

LAND MANAGEMENT DIVISION



LAND USE APPLICATION
Preliminary Subdivision

PUBLIC WORKS DEPARTMENT 125 E 8th AVENUE, EUGENE OR 97401 PLANNING: 682-3807

For Office Use Only: FILE # PA105821 CODE: DASUB

FEE: \$4000 +

$200/10 \times 62 \text{ lots} = \$12,400$
 $28\% = \$4,592$
100

Applicant (print name): BENEDICK HOLDINGS LLC.

Mailing address: 27922 WARD LANE, EUGENE, OREGON 97402

Phone: (541) 688-6402

Email: ejbenedick@msn.com

TOTAL

\$21,092

Applicant Signature: _____

Sharla A Whitten

Agent (print name): EGR & ASSOCIATES

Mailing address: 2535 B PRAIRIE ROAD, EUGENE, OREGON 97402

Phone: (541) 688-8322

Email: clintbeecroft@egrassoc.com

Agent Signature: _____

Clint Beecroft

Land Owner (print name): BENEDICK HOLDINGS LLC.

Mailing address: 27922 WARD LANE, EUGENE, OREGON 97402

Phone: (541) 688-6402

Email: ejbenedick@msn.com

Land Owner Signature: _____

Sharla A Whitten

LOCATION

18S 12W 10 34 400, 401 & 801
Township Range Section Taxlot
18 12 10 40

VACANT - NONE

Site address

PROPOSAL: A request for Director Approval of a Preliminary Subdivision, pursuant to Lane Code 13.050 and 13.120.

Version 10/08

Exhibit K58-B1

Duplicate Email

*Status as of
9-23-14*

KENDALL Jerry

From: KENDALL Jerry
Sent: Friday, April 25, 2014 2:23 PM
To: 'Wendy Farley-Campbell'
Subject: your 2 inquires
Attachments: Florence Inquiries.msg; PA105825_PLANNING_-_API_4FC800F3.pdf

Hi Wendy.

Keir asked me to respond to your two inquires. I'll handle the 4th Add. To Idylwood first. I am the staff for that.

This proposal consists of four related planning applications.

PA 10-5825: a Preliminary Investigation for the Prime Wildlife Zone has been completed. Copy enclosed.

PA 10-5824 was a road variance. Upon appeal the Hearings Official approved it. Benedick LLC had asked that they not have to connect up with Kelly Way (within Heceta South). They got their wish, and frankly all parties are happy with that decision. I don't have a scanned copy available to send, but you now know the end result.

TOTAL WAIVER FOR BOTH.

PA 10-5822 is a Beaches & Dunes Hazards Check per LC 10.270-45, and PA 10-5821 is the preliminary subdivision application. They are both on hold awaiting the applicant's next move, which last I heard would be a variance to the /BD requirement of LC 10.270-35(6), which prohibits development on slopes greater than 25%.

Clint Beecroft of EGR & Associates has been the agent, although a Planning Consultant, Thom Linear, mentioned to me the other day that he had been hired to prepare the /BD variance application.

I had a few meetings with the City (Sandra Bolson and Michelle Presley, & PW staff), and we all met once with the agent. We also exchanged emails and notes.

The files are a bit thick, but here for you if you want to look through them. BTW, we got new tracking software a couple years ago (ACELLA AUTOMATION), so, for example, PA 10-5825 would now appear as **509-PA 10-05825**. The bold numbers are common to all applications.

I'll answer your other inquiry in a separate email. Might be next week/have to do some digging.

Please contact me if needed.

Jerry Kendall/Associate Planner
Lane County – Public Works
Land Management Division
3050 N. Delta Hwy.
Eugene, OR 97408-1636

ph: 541-682-4057
FAX: 541-682-3947
Jerry.Kendall@co.lane.or.us

KENDALL Jerry

From: LAIRD Matt P
Sent: Monday, May 12, 2014 2:57 PM
To: 'ejbenedick@msn.com'
Cc: BOZIEVICH Jay K; KENDALL Jerry
Subject: Idylewood 4th Addition
Attachments: 140506 IDWD5.docx

Hello Mr. Benedick,

I am responding to your May 6, 2014 letter to Comm. Bozievich regarding your logging permit #2014 781 0028. The question is can you conduct a timber harvest on the site of the Idylewood 4th Addition preliminary subdivision?

Typically, with rural properties, timber harvest activities are always allowed under the Forest Practices Act. However, this property is within an urban growth boundary and is therefore subject to urban land use standards and the zoning requirements of the Suburban Residential zone (RA) and the Beaches and Dunes (BD) overlay zone. Resource extraction activities such as timber harvest and vegetation removal are not listed as a permitted outright use and are only allowed subject to approval of a Beaches and Dunes Preliminary Investigation, reference Lane Code 10.270-45.

It should be noted that you will still be allowed to remove any merchantable timber and sell it with your logging permit, it just needs to happen subject to approval of a Beaches and Dunes Preliminary Investigation. My understanding is you have submitted these applications to Lane County and they are on hold at your request.

Furthermore, I want you to know that I am willing to consider other evidence if you believe this interpretation to be in error. Specifically if you can provide me a letter from the Oregon Department of Forestry or an interpretation from the Oregon Department of Justice, that indicates State Forest Practices law supersedes State and local land use law, within urban growth boundaries, I will reconsider.

Thank you for your cooperation in this matter,

Matt Laird

LMD Manager / Planning Director

Lane County
Dept. of Public Works
Land Management Division

Mays 6, 2014

Jay Bozievich
Lane County Commissioner
125 E 8th
Eugene, Or 97401

Logging permit #2014 781 00228

I have a valid logging permit with Oregon Dept of Forestry & am compliance per recent visit with Jim Hall the Florence representative for the Florence area. Mr Jerry Kendall disagrees with me & has demanded we stop all logging activity. I called John Walker last night & have all work on hold.

Please review the attached & send me an Email, phone 541 688 7731 or mail me your opinion. It is my belief that we should be allowed to proceed as long as we are in compliance with the permit.

I wanted to also let you know that I am the developer of Idylewood, (Rododendron & Oceana) we have developed 255 lots since 1978 & this 45 acres that we are working with is the last phase. We have had good years & bad years, the last 7 years certainly has not been good. I am getting old & tired of fussing with all the regulations. There is 52 lots planned for this last phase & will be annexed in to the City of Florence when finished.

Gene Benedick
Benedick Holdings, LLC
27962 Ward Lane
Eugene, Or 97402

KENDALL Jerry

From: KENDALL Jerry
Sent: Monday, May 12, 2014 9:02 AM
To: 'Clint'
Cc: Gene Benedick; BURGESS Jane; LAIRD Matt P
Subject: RE: Idylewood

Clint, thanks for letting us know.

Can you tell me roughly how large the disturbed area is? Does it only border the area near the end of the public streets?

Jerry Kendall/Associate Planner
Lane County – Public Works
Land Management Division
3050 N. Delta Hwy.
Eugene, OR 97408-1636

ph: 541-682-4057
FAX: 541-682-3947
jerry.kendall@co.lane.or.us

From: Clint [<mailto:clintbeecroft@egrassoc.com>]
Sent: Monday, May 12, 2014 8:45 AM
To: KENDALL Jerry
Cc: Gene Benedick
Subject: Idylewood

Jerry,

Please be advised, in case you receive any further complaints regarding the Idylewood site, that John Walker will be removing his equipment from the site. Prior to leaving the site, he will be stabilizing any disturbed areas, but this will not involve any further timber harvesting, clearing or land disturbance activities.

Clint

KENDALL Jerry

From: INGRAM Daniel B
Sent: Thursday, May 08, 2014 3:31 PM
To: 'Bill & Darlen'
Cc: LAIRD Matt P; MILLER Marsha A; KENDALL Jerry; MORGAN Bill F; MCKINNEY Lydia
Subject: RE: County maintenance

Bill,

Lane County has jurisdiction over local access roads located outside of the city limits and as such the property owners do not have the right to restrict commercial traffic, erect signs, set weight limitations, or issue permits. Lane County cannot spend county moneys on local access roads unless directed by the Board of County Commissioners.

Transportation Planning staff did meet with the Lane County Traffic Engineer to discuss speed limitations, stop signs and street name signs as related to local access roads. In Oregon the statutory standard for speed in residential districts is 25 mph. In the absence of posted speeds, Oregon state law requires motorists to observe the statutory standard. Changing the speed limit would require the County to request a review by ODOT who would initiate an engineering study. However, ODOT has certain traffic criteria that must be met before they will consider performing an engineering study. It is unlikely that these local access roads would meet the minimum ODOT requirement for traffic volume, crash history, roadside culture, etc. and thus it is unlikely that ODOT would consider doing such a study.

Installation of stop signs would require a traffic study to determine whether Manual on Uniform Traffic Control Devices (MUTCD) warrants are met. Stop signs on local access roads that abut a County Road are maintained by Lane County. The installation of stop signs on other local access roads would need to meet the warrants as demonstrated by a traffic study and be approved by Lane County. Lane County is unlikely to undertake a traffic study unless the criteria of ORS 368.031(2) are met. The Lane County Traffic Engineer indicated that it is unlikely that the local access roads in the subject area would meet warrant requirements for stop signs.

Regarding street name signing, it has been County policy to maintain street name signing on local access roads in order to provide emergency responders a means of easily identifying roads when responding to emergencies. Unless there is a change in policy, Lane County will continue to maintain street name signing.

Thanks,

*Daniel B. Ingram, P.E., P.L.S.
Senior Engineering Associate
Lane County Public Works
Phone: (541) 682-6996
e-mail: Daniel.Ingram@co.lane.or.us*

From: Bill & Darlen [mailto:billdarlene1@msn.com]
Sent: Tuesday, May 06, 2014 8:27 PM
To: INGRAM Daniel B
Cc: LAIRD Matt P; MILLER Marsha A; KENDALL Jerry; MORGAN Bill F; MCKINNEY Lydia
Subject: Re: County maintenance

Dan,

Do we, as the property owners, have the right to restrict commercial traffic using our roads, to weight limitations, such as "no vehicles over "25K LB's" , except by permit?

What about speed limitations, stop signs, street name signs, who installs them, who pays for them?

Bill L.

From: INGRAM Daniel B
Sent: Tuesday, May 06, 2014 9:30 AM
To: 'Bill & Darlen'
Cc: LAIRD Matt P ; MILLER Marsha A ; KENDALL Jerry ; MORGAN Bill F ; MCKINNEY Lydia
Subject: RE: County maintenance

Bill,

Lane County's maintenance responsibility on Saltaire Street begins at the referenced sign and extends east and north to Oceana Drive. Maintenance responsibility does not extend to Limpit Lane or Cloudcroft Lane. These roads were constructed and approved as part of prior Idylewood subdivision additions. These roads are Local Access Roads (LARs). Attached is a handout answering common questions about LARs. LARs are not maintained by Lane County.

Let me know if I can provide any additional information.

Thanks,

*Daniel B. Ingram, P.E., P.L.S.
Senior Engineering Associate
Lane County Public Works
Phone: (541) 682-6996
e-mail: Daniel.Ingram@co.lane.or.us*

From: Bill & Darlen [<mailto:billdarlene1@msn.com>]
Sent: Wednesday, April 30, 2014 9:11 AM
To: INGRAM Daniel B
Cc: BOZIEVICH Jay K
Subject: County maintenance

Mr. Ingram,

I would like to know what it would take to get the County to take over maintenance responsibility for those roads that have thru traffic flow in the Idlewood development. The "begin County Maintenance" sign on Saltaire Dr. is placed about 500 Ft east from the intersection of Rhododendron Dr. How far does the maintenance responsibility extend? Does this include Limpet Ln., and the portions of Cloudcroft Ln that are thruways (not cul-de-sac) ? I am assuming those roads were not thru-ways when the designations were initially made, and that the developer was allowed to construct sub-standard roadways on those extensions. Why was he allowed to do this? Did your predecessors not do their jobs?

If this issue is satisfied, and the developer follows the requirements for his permits, I see no reason to stand in the way of the development going forward. The project is a win-win for the community, construction jobs,

more income for the county tax roles, annexation of that phase of the development to the city of Florence (more tax income).

Thank you for your consideration in this matter,

Bill Lambiaso

KENDALL Jerry

From: KENDALL Jerry
Sent: Wednesday, May 07, 2014 4:24 PM
To: 'Bill & Darlen'
Cc: Brooke Shenson; Carl Brewer; CAMPBELL David (SMTP); EDITH POTTS; George Hutchby; James Welty; Jerry & Kay wefelmeier; Ken; PATTEN Lea (SMTP); QUINN Don (SMTP); RUTH ANN CROMWELL; Sloan Ron; Gary Clark; LAIRD Matt P; MCKINNEY Lydia
Subject: RE: Development Impact on non county maintained roads-Idlewood subdivision, Florence, Or, : Reference PA 10-05281
Attachments: RE: Idylewood 4th/land clearing

Bill, Darlen, et al:

The Idylewood Fourth Addition subdivision proposal is currently in a "Hold" status. The applicant has waived the 120 day statutory processing timeline. The county awaits the applicant's next move, and we will restart the evaluation of the proposal **when the applicant decides to move forward**.

Regarding the recent presence of heavy machinery on the roads which abut the proposal, I am aware that you have had email exchanges with Dan Ingram of County Transportation Planning. I have also been in contact with another transportation planner. Your separate communications with Mr. Ingram notwithstanding, Transportation Staff wish to relay that they will (continue) to review the proposal for transportation and traffic impacts **upon resumption of the application by the applicant**.

Regarding the recent partial clearing on the subject property itself, the agent for Benedick LLC reports that they have ceased such activity. See enclosed email exchange.

While you and any party may continue to submit comments on the subdivision care of myself, please bear in mind that the application is being processed at a Planning Director level per LC 14.100. Referrals had been sent out over two years ago, before the application(s) were placed on hold. While the Planning Director process solicits comments (and I do read them all), the process does not require individual responses to those inquiries, nor does time allow me to enter into an active and ongoing exchange with all parties. Instead, the process calls for submittal of written comments into the record, evaluation of same as they pertain to the criteria for approval (as already listed in the prior notices), and that a decision be issued with the opportunity to appeal. For further information on the process, start at LC 14.100, available at lanecounty.org, with a search under "lane code 14".

In conclusion, the subdivision proposal will be evaluated by this office, County Transportation Planning, and our counterparts at the City of Florence upon resumption of the process by the applicant. This will include, at a minimum, examination of their engineered plans for handling storm water runoff, clearing and grading, and traffic issues.

Any party is welcome to review the file record for the applications at this office, 9-4 weekdays. I highly recommend that anyone wishing to do so contact me first so that I can make sure they are readily available.

Regards,

Jerry Kendall/Associate Planner
Lane County – Public Works
Land Management Division
3050 N. Delta Hwy.
Eugene, OR 97408-1636

ph: 541-682-4057
FAX: 541-682-3947
Jerry.Kendall@co.lane.or.us

From: Bill & Darlen [<mailto:billdarlene1@msn.com>]

Sent: Tuesday, May 06, 2014 7:57 AM

To: KENDALL Jerry

Cc: Brooke Shenson; Carl Brewer; CAMPBELL David (SMTP); EDITH POTTS; George Hutchby; James Welty; Jerry & Kay wefelmeyer; Ken; PATTEN Lea (SMTP); QUINN Don (SMTP); RUTH ANN CROMWELL; Sloan Ron; Gary Clark

Subject: Development Impact on non county maintained roads-Idlewood subdivision, Florence, Or, : Reference PA 10-05281

Mr. Kendal.

Reference:PA 10-05281

With this development going forward, what provisions for public safety are to be implemented?

I foresee a need for traffic control signs, such as pedestrian crossings, speed limit signs, stop signs at all intersections, weight limit restrictions

on commercial traffic access, no construction vehicle parking, construction route designations, etc.

Additionally, I would like to know what provisions for storm water run-off and flood control are going to be provided for with this development.

The massive vegetation removal required for this project will add significant run-off to the ditches and gully's. We already have a flood issue

on Gullsettle Ct. that has not been dealt with properly since this developer finished that portion of his project.

Bill Lambiaso

Florence, Or.

KENDALL Jerry

From: WILKINSON Sarah W
Sent: Tuesday, May 06, 2014 11:58 AM
To: KENDALL Jerry
Subject: RE: Development Impact on non county maintained roads-Idlewood subdivision, Florence, Or, : Reference PA 10-05281

Nope. I am good to go. Thanks!

-Sarah

From: KENDALL Jerry
Sent: Tuesday, May 06, 2014 11:53 AM
To: WILKINSON Sarah W
Subject: RE: Development Impact on non county maintained roads-Idlewood subdivision, Florence, Or, : Reference PA 10-05281

Works for me. I'll include language to that effect in my reply and will copy Lydia.

Do you still need that referral?

Jerry Kendall/Associate Planner
Lane County – Public Works
Land Management Division
3050 N. Delta Hwy.
Eugene, OR 97408-1636

ph: 541-682-4057
FAX: 541-682-3947
Jerry.Kendall@co.lane.or.us

From: WILKINSON Sarah W
Sent: Tuesday, May 06, 2014 11:45 AM
To: KENDALL Jerry
Subject: RE: Development Impact on non county maintained roads-Idlewood subdivision, Florence, Or, : Reference PA 10-05281

Will do.

To follow up on Mr. Lambiaso's email – I checked with Lydia and we support a generic response that states that, upon resumption of review, Transportation Planning will continue to evaluate the proposal for transportation and traffic impacts. What do you think?

-Sarah

From: KENDALL Jerry
Sent: Tuesday, May 06, 2014 11:35 AM
To: WILKINSON Sarah W
Subject: RE: Development Impact on non county maintained roads-Idlewood subdivision, Florence, Or, : Reference PA 10-05281

Sarah, FYI I've been getting FW's or copied on/of emails related to this Idylewood situation... some with Bill Morgan, or Dan Ingram, etc. mentioned, but I don't see you in the loop. So, please check in with Lydia to make sure you are in the loop and that signals don't get crossed. The emails are flying today on this.

Jerry Kendall/Associate Planner
Lane County – Public Works
Land Management Division
3050 N. Delta Hwy.
Eugene, OR 97408-1636

ph: 541-682-4057
FAX: 541-682-3947
Jerry.Kendall@co.lane.or.us

From: WILKINSON Sarah W
Sent: Tuesday, May 06, 2014 9:17 AM
To: KENDALL Jerry
Subject: RE: Development Impact on non county maintained roads-Idlewood subdivision, Florence, Or, : Reference PA 10-05281

If it is readily available – Can you send me the TP referral response for this application?

Thanks!

-Sarah

From: KENDALL Jerry
Sent: Tuesday, May 06, 2014 8:51 AM
To: WILKINSON Sarah W
Subject: FW: Development Impact on non county maintained roads-Idlewood subdivision, Florence, Or, : Reference PA 10-05281

Jerry Kendall/Associate Planner
Lane County – Public Works
Land Management Division
3050 N. Delta Hwy.
Eugene, OR 97408-1636

ph: 541-682-4057
FAX: 541-682-3947
Jerry.Kendall@co.lane.or.us

From: Bill & Darlen [<mailto:billdarlene1@msn.com>]

Sent: Tuesday, May 06, 2014 7:57 AM

To: KENDALL Jerry

Cc: Brooke Shenson; Carl Brewer; CAMPBELL David (SMTP); EDITH POTTS; George Hutchby; James Welty; Jerry & Kay wefelmeyer; Ken; PATTEN Lea (SMTP); QUINN Don (SMTP); RUTH ANN CROMWELL; Sloan Ron; Gary Clark

Subject: Development Impact on non county maintained roads-Idlewood subdivision, Florence, Or, : Reference PA 10-05281

Mr. Kendal.

Reference:PA 10-05281

With this development going forward, what provisions for public safety are to be implemented?

I foresee a need for traffic control signs, such as pedestrian crossings, speed limit signs, stop signs at all intersections, weight limit restrictions

on commercial traffic access, no construction vehicle parking, construction route designations, etc.

Additionally, I would like to know what provisions for storm water run-off and flood control are going to be provided for with this development.

The massive vegetation removal required for this project will add significant run-off to the ditches and gully's. We already have a flood issue

on Gullsettle Ct. that has not been dealt with properly since this developer finished that portion of his project.

Bill Lambiaso

Florence, Or.

KENDALL Jerry

From: LAIRD Matt P
Sent: Tuesday, May 06, 2014 11:12 AM
To: KENDALL Jerry
Subject: FW: Idyllwood Sub
Attachments: FW: Idlewood Stormdrain acceptance; Idylewood Subdivision storm water drainage system discussion

FYI

From: MORGAN Bill F
Sent: Tuesday, May 06, 2014 10:32 AM
To: LAIRD Matt P; CLARK Andy
Cc: NELSON Arno L; MILLER Marsha A
Subject: Idyllwood Sub

Matt and Andy:

Commissioner Bozievich indicates "turning over the storm drainage system to the county." If you remember, this "offer" was literally made 8 or so years ago, when we had plenty of RF money, and we feel that the offer may be technically or legally null and void given the time frames. Arno and I feel strongly now that the developer has never complied with the conditions that were placed years ago and that we have **no** interest from a public policy and financial basis in taking over storm drainage systems or roads in this subdivision, especially since we are stretched to maintain what we currently have.

I have attached a few emails as background.

Bill Morgan, PE
County Engineer
Lane County Public Works
bill.morgan@co.lane.or.us
(541) 682-6990

From: BOZIEVICH Jay K
Sent: Tuesday, May 06, 2014 10:02 AM
To: CLARK Andy; LAIRD Matt P
Cc: KENDALL Jerry; MORGAN Bill F; MILLER Marsha A; DINGLE Stephen E
Subject: FW: Kendall

Andy and Matt, As the land use action surrounding Mr. Benedick's development may come before the BCC I am reluctant to answer this directly. I would like to advise Mr. Benedick that it might be to his advantage to meet with the HOA's of the first phases of Idylewood and to complete the process of repairing the storm drainage system and turning it over to the county. Please advise me on how to proceed. Thanks, Jay

From: Gene Benedick [<mailto:ejbenedick@msn.com>]
Sent: Tuesday, May 06, 2014 9:40 AM
To: BOZIEVICH Jay K
Subject: Kendall

I will attach a letter & copies of permit, emails from Jerry Kendal & Clint Beecroft of EGR for your review. I would appreciate your taking a few minutes to review & let me know of any suggestions as to how I proceed with the logging & change of land use to the last phase of Idylewood. I am in hopes the Real Estate Market improves in the Florence area enough that we can move ahead & finish within the next two years. I

KENDALL Jerry

From: MILLER Marsha A
Sent: Monday, May 02, 2011 1:48 PM
To: MORGAN Bill F; PETSCH John S; NELSON Arno L
Subject: FW: Idlewood Stormdrain acceptance

To close the loop on the Jay Bozievich questions.....

From: BOZIEVICH Jay K
Sent: Thursday, March 31, 2011 12:01 PM
To: LAIRD Matt P; NELSON Arno L
Cc: MILLER Marsha A; PETSCH John S; KENDALL Jerry
Subject: RE: Idlewood Stormdrain acceptance

Thanks Matt, I will let David know. Jay

From: LAIRD Matt P
Sent: Thursday, March 31, 2011 12:00 PM
To: BOZIEVICH Jay K; NELSON Arno L
Cc: MILLER Marsha A; PETSCH John S; KENDALL Jerry
Subject: RE: Idlewood Stormdrain acceptance

Hello Comm. Bozievich,

Mr. Benedict has a 62 lot subdivision application pending with Lane County that was deemed complete on March 30, 2011. (Reference File PA 10-5824). Storm water issues will be reviewed as part of the land use process and will likely require an engineered drainage plan.

At this time, my advice to Mr. Campbell would be to write down his concerns and submit them into the record of the subdivision. He can also call the staff planner in charge of this project, Jerry Kendall (541.682.4057), if he would like to discuss details. If previous conditions of approval were not finalized, now would be the time to bring those issues back up. LMD is aware of previous flooding in the Idylewood Subdivision, so storm water issues will be closely reviewed.

Also, there is not guarantee that any drainage system built will be accepted and maintained by the County. It is more likely the drainage system will remain a private system maintained by a home owners association.

I should also note that subdivisions are often controversial and therefore may come before you as a decision maker in the future on appeal.

Let me know if you would like to discuss this matter further.

Matt Laird

LMD Manager

541.682.4349

Matt.Laird@co.lane.or.us

From: BOZIEVICH Jay K
Sent: Tuesday, March 29, 2011 1:36 PM
To: NELSON Arno L; LAIRD Matt P
Cc: MILLER Marsha A
Subject: Idlewood Stormdrain acceptance

Arno and Matt, I received a call from David Campbell (4985 Gull Settle Court) about Gene Benedict's failure to get the storm drainage accepted for County maintenance in Idlewood. He said there is a new phase that the developer is trying to start and he wondered how he can get approval of the phase without completing the stormwater system it drains into. Can you guys give me the 5-minute background on this? Thanks, Jay

KENDALL Jerry

From: PETSCH John S
Sent: Monday, April 18, 2011 4:08 PM
To: MILLER Marsha A; MORGAN Bill F; NELSON Arno L
Subject: Idylewood Subdivision storm water drainage system discussion

A follow-up to the concerns from Jay Bosovich about a proposed addition to Idylewood Subdivision in Florence. Mr. Benedick, developer of Idylewood Subdivision installed a storm water system as a result of serious flooding within the adjacent Idylewood subdivision during the winter of 1999. At that time, Public Works Director - Ollie Snowden, County Engineer - Sonny Chickering and Road Maintenance Manager - Doug Putschler agreed to accept into the county maintenance system, the underground storm water system from Gullsettle Court to Rhododendron Drive. Acceptance of the system was based upon the following conditions to be satisfied by Mr. Benedick and stated in an October 31, 2006 letter from Sonny Chickering to Mr. Benedick.

- "1) You need to construct manholes for all the existing cleanout locations between Saltaire Street and Rhododendron Drive. The current cleanouts do not allow Lane County's maintenance equipment adequate access to maintain the storm system.
- 2) You need to record a 10-foot wide utility easement for the entire length of the storm system and dedicate the easement to the County. The easement shall be centered over the pipe. See the attached maps for the recorded easements and easements still needed.
 - a) A 10-foot wide drainage easement has been recorded for Lots 110, 111, 112, 113, 114 and 115 in Idylewood First Addition. Lane County has a recorded copy of the easement.
 - b) Plans dated 11/1/2005 from EGR indicate a proposed 15-foot wide public storm easement across Lots 96, 98, 101 and 108 in Idylewood First Addition, Lot 120 in Idylewood Second Addition and across Tax lot 801 (18-12-10-34) east of Idylwood Second Addition. Lane County needs recorded copies of the public storm easements.
 - c) The EGR plans also indicate a proposed 30-foot by 119-foot public storm easement from Gullsettle Court right-of-way to the 15-foot wide public storm easement adjacent to Idylewood First Addition. Lane County needs recorded copies of the public storm easements.
 - d) Three separate 20-foot wide public storm drainage maintenance access easements have been established and recorded for Idylewood Third Addition, which covers the section between Saltaire Street and Rhododendron Drive.
- 3) The drainage easements need to be clear of fences, trees, brush and any other obstructions. A 10-foot wide traveled way needs to be constructed with a grade and structural base sufficient to support Lane County's maintenance equipment.
- 4) You need to provide as-built plans for the entire storm system from Gullsettle Court to North Jetty Road. A statement from a professional engineer registered in Oregon that the entire storm water system was installed as per the plans shall be included.

You need to maintain the entire storm system from Gullsettle Court to Rhododendron Drive, at your expense, for a period of five years from the date of completion for the entire storm water system. The five-year period will not start until all the conditions listed above have been completed or satisfied.

At the end of five years and prior to the County accepting ownership of the system, the following conditions need to be fulfilled:

- 1) You should, at your expense, videotape the inside of the pipe for the entire length of the system from Gullsettle Court to Rhododendron Drive, for the County's inspection.
- 2) The pipe should be clean and in good repair. If not, you should, at your expense, clean and repair the pipe to Lane County's satisfaction.
- 3) If, at the end of five years, the pipe has failed to adequately carry surface water at any time during that period, Lane County may require other conditions prior to accepting ownership of the system.
- 4) You need to reimburse Lane County for the construction of a storm water system, within the County right-of-way, across the entire frontage of Lea Patten's property on North Jetty Road."

At this time, Mr. Benedick has not completed the required conditions to begin the 5 year warranty period. I received a referral from LMD for the proposed 62 lot subdivision with a response date by April 21, 2011. Since top management has changed, I wanted to make sure you are still in agreement that the proposed storm water system should be taken or not

taken into the county road system. Earlier, I alerted Matt Laird that it might not be a given that Public Works was still willing to accept the system. Could you discuss and determine if Public Works is still willing to accept the system following the 5 year warranty permit. Please let me know what Public Works' position is toward acceptance of the storm water system installed for Idylewood Subdivision. Thanks!

john

KENDALL Jerry

From: KENDALL Jerry
Sent: Friday, April 25, 2014 2:23 PM
To: 'Wendy Farley-Campbell'
Subject: your 2 inquires
Attachments: Florence Inquiries.msg; PA105825_PLANNING_-_API_4FC800F3.pdf

Hi Wendy.

Keir asked me to respond to your two inquires. I'll handle the 4th Add. To Idylwood first. I am the staff for that.

This proposal consists of four related planning applications.

PA 10-5825: a Preliminary Investigation for the Prime Wildlife Zone has been completed. Copy enclosed.

PA 10-5824 was a road variance. Upon appeal the Hearings Official approved it. Benedick LLC had asked that they not have to connect up with Kelly Way (within Heceta South). They got their wish, and frankly all parties are happy with that decision. I don't have a scanned copy available to send, but you now know the end result.

PA 10-5822 is a Beaches & Dunes Hazards Check per LC 10.270-45, and PA 10-5821 is the preliminary subdivision application. They are both on hold awaiting the applicant's next move, which last I heard would be a variance to the /BD requirement of LC 10.270-35(6), which prohibits development on slopes greater than 25%.

Clint Beecroft of EGR & Associates has been the agent, although a Planning Consultant, Thom Linear, mentioned to me the other day that he had been hired to prepare the /BD variance application.

I had a few meetings with the City (Sandra Bolson and Michelle Presley, & PW staff), and we all met once with the agent. We also exchanged emails and notes.

The files are a bit thick, but here for you if you want to look through them. BTW, we got new tracking software a couple years ago (ACELLA AUTOMATION), so, for example, PA 10-5825 would now appear as **509-PA 10-05825**. The bold numbers are common to all applications.

I'll answer your other inquiry in a separate email. Might be next week/have to do some digging.

Please contact me if needed.

Jerry Kendall/Associate Planner
Lane County – Public Works
Land Management Division
3050 N. Delta Hwy.
Eugene, OR 97408-1636

ph: 541-682-4057
FAX: 541-682-3947
Jerry.Kendall@co.lane.or.us

KENDALL Jerry

From: BOZIEVICH Jay K
Sent: Tuesday, May 06, 2014 10:02 AM
To: CLARK Andy; LAIRD Matt P
Cc: KENDALL Jerry; MORGAN Bill F; MILLER Marsha A; DINGLE Stephen E
Subject: FW: Kendall
Attachments: 140505 IDWD logging.pdf; 140505 Kendall.pdf

Andy and Matt, As the land use action surrounding Mr. Benedick's development may come before the BCC I am reluctant to answer this directly. I would like to advise Mr. Benedick that it might be to his advantage to meet with the HOA's of the first phases of Idylewood and to complete the process of repairing the storm drainage system and turning it over to the county. Please advise me on how to proceed. Thanks, Jay

From: Gene Benedick [<mailto:ejbenedick@msn.com>]
Sent: Tuesday, May 06, 2014 9:40 AM
To: BOZIEVICH Jay K
Subject: Kendall

I will attach a letter & copies of permit, emails from Jerry Kendal & Clint Beecroft of EGR for your review. I would appreciate your taking a few minutes to review & let me know of any suggestions as to how I proceed with the logging & change of land use to the last phase of Idylewood. I am in hopes the Real Estate Market improves in the Florence area enough that we can move ahead & finish within the next two years. I



State of Oregon
Department of Forestry - Department of Revenue
Notification Number: 2014-781-00490
Timber Sale:

5/3/14



Attached is the processed information from the Notification of Operation/Application for Permit signed by Gene Benedict representing the Land Owner, and received by Department of Forestry on April 28, 2014. Please review this information and retain for future reference.

Notices and Permits

Notice is given to the State Forester that an operation will be conducted on the lands described herein.

A permit to use fire or operate power driven machinery is issued for the land described herein.

A notice is given to the State Forester and the Department of Revenue of the intent to harvest timber.

SF Comments:

LEGAL NOTICE:

The following section provides legal notification of the requirement to submit a written plan before certain portions of this Operation may begin. The requirements are indicated below:

A statutory Written Plan is required before operation activities begin near the protected resource(s) listed in the following Unit Information Page(s) or otherwise described to you by the Stewardship Forester (see OAR 629-605-0170(1)).

The Written Plan must describe in detail how the resource(s) will be protected during the operation. There is a waiting period for written plans that is separate from the notification waiting period. Contact the Stewardship Forester shown on the following Unit Information Page(s) for more information on Written Plans and waiting periods.

A portion or all of your operation may be eligible for a waiver of the statutory written plan requirement. Use the 'Resource Description' information provided on the following unit page(s) in conjunction with Technical Note #10 to determine your eligibility. Go to the following link or contact your stewardship forester for more information:
http://www.oregon.gov/odf/PRIVATE_FORESTS/docs/20130816_Technote_Flowchart_Final.pdf

District: Western Lane

Office: Veneta Unit

County: Lane

Notification 15 Day Waiting Period:

This Operation is subject to the 15 day Waiting Period.

Operator:

John L. Walker
J.L. Walker & Sons
P.O. Box 306
Mapleton, OR 97453
(541) 268-4652

Fire Contact:

Gene Benedict
(541) 688-7731

Land Owner:

Sharla Whitten
Benedict Holdings, LLC
27962 Ward Lane
Eugene, OR 97402
(541) 688-7731

Notice to Land Owner: If timber harvesting is part of the proposed operation, the party shown above, is responsible for reforestation of the site if so required.

Timber Owner:

NO HARVEST ON THIS UNIT

Notice to Timber Owner: If timber harvesting is part of the proposed operation, the party shown above, owning the timber at the point it is first measured is responsible for payment of Oregon timber taxes.

(Land Owner Copy)

Doug Decker, State Forester
Link Smith, District Forester

Sharla Whitten
Benedict Holdings, LLC
27962 Ward Lane
Eugene, OR 97402

Unit Information - Notification: 201478100490

Unit 1 of 1 Start: 04/30/14 End: 12/31/14

Status: Pending

Stewardship Forester: Jim Hall

Site Conditions Waters: Significant Wetland or estuary within 300 feet.

Soils: No mass soil movement.

Slope: 0% to 35%.

SF Phone Number: (541)997-8713

Priorities: Fire: Low FPA: High

Statutory Written Plan Required.

Twp	Rge	Sec	NE				NW				SW				SE				Government Lot Number	Tax Lot No.	Reg Use
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE			
18S	12W	10	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		400, 401, 801	SL-2	

Activity	Method	Acres	Feet	MBF	Comment
2a - Road Construction	Backhoe	0.00	2500	0	
5 - Land Use Change		20.00	0	0	
6 - Treatment of Slash	Mechanical application or operation	20.00	0	0	
7 - Pre-commercial Thinning		20.00	0	0	

Resource Name**Resource Description**

Significant Wetlands

Significant Wetlands

Subscribers: Lane County Assessors Office

March 3, 2014

Jim Hall
Oregon Dept of Forestry
2660 Kingwood
Florence, Or 97439

Re #2014 781 00228

Thanks for meeting with me today re logging application dated 2/21/14.

This is to confirm our understanding that there will be no machinery or activity within 100' of the wetlands (seasonal lakes) to the East of the property. I have met with Gene Wobbe & it is planned for Gene or one of his men to come out & flag as needed to make certain the contractor stays out of the 100' area.

Let me know if any question. My phone # 541 688 7731 cell phone 541 517 0410

Gene Benedick
Benedick Holdings, LLC
27922 Ward Lane
Eugene, Or 97402

140303 logging permit



Lane County

LAND MANAGEMENT DIVISION
3050 NORTH DELTA HIGHWAY
EUGENE, OREGON 97408

PHONE: 541-682-4065
WEB: www.lanecounty.org/lmd

May 5, 2014

Benedick Holdings LLC
27922 Ward Ln.
Eugene, Or. 97402

EGR & Associates
Clint Beecroft
2535 B Prairie Rd.
Eugene, Or. 97402

Re: Land clearing: Fourth Addition to Idylewood

This office has received reports of land clearing on the property including the (pending) Fourth Addition to the Idylewood subdivision.

You are reminded that no approval has been granted for land clearing. The pending Preliminary Investigation for the Beaches & Dunes Zone, 509-PA 10-05822 had been placed on hold status at your request.

We understand that there may be a need to access portions of the property for surveying and other preparatory work. If that need arises, I request that you submit a copy of the preliminary subdivision plan (one showing areas of 25% slopes), PRIOR to land disturbance, showing the minimal paths which need to be cleared in order to perform the preparatory work. This office will review the submittal and respond in a timely fashion.

Sincerely,

Jerry Kendall/Associate Planner (541-682-4057)

C: Matt Laird/LMD Director

Jane Burgess/LMD Code Compliance

[Print](#)[Close](#)

From: Gene Benedick (ejbenedick@msn.com)
Sent: Mon 5/05/14 1:55 PM
To: Clint Beecroft (clintbeecroft@egrassoc.com)
1 attachment
140505 IDWD logging.pdf (721.6 KB)

It probably best for response to come from EGR. I would go with you if a meeting in person is needed. My response is that we are in compliance with the attached logging permit & confirming letter to Jim Hall, Oregon Dept of Forestry. let me know if any question

Print

Close

From: **Clint** (clintbeecroft@egrassoc.com)
Sent: Mon 5/05/14 2:27 PM
To: KENDALL Jerry (Jerry.KENDALL@co.lane.or.us)
Cc: ejbenedick@msn.com
1 attachment
140505 IDWD logging.pdf (740.1 KB)

Jerry,

Mr. Benedick is conducting logging operations on the site in compliance with a logging permit obtained through the Oregon Department of Forestry (copy attached). Access for logging purposes will be confined to planned future roadways and kept as narrow as possible. Let me know if you have any questions regarding the logging permit.

Clint Beecroft

[Print](#)[Close](#)

From: **KENDALL Jerry** (Jerry.KENDALL@co.lane.or.us)

Sent: Mon 5/05/14 3:51 PM

To: 'Clint' (clintbeecroft@egrassoc.com)

Cc: ejbenedick@msn.com (ejbenedick@msn.com); LAIRD Matt P (Matt.LAIRD@co.lane.or.us);
BURGESS Jane (Jane.BURGESS@co.lane.or.us)

Clint:

The owner still needs to comply with Lane Code BEFORE commencing any development or timber harvesting. This applies to both the /BD and the /PW Districts.

For the /BD Beaches and Dunes District, see LC 10.270-45, which requires a Preliminary Investigation. It reads:

10.270-45 Preliminary Investigation Required.

Any proposal for development, with the exception of minimal development or timber harvesting activities as permitted by the respective District with which the /BD District is combined, shall require a preliminary investigation (Development Hazards Checklist) by the Planning Director to determine:

- (1) The dune landform/s present on the site.
- (2) Hazards associated with the site.
- (3) Hazards presented by adjacent sites.
- (4) Existence of historical or archeological sites.
- (5) Existence of critical fish or wildlife habitat as identified in the Lane County Coastal Inventory or sites identified by Nature Conservancy.
- (6) Potential development impacts including cumulative impacts.
- (7) If a full or partial Site Investigation Report shall be required, the form of the Development Hazard Checklist is as specified by the Lane Manual.

If you look at the Suburban Residential District base zone for the subject property, you will NOT see timber harvesting listed as a permitted use. See LC 10.135.

The code runs similar in the /PW Prime Wildlife Shorelands Combining District. See LC 10.245-30.

As you know, the code is available with a simple search on the county's website.

Conclusion: Benedick LLC must first comply with the Lane Code requirements before they can harvest timber, grade, and clear. Any activity to the contrary will result in the initiation of enforcement action. As you know through our previous discussions, the subject property and surrounding area has had past issues over drainage and flooding. In addition, the owner has cleared land in the past without prior county approval. Any unauthorized work may result in the need for restoration work which will be at the owner's expense.

Kindly inform all parties, including Benedick LLC and J.L. Walker & Sons of this communication.

Please contact me if you have questions or comments.

Jerry Kendall/Associate Planner

Lane County – Public Works

Land Management Division

3050 N. Delta Hwy.

Eugene, OR 97408-1636

ph: 541-682-4057

FAX: 541-682-3947

Jerry.Kendall@co.lane.or.us

KENDALL Jerry

From: INGRAM Daniel B
Sent: Tuesday, May 06, 2014 9:31 AM
To: 'Bill & Darlen'
Cc: LAIRD Matt P; MILLER Marsha A; KENDALL Jerry; MORGAN Bill F; MCKINNEY Lydia
Subject: RE: County maintenance
Attachments: LARS.pdf

Bill,

Lane County's maintenance responsibility on Saltaire Street begins at the referenced sign and extends east and north to Oceana Drive. Maintenance responsibility does not extend to Limpit Lane or Cloudcroft Lane. These roads were constructed and approved as part of prior Idylewood subdivision additions. These roads are Local Access Roads (LARs). Attached is a handout answering common questions about LARs. LARs are not maintained by Lane County.

Let me know if I can provide any additional information.

Thanks,

*Daniel B. Ingram, P.E., P.L.S.
Senior Engineering Associate
Lane County Public Works
Phone: (541) 682-6996
e-mail: Daniel.Ingram@co.lane.or.us*

From: Bill & Darlen [<mailto:billdarlene1@msn.com>]
Sent: Wednesday, April 30, 2014 9:11 AM
To: INGRAM Daniel B
Cc: BOZIEVICH Jay K
Subject: County maintenance

Mr. Ingram,

I would like to know what it would take to get the County to take over maintenance responsibility for those roads that have thru traffic flow in the Idlewood development. The "begin County Maintenance" sign on Saltaire Dr. is placed about 500 Ft east from the intersection of Rhododendron Dr. How far does the maintenance responsibility extend? Does this include Limpet Ln., and the portions of Cloudcroft Ln that are thruways (not cul-de-sac) ? I am assuming those roads were not thru-ways when the designations were initially made, and that the developer was allowed to construct sub-standard roadways on those extensions. Why was he allowed to do this? Did your predecessors not do their jobs?

If this issue is satisfied, and the developer follows the requirements for his permits, I see no reason to stand in the way of the development going forward. The project is a win-win for the community, construction jobs, more income for the county tax roles, annexation of that phase of the development to the city of Florence (more tax income).

Thank you for your consideration in this matter,

Bill Lambiaso



Lane County

Public Works Department / Transportation Planning Division
3040 North Delta Hwy. / Eugene, Oregon 97408
Phone: 541-682-6936/ fax: 541-682-8554

LOCAL ACCESS ROADS (LARs)

Common Questions

Many public roads in Lane County are not maintained by the government. These are generally "local access roads" that were built many years ago, usually privately, in order to gain access to one or more properties. Over time these roads became public "as a matter of record". There are a few hundred miles of known LARs in Lane County. The information below answers some common questions about how these roads are regulated and what is permitted by law within LAR rights-of-way. This information applies to LARs that are outside city limits, inside Lane County. LARs inside city limits are regulated by cities.

Public Road/LAR Regulation

The County regulates LAR public roads in a limited way in order to provide basic safety to Lane County citizens. Key requirements for public LARs can be found in LC 15.045, LC 15.205(2), and LC 15.706. These provisions are described below.

Prohibited Activities. The following are **prohibited** activities within any Public Road (or County Road) right-of-way (including travel surface, shoulders, ditches, and side slopes, as applicable): landscaping and trees, landscape timbers, rocks, irrigation facilities, walls, gates, fencing, non-standard mailbox supports, stairways, and any other fixed object or barriers that has the potential of hindering the normal operation, maintenance, or use of a Public Road (or County Road) (LC 15.205(2)).

Facility Permits Not Required. Since Lane County does not maintain LARs, in 2004 the Board ceased requiring facility permits for work within them, such as construction of a driveway approach apron.

Land Divisions. Public LARs that are part of or serve a new land division are subject to road standards. In most cases very minimum standards must be met, found in LC 15.706. If new development involves 10 or more lots or parcels, additional improvements may be required.

Single Vacant Parcel Access. Public Roads/LARs that are used to provide access to a single parcel of vacant land (that is not part of a new land division) must demonstrate that emergency vehicles can gain access to the property before a building permit will be issued. Specific requirements are in LC 15.045(2).

For additional information, Lane Code Chapter 15 can be viewed at:

http://www.lanecounty.org/LaneCode/documents/CodeChapter15_Jan12_05_rev.pdf

Construction within a public LAR

What if I want to construct a driveway apron in an LAR? What if I own property that takes access from an unconstructed LAR?

Since Lane County does not issue permits for work within an LAR, doing road work within an LAR right-of-way requires private individuals to exercise a high level of courtesy, safety, and self regulation when doing work in an LAR.

You are advised to follow these guidelines when doing work in an LAR:

- ☒ *Be sure the work you are doing is in the LAR right-of-way or on your own property. Get a survey.*
- ☒ *Inform any neighbors ahead of time if you will be doing work that may affect their ability to use the right-of-way, cause noise or dust, or otherwise have an impact.*
- ☒ *Use a professional to do the work.*
- ☒ *Use Lane Code Chapter 15.706 road standards.*

Oregon Revised Statutes (ORS)

State law defines a public road as a road "over which the public has a right of use that is a matter of record" (ORS 368.001(5)). A Local Access Road is a Public Road that is not a County road, state highway, or federal road (ORS 368.001(3)). Oregon Revised Statutes (ORS) 368.031 states:

- (1) A county and its officers, employees or agents are not liable for failure to improve the local access road or keep it in repair.*
- (2) A county governing body shall spend county moneys on the local access road only if it determines that the work is an emergency or if:*
 - (a) The county road official recommends the expenditure;*
 - (b) The public use of the road justifies the expenditure proposed; and*
 - (c) The county governing body enacts an order or resolution authorizing the work and designating the work to be either a single project or a continuing program.*

How Lane County defines Public Roads and LARs

In addition to the ORS definition, "Public Road" is further defined in Lane Code (LC) Chapter 15.010(35)(e)(vii) as a road that has been dedicated for use by the public for road purposes either by "good and sufficient deed presented to and accepted by the Board, or by a partition map and plat or a subdivision plat presented to and accepted by the Board". Lane County's definition specifically excludes private roads, private ways, private access easements or agreements, Forest Service Roads, Bureau of Land Management Roads, any gateway or way of necessity as defined by ORS Chapter 376 and any other road which has nominally or judicially gained a "public character".

In other words, Lane County's regulations seek to distinguish between roads that function as private roads, and roads that are public, by requiring formal "acceptance" by the County Board or through a land division plat, before the road will be considered "public".

Public Roads and County Roads

A Public Road is not a County Road unless the County Board of Commissioners has officially accepted the road into the County Road system. Only County Roads are maintained by Lane County. Other public roads are treated as LARs.

Who Has Jurisdiction?

LARs outside of city limits are in Lane County's jurisdiction.

For more information, contact Dan Ingram at (541) 682-6996 or email daniel.ingram@co.lane.or.us

KENDALL Jerry

From: KENDALL Jerry
Sent: Tuesday, May 06, 2014 9:28 AM
To: BOZIEVICH Jay K; LAIRD Matt P
Cc: MILLER Marsha A; WILKINSON Sarah W; BURGESS Jane
Subject: RE: Development Impact on non county maintained roads-Idlewood subdivision, Florence, Or
Attachments: RE: Idylewood 4th/land clearing; Development Impact on non county maintained roads-Idlewood subdivision, Florence, Or, : Reference PA 10-05281

Commissioner Bozievich:

An update, FYI:

Benedick LLC had that machinery out there because they were of the impression that they could do preparatory/exploratory clearing on the proposed Idylewood 4th site under the authority of an issued State logging permit. However, the Beaches and Dunes overlay also needs to be complied with, and when they were so informed yesterday they agreed to cease and desist. See enclosed email train.

Also, I have received an inquiry from Mr. Lambiaso with multiple parties copied (also enclosed). I am coordinating a response with Transportation Planning. If you wish to be copied let me know. Aside from a response, I will need to include a caution that the subdivision is being processed at a Planning Director level with their right to appeal the outcome, and that they can continue to submit comments and examine the file record at any time. I will also state that the proposal has and will continue to be evaluated by LMD, Transportation Planning, and the counterparts from the City of Florence, and we are all aware of the drainage and past flooding issues. I do hope that the neighbors will understand that we simply do not have the time, nor does the process accommodate, an ongoing and comprehensive Q&A exchange. It's a delicate balance I hope to walk.

Jerry Kendall/Associate Planner
Lane County – Public Works
Land Management Division
3050 N. Delta Hwy.
Eugene, OR 97408-1636

ph: 541-682-4057
FAX: 541-682-3947
Jerry.Kendall@co.lane.or.us

From: BOZIEVICH Jay K
Sent: Monday, May 05, 2014 8:43 PM
To: LAIRD Matt P
Cc: MILLER Marsha A; WILKINSON Sarah W; KENDALL Jerry; BURGESS Jane
Subject: Re: Development Impact on non county maintained roads-Idlewood subdivision, Florence, Or

Matt, Thanks for having this checked into and to whoever the inspector was that went out there on a Saturday! I am encouraging the residents to submit comments to you guys on the preliminary subdivision about their concerns. thanks, Jay

Sent from my iPad

On May 5, 2014, at 10:33 AM, "LAIRD Matt P" <Matt.LAIRD@co.lane.or.us> wrote:

Hello Comm. Bozievich,

Here are photos of the end of Oceana and Cloudcroft in Florence. At this time, I do not believe there has been enough vegetation removal and clearing to be an enforcement issue. These photos were taken on Saturday, May 3, 2014.

Matt Laird

LMD Manager / Planning Director

Lane County
Dept. of Public Works
Land Management Division
3050 N. Delta Hwy.
Eugene, OR 97401

Office 541.682.4349
FAX 541.682.3947
Matt.Laird@co.lane.or.us

From: BOZIEVICH Jay K
Sent: Thursday, May 01, 2014 3:12 PM
To: LAIRD Matt P
Subject: Re: Development Impact on non county maintained roads-Idlewood subdivision, Florence, Or

thanks

Sent from my iPad

On May 1, 2014, at 2:59 PM, "LAIRD Matt P" <Matt.LAIRD@co.lane.or.us> wrote:

Comm. Bozievich,

I have asked my Building Inspector for the area to check it out. He will be in Florence on Tuesday.

Matt Laird

LMD Manager / Planning Director

541.682.4349
Matt.Laird@co.lane.or.us

From: BOZIEVICH Jay K
Sent: Thursday, May 01, 2014 11:35 AM
To: LAIRD Matt P
Cc: MILLER Marsha A; WILKINSON Sarah W; KENDALL Jerry
Subject: Re: Development Impact on non county maintained roads-Idlewood subdivision, Florence, Or

Matt, Can someone check to make sure that the vegetation removal and grading are not going beyond access for surveying? My constituents believe it is. Thanks, Jay

Sent from my iPad

On May 1, 2014, at 11:07 AM, "LAIRD Matt P" <Matt.LAIRD@co.lane.or.us> wrote:

Hello Comm. Bozievich,

The Idylewood 4th Addition Subdivision located in Florence (Map 18-12-10-40 Tax Lot 400, 401 and 801) has partially completed some of the permits and some of them are still on hold, per the applicants request.

The Preliminary Subdivision Review and Hazard Checklist are still pending (PA 10-05821 and PA 10-05822).

As far as grading and vegetation removal is concerned, the owner does not have approval to begin grading the site or installing underground infrastructure. However, small clearing to allow access for surveyors would likely be acceptable.

Stormwater issues will be reviewed further with the preliminary subdivision application.

Transportation signage issues will be reviewed by Transportation Planning during the preliminary subdivision review.

With regards to damages to Cloudcroft Lane, it would be up to Transportation Planning to review. However, it is my understanding that Cloudcroft is functionally

designated as a Local Access Road (LAR) and that the County policy does not include maintenance of an LAR.

Below is a list of permits on this site and their status:

In Review - PA10-05821 Preliminary Subdivision – Jerry Kendall
PA10-05822 Hazards Checklist

Complete – PA10-05825 PW PI for 55 lot subdivision

Approved – PA10-05823 Legal Lot Verification w/Notice
PA10-05824 Road Setback Variance

18 12 10 34 TL 801 – RA/BD/U 5.85 acres

18 12 10 40 TL 401 - RA/PW/BD/U 30.08 acres

18 12 10 40 TL 400 – RA/BD/U – 10.13 acres

Feel free to contact me if you would like to discuss further,

Matt Laird

LMD Manager / Planning Director

Lane County
Dept. of Public Works
Land Management Division
3050 N. Delta Hwy.
Eugene, OR 97401

Office 541.682.4349
FAX 541.682.3947
Matt.Laird@co.lane.or.us

From: BOZIEVICH Jay K

Sent: Saturday, April 26, 2014 8:08 AM

To: Bill & Darlen

Cc: INGRAM Daniel B; _BETTY_CARRUTHERS; Brooke Shenson; Carl Brewer; CAMPBELL David (SMTP); EDITH POTTS; George Hutchby; James Welty; PATTEN Lea (SMTP); Patricia Hole; QUINN Don (SMTP); RUTH ANN CROMWELL; Sloan Ron; LAIRD Matt P; MORGAN Bill F; BURGESS Jane; MILLER Marsha A

Subject: Re: Development Impact on non county maintained roads-
Idlewood subdivision, Florence, Or

Bill,

First, I have not heard back from our Land Management Division folks to see if this is even a permitted activity. My understanding was that Mr. Benedict could not obtain any permits for his next phase without completing corrective actions to the storm drain system in the first phases of the development.

I did forward your email to them yesterday. I expect to hear from them soon.

When I have heard from them I will address some of your other concerns if they are even viable about the inevitability of this project moving forward.

Sincerely,

Jay

Sent from my iPad

On Apr 26, 2014, at 8:01 AM, "Bill & Darlen"
<billdarlene1@msn.com> wrote:

Mr. Bozievich,

With the inevitability of this development going forward, what provisions for public safety are to be implemented?

I foresee a need for traffic control signs, such as pedestrian crossings, speed limit signs, stop signs at all intersections, weight limit restrictions on commercial traffic access, no construction vehicle parking, construction route designations, etc.

Additionally, I would like to know what provisions for storm water run-off and flood control are going to be provided for with this development.

The massive vegetation removal required for this project will add significant run-off to the ditches and gully's. We already have a flood issue on Gullsettle Ct. that has not been dealt with properly since this developer finished that portion of his project.

Respectfully submitted,

William J. Lambiaso
4906 Cloudcroft Ln.
Florence, Or.
541-997-3870

<Florence - Cloudcroft.jpg>

<Florence.Oceana.jpg>

KENDALL Jerry

From: Clint <clintbeecroft@egrassoc.com>
Sent: Tuesday, May 06, 2014 8:25 AM
To: KENDALL Jerry
Cc: ejbenedick@msn.com; LAIRD Matt P; BURGESS Jane
Subject: RE: Idylewood 4th/land clearing

Follow Up Flag: Follow up
Flag Status: Flagged

Jerry,

Mr. Benedick has informed me that he will contact John Walker and stop all work immediately.

Clint

From: KENDALL Jerry [mailto:Jerry.KENDALL@co.lane.or.us]
Sent: Monday, May 05, 2014 3:51 PM
To: 'Clint'
Cc: ejbenedick@msn.com; LAIRD Matt P; BURGESS Jane
Subject: RE: Idylewood 4th/land clearing

Clint:

The owner still needs to comply with Lane Code BEFORE commencing any development or timber harvesting. This applies to both the /BD and the /PW Districts.

For the /BD Beaches and Dunes District, see LC 10.270-45, which requires a Preliminary Investigation. It reads:

10.270-45 Preliminary Investigation Required.

Any proposal for development, with the exception of minimal development or timber harvesting activities as permitted by the respective District with which the /BD District is combined, shall require a preliminary investigation (Development Hazards Checklist) by the Planning Director to determine:

- (1) The dune landform/s present on the site.
- (2) Hazards associated with the site.
- (3) Hazards presented by adjacent sites.
- (4) Existence of historical or archeological sites.
- (5) Existence of critical fish or wildlife habitat as identified in the Lane County Coastal Inventory or sites identified by Nature Conservancy.
- (6) Potential development impacts including cumulative impacts.
- (7) If a full or partial Site Investigation Report shall be required, the form of the Development Hazard Checklist is as specified by the Lane Manual.

If you look at the Suburban Residential District base zone for the subject property, you will NOT see timber harvesting listed as a permitted use. See LC 10.135.

The code runs similar in the /PW Prime Wildlife Shorelands Combining District. See LC 10.245-30.

As you know, the code is available with a simple search on the county's website.

Conclusion: Benedick LLC must first comply with the Lane Code requirements before they can harvest timber, grade, and clear. Any activity to the contrary will result in the initiation of enforcement action. As you know through our previous discussions, the subject property and surrounding area has had past issues over drainage and flooding. In addition, the owner has cleared land in the past without prior county approval. Any unauthorized work may result in the need for restoration work which will be at the owner's expense.

Kindly inform all parties, including Benedick LLC and J.L. Walker & Sons of this communication.

Please contact me if you have questions or comments.

Jerry Kendall/Associate Planner
Lane County – Public Works
Land Management Division
3050 N. Delta Hwy.
Eugene, OR 97408-1636

ph: 541-682-4057
FAX: 541-682-3947
Jerry.Kendall@co.lane.or.us

From: Clint [<mailto:clintbeecroft@egrassoc.com>]
Sent: Monday, May 05, 2014 2:27 PM
To: KENDALL Jerry
Cc: ejbenedick@msn.com
Subject: RE: Idylewood 4th/land clearing

Jerry,

Mr. Benedick is conducting logging operations on the site in compliance with a logging permit obtained through the Oregon Department of Forestry (copy attached). Access for logging purposes will be confined to planned future roadways and kept as narrow as possible. Let me know if you have any questions regarding the logging permit.

Clint Beecroft

From: KENDALL Jerry [<mailto:Jerry.KENDALL@co.lane.or.us>]
Sent: Monday, May 05, 2014 11:13 AM
To: Clint Beecroft (clintbeecroft@egrassoc.com); 'ejbenedick@msn.com'
Subject: Idylewood 4th/land clearing

See enclosed.

Jerry Kendall/Associate Planner
Lane County – Public Works
Land Management Division
3050 N. Delta Hwy.
Eugene, OR 97408-1636

ph: 541-682-4057
FAX: 541-682-3947
Jerry.Kendall@co.lane.or.us

KENDALL Jerry

From: Bill & Darlen <billdarlene1@msn.com>
Sent: Tuesday, May 06, 2014 7:57 AM
To: KENDALL Jerry
Cc: Brooke Shenson; Carl Brewer; CAMPBELL David (SMTP); EDITH POTTS; George Hutchby; James Welty; Jerry & Kay wefelmeyer; Ken; PATTEN Lea (SMTP); QUINN Don (SMTP); RUTH ANN CROMWELL; Sloan Ron; Gary Clark
Subject: Development Impact on non county maintained roads-Idlewood subdivision, Florence, Or, : Reference PA 10-05281

Follow Up Flag: Follow up
Flag Status: Flagged

Mr. Kendal.

Reference:PA 10-05281

With this development going forward, what provisions for public safety are to be implemented?

I foresee a need for traffic control signs, such as pedestrian crossings, speed limit signs, stop signs at all intersections, weight limit restrictions

on commercial traffic access, no construction vehicle parking, construction route designations, etc.

Additionally, I would like to know what provisions for storm water run-off and flood control are going to be provided for with this development.

The massive vegetation removal required for this project will add significant run-off to the ditches and gully's. We already have a flood issue

on Gullsettle Ct. that has not been dealt with properly since this developer finished that portion of his project.

Bill Lambiaso

Florence, Or.

KENDALL Jerry

From: KENDALL Jerry
Sent: Monday, May 05, 2014 3:51 PM
To: 'Clint'
Cc: ejbenedick@msn.com; LAIRD Matt P; BURGESS Jane
Subject: RE: Idylewood 4th/land clearing

Clint:

The owner still needs to comply with Lane Code BEFORE commencing any development or timber harvesting. This applies to both the /BD and the /PW Districts.

For the /BD Beaches and Dunes District, see LC 10.270-45, which requires a Preliminary Investigation. It reads:

10.270-45 Preliminary Investigation Required.

Any proposal for development, with the exception of minimal development or timber harvesting activities as permitted by the respective District with which the /BD District is combined, shall require a preliminary investigation (Development Hazards Checklist) by the Planning Director to determine:

- (1) The dune landform/s present on the site.
- (2) Hazards associated with the site.
- (3) Hazards presented by adjacent sites.
- (4) Existence of historical or archeological sites.
- (5) Existence of critical fish or wildlife habitat as identified in the Lane County Coastal Inventory or sites identified by Nature Conservancy.
- (6) Potential development impacts including cumulative impacts.
- (7) If a full or partial Site Investigation Report shall be required, the form of the Development Hazard Checklist is as specified by the Lane Manual.

If you look at the Suburban Residential District base zone for the subject property, you will NOT see timber harvesting listed as a permitted use. See LC 10.135.

