE 1-1/2" DIA WITH ¾" DIA LATERALS TO SPRINKLER HEADS

——IRR—— DRIP LINE

10-34-3-6: Parking Lot Landscape Standards. All parking lots shall meet Parking Area Improvement Standards set forth in FCC 10-3-8. Parking areas with more than twenty (20) spaces shall include interior landscaped "islands" to break up the parking area. Interior parking lot landscaping shall count toward the minimum landscaping requirement of Section 10-34-3-3. The following standards apply:

[...]

Changes to the layout of the site are proposed, but the building and majority of the landscaping areas are pre-existing. The site requires 19 parking spaces. Therefore, parking lot 'islands' are not required, but interior parking lot landscaping areas have been provided as seen in the landscaping plan provided on Sheet LS 01. This criterion is not applicable.



B. Parking islands shall be evenly distributed to the extent practicable with a minimum of one tree selected from the *Tree and Plant List for the City of Florence* installed per island;

No landscaped 'islands' are proposed or required as part of this application. The parking lot is not proposing additional parking spaces and is pre-existing with fewer than 20 parking spaces. This criterion is met.

C. Parking island areas shall provide a minimum of 30 square feet of planting area and any planting area dimension shall be a minimum of 5 feet on any side (excluding curb dimensions), unless reduced by the Planning Commission where a lesser distance will provide adequate space for healthy plant growth;

Parking islands are not required. This code section is not applicable.

D. Irrigation is required for interior parking lot landscaping to ensure plant survival;

As previously discussed, an irrigation schedule and plan has been submitted as part of this application. This criterion is met.

E. Living plant material shall cover a minimum of 70% of the required interior parking lot landscaping within 5 years of planting; and

As previously discussed, the applicant narrative states that living plant materials will cover a minimum of 70% of the landscaping areas withing 5 years of planting. In accordance with FCC 10-34-3-8 any plantings that fail to thrive or are removed shall be replaced within 6 months of their dying or removal (Informational 1). This criterion is met.

F. Species selection for trees and shrubs shall consider vision clearance safety requirements and trees shall have a high graft (lowest limb a minimum of 5 feet high from the ground) to ensure pedestrian access.

Selected plants and locations are anticipated to be appropriate for vision clearance and safety requirements. All vegetation on site shall be maintained in a way that maintains vision clearance for safety and all trees shall be maintained with the lowest limb a minimum of 5 feet from the ground in accordance with this code section to ensure pedestrian access (Condition 5.1). This criterion is met or is conditioned to be met.

10-34-3-7: Buffering and Screening. Buffering and screening are required under the conditions listed below. Walls, fences, and hedges shall comply with the vision clearance requirements and provide for pedestrian circulation, in accordance with FCC 10-35-2-13. (See Section 10-34-5 for standards specific to fences and walls.)

A. Parking/Maneuvering Area Adjacent to Streets and Drives. Where a parking or maneuvering area is adjacent and parallel to a street or driveway, a berm; an evergreen hedge; decorative wall (masonry or similar quality material) with openings; arcade; trellis; or similar partially opaque structure 3-4 feet in height shall be established between street and driveway or parking area. See also FCC 10-3-7-D for standards specific to parking lots adjacent to the street. The required screening shall have breaks or portals to allow visibility (natural surveillance) into the site and to allow pedestrian access to any adjoining walkways. Hedges used to comply with this standard shall be a minimum of 36 inches in height at maturity, and shall be of such species, number, and spacing to provide year-round screening within five (5) years after planting. Vegetative ground cover is required on all surfaces between the wall/hedge and the street/driveway line.

This site has two areas that require screening for headlights from the parking and maneuvering areas that are adjacent or parallel to streets or driveways.

1) Hwy 101 ROW to the west of the subject site. This ROW parallels the drive thru lane that has a north to south orientation.

   Along the Hwy 101 sidewalks the landscaping plan proposes compact English Laurels. According to the *Tree and Plant List* these plants can reach a diameter of 6 feet and a height of 15 feet at maturity and are evergreen. 12 of these plants are proposed at approximately even intervals along the west property line and are anticipated to be adequate for headlight screening purposes. Plants along the public ROW and the pedestrian access point on the north property line shall be maintained in away to not encroach on public ROW or pedestrian ingress and egress points. In accordance with this code section the English Laurels shall be maintained at a height of at least 3 feet in height for screening and in accordance with FCC 10-3-8-G they shall be maintained at a height not to exceed 6 feet in height (Condition 5.2 and 5.3).

The landscaping plan proposes Blue Oat Grass along the drive thru lane. According to the *Tree and Plant List* this plant is evergreen and can reach a height of 3 feet. Due to the annual pruning recommendations for this plant additional vegetation shall be planted to provide year round screening of headlights on-site to prevent light trespass off site. A revised landscaping plan shall be submitted that include evergreen shrubs along the northern driveway entrance (Condition 5.11). The shrubs required by this condition may be in addition to the proposed Blue Oat Grass or may be a substitution for it.

In accordance with this code section a 'vegetative ground cover is required on all surfaces between the wall/hedge and the street/driveway line.' The current land scaping plan indicates 3" hemlock mulch in these areas rather than a vegetative ground cover. An updated landscaping plan and plant list indicating the plant ground cover that meet the criteria of FCC 10-34-3-4-A1 from the compact English Laurel to the sidewalk shall be submitted to the City Community Development Department within 6 months of this approval (June 27, 2024) (Condition 5.4).

2) The driveway entrance to the greater commercial complex site along the northern property line run parallel to the entrance to the drive thru that has an east to west orientation. This driveway is also adjacent to the onsite maneuvering areas on the north of the site.

   As previously discussed, Blue Oat Grass reaches is anticipated to reach 3' in height at maturity and is listed as evergreen on The Tree and Plant List. To ensure the plants reach an above grade height to sufficiently screen headlights from the driveway access to the north of this site a minimum 12" berm shall be installed in the planting area along the northern property line. This landscaping area shall also include additional evergreen shrubs to ensure year-round screening of headlights from onsite and prevent light trespass or glare off-site (Condition 5.6).

These criteria have either been met or are conditioned to be met.

B. **Parking/Maneuvering Area Adjacent to Building. Where a parking or maneuvering area or driveway is adjacent to a building, the area shall be separated from the building by a curb and a raised walkway, plaza, or landscaped buffer not less than five (5) feet in width. Raised curbs, bollards, wheel stops, or other design features shall be used to protect pedestrians, landscaping, and buildings from being damaged by vehicles.**

The parking and maneuvering areas adjacent to the building is separated by either a walk way not less than 5' in width and/or a curb that is 6" in height. This criterion is met.

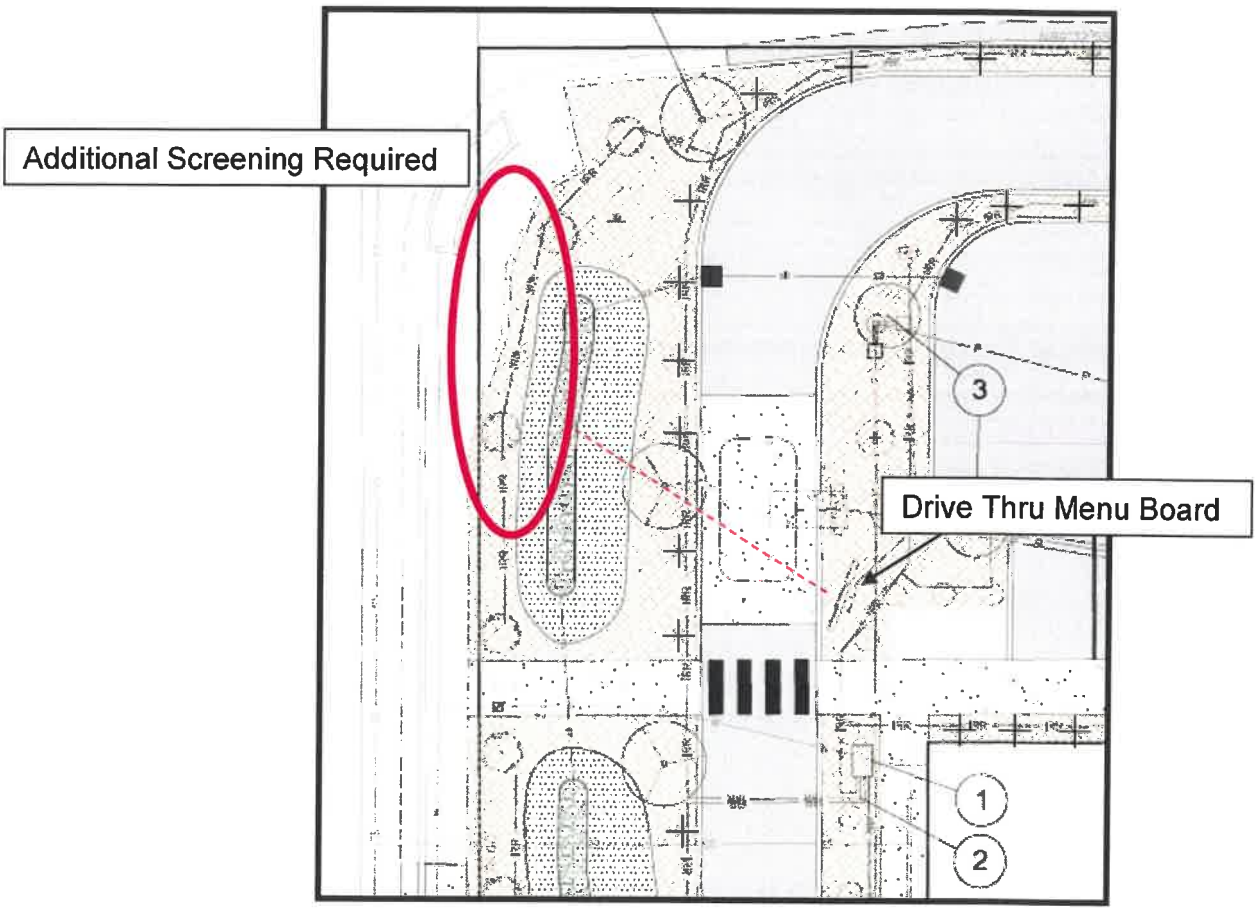
C. **Screening of Mechanical Equipment, Outdoor Storage, Service and Delivery Areas, and Other Screening When Required. All mechanical equipment, outdoor storage and manufacturing, and service and delivery areas shall be screened from view from all public streets and adjacent Residential districts. When these or other areas are required to be screened, such screening shall be provided by:**

   1. **a decorative wall (i.e., masonry or similar quality material),**
   2. **evergreen hedge,**
   3. **opaque or sight-obscuring fence complying with Section 10-34-5, or**

4. a similar feature providing an adequate screen.

The existing propane tank is proposed to remain on site on the east side of the existing building. The propane tank is located within an existing CMU enclosure and additional landscaping is proposed on the north and south side of the enclosure to further screen the mechanical equipment, as previously discussed.

The menu board is facing the Hwy 101 ROW and is oriented northwest towards the northwest corner of the lot and the driveway access across from 20th Street. Additional landscaping materials, either living plant material or solid fencing shall be required at a minimum of 3 to 4 feet in height to effectively screen the menu board from drivers on the ROW in accordance with FCC 10-34-3-7-A **(Condition 5.7)**. This is necessary to minimize distraction to drivers.



The English laurel on the western property and Blue Oat Grass on the northern property line are anticipated to reach a height that will adequately screen on-site headlights from the Hwy 101 public ROW and the on-site access to the north driveway access between this site and the McDonalds Location at 2060 Hwy 101. If these plantings do not provide adequate screening or reach the minimum required height for screening in accordance with FCC 10-34-3-7-A then they shall be replaced with plants that meet minimum requirements **(Condition 5.10)**. This criterion is met or is conditioned to be met.

D. **Abutting Land Use Buffers. When a commercial, industrial, or other non-residential use abuts a residential district or residential land use, a visual and noise buffer shall be established and maintained immediately adjacent to the residential property line, consistent with the standards listed in the table below. In no case shall the buffer strip be less than 15 feet in width unless reduced by the Planning Commission where a lesser distance will provide adequate buffering. The buffer strip may include existing vegetation, landscape plantings, evergreen hedge, berm, fence, and/or wall components. Fence and wall structures shall be not less than 6 feet and no more than 8 feet in height (see also Section 10-34-5). The landscaped buffer shall effectively screen at least 70 percent of the view between districts within five (5) years. Significant vegetation in these buffer strips may be preserved in accordance with Section 10-34-2, and replanting of local native vegetation is encouraged.**

This site does not abut residential zoning or uses. This criterion is not applicable.

10-34-3-8: Maintenance. If the plantings fail to survive, the property owner shall replace them with an equivalent specimen (i.e., native Rhododendron replaces native Rhododendron, evergreen shrub replaces evergreen shrub, deciduous tree replaces deciduous tree, etc.) within six (6) months of their dying or removal, whichever comes first. All man-made features required by this Code shall be maintained in good condition, or otherwise replaced by the owner within six (6) months of any such feature being removed or irreversibly damaged (whichever comes first).

No maintenance schedule has been submitted. All plants shall be properly maintained to ensure health and success of the plantings. Any failed or removed planting shall be replaced with an equivalent specimen in accordance with this code section. (Condition 5.8). These criteria are conditioned to be met.

10-34-4: STREET TREES: Street trees are trees located within the right-of-way.

All trees proposed on the landscaping plan are proposed to be planted on the site and not in the public ROW. This criterion is not applicable.

TITLE 9: CHAPTER 5: STORMWATER MANAGEMENT UTILITY

9-5-1-8: STORMWATER MANUAL, ADOPTION BY REFERENCE: Except as noted below in Sections 9-5-1-8 A and B, the standards and requirements contained in the 2008 City of Portland Stormwater Management Manual, the 2008 City of Portland Erosion and Sediment Control Manual, and the City of Florence Stormwater Design Manual, December 2010, are adopted by reference into this Code.

A. **The following Sections of the 2008 City of Portland Stormwater Management Manual are not adopted by the City of Florence:**

- **Appendix A: (City of Portland Code and Policy)**
- **Appendix B: (Vendor Submission)**
- **Appendix D: (Submittal Guides)**
- **Appendix E: (Storm Development Methodology)**

• Other Sections that the Florence Public Works Director finds are not directly applicable to Florence or are partially applicable because they have been modified by the Florence Stormwater Design Manual, December 2010.

B. The City of Florence Stormwater Design Manual, December 2010, shall supersede the 2008 City of Portland Stormwater Management Manual.

This section was included as a reference for stormwater design requirements and resources for the City of Florence.

9-5-2: DRAINAGE PLAN SUBMITTAL REQUIREMENTS:

9-5-2-1: GENERAL: A.

A Drainage Plan is required for all development, except as provided in FCC 9-5-2-4. Submittal requirements are tailored to the size and impacts of the development. The submittal requirements are specified in the Stormwater Manual.

A drainage plan was submitted as part of this application on Sheet SP 03 (Exhibit D). This criterion is met.

B. A registered Professional Engineer licensed by the State of Oregon shall prepare, certify, and seal the Drainage Plan whenever a Professional Engineer is required in the Stormwater Manual or state law. Furthermore, prior to land disturbing activity, the developer for the land disturbing activity shall certify that the proposed activities will be accomplished pursuant to the approved plan.

The registered drainage plan is stamped by a registered Professional Engineer licensed by the state of Oregon. This criterion is met.

C. If a land use approval is required, the Drainage Plan shall be submitted and approved as part of the land use approval process. If no land use approval is required, the Drainage Plan shall be submitted as part of the application for a construction or facility permit.

Land use approval is required for this project. The drainage plan was submitted for review as required by this Code section. This criterion is met.

9-5-2-4: EXEMPTION AND MODIFIED REQUIREMENTS:

A. Exemptions: Projects exempt from the requirements of this Code include:

1. Projects with site development applications submitted for City review and approval prior to the effective date of this Code.

2. Emergency projects which if not performed immediately would substantially endanger life or property.

3. **Public works and private utility projects completely within easements adjacent to the public right-of-way which do not add impervious surface (not to include trenching activities) or impact water quality, wetlands, streams, open space buffers, park and recreation lands, or natural resource lands.**

4. **Grading and working of land for agricultural purposes, provided the activity does not affect water quality, wetlands, streams, open space buffers, park and recreation lands, or natural resource lands.**

5. **Maintenance of public roads or utilities when performed by a public agency and the project has been reviewed and approved for compliance with applicable State, Federal and City regulations, and the work is in an existing right-of-way or easement dedicated to or on property owned by the City.**

6. **Public Works maintenance activities for routine repetitive activities, provided that erosion and sediment control measures are implemented as required.**

7. **All utility trenching and installation where said utility has filed a plan with the City that addresses sediment and erosion control methods to be implemented as part of the work.**

This project is not exempt from the requirement to submit and stormwater management and drainage plan. The required plans were submitted for review. This criterion is met.

B. **Modified Requirements: Projects described below shall follow the requirements contained in the "Erosion Prevention and Sediment Control Practices for Single Family Residences and Small Projects" brochure available from the City:**

1. **Single family residential construction projects that are separate from the development (partitioning or subdividing) of the land.**

2. **Non-residential construction projects adding less than 500 square feet of impervious surface to the area.**

3. **Land clearing and grading activities disturbing less than 10,000 square feet of land and involving less than 50 cubic yards of excavated or fill material.**

C. **In accordance with Section 9-5-2-1 the City Manager or his/her designee will determine if a proposed project meets the criteria defined by Section 9-5-2-4 The City reserves the right to require additional protection measures if a project is deemed to present a risk to the community.**

This project proposes an overall decrease in pervious surface than exists onsite. Therefore, this project qualifies for modification requirements in accordance with this section as non-residential construction projects adding less than 500 square feet of impervious surface. This criterion is met.

9-5-3: STORMWATER DESIGN CRITERIA:

9-5-3-1: GENERAL:

A. The criteria in Section 9-5-3 shall be used in the design of public and private stormwater drainage and management systems. Stormwater management facilities shall be constructed in accordance with the Stormwater Manual: the 2008 Portland Stormwater Management Manual, as superseded by the December 2010 City of Florence Stormwater Design Manual; and the 2008 City of Portland Erosion and Sediment Control Manual.

9-5-3-2: STORMWATER QUANTITY (FLOW CONTROL):

A. A 25-year, return period storm shall be used for the design of all private and public stormwater drainage systems.

B. Onsite stormwater management facilities shall be required to prevent the post-development runoff rates from a project site from exceeding the pre-development runoff rates from the site, based on a 2 through 25-year storm. Exemptions to this requirement may be approved by the City Manager or his/her designee if it is determined that a more effective solution is available and that downstream capacity will accommodate the increase in flow.

C. Each new development project is responsible for mitigating its impacts on the stormwater system. This mitigation requirement can be satisfied through the use of any of the following techniques, subject to the other limitations identified by this Code:

1. Construction of onsite facilities to limit the flow rate of stormwater runoff leaving the development site, in accordance with the Stormwater Manual.

2. Enlargement or improvement of the down gradient conveyance system in accordance with the requirements of this Code and the City of Florence Stormwater Management Plan.

D. The development of any land requiring a Drainage Plan shall address onsite and off-site drainage concerns, both up gradient and down gradient (a minimum of 1/4-mile) of the project, including:

1. Modifications to the existing onsite stormwater drainage and management facilities and drainage patterns shall not restrict or redirect flows creating backwater or direct discharge onto off-site property to levels greater than the existing condition unless approved by the affected offsite property owners and the City. Proof of off-site property owners approval shall be provided by having the affected property owner(s) sign an easement identifying the location of the backwater storage or impoundment area. This area shall be clearly shown on the submitted Drainage Plan site sheet(s). The easement shall be in a form approved by the City and recorded with the Lane County Deeds and Records Office.

2. **Stormwater facilities shall be designed and constructed to accommodate all flows generated from the project property in accordance with the land use zoning as shown in the most recent approved City Code.**

3. **Capacity of the downstream drainage system to determine if increases in peak flow rates resulting from the proposed development can be accommodated.**

E. **The types of stormwater management controls presented in the Stormwater Manual are available for owners and developers to use in satisfying the pre-developed and post-development runoff requirement. More than one of these types of controls may be needed to satisfy the runoff requirement. In areas where the runoff requirement in Section 9-5-3-2-F are exempt or partially exempt, the City may require improvements to the down gradient conveyance system.**

The submitted Stormwater Management Report includes details of the stormwater flow quantality that are in compliance with requirements and design standards of the Florence Stormwater Design Manual. These criteria are met.

9-5-3-3: STORMWATER QUALITY:

A. **Stormwater management facilities to treat stormwater are required for certain types of projects. These water quality facilities shall be designed and constructed for all projects requiring a Drainage Plan and for other projects as required by this section. Stormwater management facilities required for development shall be designed, installed and maintained in accordance with the Stormwater Manual, which is based on achieving at least 70% removal of the Total Suspended Solids (TSS) from the flow entering the facility for the design storm specified in the Stormwater Manual.**

A stormwater management plan for proposed and existing facilities to treat stormwater was submitted. The stormwater management plan submitted states it will be designed using a simplified presumptive approach swale as seen on sheet number SW-120 in accordance with the City of Florence Stormwater Management Design Manual (Exhibit E). This criterion is met.

B. **Water quality facilities shall be designed and constructed for all projects requiring a Drainage Plan.**

The applicant is proposing 2 bioswales to be include on the west portion of the lot between the Hwy 101 ROW and the drive-thru lane. These bioswales are proposed to be built to City standards and include vegetation for infiltration of pollutants. This criterion is met.

C. **Projects located in the Zones of Contribution must have pre-treatment facilities prior to infiltration facilities as prescribed in the Stormwater Manual. When a wellhead protection plan is developed and adopted by the City, this specific requirement may be rescinded or modified by the City.**

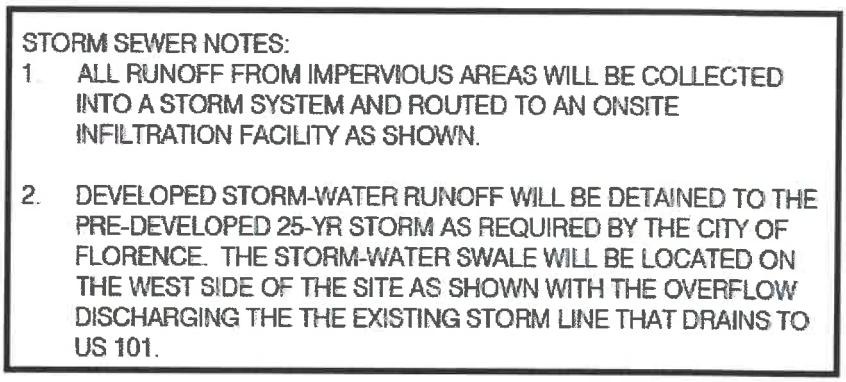
According to both the Stormwater Design Manual and the 2013 Aquifer Protection Plan, the subject site is not within the Zone of Contribution. This criterion is not applicable.

D. The water quality design storm shall be based on an intensity of 0.25 inches per hour, or 0.83 inches for a 24-hour SCS Type 1A rainfall return event.

The water quality design was based on an intensity of 0.25 inches per hour or 0.83 inches per hour for a 24-hour rainfall event. This criterion is met.

E. Water quality facilities must be designed to prevent damage to the facility for flows exceeding the water quality design storm and to ensure no re-suspension of pollutants, consistent with the Stormwater Manual.

Overflow is addressed on Sheet SP 03, see snip below. In the last line of number 2 it states *"overflow discharging the the existing storm line that drains to US 101."* This is likely a service line and is anticipated to be acceptable. This criterion is met.



STORM SEWER NOTES:

1. ALL RUNOFF FROM IMPERVIOUS AREAS WILL BE COLLECTED INTO A STORM SYSTEM AND ROUTED TO AN ONSITE INFILTRATION FACILITY AS SHOWN.

2. DEVELOPED STORM-WATER RUNOFF WILL BE DETAINED TO THE PRE-DEVELOPED 25-YR STORM AS REQUIRED BY THE CITY OF FLORENCE. THE STORM-WATER SWALE WILL BE LOCATED ON THE WEST SIDE OF THE SITE AS SHOWN WITH THE OVERFLOW DISCHARGING THE THE EXISTING STORM LINE THAT DRAINS TO US 101.

F. Sensitive areas shall be protected by a buffer zone of native, undisturbed vegetation. . .

Sensitive areas are not present on the subject site. This criterion is not applicable.

G. The types of stormwater management facilities presented in the Stormwater Manual are available for owners and developers to use in satisfying the stormwater quality requirement. More than one of these types of facilities may be required to satisfy this requirement.

A bioswale from Sheet SW-120 was proposed to be used for the stormwater management facilities on site. This is deemed acceptable and encouraged by this code section. This criterion is met.

9-5-4: MAINTENANCE RESPONSIBILITY:

[...]

9-5-4-2: PRIVATE FACILITIES:

A. Private stormwater facilities must be maintained in accordance with the Operations and Maintenance Plan approved as part of the Drainage Plan. The

Operations and Maintenance Agreement will be recorded with the Lane County Deeds and Records Office. The Stormwater Manual contains the Operations and Maintenance Agreement Form to be used. A log of all maintenance activity shall be kept by the owner and made available to the City upon request. The City may, at its option, inspect the facilities for compliance with the requirements. If a property owner fails to maintain their facilities, the City may issue a written notice specifying the required actions. If corrective actions are not completed in a timely manner, the City may pursue legal remedies to enforce the provisions of the Operations and Maintenance Plan. The City will only enter the property to perform the required corrections if the public's health and public property are in imminent danger. In this situation, reasonable attempts will be made to contact the property owner(s), but a written notice may not be required. The property owner(s) will be billed for City incurred expense.

B. **The Maintenance Agreement shall provide that upon notification by the City of any violation, deficiency or failure to comply with the agreement or this Code, corrections shall be completed within ten (10) days after notice thereof. Thereafter the City may pursue legal action to enforce the provisions of the agreement. In an emergency situation, the City may provide for all necessary work to place the facility in proper working conditions. The persons specified as responsible for maintenance in the Maintenance Agreement shall be charged the costs of the work performed by the City or its agents.**

The proposed stormwater system represents a private stormwater facility system. Therefore, the facility shall be maintained in accordance with the Operations and Maintenance Plan with a sign agreement submitted to the City prior to opening the business to the public (Condition 6.1).

2020 FLORENCE REALIZATION COMPREHENSIVE PLAN

Chapter 2: Land Use: Commercial

Policies

3. **The City shall promote the efficient use of available lands designated for the establishment of commercial uses.**

The proposed use is a use permitted outright in the underlying zoning district. The redesign and proposed use represent efficient use of available commercial lands for a commercial use.

4. **The City shall encourage commercial developments which enhance their surroundings through the on-site use of attractive architecture, relative scale, abundant landscaping, vehicular access improvements and appropriate signage.**

The proposed landscaping plan and site project exceed landscaping minimum for both minimum trees required and for minimum square footage of landscaping area required on site

Chapter 9: Economic Development

5. **The City shall encourage Florence's tourism industry through maintaining and enhancing the aesthetics of streets and public spaces, working with partners to market the area for visitors, and supporting events that promote the community for visitors.**

The redesign of the subject site represents an enhancement of the aesthetics of site and the street frontage along the site through refreshed landscaping.

CONCLUSION

The landscaping plan meets applicable Florence City Code with the conditions of approval as included in the Findings above. The Stormwater management plan as proposed meets the requirements of the City's Stormwater Management Design Manual.

VI. INFORMATIONALS

1. Living plant material shall cover a minimum of 70% of the landscaping areas with in 5 years of planting. All plants that fail to thrive or are removed shall be replaced in accordance with the maintenance criteria in FCC 10-34.

VI. 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.

1. Approval shall be shown on conditions of approval as supported by the following record:

"A"	Findings of Fact
"B"	Application & Applicant Narrative
"C"	NOIC Response
"D"	Site Plan
"E"	Stormwater Management Report
"F"	Email Correspondence

Findings of Fact attached as Exhibit "A" are incorporated by reference and adopted in support of this decision. 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.

4. FCC 10-1: Zoning Administration

4.1 The proposed patio area change in location shall be processed as a Type I minor landscaping modification when a complete application has been submitted to the City of Florence Community Development Department

5. FCC 10-34: Landscaping

5.1 All vegetation shall be maintained on site to ensure vision clearance is maintained. This shall include, but not be limited to FCC 10-34-3-6-F criteria for the lowest limb to be a minimum of 5 feet from the ground

5.2 Compact English laurel shrubs and hedges shall be maintained at a minimum of 3 feet in accordance with FCC 10-34-3-7 screening requirements and at a maximum of 6 feet in height in accordance with FCC 10-3-8-G Code criteria.

5.3 All vegetation shall be maintained in a manner to prevent encroachment onto public ROWs, sidewalks, and/or pedestrian access point and walk ways.

5.4 In accordance with FCC 10-34-3-7-A a vegetative ground cover shall be planted and maintain between the compact English Laurel shrub/hedge and the public ROW. An updated plan shall be submitted to the City of Florence Community Development Department within 6 months from this approval (June 27, 2024)

5.6 A minimum 12" berm shall be installed and maintained along in the norther plating area on the north property line to ensure that the proposed vegetation meet the minimum screening height of 3' in height.

5.7 Additional screening shall be installed at the northwest corner of the lot near the Hwy 101 ROW and the site driveway access between this site, 1940 Hwy 101 and 2060 Hwy 101 to meet compliance with screening requirements in accordance with FCC 10-34-3-7-C.

5.8 In accordance with FCC 10-34-3-8 all plantings on site shall be maintained. Plantings that fail to survive they shall be replaced with an equivalent specimen with in 6 months of their dying or removal, whichever is first.

5.9 In accordance with FCC 10-34-3-3-A-4, a minimum of 6 shrubs for every 30 linear feet as measured along lot lines adjacent to a street are required within the first 20 feet of the abutting lot line. The Hwy 101 street frontage is 176 feet and therefore, 36 shrubs are

required within the first 20 feet of the western lot line abutting Hwy 101. 15 shrubs are proposed on the landscaping plans. A revised landscaping plan shall be submitted to the City Community Development Department within 6 months of this approval (May 27, 2024) that meets minimum requirements.

5.10 In accordance with FCC 10-34-3-7-C, plantings shall provide adequate screening of the onsite menu board and vehicle headlights in the drive thru queue by meeting minimum screening requirements and dimensions then these planting shall be replaced by plantings or by opaque fencing materials that meet minimum screening requirements.

5.11 Blue Oat Grass is determined to be insufficient for year round screening of headlights. This is an approved plant on the City's Tree and Plant List. To ensure adequate, year-round screening of head lights, landscaping areas that are require to provide screening shall either include evergreen hedges instead of the Oat Grass or in addition to the proposed Oat Grass. A revised landscaping plan shall be submitted to the Florence Community Development Department within 6 months (June 27, 2024)

6. FCC 9-5: Stormwater Management Utility

6.1 The stormwater facility system shall be maintained in accordance with the Operations and Maintenance Agreement for the life of the business and/or facility. A signed agreement shall be received prior to opening the business to the public.

6.2 In accordance with FCC 10-34-3-3-D, all plants used in the stormwater facilities shall be water tolerant, native plants found in the *City's Stormwater Design Manual,* Appendix G. A complete list of proposed plantings and planting plan for the stormwater facilities shall be submitted to the City Community Development Department for review within 6 months (June 27, 2024)

VIII. EXHIBITS

"A"	Findings of Fact	"D"	Site Plan
"B"	Application & Narrative	"E"	Stormwater Management Report
"C"	NOIC Response	"F"	Email Correspondence

APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT, this 27th day of December, 2023.

Clare Kurth

Clare Kurth
Assistant Planner

EXHIBIT B FILE # AR 23 10 DR 01
CK

FLORENCE, OREGON
TYPE I / II SITE PLAN REVIEW
APPLICATION

PROPERTY OWNERS:	**FLOHOOF, LLC ETAL** **PO BOX 1538** **CORVALLIS, OR 97339**
APPLICANT:	**DICKERHOOF PROPERTIES** **ATTN: DARREN DICKERHOOF** **PO BOX 1583** **CORVALLIS, OR 97339**
LOCATION:	**1940 HWY 101, FLORENCE, OR 97439**
MTL:	**18122622 TL 5002**
ZONING DESIGNATION:	**C (COMMERCIAL)**
PROPERY SIZE:	**17,377 SQUARE FEET**

AGENT

RHINE-CROSS GROUP, LLC
112 N 5TH STREET - SUITE 200
PO BOX 909
KLAMATH FALLS, OREGON 97601
(541) 851-9405

CITY OF FLORENCE, OREGON
STARBUCKS TYPE I/II
SITE PLAN REVIEW
PLANNING APPLICATION

SECTIONS:

SITUS ADDRESS: 1940 HWY 101
FLORENCE OREGON 97439
MAP NUMBER: 18122622 TL 5002

FLORENCE CITY, OREGON
STARBUCKS
PLANNING APPLICATION

SECTION 1

PROJECT DESCRIPTION

SITUS ADDRESS: 1940 HWY 101
FLORENCE OREGON 97439
MAP NUMBER: 18122622 TL 5002

PROJECT OVERVIEW & DESCRIPTION

The applicant is proposing to remodel the former Pizza Hut building located at 1940 Hwy 101, within the city limits of Florence, Oregon 97439 consisting of one tax lot totaling 17,377 square feet. The proposed project is to remodel and turn the building into a new Starbucks Coffee Shop with drive-thru.

The redesigned building will include a drive-thru and a sit-down area within the existing building. The building footprint is 2,426 SF and will not be altered with the remodel of the building.

The interior and exterior of the building will be remodeled to reflect the Starbucks branding. The floor area and the building footprint will remain the same. There will not be a change of use as described within the Florence City Code and the application is being submitted as a Type I/II review process.

Thank you for your time and consideration of this proposed re-development for a Starbucks with drive-thru.

FLORENCE CITY, OREGON
STARBUCKS
PLANNING APPLICATION

SECTION 2

GENERAL APPLICATION

SITUS ADDRESS: 1940 HWY 101
FLORENCE OREGON 97439
MAP NUMBER: 18122622 TL 5002

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

Type of Request

THIS SECTION FOR OFFICE USE ONLY

☒ Type I ☒ Type II ☐ Type III ☐ Type IV

Proposal:

Applicant Information

Name: Dickerhoof Properties / Darren Dickerhoof Phone 1: 541-740-8610

E-mail Address: darren@dickerhoof.com Phone 2:

Address: PO Box 1800, Corvallis, OR 97339

Signature: Date: 5-30-23

Applicant's Representative (if any): Rhine-Cross Group LLC (lani@rc-grp.com) (marc@rc-grp.com)

Property Owner Information

Name: Flohoof, LLC ETAL Phone 1: 541-740-8610

E-mail Address: darren@dickerhoof.com Phone 2:

Address: PO Box 1800 Corvallis, OR 97339

Signature: Date: 5-30-23

Applicant's Representative (if any): Rhine-Cross Group, LLC, Klamath Falls, Oregon 97601

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	Exhibit

Property Description

Site Address: 1940 HWY 101, Florence, Oregon 97439

General Description: The applicant it proposing the remodel of the old Pizza Hut into a Starbucks with drive thru. Existing structure and footprint will remain the same with alterations to the building and parking area.

Assessor's Map No.: 18- 12 - 26 - 22 Tax lot(s): 5002

Zoning District: Commercial

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 site map for conditions and land uses within 100 feet of the site.

Project Description

Square feet of new: 2,426 square feet Square feet of existing: 2,426 square feet

Hours of operation: proposed 6:00am to 9:00pm but subject to change Existing parking spaces: proposed 19

Is any project phasing anticipated? (Check One): Yes ☐ No ☑

Timetable of proposed improvements: July 2023 through November 2023

Will there be impacts such as noise, dust, or outdoor storage? Yes ☑ No ☐

If yes, please describe: Noise will be minimal general construction noise and temporary. Little or no dust should result from this remodel.

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

The applicant is proposing the conversion of the Pizza Hut with the replacement of a new Starbucks with drive thru.

For Office Use Only:

Date Submitted: _____ Fee: _____

Received by: _____

Paid

FLORENCE CITY, OREGON
JONES CREEK SUBDIVISION
PLANNING APPLICATION

SECTION 3

FLORENCE CITY CODE FINDINGS OF FACT

SITUS ADDRESS: 1940 HWY 101
FLORENCE OREGON 97439
MAP NUMBER: 18122622 TL 5002

PROJECT OVERVIEW & DESCRIPTION

The applicant is proposing to remodel the former Pizza Hut building located at 1940 Hwy 101, within the city limits of Florence, Oregon 97439 consisting of one tax lot totaling 17,377 square feet. The proposed project is to remodel and turn the building into a new Starbucks Coffee Shop with drive-thru.

The redesigned building will include a drive-thru and a sit-down area within the existing building. The building footprint is 2,426 SF and will not be altered with the remodel of the building.

The interior and exterior of the building will be remodeled to reflect the Starbucks branding. The floor area and the building footprint will remain the same. There will not be a change of use as described within the Florence City Code and the application is being submitted as a Type I/II review process.

Thank you for your time and consideration of this proposed re-development for a Starbucks with drive-thru.

Florence City Code

Development Procedures

Title 9 Chapter 5

Stormwater Management Utility, User Fee System and Stormwater Management Requirements

9-5-1-1 Purpose.

The purpose of this Code is to protect, maintain, and enhance the public health, safety, and general welfare by establishing minimum requirements and procedures to control the adverse effects of stormwater runoff associated with existing and future land development within the City. Proper management of stormwater runoff will minimize damage to public and private property, ensure a functional drainage system, reduce the negative effects of development on the existing stream channels, assist in the attainment of water quality standards, help protect the quantity and quality of the water in the aquifer, enhance and protect the natural environment associated with the drainage system, and facilitate orderly development while mitigating the associated impacts of development. Further, the purpose is to establish a Stormwater Utility with a user fee system to fund stormwater management activities and facilities within the City.

This Code defines the minimum requirements for stormwater management facilities. Additional requirements may be required by the City if the minimum requirements will not satisfy the overall purpose of this Code.

> **Finding of Fact: The applicant acknowledges the stormwater standards and requirements above.**

9-5-1-8: STORMWATER MANUAL, ADOPTION BY REFERENCE.

Except as noted below in Sections 9-5-1-8 A and B, the standards and requirements contained in the 2008 City of Portland Stormwater Management Manual, the 2008 City of Portland Erosion and Sediment Control Manual, and the City of Florence Stormwater Design Manual, December 2010, are adopted by reference into this Code.

A. The following Sections of the 2008 City of Portland Stormwater Management Manual are not adopted by the City of Florence: • Appendix A: (City of Portland Code and Policy) • Appendix B: (Vendor Submission) • Appendix D: (Submittal Guides) • Appendix E: (Storm Development Methodology) • Other Sections that the Florence Public Works Director finds are not directly applicable to Florence or are partially applicable because they have been modified by the Florence Stormwater Design Manual, December 2010.

B. The City of Florence Stormwater Design Manual, December 2010, shall supersede the 2008 City of Portland Stormwater Management Manual.

> **Finding of Fact: The applicant shall follow the City of Florence Stormwater Design Manual, December 2010 as noted above.**

9-5-2: DRAINAGE PLAN SUBMITTAL REQUIREMENTS.

9-5-2-1. General

A. A Drainage Plan is required for all development, except as provided in FCC 9-5-2-4. Submittal requirements are tailored to the size and impacts of the development. The submittal requirements are specified in the Stormwater Manual.

B. A registered Professional Engineer licensed by the State of Oregon shall prepare, certify, and seal the Drainage Plan whenever a Professional Engineer is required in the Stormwater Manual or state law. Furthermore, prior to land disturbing activity, the developer for the land disturbing activity shall certify that the proposed activities will be accomplished pursuant to the approved plan.

C. If a land use approval is required, the Drainage Plan shall be submitted and approved as part of the land use approval process. If no land use approval is required, the Drainage Plan shall be submitted as part of the application for a construction or facility permit.

Finding of Fact: A registered Professional Engineer shall prepare, certify, and submit the drainage plan as part of the land use approval process.

9-5-3: STORMWATER DESIGN CRITERIA.

9-5-2-1. General

A. The criteria in Section 9-5-3 shall be used in the design of public and private stormwater drainage and management systems. Stormwater management facilities shall be constructed in accordance with the Stormwater Manual: the 2008 Portland Stormwater Management Manual, as superseded by the December 2010 City of Florence Stormwater Design Manual; and the 2008 City of Portland Erosion and Sediment Control Manual.

Finding of Fact: Applicant acknowledges (A) above.

9-5-3-2: STORMWATER QUANTITY (FLOW CONTROL).

A. A 25-year, return period storm shall be used for the design of all private and public stormwater drainage systems.

Finding of Fact: The applicants engineer has used the 25-year, return period storm design for stormwater drainage.

B. Onsite stormwater management facilities shall be required to prevent the post-development runoff rates from a project site from exceeding the pre-development runoff rates from the site, based on a 2 through 25-year storm. Exemptions to this requirement may be approved by the City Manager or his/her designee if it is determined that a more effective solution is available and that downstream capacity will accommodate the increase in flow.

Finding of Fact: The onsite stormwater management facility is designed to prevent the post-development runoff rates from the project site from exceeding the pre-

development runoff rates as required in (B) above. The site plan conversion will result in a net decrease of impervious surface by removing existing asphalt and installing new landscaping. All runoff from developed areas will be routed to an onsite storm water facility and will consist of an above ground infiltration swale located in the planter between the building and the highway.

C. Each new development project is responsible for mitigating its impacts on the stormwater system. This mitigation requirement can be satisfied through the use of any of the following techniques, subject to the other limitations identified by this Code:

1. Construction of onsite facilities to limit the flow rate of stormwater runoff leaving the development site, in accordance with the Stormwater Manual.

2. Enlargement or improvement of the down gradient conveyance system in accordance with the requirements of this Code and the City of Florence Stormwater Management Plan.

D. The development of any land requiring a Drainage Plan shall address onsite and off-site drainage concerns, both up gradient and down gradient (a minimum of 1/4-mile) of the project, including:

1. Modifications to the existing onsite stormwater drainage and management facilities and drainage patterns shall not restrict or redirect flows creating backwater or direct discharge onto off-site property to levels greater than the existing condition unless approved by the affected offsite property owners and the City. Proof of off-site property owners approval shall be provided by having the affected property owner(s) sign an easement identifying the location of the backwater storage or impoundment area. This area shall be clearly shown on the submitted Drainage Plan site sheet(s). The easement shall be in a form approved by the City and recorded with the Lane County Deeds and Records Office.

Finding of Fact: The site plan conversion will result in a net decrease of impervious surface by removing existing asphalt and installing new landscaping. All runoff from developed areas will be routed to an onsite storm water facility and will consist of an above ground infiltration swale located in the planter between the building and the highway. The stormwater detention shall be developed in accordance with the Stormwater Manual. The modifications to the existing onsite stormwater drainage shall not restrict or redirect flows creating backwater or direct discharge onto off-site property to levels greater than the existing condition. Off-site property owners shall not be affected by this stormwater modification.

2. Stormwater facilities shall be designed and constructed to accommodate all flows generated from the project property in accordance with the land use zoning as shown in the most recent approved City Code.

3. Capacity of the downstream drainage system to determine if increases in peak flow rates resulting from the proposed development can be accommodated.

Finding of Fact: Peak flows shall be reduced by the reduction of decrease of impervious surface. No increase of flow shall result from this design modification.

E. The types of stormwater management controls presented in the Stormwater Manual are available for owners and developers to use in satisfying the pre-developed and post-development runoff requirement.

More than one of these types of controls may be needed to satisfy the runoff requirement. In areas where the runoff requirement in Section 9-5-3-2-F are exempt or partially exempt, the City may require improvements to the down gradient conveyance system.

Finding of Fact: The applicant acknowledges the above and will implement runoff to satisfy the requirements as noted above.

9-5-3-3: STORMWATER QUALITY.

A. Stormwater management facilities to treat stormwater are required for certain types of projects. These water quality facilities shall be designed and constructed for all projects requiring a Drainage Plan and for other projects as required by this section. Stormwater management facilities required for development shall be designed, installed and maintained in accordance with the Stormwater Manual, which is based on achieving at least 70% removal of the Total Suspended Solids (TSS) from the flow entering the facility for the design storm specified in the Stormwater Manual.

Finding of Fact: The proposed stormwater facility is designed with an above ground infiltration swale that is based on achieving at least 70% removal of the Total Suspended Solids (TSS). Swales are effective BMP's by trapping, filtering and infiltrating particulates and associated pollutants.

B. Water quality facilities shall be designed and constructed for all projects requiring a Drainage Plan.

Finding of Fact: Applicant acknowledges the above and is implementing a drainage plan as discussed.

C. Projects located in the Zones of Contribution must have pre-treatment facilities prior to infiltration facilities as prescribed in the Stormwater Manual. When a wellhead protection plan is developed and adopted by the City, this specific requirement may be rescinded or modified by the City.

Finding of Fact: Applicant acknowledges the above but is not applicable to this project.

D. The water quality design storm shall be based on an intensity of 0.25 inches per hour, or 0.83 inches for a 24-hour SCS Type 1A rainfall return event.

Finding of Fact: Applicant has designed the stormwater facility based on the above criteria.

E. Water quality facilities must be designed to prevent damage to the facility for flows exceeding the water quality design storm and to ensure no re-suspension of pollutants, consistent with the Stormwater Manual.

Finding of Fact: Applicant acknowledges the above.

F. Sensitive areas shall be protected by a buffer zone of native, undisturbed vegetation. The outer boundary of the buffer shall be determined by a minimum 50-feet setback from the edge of the sensitive area, or as required by other City Code provisions. (See additional standards and requirements for significant wetlands and significant riparian corridors in Florence City Code Title 10, Chapter 7; and for the Estuary, Coastal Shorelands, and Beaches and Dunes in Title 10 Chapter 19) The width and nature of

protection required within the buffer may change as the Endangered Species Act and other state and federal regulations are promulgated. The City requires that the buffer width meet all state and federal requirements. No land disturbing activities, structures, development and construction activities, gardens, lawns, application of chemicals, pet wastes, dumping of any kind of materials shall be permitted within the buffer zone, except as noted below:

1. Roads, pedestrian, or bike paths crossing the buffer from one side to the other in order to provide access to or across the sensitive area.

2. A pedestrian or bike path constructed within a buffer and parallel to a sensitive area shall have the buffer widened by the width of the path if the path is constructed of impervious material.

3. Pedestrian or bike paths shall not exceed 10-feet in width.

4. Utility/service infrastructure construction (i.e., storm, sanitary sewer, water, phone, gas, cable, etc.) If approved by the City Manager or his/her designee.

5. Measures to remove or abate hazards, nuisance, or fire and life safety violations as approved by the City.

6. Enhancement of the riparian corridor for water quality or quantity benefits, fish, or wildlife habitat as approved by the City and other appropriate regulatory authorities.

7. Water quality facilities planted with appropriate native vegetation may encroach into the buffer area as approved by the City and other appropriate authorities.

Finding of Fact: No sensitive areas are exhibited within the project area.

G. The types of stormwater management facilities presented in the Stormwater Manual are available for owners and developers to use in satisfying the stormwater quality requirement. More than one of these types of facilities may be required to satisfy this requirement.

Finding of Fact: The site plan conversion will result in a net decrease of impervious surface by removing existing asphalt and installing new landscaping. All runoff from developed areas will be routed to an onsite stormwater facility via overland flow and underground storm piping. The stormwater facility will consist of an above ground infiltration swale located in the planter between the building and the highway.

Title 10 Chapter 3

Chapter 3: Off Street Parking and Loading

10-3-2. General Provisions

A. The provision for and maintenance of off-street parking and loading spaces are continuing obligations of the property owners. No building or other permit shall be issued until plans are presented that show property that is and will remain available for exclusive use as off-street parking and loading space.

Finding of Fact: Applicant acknowledges the off-street parking obligations for maintenance and shall be provided as needed.

B. At the time of new construction or enlargement or change in use of an existing structure within any district in the City, off-street parking spaces shall be provided as outlined in this Chapter, unless requirements are otherwise established by special review or City Council action. Additional parking spaces shall meet current code.

Finding of Fact: Parking requirements per Florence City Code 10-3-4 requires 1 space for each 125 sf of floor area. Starbucks is proposing 19 spaces with 19 required.

C. If parking space has been provided in connection with an existing use or is added to an existing use, the parking space shall not be eliminated if elimination would result in less space than is required by this Chapter.

Finding of Fact: Parking will not result in less space than is required by code.

D. Required parking spaces shall be available for the parking of passenger automobiles of residents, customers, patrons and employees, and shall not be used for storage of materials of any type.

Finding of Fact: Applicant acknowledges (D) above and will not use parking spaces for storage of materials of any type.

E. Ingress and egress for parking and loading shall not endanger or impede the flow of traffic.

Finding of Fact: Ingress and egress are designed not to endanger or impede the flow of traffic. The site will take access from the larger parking lot to the east from the existing drive aisle. Directional flow is designed to provide safe ingress and egress to and from the project site.

F. The required off-street parking for nonresidential uses shall not be used for loading and unloading operations during regular business hours.

Finding of Fact: Applicant acknowledges (F) above and no off-street parking for nonresidential uses will be used for loading and unloading during regular business hours.

G. Parking and Loading standards that are listed under specific zoning districts supersede the general requirements of this chapter.

Finding of Fact: Applicant acknowledges (G) above with no specific zoning districts superseding the general requirements of this chapter.

H. Provisions of this Chapter shall not apply to any parking located in an organized parking district.

Finding of Fact: N/A to this application.

I. The provisions of this Chapter shall be in addition to the provisions for parking design and construction in FCC Title 9 Chapter 5 and, where there are conflicts, Title 9 Chapter 5 shall prevail.

Finding of Fact: Applicant acknowledges (I) above.

10-3-3. Minimum Standards By Use

The number of required off-street vehicle parking spaces shall be determined in accordance with the standards in Table 10-3-1. Where a use is not specifically listed in this table, parking requirements are determined by finding that a use is similar to one of those listed in terms of parking needs, or by estimating parking needs individually using the demand analysis option described below:

A. Parking that counts toward the minimum requirement is parking in garages, carports, parking lots, bays along driveways, and shared parking. Parking in driveways does not count toward required minimum

parking. For single family dwellings, duets and duplexes, one parking space per unit may be provided on a driveway if the criteria in FCC 10-3-8 are met.

Finding of Fact: Parking is provided in Table 10-3-1 "Retail Sales and Service (See also Drive-up Uses)" requiring 1 space per 125 sq. ft. The proposed floor area is 2.380 sq. ft., requiring 19 spaces. Number of spaces provided = 19.

B. For non-residential uses where parking is available on-street, this parking shall count towards the minimum number of required parking spaces along all street frontages of the building where parking is available. Only useable spaces (i.e. those not blocking fire hydrants, mailboxes, etc.) shall count towards the minimum required number of parking spaces.

Finding of Fact: N/A no on-street parking is proposed.

C. The minimum number of parking spaces may also be determined through a parking demand analysis prepared by the applicant and approved by the Planning Commission. This parking demand analysis may include an acceptable proposal for alternate modes of transportation, including a description of existing and proposed facilities and assurances that the use of the alternate modes of transportation will continue to reduce the need for on-site parking on an ongoing basis. Examples of alternate modes include but are not limited to:

1. Transit-related parking reduction. The number of minimum parking spaces may be reduced by up to 10% if:

a. The proposal is located within a ¼ mile of an existing or planned transit route, and;

b. Transit-related amenities such as transit stops, pull-outs, shelters, park-and-ride lots, transit-oriented development, and transit service on an adjacent street are present or will be provided by the applicant.

Finding of Fact: The applicant is not asking for any reduction in the required parking spaces per Table 10-3-1.

10-3-4. Minimum Required Parking By Use

During the largest shift at peak season, fractional space requirements shall be counted as the next lower whole space (rounded down). Square footages will be taken from the gross floor area (measurements taken from exterior of building). Applicants may ask the Planning Commission for a reduction for parking spaces as part of their land use application. The applicant will have to provide the burden of evidence to justify the reduction proposed. The Planning Commission and/or staff may require the information be prepared by a registered traffic engineer. Table 10-3-1 lists the minimum parking spaces required by use, with a minimum no less than two (2) spaces for non-residential uses, plus additional space(s) as needed to meet the minimum accessible parking requirement.

Table 10-3-1 Minimum Required Parking By Use:

Retail Sales and Service (See also Drive-Up Uses)	Retail: 1 spaces per 333 sq. ft., except bulk retail (e.g., auto, boat, trailers, nurseries, lumber and construction materials, furniture, appliances, and similar sales) 1 per 500 sq. ft.
	Restaurants and Bars: 1 spaces per 125 sq. ft. floor area
	Health Clubs, Gyms, Continuous Entertainment (e.g., bowling alleys): 1 space per 333 sq. ft.
	Theaters and Cinemas: 1 per 6 seats

Finding of Fact: Applicant is meeting the parking requirements per Table 10-3-1 with 19 spaces proposed for 2,380 sq. ft. floor area.

Table 10-3-2 Minimum Number ADA Parking Spaces:

Table 10-3-2 - Minimum Number of Accessible Parking Spaces Source: ADA Standards for Accessible Design 4.1.2(5)			
Total Number of Parking Spaces Provided (per lot)	Total Minimum Number of Accessible Parking Spaces (with 60" access aisle, or 96" aisle for vans*)	Van Accessible Parking Spaces with min. 96" wide access aisle	Accessible Parking Spaces with min. 60" wide access aisle
	Column A		
1 to 25	1	1	0

Finding of Fact: ADA requirements = 1 stall per 25 required parking stalls. One (1) ADA stall is proposed.

10-3-9. Parking Stall Design and Minimum Dimensions

All off-street parking spaces (except those provided for a single-family; duet, duplex dwelling; or tri-plex, quad-plex, or cluster housing development that provides off-street parking through a carport or garage) shall be improved to conform to City standards for surfacing, stormwater management, and striping and where provisions conflict, the provisions of FCC Title 9 Chapter 5 shall prevail. Standard parking spaces shall conform to minimum dimensions specified in the following standards and Figures 10-3(1) and Table 10-3-3:

A. Motor vehicle parking spaces shall measure nine (9) feet and six (6) inches wide by nineteen (19) feet long.

B. Each space shall have double line striping with two feet (2') wide on center.

C. The width of any striping line used in an approved parking area shall be a minimum of 4" wide.

D. All parallel motor vehicle parking spaces shall measure eight (8) feet six (6) inches by twenty-two (22) feet;

E. Parking area layout shall conform to the dimensions in Figure 10-3(1), and Table 10-3-3, below;

F. Parking areas shall conform to Americans With Disabilities Act (ADA) standards for parking spaces (dimensions, van accessible parking spaces, etc.). Parking structure vertical clearance, van accessible parking spaces, should refer to Federal ADA guidelines.

Finding of Fact: All parking stalls shall conform to the requirements A-F above.

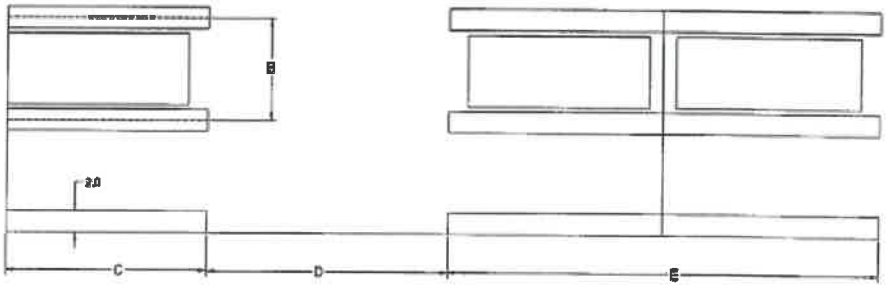


FIGURE 10-3 (1)

Table 10-3-3 – Parking Area Layout							
	Parking Angle <°	Stall Depth		Aisle Width		Stall width (B)	Curb Length (F)
		Single (C)	Double (E)	One Way (D)	Two Way (D)		
Space Dimensions in feet	30°	15.6	26.7	12	18	9.5	19.0
	45°	18.4	334	13	18	9.5	13.4
	60°	20	38.8	17	18	9.5	11.0
	70°	20.3	40.6	18	19	9.5	10.1
	80°	20	41.2	22	22	9.5	9.6
	90°	19	40.5	23	23	9.5	9.5

10-3-10. Bicycle Parking Requirements

All new development that is subject to Site Design Review, shall provide bicycle parking, in conformance with the standards and subsections A-H, below.

A. Minimum Size Space: Bicycle parking shall be on a two (2) feet by six (6) feet minimum.

Finding of Fact: Bicycle parking for building alterations is not required, however the applicant is proposing 2 new bicycle parking spaces.

B. Minimum Required Bicycle Parking Spaces. Short term bicycle parking spaces shall be provided for all non-residential uses at a ratio of one bicycle space for every ten vehicle parking spaces. In calculating the number of required spaces, fractions shall be rounded up to the nearest whole number, with a minimum of two spaces.

Finding of Fact: Bicycle parking for building alterations is not required, however the applicant is proposing 2 new bicycle parking spaces.

C. Long Term Parking. Long term bicycle parking requirements are only for new development of group living and residential uses of three or more units. The long term parking spaces shall be covered and secured and can be met by providing a bicycle storage room, bicycle lockers, racks, or other secure storage space inside or outside of the building; Tri-plex, Quad-plex, Cluster Housing or Multi-Family = 1 per 3 units/ Group Living = 1 per 20 bedrooms/ Dormitory = 1 per 8 bedrooms. 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').

Finding of Fact: N/A

D. Location and Design. Bicycle parking should be no farther from the main building entrance than the distance to the closest vehicle space other than handicap parking, or fifty (50) feet, whichever is less and shall be easily accessible to bicyclists entering the property from the public street or multi-use path.

FINDING OF FACT: Bicycle parking is located no farther from the main building entrance than the distance to the closest vehicle space other than handicap parking.

E. Visibility and Security. Bicycle parking for customers and visitors of a use shall be visible from street sidewalks or building entrances, so that it provides sufficient security from theft and damage;

Finding of Fact: Bicycle parking provides visibility from street sidewalks and building entrances, providing sufficient security from theft and damage.

F. Lighting. For security, bicycle parking shall be at least as well lit as vehicle parking. Refer to Section 10-37 of this Title for requirements.

Finding of Fact: Applicant acknowledges (F) above and shall provide lighting as well-lit as vehicle parking.

G. Reserved Areas. Areas set aside for bicycle parking shall be clearly marked and reserved for bicycle parking only.

Finding of Fact: Bicycle parking shall be clearly marked and reserved for bicycle parking only.

H. Hazards. Bicycle parking shall not impede or create a hazard to pedestrians. Parking areas shall be located so as to not conflict with vision clearance standards. If bicycle parking cannot be provided safely, the Planning Commission or Community Development Director may waive or modify the bicycle parking requirements.

Finding of Fact: The proposed bicycle parking will not impede or create a hazard to pedestrians. Bicycle parking is located to not conflict with vision clearance standards.

Chapter 6: Design Review

10-6-1. Purpose:

A. Create an attractive appearance that will enhance the City and promote the general welfare of its citizens.

B. Provide property owner the means to protect and conserve the architectural tone of their neighborhood.

C. Recognize areas of existing or potential scenic value.

D. Protect and preserve buildings and sites that are of significant architectural or historic merit.

10-6-3. General Applicability

B. The Planning Director or designee shall:

1. Unless otherwise directed by the underlying zoning district, review the following through a Type II process consistent with FCC 10-1-1-6-2 prior to issuance of a building permit:

a. Construction or expansion of a residential or mixed-use building that includes residential uses, but not limited to:

i. Single-family attached dwellings in the Medium Density Residential and Manufactured Home Park Districts.

ii. Multi-family Housing in any zone.

iii. Residential development in a building containing a non-residential use in the Commercial and North Commercial Districts.

iv. Second-floor residential development in the Old Town and Mainstreet Districts

v. Residential uses permitted outright in Table 10-10-2-A are exempt from Design Review.

b. Alterations to the exterior of structures or additions involving twenty-five percent (25%) or more of the floor area of a residential building or mixed-use building including residential uses for any building not shown on the historic resources map of the Comprehensive Plan.

c. Changes of use from less intensive to greater intensive use not eligible for Type I review (see FCC 10-1-1-6-1).

2. Determine whether the proposed development meets applicable design standards listed in Section 10-6-5-2; and,

3. Have authority to impose conditions for approval to meet applicable standards.

FINDING OF FACT: The proposed project falls under (b) above and consists of alterations to the exterior and interior of the existing building with the footprint remaining the same. The building is not shown on the historic resources map of the Comprehensive Plan.

10-6-4. Drawings To Be Approved

No permit for a new use, structure or exterior alteration or enlargement of an existing use or structure that is subject to design review, as prescribed in this Title, shall be issued until the drawings required by this Chapter have been approved by the Planning Commission, Planning Director, or their designee.

Finding of Fact: Applicant acknowledges the criteria above and is submitting this application for site plan review and approval as a Type I/II application.

Chapter 15: Commercial District

10-15-1. Purpose:

The Commercial District is intended to preserve and enhance areas within which a wide range of retail sales and businesses will occur.

10-15-2. Permitted Buildings And Uses

Restaurants, drive-ins and walk-ups (including drive-thrus and drive-ups)

Other buildings and uses determined to be similar to those listed in this Section and which do not have a different or more detrimental effect upon the adjoining areas than those buildings and uses specifically permitted.

Finding of Fact: Starbucks is a permitted used under restaurants, drive-ins and walk-ups (including drive-thru and drive-ups) in Commercial zoning.

10-15-5. Site And Development Provisions

A. Building or Structural Height Limitations: The maximum building or structural height shall be thirty-five feet (35'). Residential dwellings and their associated structures refer to Section 10-10-5 of this Title for requirements.

Finding of Fact: The structure's height will remain the same and does not exceed 35 feet.

B. Fences, Hedges, Walls and Landscaping: Refer to 10-34 of this Title for requirements.

Finding of Fact: Applicant acknowledges (B) above and addresses fences, hedges, walls in this application and on the landscape plan if applicable.

C. Parking and Loading Space: Refer to Chapter 3 of this Title for specific parking requirements.

Finding of Fact: Applicant acknowledges (C) above and addresses parking in this application.

D. Vision Clearance: Refer to Section 10-2-13 and 10-35-2-14 of this Title for definitions, and requirements.

Finding of Fact: Applicant acknowledges (D) above.

E. Signs shall be in accordance with Title 4 Chapter 7 of this Code. (Ord. 4, 2011)

Finding of Fact: Applicant acknowledges (E) above.

F. Access and circulation: Refer to Section 10-35 of this Title for requirements.

Finding of Fact: Applicant acknowledges (F) above.

G. Public Facilities: Refer to Section 10-36 of this Title for requirements.

Finding of Fact: Applicant acknowledges (G) above.

H. Open Space is required for residential housing developments of 4 or more units as follows:

1. An area on the site measuring a minimum of 100 square feet per dwelling unit shall be designated and permanently reserved as common open space.

2. In meeting the open space standard, the multiple family development shall contain one or more of the following: outdoor recreation area, protection of sensitive lands (e.g., trees or bank vegetation preserved), play fields, outdoor playgrounds, outdoor sports courts, swimming pools, walking fitness courses, pedestrian amenities, or similar open space amenities for residents.

3. To receive credit under this section, a common open space area shall have an average length that is not less than twenty feet (20').

4. Any common areas shall be owned as common property and maintained by a homeowners association or other legal entity. A copy of any applicable covenants, restrictions and conditions shall be recorded and provided to the city prior to building permit approval.

Finding of Fact: N/A

I. Lighting: Refer to Section 10-37 of this Title for requirements.

Finding of Fact: Applicant acknowledges the lighting requirements.

J. Residential and mixed-use development refer to Section 10-6-5-2 of this title for requirements. However, a conditionally approved use may require application of the relevant development standards from a district where the use is permitted outright to include but not limited to setbacks and lot coverage. The more restrictive standards would apply.

Finding of Fact: Applicant acknowledges (J) above.

10-15-6. General Provisions

A. Yards and open areas shall not be used for the storage, display or sale of used building materials, scrap or salvage.

B. Where there is manufacturing, compounding, processing or treatment of products for wholesale, the front twenty five feet (25') of the building's ground floor facing the principal commercial street shall be used for commercial sales, business or professional offices.

C. Any use allowed must not cause unreasonable odor, dust, smoke, noise, vibration or appearance.

Finding of Fact: The proposed use will not cause unreasonable odor, dust, smoke, noise vibration or appearance.

Chapter 34: Landscaping

10-34-1. Purpose

The purpose of Chapter 34 is to promote community health, safety, and welfare by protecting natural vegetation and setting development standards for landscaping, street trees, fences, and walls. Together, these elements of the natural and built environment contribute to the visual quality, environmental health, and character of the community. Landscaping plants and materials are intended to conserve, enhance and be compatible with the coastal village character of Florence, with liberal use of evergreens and native species. The Chapter is organized into the following sections:

10-34-3. Landscaping

10-34-3-1. Applicability

Except for single-family and duplex dwelling uses, this Section shall apply to all new development as well as changes of use and expansions as described below, and shall apply in all districts except where superseded by specific zoning district requirements. These provisions shall be in addition to the provisions of FCC Title 9 Chapter 5 and where there are conflicts, the provisions of Title 9 Chapter 5 shall prevail.

A. For new developments, all landscaping shall meet current code requirements. (Ord. 4, 2011)

Finding of Fact: N/A This application is not for new development.

B. For modifications or additions to existing development, landscaping shall be brought up to current code requirements in the same proportion as the increase in use and/or building size. (Ord. 4, 2011)

Finding of Fact: Applicant is not proposing an increase in use and/or building size but shall increase the landscaping from the prior use.

10-34-3-2. Landscaping Plan Required

A landscape plan is required. All landscape plans shall include the following information:

A. The location and height of existing and proposed fences and walls, buffering or screening materials.

B. The location of existing and proposed terraces, retaining walls, decks, patios, shelters, and play areas.

C. The location, size, and species of the new proposed plant materials (at time of planting).

D. The location(s) of areas where existing vegetation will be cleared and the location(s) of areas where existing vegetation will be preserved, delineated on a recent aerial photo or site plan drawn to scale.

E. Existing and proposed building and pavement outlines.

F. Specifications for soil at time of planting, irrigation and anticipated planting schedule.

G. Other information as deemed appropriate by the City Planning Official.

Finding of Fact: Applicant is submitting a landscape plan as outlined above.

10-34-3-3. Landscape Area and Planting Standards.

The minimum landscaping area is 15% of the lot area, unless specified otherwise in the applicable zoning district for the proposed use. This required minimum landscaping area may be reduced if preservation credits are earned as specified in Section 10-34-2-4.

Finding of Fact: Proposed landscape coverage is 21.1% exceeding the required 15%.

A. Landscaping shall include planting and maintenance of the following:

1. One tree per 30 lineal feet as measured along all lot lines that are adjacent to a street.

Finding of Fact: Applicant is proposing one tree per 30 lineal feet as measured along lot lines adjacent to the street.

2. Six shrubs per 30 lineal feet as measured along all lot lines that are adjacent to a street.

Finding of Fact: Applicant is proposing six shrubs per 30 lineal feet as measured along lot lines adjacent to the street.

3. Living plant materials shall cover a minimum of 70 percent of the required landscape area within 5 years of planting.

Finding of Fact: It is the anticipation of the applicant that living plant materials shall cover 70 percent of the required landscape area within 5 years.

4. Except for preservation of existing significant vegetation, the required plant materials on-site shall be located in areas within the first 20 feet of any lot line that abuts a street. Exceptions may be granted where impracticable to meet this requirement or the intent is better served. Required trees may be located within the right-of-way and must comply with Section 10-34-4. Plant materials may be installed in any arrangement and do not need to be equally spaced nor linear in design. Plantings and maintenance shall comply with the vision clearance standards of FCC 10-35-2-13.

5. Pocket-planting with a soil-compost blend around plants and trees shall be used to ensure healthy growth.

Finding of Fact: Applicant acknowledges the above and shall plant within the first 20 feet of the lot line that abuts the street.

B. Noxious Weeds shall be removed during site development and the planting of invasive or noxious weeds is prohibited.

Finding of Fact: Noxious weed control will be implemented at the project site on an as needed basis to prevent growth and spread of any listed state/county noxious weeds.

10-34-3-4. Landscape Materials.

Permitted landscape materials include trees, shrubs, ground cover plants, non-plant ground covers, existing native vegetation, outdoor hardscape features and storm water features, as described below.

A. Plant Selection. A combination of deciduous and evergreen trees, shrubs, and ground covers shall be used, consistent with the purpose of this Chapter. A suggested Tree and Plant List for the City of Florence and the Sunset Western Garden Book are available at City Hall. The selection of plant and tree species shall be based upon site conditions such as wind and sun exposure, space limitations, water availability, and drainage conditions. The use of indigenous plants is encouraged, and may be required where exposure, slope or soil conditions warrant.

1. Ground Cover. Ground cover may consist of separate plants or mowed grass turf. Ground cover plant species shall meet the following minimum standards: plants from 4-inch pots shall be spaced a maximum of 18 inches measured on center, and 1-2 gallon size plants shall be spaced a maximum of 3 feet measured on center.

2. Shrubs. Shrub plant species shall be planted from 3 gallon containers unless otherwise specified in the Tree and Plant List for the City of Florence.

3. Trees. Evergreen and deciduous tree species shall meet the following minimum standards: deciduous trees shall be a minimum of 1 ¾ inch caliper (diameter) measured 6 inches above grade, and evergreen trees shall be a minimum of 5 feet tall (Nursery Grade 5/6).

4. Non-plant Ground Covers. Bark dust, chips, aggregate, or other non-plant ground covers may be used. Non-plant ground cover located adjacent to pedestrian ways shall be confined to the material within the planting bed to avoid safety hazards by edging 4 inches above-grade or recessing from grade. Non-plant ground covers cannot be a substitute for ground cover plants.

Finding of Fact: Applicant acknowledges 1-4 above and please refer to Landscape Plan for details.

B. Existing Native Vegetation. Preservation of existing native vegetation is encouraged and preservation credits in accordance with Section 10-34-2-4 may be used to meet the landscape requirements of this Chapter.

Finding of Fact: Due to the project design exiting vegetation will be removed and replaced per the code requirements.

C. Hardscape features, such as plazas, pathways, patios and other pedestrian amenities may count toward ten (10) percent of the required landscape area, except in the Old Town and Main Street districts where hardscape features may count toward 50 percent of the landscape area, provided that such features conform to the standards of those districts. Swimming pools, sports courts, decks and similar facilities may not be counted toward fulfilling the landscape requirement in any zone.

Finding of Fact: The applicant acknowledges (C) above and meets the requirements for landscaping percentage.

D. Storm Water Facilities. Storm water facilities, such as detention/retention ponds and swales shall be landscaped. Landscaped bio-swales are encouraged and shall count toward meeting the landscaping requirement of this section if they are designed and constructed in accordance with the standards specified in Title 9 Chapter 5, and approved by the Public Works Department. Storm water facilities shall be landscaped with water-tolerant, native plants.

Finding of Fact: The stormwater above ground infiltration swale shall be landscaped with proposed river rock cobbles with surround area landscaped with species that are water tolerant (refer to Landscape Plan).

10-34-3-5. Irrigation.

Permanent, underground irrigation is required for all landscaping, except existing native vegetation that is preserved in accordance with the specifications of Section 10-34-2-2 and new drought tolerant plants which must have temporary irrigation for plant establishment. All irrigation systems require an irrigation permit and shall be installed with a backflow prevention device per FCC 9-2-3-5.

Finding of Fact: Irrigation shall be permanent and underground as shown on the Landscape Plan.

10-34-3-6. Parking Lot Landscape Standards.

All parking lots shall meet Parking Area Improvement Standards set forth in FCC 10-3-8. Parking areas with more than twenty (20) spaces shall include interior landscaped "islands" to break up the parking area. Interior parking lot landscaping shall count toward the minimum landscaping requirement of Section 10-34-3-3. The following standards apply:

A. For every parking space, 10 square feet of interior parking lot landscaping shall be provided;

B. Parking islands shall be evenly distributed to the extent practicable with a minimum of one tree selected from the Tree and Plant List for the City of Florence installed per island;

C. Parking island areas shall provide a minimum of 30 square feet of planting area and any planting area dimension shall be a minimum of 5 feet on any side (excluding curb dimensions), unless reduced by the Planning Commission where a lesser distance will provide adequate space for healthy plant growth;

D. Irrigation is required for interior parking lot landscaping to ensure plant survival;

E. Living plant material shall cover a minimum of 70% of the required interior parking lot landscaping within 5 years of planting; and

F. Species selection for trees and shrubs shall consider vision clearance safety requirements and trees shall have a high graft (lowest limb a minimum of 5 feet high from the ground) to ensure pedestrian access.

Finding of Fact: Applicant acknowledges A-F above. The parking area does not exceed 20 spaces with 19 spaces proposed. No parking islands are required.

10-34-3-7. Buffering and Screening.

Buffering and screening are required under the conditions listed below. Walls, fences, and hedges shall comply with the vision clearance requirements and provide for pedestrian circulation, in accordance with FCC 10-35-2-13.

A. Parking/Maneuvering Area Adjacent to Streets and Drives. Where a parking or maneuvering area is adjacent and parallel to a street or driveway, a berm; an evergreen hedge; decorative wall (masonry or similar quality material) with openings; arcade; trellis; or similar partially opaque structure 3-4 feet in height shall be established between street and driveway or parking area. See also FCC 10-3-7-D for standards specific to parking lots adjacent to the street. The required screening shall have breaks or portals to allow visibility (natural surveillance) into the site and to allow pedestrian access to any adjoining walkways. Hedges used to comply with this standard shall be a minimum of 36 inches in height at maturity, and shall be of such species, number, and spacing to provide yearround screening within five (5) years after planting. Vegetative ground cover is required on all surfaces between the wall/hedge and the street/driveway line.

Finding of Fact: Landscaping is proposed along US 101 (west side of subject site) and the shared private access on the north side of the subject site. The landscaping includes a combination of trees, shrubs, and grasses. The required natural screening shall have breaks to allow visibility into the site and has pedestrian access to adjoining walkways.

B. Parking/Maneuvering Area Adjacent to Building. Where a parking or maneuvering area or driveway is adjacent to a building, the area shall be separated from the building by a curb and a raised walkway, plaza, or landscaped buffer not less than five (5) feet in width. Raised curbs, bollards, wheel stops, or other design features shall be used to protect pedestrians, landscaping, and buildings from being damaged by vehicles.

Finding of Fact: **The drive aisle adjacent to the building is separated by a landscaped buffer not less than five feet in width. The landscaped area shall be protected by curbs or other design features from being damaged by vehicles.**

C. Screening of Mechanical Equipment, Outdoor Storage, Service and Delivery Areas, and Other Screening When Required. All mechanical equipment, outdoor storage and manufacturing, and service and delivery areas shall be screened from view from all public streets and adjacent Residential districts. When these or other areas are required to be screened, such screening shall be provided by:

1. a decorative wall (i.e., masonry or similar quality material),
2. evergreen hedge,
3. opaque or sight-obscuring fence complying with Section 10-34-5, or
4. a similar feature providing an adequate screen.

Finding of Fact: **The existing trash/propane tank enclosure is screened from view from all public streets.**

D. Abutting Land Use Buffers. When a commercial, industrial, or other non-residential use abuts a residential district or residential land use, a visual and noise buffer shall be established and maintained immediately adjacent to the residential property line, consistent with the standards listed in the table below. In no case shall the buffer strip be less than 15 feet in width unless reduced by the Planning Commission where a lesser distance will provide adequate buffering. The buffer strip may include existing vegetation, landscape plantings, evergreen hedge, berm, fence, and/or wall components. Fence and wall structures shall be not less than 6 feet and no more than 8 feet in height (see also Section 10-34-5). The landscaped buffer shall effectively screen at least 70 percent of the view between districts within five (5) years. Significant vegetation in these buffer strips may be preserved in accordance with Section 10-34-2, and replanting of local native vegetation is encouraged.

Adjoining Land Use / Zoning	Landscaped Buffer and/or Fence or Wall
Abutting single family Zoning or use	15 foot buffer with 6' solid wood fence or block wall or 35 foot landscaped buffer
Abutting Duplex, triplex or townhouse zoning or use	15 foot buffer with 6' solid wood fence or block wall or 25 foot landscaped buffer
Abutting multiple family or condominiums	15 foot buffer with 6' solid wood fence or block wall or 15 foot landscaped buffer

Finding of Fact: **No residential zoned areas abut the project site. Uses surrounding the site are zoned Commercial.**

10-34-3-8. Maintenance.

If the plantings fail to survive, the property owner shall replace them with an equivalent specimen (i.e., native Rhododendron replaces native Rhododendron, evergreen shrub replaces evergreen shrub, deciduous tree replaces deciduous tree, etc.) within six (6) months of their dying or removal, whichever comes first. All man-made features required by this Code shall be maintained in good condition, or otherwise replaced by the owner within six (6) months of any such feature being removed or irreversibly damaged (whichever comes first).

Finding of Fact: Applicant acknowledges the above plant replacement requirements and shall comply with planting of species for any lost plants/trees.

Chapter 35: Access and Circulation

10-35-1. Purpose

The purpose of this Chapter is to ensure that developments provide safe, adequate, cost effective and efficient access and circulation for pedestrians, bicycles and vehicles. Section 10-35-2 provides standards for vehicular access and circulation. Section 10-35-3 provides standards for pedestrian access and circulation. Standards for street improvements are provided in Chapter 36 of this Title.

10-35-2-3. Access Approval Required

Access will generally be reviewed in conjunction with a land division or building permit. If a property owner wishes to access a public street (e.g., a new curb cut or driveway approach), or make improvements within the public right-of-way (e.g., install or replace sidewalk), the property owner must obtain a "Construction Permit in Right-of-Way". In either case, approval of an access shall follow the procedures and requirements of the applicable road authority.

Finding of Fact: The applicant acknowledges that obtaining a "Construction Permit in Right-of-Way" will be required for any work within roadways. The appropriate road jurisdiction shall be contacted for permit coverage.

10-35-2-Traffic Study Requirements

A. The Traffic Impact Study shall:

1. Evaluate all streets where direct access is proposed, including proposed access points, nearby intersections, and impacted intersections with the state highway system.

2. Utilize the analysis procedures of the Highway Capacity Manual, latest edition.

3. Document compliance with Florence City Code, the goals and policies of the Transportation System Plan, and any other applicable standards.

4. Be coordinated with other affected jurisdictions and agencies such as Lane County, the Port of Siuslaw, and the Oregon Department of Transportation. 5. Identify mitigation measures that resolve the identified traffic safety problems, address the anticipated impacts from the proposed land use, and meet the city's adopted Level-of-Service standards. The study shall also propose funding for the proposed mitigation measures.

Finding of Fact: The project does not require a Traffic Impact Study. No change of use is proposed.

B. The applicant shall consult with City staff to determine the content and level of analysis that must be included in the TIS. A pre-application conference is encouraged.

Finding of Fact: A pre-application meeting March 15, 2023. There was no discussion on the need for a TIS. ODOT did comment that they would like the main access from North 20th Avenue which the applicant is showing on the site plan. The existing driveway apron along US 101-Coast Highway is to be removed and replaced with ODOT standard curb, gutter, and sidewalk.

C. Conditions of Approval: The City may deny, approve, or approve a development proposal with appropriate conditions needed to meet operations and safety standards and provide the necessary right-of-way and improvements to develop the future planned transportation system. Conditions of approval should be evaluated as part of the land division and site development reviews, and may include but are not limited to:

1. Crossover or reciprocal easement agreements for all adjoining parcels to facilitate future access between parcels.
2. Access adjustments, where proposed access points do not meet the designated access spacing standards and/or have the ability to align with opposing access driveways.
3. Right-of-way dedications for future improvements.
4. Street improvements.
5. Turn restrictions such as "right in right out".

Finding of Fact: Applicant acknowledges 1-5 above and will comply with appropriate conditions needed to meet operations and safety standards and provide necessary right-of-way and improvements to develop the future planned transportation system.

10-35-2-9. Site Circulation

New developments shall be required to provide a circulation system that accommodates expected traffic on the site. Pedestrian and bicycle connections on the site, including connections through large sites, and connections between sites (as applicable) and adjacent sidewalks, trails or paths, must conform to the provisions in Section 10-35-3.

Finding of Fact: The proposed project is designed to provide a circulation system to accommodate expected traffic on the site. The drive-thru will accommodate 11 cars in drive-thru with 7 from window to order screen. Refer to stie plan for directional flow and location.

10-35-2-12. Driveway Design

All openings onto a public right-of-way and driveways shall conform to the following:

A. Driveway Approaches. Driveway approaches, including private alleys, shall be approved by the Public Work Director and designed and located with preference given to the lowest functional classification street. Consideration shall also be given to the characteristics of the property, including location, size and orientation of structures on site, number of driveways needed to accommodate anticipated traffic, location and spacing of adjacent or opposite driveways.

Finding of Fact: The main access is off Highway 101 to North 20th. North 20th access into the site is provided by a shared private access agreement. Directional arrows are proposed for access/egress to accommodate the characteristics of the property, including location, size, and orientation of structures on site.

B. Driveways. Driveways shall meet the following standards, subject to review and approval by the Public Works Director:

1. Driveways for single family residences shall have a width of not less than ten (10) feet and not more than twenty-four (24) feet. Driveways leading to covered parking should be not less than 20 feet in depth from the property line to the structure.

2. Driveways shall have a minimum width of ten (10) feet, except where a driveway serves as a fire apparatus lane, in which case city-approved driveway surface of 12 feet minimum width shall be provided within an unrestricted, twenty (20) foot aisle, or as approved by the Fire Code Official.

3. Where a driveway is to provide two-way traffic, the minimum width shall be 18 feet.

4. One-way driveways shall have appropriate signage designating the driveway as a one-way connection. Fire apparatus lanes shall be so marked (parking prohibited).

5. The maximum allowable driveway grade is fifteen (15) percent, except that driveway grades exceeding fifteen (15) percent may be allowed, subject to review and approval by the Public Works Director and Fire Code Official, provided that the applicant has provided an engineered plan for the driveway. The plan shall be stamped by a registered geotechnical engineer or civil engineer, and approved by the Public Works Director.

Finding of Fact: The proposed driveways shall meet the requirements set forth that are applicable to the project site as stated in 2-5 above. Number 1 is not applicable.

C. Driveway Apron Construction. Driveway aprons (when required) shall be constructed of concrete and shall be installed between the street right-of-way and the private drive, as shown in Figure 10- 35(2). Driveway aprons shall conform to ADA requirements for sidewalks and walkways, which generally require a continuous unobstructed route of travel that is not less than three (3) feet in width, with a cross slope not exceeding two (2) percent, and providing for landing areas and ramps at intersections. Driveways are subject to review by the Public Works Director.

Finding of Fact: The applicant is not proposing any new driveway aprons.

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 ½') 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').

Finding of Fact: Applicant acknowledges vision clearance and shall not incorporate any visual obstructions as noted above.

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

10-35-3. Pedestrian Access and Circulation

All new development shall be required to install sidewalks along the street frontage, unless the City has a planned street improvement, which would require a non-remonstrance agreement.

10-35-3-1. Sidewalk Requirements

A. Requirements: Sidewalks shall be newly constructed or brought up to current standards concurrently with development under any of the following conditions:

1. Upon any new development of property.
2. Upon any redevelopment of property that expands the building square footage by 25% or more.
3. Upon any change of use that requires more than five additional parking spaces.

Finding of Fact: The above numbers 1-3 are not applicable to this project. However, the applicant is proposing new sidewalks meeting current standards for connectivity between the building and Highway 101 and connectivity between the building and the parking lot to the east for pedestrian safety and access. The applicant is also proposing the removal of the existing driveway apron along Highway 101 adjoining the subject property and replacing it with standard curb, gutter, and sidewalk.

10-35-3-2. Site Layout and Design

To ensure safe, direct, and convenient pedestrian circulation, all developments shall provide a continuous pedestrian system. The pedestrian system shall be based on the standards in subsections A - C, below:

A. Continuous Walkway System. The pedestrian walkway system shall extend throughout the development site and connect to all future phases of development, and to existing or planned offsite adjacent trails, public parks, and open space areas to the greatest extent practicable. The developer may also be required to connect or stub walkway(s) to adjacent streets and to private property with a previously reserved public access easement for this purpose in accordance with the provisions of Section 10-35-2, Vehicular Access and Circulation, and Section 10-36-2 Street Standards.

Finding of Fact: The applicant is proposing the connection of a pedestrian walkway within the project site that provides connectivity to the new Starbucks with Highway 101 and the parking lot to the east.

B. Safe, Direct, and Convenient. Walkways within developments shall provide safe, reasonably direct, and convenient connections between primary building entrances and all adjacent streets, based on the following criteria:

1. Reasonably direct. A route that does not deviate unnecessarily from a straight line or a route that does not involve a significant amount of out-of-direction travel for likely users.
2. Safe and convenient. Routes that are reasonably free from hazards and provide a reasonably direct route of travel between destinations.
3. "Primary entrance" for commercial, industrial, mixed use, public, and institutional buildings is the main public entrance to the building. In the case where no public entrance exists, street connections shall be provided to the main employee entrance.
4. "Primary entrance" for residential buildings is the front door (i.e., facing the street). For multifamily buildings in which units do not have their own exterior entrance, the "primary entrance" may be a lobby, courtyard, or breezeway that serves as a common entrance for more than one dwelling.

Finding of Fact: The proposed walkways within the development are designed to provide safe, reasonably direct, and convenient connections between the building

entrance and adjacent streets and parking lot to the east. The proposed walkways shall apply 1-4 above where applicable within the design as shown on the site plan.

C. Connections Within Development. Connections within developments shall be provided as required in subsections 1 - 3, below:

1. Walkways shall be unobstructed and connect all building entrances to one another to the extent practicable, as generally shown in Figure 10-35(5);

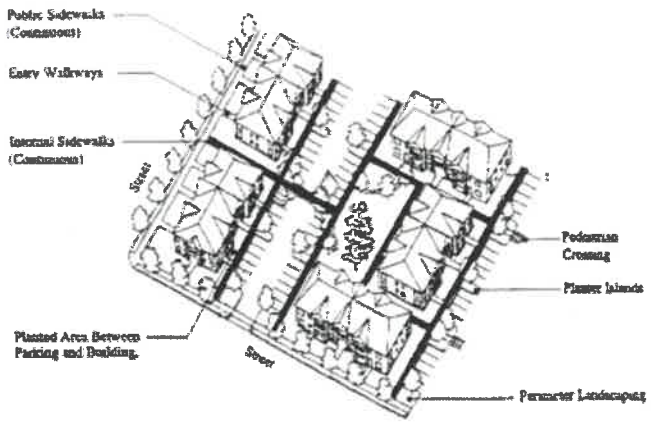
Finding of Fact: Connections to the proposed Starbucks building shall be unobstructed and provide connectivity.

2. Walkways shall connect all on-site parking areas, storage areas, recreational facilities and common areas, and shall connect off-site adjacent uses to the site to the extent practicable. Topographic or existing development constraints may be cause for not making certain walkway connections; and

Finding of Fact: Applicant acknowledges (2) above and shall connect all on-site parking areas, and off-site adjacent uses to the site to the extent practicable.

3. For large parking areas with 80 or more parking spaces and depending on the layout of the parking lot, the City may require raised walkways a minimum of 5 feet wide to provide pedestrian safety.

Finding of Fact: N/A to this project



Pedestrian Pathway System (Typical)

10-35-3-3. Walkway and Multi-Use Path Design and Construction

Walkways and multi-use paths shall conform to all applicable standards in subsections A - D, as generally illustrated in Figure 10-35(6):

A. Vehicle/Walkway Separation. Except for pedestrian crossings (subsection B), where a walkway abuts a driveway or street it shall be raised six (6) inches and curbed along the edge of the driveway/street. Alternatively, the decision body may approve a walkway abutting a driveway at the same grade as the driveway if the walkway is protected from all vehicle maneuvering areas. An example of such protection is a row of decorative metal or concrete bollards designed to

withstand a vehicle's impact, with adequate minimum spacing between them to protect pedestrians.

Finding of Fact: Applicant acknowledges (A) above.

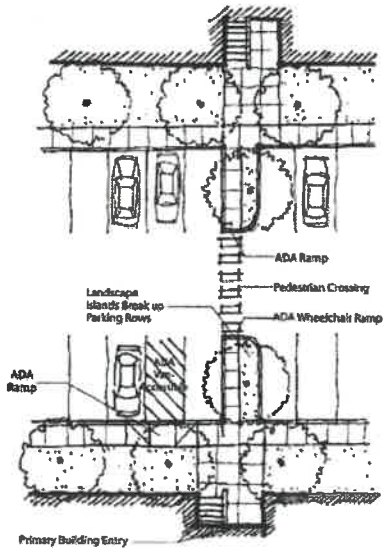
B. Pedestrian Crossing. Where a walkway crosses a parking area, or driveway, it shall be clearly marked with contrasting paving materials (e.g., light-color concrete inlay between asphalt), which may be part of a raised/hump crossing area. Painted or thermo-plastic striping and similar types of non-permanent applications may be approved for crossings of not more than twenty-four (24) feet in length.

Finding of Fact: Applicant acknowledges (B) above.

C. Width and Surface. Walkway surfaces shall be concrete, asphalt, brick/masonry pavers, or other durable surface, as approved by the Public Works Director, at least five (5) feet wide, without curb. Multi-use paths (i.e., for bicycles and pedestrians) shall be concrete or asphalt, at least ten (10) feet wide. (See also, Section 10-36-2)

Finding of Fact: Applicant acknowledges (C) above and will incorporate items in A-C where and if required.

Figure 10-35(6):
Pedestrian Walkway Detail (Typical)



D. Accessible routes. Walkways and multiuse paths shall conform to applicable Americans with Disabilities Act (ADA) requirements. The ends of all raised walkways, where the walkway intersects a driveway or street shall provide ramps that are ADA accessible, and walkways shall provide direct routes to primary building entrances.

Finding of Fact: Walkways and multiuse paths shall conform to applicable ADA requirements.

Chapter 37: Lighting

10-37-1. Purpose

The purpose of this provision is to make exterior lighting used for residential, commercial and public areas appropriate to the need, and to minimize light from shining skyward or offsite onto adjacent public rights of way or private properties. Nothing in this ordinance should be interpreted to restrict the amount of lighting necessary for safe and efficient operations. Further, it is to encourage through regulation of type, kinds, construction and uses of exterior illumination devices, lighting practices and systems to conserve energy without decreasing safety, utility, security and productivity while enhancing nighttime (dark skies) enjoyment of property within the City of Florence. Refer to the Exterior Lighting brochure for additional guidance and information.

Finding of Fact: Applicant shall follow the Exterior Lighting brochure for guidance and information for all lighting proposed on the project site.

10-37-2. Applicability

Section 10-37 applies to installation of all lighting fixtures as of the effective date of this Ordinance, except as exempted by provision of this Ordinance. Devices include but are not limited to, lights for: buildings and structures, recreational areas, parking lot and maneuvering areas, landscape areas, streets and street signs, product display areas, building overhangs and open canopies, holiday celebrations, and construction lights.

A. Resumption of Use - If a property with non-conforming lighting is abandoned for a period of one year or more, then all exterior lighting shall be brought into compliance with this Ordinance before any further use of the property occurs.

Finding of Fact: The applicant acknowledges (A) above.

B. Major Additions or Alterations - If a major addition occurs on a property, lighting for the entire property shall comply with the requirements of this Code. For purposes of this section, the following are considered to be major additions:

1. Additions of 26 percent or more in terms of additional dwelling units, gross floor area, seating capacity, or parking spaces, either with a single addition or with cumulative additions after the effective date of this Ordinance.
2. Single or cumulative additions, modification or replacement of 25 percent or more of installed exterior lighting luminaires existing as of the effective date of this Ordinance.
3. Existing lighting on sites requiring a conditional use permit or variance after the effective date of this ordinance.

Finding of Fact: The above 1-3 is not applicable to this application. The proposed project is not a major addition or alteration.

C. Amortization - On or before 10 years from the effective date of this code, all outdoor lighting shall comply with this Code. Most outdoor lighting will be fully depreciated at the end of 10 years if not sooner. "Easy fixes" such as re-aiming or lowering lumen output of lamps is recommended in advance of the effective date of the ordinance. Where lighting is judged to be a safety hazard immediate compliance is required.

Finding of Fact: Applicant acknowledges (C) above.

10-37-3. Lighting Plans Required

All applications for building permits and land use planning review which include installation of exterior lighting fixtures, not exempted, shall include the number of luminaires, the number of lamps in each luminaire, a photometric report for each type of luminaire and a site plan with the photometric plan of the lumen output.

The City shall have the authority to request additional information in order to achieve the purposes of this Ordinance.

Finding of Fact: Applicant acknowledges the above City authority for requesting lighting plans.

10-37-4. Lighting Standards

A. All exterior lighting fixtures subject to this code section must be designed as a full cut-off fixture or have a shielding method to direct light emissions downward below the horizontal plane onto the site and does not shine illumination or glare skyward or onto adjacent or nearby property.

B. Parking areas shall have lighting to provide at least two (2) foot-candles of illumination at any point in the entire lot with a maximum of five (5) foot-candles over parking spaces and walkways. The Design Review Board may decrease the minimum if the applicant can provide documentation that the overall parking lot has adequate lighting. The Design Review Board may increase the maximum on a case-by-case basis, with no greater than 7 foot-candles measured directly under the light fixture.

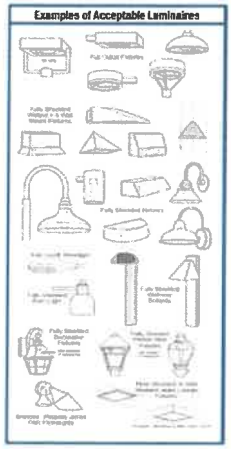
C. Lighting in or adjacent to residential zones or residential uses shall not exceed twenty feet in height as measured from the adjacent grade to the top of the light fixture. Heights in other zoning districts shall not exceed 25 feet unless the Design Review Board adopts findings that the higher light fixtures are necessary to achieve proper illumination levels.

D. Main exterior lights for commercial, institutional, and industrial buildings, landscaping and parking lots shall be extinguished at end of business hours with a minimum lighting remaining for personal and building security and safety after hours.

E. A thirty-day review period beginning with the first day in business using the new lighting system shall be required to evaluate and adjust illumination levels of lighting. The City may ask for lighting to be adjusted in this time period based on public comments or staff inspections.

F. All externally lit commercial signs should shine from the top and point down toward the ground. Signs with uplighting must be shielded so that illumination is restricted to the sign face and glare is eliminated.

G. Lighting for roadway signs and pedestrian ways must be designed or have an opaque shielding method to direct light emissions downward and below the horizontal plane of the fixture in the permanently installed position.



Finding of Fact: **Applicant acknowledges A-G above and shall implement the appropriate lighting applicable to the site.**

FLORENCE CITY, OREGON
STARBUCKS
PLANNING APPLICATION

SECTION 4

DEED
&
LLC'S

SITUS ADDRESS: 1940 HWY 101
FLORENCE OREGON 97439
MAP NUMBER: 18122622 TL 5002

Lane County Clerk
Lane County Deeds & Records

2023-011993

05/03/2023 03:43:54 PM

RPR-DEED Cnt=1 Stn=8 CASHIER 12 4pages
$20.00 $11.00 $10.00 $61.00

$102.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Dickenhoof Properties, LLC
PO BOX 1800
Corvallis, OR 97339
Until a change is requested all tax statements shall be sent to the following address:
Dickenhoof Properties, LLC
PO BOX 1800
Corvallis, OR 97339
File No.: NCS-1167613-OR1 (RR)
Date: April 26, 2023

STATUTORY WARRANTY DEED

J. Larry Fugate as Trustee of the J. Larry Fugate Revocable Trust dated March 25, 2010, Grantor, conveys and warrants to **Flohoof, LLC, an Oregon limited liability company as to a 35% undivided interest, Florstar, LLC, an Oregon limited liability company as to a 25% undivided interest, Charlie 2023, LLC, an Oregon limited liability company as to a 10% undivided interest, Soaring High Properties, LLC, an Oregon limited liability company as to a 10% undivided interest, Broncole, LLC, an Oregon limited liability company as to a 10% undivided interest, Florence, OR-SBUX, LLC, an Oregon limited liability company as to a 5% undivided interest, and Florence, OR-SBUX II, LLC, an Oregon limited liability company as to a 5% undivided interest, all as tenants in common** , Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Lane, State of Oregon, described as follows:

see attached exhibit A

Subject to: see attached exhibit B

The true consideration for this conveyance is **$775,000.00.** (Here comply with requirements of ORS 93.030)

After recording return to:
Dickerhoof properties, LLC
PO BOX 1800
Corvallis, OR 97339
Until a change is requested all tax statements shall be sent to the following address:
Dickerhoof properties, LLC
PO BOX 1800
Corvallis, OR 97339
File No.: NCS-1167613-OR1 (RR)
Date: April 26, 2023

THIS SPACE RESERVED FOR RECORDER'S USE

E-RECORDED simplifile
ID: 2023-011993
County: Lane
Date: 5/3/2023 Time: 3:43pm

STATUTORY WARRANTY DEED

J. Larry Fugate as Trustee of the J. Larry Fugate Revocable Trust dated March 25, 2010, Grantor, conveys and warrants to **Flohoof, LLC, an Oregon limited liability company as to a 35% undivided interest, Florstar, LLC, an Oregon limited liability company as to a 25% undivided interest, Charlie 2023, LLC, an Oregon limited liability company as to a 10% undivided interest, Soaring High Properties, LLC, an Oregon limited liability company as to a 10% undivided interest, Broncole, LLC, an Oregon limited liability company as to a 10% undivided interest, Florence, OR-SBUX, LLC, an Oregon limited liability company as to a 5% undivided interest, and Florence, OR-SBUX II, LLC, an Oregon limited liability company as to a 5% undivided interest, all as tenants in common** , Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Lane, State of Oregon, described as follows:

see attached exhibit A

Subject to: see attached exhibit B

The true consideration for this conveyance is **$775,000.00.** (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 2nd day of May, 2023.

J. Larry Fugate Revocable Trust Dated March 25, 2010

J. Larry Fugate, Trustee

STATE OF Kansas)
)ss.
County of Sedgwick)

This instrument was acknowledged before me on this 2nd day of May, 2023 by J. Larry Fugate as Trustee of the J. Larry Fugate Revocable Trust Dated March 25, 2010, on behalf of the trust.

Notary Public for _____
My commission expires:

SHELLE HIGH
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 4-26-25

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Lane, State of Oregon, described as follows:

BEGINNING AT A POINT IN THE EAST RIGHT OF WAY LINE OF THE OREGON COAST HIGHWAY AS CONVEYED TO THE STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION, BY INSTRUMENT RECORDED JULY 5, 1984, RECEPTION NO. 8427894, LANE COUNTY OREGON RECORDS, SAID POINT BEING 3.0 FEET FROM THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO WALLIS N. KNECHT BY INSTRUMENT RECORDED MARCH 29, 1977, RECEPTION NO. 7717972, LANE COUNTY OREGON RECORDS, SAID LAST MENTIONED CORNER BY RECORD BEING 119.0 FEET NORTH OF A POINT 590.0 FEET WEST AND 460.00 FEET SOUTH FROM THE NORTHEAST CORNER OF PLAT OF GALLAGHER'S PART OF THE CITY OF FLORENCE, AS PLATTED AND RECORDED IN BOOK 30, PAGES 12 AND 13, LANE COUNTY OREGON DEED RECORDS; FROM THE POINT OF BEGINNING RUN THENCE ALONG THE EAST RIGHT OF WAY LINE OF THE OREGON COAST HIGHWAY NORTH 176.00 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE RUN EAST, 148.00 FEET; THENCE SOUTH PARALLEL WITH SAID HIGHWAY RIGHT OF WAY LINE, 176.00 FEET TO THE NORTH LINE OF THE ABOVE MENTIONED KNECHT PARCEL THENCE ALONG SAID NORTH LINE WEST, 148.00 FEET TO THE POINT OF BEGINNING, IN FLORENCE, LANE COUNTY, OREGON.

NOTE: THIS LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 1, 2008.

Exhibit "B"

1. Easement, including terms and provisions contained therein:
   Recording Information: April 26, 1940, Book 204, Page 200
   In Favor of: West Coast Power Co.
   For: power line

2. Easement, including terms and provisions contained therein:
   Recording Information: July 05, 1984 as Reception No. 84-27894
   In Favor of: the State of Oregon, Department of Transportation

3. Deferred Agreement and the terms and conditions thereof:
   Between: The City of Florence
   And: Troutman Investment Corporation
   Recording Information: November 15, 1985 as Reception No. 85-41322

4. Easement, including terms and provisions contained therein:
   Recording Information: November 23, 1988, Reception No. 88-49175
   In Favor of: Central Lincoln People's Utility District
   For: utility line

5. Easement, including terms and provisions contained therein:
   Recording Information: November 23, 1988, Reception No. 88-49176
   In Favor of: Central Lincoln People's Utility District
   For: utility line

6. Easement, including terms and provisions contained therein:
   Recording Information: November 23, 1988, Reception No. 88-49177
   In Favor of: Central Lincoln People's Utility District
   For: utility line

7. Access Agreement, including terms and provisions thereof.
   Recorded: December 20, 1988 as Reception No. 88-53256

8. Reciprocal Easement Agreement, including terms and provisions thereof.
   Recorded: December 20, 1988 as Reception No. 88-53257

R-C
RHINE-CROSS
GROUP

112 N 5th St – Suite 200
PO Box 909
Klamath Falls OR 97601

EXHIBIT C FILE # AR 23 10 DR 01
CK

MEMO

Date: August 22, 2023

From: Rhine-Cross Group (RCG)
Marc Cross, P.E., P.L.S. marc@rc-grp.com
Phone: (541) 851-9405

To: City of Florence, OR
Attn: Clare Kurth, Assistant Planner

RE: Starbucks Coffee - Land Use Application AR 23 10 DR 01.

This memorandum is to respond to comments received on August 4, 2023 in an email in which you forwarded a review letter from Dickerhoof Properties Dated August 3, 2023. The comments are listed below followed by the response from RCG and the owner. The applicant will be submitting additional information in an effort to address all items listed below.

1. FCC 9-5-1-8: Stormwater

a. FCC 9-5-1-8: Stormwater Manual, Adoption by Reference

- Please include a stormwater plan that indicates any proposed regarding, catch basins, or curb inlets.
- Please provide a stormwater management plan based on standards and requirements contained in the Stormwater Design Manual.

***Response**: Adding a detailed stormwater plan and report that shows proposed catch basins and curb cuts to the new stormwater swales. Grading will follow existing grades.*

b. FCC 9-5-2: Drainage Plan Requirements

- Please provide a stormwater management plan that meets the requirements of this code sections.
  - Plans to be prepared by a registered Professional Engineer licensed by the state of Oregon.
- Please provide additional details on the proposed infiltration swale and any plant species and sizes to be used.

***Response**: Included a detailed stormwater plan and report stamped by a professional engineer licensed by the State of Oregon. Added swale cross section and swale planting details.*

2. **FCC 10-3: Off-Street Parking and Loading**

   a. FCC 10-3-5: Vehicle Parking – Minimum Accessible Parking

      - Please provide examples and details of required signage for the ADA parking spaces for review.
      - Please provide details on ADA accessible ramp for access to pedestrian walkways.

***Response**: Added details of ramps and signage. Full ADA ramp designs will be included with Engineering Submittal.*

   b. FCC 10-3-8: Parking Area Improvement Standards

      - Please provide details indicating that curbs and/or wheel stops meet minimum 6" height requirements.

***Response**: Added note and detail showing curbs will meet minimum 6" height requirements.*

   c. FCC 10-3-9: Parking Stall Design and Minimum Dimensions

      - The two parking spaces on the east side of the building do not minimum design standards or dimensions.
        - Please include an updated site plan that includes the minimum 19' dept, 9.5' width, and required double line striping.
      - Please indicate on parking plan that all parking lot striping shall be a minimum 4" in width for all parking stalls.

***Response**: Extended east side (2) parking stalls 1.0'. Added note that stalls will be striped with 4" wide paint.*

   d. FCC 10-3-10: Bicycle Parking Requirements

      - Bicycle parking shall be no further than the closest non-ADA parking space.
        - Please provide a revised parking plan that meets this requirement for the bike parking location.
      - Please provide examples of proposed signage designating bicycle parking as reserved for bicycle parking only.

***Response**: Moved Bike parking closer to front door. Added note that the bicycle parking areas will be reserved for bicycle parking only.*

   e. FCC 10-3-11: Loading Areas

      - Please provide a plan for loading and unloading areas that will not impede on-site circulation.

***Response**: Per FCC 10-3-11 Loading areas are only required for commercial developments with building size that exceeds 20,000 square feet (ie a grocery store). This section does not apply to our development.*

3. **FCC 10-6: Design Review**

    a. FCC 10-6-7: Non-Residential Design Requirements

        - Please include a site plan with existing impervious and pervious surfaces along with previously submitted site plan with proposed impervious and pervious surfaces.
        - Please Provide finalized proposed exterior elevations for review.
            - Include colors to be used.
            - Include materials to be used.
            - Include dimensions of trim and any stone veneer proposed.

***Response**: Added existing conditions plan detailing existing impervious and pervious surfaces. Updated elevations to include color, materials, and dimensions.*

4. **FCC 10-34: Landscaping**

    a. 10-34-3-2: Landscaping Plan Required

        - Please provide details of the exterior patio/seating area including fencing, terraces, or shelters.
        - Please provide a plan indicating areas of landscaping and vegetation to be removed and landscaping to be preserve.
        - Please provide details or specifications on edging where landscaping is adjacent to pedestrian ways to avoid safety hazards.

***Response**: There are no fencing, terraces, or shelters around exterior patio. Landscaping plan is pretty clear in that all old landscaping will be removed and new landscaping will be planted per the shading and details shown on sheet L1.0. Site is flat and landscaping will be level with all walkways, there is not elevated areas where there would be a safety hazard.*

5. **FCC 10-37: Lighting**

    a. 10-37-3: Lighting Plan Required

        - Please Provide a photometric plan for the entire site that meets code criteria for illumination levels.

***Response**: Added photometric plan.*

    b. 10-37-4: Lighting Standards

        - Please provide images, specifications, and details of exterior lighting fixtures that meet code for being full cut-off and direct lighting emissions downward.

Response: Including spec sheets for proposed light fixtures.

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Stormwater Report
& Development Plan

For:
Starbucks Remodel of the
Former Pizza Hut Building
1940 Hwy 101
Florence, Oregon

***Designer's Certification and Statement**: I hereby certify that this Stormwater Management Report for Florence Starbucks has been prepared by me or under my supervision and meets minimum standards of the City of Florence and normal standards of engineering practice. I hereby acknowledge and agree that the jurisdiction does not and will not assume liability for the sufficiency, suitability, or performance of drainage facilities designed by me.*

08-21-2023

PRESENTED BY:

R-C
RHINE-CROSS
GROUP

CIVIL ENGINEERING ■ SURVEYING ■ PLANNING
112 N 5th ST – Suite 200 – P.O. BOX 909
KLAMATH FALLS, OR 97601
(541) 851-9405

Table of Contents

Final Stormwater Report
Starbucks – 1940 Hwy 101
Florence, Oregon

Project Overview & Description:

The applicant is proposing to re-develop the former Pizza Hut building into a new Starbucks Coffee and drive-thru with associated parking located at 1940 Hwy 101 in Florence, Oregon. The site is currently developed, with shared access between the site and Mc Donalds to the north, and shared access between the site and Napa Auto Parts to the south. Site access is proposed from one proposed driveway from Kingwood Street. The parking lot will be reconfigured to accommodate the new drive thru. Parking is provided by onsite parking stalls and adjacent shared parking with the strip mall to the east.

The property is currently zoned Commercial within the City Limits of Florence, Oregon. The site will be served by public water and sanitary sewer facilities, and the storm system will be privately owned and maintained by the owner.

Existing Conditions:

The site is located on developed land; covered with an existing building, asphalt parking lot, landscaping and grass. The onsite soil is classified as 140 (Yaquina loamy fine sand) and 141 (Yaquina-Urban land complex) by the SCS Soil Survey of Lane County (Hydrologic Soil Group D). Onsite undeveloped conditions will be modeled as woodlands cover (fair) with a CN of 79 for D soil.

Stormwater Catch Basins and underground storm water piping exists on the developed site. These facilities connect to public underground storm pipes within Hwy 10. The developed stormwater system will connect into this public system after retention and detention, and the developed condition of the site will not release more than the pre-developed stormwater outflow.

The site topography is generally flat. Stormwater from the proposed improvements will be collected to the greatest extent possible and routed to onsite storm water detention/retention facilities. The facilities will be located within the landscape buffer that exists between the development and Hwy 101.

Storm Water Design:

The development of the site will result in the re-development of approximately 18,715 sq.ft. of impervious surface including the structure, onsite paving and onsite sidewalks. The developed area will be modeled as impervious surface (CN 98) for the parking lot, drive isles and roof areas and as pervious surface (CN 80 D soil) for the new landscape areas. As required by the City of Florence, the developed runoff from the commercial site will not exceed the pre-developed runoff for the 2 year through 25 year storms.

The BMP selected for this project is a combination detention and infiltration planter. Two infiltration planters will be created on the site separated by the proposed sidewalk connection to the Hwy 101 public sidewalk. The planters will be designed with an infiltration gravel layer under the planted surface. Runoff will be completely infiltrated in smaller storms, with larger storms directed to an outlet control structure that will limit developed runoff to less than the pre-developed condition prior to discharging to the public storm system.

Type IA Storm Distribution:

W.Q. Storm:	0.83 inches/24 hour
2-year Storm:	3.46 inches/24 hour
10-year Storm:	4.48 inches/24 hour
25-year Storm:	5.06 inches/24 hour

Water Quality:

The BMP selected for this project is a combination detention and infiltration planter. The top layer of the planter is designed with a sandy loam soil. The combination of the soil and plantings will remove sediment and hydrocarbons in accordance with The City of Florence Stormwater Design Manual.

Infiltration will be assumed to be 4in/hr as allowed by the Florence Stormwater Design Manual. Although the existing onsite soil type could indicate higher groundwater levels, this is not anticipated on this site due to topography with the site elevated above surrounding properties to the west.

Water Quantity:

As required by The City of Florence, runoff from the developed site must not exceed run-off from the pre-developed conditions for the 2-25 year storms.

W.Q. Developed Runoff	$\leq$	W.Q. pre-developed runoff
2-year Developed Runoff	$\leq$	2-year pre-developed runoff
10-year Developed Runoff	$\leq$	10-year pre-developed runoff
25-year Developed Runoff	$\leq$	25-year pre-developed runoff

The storm water facilities were designed according to the above guidelines, and the results are tabulated below:

DRAINAGE	STORM EVENT	PRE-DEVELOPED RUN-OFF	DEVELOPED RUN-OFF
From Site	WQ storm (0.83")	0.0 cfs (PRE)	0.0 cfs (POST)
From Site	2-year (3.46")	0.13 cfs (PRE)	0.0 cfs (POST)
From Site	10-year (4.48")	0.22 cfs (PRE)	0.01 cfs (POST)
From Site	25-year (5.06")	0.28 cfs (PRE)	0.13 cfs (POST)

Therefore, the developed condition for this site meets the requirements of The City of Florence Stormwater Design Manual. See Appendix C thru G for detailed Hydrocad stormwater calculations.

Conveyance System:

The conveyance system has been designed to provide free flow conditions during the 25-yr storm event. All onsite storm improvements will be privately owned & maintained by the property owner.

Discharge Location:

Drainage will be discharged into the existing public stormwater system located within Highway 101 Right of Way.

Appendix A

08-23-2023

STORM SEWER NOTES:
1. ALL RUNOFF FROM IMPERVIOUS AREAS WILL BE COLLECTED INTO A STORM SYSTEM AND ROUTED TO AN ONSITE INFILTRATION FACILITY AS SHOWN.
2. DEVELOPED STORMWATER RUNOFF WILL BE DETAINED TO THE PRE-DEVELOPED 25-YR STORM AS REQUIRED BY THE CITY OF FLORENCE. THE STORAGE FACILITY WILL BE LOCATED ON THE WEST SIDE OF THE SITE AS SHOWN WITH THE OVERFLOW DISCHARGING THE THE EXISTING STORM LINE THAT DRAINS TO US 101.
3. ALL STORM LINES WITHIN THE PUBLIC RIGHT OF WAYS WILL REMAIN PUBLIC.
4. ALL STORM LINES AND DETENTION FACILITIES OUTSIDE OF THE PUBLIC RIGHT OF WAY WILL BE PRIVATELY OWNED AND MAINTAINED BY THE LANDOWNER.

GRADING NOTES:
1. ALL ASPHALT TO BE REMOVED AND SURFACE LOWERED TO PROVIDE 8" DEPTH AT BUILDING SIDEWALKS AND NEW CURB LINES.
2. EXISTING DRAINAGE PATTERNS SHALL BE MAINTAINED EXCEPT FOR THE ADDITION OF THE INFILTRATION SWALES LOCATED ADJACENT TO THE HIGHWAY R.O.W.

GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

SHARED PRIVATE ACCESS AGREEMENT WITH VENUE

ARROW REPRESENTS DIRECTION OF SURFACE DRAINAGE (typ.)

EXISTING STRUCTURE TO BE REMOVED 3400 SQ.FT.

INSTALL CATCH BASIN

INSTALL CATCH BASIN

EXISTING CATCH BASIN TO BE REMOVED

INSTALL DRAINAGE CURB CUT

INSTALL DRAINAGE CURB CUT

EXISTING CATCH BASIN TO BE REMOVED

INFILTRATION SWALE

INFILTRATION SWALE

PUBLIC SIDEWALK

NOTE: SWALE OVERFLOW SHALL CONNECT TO EXISTING STORM LINE THAT FLOWS WESTERLY TO THE HWY 101 R.O.W.

U.S. 101 - COAST HIGHWAY

SHEET NAME:	PRELIMINARY GRADING & DRAINAGE PLAN
DRAWN BY:	JDC
CHKD BY:	MDC
DATE:	AUGUST 2023
REVISIONS:	
JOB NO.	2228
SHEET NO.	SP 03

STARBUCKS COFFEE
FLORENCE OREGON

08-23-2023

RHINE-CROSS GROUP, LLC
ENGINEERING - SURVEYING - PLANNING
112 N 5th ST - SUITE 200 - P.O. BOX 909
KLAMATH FALLS, OREGON 97601
Phone: (541) 851-9405 Fax: (541) 273-9200 admin@rc-grp.com

DICKERHOOF PROPERTIES
PO BOX 1583
CORVALLIS, OR 97339
(541) 231-5977

Hydrologic Soil Group—Lane County Area, Oregon
(Florence Starbucks)

Map Scale: 1:369 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 5 10 20 30

Feet: 0 15 30 60 90

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lane County Area, Oregon
Survey Area Data: Version 21, Mar 13, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 23, 2020—May 28, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
140	Yaquina loamy fine sand	A/D	0.0	6.3%
141	Yaquina-Urban land complex	A/D	0.6	93.7%
Totals for Area of Interest			**0.6**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Table 2-2a Runoff curve numbers for urban areas [1]

Cover description		Curve numbers for hydrologic soil group			
Cover type and hydrologic condition	Average percent impervious area [2]	A	B	C	D
Fully developed urban areas (vegetation established)					
Open space (lawns, parks, golf courses, cemeteries, etc.) [3]:					
Poor condition (grass cover < 50%)		68	79	86	89
Fair condition (grass cover 50% to 75%)		49	69	79	84
Good condition (grass cover > 75%)		39	61	74	80
Impervious areas:					
Paved parking lots, roofs, driveways, etc. (excluding right-of-way)		98	98	98	98
Streets and roads:					
Paved; curbs and storm sewers (excluding right-of-way)		98	98	98	98
Paved; open ditches (including right-of-way)		83	89	92	93
Gravel (including right-of-way)		76	85	89	91
Dirt (including right-of-way)		72	82	87	89
Western desert urban areas:					
Natural desert landscaping (pervious areas only) [4]		63	77	85	88
Artificial desert landscaping (impervious weed barrier, desert shrub with 1- to 2-inch sand or gravel mulch and basin borders)		96	96	96	96
Urban districts:					
Commercial and business	85	89	92	94	95
Industrial	72	81	88	91	93
Residential districts by average lot size:					
1/8 acre or less (town houses)	65	77	85	90	92
1/4 acre	38	61	75	83	87
1/3 acre	30	57	72	81	86
1/2 acre	25	54	70	80	85
1 acre	20	51	68	79	84
2 acres	12	46	65	77	82
Developing urban areas					
Newly graded areas (pervious areas only, no vegetation) [5]		77	86	91	94
Idle lands (CN's are determined using cover types similar to those in table 2-2c).					

[1] Average runoff condition, and $I_a = 0.2S$.

[2] The average percent impervious area shown was used to develop the composite CN's. Other assumptions are as follows: impervious areas are directly connected to the drainage system, impervious areas have a CN of 98, and pervious areas are considered equivalent to open space in good hydrologic condition. CN's for other combinations of conditions may be computed using figure 2-3 or 2-4.

[3] CN's shown are equivalent to those of pasture. Composite CN's may be computed for other combinations of open space cover type.

[4] Composite CN's for natural desert landscaping should be computed using figures 2-3 or 2-4 based on the impervious area percentage (CN = 98) and the pervious area CN. The pervious area CN's are assumed equivalent to desert shrub in poor hydrologic condition.

[5] Composite CN's to use for the design of temporary measures during grading and construction should be computed using figure 2-3 or 2-4 based on the degree of development (impervious area percentage) and the CN's for the newly graded pervious areas.

Table 2-2b Runoff curve numbers for cultivated agricultural lands [1]

Cover description			Curve numbers for hydrologic soil group			
Cover type	Treatment [2]	Hydrologic condition [3]	A	B	C	D
Fallow	Bare soil	—	77	86	91	94
	Crop residue cover (CR)	Poor	76	85	90	93
		Good	74	83	88	90
Row crops	Straight row (SR)	Poor	72	81	88	91
		Good	67	78	85	89
	SR + CR	Poor	71	80	87	90
		Good	64	75	82	85
	Contoured (C)	Poor	70	79	84	88
		Good	65	75	82	86
	C + CR	Poor	69	78	83	87
		Good	64	74	81	85
	Contoured & terraced (C&T)	Poor	66	74	80	82
		Good	62	71	78	81
	C&T+ CR	Poor	65	73	79	81
		Good	61	70	77	80
Small grain	SR	Poor	65	76	84	88
		Good	63	75	83	87
	SR + CR	Poor	64	75	83	86
		Good	60	72	80	84
	C	Poor	63	74	82	85
		Good	61	73	81	84
	C + CR	Poor	62	73	81	84
		Good	60	72	80	83
	C&T	Poor	61	72	79	82
		Good	59	70	78	81
	C&T+ CR	Poor	60	71	78	81
		Good	58	69	77	80
Close-seeded or broadcast legumes or rotation meadow	SR	Poor	66	77	85	89
		Good	58	72	81	85
	C	Poor	64	75	83	85
		Good	55	69	78	83
	C&T	Poor	63	73	80	83
		Good	51	67	76	80

[1] Average runoff condition, and I_a=0.2S

[2] Crop residue cover applies only if residue is on at least 5% of the surface throughout the year.

[3] Hydraulic condition is based on combination factors that affect infiltration and runoff, including (a) density and canopy of vegetative areas, (b) amount of year-round cover, (c) amount of grass or close-seeded legumes, (d) percent of residue cover on the land surface (good ≥ 20%), and (e) degree of surface roughness.

Poor: Factors impair infiltration and tend to increase runoff.

Good: Factors encourage average and better than average infiltration and tend to decrease runoff.

Table 2-2c Runoff curve numbers for other agricultural lands [1]

Cover description		Curve numbers for hydrologic soil group			
Cover type	Hydrologic condition	A	B	C	D
Pasture, grassland, or range—continuous forage for grazing. [2]	Poor	68	79	86	89
	Fair	49	69	79	84
	Good	39	61	74	80
Meadow—continuous grass, protected from grazing and generally mowed for hay.	—	30	58	71	78
Brush—brush-weed-grass mixture with brush the major element. [3]	Poor	48	67	77	83
	Fair	35	56	70	77
	Good	30 [4]	48	65	73
Woods—grass combination (orchard or tree farm). [5]	Poor	57	73	82	86
	Fair	43	65	76	82
	Good	32	58	72	79
Woods. [6]	Poor	45	66	77	83
	Fair	36	60	73	79
	Good	30 [4]	55	70	77
Farmsteads—buildings, lanes, driveways, and surrounding lots.	—	59	74	82	86

1 Average runoff condition, and $I_a = 0.2S$.

2 ***Poor:*** <50%) ground cover or heavily grazed with no mulch.
Fair: 50 to 75% ground cover and not heavily grazed.
Good: > 75% ground cover and lightly or only occasionally grazed.

3 ***Poor:*** <50% ground cover.
Fair: 50 to 75% ground cover.
Good: >75% ground cover.

4 Actual curve number is less than 30; use CN = 30 for runoff computations.

5 CN's shown were computed for areas with 50% woods and 50% grass (pasture) cover. Other combinations of conditions may be computed from the CN's for woods and pasture.

6 ***Poor:*** Forest litter, small trees, and brush are destroyed by heavy grazing or regular burning.
Fair: Woods are grazed but not burned, and some forest litter covers the soil.
Good: Woods are protected from grazing, and litter and brush adequately cover the soil.

Table 2-2d Runoff curve numbers for arid and semiarid rangelands [1]

Cover description		Curve numbers for hydrologic soil group			
Cover type	Hydrologic condition [2]	A [3]	B	C	D
Herbaceous—mixture of grass, weeds, and low-growing brush, with brush the minor element.	Poor		80	87	93
	Fair		71	81	89
	Good		62	74	85
Oak-aspen—mountain brush mixture of oak brush, aspen, mountain mahogany, bitter brush, maple, and other brush.	Poor		66	74	79
	Fair		48	57	63
	Good		30	41	48
Pinyon-juniper—pinyon, juniper, or both; grass understory.	Poor		75	85	89
	Fair		58	73	80
	Good		41	61	71
Sagebrush with grass understory.	Poor		67	80	85
	Fair		51	63	70
	Good		35	47	55
Desert shrub—major plants include saltbush, greasewood, creosotebush, blackbrush, bursage, palo verde, mesquite, and cactus.	Poor	63	77	85	88
	Fair	55	72	81	86
	Good	49	68	79	84

1 Average runoff condition, and I_a = 0.2S. For range in humid regions, use table 2-2c.
2 Poor: <30% ground cover (litter, grass, and brush overstory).
Fair: 30 to 70% ground cover.
Good: > 70% ground cover.
3 Curve numbers for group A have been developed only for desert shrub.

RHINE-CROSS GROUP LLC
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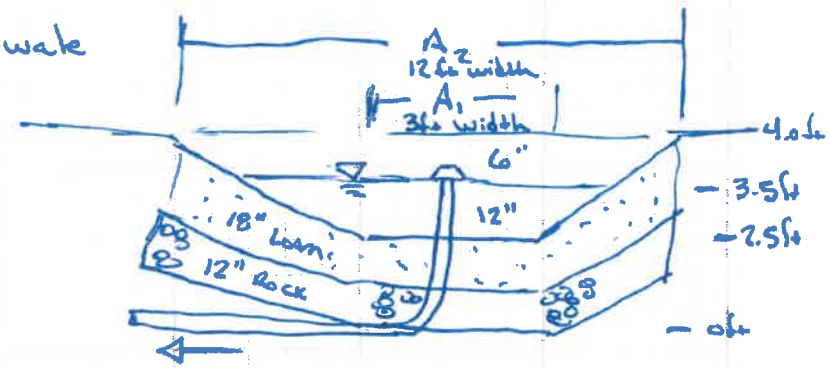
PHONE: (541) 851-9405 FAX: (541) 273-9200 EMAIL: marc@rc-grp.com

JOB: 2228 FLORENCE STARBUCKS
DRAWN BY:
CHECKED BY: MDC
DATE: 8/21/2023

Stormwater Infiltration Swale



TOTAL SWALE AREAS:

AREA @ BOTTOM (A_1) = 280 ft²
AREA @ TOP (A_2) = 1180 ft²

VOLUME: @ 0 ft Volume = 0 c.f.

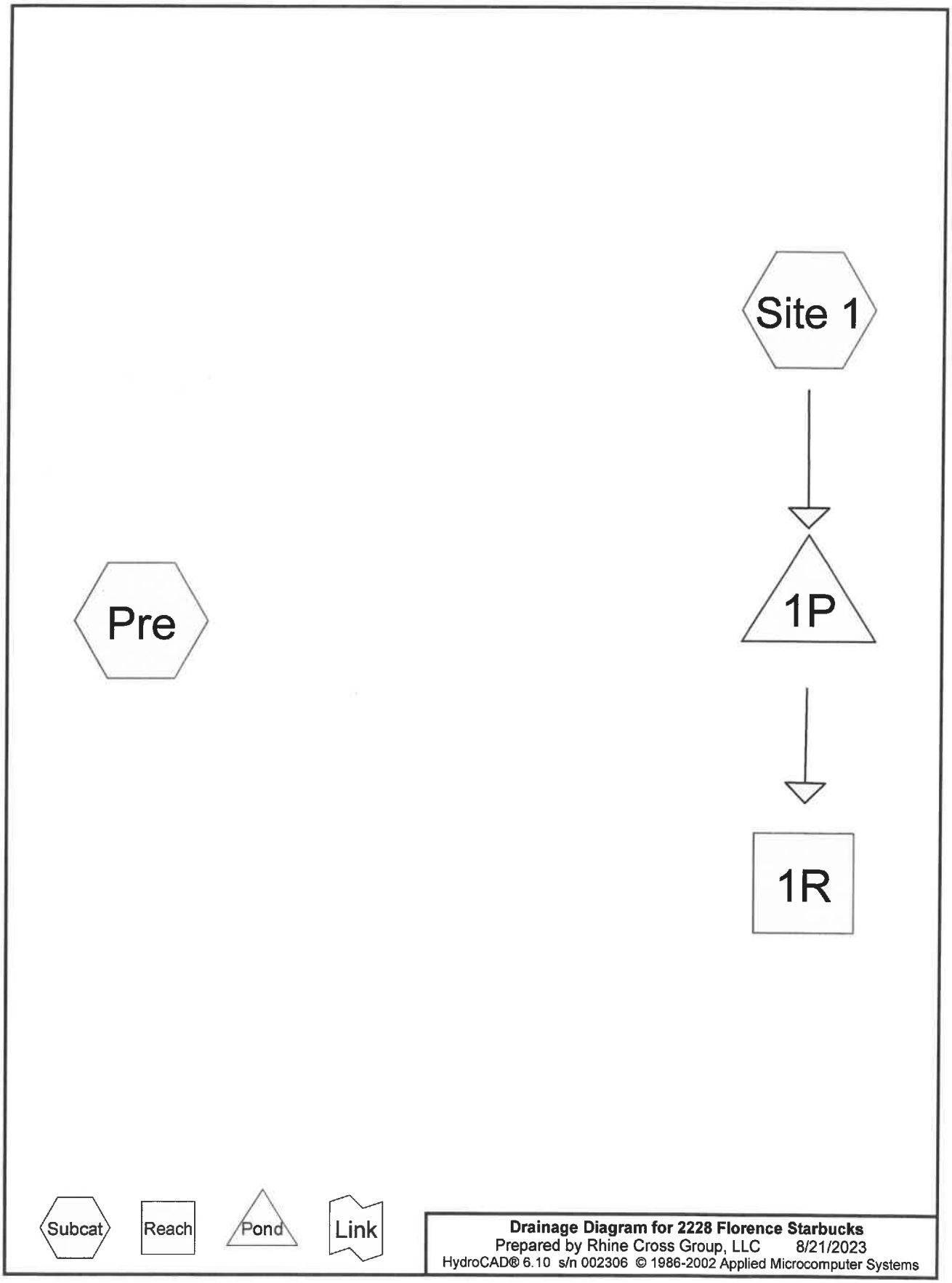
@ 2.5 ft Volume = 1180 ft² x 2.5 ft x 1/3 voids
Volume = 983 cu.ft.