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Kindly inform all parties, including Benedick LLC and J.L. Walker & Sons of this communication.

Please contact me if you have questions or comments.

Jerry Kendall/Associate Planner
Lane County – Public Works
Land Management Division

3050 N. Delta Hwy.
Eugene, OR 97408-1636

ph: 541-682-4057
FAX: 541-682-3947
Jerry.Kendall@co.lane.or.us

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To: Clint Beecroft (clintbeecroft@egrassoc.com); 'ejbenedick@msn.com'
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See enclosed.

Jerry Kendall/Associate Planner
Lane County - Public Works
Land Management Division
3050 N. Delta Hwy.
Eugene, OR 97408-1636

ph: 541-682-4057
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Jerry.Kendall@co.lane.or.us

KENDALL Jerry

From: Clint <clintbeecroft@egrassoc.com>
Sent: Monday, May 05, 2014 2:27 PM
To: KENDALL Jerry
Cc: ejbenedick@msn.com
Subject: RE: Idylewood 4th/land clearing
Attachments: 140505 IDWD logging.pdf

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Subject: Idylewood 4th/land clearing

See enclosed.

Jerry Kendall/Associate Planner
Lane County – Public Works
Land Management Division
3050 N. Delta Hwy.
Eugene, OR 97408-1636

ph: 541-682-4057
FAX: 541-682-3947
Jerry.Kendall@co.lane.or.us



State of Oregon
Department of Forestry - Department of Revenue
Notification Number: 2014-781-00490
Timber Sale:

5/3/14



Attached is the processed information from the Notification of Operation/Application for Permit signed by Gene Benedict representing the Land Owner, and received by Department of Forestry on April 28, 2014. Please review this information and retain for future reference.

Notices and Permits

Notice is given to the State Forester that an operation will be conducted on the lands described herein.

A permit to use fire or operate power driven machinery is issued for the land described herein.

A notice is given to the State Forester and the Department of Revenue of the intent to harvest timber.

SF Comments:

LEGAL NOTICE:

The following section provides legal notification of the requirement to submit a written plan before certain portions of this Operation may begin. The requirements are indicated below:

A statutory Written Plan is required before operation activities begin near the protected resource(s) listed in the following Unit Information Page(s) or otherwise described to you by the Stewardship Forester (see OAR 629-605-0170(1)).

The Written Plan must describe in detail how the resource(s) will be protected during the operation. There is a waiting period for written plans that is separate from the notification waiting period. Contact the Stewardship Forester shown on the following Unit Information Page(s) for more information on Written Plans and waiting periods.

A portion or all of your operation may be eligible for a waiver of the statutory written plan requirement. Use the 'Resource Description' information provided on the following unit page(s) in conjunction with Technical Note #10 to determine your eligibility. Go to the following link or contact your stewardship forester for more information:
http://www.oregon.gov/odf/PRIVATE_FORESTS/docs/20130816_Technote_Flowchart_Final.pdf

District: Western Lane

Office: Veneta Unit

County: Lane

Notification 15 Day Waiting Period:

This Operation is subject to the 15 day Waiting Period.

Operator:

John L. Walker
J.L. Walker & Sons
P.O. Box 306
Mapleton, OR 97453
(541) 268-4652

Fire Contact:

Gene Benedict
(541) 688-7731

Land Owner:

Sharla Whitten
Benedict Holdings, LLC
27962 Ward Lane
Eugene, OR 97402
(541) 688-7731

Notice to Land Owner: If timber harvesting is part of the proposed operation, the party shown above, is responsible for reforestation of the site if so required.

Timber Owner:

NO HARVEST ON THIS UNIT

Notice to Timber Owner: If timber harvesting is part of the proposed operation, the party shown above, owning the timber at the point it is first measured is responsible for payment of Oregon timber taxes.

(Land Owner Copy)

Doug Decker, State Forester
Link Smith, District Forester

Sharla Whitten
Benedict Holdings, LLC
27962 Ward Lane
Eugene, OR 97402

Unit Information - Notification: 201478100490

Unit 1 of 1 Start: 04/30/14 End: 12/31/14

Status: Pending

Stewardship Forester: Jim Hall

Site Conditions Waters: Significant Wetland or estuary within 300 feet.

Soils: No mass soil movement.

Slope: 0% to 35%.

SF Phone Number: (541)997-8713

Priorities: Fire: Low FPA: High

Statutory Written Plan Required.

Twp	Rge	Sec	NE				NW				SW				SE				Government Lot Number	Tax Lot No.	Reg Use
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE			
18S	12W	10	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		400, 401, 801	SL-2	

Activity	Method	Acres	Feet	MBF	Comment
2a - Road Construction	Backhoe	0.00	2500	0	
5 - Land Use Change		20.00	0	0	
6 - Treatment of Slash	Mechanical application or operation	20.00	0	0	
7 - Pre-commercial Thinning		20.00	0	0	

Resource Name**Resource Description**

Significant Wetlands

Significant Wetlands

Subscribers: Lane County Assessors Office

March 3, 2014

Jim Hall
Oregon Dept of Forestry
2660 Kingwood
Florence, Or 97439

Re #2014 781 00228

Thanks for meeting with me today re logging application dated 2/21/14.

This is to confirm our understanding that there will be no machinery or activity within 100' of the wetlands (seasonal lakes) to the East of the property. I have met with Gene Wobbe & it is planned for Gene or one of his men to come out & flag as needed to make certain the contractor stays out of the 100' area.

Let me know if any question. My phone # 541 688 7731 cell phone 541 517 0410

Gene Benedick
Benedick Holdings, LLC
27922 Ward Lane
Eugene, Or 97402



Lane County

LAND MANAGEMENT DIVISION
3050 NORTH DELTA HIGHWAY
EUGENE, OREGON 97408

PHONE: 541-682-4065
WEB: www.lanecounty.org/lmd

May 5, 2014

Benedick Holdings LLC
27922 Ward Ln.
Eugene, Or. 97402

EGR & Associates
Clint Beecroft
2535 B Prairie Rd.
Eugene, Or. 97402

Re: Land clearing: Fourth Addition to Idylewood

This office has received reports of land clearing on the property including the (pending) Fourth Addition to the Idylewood subdivision.

You are reminded that no approval has been granted for land clearing. The pending Preliminary Investigation for the Beaches & Dunes Zone, 509-PA 10-05822 had been placed on hold status at your request.

We understand that there may be a need to access portions of the property for surveying and other preparatory work. If that need arises, I request that you submit a copy of the preliminary subdivision plan (one showing areas of 25% slopes), PRIOR to land disturbance, showing the minimal paths which need to be cleared in order to perform the preparatory work. This office will review the submittal and respond in a timely fashion.

Sincerely,

Jerry Kendall/Associate Planner (541-682-4057)

C: Matt Laird/LMD Director

Jane Burgess/LMD Code Compliance

KENDALL Jerry

From: KENDALL Jerry
Sent: Monday, May 05, 2014 11:13 AM
To: Clint Beecroft (clintbeecroft@egrassoc.com); 'ejbenedick@msn.com'
Subject: Idylewood 4th/land clearing
Attachments: 20140505105416661.pdf

See enclosed.

Jerry Kendall/Associate Planner
Lane County – Public Works
Land Management Division
3050 N. Delta Hwy.
Eugene, OR 97408-1636

sent also to both via
US Mail
-JK

ph: 541-682-4057
FAX: 541-682-3947
Jerry.Kendall@co.lane.or.us

KENDALL Jerry

From: LAIRD Matt P
Sent: Monday, May 05, 2014 10:34 AM
To: BOZIEVICH Jay K
Cc: MILLER Marsha A; WILKINSON Sarah W; KENDALL Jerry; BURGESS Jane
Subject: RE: Development Impact on non county maintained roads-Idlewood subdivision, Florence, Or
Attachments: Florence - Cloudcroft.jpg; Florence.Oceana.jpg

Hello Comm. Bozievich,

Here are photos of the end of Oceana and Cloudcroft in Florence. At this time, I do not believe there has been enough vegetation removal and clearing to be an enforcement issue. These photos were taken on Saturday, May 3, 2014.

Matt Laird

LMD Manager / Planning Director

Lane County
Dept. of Public Works
Land Management Division
3050 N. Delta Hwy.
Eugene, OR 97401

Office 541.682.4349
FAX 541.682.3947
Matt.Laird@co.lane.or.us

From: BOZIEVICH Jay K
Sent: Thursday, May 01, 2014 3:12 PM
To: LAIRD Matt P
Subject: Re: Development Impact on non county maintained roads-Idlewood subdivision, Florence, Or

thanks

Sent from my iPad

On May 1, 2014, at 2:59 PM, "LAIRD Matt P" <Matt.LAIRD@co.lane.or.us> wrote:

Comm. Bozievich,

I have asked my Building Inspector for the area to check it out. He will be in Florence on Tuesday.

Matt Laird

LMD Manager / Planning Director

541.682.4349

Matt.Laird@co.lane.or.us

From: BOZIEVICH Jay K
Sent: Thursday, May 01, 2014 11:35 AM
To: LAIRD Matt P
Cc: MILLER Marsha A; WILKINSON Sarah W; KENDALL Jerry
Subject: Re: Development Impact on non county maintained roads-Idlewood subdivision, Florence, Or

Matt, Can someone check to make sure that the vegetation removal and grading are not going beyond access for surveying? My constituents believe it is. Thanks, Jay

Sent from my iPad

On May 1, 2014, at 11:07 AM, "LAIRD Matt P" <Matt.LAIRD@co.lane.or.us> wrote:

Hello Comm. Bozievich,

The Idylewood 4th Addition Subdivision located in Florence (Map 18-12-10-40 Tax Lot 400, 401 and 801) has partially completed some of the permits and some of them are still on hold, per the applicants request.

The Preliminary Subdivision Review and Hazard Checklist are still pending (PA 10-05821 and PA 10-05822).

As far as grading and vegetation removal is concerned, the owner does not have approval to begin grading the site or installing underground infrastructure. However, small clearing to allow access for surveyors would likely be acceptable.

Stormwater issues will be reviewed further with the preliminary subdivision application.

Transportation signage issues will be reviewed by Transportation Planning during the preliminary subdivision review.

With regards to damages to Cloudcroft Lane, it would be up to Transportation Planning to review. However, it is my understanding that Cloudcroft is functionally designated as a Local Access Road

(LAR) and that the County policy does not include maintenance of an LAR.

Below is a list of permits on this site and their status:

In Review - PA10-05821 Preliminary Subdivision – Jerry Kendall
PA10-05822 Hazards Checklist

Complete – PA10-05825 PW PI for 55 lot subdivision

Approved – PA10-05823 Legal Lot Verification w/Notice
PA10-05824 Road Setback Variance

18 12 10 34 TL 801 – RA/BD/U 5.85 acres

18 12 10 40 TL 401 - RA/PW/BD/U 30.08 acres

18 12 10 40 TL 400 – RA/BD/U – 10.13 acres

Feel free to contact me if you would like to discuss further,

Matt Laird

LMD Manager / Planning Director

Lane County
Dept. of Public Works
Land Management Division
3050 N. Delta Hwy.
Eugene, OR 97401

Office 541.682.4349
FAX 541.682.3947
Matt.Laird@co.lane.or.us

From: BOZIEVICH Jay K
Sent: Saturday, April 26, 2014 8:08 AM
To: Bill & Darlen
Cc: INGRAM Daniel B; _BETTY_CARRUTHERS; Brooke Shenson; Carl Brewer; CAMPBELL David (SMTP); EDITH POTTS; George Hutchby; James Welty; PATTEN Lea (SMTP); Patricia Hole; QUINN Don (SMTP); RUTH ANN CROMWELL; Sloan Ron; LAIRD Matt P; MORGAN Bill F; BURGESS Jane; MILLER Marsha A
Subject: Re: Development Impact on non county maintained roads-Idlewood subdivision, Florence, Or

Bill,

First, I have not heard back from our Land Management Division folks to see if this is even a permitted activity. My understanding was that Mr. Benedict could not obtain any permits for his next phase without completing corrective actions to the storm drain system in the first phases of the development.

I did forward your email to them yesterday. I expect to hear from them soon.

When I have heard from them I will address some of your other concerns if they are even viable about the inevitability of this project moving forward.

Sincerely,

Jay

Sent from my iPad

On Apr 26, 2014, at 8:01 AM, "Bill & Darlen" <billdarlene1@msn.com> wrote:

Mr. Bozievich,

With the inevitability of this development going forward, what provisions for public safety are to be implemented?
I foresee a need for traffic control signs, such as pedestrian crossings, speed limit signs, stop signs at all intersections, weight limit restrictions
on commercial traffic access, no construction vehicle parking, construction route designations, etc.

Additionally, I would like to know what provisions for storm water run-off and flood control are going to be provided for with this development.

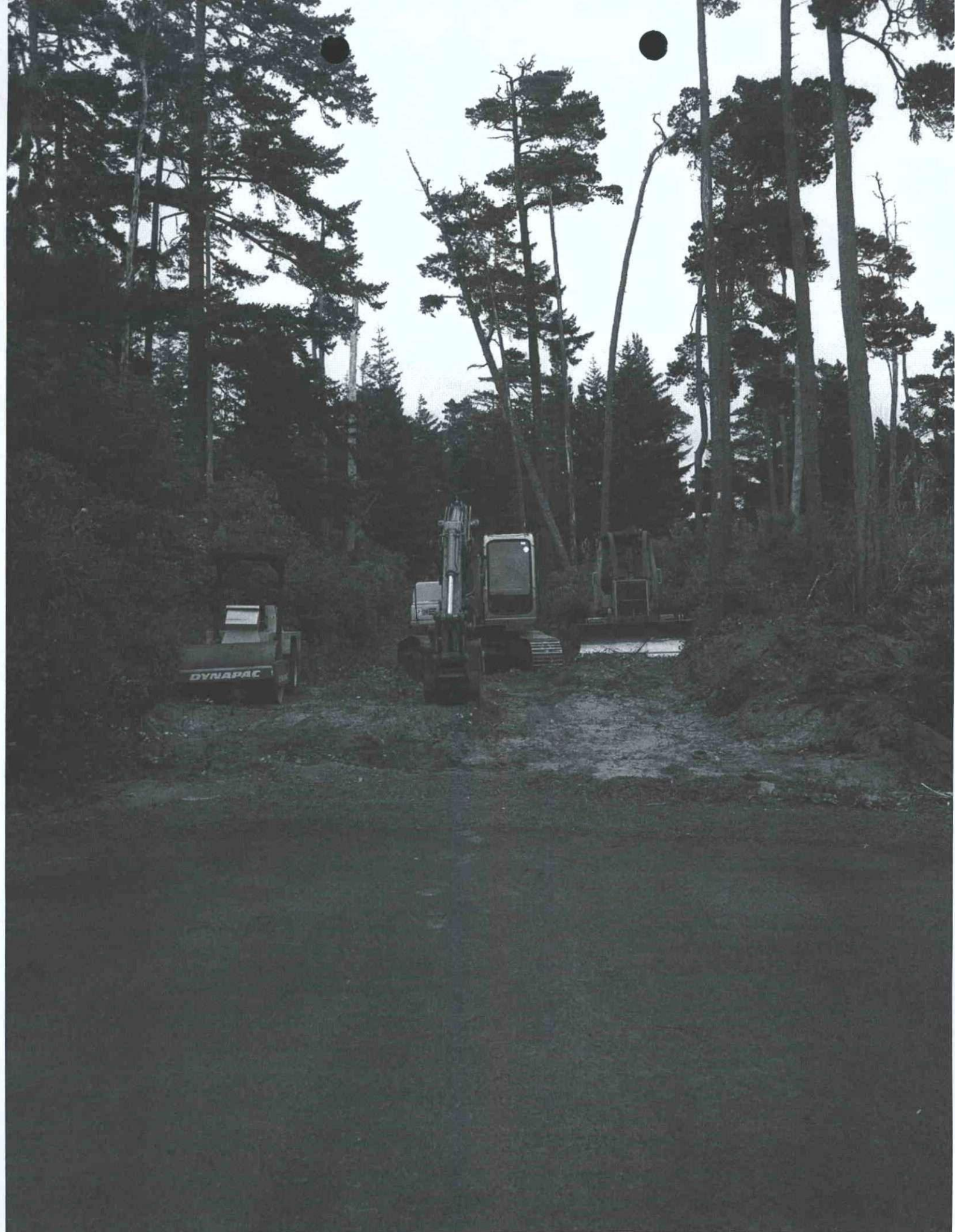
The massive vegetation removal required for this project will add significant run-off to the ditches and gully's. We already have a flood issue
on Gullsettle Ct. that has not been dealt with properly since this developer finished that portion of his project.

Respectfully submitted,

William J. Lambiaso
4906 Cloudcroft Ln.
Florence, Or.

541-997-3870





KENDALL Jerry

From: LAIRD Matt P
Sent: Thursday, May 01, 2014 11:08 AM
To: BOZIEVICH Jay K
Cc: MILLER Marsha A; WILKINSON Sarah W; KENDALL Jerry
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Matt Laird

LMD Manager / Planning Director

Lane County
Dept. of Public Works
Land Management Division
3050 N. Delta Hwy.
Eugene, OR 97401

Office 541.682.4349
FAX 541.682.3947
Matt.Laird@co.lane.or.us

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Sent: Saturday, April 26, 2014 8:08 AM

To: Bill & Darlen

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Subject: Re: Development Impact on non county maintained roads-Idlewood subdivision, Florence, Or

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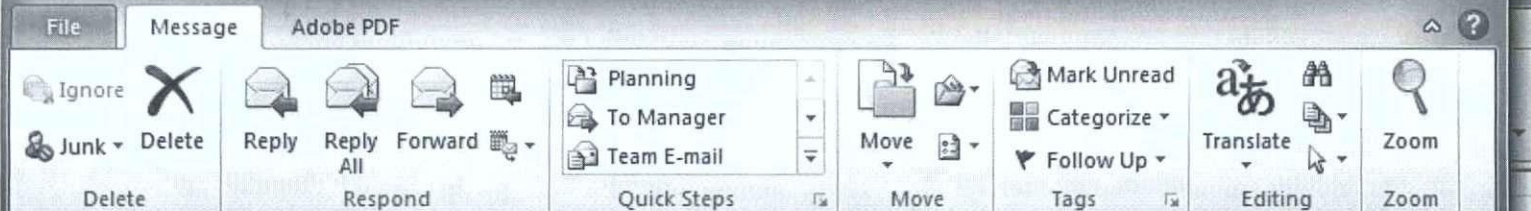
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Respectfully submitted,

William J. Lambiaso
4906 Cloudcroft Ln.
Florence, Or.
541-997-3870



From: LAIRD Matt P
 To: WILKINSON Sarah W; KENDALL Jerry
 Cc:
 Subject: FW: Development Impact on non county maintained roads-Idlewood subdivision, Florence, Or

Sent: Thu 5/1/2014 11:47 AM

fyi

From: BOZIEVICH Jay K
Sent: Thursday, May 01, 2014 11:40 AM
To: MORGAN Bill F
Cc: MILLER Marsha A; LAIRD Matt P
Subject: Fwd: Development Impact on non county maintained roads-Idlewood subdivision, Florence, Or

Next

Previous

Bill,

Idlewood subdivision has a long history of non-compliance and drainage issues that stretch back to Commissioner Morrison's tenure. My understanding is that no approvals of the 4th addition would be given until the stormwater issues in the previous phases had been corrected. If they are not, the county could find ourselves involved in litigation from the current home owners. I would suggest that whoever get the referrer from LMD on this subdivision go back and review the volumes of files on the previous phases.

Thanks,

Jay

Sent from my iPad

Begin forwarded message:

From: LAIRD Matt P <Matt.LAIRD@co.lane.or.us>
Date: May 1, 2014 at 11:07:44 AM PDT
To: BOZIEVICH Jay K <Jay.BOZIEVICH@co.lane.or.us>
Cc: MILLER Marsha A <Marsha.MILLER@co.lane.or.us>, WILKINSON Sarah W <Sarah.WILKINSON@co.lane.or.us>, KENDALL Jerry <Jerry.KENDALL@co.lane.or.us>
Subject: RE: Development Impact on non county maintained roads-Idlewood subdivision, Florence, Or

Hello Comm. Bozievich,

KENDALL Jerry

From: KENDALL Jerry
Sent: Thursday, May 01, 2014 9:30 AM
To: LAIRD Matt P
Subject: RE: Benedick Property - Florence UGB

Matt, let me know when you want to discuss.

FYI, Sarah W. and Dan I. were in this morning. We'll await their email, but it looks like the issue of the tractors messing up Cloudcroft will be civil, as it looks to be an LAR (not maintained by county but responsibility of landowners). They mentioned that the BCC could decide to take exceptional action, but that would be a majority vote action.

Jerry Kendall/Associate Planner
Lane County – Public Works
Land Management Division
3050 N. Delta Hwy.
Eugene, OR 97408-1636

ph: 541-682-4057
FAX: 541-682-3947
Jerry.Kendall@co.lane.or.us

From: LAIRD Matt P
Sent: Monday, April 28, 2014 10:51 AM
To: KENDALL Jerry
Cc: BURGESS Jane
Subject: FW: Benedick Property - Florence UGB

Please talk with me ASAP about this. I would like to respond back to Comm. Bozievich, but I have some questions I would like to discuss with you.

ML

From: KENDALL Jerry
Sent: Friday, April 25, 2014 2:26 PM
To: BURGESS Jane; LAIRD Matt P; PAUGH Jennifer A
Cc: 'Wendy Farley-Campbell'
Subject: RE: Benedick Property - Florence UGB

FYI, Here is my reply to the Florence Planner. I've copied her so she is aware of the equipment issue complaint.

Jerry Kendall/Associate Planner
Lane County – Public Works
Land Management Division

3050 N. Delta Hwy.
Eugene, OR 97408-1636

ph: 541-682-4057
FAX: 541-682-3947
Jerry.Kendall@co.lane.or.us

From: KENDALL Jerry
Sent: Friday, April 25, 2014 2:02 PM
To: BURGESS Jane; LAIRD Matt P
Cc: PAUGH Jennifer A
Subject: RE: Benedick Property - Florence UGB

PPS: tax lot 401 is also included in the subdivision application.

Jerry Kendall/Associate Planner
Lane County – Public Works
Land Management Division
3050 N. Delta Hwy.
Eugene, OR 97408-1636

ph: 541-682-4057
FAX: 541-682-3947
Jerry.Kendall@co.lane.or.us

From: KENDALL Jerry
Sent: Friday, April 25, 2014 1:59 PM
To: BURGESS Jane; LAIRD Matt P
Cc: PAUGH Jennifer A
Subject: RE: Benedick Property - Florence UGB

PS: we understand the need to access the site and do (more) surveying and other preparatory work. Whether or not that tips over into a violation would require a site check and discussion with the owner.

Jerry Kendall/Associate Planner
Lane County – Public Works
Land Management Division
3050 N. Delta Hwy.
Eugene, OR 97408-1636

ph: 541-682-4057
FAX: 541-682-3947
Jerry.Kendall@co.lane.or.us

From: KENDALL Jerry
Sent: Friday, April 25, 2014 1:55 PM

KENDALL Jerry

From: PAUGH Jennifer A
Sent: Friday, April 25, 2014 2:34 PM
To: KENDALL Jerry; BURGESS Jane; LAIRD Matt P
Cc: SMITH Dolores M (PW)
Subject: RE: Benedick Property - Florence UGB

Thanks Jerry – I didn't realize Cloudcroft was an LAR when we originally spoke and having read the whole e-mail it makes a little more sense to me now.

I haven't had this situation arise before, so it's speculation to assume that any damage would come to the roadway. If damage was to occur then we would treat this roadway as any other LAR and it would likely become a civil matter or we would follow the direction of the Board.

I think a Weighmaster is better suited to answer the questions related to the type of equipment and the combination of the trailer. Whether or not the driver had a permit (or if they needed a permit). If this was a Lane County maintained road we typically would not allow them to unload in the r/w without a permit but as you know we do not require permits on LAR's.

I'm not entirely sure that I've been helpful, but like I said – it's an LAR. Let me know if you think I can help in any other way.

Thanks,

Jennifer Paugh
Lane County Public Works
Road Maintenance Planning
541-682-6905

From: KENDALL Jerry
Sent: Friday, April 25, 2014 1:55 PM
To: BURGESS Jane; LAIRD Matt P
Cc: PAUGH Jennifer A
Subject: RE: Benedick Property - Florence UGB

The applicant waived the 120-day statutory processing timeline on all the PA's about 3 years ago. Two had already been issued as Jane noted.

The /BD Hazards check has not been issued, so they have no approval to clear or grade this planned 4th Addition to Idylwood.

The ball is in the applicant's court, we await their next submittal, which will probably be a variance to the 25% slope standard of LC 10.270-35(6). I did get an email inquiry for status from the City of Florence yesterday, and am typing up a response to them today.

Jennifer will chime in on the issue of vehicles on Cloudcroft.

Jerry Kendall/Associate Planner
Lane County – Public Works

He has brought in a large tractor trailer and D-7(?) bulldozer, parked the truck in the cul-de-sac , and unloaded the dozer on Cloudcroft Ln. They cleared a path of trees through his property around the hillside to connect to Sandrift Ct cul-de-sac. This was done to allow survey crews access, and have been staking out lot perimeters. The survey crew is also working staking out lots at the other end of his property at the end of Oceana Dr, This is obviously in preparation for a large development .

Bill

From: BOZIEVICH Jay K

Sent: Friday, April 25, 2014 8:23 AM

To: Bill & Darlen

Subject: Re: Development Impact on non county maintained roads

Bill, Has Mr. Benedict begun any construction out there? It was my understanding he did not have any permits. Please let me know if your concern is about future work or if there is currently construction traffic using Cloudcroft. Thanks, Jay

Sent from my iPad

On Apr 24, 2014, at 5:06 PM, "Bill & Darlen" <billdarlene1@msn.com> wrote:

Commissioner Bozievich,

I am asking you what provisions of Lane County code provide protection for the property owners residing on Cloudcroft Ln and adjacent roadways in the unincorporated area of Florence Or.

A developer, by the name of Benedict, is starting construction on a large parcel of land at the end of Cloudcroft Ln. This is going to require heavy machinery to be trucked over our roadways in this neighborhood that are not maintained by Lane County public works. These roads will be damaged. Who is going to hold the developer accountable for the repairs?

Will Lane County Public Works assume maintenance responsibility for these roadways, and bring them up to standards as required by County ordinance?

Respectfully submitted,

William J. Lambiaso
4906 Cloudcroft Ln.
Florence, Or.
541-997-3870

KENDALL Jerry

From: KENDALL Jerry
Sent: Thursday, May 03, 2012 8:09 AM
To: 'Clint Beecroft'
Subject: FW: WLUN #2012-0065-DSL Response, County #PA 10-5821
Attachments: WN2012-0065-Notice.pdf; WN2012-0065-Response.pdf

Clint, FYI, a referral response from DSL.

You may want to contact DSL and discuss what issues might arise when the wetland delineation expires on 10-21-13.

Jerry Kendall/Associate Planner/Lane County Oregon
PSB/LMD
125 E. 8th Ave.
Eugene, Or. 97401
ph: 541-682-4057
FAX: 541-682-3947
Jerry.Kendall@co.lane.or.us

From: HOWARD Heather [mailto:heather.howard@state.or.us]
Sent: Thursday, May 03, 2012 7:12 AM
Subject: WLUN #2012-0065-DSL Response, County #PA 10-5821

We have completed our review of the Wetland Land Use Notification that was prepared for **Benedict Holdings LLC**. The WLUN form was submitted to the Department for review/response and given the file number **WN2012-0065**.

The results and conclusions from that review are explained in the attached pdf documents. If the attached documents are illegible or difficult to open, you may contact the Department and request paper copies. Otherwise, please review the attachments carefully and direct any questions or comments to Wetland Specialist, Caroline Stimson at (503) 986-5231. Thank you for your interest in the project.

Wetlands Program
Oregon Department of State Lands
775 Summer St. NE, Ste. 100
Salem, OR 97301-1279
Fax: (503) 378-4844
<http://www.oregonstatelands.us>

FILE # PA	_____
EXHIBIT #	119

KENDALL Jerry

From: HOWARD Heather [heather.howard@state.or.us]
Sent: Thursday, May 03, 2012 7:12 AM
Subject: WLUN #2012-0065-DSL Response, County #PA 10-5821
Attachments: WN2012-0065-Notice.pdf; WN2012-0065-Response.pdf

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Wetlands Program
Oregon Department of State Lands
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Salem, OR 97301-1279
Fax: (503) 378-4844
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FILE # PA	_____
EXHIBIT #	118-281

05/03/2012



WETLAND LAND USE NOTIFICATION FORM
OREGON DEPARTMENT OF STATE LANDS

775 Summer Street NE, Suite 100, Salem, OR 97301-1279

Phone (503) 986-5200

Forms are online at www.oregonstatelands.us

This form is to be completed by planning department staff for mapped wetlands and waterways.

Responsible Jurisdiction: county of Lane

staff contact: Jerry Kendall

date: 04/17/2012

mailing address: PSB/LMD

125 E. 8th Ave.

city: Eugene

zip: 97401

phone: 541-682-4057

email: jerry.kendall@co.lane.or.us

Applicant: Benedict Holdings LLC

mailing address: 27922 Ward Ln.

city: Eugene

state: OR

zip: 97402

phone: 541-688-6402

email: ejbenedick@msn.com

Property Owner: Benedict Holdings LLC

mailing address: 27922 Ward Ln.

city: Eugene

state: OR

zip: 97402

phone: 541-688-6402

email: ejbenedick@msn.com

Activity Location:

township: 18S range: 12W section: 10 quarter-quarter section: .4 & .34

tax lot(s): 400, 401, 801

street address: vacant

city: Florence

county: Lane

adjacent waterway: South Heceta Junction Seasonal Lake

Site Information: required attachments with site marked- LWI/NWI, tax map and site plan(s).

NWI.doc

ViewFile[1].pdf

20120417131926471.pdf

Proposed Activity:

Local case file #: PA 10-5821

zoning: Suburban Residential/Beaches &
Dunes/Prime Wildlife

☒ subdivision

Project description: 55 Lot subdivision within the Florence UGB (main application)



WETLAND LAND USE NOTIFICATION RESPONSE
OREGON DEPARTMENT OF STATE LANDS
775 Summer Street NE, Suite 100, Salem, OR 97301-1279
Phone (503) 986-5200
www.oregonstatelands.us

DSL File Number: WN2012-0065

Cities and counties have a responsibility to notify the Department of State Lands (DSL) of certain activities proposed within wetlands mapped on the Statewide Wetlands Inventory. Jerry Kendall from county of Lane submitted a WLUN pertaining to local case file #: PA 10-5821.

Activity location:

township: 18S	range: 12W	section: 10	quarter-quarter section:
tax lot(s): 400,401,801			
street address:			
city: Florence		county: Lane	
latitude: 44.0201		longitude: -124.1129	

Mapped wetland/waterway features:

- ☒ The local wetlands inventory shows a wetland/waterway on the property.
- ☒ The county soil survey shows hydric (wet) soils on the property. Hydric soils indicate that there may be wetlands.

Oregon Removal-Fill requirement (s):

- ☒ A state permit is required for 50 cubic yards or more of removal and/or fill in wetlands, below ordinary high water of streams, within other waters of the state, or below highest measured tide where applicable.

Your activity:

Contacts:

For permit information and requirements contact DSL Resource Coordinator (see website for current list)
http://www.oregonstatelands.us/DSL/contact_us_directory.shtml#Wetlands_Waterways
For wetland delineation report requirements and information contact DSL Wetlands Specialist (see website for current list)
http://www.oregonstatelands.us/DSL/contact_us_directory.shtml#Wetlands_Waterways
For removal-fill permit and/or wetland delineation report fees go to
http://www.oregon.gov/DSL/PERMITS/docs/rf_fees.pdf
A permit may be required by the U.S. Army Corps of Engineers (503-808-4373).

Related wetland delineations/determinations:

WD #	Status
WD2007-0747	Approved

- ☒ This is a preliminary jurisdictional determination and is advisory only.

Comments: Lot partitions without ground disturbance do not require a state permit. It appears from the submitted site plan that several proposed lots contain jurisdictional wetland as shown in Wetland Delineation WD07-0747, and may create future development problems. It is difficult to see clearly on the submitted site plan but it appears that wetland 2 may potentially be impacted by construction of Triton Ct.

A state permit is required for greater than 50 cubic yards of cumulative removal plus fill volume in wetlands. Please contact DSL Resource Coordinator Carrie Landrum for permit information (503) 986-5285

Response by: _____ date: 05/02/2012

KENDALL Jerry

From: LAIRD Matt P
Sent: Thursday, April 26, 2012 1:26 PM
To: KENDALL Jerry; BURGESS Jane
Subject: FW: Idylewood Drainage Issues

FYI

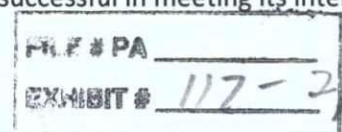
From: SCHUSSLER Howard R
Sent: Thursday, April 26, 2012 11:10 AM
To: BOZIEVICH Jay K
Cc: MILLER Marsha A; MORGAN Bill F; NELSON Arno L; LAIRD Matt P; PETSCH John S; RICHARDSON Liane I (CAO); LEIKEN Sid W
Subject: Idylewood Drainage Issues

Commissioner Bozievich,

A brief summary of the Idylewood storm drainage system issues:

- In 2000 the developer, Mr. Benedick, was pumping water from the subdivision onto a County road and into the County's stormwater system.
- County demanded this stop and began working with the developer to resolve the issue.
- In October of 2000, County Engineer Snowden drafted a list of conditions for the County to accept ownership of the Idylewood drainage system.
- Discussed by BCC in January and April, 2001.
- Drainage easement agreement drafted by staff with 8 conditions in late 2001.
- July and September, 2003, reports from PW Director to Commissioner Morrison that developer had not complied with conditions.
- Email from Land Management to Commissioner Morrison from July 2005 indicating that the developer had complied with conditions of land use approval by using a stormwater system "designed and sited by an Oregon-registered professional engineer."
- October 2005 email from PW Director (and attached Board packet from January 2001) to developer's land use consultant discussing the conditions for County acceptance of the system and a process for developing a formal agreement.
- 2006 emails indicating that some conditions had been met but not all.

It appears to me that the conditions from the County have been clear and consistent since 2001. The County agreed to take the drainage system into the County's right-of-way stormwater system if the developer met all conditions, operated the system for five years, videotaped a visual inspection of the pipe interior at the end of the five years, made any repairs at that time, and (and this is a very important and) if the system had been successful in meeting its intended purpose.



My belief is that the developer never met all conditions and clearly the system has not been successful in meeting intended purposes (which is why residents have complained to you). In fairness, he did meet some of the conditions. I also believe that the developer was never compelled to do this, he would only have been required to meet the conditions in exchange for County acceptance of the system into our maintenance stream. This was an exchange or transaction between the developer and the County and not a mandate for the developer.

I believe the issue goes back to the developer's responsibilities or liability and the designer's responsibilities or liability related to the stormwater plan (signed off by their PE). I believe this is a civil matter and not a compliance issue at this time, but that would really be a call for County Counsel. At this point I'm sorry to say that I believe there is nothing more PW staff can do to help without Board direction.

I am sending the file I have by courier. Thanks for your patience.

Howard

Howard Schussler
Assistant Public Works Director
Lane County Public Works
3040 North Delta Highway
Eugene, OR 97408
(541) 682-6907

"Excellence is an art won by training and habituation. We do not act rightly because we have virtue or excellence, but we rather have those because we have acted rightly. We are what we repeatedly do. Excellence, then, is not an act but a habit."
—Aristotle

File Record/Benedick Subdivision (main file PA 10-5821)
(all exhibits 1 page unless otherwise stated)

Date Received:	Ex. #/description
11-18-10	1. Original submittal—25p. (oversize copies not included)
11-23-10	2. Email, JK/Florence Planner, pre-notice
11-23-10	3. Email, JK/P.Fields, pre-notice
11-23-10	4. Emails, JK/Flo. Plnr.—2p.
12-14-10	5. Email, JK/P.Fields, TIA needed?
12-15-10	6. Email to agent, incomplete notice
12-15-10	7. Emails, JK/agent, timeline discussion—2p.
1-3-11	8. Intent form & DSL concurrence letter—5p.
1-3-11	9. Email, JK/agent, wetland/waiver discussed
1-4-11	10. Emails, JK/agent, Re: DSL—2p.
1-5-11	11. Email, JK/agent, waiver law—3p.
1-5-11	12. Waiver, hard copy #8—6p.
1-13-11	13. Wetland delineation report/agent—98p.
3-31-11	14. Emails, Comm. Bozievich inquiry
3-31-11	15. Complete letter—2p.
4-1-11	16. Agent, legal lots copy—8p.
4-11-11	17. Referral, w/list—16p.
4-6-11	18. Emails, JK/J.Petsch, Re: drainage
4-6-11	19. Emails, P.Fields/JK, No TIA required
4-13-11	20. Comment, J.Kinslow/opposed
4-14-11	21. Surveyor referral—2p.
4-12-11	22. Comment, R.&C.Purscelly, opposed
4-15-11	23. RFPD letter, "OK"
4-17-11	24. Comment, M. & L. Harrah, opposed—2p.
4-17-11	25. Comment, A. Campbell, opposed—15p.
4-18-11	26. Comment, B. Durst—2p.
4-19-11	27. Comment, M.Lehman—4p.
4-19-11	28. Email, JK/M.Lehman, clarification response
4-20-11	29. Comment, R. Hill Sr., opposed
4-21-11	30. Comment, P.Wilson, opposed
4-21-11	31. Comment, C. King, opposed—14p.

4-21-11	32. Comment, D. Campbell, opposed
4-28-11	33. Email, S.Bajracharya/JK, general comment
4-29-11	34. Flood Management referral response—3p.
4-29-11	35. Emails, JK/Trans Plang, general comments
5-2-11	36. Transportation Planning Referral comments—6p.
5-2-11	37. County Road Maintenance referral comments
5-2-11	38. City of Florence referral comments—8p.
5-2-11	39. Fax from Florence of letter in #38—7p.
5-3-11	40. Email, JK/agent, Re: general comment on above referrals.
5-9-11	41. Email from agent, waiver (5-3-11 to 8-1-11)—3p.
5-11-11	42. Fax of #41 waiver above—2p.
5-31-11	43. Email, JK to J.Turk & Parks Re: adjoining Cty. park—3p.
5-31-11	44. Email, JK/City of Flo., Re: key/butt lots & Kelsie Way connection
5-31-11	45. Email, J.Turk to JK, “is Parks property”
5-31-11	46. Email, JK to City of Flo., general comments
6-6-11	47. Emails, Turk/Parks, Re: Cty. park land—6p.
6-6-11	48. Email, JK/Parks/Turk: make access to Cty. land via connection to 4 th addition—3p.
6-6-11	49. Email, JK/agent, Re: general status comments
6-7-11	50. Emails, agent/JK, Re: /BD—2p.
6-10-11	51. Email, JK/agent, Re: /BD—2p.
6-21-11	52. Email, JK/B.Hurst, Re: status
7-29-11	53. Email, agent/JK: waiver (8-1-11 to 11-1-11)—3p.
8-1-11	54. Agent, fax copy of waiver—2p.
10-31-11	55. Agent, waiver (11-1-11 to 12-1-11)—3p.
11-2-11	56. Agent, hard copy of waiver—2p.
11-9-11	57. Email, JK/agent, general comments on upcoming revision

11-21-11	58. Email, JK/agent, Re: record index
12-1-11	59. Revised submittal
	A. Cover letter w/comments—4p.
	B. Letter “additional information”—5p.
	C. Letter, “additional information” for Variance app.—2p.
	D. (Revised) Prelim. Subdiv. Plan, 8.5” x 11”
	E. (Spiral bound) “Stormwater Management Plan”
	F. 1”=100’ scale, Prelim. Subdiv. Plan
	G. 1”=100’ scale slope plan, w/cover page (1 sheet & 1p.)
12-7-11	60. Email, Agent/JK, Re: copies
12-8-11	61. Email, JK to PW & Florence, Re: revision sent to them
12-13-11	62. Email train, JK/agent, Re: timeline waiver—3p.
12-13-11	63. Signed waiver from Applicant
12-14-11	64. Email, JK/office aide, Re: renote fee submitted
12-20-11	65. Referral of revised application—21p.
12-21-11	66. Email, JK/City of Flo., Re: response time issue
12-22-11	67. Email, City of Flo., Re: draft TSP
12-22-11	68. Email, Siuslaw Valley Fire & Rescue, S.Barrett
12-23-11	69. Email, JK to D.Stotter, Re: notice
12-23-11	70. Email, JK/City of Flo, Re: referral
12-27-11	71. Letter, D.Taylor, opposed to connectivity to Heceta S.
12-28-11	72. Letter opposed, D. Campbell—2p.
12-28-11	73. Email, JK to D.Campbell
12-28-11	74. Email, JK to Office Aide, Re: Parks referral return
12-28-11	75. Emails, JK/D.Campbell
12-29-11	76. Cty. Surveyor referral response—2p.
12-30-11	77. Email, JK to D.Campbell, extended response time
12-30-11	78. Cty. Trans. Planning referral response—5p.
12-30-11	79. Email, JK/agent, FW of above
12-30-11	80. Email, JK/M.Harrah, FW of #78
1-3-12	81. Letter opposed, R. & D. Dobson—2p.
1-3-12	82. Letter opposed, G.Lewis—2p.

1-3-12	83. Email, JK/C.Hoffman (Waste Management), Re: referral
1-3-12	84. Email, JK/Office Aide, Re: add. to notice list
1-4-12	85. Additional referrals by JK—6p.
1-4-12	86. Email train, B.Lemhouse (stormwater) et al—4p
1-6-12	87. Faxed letter/L. & M. Harrah, opposed to Kelsie Wy. connection—2p.
1-6-12	88. Email, JK/agent Re: /BD slopes—2p.
1-6-12	89. Email, JK/B.Lemhouse, Re:stormwater comments
1-6-12	90. Email train, S.Belson et al, Re: request for Trans. Plang clarification.—4p.
1-6-12	91. Email train, B.Lemhouse—5p.
1-9-12	92. Comments, City of Flo.—10p.
1-10-12	93. Email, JK/Office aide, copy request
1-10-12	94. Comments, opposed, C.King—20p.
1-11-12	95. Flood mgr. comments/D. Wright—3p.
1-13-12	96. Fax, Heceta S. Homeowners Assc., D. Yount—5p.
1-13-12	97. Email., S.Belson, City of Flo.—2p.
1-13-12	98. Email, C.Barry
1-18-12	99. Email, JK to agent, general comments
1-20-12	100. Email, agent, Re: lake contours
2-1-12	101. Submittal, C. King A. Letter-2p. B. CD (one)
2-3-12	102. Email, JK/S.Bajracharya & M.Pezley, Re: copy of #96
2-6-12	103. Email, JK/City Planners, Re: meeting
2-8-12	104. Emails, JK/Mr. King, Re: DSL website
2-9-12	105. Email, JK/agent, Re: status update
2-14-12	106. Email, S.Belson (city), Re: timing option
2-15-12	107. Email, Agent/JK, Re: slope variance & site visit date.
2-15-12	108. Email, B.Lemhouse/JK, Re: revised stormwater comments
2-22-12	109. Email, J.Petsch/JK, Re: Kelsie way, able to extend.
2-27-12	110. Email, JK/agent, '96 flood photos—2p.
3-7-12	111. Email, Agent/JK, Re: PW/Kelsie way

3-14-12

112. Email, Agent/JK, Re: more LIDAR data, shows lots 276, 277 + impacted by PW buffer

4-2-12

113. Alex Campbell submittal

A. Letter

B. 7 photos

C. Backyard picture by JK

D. Photo from E, at Campbell sfd by JK

4-4-12

114. Email, Agent/JK, Re: 87' LIDAR mapping—2p.

4-5-12

115. Photo & map of "pond"—2p.

4-17-12

116. Receipt of DSL referral—5p.

Formal notice to DSL

KENDALL Jerry

From: laserfiche_workflow@dsl.state.or.us
Sent: Tuesday, April 17, 2012 1:46 PM
To: KENDALL Jerry
Subject: Wetland Land Use Notice Submittal

Attachments: WLUN Notice (2).pdf



WLUN Notice
(2).pdf (43 KB)

We have received the Wetland Land Use Notice. Attached is a copy for your records. DSL will review the project within 30 days and email the response.

FILE # PA	_____
EXHIBIT #	116-SP.



WETLAND LAND USE NOTIFICATION FORM
OREGON DEPARTMENT OF STATE LANDS
775 Summer Street NE, Suite 100, Salem, OR 97301-1279
Phone (503) 986-5200
Forms are online at www.oregonstatelands.us

This form is to be completed by planning department staff for mapped wetlands and waterways.

Responsible Jurisdiction: county of Lane

staff contact: Jerry Kendall

date: 04/17/2012

mailing address: PSB/LMD

125 E. 8th Ave.

city: Eugene

zip: 97401

phone: 541-682-4057

email: jerry.kendall@co.lane.or.us

Applicant: Benedict Holdings LLC

mailing address: 27922 Ward Ln.

city: Eugene

state: OR

zip: 97402

phone: 541-688-6402

email: ejbenedick@msn.com

Property Owner: Benedict Holdings LLC

mailing address: 27922 Ward Ln.

city: Eugene

state: OR

zip: 97402

phone: 541-688-6402

email: ejbenedick@msn.com

Activity Location:

township: 18S range: 12W section: 10 quarter-quarter section: .4 & .34

tax lot(s): 400, 401, 801

street address: vacant

city: Florence

county: Lane

adjacent waterway: South Heceta Junction Seasonal Lake

Site Information: required attachments with site marked- LWI/NWI, tax map and site plan(s).

NWI.doc

ViewFile[1].pdf

20120417131926471.pdf

Proposed Activity:

Local case file #: PA 10-5821

zoning: Suburban Residential/Beaches &
Dunes/Prime Wildlife

☒ subdivision

Project description: 55 Lot subdivision within the Florence UGB (main application)

PRELIMINARY SUBDIVISION PLAN FOR IDLEWOOD FOURTH ADDITION SUBDIVISION

TOWNSHIP 18S, RANGE 12W, SECTION 10 W.M., TAX LOTS 400, 401 AND 801

LANE COUNTY, OREGON

OCTOBER 26, 2010

REVISED DECEMBER 1, 2011

GENERAL NOTES:

SUMMIT

PARK & RECREATION DISTRICT,
LANE COUNTY

EXISTING UTILITIES:

MIDLAND FIRE AND RESCUE

SEWERAGE & WATER

SEWERAGE & WATER DISTRICT

PROPOSED UTILITIES:

SEWER

SEWERAGE & WATER DISTRICT

PROPOSED UTILITIES:

CITY OF EUGENE: A GRAVITY-FEED WASTEWATER SYSTEM WILL COLLECT AND CONVEY WASTEWATER TO A CENTRAL TREATMENT PLANT. WASTEWATER WILL BE COLLECTED BY SEWERS LOCATED ALONG THE PROPOSED SUBDIVISION DRIVE VIA A NEW FORCE MAIN THAT WILL BE INSTALLED IN OCEANA DRIVE RIGHT OF WAY.

PROPOSED UTILITIES:

STREET AND SIDEWALK BUNKER WILL TRAIL INTO PUBLIC RIGHT-OF-WAY. STREETS WILL BE PAVED WITH ASPHALT. SIDEWALKS WILL BE PAVED WITH CONCRETE. SIDEWALKS WILL BE INSTALLED IN ACCORDANCE WITH THE EUGENE STORMWATER DESIGN MANUAL, MAY 2008. SIDEWALK LOCATIONS SHOWN INCLUDE AN APPROXIMATE LOCATION FOR A JUNCTION WITH EXISTING SIDEWALK. EXISTING SIDEWALKS ARE APPROXIMATELY LOCATED. LOCATION MAY CHANGE.

FLOODING INFORMATION:

AREA 1: 100-YEAR FLOOD (FLOOD ZONE 1)

PROPOSED UTILITIES:

SEWERAGE & WATER DISTRICT: A GRAVITY-FEED WASTEWATER SYSTEM WILL COLLECT AND CONVEY WASTEWATER TO A CENTRAL TREATMENT PLANT. WASTEWATER WILL BE COLLECTED BY SEWERS LOCATED ALONG THE PROPOSED SUBDIVISION DRIVE VIA A NEW FORCE MAIN THAT WILL BE INSTALLED IN OCEANA DRIVE RIGHT OF WAY.

ELEVATION DATA:

ELEVATIONS BASED ON NAVD83 DATUM. ELEVATIONS OF OCEANA DRIVE AND SIDEWALK RIGHT OF WAY ARE BASED ON 2008 DATUM. ELEVATIONS OF OCEANA DRIVE AND SIDEWALK RIGHT OF WAY ARE BASED ON 2008 DATUM.

CONSTRUCTION:

CONSTRUCTION

CONSTRUCTION

CIVIL ENGINEER:

CIVIL ENGINEER

CIVIL ENGINEER

SURVEYOR:

SURVEYOR

SURVEYOR

TAX LOT NUMBER:

TAX LOT NUMBER

TAX LOT NUMBER

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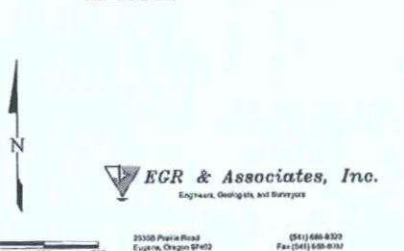
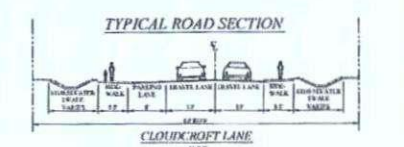
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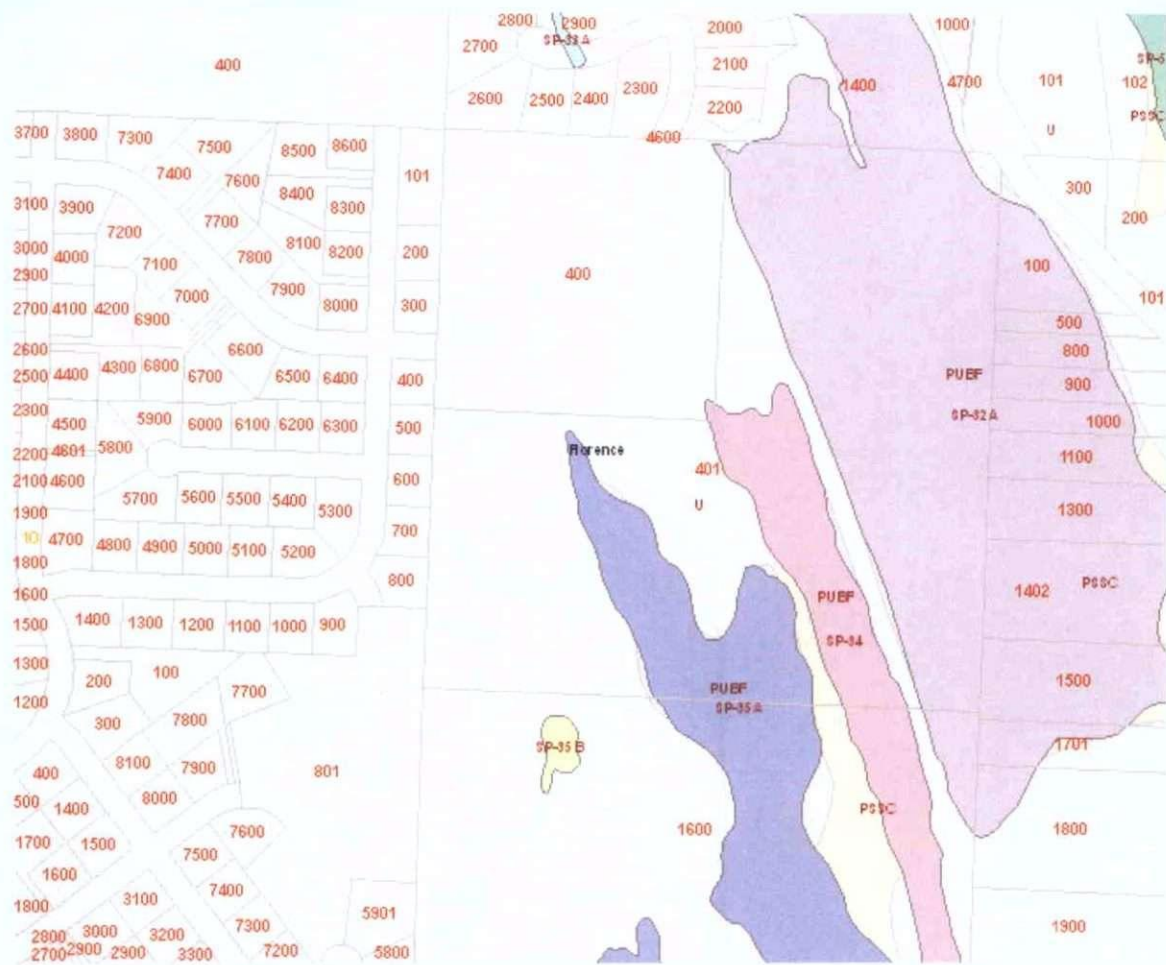
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ECR & Associates, Inc.
Engineers, Geologists, and Surveyors
35500 Pacific Road
Eugene, Oregon 97402
(541) 688-8370
Fax: (541) 688-8370



FOR ASSESSMENT
AND TAXATION
USE ONLY

SE1/4 SW1/4 SEC. 10 T.18S. R.12W. W.M.

LANE COUNTY

1"=100'

SEE MAP 18 12 10 31

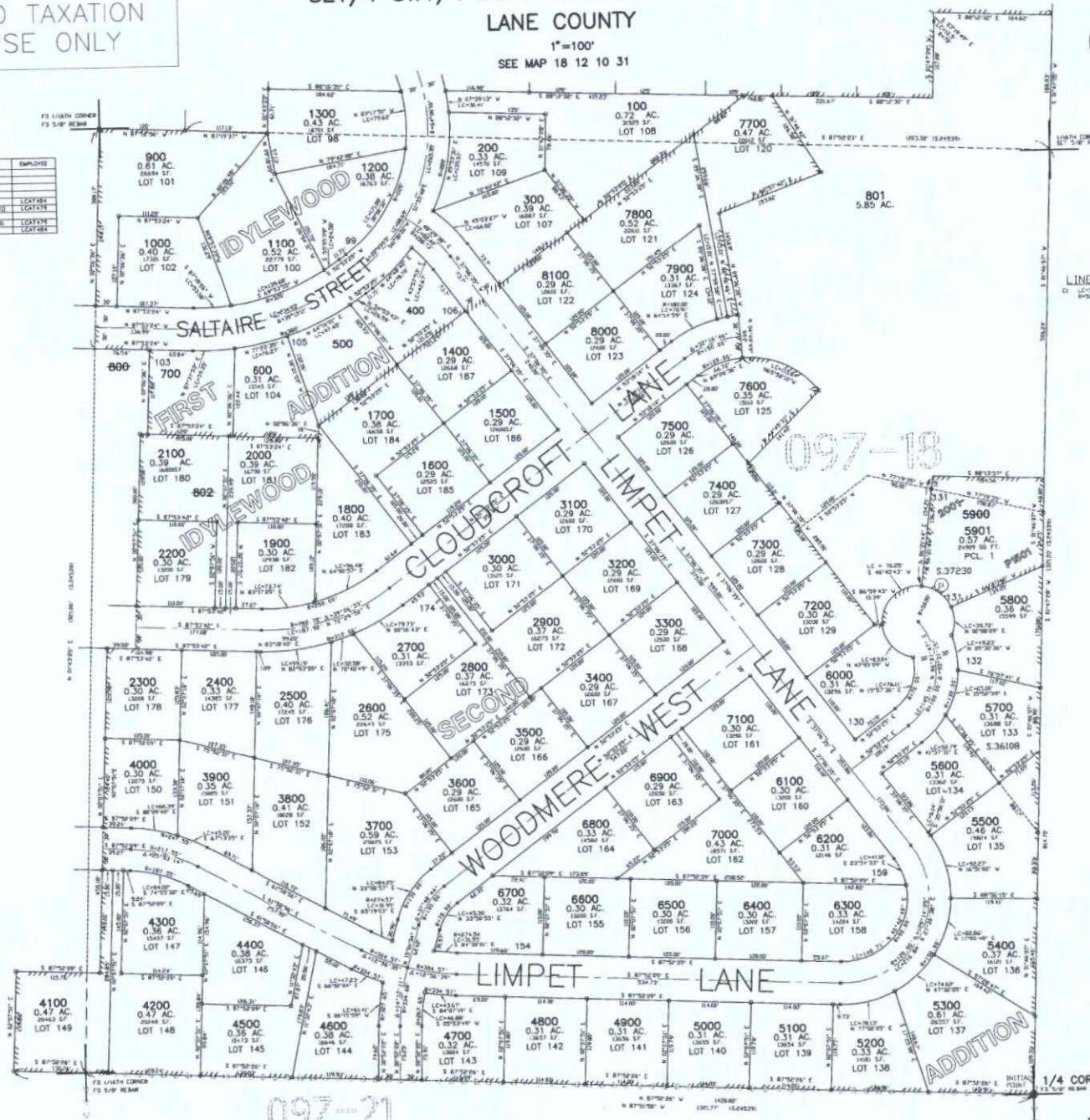
18 12 10 34

NAD 83/91

DATE	REVISION	EMPLOYEE
11-27-2018	REVISED MAP ON SANITATION	
11-27-2018	REVISED MAP ON SANITATION	
11-27-2018	REVISED MAP ON SANITATION	
11-27-2018	REVISED MAP ON SANITATION	
11-27-2018	REVISED MAP ON SANITATION	
11-27-2018	REVISED MAP ON SANITATION	
11-27-2018	REVISED MAP ON SANITATION	
11-27-2018	REVISED MAP ON SANITATION	
11-27-2018	REVISED MAP ON SANITATION	
11-27-2018	REVISED MAP ON SANITATION	

SEE MAP 18 12 10

SEE MAP 18 12 10



097-21

SEE MAP 18 12 15

18 12 10 34

CANCELLED
802

LINE TABLE
C. 1/4 COR. 1/4 COR.
S. 1/4 COR. 1/4 COR.

1/4 COR.

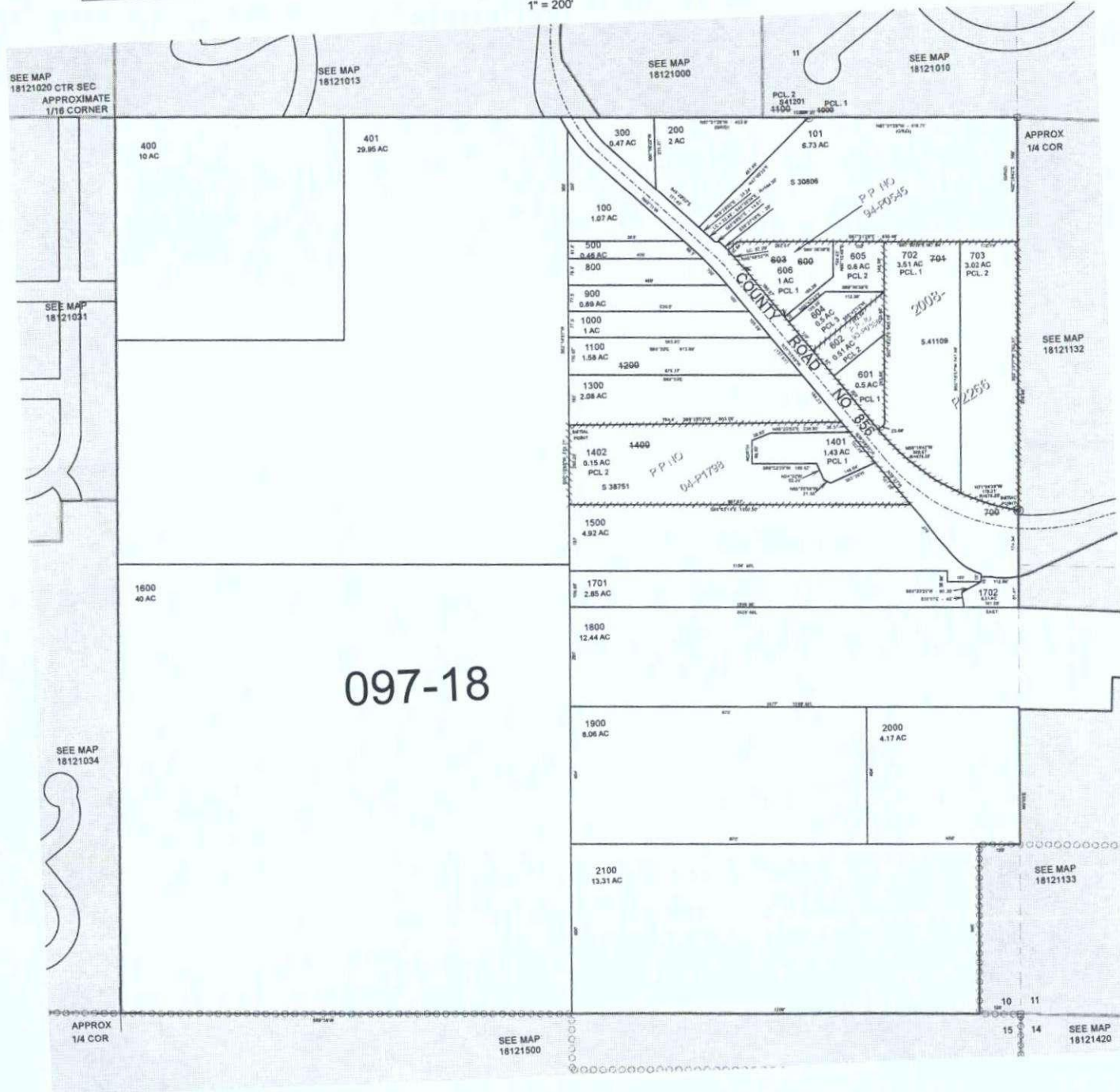
FOR ASSESSMENT AND
TAXATION ONLY

S.E.1/4 SEC. 10 T.18S. R.12W. W.M.
Lane County
1" = 200'

18121040
FLORENCE

katjg - 2011-07-29 15:58

CANCELLED
1200
1400
600
603
700
701



REVISIONS
REVISIONS - LCAT100 - CONVERT MAP TO GIS
20100000 - LCAT100 - CANCELLED - 18121040 P.P. 2000-P2000

FLORENCE
18121040

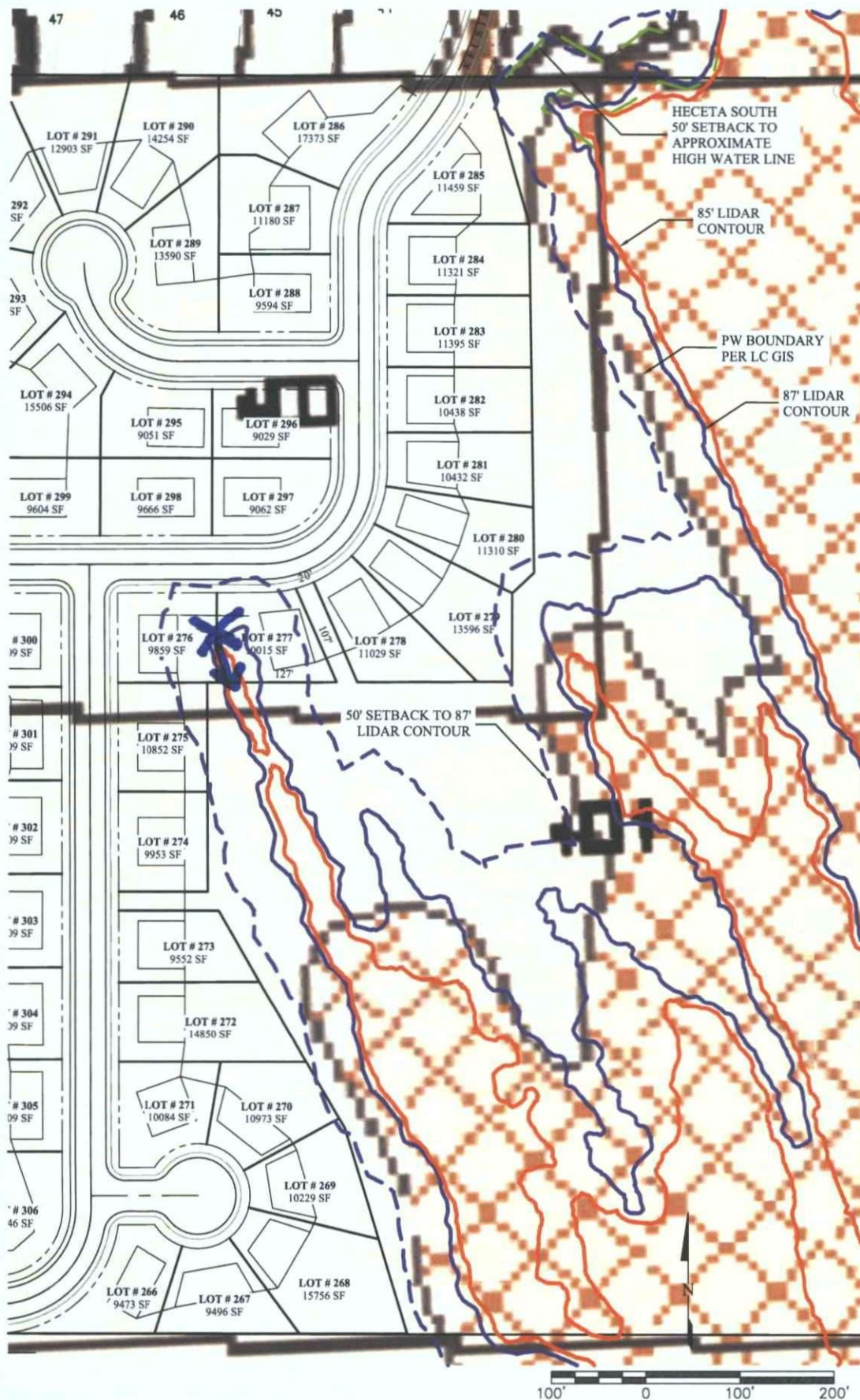
To record
on 4-5-12



Re: PW

Taken 3-29-12 by JK
See attached map for
shot location

FILE # PA	
EXHIBIT #	115 - 2P.



IDYLEWOOD 4TH ADDITION
COASTAL OVERLAY SETBACKS
 14 MARCH 2012
 FLORENCE, OREGON

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

KENDALL Jerry

From: Clint Beecroft [clintbeecroft@egrassoc.com]
Sent: Wednesday, April 04, 2012 8:25 AM
To: KENDALL Jerry
Cc: 'Gene Benedick'
Subject: Idylewood Subdivision
Attachments: 070256-b LIDAR Kelsie Connection Regrade PW Zone after field visit.pdf

Jerry,

Please find attached a map showing the PW zone and associated 50-foot setback based upon the 87-foot contour line and our field visit of last week. Let me know if you need any maps or figures to include in your preliminary investigation report of the PW zone.

Clint

FILE # PA	_____
EXHIBIT #	114-2P.

04/04/2012



**IDYLEWOOD 4TH ADDITION
COASTAL OVERLAY SETBACKS
30 MARCH 2012
FLORENCE, OREGON**



EGR & Associates, Inc.

Engineers, Geologists, and Surveyors

2535B Prairie Road
Eugene, Oregon 97402

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

REC'D APR 02 2012

Lane County Land Management Division
Public Service Building
125 E. 8th Ave.
Eugene, Oregon
97401
Att. Jerry Kendall

Dear Mr. Kendall

March 31, 2012

Enclosed herewith are pictures of the hill showing the portion that has been sliding?

Pictures # 2 & 3 had six blocks at that time, now there nine with the possibility that one more row will have to be added.

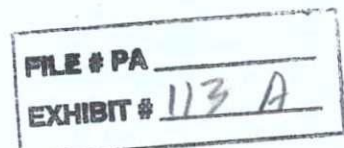
For your information Recommendation 3 on page 2 of the geologist report has been complied with extending from the back yard all the way to the street. Ray Wells Inc did the work. The second line in front now enters French drains. One under the sidewalk had to be replaced due to not being buried deep enough. Pressure of the concrete sidewalk was too much.

We will take a picture of the white plastic pipe that indicates the lot line between our and the Benedict property.

Yours truly



Alex Campbell





#1 Taken 3-29-12 by JK
Backyard of A. Campbell
looking NW.

FILE # PA	_____
EXHIBIT #	113 C



#2 Taken 3-28-12
by JK

FILE # PA _____
EXHIBIT # 113 D

Taken from Edylwood 4th
lot #261 looking
SW at A. Campbell house

KENDALL Jerry

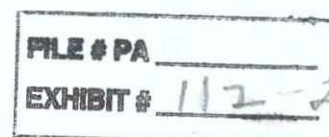
From: Clint Beecroft [clintbeecroft@egrassoc.com]
Sent: Wednesday, March 14, 2012 2:47 PM
To: KENDALL Jerry
Subject: Idylewood
Attachments: 070256-b LIDAR Kelsie Connection Regrade COASTAL OVERLAYS.pdf

Jerry,

Attached is a PDF file showing the area of the Idylewood subdivision in which the boundary of the PW district lays. For reference, an overlay of the PW zone extracted from the Lane County GIS is shown. The 87' LIDAR contour and associated 50-foot setback as well as the 85' LIDAR contour are shown.

The finger that extends into Lots 276 and 277 is also the approximate boundary of a wetland that is not proposed to be filled (which is shown on the subdivision plan). We included the 85' contour to show that at some point this finger does not represent a significant shoreline as it gets narrower and shallower going to the north. Let me know if you think a site visit is in order to review the significance of this finger.

Clint



03/14/2012



**IDYLEWOOD 4TH ADDITION
COASTAL OVERLAY SETBACKS
14 MARCH 2012
FLORENCE, OREGON**



EGR & Associates, Inc.

Engineers, Geologists, and Surveyors

2535B Prairie Road
Eugene, Oregon 97402

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

KENDALL Jerry

From: Clint Beecroft [clintbeecroft@egrassoc.com]
Sent: Wednesday, March 07, 2012 12:26 PM
To: KENDALL Jerry
Subject: Idylewood
Follow Up Flag: Follow up
Flag Status: Red
Attachments: 070256-b LIDAR Kelsie Connection Regrade COASTAL OVERLAYS .pdf

Jerry,

This email is a follow up to our conversation yesterday regarding the geographic boundary of the PW district on the Idylewood site. Attached is a PDF showing a map of the area near the Kelsie Way connection on the north side of the Idylewood property. The Heceta South subdivision is situated to the north.

We have digitized the approximate high water line from the Heceta South plat which is shown as the green line on the attached PDF. The southerly and easterly sides of Lot 43 of Heceta South follows the 50-foot setback line from this approximate high water line. As shown, the 50-foot setback from the high water line on Heceta South lies outside the current Kelsie Way right-of-way.

With respect to the boundary of the PW district on the Idylewood property, you have indicated that the boundary should correspond to a high water lake level. We show two possible water levels shown as the 87' LIDAR contour (blue line) and the 89' LIDAR contour (red line) with associated 50-foot setback lines.

As we have discussed, the lake does not appear to have a surface outlet until the water level reaches approximate elevation 87' msl, at which elevation a surface outlet forms to the south on the County property. This elevation will regulate the seasonal high water level to a maximum elevation of 87' msl. As shown, the 50-foot setback line (also shown as blue) from the 87' contour line lies outside the proposed Kelsie Way right-of-way on the Idylewood property. Note that the 87' contour and associated 50-foot setback line correlates well with the high water line and setback shown on the Heceta South subdivision. An extension of Kelsie Way road to the north will not result in any grading occurring within this 50-foot setback area.

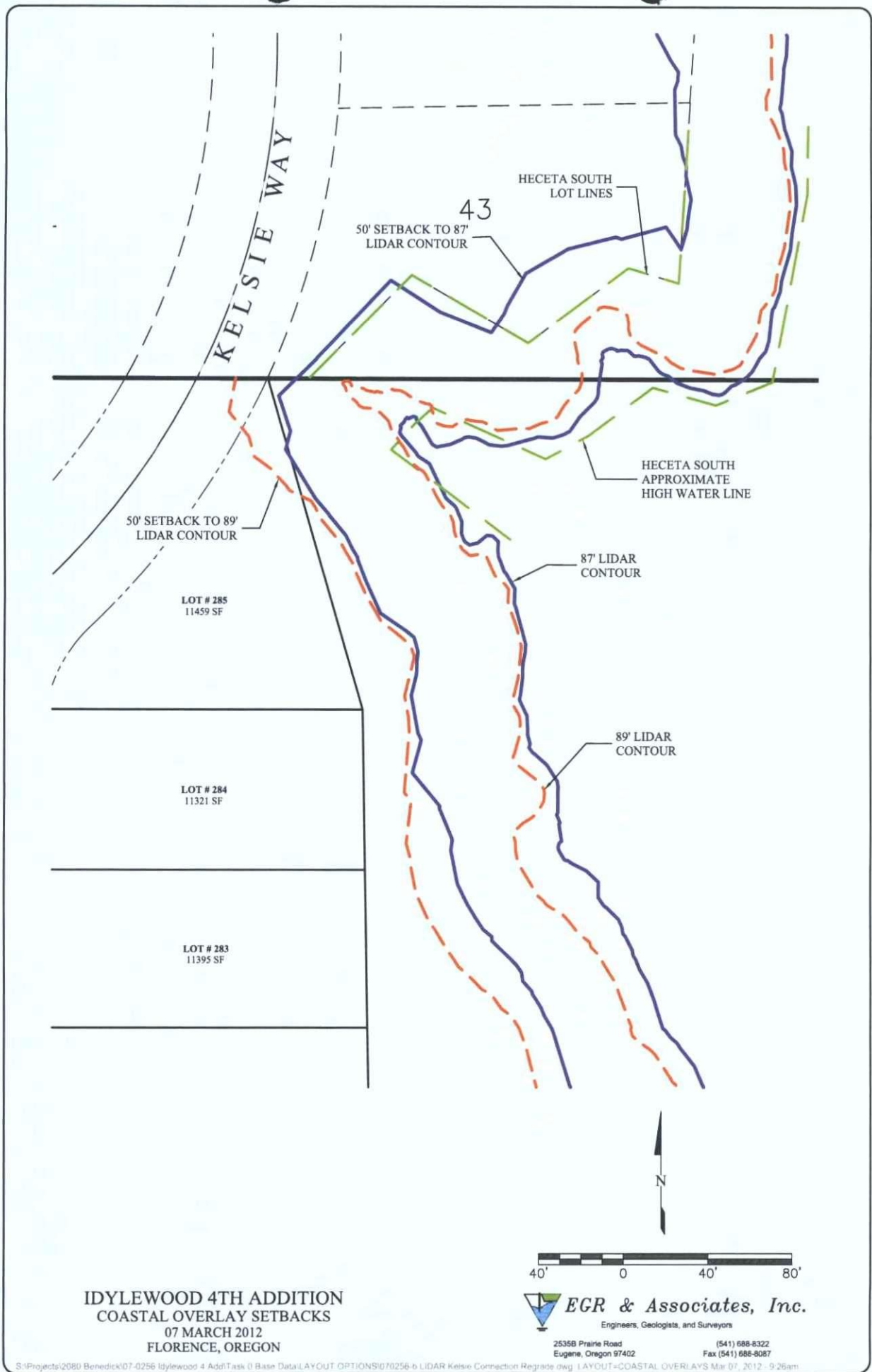
The 89' LIDAR contour (shown as red) corresponds to the approximate high lake level that occurred during the February 1996 flood event based on visual observations. This high lake level was temporary due to rising groundwater and surface water from heavy rainfall that occurred over several weeks and represents a flood condition, not a seasonal high water level. As shown, a 50-foot setback (also shown as red) from the 89' contour extends into the Kelsie Way right-of-way on the Idylewood property. An extension of Kelsie Way road to the north will result in a cut slope occurring within this 50-foot setback area. The 89' contour and associated 50-foot setback line does not correlate as well with the high water line and setback shown on the Heceta South subdivision as the 87' contour and setback.

I hope this helps. Please give me a call if you have any questions.

Clint

FILE # PA	_____
EXHIBIT #	111-2P

03/14/2012



KENDALL Jerry

From: KENDALL Jerry
Sent: Monday, February 27, 2012 11:09 AM
To: 'Clint Beecroft'
Subject: RE: 1996 photos

One can see/figure out that the street sign in photos 1, 2, & 4 is that of Sandrift & Oceana.

The sign in photo #3 says "Gullsettle", with "lot 116" on the white sign left of the street sign.

Jerry Kendall/Associate Planner/Lane County Oregon
PSB/LMD
125 E. 8th Ave.
Eugene, Or. 97401
ph: 541-682-4057
FAX: 541-682-3947
Jerry.Kendall@co.lane.or.us

From: KENDALL Jerry
Sent: Monday, February 27, 2012 10:55 AM
To: 'Clint Beecroft'
Subject: 1996 photos

Clint: here are some of the photos that were in that misc. file I had mentioned.

They all appear to be taken at the height of the 96 flooding event. The 2nd one is the one that might be most helpful, showing the nearly submerged yellow fire hydrant.

<< File: 20120227100810811.pdf >>

Jerry Kendall/Associate Planner/Lane County Oregon
PSB/LMD
125 E. 8th Ave.
Eugene, Or. 97401
ph: 541-682-4057
FAX: 541-682-3947
Jerry.Kendall@co.lane.or.us

FILE # PA	_____
EXHIBIT #	110 - 2p.

3



1



4

2



KENDALL Jerry

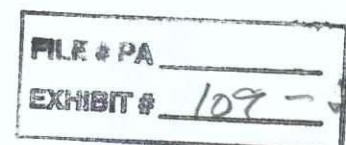
From: PETSCH John S
Sent: Wednesday, February 22, 2012 2:18 PM
To: KENDALL Jerry
Cc: BAJRACHARYA Shashi; WRIGHT Deanna; LEMHOUSE Brad; BELSON Sandra (SMTP)
Subject: Idylewood 4th Add (PA 10-5821, PA 10-5824) Benedick Holdings LLC

Follow Up Flag: Follow up
Flag Status: Yellow

Please add the following comments regarding the connection of Kelsie Way located north of the proposed subdivision in Heceta South with the proposed Idylewood 4th Addition. Kelsie Way was constructed as part of the Heceta South subdivision plat conditions of approval (File 74, Slides 56-58, filed on April 29, 1993). The roadway is 28 feet in width with an asphaltic concrete driving surface. It was constructed all the way to the south boundary of the Heceta South subdivision plat within the 60 feet wide public right-of-way which also extends to the south boundary of the plat. At this time, a barricade separates the end of the constructed road with the plat boundary and any future road connections to the south into Idylewood 4th Addition. The barricade could be removed easily and Kelsie Way extended into Idylewood 4th Addition. The plat does have a "Parcel A" across the end of the right-of-way for Kelsie Way. The plat notes indicate the following "The alteration or elimination of any vegetation within Parcel "A", "B", "C" "D" is prohibited without prior approval by Lane County Land Management." Based upon that note, Land Management could approval the use of Parcel "A" to extend and open the public right-of-way for a connection into the proposed Idylewood 4th Addition.

If you have any additional questions about Kelsie Way within Heceta South, contact me by email or by phone at 541-682-6999.

John Petsch
Senior Engineering Associate
Lane County Public Works
Road Maintenance Division
3040 N. Delta Highway
Eugene, OR. 97408-1696



KENDALL Jerry

From: LEMHOUSE Brad
Sent: Wednesday, February 15, 2012 11:56 AM
To: KENDALL Jerry
Cc: SIMAS Frank D; BAJRACHARYA Shashi; PETSCH John S; WRIGHT Deanna; BELSON Sandra (SMTP)
Subject: Oceana Dr - Idylewood 4th Add (PA 10-5821, PA 10-5824), Benedick Holdings LLC

Please replace my previous comments regarding the Stormwater Management system and connection of proposed new roadway to existing roadways with these revised comments. My comments are based on the assumption that action(s) will be taken so that City standards will apply to roads and stormwater management within the subdivision. As such for the internal stormwater management and road design I will leave it for the City to comment. If City standards do not apply, I will need to re-evaluate and comment on the stormwater system and road design under Local Access Road standards.

Stormwater management:

With the City commenting on the onsite stormwater system, I will comment on the drainage leaving the site and flowing onto County roads and non-County maintained Public roads in the area. These are shown as "escape routes" in the Stormwater Management Report submitted by EGR & Associates.

Overflow routed to the lake formation located on the eastern portion of the site (Basins 5A, B, C, and 3A, B) is outside Public road right-of-way and outside of my jurisdiction. Lane County Flood Management and/or State Department of State Land and/or other State or Federal agencies may have comments on using the lake formation for storm runoff.

Oceana Dr escape route (Basin 4), provided oversized swales are constructed, is acceptable. In addition to requiring the use of oversized swales as stated in the Report, we will also need to require overflow from the private onsite system in Lot #299 drain into Basin 5A and overflow from the private onsite system in Lot #301 drain into Basin 3A. Location of driveways in said lots should remain as shown.

Gullsettle Ct escape route (Basin 2A and 2B) cannot be used as shown. This is a low area, storm runoff will need to be detained on site and metered out so as not to exceed existing flow conditions. I noticed in the Report drawings an existing private pump station near Gullsettle Ct. The Report does not mention use of this existing system. If the existing system is to be used it will need to be stated as such in the Report and the Engineer needs to demonstrate that the existing system is adequate for the drainage/runoff it will be carrying. Also, the ownership and maintenance of the system needs to be documented.

Cloudcroft Ln escape route (Basin 1A, B, C, and D). This escape route drains into a Local Access Road (a Public road not maintained by the County). Before using this escape route, the Developer will need to demonstrate that the existing area drainage system will handle the additional runoff and provide proof of maintenance, i.e. agency, organization, agreements, maintenance schedule, etc.

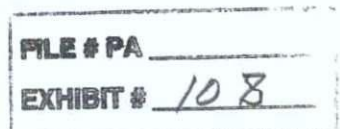
Connection between existing roads and proposed subdivision roads:

A Facility Permit will be needed for the connection of existing roadways (Oceana Dr, Gullsettle Ct, and Cloudcroft Ln) to the proposed subdivision roads. The existing roads will need to transition from the existing road conditions to the proposed urban roadway design. The Developer will need obtain a Facility Permit for any roadwork within the Public right-of-way outside the City. Developer will need to submit road design plans stamped by an Engineer with the facility permit application. Engineer should contact Brad lemhouse at (541) 682-6928 for roadway design questions.

(Not part of my comments to the Developer, but, the City may want to annex the short sections of Gullsettle Cr and Cloudcroft Ln outside of the subdivision)

Feel free to contact me if you have any questions or comments.

Brad Lemhouse, P.E.
Senior Engineering Associate
Lane County Public Works
(541) 682-6928, FAX (541) 682-8500
brad.lemhouse@co.lane.or.us



You replied on 02/15/2012 11:50 AM.

From: Clint Beecroft [clintbeecroft@egrassoc.com]

Sent: Wed 02/15/2012 11:36 AM

To: KENDALL Jerry

Cc:

Subject: RE: Idylewood 4th Add./update

Jerry,

Thank you for the form. As we discussed, we should hold off submitting until we determine if we need to include a variance for possible impacts inside the shoreline buffer at the Kelsie Way connection. Do you have a date set for the site visit yet? Please note that I will not be in the office this afternoon, but will be in the office tomorrow morning.

Clint

From: KENDALL Jerry [mailto:Jerry.KENDALL@co.lane.or.us]

Sent: Wednesday, February 15, 2012 11:11 AM

To: 'Clint Beecroft'

Subject: RE: Idylewood 4th Add./update

Clint: here is the forgotten form.

Deanna our flood manager wants to talk to you also, so we will do a joint call to you when she becomes available later today.

Jerry Kendall/Associate Planner/Lane County Oregon

PSB/LMD

125 E. 8th Ave.

Eugene, Or. 97401

ph: 541-682-4057

FAX: 541-682-3947

Jerry.Kendall@co.lane.or.us

FILE # PA

EXHIBIT #

107

From: Sandra Belson [sandra.belson@ci.florence.or.us]

Sent: Tue 02/14/2012 6:23 PM

To: KENDALL Jerry

Cc: BAJRACHARYA Shashij; LEMHOUSE Brad

Subject: RE: Idylewood Meeting, Feb. 14

Jerry, another thought I had on the way home with regards to timing is that the property could be annexed with a delayed effective date. With that scenario, the city could make the annexation decision prior to final plat approval, but the annexation could become effective upon county's approval of the final plat. It's been a long time since I've been involved with annexation with a delayed effective date so I need to look into the specifics some more, but it may be a good tool for this situation.

Sandra Belson

From: KENDALL Jerry [mailto:Jerry.KENDALL@co.lane.or.us]**Sent:** Tuesday, February 14, 2012 8:49 AM**To:** Sandra Belson**Subject:** RE: Idylewood Meeting, Feb. 14

Great, thanks Drive safe.

Jerry Kendall/Associate Planner/Lane County Oregon

PSB/LMD

125 E. 8th Ave.

Eugene, Or. 97401

ph: 541-682-4057

FAX: 541-682-3947

Jerry.Kendall@co.lane.or.us**From:** Sandra Belson [mailto:sandra.belson@ci.florence.or.us]**Sent:** Tuesday, February 14, 2012 8:49 AM**To:** KENDALL Jerry**Subject:** RE: Idylewood Meeting, Feb. 14

FILE # PA _____
EXHIBIT # 106

KENDALL Jerry

From: KENDALL Jerry
Sent: Thursday, February 09, 2012 2:39 PM
To: 'Clint Beecroft'
Subject: Idylewood 4th Add./update

Clint: I just left you a VM but thought I'd give a status update by email also.

Concerning this application, I have a meeting scheduled for this Friday with County Roads staff, then another with the City of Florence staff together with County staff on Feb. 14th. After those two meetings I anticipate one with you and both County and City staff so that we are all on the "same page" as to what is needed to complete the preliminary subdivision.

In the meantime I advise you to submit a variance for development on the areas of slope greater than 25%. You are seeking a variance to LC 10.270-35(6), by addressing the variance standards found in LC 10.330-20. The processing fee is \$2660. You can use the "General Land Use" application form (enclosed), and cite/response to the criteria on a separate sheet. If received in the near future the referrals could go out and be done in time to dovetail with the end of our meetings and the start of the write-up without any added delay. You indirectly explained the need to develop steep slopes in your revised submittal of Dec 1, but of course the criteria need to be addressed and all pertinent response placed together in the variance application.

I talked to DSL yesterday about the Kelsie Way/Oceana connectivity issue. If the connection will require fill/removal of the delineated wetlands you will need (as you probably already know) a fill/removal permit from them. Although the DSL staffer I talked to was Jevra Brown, she said if you have any questions about DSL requirements upfront, you can arrange a (no fee) pre-app with DSL through Gloria Kiryuta at 503-986-5226.

As to the connectivity and the /PW zone, I still need to re-visit the site and establish that /PW boundary. I think it best to do that after the staff meetings are done.

Jerry Kendall/Associate Planner/Lane County Oregon
PSB/LMD
125 E. 8th Ave.
Eugene, Or. 97401
ph: 541-682-4057
FAX: 541-682-3947
Jerry.Kendall@co.lane.or.us

FILE # PA	_____
EXHIBIT #	105

KENDALL Jerry

From: KENDALL Jerry
Sent: Wednesday, February 08, 2012 3:26 PM
To: 'kingcm@oregonfast.net'
Subject: FW: DSL websites

Mr. King: below are the links DSL has provided that would allow you to be on the watch for any fill/removal permits filed for this 4th Add. to Idylewood. Per DSL, that would be the proper time to file your wetland concerns with that agency.

As I stated, I am currently the Planning contact for referrals from DSL, so if a fill/removal permit was filed by Benedick LLC I would receive it. The following part I cannot promise you but I do have a pretty good memory and when such referral comes through I will do my best to FW such to you and/or I will alert DSL to your past submittals.

Jerry Kendall/Associate Planner/Lane County Oregon
PSB/LMD
125 E. 8th Ave.
Eugene, Or. 97401
ph: 541-682-4057
FAX: 541-682-3947
Jerry.Kendall@co.lane.or.us

From: BROWN Jevra [mailto:jevra.brown@state.or.us]
Sent: Wednesday, February 08, 2012 3:11 PM
To: KENDALL Jerry
Subject: DSL websites

Hi Jerry,

All I did was type "jer" and your name popped up, so, my e-mail remembers you. Here are a few entry points for the websites to track removal-fill permit applications and delineations.

The first will allow you to go to either, but you have to click through to get to Lane Co. files – which is the same place as you will end up with the 2nd and 3rd links below:

Check everything:

<http://www.statelandsonline.com/>

Check Lane Co. R-F permit applications – note at the top are applications available for comment:

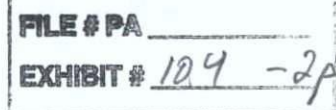
<http://www.statelandsonline.com/index.cfm?fuseaction=Comments.AppListLF&county=Lane>

Check Lane Co. wetland delineation report status:

<http://www.statelandsonline.com/index.cfm?fuseaction=Wetlands.WetDetList-LF&county=Lane>

Thanks for your call, and seriously – anytime!

Jevra Brown
Wetland Specialist



02/08/2012

Department of State Lands
775 Summer St. NE Suite 100, Salem, Oregon, 97301
ph 503-986-5297; cl 503-580-3172
fax 503-378-4844

jevra.brown@state.or.us

Messages to and from this e-mail address may be available to the public under Oregon Public Record Law.

KENDALL Jerry

From: KENDALL Jerry
Sent: Monday, February 06, 2012 8:58 AM
To: PEZLEY Michelle (SMTP); BELSON Sandra (SMTP)
Subject: Idylewood Meeting, Feb. 14

Hello.

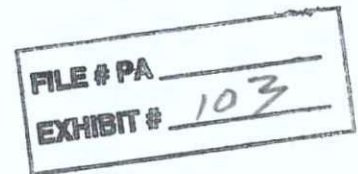
We can meet here at my office on Feb 14. The meeting will start at 2 PM. It will be in the McKenzie Conference Room. Just tell the people at the desk you are here for a meeting with me and they can point the way to the room or they can call me out.

Aside from you two and your PW folk(s), on this end will be Brad Lemhouse, Shahsi Bajracharya both of County PW/Roads, and Deanna Wright, our flood manager.

Please let me know if questions.

After this meeting we can schedule one with the developer.

Jerry Kendall/Associate Planner/Lane County Oregon
PSB/LMD
125 E. 8th Ave.
Eugene, Or. 97401
ph: 541-682-4057
FAX: 541-682-3947
Jerry.Kendall@co.lane.or.us



KENDALL Jerry

From: KENDALL Jerry
Sent: Friday, February 03, 2012 8:14 AM
To: BAJRACHARYA Shashi; PEZLEY Michelle (SMTP)
Subject: Idylewood 4th: Kelsie Wy.

FYI, I am faxing both of you a comment (file exhibit #96) received from the Heceta South Homeowners Assoc. office. It best summarizes the objections against connecting the 4th add. to Kelsie Way. If you have any comments on that fax which I might incorporate into the findings, let me know.

Status wise, I've gone through all the materials in the file. Michelle, I'll probably be calling you with some preliminary questions on the city's perspective. Look's like timing this all the right way is half the battle. I'll also look at how the Fawn Ridge conditions were done.

Afterwards I anticipate a meeting with staff (City PW and Planning, County PW/roads/stormwater, Flood manager, myself), followed up by the same group plus the agent. Maybe on the same day because of our distance, but I'd rather do them on different days, as I suspect the first meeting may have some followup to be done and fed back to the group (by email).

Jerry Kendall/Associate Planner/Lane County Oregon
PSB/LMD
125 E. 8th Ave.
Eugene, Or. 97401
ph: 541-682-4057
FAX: 541-682-3947
Jerry.Kendall@co.lane.or.us

FILE # PA	_____
EXHIBIT #	102

January 30, 2012

Jerry Kendall
Lane County Land Management Division
Public Service Building 125 East 8th Ave.
Eugene, OR 97401

FEB 01 2012

Dear Mr. Kendall,

Sorry for the delay in getting this information on wildlife in the Heceta South/Idylewood area to you; a medical problem intervened.

This disc has as PowerPoint presentation that provides you with some insight as to wildlife in the area of the proposed development of Idylewood by Benedict Holdings just north of Florence. As you will see, it is truly a gem of an area.

We hope that this information will be useful in determining just what might become of the area.

I also wish to note the material provided to the Florence Planning Department.

"January 13, 2012

City of Florence,
Community Development Department
Florence, OR

Attached are 4 documents that relate to the application of Benedict Holdings for the expansion of the Idylewood subdivision.

These documents describe our concerns with respect to the increased potential for surface water problems that may result if these plans are carried out as described in the information made available to me.

I also should note that the information made available to me does not indicate whether efforts will be made to continue the policy of retaining vegetation, as is it is presently done in the Idylewood subdivision.

No comments are included that address the wider concern that the developer be permitted, or required, to provide a road that connects to Kelsieway in the Heceta South subdivision. Such actions would be a disaster for the Heceta South community and not be possible without extensive damage to the natural resources in the area.

Thank you for your consideration of these concerns."

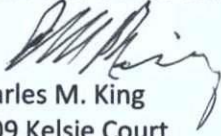
FILE # PA _____

EXHIBIT # _____

101A-2P.

Thank you for your consideration.

Please feel free to contact me if I can be of any assistance.



Charles M. King
5009 Kelsie Court
Florence, OR 97439

Telephone: 541 902-0469
Email: kingcm@oregonfast.net

To J. Kendall from C. M. King, Jan 30, 2012, page 2 of 2

From: Clint Beecroft [clintbeecroft@egrassoc.com]

Sent: Fri 01/20/2012 8:29 AM

To: KENDALL Jerry

Cc:

Subject: RE: PA 10-5821, PA 10-5824, Idylewood Fourth Addition, Benedick Holdings LLC, Florence, Oceana Drive

Jerry,

The location of the shoreline was interpreted from Map 17-1 of the Florence 2010 Comprehensive Plan (as noted on the subdivision plan). Prior to availability of the LIDAR data, topographic data for the site was not very accurate. We did not attempt to adjust the shoreline to match the contours that were available because of this inaccuracy and, besides, to which contour line should the shoreline follow? The water level fluctuates seasonally and cyclically based on rainfall patterns. At times, the lake formation is nearly dry. The shoreline that we interpreted from the Florence map is approximate and appears conservative. The significant shoreline appears to be more easterly, which will not affect the proposed lot layout, and could help with the Kelsie Way connection as pointed out by the City. I believe the City was correct too. LC 16.238(9) states that any proposal for development within the PW zone requires a preliminary investigation by the Planning Director to determine the specific area to which the requirements of the PW zone apply. The zone includes significant shoreline and biological habitat, so does not necessary need to follow a contour line. Let me know if you need any additional data to assist you in the preliminary investigation. The updated site plan includes contours with 5-foot intervals, but using the LIDAR data we have the ability to generate a map showing other contour intervals if that would help.

Clint

From: KENDALL Jerry [mailto:Jerry.KENDALL@co.lane.or.us]**Sent:** Wednesday, January 18, 2012 8:27 AM**To:** 'Clint Beecroft'**Subject:** FW: PA 10-5821, PA 10-5824, Idylewood Fourth Addition, Benedick Holdings LLC, Florence, Oceana Drive

Clint: here is a string of emails between County Trans. Planning and the city. FYI.

This week I am dealing with a LUBA remand and a hearing. so time is a bit tight. By end of next week I'll contact you with a status update.

FILE # PA

EXHIBIT # 100

From: KENDALL Jerry

Sent: Wed 01/18/2012 8:27 AM

To: 'Clint Beecroft'

Cc:

Subject: FW: PA 10-5821, PA 10-5824, Idylewood Fourth Addition, Benedick Holdings LLC, Florence, Oceana Drive

Clint: here is a string of emails between County Trans. Planning and the city. FYI.

This week I am dealing with a LUBA remand and a hearing, so time is a bit tight. By end of next week I'll contact you with a status update.

Re: the connection fill to Kelsie Way. I do suspect the city was correct in that this office has to establish the extent of the PW zone through a field visit. We can discuss that item more next week. I did notice that the "existing edge of lake" line crawls up some contour lines in that area. What's up with that?

Jerry Kendall/Associate Planner/Lane County Oregon

PSB/LMD

125 E. 8th Ave.

Eugene, Or. 97401

ph: 541-682-4057

FAX: 541-682-3947

Jerry Kendall@co.lane.or.us

From: BARRY Celia

Sent: Friday, January 13, 2012 5:08 PM

To: BELSON Sandra (SMTP); KENDALL Jerry

Cc: MILLER MIKE (LCOG List); PEZLEY Michelle (SMTP); BAJRACHARYA Shashi

Subject: RE: PA 10-5821, PA 10-5824, Idylewood Fourth Addition, Benedick Holdings LLC, Florence, Oceana Drive

FILE # PA _____
EXHIBIT # 99

File Edit View Insert Format Tools Actions Help

Reply Reply to All Forward

From: BARRY Celia

Sent: Fri 01/13/2012 5:08 PM

To: BELSON Sandra (SMTP); KENDALL Jerry

Cc: MILLER MIKE (LCOG List); PEZLEY Michelle (SMTP); BAJRACHARYA Shashi

Subject: RE: PA 10-5821, PA 10-5824, Idylewood Fourth Addition, Benedick Holdings LLC, Florence, Oceana Drive

Thought I would clarify on Fawn Ridge history since I was present in those discussions. You are absolutely right Sandra with regard to why Mr. Hurst and the City wanted to extend the sewer rather than build the street improvements, so in that way the two situations are not at all identical. Shashi's point was that for Rhododendron south of Sebastian, the city would not have requested surrender prior to the sewer project but for the county requiring it, in order to install the sewer and waive the road improvement requirements. In that case the county requirement that a surrender precede sewer installation was for the same reason, and the situation north of Sebastian is unusual. Shashi was trying to respond to your question about why a surrender would be required when it was not for Rhododendron to the north.

Hopefully the Fawn Ridge preliminary subdivision file will be of use in crafting conditions as to timing and requirements on this proposal. It was complicated and I know the City had an active role in developing the decision so that the City's interests in future annexations and improvements can be fully addressed.

Jerry, if I can be of assistance since I was closely involved on Fawn Ridge, please let me know.

Hope that helps.

Celia Barry

LCPW Transportation Planning & Traffic
541 682 6935

From: Sandra Belson [mailto:sandra.belson@ci.florence.or.us]

Sent: Friday, January 13, 2012 2:52 PM

To: BAJRACHARYA Shashi

Cc: MILLER MIKE (LCOG List); PEZLEY Michelle (SMTP); KENDALL Jerry; BARRY Celia

Subject: RE: PA 10-5821, PA 10-5824, Idylewood Fourth Addition, Benedick Holdings LLC, Florence, Oceana Drive

Shashi, thanks for your response. it's helpful to understand how these things are viewed by you and other county staff.

FILE # PA

EXHIBIT #

98

*See prior
exhibits for***KENDALL Jerry**

From: Sandra Belson [sandra.belson@ci.florence.or.us]
Sent: Friday, January 13, 2012 2:52 PM
To: BAJRACHARYA Shashi
Cc: MILLER MIKE (LCOG List); PEZLEY Michelle (SMTP); KENDALL Jerry; BARRY Celia
Subject: RE: PA 10-5821, PA 10-5824, Idylewood Fourth Addition, Benedick Holdings LLC, Florence, Oceana Drive

*remainder
of email
train/2/4*

Shashi, thanks for your response, it's helpful to understand how these things are viewed by you and other county staff.

In terms of Fawn Ridge, our understanding as to why the city requested surrender of Rhododendron Drive was so that Jim Hurst (the developer) would be released from the requirement of constructing the street improvements required by Lane County as part of his subdivision approval. Those required street improvements were inconsistent with the city's Rhododendron Drive Integrated Transportation Plan and the City thought it more important for the developer to invest in extending the sanitary sewer line rather than those street improvements. I don't know that Idylewood 4th Addition is an identical situation since I am not aware that the street improvements being required of Gene Benedict are inconsistent with any city plans and I think (although am not absolutely sure) that his proposed lot sizes make sanitary sewer a requirement rather than an option. But as you point it - it is similar in that it is a proposed subdivision and therefore new development that will be constructed with the benefit of a sanitary sewer line. I also understand that the County would certainly prefer that the city maintain Oceana for all the reasons you listed, and more.

As suggested in our comments on the proposed subdivision, we think it would be helpful to have a meeting of county staff, the developer, and city staff to discuss the timing of the proposed development. One key question is whether or not Mr. Benedict plans to construct the improvements before or after the final plat is recorded and how that timing relates to the annexation process as well as the potential road surrender. Perhaps once the county has issued its decision regarding the preliminary subdivision and the appeal period is past, Jerry could coordinate such a meeting.

Sandra Belson

From: BAJRACHARYA Shashi [mailto:Shashi.BAJRACHARYA@co.lane.or.us]
Sent: Friday, January 13, 2012 11:44 AM
To: Sandra Belson
Cc: Mike Miller; Michelle Pezley; KENDALL Jerry; BARRY Celia
Subject: RE: PA 10-5821, PA 10-5824, Idylewood Fourth Addition, Benedick Holdings LLC, Florence, Oceana Drive

Sandra,
 Thanks for your comments. Here are my explanations regarding the surrender requirement of Oceana Drive.

In the comments, Transportation Planning required that the City request surrender of Oceana Drive upon annexation. The reason is that Oceana Drive is proposed for extending a sewer line from the existing City sewer line in Rhododendron Drive to serve the proposed subdivision. As we know, sewage disposed through a sewer line needs periodic inspections and maintenance. Furthermore, the transfer of the road promotes orderly and efficient development of the road system by allowing the City to apply city standards necessary for any future city services. It allows the City to schedule road improvements in a manner that is appropriate for the City, and work directly with developers to pay their fair share of improvement costs without the County's involvement, in a practical and feasible manner.

As you well know, the sewer line construction was the driver for the City to request the surrender of

FILE # PA	
EXHIBIT #	97 - 2p

01/13/2012

Rhododendron Drive and Sebastian Street in 2008. They were surrendered to the City in connection with the Fawn Ridge development so that the developer could extend the City sewer system to the proposed development. Now we are in an identical situation with the Idylewood proposal.

I asked County facility permit folks about your question as to why the north section of Rhododendron Drive and 1st Avenue were not surrendered when the sewer line was extended to serve Driftwood Shores. I understand the construction permit was issued to resolve an existing sewage disposal issue of Driftwood Shores that affected surrounding lands outside the city limits. As per a note on the facility permit # 080044, the PW Director was involved and authorized the permit. Unlike the Idylewood or Fawn Ridge proposals, it was not part of a new development proposal. Beyond that, it is unclear why the County allowed a city utility within a county maintained road, and it is an atypical situation. Since it represents a potential liability for the County, it would be our preference that the City requests surrender of this section of Rhododendron Drive as well.

If you have further questions please feel free to contact me. Thank you.

-Shashi

From: Sandra Belson [<mailto:sandra.belson@ci.florence.or.us>]
Sent: Friday, January 06, 2012 1:43 PM
To: BAJRACHARYA Shashi
Cc: MILLER MIKE (LCOG List); PEZLEY Michelle (SMTP); KENDALL Jerry
Subject: RE: PA 10-5821, PA 10-5824, Idylewood Fourth Addition, Benedick Holdings LLC, Florence, Oceana Drive

Shashi, you provide some detailed, and well thought out comments on this proposed subdivision. I'd like some background or explanation for one of your statements (I made it red, below). I understand that Oceana would need to be annexed into the city. But what specifically requires the City to request surrender of that street? When we extended the sanitary sewer line to Driftwood Shores, we didn't request surrender of Rhododendron Drive north of Sebastian Street or of 1st Avenue. Those remain in county jurisdiction although there are in the City of Florence.

Sandra Belson

From: BAJRACHARYA Shashi [<mailto:Shashi.BAJRACHARYA@co.lane.or.us>]
Sent: Friday, December 30, 2011 3:08 PM
To: KENDALL Jerry
Cc: BAJRACHARYA Shashi; BARRY Celia; FIELDS Phil; LEMHOUSE Brad; MCKINNEY Lydia; PARKER Laurie M; PAUGH Jennifer A; PETSCH John S; Sandra Belson
Subject: PA 10-5821, PA 10-5824, Idylewood Fourth Addition, Benedick Holdings LLC, Florence, Oceana Drive

TP File #: 10162
LMD File # PA 10-5821 & PA 10-5824
Applicant: Benedick Holdings LLC
Owner: Benedick Holdings LLC
Agent: Clint Beecroft, EGR & Associates
Address: vacant
Tax Map: 18-12-10-40 18-12-10-34
Lot: 400, 401 801

Proposal: Divide a 46-acre parcel into a 55-lot subdivision

Comments from Lane County Transportation Planning

The subject property is a tract of vacant land inside the urban growth boundary of the City of Florence.. In April 2011, the parcel was proposed for a 62-lot subdivision for which Transportation Planning (TP)



Phone: 541-991-7314
Fax: 541-997-3871
E-mail: dyount1@me.com

Heceta South HOA

Fax

To: Jerry Kendall, Lane County Land
Management Division

From: David J. Yount

Fax: 541-682-3947

Pages: 4

Phone:

Date: 1/13/2012

Re: Heceta South Response to Benedick
Holdings LLC request for Variance to LC 13.050
CC:

☒ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

Please reference attached Heceta South Home Owners Association support of the Benedick Holdings, LLC request for Variance to LC 13.050 to **NOT** connect Kelsie Way to the north.

If you have questions, please contact:

Brian Hudson, 541-997-5836

or

David Yount, 541-991-7314

FILE # PA	_____
EXHIBIT #	96 - 5p.

HECETA SOUTH HOMEOWNERS ASSOCIATION, INC.
P.O. Box 2075
Florence, OR 97439

January 13, 2012

TO: Mr. Jerry Kendall/Associate Planner
Lane County Land Management Division
Public Service Bldg.
125 E. 8th Ave.
Eugene, OR 97401

Ms. Sandra Belson
Community Development Planner
Florence City Hall
250 Highway 101 N
Florence, OR 97439

SUBJECT: Benedick Holdings LLC request for Variance to LC 13.050 to not connect Kelsie Way to the north.

REFERENCES:

#1: Proposals PA 10-5821 (Preliminary Subdivision Request) & PA 10-5824 (Variance to road connectivity requirement), noted on reference #2 below.

#2: Referral Notice and Opportunity to Comment, 1/4/12, from J. Kendall, LC Land Mgmt. Div.

#3: Wetland Investigation and Delineation Report, WD 2007-0747, SE ¼ Section 10, TS18S, R12W, WM Lane, County Oregon, dated 10/21/08.

#4: Letter to J. Kendall, LC Land Management Div., dated 1/5/12, from Mike and Linda Harrah, 87863 Kelsie Way, Florence, OR 97439 (attached).

#5: Lane County response to Referral Notice and Opportunity to Comment, dated 12/30/11, from J. Kendall, LC Land Mgmt. Div., to Shashi Bajracharya, LC Transportation Planning

COMMENTS:

1. The Heceta South Homeowners Association (The Association) strongly supports the Variance request to not complete the Kelsie Way connection to the North (Ref #1, 2)
2. **General Impact:** The unnecessary connection of the proposed Idylwood Phase to the Heceta South subdivision Kelsie Way (and subsequently Woodlake Way to Heceta Beach Road) would have immediate and major impacts on traffic access, utilization, noise pollution, pedestrian and vehicular safety, as well as decreasing property values and conflicting with the intent and findings of a Wetlands and Delineation investigation and Report.

(A) Access and Traffic

- (1) Denial of the requested Variance (Ref #1) would have a much larger, significant negative impact on Heceta South than is apparent on a map and was not adequately addressed in LC TP response to LC Land Management (Ref #5). The proposed connection would create the shortest access to Hwy 101 (the major arterial in Florence) not only for the 55 proposed properties, but well in excess of 100 additional properties in previous Idylwood phases. At present, it is 2 ½ to 3 miles (either north on Rhododendron Dr. to Heceta Beach Road to Hwy 101, or south to 35th St to Hwy 101). Connection to Kelsie Way/Woodlake Way would shorten the distance to approximately one mile. Kelsie Way/Woodlake Way would no longer be local streets, but would become Major Collectors feeding Heceta Beach Road. Such a categorical change would trigger significant cost to study, plan, upgrade the roads, and employ acceptable amelioration initiatives to improve pedestrian/vehicle safety, noise abatement, and traffic control. Asking the approximately 16 homes along Kelsie Way/Woodlake Way, the Applicant (Benedick), and/or County tax payers to bear the brunt of this impact/cost would be unconscionable.
- (2) While the intent of Lane County Code 13.050, which calls out the general requirement to connect secondary and major roads, is a reasonable planning tool, it should not be construed as an absolute where it is obvious a variance would avoid far more damaging, costly impacts. As noted in Ref #4 and paraphrased from LC code 15.900 (General Variance Provisions and 15.9502 Criteria (a) and (d), the "...strict or literal interpretation and enforcement of the specified requirement would result in "...unnecessary hardship and would be inconsistent with the objectives of this chapter..." and "...modification will not be detrimental to public health, safety or welfare or materially injurious to properties...". The Association notes that LC code 10.270 (for land inside a UGB) calls for a *Hazard Checklist* to be completed when located within a Beaches and Dunes Combining Zone (Ref #6). It is a "Staff Use Only" document, however *Checklist* item (7), (g) "Development Impacts", states, "Based on anticipated traffic generation, will additional right-of-way or road improvement be required as a result of the proposed development (LM 10.060(4)(c), LM 10.060(6))?". Question: has this Checklist been completed and, if so, what were the findings on Item 7? The Association believes the answer to the question would be emphatically "Yes", and would trigger attendant cost for improvements. Maintenance of the roads is now an Association responsibility, but would pass from The Association to County as a result of a significant category change. Is the County ready to take on this unnecessary burden? In consequence, it would not be unreasonable to expect property values (and therefore property taxes) to decline, and the essential character of Heceta South as a quiet, local, community to be permanently degraded. The Association believes strict, unnecessary application of the connectivity rule is detrimental to the interests of the Applicant, the Heceta South homeowners, and taxpayers of the County.

(B) Environmental Considerations

The Association believes the Kelsie Way connection would not be in accordance with State Law which establishes preference for avoiding wetland impacts. The Dept. of State Lands (DSL) Wetlands Investigation and Delineation Report (Ref #3),

categorized the land in close proximity (to the proposed Kelsie Way connection) to be protected wetlands with seasonal ponding which cannot be backfilled or encroached upon without DSL involvement and necessary permitting. Some of the parcel boundaries immediately adjacent to the proposed connection were, in fact, configured to compensate for this wetland condition; therefore, it is of concern and will require more in-depth consideration than has been evidenced. It should also be noted that the aforementioned Wetlands report indicated that "...heavy base rock..." would be necessary to support roadways in the area due to the soil composition, slopes and water presence. Lane County Transportation Planning (TP) has moved from a position of initially deeming the Kelsie Way Extension as impractical, requiring extensive filling and grading, to "feasible", and, as such, choosing not to support the Variance (Ref #5), but The Association has not seen evidence of required Wetlands consideration or action to justify and initiate the DSL permitting process.

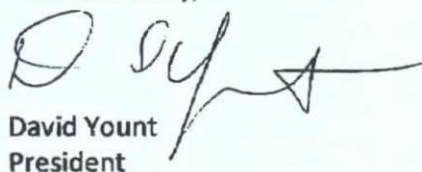
(C) Urban Growth Boundary Planning

In a telecom between Mr. Brian Hudson, Heceta South VP, and Mr. Shashi, Bajracharya, Transportation Planning, 1/4/12, it was indicated that the TP Office was essentially not "against the Variance", but could not support it, and the Urban Growth Boundary (draft) effort occurring in Florence would be a major determining element in the Variance being granted. Ms. Sandra Belson, Florence Community Development Director, was then contacted in person, 1/4/12, and the drafting and review process of the UGB Plan process was discussed. Input in writing to Ms. Belson and participation in a public review scheduled at the end of January or early February 2012 are the next steps recommended by her office. This letter is The Association's initial input to the UGB planning activity; however, exception is taken to the de facto delegation of responsibility to the UGB by County Transportation.

(D) Summary

The Heceta South Homeowners Association strongly supports the proposed Variance to not complete the Kelsie Way connection to the North. The negative impacts of traffic, safety, noise, decrease property value, and degraded land and community environment far outweigh the general planning requirement, and it would be unreasonable to strictly apply it either through delegation within the DSL and County or by subrogation to the UGB Planning Process.

Yours sincerely,



David Yount
President

cc: Heceta South Homeowners Association Board of Directors: Brian Hudson, Joan Bigford, Jim Sievers, Karen Bednarski, Paul King, Kathleen King

Encls.

REFERENCE #4

Date: 1/5/12
From: Mike and Linda Harrah
87863 Kelsie Way
Florence, OR
97439
mrharrah@gmail.com
541 997-2124

Regarding Department File: PA 10-5824/ Variance (Benedict Holdings LLC.) Staff: Jerry Kendall

Comments:

- In our opinion, this variance should be granted and Kelsie Way should not be used as a connecting road to the proposed subdivision.
- Based on Lane County code 15.900 and 15.950 2 Criteria (b) there are exceptional or extraordinary circumstances or conditions applicable to the property involved. According to the Wetland Investigation and Delineation Report for SE1/4 Section 10, T18S, R12W, WM Lane County Oregon report dated October 21, 2008 available at the Department of State Lands, the area in close proximity is not just a coastal lake as Lane County Transportation stated in TP File 10162, it is protected wetlands and cannot be backfilled or encroached upon without Department of State Land involvement and necessary permits. In addition, according to the Department of State Lands Wetland Delineation Report: "state law establishes a preference for avoidance of wetland impacts. Because measures to avoid and minimize wetland impacts may include reconfiguring parcel layout and size or development design, we recommend that you work with department staff on appropriate site design before completing the city or county land use approval process." According to the Lane County Transportation Planning Department, "extending Kelsie Way would involve extensive grading and filling." Initially "extending Kelsie Way was deemed impractical. A review of the updated contour map reveals that a connection may be feasible." What criteria have changed to make this suddenly feasible?
- Based on Lane County code 15.900 and 15.9502 Criteria (d) "the granting of the modification will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the near vicinity." We have lived on Kelsie Way for nine years and in our opinion this extension would have a negative impact on residents of Heceta South Subdivision. It would increase traffic and noise greatly and lessen property values.

Return to: Jerry Kendall, Associate Planner
Lane County Land Management Division
Public Service Building
125 E 8th Avenue
Eugene Oregon, 97401

KENDALL Jerry

From: WRIGHT Deanna
Sent: Wednesday, January 11, 2012 12:07 PM
To: KENDALL Jerry; PEZLEY Michelle (SMTP)
Cc: SHERER Jeremy A; LEMHOUSE Brad; PETSCH John S; 'dan.graber@ci.florence.or.us';
BAJRACHARYA Shashi
Subject: Re: LMD Floodplain staff comments PA 10-5821, Idylewood 4th Add.
Attachments: Idlewood2.doc

Hello,
Attached is my comments.



Idlewood2.doc (34
KB)

Thanks,
Deanna Wright, CFM, Planner
Land Management Division
Phone: (541) 682-4082
Fax: (541) 682-3947
Deanna.Wright@co.lane.or.us

FILE # PA	
EXHIBIT #	95-4/p.

January 11, 2012

TO: Jerry Kendall, Associate Planner

FROM: Deanna Wright, Planner, CFM

RE: Idylewood 4th Addition (revised, PA 10-5821), supplemental referral comments from floodplain staff

Lane County Land Management Division (LMD) Floodplain management staff has reviewed the supplemental materials submitted in Dec 2011 by the applicant for a preliminary subdivision proposal known as Idylewood Fourth Addition Subdivision.

The property is not mapped as a "flood hazard area" as identified in the adopted Flood Insurance Rate Maps. However, a portion of the land of this proposal may be subject to flooding during heavy coastal rain events as shown in photographs in LMD from Idylewood & Idylewood 2nd Addition taken in 1996, information from the Lane County Coastal Resources Management Plan (CRMP), and the City of Florence Stormwater Management Plan (refer to Figure 5-1). Therefore, this proposal is a concern to LMD Floodplain staff.

The applicant submitted a stormwater management report conducted by EGR & Associates, Inc. The report stated potential impacts on the proposed site from existing conditions include periodic flooding due to high seasonal groundwater based off cyclical weather patterns. The high groundwater tables vary from estimated 85-89 feet on-site.

The applicant's report state stormwater facilities will be built to Florence's Stormwater design manual standards. The applicant has proposed two design facilities for stormwater runoff; 1) public source consisting of vegetated green swales, and 2) private source consisting of individual lot stormwater facilities.

The swales will be designed to store and infiltrate up to the 100 year runoff volume with two escape routes (see open space common area, proposed Parcel B) at two low points toward the northerly and central portion of the site routed to a destination of the easterly lake formation. LMD staff concern here is does the lake formation have the capacity to handle the subdivision's runoff from the 100 year storm event and not affect nearby properties? Thus, as a condition of approval or prior to final plat, that applicant shall provide documentation from an engineer that demonstrates the run-off stored in the lake formation from the development will not have a negative effect on the surrounding properties.

The southwesterly portion of the subject property cannot drain to the lake formation and is proposed to overflow toward the street connection on Oceana Drive, Gullsettle Court, and Cloudcroft Lane using an existing stormwater pumpstation (see Appendix A). This is a right-of-way area known to have past flood issues as depicted in the City's Stormwater Management Plan. LMD staff is concerned that additional runoff could negatively affect the nearby area and

Fig 5-1?

escape routes

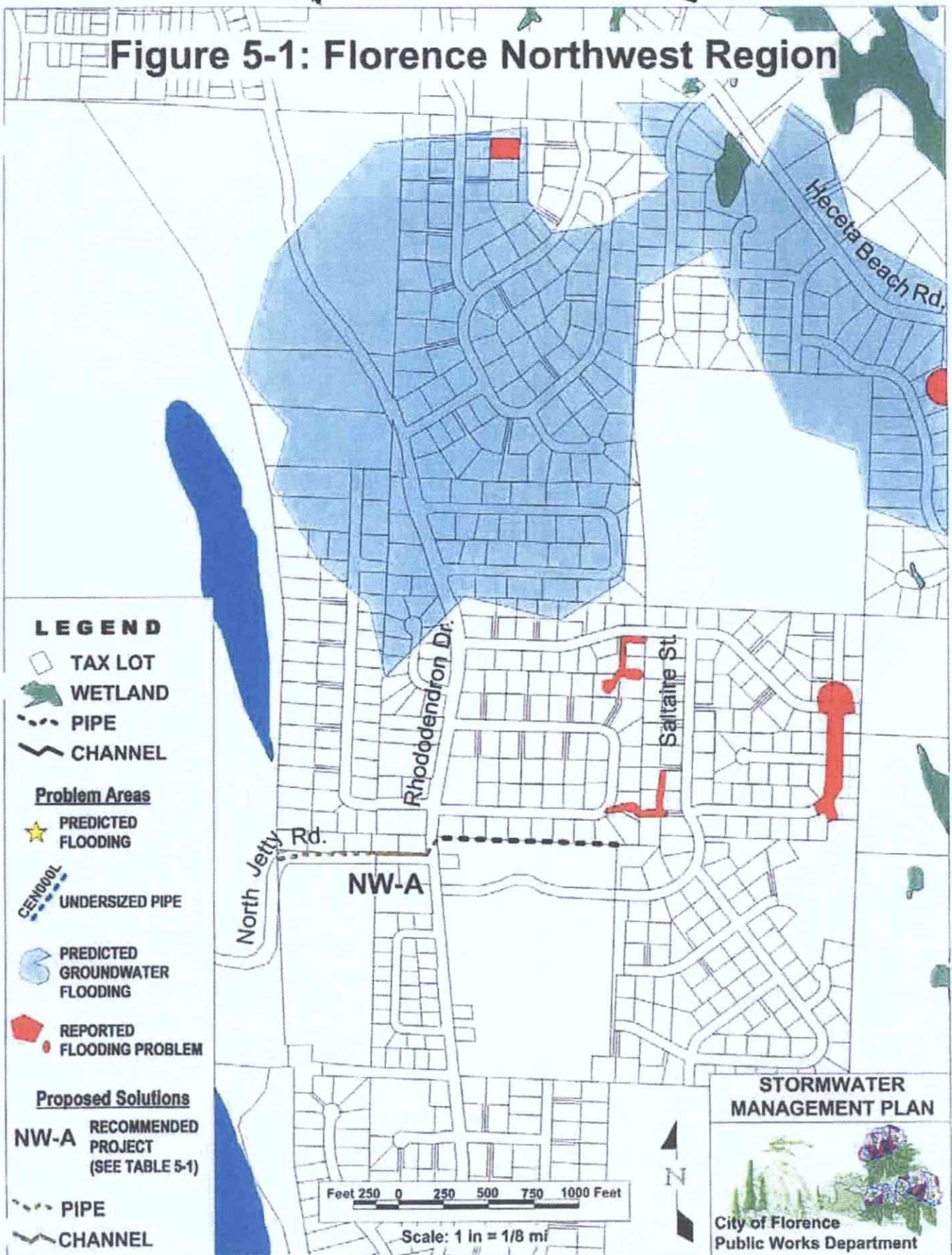
define "negative effect"

public roadsides. The questions here are, where is the route and final destination of the drainage water, can the conveyance route handle this additional runoff, and are there private maintenance provisions for the lots using pumpstation in the CC&Rs? Thus, as a condition of approval, or prior to the final plat these questions shall be addressed by the applicant's engineer.

The recommended condition of approval the public stormwater facilities shall be to "construct the public stormwater facilities to the design standards contained within the Florence Stormwater Design Manual." The recommended condition of approval for the private stormwater facilities is; "runoff from impervious surface areas shall be directed into private individual on-site stormwater facilities and shall be privately maintained and owned. The on-site system shall be developed by the owner at the time of development of each lot to meet the standards of Florence's Stormwater Design Manual."

Additionally, the applicant's report states a detailed engineering report will be prepared that investigates the 100 year flood inundation area of the site and flood elevations due to groundwater as a flood source. This shall be a condition of approval as part of the final design approval for the subdivision prior to the final plat approval.

Figure 5-1: Florence Northwest Region



REC'D JAN 10 2012

January 5, 2012

Jerry Kendall
Lane County Land Management Division
Public Service Building 125 East 8th Ave.
Eugene, OR 97401

*Mr King owns T.L's 2600/2500
18-12-10-1.3*

Dear Mr. Kendall,

This letter is written in response to your announcement of the opportunity for comments regarding the application by Benedict Holdings LLC to develop a 55 Lot Subdivision/Revised Application: 4th Addition to Idylewood (Departmental Files PA 10-5821 & PA 10-5823).