@ 3.5 ft Volume = 983 cu.ft. + (280 ft²)(1 ft) + (1180 ft² - 280 ft²)(1 ft) 1/2
= 983 cu.ft + 280 cu.ft. + 450 cu.ft.
= 1713 cu.ft.

@ 4.0 ft Volume = 1713 cu.ft. + 1180 ft² x 0.5 ft
Volume = 2300 cu.ft.

Infiltration Rate: 1180 ft² x 4 in/hr (1 hr / 60 min)(1 min / 60 sec)(1 ft / 12 in)
= 0.11 cfs

Appendix B



Drainage Diagram for 2228 Florence Starbucks
Prepared by Rhine Cross Group, LLC 8/21/2023

Subcatchment Pre: Pre Developed

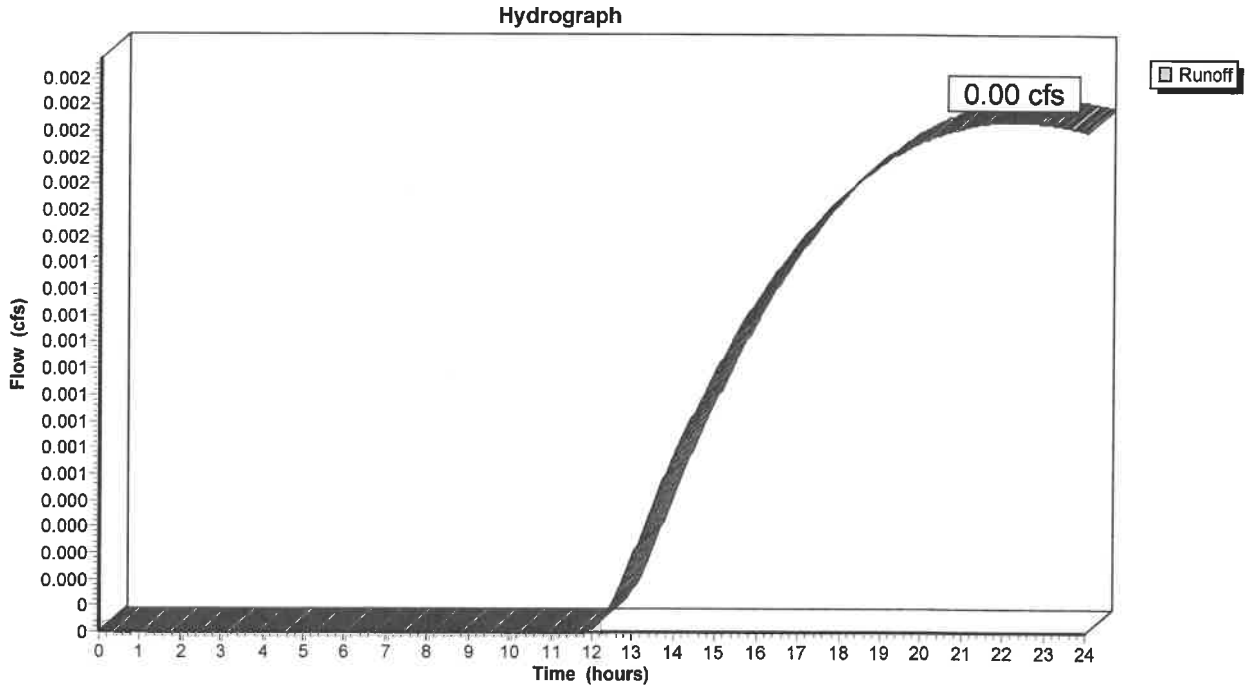
Runoff = 0.00 cfs @ 22.25 hrs, Volume= 0.001 af, Depth= 0.03"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr Rainfall=0.83"

Area (sf)	CN	Description
26,695	79	Woods "D" Soil Fair cover

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
65.2	150	0.0100	0.0		**Sheet Flow, Overland** Woods: Dense underbrush n= 0.800 P2= 3.50"

Subcatchment Pre: Pre Developed



Subcatchment Site 1: Re-Developed Site

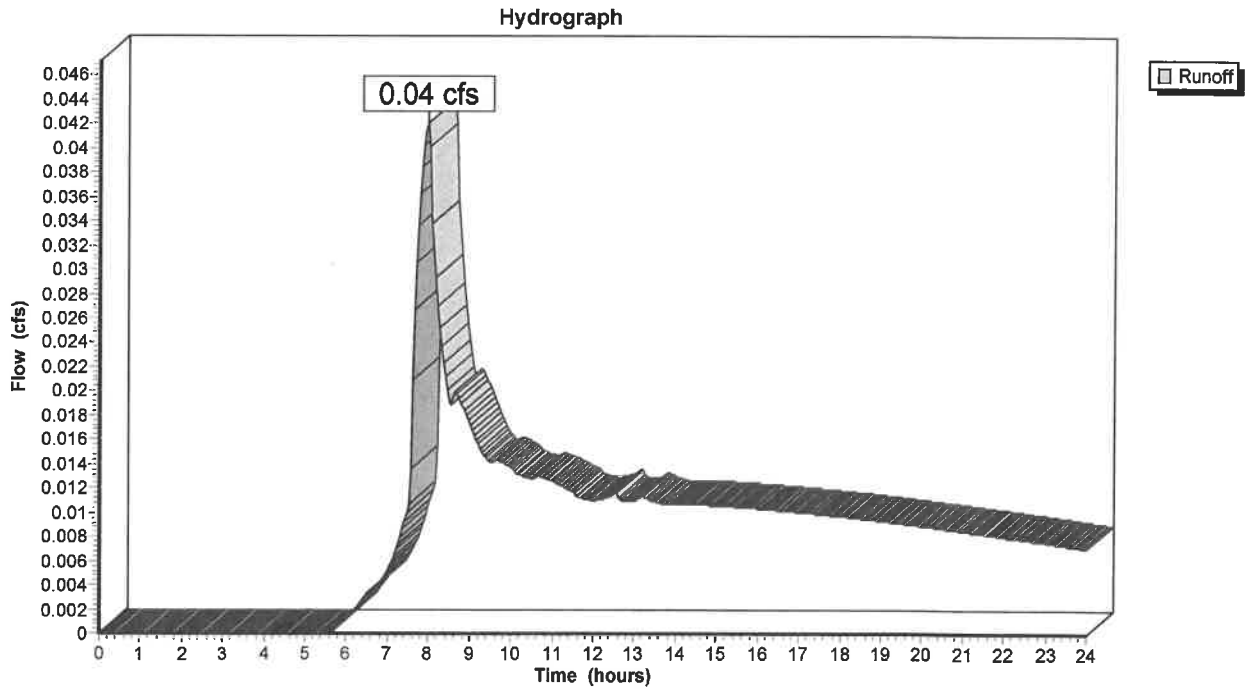
Runoff = 0.04 cfs @ 7.99 hrs, Volume= 0.016 af, Depth= 0.32"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr Rainfall=0.83"

Area (sf)	CN	Description
18,715	98	Roof, Sidewalk, Asphalt
7,980	80	Swale/Landscape
26,695	93	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Direct**

Subcatchment Site 1: Re-Developed Site

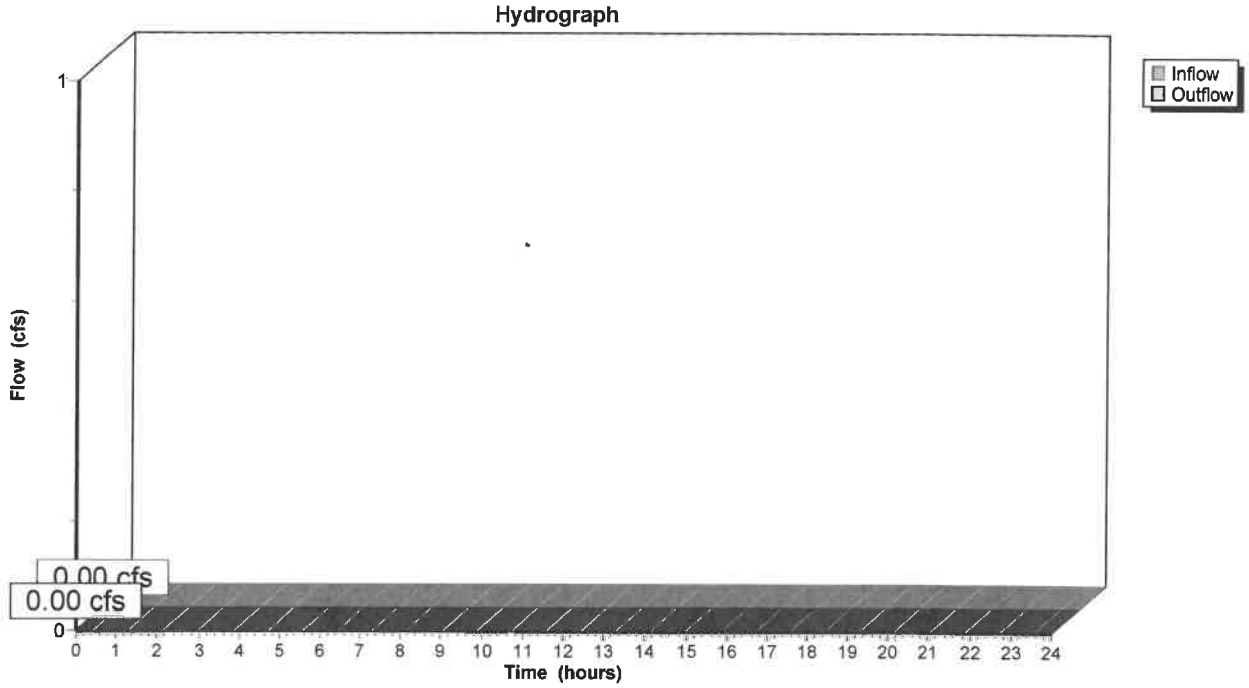


Reach 1R: Overall Developed Outflow

Inflow Area = 0.613 ac, Inflow Depth = 0.00"
Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Reach 1R: Overall Developed Outflow



Pond 1P: Infiltration Swale

Inflow Area =	0.613 ac,	Inflow Depth =	0.32"	
Inflow =	0.04 cfs @	7.99 hrs, Volume=	0.016 af	
Outflow =	0.04 cfs @	8.04 hrs, Volume=	0.016 af,	Atten= 5%, Lag= 3.4 min
Discarded =	0.04 cfs @	8.04 hrs, Volume=	0.016 af	
Primary =	0.00 cfs @	0.00 hrs, Volume=	0.000 af	

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Peak Elev= 0.04' Storage= 14 cf
Plug-Flow detention time= 5.9 min calculated for 0.016 af (100% of inflow)

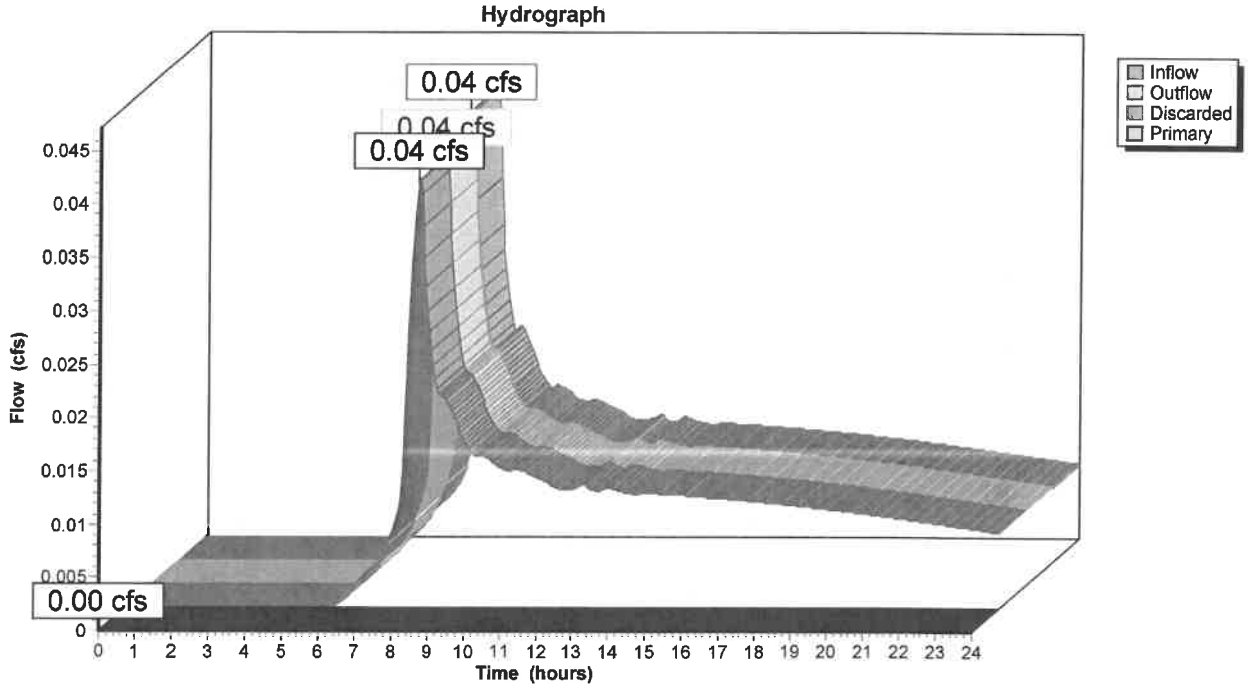
Elevation (feet)	Cum.Store (cubic-feet)
0.00	0
2.50	983
3.50	1,713
4.00	2,300

Discarded OutFlow Max=0.04 cfs @ 8.04 hrs HW=0.04' (Free Discharge)
↑—**1=Infiltration** (Controls 0.04 cfs)

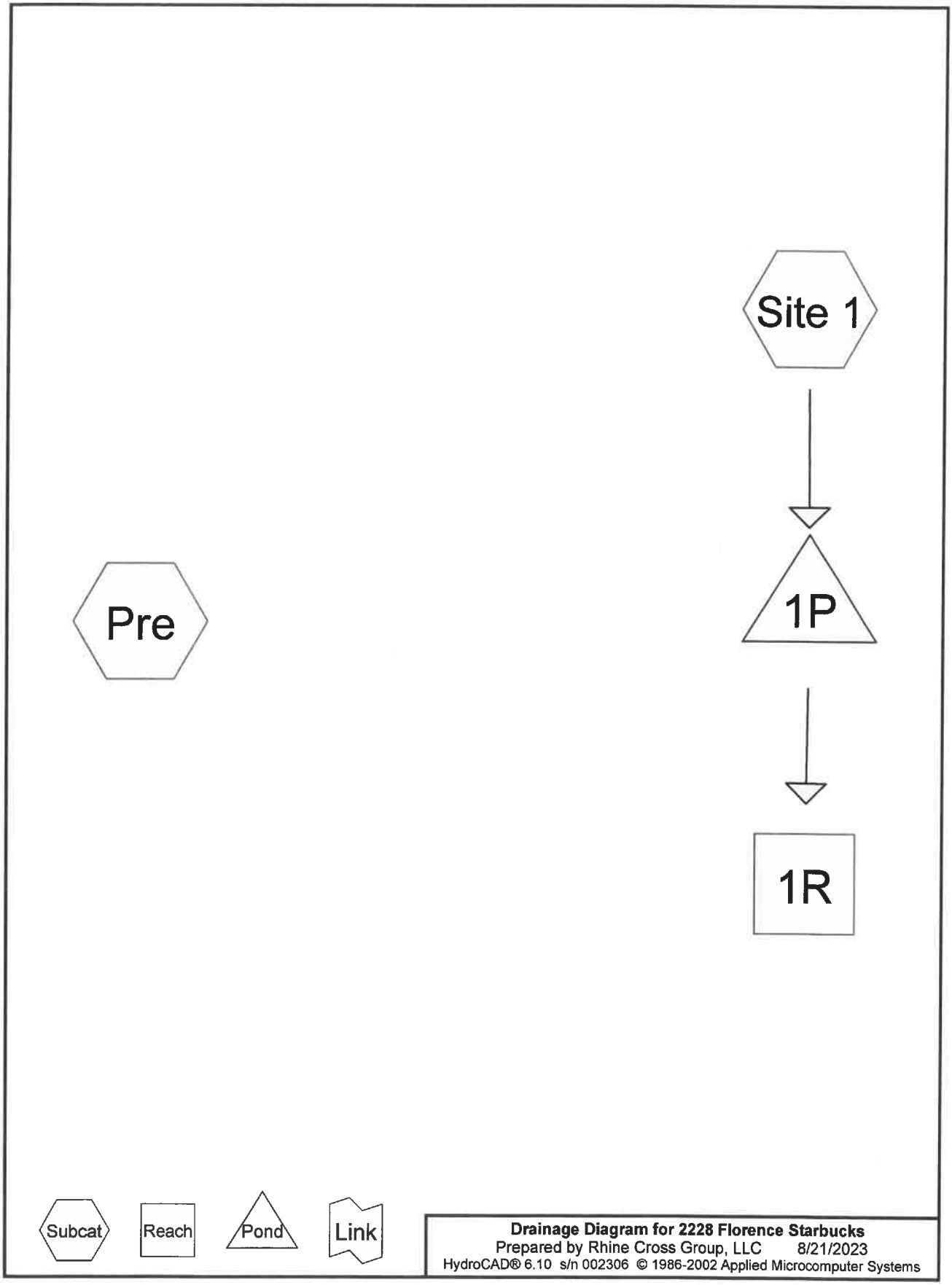
Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=0.00' (Free Discharge)
↑—**2=Orifice/Grate** (Controls 0.00 cfs)

#	Routing	Invert	Outlet Devices
1	Discarded	0.00'	**Infiltration** Elev. (feet) 0.00 0.10 2.50 4.00 Disch. (cfs) 0.00 0.11 0.11 0.11
2	Primary	3.50'	**6.0" Horiz. Orifice/Grate** Limited to weir flow C= 0.600

Pond 1P: Infiltration Swale



Appendix C



Drainage Diagram for 2228 Florence Starbucks
Prepared by Rhine Cross Group, LLC 8/21/2023

Subcatchment Pre: Pre Developed

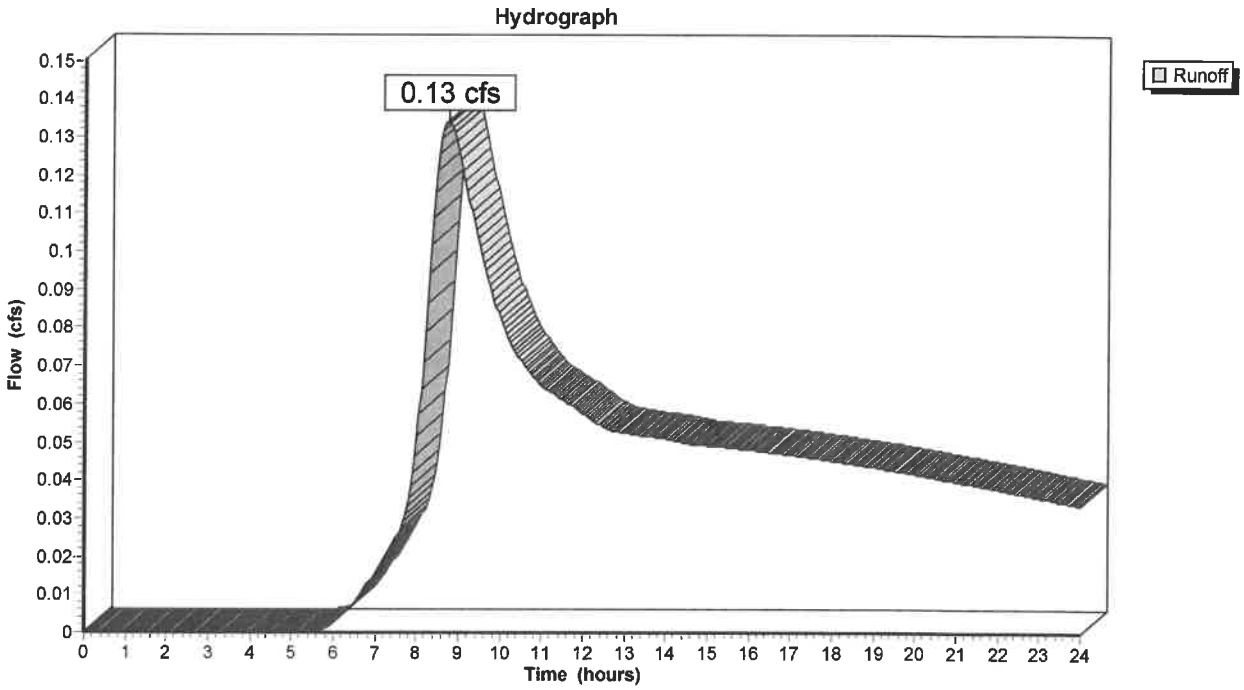
Runoff = 0.13 cfs @ 8.76 hrs, Volume= 0.076 af, Depth= 1.48"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr Rainfall=3.46"

Area (sf)	CN	Description
26,695	79	Woods "D" Soil Fair cover

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
65.2	150	0.0100	0.0		**Sheet Flow, Overland** Woods: Dense underbrush n= 0.800 P2= 3.50"

Subcatchment Pre: Pre Developed



Subcatchment Site 1: Re-Developed Site

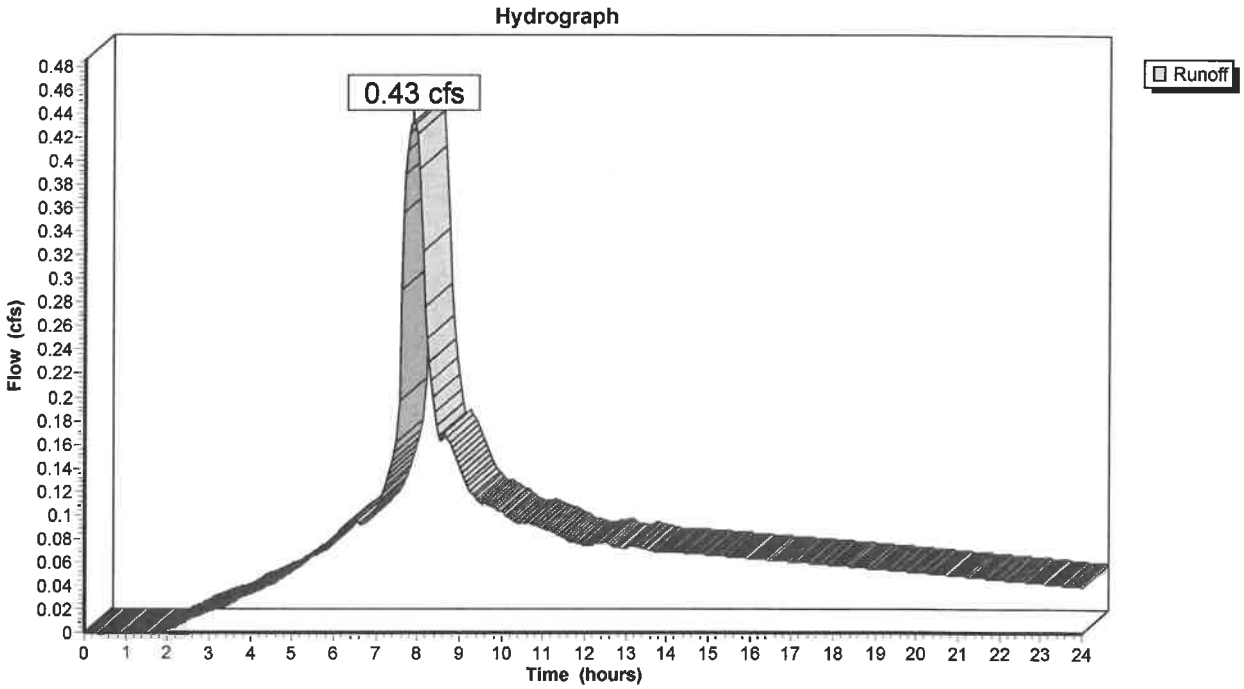
Runoff = 0.43 cfs @ 7.90 hrs, Volume= 0.137 af, Depth= 2.69"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr Rainfall=3.46"

Area (sf)	CN	Description
18,715	98	Roof, Sidewalk, Asphalt
7,980	80	Swale/Landscape
26,695	93	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Direct**

Subcatchment Site 1: Re-Developed Site

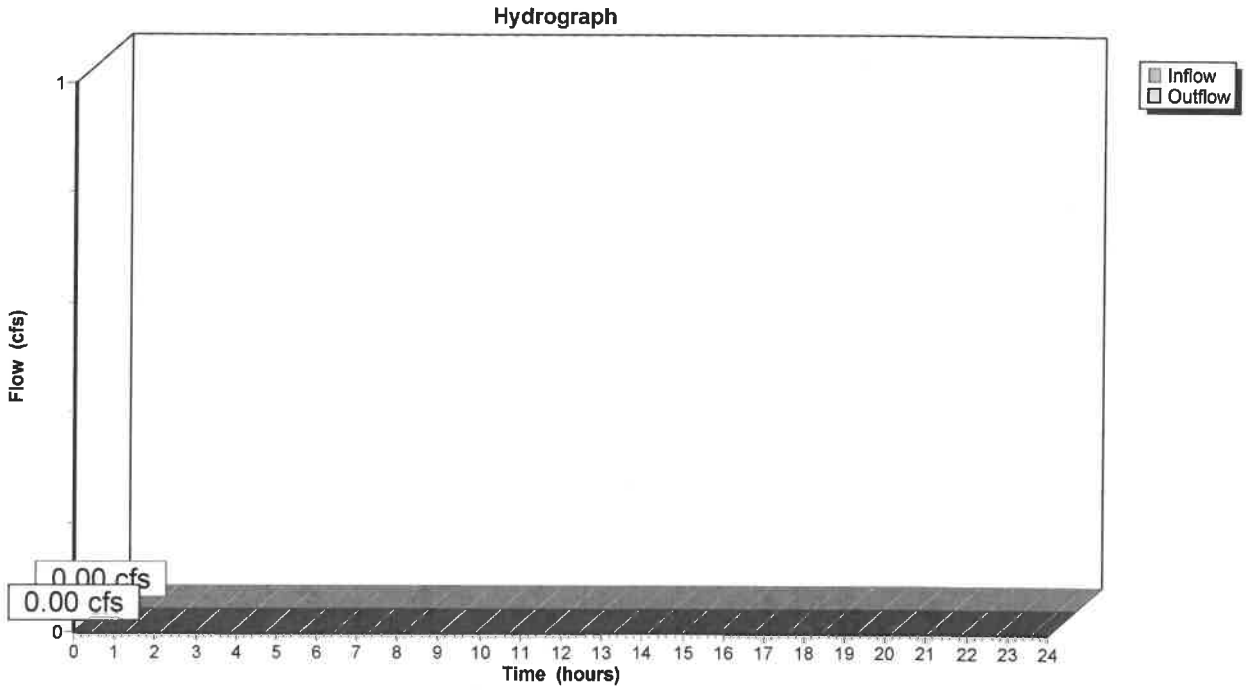


Reach 1R: Overall Developed Outflow

Inflow Area = 0.613 ac, Inflow Depth = 0.00"
Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Reach 1R: Overall Developed Outflow



Pond 1P: Infiltration Swale

Inflow Area =	0.613 ac,	Inflow Depth =	2.69"	
Inflow =	0.43 cfs @	7.90 hrs, Volume=	0.137 af	
Outflow =	0.11 cfs @	7.25 hrs, Volume=	0.137 af,	Atten= 75%, Lag= 0.0 min
Discarded =	0.11 cfs @	7.25 hrs, Volume=	0.137 af	
Primary =	0.00 cfs @	0.00 hrs, Volume=	0.000 af	

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Peak Elev= 2.30' Storage= 903 cf
Plug-Flow detention time= 56.2 min calculated for 0.137 af (100% of inflow)

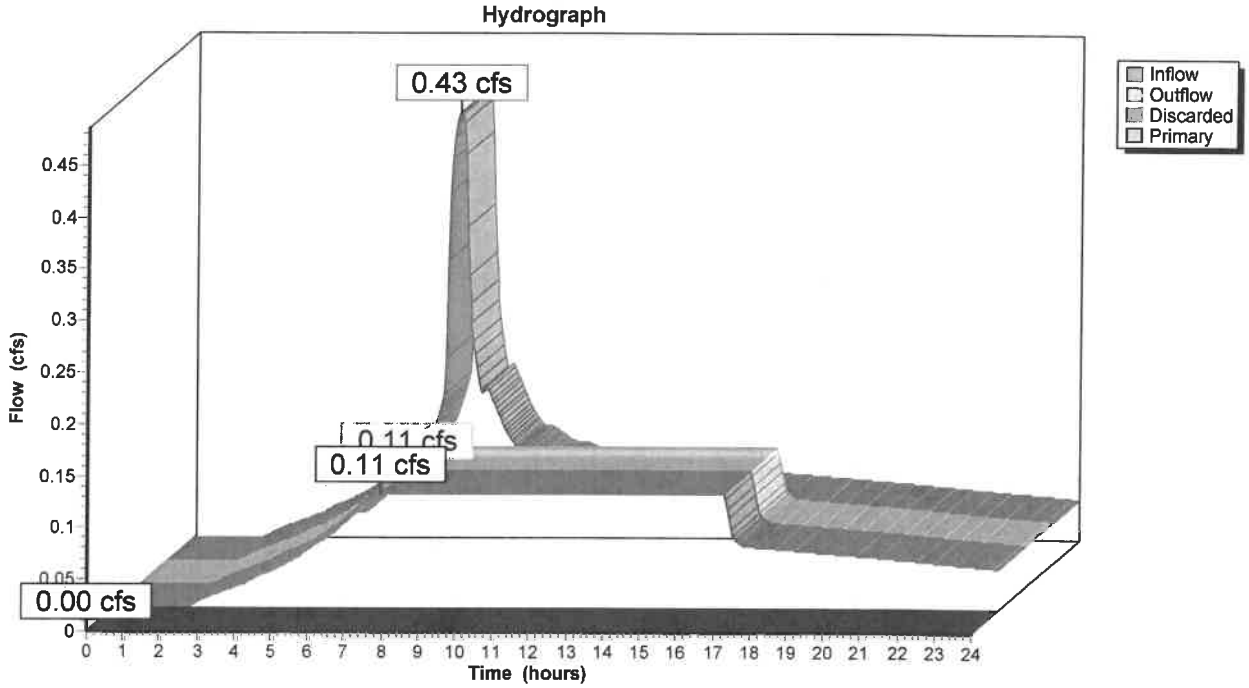
Elevation (feet)	Cum.Store (cubic-feet)
0.00	0
2.50	983
3.50	1,713
4.00	2,300

Discarded OutFlow Max=0.11 cfs @ 7.25 hrs HW=0.12' (Free Discharge)
↑—**1=Infiltration** (Controls 0.11 cfs)

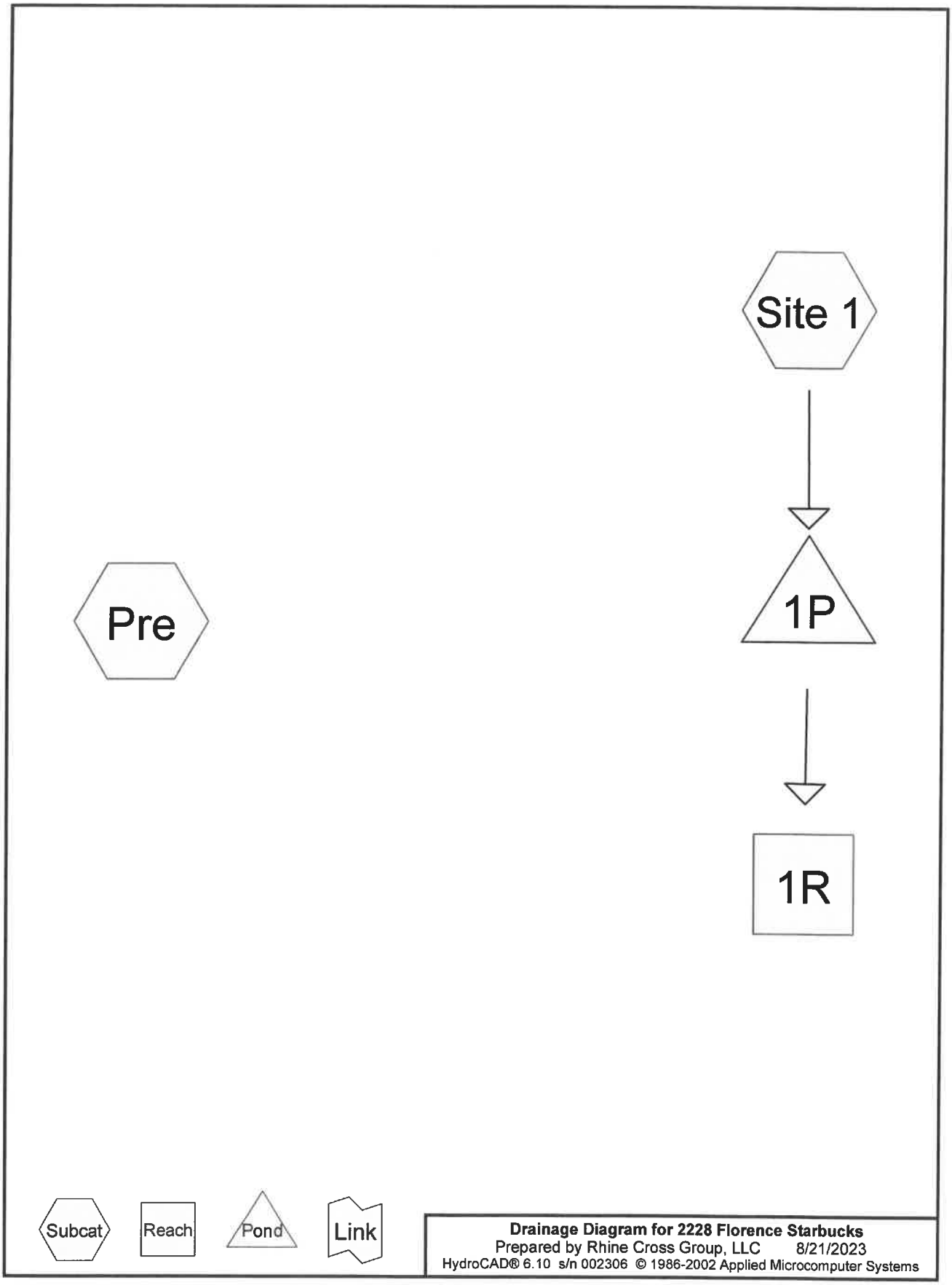
Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=0.00' (Free Discharge)
↑—**2=Orifice/Grate** (Controls 0.00 cfs)

#	Routing	Invert	Outlet Devices
1	Discarded	0.00'	**Infiltration** Elev. (feet) 0.00 0.10 2.50 4.00 Disch. (cfs) 0.00 0.11 0.11 0.11
2	Primary	3.50'	**6.0" Horiz. Orifice/Grate** Limited to weir flow C= 0.600

Pond 1P: Infiltration Swale



Appendix D



Drainage Diagram for 2228 Florence Starbucks
Prepared by Rhine Cross Group, LLC 8/21/2023

Subcatchment Pre: Pre Developed

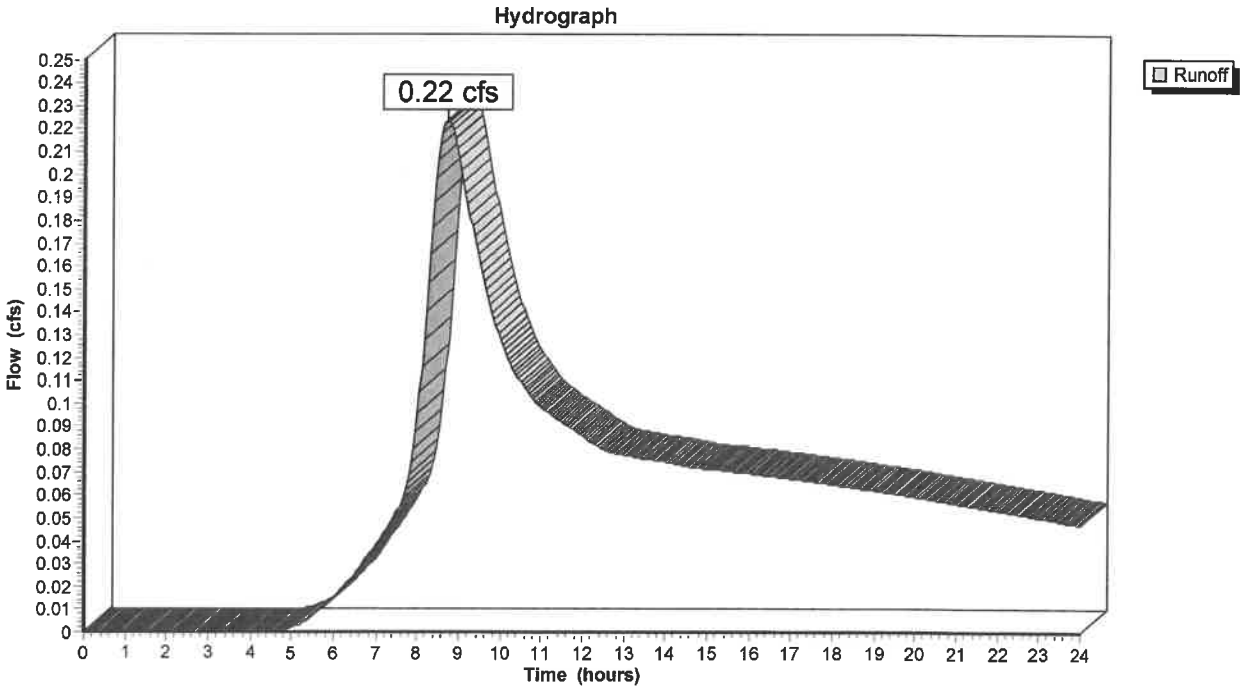
Runoff = 0.22 cfs @ 8.73 hrs, Volume= 0.117 af, Depth= 2.29"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr Rainfall=4.48"

Area (sf)	CN	Description
26,695	79	Woods "D" Soil Fair cover

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
65.2	150	0.0100	0.0		**Sheet Flow, Overland** Woods: Dense underbrush n= 0.800 P2= 3.50"

Subcatchment Pre: Pre Developed



Subcatchment Site 1: Re-Developed Site

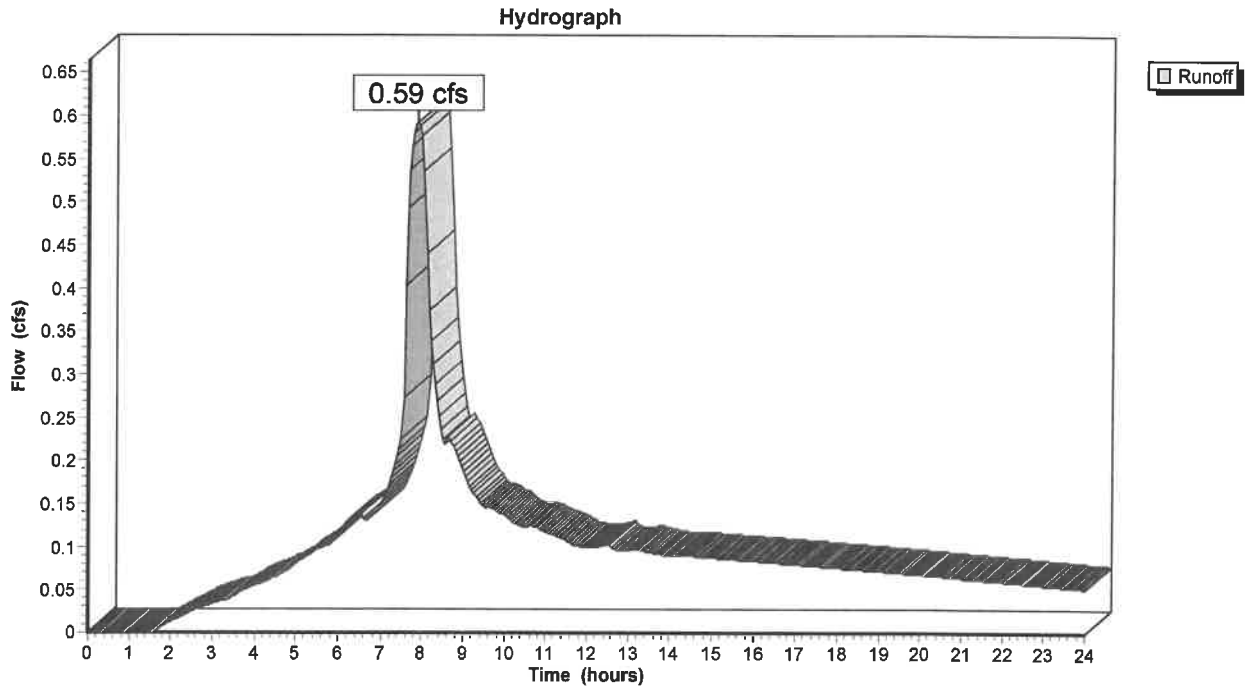
Runoff = 0.59 cfs @ 7.89 hrs, Volume= 0.188 af, Depth= 3.68"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr Rainfall=4.48"

Area (sf)	CN	Description
18,715	98	Roof, Sidewalk, Asphalt
7,980	80	Swale/Landscape
26,695	93	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Direct**

Subcatchment Site 1: Re-Developed Site

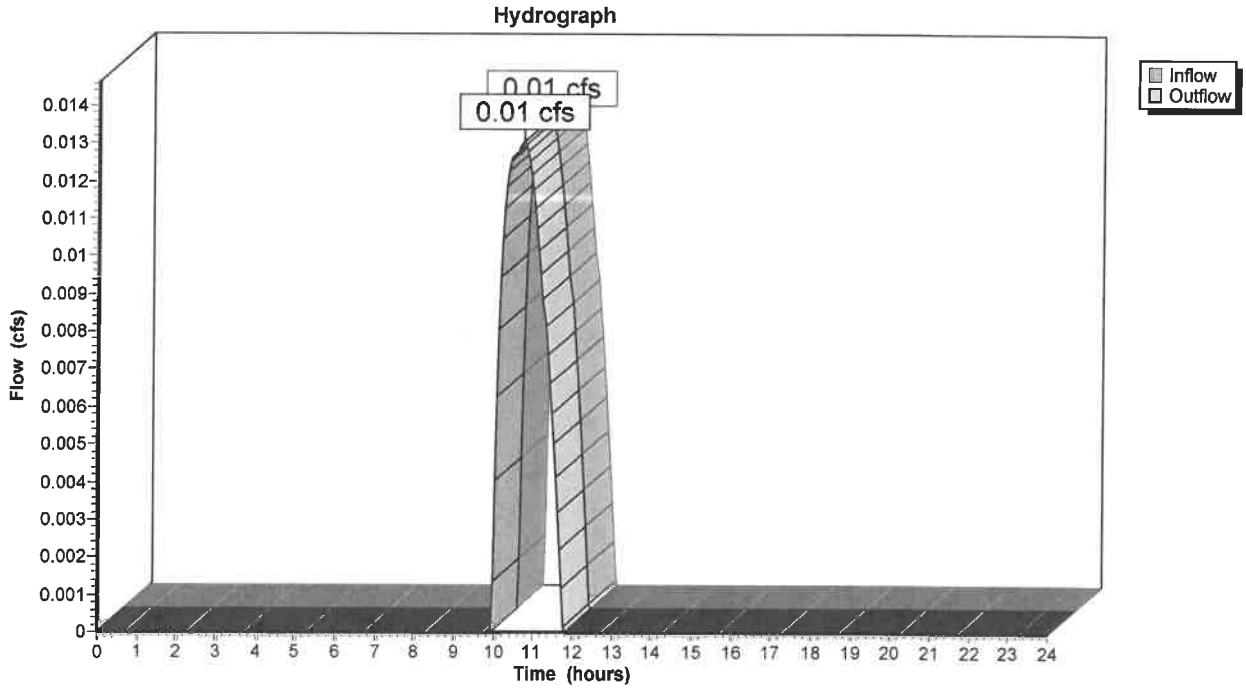


Reach 1R: Overall Developed Outflow

Inflow Area = 0.613 ac, Inflow Depth = 0.03"
Inflow = 0.01 cfs @ 10.73 hrs, Volume= 0.001 af
Outflow = 0.01 cfs @ 10.73 hrs, Volume= 0.001 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Reach 1R: Overall Developed Outflow



Pond 1P: Infiltration Swale

Inflow Area = 0.613 ac, Inflow Depth = 3.68"
Inflow = 0.59 cfs @ 7.89 hrs, Volume= 0.188 af
Outflow = 0.12 cfs @ 10.73 hrs, Volume= 0.183 af, Atten= 79%, Lag= 170.5 min
Discarded = 0.11 cfs @ 6.15 hrs, Volume= 0.182 af
Primary = 0.01 cfs @ 10.73 hrs, Volume= 0.001 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Peak Elev= 3.52' Storage= 1,734 cf
Plug-Flow detention time= 154.0 min calculated for 0.183 af (97% of inflow)

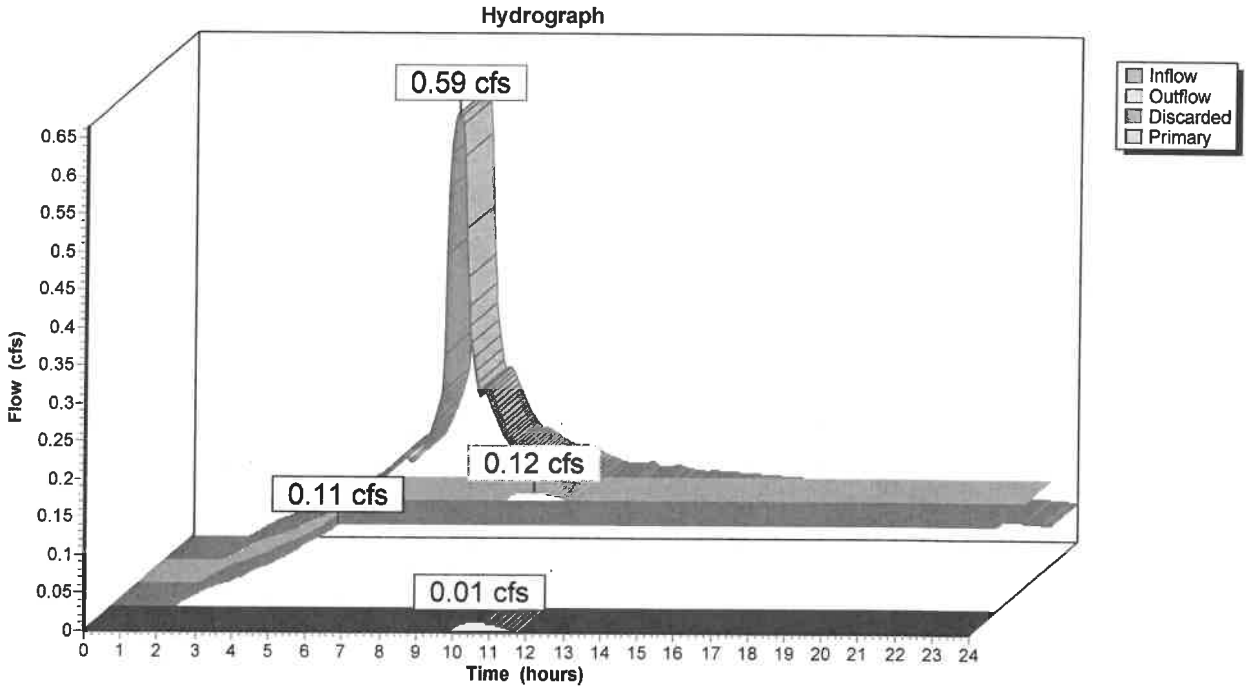
Elevation (feet)	Cum.Store (cubic-feet)
0.00	0
2.50	983
3.50	1,713
4.00	2,300

Discarded OutFlow Max=0.11 cfs @ 6.15 hrs HW=0.13' (Free Discharge)
└**1=Infiltration** (Controls 0.11 cfs)

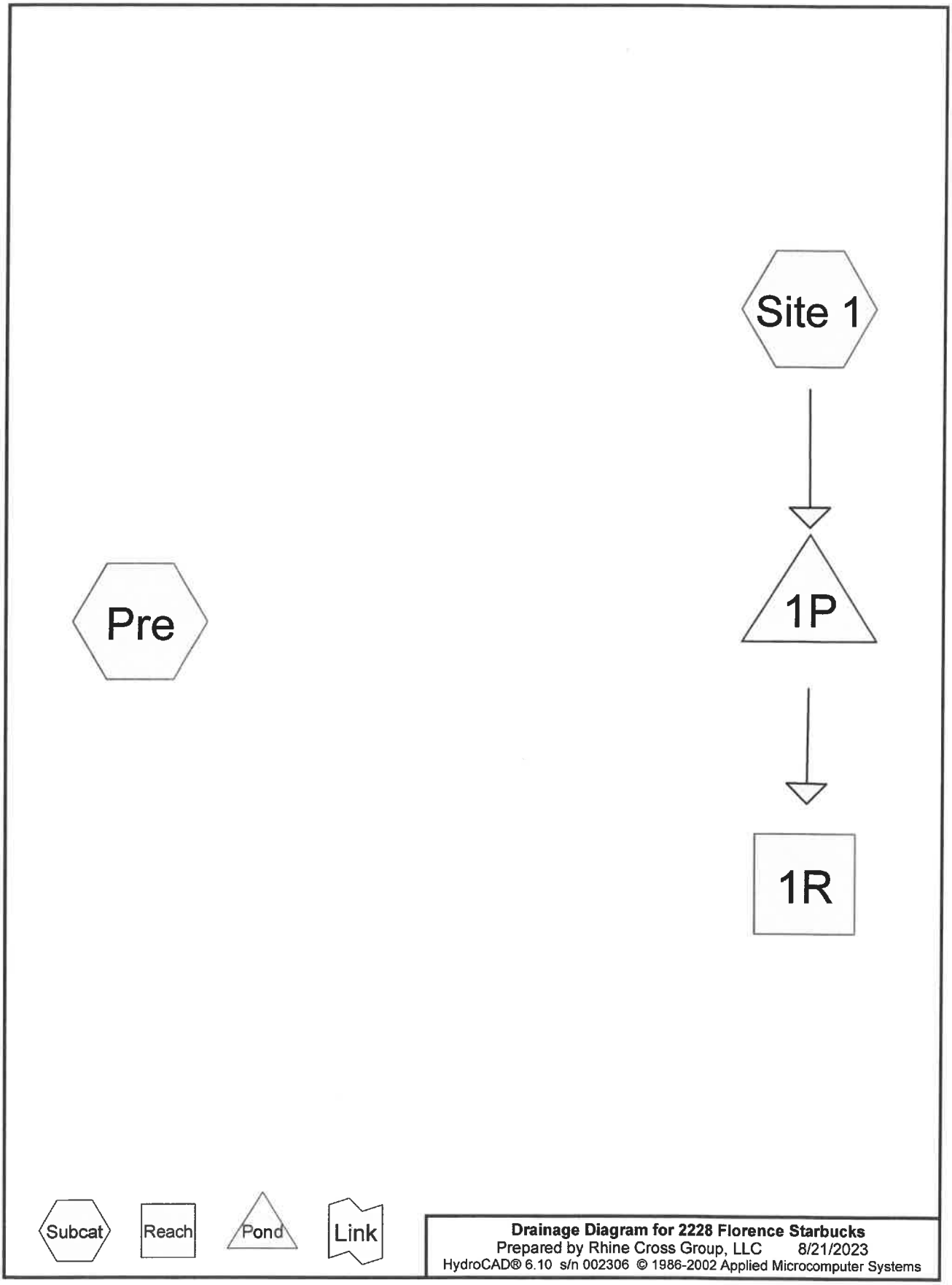
Primary OutFlow Max=0.01 cfs @ 10.73 hrs HW=3.52' (Free Discharge)
└**2=Orifice/Grate** (Controls 0.01 cfs)

#	Routing	Invert	Outlet Devices
1	Discarded	0.00'	**Infiltration** Elev. (feet) 0.00 0.10 2.50 4.00 Disch. (cfs) 0.00 0.11 0.11 0.11
2	Primary	3.50'	**6.0" Horiz. Orifice/Grate** Limited to weir flow C= 0.600

Pond 1P: Infiltration Swale



Appendix E



Drainage Diagram for 2228 Florence Starbucks
Prepared by Rhine Cross Group, LLC 8/21/2023

Subcatchment Pre: Pre Developed

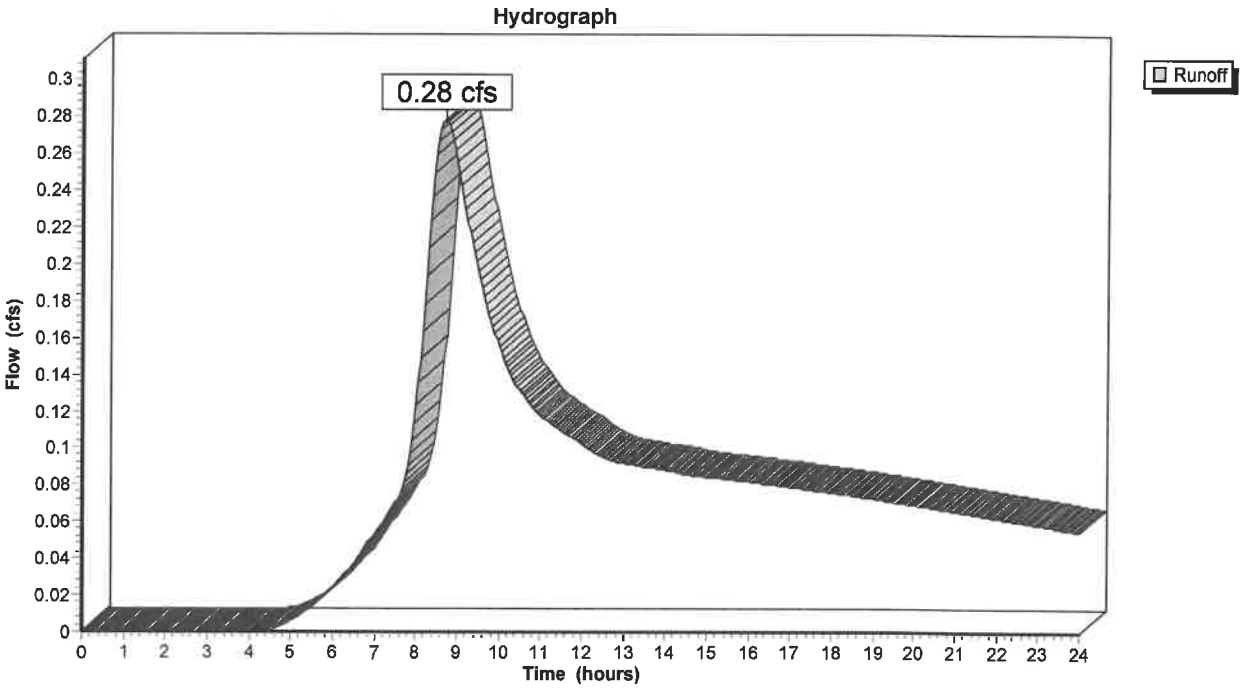
Runoff = 0.28 cfs @ 8.73 hrs, Volume= 0.141 af, Depth= 2.77"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr Rainfall=5.06"

Area (sf)	CN	Description
26,695	79	Woods "D" Soil Fair cover

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
65.2	150	0.0100	0.0		**Sheet Flow, Overland** Woods: Dense underbrush n= 0.800 P2= 3.50"

Subcatchment Pre: Pre Developed



Subcatchment Site 1: Re-Developed Site

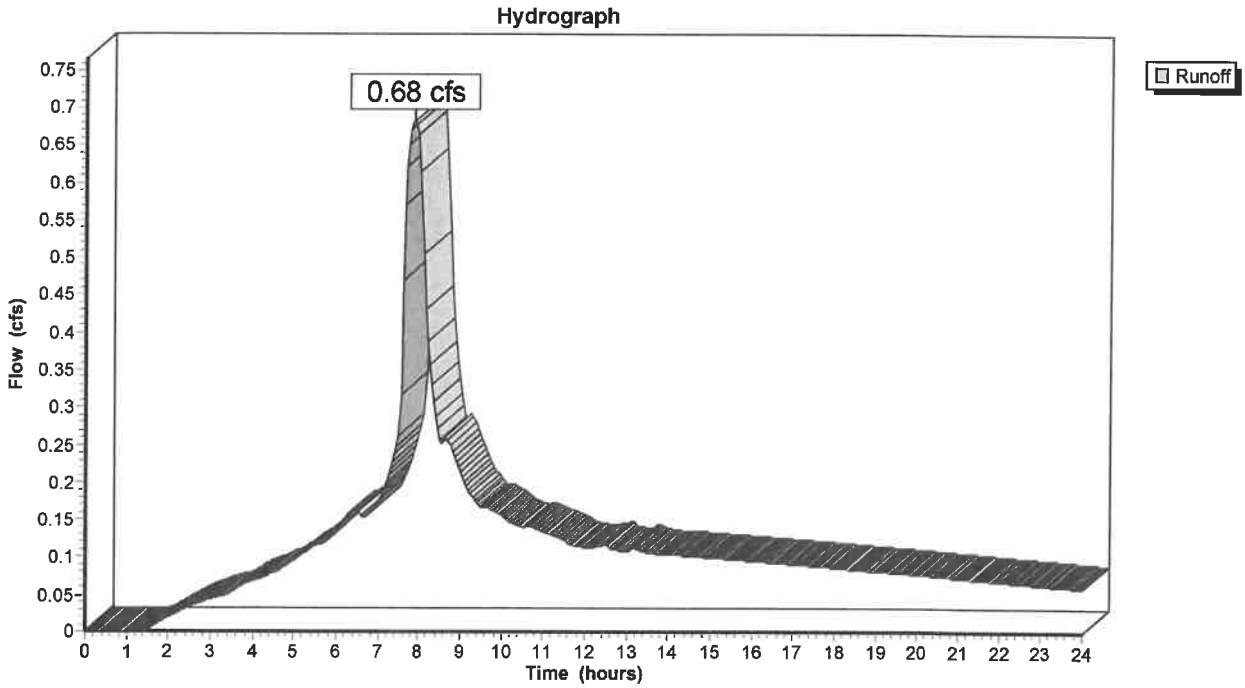
Runoff = 0.68 cfs @ 7.89 hrs, Volume= 0.217 af, Depth= 4.25"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr Rainfall=5.06"

Area (sf)	CN	Description
18,715	98	Roof, Sidewalk, Asphalt
7,980	80	Swale/Landscape
26,695	93	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Direct**

Subcatchment Site 1: Re-Developed Site

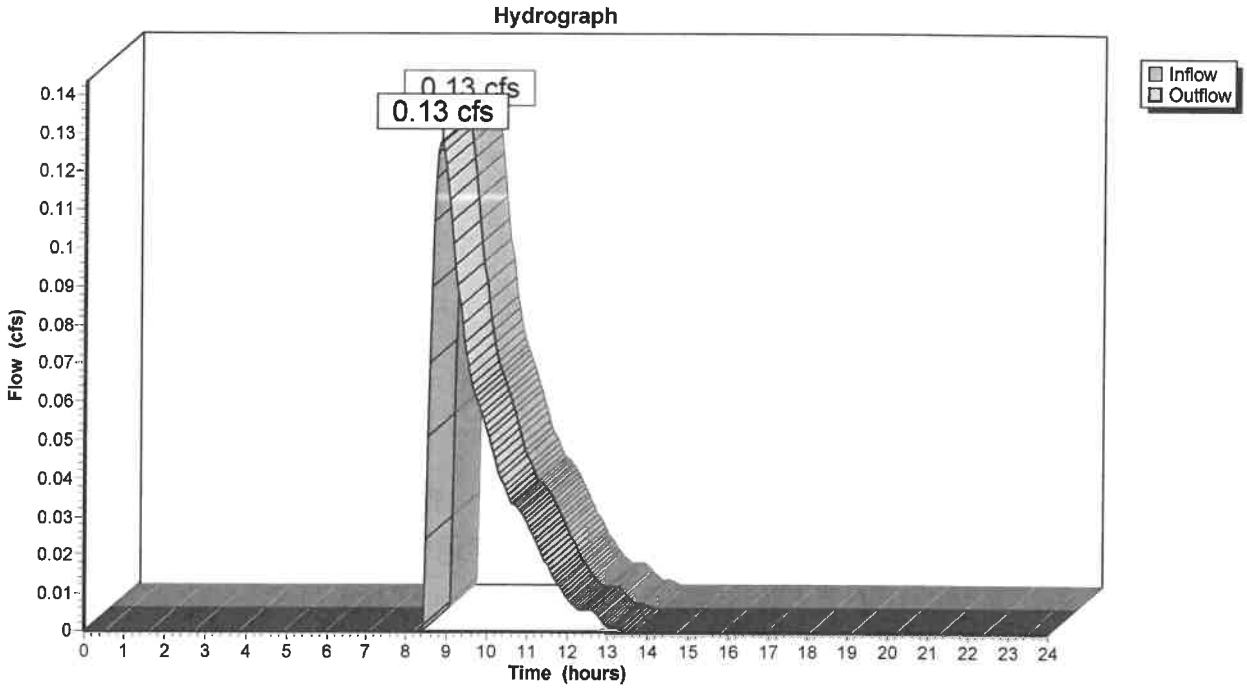


Reach 1R: Overall Developed Outflow

Inflow Area = 0.613 ac, Inflow Depth = 0.31"
Inflow = 0.13 cfs @ 8.82 hrs, Volume= 0.016 af
Outflow = 0.13 cfs @ 8.82 hrs, Volume= 0.016 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Reach 1R: Overall Developed Outflow



Pond 1P: Infiltration Swale

Inflow Area =	0.613 ac,	Inflow Depth =	4.25"	
Inflow =	0.68 cfs @	7.89 hrs, Volume=	0.217 af	
Outflow =	0.24 cfs @	8.82 hrs, Volume=	0.202 af,	Atten= 65%, Lag= 56.0 min
Discarded =	0.11 cfs @	5.60 hrs, Volume=	0.186 af	
Primary =	0.13 cfs @	8.82 hrs, Volume=	0.016 af	

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Peak Elev= 3.58' Storage= 1,812 cf
Plug-Flow detention time= 159.6 min calculated for 0.202 af (93% of inflow)

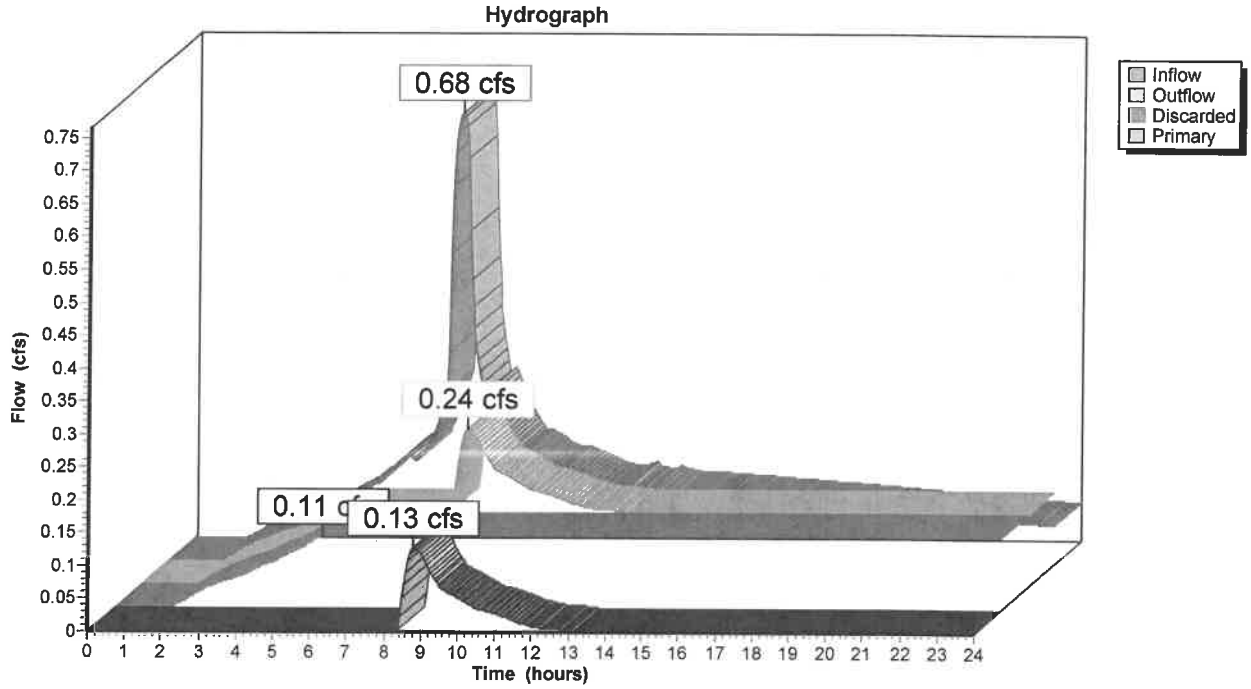
Elevation (feet)	Cum.Store (cubic-feet)
0.00	0
2.50	983
3.50	1,713
4.00	2,300

Discarded OutFlow Max=0.11 cfs @ 5.60 hrs HW=0.12' (Free Discharge)
↑—**1=Infiltration** (Controls 0.11 cfs)

Primary OutFlow Max=0.13 cfs @ 8.82 hrs HW=3.58' (Free Discharge)
↑—**2=Orifice/Grate** (Controls 0.13 cfs)

#	Routing	Invert	Outlet Devices
1	Discarded	0.00'	**Infiltration** Elev. (feet) 0.00 0.10 2.50 4.00 Disch. (cfs) 0.00 0.11 0.11 0.11
2	Primary	3.50'	**6.0" Horiz. Orifice/Grate** Limited to weir flow C= 0.600

Pond 1P: Infiltration Swale



Appendix F

STORMWATER MANAGEMENT FACILITY
CITY OF FLORENCE, OREGON OPERATION
& MAINTENANCE AGREEMENT

Sediment and other pollutants that degrade water quality will accumulate in urban stormwater facilities. The operation and maintenance of stormwater management facilities including the implementation of pollution reduction facilities is essential to the protection of the city's water quality. Removal of accumulated pollutants and sediment is important for proper operation. All property owners are expected to conduct business in a manner that promotes resource protection. This agreement contains specific provisions with respect to city maintenance of private stormwater management facilities and use of pollution reduction facilities.