Background on this subject, from our perspective, is provided in three attached PDF documents (City of Florence 2008, Idylwood Expansion, Idylwood 3-11-07). I urge you to take the time to examine these documents.

OBJECTIVES OF THIS COMMUNICATION: My wife and I own two lots in the Heceta South Subdivision that abut lots 287, 291, 292 and 293 that are on the north edge of the proposed development. We have two concerns. One relates to the potential for water problems. The second is whether a "greenbelt" will be provided along the lot boundaries.

Water Concerns: With respect to the water issues, it appears in my judgment, that the potentials have been underestimated. We have lived in our home since 1996 and have experienced both rainy and relatively dry winters. During the first two years (i.e. the winters of 1996 – 1998) we saw water coverage that extended 5 to 10 feet north of the proposed lot 291. It has not been uncommon in the subsequent years to see water that covered an area 30 to 40 feet east to west and approximately 200 feet from the southeast to the northwest in an area that is proposed to be encompassed by lots 287 & 288. Apparently during one of the land evaluations this area was designated as wetlands by plastic bands used for that purpose. The contour map examined at the Florence City Hall had contour lines at 2 foot intervals. This wetland area is not marked with a number less than 88. Although I have not measured the depth explicitly, I estimate that it has been greater than 3 feet and perhaps as deep as 4 feet. Surface water has accumulated as early as December and has remained as long as Early May. Clearly, the drainage pattern does not reach equilibrium quickly – as implied in documentation provided at the Florence City Hall. *← 1188' ?? MSL?*

In the Preliminary Subdivision Application for Idylewood Forth Addition (PA 10-5821) Additional Information (Updated December 1, 2011) the Applicant states, on page 1 of 5, that "...the seasonal/cyclical high groundwater tables across the site vary from an estimated 89 feet MSL more or less at the eastern fringe of the proposed development to an elevation of 85 to 86 feet MSL more of less along the eastern fringe of the existing Idylewood Subdivision.

As judged from personal observations, and documented in the attached photos, it would appear that the estimated elevations presented in the case of the largest flooded area, designated Area 1 in the attached documents, underestimates the high water levels by as much as 4 to five feet.

We have detailed this area, and three other wetland areas to the west in a document provided to Florence in 2008 and it is provided in this package. The important point to be made is that water does accumulate during

To J. Kendall from C. M. King, Jan. 6, 2012, page 1 of 2

FILE # PA	
EXHIBIT #	94 - 2091

the winter at elevations considerably higher than indicated in the documents made available to me. In the case of our lot #46 in Heceta South, as determined by the contour maps made available to me at the Florence City Hall, the water level would have been approximately 92 feet MSL in 1996.

A second concern is that during the heavy rain time mentioned above, the Developer of Idylwood attempted to pump water up Sandrift street with what appeared to be Fire Department-type pumps so that the water would drain into Ocean Woods and, thereby, relieve flooding around Oceana, Sandrift and Gullsettle Court. This pumping led to the accumulation of surface water on the western edge of our lot that abuts the Ocean Woods area. This accumulation provides evidence that interference of drainage due to leveling during development, as well as interference of drainage due to road and housing footprints, has the potential for raising the water to levels that will cause damage to our home (i.e. 5009 Kelsie Court) and lot, as well as the home immediately to our north (i.e. 5011 Kelsie Court).

If "recontouring" results in the diversion of water from the higher dunes to the east, will this increased volume overwhelm the infiltration capacity of the dunes, as was apparently the case in the pumping events described above?

It was impossible to judge from the "after" contour map whether the "swales" would actually channel water to the seasonal lake to the east, or whether it would provide the water an opportunity to drain into the proposed Triton Court.

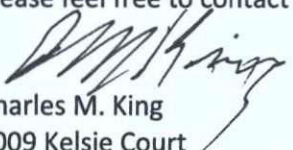
Vegetation Questions: The question of retaining vegetation originates from the reference in our Heceta South CC&Rs that "....all vegetation removal and repair must comply with Lane County Code 16:213, Beaches and Dunes Combining Zone, or the Lane County Rural Comprehensive Plan, or successor provisions subsequently added to or adopted to replace Section 16.213." Earlier contacts with the Florence Government have led me to believe that the city does not require the retention of vegetation on residential lots. It would be most unfortunate if the Idylwood development were to result in a housing area devoid of vegetation. This would be a major change, even from present practices in Idylwood.

Summary of Concerns: Although vegetation issues may be regarded as a question of personal preference, the potential for problems with water is not.

If the potential water problems are not adequately addressed there is a high probability that we, as current residents, those who are yet to invest in homes that would be built in the new development, the developer and Lane County will suffer greatly in terms of personal efforts, financial expenditures and qualities of life.

Thank you and the other Officials involved in this process for your consideration of these points.

Please feel free to contact me if I can be of any assistance.



Charles M. King
5009 Kelsie Court
Florence, OR 97439

Telephone: 541 902-0469
Email: kingcm@oregonfast.net

To J. Kendall from C. M. King, Jan 6, 2012, page 2 of 2

FROM:

Charles M. King
5009 Kelsie Court
Florence, OR 97439

Phone: 541.902.0469

Email: kingcm@oregonfast.net

TO:

Linda Sarnoff, AICP
Community Services Director
Florence City Hall

SUBJECT:

Idylwood Expansion: Wetlands considerations

Idylwood Expansion: Phase V

The intention of the developer of the Idylwood subdivision to expand to an area south of Heceta South raises concern for the wetlands present in this area. Maps shown at the Florence City Hall some years ago did not identify areas known to me to be wetlands.

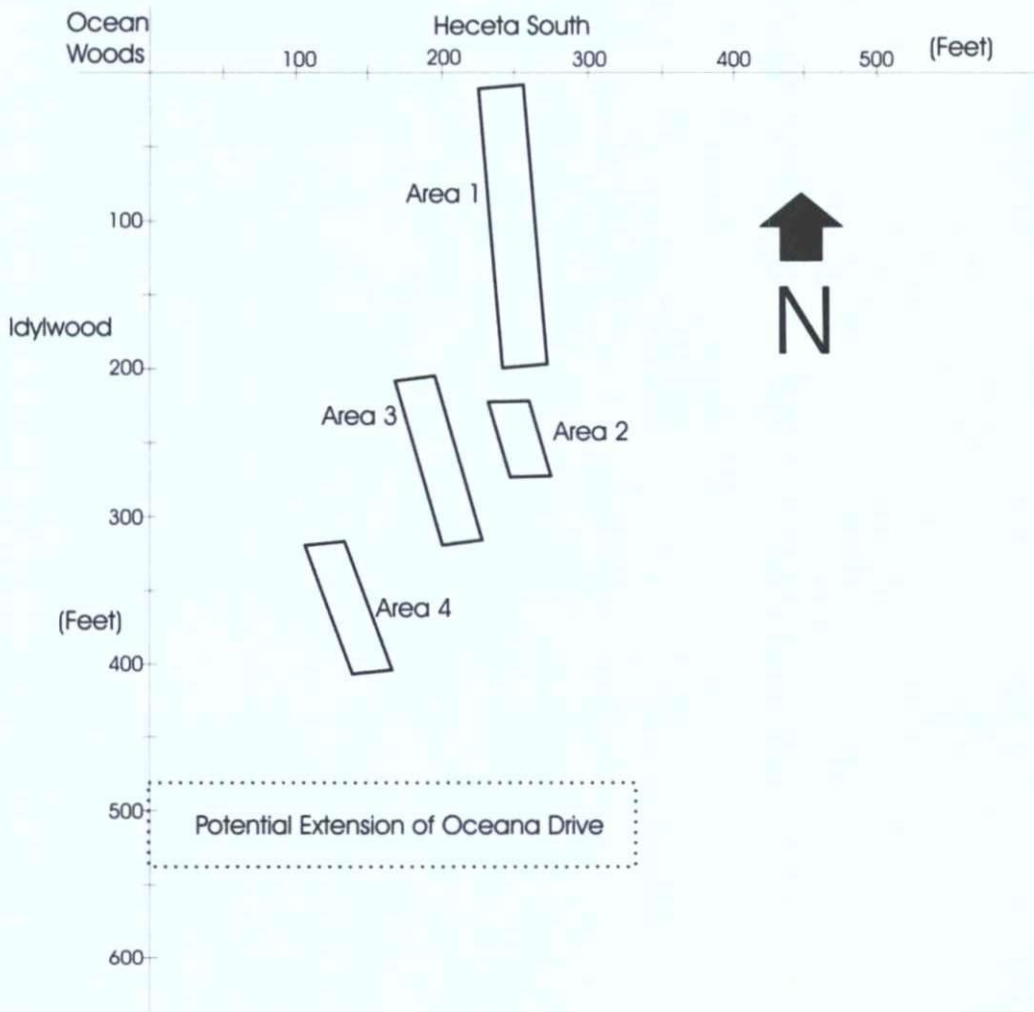
My residence is at 5009 Kelsie Court; 80 feet of our lot borders the Ocean Woods area to the west and approximately 290 feet the land in question to the south. Since moving into our home in 1996, we have observed the frequent flooding south of our lot. At times the water has actually come on our lot. The depth has been estimated to be as much as 4 to 5 feet with a length of approximately 200 feet and widths up to 30 to 50 feet. Subsequently, this area will be referred to as Area 1. The photo of Area 1 shown below was taken on February 8, 2006. It was taken looking to the southeast, essentially from our south lot line.



Aerial photographs taken in the summer of 1998 had suggested that other areas of wetlands were present to the south and west of Area 1. One such photograph is shown below:



Access to these areas was not realistic until the recent removal of extensive vegetation. Following the rains this winter the areas with possible wetlands were explored. In addition to one area (Area 2) just south of Area 1 that was accessible during the summer, two additional areas (Areas 3 & 4) have now been identified. For orientation purposes, the approximate locations of Areas 1, 2, 3 & 4 are shown in the drawing below. The sizes of these areas are very rough estimates, since it was not possible to easily measure them. Viewing their relationships to various homes on the ground and from aerial and satellite photos established their approximate locations. The presence of other wetlands in this area cannot be precluded from our observations.



For comparison purposes, in a photo taken by satellite you can see areas of disturbances that correlate with the areas indicated above.



N
↑

Photos of these areas are shown below. The first is looking to the north from the south end of Area 1. It was taken from the rough road scraped out during the removal of vegetation.



Area 2, shown below, is only some 15 to 20 feet south of Area 1, and slightly to the west. Although the extent of the water coverage could not be estimated, as judged by the area during dry seasons it would seem to be as wide as 30 feet and up to 50 to 60 feet long. This photo was taken looking to the south.



In the next photo you can see the relative positions of Areas 1 & 2. Separated by the rough road produced during the vegetation removal. This was taken looking east, with Area 1 on the left; Area 2 is on the right.



Area 3 is west of Area 2. A ridge of perhaps 10 to 12 feet in height separates the two areas. Although the size of Area 3 was difficult to establish on the ground, the aerial and satellite photos suggest that it might be as wide as 20 feet and 100 feet long. The logs seen in the water of this photo are probably some of those seen in the photos taken from the air. This photo was taken looking to the southeast. The north/south position of this area was evaluated by visual inspection of Idylwood homes on the ground and from the aerial/satellite photos.



Area 4 is to the southwest of Area 3. Again, it is separated by a ridge. This ridge is shown in the next photo. The photo looks to the north; Area 3 is out of sight to the right and Area 4 is out of sight to the left. Importantly, the "rooster tail" from our home above the vegetation about 1/7th from the left. Thus, the aerial photo shown above can be used to locate the east/west position of Areas 3 & 4.



As indicated, Area 4 is southwest of Area 3. The south end of Area 4, shown below, would be approximately 75 to 100 north of Oceana Drive, should the street be extended to the east. The southern most tip of Area 4 is about 120 to 150 feet east of the current Idylwood boundary. The next photo looks north from the south end of Area 4. Although the north end of Area 4 was not explored, the area may be as large as 20 feet wide and 50 to 60 feet long. You can see the ridge rising from the right side of Area 4, which leads to Area 3.



A better view of Area 4 is shown below.



We did not evaluate the possibility of additional wetlands south or east of those described above. It is likely, as judged by satellite photos shown at the recent Annexation Meeting by the City of Florence, that there are extensive wetlands in the lowlands to the southeast of the areas that we have studied. In addition, the area east of the highlands is likely to contain wetlands as a consequence of proximity to the better-known seasonal lakes.

Charles M. King
5009 Kelsie Court
Florence, OR

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Email: kingcm@oregonfast.net

Memo of 3/11/07

I thought that you guys might like to see our "moist" lands. These were taken today immediately south of our second lot (i.e. Lot number 46 in Heceta South).

It would appear that the level is about 8 to 10 inches lower than the highest level of the 1996-98 period. At that time the water surrounded the tree shown in the first picture - and extended some 20 feet or so to the west of the trunk. That would be at least 15 feet behind the spot where this picture was taken. As you can see from the orange "wetlands boundary" marker, it would seem that the conservative judgement used in placing these markers minimizes the area.



As viewed from the north of this area, you can see quite a lake. Again, the orange markers seem to minimize the extent of the water coverage. It would appear that the area covered by water is some 200 feet north to south and as wide as 40 feet from east to west. I would estimate the depth to be as much as 3 feet. The water extends to within about 5 feet of our lot line on the south of our lot.



By comparing the next photo with the one immediately above you can see that is really quite a wide pool. For orientation purposes, the orange marker in the right side of the above photo (i.e. the one closest to the camera), can be seen on the left side of the next picture. A second orange marker can also be seen in both pictures.



City of Florence
Florence, Oregon 97439

Realization 2020
Comprehensive Plan
January 2008

This document is to communicate to the City of Florence two concerns regarding the new Comprehensive Plan that is the subject of the meeting on March 5.

Wetlands

On page 55 of the Plan it is indicated that the City and the County will rely on the 1997 Florence Local Wetland and Riparian Area Inventory to initially identify wetlands. I wish to draw attention to wetlands not included in the maps in the plan.

Since occupying our house in 1996, located at 5009 Kelsie Court in the Heceta South subdivision, we have observed areas covered with water for 3 to 5 months in most years in the area south of our home in what has come to be called Idylwood Phase V. These areas are not identified in your maps as being wetlands.

In January of 2006 I inspected the northwestern area of this parcel for obvious wetlands. In February of 2006 a letter summarizing my observations, with photographs, was sent to Linda Sarnoff, AICP, then the Community Services Director. There was no response to this communication, possibly due to changes in office personnel at that time. A copy of that document is attached. The most important of my observations was that, in an area approximately 300 feet (east and west) by 400 feet (north to south), four areas with standing water were identified. The closest of these areas to our property was probably 200 feet (north to south) by 20 to 40 feet (east to west). In some years the water in this area was over 3 feet deep and somewhat larger. Vegetation consistent with wetlands is present in these areas.

Also attached is a communication that was sent to our Heceta South Homewners Association President, Bob Hursh, in 2007 to further document the continued presence of wetlands. A photo taken a few weeks ago (see below) shows the largest of these areas of water this year. Wetland boundary markers can be seen in the photo.



One of several wetlands areas east of Idylwood and south of Heceta South

If provision is not made to protect such areas from destruction there are likely to be undesirable consequences. Loss of areas such as these, and others that may be documented, will result in a further degradation of those special characteristics of our community that we value. Other possible adverse effects include the possible flooding of newly developed areas or those in close proximity to these areas. The inability to control water levels in an area abutting this area has already caused much difficulty.

Native Vegetation Retention

Failure to provide any requirement for the retention of vegetation during construction in residential areas (see page 69 of the Plan) is and will lead to the loss of much of the natural beauty we hold dear in our community. Moreover, it would appear that such policies are unlikely to conform to Lane County Code 16.213, Beaches and Dunes Combining Zone, of the Lane County Rural Comprehensive Plan, or successor provisions subsequently added to or adopted to replace Section 16.213 that currently restrict vegetation removal in many areas of the urban growth boundaries.

There are developments in the UGB that have adhered to these requirements and they reflect a character that should be emulated rather than terminated.

How will these issues be resolved? Will there be less restriction on removal of vegetation that will undoubtedly result in a change in character of much of the areas? Or will the current limitations be viewed as the standard for further development?

Admittedly, as noted in the Plan, efforts to obtain compliance of many developers to respect the restraints of vegetation removal have not worked well in many cases. If a decision is made to not hold developers to appropriate standards in residential areas, it is likely that newly developed areas will be much less attractive than is presently the case. Yes, you will have lost the opportunity to maintain a community that has qualities distinguishing it from the "ordinary."

Charles M. King
5009 Kelsie Court
Florence, OR 97439

Phone: 541.902.0469
Email: kingcm@oregonfast.net

KENDALL Jerry

From: KENDALL Jerry
Sent: Tuesday, January 10, 2012 10:40 AM
To: ROGERS Chris A
Cc: 'Clint Beecroft'
Subject: copies from PA 10-5821/Bebedick file

Chris: Clint, the applicant for this application, has requested copies of all referrals that have come in since the last referral was sent on Dec. 20.

Those referrals are found as exhibits#

68
71
72
76
78
81
82
86-92

They are all in folder #4. Please make copies and contact Clint (541-688-8322) for price/pickup.

Thank you

Jerry Kendall/Associate Planner/Lane County Oregon
PSB/LMD
125 E. 8th Ave.
Eugene, Or. 97401
ph: 541-682-4057
FAX: 541-682-3947
Jerry.Kendall@co.lane.or.us

FILE # PA	_____
EXHIBIT #	93

KENDALL Jerry

From: Michelle Pezley [michelle.pezley@ci.florence.or.us]
Sent: Monday, January 09, 2012 5:07 PM
To: KENDALL Jerry
Cc: BELSON Sandra (SMTP); Wendy Farley
Subject: Idylewood Fourth Addition referral
Attachments: City of Florence Comments- revised Idylewood 4th add.pdf; public works comments.pdf

Hello Jerry,

Thank you for the time to review the revised Idylewood Fourth Addition. Attached is the city's comments. I am also attaching Public Works comments (which are incorporated into the letter, but it might be easier for you to refer to).

Michelle

Michelle K. Pezley

Assistant Planner

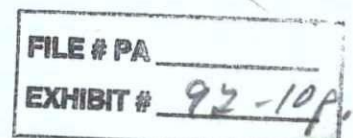
250 Highway 101

Florence, OR 97439

Phone (541) 997-8237

Fax (541) 997-4109

michelle.pezley@ci.florence.or.us





City of Florence

Community Development Department

250 Highway 101
Florence, OR 97439-7623

PH: (541) 997-8237
FAX: (541) 997-4109

January 9, 2012

Jerry Kendall, Associate Planner
Lane County Land Management Division
125 East 8th Ave.
Eugene, Oregon 97401

RE: revised plan of Idylewood Fourth Addition

Dear Mr. Kendall;

The City of Florence has reviewed the revised Idylewood Fourth Addition tentative subdivision. The City of Florence finds that the subdivision meets the adopted code and policies with conditions of approval for the subdivision request and finds that the applicant does not meet the criteria for a variance request.

The following are the codes and policies that apply to the tentative subdivision, which are in bold and the findings normal text: Recommendations, requirements and proposed condition of approval are underlined. Quotes from Florence City Code are italics or in quotes.

As stated in Lane Code 13.050 (1) Conformity with the Comprehensive Plan: All divisions shall conform with the Comprehensive Plan for Lane County and the following city comprehensive plans: (a)(viii) Florence.

The application was submitted before Lane County Board of Commissioners approved the 2020 Florence Realization Comprehensive Plan. Therefore, the application is reviewed under the 1988 Comprehensive Plan. The sections of the 1988 Comprehensive Plan are below:

I. Quality of Life Objective 3: to recognize the existing natural and architectural assets of the community and encourage development that enhances and is compatible with those assets. And

V. Recreation Needs

Policy 9. The City shall work closely with Lane County to assure that developments within the Urban Growth Boundary are consistent with City Park and recreation and open space objectives, policies, and recommendations.

The revised tentative subdivision shows two connections to the common open space and one connection to the county owned property (Three-Mile Prairie). The newest documents that the City received from the county do not explain what those accesses to the common property will look like. The standard width for a multi-use path within the City limits is 10 feet. The southern access is more likely to be

developed into a trail because there is room to develop a trail without crossing wetlands. The City requires that the southern common area access will need to be wide enough to accommodate the stormwater ditch and a multi-use path. The City does not require but recommends that a non-paved path from the street to the County parkland within the common area be installed.

Furthermore, the City recommends that the slope easement on the county property include an access agreement easement to ensure that the required slope easement does not limit access to the county property.

VII. Land Use –

General Policy 10: Panhandle lots will be discouraged except under unusual circumstances. The need for panhandle lots within the City is not anticipated due to the present platting of the land. Land Partitions should be planned to avoid any future need for panhandle lots within the Urban Service Area.

The applicant meets this policy as the revised preliminary subdivision plan does not show panhandle lots. Each lot meets the minimum lot frontage of 50 feet or 35 feet along a radius.

Residential Objective: 2

All residential development shall be required to provide public street access for each house lot, paved streets, sidewalk, curbs and gutters and public facilities which conform to standards established by the City. In the unincorporated portion of the urbanizable area, alternated development standards may be applied according to the provisions of the Joint Management Agreement with Lane County.

The applicant has indicated that he propose a gravity-pipe wastewater system which will require the property to be annexed into the City limits prior to connection to the City's system. The City has not received information for the gravity-pipe wastewater system. As stated in the May 2, 2011 letter, the City has standards for roads, stormwater, sewer and hydrant locations. City requires the engineered plans for all proposed improvements including offsite improvements be submitted for review and approval by the City of Florence before any ground disturbance or before final plat signing whichever comes first. Siuslaw Valley Fire and Rescue shall approve location of fire hydrants. The City requires a typical road section shall be a minimum travel lane of 10 feet to provide for the total of twenty feet required for emergency service vehicles. Furthermore, the final dimensions of the sanitary sewer pump station easement shall be dictated by the design of the station not vice versa.

City of Florence Public Works Department has the following comments on the proposed Stormwater Management Report:

- Drainage systems, driveways and sidewalks constructed within the public right-of-way are integral with one another and need to be constructed complete and operational with the subdivision then preserved and protected during construction of individual lots.
- Sidewalks and driveways shall be provided with matching grade/level landings of at least 12-inches wide where adjacent to drainage system slopes.
- The swales and drainage channels/escape routes need to be designed with a minimum 24-inch wide flat bottom as shown in detail SW-301. Whereas sand and amended soils can be difficult to stabilize, it may be more appropriate to site a wide drainage swale on one side of the street rather

than two narrow swales on each side of the street or provide drainage swale easements on private property to accommodate a wider swale.

- The common area accesses and drainage channels shall be separated or widened to accommodate a 10' wide pedestrian access path.
- The existing storm water pump station on the corner of Gullsettle Ct. needs to be identified as a private pump station and pressure pipe system owned and maintained by the Homeowners Association or pipe the storm water to daylight with a gravity pipe design eliminating the existing pump station. The City of Florence will not take responsibility for the operation and maintenance of a pump system but would maintain a gravity conveyance system installed to City design standards for storm water.

VIII Florence Urban Service Area

Policy 7: Ultimate minimum parcel sizes are 9,000 square feet for conventional single family development and 6,500 square feet for mobile home development. Interim parcel sizes shall be consistent with: availability of services, water pollution control standards, a plan for ultimate division of a property to standard City lots, and other applicable requirements.

The applicant meets this policy as there the revised preliminary subdivision plan shows each lot to be at least 9,000 square feet in size.

Policy 9.B-3 In approving new streets within the Urban Growth Boundary, Lane County will consider City Standards. Upon annexation, the City will not assume ownership responsibility for those streets which do not meet city standards.

Policy 9-C-7 Total cost of the extension of service shall be borne by the benefitted property owners. City of Florence standards shall apply to all sewer extension and connections within the Urban Service Area. Only the City shall authorize the numbers, types, volumes and service charges of service connections. Grants from public or private sources should be used to offset costs to property owners, where possible.

Policy 10: All land use actions on unimproved lands within the Urban Service Boundary shall be subject to a Joint Management Agreement for planning coordination between the City and Lane County.

The City of Florence is under the assumption that the applicant would like to annex Idylewood Forth Addition Subdivision into the City Limits prior to issuance of any building permit as the tentative plan shows the provision of city sewer. To avoid confusion, City requires the engineered plans for all proposed improvements including offsite improvements shall be submitted for review and approval by the City of Florence before any ground disturbance or before final plat signing whichever comes first. Siuslaw Valley Fire and Rescue shall approve location of fire hydrants. The City requires a typical road section shall be a minimum travel lane of 10 feet to provide for the total of twenty feet required for emergency service vehicles.

City staff recommends a meeting with Lane County Staff, applicants/ property owners and City Staff to determine the timeline of annexing into the City Limits.

The City of Florence Comprehensive Plan of July 1988, Section IV: City/County Joint Management Agreement, Policy:

1. Lane County shall retain responsibility for land use decisions and actions affecting the city of Florence Urban Growth Area, such responsibility to be relinquished over any land within this area only upon its annexation to the City, subject to provision of contract annexation agreements, as applicable. Lane County, as the jurisdiction with responsibility for facility planning within this Urban Growth Area, with participation by City of Florence and Heceta Water District.

City understands that Lane County has the responsibility for land use decisions and that they shall be reviewed under Lane County provisions. The applicant is proposing City sewer. The request for City sewer requires annexation before the development may connect to the City's sewer. Furthermore, the final dimensions of the sanitary sewer pump station easement shall be dictated by the design of the station. The City of Florence requests a meeting with County Staff and the developer to go over recommendations and requests in this letter and determine a timeline for annexation to be submitted along with the application.

3. All development plans requiring special approval as described in the paragraph above shall be submitted to the City of Florence for review, for conformance with development standards of the City of Florence. All comments by the City of Florence shall be strongly considered in Lane County's approval of the submitted development plan. In the event that the City of Florence comments include a recommendation of denial of the development plan, Lane County may approve the development plan only upon finding, on the basis of evidence in the record, that the recommendation is in error.

The City is in support of Idylewood Fourth Addition (PA 10-5821) with conditions of approval. The City of Florence recommends denial of the variance request (PA 10-5824). The City finds the application necessary to require connection from Oceania Drive to Kelsie Way because the application does not meet the variance criteria. The applicant explains in the variance narrative that the site the site consists of windblown sand dunes stabilized by vegetation which is also typical of Heceta South Subdivision. However, the applicant continues to explain that there are steep slopes (off-site) within the Kelsie Way right-of-way that would be requiring extensive fill. The updated topographic map provided by the developer does not show extensive fill but shows less cut/fill in the Kelsie Way right-of-way than in other areas on the subject site where Oceana Drive will be built. The City of Florence finds that the terrain in the area contains no significant geological features that cannot be graded and stabilized in conjunction with the development and construction of the Kelsey Way/ Oceana Drive connection.

Furthermore, as indicated in Mr. Shashi Bajracharya email's on PA 10-5821, PA 10-5824 dated December 30, 2011, the applicant indicated that the extensive fill would encroach into a coastal lake setback area. The revised preliminary subdivision plan shows the Lake Shoreland of the Prime Wildlife Management Unit as interpreted from Map 17-1 Florence 2020 Comprehensive Plan. This map has not been co-adopted by Lane County. Furthermore, the map provides a general idea where the South Heceta Junction Seasonal Lakes are and does not indicate the actual boundary. As indicted in Florence City Code 10-19-9-A, a preliminary investigation is required for the Planning Director to determine the specific area to which the requirements of the Prime Wildlife district shall apply. The site-specific information submitted by an applicant determines whether the site possesses areas of unique biological assemblages, habitats of rare or endangered species, or a diversity of wildlife species identified in the Coastal Resources Inventory, or function to provide or affect water quality, bank stability or flood control. The preliminary investigation determines the final location of the Prime Wildlife Overlay. Instead of relying on the City's map, the applicant shall rely on the Lane County Coastal Resources

Management Plan to determine where the overlay district is located, which may change where the buffer is as well. At this point, City finds the applicant has not met the burden of proof to make this claim.

Finally, the applicant indicated that the residents of Heceta South Subdivision have expressed opposition to the through street at this location. The Kelsey Way is a public street and not private street. The neighbor's concerns are not considered exceptional or extraordinary circumstance or condition for the property. If there are concerns of the Oceana Street becoming a collector street, the city recommends off-site medication to discourage non-Idylewood and Heceta South residents to use Oceana Street by installing calming devices such as a traffic circle. The City finds that reducing the Vehicle Miles Traveled and increasing connectivity over ride the other concerns.

The following criterion also applies:

15.900(2)

LC 19.900 (d) That the granting of the modification will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the near vicinity.

The City of Florence finds that there will be detrimental to public safety and welfare without the Kelsie Way connection. The street connection was planned and anticipated by the Heceta South Subdivision development and will provide a necessary ingress, egress and through route for both the existing and proposed residential lots. The connection will reduce travel time for Emergency Services to the area. Furthermore, the connection will support convenience and efficiency and reduce miles traveled for both developments. Therefore, the applicant does not meet this criterion.

4. Lane County shall require that all lots or parcels created through subdivision or partitioning have access from a public street or approved private road. Private access easements or flag lots shall not be approved unless they are consistent with a neighborhood circulation plan approved by Lane County. Such a neighborhood circulation plan shall provide for development of access to city standards upon annexation to the City of Florence, and shall provide for public access to adjacent properties as needed.

The revised preliminary subdivision plan shows each lot and parcel will have access from a public street and therefore, meets the above criterion.

The City of Florence Comprehensive Plan of July 1988, Section VII. Land Use - Residential:

2. All residential development shall be required to provide public street access for each house lot, paved streets, sidewalks, curbs and gutters and public facilities which conform to standards established by the City. In the unincorporated portion of the urbanizable area, alternate development standards may be applied according to the provisions of the Joint Management Agreement with Lane County.

City requires the engineered plans for all proposed improvements including offsite improvements shall be submitted for review and approval by the City of Florence before any ground disturbance or before final plat signing whichever comes first.

Lane Code 13.050 General Requirements and Standards of Design and Development for Preliminary Plans.

(3) **Relation to Adjoining Road System.** A subdivision, replat or partition shall provide for the continuation of major and secondary roads existing in adjoining subdivisions, replats or partitions, or for their proper projection when adjoining property is not subdivided, replatted or partitioned, and such streets shall meet the minimum requirements for roads set forth in LC Chapter 15. Where the Approving Authority determines that topographic conditions make such continuation or conformance impractical, exceptions may be made as provided in LC 15.900.

The City of Florence finds that there are four roads which Idylewood Fourth Addition would be able to connect. Those streets are Oceana Drive, Gullsettle Ct, Cloudcroft Lane, and Kelsie Way. The applicant requests a variance to this requirement to not connect to Kelsie Way. As stated above, the City finds that the variance request does not meet the criteria and recommends denial of PA 10-5824.

Lane County Code: (12) Sewerage Facilities. Lots and parcels for which the applicable zoning districts permit residences or for which residences are contemplated, shall be served by either an approved public or community sewerage facility or be suitable for an approved individual sewage disposal facility. Methods of sewage disposal shall be in accordance with and subject to the applicable provisions of ORS; appropriate rules, regulations and policies promulgated under authority of ORS, and all appropriate County ordinances and policies. The establishment of rural sewerage facilities must be consistent with RCP Goal 2 Policy #24 and RCP Goal 11 policies.

(a) **Public or Community Sewerage Facilities.**

(i) When lots or parcels are located within a reasonable distance of an existing satisfactorily operating and available sewerage system, and it is practical and feasible to connect with and be sewered by said system, the lots or parcels shall connect to the system. Should the existing facilities be unable to service the lots or parcels, individual sewage disposal systems may be considered as an interim measure if soil and other conditions are suitable for their use. If conditions pertaining to the ability of the public or community sewage facility allow connection at a later date, connection will be required under the following circumstances: a public health hazard exists as defined by OAR Chapter 340-71-130(3), if the reason for not connecting to the public or community system were because of insufficient capacity of the public or community sewerage facility and these conditions cease to exist or if the reason for not connecting to the public or community system is based on engineering considerations such as pumping requirements and gravity sewers become available.

The City of Florence has installed a sanitary sewer main within the Rhododendron right-of-way and constructed lift stations for Fawn Ridge East and Fawn Ridge West. The applicant proposes to connect to city sewer. City requires the engineered plans for all proposed improvements including offsite improvements shall be submitted for review and approval by the City of Florence before any ground disturbance or before final plat signing whichever comes first.

Furthermore, City staff recommends a meeting with Lane County Staff, applicants/ property owners and City Staff to determine the timeline of annexing into the City Limits.

In conclusion, City of Florence supports the subdivision request (PA-5821) with conditions of approval as explained above and recommends denial of the variance request (PA-5824).

If you have any questions, please contact myself or Sandra Belson, Community Development Director at 541.997.8237 or email me at michelle.pezley@ci.florence.or.us.

Sincerely,

Michelle K. Pezley

Michelle Pezley
Assistant Planner

Michelle Pezley

From: Mike Miller
Sent: Tuesday, January 03, 2012 4:19 PM
To: Michelle Pezley
Cc: Dan Graber; August Murphy
Subject: FW: Idylewood Fourth Addition

Hi Michelle,

I have reviewed the submittals and Dan's comments. Please see our combined comments below.

Mike

From: Dan Graber
Sent: Tuesday, January 03, 2012 10:49 AM
To: Mike Miller
Subject: Idylewood Fourth Addition

Idylewood Fourth Addition
Variance Request

The request to not connect Oceana Drive through to Kelsey Way with the necessary offsite improvements should be denied for the following reasons:

1. The City of Florence agrees with the description of physical features at the site, in that there are no exceptional or extraordinary steep topographical conditions in the vicinity of the street connection, only windblown sand dunes stabilized by vegetation – which is typical of the area.
2. The terrain in the area contains no significant geological features that cannot be graded and stabilized in conjunction with the development and construction of the Kelsey Way / Oceana Drive connection. Topographic maps provided by the developer show less cut/fill in the area of the street connection than in other areas on the subject site.
3. The Kelsey Way right of way was extended to the property line by the Heceta South Subdivision for the purpose of future connection. The connection needs to be completed to eliminate the dead end on this street that lacks a fire truck turn around.
4. The street connection was planned and anticipated by the previous development and provides a necessary ingress, egress and through route for both existing and proposed residents and Emergency Services.
5. The street connection is shown on the City Transportation Plan where local street connectivity is emphasized. The connection will support convenience and efficiency and reduce miles traveled. The connection will reduce reliance upon the State Highway system, improve mobility and reduce out of direction travel and congestion.
6. Little or no cut through traffic is anticipated with the connection.
7. The Florence transportation system is subject to physical barriers without and within, both natural and manmade. A manmade barrier between these two subdivisions is unnecessary.

Drainage System Comments

- A. Drainage systems, driveways and sidewalks constructed within the public right of way are integral with one another and need to be constructed complete and operational with the subdivision then preserved and protected during construction of individual lots.
- B. Sidewalks and driveways shall be provided with matching grade/level landings of at least 12-inches wide where adjacent to drainage system slopes.
- C. The swales and drainage channels/escape routes need to be designed with a minimum 24-inch wide flat bottom as shown in detail SW-301. Whereas sand and amended soils can be difficult to stabilize, it may be more appropriate to site a wide drainage swale on one side of the street rather than two narrow swales on each side of the street or provide drainage swale easements on private property to accommodate a wider swale.
- D. The common area access and drainage channel shall be separated to accommodate a 10' wide pedestrian access path.
- E. The existing storm water pump station on the corner of Gullsettle Ct. needs to be identified as a private pump station and pressure pipe system owned and maintained by the Homeowners Association or pipe the storm water to daylight with a gravity pipe design. The City of Florence will not take responsibility for the operation and maintenance of a pump system but would maintain a gravity conveyance system installed to City design standards for storm water.

General Comments

- A. Existing topography and proposed grade lines provided from the design engineer lack pertinent elevation/grade detail and are otherwise subject to interpretation.
- B. Engineered plans for all proposed improvements including offsite improvements shall be submitted for review and approval by the City of Florence.
- C. The Typical Road Section should show minimum travel lanes of 10 feet to provide for the total of 20 feet clear for emergency service vehicles.
- D. The final dimensions of the sanitary sewer pump station easement shall be dictated by the design of the station.

Daniel P. Graber, P.E.
City Engineer
City of Florence
Public Works Department
(541) 902-1330
(541) 848-1856 Cell
dan.graber@ci.florence.or.us

KENDALL Jerry

From: LEMHOUSE Brad
Sent: Friday, January 06, 2012 3:17 PM
To: KENDALL Jerry; PEZLEY Michelle (SMTP)
Cc: PETSCH John S; HOFFMAN Chad M; BAJRACHARYA Shashi
Subject: RE: PA 10-5821, PA 10-5824, Idylewood Fourth Addition, Benedick Holdings LLC, Florence, Oceana Drive

If these roads are going to be City streets they will be under City jurisdiction and the City's to comment on the stormwater management within the subdivision. My comments are regarding only the runoff flowing out of the subdivision and into County road R/W or Public road R/W. It appears the Developer plans to use City approved stormwater treatment facilities (City's to comment) so the quality of water leaving the subdivision should be within City accepted limits and we will accept those limits. The only issue remaining is the quantity of water leaving the site. That is where I mention that the "escape route" on Oceana Dr is ok, the "escape route" on Gullsettle Cr will not be allowed, and "escape route" on Cloudcroft Ln needs further investigation. The two "escape routes" to the lake formation located on the eastern portion of the site is outside of roadway R/W and outside of my jurisdiction. We did not coordinate with Chad, but he and/or the State DSL may have some comments about the use of the lake formation.

If the subdivision roads are on not going to be City streets or be under City jurisdiction, then I need to review and comment as Public roads. That will be a whole new ball game. As Shashi mentions below the road as shown do not meet County standards for Public roads.

Call if you have any questions.

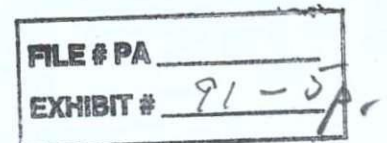
Brad Lemhouse, P.E.
Senior Engineering Associate
Lane County Public Works
(541) 682-6928, FAX (541) 682-8500
brad.lemhouse@co.lane.or.us

From: KENDALL Jerry
Sent: Friday, January 06, 2012 1:24 PM
To: LEMHOUSE Brad; PEZLEY Michelle (SMTP)
Cc: PETSCH John S; HOFFMAN Chad M
Subject: RE: PA 10-5821, PA 10-5824, Idylewood Fourth Addition, Benedick Holdings LLC, Florence, Oceana Drive

Brad: Just curious, is this it for your stormwater comments or is there more? FYI, I also sent a referral to Chad Hoffman last week. Not sure if you guys were coordinating with him.

Michelle: I trust Sandra is sharing emails that were addressed to her with you. If not let me know.

Jerry Kendall/Associate Planner/Lane County Oregon
PSB/LMD
125 E. 8th Ave.
Eugene, Or. 97401
ph: 541-682-4057
FAX: 541-682-3947
Jerry.Kendall@co.lane.or.us



From: LEMHOUSE Brad
Sent: Wednesday, January 04, 2012 11:10 AM
To: BAJRACHARYA Shashi; KENDALL Jerry
Cc: BARRY Celia; FIELDS Phil; MCKINNEY Lydia; PARKER Laurie M; PAUGH Jennifer A; PETSCH John S; BELSON Sandra (SMTP); SIMAS Frank D

Subject:

RE: PA 10-5821, PA 10-5824, Idylewood Fourth Addition, Benedick Holdings LLC, Florence, Oceana Drive

Some additional comments regarding the Stormwater Management system. My comments are based on the assumption that actions will be taken so that City standards will apply. As such for the internal stormwater management I will leave it for the City to comment. If City standards do not apply, I will need to reevaluate and comment on the stormwater system under Local Access Road standards.

With the City commenting on the onsite stormwater system, I will comment on the drainage leaving the site and flowing onto County roads and non-County maintained Public roads in the area, the "escape routes".

Overflow routed to the lake formation located on the eastern portion of the site (Basins 5A, B, C, and 3A, B) will need to be approved by appropriate State agencies.

Oceana Dr escape route (Basin 4), provided oversized swales are constructed, is acceptable. Will require that overflow from private onsite system in Lot #299 drain into Basin 5A and overflow from private onsite system in Lot #301 drain into Basin 3A. Location of driveways in said lots to remain as shown.

Gullsettle Ct escape route (Basin 2A and 2B) cannot be used as shown. This is a low area, storm runoff will need to be detained on site and metered out so as not to exceed existing flow conditions.

Cloudcroft Ln escape route (Basin 1A, B, C, and D). This escape route drains into a Local Access Road (a Public road not maintained by the County). Before using this escape route, the Owner will need to show that the existing area drainage system will handle the additional runoff and provide proof of maintenance, ie agency, organization, agreements, maintenance schedule, etc.

Feel free to contact me if you have any questions or comments.

Brad Lemhouse, P.E.

Senior Engineering Associate

Lane County Public Works

(541) 682-6928, FAX (541) 682-8500

brad.lemhouse@co.lane.or.us

From: BAJRACHARYA Shashi

Sent: Friday, December 30, 2011 3:08 PM

To: KENDALL Jerry

Cc: BAJRACHARYA Shashi; BARRY Celia; FIELDS Phil; LEMHOUSE Brad; MCKINNEY Lydia; PARKER Laurie M; PAUGH Jennifer A; PETSCH John S; BELSON Sandra (SMTP)

Subject: PA 10-5821, PA 10-5824, Idylewood Fourth Addition, Benedick Holdings LLC, Florence, Oceana Drive

TP File #: 10162

LMD File # PA 10-5821 & PA 10-5824

Applicant: Benedick Holdings LLC

Owner: Benedick Holdings LLC

Agent: Clint Beecroft, EGR & Associates

Address: vacant

Tax Map: 18-12-10-40 18-12-10-34

Lot: 400, 401 801

Proposal: Divide a 46-acre parcel into a 55-lot subdivision

Comments from Lane County Transportation Planning

The subject property is a tract of vacant land inside the urban growth boundary of the City of Florence. In April 2011, the parcel was proposed for a 62-lot subdivision for which Transportation Planning (TP) provided comments on May 2, 2011. In light of a revised lot configuration and access proposal the following are supplementary comments for PA 10-5821 and Variance Request Application PA 10-5824.

The proposed development, named Idylewood Fourth Addition, is a continuation of previous subdivision phases. The previous phases created new streets, namely Oceana Drive, Sandrift Street, Cloudcroft Lane, Gullsettle Court that exist as Local Access Roads / Local Roads. **LC 15.010(35)(e)(v)** defines Local Access Road as a Public Road that is not a County Road, state highway, or federal road. Pursuant to ORS 368, the County and its officers, employees and /agents, is not liable for failure to improve Local Access Roads and is not liable to keep Local Access Roads in repair. Should the City of Florence annex the Local Access Roads, they become city streets without having to go through the surrender process. Oceana Drive is functionally classified as an Urban Local Road in the Lane County Transportation System Plan (TSP), and is a 24 foot wide, 2-lane, paved road without shoulders or sidewalks.

The applicant is proposing to divide the 46-acre property into a 55-lot subdivision, a revision from the original 62-lot proposal. In the revised plan, Cloudcroft Lane is extended to connect to Gullsettle Court in response to the May 2011 TP comments. The 55 new residential lots are unlikely to generate the threshold 100 or more peak hour trips in any hour. The Traffic Impact Analysis requirements in **LC 15.697** are not applicable. The revised lot configuration meets or exceeds the 30-foot frontage requirements in **LC 15.120**.

The following are relevant Lane Code Chapter 15 requirements regarding Public Roads that are part of land divisions.

Dedication and Improvement Requirements

LC 15.105 (1) when a land division or other development is proposed, the County may require dedications of right of way or easements and improvements necessary to meet the applicable road design standards (given below). Road dedication or improvements shall be adequate to serve traffic generated by the new development. Accordingly, dedications and improvements must be adequate to serve traffic generated from the proposed 55 new lots.

New Streets

It appears that the applicant intends to dedicate new streets as Public Road extensions of the existing public road stubs. For consistent and orderly development of the area, the proposal to dedicate newly constructed streets as Public Roads are justifiable. However, the County will not be responsible for maintenance of Public Roads pursuant to LC 15.010(35) and the Declaration of Covenant and Restrictions (CC & R) of the subdivision must include a clause specifying maintenance responsibilities of the roads. Lane Code 15.010(35)(e)(vii) defines Public Road as, "[A] road over which the public has a right of use that is a matter of record. For purposes of this chapter, a Pubic Road is a road that has been dedicated for use by the public for road purposes either by good and sufficient deed presented to and accepted by the Board, or by subdivision plat presented to and accepted by the Board....A Public Road is not normally maintained by the County, but the County can regulate its use."

As far as feasible, proposed roads shall be in alignment with existing or appropriate projections of existing roads by continuations of the centerline thereof, pursuant to **LC 15.045(3)**. The property is connectable by extensions of Kelsie Way, Oceana Drive, Cloudcroft Lane, or Gullsettle Court stubbed streets that were created as part of previous subdivisions. Oceana Drive, Gullsettle Court, and Cloudcroft Lane stubs are extended into the property. Kelsie Way stub is not proposed for extension. The applicant submitted a Variance request for this requirement concurrent to the subdivision application. Transportation Planning comments for the Variance request are provided below.

LC 15.045(6) Where a cut or fill road slope is outside the normal right of way, a slope easement shall be required of sufficient width to permit maintenance of the cut or fill. The proposed streets involve cut or fill works and are likely to be subject to this requirement. Bear Run Road is one such location where slope easement is required from adjacent properties.

Common Access

The subdivision proposes two stormwater ditch connections to Common Area, Parcel B. These accesses are proposed to be 20 feet wide accessing the common area outside the subdivision boundary. It is not clear whether the access ways are also intended for maintenance vehicular access. If it is, the minimum easement width standards is 30 feet pursuant to **LC 15.055(4)**. Details for these accesses are not shown to comment on applicable standards. Suitable signing and barricades must be installed if they are not intended for general

access purposes.

Road Standards

Road standards in **LC 15.706** applies to Local Access Road and Public Roads. If requested by a city pursuant to an intergovernmental agreement (IGA), the County may apply a city's street standards when such roads are located within a city's urban growth boundary. Unless requested by the City of Florence, **LC 15.706** road standards apply to Gullsettle Court, Bear Run Road, and Triton Court. Based on the lot numbers, each public road is expected to serve more than 100 daily traffic; in such cases, **LC 15.705** Local Road standards apply pursuant to **LC 15.706(2)(d)**.

The proposed road standards are consistent with the City of Florence street standards but are inconsistent with **LC 15.705** Rural Local Road standards, specifically roadway width, sidewalk, and parking lanes, and purposes. In order to approve development of the street system to city standards, the City must execute an IGA with the County, committing to future annexation of all streets including Oceana Drive, prior to final plot approval.

Oceana Drive as an Urban Local Road is subject to **LC 15.704** standards. **LC 15.704(1)(d)** states, "[N]otwithstanding **LC 15.704(10)(a)**, within urban growth boundaries, the applicable design standards of the respective city shall apply to County Roads functionally classified as Local Roads. In absence of city standards, the County road design standards shall apply." A note on the plan indicates that wastewater system will be connected via a new force main installed inside the existing Oceana Drive right of way. The City must annex and request surrender of Oceana Drive prior to wastewater system connection.

Access Management Requirements

LC 15.137(5) – Driveway and road approaches on County Roads shall be located where they do not create undue interference or hazard to the free movement of highway and pedestrian traffic. Locations on sharp curves, steep grades, areas of restricted sight distance or at points that interfere with the placement and proper functioning of signs, lighting, guardrails, or other traffic control devices shall not be permitted.

Sandrift Street and Oceana Drive are the nearest County facilities where access management will be applicable. The Gullsettle Court connection is located at a sharp curve, which can potentially have sight distance and queuing, and blocking issues. The revised plan modified the block length in response to prior County comments. It appears that the proposed approach length meets minimum sight distance for a 25 mph speed.

LC15.137(7) Decisions regarding placement, location, relocation, and spacing of traffic control devices, including but not limited to traffic signals, turn lanes, and medians shall be based upon accepted engineering practices as provided for in the Federal Highway Administration (FHWA) *Manual on Uniform Traffic Control Devices* (MUTCD), the *Oregon Standard Drawings* published by ODOT and the American Public Works Association (APWA), and *A Policy on Geometric Design of Highways and Streets* published by the American Association of State Highway and Transportation Officials (AASHTO). The versions of these publications cited in LM 15.450 shall be used.

Drainage

(i) Roadside ditches and other drainage facilities shall be designed solely to promote drainage of the roadway without interfering with natural waterways. Whenever a road crosses a natural channel or waterway, culverts shall be installed to maintain the natural water flow. Such natural waterway shall be identified by survey of the topography and/or aerial photography of surrounding terrain.

(ii) Water shall not be diverted from a natural channel or otherwise from private property down a roadside ditch.

The Lane County Maintenance Division and/or Engineering and Construction Services Division Right-of-Way section (ECS) will be reviewing any storm drainage issues separately. The applicant's summary stormwater management report states, "[V]egetated swales located inside the right-of-way will be constructed at the same time as the street and will be publicly owned and maintained." The CC & R must clearly state responsibility for maintenance of the system.

Facility Permit Requirements

A facility permit is required to review proposed road connection with Oceana Drive or any works within the county right of way. Please contact 541-682-6928 for facility permit and stormwater management related questions or visit <http://www.lanecounty.org/Roads/ROWPermits.htm> for information about facility permits or associated fees.

Variance Request for Kelsie Way Connection

Kelsie Way is stubbed at the northerly boundary of the subject property that was created as part of Heceta South Subdivision. The applicant is requesting a Variance not to connect Kelsie Way with Oceana Drive. In the previous comment, Transportation Planning did not consider this connection as critical for two reasons. First, the available topographical data appeared to make the connection impractical. Second, the connection would change the function of Oceana Drive from a residential street to a Collector Road, beyond the intended purpose of the streets as they are currently and proposed to be constructed.

A review of the updated contour map reveals that a connection may be feasible. The applicant states an extension of Kelsie Way would require extensive fill that would encroach into a coastal lake setback area. While the connection may encroach into the lake setback area to the extent the existing Kelsie Way stub did, TP staff is unable to affirm an exceptional road instability condition. It should be recalled that the site will need extensive grading and filling. The resulting road connection grade would not be very different from other road sections where ground slopes are shown as high as 25% on the submitted contour map. TP understands that the City requires this connection. In fact, the City's North Florence Local Street Network map in the draft City Transportation System Plan under review shows it as a future connection. As future city streets, the City required connection should be met. Staff is unable to recommend approval of the Variance request.

Thanks for providing the opportunity to comment on this proposal.

Shashi Bajracharya, P.E.

Engineering Analyst
Transportation Planning Division
Lane County PWD,
3040 N Delta Highway
Eugene, OR 97408
☎(541) 682-6932
📠(541) 682-8554

KENDALL Jerry

From: Sandra Belson [sandra.belson@ci.florence.or.us]
Sent: Friday, January 06, 2012 1:43 PM
To: BAJRACHARYA Shashi
Cc: MILLER MIKE (LCOG List); PEZLEY Michelle (SMTP); KENDALL Jerry
Subject: RE: PA 10-5821, PA 10-5824, Idylewood Fourth Addition, Benedick Holdings LLC, Florence, Oceana Drive

Shashi, you provide some detailed, and well thought out comments on this proposed subdivision. I'd like some background or expansion for one of your statements (I made it red, below). I understand that Oceana would need to be annexed into the city. But what specifically requires the City to request surrender of that street? When we extended the sanitary sewer line to Driftwood Shores, we didn't request surrender of Rhododendron Drive north of Sebastian Street or of 1st Avenue. Those remain in county jurisdiction although there are in the City of Florence.

Sandra Belson

From: BAJRACHARYA Shashi [mailto:Shashi.BAJRACHARYA@co.lane.or.us]
Sent: Friday, December 30, 2011 3:08 PM
To: KENDALL Jerry
Cc: BAJRACHARYA Shashi; BARRY Celia; FIELDS Phil; LEMHOUSE Brad; MCKINNEY Lydia; PARKER Laurie M; PAUGH Jennifer A; PETSCH John S; Sandra Belson
Subject: PA 10-5821, PA 10-5824, Idylewood Fourth Addition, Benedick Holdings LLC, Florence, Oceana Drive

TP File #: 10162
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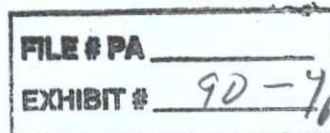
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01/06/2012



lot proposal. In the revised plan, Cloudcroft Lane is extended to connect to Gullsettle Court in response to the May 2011 TP comments. The 55 new residential lots are unlikely to generate the threshold 100 or more peak hour trips in any hour. The Traffic Impact Analysis requirements in **LC 15.697** are not applicable. The revised lot configuration meets or exceeds the 30-foot frontage requirements in **LC 15.120**.

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- (ii) Water shall not be diverted from a natural channel or otherwise from private property down a roadside ditch.

The Lane County Maintenance Division and/or Engineering and Construction Services Division Right-of-Way section (ECS) will be reviewing any storm drainage issues separately. The applicant's summary stormwater management report states, "[V]egetated swales located inside the right-of-way will be constructed at the same time as the street and will be publicly owned and maintained." The CC & R must clearly state responsibility for maintenance of the system.

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Variance Request for Kelsie Way Connection

Kelsie Way is stubbed at the northerly boundary of the subject property that was created as part of Heceta South Subdivision. The applicant is requesting a Variance not to connect Kelsie Way with Oceana Drive. In the previous comment, Transportation Planning did not consider this connection as critical for two reasons. First, the available topographical data appeared to make the connection impractical. Second, the connection would change the function of Oceana Drive from a residential street to a Collector Road, beyond the intended purpose of the streets as they are currently and proposed to be constructed.

A review of the updated contour map reveals that a connection may be feasible. The applicant states an extension of Kelsie Way would require extensive fill that would encroach into a coastal lake setback area. While the connection may encroach into the lake setback area to the extent the existing Kelsie Way stub did, TP staff is unable to affirm an exceptional road instability condition. It should be recalled that the site will need extensive grading and filling. The resulting road connection grade would not be very different from other road sections where ground slopes are shown as high as 25% on the submitted contour map. TP understands that the City requires this connection. In fact, the City's North Florence Local Street Network map in the draft City Transportation System Plan under review shows it as a future connection. As future city streets, the City required connection should be met. Staff is unable to recommend approval of the Variance request.

Thanks for providing the opportunity to comment on this proposal.

Shashi Bajracharya, P.E.

Engineering Analyst
Transportation Planning Division
Lane County PWD,
3040 N Delta Highway
Eugene, OR 97408
☎(541) 682-6932
✉(541) 682-8554

 Reply  Reply to All  Forward                    

Sent: Fri 01/06/2012 1:24 PM

Michelle: I trust Sandra is sharing emails that were addressed to her with you. If not let me know.

Jerry Kendall/Associate Planner/Lane County Oregon
PSB/LMD
125 E. 8th Ave.
Eugene, Or. 97401
ph: 541-682-4057
FAX: 541-682-3947
Jerry.Kendall@co.lane.or.us

Some additional comments regarding the Stormwater Management system. My comments are based on the assumption that actions will be taken so that City standards will apply. As such for the internal stormwater management I will leave it for the City to comment. If City standards do not apply, I will need to reevaluate and comment on the stormwater system under Local Access Road standards.

With the City commenting on the onsite stormwater system, I will comment on the drainage leaving the site and flowing onto County roads and non-County maintained Public roads in the area, the "escape routes".

Overflow routed to the lake formation located on the eastern portion of the site (Basins 5A, B, C, and 3A, B) will need to be approved by appropriate State agencies

EXHIBIT #

89

KENDALL Jerry

From: KENDALL Jerry
Sent: Friday, January 06, 2012 1:12 PM
To: 'Clint Beecroft'
Subject: RE: Benedick Subdiv./slope issue

P.S.: You might also want to mention the connection to Kelsie Way (as mentioned by Transportation Planning) in a variance to the /BD slope standards, in order to bolster whatever position on that item you wish to take.

Jerry Kendall/Associate Planner/Lane County Oregon
PSB/LMD
125 E. 8th Ave.
Eugene, Or. 97401
ph: 541-682-4057
FAX: 541-682-3947
Jerry.Kendall@co.lane.or.us

From: KENDALL Jerry
Sent: Friday, January 06, 2012 12:06 PM
To: 'Clint Beecroft'
Subject: Benedick Subdiv./slope issue

Clint:

You saw the FW of the email referral response from Shashi B. of County Transportation Planning.

I am awaiting responses from the City of Florence, County PW, and the LMD Flood Manager (for stormwater plan).

I have been awaiting those responses, as they are major components of how this application evaluation will proceed.

In the revised application you submitted, as requested, a site plan showing slopes greater than 25%, and is much appreciated. The number of lots has been reduced, and redesigned some in the process. However, it graphically illustrates the extent of slopes exceeding 25% that were not apparent when I traversed the property with a walk-through last year with County Trans. Planners.

From the field visit, my impression was that most of the 4th addition, slope-wise, was like the lots between Oceana Drive south to lots 266-268. What the submitted site plan reveals is that the 25% sloped areas are much more extensive, presenting difficulties to development without further detail. As you know, LC 10.270-35, the "additional site and development requirements" for the /BD combining zone, subsection (6), states that "[S]lopes in excess of 25 percent shall be prohibited from development."

Either prior to the decision, or as a condition of approval, the applicant would normally be required to show a footprint of buildable area for each lot. For lot 304, for ex., the buildable footprint would exclude the slopes in the northeast portion of the lot. This gets more difficult in the north and south portions of the subdivision. For example, while lot 255 has a level knoll at the top, whether that is sufficient for a homesite is yet to be shown. If a homesite footprint cannot fit on a sloped lot, one solution is to combine it with an adjoining lot, provided the increase does not violate lot size standards. In addition, driveway access to (the extension of) Cloudcroft Lane would have to cut through 25% slopes, not to mention Cloudcroft Land itself.

Assuming the solution cannot be found in simply combining lots, or rerouting the access roads to avoid development on the 25% slopes, process-wise, the solution lies in applying for and gaining approval of a variance to LC 10.270-35(6). This would entail addressing the variance standards found in LC 10.330-20. The processing fee for a variance is \$2660. Part of your argument for such a variance might include such factors as required lot sizes, that growth is to be contained within the UGB and at densities higher than outside it, a comparison to lot sizes in the previous additions, etc. When development on 25% slopes cannot be avoided, suggest engineering designs, for example, engineered retaining walls outside the ROW of planned roads, and/or in the interior of lots in order to achieve buildable space.

As indicated in our discussions over the original submittal, it is unreasonable to expect that all slopes in excess of 25% be avoided, as they are found throughout the property, and not constrained to one portion only. The variance process is the proper avenue for the applicant to make that argument.

I would suggest we see the response from the city and PW before applying for a variance (assuming rerouting roads and combining lots is not a desirable option for your client).

Regards,

Jerry Kendall/Associate Planner/Lane County Oregon
PSB/LMD
125 E. 8th Ave.
Eugene, Or. 97401
ph: 541-682-4057
FAX: 541-682-3947
Jerry.Kendall@co.lane.or.us

Peace Harbor Hospital, Anesthesia Dept.
A Peace Health facility

FAX COVER SHEET

DATE: 1/5/2012

FROM: Linda Harrah CRNA MAE
Anesthesia Manager
Peace Harbor Hospital
Florence, OR 97439
Phone 541/902-6015
Fax 541/902-7509

TO: ATTN: Jerry Kendall
541 682-3947

Number of pages including cover: 2

NOTES:

FILE # PA	_____
EXHIBIT #	87 - 2p,

Date: 1/5/12
From: Mike and Linda Harrah
87863 Kelsie Way
Florence, OR
97439
mrharrah@gmail.com
541 997-2124

Regarding Department File: PA 10-5824/ Variance (Benedict Holdings LLC.) Staff: Jerry Kendall

Comments:

- In our opinion, this variance should be granted and Kelsie Way should not be used as a connecting road to the proposed subdivision.
- Based on Lane County code 15.900 and 15.950 2 Criteria (b) there are exceptional or extraordinary circumstances or conditions applicable to the property involved. According to the Wetland Investigation and Delineation Report for SE1/4 Section 10, T18S, R12W, WM Lane County Oregon report dated October 21, 2008 available at the Department of State Lands, the area in close proximity is not just a coastal lake as Lane County Transportation stated in TP File 10162, it is protected wetlands and cannot be backfilled or encroached upon without Department of State Land involvement and necessary permits. In addition, according to the Department of State Lands Wetland Delineation Report: "state law establishes a preference for avoidance of wetland impacts. Because measures to avoid and minimize wetland impacts may include reconfiguring parcel layout and size or development design, we recommend that you work with department staff on appropriate site design before completing the city or county land use approval process." According to the Lane County Transportation Planning Department, "extending Kelsie Way would involve extensive grading and filling." Initially "extending Kelsie Way was deemed impractical. A review of the updated contour map reveals that a connection may be feasible." What criteria have changed to make this suddenly feasible?
- Based on Lane County code 15.900 and 15.9502 Criteria (d) "the granting of the modification will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the near vicinity." We have lived on Kelsie Way for nine years and in our opinion this extension would have a negative impact on residents of Heceta South Subdivision. It would increase traffic and noise greatly and lessen property values.

Return to: Jerry Kendall, Associate Planner
Lane County Land Management Division
Public Service Building
125 E 8th Avenue
Eugene Oregon, 97401

KENDALL Jerry

From: LEMHOUSE Brad
Sent: Wednesday, January 04, 2012 11:10 AM
To: BAJRACHARYA Shashi; KENDALL Jerry
Cc: BARRY Celia; FIELDS Phil; MCKINNEY Lydia; PARKER Laurie M; PAUGH Jennifer A; PETSCH John S; BELSON Sandra (SMTP); SIMAS Frank D
Subject: RE: PA 10-5821, PA 10-5824, Idylewood Fourth Addition, Benedick Holdings LLC, Florence, Oceana Drive

Some additional comments regarding the Stormwater Management system. My comments are based on the assumption that actions will be taken so that City standards will apply. As such for the internal stormwater management I will leave it for the City to comment. If City standards do not apply, I will need to reevaluate and comment on the stormwater system under Local Access Road standards.

With the City commenting on the onsite stormwater system, I will comment on the drainage leaving the site and flowing onto County roads and non-County maintained Public roads in the area, the "escape routes".

Overflow routed to the lake formation located on the eastern portion of the site (Basins 5A, B, C, and 3A, B) will need to be approved by appropriate State agencies.

Oceana Dr escape route (Basin 4), provided oversized swales are constructed, is acceptable. Will require that overflow from private onsite system in Lot #299 drain into Basin 5A and overflow from private onsite system in Lot #301 drain into Basin 3A. Location of driveways in said lots to remain as shown.

Gullsettle Ct escape route (Basin 2A and 2B) cannot be used as shown. This is a low area, storm runoff will need to be detained on site and metered out so as not to exceed existing flow conditions.

Cloudcroft Ln escape route (Basin 1A, B, C, and D). This escape route drains into a Local Access Road (a Public road not maintained by the County). Before using this escape route, the Owner will need to show that the existing area drainage system will handle the additional runoff and provide proof of maintenance, ie agency, organization, agreements, maintenance schedule, etc.

Feel free to contact me if you have any questions or comments.

Brad Lemhouse, P.E.
Senior Engineering Associate
Lane County Public Works
(541) 682-6928, FAX (541) 682-8500
brad.lemhouse@co.lane.or.us

From: BAJRACHARYA Shashi
Sent: Friday, December 30, 2011 3:08 PM
To: KENDALL Jerry
Cc: BAJRACHARYA Shashi; BARRY Celia; FIELDS Phil; LEMHOUSE Brad; MCKINNEY Lydia; PARKER Laurie M; PAUGH Jennifer A; PETSCH John S; BELSON Sandra (SMTP)
Subject: PA 10-5821, PA 10-5824, Idylewood Fourth Addition, Benedick Holdings LLC, Florence, Oceana Drive

TP File #: 10162
LMD File # PA 10-5821 & PA 10-5824
Applicant: Benedick Holdings LLC
Owner: Benedick Holdings LLC
Agent: Clint Beecroft, EGR & Associates
Address: vacant
Tax Map: 18-12-10-40 18-12-10-34
Lot: 400, 401 801

FILE # PA	
EXHIBIT #	86-40

Proposal: Divide a 46-acre parcel into a 55-lot subdivision

Comments from Lane County Transportation Planning

The subject property is a tract of vacant land inside the urban growth boundary of the City of Florence. In April 2011, the parcel was proposed for a 62-lot subdivision for which Transportation Planning (TP) provided comments on May 2, 2011. In light of a revised lot configuration and access proposal the following are supplementary comments for PA 10-5821 and Variance Request Application PA 10-5824.

The proposed development, named Idylewood Fourth Addition, is a continuation of previous subdivision phases. The previous phases created new streets, namely Oceana Drive, Sandrift Street, Cloudcroft Lane, Gullsettle Court that exist as Local Access Roads / Local Roads. **LC 15.010(35)(e)(v)** defines Local Access Road as a Public Road that is not a County Road, state highway, or federal road. Pursuant to ORS 368, the County and its officers, employees and /agents, is not liable for failure to improve Local Access Roads and is not liable to keep Local Access Roads in repair. Should the City of Florence annex the Local Access Roads, they become city streets without having to go through the surrender process. Oceana Drive is functionally classified as an Urban Local Road in the Lane County Transportation System Plan (TSP), and is a 24 foot wide, 2-lane, paved road without shoulders or sidewalks.

The applicant is proposing to divide the 46-acre property into a 55-lot subdivision, a revision from the original 62-lot proposal. In the revised plan, Cloudcroft Lane is extended to connect to Gullsettle Court in response to the May 2011 TP comments. The 55 new residential lots are unlikely to generate the threshold 100 or more peak hour trips in any hour. The Traffic Impact Analysis requirements in **LC 15.697** are not applicable. The revised lot configuration meets or exceeds the 30-foot frontage requirements in **LC 15.120**.

The following are relevant Lane Code Chapter 15 requirements regarding Public Roads that are part of land divisions.

Dedication and Improvement Requirements

LC 15.105 (1) when a land division or other development is proposed, the County may require dedications of right of way or easements and improvements necessary to meet the applicable road design standards (given below). Road dedication or improvements shall be adequate to serve traffic generated by the new development. Accordingly, dedications and improvements must be adequate to serve traffic generated from the proposed 55 new lots.

New Streets

It appears that the applicant intends to dedicate new streets as Public Road extensions of the existing public road stubs. For consistent and orderly development of the area, the proposal to dedicate newly constructed streets as Public Roads are justifiable. However, the County will not be responsible for maintenance of Public Roads pursuant to **LC 15.010(35)** and the Declaration of Covenant and Restrictions (CC & R) of the subdivision must include a clause specifying maintenance responsibilities of the roads. Lane Code **15.010(35)(e)(vii)** defines Public Road as, "[A] road over which the public has a right of use that is a matter of record. For purposes of this chapter, a Public Road is a road that has been dedicated for use by the public for road purposes either by good and sufficient deed presented to and accepted by the Board, or by subdivision plat presented to and accepted by the Board....A Public Road is not normally maintained by the County, but the County can regulate its use."

As far as feasible, proposed roads shall be in alignment with existing or appropriate projections of existing roads by continuations of the centerline thereof, pursuant to **LC 15.045(3)**. The property is connectable by extensions of Kelsie Way, Oceana Drive, Cloudcroft Lane, or Gullsettle Court stubbed streets that were created as part of previous subdivisions. Oceana Drive, Gullsettle Court, and Cloudcroft Lane stubs are extended into the property. Kelsie Way stub is not proposed for extension. The applicant submitted a Variance request for this requirement concurrent to the subdivision application. Transportation Planning comments for the Variance request are provided below.

LC 15.045(6) Where a cut or fill road slope is outside the normal right of way, a slope easement shall be required of sufficient width to permit maintenance of the cut or fill. The proposed streets involve cut or fill

works and are likely to be subject to this requirement. Bear Run Road is one such location where slope easement is required from adjacent properties.

Common Access

The subdivision proposes two stormwater ditch connections to Common Area, Parcel B. These accesses are proposed to be 20 feet wide accessing the common area outside the subdivision boundary. It is not clear whether the access ways are also intended for maintenance vehicular access. If it is, the minimum easement width standards is 30 feet pursuant to **LC 15.055(4)**. Details for these accesses are not shown to comment on applicable standards. Suitable signing and barricades must be installed if they are not intended for general access purposes.

Road Standards

Road standards in **LC 15.706** applies to Local Access Road and Public Roads. If requested by a city pursuant to an intergovernmental agreement (IGA), the County may apply a city's street standards when such roads are located within a city's urban growth boundary. Unless requested by the City of Florence, **LC 15.706** road standards apply to Gullsettle Court, Bear Run Road, and Triton Court. Based on the lot numbers, each public road is expected to serve more than 100 daily traffic; in such cases, **LC 15.705** Local Road standards apply pursuant to **LC 15.706(2)(d)**.

The proposed road standards are consistent with the City of Florence street standards but are inconsistent with **LC 15.705** Rural Local Road standards, specifically roadway width, sidewalk, and parking lanes, and purposes. In order to approve development of the street system to city standards, the City must execute an IGA with the County, committing to future annexation of all streets including Oceana Drive, prior to final plot approval.

Oceana Drive as an Urban Local Road is subject to **LC 15.704** standards. **LC 15.704(1)(d)** states, "[N]otwithstanding **LC 15.704(10)(a)**, within urban growth boundaries, the applicable design standards of the respective city shall apply to County Roads functionally classified as Local Roads. In absence of city standards, the County road design standards shall apply." A note on the plan indicates that wastewater system will be connected via a new force main installed inside the existing Oceana Drive right of way. The City must annex and request surrender of Oceana Drive prior to wastewater system connection.

Access Management Requirements

LC 15.137(5) – Driveway and road approaches on County Roads shall be located where they do not create undue interference or hazard to the free movement of highway and pedestrian traffic. Locations on sharp curves, steep grades, areas of restricted sight distance or at points that interfere with the placement and proper functioning of signs, lighting, guardrails, or other traffic control devices shall not be permitted.

Sandrift Street and Oceana Drive are the nearest County facilities where access management will be applicable. The Gullsettle Court connection is located at a sharp curve, which can potentially have sight distance and queuing, and blocking issues. The revised plan modified the block length in response to prior County comments. It appears that the proposed approach length meets minimum sight distance for a 25 mph speed.

LC15.137(7) Decisions regarding placement, location, relocation, and spacing of traffic control devices, including but not limited to traffic signals, turn lanes, and medians shall be based upon accepted engineering practices as provided for in the Federal Highway Administration (FHWA) *Manual on Uniform Traffic Control Devices* (MUTCD), the *Oregon Standard Drawings* published by ODOT and the American Public Works Association (APWA), and *A Policy on Geometric Design of Highways and Streets* published by the American Association of State Highway and Transportation Officials (AASHTO). The versions of these publications cited in LM 15.450 shall be used.

Drainage

(i) Roadside ditches and other drainage facilities shall be designed solely to promote drainage of the roadway without interfering with natural waterways. Whenever a road crosses a natural channel or waterway, culverts

shall be installed to maintain the natural water flow. Such natural waterway shall be identified by survey of the topography and/or aerial photography of surrounding terrain.

(ii) Water shall not be diverted from a natural channel or otherwise from private property down a roadside ditch.

The Lane County Maintenance Division and/or Engineering and Construction Services Division Right-of-Way section (ECS) will be reviewing any storm drainage issues separately. The applicant's summary stormwater management report states, "[V]egetated swales located inside the right-of-way will be constructed at the same time as the street and will be publicly owned and maintained." The CC & R must clearly state responsibility for maintenance of the system.

Facility Permit Requirements

A facility permit is required to review proposed road connection with Oceana Drive or any works within the county right of way. Please contact 541-682-6928 for facility permit and stormwater management related questions or visit <http://www.lanecounty.org/Roads/ROWPermits.htm> for information about facility permits or associated fees.

Variance Request for Kelsie Way Connection

Kelsie Way is stubbed at the northerly boundary of the subject property that was created as part of Heceta South Subdivision. The applicant is requesting a Variance not to connect Kelsie Way with Oceana Drive. In the previous comment, Transportation Planning did not consider this connection as critical for two reasons. First, the available topographical data appeared to make the connection impractical. Second, the connection would change the function of Oceana Drive from a residential street to a Collector Road, beyond the intended purpose of the streets as they are currently and proposed to be constructed.

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Thanks for providing the opportunity to comment on this proposal.

Shashi Bajracharya, P.E.

Engineering Analyst
Transportation Planning Division
Lane County PWD,
3040 N Delta Highway
Eugene, OR 97408
☎(541) 682-6932
📠(541) 682-8554

KENDALL Jerry

To: file PA 10-5821 & PA 10-5824
Subject: additional referrals

On 1-4-12, I mailed referrals (copy attached) to the 3 additional parties:

Siuslaw Watershed Council
P.O. Box 422
Mapleton, Or. 97453

Lane County Waste Management Div.
c/o Chad Hoffman
3100 E. 17th Ave.
Eugene, Or. 97403

J.K.
1-4-12.

Heceta South Homeowners Assoc.
c/o Brian Hudson
88035 Windjammer S.
Florence, Or. 97439

Jerry Kendall/Associate Planner/Lane County Oregon
PSB/LMD
125 E. 8th Ave.
Eugene, Or. 97401
ph: 541-682-4057
FAX: 541-682-3947
Jerry.Kendall@co.lane.or.us

FILE # PA	_____
EXHIBIT #	85 - 6p

Referral Notice and Opportunity to Comment
(55 Lot Subdivision/Revised Application: 4th Addition to Idylewood)

Mailing Date: January 4, 2012
Department File: PA 10-5821 & PA 10-5824
Owner/Applicant: Benedick Holdings LLC
Agent: EGR & Associates/Clint Beecroft
Assessor's Map & Tax Lot: 18-12-10.4 #400 & 401; 18-12-10.3.4 #801
Address: Vacant land.
Base Zone: Suburban Residential (RA)
Contiguous Property: None

PROPOSAL:

PA 10-5821: Request for Planning Director approval for a Preliminary Subdivision of 46 acres into 55 lots within the Suburban Residential (RA) Zone, the Interim Urbanizing Combining District (/U), and the Beaches and Dunes Combining District (/BD), as provided by Lane Code 10.135, LC 10.122, LC 10.270 and LC 13.050.

PA 10-5824: Request for a Variance to LC 13.050(3), which requires connectivity of roads. The Applicant does not wish to connect with Kelsie Way to the north. Evaluated per LC 15.900

NOTE: SIMILAR NOTICE WAS PREVIOUSLY SENT IN APRIL, 2011. AS A RESULT OF COMMENTS RECEIVED, THE PRELIMINARY PLAN HAS BEEN SUBSTANTIALLY REVISED, REQUIRING THIS NEW NOTICE.

All prior comments received have been considered and are part of the record, so it is not necessary to resend them, unless your comments are specific to the revised application.

A reduced copy of the proposed preliminary subdivision plan showing the subdivision layout is enclosed. A full-scale plan is available for review at this office, and at the City of Florence, Community Development Department.

The purpose of this notice is to acquaint you with the proposed development, to gather information you may have about the project, and provide an opportunity to comment and air concerns related to the approval criteria, prior to the Planning Director's decision to approve or deny the proposal.

The application and related materials are available for inspection at the Lane County Land Management Division at no cost and copies will be provided at reasonable cost. The name of the Lane County Land Management Division representative to contact concerning this application is **Jerry Kendall, 541/682-4057**.

Approval criteria are found in the section(s) of Lane Code cited above. The criteria may be obtained or viewed at the Land Management Division or at the internet address below. You may submit information in the spaces provided on the last page and return this document to the attention of **Jerry Kendall**, Lane County Land Management Division, Public Service Building, 125 East 8th Ave., Eugene, OR 97401, or Fax to ATTN: Jerry Kendall, 541/682-3947. Please be sure to include reference to the PA file number shown above, and submit your comments by **5:00 P.M.** on

1-16-12
Concerns/comments submitted in writing will be considered in making the decision as they relate to the criteria under which the proposal must be evaluated.

Your comments are important and will greatly improve the decision making process, but please note that you will not receive an individual response to information submitted. By law, comments received that are not related to the approval criteria may not be considered. General planning information is available by calling 541/682-3577, or by visiting the Public Service Counter at the above listed address weekdays between 9 a.m. and 12:30 p.m.

Copies of the applicable law are available via links on our Planning website:

<http://www.lanecounty.org/Departments/PW/LMD/LandUse/Pages/default.aspx>

Mailed copies of the applicable criteria are also available, at cost, by calling 541/682-3347. Please allow one week for mailing. Copy fees will apply.

Date: _____
From: _____

Regarding Department File: PA 10-5821 & PA 10-5824, revised (Benedick Holdings LLC) Staff: Jerry Kendall

Comments:

Return to: Jerry Kendall/ Associate Planner
Lane County Land Management Division
Public Service Building
125 E. 8th Avenue
Eugene, OR 97401



PRELIMINARY SUBDIVISION PLAN FOR
IDLEWOOD FOURTH ADDITION SUBDIVISION
 TOWNSHIP 18S, RANGE 12W, SECTION 10 W.M., TAX LOTS 400, 401 AND 801
 LANE COUNTY, OREGON
 OCTOBER 26, 2010
 REVISED DECEMBER 1, 2011

SOILS DISTRICT:
 SUB-LAW

PAVE & RECREATION DISTRICT:
 LANE COUNTY

FIRE DISTRICT:
 BENTON FIRE AND RESCUE

SOURCE OF WATER:
 HECETA WATER DISTRICT

PHONE:
 QUINCY

POWER:
 CENTRAL LINCOLN P.U.D.

WASTEWATER FACILITIES:
 CITY OF FLORENCE A GRAVITY-PIPE WASTEWATER SYSTEM WILL COLLECT AND CONVEY WASTEWATER TO A CENTRALIZED ON-SITE PUMP STATION. COLLECTED WASTEWATER WILL BE PUMPED TO AN EXISTING WASTEWATER FORCE MAIN LOCATED IN BUCKINGHAM DRIVE VIA A NEW FORCE MAIN THAT WILL BE INSTALLED IN OCEANA DRIVE RIGHT OF WAY.

GRADING FACILITIES:
 TRIBUTARY AND SIDEWALK RUNOFF WILL DRAIN INTO PUBLIC ROADSIDE VEGETATED SWALES FOR PRETREATMENT AND INFILTRATION. ROOFS WILL DRAIN INTO INDIVIDUAL PRIVATE GROUND INFILTRATION SYSTEMS. DESIGN OF VEGETATIVE SWALES WILL BE IN ACCORDANCE WITH THE FLORENCE STORMWATER DESIGN MANUAL, NOVEMBER 2010. SWALE LOCATIONS SHOWN INCLUDE AN ALLOWANCE FOR A 20 FOOT WIDE DRIVEWAY TO EACH LOT. DRIVEWAY LOCATIONS ARE APPROXIMATE AND FINAL LOCATIONS MAY CHANGE.

FLOOD ZONE INFORMATION:
 200 Y. (PER FEMA FIRM 41000C0017)
 AREAS DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD ZONE.

IMPROVEMENT REQUIREMENTS:
 TRIBUTARY, WASTEWATER SYSTEM, AND STORMWATER FACILITIES IN ACCORDANCE TO FLORENCE STANDARDS. WASTEWATER SYSTEM IN ACCORDANCE TO HECETA WATER DISTRICT STANDARDS.

ELEVATION DATA:
 ELEVATIONS BASED ON M.S.D. AT INTERSECTION OF OCEANA DRIVE AND VAN HOUTEN STREET. ELEVATION IN FEET.
 CONTINUED SOURCE: 2001 DOUGLAS LIDAR, OREGON NORTH COAST

OWNER/APPRAISER:
 FLORENCE WILSON, LLC
 2712 WARD LN
 EUGENE, OR 97402

ENGINEER:
 EGR & ASSOCIATES, INC.
 25350 PRINCE ROAD
 EUGENE, OR 97402
 (541) 488-8322

REVIEWER:
 WILSON & ASSOCIATES, INC.
 310 KENYON ST
 EUGENE, OR 97401

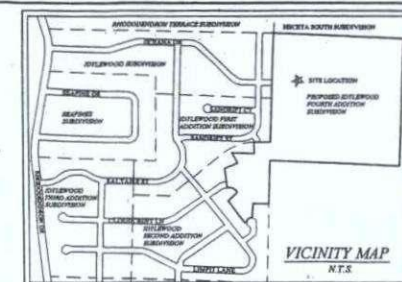
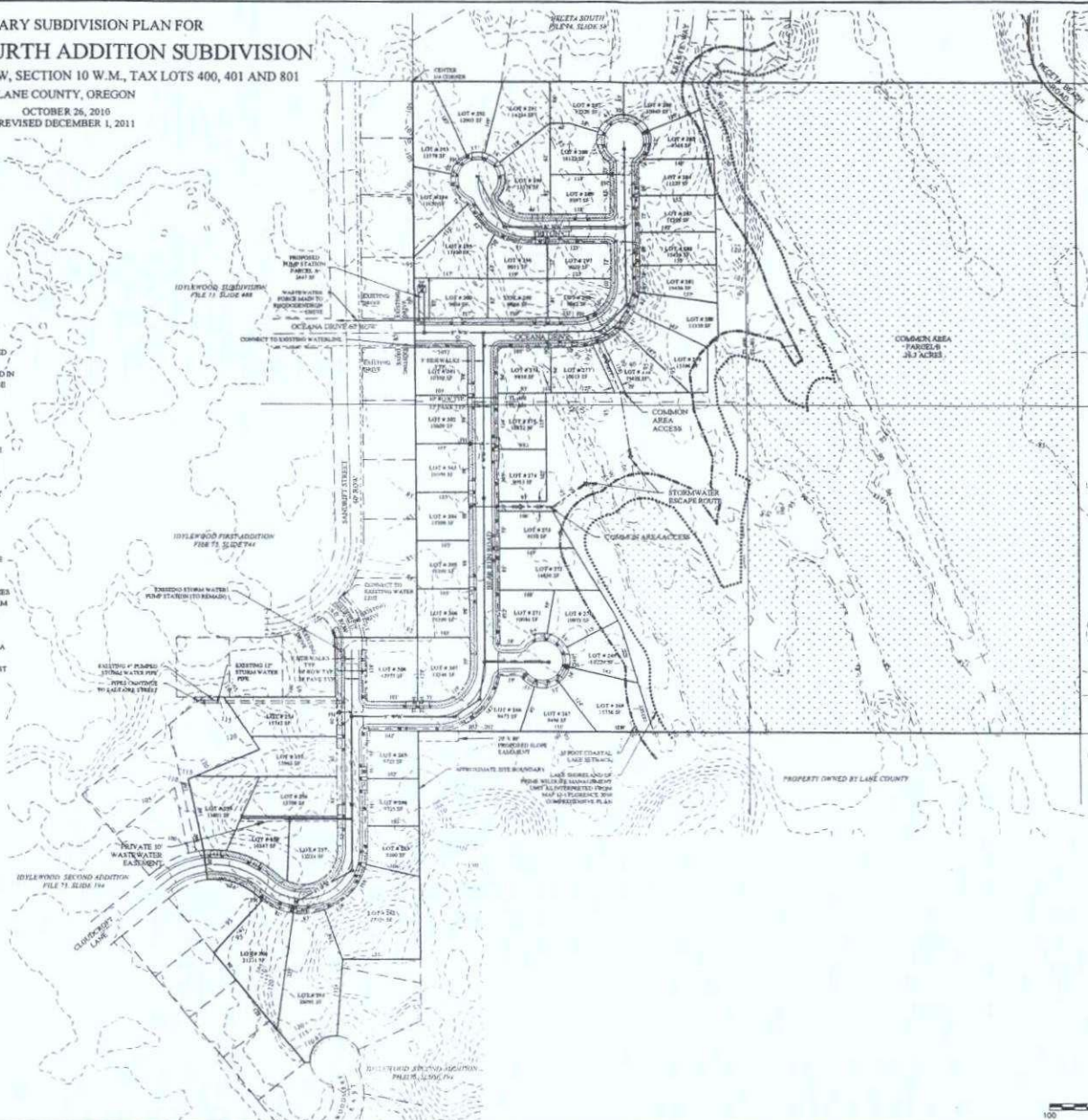
TAX LOT NUMBER:
 MAP 18-12-10-40 TAX LOT 801
 MAP 18-12-10-40 TAX LOTS 400 & 401

REMARKS:
 LOTS 400 & 801
 RE-DESIGNED INDIVIDUAL
 RE-DESIGNED AND DINED
 IF (INTERMEDIATE) (DISTRICT)
 IF (INTERMEDIATE) (DISTRICT)

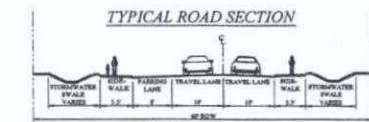
REMARKS:
 LOTS 400 & 801
 RE-DESIGNED INDIVIDUAL
 RE-DESIGNED AND DINED
 IF (INTERMEDIATE) (DISTRICT)
 IF (INTERMEDIATE) (DISTRICT)

AREA:
 40.0 + 140.000 ACRES

NUMBER OF LOTS:
 54



BEAR RUN ROAD, OCEANA DRIVE AND TRITON COURT
 N.T.S.



CLOUDCROFT LANE
 N.T.S.

LEGEND

- EXISTING EDGE OF COASTAL LAKE
- 50' COASTAL LAKE RETRACTION
- PROPOSED EASE OF EASEMENT
- PROPOSED BACK OF SIDEWALK
- PROPOSED RIGHT OF WAY
- PROPOSED CENTERLINE
- EXISTING CENTERLINE
- EXISTING CONTOURS
- PROPOSED PARCEL LINES
- EXISTING ADJACENT TAX LOTS
- PROPOSED WATERWAY LINES
- PROPOSED STORMWATER LINES
- PROPOSED STORMWATER DITCH
- PROPOSED WATER LINES
- PROPOSED WASTEWATER MANHOLE
- PROPOSED STORMWATER INLET
- PROPOSED FIRE HYDRANT
- PROPOSED WASTEWATER PUMP STATION
- APPROXIMATE DRIVEWAY LOCATION
- WETLAND (PER DEL. WCM 9-4747)
- PROPOSED STORMWATER SWALE

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

25350 Prince Road
 Eugene, Oregon 97402

(541) 488-8322
 Fax (541) 488-8327

REVISED SUB DIVISION PLAN (54 LOTS).

FULL SCALE PLAN IS AVAILABLE FOR REVIEW

AT THE LAND MANAGEMENT DIVISION OFFICE, AND CITY OF FLORENCE.

KENDALL Jerry

From: KENDALL Jerry
Sent: Tuesday, January 03, 2012 4:13 PM
To: ROGERS Chris A
Subject: additional parties for file PA 10-5821 & PA 10-5824/Benedick

Chris: please add the following parties to the cumulative notice list for the above.

Siuslaw Watershed Council
P.O. Box 422
Mapleton, Or. 97453

Lane County Waste Management Div.
c/o Chad Hoffman
3100 E. 17th Ave.
Eugene, Or. 97403

Heceta South Homeowners Assoc.
c/o Brian Hudson
88035 Windjammer S.
Florence, Or. 97439

Jerry Kendall/Associate Planner/Lane County Oregon
PSB/LMD
125 E. 8th Ave.
Eugene, Or. 97401
ph: 541-682-4057
FAX: 541-682-3947
Jerry.Kendall@co.lane.or.us

FILE # PA	_____
EXHIBIT #	84

KENDALL Jerry

From: KENDALL Jerry
Sent: Tuesday, January 03, 2012 2:51 PM
To: HOFFMAN Chad M
Cc: PETSCH John S
Subject: Benedick Subdiv.

Attachments: revisedref.doc

Hi Chad.

Via snail mail I'll be sending you a referral for a 55 lot subdivision in the Florence UGB. Map will be included, but see enclosed text for a heads-up.

FYI, John Petsch/Brad Lemhouse at PW have been reviewing the stormwater management plan. Shashi Bajracharya of PW Trans. Planning has a complete copy of this (revised) proposal. I have the complete record here at my office too.

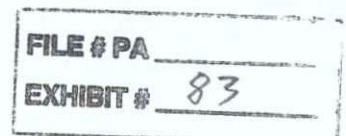
Your comments, if any, are due Jan. 16th.

Please call if questions.



revisedref.doc (60
KB)

Jerry Kendall/Associate Planner/Lane County Oregon
PSB/LMD
125 E. 8th Ave.
Eugene, Or. 97401
ph: 541-682-4057
FAX: 541-682-3947
Jerry.Kendall@co.lane.or.us



REC'D JAN 03 2012

Date: 12-26-11
From: GEORGE LEWIS
5043 KELSIE CT.
FLORENCE, OR. 97439

Regarding Department File: PA 10-5821 & PA 10-5824, revised (Benedick Holdings LLC) Staff: Jerry Kendall

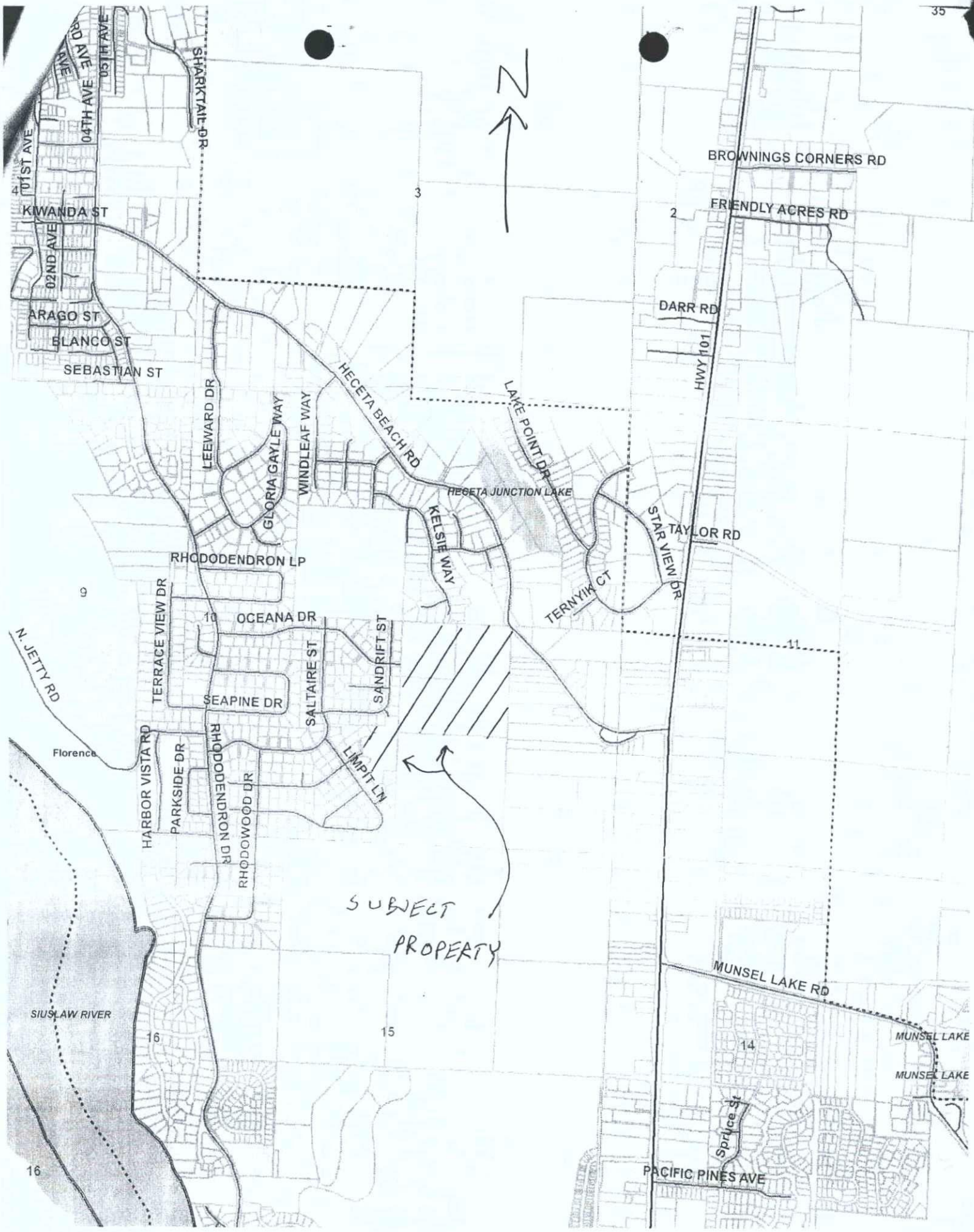
Comments:

I AM 100% AGAINST THIS IDEA.

I DO NOT LIKE TO SEE ANY MORE
WOODED AREAS REVISED INTO HOUSING UNITS

Return to: Jerry Kendall/ Associate Planner
Lane County Land Management Division
Public Service Building
125 E. 8th Avenue
Eugene, OR 97401

FILE # PA	_____
EXHIBIT #	<u>82</u>



SUBJECT
PROPERTY



BROWNINGS CORNERS RD

FRIENDLY ACRES RD

DARR RD

HWY 101

STAR VIEW DR

TAYLOR RD

TERNYK CT

LAKE POINT DR

HECETA JUNCTION LAKE

KELSIE WAY

HECETA BEACH RD

WINDLEAF WAY

GLORIA GAYLE WAY

LEEWARD DR

RHODODENDRON LP

OCEANA DR

SEAPINE DR

SALTAIRE ST

SANDRIFT ST

LIMPT LN

HARBOR VISTA RD

PARKSIDE DR

RHODODENDRON DR

RHODOWOOD DR

N. JETTY RD

Florence

SIUSLAH RIVER

MUNSEL LAKE RD

PACIFIC PINES AVE

Spruce St

MUNSEL LAKE

MUNSEL LAKE

3

2

9

10

11

16

15

14

16

REC'D JAN 03 2012

Date: 12/30/2011
From: Richard and Donna Dobson
87816 Sandrift St.
Florence

Regarding Department File: PA 10-5821 & PA 10-5824, revised (Benedick Holdings LLC) Staff: Jerry Kendall

Comments:

We believe it is ridiculous for the developer to not get the message once and for all, that it would be a major disaster to develop the area in question. The buyers would definitely need to be forewarned of flooding conditions during high rain season. Greed drives developers to make unwise choices for other people. Enough is enough! Even the existing homes have had flood damage in the past. The water will be out in full force!

Return to: Jerry Kendall/ Associate Planner
Lane County Land Management Division
Public Service Building
125 E. 8th Avenue
Eugene, OR 97401

The Dobsons
We will sell and
move on

FILE # PA _____
EXHIBIT # 81-2p

P.S. - This is a late return due to the fact we have been in Portland Hospital for husband's back surgery and just returned home.

From: KENDALL Jerry

Sent: Fri 12/30/2011 4:23 PM

To: 'mrharrah@gmail.com'

Cc:

Subject: FW: PA 10-5821, PA 10-5824, Idylewood Fourth Addition, Benedick Holdings LLC, Florence, Oceana Drive

→ OWNER OF LOT IN HELTA S. ON KELSIE WY.

(see Fl. #24)

Jerry Kendall/Associate Planner/Lane County Oregon
PSB/LMD
125 E. 8th Ave.
Eugene, Or. 97401
ph: 541-682-4057
FAX: 541-682-3947
Jerry.Kendall@co.lane.or.us

I

From: BAJRACHARYA Shashi
Sent: Friday, December 30, 2011 3:08 PM
To: KENDALL Jerry
Cc: BAJRACHARYA Shashi; BARRY Celia; FIELDS Phil; LEMHOUSE Brad; MCKINNEY Lydia; PARKER Laurie M; PAUGH Jennifer A; PETSCH John S; BELSON Sandra (SMTP)
Subject: PA 10-5821, PA 10-5824, Idylewood Fourth Addition, Benedick Holdings LLC, Florence, Oceana Drive

TP File #: 10162
LMD File #: PA 10-5821 & PA 10-5824
Applicant: Benedick Holdings LLC
Owner: Benedick Holdings LLC
Agent: Clint Beecroft, EGR & Associates
Address: vacant
Tax Map: 18-12-10-40 18-12-10-34
Lot: 400, 401 801

Proposal: Divide a 46-acre parcel into a 55-lot subdivision

FILE # PA
EXHIBIT # 80

From: KENDALL Jerry

Sent: Fri 12/30/2011 3:22 PM

To: 'Clint Beecroft'

Cc:

Subject: FW: PA 10-5821, PA 10-5824, Idylewood Fourth Addition, Benedick Holdings LLC, Florence, Oceana Drive

Jerry Kendall/Associate Planner/Lane County Oregon

PSB/LMD

125 E. 8th Ave.

Eugene, Or. 97401

ph: 541-682-4057

FAX: 541-682-3947

Jerry.Kendall@co.lane.or.us

From: BAJRACHARYA Shashi

Sent: Friday, December 30, 2011 3:08 PM

To: KENDALL Jerry

Cc: BAJRACHARYA Shashi; BARRY Celia; FIELDS Phil; LEMHOUSE Brad; MCKINNEY Lydia; PARKER Laurie M; PAUGH Jennifer A; PETSCH John S; BELSON Sandra (SMTP)

Subject: PA 10-5821, PA 10-5824, Idylewood Fourth Addition, Benedick Holdings LLC, Florence, Oceana Drive

TP File #: 10162

LMD File #: PA 10-5821 & PA 10-5824

Applicant: Benedick Holdings LLC

Owner: Benedick Holdings LLC

Agent: Clint Beecroft, EGR & Associates

Address: vacant

Tax Map: 18-12-10-40 18-12-10-34

Lot: 400, 401 801

Proposal: Divide a 46-acre parcel into a 55-lot subdivision

FILE # PA

EXHIBIT # 79

KENDALL Jerry

From: BAJRACHARYA Shashi
Sent: Friday, December 30, 2011 3:08 PM
To: KENDALL Jerry
Cc: BAJRACHARYA Shashi; BARRY Celia; FIELDS Phil; LEMHOUSE Brad; MCKINNEY Lydia; PARKER Laurie M; PAUGH Jennifer A; PETSCH John S; BELSON Sandra (SMTP)
Subject: PA 10-5821, PA 10-5824, Idylewood Fourth Addition, Benedick Holdings LLC, Florence, Oceana Drive

TP File #: 10162
LMD File # PA 10-5821 & PA 10-5824
Applicant: Benedick Holdings LLC
Owner: Benedick Holdings LLC
Agent: Clint Beecroft, EGR & Associates
Address: vacant
Tax Map: 18-12-10-40 18-12-10-34
Lot: 400, 401 801

Proposal: Divide a 46-acre parcel into a 55-lot subdivision

Comments from Lane County Transportation Planning

The subject property is a tract of vacant land inside the urban growth boundary of the City of Florence. In April 2011, the parcel was proposed for a 62-lot subdivision for which Transportation Planning (TP) provided comments on May 2, 2011. In light of a revised lot configuration and access proposal the following are supplementary comments for PA 10-5821 and Variance Request Application PA 10-5824.

The proposed development, named Idylewood Fourth Addition, is a continuation of previous subdivision phases. The previous phases created new streets, namely Oceana Drive, Sandrift Street, Cloudcroft Lane, Gullsettle Court that exist as Local Access Roads / Local Roads. **LC 15.010(35)(e)(v)** defines Local Access Road as a Public Road that is not a County Road, state highway, or federal road. Pursuant to ORS 368, the County and its officers, employees and /agents, is not liable for failure to improve Local Access Roads and is not liable to keep Local Access Roads in repair. Should the City of Florence annex the Local Access Roads, they become city streets without having to go through the surrender process. Oceana Drive is functionally classified as an Urban Local Road in the Lane County Transportation System Plan (TSP), and is a 24 foot wide, 2-lane, paved road without shoulders or sidewalks.

The applicant is proposing to divide the 46-acre property into a 55-lot subdivision, a revision from the original 62-lot proposal. In the revised plan, Cloudcroft Lane is extended to connect to Gullsettle Court in response to the May 2011 TP comments. The 55 new residential lots are unlikely to generate the threshold 100 or more peak hour trips in any hour. The Traffic Impact Analysis requirements in **LC 15.697** are not applicable. The revised lot configuration meets or exceeds the 30-foot frontage requirements in **LC 15.120**.

The following are relevant Lane Code Chapter 15 requirements regarding Public Roads that are part of land divisions.

Dedication and Improvement Requirements

LC 15.105 (1) when a land division or other development is proposed, the County may require dedications of right of way or easements and improvements necessary to meet the applicable road design standards (given below). Road dedication or improvements shall be adequate to serve traffic generated by the new development. Accordingly, dedications and improvements must be adequate to serve traffic generated from the proposed 55 new lots.

New Streets

FILE # PA	_____
EXHIBIT #	78 - 5p.

It appears that the applicant intends to dedicate new streets as Public Road extensions of the existing public road stubs. For consistent and orderly development of the area, the proposal to dedicate newly constructed streets as Public Roads are justifiable. However, the County will not be responsible for maintenance of Public Roads pursuant to LC 15.010(35) and the Declaration of Covenant and Restrictions (CC & R) of the subdivision must include a clause specifying maintenance responsibilities of the roads. Lane Code 15.010(35)(e)(vii) defines Public Road as, "[A] road over which the public has a right of use that is a matter of record. For purposes of this chapter, a Pubic Road is a road that has been dedicated for use by the public for road purposes either by good and sufficient deed presented to and accepted by the Board, or by subdivision plat presented to and accepted by the Board....A Public Road is not normally maintained by the County, but the County can regulate its use."

As far as feasible, proposed roads shall be in alignment with existing or appropriate projections of existing roads by continuations of the centerline thereof, pursuant to **LC 15.045(3)**. The property is connectable by extensions of Kelsie Way, Oceana Drive, Cloudcroft Lane, or Gullsettle Court stubbed streets that were created as part of previous subdivisions. Oceana Drive, Gullsettle Court, and Cloudcroft Lane stubs are extended into the property. Kelsie Way stub is not proposed for extension. The applicant submitted a Variance request for this requirement concurrent to the subdivision application. Transportation Planning comments for the Variance request are provided below.

LC 15.045(6) Where a cut or fill road slope is outside the normal right of way, a slope easement shall be required of sufficient width to permit maintenance of the cut or fill. The proposed streets involve cut or fill works and are likely to be subject to this requirement. **Bear Run Road is one such location where slope easement is required from adjacent properties.**

Common Access

The subdivision proposes two stormwater ditch connections to Common Area, Parcel B. These accesses are proposed to be 20 feet wide accessing the common area outside the subdivision boundary. It is not clear whether the access ways are also intended for maintenance vehicular access. If it is, the minimum easement width standards is 30 feet pursuant to **LC 15.055(4)**. Details for these accesses are not shown to comment on applicable standards. Suitable signing and barricades must be installed if they are not intended for general access purposes.

Road Standards

Road standards in **LC 15.706** applies to Local Access Road and Public Roads. If requested by a city pursuant to an intergovernmental agreement (IGA), the County may apply a city's street standards when such roads are located within a city's urban growth boundary. Unless requested by the City of Florence, **LC 15.706** road standards apply to Gullsettle Court, Bear Run Road, and Triton Court. Based on the lot numbers, each public road is expected to serve more than 100 daily traffic; in such cases, **LC 15.705** Local Road standards apply pursuant to **LC 15.706(2)(d)**.

The proposed road standards are consistent with the City of Florence street standards but are inconsistent with **LC 15.705** Rural Local Road standards, specifically roadway width, sidewalk, and parking lanes, and purposes. In order to approve development of the street system to city standards, the City must execute an IGA with the County, committing to future annexation of all streets including Oceana Drive, prior to final plot approval.

Oceana Drive as an Urban Local Road is subject to **LC 15.704** standards. **LC 15.704(1)(d)** states, "[N] otwithstanding **LC 15.704(10)(a)**, within urban growth boundaries, the applicable design standards of the respective city shall apply to County Roads functionally classified as Local Roads. In absence of city standards, the County road design standards shall apply." A note on the plan indicates that wastewater system will be connected via a new force main installed inside the existing Oceana Drive right of way. The City must annex and request surrender of Oceana Drive prior to wastewater system connection.

Access Management Requirements

LC 15.137(5) – Driveway and road approaches on County Roads shall be located where they do not create

undue interference or hazard to the free movement of highway and pedestrian traffic. Locations on sharp curves, steep grades, areas of restricted sight distance or at points that interfere with the placement and proper functioning of signs, lighting, guardrails, or other traffic control devices shall not be permitted.

Sandrift Street and Oceana Drive are the nearest County facilities where access management will be applicable. The Gullsettle Court connection is located at a sharp curve, which can potentially have sight distance and queuing, and blocking issues. The revised plan modified the block length in response to prior County comments. It appears that the proposed approach length meets minimum sight distance for a 25 mph speed.

LC15.137(7) Decisions regarding placement, location, relocation, and spacing of traffic control devices, including but not limited to traffic signals, turn lanes, and medians shall be based upon accepted engineering practices as provided for in the Federal Highway Administration (FHWA) *Manual on Uniform Traffic Control Devices* (MUTCD), the *Oregon Standard Drawings* published by ODOT and the American Public Works Association (APWA), and *A Policy on Geometric Design of Highways and Streets* published by the American Association of State Highway and Transportation Officials (AASHTO). The versions of these publications cited in LM 15.450 shall be used.

Drainage

(i) Roadside ditches and other drainage facilities shall be designed solely to promote drainage of the roadway without interfering with natural waterways. Whenever a road crosses a natural channel or waterway, culverts shall be installed to maintain the natural water flow. Such natural waterway shall be identified by survey of the topography and/or aerial photography of surrounding terrain.

(ii) Water shall not be diverted from a natural channel or otherwise from private property down a roadside ditch.

The Lane County Maintenance Division and/or Engineering and Construction Services Division Right-of-Way section (ECS) will be reviewing any storm drainage issues separately. The applicant's summary stormwater management report states, "[V]egetated swales located inside the right-of-way will be constructed at the same time as the street and will be publicly owned and maintained." The CC & R must clearly state responsibility for maintenance of the system.

Facility Permit Requirements

A facility permit is required to review proposed road connection with Oceana Drive or any works within the county right of way. Please contact 541-682-6928 for facility permit and stormwater management related questions or visit <http://www.lanecounty.org/Roads/ROWPermits.htm> for information about facility permits or associated fees.

Variance Request for Kelsie Way Connection

Kelsie Way is stubbed at the northerly boundary of the subject property that was created as part of Heceta South Subdivision. The applicant is requesting a Variance not to connect Kelsie Way with Oceana Drive. In the previous comment, Transportation Planning did not consider this connection as critical for two reasons. First, the available topographical data appeared to make the connection impractical. Second, the connection would change the function of Oceana Drive from a residential street to a Collector Road, beyond the intended purpose of the streets as they are currently and proposed to be constructed.

A review of the updated contour map reveals that a connection may be feasible. The applicant states an extension of Kelsie Way would require extensive fill that would encroach into a coastal lake setback area. While the connection may encroach into the lake setback area to the extent the existing Kelsie Way stub did, TP staff is unable to affirm an exceptional road instability condition. It should be recalled that the site will need extensive grading and filling. The resulting road connection grade would not be very different from other road sections where ground slopes are shown as high as 25% on the submitted contour map. TP understands that the City requires this connection. In fact, the City's North Florence Local Street Network map in the draft City Transportation System Plan under review shows it as a future connection. As future city streets, the City required connection should be met. Staff is unable to recommend approval of the Variance request.

Thanks for providing the opportunity to comment on this proposal.

Shashi Bajracharya, P.E.

Engineering Analyst
Transportation Planning Division
Lane County PWD,
3040 N Delta Highway
Eugene, OR 97408
☎(541) 682-6932
📠(541) 682-8554

KENDALL Jerry

From: KENDALL Jerry
Sent: Friday, December 30, 2011 8:27 AM
To: CAMPBELL David (SMTP)
Subject: Benedick Subdiv.

Mr. Cambell: FYI, because of the holidays, comments can be received through Jan. 9.

Jerry Kendall/Associate Planner/Lane County Oregon
PSB/LMD
125 E. 8th Ave.
Eugene, Or. 97401
ph: 541-682-4057
FAX: 541-682-3947
Jerry.Kendall@co.lane.or.us

FILE # PA	_____
EXHIBIT #	77

KENDALL Jerry

From: HUNTER Peggy K
Sent: Thursday, December 29, 2011 2:01 PM
To: KENDALL Jerry
Cc: GIVENS Everett L
Subject: Referral for Benedick Holdings, LLC (PA 10-5821)
Attachments: Idylewood-4th Add-revised.doc

Peggy Hunter
Lane County Surveyor's Office
541.682.3633

FILE # PA	_____
EXHIBIT #	76-3p.

12/29/2011

December 29, 2011

Benedick Holdings, LLC (PA 10-5821)
Idylewood Fourth Addition
18-12-10-4 TL's 400 & 401 and 18-12-10-34 TL 801

SURVEYOR'S OFFICE REFERRAL

1. The subject property is within the Florence Urban Growth Boundary but is not located within the incorporated city limits of any city.
2. The subject property does not appear to have been subject to any previous land division. The proposed subdivision abuts Idylewood, Idylewood First Add. & Idylewood Second Add. on the west and Heceta South on the north.
3. Access to the subject property appears to be from an extension from Oceana Drive, Gullsettle Court, and Cloudcroft Lane. Oceana Drive was dedicated to the public on the plat of Idylewood in 1981 and accepted as County Road No. 2199 by Board Order #81-12-22-5 in 1981. Gullsettle Court was dedicated to the public on the plat of Idylewood First Addition, but has not been dedicated as a county road. Cloudcroft Lane was dedicated as a public road on the plat of Idylewood Second Addition. All three roads have a right-of-way width of 60 feet.
4. Existing or proposed easements must be shown on the Final Plat along with the necessary recording information. Any easement created on the Plat must be declared in the owner's declaration.
5. The proposed Lots and roads must be surveyed and monumented as required pursuant to ORS Chapter 92.
6. Please submit a paper copy of the Final Plat for review to the Lane County Surveyor's Office along with other submittal requirements as noted in the "Lane County Surveyor's Office Policies for Subdivision & Partition Plats". The Final Plat must be prepared by a land surveyor registered in the State of Oregon and conform to ORS Chapters 92 and 209.250 as well as Lane Code Chapter 13.
7. The preliminary drawing of the subdivision shows the name as "Idylewood Fourth Addition". If this is the name to be used for the plat, the numbering of the Lots should be continued from Idylewood Third Addition, starting with Lot 254. Any proposed change in name should be referred to Peggy Hunter, Lane County Surveyor's Office.
8. Any proposed road names should be submitted to the Lane County Surveyor's Office for review by the Regional Roadnames Group.

KENDALL Jerry

From: Dave [davendibell@oregonfast.net]
Sent: Wednesday, December 28, 2011 7:17 PM
To: KENDALL Jerry
Subject: Re: Benedick Subdiv plan

I am sure that Mr. Benedick can well afford the extra expense, rather than inconvenience 100 tax payers. I did stop at City hall to examine the plans, but do to the magnitude of information , I just do not have the time (I wonder what you would say if all 100 family's turned up at once) That is one way to discourage the residents from any opposition. Thanks a lot.

From: KENDALL Jerry
Sent: Wednesday, December 28, 2011 2:11 PM
To: CAMPBELL David (SMTP)
Subject: Benedick Subdiv plan

We are in receipt of your comments regarding the revised subdivision plan.

Regarding your comment that "...no one would be able to read or understand..." the 8.5" x 11" plan sent with the notice, you may have noticed that the same plan contains the following note:

"Full scale plan is available for review at the Land Management Division Office, and City of Florence".

I note that the mailing list for this action consists of 100 parties, and that the cost of copying the full scale sheet is \$3, for a total cost of \$300, not counting additional postage and envelope costs.

Jerry Kendall/Associate Planner/Lane County Oregon
PSB/LMD
125 E. 8th Ave.
Eugene, Or. 97401
ph: 541-682-4057
FAX: 541-682-3947
Jerry.Kendall@co.lane.or.us

FILE # PA	_____
EXHIBIT #	75

KENDALL Jerry

From: KENDALL Jerry
Sent: Wednesday, December 28, 2011 2:19 PM
To: ROGERS Chris A
Subject: PA 10-5821 & PA 10-5824/Benedick

Chris: attached to hard copy of this email, in your mailbox, is a return on a referral to Parks. Please find out their updated address, update the notice list, and resend the referral.

Thank you.

Jerry Kendall/Associate Planner/Lane County Oregon
PSB/LMD
125 E. 8th Ave.
Eugene, Or. 97401
ph: 541-682-4057
FAX: 541-682-3947
Jerry.Kendall@co.lane.or.us

FILE # PA	_____
EXHIBIT #	74

KENDALL Jerry

From: KENDALL Jerry
Sent: Wednesday, December 28, 2011 2:12 PM
To: CAMPBELL David (SMTP)
Subject: Benedick Subdiv plan

We are in receipt of your comments regarding the revised subdivision plan.

Regarding your comment that "...no one would be able to read or understand..." the 8.5" x 11" plan sent with the notice, you may have noticed that the same plan contains the following note:

"Full scale plan is available for review at the Land Management Division Office, and City of Florence".

I note that the mailing list for this action consists of 100 parties, and that the cost of copying the full scale sheet is \$3, for a total cost of \$300, not counting additional postage and envelope costs.

Jerry Kendall/Associate Planner/Lane County Oregon
PSB/LMD
125 E. 8th Ave.
Eugene, Or. 97401
ph: 541-682-4057
FAX: 541-682-3947
Jerry.Kendall@co.lane.or.us

FILE # PA	_____
EXHIBIT #	23

Date: 12-26-2011
From: DAVID J. CAMPBELL
4985 GULLSETTLE CT
FLORENCE OR 97439

REC'D DEC 28 2011

Regarding Department File: PA 10-5821 & PA 10-5824, revised (Benedick Holdings LLC) Staff: Jerry Kendall

Comments:

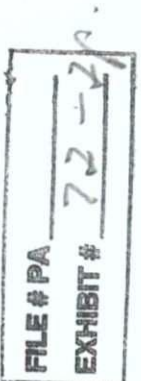
It appears the the Distance
from Oak St sewer line is
approximately the same as is
the distance from Rhododendron Dr
to Ma Benedick new development
why then would ^{you} not lay in the
sewer line from Oak St +
not have to tear up Oceano St -
not have to disrupt residents on
Oceano St + Delwood.

Why would Jerry Kendall send mail
a Sub Division Plan that no one would
be able to read or understand ???
might it not be that you & Ma Benedick
would want it that way -

Return to: Jerry Kendall/ Associate Planner
Lane County Land Management Division
Public Service Building
125 E. 8th Avenue
Eugene, OR 97401

David Campbell

P.S. - Quest is no longer the phone Co.
Why am I paying postage ???
Maybe I will receive an answer
this time -



Date: December 22, 2011

From: Alta Taylor 541 997 4842
84955 Hwy 101 541 999 0727 cell
Florence, OR 97439

Regarding Department File: PA 10-5821 & PA 10-5824, revised (Benedick Holdings LLC) Staff: Jerry Kendall

Comments:

I agree with the developer that streets in this new addition should not connect to Kelsie Way to the north.

This addition to Idylewood should not have a connecting street through Heceta South for the following reasons:

1. Heceta South Streets are private streets maintained by assessments charged to the Heceta South property owners.
2. If access is allowed from this Idylewood addition through Heceta South it would cause extra wear & tear by users who aren't part of Heceta South so Heceta South owners would be subsidizing the developer of the new addition to Idylewood.
3. If access thru Heceta South is allowed then Heceta South streets could become a "shortcut" to Highway 101 & Fred Meyer for possibly several hundred homes from Idylewood, Greentrees & other subdivisions south & west of Idylewood who would no longer drive north to Heceta Beach Road. This would turn Idylewood streets as well as Heceta South Streets into arterials. Width, construction & visibility of Heceta South streets were not designed for and aren't adequate for that volume of traffic.
4. This year there has been vandalism in Heceta South & egress through Idylewood would give vandals a quick exit after damaging mailboxes, yard ornaments, etc.

Ingress & egress to & from this new addition should be through the existing Idylewood streets.

Alta Taylor

FILE # PA	_____
EXHIBIT #	71

KENDALL Jerry

From: KENDALL Jerry
Sent: Friday, December 23, 2011 11:47 AM
To: PEZLEY Michelle (SMTP)
Subject: RE: Benedick Subdivision (PA 10-5821 et al)

Michelle: Prior to the revised plan you had requested a sit-down meeting with me (LMD), County PW/Trans. Planning, the city, and the agent.

If still so desired after reviewing the revision, let me know. I think it is a good idea, and may ask for one myself, but have not yet decided if it is to everyone's benefit.

Thank you.

Jerry Kendall/Associate Planner/Lane County Oregon
PSB/LMD
125 E. 8th Ave.
Eugene, Or. 97401
ph: 541-682-4057
FAX: 541-682-3947
Jerry.Kendall@co.lane.or.us

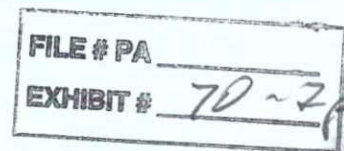
From: KENDALL Jerry
Sent: Friday, December 23, 2011 11:40 AM
To: PEZLEY Michelle (SMTP)
Subject: RE: Benedick Subdivision (PA 10-5821 et al)

Michelle:

1. Per the IGA the city gets 20 days from date referral was sent, so that would be Jan. 9.
2. Please send such requests to me. I will FW them to the agent. That way everything gets into the record.

Thank you.

Jerry Kendall/Associate Planner/Lane County Oregon
PSB/LMD
125 E. 8th Ave.
Eugene, Or. 97401
ph: 541-682-4057
FAX: 541-682-3947
Jerry.Kendall@co.lane.or.us



From: Michelle Pezley [mailto:michelle.pezley@ci.florence.or.us]
Sent: Wednesday, December 21, 2011 8:56 AM
To: KENDALL Jerry
Subject: RE: Benedick Subdivision (PA 10-5821 et al)

Jerry,

Thanks for the additional information. We were wondering two things:

1. When would you like to have the City's responses to the new information?
2. What is the protocol for the City to ask for clarifying information (e.g., proposed street grades)

Thanks,

Michelle

From: KENDALL Jerry [mailto:Jerry.KENDALL@co.lane.or.us]
Sent: Thursday, December 08, 2011 1:47 PM
To: Michelle Pezley; BAJRACHARYA Shashi; PETSCH John S
Subject: Benedick Subdivision (PA 10-5821 et al)

On Dec. 1 the applicant submitted a revised application.

I am sending one copy to the City of Florence, and one copy to PW care/of Shahshi (John: it contains a stormwater management plan which you will want to focus on, It's spiral bound).

FYI, this project is subject to the 120 day rule, so I wrote the agent the enclosed email. No response yet.

I just wanted to get these copies to you asap so you can start your review.

Jerry Kendall/Associate Planner/Lane County Oregon
PSB/LMD
125 E. 8th Ave.
Eugene, Or. 97401
ph: 541-682-4057
FAX: 541-682-3947
Jerry.Kendall@co.lane.or.us

KENDALL Jerry

From: KENDALL Jerry
Sent: Friday, December 23, 2011 10:31 AM
To: 'dstotter@qwestoffice.net'; ROGERS Chris A
Subject: Benedick Subdivision/PA 10-5821 & PA 10-5824

Attachments: revisedref.doc

Dan: enclosed is the referral for the item we discussed by phone. Sorry I don't have an e-copy of the preliminary subdivision plan to send also.

While the version of the referral sent via snail mail lists that responses are due by Dec. 30, due to the holidays I am advising anyone who asks that they can submit comments until, at a minimum, Jan 6.

Chris: please add Dan to the notice list for the above at:

Daniel J. Stotter
Irving & Stotter LLP
408 SW Monroe Ave., Ste. L 163
Corvallis, Or. 97333



revisedref.doc (60
KB)

Jerry Kendall/Associate Planner/Lane County Oregon
PSB/LMD
125 E. 8th Ave.
Eugene, Or. 97401
ph: 541-682-4057
FAX: 541-682-3947
Jerry.Kendall@co.lane.or.us

FILE # PA	_____
EXHIBIT #	69

KENDALL Jerry

From: Sean Barrett [sean_svfr@hotmail.com]
Sent: Thursday, December 22, 2011 9:45 AM
To: KENDALL Jerry
Subject: PA 10-5821, 5824

Good morning Jerry,

The Fire District still supports this project.

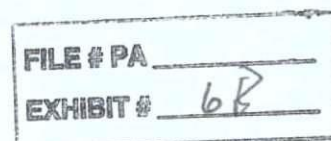
The changes made are an improvement of the original plan.

Per a conversation with EGR on the original plan we will be able to negotiate the locations of the fire hydrants. The Fire District requires the locations of some hydrants to be different.

Oregon Fire Code requires an un obstructed road/street width to be 20 feet for an apparatus access rd. The Typical road section for Bear Run, Oceana and Triton CT is not allowed. Each lane must be at least 10 feet or no parking within 20'.

The fire district does not have an issue with approving PA 10-5824. The proposed access/egress roads meet code for quantity and location.

Sean Barrett
Fire Marshal
Siuslaw Valley Fire and Rescue
2625 Hwy 101
Florence, OR 97439
Office 541 997-3212
Fax 541 997-9116
Cell 541 999-8164
sean@svfr.org



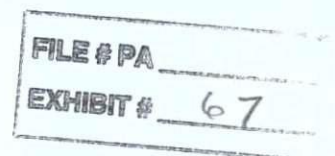
KENDALL Jerry

From: Sandra Belson [sandra.belson@ci.florence.or.us]
Sent: Thursday, December 22, 2011 9:14 AM
To: PEZLEY Michelle (SMTP); BAJRACHARYA Shashi; MCKINNEY Lydia; MILLER MIKE (LCOG List); Dan Graber; KENDALL Jerry
Subject: draft TSP & Idylewood

Hi folks, I just want to make people aware of the draft Florence TSP as applies to the Idylewood area, in particular Idylewood 4 and the Benedict subdivision. Please see Tech Memo #5 on this website <http://sites.kittelson.com./FlorenceTSP> and go to pages 34 and 35. Of course, this TSP is not yet adopted and subject to change, but it does reflect ideas of connectivity thus far. We will be having a transportation open house to present the draft TSP to the public on Feb. 1 at the Florence Events Center. Lydia McKinney has been representing the County in this TSP process.

Sandra W. Belson
Community Development Director – City of Florence
250 Highway 101, Florence, OR 97439
541-997-8237 (phone) 541-997-4109 (fax)
www.ci.florence.or.us

PUBLIC RECORDS LAW DISCLOSURE: This e-mail is a public document. E-mail is subject to the State Retention Schedule and may be made available to the Public.