Property Address: 1940 Highway 101, Florence Oregon, 97439

Legal description: Tax Lot 5002, Map No. 18-12-26-22

Whereas, FLOHOOF LLC, herein referred to as Owner, has constructed improvements, including but not limited to buildings, pavement, and stormwater management facilities on the property described above. In order to further the goals of the City of Florence to ensure the protection and enhancement of water quality, the City of Florence and Owner hereby enter into this Agreement. The responsibilities of each party to this Agreement are identified below.

Recitals

1. Owner owns the above described property within the City of Florence, Lane County, Oregon.
2. Owner owns and operates stormwater management facilities approved and permitted as required by land use permit AR 23 10 DR 01.
3. Owner has requested the city to provide the functional maintenance of the facility.
4. City approved construction plans dedicating the drainage system conveying the runoff from the residential properties to the stormwater facility as a public drainage system are on file.
5. Access routes for maintenance have been located within a dedicated public easement on private or commonly held property, within the public right-of-way or on city owned property.
6. Sufficient easement area, right-of-way width or property have been provided to accommodate the construction and maintenance of all existing and proposed utilities and public infrastructure.

Owner shall:

1. Implement the stormwater management plan included herein as Attachment "A". (Stormwater disposal and pollution reduction construction details, and source control protection, etc.)
2. Implement the stormwater maintenance plan included herein as Attachment "B". (Owner responsibilities such as vegetation control, debris pickup, etc.)
3. Inspect the facilities monthly and after significant storm events to determine if maintenance activity is warranted.
4. Maintain maintenance and inspection records (in the form of a log book) of steps taken to implement the programs referenced in (1) and (2) above. The log book shall be available for inspection by appointment at 1940 Highway 101. The log book shall catalog any action taken, who took the action, when it was taken, how it was done, and any problems encountered or follow-on actions recommended. Maintenance items ("problems") listed in Attachment "A" shall be inspected as specified in the attached instructions or more often if necessary. The Owner and Users are encouraged to photocopy the individual checklists in Attachment "A" and use them to complete its inspections. These completed checklists would then, in combination, comprise the logbook.
5. Submit an annual report to the City of Florence regarding implementation programs referenced in
   (1) and (2) above. The report must be submitted on or before June 30 of each calendar year after execution of this agreement. At a minimum, the following items shall be included in the report:
   a. Name, address, and telephone number of the businesses, persons, or firms

responsible for maintenance plan implementation, and the persons completing the report.

(2) Time period covered by the report.

(3) A chronological summary of activities conducted to implement the program and plan referenced in (1) and (2) above. A photocopy of the applicable sections of the logbook with any additional explanations needed shall suffice. For any activities conducted by paid parties, include a copy of the invoice for services.

(4) Any outline planned activities for the upcoming year.

6. Allow the City of Florence staff to inspect stormwater management facilities at the above referenced site.

City of Florence shall:

1. Execute the following periodic major maintenance on the subdivision's pollution reduction facilities: sediment removal from facilities, resetting orifice sizes and elevations, and adding baffles.
2. Maintain all stormwater management facility elements within the public rights of way and dedicated easements, such as catch basins, weirs, oil-water separators, and pipes.
3. Provide technical assistance to the Owner in support of its operation and maintenance activities conducted pursuant to its maintenance and source control programs. Said assistance shall be provided upon request and as the City of Florence's time and resources permit.
4. Review the annual report and conduct a minimum of one (1) site visit per year to discuss performance and problems with the stormwater management facilities.
5. Review the agreement with the Owner and modify it as necessary at least once every three (3) years.

Remedies:

1. If the City of Florence determines that maintenance that maintenance or repair work is required to be done to the stormwater management facilities located in the subdivision, the City of Florence shall give the Owner notice of the specific maintenance and/or repair required. The City of Florence shall set a reasonable time in which such work is to be completed the persons who were given notice. If the above required maintenance and/or repair is not completed within the time set by the City of Florence, written notice will be sent to the Owner stating the City of Florence's intention to perform such maintenance and bill the Owner for all incurred expenses.
2. If, at any time, the City of Florence determines that the existing facility creates any imminent threat to public health, safety, or welfare, the City of Florence may take immediate measures to remedy said threat. No notice to the persons listed in Remedies (1), above shall be required under such circumstances. All other

Owner responsibilities shall remain in effect.

1. The Owner shall grant unrestricted authority to the City of Florence for access to any and all stormwater management facilities for the purpose of performing maintenance or repair as may become necessary under Remedies (1) and/or (2).
2. The Owner shall assume responsibility for the cost of maintenance and repairs to the stormwater management facilities, except for those maintenance actions explicitly assumed by the City of Florence in the preceding section. Such responsibility shall include reimbursement to the City of Florence within 90 days of the receipt of the invoice for any such work performed. Overdue payments will require payment of interest at the current legal rate for liquidated judgments. If legal action ensues, any costs or fees incurred by the City of Florence will be borne by the parties responsible for said reimbursements. This Agreement is intended to protect the value and desirability of the real property described above and to benefit all the citizens of the City of Florence. It shall run with the land and be binding on all parties having or acquiring any right, title, or interest or any part thereof, of real property in the subdivision. They shall inure to the benefit of each present or future successor in interest of said property or any part thereof or interest therein, and to the benefit of all citizens of the City of Florence.

This instrument is intended to be binding upon the parties hereto, their heirs, successors and assignees.

In Witness whereof, the undersigned has executed this instrument on this _____ day of _____,20____.

OWNER(s):

Signature _____

_____
(print name)

STATE OF OREGON,
County of Benton, ss:
This instrument was acknowledged before me this _____ day of _____,
20__,by _____, owner(s) of the above described premises.

_____
Notary Public for Oregon

_____
My commission expires

MANAGER, CITY OF FLORENCE
In Witness whereof, the undersigned agent of the City of Florence has executed this instrument and acknowledged
the said instrument to be free and voluntary act and deed on this _____ day of _____,
20____ for the purposes herein mentioned and on oath states he is authorized to execute said instrument.

_____
City Manager

STATE OF OREGON,
County of Lane, ss:
This instrument was acknowledged before me this _____ day of _____,
20__, by _____, owner(s) of the above described premises.

_____
Notary Public for Oregon

_____
My commission expires

Appendix G

After Recording Return to:
Name:
Address:

Place Recording Label Here

APPENDIX A.4
Form O&M: Operations and Maintenance Plan

Permit Application No . _____

Owner Name: _____

Phone: *(area code required)* _____

Mailing Address: *(return address for records)* _____

City/State/Zip: _____

Site Address: _____

City/State/Zip: _____

Site Legal Description:

_____

_____

_____

1 Responsible Party for Maintenance *(check one)*

_ Homeowner association _ Property Owner _ Other *(describe)*

_____

2 Contact Information for Responsible Party(ies) if Other than Owner

Daytime Phone: *(area code required)* _____ - _____ - _____
Emergency/After Hours Phone: _____ - _____ - _____
Contact Name and Address:

_____

Instructions

Simplified Sizing Approach: *Attach O&M Specifications from the Florence Stormwater Design Manual Appendix H.*

Presumptive and Performance Sizing Approach: *Attach the site-specific O&M Plan (See Stormwater Design Manual Section 6).*

3 Site Plan
Show all facility locations in relation to labeled streets, buildings, or other permanent features on the site. Also show the sources of runoff entering the facility, and the final onsite/offsite discharge point.
Please complete the table below

Maintaining the stormwater management facility on this site plan is a required condition of building permit approval for the identified property. The property owner is required to operate and maintain this facility in accordance with the O&M specifications or plan on file with the City of Florence. That requirement is binding on all current and future

owners of the property. Failure to comply with the O&M specifications or plan may result in enforcement action, including penalties. The O&M specifications or plan may be modified by written consent of new owners and written approval by re-filing with the Community Development Department.

Complete and recorded O&M Forms shall be submitted to:
Community Development Department, 250 Highway 101, Florence, OR, 97439
Office hours are 8 - 5, Monday through Friday. Call 541-997-3436 for assistance.

Required Site Plan (insert here or attach separate sheet)

☐ I Have Attached a Site Plan

Please complete this table

Facility Type	Size (sf)	Drainage is from:	Impervious Area Treated (sf)	Discharge Point	

BY SIGNING BELOW *filer accepts and agrees to the terms and conditions contained in this O&M Form and in any document executed by filer and recorded with it. To be signed in the presence of a notary.*

_____

Filer signature

_____

INDIVIDUAL Acknowledgement
STATE of OREGON county of:

_____

This instrument was acknowledged before me on:

_____

By:

_____

Notary Signature:

_____

My Commission Expires: _____ *for notary seal*

CORPORATE Acknowledgement
STATE of OREGON county of:

This instrument was acknowledged before me on:

By:

As (title):

Of (corporation):

Notary Signature:

My Commission Expires: _____

Private Storm System and Stormwater Facility Maintenance Manual

Prepared For:

Starbucks Coffee
1940 Hwy 101
Florence, Oregon

PRESENTED BY:

R-C
RHINE-CROSS
GROUP

CIVIL ENGINEERING ■ SURVEYING ■ PLANNING
112 N 5th ST – Suite 200 – P.O. BOX 909
KLAMATH FALLS, OR 97601
(541) 851-9405

INSPECTION AND MAINTENANCE ACTION CHECKLISTS

The following inspection and maintenance action checklists (IMACs) are provided primarily for maintenance field staff. The checklists indicate recommended inspection frequency, conditions to look for, corrective actions, special considerations, and estimated time to perform the work. They can assist management staff with maintenance planning, scheduling, staffing, and budgeting. The work time estimates given on the checklists should be compared to actual effort required to perform each task in the future and revised as necessary.

Continual review, feedback, and revision of the checklists will make them more effective tools in the effort to manage stormwater. Some facilities will have specific maintenance requirements that are not included in these checklists; these requirements should be followed in addition to what is included on the IMACs.

The IMACs define the frequency at which facilities should be inspected for each potential problem condition. The frequencies are defined as follows:

- Storm—After any major storm (0.8 inches or more in 24 hours)
- Monthly—Each month from November through April
- Annual—Once a year in early spring or fall.

Special considerations listed in the checklists are given as code numbers, identified as follows:

1. **Procedures**—Consult the City Engineer prior to performing work.
2. **Waste management**—Dispose per Oregon Department of Environmental Quality standards.
3. **Sensitive area**—Consult the appropriate section of this chapter prior to performing work.
4. **Timing**—Check for optimum seeding/planting time.
5. **Safety**—Follow all safety protocols.
6. **Water quality**—Perform during prolonged dry periods or install temporary erosion and sediment control (TESC) features prior to performing work.

NOTE: Manhole, pipe, or vault entry is confined space. Consult Occupational Safety & Health Administration guidelines.

Inspection and Maintenance Action Checklist — Infiltration Basins/Trenches*

Inspection Frequency			Conditions to Check For	Action	Special Considerations	Man hours/ Action (est.)
Storm	Monthly	Annual				
X	X		**Trash and debris** of more than 1 cubic foot (1 garbage can).	Remove and dispose of waste.	2	1-2 mh/cf
		X	**Poorly draining facility**: operating on less than 90% of design capacity, or overflowing.	Remove and dispose of clogged filter media. Determine need for deep tilling or extensive replacement of filter media. Consider installation of sediment trap.	1, 2	1 mh/20 cy
		X	**Sediment or debris accumulations** exceeding 2 inches.	Remove with appropriate equipment to limit compaction or damage to infiltration media. Record amount of waste collected.	1, 2	1 mh/20 cy
	X		**Trash, debris, or sediment** in any inlet/ outlet pipe, sump, vault, manhole, catch basin, or settling pond.	Manually remove or use mechanical equipment such as jet or eductor.		1-2 mh/cy
		X	**Rock protection missing** from overflow spillway. Rock filter clogged or damaged.	Replace rock or gravel according to design specifications. Remove blockage manually or with appropriate equipment.	1	0.5 mh/sy
		X	**Erosion within facility**.	Determine cause of erosion and eliminate. Apply appropriate temporary erosion control BMPs. Evaluate options for permanent solution.	None	1-2 mh/sf
	X		**Odor, sludge, or color**. Presence of flammable chemicals such as natural gas, oil, and gasoline. Presence of any other chemical pollutants.	Notify appropriate city staff to investigate and determine chemical type. Remove contaminant by appropriate methods and dispose of as directed by hazardous waste protocols. Provide sign or stencil as necessary.	2, 5	2-4 mh/cleanup
		X	**Vegetation is sparse, unhealthy looking.** **Vegetation is overgrown.** **Vegetation poses potential health hazard** (poison oak, stinging nettles, tansy).	Determine cause of poor growth. Revegetate to specifications as necessary. Avoid use of fertilizers. Cut vegetation and remove cuttings. Remove mechanically or evaluate herbicide treatment. Apply approved herbicide conservatively and as directed.	2, 5	1-2 mh/100 sf

* Facilities may have unique O&M requirements or manuals. Consult supervisor.

Inspection and Maintenance Action Checklist — Catch Basins and Inlets

Inspection Frequency			Conditions to Check For	Action	Special Considerations	Man hours/ Action (est.)
Storm	Monthly	Annual				
X	X		**Trash, debris, and sediment on grating.** More than 1/2 cu ft in front of or on grating, blocking capacity by more than 10%	Remove and dispose of waste.	2	0.5-1 mh/grate
		X	**Sediment or debris in sump.** Depth exceeds 1/2 the distance between the bottom of basin and the invert of lowest pipe into or out of the basin.	Evaluate whether cleaning can be performed manually or mechanically. Perform work or contract out. Record amount of waste collected at each basin.	2	2 mh/sump
		X	**Trash or debris in any inlet or outlet pipe** blocking more than 1/3 of its height.	Manually remove or use mechanical equipment such as jet or eductor.	2	1-2 mh/cb
		X	**Structural damage** to catch basin frame or top slab: corner extends more than 3/4" past curb face; top slab has holes larger than 2 sq in or cracks wider than 1/4"; frame is 3/4" from flush on top slab	Repair, adjust or replace as necessary to eliminate hazards to street and sidewalk users and ensure that all stormwater flow enters catch basin. Investigate potential for repair work to coincide with road resurfacing.	1	4-8 mh/cb
		X	**Cracks in basin walls or bottom** exceeding 1/2" ×1', soil particles entering catch basin through cracks	If basin is structurally sound, patch or repair as necessary. If basin is not deemed structurally sound or cracks are greater than 3' in length, replace to design standards.	1	2-16 mh/cb
		X	**Settlement of basin** by more than 1" or rotation of more than 2" from alignment.	Repair, reset, or replace to design standards.	1	8-16 mh/cb
X	X		**Odor, sludge, or unusual color.** Presence of flammable chemicals such as natural gas, oil, and gasoline. Presence of any other chemical pollutants.	Notify appropriate city staff to investigate and determine chemical type. Remove contaminant by appropriate methods and dispose of as directed by hazardous waste protocols. Provide sign or stencil as necessary.	2, 5	2-4 mh/cleanup
X	X		**Vegetation visibly inhibiting flow.**	Depending on surrounding land use either cut vegetation or remove. Consult appropriate city staff regarding use of herbicides and timing of applications.	5	0.5-2 mh/cb
	X		**Broken grate.** Grate has multiple crack or any cracks longer than 2".	Replace Grate	5	

Inspection and Maintenance Action Checklist — Control Structures/Flow Restrictors

Inspection Frequency			Conditions to Check For	Action	Special Considerations	Man hours/ Action (est.)
Storm	Monthly	Annual				
		X	**Sediment, debris, or trash** is blocking or sump is less than 50% from restrictor/orifice plate	Remove and dispose of waste. Contract for cleaning if necessary.	2, 5	6-12 mh/structure
		X	**Structural integrity**. Tee-type flow restrictor is not securely attached to manhole wall and outlet pipe. Weir or baffle flow restrictor not securely attached to manhole. Flow restrictor is not plumb within 10% Connections to outlet pipe are leaking and show signs of rust Holes in plates, baffles, elbows, etc.	Determine best method for anchoring flow restrictor based on materials and severity of situation. Consult supervisor if necessary. Replumb and realign restrictor, securing as necessary. Repair or replace as necessary to eliminate leakage. Plug or patch holes if structural integrity is not affected. Replace part if possible, replace entire structure if severely failing.	1, 5	8-16 mh/repair
		X	**Cleanout shear gate damaged**, rusted, not watertight or missing. Gate cannot be adjusted by one person. Chain or rod is missing or damaged	Repair or replace to meet design standards. Repair, lubricate, or replace gate as necessary. Repair or replace chain or rod as necessary.	none	1-6 mh/repair
X	X		**Trash, sediment, or debris** blocking overflow pipe.	Remove material manually or with mechanical equipment. Contract for cleaning if necessary.	1, 4	4-8 mh/pipe

Inspection and Maintenance Action Checklist — Ditches/Pipes*

Inspection Frequency			Conditions to Check For	Action	Special Considerations	Man hours/ Action (est.)
Storm	Monthly	Annual				
		X	**Trash and debris**. More than 1 cubic foot (1 garbage can).	Remove and dispose of waste.	2	1 mh/cf
		X	**Accumulated sediment** exceeds 20% of ditch depth or pipe diameter.	Remove and dispose of waste. Avoid altering ditch geometry unless planned and revegetated.	2	1 mh/cy
		X	**Vegetation or roots in pipe** reducing free flow of water.	Cut back vegetation or roots manually or contract out. Remove cuttings and dispose of waste.	2	0.5 mh/lf
		X	**Weedy shrubs or saplings in ditch** reducing free flow of water.	Manually cut or brush-hog. Remove cuttings and dispose of waste. Avoid disturbing soil and grasses.	2	0.5-1 mh/100 sf
		X	**Damaged pipe** (cracked, rusted, bent, or crushed).	Repair or replace. Evaluate need to upgrade entire system.	1	2-6 mh/lf
	X		**Erosion on ditch** sides or bottom, or banks.	Determine cause of erosion and eliminate. Provide temporary erosion control and consult appropriate city staff for permanent solution.	1	1-2 mh/sf
		X	**Rock lining out of place or missing** (if applicable).	Replace rock to design level. Determine cause of damage and consult appropriate city staff if necessary for permanent solution.	1	0.5 mh/cy

* Excluding those used by salmonids.

Inspection and Maintenance Action Checklist — Grounds Maintenance (Landscaping)

Inspection Frequency			Conditions to Check For	Action	Special Considerations	Man hours/ Action (est.)
Storm	Monthly	Annual				
	X		Vegetation is overgrown or dominated by weeds.	Trim, prune, and weed to provide appealing aesthetics. Follow City vegetation management guidelines.	none	2-4 mh/100 sf
	X		Weeds occupy more than 20% of the landscaped area.	Remove weeds to less than 5% of the landscaped area.	2	0.5-1 mh/100 sf
	X		Poison ivy, other poisonous vegetation, or insect nests present a safety hazard.	Remove poisonous vegetation or insect nests using best professional judgment of methods and safety precautions.	2, 5	1-2 mh/100 sf
X	X		Unsightly accumulation of trash or debris	Remove and dispose of trash or debris.	2	0.5 mh/cf
X	X		Noticeable erosion such as rills in landscaped areas	Identify cause of erosion. Slow down or spread out surface water flow. Fill, contour, and seed eroded areas.	4	1-2 mh/tree
		X	Limbs or part of trees or shrubs are split or broken, affecting more than 25% of the total foliage of the plant.	Trim or prune trees or shrubs to restore shape. Do not top. Replace severely damaged trees or shrubs.	2	2-4 mh/tree
	X		Trees or shrubs have been blown over or knocked down.	Inspect for injury to stem or roots; replant if possible. Replace if severely damaged.	none	1-2 mh/tree
		X	Trees or shrubs are leaning over, exposing the roots.	Place stakes and rubber-coated ties around young trees or shrubs for support.	none	0.5-1 mh/tree

STORMWATER FACILITY
INSPECTION/MAINTENANCE FIELD FORM

Facility Type:	
Facility Location (name):	
Inspection Date:	
Inspected By:	

Insp. Freq. (S/M/A)	Conditions Checked	Observations	Actions Taken or Required	Date Action Taken	Actual mh/action

S/M/A - Storm, Monthly, Annual

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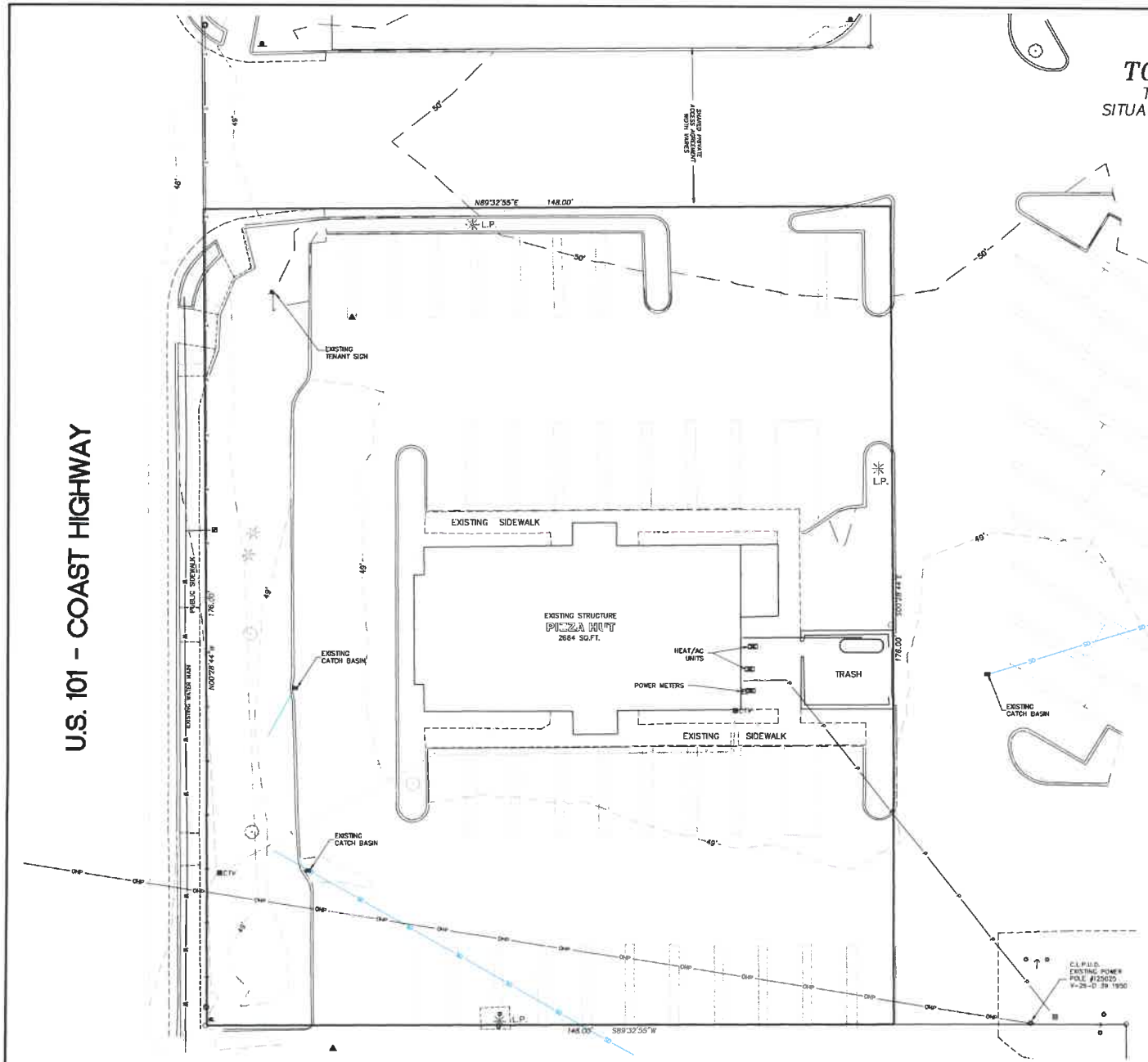
08-23-2023

TOPOGRAPHIC SURVEY

T.L. 5002 MAP NO. 18-12-26-22
SITUATED IN SECTION 07, T39S, R09E, W.M.,
KLAMATH COUNTY, OREGON.
AUGUST 2023



EXISTING AREAS:

TOTAL SITE AREA:	26,048 sq.ft.
TOTAL BUILDING FOOTPRINT:	2,684 sq.ft.
TOTAL PAVED AREA:	15,912 sq.ft.
TOTAL SIDEWALK AREA:	1,475 sq.ft.
LANDSCAPE:	5,977 sq.ft.

UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE ENGINEER MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE ENGINEER 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 INFORMATION AVAILABLE.

GRAPHIC SCALE
0 10 15 20 30
(IN FEET)
1 inch = 10 ft.

DICKERHOOF PROPERTIES
PO BOX 1583
CORVALLIS, OR 97339
(541) 231-5977

R-C RHINE-CROSS GROUP LLC
ENGINEERING - SURVEYING - PLANNING
112 N 5th ST - SUITE 200 - P.O. BOX 909
KLAMATH FALLS, OREGON 97601
Phone: (541) 851-9405 Fax: (541) 273-9290 admin@rc-pg.com

REGISTERED PROFESSIONAL ENGINEER
55,506PE
OREGON
JULY 13, 2004
RENEWS: 12-31-2023

08-23-2023

STARBUCKS COFFEE
FLORENCE OREGON

SHEET NAME:
EXISTING CONDITIONS PLAN

DRAWN BY: JDQ
CHKD BY: MQC
DATE: AUGUST 2023

REVISIONS:

JOB NO.
2228

SHEET NO.
SP 04

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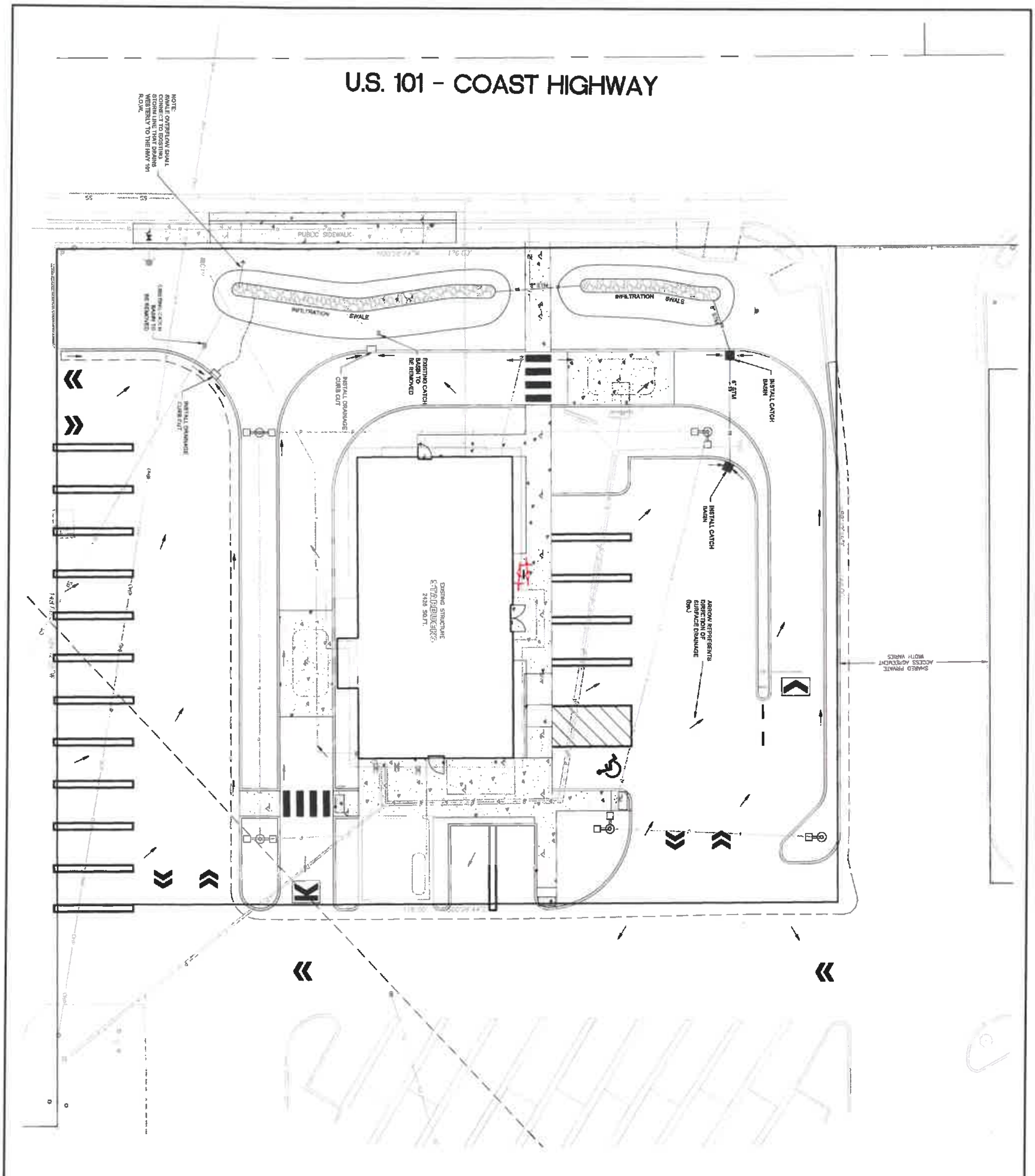

STORM SEWER NOTES:

1. ALL RUNOFF FROM IMPERVIOUS AREAS WILL BE COLLECTED INTO A STORM SYSTEM AND ROUTED TO AN ONSITE INFILTRATION FACILITY AS SHOWN.
2. DEVELOPED STORMWATER RUNOFF WILL BE DETAINED TO THE PRE-DEVELOPED 25-YR STORM AS REQUIRED BY THE CITY OF FLORENCE. THE STORMWATER SWALE WILL BE LOCATED ON THE WEST SIDE OF THE SITE AS SHOWN WITH THE OVERFLOW DISCHARGING THE THE EXISTING STORM LINE THAT DRAINS TO US 101.
3. ALL STORM LINES WITHIN THE PUBLIC RIGHT OF WAYS WILL REMAIN PUBLIC.
4. ALL STORM LINES AND DETENTION FACILITIES OUTSIDE OF THE PUBLIC RIGHT OF WAY WILL BE PRIVATELY OWNED AND MAINTAINED BY THE LANDOWNER.

GRADING NOTES:

1. ALL ASPHALT TO BE REMOVED AND SURFACE LOWERED TO PROVIDE 6" DEPTH AT BUILDING SIDEWALKS AND NEW CURB LINES.
2. EXISTING DRAINAGE PATTERNS SHALL BE MAINTAINED EXCEPT FOR THE ADDITION OF THE INFILTRATION SWALES LOCATED ADJACENT TO THE HIGHWAY R.O.W.

GRAPHIC SCALE
0 10 15 20 30
(IN FEET)
1 inch = 10 ft.

08-23-2023

SHEET NO. SP 03	JOB NO. 2228	REVISIONS:	DRAWN BY: JDO / CHKD BY: MDC / DATE: AUGUST 2023	SHEET NAME: PRELIMINARY GRADING & DRAINAGE PLAN	STARBUCKS COFFEE FLORENCE OREGON	RENEWS: 12-31-2023 08-23-2023	RHINE-CROSS GROUP LLC ENGINEERING - SURVEYING - PLANNING 112 N 5th ST - SUITE 200 - P.O. BOX 909 KLAMATH FALLS, OREGON 97601 Phone: (541) 851-9405 Fax: (541) 273-9200 admin@rc-grp.com	DICKERHOOF PROPERTIES PO BOX 1583 CORVALLIS, OR 97339 (541) 231-5977

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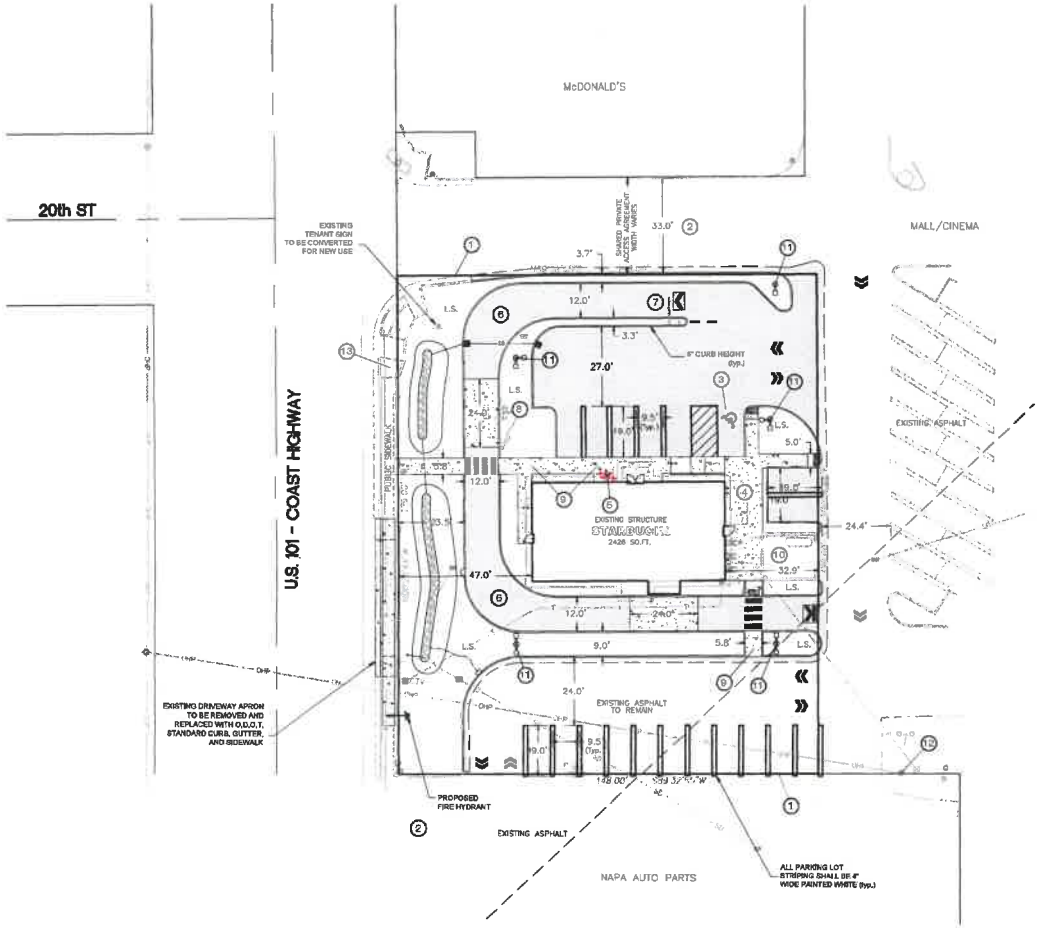
08-23-2023

SITEPLAN
STARBUCKS CONVERSION OF FORMER PIZZA HUT BUILDING

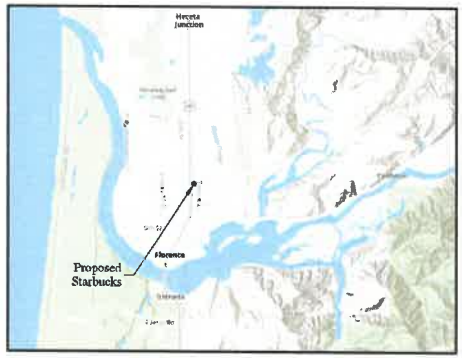
SITUATED IN THE NW1/4 NW1/4, SEC 26, T18S, R12W, W.M.
LANE COUNTY OREGON
CITY OF FLORENCE

GRAPHIC SCALE
0 20 30 40 60
(IN FEET)
1 inch = 20 ft.



SHADING LEGEND:

- PROPOSED ASPHALT OVERLAY
- PROPOSED CONCRETE WALKWAY



VICINITY MAP
NOT TO SCALE

JURISDICTION: CITY OF FLORENCE
250 HWY 101
FLORENCE, OR. 97439
(541) 997-8237

APPLICANT: DICKERHOOF PROPERTIES
ATTN: DARREN DICKERHOOF
P.O. BOX 1583
CORVALLIS, OR 97339
(541) 754-3630

ENGINEER: RHINE-CROSS GROUP, LLC
ATTN: MARC CROSS, PE, PLS
112 N 5TH ST - SUITE 200
KLAMATH FALLS, OR. 97601
(541) 851-9405

MAP & TAX LOT NUMBER: MAP NO. 1812CD22 T.L. 5002

ADDRESS: 1540 HWY 101, FLORENCE, OREGON 97439

ZONING: C - COMMERCIAL

PROPOSED OCCUPANCY: STARBUCKS COFFEE WITH DRIVE-THRU

DRAINAGE NOTE:
THIS SITEPLAN CONVERSION WILL RESULT IN A NET DECREASE OF IMPERVIOUS SURFACE BY REMOVING EXISTING ASPHALT AND INSTALLING NEW LANDSCAPING. ALL RUNOFF FROM DEVELOPED AREAS WILL BE ROUTED TO AN ONSITE STORMWATER FACILITY VIA OVERLAND FLOW AND UNDERGROUND STORM PIPING. THE STORM-WATER FACILITY WILL CONSIST OF AN ABOVE GROUND INFILTRATION SWALE LOCATED IN THE PLANTER BETWEEN THE BUILDING AND THE HIGHWAY.

SITEPLAN NOTES:

1. PROPERTY LINE
2. EXISTING PUBLIC ROAD ACCESS, WIDTH AS SHOWN
3. PROPOSED ADA PARKING SPACE - VAN ACCESSIBLE
4. PROPOSED OUTDOOR PATIO AREA WITH SEATING
5. PROPOSED BICYCLE PARKING AREA
6. PROPOSED DRIVE THRU LANE
7. PROPOSED CLEARANCE BAR AT DRIVE THRU ENTRY
8. PROPOSED ORDER MENU & SCREEN
9. PROPOSED CONCRETE SIDEWALK
10. EXISTING SCREENED CMU TRASH ENCLOSURE WITH PROPANE TANK
11. PROPOSED SITE LIGHTING
12. PROPOSED POINT OF CONNECTION TO POWER AND COMMUNICATIONS LINES AT EXISTING POLE.
13. EXISTING SIDEWALK TO REMAIN

SITE REQUIREMENTS
(Florence City Code 10-15-4 and 10-15-5)

SETBACKS:

FRONT	0 ft
SIDE & REAR	0 ft
MAXIMUM ALLOWABLE BUILDING HEIGHT:	55 ft

OFF-STREET PARKING DATA
(Florence City Code 10-3-1)

BUILDING	# SPACES
STARBUCKS COFFEE: 2,426 sf FLOOR AREA 2,426 sq.ft. FLOOR AREA @ 1 per 125 sf Floor Area	19
TOTAL REQUIRED:	19
TOTAL PROVIDED:	19

ADA REQUIREMENTS: 1 ADA STALL PER 25 REQUIRED PARKING STALLS =
1 ADA STALL REQUIRED
1 ADA STALLS PROVIDED

BICYCLE PARKING: NOT REQUIRED FOR BUILDING ALTERATIONS HOWEVER APPLICANT IS SHOWING 6 NEW BICYCLE PARKING SPACES

SITE DATA & CALCULATIONS

TOTAL SITE AREA:	46,048 sq.ft.
TOTAL BUILDING FOOTPRINT:	2,426 sq.ft.
% BUILDING COVERAGE:	5.3%
TOTAL PAVED AREA (OVERLAY OF EXISTING ASPHALT):	3,854 sq.ft.
TOTAL EXISTING PAVED AREA TO REMAIN:	4,700 sq.ft.
TOTAL PAVED AREA:	15,754 sq.ft.
% PAVED COVERAGE:	52.4%
TOTAL ONSITE SIDEWALK/CONCRETE AREAS:	1,595 sq.ft.
% ONSITE SIDEWALK COVERAGE:	6.1%
LANDSCAPE AREA:	8,273 sq.ft.
LANDSCAPE COVERAGE:	31.5%

PROPOSAL:
REMODEL OF AN EXISTING BUILDING (FORMER PIZZA HUT) INTO A NEW STARBUCKS COFFEE SHOP WITH DRIVE-THRU.

SHEET INDEX

DICKERHOOF PROPERTIES
PO BOX 1583
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(541) 231-5977

R-C RHINE-CROSS GROUP LLC
ENGINEERING - SURVEYING - PLANNING
112 N 5th ST - SUITE 200 - P.O. BOX 909
KLAMATH FALLS, OREGON 97601
Phone: (541) 851-9405 Fax: (541) 273-9200 a.little@rc-grp.com

REGISTERED PROFESSIONAL ENGINEER
35,508PE
Marcus B. Cross
OREGON
JULY 25, 2023
RENEWS: 12-31-2023
08-23-2023

STARBUCKS COFFEE
FLORENCE OREGON

SHEET NAME:
PRELIMINARY SITEPLAN

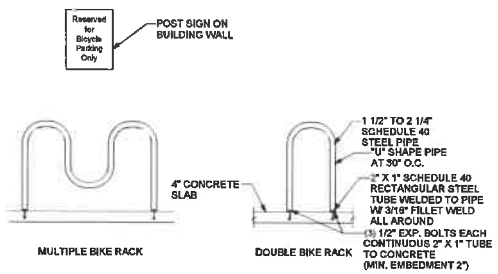
DRAWN BY: JDC
CHKD BY: MBC
DATE: AUGUST 2023

REVISIONS:

JOB NO. 2228

SHEET NO. SP 01

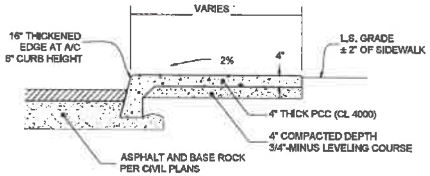
08-23-2023



NOTE:FOR SINGLE "U" INSTALLATION USE 6 3/4" X 2 1/4" X 1/4" STEEL PLATES AND ATTACH WITH TWO EXPANSION BOLTS EACH.

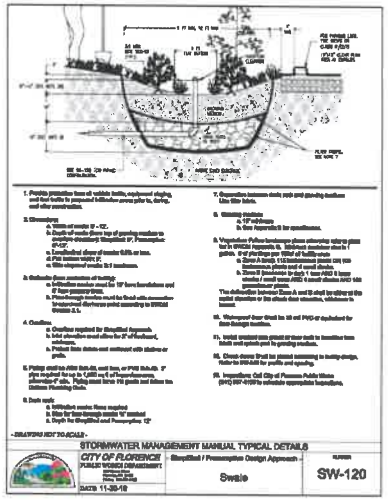
BIKE RACK SECTION (TYP.)

NTS



SIDEWALK THICKENED EDGE

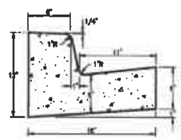
NTS



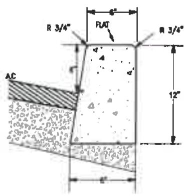
GENERAL NOTES:

Concrete work to be constructed of 4000 psi, six sack concrete (compressive strength at 28 days) using materials and requirements as indicated in A.P.W.A., Division 213, with selections noted below.

1) Admixtures:
   a) Air Entrainment: 5%-6%
   b) Other Admixtures: None, unless by written approval received from the City prior to its use.
2) Curing Materials: Must be used, with the method approved prior to its use.
3) Construction joints to be provided on 10' centers between isolation joints. (1/8" width & 2" depth min.)
4) Saw cutting shall be required on curb removal or reconstruction, if limits of work do not terminate at an existing construction joint.



STANDARD CURB & GUTTER



STANDARD CURB

PRIVATE ONSITE CURB DETAIL

NTS

OREGON TRANSPORTATION COMMISSION
Standards for Accessible Parking Places
August 2018

PAVEMENT MARKING STENCIL

Pavement Marking Background: Optional: Blue, Retroreflective
Pavement Marking Stencil: White, Retroreflective

LEGEND	DIMENSIONS (INCHES)						
	A	B	C	D	E	F	G
MINIMUM	28	24	3				
STANDARD	41	36	4				

The pavement marking stencil shall be used to designate an accessible parking area reserved for vehicles with DMV permits.

Figure 6 11

OREGON TRANSPORTATION COMMISSION
Standards for Accessible Parking Places
August 2018

MINIMUM STANDARD DOUBLE-ACCESSIBLE PARKING SPACE (ONE VAN-ACCESSIBLE DESIGNATION REQUIRED)

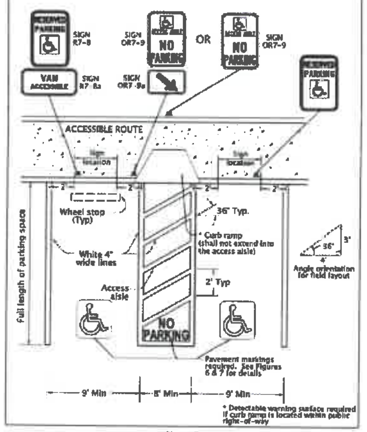


Figure 2 7

DICKERHOOF PROPERTIES
PO BOX 1583
CORVALLIS, OR 97339
(541) 231-5977

R-C RHINE-CROSS GROUP LLC
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KLAMATH FALLS, OREGON 97601
Phone: (541) 851-9405 Fax: (541) 273-9200 admin@rc-grp.com

REGISTERED PROFESSIONAL ENGINEER
OREGON
RENEWS: 12-31-2023
08-23-2023

STARBUCKS COFFEE
FLORENCE OREGON

SHEET NAME: PRELIMINARY SITE DETAILS
DRAWN BY: JDG
CHKD BY: MDC
DATE: AUGUST 2023
REVISIONS:
JOB NO. 2228
SHEET NO. SP 05

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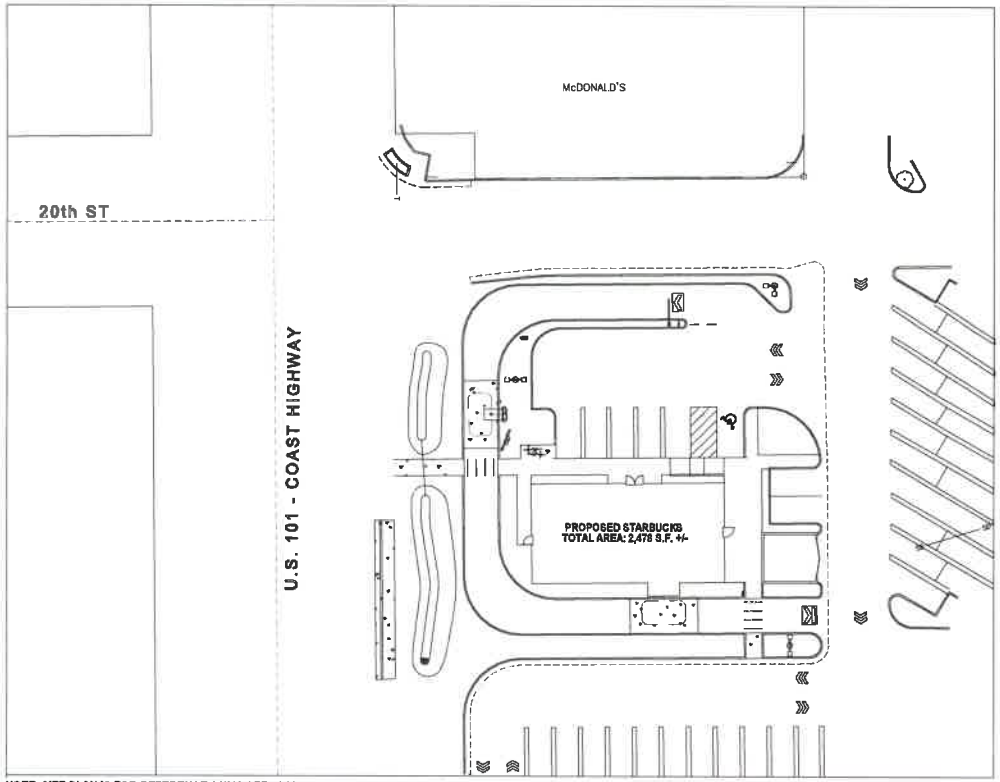
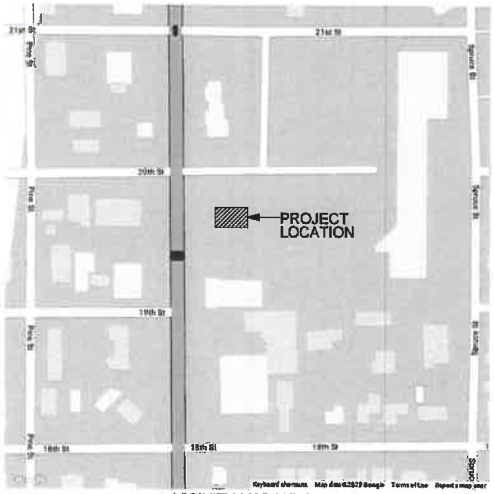
08/15/2023

STARBUCKS ALTERATIONS (SHELL PACKAGE)



NOTE: SITE PLAN IS FOR REFERENCE ONLY. SEE CIVIL PLANS FOR ALL SITE REQUIREMENTS.

A / A0.0 SITE PLAN
SCALE: 1" = 20'-0"



VICINITY MAP N.T.S.

CODE SUMMARY (SHELL)

THESE DRAWINGS ARE BASED ON THE 2022 OSSC.

CHAPTER 3 - USE & OCCUPANCY CLASSIFICATION
SECTION 302, GROUP A-2 (ASSEMBLY)

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS
TENANT (STARBUCKS) (A-2): 2,478 SF

"A-2" OCCUPANCY, NON-SPRINKLERED:
ALLOWABLE AREA = 6,000 SF

CHAPTER 6 - TYPE OF CONSTRUCTION
TYPE OF CONSTRUCTION: V-B
TENANT (STARBUCKS) (A-2): NON-SPRINKLERED

CHAPTER 9 - FIRE PROTECTION SYSTEM
BUILDING IS NON-SPRINKLERED

DEFERRED SUBMITTAL LIST

THE FOLLOWING SYSTEMS OR COMPONENTS ARE DESIGNED BY OTHERS BUT MAY REQUIRE REVIEW AND APPROVAL BY THE BUILDING OFFICIAL AS PRESCRIBED IN SECTION 107.3.4.1 OF THE 2022 O.S.S.C. AS STATED IN THE SECTION ABOVE, THEIR SUBMISSION MAY BE DEFERRED WHEN APPROVED BY THE BUILDING OFFICIAL.

TENANT IMPROVEMENT PLANS
MECHANICAL PLANS
ELECTRICAL PLANS
PLUMBING PLANS

SHEET INDEX

08/15/2023
REGISTERED PROFESSIONAL ENGINEER
OREGON
NOVEMBER 13, 2007
PAUL L. SCHROEDER
EXPIRES: 6/30/24

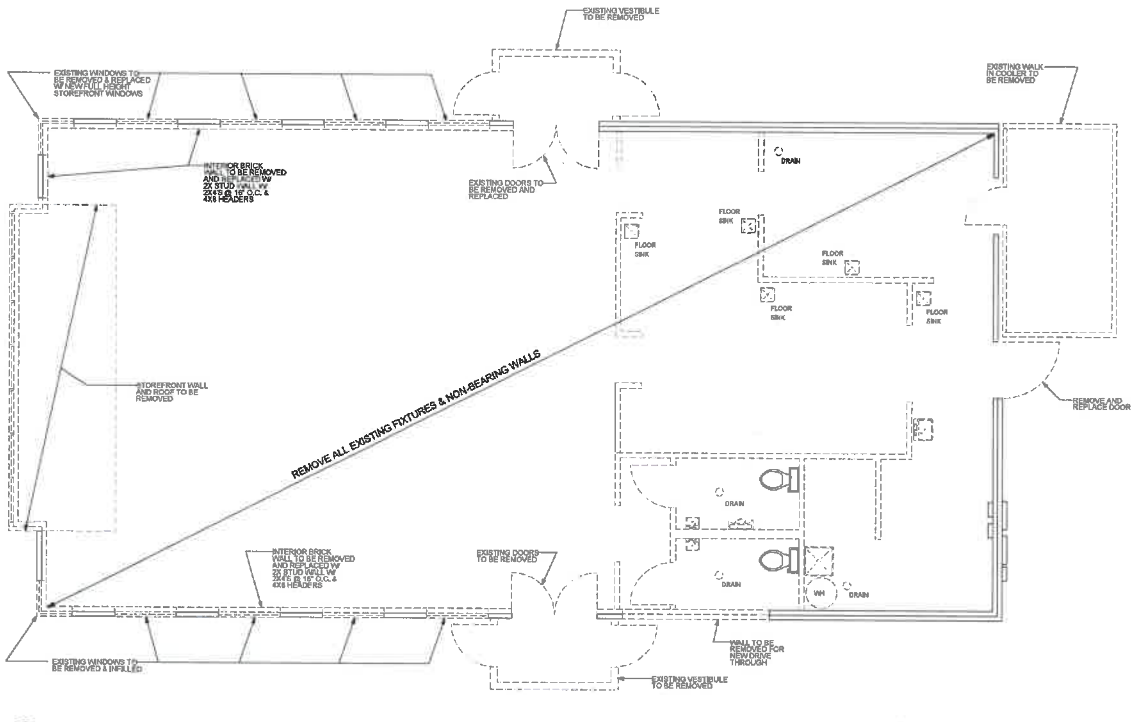
REVISIONS
No	DATE	DESCRIPTION
1	08/15/23	STARBUCKS REVIEW

PROJECT: STARBUCKS ALTERATIONS (SHELL)
LOCATION: 1940 US-101 FLORENCE, OR 97439

SHEET TITLE: SITE PLAN AND CODE SUMMARY
CLIENT: DICKERHOOF PROPERTIES

STABILITY ENGINEERING inc.
777 NE 2ND ST. SUITE 280
P.O. BOX 2846, CORVALLIS, OR 97339
TEL: (541)223-3360 FAX: (541)223-5278

JOB NO. 23-0023
DATE: 07/31/2023
DRAWN: PS
SCALE: AS SHOWN
SHEET
A0.0



A
A0.1
DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

KEY

EXISTING WALLS

WALLS TO BE REMOVED

PLUMBING DEMOLITION SCHEDULE

DESIGNATION	AMOUNT
WATER CLOSET	2 UNITS
LAVATORY	2 UNITS
RESTROOM SINK	2 UNITS
FLOOR DRAIN	4 UNITS
WATER HEATER	1 UNIT
FLOOR SINK	5 UNITS
MOP SINK	1 UNIT
HAND WASH SINK	1 UNIT

08/15/2023

07/31/2023
REGISTERED PROFESSIONAL ENGINEER
PAUL L. SCHROEDER
EXPIRES: 6/30/24

REVISIONS No.	DATE	DESCRIPTION

PROJECT:
STARBUCKS ALTERATIONS (SHELL)
LOCATION:
1940 US-101
FLORENCE, OR 97439

SHEET TITLE:
DEMOLITION PLAN
CLIENT:
DICKERHOOF PROPERTIES

STABILITY ENGINEERING INC.
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JOB NO.	23-0023
DATE:	03/31/2023
DRAWN:	PS
SCALE:	AS SHOWN
SHEET	**A0.1**

08/15/2023

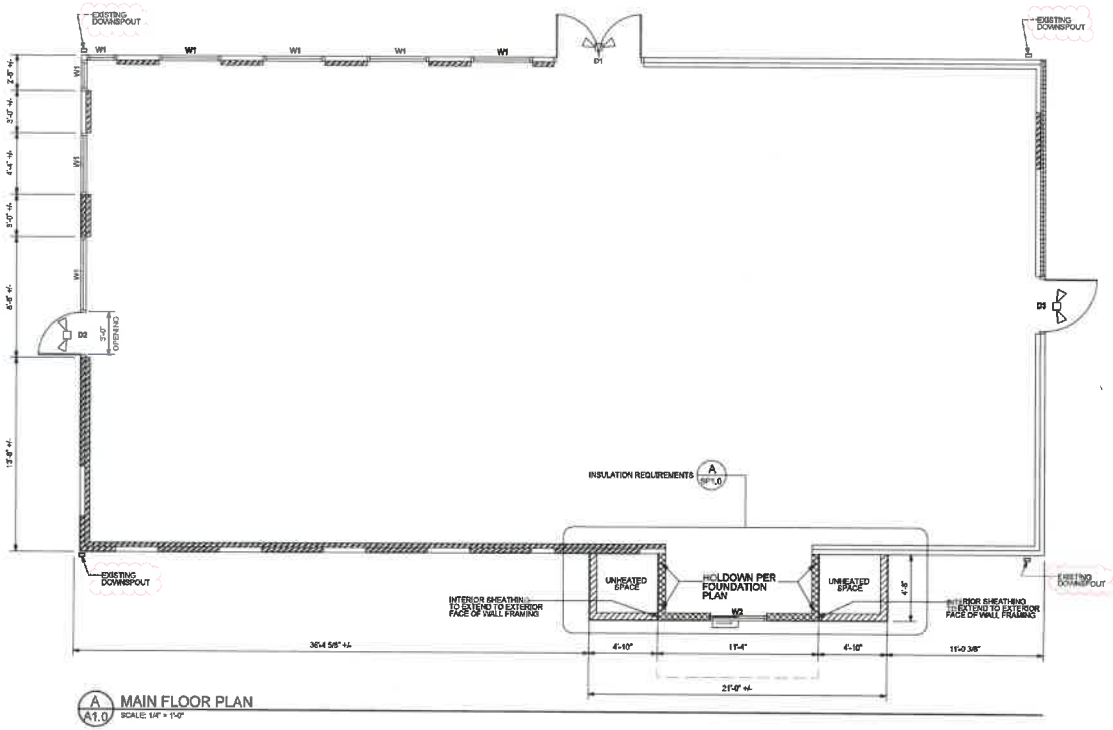
SECTION 1008 (OSSC 2022)
MEANS OF EGRESS ILLUMINATION

1008.1 MEANS OF EGRESS ILLUMINATION.
ILLUMINATION SHALL BE PROVIDED IN THE MEANS OF EGRESS IN ACCORDANCE WITH SECTION 1008.2, UNDER EMERGENCY POWER.
MEANS OF EGRESS ILLUMINATION SHALL COMPLY WITH SECTION 1008.3.
1008.2 ILLUMINATION REQUIRED.
THE MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMINATED AT ALL TIMES THAT THE ROOM OR SPACE IS OCCUPIED.
1008.2.1 ILLUMINATION LEVEL UNDER NORMAL POWER. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL BE NOT LESS THAN 1 FOOTCANDLE (11 LUX) AT THE WALKING SURFACE, ALONG EXIT ACCESS STAIRWAYS, EXIT STAIRWAYS AND AT THEIR REQUIRED LANDINGS. THE ILLUMINATION LEVEL SHALL NOT BE LESS THAN 10 FOOTCANDLES (108 LUX) AT THE WALKING SURFACE WHEN THE STAIRWAY IS IN USE.
1008.3 EMERGENCY POWER FOR ILLUMINATION.
THE EMERGENCY POWER SYSTEM FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE EXITS OR ACCESS TO EXITS, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS (AISLES, CORRIDORS, EXIT ACCESS STAIRWAYS AND RAMPS)
1008.3.2 BUILDINGS.
IN THE EVENT OF POWER SUPPLY FAILURE IN BUILDINGS THAT REQUIRE TWO OR MORE EXITS OR ACCESS TO EXITS, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS: INTERIOR EXIT ACCESS STAIRWAYS AND RAMPS (INTERIOR AND EXTERIOR EXIT STAIRWAYS AND RAMPS, EXIT PASSAGEWAYS, VESTIBULES AND AREAS ON THE LEVEL OF DISCHARGE USED FOR EXIT DISCHARGE IN ACCORDANCE WITH SECTION 1027.2 , EXTERIOR LANDINGS AS REQUIRED BY SECTION 1010.1.5 FOR EXIT DOORWAYS THAT LEAD DIRECTLY TO THE EXIT DIS- CHARGE.)
1008.3.3 ROOMS AND SPACES.
IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS: ELECTRICAL EQUIPMENT ROOMS, FIRE COMMAND CENTERS, FIRE PUMP ROOMS, GENERATOR ROOMS, PUBLIC RESTROOMS WITH AN AREA GREATER THAN 300 SQUARE FEET (27.87 M2).
1009.3.4 DURATION.
THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702.
1008.3.5 ILLUMINATION LEVEL UNDER EMERGENCY POWER.
EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS NOT LESS THAN AN AVERAGE OF 1 FOOTCANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOTCANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOTCANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOTCANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED IN GROUP A-2 OCCUPANCIES. FAILURE OF A SINGLE LAMP IN A LUMINAIRE SHALL NOT REDUCE THE ILLUMINATION LEVEL TO LESS THAN 0.2 FOOTCANDLE (2.2 LUX).