KENDALL Jerry

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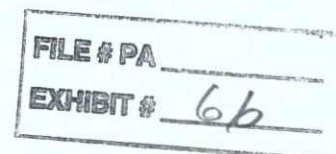
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FYI, this project is subject to the 120 day rule, so I wrote the agent the enclosed email. No response yet.

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Jerry Kendall/Associate Planner/Lane County Oregon
PSB/LMD
125 E. 8th Ave.
Eugene, Or. 97401
ph: 541-682-4057
FAX: 541-682-3947
Jerry.Kendall@co.lane.or.us



12/23/2011

File Record/Benedick Subdivision (main file PA 10-5821)
(all exhibits 1 page unless otherwise stated)

Date Received:	Ex. #/description
11-18-10	1. Original submittal—25p. (oversize copies not included)
11-23-10	2. Email, JK/Florence Planner, pre-notice
11-23-10	3. Email, JK/P.Fields, pre-notice
11-23-10	4. Emails, JK/Flo. Plnr.—2p.
12-14-10	5. Email, JK/P.Fields, TIA needed?
12-15-10	6. Email to agent, incomplete notice
12-15-10	7. Emails, JK/agent, timeline discussion—2p.
1-3-11	8. Intent form & DSL concurrence letter—5p.
1-3-11	9. Email, JK/agent, wetland/waiver discussed
1-4-11	10. Emails, JK/agent, Re: DSL—2p.
1-5-11	11. Email, JK/agent, waiver law—3p.
1-5-11	12. Waiver, hard copy #8—6p.
1-13-11	13. Wetland delineation report/agent—98p.
3-31-11	14. Emails, Comm. Bozievich inquiry
3-31-11	15. Complete letter—2p.
4-1-11	16. Agent, legal lots copy—8p.
4-11-11	17. Referral, w/list—16p.
4-6-11	18. Emails, JK/J.Petsch, Re: drainage
4-6-11	19. Emails, P.Fields/JK, No TIA required
4-13-11	20. Comment, J.Kinslow/opposed
4-14-11	21. Surveyor referral—2p.
4-12-11	22. Comment, R.&C.Purscelly, opposed
4-15-11	23. RFPD letter, "OK"
4-17-11	24. Comment, M. & L. Harrah, opposed—2p.
4-17-11	25. Comment, A. Campbell, opposed—15p.
4-18-11	26. Comment, B. Durst—2p.
4-19-11	27. Comment, M.Lehman—4p.
4-19-11	28. Email, JK/M.Lehman, clarification response
4-20-11	29. Comment, R. Hill Sr., opposed
4-21-11	30. Comment, P.Wilson, opposed
4-21-11	31. Comment, C. King, opposed—14p.

4-21-11	32. Comment, D. Campbell, opposed
4-28-11	33. Email, S.Bajracharya/JK, general comment
4-29-11	34. Flood Management referral response—3p.
4-29-11	35. Emails, JK/Trans Plang, general comments
5-2-11	36. Transportation Planning Referral comments—6p.
5-2-11	25P 37. County Road Maintenance referral comments
5-2-11	38. City of Florence referral comments—8p.
5-2-11	39. Fax from Florence of letter in #38—7p.
5-3-11	40. Email, JK/agent, Re: general comment on above referrals.
5-9-11	41. Email from agent, waiver (5-3-11 to 8-1-11)—3p.
5-11-11	42. Fax of #41 waiver above—2p.
5-31-11	43. Email, JK to J.Turk & Parks Re: adjoining Cty. park—3p.
5-31-11	44. Email, JK/City of Flo., Re: key/butt lots & Kelsie Way connection
5-31-11	45. Email, J.Turk to JK, “is Parks property”
5-31-11	46. Email, JK to City of Flo., general comments
6-6-11	47. Emails, Turk/Parks, Re: Cty. park land—6p.
6-6-11	48. Email, JK/Parks/Turk: make access to Cty. land via connection to 4 th addition—3p.
6-6-11	49. Email, JK/agent, Re: general status comments
6-7-11	50. Emails, agent/JK, Re: /BD—2p.
6-10-11	51. Email, JK/agent, Re: /BD—2p.
6-21-11	52. Email, JK/B.Hurst, Re: status
7-29-11	53. Email, agent/JK: waiver (8-1-11 to 11-1-11)—3p.
8-1-11	54. Agent, fax copy of waiver—2p.
10-31-11	55. Agent, waiver (11-1-11 to 12-1-11)—3p.
11-2-11	56. Agent, hard copy of waiver—2p.
11-9-11	57. Email, JK/agent, general comments on upcoming revision

11-21-11	58. Email, JK/agent, Re: record index
12-1-11	59. Revised submittal
	A. Cover letter w/comments—4p.
	B. Letter “additional information”—5p.
	C. Letter, “additional information” for Variance app.—2p.
	D. (Revised) Prelim. Subdiv. Plan, 8.5” x 11”
	E. (Spiral bound) “Stormwater Management Plan”
	F. 1”=100’ scale, Prelim. Subdiv. Plan
	G. 1”=100’ scale slope plan, w/cover page (1 sheet & 1p.)
12-7-11	60. Email, Agent/JK, Re: copies
12-8-11	61. Email, JK to PW & Florence, Re: revision sent to them
12-13-11	62. Email train, JK/agent, Re: timeline waiver—3p.
12-13-11	63. Signed waiver from Applicant
12-14-11	64. Email, JK/office aide, Re: renotece fee submitted
12-20-11	<u>65. Referral of revised application—21p.</u>
12-21-11	66. Email, JK/City of Flo., Re: response time issue
12-22-11	67. Email, City of Flo., Re: draft TSP
12-22-11	68. Email, Siuslaw Valley Fire & Rescue, S.Barrett
12-23-11	69. Email, JK to D.Stotter, Re: notice
12-23-11	70. Email, JK/City of Flo, Re: referral
12-27-11	71. Letter, D.Taylor, opposed to connectivity to Heceta S.
12-28-11	72. Letter opposed, D. Campbell—2p.
12-28-11	73. Email, JK to D.Campbell
12-28-11	74. Email, JK to Office Aide, Re: Parks referral return
12-28-11	75. Emails, JK/D.Campbell
12-29-11	76. Cty. Surveyor referral response—2p.
12-30-11	77. Email, JK to D.Campbell, extended response time
12-30-11	<u>78. Cty. Trans. Planning referral response—5p.</u>
12-30-11	79. Email, JK/agent, FW of above
12-30-11	80. Email, JK/M.Harrah, FW of #78
1-3-12	81. Letter opposed, R. & D. Dobson—2p.
1-3-12	82. Letter opposed, G.Lewis—2p.

1-3-12	83. Email, JK/C.Hoffman (Waste Management), Re: referral
1-3-12	84. Email, JK/Office Aide, Re: add. to notice list
1-4-12	85. Additional referrals by JK—6p.
1-4-12	86. Email train, B.Lemhouse (stormwater) et al—4p
1-6-12	87. Faxed letter/L. & M. Harrah, opposed to Kelsie Wy. connection—2p.
1-6-12	88. Email, JK/agent Re: /BD slopes—2p.
1-6-12	89. Email, JK/B.Lemhouse, Re:stormwater comments
1-6-12	90. Email train, S.Belson et al, Re: request for Trans. Plang clarification.—4p.
1-6-12	91. Email train, B.Lemhouse—5p.
1-9-12	92. Comments, City of Flo.—10p.
1-10-12	93. Email, JK/Office aide, copy request
1-10-12	94. Comments, opposed, C.King—20p.
1-11-12	95. Flood mgr. comments/D. Wright—3p.
1-13-12	96. Fax, Heceta S. Homeowners Assc., D. Yount—5p.
1-13-12	97. Email., S.Belson, City of Flo.—2p.
1-13-12	98. Email, C.Barry
1-18-12	99. Email, JK to agent, general comments
1-20-12	100. Email, agent, Re: lake contours

DO NOT
SEPARATE
PACKET

CERTIFICATE OF MAILING

PA10-5821 & 5824
BENEDICK/EGR
12-20-2011

This is to certify that I, Chris Rogers, mailed Notification of

Referral

To the person(s) shown on the attached copy of mailing labels &/or attached letter, and delivered said information to the authorized agent for the us Post Office in Eugene, Oregon on

DATE MAILED: 12/20/11

END OF COMMENT PERIOD: 12/30/11

APPEAL DEADLINE: _____

Chris Rogers
CHRIS ROGERS

NOTE: Surrounding property owners listed are "the owners of record of all property on the most recent property tax assessment rolls" on RLID as per Lane Code 14.300(3)(d). If a tax lot appears on the notice list & there are no corresponding addresses then the tax records have not been updated; therefore, these property owners were not notified.

FILE # PA _____
EXHIBIT # 65-2/p

Referral Notice and Opportunity to Comment
(55 Lot Subdivision/Revised Application: 4th Addition to Idylewood)



LAND MANAGEMENT DIVISION
http://www.LaneCounty.org/PW_LMD/

Mailing Date: 12/20/11
Department File: PA 10-5821 & PA 10-5824
Owner/Applicant: Benedick Holdings LLC
Agent: EGR & Associates/Clint Beecroft
Assessor's Map & Tax Lot: 18-12-10.4 #400 & 401; 18-12-10.3.4 #801
Address: Vacant land.
Base Zone: Suburban Residential (RA)
Contiguous Property: None

PROPOSAL:

PA 10-5821: Request for Planning Director approval for a Preliminary Subdivision of 46 acres into 55 lots within the Suburban Residential (RA) Zone, the Interim Urbanizing Combining District (/U), and the Beaches and Dunes Combining District (/BD), as provided by Lane Code 10.135, LC 10.122, LC 10.270 and LC 13.050.

PA 10-5824: Request for a Variance to LC 13.050(3), which requires connectivity of roads. The Applicant does not wish to connect with Kelsie Way to the north. Evaluated per LC 15.900

NOTE: SIMILAR NOTICE WAS PREVIOUSLY SENT IN APRIL, 2011. AS A RESULT OF COMMENTS RECEIVED, THE PRELIMINARY PLAN HAS BEEN SUBSTANTIALLY REVISED, REQUIRING THIS NEW NOTICE.

All prior comments received have been considered and are part of the record, so it is not necessary to resend them, unless your comments are specific to the revised application.

A reduced copy of the proposed preliminary subdivision plan showing the subdivision layout is enclosed. A full-scale plan is available for review at this office, and at the City of Florence, Community Development Department.

The purpose of this notice is to acquaint you with the proposed development, to gather information you may have about the project, and provide an opportunity to comment and air concerns related to the approval criteria, prior to the Planning Director's decision to approve or deny the proposal.

The application and related materials are available for inspection at the Lane County Land Management Division at no cost and copies will be provided at reasonable cost. The name of the Lane County Land Management Division representative to contact concerning this application is **Jerry Kendall, 541/682-4057**.

Approval criteria are found in the section(s) of Lane Code cited above. The criteria may be obtained or viewed at the Land Management Division or at the internet address below. You may submit information in the spaces provided on the last page and return this document to the attention of **Jerry Kendall**, Lane County Land Management Division, Public Service Building, 125 East 8th Ave., Eugene, OR 97401, or Fax to ATTN: Jerry Kendall, 541/682-3947. Please be sure to include reference to the PA file number shown above, and submit your comments by **5:00 P.M.** on

12/30/11
Concerns/comments submitted in writing will be considered in making the decision as they relate to the criteria under which the proposal must be evaluated.

Your comments are important and will greatly improve the decision making process, but please note that you will not receive an individual response to information submitted. By law, comments received that are not related to the approval criteria may not be considered. General planning information is available by calling 541/682-3577, or by visiting the Public Service Counter at the above listed address weekdays between 9 a.m. and 12:30 p.m.

Copies of the applicable law are available via links on our Planning website:

<http://www.lanecounty.org/Departments/PW/LMD/LandUse/Pages/default.aspx>

Mailed copies of the applicable criteria are also available, at cost, by calling 541/682-3347. Please allow one week for mailing. Copy fees will apply.

Date: _____

From: _____

Regarding Department File: PA 10-5821 & PA 10-5824, revised (Benedick Holdings LLC) Staff: Jerry Kendall

Comments:

Return to: Jerry Kendall/ Associate Planner
Lane County Land Management Division
Public Service Building
125 E. 8th Avenue
Eugene, OR 97401



SUBJECT
PROPERTY



SIU LAW RIVER

BROWNING'S CORNERS RD

FRIENDLY ACRES RD

DARR RD

HWY 101

TAYLOR RD

TERNYIK CT

KELSIE WAY

HECETA BEACH RD

HECETA JUNCTION LAKE

GLORIA GAYLE WAY

WINDLEAF WAY

LEEWARD DR

RHODODENDRON LP

OCEANA DR

SEAPINE DR

SALTIRE ST

SANDRIFT ST

LIMPT LN

HARBOR VISTA RD

PARKSIDE DR

RHODODENDRON DR

RHODOWOOD DR

KWANDA ST

02ND AVE

BLANCO ST

SEBASTIAN ST

101ST AVE

04TH AVE

05TH AVE

SHARKTAIL DR

MUNSEL LAKE RD

PACIFIC PINES AVE

Spruce St

MUNSEL LAKE

MUNSEL LAKE

PRELIMINARY SUBDIVISION PLAN FOR
IDYLEWOOD FOURTH ADDITION SUBDIVISION
 TOWNSHIP 18S, RANGE 12W, SECTION 10 W.M., TAX LOTS 400, 401 AND 801
 LANE COUNTY, OREGON
 OCTOBER 26, 2010
 REVISED DECEMBER 1, 2011

SUBJECT DISTRICT:
 UNLAW
PARK & RECREATION DISTRICT:
 LANE COUNTY
FIRE DISTRICT:
 UNLAW FIRE AND RESCUE
SOURCE OF WATER:
 RICETA WATER DISTRICT
PHONE:
 QUEST
POWER:
 CENTRAL LINCOLN P.U.D.

SANITARY FACILITIES:
 CITY OF FLORENCE A GRAVITY PIPE WASTEWATER SYSTEM WILL COLLECT AND CONVEY WASTEWATER TO A CENTRALIZED ON SITE PUMP STATION. COLLECTED WASTEWATER WILL BE PUMPED TO AN EXISTING WASTEWATER FORCE MAIN LOCATED IN BUCKLEBENDER DRIVE VIA A NEW FORCE MAIN THAT WILL BE INSTALLED IN OCEANA DRIVE RIGHT OF WAY.

DRAINAGE FACILITIES:
 STREET AND SIDEWALK RUNOFF WILL DRAIN INTO PUBLIC MAINTAINED VEGATED SWALES FOR PRETREATMENT AND INFILTRATION. RUNOFF WILL DRAIN INTO INDIVIDUAL PRIVATE ON-SITE INFILTRATION SYSTEMS. DESIGN OF VEGETATIVE SWALES WILL BE IN ACCORDANCE WITH THE FLORENCE STORMWATER DESIGN MANUAL, NOVEMBER 2010. SWALE LOCATIONS SHOWN INCLUDE AN ALLOWANCE FOR A 30 FOOT WIDE DRIVEWAY TO EACH LOT. DRIVEWAY LOCATIONS ARE APPROXIMATE AND FINAL LOCATIONS MAY CHANGE.

FLOOD ZONE INFORMATION:
 ZONE X (SPECIAL FLOOD HAZARD ZONE)
 AREAS DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD ZONE

IMPROVEMENT REQUIREMENTS:
 STREETS, WASTEWATER SYSTEM, AND STORMWATER FACILITIES IN ACCORDANCE TO FLORENCE STANDARDS. WASTEWATER SYSTEM IN ACCORDANCE TO RICETA WATER DISTRICT STANDARDS.

ELEVATION DATA:
 ELEVATIONS BASED ON 50' GRID AT INTERSECTION OF OCEANA DRIVE AND SANDHURST STREET. ELEVATION M17
 CONTOUR SOURCE: 2009 DOKIAMI LIDAR, OREGON NORTH COAST

OWNER/DEVELOPER:
 HENRIK HOLLANDER LLC
 2792 WARDEN
 EUGENE, OR 97402

STREET DESIGNER:
 ECR & ASSOCIATES, INC.
 2015 W. PEARSON ROAD
 EUGENE, OR 97402
 (541) 686-8322

STREET NAME:
 WARDEN & ASSOCIATES INC.
 310 KINGSWOOD ST
 FLORIAN, OR 97439

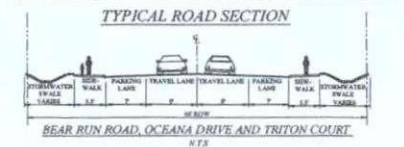
TAX LOT NUMBER:
 MAP 18-12-10-14 TAX LOT 801
 MAP 18-12-10-14 TAX LOTS 400 & 401

OWNER:
 (1) 1/2 ACRES
 RA (1) 1/2 ACRES (RECREATIONAL)
 SO (1) 1/2 ACRES (DUNE)
 (1) 1/2 ACRES (URBAN COMBINED DISTRICT)

OWNER:
 (1) 1/2 ACRES
 RA (1) 1/2 ACRES (RECREATIONAL)
 SO (1) 1/2 ACRES (DUNE)
 (1) 1/2 ACRES (URBAN COMBINED DISTRICT)
 (1) 1/2 ACRES (WILDLIFE RESERVATION)

AREA:
 40.00 ± ACRES

NUMBER OF LOTS:
 54



REVISED SUB DIVISION PLAN (54 LOTS).

FULL SCALE PLAN IS AVAILABLE FOR REVIEW

AT THE LAND MANAGEMENT DIVISION OFFICE, AND CITY OF FLORENCE.

PA10-5821 & 5824
BENEDICK/EGR
4-11-2011

1812103403200
ABBONIZIO WAYNE A P
PO BOX 188
FLORENCE, OR 97439

1812103106400
ADAMS BERTHA L
04966 OCEANA DR
FLORENCE, OR 97439

1812101302800
ALTA M TAYLOR TRUST
84955 HWY 101 S
FLORENCE, OR 97439

1812103105400
ASHTON TRUST
4960 SANDRIFT CRT
FLORENCE, OR 97439

1812103108400
BAKER JACK H & DORIS V
87838 SANDRIFT ST
FLORENCE, OR 97439

1812103405800
BALDI JOHN F & MARIA C
87635 WOODMERE EAST
FLORENCE, OR 97439

1812104001300 MAIL RETURNED
BALL MAY I TE
PO BOX 1018
FLORENCE, OR 97439

1812104000500
BATCHELDER NANCY S
PO BOX 935
YACHATS, OR 97498

1812103400100
BEACH GARY M & CATHERINE A
87723 SALTAIRE ST
FLORENCE, OR 97439

1812103400801
1812104000400/401
BENEDICK HOLDINGS LLC
27922 WARD LN
EUGENE, OR 97402

1812104000100
BOGGS PAUL DANIEL & MONA DEE
PO BOX 387
SPRAGUE RIVER, OR 97639

1812103407200
CAMPBELL ALEXANDER J & ELIZABETH L
87640 LIMPIT LN
FLORENCE, OR 97439

1812103100800
CAMPBELL DAVID J & DIANE E
4985 GULLSETTLE CRT
FLORENCE, OR 97439

1812103101100
CAPUTO RONALD A & JUDY E
87729 SANDRIFT ST
FLORENCE, OR 97439

1812103400300
CARRUTHERS RONALD
87694 LIMPIT LN
FLORENCE, OR 97439

1812103405600/700
CHARLES P & DIANNE NOBLE GILMOUR TRUST
87629 WOODMERE ST E
FLORENCE, OR 97439

1812104001000
CLARK JAMES M & HEIDI A
05180 HECETA BEACH RD
FLORENCE, OR 97439

1812103406000
CLAUSEN ROBERT E
87630 WOODMERE EAST
FLORENCE, OR 97439

1812103100500 MAIL RETURNED
COLIN C HEIBERT TRUST
04906 GLORIA GAYLE WAY
FLORENCE, OR 97439

1812104000300
CONDLEY SHAWN S & ANGIE L
PO BOX 1557
FLORENCE, OR 97439

1812104000800/900
COX OSCAR R
05176 HECETA BEACH RD
FLORENCE, OR 97439

1812104001300 MAIL RETURNED
DERRICKSON THELMA MAY TE
PO BOX 1018
FLORENCE, OR 97439

1812103108200
DOBSON RICHARD L & DONNA M
PO BOX 1739
FLORENCE, OR 97439

1812103400300
DODD ELKE
87694 LIMPIT LN
FLORENCE, OR 97439

1812103105200
DONNELLY GARY L & SHERRI K
87740 SANDRIFT ST
FLORENCE, OR 97439

1812103100200
DUKE KENT F & CAROL G
87827 SANDRIFT
FLORENCE, OR 97439

1812103405901
DURST WILLIAM F
87649 WOODMERE EAST
FLORENCE, OR 97439

1812101302100
FLESHER AHL S & CYNTHIA G
1820 MADELYNNE CRT
TURLOCK, CA 95382

1812103100300
FOX M JAMES & MARTHA C
87803 SANDRIFT ST
FLORENCE, OR 97439

1812103100900
GARDINER FAMILY TRUST
87737 SANDRIFT ST
FLORENCE, OR 97439

1812103405700
GILMOUR DIANNE NOBLE TE
87629 WOODMERE ST E
FLORENCE, OR 97439

1812103101300
HALL WILLIAM & CATHEY M
87701 SANDRIFT ST
FLORENCE, OR 97439

1812101302200
HARRAH LINDA L & MICHAEL R
87863 KELSIE WAY
FLORENCE, OR 97439

1812104001402
HAWKINS BEN & ROSE
PO BOX 2186
FLORENCE, OR 97439

1812100000101
HEAD JAMES & EILEEN
5139 HECETA BEACH RD
FLORENCE, OR 97439

1812101301400
HECETA INC
PO BOX 3467
FLORENCE, OR 97439

1812103108100
HERSHEY CHRISTINA G
85574 GLENADA RD
FLORENCE, OR 97439

1812101301000
HILL RICKEY L SR & DONNA M
87919 WOOD LAKE WAY S
FLORENCE, OR 97439

1812103100700
ISHII JOINT TRUST
87757 SANDRIFT ST
FLORENCE, OR 97439

1812101302900
JOHNSON FAMILY TRUST
5046 KELSIE CRT
FLORENCE, OR 97439

1812101302700
KELSIE REVOCABLE LIVING TRUST
964 MCKENZIE CREST DR
SPRINGFIELD, OR 97477

1812103408000
KENNETH L URWIN TRUST
4929 CLOUDCROFT LN
FLORENCE, OR 97439

1812101302500/600
KING CHARLES M & BETTY B
5009 KELSIE CT
FLORENCE, OR 97439

1812103105300
KINSLOW JANICE A
87772 SANDRIFT ST
FLORENCE, OR 97439

1812101304600/700
1812102000400, 1812104001600
LANE COUNTY PROPERTY OWNED
125 E 8TH AVE
EUGENE, OR 97401

1812103106300
LARA ROBERT Y & NANCY L
87786 SANDRIFT
FLORENCE, OR 97439

1812103405901
LEHMAN MARY H
87649 WOODMERE EAST
FLORENCE, OR 97439

1812101302300
LEWIS GEORGE E
5043 KELSIE CRT
FLORENCE, OR 97439

1812103108000
LEWIS JACK & BARBARA L EVANS TRUST
87810 SANDRIFT ST
FLORENCE, OR 97439

1812103100400
LOUISE HIX TRUST
PO BOX 188
AZALEA, OR 97410

1812103408100
MCCAULEY DONNA & JIMMY
87684 LIMPIT LN
FLORENCE, OR 97439

1812103108100
MCCONNELL MARIA
87814 SANDRIFT ST
FLORENCE, OR 97439

1812103407900
MCDONALD LIVING TRUST
4933 CLOUDCROFT LN
FLORENCE, OR 97439

1812103105100
MEHURON ARLENE G TE
87730 SANDRIFT ST
FLORENCE, OR 97439

1812103105100
MEHURON REX D TE
87730 SANDRIFT ST
FLORENCE, OR 97439

1812101302400
MENDONCA FAMILY LIVING TRUST
5033 KELSIE CRT
FLORENCE, OR 97439

1812103105000
MILLER MICHAEL J & PATTI J
87720 SANDRIFT ST
FLORENCE, OR 97439

1812103407700/800
PETERSON ROBERT R & CORREEN B
4937 CLOUDCROFT LN
FLORENCE, OR 97439

1812103108500
PILCHER RANDALL J & SUSAN R
87842 SANDRIFT ST
FLORENCE, OR 97439

1812103407600
POTTS CHARLES J & EDITH M
4938 CLOUDCROFT LN
FLORENCE, OR 97439

1812103101200
PURSCHELLEY ROBERT R & CECELIA G
87623 SANDRIFT ST
FLORENCE, OR 97439

1812103406200
ROATH FAMILY TRUST
PO BOX 2707
FLORENCE, OR 97439

1812103406200
ROATH REGINA TE
PO BOX 2707
FLORENCE, OR 97439

1812103407100
ROBERTSON LIVING TRUST
87659 WOODMERE W
FLORENCE, OR 97439

1812103403300
ROGERS DONALD E & CAREN J
87660 WOODMERE WEST
FLORENCE, OR 97439

1812103407500
RONALD L & SUZANNE VIERSEN-SLOAN REV TRU
87678 LIMPIT LN
FLORENCE, OR 97439

1812104001800
SANDRA R JEREMIAH BYPASS TRUST
PO BOX 466
PLEASANT HILL, OR 97455

1812103108300
SHOYS PETER KILLIAN & CHRISTINE MARIE
87836 SANDRIFT ST
FLORENCE, OR 97439

1812101302000
SIKORA JAMES & JANE
87885 KELSIE WAY
FLORENCE, OR 97439

1812103101000
SPIVEY WILLIAM F III & J A
87733 SANDRIFT ST
FLORENCE, OR 97439

1812104001500/1701
THOMPSON BETTY A
4354 SPRUCE ST
FLORENCE, OR 97439

1812103108600
TRUST DATED 06/26/03
87843 SANDRIFT ST
FLORENCE, OR 97439

1812103407400 MAIL RETURNED
UDT 11/02/04
PO BOX 2695
FLORENCE, OR 97439

1812103407300
ULMAN BEVERLY & LOHMAJ
PO BOX 2570
FLORENCE, OR 97439

1812103406100
WADE OTIS A & AMY C
87661 WOODMERE WEST
FLORENCE, OR 97439

1812103100600
WATKINS CARL D & RONETTA B
1259 GREENWOOD DR NE
KEIZER, OR 97303

1812104001100
WILSON MITCHELL & LUCILLE
05190 HECETA BEACH RD
FLORENCE, OR 97439

1812103100101
WILSON PAUL M & JO ANN
87849 SANDRIFT ST
FLORENCE, OR 97439

1812103403100
WOODS FRANK N & ROSEMARY R
4914 CLOUDCROFT LN
FLORENCE, OR 97439

EGR & ASSOCIATES
2535 B PRAIRIE ROAD
EUGENE, OR 97402

ARMY CORPS OF ENGINEERS
1600 EXECUTIVE PARKWAY SUITE 210

EUGENE, OR 97401-2156

LANE COUNTY PARKS DIVISION
90064 COBURG RD
EUGENE OR 97408

DICK LAMPSTER
US ARMY CORPS OF ENGINEERS
PO BOX 429
LOWELL OR 97452

ARMY CORP OF ENGINEERS
26275 CLEAR LAKE ROAD
JUNCTION CITY, OR 97448

CENTRAL LINCOLN PUD
BOX 370
FLORENCE OR 97439-0002

**DIVISION OF STATE LANDS
WETLANDS PROGRAM-DANA FIELDS
775 SUMMER ST NE SUITE #100
SALEM OR 97301-1279**

DEQ
165 E 7TH AVE. #100
EUGENE, OR 97401

OR STATE FISH & WILDLIFE
(COASTAL)
2040 SE MARINE SCIENCE DR
NEWPORT OR 97365-5229

COMMUNITY DEVELOPMENT DIRECTOR
CITY OF FLORENCE ATTN: MICHELLE
250 HWY 101
FLORENCE OR 97439

COMMUNITY DEVELOPMENT DIRECTOR
MIKE MILLER – PUBLIC WORKS
989 SPRUCE STREET
FLORENCE, OR 97439

HECETA WATER DISTRICT
87845 HWY 101
FLORENCE OR 97439

EUGENE WATER & ELECTRIC BOARD

ATTN: KARL MORGENSTERN
500 E 4TH AVE
EUGENE, OR 97401
KRISTINA DESCHaine
FIRE MARSHALL
3620 GATEWAY STREET
SPRINGFIELD, OR 97477

LANDWATCH LAND COUNTY
ROBERT EMMONS
40093 LITTLE FALL CRK RD
FALL CREEK, OR 97438

SIUSLAW VALLEY FIRE
2625 HWY 101
FLORENCE OR 97439-9702

SANITATION

ADDRESSING

FLOOD MANAGEMENT

SURVEYORS

TRANSPORTATION PLANNING

JOHN PETSCH
COUNTY ROAD MAINTENANCE

MAPPING & REFERRAL/DECISION INSTRUCTIONS

«File_1» «File_2»

PA 10-5821 + PA10-5824

MAP NO. «map_taxlot»

ADDITIONAL OWNERSHIP: «additional_taxlots»

APPLICANT:

«applicant_name»

«applicant_street_address»

«applicant_city_zip»

OWNER:

«Property_owner»

«owner_street_address»

«owner_city_zip»

AGENT:

«agent_name»

«agent_street_address»

«agent_city_zip»

PLOT NO. «plot_number»

TAX CODE «tax_code»

ZONE «zone_1»

Clerical: Please prepare a notice list of surrounding property owners and send a copy of the Referral/Decision Notice And Materials to each of those owners and the Agencies identified below.

AGENCIES

REFERRAL DECISION

REFERRAL DECISION

<input checked="" type="checkbox"/>	<input type="checkbox"/>	Building	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	State Fish&Wildlife (ODFW): <u>E/W</u> (Rip Mods)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	State Highway (ODOT) (Greenway SUP)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wetlands	<input type="checkbox"/>	<input type="checkbox"/>	State Forestry <u>E/W</u> (All F-2 Permits)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Final Legal Lot	<input type="checkbox"/>	<input type="checkbox"/>	DOGAMI
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Addressing (Divisions w/existing dwellings)	<input type="checkbox"/>	<input type="checkbox"/>	DLCD
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Flood Management	<input type="checkbox"/>	<input type="checkbox"/>	LRAPA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Easement Review	<input checked="" type="checkbox"/>	<input type="checkbox"/>	DEQ
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Compliance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	DEQ (1200-C Permit - if 1+ac. Disturbed)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Surveyors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Oregon Health Division
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Transportation Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water Master
<input checked="" type="checkbox"/>	<input type="checkbox"/>	County Road Maintenance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Division of State Lands (DSL) (Use DSL Form)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water Quantity/Quality	<input type="checkbox"/>	<input type="checkbox"/>	State Parks (Greenway SUPs to Kathy Schutt - per 16.254(7) certified notice required)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A & T (Dave Evans) (rezones)	<input type="checkbox"/>	<input type="checkbox"/>	Dept. of Aeronautics
<input checked="" type="checkbox"/>	<input type="checkbox"/>	State Fire Marshall	<input checked="" type="checkbox"/>	<input type="checkbox"/>	QWEST (Subdivisions)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fire District: <u>SIUHAN VALLEY FIRE RESCUE</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N.W. Natural Gas
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Community Org. _____	<input type="checkbox"/>	<input type="checkbox"/>	Port of Siuslaw
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Watershed Cncl (TMDL Impacts)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Power Co. <u>CENTRAL LINCOLN PUD</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land Watch	<input type="checkbox"/>	<input type="checkbox"/>	ACOE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	School Dist. _____	<input type="checkbox"/>	<input type="checkbox"/>	US Fish & Wildlife (USF&W)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water District <u>HECETA WATER DIST.</u>	<input type="checkbox"/>	<input type="checkbox"/>	Confederated Tribes
<input checked="" type="checkbox"/>	<input type="checkbox"/>	City of _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other _____
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Area of Interest (20 day Referral) City of <u>FLORENCE</u>			

INSTRUCTIONS FOR ATTACHED MATERIALS

Copy and Attach to all Referral Notices:

- ☒ Notice Map
- ☒ Plot Plan
- ☐ Flagged Applicants' Material

Copy and Attach Materials to Referral Notices as Instructed Above and Especially Instructed Below:

1. ALL PARTIES HIGHLIGHTED IN ATTACHED FILE RECORD.

2. ALL ON PRIOR NOTICE LIST

3. LAKE COUNTY PARKS

4. JEFF TURK, (REAL PROPERTY MANAGEMENT)

Probably on your list. Please double-check.

C/O MICHELLE PEZLEY,
ASST. PLANNER

File Record/Benedict Subdivision (main file PA 10-5821)
(all exhibits 1 page unless otherwise stated)

Date Received:	Ex. #/description
11-18-10	1. Original submittal—25p. (oversize copies not included)
11-23-10	2. Email, JK/Florence Planner, pre-notice
11-23-10	3. Email, JK/P.Fields, pre-notice
11-23-10	4. Emails, JK/Flo. Plnr.—2p.
12-14-10	5. Email, JK/P.Fields, TIA needed?
12-15-10	6. Email to agent, incomplete notice
12-15-10	7. Emails, JK/agent, timeline discussion—2p.
1-3-11	8. Intent form & DSL concurrence letter—5p.
1-3-11	9. Email, JK/agent, wetland/waiver discussed
1-4-11	10. Emails, JK/agent, Re: DSL—2p.
1-5-11	11. Email, JK/agent, waiver law—3p.
1-5-11	12. Waiver, hard copy #8—6p.
1-13-11	13. Wetland delineation report/agent—98p.
3-31-11	14. Emails, Comm. Bozievich inquiry
3-31-11	15. Complete letter—2p.
4-1-11	16. Agent, legal lots copy—8p.
4-11-11	17. Referral, w/list—16p.
4-6-11	18. Emails, JK/J.Petsch, Re: drainage
4-6-11	19. Emails, P.Fields/JK, No TIA required
4-13-11	20. Comment, J.Kinslow/opposed
4-14-11	21. Surveyor referral—2p.
4-12-11	22. Comment, R.&C.Purscelly, opposed
4-15-11	23. RFPD letter, "OK"
4-17-11	24. Comment, M. & L. Harrah, opposed—2p.
4-17-11	25. Comment, A. Campbell, opposed—15p.
4-18-11	26. Comment, B. Durst—2p.
4-19-11	27. Comment, M.Lehman—4p.
4-19-11	28. Email, JK/M.Lehman, clarification response
4-20-11	29. Comment, R. Hill Sr., opposed
4-21-11	30. Comment, P.Wilson, opposed
4-21-11	31. Comment, C. King, opposed—14p.

4-21-11	32. Comment, D. Campbell, opposed
4-28-11	33. Email, S.Bajracharya/JK, general comment
4-29-11	34. Flood Management referral response—3p.
4-29-11	35. Emails, JK/Trans Plang, general comments
5-2-11	36. Transportation Planning Referral comments—6p.
5-2-11	37. County Road Maintenance referral comments
5-2-11	38. City of Florence referral comments—8p.
5-2-11	39. Fax from Florence of letter in #38—7p.
5-3-11	40. Email, JK/agent, Re: general comment on above referrals.
5-9-11	41. Email from agent, waiver (5-3-11 to 8-1-11)—3p.
5-11-11	42. Fax of #41 waiver above—2p.
5-31-11	43. Email, JK to J.Turk & Parks Re: adjoining Cty. park—3p.
5-31-11	44. Email, JK/City of Flo., Re: key/butt lots & Kelsie Way connection
5-31-11	45. Email, J.Turk to JK, “is Parks property”
5-31-11	46. Email, JK to City of Flo., general comments
6-6-11	47. Emails, Turk/Parks, Re: Cty. park land—6p.
6-6-11	48. Email, JK/Parks/Turk: make access to Cty. land via connection to 4 th addition—3p.
6-6-11	49. Email, JK/agent, Re: general status comments
6-7-11	50. Emails, agent/JK, Re: /BD—2p.
6-10-11	51. Email, JK/agent, Re: /BD—2p.
6-21-11	52. Email, JK/B.Hurst, Re: status
7-29-11	53. Email, agent/JK: waiver (8-1-11 to 11-1-11)—3p.
8-1-11	54. Agent, fax copy of waiver—2p.
10-31-11	55. Agent, waiver (11-1-11 to 12-1-11)—3p.
11-2-11	56. Agent, hard copy of waiver—2p.
11-9-11	57. Email, JK/agent, general comments on upcoming revision

11-21-11
12-1-11

12-7-11
12-8-11

12-13-11

12-13-11
12-14-11

58. Email, JK/agent, Re: record index
59. Revised submittal
A. Cover letter w/comments—4p.
B. Letter “additional information”—5p.
C. Letter, “additional information” for
Variance app.—2p.
D. (Revised) Prelim. Subdiv. Plan, 8.5” x
11”
E. (Spiral bound) “Stormwater
Management Plan”
F. 1”=100’ scale, Prelim. Subdiv. Plan
G. 1”=100’ scale slope plan, w/cover page
(1 sheet & 1p.)
60. Email, Agent/JK, Re: copies
61. Email, JK to PW & Florence, Re:
revision sent to them
62. Email train, JK/agent, Re: timeline
waiver—3p.
63. Signed waiver from Applicant
64. Email, JK/office aide, Re: renote fee
submitted

KENDALL Jerry

From: KENDALL Jerry
Sent: Wednesday, December 14, 2011 10:43 AM
To: CORNELIUS Janice S; BISHOP Kim
Subject: PA 10-5821

Attached to hard copy of this email is check #1178 for \$512.

This is for a re-notice fee for the above cited PA.

Please enter it into the system.

Thank you.

Jerry Kendall/Associate Planner/Lane County Oregon
PSB/LMD
125 E. 8th Ave.
Eugene, Or. 97401
ph: 541-682-4057
FAX: 541-682-3947
Jerry.Kendall@co.lane.or.us

FILE # PA	_____
EXHIBIT #	64

December 13, 2011

REC'D DEC 13 2011

Jerry Kendall/Associate Planner
PSB/LMD
125 E. 8th Ave.
Eugene, Or. 97401

Re: Subdivision and Variance applications PA 10-5821 and PA 10-5824

Dear Mr. Kendall:

In response to your email dated 12-1-11, I hereby waive the 120-day statutory processing timeline of ORS 215.427(1) and LC 14.050(5), as well as the attendant partial refund provision found in LC 14.050(5) for the above cited applications. In addition, I agree to not file a writ of mandamus with the Circuit Court against the County if the 120-day timeline is exceeded.

I also understand that the revised application submitted on 12-1-11 requires a renote fee of \$512 to enable a new notice and referrals be sent, to minimize any procedural risk upon an appeal by any party in that regard.

Sharla A. Whitten

Signature of Owner/Applicant/Benedick Holdings LLC

FILE # PA	_____
EXHIBIT #	63

KENDALL Jerry

From: KENDALL Jerry
Sent: Tuesday, December 13, 2011 12:18 PM
To: 'Clint Beecroft'
Subject: RE: Benedick Subdivision/statutory timelines
Attachments: Date.doc

Clint: enclosed is a letter I drafted up. If it is acceptable to your client, it will work for us. Be sure to insert the date.

I would suggest paying the renote fee and signing the letter concurrently.

Please call if any questions or comments.

Jerry Kendall/Associate Planner/Lane County Oregon
PSB/LMD
125 E. 8th Ave.
Eugene, Or. 97401
ph: 541-682-4057
FAX: 541-682-3947
Jerry.Kendall@co.lane.or.us

From: Clint Beecroft [mailto:clintbeecroft@egrassoc.com]
Sent: Monday, December 12, 2011 11:13 AM
To: KENDALL Jerry
Subject: RE: Benedick Subdivision/statutory timelines

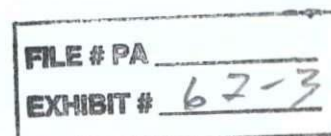
Jerry,

What action needs to take place on our part to implement the second option – waiving the 120 day rule?

From: KENDALL Jerry [mailto:Jerry.KENDALL@co.lane.or.us]
Sent: Thursday, December 08, 2011 3:34 PM
To: 'Clint Beecroft'
Subject: RE: Benedick Subdivision/statutory timelines

Clint, a PS: the renote fee, required under the 2nd option, is \$512.

Jerry Kendall/Associate Planner/Lane County Oregon
PSB/LMD
125 E. 8th Ave.
Eugene, Or. 97401
ph: 541-682-4057
FAX: 541-682-3947



proposal asap. While this option is not meant to imply that approval of the revised proposal is automatically warranted (having not yet been reviewed by the County or City) this option appears to give both the County and the applicant some "breathing room" to reach a fair decision.

I know that you will want to discuss this with the applicant and possibly his attorney. Keep in mind that the clock is running. We believe you have the option to further waive the timeline for whatever period it takes to respond to this email. Without a waiver, the first option can occur at any time.

As always, please call if you wish to discuss. In the interest of time, this email is not as detailed as it could be, but I wanted to respond quickly.

I will be in a training conference today and Friday, so it might be difficult to return any calls before Monday.

Jerry Kendall/Associate Planner/Lane County Oregon
PSB/LMD
125 E. 8th Ave.
Eugene, Or. 97401
ph: 541-682-4057
FAX: 541-682-3947
Jerry.Kendall@co.lane.or.us

KENDALL Jerry

From: KENDALL Jerry
Sent: Thursday, December 08, 2011 1:47 PM
To: PEZLEY Michelle (SMTP); BAJRACHARYA Shashi; PETSCH John S
Subject: Benedick Subdivision (PA 10-5821 et al)

Attachments: Benedick Subdivision/statutory timelines

On Dec. 1 the applicant submitted a revised application.

I am sending one copy to the City of Florence, and one copy to PW care/of Shahshi (John: it contains a stormwater management plan which you will want to focus on, it's spiral bound).

FYI, this project is subject to the 120 day rule, so I wrote the agent the enclosed email. No response yet.

I just wanted to get these copies to you asap so you can start your review.



Benedick
subdivision/statuator.

Jerry Kendall/Associate Planner/Lane County Oregon
PSB/LMD
125 E. 8th Ave.
Eugene, Or. 97401
ph: 541-682-4057
FAX: 541-682-3947
Jerry.Kendall@co.lane.or.us

FILE # PA	_____
EXHIBIT #	61

KENDALL Jerry

From: Clint Beecroft [clintbeecroft@egrassoc.com]
Sent: Wednesday, December 07, 2011 3:10 PM
To: KENDALL Jerry
Subject: RE: Benedick Subdiv./copies

Jerry,

I will deliver three copies of the submittals sometime tomorrow afternoon.--Clint

From: KENDALL Jerry [mailto:Jerry.KENDALL@co.lane.or.us]
Sent: Wednesday, December 07, 2011 2:54 PM
To: 'Clint Beecroft'
Subject: Benedick Subdiv./copies

Clint:

Can you provide me with 3 additional copies of the entire revised submittal you handed in on Dec. 1?

(one will go to the City, one to Public Works, and one as a markup/working copy for myself)

Aside from above I'm working out an email to send you tomorrow on the 120 day timelines. We are at 50 days today.

Thank you.

Jerry Kendall/Associate Planner/Lane County Oregon
PSB/LMD
125 E. 8th Ave.
Eugene, Or. 97401
ph: 541-682-4057
FAX: 541-682-3947
Jerry.Kendall@co.lane.or.us

FILE # PA	_____
EXHIBIT #	60

12/07/2011



REC'D DEC 01 2011

EGR Project #2080-07-0256

December 1, 2011

Lane County
Attn: Jerry Kendall
125 E. 8th Avenue
Eugene, OR 97401

RE: Supplemental Information Submittal for Idylewood Fourth Addition Subdivision, Florence
Preliminary Subdivision Application (PA 10-5821) and Variance Request Application (PA 10-5824)

Dear Mr. Kendall:

Please find attached the following items that are being submitted as supplemental information for the above-referenced applications:

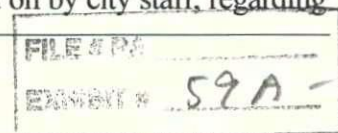
1. A revised Preliminary Subdivision Plan for Idylewood Fourth Addition Subdivision – Revised December 1, 2011.
2. Subdivision Application Additional Information Narrative – Updated December 1, 2011.
3. Variance Request Application Additional Information Narrative – Updated December 1, 2011.
4. Stormwater Management Report for Idylewood Fourth Addition Subdivision, December 1, 2011.

A Referral Notice and Opportunity to Comment on the proposed subdivision was mailed by the county on April 11, 2011. Referral notice comments were received from neighbors and city/county staff and have been reviewed by EGR. These comments are either generally similar in nature or do not relate to the review criteria, so we have made no attempt to address every comment that was received. The purpose for the attached supplemental information is to address the relevant comments through minor modifications in the scope of the development. These modifications attempt to reduce potential impacts on the surrounding land uses while maintaining a minimum level of development that is necessary for efficient use of the site and code compliant.

A brief description of the purpose for the submittal items is provided below.

Revised Preliminary Subdivision Plan

There are conflicting comments between city and county staff regarding lot standards, street connectivity requirements, and street standards. The site is located within the Florence Urban Growth Area and outside the city limits, thus a preliminary subdivision application was filed with the planning authority, Lane County (PA 10-5821). With respect to this site, Lane Code 13.050(1) requires that divisions conform to the comprehensive plan for both Lane County and the city of Florence. At the time that the Idylewood Fourth Addition Subdivision application was submitted, the 1988 Comprehensive Plan for Florence was in effect, thus city comments are relevant to the 1988 Comprehensive Plan. The subdivision layout shown on the attached plan has been revised so that proposed lots conform to the more restrictive city standards, as commented on by city staff, regarding



minimum lot area and street frontage requirements, and elimination of panhandle lots which are not allowed by the 1988 Comprehensive Plan. The revised layout also includes pedestrian access from the subdivision to the undeveloped easterly portion of the site as requested by city staff. In response to a county staff comment, lot numbers have been changed to continue from Idylewood Third Addition, starting with Lot 254.

With respect to comments concerning street connectivity, the original subdivision plan did not show connections to either of the existing Cloudcroft Lane or Kelsie Way roads. A variance application was filed with the county (PA 10-5824) concurrent with the subdivision application requesting a variance to LC 13.050(3) for the continuation of these two existing roads in adjoining subdivisions due to topographic conditions. City staff points out that the contour lines shown on the subdivision plan are out of date as they show slopes on existing roads which are no longer accurate. City staff requested that the subdivision connect to Kelsie Way in conformance to LC 13.050(3).

County staff in their review of the variance request performed a site inspection and noted that topographic conditions present at the time of their visit supported the variance request for connection to Kelsie Way due to extreme topography, but the topographic conditions at the Cloudcroft Lane connection in their opinion did not support the variance request at this location. The attached subdivision plan includes updated contours based on 2009 DOGAMI LiDAR data, Oregon North Coast. The subdivision layout has been revised to connect to Cloudcroft Lane consistent with county staff comments. Due to the topography on the southwesterly portion of the site, extensive grading will be necessary in order to make this connection; however, the connection improves traffic circulation and access to the site and applicant has no objection to this change. The plan continues to show no connection to Kelsie Way due to extreme topography as supported by county staff comments and shown by the updated contours.

County staff commented that the proposed street typical section was not consistent with county standards. City staff notes that 1988 Comprehensive Plan Policy 9-B-3 states: "In approving new streets within the Urban Growth Boundary, Lane County will consider City Standards. Upon annexation, the City will not assume ownership responsibility for those streets which do not meet city standards." Further, Policy 9-C-7 requires that City of Florence standards apply to all sewer extension and connections within the Urban Growth Area. As required by the city, the subdivision will be annexed into the city prior to connecting to the city's wastewater system. In conformance to 1988 Comprehensive Plan policies as noted by city staff, it is the applicant's intent that proposed streets, wastewater system, stormwater system, and hydrants meet city standards.

County staff commented that the Gullsettle Court connection is located at a sharp curve and can potentially have sight distance and queuing and blocking issues. The revised subdivision layout shows that the Bear Run Road and Gullsettle Court intersection has been moved southerly to the maximum extent possible in order to increase the distance between the Gullsettle Court intersection with Sandrift Street and Bear Run Road. The distance between these two intersections is now approximately 255 feet, which exceeds the city minimum of 125 feet. The distance from the intersection of Gullsettle Court and Bear Run Road to the connection on Gullsettle Court (the start of the curve) is approximately 160 feet. The minimum stopping sight distance based on AASHTO recommendations for a 25 mph speed is 155 feet. The revised layout provides sufficient distance between the Bear Run Road intersection and start of the curve for safe sight distance and queuing.

City staff recommends that vehicular and pedestrian access be provided to the Lane County property to the south. Moving the Bear Run Road intersection to the south allows for a portion of the Bear Run Road right-of-way to abut the County-owned parcel. As shown on the revised plan, 50 feet of

proposed right-of-way abuts the northwesterly corner of the county parcel, which is sufficient frontage to accommodate a driveway access. Due to road fill that is needed to elevate the road in this area of the site above expected seasonal high groundwater levels and the proximity of the road to the site boundary, a fill slope will unavoidably cross the site boundary and extend onto the county parcel. For this reason, a slope easement on the county parcel is shown on the subdivision plan to accommodate the proposed fill slope. Providing the requested access to the county parcel will necessitate the need for this slope easement from the county.

Updated Additional Information Narratives

The submitted Land Use Applications for a Preliminary Subdivision (PA 10-5821) and a Variance Request (PA 10-5824) included a narrative of additional information to supplement the application forms. The attached narratives have been updated to reflect the revisions in the subdivision layout.

Stormwater Management Report

County staff commented that:

1. A detailed stormwater drainage plan including design calculations for the proposed subdivision should be submitted to Lane County Public Works and reviewed and approved prior to the preliminary approval being issued.
2. No additional runoff can be discharged into the existing street drainage ditches or the privately owned and maintained system that provides flooding relief for Idylewood First Addition.
3. All on-site drainage including roof drains, driveways, decks, and sidewalks shall be contained within each subdivision lot. A stormwater drainage plan for each lot shall be developed and approved prior to the issuance of any building permits on any lots.
4. Staff is requesting special consideration and condition of approval consisting of a detailed report by an engineer stating the nature and extent of any potential flood hazard along with recommended means of protecting life and property from the potential hazard commensurate with the degree of hazard. The report shall include a floodplain study to determine the 100-year flood boundary with Base Flood Elevations and that any flood hazard area be adopted by a Board Order prior to any development or grading on the property.

As previously stated, applicant's intent is that the stormwater system meet city standards. The attached Stormwater Management Report has been prepared to meet the requirements of the City of Florence Stormwater Design Manual, November 2010. The report is being submitted as supplemental information in order to provide county and city staff the requested stormwater drainage plan and calculations for the proposed subdivision. Applicant takes no exception to an investigation of the 100-year flood inundation area of the site and flood elevations due to groundwater to be performed at the time of final design. Because these flood levels will be used to determine final elevations for streets, lot building areas, and stormwater facilities, the calculations included in the attached report are considered preliminary and will be verified at the time of final design.

As discussed in the Stormwater Management Report, proposed stormwater management for the development consists of:

1. Collect runoff from impervious surfaces within the street right-of-way (streets, sidewalks, driveway aprons) and route the runoff into vegetated swales located inside the right-of-way for the purpose of pollution reduction, retention, and infiltration.

2. Vegetated swales located inside the right-of-way will be constructed at the same time as the streets and will be publically owned and maintained.
3. Runoff from roofs, driveways, and other impervious surfaces located on individual lots will be directed into individual onsite stormwater facilities for the purpose of pollution reduction, retention, and infiltration.
4. Individual onsite stormwater facilities will be constructed at the time of lot development and will be privately owned and maintained by the lot owner. Private stormwater facility designs will be consistent with city standards.
5. Public vegetated swales will be designed to retain up to the 100-year runoff and overflows will be directed to the easterly portion of the site where topography allows so that additional runoff does not discharge into the existing street drainages.

City staff recommended a meeting with the city, county, and applicant to discuss the timeline of annexing into the city. Applicant intends that annexation will occur prior to physical connection to the city's wastewater system. If the city and county want to meet to discuss this or other issues further, then applicant has no objections to scheduling a meeting.

If you have any questions or need additional information then please give me a call at your earliest convenience.

Sincerely,

EGR & Associates, Inc.



Clint Beecroft, P.E.
Civil Engineer

Encl: One Copy (24"x36" and reduced 11"x17") Preliminary Subdivision Plan for Idylewood Fourth Addition Subdivision – Revised December 1, 2011
Subdivision Application Additional Information Narrative – Updated December 1, 2011
Variance Request Application Additional Information Narrative – Updated December 1, 2011
Stormwater Management Report Idylewood Fourth Addition Subdivision, December 1, 2011

Cc: Gene Benedick

**Preliminary Subdivision Application for
Idylewood Fourth Addition (PA 10-5821)
Additional Information**

Updated December 1, 2011

Application – General Information

PHYSICAL FEATURES: Describe the site. Identify any steep slopes, water bodies (creeks, ponds, etc.) or other significant features. Include additional pages if necessary.

The developable westerly portion of this site is characterized by multiple well-stabilized inactive sand dune formations and dense vegetation. Topography varies across the site from an elevation of less than 84 feet MSL in the lowest areas of the site to a high of approximately 156 feet MSL (contours were interpreted from 2009 DOGAMI LiDAR data, Oregon North Coast). The site is bordered on the west by the Idylewood Subdivision, on the north by the Heceta South Subdivision, and on the east and south by vacant land owned by Lane County.

The geology of the site suggests that this is a classically formed transverse dune/deflation plain formation with relict incisions formed by the interplay between historic wind and water movements across the formation. These topographic incisions and the associated remnant sand between them are close together and steeply inclined where forces of erosion removed the sand placed by seasonal winds. Similar relict incisions can be observed across the Heceta South Subdivision to the north of the subject property. These relict features are neither active nor considered to be significant geologic features and are proposed to be graded and stabilized in conjunction with the development.

Much of the eastern (undevelopable) portion of the site is characterized as a frequently inundated bog/water body that in most years displays some water in the lower elevations but in some years is completely dry. Water levels within this area and across the site are driven by seasonal groundwater. No defined or channelized outlet exists to this low-lying area. Water levels rise and fall as a reflection of the groundwater table. Wetlands are present on this portion of the site as shown on the subdivision plan. High and low water levels rise and fall in conjunction with both the seasonal precipitation and cyclical weather patterns. On years, such as in 1996, when precipitation is substantially higher than average, seasonal high water tables at the intersection of Oceana Drive and Sandrift Street reached an elevation of between 85 and 86 feet MSL. The groundwater gradient across the site slopes from east to west (toward the Siuslaw River approximately one mile away) at a gradient of approximately one foot in 400 feet. Thus, the seasonal/cyclical high groundwater tables across the site vary from an estimated 89 feet MSL more or less at the eastern fringe of the proposed development to an elevation of 85 to 86 feet MSL more or less along the eastern fringe of the existing Idylewood Subdivision.

At the northwestern portion of the site, near proposed Lots 283 and 284, there is an abrupt 40 foot drop in elevation at the lee side of the dune formation. Further north, where Kelsie Way was terminated in the Heceta South Subdivision, the leeward drop is

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CLERK

less pronounced (about 30 feet) but close enough to Kelsie Way to render this possible transportation connection very difficult at best. Further south, this leeward drop declines to insignificance in the vicinity of proposed Lots 277, 278, and 279.

Approval Criteria

- (2) **Identify the zoning districts, including overlay zones, which are applicable to the subject property. Identify the minimum area requirements of each zone or combining district.**

Tax Lots 400 and 801 are zoned Suburban Residential (RA) with Combining Districts consisting of Beaches and Dunes (BD) and Interim Urbanizing (U).

Tax Lot 401 is zoned Suburban Residential (RA) with Combining Districts consisting of Beaches and Dunes (BD), Interim Urbanizing (U), and Prime Wildlife Shorelands (PW).

The RA District has a minimum lot area per dwelling of 6,000 square feet (LC 10.135-40).

Lane Code 13.050(1) requires that all divisions conform to the Comprehensive Plan for Lane County and the comprehensive plan for Florence. At the time the subdivision application was submitted the Florence 1988 Comprehensive Plan was in effect. The Florence 1988 Comprehensive Plan states that the minimum parcel size for conventional single family development is 9,000 square feet (VIII Florence Urban Service Area, Policy 9), which is more restrictive than county standards. The minimum lot area proposed is 9,029 square feet (Lot #297).

The BD Combining District area requirement shall be as provided in the respective District with which the BD District is combined (LC 10.270-35(8)), which is the RA District.

The U Combining District minimum lot area shall be as provided by the respective District with which the U District is combined, which is the RA District, for land served by a community water supply and community sewerage system (LC 10.122-30(1)). The development is proposed to be served by a community water system (Heceta Water District) and a community sewerage system (City of Florence).

No development is proposed within the geographical boundaries of the shorelands within the PW District.

- (3) **Identify any dead end roads that abut the subject property. Will any of these be extended through the property?**

Oceana Drive and Gullsettle Court abut the westerly side of the property and Cloudcroft Lane abuts the southwesterly side of the property. These three County roads will be extended onto the property and provide for on-site circulation of traffic.

Kelsie Way abuts the northerly side of the property. Kelsie Way will not extend onto the property due to topographic constraints at this location. A Variance application is included requesting a relief from the provision of LC 13.050(3) for this dead-end road.

- (5) **(a) Lots or parcels shall have verifiable access by way of a road, either County, local access-public or an easement. Verifiable access shall meet the following criteria:**

- i. Each parcel abuts the road for a distance of at least 30 feet.**

The Florence 1988 Comprehensive Plan recognizes that Lane County retains responsibility for land use decisions and actions affecting the City of Florence Urban Growth Area with participation by City of Florence and that all development plans for sites located in the City of Florence Urban Growth Area shall be submitted to the city for review for conformance with city development standards. The city notes that FCC 11-5-2-A-3 requires that "each lot shall have frontage of not less than fifty feet (50') upon a street, except that a lot on the outer radius of a curved street or facing the circular end of a cul-de-sac shall have frontage of not less than thirty five feet (35') upon a street, measured on the arc." This requirement is more restrictive than the county requirement of at least 30 feet of street frontage.

All lots shown on the revised subdivision layout meet the city requirements for street frontage, and thus also meet the county requirement.

- (b) County Roads, Local Access-Public Roads, and Private Access Easements used as access to lots or parcels shall be designed and developed according to the requirements of LC Chapter 15.**

Lot access will be provided by extending Oceana Drive, Gullsettle Court and Cloudcroft Lane onto the site. Onsite street circulation will consist of these three extended streets and additional streets identified on the revised subdivision layout as Bear Run Road and Triton Court. The Florence 1988 Comprehensive Plan states that in approving new streets within the Urban Growth Boundary, Lane County will consider City Standards. Upon Annexation, the City will not assume ownership responsibility for those streets which do not meet City standards (VIII Florence Urban Service Area, Policy 9.B-3). Therefore, all onsite streets will be constructed to City standards.

- (c) For the portion of a panhandle tract used as access to the main portion of the tract, the County may require such road improvements and design as are necessary to provide safe and adequate access to the main portion of the tract.**

There are no proposed panhandle lots on the revised subdivision layout.

- (8) **Pedestrian and Bicycle Ways.** When necessary for public convenience, safety, or as may be designated on an adopted master bike plan, the County may require that pedestrian or bicycle ways be improved and dedicated to the public. Such pedestrian and bicycle ways may be in addition to any standard sidewalk requirements of LC Chapter 15, Roads. Pedestrian and bicycle ways shall be not less than six feet in width and be paved with asphaltic concrete or Portland cement concrete.

A pedestrian access will be provided from the subdivision to the common area located on the easterly portion of the site. The pedestrian access is located between Lots 272 and 273 as shown on the revised preliminary subdivision plan.

?
273/274
+ 277/278

- (9) **Describe all hazardous areas on the property, such as:** area subject to unstable sub-surface conditions, groundwater or seepage conditions, floodplain, inundation or erosion.

Portions of the property are subject to inundation due to periods of high groundwater. Periodic inundation occurs predominantly on the easterly portion of the property in which the PW District is applied. No development is proposed within the geographical boundary of the shorelands within the PW District.

During past periods of extreme high groundwater levels (1996) anecdotal evidence reports that inundation occurred to an elevation of between 85 and 86 feet MSL, at the intersection of Oceana Drive and Sandrift Street. The groundwater gradient across the site slopes from east to west (toward the Siuslaw River approximately one mile away) at a gradient of approximately one foot in 400 feet. Thus, the seasonal/cyclical high groundwater tables across the site vary from an estimated 89 feet MSL more or less at the eastern fringe of the proposed development to an elevation of 85 to 86 feet MSL more or less along the eastern fringe of the existing Idylewood Subdivision.

For this reason, streets and home building pads will be graded and constructed to elevations that are higher than expected seasonal and cyclical groundwater levels except where connection to existing infra-structure will not allow.

As part of the design phase of the project, after preliminary planning approval has been obtained, a detailed engineering report will be prepared that investigates the 100-year flood inundation area of the site and flood elevations due to groundwater as a flooding source. Final site grading and street elevations as well as a final stormwater system design will be completed at that time and final construction plans will be prepared for city and county review.