IMPORTANT NOTE:

SEE TENANT IMPROVEMENT PLANS FOR INTERIOR LAYOUT AND DIMENSIONS. DO NOT SCALE DIMENSIONS OFF OF THIS DRAWING

PROPOSED STARBUCKS:
TOTAL AREA: 2,476 S.F. +/-
INSUL @ EXIST. ROOF: R-38
INSUL. @ EXIST. WALL : R-13 BATT
INSUL. @ NEW ROOF: R-49 BATT
INSUL. @ NEW WALL: R-21 BATT
INSUL @ NEW FDN.: R13 RIGID



A A1.0 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

KEY

- EXISTING WALLS
- SHEATH — NEW SHEARWALL W/ 2X4 STUDS @ 16" O.C. SHEATHING: SW1 MIN. INSULATION: R-13 TO MATCH EXISTING
- SHEATH — NEW FURRING WALL W/ 2X4 STUDS @ 16" O.C. HEADER SIZE: 4X8 TYP. INSULATION: N/A
- SHEATH — NEW SHEARWALL W/ 2X6 STUDS @ 16" O.C. SHEATHING: SW1 MIN. INSULATION: R-21 BATT
- SHEATH — NEW 2X6 STUDS @ 16" O.C. SHEATHING: SW1 MIN. INSULATION: N/A
- NEW BRICK VENEER TO MATCH EXISTING BRICK VENEER
- EGRESS LIGHT W/ BATTERY BACKUP. INSTALLED ON WALL OR IN SOFFIT. (SEE ELEVATION)

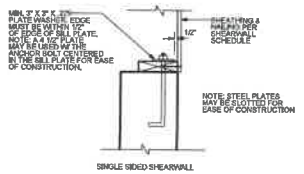
SHEAR WALL SCHEDULES

SW1 19/32" PLYWOOD WITH ALL PANEL EDGES TO BE NAILED 10d @ MAXIMUM 6" O.C.

NOTES:
1. ALL NAILS ARE TO BE 10D BOX NAIL OR LARGER. MIN DIA.: .128" , MIN. LENGTH: 3"
2. 19/32" OSB MAY BE USED IN LIEU OF PLYWOOD IN SHEARWALL APPLICATIONS. (M-6 OR M-2 GRADE W/ EXTERIOR GLUE).
3. PROVIDE 2X BLOCKING ALONG ALL UNSUPPORTED PLYWOOD PANEL EDGES UNLESS NOTED OTHERWISE.
4. NAIL SHEATHING TO HOLDOWN STUD W/ PANEL EDGE NAILING PER SHEARWALL SCHEDULE.
5. ALL SHEARWALL NAILINGS ARE TO EXTEND DOWN TO THE FOUNDATION PLATE LINE.
6. WALL SHEATHING TO EXTEND TO TOP PLATE. PROVIDE FULL HEIGHT BLOCKING BETWEEN RAFTERS OR TRUSSES.
7. 1/2" x 10" SILL BOLTS @ 48" O.C. W/ A 3" X 3" X .229" GALVANIZED PLATE WASHER ALL SHEARWALLS U.N.O., PLATE WASHER MUST BE A MAXIMUM OF ½" FROM EDGE OF SHEATHING. SEE DETAIL 8-A1.0.
8. USE HOT-DIPPED GALVANIZED NAILS FOR ALL NAILS IN PRESSURE TREATED PLATES.
9. USE SIMPSON SSTB OR SB ANCHOR BOLTS AS INDICATED ON SCHEDULE AT FOUNDATION LOCATIONS. INSTALL PER SIMPSON SPECIFICATIONS.
10. WHERE MULTIPLE STUDS ARE SHOWN NAIL STUDS TOGETHER W/ (2) ROWS 12d NAILS SPACED @ 4" O.C. (STAGGERED) ALONG ENTIRE LENGTH.

EXISTING FOUNDATION SHEARWALL NOTES:

AT EXISTING STEMWALL LOCATIONS, IN LIEU OF SILL BOLTS PROVIDE 1/2" X 8" SIMPSON TITEN HD ANCHORS @ SPACING PER SCHEDULE WITH A 3" X 3" X 1/4" GALVANIZED PLATE WASHER OR PROVIDE 1/2" THREADED RODS DRILLED AND EPOXIED @ SPACING PER SCHEDULE WITH A 3"X 3" X 1/4" GALVANIZED PLATE WASHER UNLESS NOTED OTHERWISE. (MIN. EMBED 6")



B A1.0 SHEARWALL SILL BOLT DETAIL
1 1/2" = 1'-0"

DOOR SCHEDULE

DOOR							FRAME				
DR. NO.	ROOM NAME	SIZE	TYPE	MATL.	FIRE RATING	FINISH	TYPE	MATL.	GLASS	FIN.	REMARKS/LOCKING FUNCTION
D1	STOREFRONT ENTRY	(2) 3'-0" X 7'-0"	DUAL GLAZED	GLASS		PER OWNER	-	METAL		-	HARDWARE PER STARBUCKS STANDARDS. SEE DOOR SET #3 ON SP1.0.
D2	STOREFRONT EXIT	3'-0" X 7'-0"	DUAL GLAZED	GLASS		PER OWNER	-	METAL		-	HARDWARE PER STARBUCKS STANDARDS. SEE DOOR SET #1 ON SP1.0.
D3	EGRESS DOOR (EXT.)	4'-0" X 7'-0"	INSUL.	METAL		PER OWNER	-	METAL	-	-	HARDWARE PER STARBUCKS STANDARDS. SEE DOOR SET #2 ON SP1.0.

NOTE: VERIFY DOOR TYPES AND HARDWARE WITH OWNER PRIOR TO INSTALLATION.

WINDOW SCHEDULE

WINDOW							FRAME	
WIN. NO.	LOCATION	APPROX. SIZE	TYPE	MATL.	FIRE RATING	FINISH	MATL.	REMARKS/LOCKING FUNCTION
W1	STOREFRONT	VARIES	STORE FRONT	GLASS	-	PER OWNER	METAL	STOREFRONT GLASS TO COMPLY WITH REQ'TS SET BY SECTION 2406 OF THE OSSC 2022
W2	PASS THRU WINDOW	PER SPEC	PASS THRU	GLASS		PER OWNER	METAL	GLASS TO COMPLY WITH REQ'TS SET IN SECTION 2406 OF THE OSSC 2022

NOTE: VERIFY WINDOWS WITH TENANTS AND OWNER PRIOR TO INSTALLATION.

READY ACCESS 275 W/ 8A100 NON ISOLATED AIR CURTAIN, SEE DETAILS ON SP1.0.

08/15/2023
REGISTERED PROFESSIONAL ENGINEER
OREGON JULY 12, 2005
PAUL L. SCHROEDER
EXPIRES: 6/30/24

REVISIONS		
No	DATE	DESCRIPTION
1	08/15/23	STARBUCKS REVIEW

PROJECT: STARBUCKS ALTERATIONS (SHELL)
LOCATION: 1940 US-101 FLORENCE, OR 97439
SHEET TITLE: MAIN FLOOR PLAN
CLIENT: DICKERHOOF PROPERTIES

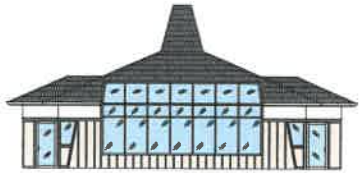
STABILITY ENGINEERING INC.
777 NE 2ND ST. SUITE 250
P.O. BOX 2948, CORVALLIS, OR 97339
TEL.: (541)223-6360 FAX: (541)223-0278

JOB NO.: 23-0323
DATE: 07/31/2023
DRAWN: PS
SCALE: AS SHOWN
SHEET: A1.0

08/15/2023

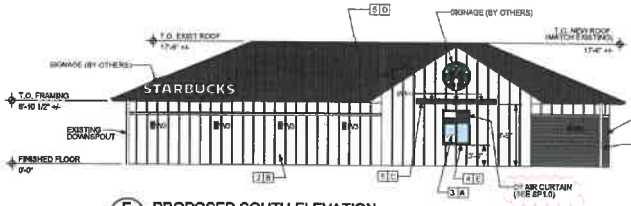
A A2.0 EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

B A2.0 EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"

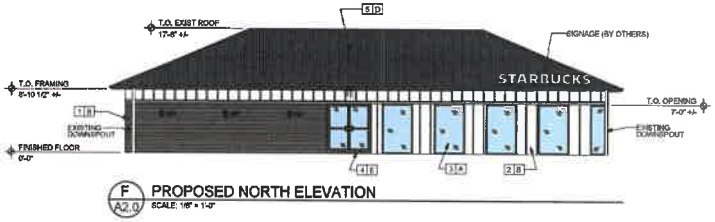


C A2.0 EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"

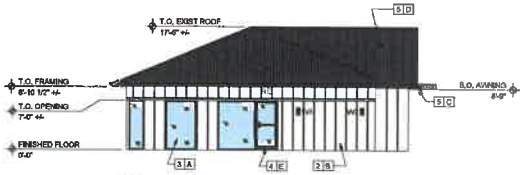
D A2.0 EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"



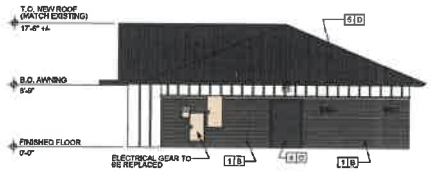
E A2.0 PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



F A2.0 PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"



G A2.0 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"



H A2.0 PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"

LEGEND (LIGHTING)

W1 - DOWNLIGHT
W2 - DOWNLIGHT W/ BATTERY BACKUP
W3 - SCONCE LIGHT
RE - EGRESS DOWNLIGHT W/ BATTERY BACKUP

NOTE: EXTERIOR LIGHTING IS TO BE LOCATED BY TENANT/OWNER & VERIFIED BY CONTRACTOR PRIOR TO INSTALLATION. THE EXTERIOR LIGHTING SHOWN IS CONCEPTUAL ONLY.

KEY NOTES:

1 BRICK
2 STUD WALL W/ BAT & BOARD SIDING
3 STOREFRONT GLASS
4 STOREFRONT FRAME
5 METAL
6 SOLID METAL DOOR

FINAL COLOR SPECIFICATIONS ARE TO BE COORDINATED W/ STARBUCKS AT TI SCHEMATIC PHASE

FINISH NOTES:

A CLEAR GLASS
B PAINT - STARBUCKS OFF-WHITE (TBD)
C PAINT - STARBUCKS BLACK (TBD)
D STARBUCKS BLACK (TBD)
E ANODIZED PAINTBRUSHED BLACK ALUMINUM (TBD)

FIRE CODE REQUIREMENTS:

PREMISES IDENTIFICATION - 2022 OFC 505.1:

APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, AND BE VISIBLE AT NIGHT. NUMERAL/LETTER STROKE SHALL BE A MINIMUM OF 4" HIGH WITH A 0.5" STROKE WIDTH.

KEY BOXES - 2022 OFC 506.1

AN APPROVED KEY BOX SHALL BE INSTALLED ON ALL STRUCTURES EQUIPPED WITH A FIRE ALARM SYSTEM, ANCHOR SPRINKLER SYSTEM. ALL KEY BOXES AND KEY BOX LOCATIONS ARE TO BE APPROVED BY THE FIRE MARSHAL.

08/15/2023
REGISTERED PROFESSIONAL ENGINEER
OREGON
NOVEMBER 13, 2007
PAUL L. SCHROEDER
EXPIRES: 6/30/24

REVISIONS

No.	DATE	DESCRIPTION
1	08/15/23	STARBUCKS REVIEW

PROJECT:
STARBUCKS ALTERATIONS (SHELL)

LOCATION:
1940 US-101
FLORENCE, OR 97439

SHEET TITLE:
ELEVATIONS

CLIENT:
DICKERHOOF PROPERTIES

STABILITY ENGINEERING INC.
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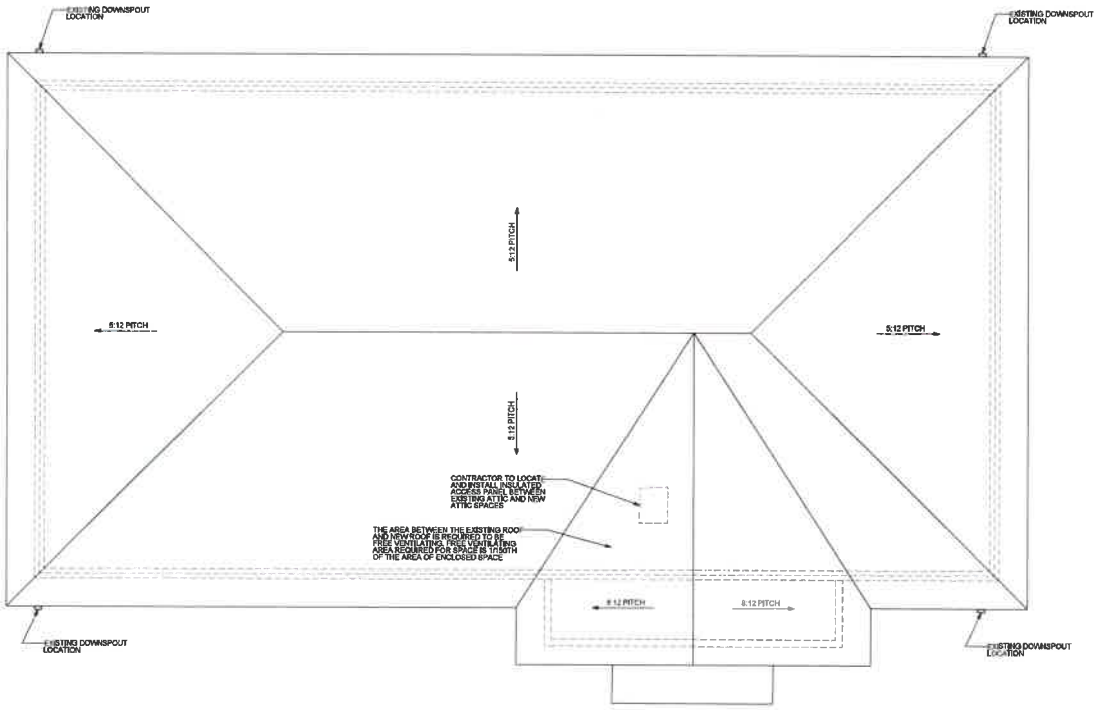
JOB NO. 23-0321
DATE: 07/21/2023
DRAWN: PS
SCALE: AS SHOWN
SHEET
A2.0

08/15/2023



A3.0 ROOF PLAN
SCALE: 1/4" = 1'-0"

07/31/2023

REGISTERED PROFESSIONAL ENGINEER
OREGON
PAUL L. SCHROEDER
EXPIRES: 6/30/24

REVISIONS

No.	DATE	DESCRIPTION

PROJECT: STARBUCKS ALTERATIONS (SHELL)

LOCATION: 1940 US-101 FLORENCE, OR 97439

SHEET TITLE: ROOF PLAN

CLIENT: DICKERHOOF PROPERTIES

STABILITY ENGINEERING inc
777 NE 2ND ST. SUITE 250
P.O. BOX 2646, CORVALLIS, OR 97339
TEL.: (541)223-5365 FAX: (541)223-5276

JOB NO.	23-0523
DATE:	07/31/2023
DRAWN:	PS
SCALE:	AS SHOWN
SHEET	A3.0

08/15/2023

BUILDING INSULATION - 07210

INSULATION SHALL COMPLY WITH ASHRAE STANDARD 189.

A. FOUNDATION INSULATION:
  1) N/A AT EXISTING FOUNDATION
  2) R15ci @ NEW FOUNDATION
B. EXTERIOR WALL INSULATION:
  1) R13 BATT @ EXISTING WALLS
  2) R21 BATT @ NEW WALLS
C. ROOFING INSULATION:
  1) R38 @ EXISTING ROOFS
  2) R49 BATT @ NEW ROOFS

ROOFING SYSTEM - 075000

A. PROVIDE TPO ROOF MEMBRANE.

JOINT SEALERS - 079200

A. JOINT SEALERS: PROVIDE JOINT SEALERS IN THE FOLLOWING LOCATIONS:
  1. PERIMETER OF DOOR FRAMES
  2. PERIMETER OF PENETRATIONS IN THE BUILDING WALL.
  3. ABUTMENT OF DISSIMILAR MATERIALS
  4. ACOUSTICAL SEALANT AT BASE OF GYPSUM BOARD WALLS WITH SOUND ATTENUATION INSULATION.
B. PROVIDE JOINT SEALERS, JOINT FILLERS AND OTHER RELATED MATERIALS THAT ARE COMPATIBLE WITH ONE ANOTHER AND WITH JOINT SUBSTRATES.
  1. PROVIDE SEALANTS AS MANUFACTURED BY TREMCO OR ARCHITECT APPROVED EQUAL. COMPLY WITH ASTM C-920.
    a. SEALANT: TWO COMPONENT URETHANE - "TREMCO DYMERIC 511."
    b. ACOUSTICAL SEALANT: ACRYLIC LATEX, TREMCO #834.
C. JOINT SEALANT BACKING
  1. PLASTIC FOAM FILLERS: CLOSED-CELL POLYETHYLENE FOAM
  2. BOND BREAKER: PROVIDE POLYETHYLENE TAPE OR OTHER PLASTIC TAPE AS RECOMMENDED BY SEALANT MANUFACTURER FOR PREVENTING SEALANT FROM ADHERING TO RIGID, INFLEXIBLE JOINT FILLER MATERIALS OR JOINT SURFACES. PROVIDE SELF-ADHESIVE TAPE WHERE APPLICABLE.
D. PRIMER: PROVIDE TYPE RECOMMENDED BY JOINT SEALER MANUFACTURER WHERE REQUIRED FOR ADHESION OF SEALANT TO JOINT SUBSTRATES INDICATED. JOINT SUBSTRATES INDICATED.
E. PROVIDE SEALANT BACKINGS OF MATERIALS AND TYPE WHICH ARE NON-STAINING AND ARE RECOMMENDED BY THE SEALANT MANUFACTURER.
F. COLOR: SEALANT COLOR SHALL MATCH COLOR OF ADJACENT WALL SURFACE UNLESS NOTED OTHERWISE IN DRAWINGS.

ALUMINUM STOREFRONT - 084113

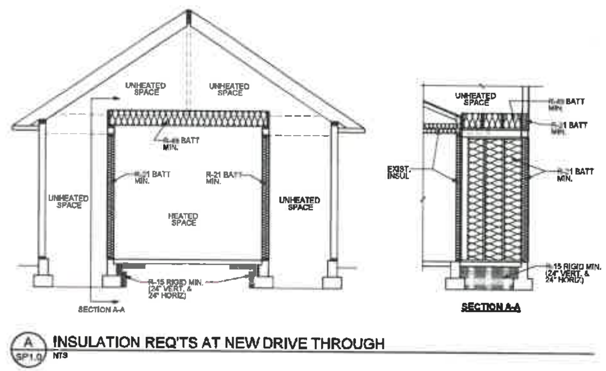
A. PROVIDE ALUMINUM STOREFRONT SYSTEM WHERE SPECIFIED ON THE DRAWINGS.

DOORS AND FRAMES - 081113

A. STEEL DOORS AND FRAMES: PROVIDE STEEL DOORS AND FRAMES AS MANUFACTURED BY STEELCRAFT OR OWNER/TENANT APPROVED SUBSTITUTE. COMPLY WITH SDI-100 RECOMMENDATIONS AND STANDARDS FOR DOORS AND FRAMES.
  1. PROVIDE GALVANIZED DOORS AND FRAMES ARE IN EXTERIOR WALLS. INSULATE EXTERIOR DOORS WITH POLYSTYRENE FOAM.
  2. INSERTS, BOLTS AND FASTENERS: MANUFACTURER'S STANDARD UNITS, EXCEPT HOT DIPPED GALVANIZED ITEMS TO BE BUILT INTO EXTERIOR WALLS, COMPLYING WITH ASTM A153, CLASS C OR D AS APPLICABLE.
  3. PRIMER: PROVIDE RUST-INHIBITIVE ENAMEL OR PAINT, EITHER AIR DRYING OR BAKING, SUITABLE AS A BASE FOR SPECIFIED PAINT FINISH.
  4. FABRICATE DOORS AND FRAMES OF EITHER HOT ROLLED OR COLD ROLLED SHEET STEEL COMPLYING WITH ASTM A569, A568, A366 AND A568, RESPECTIVELY.
  5. PREP DOORS AND FRAMES TO RECEIVE SPECIFIED FINISH HARDWARE. COMPLY WITH ANSI A115.
  6. FRAMES: FABRICATE FRAMES OF MINIMUM 16 GAUGE COLD-ROLLED STEEL DOUBLE RABBET PROFILE, MITERED CORNERS, PROVIDE KNOCK-DOWN FRAMES AT ALL INTERIOR DOORS AND FULLY WELDED FRAMES AT ALL EXTERIOR DOORS. PROVIDE ASPHALTIC COATING AT MASONRY WALLS INSIDE OF FRAME.
  7. DOORS:
    a. EXTERIOR DOORS: GRADE III, EXTRA HEAVY DUTY, MODEL 1, FULL FLUSH DESIGN, MINIMUM 0.053S-IN. THICK GALVANIZED STEEL SHEET FACES UNLESS NOTED OTHERWISE BY OWNER OR TENANT.

GLASS AND GLAZING - 088000

A. GLASS AND GLAZING: COMPLY WITH FGMA GLAZING AND SEALANT MANUALS, AND PROVIDE GLASS & GLAZING AS INDICATED
B. GLASS SCHEDULE:
  1. EXTERIOR GLASS: 1" THICK INSULATING, CLEAR GLASS; TEMPERED AS REQUIRED, UNLESS NOTED OTHERWISE ON THE DRAWINGS
  2. EXTERIOR TRANSOM GLASS: 1" THICK INSULATING, CLEAR GLASS
  3. INTERIOR GLASS: 1/4" THICK CLEAR GLASS; TEMPERED
  4. INTERIOR TRANSOM GLASS: 1/4" THICK CLEAR FLOAT GLASS
C. PROVIDE GLASS AS MANUFACTURED BY PPG INDUSTRIES, INC. OR OWNER/TENANT APPROVED EQUAL. GLASS STANDARDS:
  1. CLEAR FLOAT GLASS: TYPE I (TRANSPARENT GLASS, FLAT), CLASS 1 (CLEAR) QUALITY Q3 (GLAZING SELECT)
  2. HEAT TREATED GLASS:
    a. MANUFACTURE HEAT TREATED GLASS BY HORIZONTAL (ROLLER HEARTH PROCESS WITH ROLL WAVE DISTORTION PARALLEL WITH BOTTOM EDGE OF GLASS AS INSTALLED.
    b. WHERE INDICATED AND REQUIRED, PROVIDE FULLY TEMPERED UNITS.
  3. INSULATING GLASS UNITS
    a. PROVIDE INSULATING UNITS COMPOSED AS FOLLOWS:
      a.1. INSIDE PANE: 1/4" THICK CLEAR, TEMPERED OR FLOAT GLASS
      a.2. SPACER: 1/2" AIR SPACE WITH ALUMINUM SPACER AND MANUFACTURER'S STANDARD DESICCANT.
      a.3. OUTSIDE PANE: 1/4" THICK, CLEAR TEMPERED OR FLOAT, GLASS
      a.4. SEALING SYSTEM: DUAL SEAL SILICONE
  4. GLAZING GASKETS AND MATERIALS:
    a. PROVIDE GLAZING GASKETS AND MATERIALS AS RECOMMENDED BY ALUMINUM STOREFRONT GLAZING SYSTEM MANUFACTURER.
D. AIR LEAKAGE REQUIREMENTS
  1. STOREFRONT GLAZING SHALL BE TESTED FOR AIR LEAKAGE IN ACCORDANCE WITH ASTM E 283.
  2. FOR STOREFRONT GLAZING, THE MAXIMUM AIR LEAKAGE RATE IS 0.3 CUBIC FOOT PER MINUTE PER SQUARE FOOT OF FENESTRATION AREA.
E. ENERGY COMPLIANCE REQUIREMENTS
  1. U-FACTOR MAX
    FIXED = .360
    OPERABLE = .450
    ENTRANCE = .630
  2. SHGC REQUIRED
    FIXED = .360
    OPERABLE = .330



A SP1.0 INSULATION REQ'TS AT NEW DRIVE THROUGH
NTS

DOOR HARDWARE SET NO. 2-A - For new single aluminum secondary entry/exit door (50 or more occupancy)				
No.	Item	Description	Manufacturer	Finish
3	Hanging Devices	TH2314/MPB91	McKinney	630
1	Securing Devices	CD35A-NL-OP Panic Device	Von Duprin	626/630
2	Securing Devices	C807 7-Pin Core Combinated "A" Keyway	Falcon Lock	626
1	Securing Devices	KB009-2 Cut Control Key "A" Keyway	Falcon Lock	---
9	Securing Devices	KB632-2 Cut User Key "A" Keyway	Falcon Lock	---
1	Securing Devices	C953 7-Pin Rim Cylinder Housing	Falcon Lock	626
1	Securing Devices	C987 7-Pin Mortise Cylinder Housing w/AR Cam	Falcon Lock	626
1	Securing Devices	A08794-003 Adjustable Ring, Mortise Cyl. 516-13/32	Falcon Lock	626
1	Operating Trim	108 Door Pull Handle	Rockwood	630
1	Closing Devices	8916 Door Closer 8916 AF89P	Dorma	689
1	Stops and Holders	473 Door Stop w/ Hook	Rockwood	626
1	Threshold	325 Half Saddle Threshold	National Guard	---
1	Sign	Vinyl Sign: "THIS DOOR MUST REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED"	Seton	

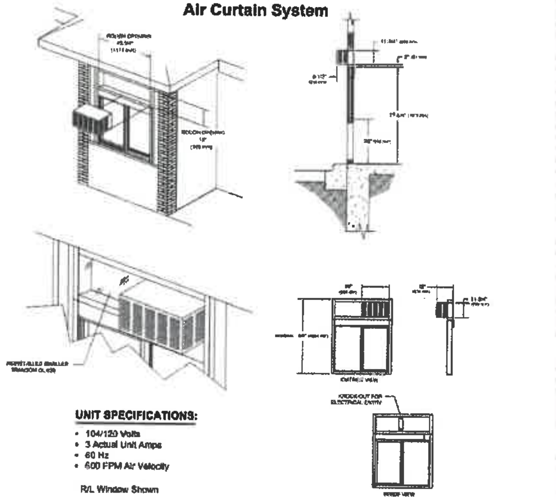
DOOR HARDWARE SET NO. 3-B - For pair aluminum secondary entry/exit doors (50 or more occupancy)				
No.	Item	Description	Manufacturer	Finish
6	Hanging Devices	TH2314/MPB91	McKinney	630
1	Securing Devices (active leaf)	CD3547A-NL-OP LBR Panic Device	Von Duprin	626/630
1	Securing Devices (inactive...	CD3547A-EO LBR Panic Device	Von Duprin	626/630
3	Securing Devices (active leaf)	C807 7-Pin Core Combinated "A" Keyway	Falcon Lock	626
1	Securing Devices (active leaf)	KB609-2 Cut Control Key "A" Keyway	Falcon Lock	
9	Securing Devices (active leaf)	KB632-2 Cut User Key "A" Keyway	Falcon Lock	---
1	Securing Devices (active leaf)	C953 7-Pin Rim Cylinder Housing	Falcon Lock	626
2	Securing Devices (active leaf)	C987 7-Pin Mortise Cylinder Housing	Falcon Lock	626
2	Securing Devices (active leaf)	A08794-003 Adjustable Ring, Mortise Cyl. 5/16-13/32	Falcon Lock	626
2	Operating Trim	108 Door Pull Handle	Rockwood	630
2	Closing Devices	8916 Door Closer 8916 AF89P AL	Dorma	689
2	Stops and Holders	473 Door Stop w/Hook	Rockwood	626
2	Accessories	Door Sweep 18062CNB36	Pemko	A
1	Threshold	325 Half Saddle Threshold	National Guard	---
1	Sign	Vinyl Sign: "THIS DOOR MUST REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED"	Seton	---

DOOR HARDWARE SET NO. 42 - For exterior 42" wide service door				
No.	Item	Description	Manufacturer	Finish
3	Hanging Devices	TH2314/MPB91 Hinge MacPro Bearing 4.5 x 4.5	McKinney	630
1	Securing Devices	C807 7-Pin Core Combinated "A" Keyway	Falcon Lock	626
1	Securing Devices	HO 2000L-03IC Auto Locking Door Alarm, IC: No CTR includes Mortise Cylinder	Bur-Lock	—
1	Closing Devices	8916 Door Closer 8916 AF89P	Dorma	689
1	Protective Trim Units	K1050 B4E Kickplate 10" x 40"	Rockwood	630
1	Accessories	137NA Weather Strip 20' 42" x 84"	National Guard	A
1	Accessories	Door Sweep 18062CNB36	Pemko	A
1	Miscellaneous Items	DS / 1000 Door Scope	Security Products	Silver
1	Miscellaneous Items	MCV309NWHGL Door Bell	Nutone	As Selected

Product Description:
275 Series single panel slider MOER window w/attached 16" Split Transom for AA100 Fly Fan-Non Heated Air Curtain

BOM:
275 single panel slide window w/attached 16" Split Transom for AA100 Fly Fan-Non Heated Air Curtain
M.O.E.R.-Manual Open/Electronic Release Operation
47 1/2"w x 59 1/2"h Overall Frame Height
47 1/2"w x 43 1/2"h Window Frame Size, Service Opening 19"w x 36"h
1/4" Tempered Clear Glass
Left to Right Operation from "outside view"
Clear (silver) Anodized finish on aluminum

Installation Details for the AA100 Pass-thru Air Curtain System



UNIT SPECIFICATIONS:
- 104/120 Volts
- 3 Actual Unit Amps
- 60 Hz
- 600 FPM Air Velocity

R/L Window Shown

08/15/2023
REGISTERED PROFESSIONAL ENGINEER
OREGON
NOVEMBER 12, 20..
PAUL L. SCHROEDER
EXPIRES: 6/30/24

REVISIONS		
No.	DATE	DESCRIPTION
1	08/17/23	STARBUCKS REVIEW

PROJECT:
STARBUCKS ALTERATIONS (SHELL)
LOCATION:
1940 US-101
FLORENCE, OR 97439

SHEET TITLE:
ARCHITECTURAL SPECIFICATIONS
CLIENT:
DICKERHOOF PROPERTIES

STABILITY ENGINEERING INC.
777 NE 2ND ST. SUITE 260
P.O. BOX 2648, CORVALLIS, OR 97339
TEL.: (541)223-5360 FAX: (541)223-5278

JOB NO.	23-0323
DATE:	07/31/2023
DRAWN:	PS
SCALE:	AS SHOWN
SHEET	SP1.0

08/15/2023

GENERAL NOTES:

A. THIS STRUCTURE IS BEING ALTERED IN ACCORDANCE WITH THE 2022 OSSC.

B. ALTERATIONS DESIGNED FOR THE FOLLOWING LOADS:

ROOF DEAD LOADS:

ROOF (TOTAL) = 15 PSF

ROOF LIVE LOADS:

GROUND SNOW LOAD = 3 PSF

FLAT ROOF SNOW LOAD = 25 PSF (MODIFIED FOR DRIFTING AND UNBALANCED LOADS WHERE APPLICABLE)

WIND LOADS:

BASIC WIND SPEED (V)	= 120 MPH
EXPOSURE	= C
IMPORTANCE FACTOR	= I
ROOF UPLIFT	= -10 PSF (ASD)

SEISMIC DESIGN DATA:

SEISMIC DESIGN CATEGORY	= D
SITE SOIL CLASS	= D
S_S	= 1.463
S_1	= 0.737
S_{DS}	= 1.123

BASIC STRUCTURAL & SEISMIC RESISTING SYSTEM:

BEARING WALL SYSTEM: R = 6.5
LIGHT-FRAMED WOOD SHEAR WALLS

ANALYZED USING THE EQUIVALENT LATERAL FORCE PROCEDURE

C. IF ANY FIELD CONDITIONS PRECLUDE COMPLIANCE WITH THESE DRAWINGS AND/OR CONDITIONS SPECIFIED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT PROCEED WITH THE AFFECTED WORK. THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS, DETAILS, AND CONDITIONS PRIOR TO START OF CONSTRUCTION THAT MAY BE IMPACTED BY VARIATIONS FROM THE CONDITIONS SHOWN HEREIN.

SOIL NOTES:

A. SOIL BEARING CAPACITY USED IN DESIGN OF NEW FOUNDATION = 1500 PSF. SET FOOTINGS TO BEAR ON UNDISTURBED SOIL. PREPARE AND INSTALL STRUCTURAL FILL AS NECESSARY, IF UNSUITABLE SOILS ARE ENCOUNTERED, DRILP BOOTS IF ENCOUNTERED IN THE AREA OF THE PROPOSED BOTTOM OF FOOTING, NOTIFY THE ENGINEER IMMEDIATELY.

STRUCTURAL STEEL NOTES:

A. STEEL SHALL CONFORM TO THE "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS, ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN" LATEST EDITION, OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION.

B. STRUCTURAL STEEL SHALL CONFORM TO ASTM A992, EXCEPT AS MODIFIED BELOW.

C. ALL STEEL TUBE COLUMNS SHALL CONFORM TO ASTM A500, GRADE B.

D. ALL STEEL PIPE COLUMNS SHALL CONFORM TO ASTM A53, TYPE E OR S, GRADE B, OR ASTM A301.

E. ALL MISCELLANEOUS STRUCTURAL STEEL SHALL BE ASTM A36.

F. ALL HEADED STUDS SHALL CONFORM TO ASTM A-108, GRADE 1015 OR 1020.

G. ALL ANCHOR RODS SHALL CONFORM TO ASTM F1554 GRADE 36.

H. ALL WELDS SHALL CONFORM TO THE "STRUCTURAL WELDING CODE (STEEL)," AWS D1.1, LATEST EDITION.

I. BOLTS FOR STEEL TO STEEL CONNECTIONS SHALL BE ASTM A325-X BOLTS, INSTALLED TO A "SNUG TIGHT" CONDITION AND TORQUED TO 50 FT-LBS.

J. BOLTS FOR WOOD TO WOOD OR WOOD TO STEEL SHALL BE ASTM A307 UNLESS NOTED OTHERWISE. PROVIDE STANDARD PLATE WASHERS UNDER ALL BOLT HEADS AND NUTS IN CONTACT WITH WOOD. INSTALL "FINGER TIGHT". DO NOT OVER TIGHTEN.

K. ALL BOLTS, NUTS, AND WASHERS SHALL BE IN ACCORDANCE WITH THE LATEST SPECIFICATIONS APPROVED BY THE RESEARCH COUNCIL ON RIVETED AND BOLTED STRUCTURAL JOINTS.

L. ALL STRUCTURAL STEEL SHALL BE SHOP PRIMED WITH TWO COATS IN ACCORDANCE WITH AISC RECOMMENDATIONS.

M. STRUCTURAL STEEL SHOP DRAWINGS, PREPARED BY THE STEEL SUBCONTRACTOR, SHOWING COMPLETE DIMENSIONS, DETAILS, SIZES AND GRADES OF STEEL MEMBERS AND CONNECTIONS, TYPE AND NUMBER OF WELDS AND BOLTS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO FABRICATION OF THE STEEL COMPONENTS. THE STRUCTURAL STEEL SUBCONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING, VERIFICATION AND COORDINATION OF DIMENSIONS AND DETAILS WITH THE STRUCTURAL AND OTHER PORTIONS OF THE CONTRACT DRAWINGS.

N. THE STEEL FABRICATOR SHALL BE AISC CERTIFIED.

STRUCTURAL STEEL SPECIAL INSPECTION REQUIREMENTS

a. THE FOLLOWING VERIFICATIONS AND INSPECTIONS ARE REQUIRED FOR STRUCTURAL STEEL CONSTRUCTION:

1.) MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS AND WASHERS:
a.) IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS. - PERIODIC
b.) MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED. - PERIODIC

2.) INSPECTION OF HIGH STRENGTH BOLTING:
a.) BEARING-TYPE CONNECTIONS. - PERIODIC
b.) SLIP-CRITICAL CONNECTIONS. - CONTINUOUS

3.) MATERIAL VERIFICATION OF STRUCTURAL STEEL:
a.) IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS. - PERIODIC
b.) MANUFACTURER'S CERTIFIED MILL TEST REPORTS. - PERIODIC

4.) INSPECTION OF WELDING:
a.) COMPLETE AND PARTIAL PENETRATION GROOVE WELDS. - CONTINUOUS
b.) MULTI-PASS FILLET WELDS. - CONTINUOUS
c.) SINGLE-PASS FILLET WELDS GREATER THAN 5/16". - CONTINUOUS
d.) SINGLE-PASS FILLET WELDS LESS THAN OR EQUAL TO 5/16". - PERIODIC
e.) FLOOR AND DECK WELDS. - PERIODIC

CONCRETE NOTES:

A. ALL CONCRETE WORK SHALL CONFORM WITH A.C.I. "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", ACI 318 - LATEST EDITION, AND "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES", ACI 315 - LATEST EDITION.

B. ALL CONCRETE FORM WORK SHALL CONFORM WITH A.C.I. "RECOMMENDED PRACTICES FOR CONCRETE FORM WORK" - ACI 347.

C. ALL CONCRETE SHALL HAVE MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI. ALL STRUCTURAL CONCRETE SHALL CONFORM WITH A.C.I. "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" - ACI 301.

D. CONTRACTOR SHALL SUBMIT MIX DESIGNS FOR APPROVAL. MIX DESIGN SHALL INDICATE 7 AND 28 DAYS STRENGTHS, CEMENT CONTENT, AIR CONTENT, WATER-CEMENT RATIO, AMOUNT OF FINE AND COARSE AGGREGATES AND ADMIXTURES. ALL EXTERIOR CONCRETE AND CONCRETE EXPOSED TO WEATHER SHALL BE AIR-ENTRAINED (4% TO 6%) UNLESS LOCAL STANDARDS ARE OTHERWISE.

MAXIMUM WATER-CEMENT RATIO = 0.49
MAXIMUM SLUMP LIMIT = 4" +/- 1"
MAXIMUM AGGREGATE SIZE:
FOOTINGS & FOUNDATIONS = 3/4" TO 1 1/2"
SLAB-ON-GRADE = 3/4" TO 1"
CONCRETE FILL = 1/2"
CEMENT SHALL BE PORTLAND CEMENT, TYPE I OR II, CONFORMING TO ASTM-C-150.
CONCRETE AGGREGATES SHALL CONFORM TO ASTM C-33.
AIR-ENTRAINING ADMIXTURES SHALL CONFORM TO ASTM C-260.
NON-SHRINK GROUT SHALL CONFORM TO ASTM C-109.
EXPANSION JOINTS SHALL BE 1/2" THICK ASPHALT IMPREGNATED FIBERBOARD
JOINT MATERIAL CONFORMING TO ASTM D-1751.
CURING COMPOUND SHALL BE CLEAR, CONFORMING TO ASTM C-309.

E. COLD WEATHER CONCRETE WORK, WHEN APPLICABLE, SHALL CONFORM TO ACI 306.

F. HOT WEATHER CONCRETE WORK, WHEN APPLICABLE, SHALL CONFORM TO ACI 305.

G. SCREED SLABS AT GRADE LEVEL, MAINTAINING SURFACE FLATNESS OF MAXIMUM 1/8" IN 10'-0".

H. ALL BAR REINFORCING FOR CONCRETE TO CONFORM TO ASTM A615, GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.

I. CONCRETE ACCESSORIES TO BE ADEQUATE TO MAINTAIN REINFORCING ACCURATELY IN PLACE AND BE NON-CORRODIVE, NON-STAINING TYPE.

J. LAP ALL BAR REINFORCING PER ACI 318. STAGGER SPLICES IN HORIZONTAL WALLS AND SLABS.

K. REINFORCEMENT COVER, UNLESS NOTED OTHERWISE:
1.) FOOTINGS AND GRADE BEAMS - BOTT. 3"-TOP 1-1/2"
2.) WALLS - OUTSIDE 2", INSIDE 1"
3.) SLABS - 1 1/2" FROM TOP

L. WELDED WIRE FABRIC SHALL HAVE MINIMUM END AND SIDE LAPS OF 6".

M. HILTI HY 200 OR SIMPSON SET XP EPOXY ADHESIVE IS REQUIRED FOR ALL REBAR DOWELS OR ALL THREAD DRILLED AND EPOXIED INTO CONCRETE.

N. CONCRETE STEEL REINFORCEMENT SHOP DRAWINGS SHALL BE SUBMITTED TO ENGINEER OF RECORD FOR REVIEW.

CONCRETE SPECIAL INSPECTION REQUIREMENTS

ALL CONCRETE WORK, REINFORCING PLACEMENT, FORM WORK AND SHORING SHALL BE SPECIAL INSPECTED BY AN INDEPENDENT TESTING AGENCY RETAINED BY THE OWNER FOR THE FOLLOWING ITEMS:

a. INSPECT FOR H WORK AND PLACEMENT OF REINFORCEMENT
b. SLUMP PER ASTM C-143, ONE TEST AT POINT OF DISCHARGE FOR EACH DAY'S POUR FOR EACH TYPE OF CONCRETE.
c. AIR CONTENT PER ASTM C-173 (VOLUMETRIC) OR ASTM C-231 (PRESSURE), ONE TEST FOR EACH DAY'S POUR FOR EACH TYPE OF CONCRETE.
d. CONCRETE TEMPERATURE - TEST EACH TIME A SET OF COMPRESSION TEST IS TAKEN.
e. COMPRESSION TEST SPECIMEN PER ASTM C-31 (ONE SET OF 4 STANDARD CYLINDERS)
f. COMPRESSION STRENGTH TEST PER ASTM C-39, ONE SET FOR EACH DAY'S POUR FOR EACH TYPE OF CONCRETE PLUS ADDITIONAL SETS FOR EACH 100 cy OVER AND ABOVE THE FIRST 100 cy.
g. TWO SPECIMENS TESTED AT 7 DAYS, ONE SPECIMEN TESTED AT 28 DAYS, AND ONE SPECIMEN RETAINED IN RESERVE FOR LATER TESTING IF REQUIRED.
h. EPOXIED ALL THREAD AND REBAR DOWELS AND EXPANSION ANCHORS INTO CONCRETE.

WOOD GENERAL NOTES:

A. WOOD FRAMING TO BE #2 DOUGLAS FIR OR BETTER UNLESS NOTED OTHERWISE ON THE PLANS.

B. GLULAM BEAMS/HEADERS TO BE ATTACHED TO STRUCTURE PER THE FRAMING PLANS AND STRUCTURAL DETAILS.

C. PROVIDE SOLID BLOCKING BETWEEN RAFTERS AT ALL BEARING LOCATIONS.

D. FASTENERS, INCLUDING NUTS AND WASHERS, IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. FASTENERS OTHER THAN NAILS, TIMBER RIVETS, WOOD SCREWS AND LAG SCREWS SHALL BE PERMITTED TO BE OF MECHANICALLY DEPOSITED ZINC COATED STEEL WITH COATING WEIGHTS IN ACCORDANCE WITH ASTM B 695, CLASS 55 MINIMUM. CONNECTORS THAT ARE USED IN EXTERIOR APPLICATIONS AND IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL HAVE COATING TYPES AND WEIGHTS IN ACCORDANCE WITH THE TREATED WOOD OR CONNECTOR MANUFACTURER'S RECOMMENDATIONS. IN THE ABSENCE OF MANUFACTURER'S RECOMMENDATIONS, A MINIMUM OF ASTM A 653, TYPE G185 ZINC-COATED GALVANIZED STEEL, OR EQUIVALENT, SHALL BE USED.

MINIMUM FASTENING SCHEDULE - UNLESS NOTED OTHERWISE ON PLANS

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER a,b,c,d	SPACING AND LOCATION
	Roof		
1	Blocking between ceiling joists or rafters to top plate	4-8d box (2 1/2" x 0.113"); or 3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Toe nail
2	Ceiling joists to top plate	4-8d box (2 1/2" x 0.113"); or 3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Per joist, toe nail
3	Collar tie to rafter, face nail or 11/4" x 20 ga. ridge strap to rafter	4-10d box (3" x 0.128"); or 3-10d common (3" x 0.148"); or 4-3" x 0.131" nails	Face nail each rafter
4	Rafter or roof truss to plate	3-16d box nails (3 1/2" x 0.135"); or 3-10d common nails (3" x 0.148"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss e
7	Roof rafters to ridge, valley or hip rafters or roof rafter to minimum 2" ridge beam	4-16d (3 1/2" x 0.135"); or 3-10d common (3" x 0.148"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails	Toe nail
		3-16d box 3 1/2" x 0.135"); or 2-16d common (3 1/2" x 0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	End nail
	Wall		
8	Stud to stud (not at braced wall panels)	16d common (3 1/2" x 0.162")	24" o.c. face nail
		10d box (3" x 0.128"); or 3" x 0.131" nails	16" o.c. face nail
9	Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d box (3 1/2" x 0.135"); or 3" x 0.131" nails	**12" o.c. face nail**
		16d common (3 1/2" x 0.162")	16" o.c. face nail
10	Built-up header (2" to 2" header with 1/2" spacer)	16d common (3 1/2" x 0.162")	16" o.c. each edge face nail
		16d box (3 1/2" x 0.135")	12" o.c. each edge face nail
11	Continuous header to stud	5-8d box (2 1/2" x 0.113"); or 4-8d common (2 1/2" x 0.131"); or 4-10d box (3" x 0.128")	Toe nail
12	Top plate to top plate	16d common (3 1/2" x 0.162")	16" o.c. face nail
		10d box (3" x 0.128"); or 3" x 0.131" nails	12" o.c. face nail
13	Double top plate splice	16d box (3 1/2" x 0.135")	Face nail (2) rows @ 4" o.c. (minimum 6'-0" lap splice length)
14	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common (3 1/2" x 0.162")	16" o.c. face nail
		16d box (3 1/2" x 0.135"); or 3" x 0.131" nails	12" o.c. face nail
15	Bottom plate to joist, rim joist, band joist or blocking (at braced wall panel)	3-16d box (3 1/2" x 0.135"); or 3-16d common (3 1/2" x 0.162"); or 4-3" x 0.131" nails	8 each 16" o.c. face nail 2 each 16" o.c. face nail 4 each 16" o.c. face nail
16	Top or bottom plate to stud	4-8d box (2 1/2" x 0.113"); or 3-16d box (3 1/2" x 0.135"); or 4-8d common (2 1/2" x 0.131"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails	Toe nail
		3-16d box (3 1/2" x 0.135"); or 2-16d common (3 1/2" x 0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	End nail
17	Top plates, laps at corners and intersections	3-10d box (3" x 0.128"); or 2-16d common (3 1/2" x 0.162"); or 3-3" x 0.131" nails	Face nail
18	1" brace to each stud and plate	3-8d box (2 1/2" x 0.113"); or 2-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 2 staples 1 3/4"	Face nail
	Floor		
21	Joist to sill, top plate or girder	4-8d box (2 1/2" x 0.113"); or 3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Toe nail
		8d box (2 1/2" x 0.113")	4" o.c. toe nail
22	Rim joist, band joist or blocking to sill or top plate (roof applications also)	8d common (2 1/2" x 0.131"); or 10d box (3" x 0.128"); or 3" x 0.131" nails	6" o.c. toe nail
26	Band or rim joist to joist	3-16d common (3 1/2" x 0.162") 4-16 box (3" x 0.128"), or 4-3" x 0.131" nails; or 4-3" x 14 ga. staples, 7/16" crown	End nail
27	Built-up girders and beams, 2-inch lumber layers	20d common (4" x 0.192"); or	Nail each layer as follows: 32" o.c. at top and bottom and staggered.
		10d box (3" x 0.128"); or 3" x 0.131" nails	24" o.c. face nail at top and bottom staggered on opposite sides.
		And: 2-20d common (4" x 0.192"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Face nail at ends and at each splice
28	Ledger strip supporting joists or rafters	4-16d box (3 1/2" x 0.135"); or 3-16d common (3 1/2" x 0.162"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails	At each joist or rafter, face nail
29	Bridging or blocking to joist	2-10d box (3" x 0.128"), or 2-8d common (2 1/2" x 0.131"), or 3-3" x 0.1375") nails	Each end, toe nail

a. Nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail). 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.
b. Staples are 15 gauge wire and have a minimum 7/16-inch on diameter crown width.
c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
d. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.

07/31/2023

REGISTERED PROFESSIONAL ENGINEER
OREGON
JANUARY 12, 2007
PAUL L. SCHROEDER
EXPIRES: 6/30/24

REVISIONS		
No.	DATE	DESCRIPTION

PROJECT:
STARBUCKS ALTERATIONS (SHELL)

LOCATION:
1940 US-101
Fflorence, OR 97439

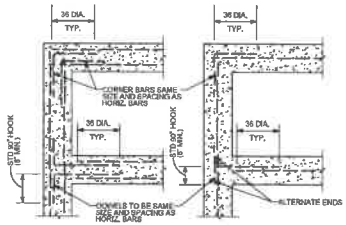
SHEET TITLE:
STRUCTURAL NOTES

CLIENT:
DICKERHOOF PROPERTIES

STABILITY ENGINEERING INC.
777 NE 2ND ST. SUITE 290
P.O. BOX 2546, CORVALLIS, OR 97339
TEL: (541)223-6360 FAX: (541)223-5279

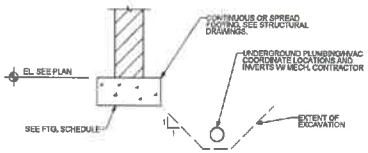
JOB NO. 23-033
DATE: 07/31/2023
DRAWN: PS
SCALE: AS SHOWN
SHEET
S0.0

08/15/2023



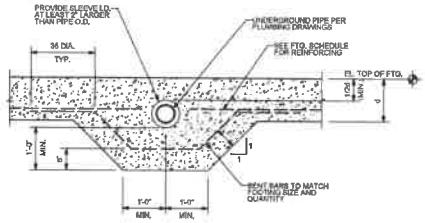
TYP. CORNER BARS FOR CONCRETE WALL AND FOOTING CONSTRUCTION

A S0.1 SECTION
SCALE: 3/4" = 1'-0"



TYPICAL EXCAVATION CLEARANCE REQUIREMENTS

B S0.1 SECTION
SCALE: 3/4" = 1'-0"



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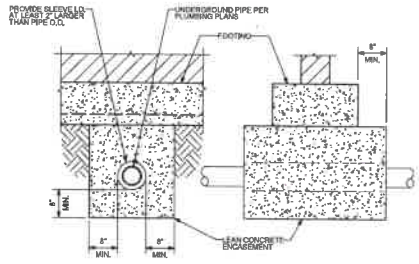
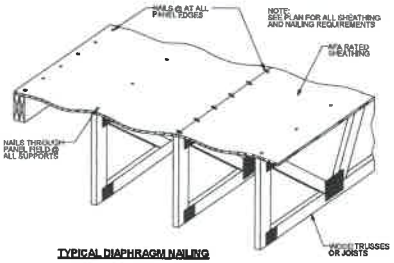


TYPICAL PLUMBING UNDER FOOTING DETAIL

D S0.1 SECTION
SCALE: 3/4" = 1'-0"



TYPICAL DIAPHRAGM NAILING

E S0.1 SECTION
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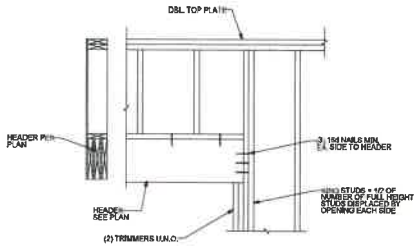

TYPICAL WOOD HEADER CONSTRUCTION

F S0.1 SECTION
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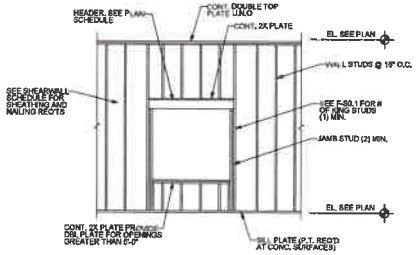
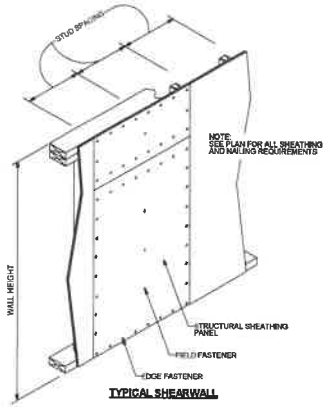


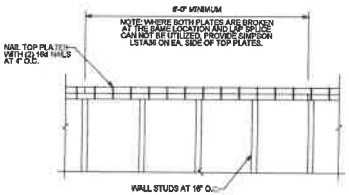
TYPICAL WALL AND OPENING CONSTRUCTION

G S0.1 SECTION
SCALE: 3/4" = 1'-0"



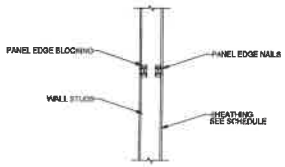
TYPICAL SHEARWALL

H S0.1 SECTION
SCALE: 3/4" = 1'-0"



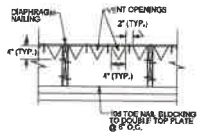
TYPICAL SHEARWALL - TOP PLATE SPLICE

J S0.1 SECTION
SCALE: 3/4" = 1'-0"

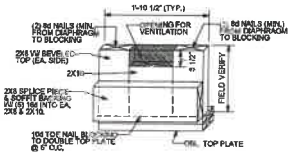


TYPICAL SHEARWALL - PANEL EDGE BLOCKING

K S0.1 SECTION
SCALE: 3/4" = 1'-0"



L S0.1 VENT BLOCK DETAIL
SCALE: 3/4" = 1'-0"



M S0.1 VENT BLOCK DETAIL
SCALE: 3/4" = 1'-0"

07/26/2023
REGISTERED PROFESSIONAL ENGINEER
OREGON
NOVEMBER 17, 2006
PAUL L. SCHROEDER
EXPIRES: 6/30/24

REVISIONS		
No.	DATE	DESCRIPTION

PROJECT:
STARBUCKS ALTERATIONS (SHELL)
LOCATION:
1940 US-101
FLORENCE, OR 97439

CLIENT:
DICKERHOOF PROPERTIES

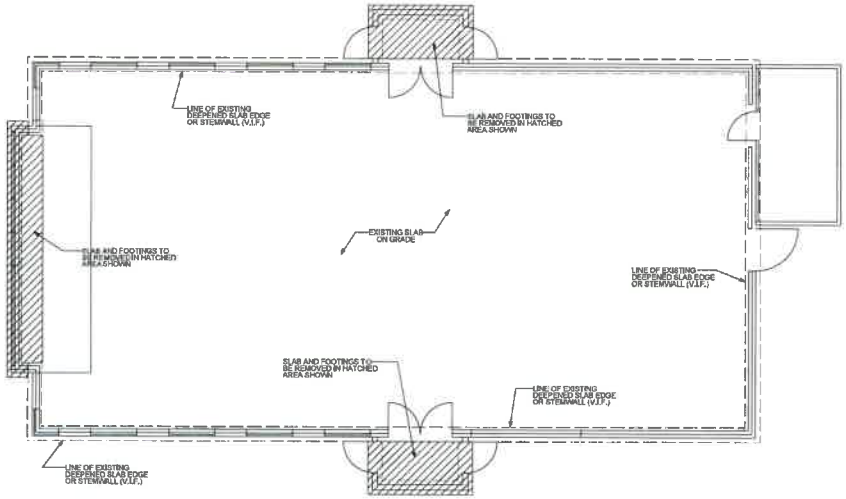
SHEET TITLE:
GENERAL DETAILS

STABILITY ENGINEERING INC.
777 NE 2ND ST. SUITE 200
P.O. BOX 846, CORVALLIS, OR 97339
TEL: (541)223-3668 FAX: (541)223-3278

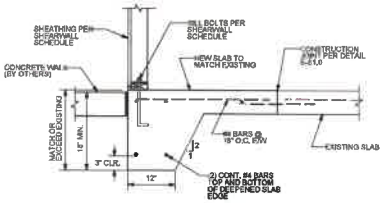
JOB NO.	23-0323
DATE:	07/26/2023
DRAWN:	PB
SCALE:	AS SHOWN

SHEET
S0.1

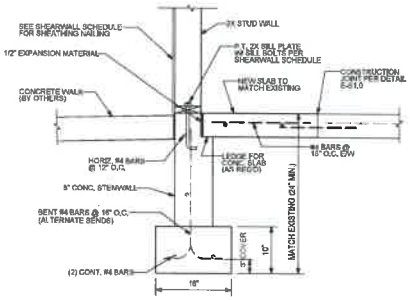
08/15/2023



A S1.0 **EXISTING FOUNDATION PLAN**
SCALE: 3/16" = 1'-0"



C S1.0 **FOUNDATION SECTION**
SCALE: 1" = 1'-0"



D S1.0 **FOUNDATION SECTION**
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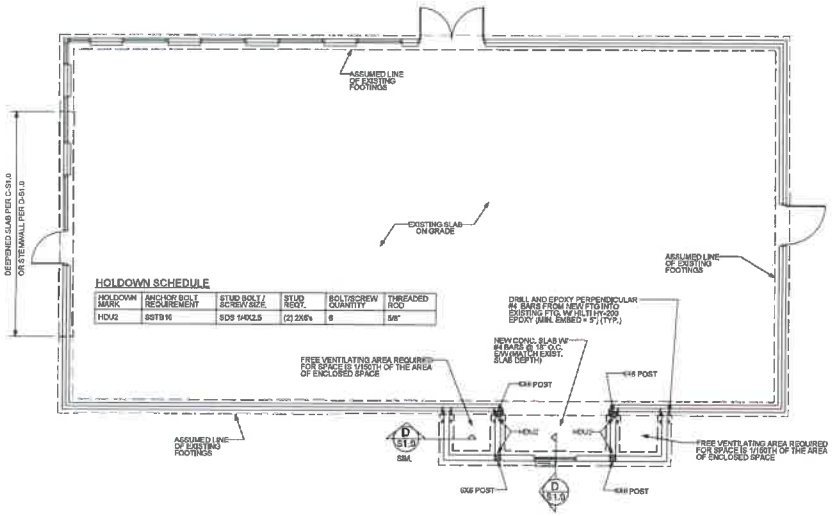
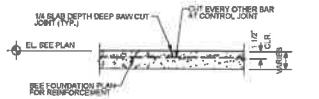
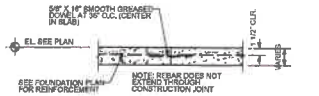


HOLDOWN MARK	ANCHOR BOLT REQUIREMENT	STUD BOLT / SCREW SIZE	STUD REQT.	BOLT/SCREW QUANTITY	THREADED ROD
HDU2	SSTB16	SDS 1/4X2.5	(2) 2X6's	6	5/8"

B S1.0 **PROPOSED FOUNDATION PLAN**
SCALE: 3/16" = 1'-0"



TYPICAL FLOOR CONTROL JOINT



DOWELED JOINT INSTRUCTIONS:
1. GRIND ENDS OF SHEARED DOWEL TO REMOVE DEFORMITIES.
2. CAREFULLY REALIGN BARS AFTER TROWELING SLAB TO INSURE BAR IS PERPENDICULAR TO JOINT HORIZONTALLY AND VERTICALLY.
3. GREASE ONE END OF BAR.

TYPICAL FLOOR CONSTRUCTION JOINT

E S1.0 **SLAB JOINT DETAIL**
NOT TO SCALE

07/31/2023
REGISTERED PROFESSIONAL ENGINEER
OREGON
NOVEMBER 12, 2014
PAULA L. SCHROEDER
EXPIRES: 6/30/24

REVISIONS		
No.	DATE	DESCRIPTION

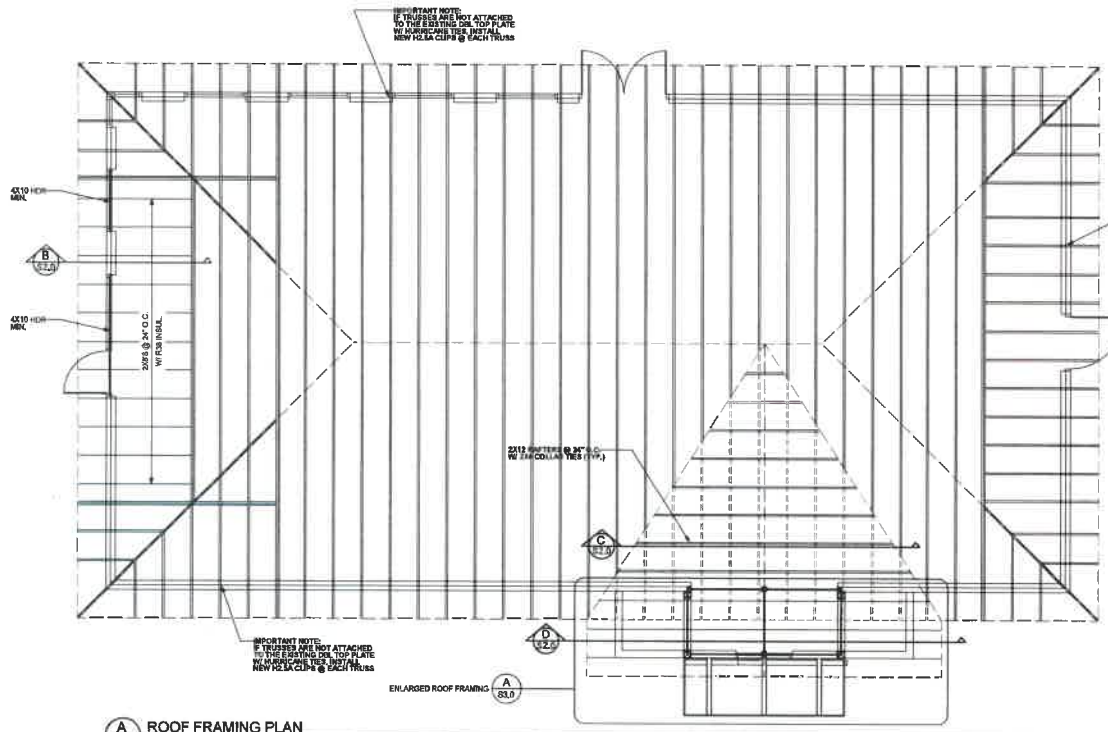
PROJECT: **STARBUCKS ALTERATIONS (SHELL)**
LOCATION: **1940 US-101 FLORENCE, OR 97439**

SHEET TITLE: **FOUNDATION PLAN**
CLIENT: **DICKERHOOF PROPERTIES**

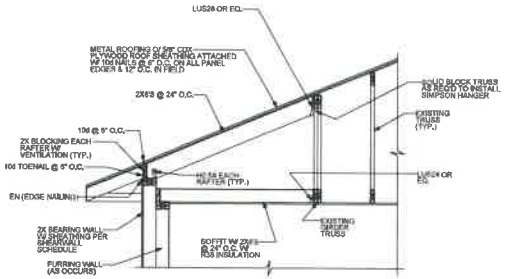
STABILITY ENGINEERING INC.
777 NE 2ND ST. SUITE 280
P.O. BOX 2645, CORVALLIS, OR 97339
TEL.: (541)223-5360 FAX: (541)223-4278

JOB NO.: 23-0323
DATE: 07/31/2023
DRAWN: PS
SCALE: AS SHOWN
SHEET: **S1.0**

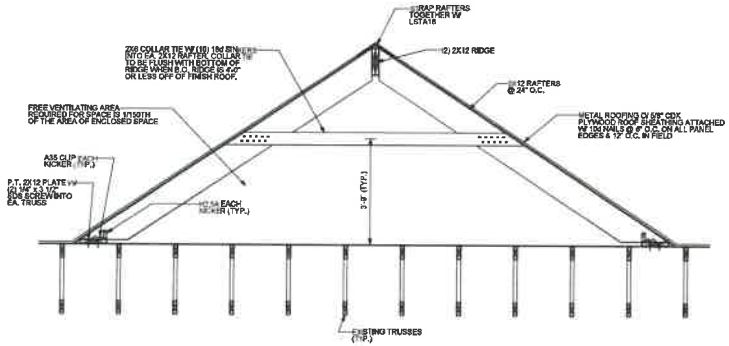
08/15/2023



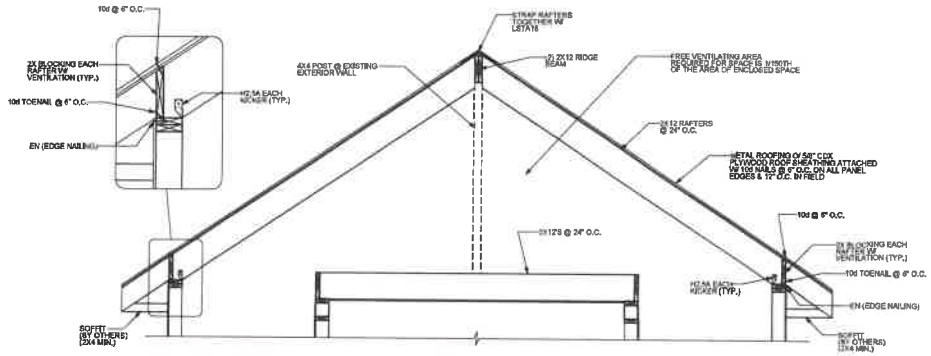
A S2.0 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



B S2.0 ROOF FRAMING SECTION
SCALE: 1/2" = 1'-0"



C S2.0 OVERFRAMING SECTION
SCALE: 1/2" = 1'-0"



D S2.0 ROOF FRAMING SECTION
SCALE: 1/2" = 1'-0"

08/15/2023

REGISTERED PROFESSIONAL ENGINEER
OREGON
NOVEMBER 12, 2014
PAUL L. SCHUCHERT
EXPIRES: 6/30/24

REVISIONS		
No.	DATE	DESCRIPTION
1	08/15/23	STARBUCKS REVIEW

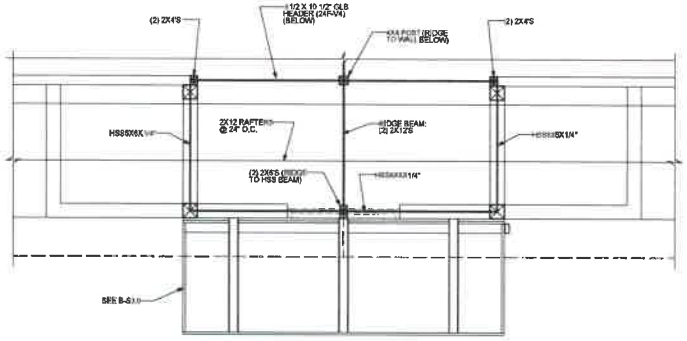
PROJECT:
STARBUCKS ALTERATIONS (SHELL)
LOCATION:
1940 US-101
FLORENCE, OR 97439

SHEET TITLE:
ROOF FRAMING PLAN
CLIENT:
DICKERHOOF PROPERTIES

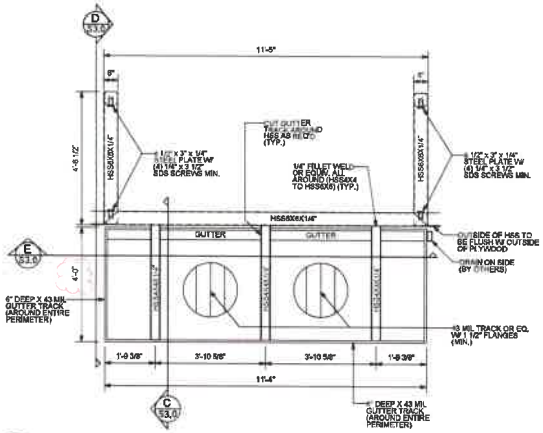
STABILITY ENGINEERING INC.
777 NE 2ND ST. SUITE 280
P.O. BOX 2846 CORVALLIS, OR 97339
TEL: (541)223-5000 FAX: (541)223-5278

JOB NO.	23-0023
DATE:	07/31/2023
DRAWN:	PS
SCALE:	AS SHOWN
SHEET	**S2.0**

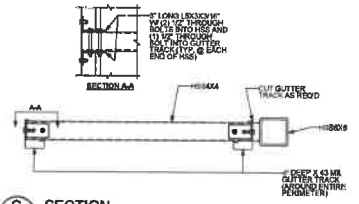
08/15/2023



A S3.0 PARTIAL ROOF FRAMING PLAN
SCALE: 1/2" = 1'-0"



B S3.0 AWNING FRAMING PLAN
SCALE: 1/2" = 1'-0"



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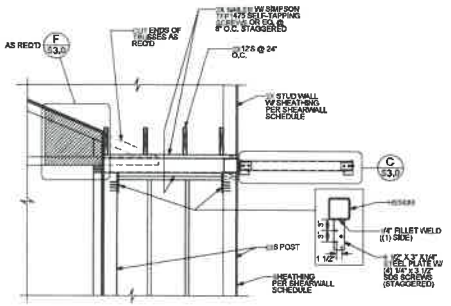

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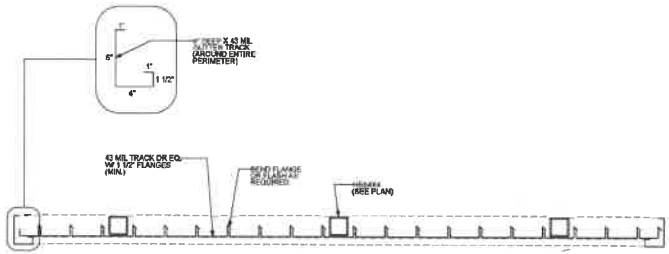

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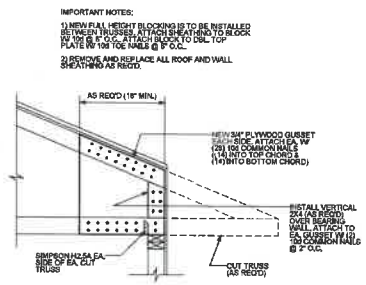

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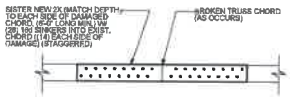

G S3.0 DAMAGED TRUSS CHORD SPLICE
SCALE: 1" = 1'-0"

REVISIONS

No.	DATE	DESCRIPTION
1	08/15/23	STARBUCKS REVIEW

PROJECT: STARBUCKS ALTERATIONS (SHELL)
LOCATION: 1940 US-101 FLORENCE, OR 97439

SHEET TITLE: PARTIAL ROOF FRAMING & AWNING FRAMING PLAN
CLIENT: DICKERHOOF PROPERTIES

STABILITY ENGINEERING INC.
77 NE ING ST. SUITE 280
P.O. BOX 2648, CORVALLIS, OR 97339
TEL: (541)223-5390 FAX: (541)223-9278

JOB NO. 23-0323
DATE: 07/01/2023
DRAWN: PS
SCALE: AS SHOWN
SHEET S3.0

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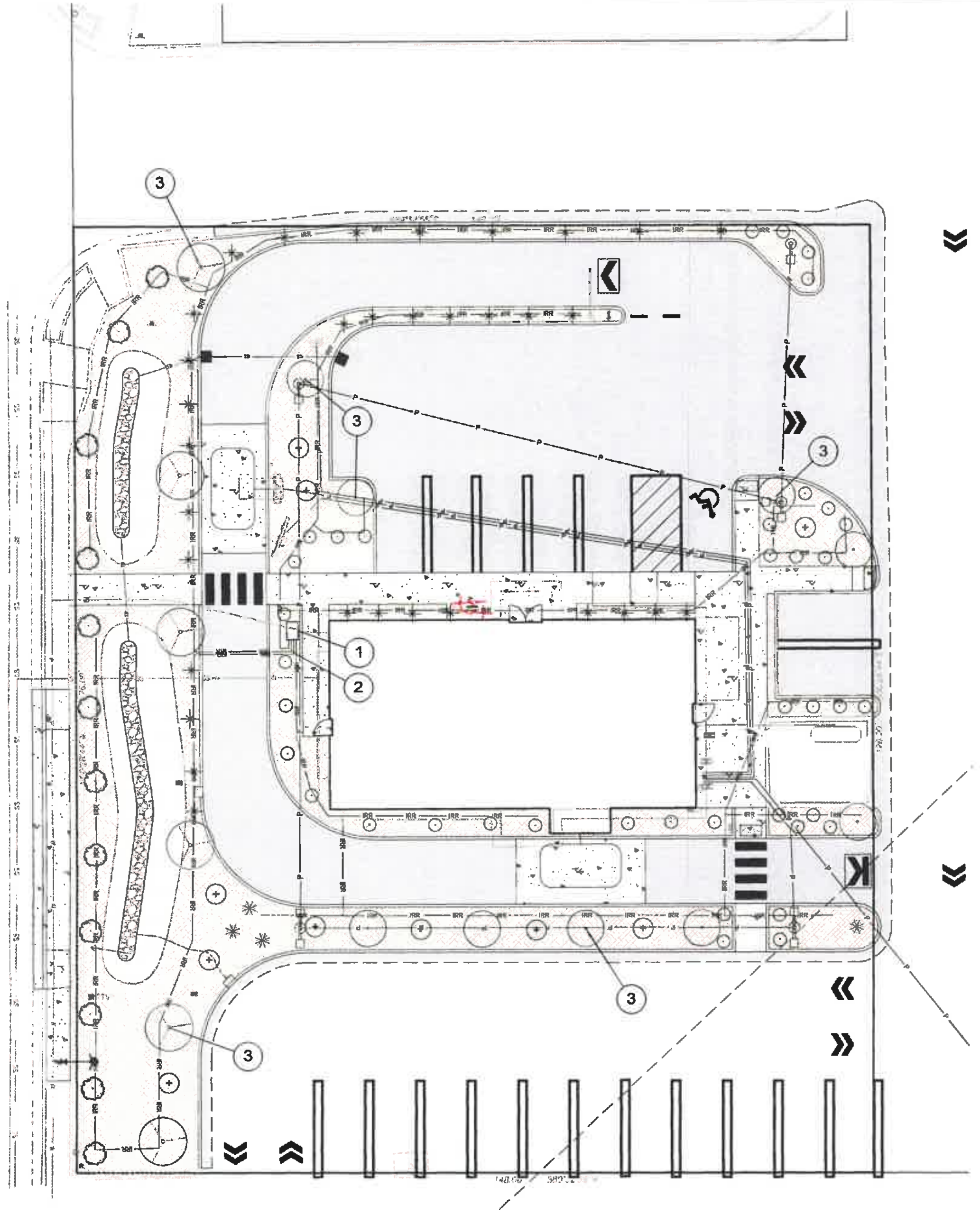
08-23-2023

U.S. 101 - COAST HIGHWAY



GRAPHIC SCALE
0 10 15 20 30
(IN FEET)
1 inch = 10 ft.

SHADING LEGEND:

- PROPOSED RIVER ROCK COBBLES
- PROPOSED 3" HEMLOCK MULCH
- PROPOSED CONCRETE WALKWAY
- PROPOSED ASPHALT AREA
- PROPOSED SWALE PLANTING AREA

Irrigation Schedule

(1) 6-ZONE IRRIGATION CONTROL VALVE BOX. VALVE BOX TO BE FED BY EXISTING ONSITE WELL. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN BUILD SYSTEM INCLUDING PUMPS, CONTROLS, EXPANSION TANKS, ETC.

(2) INSTALL DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS.

(3) INSTALL DOUBLE TREE RING DRIPLINE AT EACH TREE LOCATION, FIRST RING SHALL BE 12" FROM TRUNK, SECOND RING 24"

1. THIS PLAN IS DIAGRAMMATICAL; ALL PIPING, VALVES, SPRINKLER HEADS ETC. SHALL BE INSTALLED BY LANDSCAPE CONTRACTOR AND FOLLOW THIS PLAN AS CLOSE AS IS PRACTICAL.
2. ALL MAINLINE IRRIGATION PIPES SHALL BE INSTALLED AT 24" DEPTH WITH LATERALS AT 12" DEPTH.
3. CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS AS NEEDED TO OBTAIN FULL COVERAGE.
4. ALL ROAD AND SIDEWALK CROSSING SHALL BE INSTALLED IN CLASS 200 PVC SLEEVES AT 24" MIN. DEPTH.

LEGEND:

- IRRIGATION MAINLINE, PVC SCH 40 PIPE 1-1/2" DIA WITH ¾" DIA LATERALS TO SPRINKLER HEADS
- DRIP LINE

Tree Planting Schedule

TREE SYMBOL	QTY	BOTANICAL NAME / COMMON NAME	SIZE
	6	ACER x FREEMANII 'JEFFERSRED' AUTUMN BLAZE RED MAPLE	2" CAL., 10'-12' HT.
	4	PINUS CONTORTA SHORE PINE	5'-6' HT.
	9	PRUNUS SERRULATA 'KWANZAN' KWANZAN FLOWERING CHERRY	2" CAL., 10'-12' HT.

Shrub and Grass Planting Schedule

TREE SYMBOL	QTY	BOTANICAL NAME / COMMON NAME	SIZE
	10	EUNYMUS ALATUS 'COMPACTUS' COMPACT BURNING BUSH	5 GAL.
	34	RHODODENDRON ACCIDENTALE WESTERN AZALEA – VARIOUS COLOR	1 GAL.
	12	PRUNUS LAURACERASUS 'NANA' COMPACT ENGLISH LAUREL	5 GAL.
+	33	HEUCTOTRICHON SEMPERVIRENS BLUE OAT GRASS	5'-6' HT.

Swale Planting Schedule

Total Swale Area = 1250 sq.ft.

SWALE ZONE	QTY	BOTANICAL NAME / COMMON NAME	PLANTING
BASE (ZONE A)	250	VACCINIUM ULIGINOSUM BOG GOLDEN BLUE-EYED GRASS	12" O.C.
BASE (ZONE A)	250	ARGOSTIS EXERATA SPIKE BENTGRASS	12" O.C.
MID SLOPE (ZONE B)	200	CORNUS CANADENSIS BUNCHBERRY DOGWOOD	12" O.C.
MID SLOPE (ZONE B)	600	FESTUCA ROEMERI ROEMER'S FESCU	6" O.C.
TOP (ZONE B)	150	LAVANDULAA ANGUSTIFOLIA LAVENDER	24" O.C.

DICKERHOOF PROPERTIES
PO BOX 1583
CORVALLIS, OR 97339
(541) 231-5977

R-C RHINE-CROSS GROUP
RHINE-CROSS GROUP LLC
ENGINEERING - SURVEYING - PLANNING
112 N 5th ST - SUITE 200 - P.O. BOX 909
KLAMATH FALLS, OREGON 97601
Phone: (541) 851-9405 Fax: (541) 273-9200 admin@rc-grp.com

REGISTERED PROFESSIONAL ENGINEER 55,506PE OREGON JULY 08, 2001 MARCUS D. CROSS
RENEWS: 12-31-2023
08-23-2023

STARBUCKS COFFEE
FLORENCE OREGON

SHEET NAME: PRELIMINARY LANDSCAPE PLAN

DRAWN BY: JDC
CHK'D BY: MDC
DATE: AUGUST 2023

REVISIONS:

JOB NO. 2228

SHEET NO. LS 01

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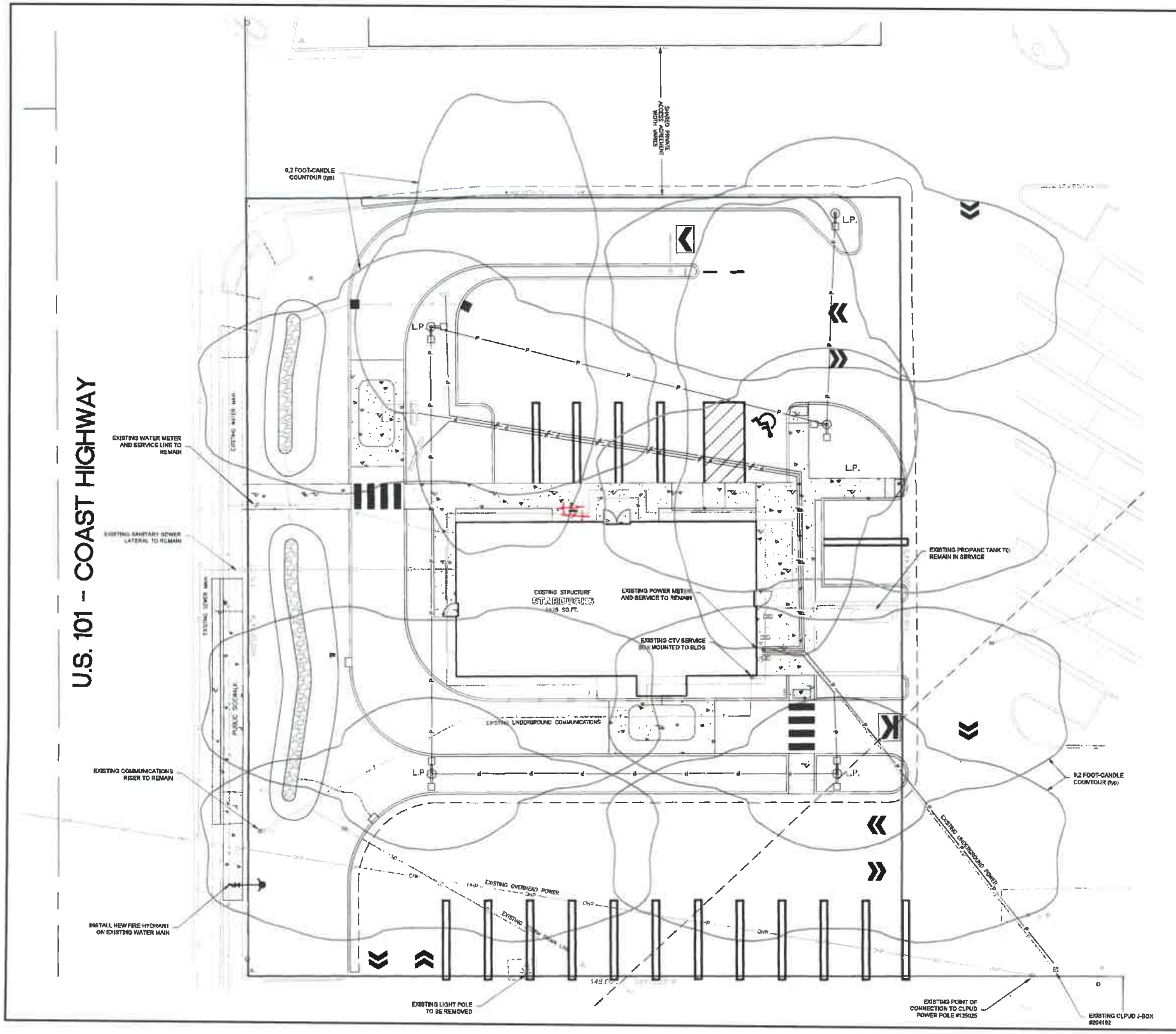


08-23-2023

GENERAL NOTES:

ALL STREET IMPROVEMENTS, SEWER, AND STORMWATER UTILITIES INFRASTRUCTURE LOCATED IN THE RIGHTS-OF-WAY SHALL BE PUBLIC. ALL UTILITIES OUTSIDE OF THE PUBLIC ROADWAY AND OR PUBLIC UTILITY EASEMENTS SHALL REMAIN PRIVATE.

ALL SIDEWALKS WILL BE DESIGNED AND CONSTRUCTED TO CURRENT ODOT, CITY OF FLORENCE, AND ADA SIDEWALK STANDARDS. DETAILS OF THESE WILL BE PROVIDED IN THE REQUIRED SITE CONSTRUCTION DRAWINGS.

SANITARY SEWER:
1. A PUBLIC SANITARY SEWER MAIN EXIST ON THE EAST SIDE OF US 101. THE EXISTING SEWER LATERAL WILL BE UTILIZED FOR THE NEW DEVELOPMENT AS SHOWN. AN EXTERIOR GREASE INTERCEPTOR IS NOT REQUIRED FOR STARBUCKS DUE TO THE NATURE OF THE FOOD SERVICE, HOWEVER AN UNDER-SINK MOUNTED GREASE INTERCEPTOR WILL BE INSTALLED IN THE DISHWASHING SINK INSIDE THE STORE.
2. SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FLORENCE.

DOMESTIC WATER:
1. A PUBLIC WATER MAIN EXISTS WITHIN HWY 101 UNDER THE WEST SIDE SIDEWALK. THE EXISTING WATER METER WILL BE USED TO SERVICE THE NEW DEVELOPMENT AS SHOWN.
2. WATER SERVICE WILL BE PROVIDED BY THE CITY OF FLORENCE.

FIRE WATER:
1. A NEW FIRE HYDRANT WILL BE INSTALLED AT THE SOUTHWEST CORNER OF THE PROPERTY.
2. THE BUILDING IS NOT REQUIRED TO BE SPRINKLERED.

OTHER UTILITIES:
1. NATURAL GAS IS NOT AVAILABLE AT THE SITE. GAS SERVICE WILL BE PROVIDED BY UTILIZING THE EXISTING PROPANE TANK ON THE SITE AS SHOWN.
2. POWER IS PROVIDED TO THE BUILDING VIA A CONNECTION TO THE EXISTING POWER POLE AT THE SOUTH EAST CORNER OF THE PROPERTY.
3. COMMUNICATIONS ARE AVAILABLE WITHIN HWY 101 WITH EXISTING SERVICE TO REMAIN.
5. SITE LIGHTING WILL BE INSTALLED AS SHOWN. LIGHT SHALL BE LITHONIA RSX1 LED P1 30K R2 ON 20ft HIGH STEEL POLE.
6. ALL UTILITIES WILL BE ROUTED THROUGH THE SITE IN UNDERGROUND CONDUITS.

DICKERHOOF PROPERTIES
PO BOX 1583
CORVALLIS, OR 97339
(541) 231-5977

R-C GROUP
RHINE-CROSS GROUP LLC
ENGINEERING - SURVEYING - PLANNING
112 N 5th ST. - SUITE 200 - P.O. BOX 909
KLAMATH FALLS, OREGON 97601
Phone: (541) 851-9405 Fax: (541) 273-9200 admin@rc-grp.com

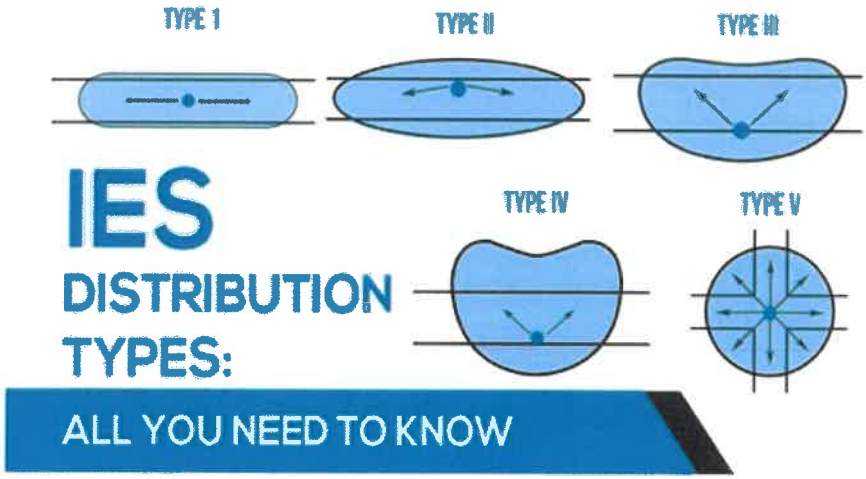
RENEWS: 12-31-2023
08-23-2023

STARBUCKS COFFEE
FLORENCE OREGON

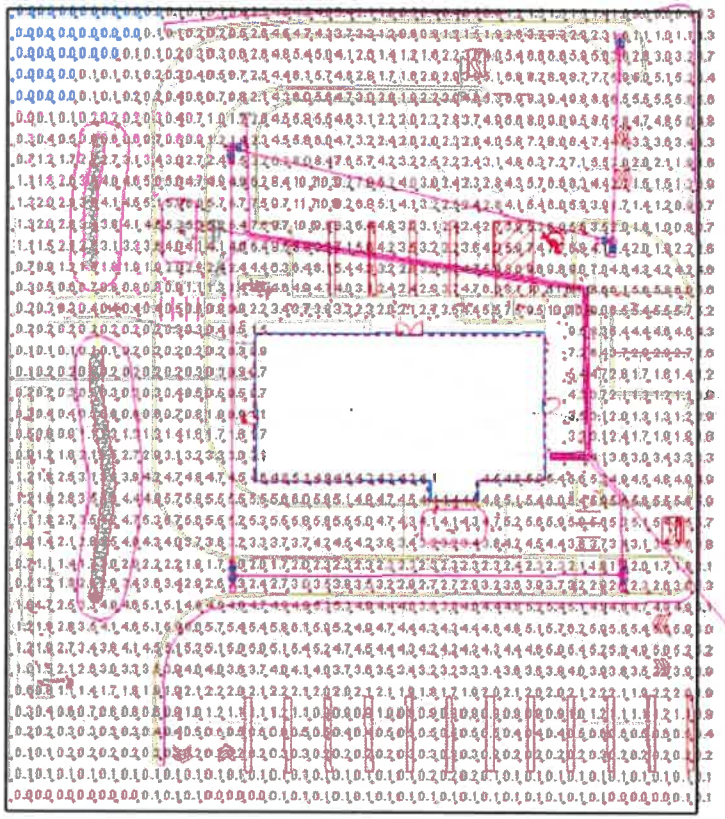
SHEET NAME: PRELIMINARY UTILITY AND LIGHTING PLAN
DRAWN BY: JDC
CHKD BY: MDC
DATE: AUGUST 2023
REVISIONS:
JOB NO. 2228
SHEET NO. SP 02

Photometric For Florence Starbucks

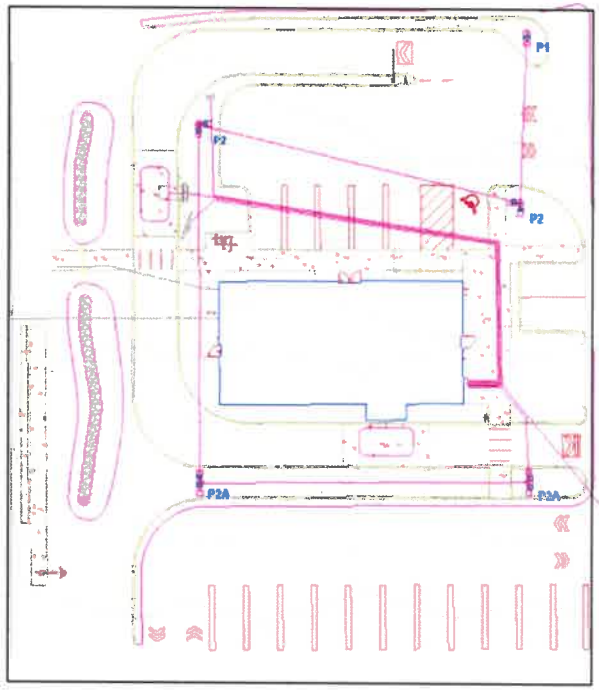
Hi Mike – See attached.
I did 2 layouts... the cutsheets provided show a Type 5 distribution w/ (BC) Backlight Control.
Per the factory – Type 5 Distribution w/ backlight control is very unusual... and they do not have an ies file for this combination.
The attached layout for Type 5 does not have the backlight control.
I did an alternate layout with Type 3 distribution w/ the (BC) backlight control.
Below is a snippet of the different distributions to help explain what I am talking about.
Please let me know if you have any questions.



Thanks!!!



View #1



View #2

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	2.9 fc	11.7 fc	0.0 fc	N/A	N/A

Schedule

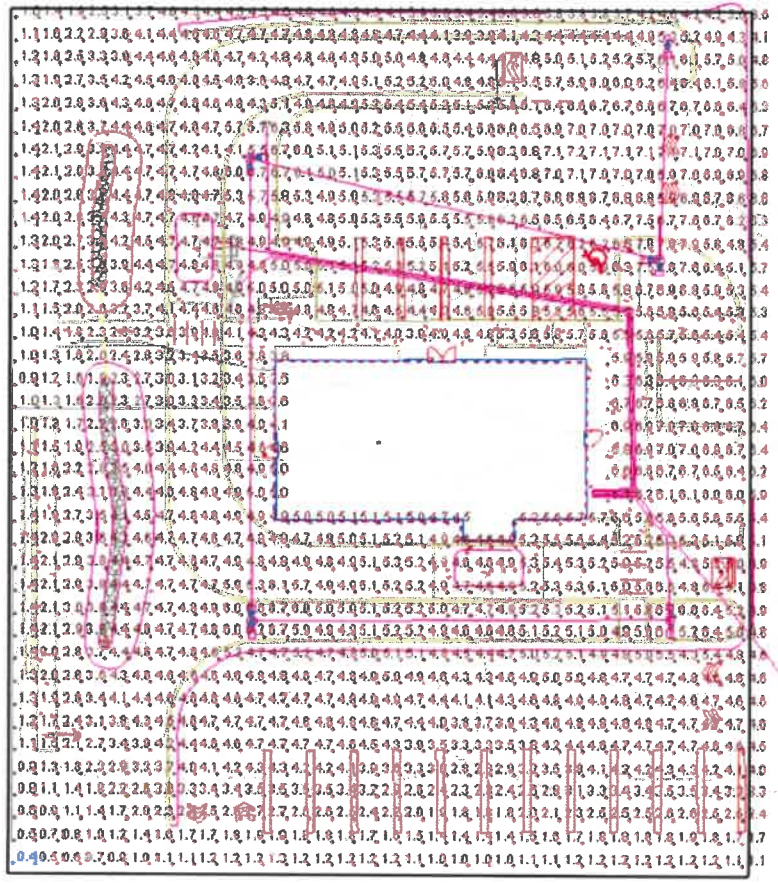
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Lumens	LLF	Input Power	Polar Plot
	P1		1	EXO	RAR-2-320L-165-3K7-3-BC	RATIO AREA	1	12004	1	145	
	P2		2	EXO	RAR-2-320L-165-3K7-3-BC	RATIO AREA	1	12004	1	290	
	P2A		2	EXO	RAR-2-320L-165-3K7-3-BC	RATIO AREA	1	12004	1	290	

PLATT

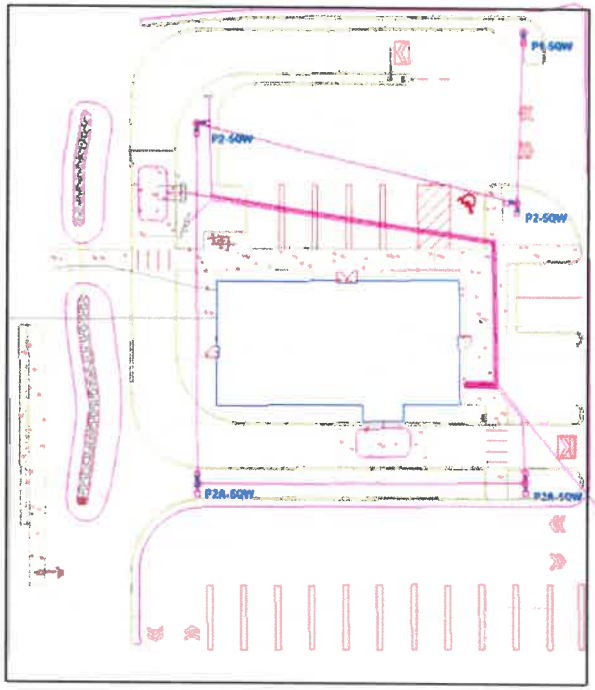
STARBUCKS - FLORENCE
TYPE 3 DISTRIBUTION

Designer
LMK
Date
08/24/2023
Scale
Not to Scale
Drawing No.

Summary



View #1



View #2

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	4.4 fc	7.9 fc	0.4 fc	19.8:1	11.0:1

Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Lumens	LLF	Input Power	Polar Plot
	P1-5QW		1	EXO	RAR-2-320L-165-3K7-5QW-U		1	20621	1	133.6	Max: 9329cd
	P2-5QW		2	EXO	RAR-2-320L-165-3K7-5QW-U		1	20621	1	307.2	Max: 9329cd
	P2A-5QW		2	EXO	RAR-2-320L-165-3K7-5QW-U		1	20621	1	307.2	Max: 9329cd

PLATT

STARBUCKS - FLORENCE
TYPE 5QW DISTRIBUTION

Designer
LMK
Date
08/24/2023
Scale
Not to Scale
Drawing No.

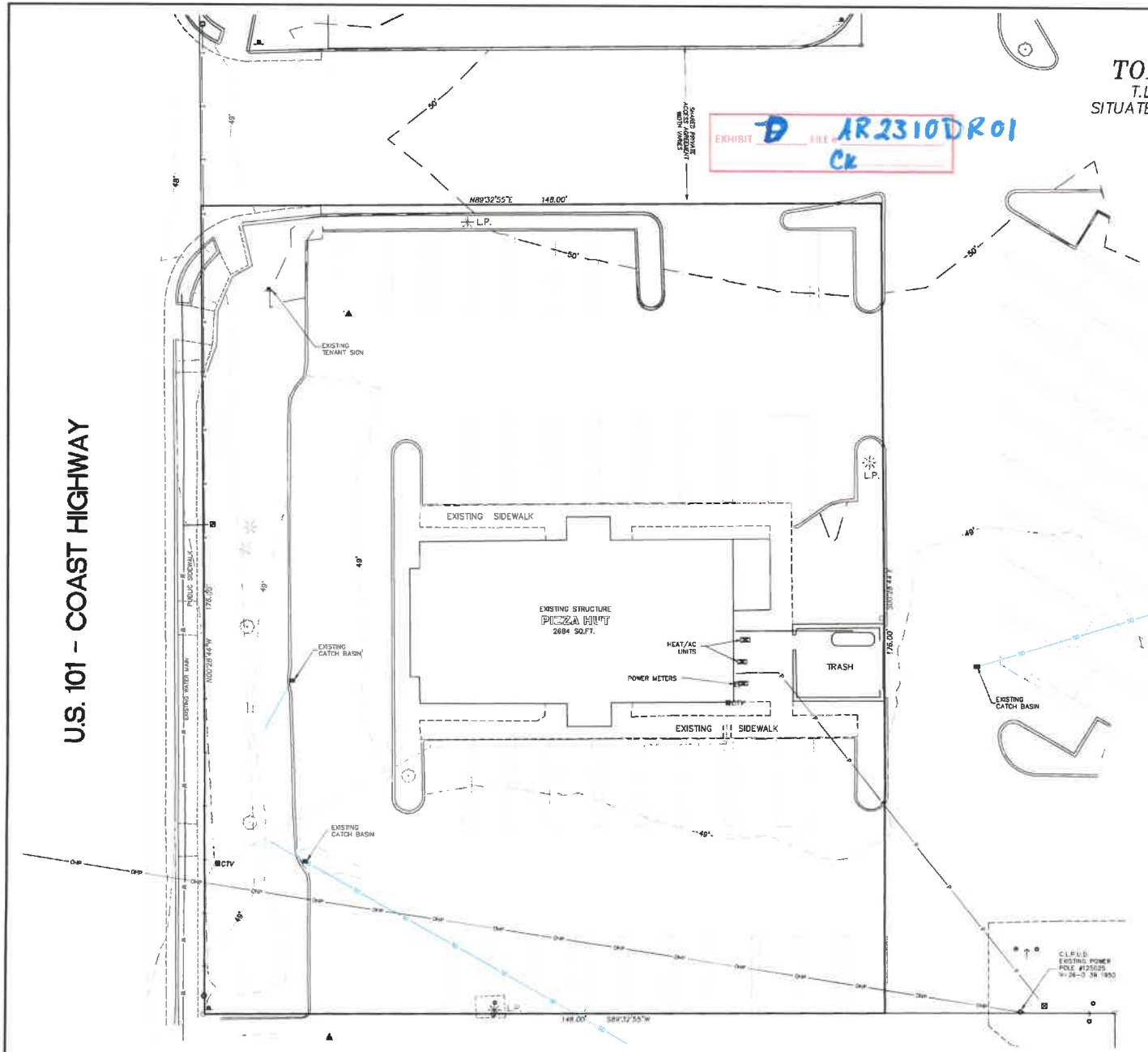
Summary

08-23-2023

TOPOGRAPHIC SURVEY

T.L. 5002 MAP NO. 18-12-26-22
SITUATED IN SECTION 07, T39S, R09E, W.M.,
KLAMATH COUNTY, OREGON.
AUGUST 2023

EXHIBIT D FILE # AR2310DR01
Ck



EXISTING AREAS:

TOTAL SITE AREA:	26,048 sq.ft.
TOTAL BUILDING FOOTPRINT:	2,684 sq.ft.
TOTAL PAVED AREA:	15,912 sq.ft.
TOTAL SIDEWALK AREA:	1,475 sq.ft.
LANDSCAPE:	5,977 sq.ft.

UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE ENGINEER MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE ENGINEER 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 INFORMATION AVAILABLE.

GRAPHIC SCALE
0 10 15 20 30
(IN FEET)
1 inch = 10 ft.

DICKERHOOF PROPERTIES
PO BOX 1583
CORVALLIS, OR 97339
(541) 231-6977

R-C RHINE-CROSS GROUP LLC
ENGINEERING - SURVEYING - PLANNING
112 N 5th ST - SUITE 200 - P.O. BOX 969
KLAMATH FALLS, OREGON 97601
Phone: (541) 851-9405 Fax: (541) 273-9206 admin@rc-grp.com

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 29, 2005
BRENDA D. CROSS
RENEWAL: 12-31-2023
08-23-2023

STARBUCKS COFFEE
FLORENCE OREGON

SHEET NAME:
EXISTING CONDITIONS PLAN

DRAWN BY: JDC
CHK'D BY: MDC
DATE: AUGUST 2023

REVISIONS:

JOB NO.
2228

SHEET NO.
SP 04

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08-23-2023

STORM SEWER NOTES:
1. ALL NEW IMPERVIOUS AREAS WILL BE COLLECTED AND DETENTION IMPERVIOUS AREAS WILL BE COLLECTED INTO A STORM SYSTEM AND ROUTED TO AN ONSITE INFILTRATION FACILITY AS SHOWN.
2. DEVELOPED STORMWATER RUNOFF WILL BE DETAINED TO THE PREDEVELOPED 25-YR STORM AS REQUIRED BY THE CITY OF FLORENCE. RESTRICTED STORM FLOWS SHALL BE ROUTED TO THE WEST SIDE OF THE SITE AS SHOWN WITH THE ONSITE FLOW DIVERSION WITH THE EXISTING STORM LINE THAT DRAINS TO US 101.
3. ALL STORM LINES WITHIN THE PUBLIC RIGHT OF WAYS WILL REMAIN PUBLIC.
4. ALL STORM LINES AND DETENTION FACILITIES OUTSIDE OF THE PUBLIC RIGHT OF WAY SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LANDOWNER.

GRADING NOTES:
1. ALL AREAS TO BE REMOVED AND SURFACE LOWERED TO PROVIDE 8" DEPTH AT BUILDING SIDEWALKS AND NEW CURB LINES.
2. EXISTING DRAINAGE PATTERNS SHALL BE MAINTAINED EXCEPT FOR THE ADDITION OF THE INFILTRATION SWALES LOCATED ADJACENT TO THE HIGHWAY R.O.W.

GRAPHIC SCALE
0 10 15 30
(IN FEET)
1 inch = 10 ft.

SHARED PRIVATE ACCESS AGREEMENT WIDTH VARIES

ARROW REPRESENTS DIRECTION OF SURFACE/GUTTER DRAINAGE (TYP.)

EXISTING STRUCTURE TO BE REMOVED

INSTALL CATCH BASIN

INSTALL CATCH BASIN

8" PIPE

INFILTRATION SWALE

EXISTING CATCH BASIN TO BE REMOVED

INSTALL DRAINAGE CURB CUT

INSTALL DRAINAGE CURB CUT

INFILTRATION SWALE

EXISTING CATCH BASIN TO BE REMOVED

PUBLIC SIDEWALK

NOTE:
SWALE OVERFLOW SHALL CONNECT TO EXISTING STORM SYSTEM WHICH ULTIMATELY DRAINS TO THE HWY 101 R.O.W.

U.S. 101 - COAST HIGHWAY

DICKERHOOF PROPERTIES
PO BOX 1583
CORVALLIS, OR 97339
(541) 231-9377

RHINE-CROSS GROUP, LLC
ENGINEERING - SURVEYING - PLANNING
112 N 5th ST - SUITE 200 - P.O. BOX 909
KLAMATH FALLS, OREGON 97601
Phone: (541) 851-9405 Fax: (541) 273-9200 adam@rc-gp.com

RENEWAL: 12-31-2023
08-23-2023

STARBUCKS COFFEE
FLORENCE OREGON

SHEET NAME: PRELIMINARY GRADING & DRAINAGE PLAN
DRAWN BY: JDC
CHKD BY: MDO
DATE: AUGUST 2023
REVISIONS:

JOB NO. 2228
SHEET NO. SP 03

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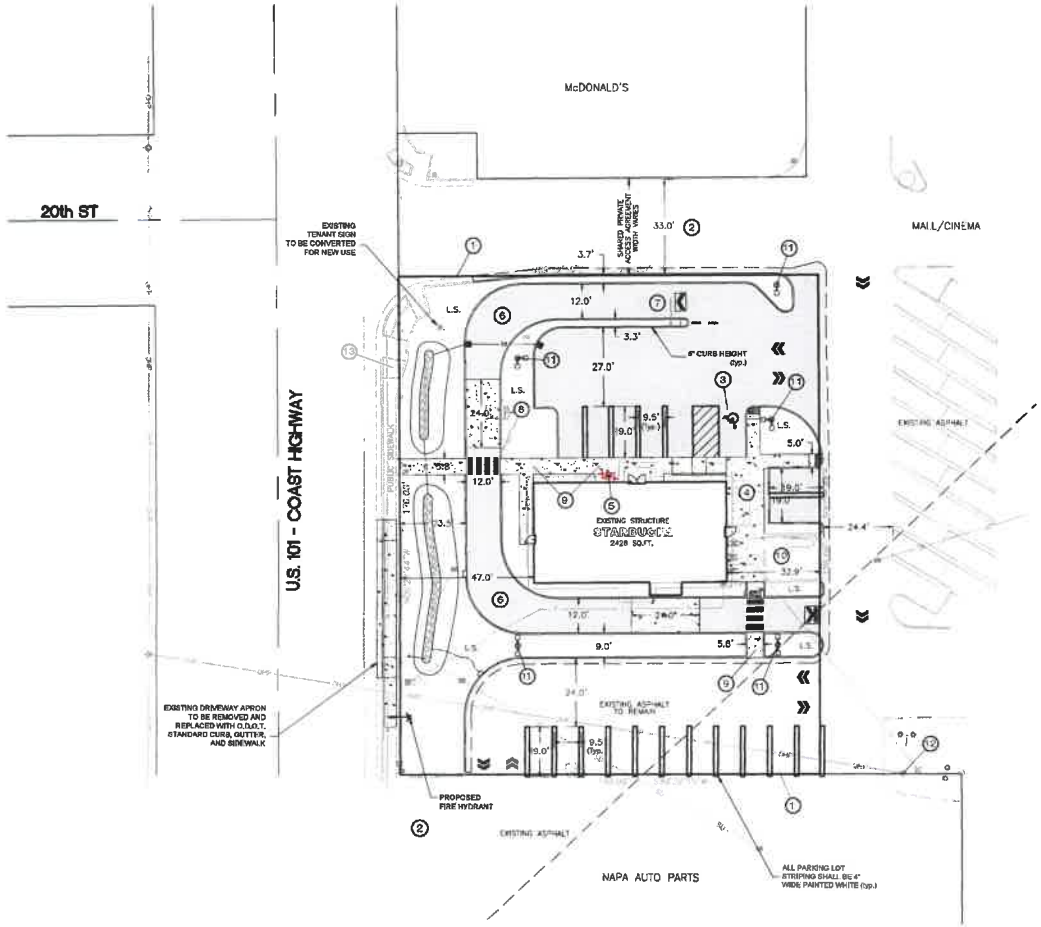
08-23-2023

SITEPLAN
STARBUCKS CONVERSION OF FORMER PIZZA HUT BUILDING

SITUATED IN THE NW1/4 NW1/4, SEC 26, T18S, R12W, W.M.
LANE COUNTY OREGON
CITY OF FLORENCE

GRAPHIC SCALE
0 20 30 40 60
(IN FEET)
1 inch = 20 ft.



SHADING LEGEND:

- PROPOSED ASPHALT OVERLAY
- PROPOSED CONCRETE WALKWAY

JURISDICTION: CITY OF FLORENCE
250 HWY 101
FLORENCE, OR 97439
(541) 997-8237

APPLICANT: DICKERHOOF PROPERTIES
ATTN: DARREN DICKERHOOF
P.O. BOX 1583
CORVALLIS, OR 97339
(541) 754-3630

ENGINEER: RHINE CROSS GROUP, LLC
ATTN: MARC CROSS, PE, PLS
112 N 5th ST - SUITE 200
KLAMATH FALLS, OR 97601
(541) 851-9405

MAP & TAX LOT NUMBER: MAP NO. 18S12E22 T.L. 5002

ADDRESS: 1940 HWY 101, FLORENCE, OREGON 97439

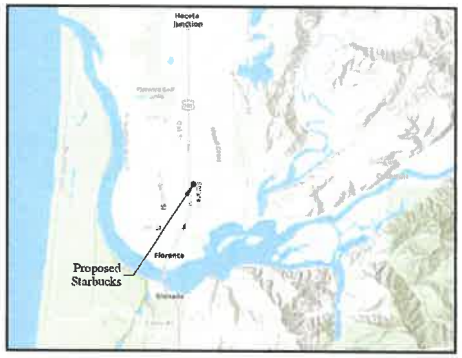
ZONING: C - COMMERCIAL

PROPOSED OCCUPANCY: STARBUCKS COFFEE WITH DRIVE-THRU

DRAINAGE NOTE:
THIS SITEPLAN CONVERSION WILL RESULT IN A NET DECREASE OF IMPERVIOUS SURFACE BY REMOVING EXISTING ASPHALT AND INSTALLING NEW LANDSCAPING. ALL RUNOFF FROM DEVELOPED AREAS WILL BE ROUTED TO AN ONSITE STORM-WATER FACILITY VIA OVERLAND FLOW AND UNDERGROUND STORM PIPING. THE STORM-WATER FACILITY WILL CONSIST OF AN ABOVE GROUND INFILTRATION SWALE LOCATED IN THE PLANTER BETWEEN THE BUILDING AND THE HIGHWAY.

SITEPLAN NOTES:

1. PROPERTY LINE
2. EXISTING PUBLIC ROAD ACCESS, WIDTH AS SHOWN
3. PROPOSED ADA PARKING SPACE - VAN ACCESSIBLE
4. PROPOSED OUTDOOR PATIO AREA WITH SEATING
5. PROPOSED BICYCLE PARKING AREA
6. PROPOSED DRIVE-THRU LANE
7. PROPOSED CLEARANCE BAR AT DRIVE THRU ENTRY
8. PROPOSED ORDER MENU & SCREEN
9. PROPOSED CONCRETE SIDEWALK
10. EXISTING SCREENED CMU TRASH ENCLOSURE WITH PROPANE TANK
11. PROPOSED SITE LIGHTING
12. PROPOSED POINT OF CONNECTION TO POWER AND COMMUNICATIONS LINES AT EXISTING POLE.
13. EXISTING SIDEWALK TO REMAIN



VICINITY MAP
NOT TO SCALE

SITE REQUIREMENTS
(Florence City Code 10-15-4 and 10-15-5)

SETBACKS:

FRONT	0 ft
SIDE & REAR	0 ft
MAXIMUM ALLOWABLE BUILDING HEIGHT:	55 ft

OFF-STREET PARKING DATA
(Florence City Code 10-3-1)

BUILDING	# SPACES
STARBUCKS COFFEE: 2,428 SF FLOOR AREA 2,428 SQ.FT. FLOOR AREA @ 1 per 125 sf Floor Area	19
TOTAL REQUIRED:	19
TOTAL PROVIDED:	19

ADA REQUIREMENTS: 1 ADA STALL PER 25 REQUIRED PARKING STALLS =
1 ADA STALL REQUIRED
1 ADA STALLS PROVIDED

BICYCLE PARKING: NOT REQUIRED FOR BUILDING ALTERATIONS HOWEVER APPLICANT IS SHOWING 2 NEW BICYCLE PARKING SPACES

SITE DATA & CALCULATIONS

TOTAL SITE AREA:	46,048 sq.ft.
TOTAL BUILDING FOOTPRINT:	2,428 sq.ft.
% BUILDING COVERAGE:	5.3%
TOTAL PAVED AREA (OVERLAY OF EXISTING ASPHALT):	5,954 sq.ft.
TOTAL EXISTING PAVED AREA TO REMAIN:	4,300 sq.ft.
TOTAL PAVED AREA:	13,754 sq.ft.
% PAVED COVERAGE:	52.8%
TOTAL ONSITE SIDEWALK/CONCRETE AREAS:	1,595 sq.ft
% ONSITE SIDEWALK COVERAGE:	6.1%
LANDSCAPE AREA:	8,273 sq.ft.
LANDSCAPE COVERAGE:	31.9%

PROPOSAL:

REMODEL OF AN EXISTING BUILDING (FORMER PIZZA HUT) INTO A NEW STARBUCKS COFFEE SHOP WITH DRIVE THRU.

SHEET INDEX

DICKERHOOF PROPERTIES
PO BOX 1583
CORVALLIS, OR 97339
(541) 231-5977

R-C RHINE-CROSS GROUP LLC
ENGINEERING - SURVEYING - PLANNING
112 N 5th ST - SUITE 200 - P.O. BOX 909
KLAMATH FALLS, OREGON 97601
Phone: (541) 851-9405 Fax: (541) 273-9200 admin@rc-grp.com

REGISTERED PROFESSIONAL ENGINEER
OREGON
Marcus B. Cross
EXPIRES: 12-31-2023
08-23-2023

STARBUCKS COFFEE
FLORENCE OREGON

SHEET NAME:
PRELIMINARY SITEPLAN

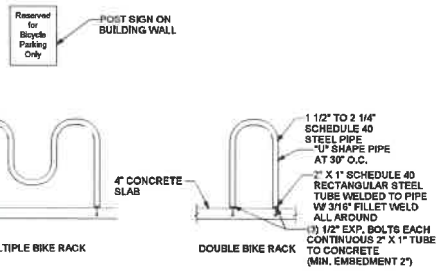
DRAWN BY: JDC
CHKD BY: MBC
DATE: AUGUST 2023

REVISIONS:

JOB NO.
2228

SHEET NO.
SP 01

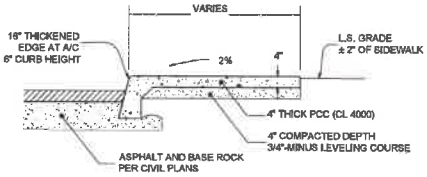
08-23-2023



NOTE:FOR SINGLE "U" INSTALLATION USE 6 3/4" X 2 1/4" X 1/4" STEEL PLATES AND ATTACH WITH TWO EXPANSION BOLTS EACH.

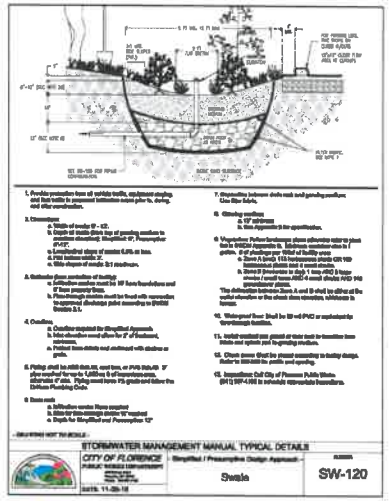
BIKE RACK SECTION (TYP.)

NTS



SIDEWALK THICKENED EDGE

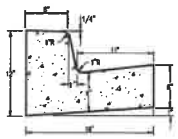
NTS



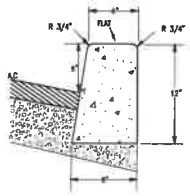
GENERAL NOTES:

Concrete work to be constructed of 4000 psi, six sack concrete (compressive strength at 28 days) using materials and requirements as indicated in A.P.W.A. Division 213, with selections noted below.

1) Admixtures:
   a) Air Entrainment: 5%-8%
   b) Other Admixtures: None, unless by written approval received from the City prior to its use.
2) Curing Materials: Must be used, with the method approved prior to its use.
3) Contraction joints to be provided on 10' centers between isolation joints. (1/8" width & 2" depth min.)
4) Saw cutting shall be required on curb removal or reconstruction, if limits of work do not terminate at an existing construction joint.



STANDARD CURB & GUTTER



STANDARD CURB

PRIVATE ONSITE CURB DETAIL

NTS

OREGON TRANSPORTATION COMMISSION
Standards for Accessible Parking Places
August 2018

PAVEMENT MARKING STENCIL

Pavement Marking Background: Optional: Blue, Retroreflective

Pavement Marking Stencil: White, Retroreflective

LEGEND	DIMENSIONS (INCHES)						
	A	B	C	D	E	F	G
MINIMUM	28	24	3				
STANDARD	41	36	4				

The pavement marking stencil shall be used to designate an accessible parking area reserved for vehicles with DMV permits.

Figure 5

11

OREGON TRANSPORTATION COMMISSION
Standards for Accessible Parking Places
August 2018

MINIMUM STANDARD DOUBLE-ACCESSIBLE PARKING SPACE
(ONE VAN-ACCESSIBLE DESIGNATION REQUIRED)

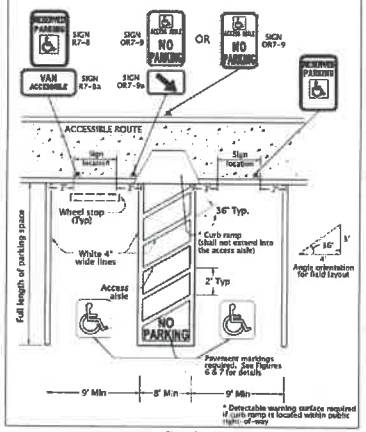


Figure 2

7

DICKENHOOF PROPERTIES
PO BOX 1583
CORVALLIS, OR 97339
(541) 231-5977

R-C RHINE-CROSS GROUP LLC
ENGINEERING - SURVEYING - PLANNING
112 N 5th ST - SUITE 200 - P.O. BOX 999
KLAMATH FALLS, OREGON 97601
Phone: (541) 851-9405 Fax: (541) 273-9200 admin@rc-grp.com

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 28, 2023
RENEWS: 12-31-2023
08-23-2023

STARBUCKS COFFEE
FLORENCE OREGON

SHEET NAME:
PRELIMINARY SITE DETAILS

DRAWN BY: JDC
CHKD BY: MDC
DATE: AUGUST 2023

JOB NO.
2228

SHEET NO.
SP 05

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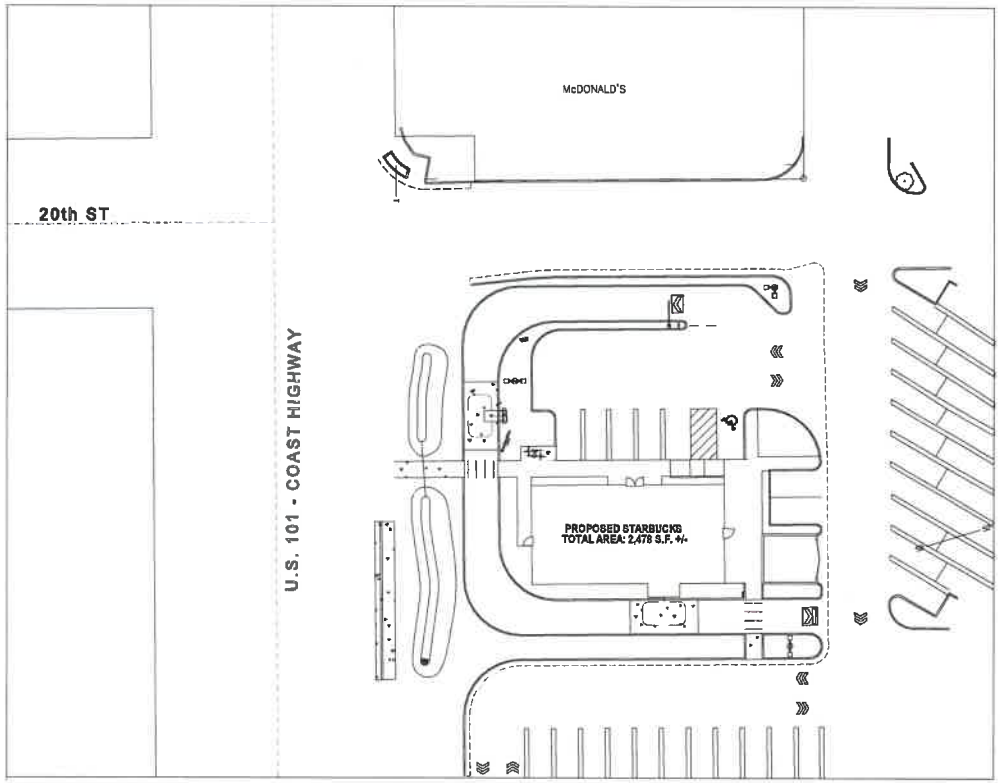
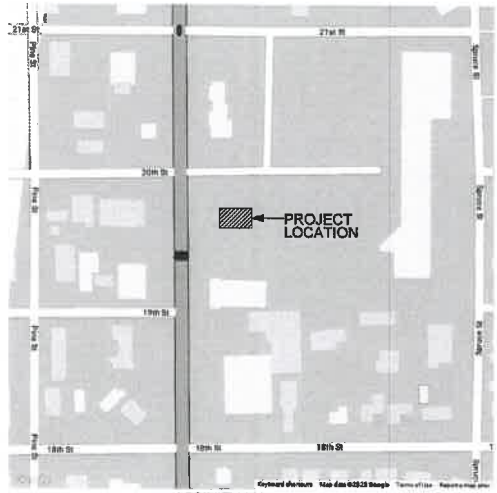
08/15/2023

STARBUCKS ALTERATIONS (SHELL PACKAGE)



NOTE: SITE PLAN IS FOR REFERENCE ONLY. SEE CIVIL PLANS FOR ALL SITE REQUIREMENTS.

A0.0 SITE PLAN
SCALE: 1" = 20'-0"



VICINITY MAP N.T.S.

CODE SUMMARY (SHELL)

THESE DRAWINGS ARE BASED ON THE 2022 OSSC.

CHAPTER 3 - USE & OCCUPANCY CLASSIFICATION
SECTION 302, GROUP A-2 (ASSEMBLY)

CHAPTER 6 - GENERAL BUILDING HEIGHTS AND AREAS
TENANT (STARBUCKS) (A-2): 2,478 SF

"A-2" OCCUPANCY, NON-SPRINKLERED:
ALLOWABLE AREA = 5,500 SF

CHAPTER 6 - TYPE OF CONSTRUCTION
TYPE OF CONSTRUCTION: V-B
TENANT (STARBUCKS) (A-2): NON-SPRINKLERED

CHAPTER 9 - FIRE PROTECTION SYSTEM
BUILDING IS NON-SPRINKLERED

DEFERRED SUBMITTAL LIST

THE FOLLOWING SYSTEMS OR COMPONENTS ARE DESIGNED BY OTHERS BUT MAY REQUIRE REVIEW AND APPROVAL BY THE BUILDING OFFICIAL AS PRESCRIBED IN SECTION 107.3.4.1 OF THE 2022 O.S.S.C. AS STATED IN THE SECTION ABOVE, THEIR SUBMISSION MAY BE DEFERRED WHEN APPROVED BY THE BUILDING OFFICIAL.

TENANT IMPROVEMENT PLANS
MECHANICAL PLANS
ELECTRICAL PLANS
PLUMBING PLANS

SHEET INDEX

08/15/2023
REGISTERED PROFESSIONAL ENGINEER
OREGON JULY 17, 2007
PAUL L. SCHROEDER
EXPIRES: 6/30/24

REVISIONS
No.	DATE	DESCRIPTION
1	08/15/23	STARBUCKS REVIEW

PROJECT:
STARBUCKS ALTERATIONS (SHELL)
LOCATION:
1940 US-101
FflorENCE, OR 97439

SHEET TITLE:
SITE PLAN AND CODE SUMMARY
CLIENT:
DICKERHOOF PROPERTIES

STABILITY ENGINEERING INC.
777 NE 2ND ST. SUITE 280
P.O. BOX 2648, CORVALLIS, OR 97339
TEL.: (541)223-6580 FAX: (541)223-5276

JOB NO. 23-0023
DATE: 07/12/2023
DRAWN: PS
SCALE: AS SHOWN
SHEET
A0.0

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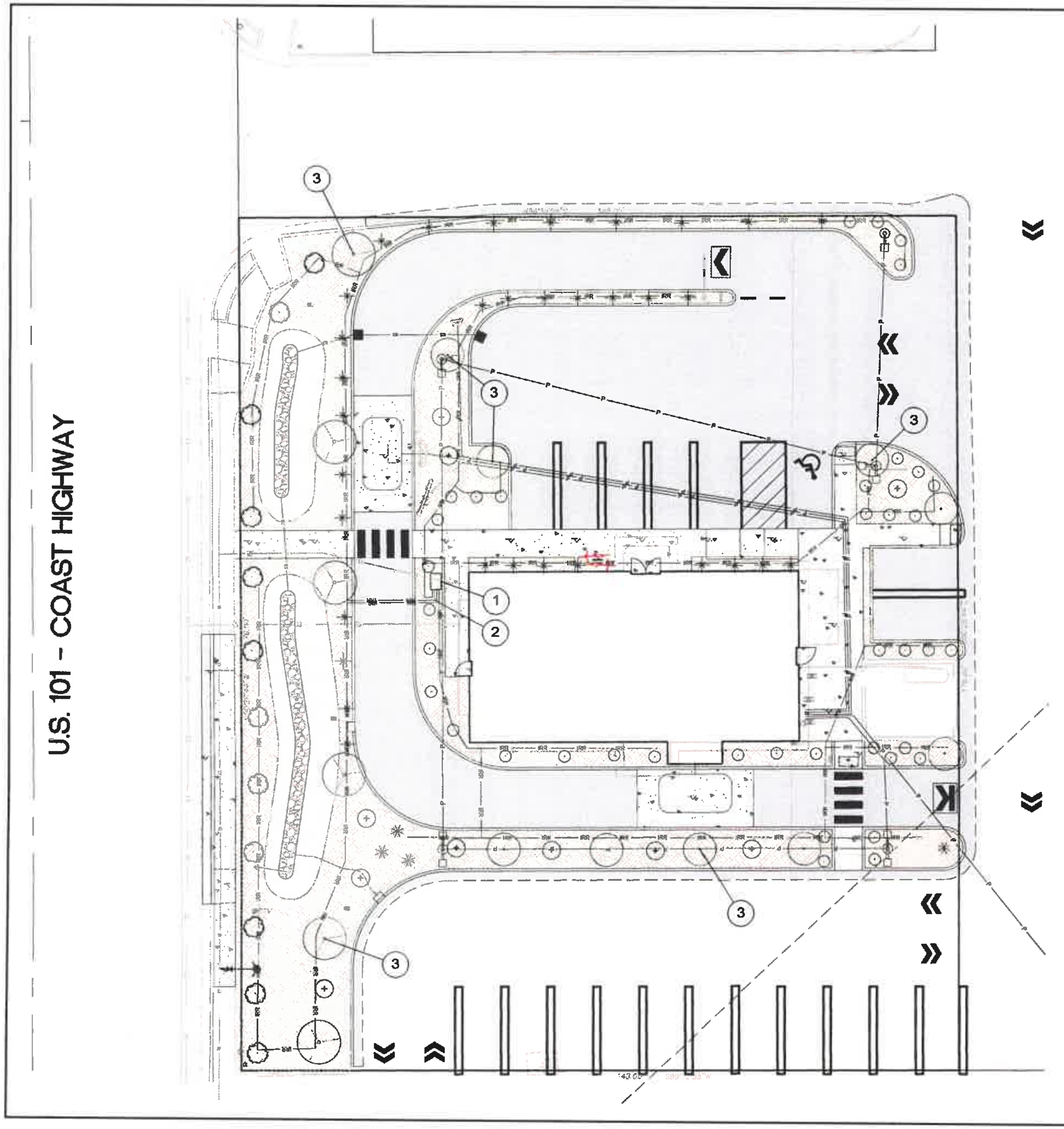
08-23-2023



GRAPHIC SCALE

0 10 15 20 30

(IN FEET)
1 inch = 10 ft.