- (10) **Identify the natural drainage pattern of the property. Will any grading, clearing or excavation be required to construct the road or extend the utilities?**

There are no watercourses or drainages that transect or drain away from the property. Low-lying areas are seasonally inundated when groundwater levels rise, predominantly on the easterly portion of the site. Anecdotal evidence reports that inundation occurred in 1996 to an elevation of between 85 and 86 feet MSL at the intersection of Oceana Drive and Sandrift Street. The groundwater gradient across the site slopes from east to

west (toward the Siuslaw River approximately one mile away) at a gradient of approximately one foot in 400 feet. Thus, the seasonal/cyclical high groundwater tables across the site vary from an estimated 89 feet MSL more or less at the eastern fringe of the proposed development to an elevation of 85 to 86 feet MSL more or less along the eastern fringe of the existing Idylewood Subdivision. This cyclical rise of water levels occurs on a frequency of approximately once in twenty years and generally in years when precipitation approaches or exceeds 100 inches.

The geology of the site suggests that on the eastern fringe of the site adjacent to and west of the PW District, there is a classically formed transverse dune/deflation plain formation with relict incisions formed by the interplay between historic wind and water movements across the formation. These topographic incisions and the associated remnant sand between them are close together and steeply inclined where forces of erosion removed the sand placed by seasonal winds. Similar relict incisions can be observed across the Heceta South Subdivision to the north of the subject property. These relict features are neither active nor considered to be significant geologic features and are proposed to be graded and stabilized in conjunction with the development. Clearing of portions of the site will be required before this grading can occur.

**Variance Application for
Idylewood Fourth Addition (PA 10-5824)
Additional Information**

Updated December 1, 2011

Application – General Information

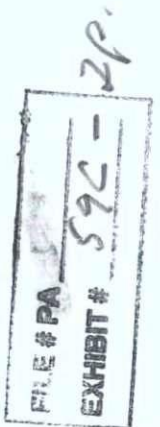
PHYSICAL FEATURES: Describe the site. Identify any steep slopes, water bodies (creeks, ponds, etc.) or other significant features. Include additional pages if necessary.

The developable westerly portion of this site is characterized by multiple well-stabilized inactive sand dune formations and dense vegetation. Topography varies across the site from an elevation of less than 84 feet MSL in the lowest areas of the site to a high of approximately 156 feet MSL (contours were interpreted from 2009 DOGAMI LiDAR data, Oregon North Coast). The site is bordered on the west by the Idylewood Subdivision, on the north by the Heceta South Subdivision, and on the east and south by vacant land owned by Lane County.

The geology of the site suggests that this is a classically formed transverse dune/deflation plain formation with relict incisions formed by the interplay between historic wind and water movements across the formation. These topographic incisions and the associated remnant sand between them are close together and steeply inclined where forces of erosion removed the sand placed by seasonal winds. Similar relict incisions can be observed across the Heceta South Subdivision to the north of the subject property. These relict features are neither active nor considered to be significant geologic features and are proposed to be graded and stabilized in conjunction with the development.

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At the northwestern portion of the site, near proposed Lots 283 and 284, there is an abrupt 40 foot drop in elevation at the lee side of the dune formation. Further north, where Kelsie Way was terminated in the Heceta South Subdivision, the leeward drop is



less pronounced (about 30 feet) but close enough to Kelsie Way to render this possible transportation connection very difficult at best. Further south, this leeward drop declines to insignificance in the vicinity of proposed Lots 277, 278, and 279.

Approval Criteria

(b) That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties in the same vicinity, or

The continuation of Kelsie Way onto the property is not practicable due to steep topographic conditions existing at the current terminus of this road.

An extension of Kelsie Way would require extensive fill that would encroach into a coastal lake setback area because it is topographically higher than the subject property. An extension of Kelsie Way could potentially be unstable or cause instability due to the immediate proximity to the abrupt lee side of the dune formation approximately 30 feet in height and approximately 40 feet west of the coastal lake shore. These are both considered significant features on the subject property. Additionally, Kelsie Way is a local road serving the Heceta South Subdivision. Residents of the Heceta South Subdivision have expressed opposition to a through street at this location.

PRELIMINARY SUBDIVISION PLAN FOR

LANE COUNTY, OREGON

SCHOOL DISTRICT:

PARK & RECREATION DISTRICT:

FIRE DISTRICT:

SOURCE OF WATER:

PHONE:

POWER:

SANITARY FACILITIES:

ON SITE PUMP STATION. COLLECTED WASTEWATER WILL BE PUMPED TO AN EXISTING WASTEWATER FORCE MAIN LOCATED RHODENIRON DRIVE VIA A NEW FORCE MAIN THAT WILL BE INSTALLED IN OCEANA DRIVE RIGHT OF WAY.

DRAINAGE FACILITIES: STREET AND SIDEWALK RUNOFF WILL DRAIN INTO PUBLIC ROADSIDE VEGETATED SWALES FOR PRETREATMENT AND INFILTRATION. ROOFS WILL DRAIN INTO INDIVIDUAL PRIVATE INFILTRATION SYSTEMS. DESIGN OF VEGETATIVE SWALES WILL BE IN ACCORDANCE WITH THE FLORENCE STORMWATER DESIGN MANUAL, NOVEMBER 2010. SWALE LOCATIONS SHOWN INCLUDES AN ALLOWANCE FOR A 20% WIDE DRIVEWAY TO EACH LOT. DRIVEWAY LOCATIONS ARE APPROXIMATE AND FINAL LOCATIONS MAY CHANGE.

FLOOD ZONE INFORMATION:
ZONE X (PER FEMA FIRM 41039C0938 F)
AREAS DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD ZONE

IMPROVEMENT REQUIREMENTS:
STREETS, WASTEWATER SYSTEM, AND STORMWATER FACILITIES
IN CONFORMANCE TO FLORENCE STANDARDS. WASTER SYSTEM
IN CONFORMANCE TO HECETA WATER DISTRICT STANDARDS.

ELEVATION DATUM:
ELEVATIONS BASED ON 5/8" ROD AT INTERSECTION OF OCEANA
DRIVE AND SANDRAFT STREET. ELEVATION 84.37
CONTOUR SOURCE: 2009 DOGAMI LLIDAR, OREGON NORTH COAST

OWNER/APPLICANT:
BENEDICK HOLDINGS LLC
27922 WARD LN
EUGENE, OR 97402

CIVIL ENGINEER—
EGR & ASSOCIATES, INC.
2535 B PRAIRIE ROAD
EUGENE, OR 97402

SURVEYOR:
WOBBE & ASSOCIATES INC.
510 KINGWOOD ST

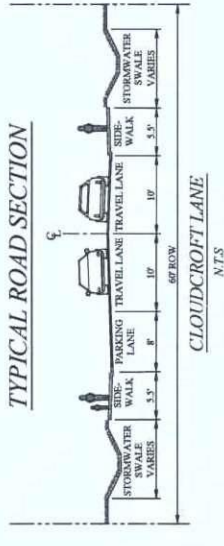
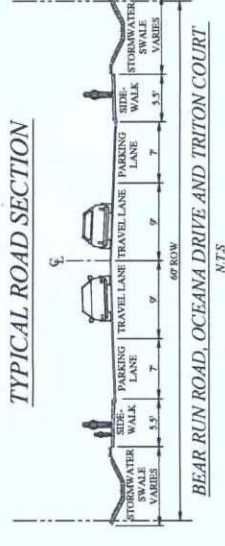
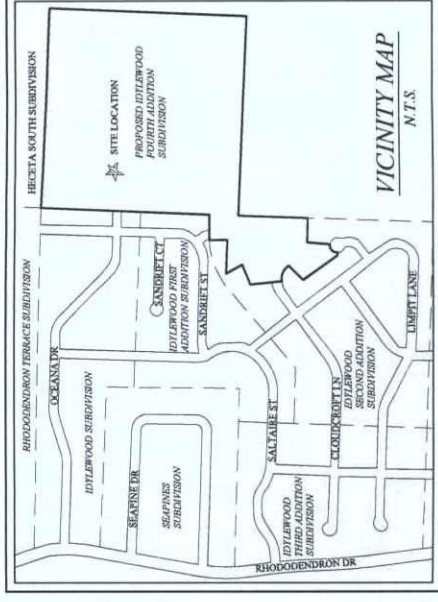
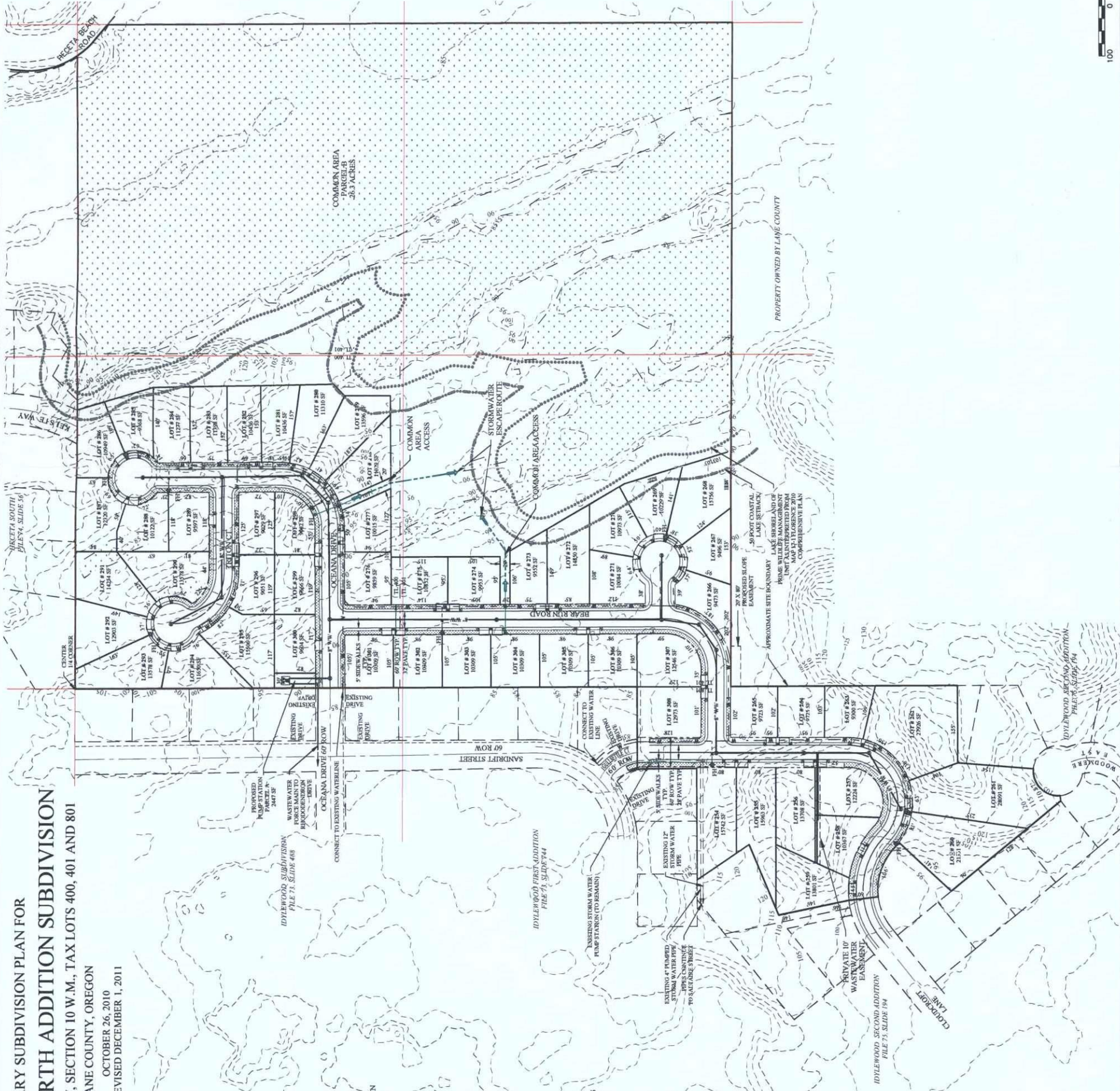
TAX LOT NUMBER:
MAP 18-12-10-34 TAX LOT 801
MAP 18-12-10-40 TAX LOTS 400 & 401

ZONING:
 LOTS 400 & 801;
 RA (SUBURBAN RESIDENTIAL)
 BD (BEACHES AND DUNES)

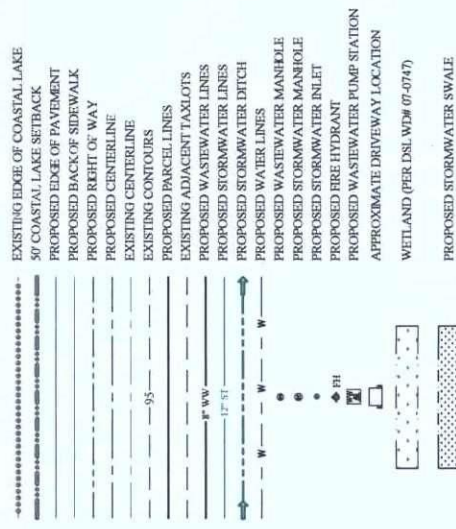
LOT 401:
RA (SUBURBAN RESIDENTIAL)
BD (BEACHES AND DUNES)
U (INTERIM URBAN COMBINING DISTRICT)
PW (PRIME WILDLIFE SHORELANDS)

AREA: 46.06 ± GROSS ACRES

NUMBER OF LOTS:
55



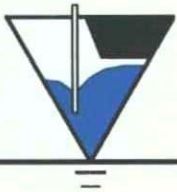
LEGEND



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

2535B Prairie Road
Eugene, Oregon 97402

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



EGR & Associates, Inc.

Engineers, Geologists and Surveyors

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

Stormwater Management Report

For

Idylewood Fourth Addition Subdivision

T18S, R12W, Section 10, W.M.

Tax Lots 400, 401, and 801

Lane County, Oregon

PA# 10-5821

December 1, 2011

Owner

Benedick Holdings LLC
27922 Ward Lane
Eugene, OR 97402

Engineer

Clint Beecroft, P.E.
EGR & Associates, Inc.
2535B Prairie Road
Eugene, Oregon, 97402
Phone (541) 688-8322

file copy

FILE # PA	_____
EXHIBIT #	59E

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Designer's Certification and Statement

I hereby certify that this Stormwater Management Report for Idylewood Fourth Addition Subdivision 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.



RENEWS: 01/01/12

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- Appendix B – Presumptive Approach Calculator and Hydraflow Reports
- Appendix C – Design Criteria for Selected Stormwater Facilities (Excerpted from Florence Stormwater Design Manual, November 2010)
- Appendix D – Operation and Maintenance Plan (Excerpted from Florence Stormwater Design Manual, November 2010)



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1. Project Overview and Description

1.1 Site Location

The Idylewood Fourth Addition Subdivision site consists of Assessor Map 18-12-10-34 Tax Lot 801 and Assessor Map 18-12-10-40 Tax Lots 400 and 401. The gross area of all three Tax Lots is approximately 46 acres. The site is situated on the north side of Florence and west from Highway 101, inside the urban growth boundary (UGB), and outside the current Florence city limits. The site is currently vacant.

Oceana Drive and Gullsettle Court currently terminate at the westerly side of the property. Cloudcroft Lane currently terminates at the southwesterly side of the property and Kelsie Way currently terminates at the northerly side of the property. A vicinity map is included as Figure 1 below.

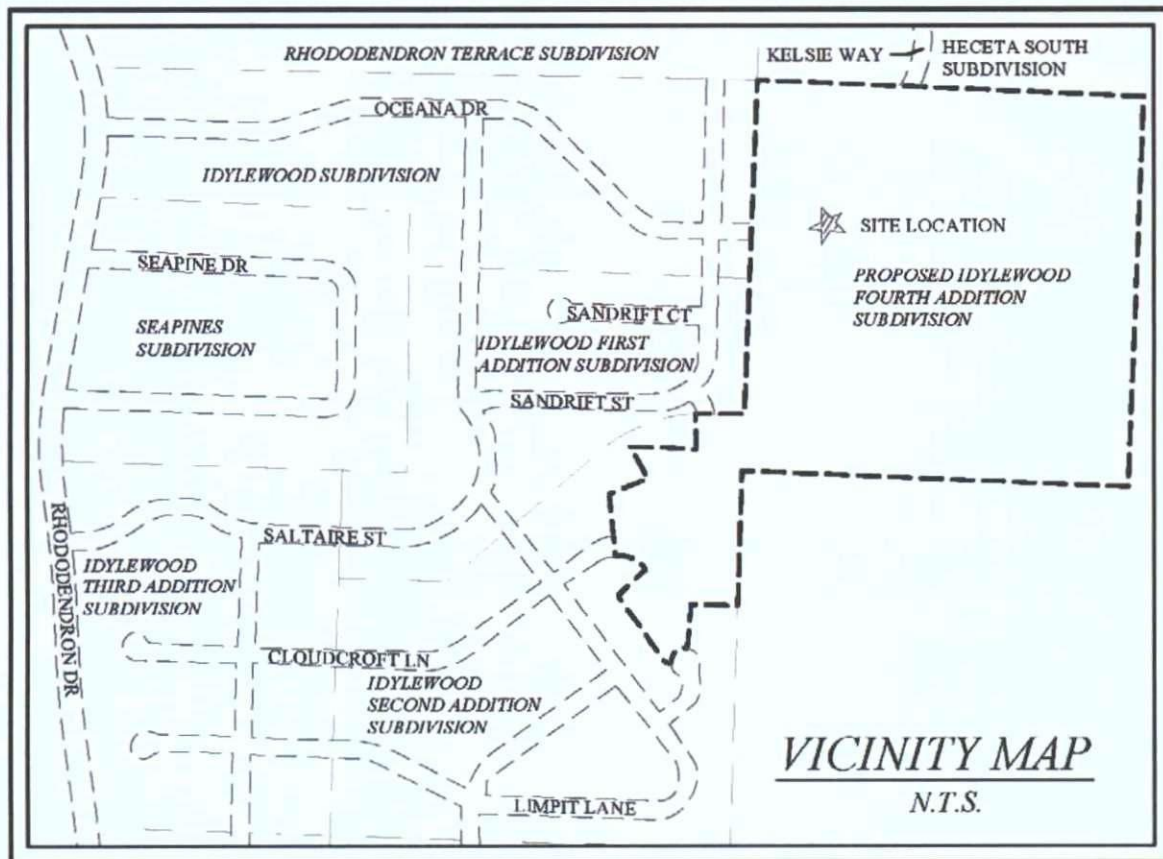


Figure 1 – Vicinity Map

1.2 Project Overview

Idylewood Fourth Addition Subdivision is a low density residential subdivision development consisting of a planned 55 residential lots with associated street, water, wastewater, and stormwater infrastructure. All infrastructures are proposed to be public consisting of:

- All streets are proposed to be located in dedicated public right-of-ways in conformance with city standards.
- A public water line will be extended onto the project site in conformance with Heceta Water District standards.
- A gravity pipe wastewater system will collect and convey wastewater to a centralized on site pump station. Collected wastewater will be pumped to an existing city-owned wastewater force main located in Rhododendron Drive via a new force main that will be installed in Oceana Drive right-of-way. The entire wastewater system, consisting of gravity pipes, pump station, and force main, is proposed to be a public system in conformance with city standards.
- Stormwater runoff from impervious surfaces within the street right-of-way (street surfaces, driveway aprons, and sidewalks) will be managed within the right-of-way as a public system in conformance with city standards. Impervious surfaces from developed lots (roofs and drives) will drain into private individual onsite stormwater systems in conformance with city standards.

The Owner has filed a preliminary subdivision application with the Lane County Planning Department (PA# 10-5821). The county has planning jurisdiction because the site is currently located inside the Florence UGB, but outside the city limits. Referral comments during the public notice have been provided by both the city and county. Comments relevant to this stormwater report are as follows:

- The city has commented that the property has to be annexed into the city prior to connection to the city's wastewater system and that the utilities for sewer, roads, and stormwater should be in conformance to city codes and standards.
- The county has commented that detailed stormwater drainage plans including design calculations for the proposed subdivision be submitted to Lane County Public Works and reviewed and approved prior to the preliminary subdivision approval being issued.

The purpose of this Stormwater Management Report (SWMR) is to present the proposed stormwater management plan and preliminary design calculations prepared by EGR & Associates, Inc. (EGR) for the subdivision development. The design summarized in this report is preliminary and is being presented for both city and county review to assist in obtaining planning approval of the subdivision by demonstrating that an on-site stormwater facility can be developed that conforms to city and county requirements. Subsequent final design of proposed subdivision infrastructure will include an engineering investigation to verify the expected 100-year flood inundation area of the site and flood elevations due to groundwater as a flooding source. Final site grading and street elevations as well as a final stormwater system design will be completed at that time and final construction plans will be prepared for city and county review. Calculations and details that are presented in this report are subject to revision after determination/verification of expected high groundwater levels and final site grading design.

1.3 Stormwater Design Standards

This SWMR has been prepared to meet the requirements of the City of Florence Stormwater Design Manual, November 2010 (Florence SWDM). Consistent with the Florence SWDM the project incorporates Green Street elements to manage stormwater on the site. Interconnecting Green Street swales will convey, treat, retain, and infiltrate stormwater runoff from impervious surfaces within the street right-of-way (street, walks, and driveway aprons) as part of the overall stormwater management of the development. Impervious surfaces from lot development (roofs and drives) will drain into private individual onsite stormwater systems. The goal of stormwater management on this site is to retain to the maximum extent possible all onsite drainage within the development site.

Per the Florence SWDM, all stormwater facilities must be designed and constructed to the standards laid out in the Portland Stormwater Management Manual (Portland SWMM) except as amended by the Florence SWDM. Design of stormwater facilities for the Idylewood Subdivision Fourth Addition will follow the procedures outlined in both the Florence SWDM and the Portland SWMM.

1.4 Zoning

Tax Lots 400 and 801 are zoned Suburban Residential (RA) with Combining Districts consisting of Beaches and Dunes (BD) and Interim Urbanizing (U).

Tax Lot 401 is zoned Suburban Residential (RA) with Combining Districts consisting of Beaches and Dunes (BD), Interim Urbanizing (U), and Prime Wildlife Shorelands (PW).

No development is proposed within the geographical boundaries of the shorelands within the PW District, which occupies the eastern portion of the site.

1.5 Watershed Description

A preliminary subdivision plan is included as Exhibit 1 in Appendix A. The developable westerly portion of this site is characterized by multiple well-stabilized inactive sand dune formations and very dense vegetation. The vegetation is characterized by shrubs common to the coastal area, such as manzanita, rhododendron, salal, and huckleberry with a tree canopy of predominantly Shore pine and Douglas fir. Topography varies across the site from an elevation of less than 84 feet MSL in the lowest areas of the site to a high of approximately 156 feet MSL on the southwesterly portion of the site. The site is bordered on the west by the Idylewood Subdivision, on the north by the Heceta South Subdivision, and on the east and south by vacant land owned by Lane County. There are no watercourses or drainages that transect or drain away from the property.

Most of the eastern (undevelopable) portion of the site is characterized as a frequently inundated bog/water body that in most years displays some water in the lower elevations but in some years is completely dry. Water levels within this area and across the site are driven by seasonal groundwater. No defined or channelized outlet exists to this low-lying area. Water levels rise and fall as a reflection of the groundwater table. Wetlands are present on this portion of the site as shown on the subdivision plan (see Exhibit 1 in Appendix A).

The only stormwater facility that currently exists on this site is a pump station that pumps collected stormwater from a topographical low area at the intersection of Gullsettle Court and Sandrift Street (see Exhibit 1 in Appendix A). The pump station consists of an approximate 3,000 gallon underground concrete tank and centrifugal pump that discharges into a small diameter force main. The force main is routed to Saltaire Street where it discharges into an open conveyance. This stormwater system is currently privately owned and maintained and is proposed to remain operational as a private system.

The on-site soils are mapped as predominantly well drained fine sand with somewhat poorly drained loamy fine sand in low, interdune positions. Table 1 summarizes the mapped soils by tax lot.

Table 1. Summary of mapped on-site soils (NRCS 1987)

Soil Type	Percent Composition by Tax Lot			Percent of Total Site
	TL 400	TL 401	TL 801	
94C Netarts fine sand, 3-12% slopes	24	16	2	16
131C Waldport fine sand, 0 to 12% slopes	-	1	-	<1
131E Waldport fine sand, 12 to 30% slopes	52	19	83	34
140 Yaquina loamy fine sand	24	31	15	27
W Water	-	34	-	22

Table Data Source: Lane County Regional Land Information Database, Detailed Property Reports

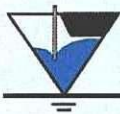
1.6 Existing vs. Post-construction Conditions

The existing site condition and post-construction changes are best understood if different sections of the site are described separately as follows (refer to the preliminary subdivision plan included as Exhibit 1 in Appendix A):

- The **Northerly Section** – the northerly portion of the site generally consisting of proposed lot numbers 280-300;
- The **Central and Westerly Section** – the central and westerly portion of the site generally consisting of proposed lot numbers 266-279 and 301-308;
- The **Southerly Section** – the southerly portion of the site generally consisting of proposed lot numbers 254-265, and;
- The **Easterly Section** – the easterly portion of the site not proposed for development.

EGR recently acquired LiDAR data of the project area (2009 DOGAMI LiDAR, Oregon North Coast) and generated a contour map of the site using this data. Prior to the availability of LiDAR data, available topographic mapping for the site was developed via aerial photographic means and due to the presence of extra-ordinarily thick vegetation was completely unreliable. In May of 2005, the Owner applied for and obtained from Lane County authorization to clear a portion of the site along proposed road alignments in order to obtain more accurate survey data on the site (Idylewood 5th Addition Limited Clearing Plan, Florence, Oregon, May 16th, 2005 prepared by EGR & Associates, Inc.). This previous information was used in preparing the original subdivision submittals. Elevations and features described herein were determined from the LiDAR data that was recently compiled. The subdivision plan (see Exhibit 1 in Appendix A) has also been updated with the LiDAR-based contours. A pre-development contour map of the site is also shown on Exhibit 2 in Appendix A.

A preliminary grading plan has been developed to verify that street connections can be made and that stormwater facilities can drain to escape routes as described in this report. Preliminary post-development contours and approximate areas of vegetation removal are shown on Exhibits 3, 4, and 5 in Appendix A. On the northerly and southerly portions of the site, extensive leveling and filling will be required in order to construct onsite improvements and to create level pads for lot development (see Exhibits 3 and 5). On the central and westerly portion of the site filling will be needed in some areas to raise streets, adjacent stormwater facilities, and building pads above expected seasonal high groundwater levels (see Exhibit 4). This will require that mass grading of the site be performed at the onset of site development. A buffer of native vegetation will be maintained along the site perimeter to the maximum extent possible. A detailed discussion of the existing conditions and required grading and vegetation removal for each section is presented below.



Northerly Section

This area of the site is characterized by multiple well-stabilized inactive sand dune formations and dense vegetation. Topography varies across this portion of the site from an elevation of less than 85 feet MSL in the lowest areas to a high of approximately 126 feet MSL. This area of the site is bordered on the west by the Idylewood and Idylewood First Addition Subdivisions, on the north by the Heceta South Subdivision, and on the east by a coastal lake formation (see description of the easterly portion of the site below).

The geology of this portion of the site displays a classically formed transverse dune/deflation plain formation with relict incisions formed by the interplay between historic wind and water movements across the formation. These formations developed as the dune formation was formed with intermittent periods of sand blowing across the deflation plain and then being washed away by seasonal or cyclical movement of water across the deflation plain. These topographic incisions and the associated remnant sand between them are close together and steeply inclined where forces of erosion removed the sand placed by seasonal winds. Similar relict incisions can be observed across the Heceta South Subdivision to the north of the subject property. These relict features are neither active nor considered to be significant geologic features and are proposed to be graded and stabilized in conjunction with the development. Average slopes across this portion of the site in an east-west orientation are approximately six percent.

The easterly fringe of this portion of the site drops abruptly at the lee side of the dune formation by as much as 35 to 40 feet and at a slope of approximately fifty percent to the edge of the coastal lake formation described below (see description of the easterly portion of the site). This "ridge" along the top of the old dune feature is at an elevation of approximately 110 feet MSL near the Heceta South Subdivision, rises to a peak of approximately 126 feet MSL approximately 200 feet south of the Heceta South Subdivision, and then falls to an elevation of approximately 90 feet MSL in the vicinity of proposed lot 280. This ridge represents the eastern extent of proposed vegetation removal and grading on this portion of the site.

Another narrow interim dune peak also occurs and lying along a north-south orientation beneath the proposed north-south extension of Oceana Drive. Peak elevations along this alignment vary from approximately 110 feet MSL to 120 feet MSL. This dune feature will be cleared and leveled for street and lot development. Preliminary post-development contours are shown on Exhibit 3 in Appendix A.

Further west, the site is generally flatter with elevations varying from approximately 85 feet MSL to approximately 110 feet MSL but being incised by the aforementioned erosional actions. Extensive clearing and grading is needed in this area of the site to fill topographically low areas above seasonal high groundwater levels and to level out the topography for street and lot development (see Exhibit 3 in Appendix A). A buffer of native vegetation will be maintained along the northerly and westerly perimeter of this portion of the site boundary. No topographic modifications will be made inside the 50-foot coastal lake setback that is located on the easterly side of this portion of the site.



Proposed Lots 276-279 and Lot 301 topographically transition from the features described herein to the portion of the site described below and included therein as the central and westerly portion of the site.

Central and Westerly Section

This area of the site is characterized as a relatively flat and well-stabilized inactive sand dune formation covered with dense vegetation. Topography varies across this area from an elevation of less than 85 feet MSL in the lowest areas of the site to a high of approximately 102 feet MSL. This portion of the site is bordered on the west by the Idylewood First Addition Subdivision, on the north by the northerly section of the site as described above, and on the east by a coastal lake formation (see description of the easterly portion of the site below).

The geology of this portion of the site displays a subtle transverse dune/deflation plain formation with the highest elevations occurring along the proposed Bear Run Road alignment. Proposed housing will also be located along this highest area of this portion of the site adjacent to Bear Run Road.

Clearing and grading will be required on this portion of the site within and adjacent to the proposed street right-of-way for development to occur (see Exhibit 4 in Appendix A). Lot areas adjacent to the right-of-way will need to be graded at the same time as street construction to allow installation of the stormwater swales located adjacent to the street and sidewalk, and to raise some topographically low areas above the expected seasonal high groundwater level. A buffer of native vegetation will be maintained along the westerly perimeter of this portion of the site boundary. No topographic modifications will be made inside the 50-foot coastal lake setback that is located on the easterly side of this portion of the site.

Southerly Section

This area of the site is characterized by multiple well-stabilized inactive sand dune formations and dense vegetation. Topography varies from an elevation of less than 90 feet MSL in the lowest areas to a high of approximately 156 feet MSL. This portion of the site is bordered on the north by the Idylewood First Addition Subdivision and the central and westerly portion of this proposed subdivision, on the south and west by the Idylewood Second Addition Subdivision, and on the east by public lands.

The geology of this portion of the site displays a series of irregularly located high and low features suggesting that when the dune site was active it was subject to irregular and changing local influences resulting in other than "classically formed transverse" (south-west or north-west trending) dune/deflation plain formations. These relict features are neither active nor considered to be significant geologic features and are proposed to be graded and stabilized in conjunction with the development. Because of the odd orientation of these features, there are no "average slopes" across this portion of the site.



In order to provide access to this portion of the site with roadways meeting conventional design standards and to provide for nearly level building pads for lot development, extensive clearing and grading activity will be required on this portion of the site during project development (see Exhibit 5 in Appendix A). A buffer of native vegetation will be maintained along the perimeter of this portion of the site boundary.

Easterly Section

This area of the site is characterized as a coastal lake formation and also has a Lane County Planning PW-RCP zoning overlay. Seasonally and cyclically, water levels rise and fall across this portion of the site in response to movements in groundwater levels. Distinct areas of predominantly water are separated by interim ridges of higher ground vegetated with upland vegetation. Water levels between these distinct water bodies varies in response to the regional groundwater gradient that slopes approximately one foot in 400 feet in the vicinity of the project in an east-west orientation toward the Siuslaw River approximately one mile to the west.

The geology of this portion of the site displays deflation plain characteristics except as separated by the separating sand formations described above. Elevations of this portion of the site are generally flat and vary from lows of 83 to 85 feet MSL to highs of approximately 90 to 95 feet MSL along the dividing sand formations.

During some years, when the seasonal and cyclical groundwater levels are low, most of this area is devoid of water and the site takes on the physical appearance of a coastal bog. When seasonal and cyclical groundwater levels are high, the site takes on the characteristics of a shallow water body.

No known channelized inflow or outflow channels exist from these features and the site is understood to be solely a reflection of groundwater levels.

No development, clearing, or grading is proposed for this portion of the site. No topographic modifications will be made inside the 50-foot coastal lake setback that is located on the westerly side of this portion of the site. Stormwater overflows from onsite stormwater facilities will be directed into this area of the site.

1.7 Permits Required

Clearing and grading activity required for lot and street development will disturb greater than one acre of land, thus an NPDES 1200-C Construction Stormwater General Permit will be obtained from the DEQ prior to start of these land disturbing activities. This permit will be obtained prior to start of the construction phase of the project.

A Lane County facility permit is required for connection to existing County roads. This permit will be obtained in the design phase of the project.

Agency reviews of public improvement plans for streets, water system, wastewater system, and stormwater system are required. Applicable agency reviews, including Florence Public Works, Lane County, Heceta Water District, Oregon DEQ, and Oregon Health Division, will be requested during the design phase of the project.

Some isolated wetlands located on the northerly section of the site will require fill as part of the site grading that is needed in order to construct streets and for lot development on this portion of the site. A wetland fill permit will be obtained from the Oregon Division of State Lands and U.S. Army Corps of Engineers prior to the construction phase of the project. Mitigation will be off-site via an approved wetland mitigation bank in accordance with the terms of a negotiated wetland fill permit.

2. Methodology

2.1 Impacts on Proposed Site

Potential impacts on the proposed site from existing conditions include periodic flooding due to high seasonal groundwater. High and low water levels rise and fall in conjunction with both the seasonal precipitation and cyclical weather patterns. On years, such as in 1996, when precipitation is substantially higher than average, seasonal high water tables at the intersection of Oceana Drive and Sandrift Street reached an elevation of between 85 and 86 feet MSL. The groundwater gradient across the site slopes from east to west (toward the Siuslaw River approximately one mile away) at a gradient of approximately one foot in 400 feet. Thus, the seasonal/cyclical high groundwater tables across the site vary from an estimated 89 feet MSL more or less at the eastern fringe of the proposed development to an elevation of 85 to 86 feet MSL more or less along the eastern fringe of the existing Idylewood Subdivision.

The expected high groundwater level across the site has been used in the preliminary subdivision design as presented in this report. The potential impact due to seasonal high groundwater will be mitigated by grading and constructing streets and home building pads to elevations that are higher than expected seasonal and cyclical groundwater levels.

The expected high seasonal groundwater levels will be verified in the design phase of the project. After preliminary planning approval has been obtained, a detailed engineering report will be prepared that investigates the 100-year flood inundation area of the site and flood elevations due to groundwater as a flooding source. Final site grading will be adjusted as needed so that streets, lot building areas, and surface infiltration facilities will be located to provide separation to these groundwater levels.

2.2 Impacts on Existing Drainage

As noted in Section 1.5 Watershed above, there are no watercourses or drainages that transect or drain away from the property. Precipitation falling on the site contributes to the groundwater by infiltrating the soil and by direct contact with groundwater when rising groundwater levels inundate topographically low areas of the site.

Stormwater runoff from street and sidewalk impervious surfaces will be managed by incorporating Green Street elements adjacent to the street within the street right-of-way consistent with the Florence SWDM. Impervious surfaces from lot development (roofs and drives) will drain into private individual onsite disposal systems. Stormwater disposal, both public and private, will be by onsite infiltration methods which is the preferred method given in the Florence SWDM. Stormwater disposal by approved infiltration methods will not impact groundwater levels because precipitation falling on the site currently contributes to the groundwater.

2.3 Design Methods

Approved stormwater facilities consist of: impervious area reduction techniques that include pervious pavement; vegetated facilities that include swales, planters, rain gardens, and filter strips; and structural facilities that include soakage trenches, drywells, approved manufactured treatment technologies, and structural detention. According to the Florence SWDM, soakage trenches and drywells are classified as Class V injection wells and must be registered with the DEQ.

For the proposed development of this site, vegetated swales have been selected as the preferred stormwater facility to provide for pollution reduction, storage, and infiltration of stormwater from public sources. A description of the design criteria for a vegetated swale is included in Appendix C. Street runoff from pavement, sidewalks, and driveway aprons located within the right-of-way will be collected and routed into vegetated swales that will be located inside the right-of-way and adjacent to the back of sidewalk. These facilities will be publicly owned and maintained. In accordance with the Florence SWDM, the Presumptive Approach design method has been used for sizing vegetated stormwater facilities in public right-of-way.

Stormwater facilities for individual onsite lot development will be selected, designed, and installed at the time of lot development because impervious surface areas (roofs and drives) are not known at this time. These individual facilities will be privately owned and maintained. Private stormwater facilities determined to be best suited for development of this site include impervious area reduction techniques and vegetated facilities; however, this does not preclude the selection of any other approved technique by the lot owner. Descriptions of the design criteria for the various selected facilities are included in Appendix C. Because lot development is expected to create less than one-half acre of new impervious area per lot, these facilities can be designed using the Simplified Approach. In this design method, the proposed impervious area is multiplied by a sizing factor that varies by facility type to calculate the required size of the stormwater facility. Overflow from onsite facilities will be directed toward the street where excess stormwater will follow the same escape route as the public swales.



2.4 Flow Control

The Florence SWDM requires that developments maintain peak flow rates at their pre-development levels for the 2-year, 10-year, and 25-year 24-hour runoff events. Flow control methods include detention facilities (store and release) and retention facilities (store and infiltrate). Projects designed under the Presumptive Approach automatically meet flow control standards (as a retention facility) and further analysis is not required (per Section 4.4 of the Florence SWDM).

2.5 Escape Route

The onsite swales will be oversized to store and infiltrate up to the 100-year runoff volume. In the event that stormwater runoff from impervious surfaces within the street right-of-way exceeds the design flow through the roadside swales, the excess stormwater from the majority of the northerly and central portion of the site will collect at two low points and be routed toward the lake formation located on the easterly section of the site through open conveyances that will be sized to accommodate a 100-year peak runoff from these areas. The locations of these two escape routes are shown on Exhibit 1 in Appendix A.

Excess stormwater from a small tributary area at the Oceana Drive street connection and the southwesterly portion of the site cannot drain to the lake formation due to topography and must instead overflow toward the street connection points on Oceana Drive, Gullsettle Court, and Cloudcroft Lane. Individual private onsite stormwater disposal facilities will be designed to overflow toward the street so that excess stormwater follows the same escape route as the public roadside swales.

2.6 Pollution Reduction

Vegetated facilities designed under the Presumptive Approach in accordance with the Florence SWDM are assumed to meet pollution reduction requirements (per Section 3.4 of the Florence SWDM).

2.7 Groundwater

The rise and fall of groundwater levels on the site is in response to local and regional precipitation. Precipitation contributes to groundwater levels whether the site is developed or left vacant. In other words, impervious surfaces due to development of the site will not generate additional runoff that contributes to groundwater. Precipitation falling over proposed impervious surfaces will be collected and infiltrated into the ground, thus contributing to groundwater the same as if the site is vacant. Since the groundwater level is in direct response to local and regional precipitation, development of the site will not have an adverse impact on groundwater levels onsite or offsite.

Underground injection control is not proposed, thus a depth to groundwater (DTW) investigation was not conducted. A DTW is optional per the Florence SWDM for surface infiltration facilities and because the site will be graded to provide separation between high groundwater level and these facilities, a DTW is not necessary.

The site is not located within the city's Drinking Water Protection Areas, which are shown in Appendix C of the Florence SWDM as being located to the east of Highway 101. The Idylewood subdivision property is located to the west of Highway 101.

3. Engineering Analysis

3.1 Design Assumptions

1. Design storms are based on City of Florence rainfall depths as given in the Florence SWDM, which are summarized in Table 2 below.

Table 2. City of Florence Design Storms

Return Frequency	24-hour Rainfall Depth (inches)
Water Quality	0.83
2-year	3.46
10-year	4.48
25-year	5.06
100-year	5.95

2. Hydrologic analyses of stormwater runoff are based on the Santa Barbara Unit Hydrograph (SBUH) method with a type 1A storm distribution (computation method is contained in Appendix C1 of the Portland SWMM). Hydrologic calculations were performed using Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2011 (Hydraflow) software.
3. Hydraulic analyses of stormwater conveyances are based on open channel flow conditions using Manning's equation. Hydraulic calculations were performed using Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2011 (Hydraflow) software.
4. Vegetated swale sizing calculations for pretreatment, storage, and infiltration were performed using the Presumptive Approach Calculator (PAC) version 1.2 as contained in Appendix C3 of the Portland SWMM and downloaded from the Portland Bureau of Environmental Services web site (<http://www.portlandonline.com/bes/index.cfm?c=47958>). The PAC utilizes the SBUH method for computing runoff flows.
5. Input data for the PAC worksheet assumes an impervious area Curve Number (CN) of 98, a time of concentration of 5 minutes, and a design infiltration rate of 2.0 inches per hour for both native soil and imported growing medium. Actual infiltration rates will be verified in the design phase. Impervious surfaces include sidewalks, curbs and gutters, pavement, and an allowance for driveway approaches to each lot assuming a 20-foot wide drive that slopes into the street from the right-of-way line.

6. The Presumptive Approach Calculator (PAC) is built on Excel Visual Basic for Applications (VBA) and macro code and incorporates City of Portland design rainfall depths for the 2, 5, 10, and 25 year standard recurrence intervals. Portland rainfall depths are summarized in Table 3 below. These rainfall depths cannot be user modified in the PAC; therefore, it was necessary to adjust the catchment area to account for the differences between the Portland and Florence rainfall depths. This adjustment is discussed in Section 3.2.

Table 3. City of Portland Design Storms

Return Frequency	24-hour Rainfall Depth (inches)
Water Quality	0.83
2-year	2.4
5-year	2.9
10-year	3.4
25-year	3.9
100-year	4.4

7. Escape routes for the tributary areas at street connection points on Oceana Drive, Gullsettle Court, and Cloudcroft Lane cannot drain to the lake formation located on the easterly portion of the site due to topography. Onsite swales serving at least these areas will be oversized to store and infiltrate up to the 100-year 24-hour runoff volume. Escape routes as well as catchment basin delineations are shown on Exhibits 6, 7, and 8 in Appendix A.

3.2 Engineering Analysis Summary

The Presumptive Approach Calculator (PAC) developed for the Portland SWMM was used to perform calculations to verify that proposed swale geometry meets pollution reduction requirements and provides for temporary storage of runoff. The PAC calculates runoff volumes using the SBUH method, accounts for swale geometry, soil infiltration, and longitudinal slope, and calculates swale capacity in 10-minute time steps for the 2, 5, 10, and 25 year standard recurrence intervals.

The PAC rainfall depths used in the SBUH computation are based on Portland area rainfall depths and cannot be user modified; thus, it was necessary to adjust the PAC input field for the catchment area in order to predict vegetated swale performance for the Florence area where rainfall depths for the various standard recurrence intervals are approximately one-third or greater in depth as Portland's rainfall depth. In order to make the adjustment for differences in rainfall depths, the catchment area was increased by the same ratio as the difference between the Portland and Florence rainfall depth for the 25-year, 24-hour rainfall event, or an adjustment factor of 1.3.

The 25-year event was selected for calculating an adjustment factor because the Florence SWDM specifically requires that under the Presumptive Approach, calculations should confirm that the inflow hydrograph of the 25-year, 24-hour storm can be stored and infiltrated without exceeding the maximum depth of storage capacity of the facility, and because if the 25-year runoff volume can be stored and infiltrated, then the lesser 2, 5, and 10 year runoff volumes can be stored and infiltrated as well. The catchment area shown on the PAC printouts in Appendix B are the adjusted areas that account for the increased rainfall depth and do not represent the actual tributary area. Actual catchment areas are summarized in Table 4 below.

Calculations were also performed to verify the performance of the swales assuming that 100-year runoff was routed through each facility. The design intent is that onsite swales have sufficient surface volume capacity to temporarily store the 100-year runoff because the escape route from the road connection points on Oceana Drive, Gullsettle Court, and Cloudcroft Lane cannot drain to the Lake formation on the easterly portion of the site due to topography (refer to Exhibits 6, 7, and 8 in Appendix A for escape routes). The PAC does not calculate runoff produced from a 100-year recurrence interval directly. In order to utilize the PAC for these calculations, the catchment areas were adjusted to account for the Florence 100-year rainfall depth. The adjustment was made as follows for each catchment area:

1. Hydraflow software was used to calculate the 100-year runoff volume using the SBUH method, actual catchment area, and the same parameters (CN and time of concentration) used in the PAC calculations.
2. Using the PAC worksheet the catchment area was increased until the runoff volume that the PAC calculates and reports for the 25-year event is the same as the runoff volume calculated for the 100-year event using Hydraflow software in step 1 above.
3. PAC time step calculation results were then reviewed for the 25-year calculations (now representing the Florence 100-year rainfall) to determine the maximum volume capacity in the swale that is needed to temporarily store the 100-year runoff volume.
4. If the available swale capacity was exceeded then the swale geometry and/or length were modified until the swale had sufficient capacity to accommodate the 100-year runoff volume.

A summary of the PAC input data for each catchment is shown in Table 4 below. Catchment basins and identifications are shown on Exhibits 6, 7, and 8 in Appendix A. The impervious area shown in the table is the actual tributary area. The worksheets included in Appendix B show the adjusted area (actual area times 1.3) used to account for the higher rainfall depth in the Florence area versus the Portland rainfall depth that is built into the PAC worksheet.

The PAC printouts included in Appendix B verifies that the minimum swale surface areas are achieved in order to meet pollution reduction requirements and that the 10-year design runoff is contained within the swale while accounting for a sloped facility (swale grade follows the grade of the street curb). The PAC worksheets include chart data of the various design storms (2, 5, 10, and 25 year) in 10-minute increments that are not included in the report printouts in Appendix B due to the data volume, but have been reviewed to ensure that the 25-year runoff volume is also contained within the swale for each catchment. This check for the 25-year volume capacity is summarized in Table 4 as the "25-year Capacity Used (%)" column, and represents the maximum percent of the available volume in the swale that is needed to temporarily store the 25-year event runoff. Also summarized in Table 4 is the 100-year volume capacity check for each catchment (the "100-year Capacity Used (%)" column), which was calculated as previously described.

Table 4. Catchment and Stormwater Facility Summary Table

Catchment/ Facility ID	Source (roof/road/other)	Impervious Area (s.f.)	Facility Type/Ownership (private/public)	Facility Size (s.f.)	25-year Capacity Used (%)	100-year Capacity Used (%)
1A	Street and walks	2,766	Swale/Public	711	51	75
1B	Street and walks	4,159	Swale/Public	1,248	52	76
1C	Street and walks	5,307	Swale/Public	1,728	30	44
1D	Street and walks	4,989	Swale/Public	1,376	49	82
2A	Street and walks	8,502	Swale/Public	2,040	63	99
2B	Street and walks	26,407	Swale/Public	4,480	58	93
3A	Street and walks	13,795	Swale/Public	3,648	24	37
3B	Street and walks	19,086	Swale/Public	4,056	40	58
4	Street and walks	6,831	Swale/Public	2,160	31	37
5A	Street and walks	18,086	Swale/Public	3,888	39	58
5B	Street and walks	15,196	Swale/Public	3,464	34	50
5C	Street and walks	15,131	Swale/Public	3,040	40	58

Escapes routes for the northerly and central portions of the site consists of two open conveyances that direct excess stormwater to the Lake formation located on the easterly portion of the site (refer to Exhibits 6, 7, and 8 in Appendix A). These two swales have been sized to accommodate the peak 100-year flow from the tributary impervious catchments assuming that stormwater swale facilities bypass all flow to the escape route. The peak 100-year runoff that is tributary to the northerly escape route is calculated to be approximately 1.58 cfs and runoff that is tributary to the southerly escape route is calculated to be approximately 1.07 cfs. A triangular shaped channel that is one foot deep and six feet wide at the top is sufficient to accommodate these flows. Depth of flow in the northerly channel is calculated to be approximately 0.41 foot and depth of flow in the southerly channel is calculated to be approximately 0.47 foot. Hydrograph and channel reports are included in Appendix B.

4. Engineering Conclusions

Based upon the requirements of the Florence Stormwater Design Manual and the findings of this report, the following conclusions are made:

1. A vegetated swale designed in accordance with the Florence SWDM is an approved stormwater facility for management of runoff from public sources (streets). The stormwater facilities shown on the preliminary subdivision plan of Exhibit 1 in Appendix A consists of interconnected vegetated swales located adjacent to the proposed streets.
2. The Florence SWDM requires that the presumptive design approach be followed for sizing vegetated stormwater facilities in the public right-of-way. The engineering analysis presented in this report follows the presumptive design approach.
3. Florence SWDM Section 3.4.1 states that “vegetated facilities designed in accordance with this manual are assumed to meet Florence’s pollution reduction requirements.” The analysis presented in this report demonstrates that this requirement can be met.
4. Florence SWDM Section 4.4 states that “projects designed under the simplified and presumptive approach automatically meet flow control standards and further analysis is not required.” The analysis presented in this report demonstrates that this requirement can be met.
5. Florence SWDM Section 4.2.2 requires that “when designing a stormwater facility under the presumptive approach, calculations should confirm that the inflow hydrograph of the 25-year, 24-hour storm can be stored and infiltrated without exceeding the maximum depth or storage capacity of the facility.” As summarized in this report, engineering analyses demonstrate that the proposed stormwater facilities can store and infiltrate the 25-year, 24-hour storm as well as the 100-year, 24-hour storm, thus this requirement can be met.
6. Escape routes have been provided for all catchment areas and are shown on Exhibits 6, 7, and 8 in Appendix A. To the extent practicable, overflow from public stormwater facilities will be routed to the lake formation located on the eastern portion of the site through open conveyances sized to accommodate the 100-year peak runoff. Where topography does not allow this, overflow will be directed to street connections at Oceana Drive, Gullsettle Court and Cloudcroft Lane. To reduce the likelihood for overflows to these connection points, onsite swales will be sized to accommodate up to the 100-year, 24-hour runoff.
7. Runoff from roofs and drives will be directed into private individual onsite stormwater facilities. Overflow from private onsite systems will be directed into the street and follow the same escape route as the public system. Selection, design, and construction of private stormwater facilities will be performed at the time of lot development.



8. The rise and fall of groundwater levels on the site is in response to local and regional precipitation. Impervious surfaces due to development of the site will not generate additional runoff that contributes to groundwater. Because the groundwater level is in direct response to local and regional precipitation, development of the site will not have an adverse impact on groundwater levels onsite or offsite.

5. Operations and Maintenance

Public swales will be publicly owned and maintained. The Florence SWDM requires that when the Presumptive Approach is used for design, a site specific O&M plan must be developed. A site specific O&M plan will be prepared in conformance with the Florence SWDM during the design phase when the stormwater system and other public infrastructure are designed. Final improvement drawings and O&M plan will be submitted to the city for review. A sample O&M plan for vegetated swales is included in Appendix D. Final improvement drawings will include a landscape plan for the proposed vegetated swale prepared in conformance to the Florence SWDM requirements.

Private stormwater facilities will be designed following the Simplified Approach. When using this design approach, the O&M specifications included in the Florence SWDM can be used for the operation and maintenance of the facilities. Selection, design, and construction of private facilities will be performed during individual lot development.

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Appendix A

Exhibits

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PRELIMINARY SUBDIVISION PLAN FOR
IDYLEWOOD FOURTH ADDITION SUBDIVISION

TOWNSHIP 18S, RANGE 12W, SECTION 10 W.M., TAX LOTS 400, 401 AND 801

LANE COUNTY, OREGON

OCTOBER 26, 2010

REVISED DECEMBER 1, 2011

SCHOOL DISTRICT:
SIUSLAW

PARK & RECREATION DISTRICT:
LANE COUNTY

FIRE DISTRICT:
SIUSLAW FIRE AND RESCUE

SOURCE OF WATER:
HECETA WATER DISTRICT

PHONE:
QUEST

POWER:
CENTRAL LINCOLN P.U.D.

SANITARY FACILITIES:

CITY OF FLORENCE. A GRAVITY-PIPE WASTEWATER SYSTEM WILL COLLECT AND CONVEY WASTEWATER TO A CENTRALIZED ON-SITE PUMP STATION. COLLECTED WASTEWATER WILL BE PUMPED TO AN EXISTING WASTEWATER FORCE MAIN LOCATED IN RHODOENDRON DRIVE VIA A NEW FORCE MAIN THAT WILL BE INSTALLED IN OCEANA DRIVE RIGHT OF WAY.

DRAINAGE FACILITIES:

STREET AND SIDEWALK RUNOFF WILL DRAIN INTO PUBLIC ROADSIDE VEGETATED SWALES FOR PRETREATMENT AND INFILTRATION. ROOFS WILL DRAIN INTO INDIVIDUAL PRIVATE ON-SITE INFILTRATION SYSTEMS. DESIGN OF VEGETATIVE SWALES WILL BE IN ACCORDANCE WITH THE FLORENCE STORMWATER DESIGN MANUAL, NOVEMBER 2010. SWALE LOCATIONS SHOWN INCLUDES AN ALLOWANCE FOR A 20 FOOT WIDE DRIVEWAY TO EACH LOT. DRIVEWAY LOCATIONS ARE APPROXIMATE AND FINAL LOCATIONS MAY CHANGE.

FLOOD ZONE INFORMATION:

ZONE X (PER FEMA FIRM 41039C0938 F)
AREAS DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD ZONE

IMPROVEMENT REQUIREMENTS:

STREETS, WASTEWATER SYSTEM, AND STORMWATER FACILITIES IN CONFORMANCE TO FLORENCE STANDARDS. WASTER SYSTEM IN CONFORMANCE TO HECETA WATER DISTRICT STANDARDS.

ELEVATION DATUM:

ELEVATIONS BASED ON 5/8" ROD AT INTERSECTION OF OCEANA DRIVE AND SANDRIFT STREET. ELEVATION 84.37
CONTOUR SOURCE-2009 DOGAMI LIDAR, OREGON NORTH COAST

OWNER/APPLICANT:

BENEDICK HOLDINGS LLC.
27922 WARD LN
EUGENE, OR 97402

CIVIL ENGINEER:

EOR & ASSOCIATES, INC.
2535 B PRAIRIE ROAD
EUGENE, OR 97402
(541) 688-8322

SURVEYOR:

WORBE & ASSOCIATES INC.
510 KINGWOOD ST
FLORENCE, OR 97439

TAX LOT NUMBER:

MAP 18-12-10-34 TAX LOT 801
MAP 18-12-10-40 TAX LOTS 400 & 401

ZONING:

LOTS 400 & 801:
RA (SUBURBAN RESIDENTIAL)
BD (BEACHES AND DUNES)
U (INTERIM URBAN COMBINING DISTRICT)

LOT 401:

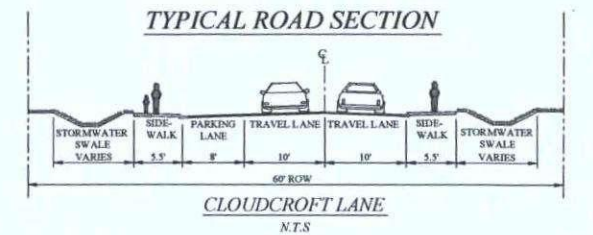
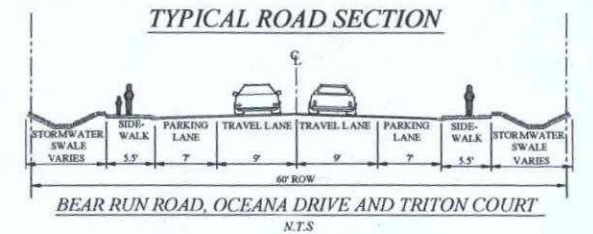
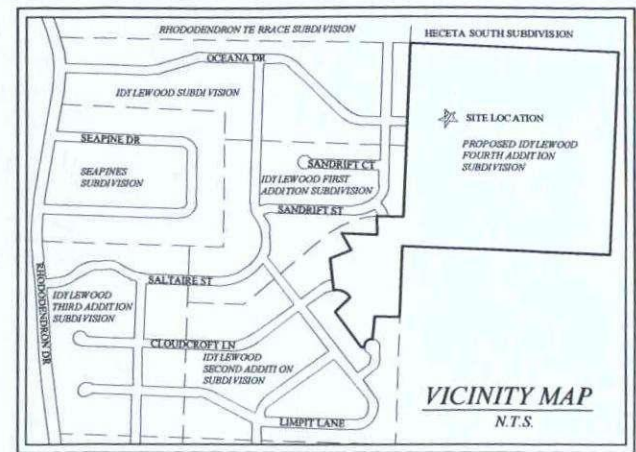
RA (SUBURBAN RESIDENTIAL)
BD (BEACHES AND DUNES)
U (INTERIM URBAN COMBINING DISTRICT)
PW (PRIME WILDLIFE SHORELANDS)

AREA:

46.06 ± GROSS ACRES

NUMBER OF LOTS:

55



LEGEND

- EXISTING EDGE OF COASTAL LAKE
- 50' COASTAL LAKE SETBACK
- PROPOSED EDGE OF PAVEMENT
- PROPOSED BACK OF SIDEWALK
- PROPOSED RIGHT OF WAY
- PROPOSED CENTERLINE
- EXISTING CENTERLINE
- EXISTING CONTOURS
- PROPOSED PARCEL LINES
- EXISTING ADJACENT TAX LOTS
- PROPOSED WASTEWATER LINES
- PROPOSED STORMWATER LINES
- PROPOSED STORMWATER DITCH
- PROPOSED WATER LINES
- PROPOSED WASTEWATER MANHOLE
- PROPOSED STORMWATER MANHOLE
- PROPOSED STORMWATER INLET
- PROPOSED FIRE HYDRANT
- PROPOSED WASTEWATER PUMP STATION
- APPROXIMATE DRIVEWAY LOCATION
- WETLAND (PER DSL WD# 07-0747)
- PROPOSED STORMWATER SWALE

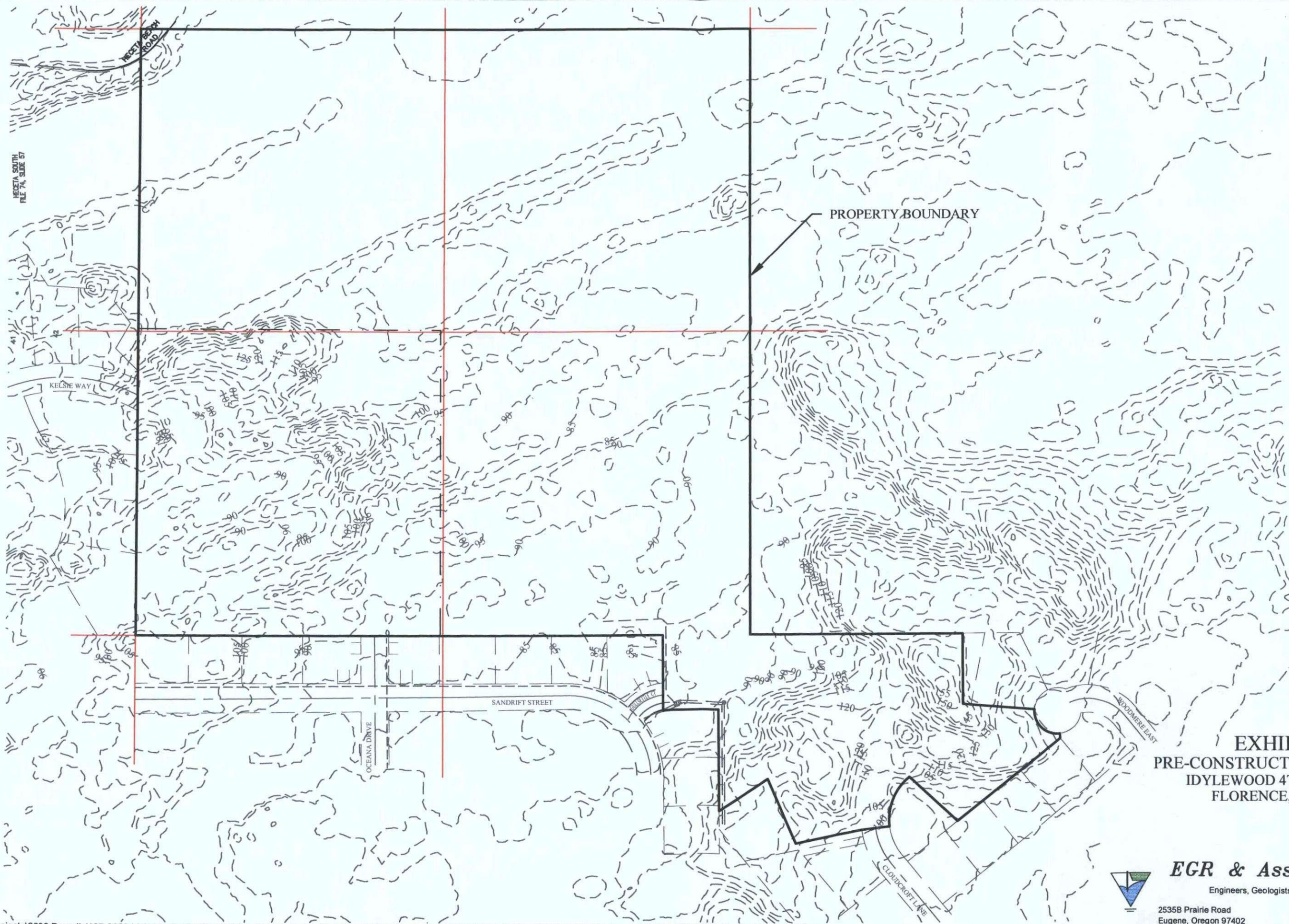
EXHIBIT 1

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

2535B Prairie Road
Eugene, Oregon 97402

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

100 0 100 200



PROPERTY BOUNDARY

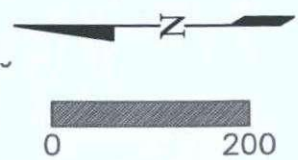


EXHIBIT 2
PRE-CONSTRUCTION CONTOURS
IDYLEWOOD 4TH ADDITION
FLORENCE, OREGON

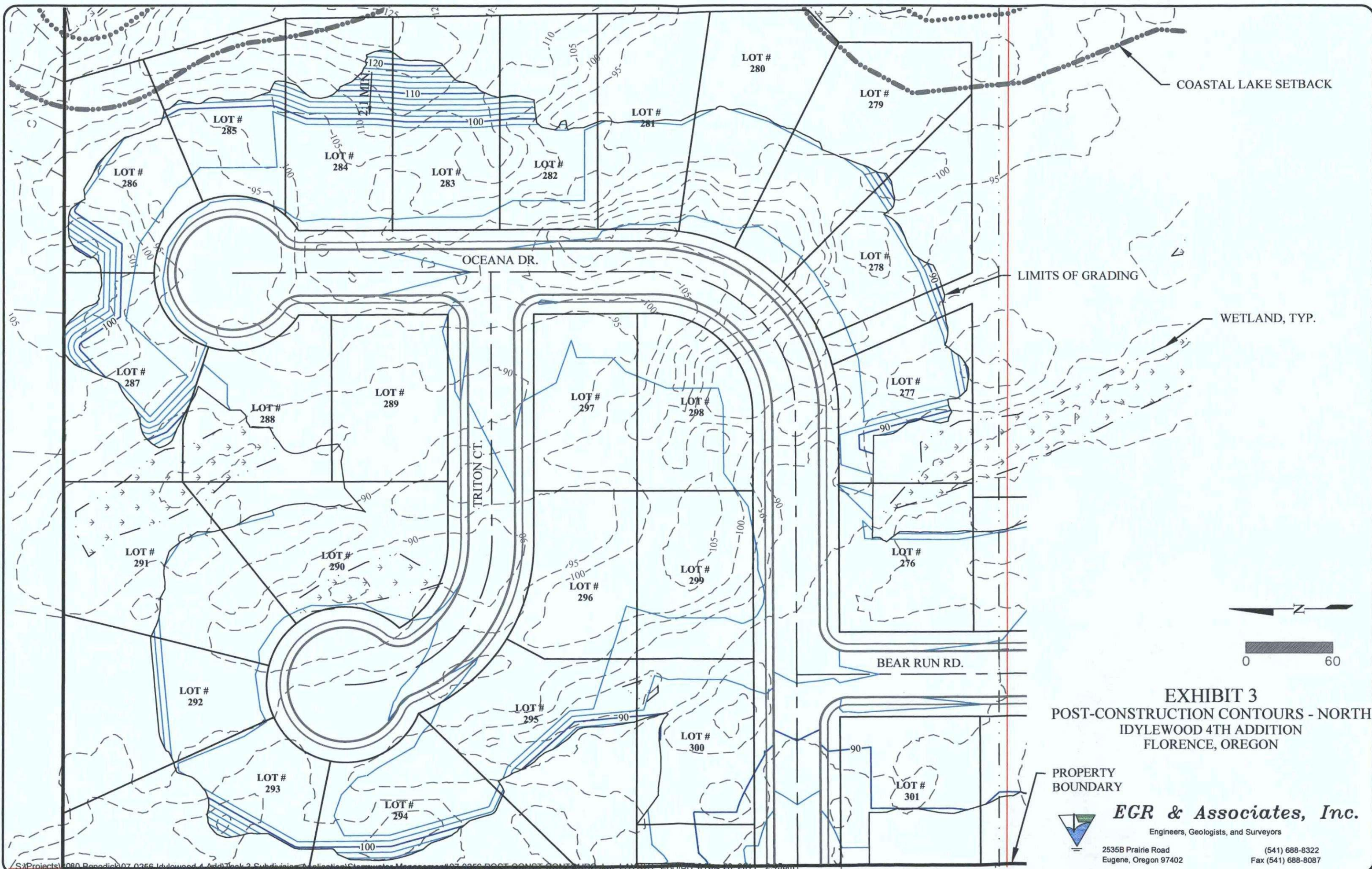


EGR & Associates, Inc.