SHADING LEGEND:

- PROPOSED RIVER ROCK COBBLES
- PROPOSED 3" HEMLOCK MULCH
- PROPOSED CONCRETE WALKWAY
- PROPOSED ASPHALT AREA
- PROPOSED SWALE PLANTING AREA

Irrigation Schedule

① 6-ZONE IRRIGATION CONTROL VALVE BOX. VALVE BOX TO BE FED BY EXISTING ONSITE WELL. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN BUILD SYSTEM INCLUDING PUMPS, CONTROLS, EXPANSION TANKS, ETC.

② INSTALL DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS.

③ INSTALL DOUBLE TREE RING DRIPLINE AT EACH TREE LOCATION, FIRST RING SHALL BE 12" FROM TRUNK, SECOND RING 24"

1. THIS PLAN IS DIAGRAMMATICAL; ALL PIPING, VALVES, SPRINKLER HEADS ETC. SHALL BE INSTALLED BY LANDSCAPE CONTRACTOR AND FOLLOW THIS PLAN AS CLOSE AS IS PRACTICAL.
2. ALL MAINLINE IRRIGATION PIPES SHALL BE INSTALLED AT 24" DEPTH WITH LATERALS AT 12" DEPTH.
3. CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS AS NEEDED TO OBTAIN FULL COVERAGE.
4. ALL ROAD AND SIDEWALK CROSSING SHALL BE INSTALLED IN CLASS 200 PVC SLEEVES AT 24" MIN. DEPTH.

LEGEND:

- IRRIGATION MAINLINE, PVC SCH 40 PIPE 1-1/2" DIA WITH ¾" DIA LATERALS TO SPRINKLER HEADS
- DRIP LINE

Tree Planting Schedule

TREE SYMBOL	QTY	BOTANICAL NAME / COMMON NAME	SIZE
	6	ACER x FREEMANII 'JEFFERSRED' AUTUMN BLAZE RED MAPLE	2" CAL., 10'-12' HT.
	4	PINUS CONTORTA SHORE PINE	5'-6' HT.
	9	PRUNUS SERRULATA 'KWANZAN' KWANZAN FLOWERING CHERRY	2" CAL., 10'-12' HT.

Shrub and Grass Planting Schedule

TREE SYMBOL	QTY	BOTANICAL NAME / COMMON NAME	SIZE
	10	EUNYMUS ALATUS 'COMPACTUS' COMPACT BURNING BUSH	5 GAL.
	34	RHODODENDRON ACCIDENTALE WESTERN AZALEA - VARIOUS COLOR	1 GAL.
	12	PRUNUS LAURACERASUS 'NANA' COMPACT ENGLISH LAUREL	5 GAL.
	33	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	5'-6' HT.

Swale Planting Schedule

Total Swale Area = 1250 sq.ft.

SWALE ZONE	QTY	BOTANICAL NAME / COMMON NAME	PLANTING
BASE (ZONE A)	250	VACCINIUM ULIGINOSUM BOG GOLDEN BLUE-EYED GRASS	12" O.C.
BASE (ZONE A)	250	ARGOSTIS EXERATA SPIKE BENTGRASS	12" O.C.
MID SLOPE (ZONE B)	200	CORNUS CANADENSIS BUNCHBERRY DOGWOOD	12" O.C.
MID SLOPE (ZONE B)	600	FESTUCA ROEMERI ROEMER'S FESCU	6" O.C.
TOP (ZONE B)	150	LAVANDULAA ANGUSTIFOLIA LAVENDER	24" O.C.

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REGISTERED PROFESSIONAL ENGINEER 55,506PE OREGON JULY 09, 2001 MARCUS B. CROSS
RENEWS: 12-31-2023
08-23-2023

STARBUCKS COFFEE
FLORENCE OREGON

SHEET NAME:
PRELIMINARY LANDSCAPE PLAN

DRAWN BY: JDC
CHK'D BY: MDC
DATE: AUGUST 2023

REVISIONS:

JOB NO. 2228

SHEET NO. LS 01

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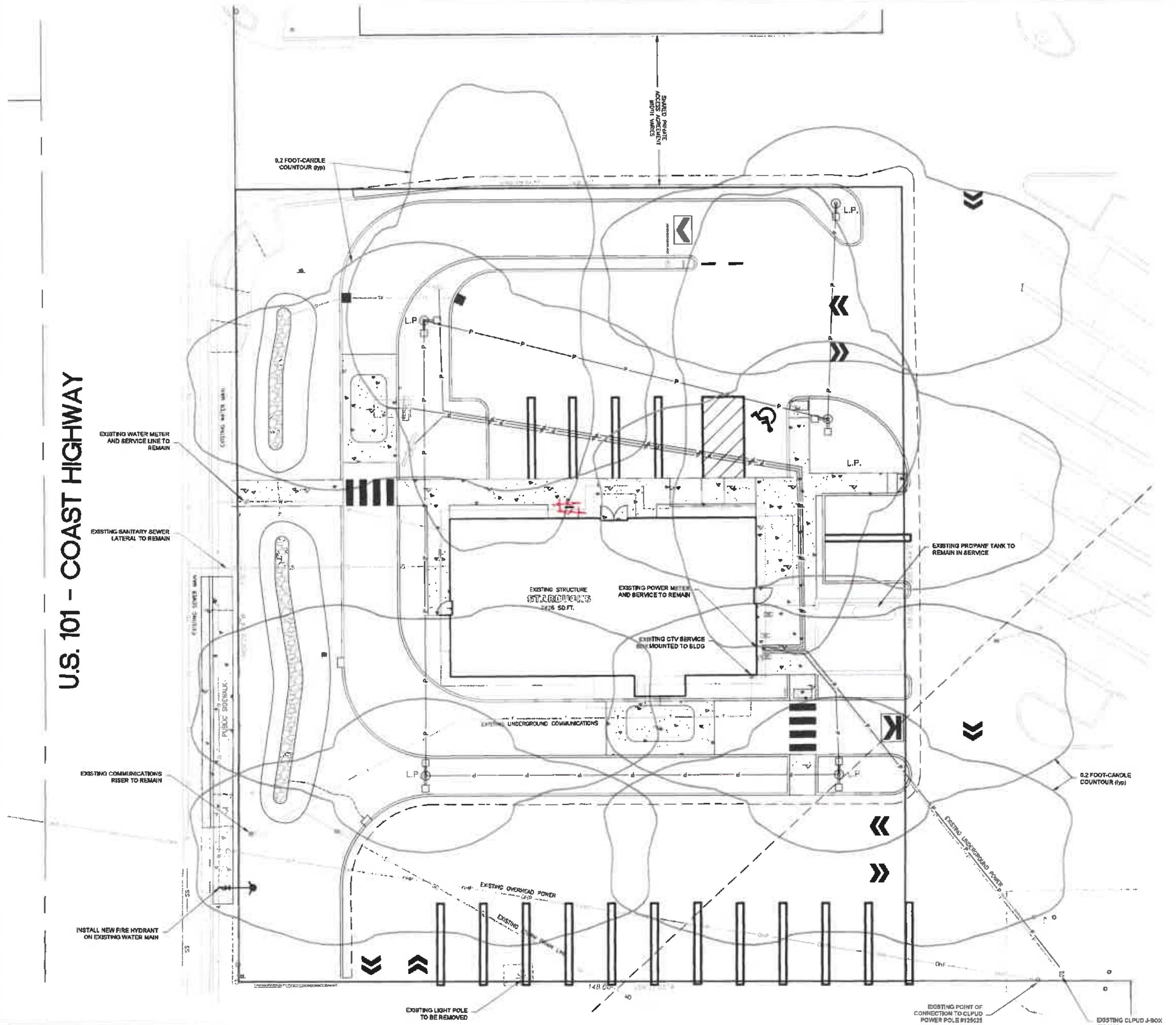

08-23-2023

GENERAL NOTES:

ALL STREET IMPROVEMENTS, SEWER, AND STORMWATER UTILITIES INFRASTRUCTURE LOCATED IN THE RIGHTS-OF-WAY SHALL BE PUBLIC. ALL UTILTIES OUTSIDE OF THE PUBLIC ROADWAY AND OR PUBLIC UTILITY EASEMENTS SHALL REMAIN PRIVATE.

ALL SIDEWALKS WILL BE DESIGNED AND CONSTRUCTED TO CURRENT ODOT, CITY OF FLORENCE, AND ADA SIDEWALK STANDARDS. DETAILS OF THESE WILL BE PROVIDED IN THE REQUIRED SITE CONSTRUCTION DRAWINGS.

SANITARY SEWER:
1. A PUBLIC SANITARY SEWER MAIN EXIST ON THE EAST SIDE OF US 101. THE EXISTING SEWER LATERAL WILL BE UTILIZED FOR THE NEW DEVELOPMENT AS SHOWN. AN EXTERIOR GREASE INTERCEPTOR IS NOT REQUIRED FOR STARBUCKS DUE TO THE NATURE OF THE FOOD SERVICE, HOWEVER AN UNDER-SINK MOUNTED GREASE INTERCEPTOR WILL BE INSTALLED IN THE DISHWASHING SINK INSIDE THE STORE.
2. SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FLORENCE.

DOMESTIC WATER:
1. A PUBLIC WATER MAIN EXISTS WITHIN HWY 101 UNDER THE WEST SIDE SIDEWALK. THE EXISTING WATER METER WILL BE USED TO SERVICE THE NEW DEVELOPMENT AS SHOWN.
2. WATER SERVICE WILL BE PROVIDED BY THE CITY OF FLORENCE.

FIRE WATER:
1. A NEW FIRE HYDRANT WILL BE INSTALLED AT THE SOUTHWEST CORNER OF THE PROPERTY.
2. THE BUILDING IS NOT REQUIRED TO BE SPRINKLERED.

OTHER UTILITIES:
1. NATURAL GAS IS NOT AVAILABLE AT THE SITE. GAS SERVICE WILL BE PROVIDED BY UTILIZING THE EXISTING PROPANE TANK ON THE SITE AS SHOWN.
2. POWER IS PROVIDED TO THE BUILDING VIA A CONNECTION TO THE EXISTING POWER POLE AT THE SOUTH EAST CORNER OF THE PROPERTY.
3. COMMUNICATIONS ARE AVAILABLE WITHIN HWY 101 WITH EXISTING SERVICE TO REMAIN.
5. SITE LIGHTING WILL BE INSTALLED AS SHOWN. LIGHT SHALL BE LITHONIA RSX1 LED P1 30K R2 ON 20ft HIGH STEEL POLE.
6. ALL UTILITIES WILL BE ROUTED THROUGH THE SITE IN UNDERGROUND CONDUITS.

GRAPHIC SCALE
0 10 15 20 30
(IN FEET)
1 inch = 10 ft.

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RENEWS: 12-31-2023
08-23-2023

STARBUCKS COFFEE
FLORENCE OREGON

SHEET NAME:
PRELIMINARY UTILITY AND LIGHTING PLAN

DRAWN BY: JDC
CHKD BY: MDC
DATE: AUGUST 2023

REVISIONS:

JOB NO. 2226

SHEET NO. SP 02

EXHIBIT E FILE # AR 2310 DR 01
CK

Stormwater Report & Development Plan

For:
Starbucks Remodel of the Former Pizza Hut Building
1940 Hwy 101
Florence, Oregon

Designer's Certification and Statement: *I hereby certify that this Stormwater Management Report for Florence Starbucks has been prepared by me or under my supervision and meets minimum standards of the City of Florence and normal standards of engineering practice. I hereby acknowledge and agree that the jurisdiction does not and will not assume liability for the sufficiency, suitability, or performance of drainage facilities designed by me.*

08-21-2023

PRESENTED BY:

R-C
RHINE-CROSS
GROUP

CIVIL ENGINEERING ■ SURVEYING ■ PLANNING
112 N 5th ST – Suite 200 – P.O. BOX 909
KLAMATH FALLS, OR 97601
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Table of Contents

Final Stormwater Report
Starbucks – 1940 Hwy 101
Florence, Oregon

Project Overview & Description:

The applicant is proposing to re-develop the former Pizza Hut building into a new Starbucks Coffee and drive-thru with associated parking located at 1940 Hwy 101 in Florence, Oregon. The site is currently developed, with shared access between the site and Mc Donalds to the north, and shared access between the site and Napa Auto Parts to the south. Site access is proposed from one proposed driveway from Kingwood Street. The parking lot will be reconfigured to accommodate the new drive thru. Parking is provided by onsite parking stalls and adjacent shared parking with the strip mall to the east.

The property is currently zoned Commercial within the City Limits of Florence, Oregon. The site will be served by public water and sanitary sewer facilities, and the storm system will be privately owned and maintained by the owner.

Existing Conditions:

The site is located on developed land; covered with an existing building, asphalt parking lot, landscaping and grass. The onsite soil is classified as 140 (Yaquina loamy fine sand) and 141 (Yaquina-Urban land complex) by the SCS Soil Survey of Lane County (Hydrologic Soil Group D). Onsite undeveloped conditions will be modeled as woodlands cover (fair) with a CN of 79 for D soil.

Stormwater Catch Basins and underground storm water piping exists on the developed site. These facilities connect to public underground storm pipes within Hwy 10. The developed stormwater system will connect into this public system after retention and detention, and the developed condition of the site will not release more than the pre-developed stormwater outflow.

The site topography is generally flat. Stormwater from the proposed improvements will be collected to the greatest extent possible and routed to onsite storm water detention/retention facilities. The facilities will be located within the landscape buffer that exists between the development and Hwy 101.

Storm Water Design:

The development of the site will result in the re-development of approximately 18,715 sq.ft. of impervious surface including the structure, onsite paving and onsite sidewalks. The developed area will be modeled as impervious surface (CN 98) for the parking lot, drive isles and roof areas and as pervious surface (CN 80 D soil) for the new landscape areas. As required by the City of Florence, the developed runoff from the commercial site will not exceed the pre-developed runoff for the 2 year through 25 year storms.

The BMP selected for this project is a combination detention and infiltration planter. Two infiltration planters will be created on the site separated by the proposed sidewalk connection to the Hwy 101 public sidewalk. The planters will be designed with an infiltration gravel layer under the planted surface. Runoff will be completely infiltrated in smaller storms, with larger storms directed to an outlet control structure that will limit developed runoff to less than the pre-developed condition prior to discharging to the public storm system.

Type IA Storm Distribution:

W.Q. Storm:	0.83 inches/24 hour
2-year Storm:	3.46 inches/24 hour
10-year Storm:	4.48 inches/24 hour
25-year Storm:	5.06 inches/24 hour

Water Quality:

The BMP selected for this project is a combination detention and infiltration planter. The top layer of the planter is designed with a sandy loam soil. The combination of the soil and plantings will remove sediment and hydrocarbons in accordance with The City of Florence Stormwater Design Manual.

Infiltration will be assumed to be 4in/hr as allowed by the Florence Stormwater Design Manual. Although the existing onsite soil type could indicate higher groundwater levels, this is not anticipated on this site due to topography with the site elevated above surrounding properties to the west.

Water Quantity:

As required by The City of Florence, runoff from the developed site must not exceed run-off from the pre-developed conditions for the 2-25 year storms.

W.Q. Developed Runoff	$\leq$	W.Q. pre-developed runoff
2-year Developed Runoff	$\leq$	2-year pre-developed runoff
10-year Developed Runoff	$\leq$	10-year pre-developed runoff
25-year Developed Runoff	$\leq$	25-year pre-developed runoff

The storm water facilities were designed according to the above guidelines, and the results are tabulated below:

DRAINAGE	STORM EVENT	PRE-DEVELOPED RUN-OFF	DEVELOPED RUN-OFF
From Site	WQ storm (0.83")	0.0 cfs (PRE)	0.0 cfs (POST)
From Site	2-year (3.46")	0.13 cfs (PRE)	0.0 cfs (POST)
From Site	10-year (4.48")	0.22 cfs (PRE)	0.01 cfs (POST)
From Site	25-year (5.06")	0.28 cfs (PRE)	0.13 cfs (POST)

Therefore, the developed condition for this site meets the requirements of The City of Florence Stormwater Design Manual. See Appendix C thru G for detailed Hydrocad stormwater calculations.

Conveyance System:

The conveyance system has been designed to provide free flow conditions during the 25-yr storm event. All onsite storm improvements will be privately owned & maintained by the property owner.

Discharge Location:

Drainage will be discharged into the existing public stormwater system located within Highway 101 Right of Way.

Appendix A

08-23-2023

STORM SEWER NOTES:
1. ALL RUNOFF FROM IMPERVIOUS AREAS WILL BE COLLECTED INTO A STORM SYSTEM AND ROUTED TO AN ONSITE INFILTRATION FACILITY AS SHOWN.
2. DEVELOPED STORM WATER RUNOFF WILL BE DETAINED TO THE PRE-DEVELOPED 25-YR STORM AS REQUIRED BY THE CITY OF FLORENCE. THE STORM WATER SYSTEM WILL BE LOCATED ON THE WEST SIDE OF THE SITE AS SHOWN WITH THE OVERFLOW DISCHARGING THE THE EXISTING STORM LINE THAT DRAINS TO US 101.
3. ALL STORM LINES WITHIN THE PUBLIC RIGHT OF WAYS WILL REMAIN PUBLIC.
4. ALL STORM LINES AND DETENTION FACILITIES OUTSIDE OF THE PUBLIC RIGHT OF WAY WILL BE PRIVATELY OWNED AND MAINTAINED BY THE LANDOWNER.

GRADING NOTES:
1. ALL ASPHALT TO BE REMOVED AND SURFACE LOWERED TO PROVIDES* DEPTH AT BUILDING SIDEWALKS AND NEW CURB LINES.
2. EXISTING DRAINAGE PATTERNS SHALL BE MAINTAINED EXCEPT FOR THE ADDITION OF THE INFILTRATION SWALES LOCATED ADJACENT TO THE HIGHWAY R.O.W.

GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

DICKERHOOF PROPERTIES PO BOX 1583 CORVALLIS, OR 97339 (541) 231-5877	RHINE-CROSS GROUP, LLC R-C GROUP ENGINEERING - SURVEYING - PLANNING 112 N 5th ST. - SUITE 200 - P.O. BOX 909 KLAMATH FALLS, OREGON 97601 Phone: (541) 851-9405 Fax: (541) 273-9200 adunlap@rc-grp.com	ISSUED: 8-21-2023 08-23-2023	STARBUCKS COFFEE FLORENCE OREGON

SHEET NAME:	PRELIMINARY GRADING & DRAINAGE PLAN
DRAWN BY:	JDO
CHKD BY:	MDO
DATE:	AUGUST 2023
REVISION:	
JOB NO.	2226
SHEET NO.	SP 03

Hydrologic Soil Group—Lane County Area, Oregon
(Florence Starbucks)

Map Scale: 1:369 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 5 10 20 30

Feet: 0 15 30 60 90

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lane County Area, Oregon
Survey Area Data: Version 21, Mar 13, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 23, 2020—May 28, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
140	Yaquina loamy fine sand	A/D	0.0	6.3%
141	Yaquina-Urban land complex	A/D	0.6	93.7%
Totals for Area of Interest			**0.6**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Table 2-2a Runoff curve numbers for urban areas [1]

Cover description		Curve numbers for hydrologic soil group			
Cover type and hydrologic condition	Average percent impervious area [2]	A	B	C	D
Fully developed urban areas (vegetation established)					
Open space (lawns, parks, golf courses, cemeteries, etc.) [3]:					
Poor condition (grass cover < 50%)		68	79	86	89
Fair condition (grass cover 50% to 75%)		49	69	79	84
Good condition (grass cover > 75%)		39	61	74	80
Impervious areas:					
Paved parking lots, roofs, driveways, etc. (excluding right-of-way)		98	98	98	98
Streets and roads:					
Paved; curbs and storm sewers (excluding right-of-way)		98	98	98	98
Paved; open ditches (including right-of-way)		83	89	92	93
Gravel (including right-of-way)		76	85	89	91
Dirt (including right-of-way)		72	82	87	89
Western desert urban areas:					
Natural desert landscaping (pervious areas only) [4]		63	77	85	88
Artificial desert landscaping (impervious weed barrier, desert shrub with 1- to 2-inch sand or gravel mulch and basin borders)		96	96	96	96
Urban districts:					
Commercial and business	85	89	92	94	95
Industrial	72	81	88	91	93
Residential districts by average lot size:					
1/8 acre or less (town houses)	65	77	85	90	92
1/4 acre	38	61	75	83	87
1/3 acre	30	57	72	81	86
1/2 acre	25	54	70	80	85
1 acre	20	51	68	79	84
2 acres	12	46	65	77	82
Developing urban areas					
Newly graded areas (pervious areas only, no vegetation) [5]		77	86	91	94
Idle lands (CN's are determined using cover types similar to those in table 2-2c).					

[1] Average runoff condition, and $I_a = 0.2S$.

[2] The average percent impervious area shown was used to develop the composite CN's. Other assumptions are as follows: impervious areas are directly connected to the drainage system, impervious areas have a CN of 98, and pervious areas are considered equivalent to open space in good hydrologic condition. CN's for other combinations of conditions may be computed using figure 2-3 or 2-4.

[3] CN's shown are equivalent to those of pasture. Composite CN's may be computed for other combinations of open space cover type.

[4] Composite CN's for natural desert landscaping should be computed using figures 2-3 or 2-4 based on the impervious area percentage (CN = 98) and the pervious area CN. The pervious area CN's are assumed equivalent to desert shrub in poor hydrologic condition.

[5] Composite CN's to use for the design of temporary measures during grading and construction should be computed using figure 2-3 or 2-4 based on the degree of development (impervious area percentage) and the CN's for the newly graded pervious areas.

Table 2-2b Runoff curve numbers for cultivated agricultural lands [1/]

Cover description			Curve numbers for hydrologic soil group			
Cover type	Treatment [2/]	Hydrologic condition [3/]	A	B	C	D
Fallow	Bare soil	—	77	86	91	94
	Crop residue cover (CR)	Poor	76	85	90	93
		Good	74	83	88	90
Row crops	Straight row (SR)	Poor	72	81	88	91
		Good	67	78	85	89
	SR + CR	Poor	71	80	87	90
		Good	64	75	82	85
	Contoured (C)	Poor	70	79	84	88
		Good	65	75	82	86
	C + CR	Poor	69	78	83	87
		Good	64	74	81	85
	Contoured & terraced (C&T)	Poor	66	74	80	82
		Good	62	71	78	81
	C&T+ CR	Poor	65	73	79	81
		Good	61	70	77	80
Small grain	SR	Poor	65	76	84	88
		Good	63	75	83	87
	SR + CR	Poor	64	75	83	86
		Good	60	72	80	84
	C	Poor	63	74	82	85
		Good	61	73	81	84
	C + CR	Poor	62	73	81	84
		Good	60	72	80	83
	C&T	Poor	61	72	79	82
		Good	59	70	78	81
	C&T+ CR	Poor	60	71	78	81
		Good	58	69	77	80
Close-seeded or broadcast legumes or rotation meadow	SR	Poor	66	77	85	89
		Good	58	72	81	85
	C	Poor	64	75	83	85
		Good	55	69	78	83
	C&T	Poor	63	73	80	83
		Good	51	67	76	80

[1] Average runoff condition, and I_a=0.2S

[2] Crop residue cover applies only if residue is on at least 5% of the surface throughout the year.

[3] Hydraulic condition is based on combination factors that affect infiltration and runoff, including (a) density and canopy of vegetative areas, (b) amount of year-round cover, (c) amount of grass or close-seeded legumes, (d) percent of residue cover on the land surface (good ≥ 20%), and (e) degree of surface roughness.

Poor: Factors impair infiltration and tend to increase runoff.

Good: Factors encourage average and better than average infiltration and tend to decrease runoff.

Table 2-2c Runoff curve numbers for other agricultural lands [1]

Cover description		Curve numbers for hydrologic soil group			
Cover type	Hydrologic condition	A	B	C	D
Pasture, grassland, or range—continuous forage for grazing. [2]	Poor	68	79	86	89
	Fair	49	69	79	84
	Good	39	61	74	80
Meadow—continuous grass, protected from grazing and generally mowed for hay.	—	30	58	71	78
Brush—brush-weed-grass mixture with brush the major element. [3]	Poor	48	67	77	83
	Fair	35	56	70	77
	Good	30 [4]	48	65	73
Woods—grass combination (orchard or tree farm). [5]	Poor	57	73	82	86
	Fair	43	65	76	82
	Good	32	58	72	79
Woods. [6]	Poor	45	66	77	83
	Fair	36	60	73	79
	Good	30 [4]	55	70	77
Farmsteads—buildings, lanes, driveways, and surrounding lots.	—	59	74	82	86

1 Average runoff condition, and $I_a = 0.2S$.

2 ***Poor:*** <50%) ground cover or heavily grazed with no mulch.
Fair: 50 to 75% ground cover and not heavily grazed.
Good: > 75% ground cover and lightly or only occasionally grazed.

3 ***Poor:*** <50% ground cover.
Fair: 50 to 75% ground cover.
Good: >75% ground cover.

4 Actual curve number is less than 30; use CN = 30 for runoff computations.

5 CN's shown were computed for areas with 50% woods and 50% grass (pasture) cover. Other combinations of conditions may be computed from the CN's for woods and pasture.

6 ***Poor:*** Forest litter, small trees, and brush are destroyed by heavy grazing or regular burning.
Fair: Woods are grazed but not burned, and some forest litter covers the soil.
Good: Woods are protected from grazing, and litter and brush adequately cover the soil.

Table 2-2d Runoff curve numbers for arid and semiarid rangelands [1]

Cover description		Curve numbers for hydrologic soil group			
Cover type	Hydrologic condition [2]	A [3]	B	C	D
Herbaceous—mixture of grass, weeds, and low-growing brush, with brush the minor element.	Poor		80	87	93
	Fair		71	81	89
	Good		62	74	85
Oak-aspen—mountain brush mixture of oak brush, aspen, mountain mahogany, bitter brush, maple, and other brush.	Poor		66	74	79
	Fair		48	57	63
	Good		30	41	48
Pinyon-juniper—pinyon, juniper, or both; grass understory.	Poor		75	85	89
	Fair		58	73	80
	Good		41	61	71
Sagebrush with grass understory.	Poor		67	80	85
	Fair		51	63	70
	Good		35	47	55
Desert shrub—major plants include saltbush, greasewood, creosotebush, blackbrush, bursage, palo verde, mesquite, and cactus.	Poor	63	77	85	88
	Fair	55	72	81	86
	Good	49	68	79	84

1 Average runoff condition, and I_a = 0.2S. For range in humid regions, use table 2-2c.
2 Poor: <30% ground cover (litter, grass, and brush overstory).
Fair: 30 to 70% ground cover.
Good: > 70% ground cover.
3 Curve numbers for group A have been developed only for desert shrub.

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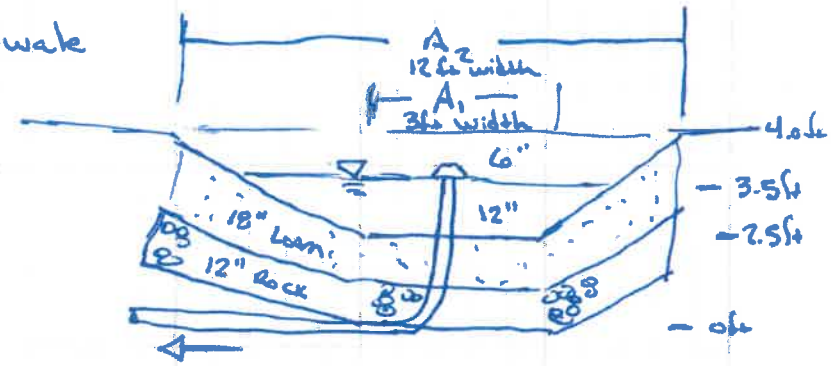
KLAMATH FALLS, OREGON 97601
PHONE: (541) 851-9405 FAX: (541) 273-9200 EMAIL: marc@rc-grp.com

JOB: 2228 FLORENCE STARBUCKS
DRAWN BY:
CHECKED BY: MDC
DATE: 8/21/2023

Stormwater Infiltration Swale



TOTAL SWALE AREAS:

AREA @ BOTTOM (A_1) = 280 ft²
AREA @ TOP (A_2) = 1180 ft²

VOLUME: @ 0 ft Volume = 0 c.f.

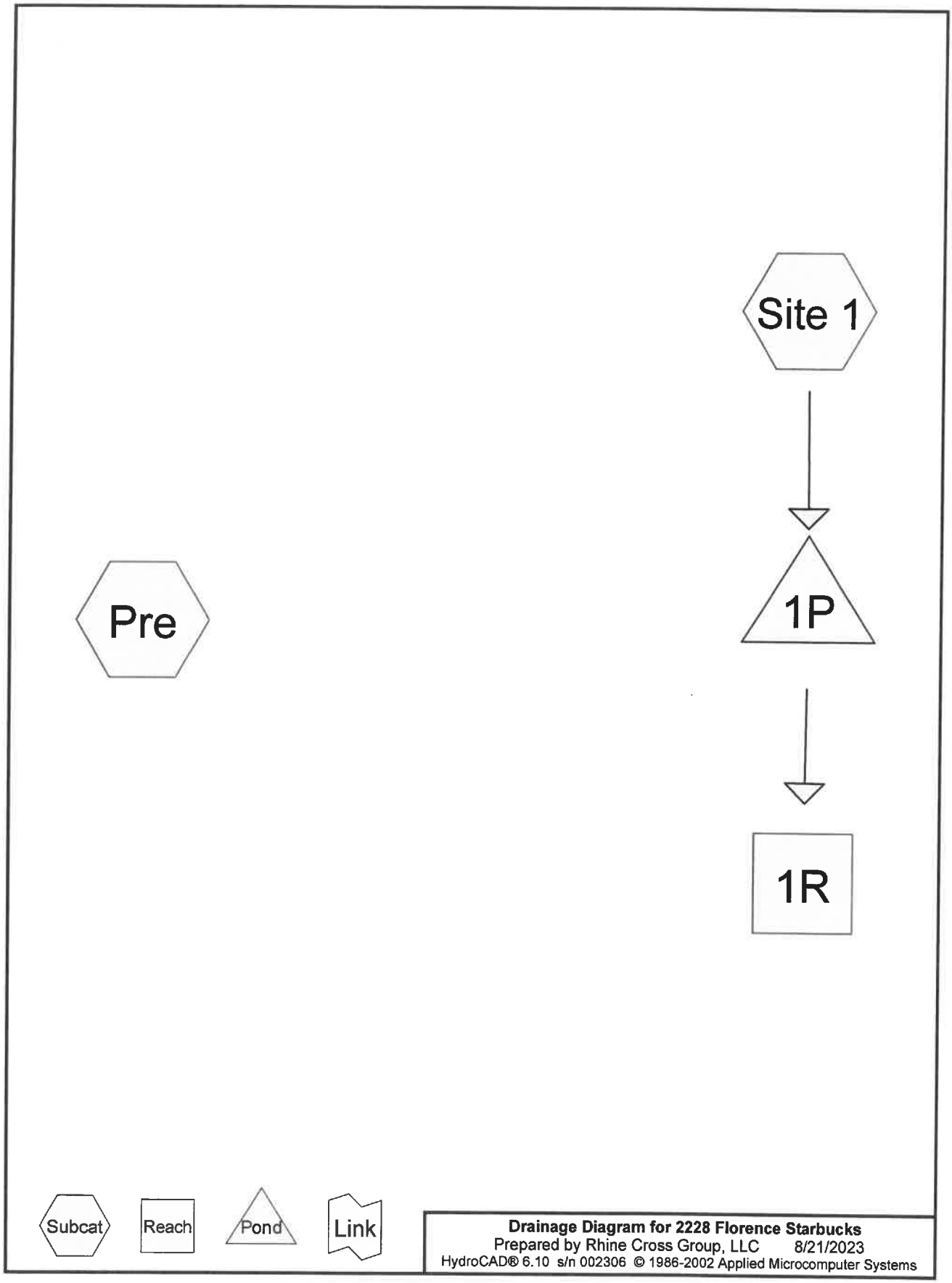
@ 2.5 ft Volume = 1180 ft² × 2.5 ft × 1/3 voids
Volume = 983 cu.ft.

@ 3.5 ft Volume = 983 cu.ft. + (280 ft²)(1 ft) + (1180 ft² − 280 ft²)(1 ft) 1/2
= 983 cu.ft + 280 cu.ft. + 450 cu.ft.
= 1713 cu.ft.

@ 4.0 ft Volume = 1713 cu.ft. + 1180 ft² × 0.5 ft
Volume = 2300 cu.ft.

Infiltration Rate: 1180 ft² × 4 in/hr (1 hr / 60 min)(1 min / 60 sec)(1 ft / 12 in)
= 0.11 cfs

Appendix B



Drainage Diagram for 2228 Florence Starbucks
Prepared by Rhine Cross Group, LLC 8/21/2023

Subcatchment Pre: Pre Developed

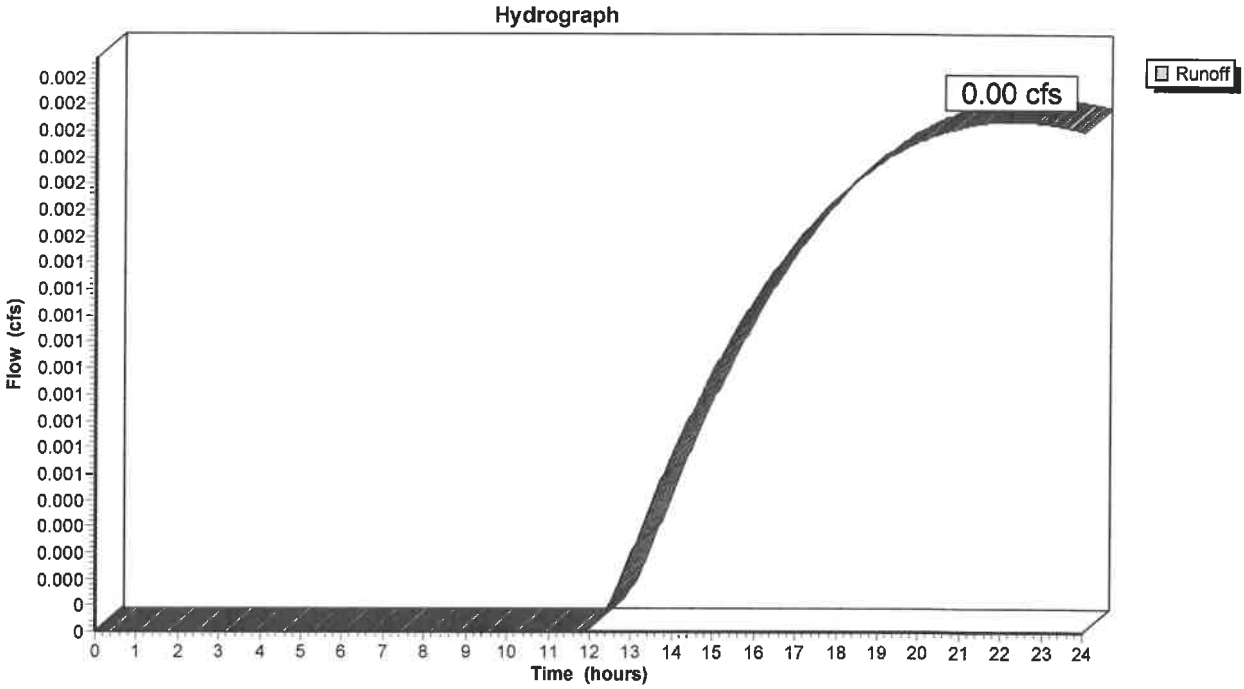
Runoff = 0.00 cfs @ 22.25 hrs, Volume= 0.001 af, Depth= 0.03"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr Rainfall=0.83"

Area (sf)	CN	Description
26,695	79	Woods "D" Soil Fair cover

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
65.2	150	0.0100	0.0		**Sheet Flow, Overland** Woods: Dense underbrush n= 0.800 P2= 3.50"

Subcatchment Pre: Pre Developed



Subcatchment Site 1: Re-Developed Site

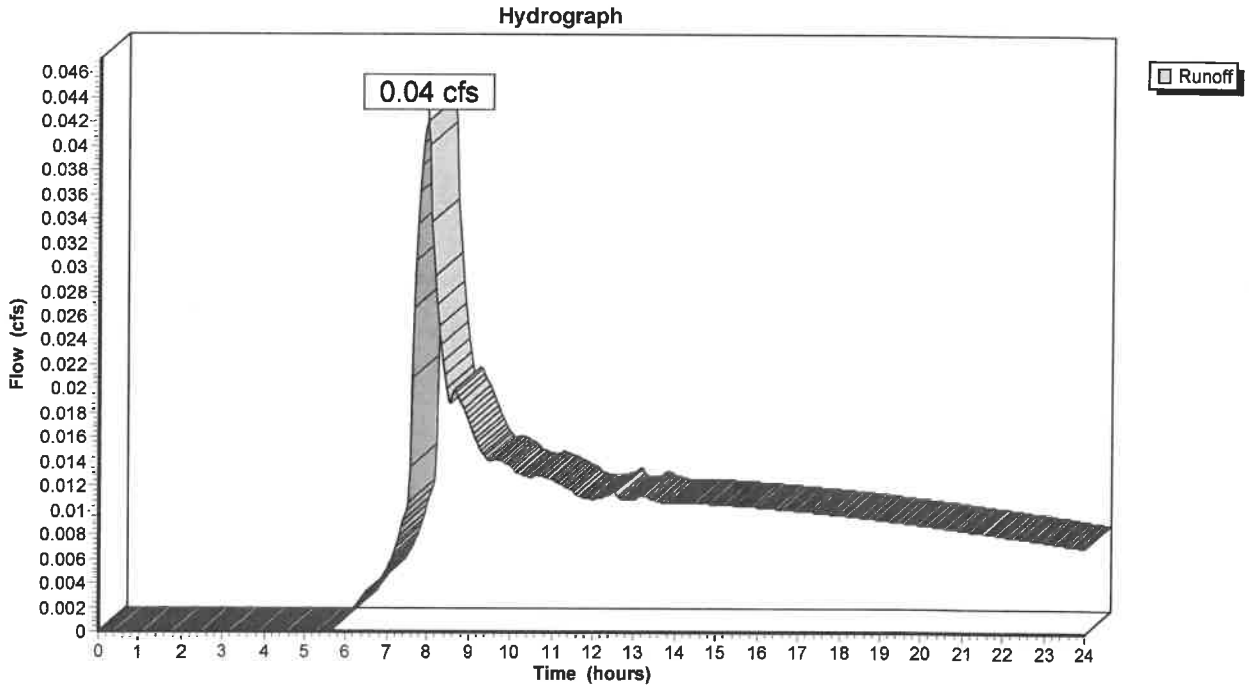
Runoff = 0.04 cfs @ 7.99 hrs, Volume= 0.016 af, Depth= 0.32"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr Rainfall=0.83"

Area (sf)	CN	Description
18,715	98	Roof, Sidewalk, Asphalt
7,980	80	Swale/Landscape
26,695	93	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Direct**

Subcatchment Site 1: Re-Developed Site

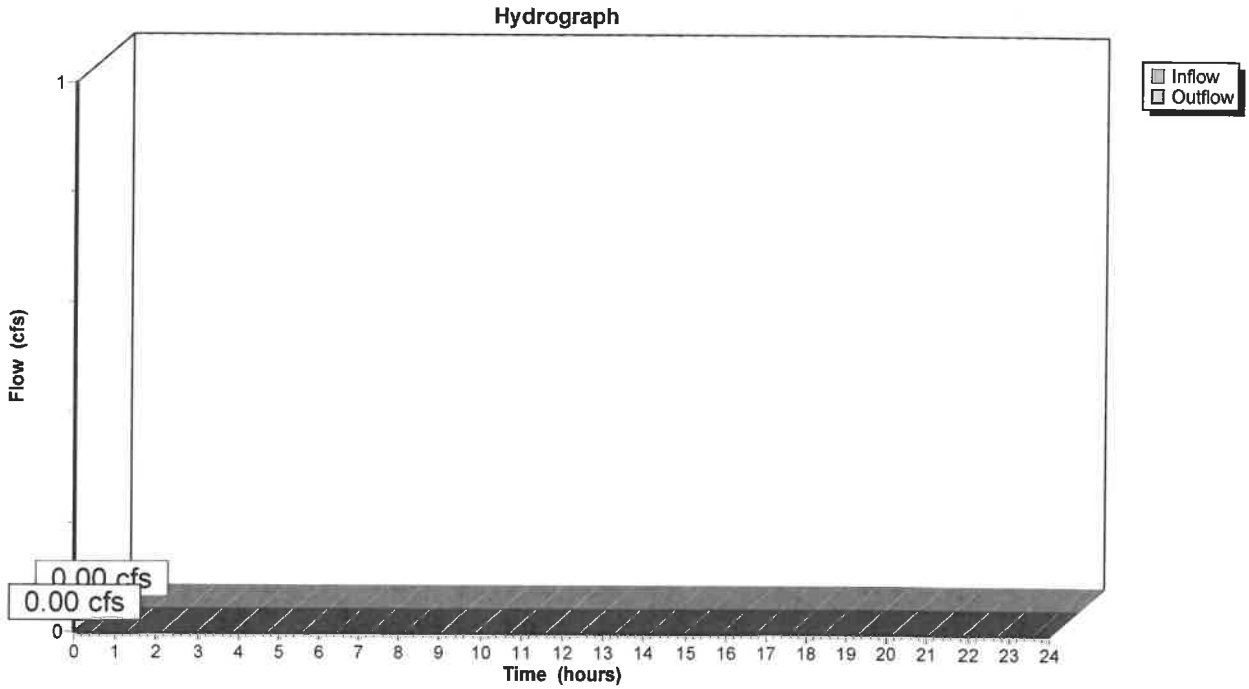


Reach 1R: Overall Developed Outflow

Inflow Area = 0.613 ac, Inflow Depth = 0.00"
Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Reach 1R: Overall Developed Outflow



Pond 1P: Infiltration Swale

Inflow Area =	0.613 ac,	Inflow Depth =	0.32"	
Inflow =	0.04 cfs @	7.99 hrs, Volume=	0.016 af	
Outflow =	0.04 cfs @	8.04 hrs, Volume=	0.016 af,	Atten= 5%, Lag= 3.4 min
Discarded =	0.04 cfs @	8.04 hrs, Volume=	0.016 af	
Primary =	0.00 cfs @	0.00 hrs, Volume=	0.000 af	

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Peak Elev= 0.04' Storage= 14 cf
Plug-Flow detention time= 5.9 min calculated for 0.016 af (100% of inflow)

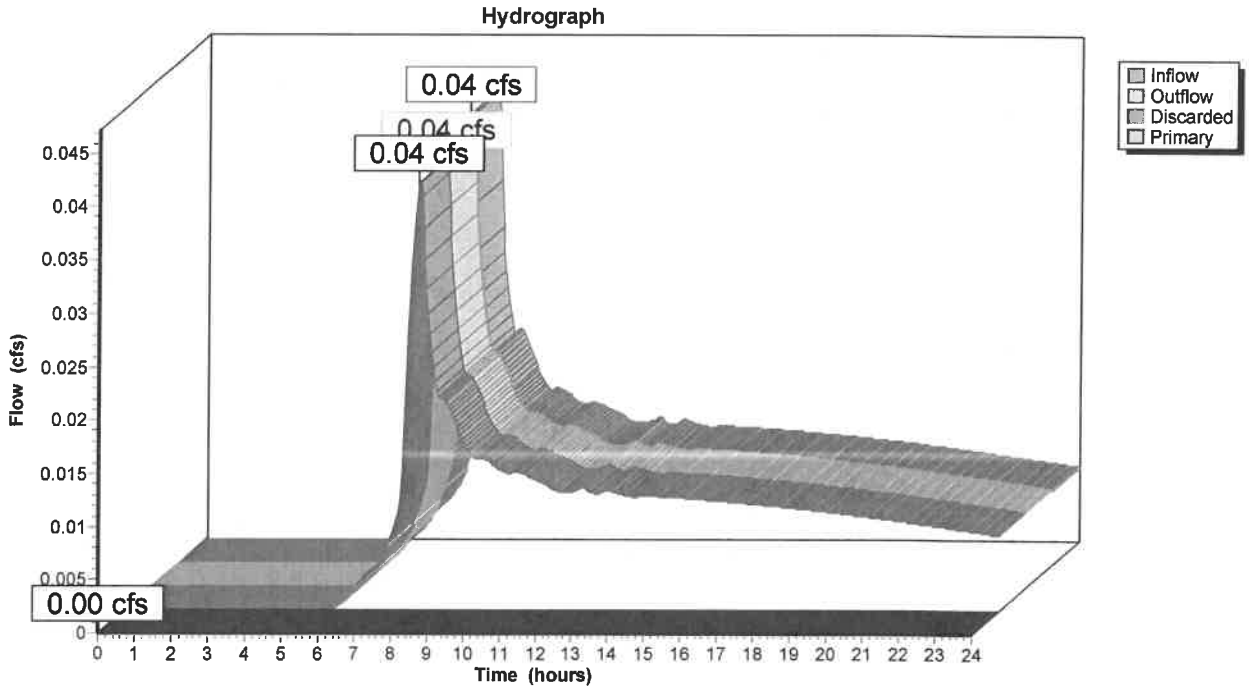
Elevation (feet)	Cum.Store (cubic-feet)
0.00	0
2.50	983
3.50	1,713
4.00	2,300

Discarded OutFlow Max=0.04 cfs @ 8.04 hrs HW=0.04' (Free Discharge)
↑—**1=Infiltration** (Controls 0.04 cfs)

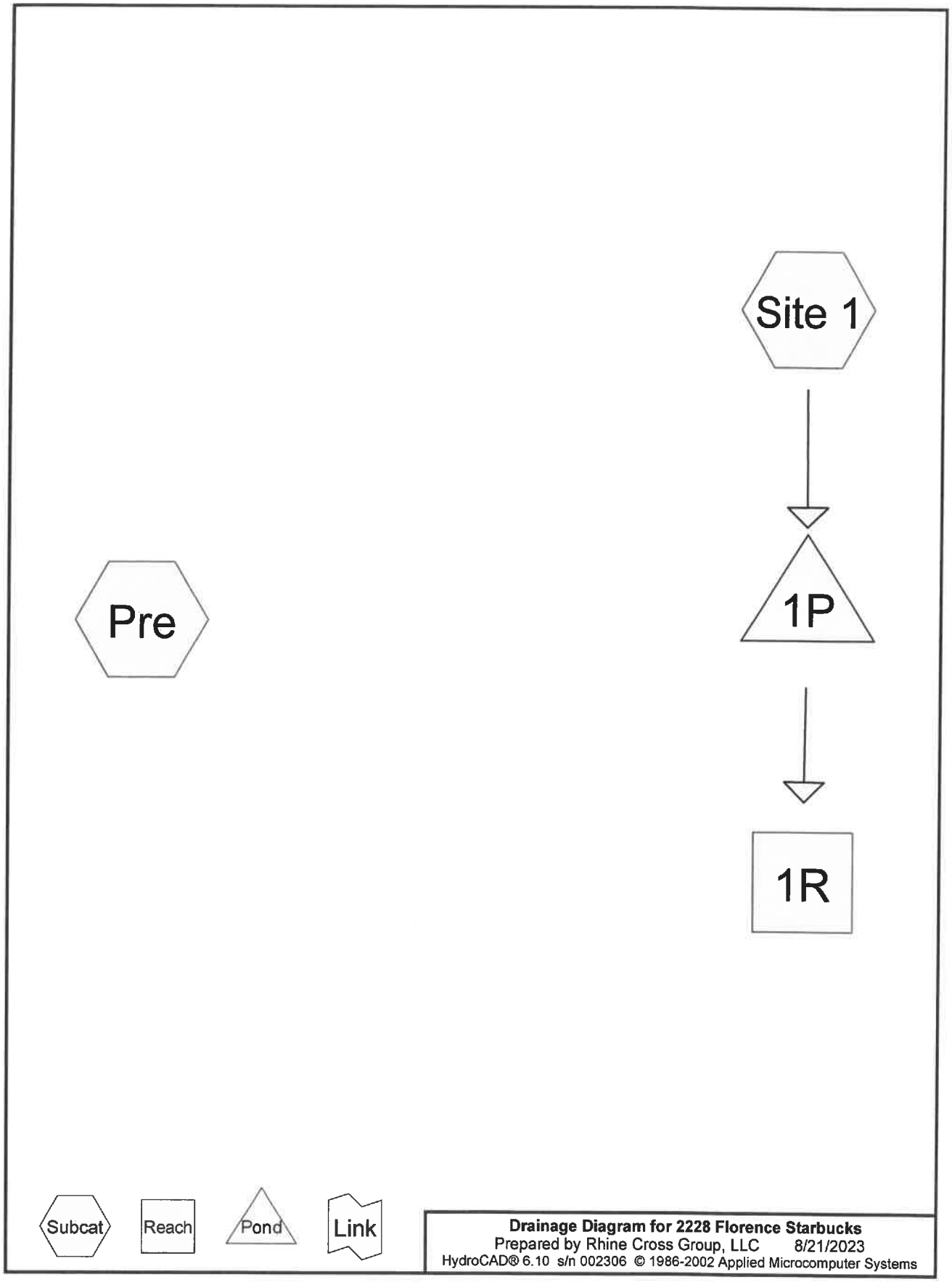
Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=0.00' (Free Discharge)
↑—**2=Orifice/Grate** (Controls 0.00 cfs)

#	Routing	Invert	Outlet Devices
1	Discarded	0.00'	**Infiltration** Elev. (feet) 0.00 0.10 2.50 4.00 Disch. (cfs) 0.00 0.11 0.11 0.11
2	Primary	3.50'	**6.0" Horiz. Orifice/Grate** Limited to weir flow C= 0.600

Pond 1P: Infiltration Swale



Appendix C



Drainage Diagram for 2228 Florence Starbucks
Prepared by Rhine Cross Group, LLC 8/21/2023

Subcatchment Pre: Pre Developed

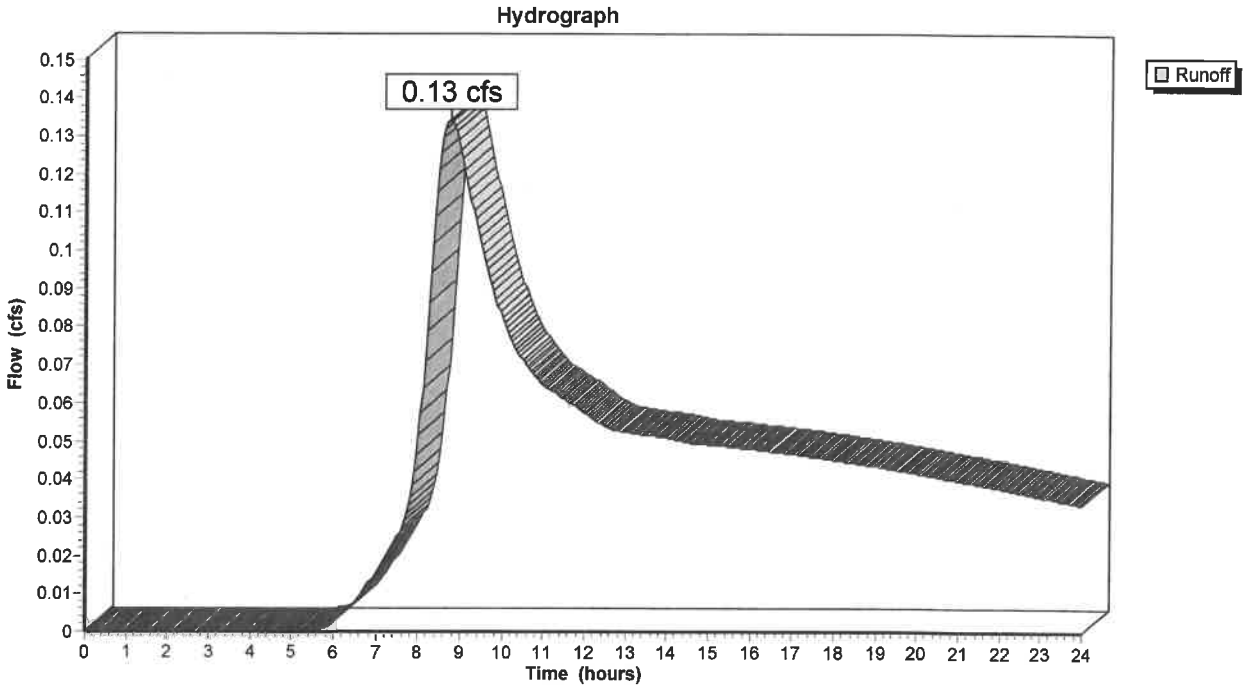
Runoff = 0.13 cfs @ 8.76 hrs, Volume= 0.076 af, Depth= 1.48"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr Rainfall=3.46"

Area (sf)	CN	Description
26,695	79	Woods "D" Soil Fair cover

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
65.2	150	0.0100	0.0		**Sheet Flow, Overland** Woods: Dense underbrush n= 0.800 P2= 3.50"

Subcatchment Pre: Pre Developed



Subcatchment Site 1: Re-Developed Site

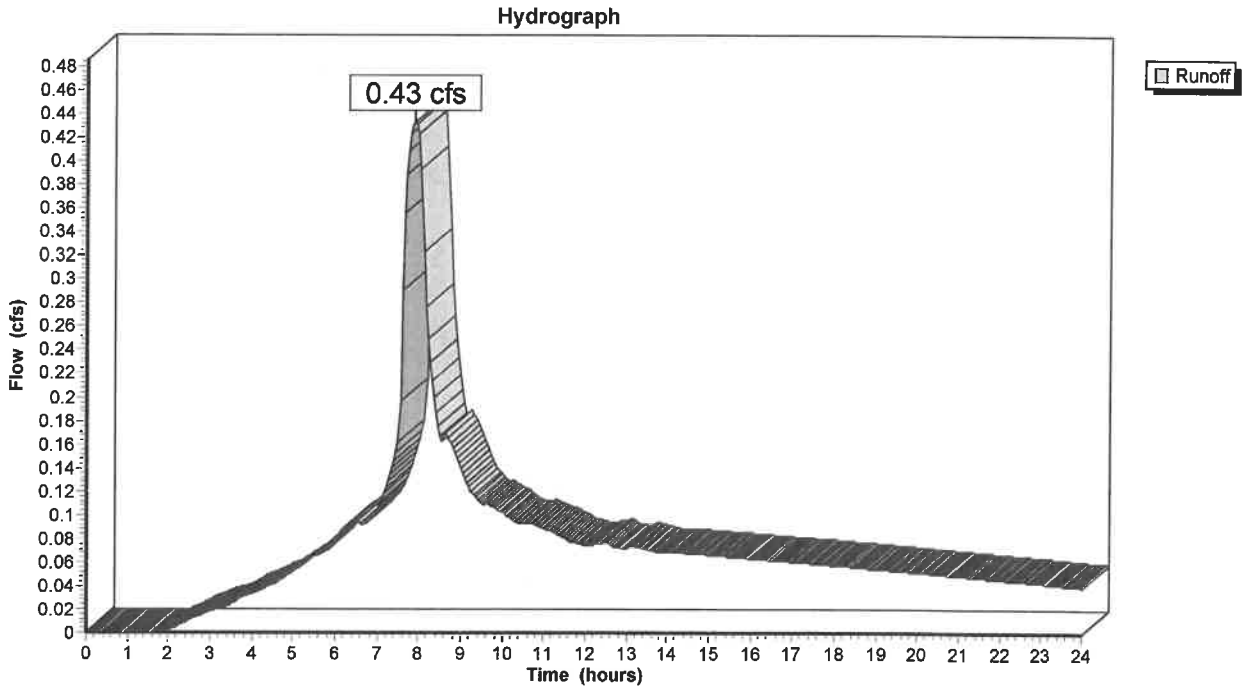
Runoff = 0.43 cfs @ 7.90 hrs, Volume= 0.137 af, Depth= 2.69"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr Rainfall=3.46"

Area (sf)	CN	Description
18,715	98	Roof, Sidewalk, Asphalt
7,980	80	Swale/Landscape
26,695	93	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Direct**

Subcatchment Site 1: Re-Developed Site

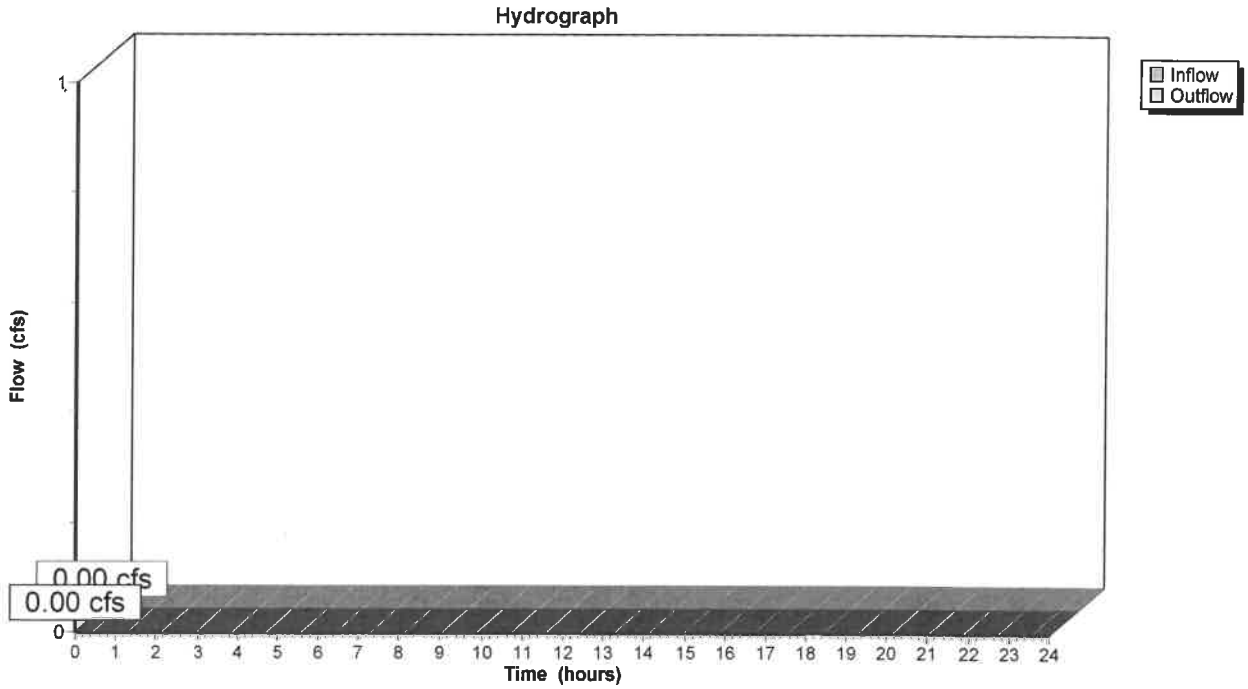


Reach 1R: Overall Developed Outflow

Inflow Area = 0.613 ac, Inflow Depth = 0.00"
Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Reach 1R: Overall Developed Outflow



Pond 1P: Infiltration Swale

Inflow Area = 0.613 ac, Inflow Depth = 2.69"
Inflow = 0.43 cfs @ 7.90 hrs, Volume= 0.137 af
Outflow = 0.11 cfs @ 7.25 hrs, Volume= 0.137 af, Atten= 75%, Lag= 0.0 min
Discarded = 0.11 cfs @ 7.25 hrs, Volume= 0.137 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Peak Elev= 2.30' Storage= 903 cf
Plug-Flow detention time= 56.2 min calculated for 0.137 af (100% of inflow)

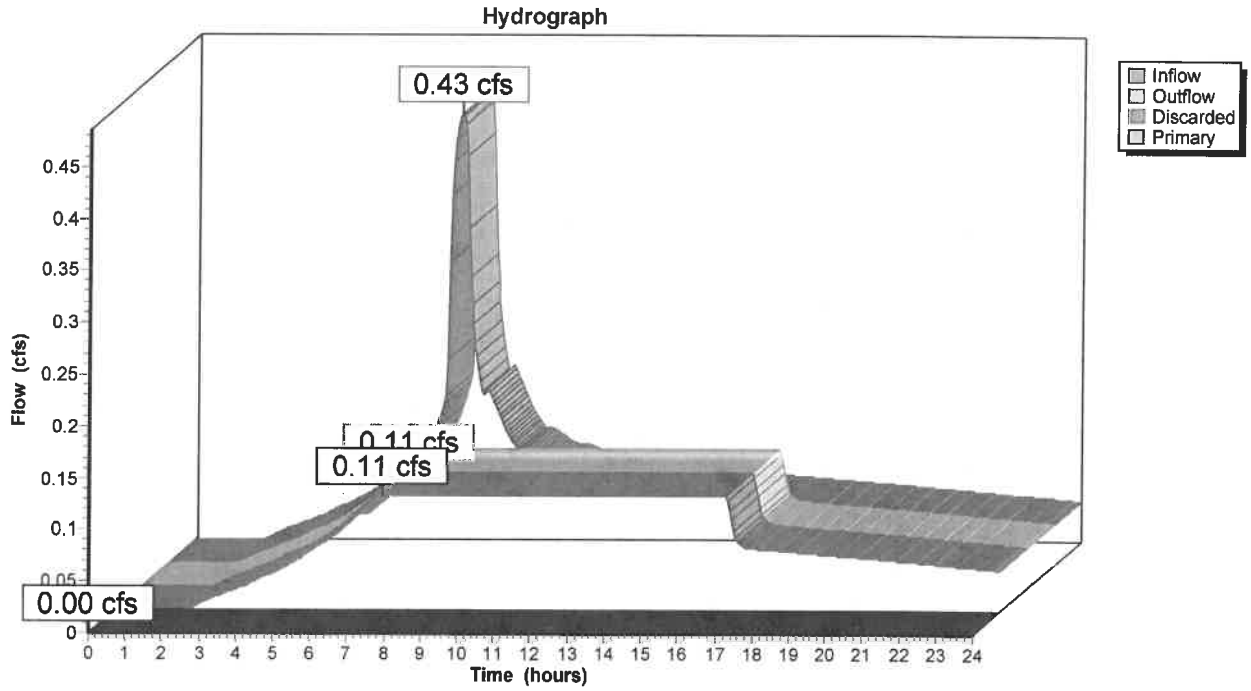
Elevation (feet)	Cum.Store (cubic-feet)
0.00	0
2.50	983
3.50	1,713
4.00	2,300

Discarded OutFlow Max=0.11 cfs @ 7.25 hrs HW=0.12' (Free Discharge)
└**1=Infiltration** (Controls 0.11 cfs)

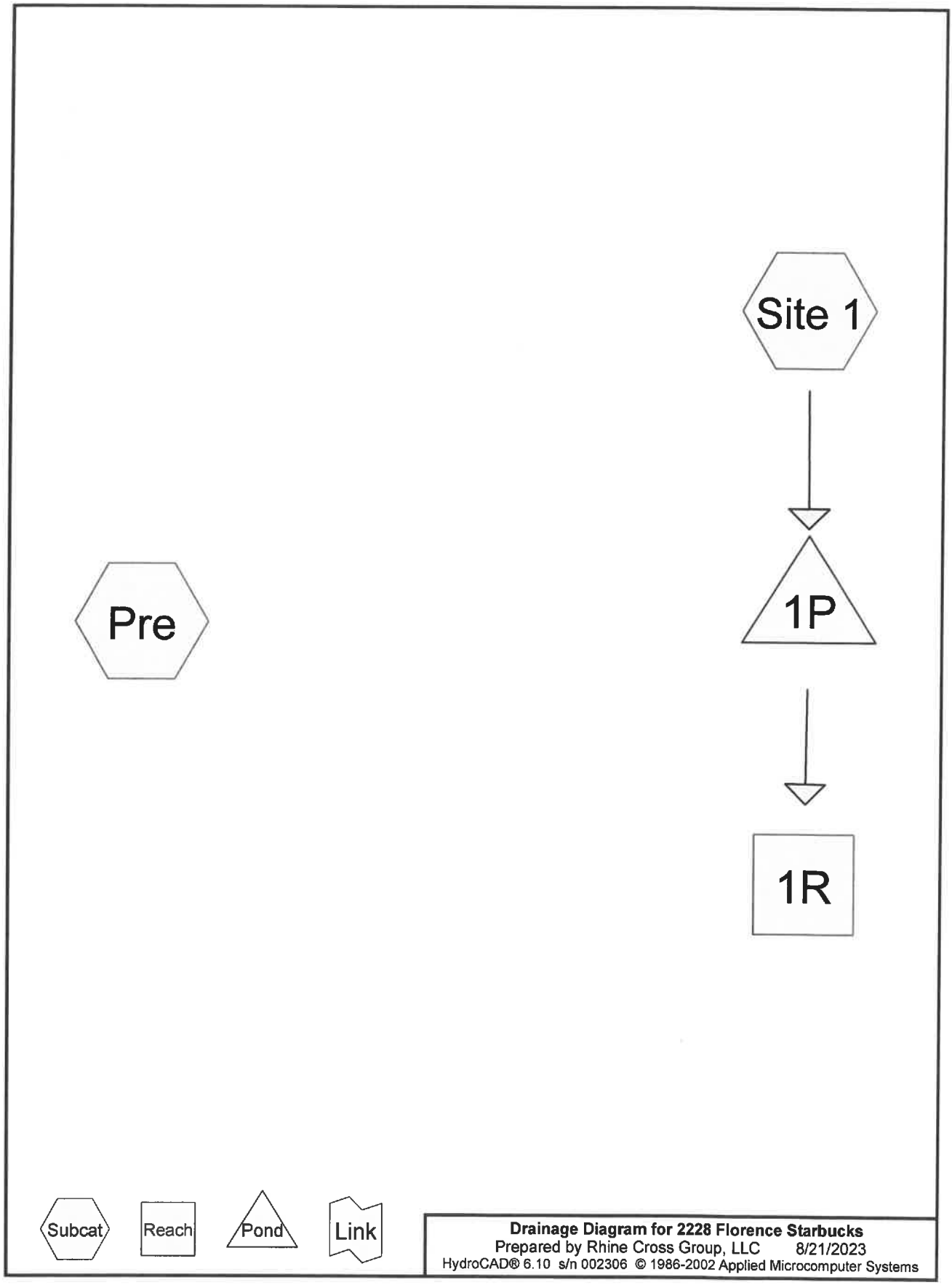
Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=0.00' (Free Discharge)
└**2=Orifice/Grate** (Controls 0.00 cfs)

#	Routing	Invert	Outlet Devices
1	Discarded	0.00'	**Infiltration** Elev. (feet) 0.00 0.10 2.50 4.00 Disch. (cfs) 0.00 0.11 0.11 0.11
2	Primary	3.50'	**6.0" Horiz. Orifice/Grate** Limited to weir flow C= 0.600

Pond 1P: Infiltration Swale



Appendix D



Drainage Diagram for 2228 Florence Starbucks
Prepared by Rhine Cross Group, LLC 8/21/2023

Subcatchment Pre: Pre Developed

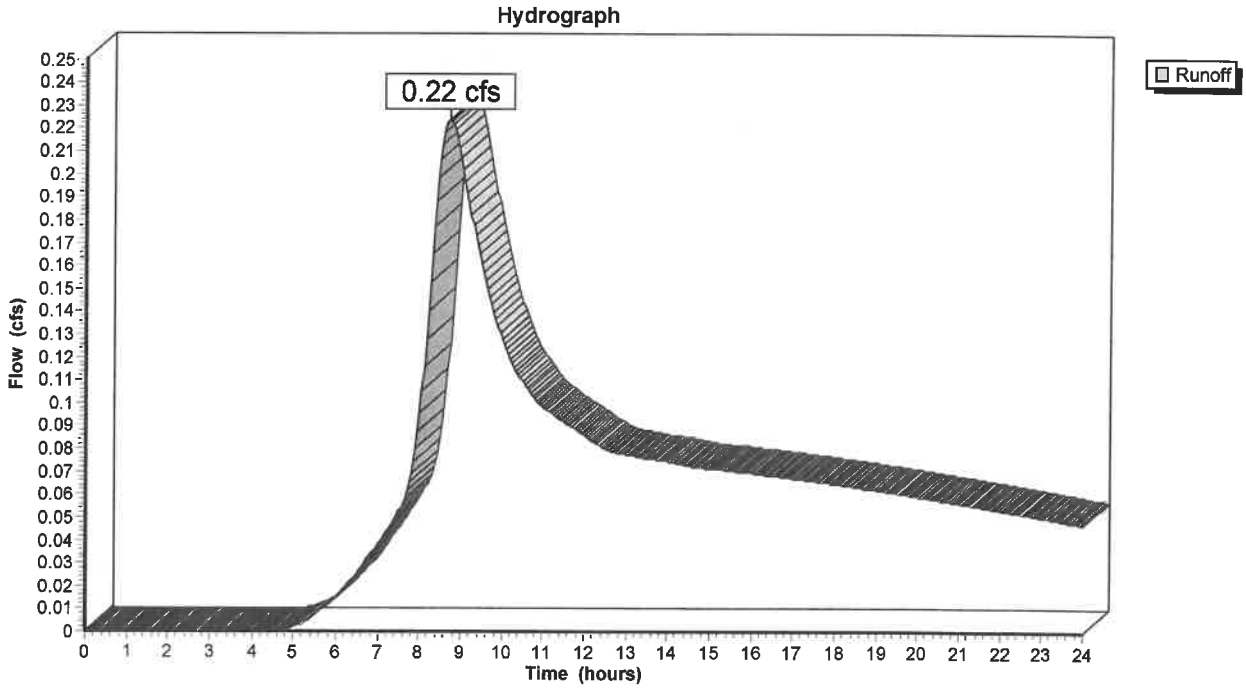
Runoff = 0.22 cfs @ 8.73 hrs, Volume= 0.117 af, Depth= 2.29"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr Rainfall=4.48"

Area (sf)	CN	Description
26,695	79	Woods "D" Soil Fair cover

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
65.2	150	0.0100	0.0		**Sheet Flow, Overland** Woods: Dense underbrush n= 0.800 P2= 3.50"

Subcatchment Pre: Pre Developed



Subcatchment Site 1: Re-Developed Site

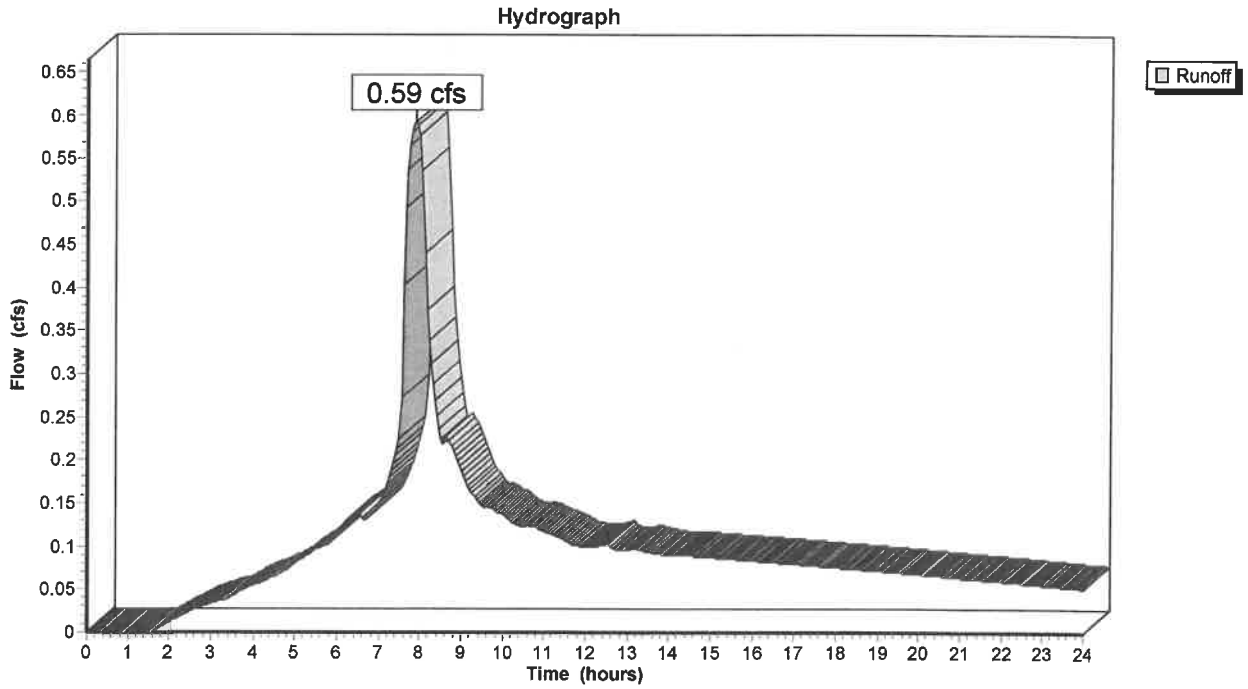
Runoff = 0.59 cfs @ 7.89 hrs, Volume= 0.188 af, Depth= 3.68"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr Rainfall=4.48"

Area (sf)	CN	Description
18,715	98	Roof, Sidewalk, Asphalt
7,980	80	Swale/Landscape
26,695	93	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Direct**

Subcatchment Site 1: Re-Developed Site

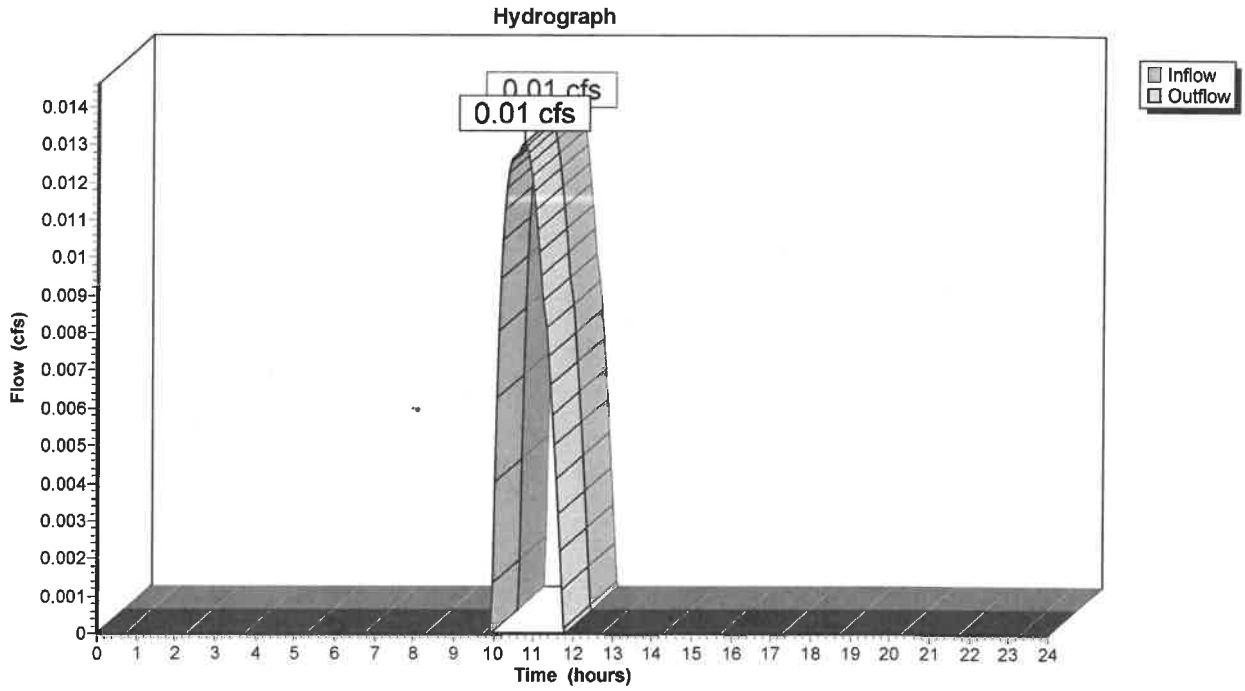


Reach 1R: Overall Developed Outflow

Inflow Area = 0.613 ac, Inflow Depth = 0.03"
Inflow = 0.01 cfs @ 10.73 hrs, Volume= 0.001 af
Outflow = 0.01 cfs @ 10.73 hrs, Volume= 0.001 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Reach 1R: Overall Developed Outflow



Pond 1P: Infiltration Swale

Inflow Area = 0.613 ac, Inflow Depth = 3.68"
Inflow = 0.59 cfs @ 7.89 hrs, Volume= 0.188 af
Outflow = 0.12 cfs @ 10.73 hrs, Volume= 0.183 af, Atten= 79%, Lag= 170.5 min
Discarded = 0.11 cfs @ 6.15 hrs, Volume= 0.182 af
Primary = 0.01 cfs @ 10.73 hrs, Volume= 0.001 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Peak Elev= 3.52' Storage= 1,734 cf
Plug-Flow detention time= 154.0 min calculated for 0.183 af (97% of inflow)

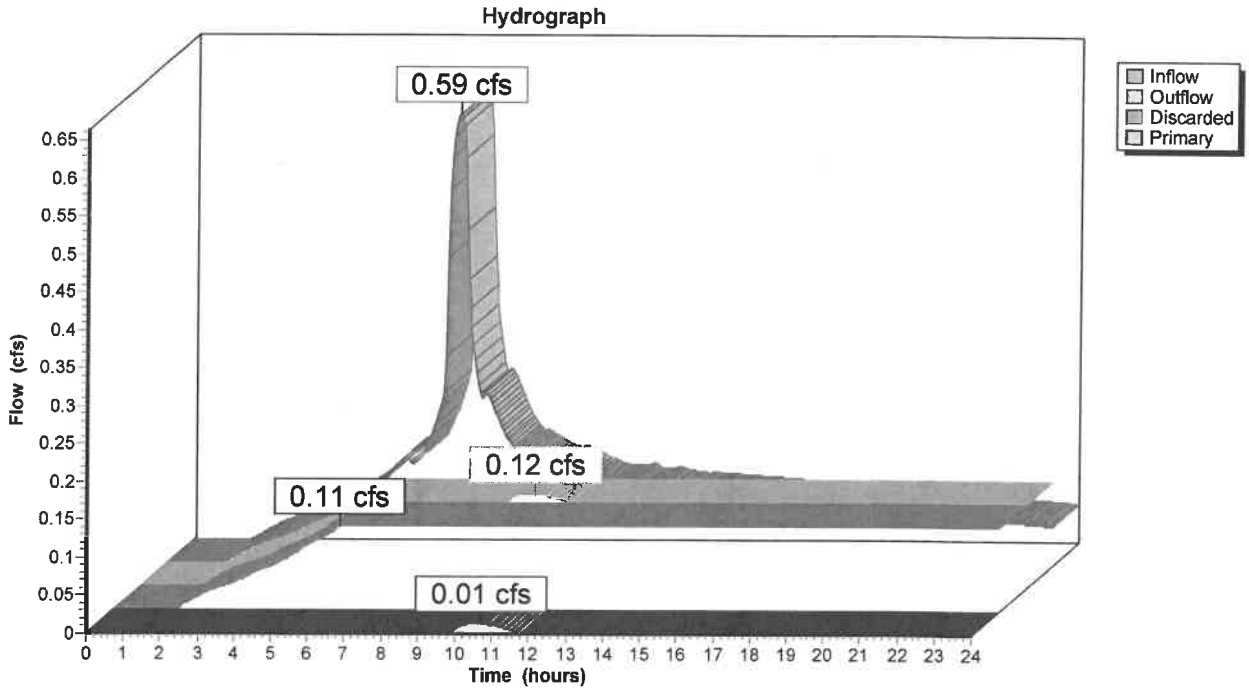
Elevation (feet)	Cum.Store (cubic-feet)
0.00	0
2.50	983
3.50	1,713
4.00	2,300

Discarded OutFlow Max=0.11 cfs @ 6.15 hrs HW=0.13' (Free Discharge)
└**1=Infiltration** (Controls 0.11 cfs)

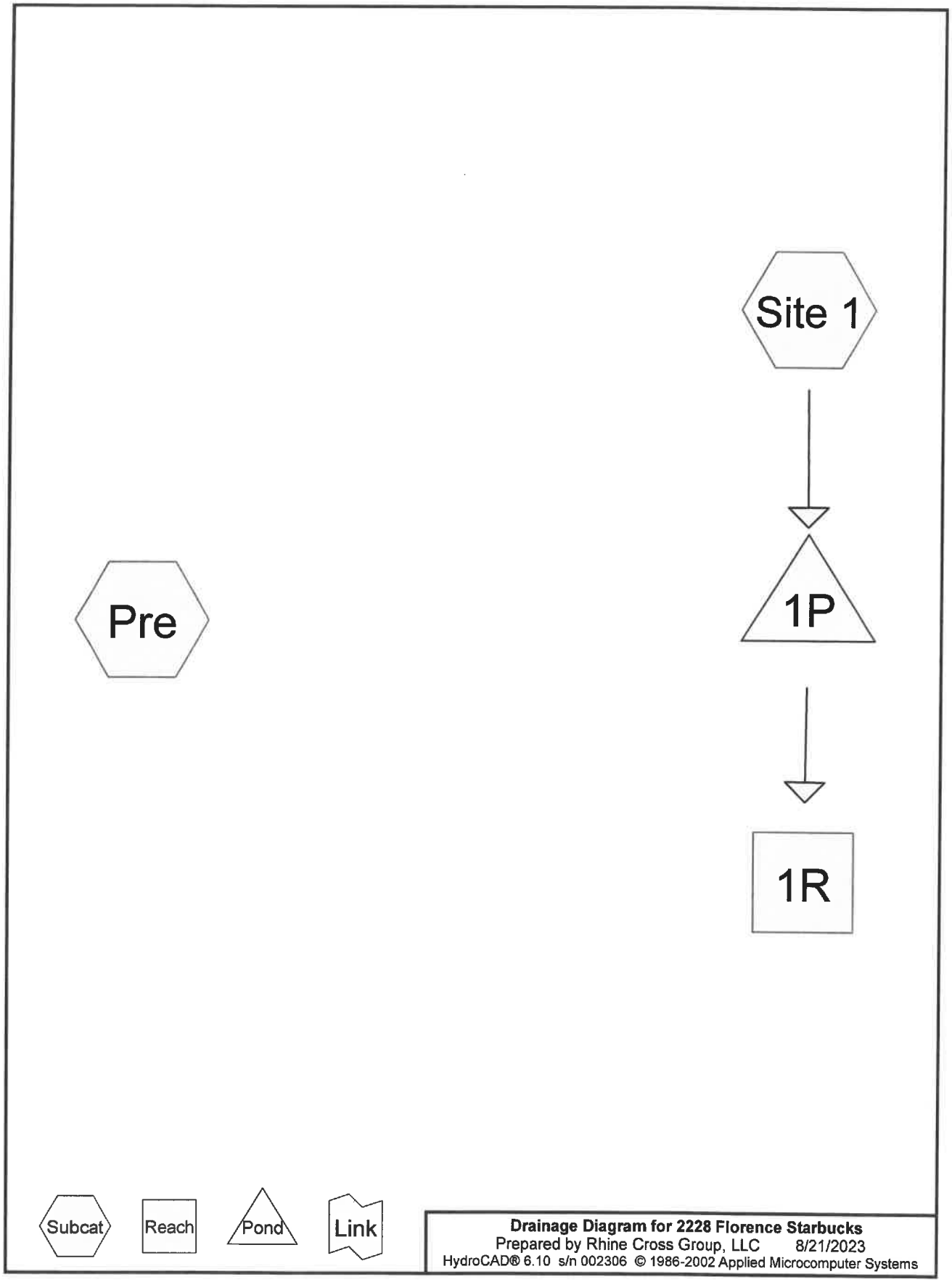
Primary OutFlow Max=0.01 cfs @ 10.73 hrs HW=3.52' (Free Discharge)
└**2=Orifice/Grate** (Controls 0.01 cfs)

#	Routing	Invert	Outlet Devices
1	Discarded	0.00'	**Infiltration** Elev. (feet) 0.00 0.10 2.50 4.00 Disch. (cfs) 0.00 0.11 0.11 0.11
2	Primary	3.50'	**6.0" Horiz. Orifice/Grate** Limited to weir flow C= 0.600

Pond 1P: Infiltration Swale



Appendix E



Drainage Diagram for 2228 Florence Starbucks
Prepared by Rhine Cross Group, LLC 8/21/2023

Subcatchment Pre: Pre Developed

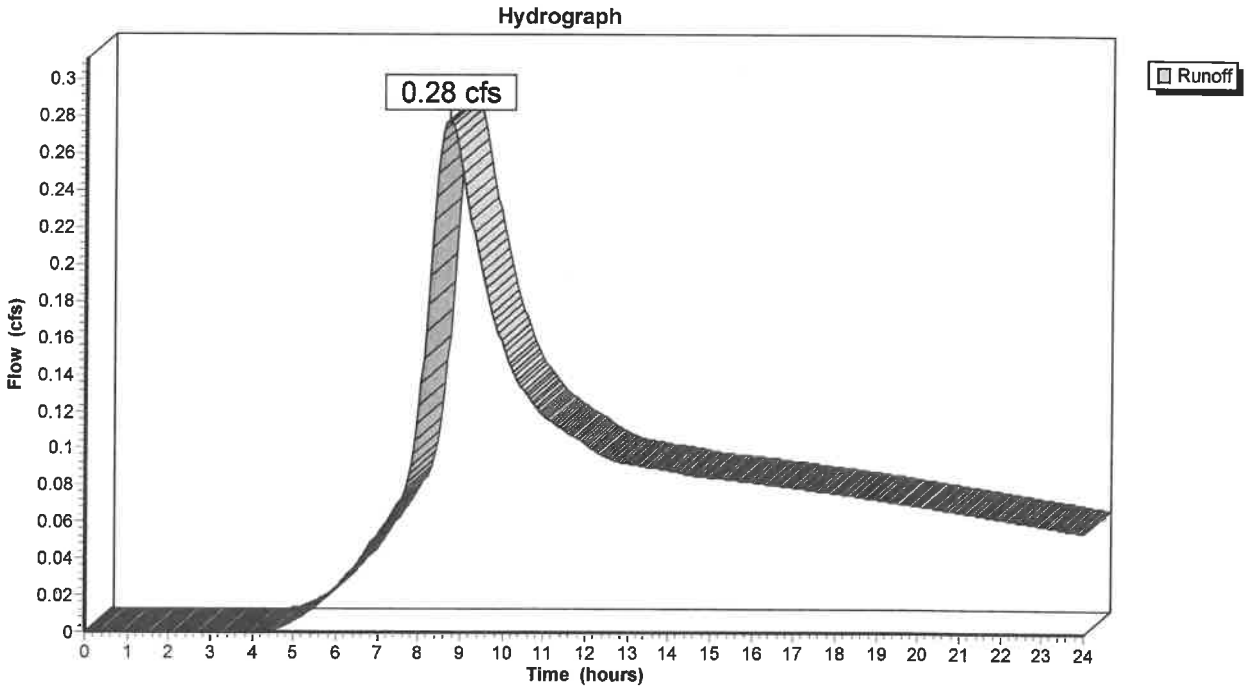
Runoff = 0.28 cfs @ 8.73 hrs, Volume= 0.141 af, Depth= 2.77"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr Rainfall=5.06"

Area (sf)	CN	Description
26,695	79	Woods "D" Soil Fair cover

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
65.2	150	0.0100	0.0		**Sheet Flow, Overland** Woods: Dense underbrush n= 0.800 P2= 3.50"

Subcatchment Pre: Pre Developed



Subcatchment Site 1: Re-Developed Site

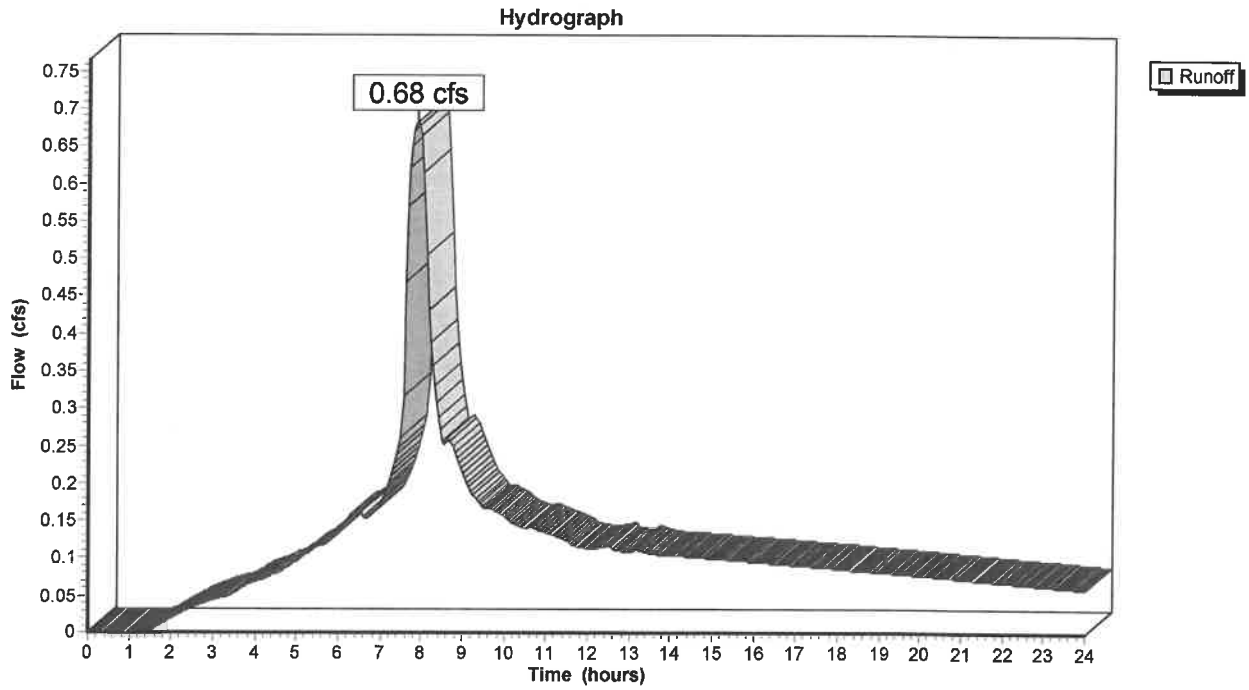
Runoff = 0.68 cfs @ 7.89 hrs, Volume= 0.217 af, Depth= 4.25"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr Rainfall=5.06"

Area (sf)	CN	Description
18,715	98	Roof, Sidewalk, Asphalt
7,980	80	Swale/Landscape
26,695	93	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Direct**

Subcatchment Site 1: Re-Developed Site

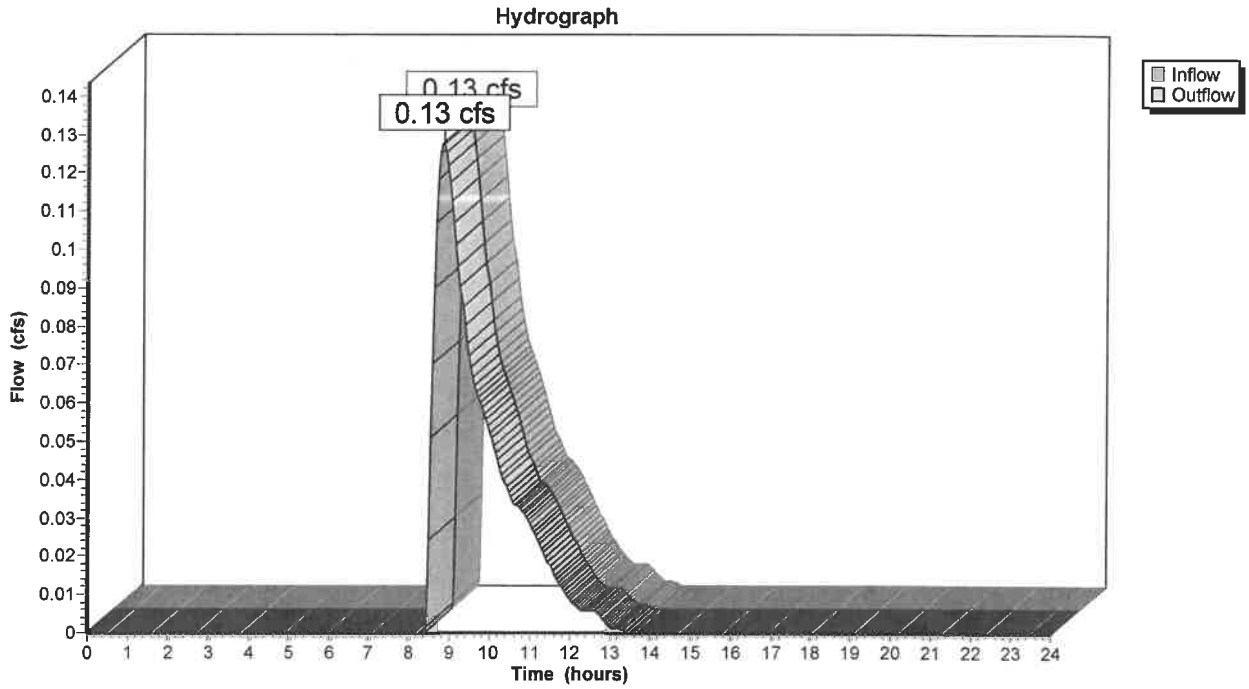


Reach 1R: Overall Developed Outflow

Inflow Area = 0.613 ac, Inflow Depth = 0.31"
Inflow = 0.13 cfs @ 8.82 hrs, Volume= 0.016 af
Outflow = 0.13 cfs @ 8.82 hrs, Volume= 0.016 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Reach 1R: Overall Developed Outflow



Pond 1P: Infiltration Swale

Inflow Area =	0.613 ac,	Inflow Depth =	4.25"	
Inflow =	0.68 cfs @	7.89 hrs, Volume=	0.217 af	
Outflow =	0.24 cfs @	8.82 hrs, Volume=	0.202 af,	Atten= 65%, Lag= 56.0 min
Discarded =	0.11 cfs @	5.60 hrs, Volume=	0.186 af	
Primary =	0.13 cfs @	8.82 hrs, Volume=	0.016 af	

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Peak Elev= 3.58' Storage= 1,812 cf
Plug-Flow detention time= 159.6 min calculated for 0.202 af (93% of inflow)

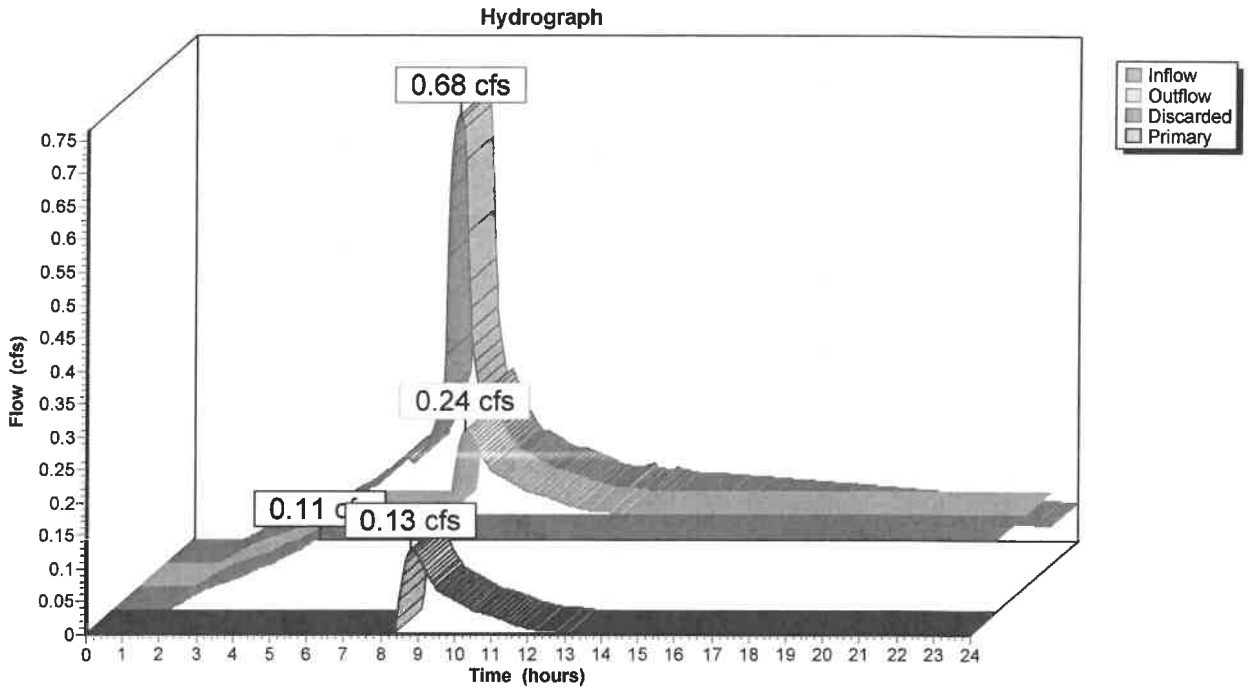
Elevation (feet)	Cum.Store (cubic-feet)
0.00	0
2.50	983
3.50	1,713
4.00	2,300

Discarded OutFlow Max=0.11 cfs @ 5.60 hrs HW=0.12' (Free Discharge)
↑—**1=Infiltration** (Controls 0.11 cfs)

Primary OutFlow Max=0.13 cfs @ 8.82 hrs HW=3.58' (Free Discharge)
↑—**2=Orifice/Grate** (Controls 0.13 cfs)

#	Routing	Invert	Outlet Devices
1	Discarded	0.00'	**Infiltration** Elev. (feet) 0.00 0.10 2.50 4.00 Disch. (cfs) 0.00 0.11 0.11 0.11
2	Primary	3.50'	**6.0" Horiz. Orifice/Grate** Limited to weir flow C= 0.600

Pond 1P: Infiltration Swale



Appendix F

STORMWATER MANAGEMENT FACILITY
CITY OF FLORENCE, OREGON OPERATION
& MAINTENANCE AGREEMENT

Sediment and other pollutants that degrade water quality will accumulate in urban stormwater facilities. The operation and maintenance of stormwater management facilities including the implementation of pollution reduction facilities is essential to the protection of the city's water quality. Removal of accumulated pollutants and sediment is important for proper operation. All property owners are expected to conduct business in a manner that promotes resource protection. This agreement contains specific provisions with respect to city maintenance of private stormwater management facilities and use of pollution reduction facilities.

Property Address: 1940 Highway 101, Florence Oregon, 97439

Legal description: Tax Lot 5002, Map No. 18-12-26-22

Whereas, FLOHOOF LLC, herein referred to as Owner, has constructed improvements, including but not limited to buildings, pavement, and stormwater management facilities on the property described above. In order to further the goals of the City of Florence to ensure the protection and enhancement of water quality, the City of Florence and Owner hereby enter into this Agreement. The responsibilities of each party to this Agreement are identified below.

Recitals

1. Owner owns the above described property within the City of Florence, Lane County, Oregon.
2. Owner owns and operates stormwater management facilities approved and permitted as required by land use permit AR 23 10 DR 01.
3. Owner has requested the city to provide the functional maintenance of the facility.
4. City approved construction plans dedicating the drainage system conveying the runoff from the residential properties to the stormwater facility as a public drainage system are on file.
5. Access routes for maintenance have been located within a dedicated public easement on private or commonly held property, within the public right-of-way or on city owned property.
6. Sufficient easement area, right-of-way width or property have been provided to accommodate the construction and maintenance of all existing and proposed utilities and public infrastructure.

Owner shall:

1. Implement the stormwater management plan included herein as Attachment "A". (Stormwater disposal and pollution reduction construction details, and source control protection, etc.)
2. Implement the stormwater maintenance plan included herein as Attachment "B". (Owner responsibilities such as vegetation control, debris pickup, etc.)
3. Inspect the facilities monthly and after significant storm events to determine if maintenance activity is warranted.
4. Maintain maintenance and inspection records (in the form of a log book) of steps taken to implement the programs referenced in (1) and (2) above. The log book shall be available for inspection by appointment at 1940 Highway 101. The log book shall catalog any action taken, who took the action, when it was taken, how it was done, and any problems encountered or follow-on actions recommended. Maintenance items ("problems") listed in Attachment "A" shall be inspected as specified in the attached instructions or more often if necessary. The Owner and Users are encouraged to photocopy the individual checklists in Attachment "A" and use them to complete its inspections. These completed checklists would then, in combination, comprise the logbook.
5. Submit an annual report to the City of Florence regarding implementation programs referenced in
   (1) and (2) above. The report must be submitted on or before June 30 of each calendar year after execution of this agreement. At a minimum, the following items shall be included in the report:
   a. Name, address, and telephone number of the businesses, persons, or firms

responsible for maintenance plan implementation, and the persons completing the report.

(2) Time period covered by the report.

(3) A chronological summary of activities conducted to implement the program and plan referenced in (1) and (2) above. A photocopy of the applicable sections of the logbook with any additional explanations needed shall suffice. For any activities conducted by paid parties, include a copy of the invoice for services.

(4) Any outline planned activities for the upcoming year.

6. Allow the City of Florence staff to inspect stormwater management facilities at the above referenced site.

City of Florence shall:

1. Execute the following periodic major maintenance on the subdivision's pollution reduction facilities: sediment removal from facilities, resetting orifice sizes and elevations, and adding baffles.
2. Maintain all stormwater management facility elements within the public rights of way and dedicated easements, such as catch basins, weirs, oil-water separators, and pipes.
3. Provide technical assistance to the Owner in support of its operation and maintenance activities conducted pursuant to its maintenance and source control programs. Said assistance shall be provided upon request and as the City of Florence's time and resources permit.
4. Review the annual report and conduct a minimum of one (1) site visit per year to discuss performance and problems with the stormwater management facilities.
5. Review the agreement with the Owner and modify it as necessary at least once every three (3) years.

Remedies:

1. If the City of Florence determines that maintenance that maintenance or repair work is required to be done to the stormwater management facilities located in the subdivision, the City of Florence shall give the Owner notice of the specific maintenance and/or repair required. The City of Florence shall set a reasonable time in which such work is to be completed the persons who were given notice. If the above required maintenance and/or repair is not completed within the time set by the City of Florence, written notice will be sent to the Owner stating the City of Florence's intention to perform such maintenance and bill the Owner for all incurred expenses.
2. If, at any time, the City of Florence determines that the existing facility creates any imminent threat to public health, safety, or welfare, the City of Florence may take immediate measures to remedy said threat. No notice to the persons listed in Remedies (1), above shall be required under such circumstances. All other

Owner responsibilities shall remain in effect.

1. The Owner shall grant unrestricted authority to the City of Florence for access to any and all stormwater management facilities for the purpose of performing maintenance or repair as may become necessary under Remedies (1) and/or (2).
2. The Owner shall assume responsibility for the cost of maintenance and repairs to the stormwater management facilities, except for those maintenance actions explicitly assumed by the City of Florence in the preceding section. Such responsibility shall include reimbursement to the City of Florence within 90 days of the receipt of the invoice for any such work performed. Overdue payments will require payment of interest at the current legal rate for liquidated judgments. If legal action ensues, any costs or fees incurred by the City of Florence will be borne by the parties responsible for said reimbursements. This Agreement is intended to protect the value and desirability of the real property described above and to benefit all the citizens of the City of Florence. It shall run with the land and be binding on all parties having or acquiring any right, title, or interest or any part thereof, of real property in the subdivision. They shall inure to the benefit of each present or future successor in interest of said property or any part thereof or interest therein, and to the benefit of all citizens of the City of Florence.

This instrument is intended to be binding upon the parties hereto, their heirs, successors and assignees.

In Witness whereof, the undersigned has executed this instrument on this _____ day of _____,20____.

OWNER(s):

Signature _____

_____
(print name)

STATE OF OREGON,
County of Benton, ss:
This instrument was acknowledged before me this _____ day of _____,
20__,by _____, owner(s) of the above described premises.

_____
Notary Public for Oregon

_____
My commission expires

MANAGER, CITY OF FLORENCE
In Witness whereof, the undersigned agent of the City of Florence has executed this instrument and acknowledged
the said instrument to be free and voluntary act and deed on this _____ day of _____,
20____ for the purposes herein mentioned and on oath states he is authorized to execute said instrument.

_____
City Manager

STATE OF OREGON,
County of Lane, ss:
This instrument was acknowledged before me this _____ day of _____,
20__, by _____, owner(s) of the above described premises.

_____
Notary Public for Oregon

_____
My commission expires

Appendix G

After Recording Return to:
Name:
Address:

Place Recording Label Here

APPENDIX A.4
Form O&M: Operations and Maintenance Plan

Permit Application No . _____

Owner Name: _____

Phone: *(area code required)* _____

Mailing Address: *(return address for records)* _____

City/State/Zip: _____

Site Address: _____

City/State/Zip: _____

Site Legal Description:

_____

_____

_____

1 Responsible Party for Maintenance *(check one)*

_ Homeowner association _ Property Owner _ Other *(describe)*

_____

2 Contact Information for Responsible Party(ies) if Other than Owner

Daytime Phone: *(area code required)* _____ - _____ - _____
Emergency/After Hours Phone: _____ - _____ - _____
Contact Name and Address:

_____

Instructions

Simplified Sizing Approach: *Attach O&M Specifications from the Florence Stormwater Design Manual Appendix H.*

Presumptive and Performance Sizing Approach: *Attach the site-specific O&M Plan (See Stormwater Design Manual Section 6).*

3 Site Plan
Show all facility locations in relation to labeled streets, buildings, or other permanent features on the site. Also show the sources of runoff entering the facility, and the final onsite/offsite discharge point.
Please complete the table below

Maintaining the stormwater management facility on this site plan is a required condition of building permit approval for the identified property. The property owner is required to operate and maintain this facility in accordance with the O&M specifications or plan on file with the City of Florence. That requirement is binding on all current and future

owners of the property. Failure to comply with the O&M specifications or plan may result in enforcement action, including penalties. The O&M specifications or plan may be modified by written consent of new owners and written approval by re-filing with the Community Development Department.

Complete and recorded O&M Forms shall be submitted to:
Community Development Department, 250 Highway 101, Florence, OR, 97439
Office hours are 8 - 5, Monday through Friday. Call 541-997-3436 for assistance.

Required Site Plan (insert here or attach separate sheet)

☐ I Have Attached a Site Plan

Please complete this table

Facility Type	Size (sf)	Drainage is from:	Impervious Area Treated (sf)	Discharge Point	

BY SIGNING BELOW *filer accepts and agrees to the terms and conditions contained in this O&M Form and in any document executed by filer and recorded with it. To be signed in the presence of a notary.*

_____
Filer signature

INDIVIDUAL Acknowledgement
STATE of OREGON county of:

This instrument was acknowledged before me on:

By:

Notary Signature:

My Commission Expires: _____ *for notary seal*

CORPORATE Acknowledgement
STATE of OREGON county of:

This instrument was acknowledged before me on:

By:

As (title):

Of (corporation):

Notary Signature:

My Commission Expires: _____

Private Storm System and Stormwater Facility Maintenance Manual

Prepared For:

Starbucks Coffee
1940 Hwy 101
Florence, Oregon

PRESENTED BY:

R-C
RHINE-CROSS
GROUP

CIVIL ENGINEERING ■ SURVEYING ■ PLANNING
112 N 5th ST – Suite 200 – P.O. BOX 909
KLAMATH FALLS, OR 97601
(541) 851-9405

INSPECTION AND MAINTENANCE ACTION CHECKLISTS

The following inspection and maintenance action checklists (IMACs) are provided primarily for maintenance field staff. The checklists indicate recommended inspection frequency, conditions to look for, corrective actions, special considerations, and estimated time to perform the work. They can assist management staff with maintenance planning, scheduling, staffing, and budgeting. The work time estimates given on the checklists should be compared to actual effort required to perform each task in the future and revised as necessary.

Continual review, feedback, and revision of the checklists will make them more effective tools in the effort to manage stormwater. Some facilities will have specific maintenance requirements that are not included in these checklists; these requirements should be followed in addition to what is included on the IMACs.

The IMACs define the frequency at which facilities should be inspected for each potential problem condition. The frequencies are defined as follows:

- Storm—After any major storm (0.8 inches or more in 24 hours)
- Monthly—Each month from November through April
- Annual—Once a year in early spring or fall.

Special considerations listed in the checklists are given as code numbers, identified as follows:

1. **Procedures**—Consult the City Engineer prior to performing work.
2. **Waste management**—Dispose per Oregon Department of Environmental Quality standards.
3. **Sensitive area**—Consult the appropriate section of this chapter prior to performing work.
4. **Timing**—Check for optimum seeding/planting time.
5. **Safety**—Follow all safety protocols.
6. **Water quality**—Perform during prolonged dry periods or install temporary erosion and sediment control (TESC) features prior to performing work.

NOTE: Manhole, pipe, or vault entry is confined space. Consult Occupational Safety & Health Administration guidelines.

Inspection and Maintenance Action Checklist — Infiltration Basins/Trenches*

Inspection Frequency			Conditions to Check For	Action	Special Considerations	Man hours/ Action (est.)
Storm	Monthly	Annual				
X	X		**Trash and debris** of more than 1 cubic foot (1 garbage can).	Remove and dispose of waste.	2	1-2 mh/cf
		X	**Poorly draining facility**: operating on less than 90% of design capacity, or overflowing.	Remove and dispose of clogged filter media. Determine need for deep tilling or extensive replacement of filter media. Consider installation of sediment trap.	1, 2	1 mh/20 cy
		X	**Sediment or debris accumulations** exceeding 2 inches.	Remove with appropriate equipment to limit compaction or damage to infiltration media. Record amount of waste collected.	1, 2	1 mh/20 cy
	X		**Trash, debris, or sediment** in any inlet/ outlet pipe, sump, vault, manhole, catch basin, or settling pond.	Manually remove or use mechanical equipment such as jet or eductor.		1-2 mh/cy
		X	**Rock protection missing** from overflow spillway. Rock filter clogged or damaged.	Replace rock or gravel according to design specifications. Remove blockage manually or with appropriate equipment.	1	0.5 mh/sy
		X	**Erosion within facility**.	Determine cause of erosion and eliminate. Apply appropriate temporary erosion control BMPs. Evaluate options for permanent solution.	None	1-2 mh/sf
	X		**Odor, sludge, or color**. Presence of flammable chemicals such as natural gas, oil, and gasoline. Presence of any other chemical pollutants.	Notify appropriate city staff to investigate and determine chemical type. Remove contaminant by appropriate methods and dispose of as directed by hazardous waste protocols. Provide sign or stencil as necessary.	2, 5	2-4 mh/cleanup
		X	**Vegetation is sparse, unhealthy looking.** **Vegetation is overgrown.** **Vegetation poses potential health hazard** (poison oak, stinging nettles, tansy).	Determine cause of poor growth. Revegetate to specifications as necessary. Avoid use of fertilizers. Cut vegetation and remove cuttings. Remove mechanically or evaluate herbicide treatment. Apply approved herbicide conservatively and as directed.	2, 5	1-2 mh/100 sf

* Facilities may have unique O&M requirements or manuals. Consult supervisor.

Inspection and Maintenance Action Checklist — Catch Basins and Inlets

Inspection Frequency			Conditions to Check For	Action	Special Considerations	Man hours/ Action (est.)
Storm	Monthly	Annual				
X	X		**Trash, debris, and sediment on grating.** More than 1/2 cu ft in front of or on grating, blocking capacity by more than 10%	Remove and dispose of waste.	2	0.5-1 mh/grate
		X	**Sediment or debris in sump.** Depth exceeds 1/2 the distance between the bottom of basin and the invert of lowest pipe into or out of the basin.	Evaluate whether cleaning can be performed manually or mechanically. Perform work or contract out. Record amount of waste collected at each basin.	2	2 mh/sump
		X	**Trash or debris in any inlet or outlet pipe** blocking more than 1/3 of its height.	Manually remove or use mechanical equipment such as jet or eductor.	2	1-2 mh/cb
		X	**Structural damage** to catch basin frame or top slab: corner extends more than 3/4" past curb face; top slab has holes larger than 2 sq in or cracks wider than 1/4"; frame is 3/4" from flush on top slab	Repair, adjust or replace as necessary to eliminate hazards to street and sidewalk users and ensure that all stormwater flow enters catch basin. Investigate potential for repair work to coincide with road resurfacing.	1	4-8 mh/cb
		X	**Cracks in basin walls or bottom** exceeding 1/2" ×1', soil particles entering catch basin through cracks	If basin is structurally sound, patch or repair as necessary. If basin is not deemed structurally sound or cracks are greater than 3' in length, replace to design standards.	1	2-16 mh/cb
		X	**Settlement of basin** by more than 1" or rotation of more than 2" from alignment.	Repair, reset, or replace to design standards.	1	8-16 mh/cb
X	X		**Odor, sludge, or unusual color.** Presence of flammable chemicals such as natural gas, oil, and gasoline. Presence of any other chemical pollutants.	Notify appropriate city staff to investigate and determine chemical type. Remove contaminant by appropriate methods and dispose of as directed by hazardous waste protocols. Provide sign or stencil as necessary.	2, 5	2-4 mh/cleanup
X	X		**Vegetation visibly inhibiting flow.**	Depending on surrounding land use either cut vegetation or remove. Consult appropriate city staff regarding use of herbicides and timing of applications.	5	0.5-2 mh/cb
	X		**Broken grate.** Grate has multiple crack or any cracks longer than 2".	Replace Grate	5	

Inspection and Maintenance Action Checklist — Control Structures/Flow Restrictors

Inspection Frequency			Conditions to Check For	Action	Special Considerations	Man hours/ Action (est.)
Storm	Monthly	Annual				
		X	**Sediment, debris, or trash** is blocking or sump is less than 50% from restrictor/orifice plate	Remove and dispose of waste. Contract for cleaning if necessary.	2, 5	6-12 mh/structure
		X	**Structural integrity**. Tee-type flow restrictor is not securely attached to manhole wall and outlet pipe. Weir or baffle flow restrictor not securely attached to manhole. Flow restrictor is not plumb within 10% Connections to outlet pipe are leaking and show signs of rust Holes in plates, baffles, elbows, etc.	Determine best method for anchoring flow restrictor based on materials and severity of situation. Consult supervisor if necessary. Replumb and realign restrictor, securing as necessary. Repair or replace as necessary to eliminate leakage. Plug or patch holes if structural integrity is not affected. Replace part if possible, replace entire structure if severely failing.	1, 5	8-16 mh/repair
		X	**Cleanout shear gate damaged**, rusted, not watertight or missing. Gate cannot be adjusted by one person. Chain or rod is missing or damaged	Repair or replace to meet design standards. Repair, lubricate, or replace gate as necessary. Repair or replace chain or rod as necessary.	none	1-6 mh/repair
X	X		**Trash, sediment, or debris** blocking overflow pipe.	Remove material manually or with mechanical equipment. Contract for cleaning if necessary.	1, 4	4-8 mh/pipe

Inspection and Maintenance Action Checklist — Ditches/Pipes*

Inspection Frequency			Conditions to Check For	Action	Special Considerations	Man hours/ Action (est.)
Storm	Monthly	Annual				
		X	**Trash and debris**. More than 1 cubic foot (1 garbage can).	Remove and dispose of waste.	2	1 mh/cf
		X	**Accumulated sediment** exceeds 20% of ditch depth or pipe diameter.	Remove and dispose of waste. Avoid altering ditch geometry unless planned and revegetated.	2	1 mh/cy
		X	**Vegetation or roots in pipe** reducing free flow of water.	Cut back vegetation or roots manually or contract out. Remove cuttings and dispose of waste.	2	0.5 mh/lf
		X	**Weedy shrubs or saplings in ditch** reducing free flow of water.	Manually cut or brush-hog. Remove cuttings and dispose of waste. Avoid disturbing soil and grasses.	2	0.5-1 mh/100 sf
		X	**Damaged pipe** (cracked, rusted, bent, or crushed).	Repair or replace. Evaluate need to upgrade entire system.	1	2-6 mh/lf
	X		**Erosion on ditch** sides or bottom, or banks.	Determine cause of erosion and eliminate. Provide temporary erosion control and consult appropriate city staff for permanent solution.	1	1-2 mh/sf
		X	**Rock lining out of place or missing** (if applicable).	Replace rock to design level. Determine cause of damage and consult appropriate city staff if necessary for permanent solution.	1	0.5 mh/cy

* Excluding those used by salmonids.

Inspection and Maintenance Action Checklist — Grounds Maintenance (Landscaping)

Inspection Frequency			Conditions to Check For	Action	Special Considerations	Man hours/ Action (est.)
Storm	Monthly	Annual				
	X		Vegetation is overgrown or dominated by weeds.	Trim, prune, and weed to provide appealing aesthetics. Follow City vegetation management guidelines.	none	2-4 mh/100 sf
	X		Weeds occupy more than 20% of the landscaped area.	Remove weeds to less than 5% of the landscaped area.	2	0.5-1 mh/100 sf
	X		Poison ivy, other poisonous vegetation, or insect nests present a safety hazard.	Remove poisonous vegetation or insect nests using best professional judgment of methods and safety precautions.	2, 5	1-2 mh/100 sf
X	X		Unsightly accumulation of trash or debris	Remove and dispose of trash or debris.	2	0.5 mh/cf
X	X		Noticeable erosion such as rills in landscaped areas	Identify cause of erosion. Slow down or spread out surface water flow. Fill, contour, and seed eroded areas.	4	1-2 mh/tree
		X	Limbs or part of trees or shrubs are split or broken, affecting more than 25% of the total foliage of the plant.	Trim or prune trees or shrubs to restore shape. Do not top. Replace severely damaged trees or shrubs.	2	2-4 mh/tree
	X		Trees or shrubs have been blown over or knocked down.	Inspect for injury to stem or roots; replant if possible. Replace if severely damaged.	none	1-2 mh/tree
		X	Trees or shrubs are leaning over, exposing the roots.	Place stakes and rubber-coated ties around young trees or shrubs for support.	none	0.5-1 mh/tree

STORMWATER FACILITY
INSPECTION/MAINTENANCE FIELD FORM

Facility Type:	
Facility Location (name):	
Inspection Date:	
Inspected By:	

Insp. Freq. (S/M/A)	Conditions Checked	Observations	Actions Taken or Required	Date Action Taken	Actual mh/action

S/M/A - Storm, Monthly, Annual

EXHIBIT F FILE # AR2510DR01
Clc

Clare Kurth

From: Darren Dickerhoof <darren@dickerhoof.com>
Sent: Wednesday, September 13, 2023 5:01 PM
To: Clare Kurth; Lani Hickey; Paul@stabilityengineers.com
Cc: Wendy Farley-Campbell; Sharon Barker
Subject: RE: Starbucks Questions
Attachments: McMinnville 1.png; McMinnville 2.png

Clare – I have a couple comments below in red. The window trim item may be on the shell plans in the building dept, but Paul may know.

Paul – do you have the answer to the door and window trim question below? In the attached photos it looks like 1x3.

Marc and Lani – A couple of these you probably know better than any of us.

Darren

From: Clare Kurth <clare.kurth@ci.florence.or.us>
Sent: Wednesday, September 13, 2023 4:39 PM
To: Lani Hickey <lani@rc-grp.com>; Darren Dickerhoof <darren@dickerhoof.com>
Cc: Wendy Farley-Campbell <wendy.farleycampbell@ci.florence.or.us>; Sharon Barker <sharon.barker@ci.florence.or.us>
Subject: Starbucks Questions

Good evening,

I was reviewing the new packet of information that was submitted on August 25, 2023 in response to the NOIC. I see that most of the items on the NOIC have been addressed and I am working through starting the review. I should have all the information required for the stormwater review. I had a couple questions I was hoping I could get answered about the lighting, design review, parking, and landscaping.

- Lighting: I still don't seem to see the details of the proposed lighting fixtures. I see the conceptual images on sheet A2.0 and I see the photometric plans on pages 88-90. Were images of the proposed lighting fixtures submitted? Clare – I am not sure if we have the exact fixtures, but I believe the goal is for them to look very similar to the attached photo #2.
- Design review: can you specify the width and material of proposed trim on the windows and doors. I am sure it's included, so even just pointing me to the right page or sheet would be helpful. Paul – do you have this on the shell plans?
    - Where sheet A2.0 includes the finish notes with paint color "(TBD)" will the final color be black and off-white as mentioned or is there a chance they will be something different in the schematic phase? Clare – it is my understanding that they want it to look very similar to the attached photos.
- Parking; all the stalls appear to have the required double line striping on Sheet No. SP 01 and I see that it is specified to be 4'' white line. Is the double line striping proposed to be a minimum 2' on center in accordance with FCC 10-3-9-B – Marc and Lani – I assume we are doing a single 4" line in white?

- Landscaping; FCC 10-34-3-4-A-4 (included below) requires edging 4" above-grade or recessing from grade. I re-read the NOIC that I sent and see that I was not clear when I attempted to ask for this information. Will the 4" edging be provided or will the landscaping be recessed? Clare – We should have a standard curb around landscaping – does that address what you need?

> 4. Non-plant Ground Covers. Bark dust, chips, aggregate, or other non-plant ground covers may be used. Non-plant ground cover located adjacent to pedestrian ways shall be confined to the material within the planting bed to avoid safety hazards by edging 4 inches above-grade or recessing from grade. Non-plant ground covers cannot be a substitute for ground cover plants.

  - Outdoor patio area; thank you for clarifying that there will be no fences, terraces, or shelter around the exterior patio. What is the square footage of this area? Marc and Lani?
  - Demo plan of the pavement; This would be helpful, but I should be able to get what I need for the review from sheets SP 04 and SP 01. Marc and Lani?

Thank you and please let me know if you have any questions.

Clare K

Clare Kurth

From: Lani Hickey <lani@rc-grp.com>
Sent: Thursday, September 14, 2023 10:03 AM
To: Clare Kurth; Darren Dickerhoof; Marc Cross
Cc: Wendy Farley-Campbell; Sharon Barker
Subject: RE: Starbucks Questions
Attachments: 22312_Americas_HUBBELL.pdf; McMinnville 1.png; McMinnville 2.png

Hi Clare,

Please see responses below and the attachments to hopefully get all your questions answered.

Thanks,

Lani

I was reviewing the new packet of information that was submitted on August 25, 2023 in response to the NOIC. I see that most of the items on the NOIC have been addressed and I am working through starting the review. I should have all the information required for the stormwater review. I had a couple questions I was hoping I could get answered about the lighting, design review, parking, and landscaping.

- Lighting: I still don't seem to see the details of the proposed lighting fixtures. I see the conceptual images on sheet A2.0 and I see the photometric plans on pages 88-90. Were images of the proposed lighting fixtures submitted? Outdoor lighting cut sheets attached.
- Design review: can you specify the width and material of proposed trim on the windows and doors. I am sure it's included, so even just pointing me to the right page or sheet would be helpful. Window/Door trim dimensions are not specified on the plans, but the storefront mullions are typical 2" x 4 ½".
    - Where sheet A2.0 includes the finish notes with paint color "(TBD)" will the final color be black and off-white as mentioned or is there a chance they will be something different in the schematic phase? Please refer to attachments for final paint colors.
- Parking; all the stalls appear to have the required double line striping on Sheet No. SP 01 and I see that it is specified to be 4" white line. Is the double line striping proposed to be a minimum 2' on center in accordance with FCC 10-3-9-B Yes all new striping will be double line parking that is 2' on center except for the existing parking lot striping that will remain. Per our survey ties a lot of this striping is somewhere between 1.5'-1.8' on center.
- Landscaping; FCC 10-34-3-4-A-4 (included below) requires edging 4" above-grade or recessing from grade. I re-read the NOIC that I sent and see that I was not clear when I attempted to ask for this information. Will the 4" edging be provided, or will the landscaping be recessed? I think we were a little confused here as well, we thought the City was asking about curb height from the parking lot surface. We have never seen this requirement before, but we will recess the non-plant ground covers when next to a pedestrian walkway. It seems like a 4" drop from the edge of the walkway into landscaping is more of a safety hazard than a little bark mulch spilling onto the walkway.

> 4. Non-plant Ground Covers. Bark dust, chips, aggregate, or other non-plant ground covers may be used. Non-plant ground cover located adjacent to pedestrian ways shall be confined to the material within the planting bed to avoid safety hazards by edging 4 inches above-grade or recessing from grade. Non-plant ground covers cannot be a substitute for ground cover plants.

- Outdoor patio area: thank you for clarifying that there will be no fences, terraces, or shelter around the exterior patio. What is the square footage of this area? Outdoor Patio Area is approximately 10'x18' or 180 sq.ft.
- Demo plan of the pavement; This would be helpful, but I should be able to get what I need for the review from sheets SP 04 and SP 01. Asphalt on the north side of the building is planned to be completely removed and lowered so that a 6" curb reveal can be constructed – this is indicated by the light grey shading on SP01. Asphalt on the south side of the building will be cut for the new drive aisle and the asphalt outside of the light grey shading is planned to remain.