Engineers, Geologists, and Surveyors

2535B Prairie Road
Eugene, Oregon 97402

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



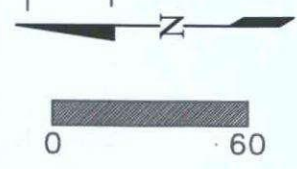
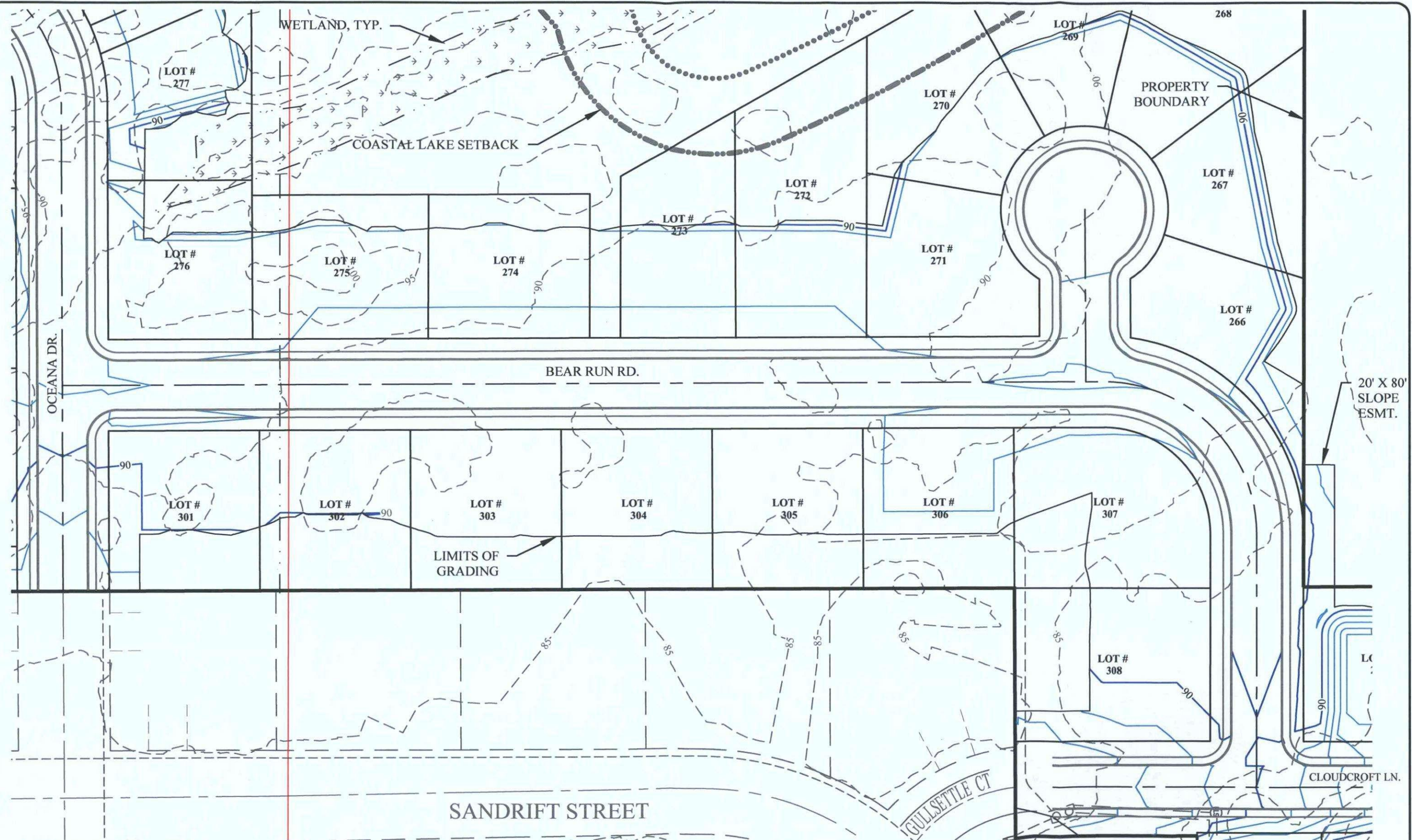
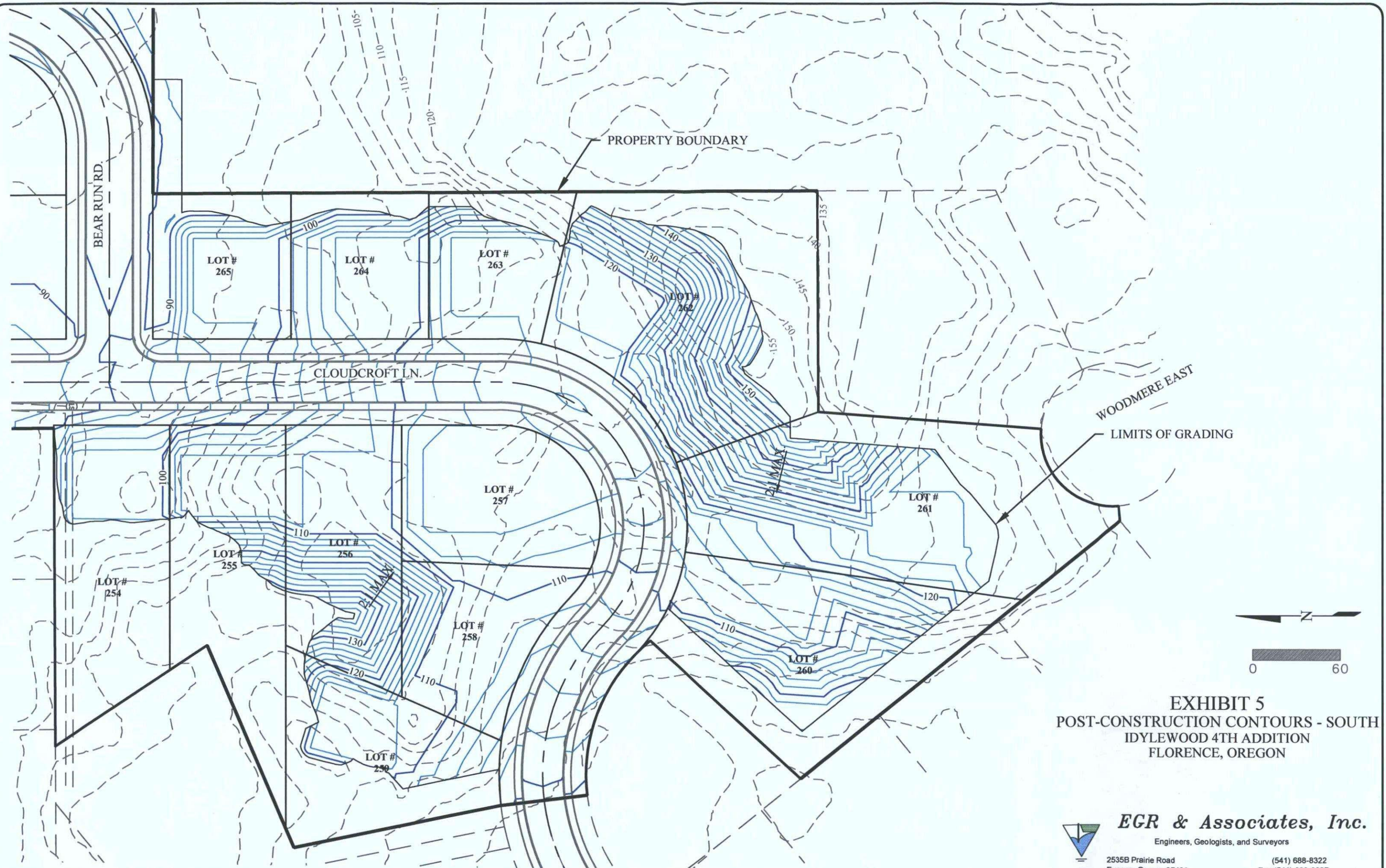


EXHIBIT 4
POST-CONSTRUCTION CONTOURS - CENTRAL
IDYLEWOOD 4TH ADDITION
FLORENCE, OREGON

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



EGR & Associates, Inc.

Engineers, Geologists, and Surveyors

2535B Prairie Road
Eugene, Oregon 97402

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

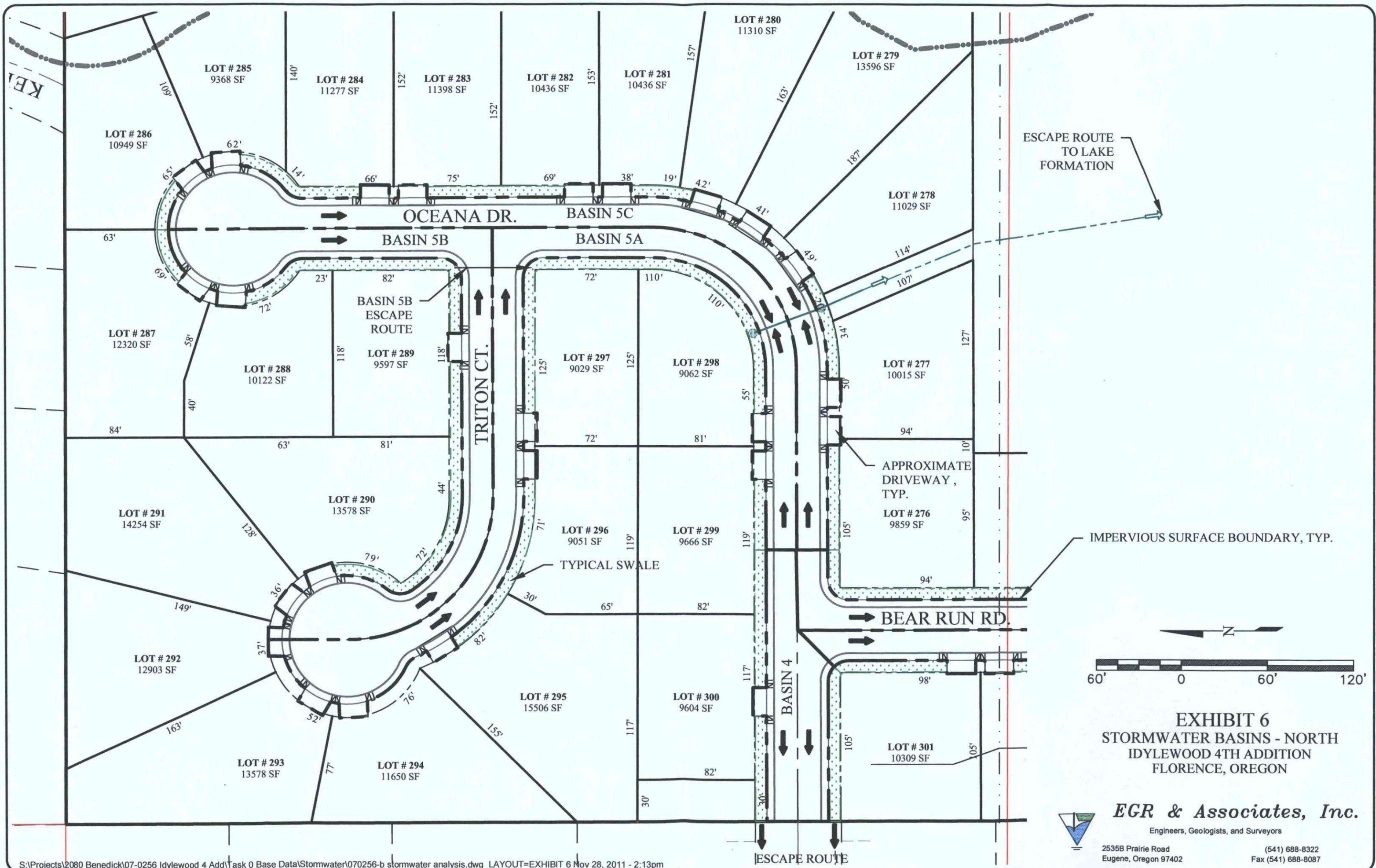


EXHIBIT 6
STORMWATER BASINS - NORTH
IDYLEWOOD 4TH ADDITION
FLORENCE, OREGON

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

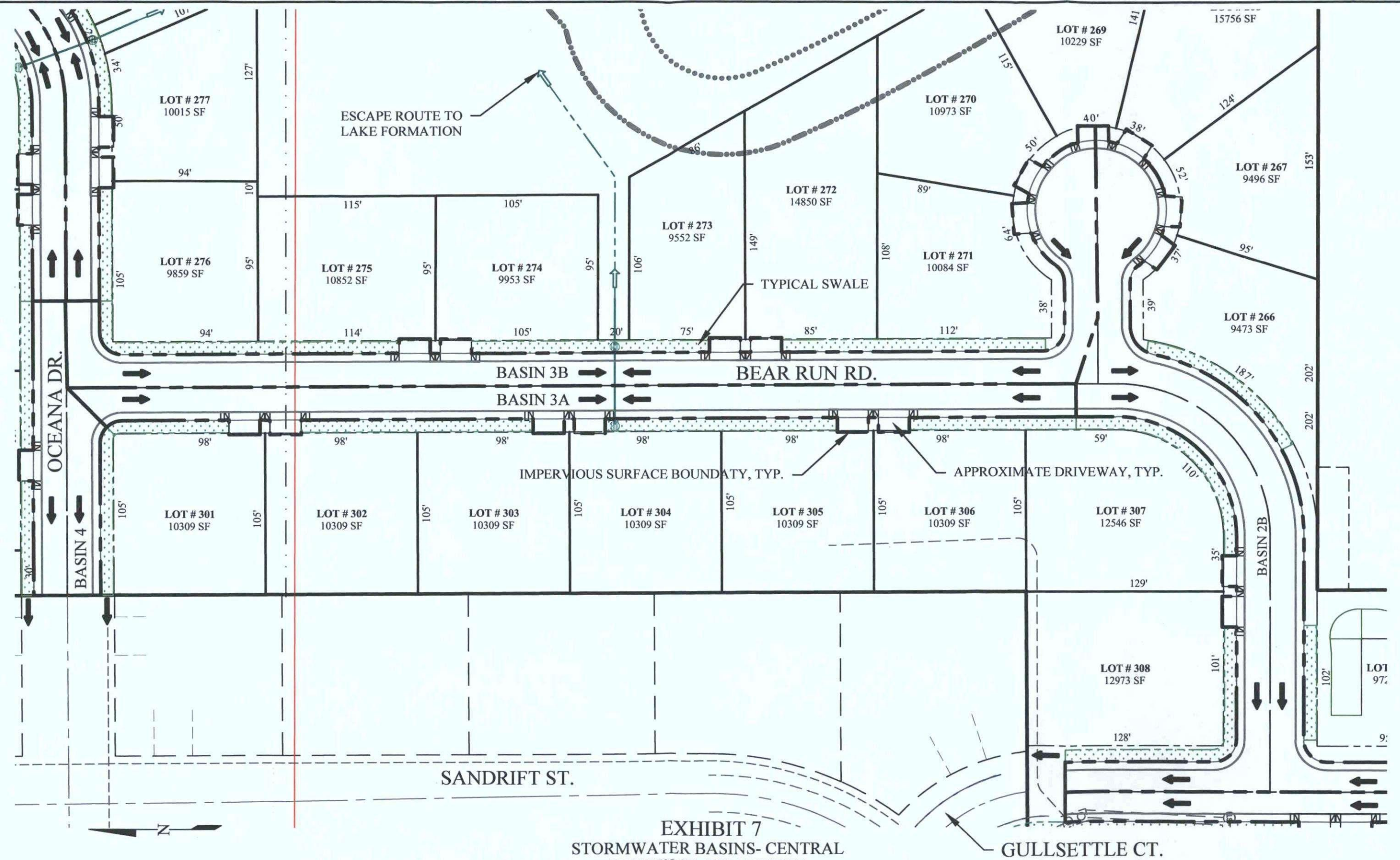


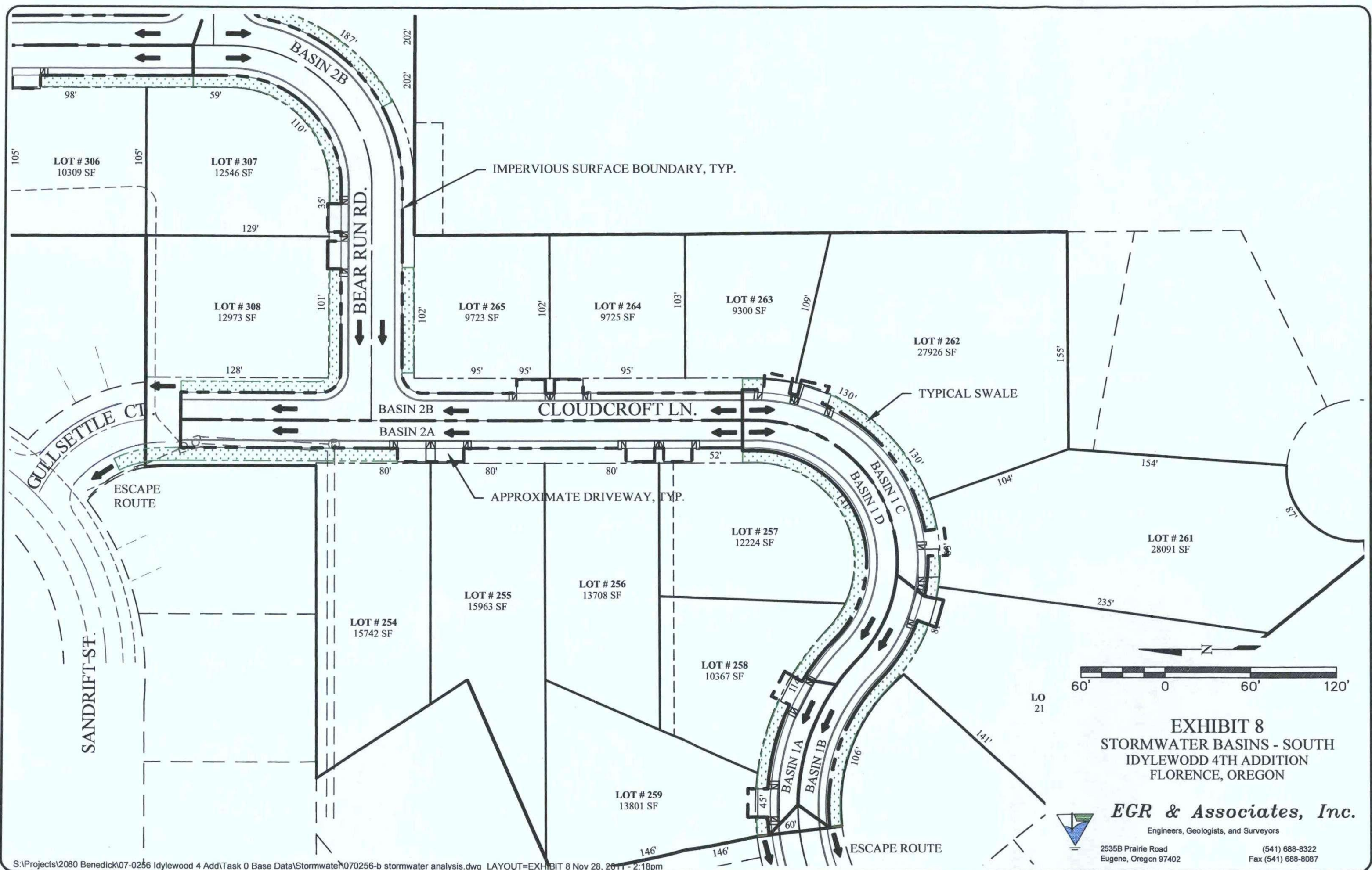
EXHIBIT 7
 STORMWATER BASINS- CENTRAL
 IDYLEWOOD 4TH ADDITION
 FLORENCE, OREGON



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

2535B Prairie Road
 Eugene, Oregon 97402

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 Fax (541) 688-8087



Appendix B

Presumptive Approach Calculator and Hydraflow Reports

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Presumptive Approach Calculator ver. 1.2

Catchment Data

Project Name: Idylewood 4 Addition
Project Address: enter project address
Florence, Oregon
Designer: designer name
Company: EGR & Associates

Catchment ID: 1A

Date: 02/01/10

Permit Number: 0

Run Time 11/7/2011 12:18:39 PM

Drainage Catchment Information

Catchment ID	1A
Catchment Area	3,596 SF Adjusted, Actual = 2766 SF
Impervious Area	0.08 ac
Impervious Area Curve Number, CN_{imp}	98
Time of Concentration, T_c , minutes	5 min.

Site Soils & Infiltration Testing Data

Infiltration Testing Procedure:	Open Pit Falling Head
Native Soil Field Tested Infiltration Rate (I_{test}):	4 in/hr
Bottom of Facility Meets Required Separation From High Groundwater Per BES SWMM Section 1.4:	Yes

Correction Factor Component

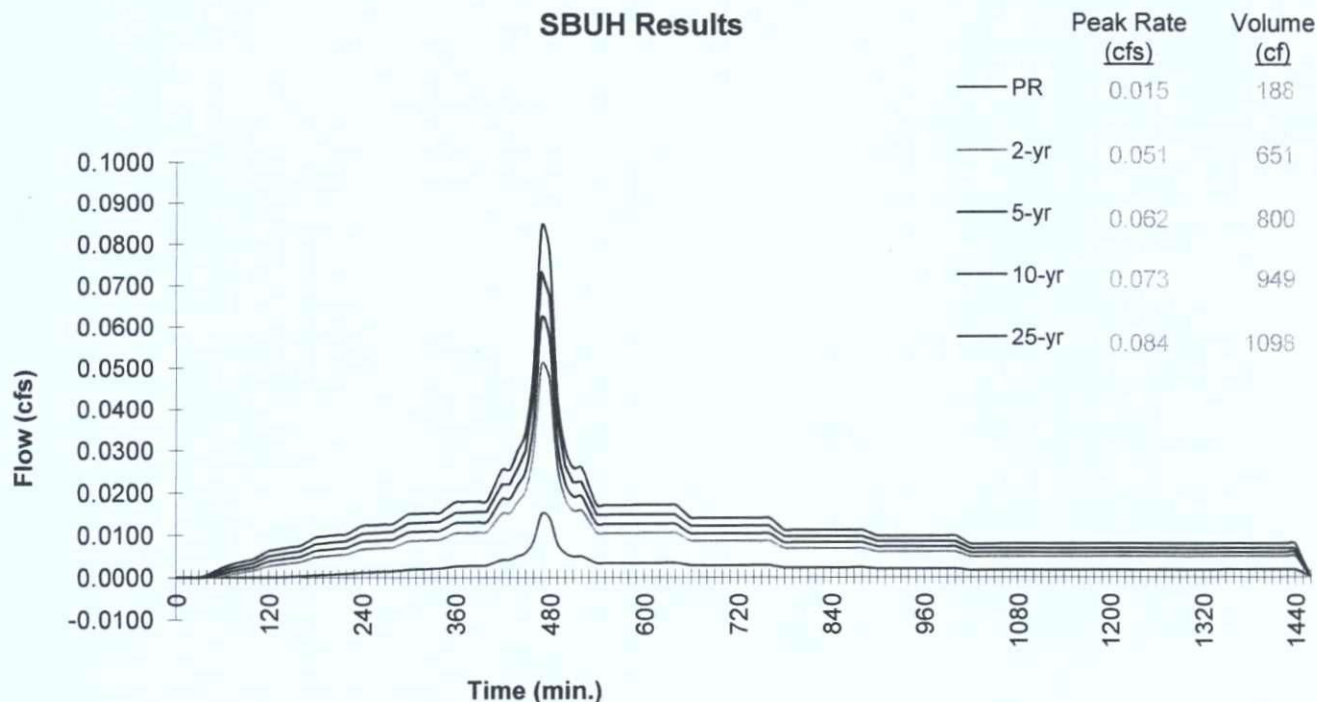
CF_{test} (ranges from 1 to 3)	2
----------------------------------	---

Design Infiltration Rates

I_{dsgn} for Native (I_{test} / CF_{test}):	2.00 in/hr
I_{dsgn} for Imported Growing Medium:	2.00 in/hr

Execute SBUH Calculations

SBUH Results





Presumptive Approach Calculator ver. 1.2

Catchment ID: **1A**

Run Time 11/7/2011 12:18:39 PM

Project Name: Idylewood 4 AdditionCatchment ID: 1ADate: 2/1/2010

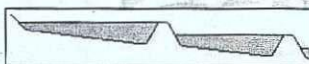
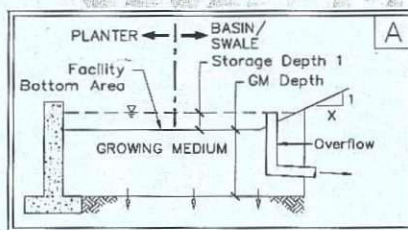
Instructions:

1. Identify which Stormwater Hierarchy Category the facility.
2. Select Facility Type.
3. Identify facility shape of surface facility to more accurately estimate surface volume, except for Swales and sloped planters that use the PAC Sloped Facility Worksheet to enter data.
4. Select type of facility configuration.
5. Complete data entry for all highlighted cells.

Catchment facility will meet Hierarchy Category: 1

Goal Summary:

Hierarchy Category	SWMM Requirement	RESULTS box below needs to display...	
		Pollution Reduction as a	10-yr (aka disposal) as a
1	On-site infiltration with a surface infiltration facility.	PASS	PASS

Facility Type = SwaleFacility Configuration: A

Refer to Sloped Facility
Worksheet and enter
Variable Parameters

DATA FOR ABOVE GRADE STORAGE COMPONENT

Infiltration Area = 414 sf
Surface Capacity Volume = 290.6 cf

BELOW GRADE STORAGE

Rock Storage Bottom Area = 414 sf
Rock Storage Depth = 0 in

Calculation Guide
Max. Rock Stor.
Bottom Area
Per Swale Dims

Growing Medium Depth = 18 inFreeboard Depth = N/A inSurface Capacity at Depth 1 = 291 cfInfiltration Area at 75% Depth1 = 10 SFGM Design Infiltration Rate = 2.00 in/hrInfiltration Capacity = 0.019 cfsRock Storage Capacity = 0 cfNative Design Infiltration Rate = 2.00 in/hrInfiltration Capacity = 0.019 cfs

GM Infiltration Rate Used in PAC

RESULTS		Overflow Volume	
Pollution Reduction	PASS	0 CF	0% Surf. Cap. Used
10-yr	PASS	0 CF	37% Surf. Cap. Used

Run PAC

FACILITY FACTS

Total Facility Area Including Freeboard = **711 SF**
Sizing Ratio (Total Facility Area / Catchment Area) = **0.198**

Current data has been exported:

BASIN 1A.xls 11/7/2011 12:19:03 PM

25yr - 51% Surf. Cap. Used

100yr - 75% Surf. Cap. Used

Presumptive Approach Calculator Ver 1.2

Instructions:

1. Refer to facility graphics on the Graphics tab, then fill in all relevant facility parameters in the Data Entry table below. Data entry cells vary based on Facility Configuration selected on Facility Design Data tab.
2. Delete all facility parameters that may have been entered by the previous iteration that are no longer applicable.

Project Name: Idylewood 4 Addition

Date: 2/1/2010

Run Time 11/7/2011 12:19:39 PM

Catchment ID: 1A

Data Entry Parameters

Facility Segment	Length of facility segment (ft)	Downstream Check Dam Length (ft)	Longitudinal Facility Slope (ft/ft)	Bottom Width (ft)	Side Slope Right	Side Slope Left	Downstream Depth (inches)	Landscape Width (ft)	Rock Storage Parameters			
									Rock Storage Length (ft)	Rock Storage Width (ft)	Rock Storage Depth (inches)	Rock Void Ratio
1	8	2.33	0.06	3	3	3	12	9				
2	8	2.33	0.06	3	3	3	12	9				
3	8	2.33	0.06	3	3	3	12	9				
4	8	2.33	0.06	3	3	3	12	9				
5	8	2.33	0.06	3	3	3	12	9				
6	8	2.33	0.06	3	3	3	12	9				
7	8	2.33	0.06	3	3	3	12	9				
8	8	2.33	0.06	3	3	3	12	9				
9	8	2.33	0.06	3	3	3	12	9				
10	7	2.33	0.06	3	3	3	12	9				
11		2.33	0.06	3	3	3	12	9				
12												
13												
14												
15												
16												
17												
18												
19												
20												

Error Messages

Project Name:

Worksheet Calculations

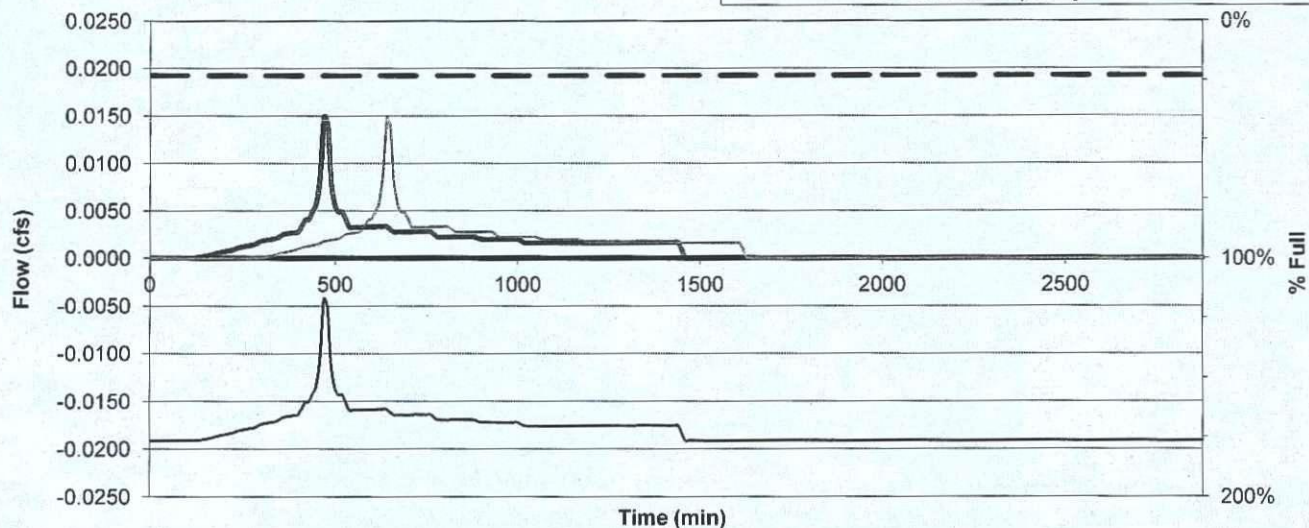
Parameters

Facility Segment	Adjusted Length of facility segment (ft)	Adjusted Length if $D_{up} = 0$ (ft)	Upstream Depth (inches)	Downstream Top Width (ft)	Upstream Width (ft)	Downstream Cross-sectional Area (sf)	Upstream Cross-sectional Area (sf)	Surface Capacity Volume (cf)	75% of Max. Downstream Depth (inches)	75% of Max. Upstream Depth (inches)	75% of Max. Adjusted Length if $D_{up} = 0$ (ft)	75% of Max. Upstream Top Width (ft)	75% of Max. Downstream Top Width (ft)	Infiltration Area @ 75% Full (sf)	Rock Storage Length (ft)	Rock Storage Bottom Area (sf)	Rock Storage Capacity Volume (cf)
1	6.84	N/A	7.08	9.00	6.54	6.00	2.81	30	9.00	4.08	N/A	5.04	7.50	43	8	43	0
2	6.84	N/A	7.08	9.00	6.54	6.00	2.81	30	9.00	4.08	N/A	5.04	7.50	43	8	43	0
3	6.84	N/A	7.08	9.00	6.54	6.00	2.81	30	9.00	4.08	N/A	5.04	7.50	43	8	43	0
4	6.84	N/A	7.08	9.00	6.54	6.00	2.81	30	9.00	4.08	N/A	5.04	7.50	43	8	43	0
5	6.84	N/A	7.08	9.00	6.54	6.00	2.81	30	9.00	4.08	N/A	5.04	7.50	43	8	43	0
6	6.84	N/A	7.08	9.00	6.54	6.00	2.81	30	9.00	4.08	N/A	5.04	7.50	43	8	43	0
7	6.84	N/A	7.08	9.00	6.54	6.00	2.81	30	9.00	4.08	N/A	5.04	7.50	43	8	43	0
8	6.84	N/A	7.08	9.00	6.54	6.00	2.81	30	9.00	4.08	N/A	5.04	7.50	43	8	43	0
9	6.84	N/A	7.08	9.00	6.54	6.00	2.81	30	9.00	4.08	N/A	5.04	7.50	43	8	43	0
10	5.84	N/A	7.80	9.00	6.90	6.00	3.22	27	9.00	4.80	N/A	5.40	7.50	38	7	38	0
11	-1.17	N/A	12.84	9.00	9.42	6.00	6.64	-7	9.00	9.84	N/A	7.92	7.92	-9	0	-9	0
12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0
13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0
14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0
15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0
16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0
17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0
18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0
19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0
20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0
															414	414	0
								251	V _{surface} @ Depth1								

Pollution Reduction Event Surface Facility Modeling

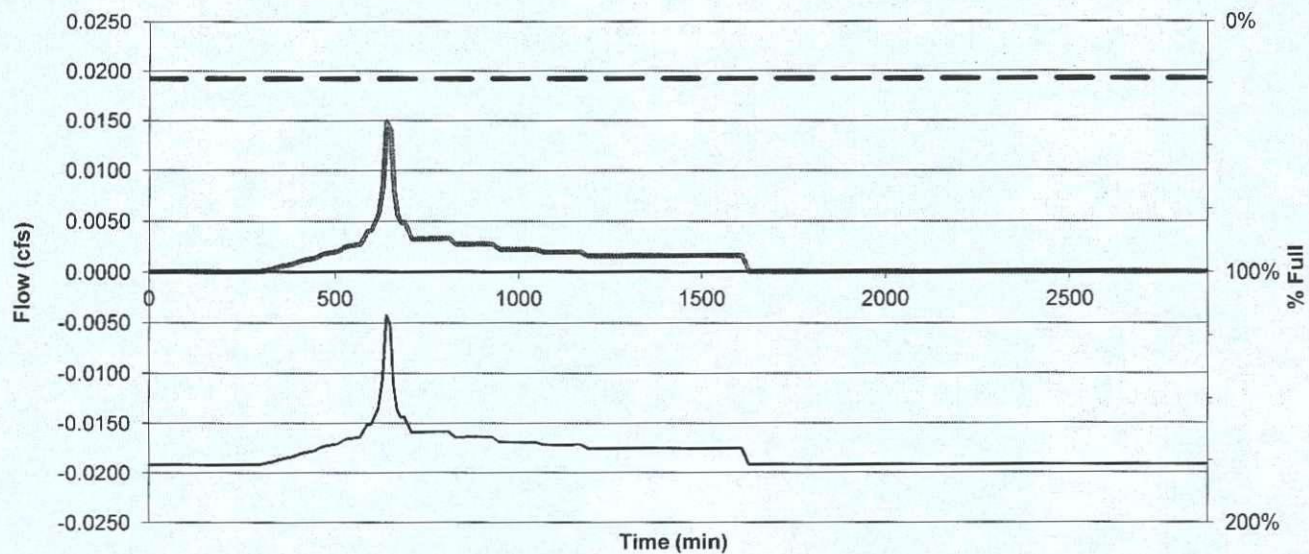
Project Name: Idylewood 4 Addition
Run Time: 11/7/2011 12:18:39 PM
Catchment ID: 1A
Hierarchy: 1
Facility Type: Swale
Facility Configuration: A

- Inflow from Rain Event
- Infiltration Capacity
- Inflow-Infiltration
- Overflow to Approved Discharge
- Percolation to Below Grade Storage
- % Surface Capacity



Pollution Reduction Event Below Grade Modeling

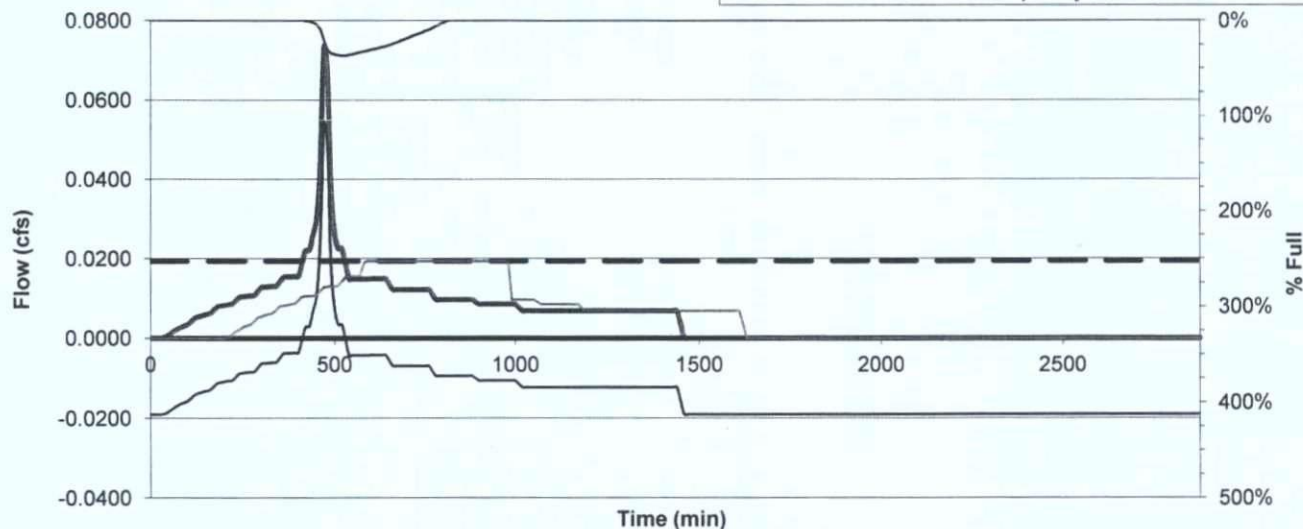
- Inflow to Rock Storage
- Infiltration Capacity
- Inflow-Infiltration
- % Rock Capacity



10-yr Event Surface Facility Modeling

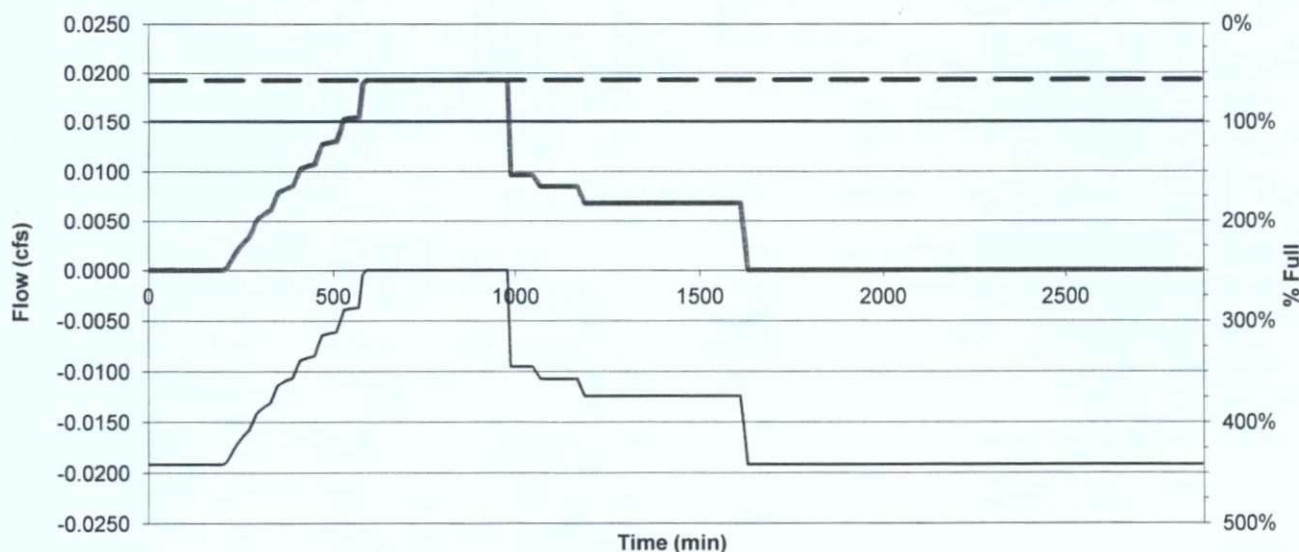
Project Name: Idylewood 4 Addition
Run Time: 11/7/2011 12:18:39 PM
Catchment ID: 1A
Hierarchy: 1
Facility Type: Swale
Facility Configuration: A

— Inflow from Rain Event
- - Infiltration Capacity
— Inflow-Infiltration
— Overflow to Approved Discharge
— Total Flow to Below Grade Storage
— % Surface Capacity



10-yr Event Below Grade Modeling

— Inflow to Rock Storage
- - Infiltration Capacity
— Inflow-Infiltration
— % Rock Capacity



Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2011 by Autodesk, Inc. v8

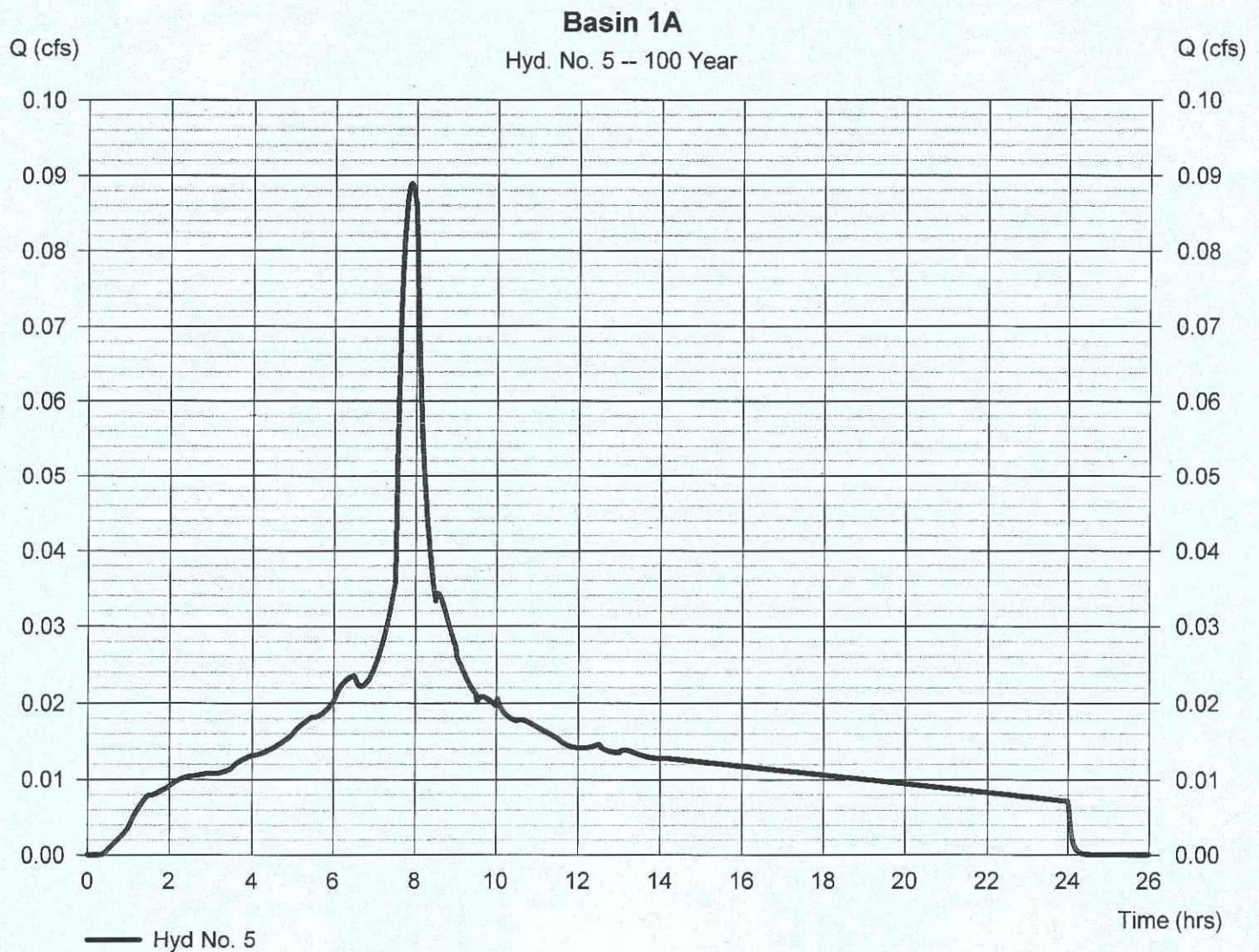
Monday, Nov 7, 2011

Hyd. No. 5

Basin 1A

Hydrograph type = SBUH Runoff
 Storm frequency = 100 yrs
 Time interval = 1 min
 Drainage area = 0.063 ac
 Basin Slope = 6.0 %
 Tc method = User
 Total precip. = 5.95 in
 Storm duration = 24 hrs

Peak discharge = 0.089 cfs
 Time to peak = 7.88 hrs
 Hyd. volume = 1,306 cuft
 Curve number = 98
 Hydraulic length = 0 ft
 Time of conc. (Tc) = 5.00 min
 Distribution = Type IA
 Shape factor = n/a





Presumptive Approach Calculator ver. 1.2

Catchment Data

Project Name: Idylewood 4th Addition
Project Address: enter project address
Florence, Oregon
Designer: designer name
Company: EGR & Associates

Catchment ID: 1B
Date: 02/01/10
Permit Number: 0
Run Time 10/21/2011 1:35:08 PM

Drainage Catchment Information

Catchment ID 1B
Catchment Area 5,407 SF *Adjusted, Actual = 4159 SF*
Impervious Area 0.12 ac
Impervious Area Curve Number, CN_{imp} 98
Time of Concentration, T_c , minutes 5 min.

Site Soils & Infiltration Testing Data

Infiltration Testing Procedure: Open Pit Falling Head
Native Soil Field Tested Infiltration Rate (I_{test}): 4 in/hr
Bottom of Facility Meets Required Separation From High Groundwater Per BES SWMM Section 1.4: Yes

Correction Factor Component

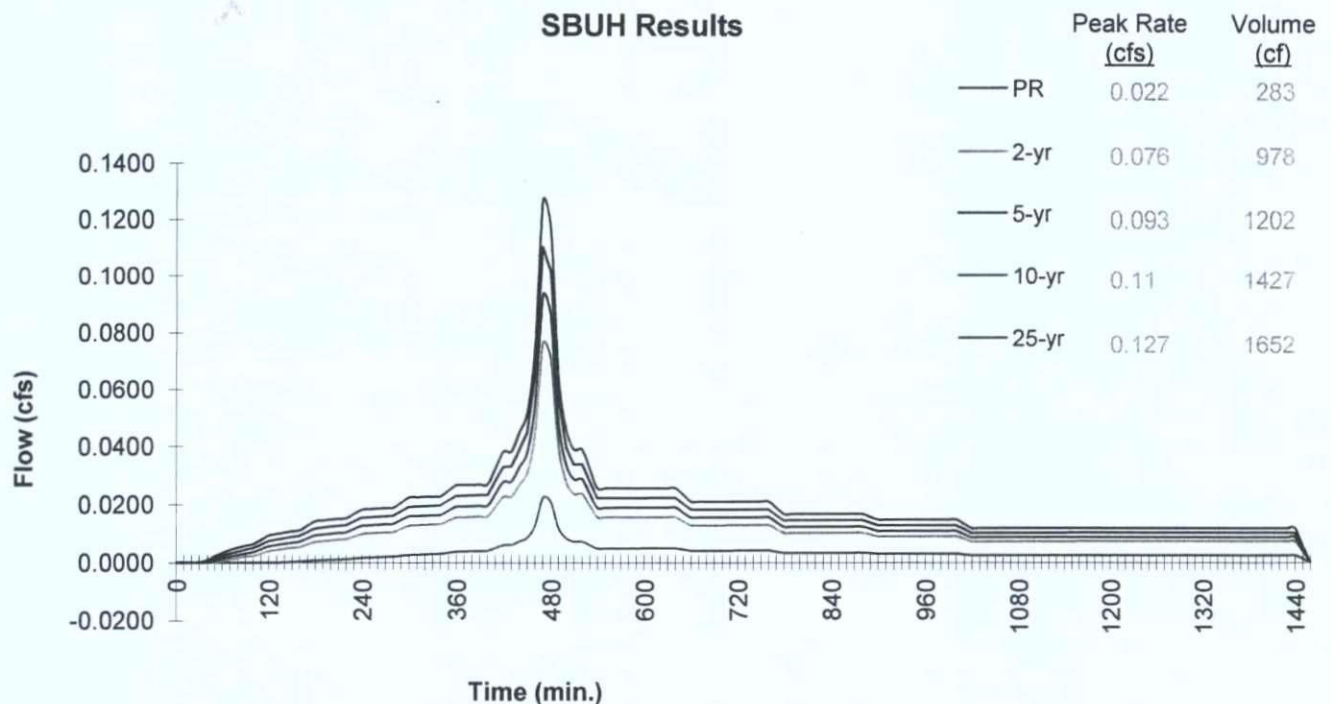
CF_{test} (ranges from 1 to 3) 2

Design Infiltration Rates

I_{dsgn} for Native (I_{test} / CF_{test}): 2.00 in/hr
 I_{dsgn} for Imported Growing Medium: 2.00 in/hr

Execute SBUH Calculations

SBUH Results





Presumptive Approach Calculator ver. 1.2

Catchment ID: **1B**

Run Time 10/21/2011 1:35:08 PM

Project Name: Idylewood 4th Addition

Catchment ID: 1B

Date: 2/1/2010

Instructions:

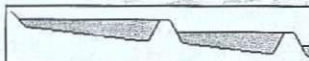
1. Identify which Stormwater Hierarchy Category the facility.
2. Select Facility Type.
3. Identify facility shape of surface facility to more accurately estimate surface volume, except for Swales and sloped planters that use the PAC Sloped Facility Worksheet to enter data.
4. Select type of facility configuration.
5. Complete data entry for all highlighted cells.

Catchment facility will meet Hierarchy Category: 1

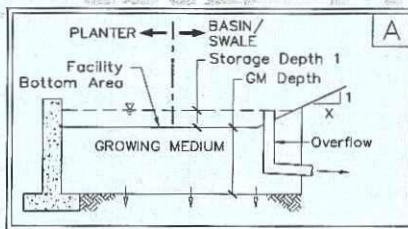
Goal Summary:

Hierarchy Category	SWMM Requirement	RESULTS box below needs to display...	
		Pollution Reduction as a	10-yr (aka disposal) as a
1	On-site infiltration with a surface infiltration facility.	PASS	PASS

Facility Type = Swale



Facility Configuration: A



Refer to Sloped Facility Worksheet and enter Variable Parameters

DATA FOR ABOVE GRADE STORAGE COMPONENT

Infiltration Area = 632 sf
Surface Capacity Volume = 421.8 cf

BELOW GRADE STORAGE

Rock Storage Bottom Area = 632 sf
Rock Storage Depth = 0 in

Calculation Guide
Max. Rock Stor.
Bottom Area
Per Swale Dims

Growing Medium Depth = 18 in
Freeboard Depth = N/A in

Surface Capacity at Depth 1 = 422 cf
Infiltration Area at 75% Depth1 = 0 SF
GM Design Infiltration Rate = 2.00 in/hr
Infiltration Capacity = 0.029 cfs

Rock Storage Capacity = 0 cf

Native Design Infiltration Rate = 2.00 in/hr
Infiltration Capacity = 0.029 cfs

GM Infiltration Rate Used in PAC

RESULTS	Overflow Volume
Pollution Reduction PASS	0 CF <u>0%</u> Surf. Cap. Used
10-yr PASS	0 CF <u>38%</u> Surf. Cap. Used

Run PAC

FACILITY FACTS

Total Facility Area Including Freeboard = **1,248 SF**
Sizing Ratio (Total Facility Area / Catchment Area) = **0.231**

☐ Auto Run

8540 - 52% Surf. Cap. Used
10040 - 76% Surf. Cap. Used

Current data has been exported:

BASIN 1B.xls 10/21/2011 1:36:25 PM

Presumptive Approach Calculator Ver 1.2



Instructions:

1. Refer to facility graphics on the Graphics tab, then fill in all relevant facility parameters in the Data Entry table below. Data entry cells vary based on Facility Configuration selected on Facility Design Data tab.
2. Delete all facility parameters that may have been entered by the previous iteration that are no longer applicable.

Run Time 10/21/2011 1:35:08 PM

Date: 2/1/2010

Catchment ID: 1B

Project Name: Idylewood 4th Addition

Data Entry Parameters

Facility Segment	Rock Storage Parameters									
	Length of facility segment (ft)	Downstream Check Dam Length (ft)	Longitudinal Facility Slope (ft/ft)	Bottom Width (ft)	Side Slope Right	Side Slope Left	Downstream Depth (inches)	Landscape Width (ft)	Rock Storage Width (ft)	Rock Void Ratio
1	12	2.33	0.06	2	3	3	12	8		
2	12	2.33	0.06	2	3	3	12	8		
3	12	2.33	0.06	2	3	3	12	8		
4	12	2.33	0.06	2	3	3	12	8		
5	12	2.33	0.06	2	3	3	12	8		
6	12	2.33	0.06	2	3	3	12	8		
7	12	2.33	0.06	2	3	3	12	8		
8	12	2.33	0.06	2	3	3	12	8		
9	12	2.33	0.06	2	3	3	12	8		
10	12	2.33	0.06	2	3	3	12	8		
11	12	2.33	0.06	2	3	3	12	8		
12	12	2.33	0.06	2	3	3	12	8		
13	12	2.33	0.06	2	3	3	12	8		
14	12	2.33	0.06	2	3	3	12	8		
15	12	2.33	0.06	2	3	3	12	8		
16	12	2.33	0.06	2	3	3	12	8		
17	12	2.33	0.06	2	3	3	12	8		
18	12	2.33	0.06	2	3	3	12	8		
19	12	2.33	0.06	2	3	3	12	8		
20	12	2.33	0.06	2	3	3	12	8		

Error Messages

Project Name:

Worksheet Calculations

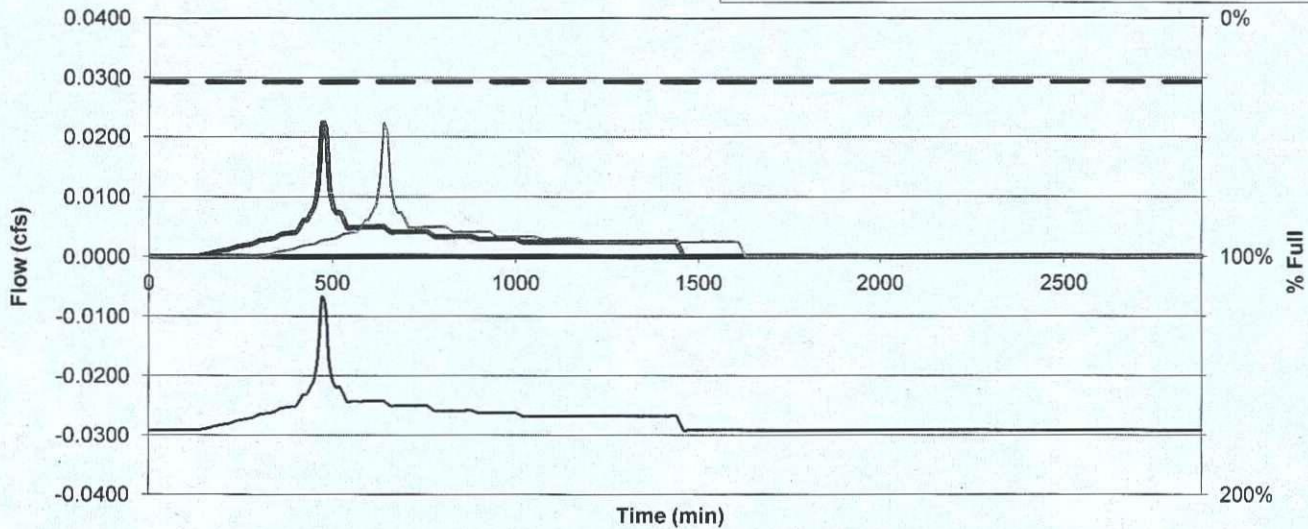
Parameters

Facility Segment	Rock Storage Parameters									
	Adjusted Length of facility segment (ft)	Adjusted Length if D _{up} = 0 (ft)	Upstream Depth (inches)	Downstream Top Width (ft)	Upstream Top Width (ft)	Downstream Cross-sectional Area (sf)	Upstream Cross-sectional Area (sf)	Surface Capacity Volume (cf)	75% of Max. Downstream Depth (inches)	75% of Max. Upstream Depth (inches)
1	10.84	N/A	4.20	8.00	4.10	1.07	1.07	33	9.00	1.20
2	10.84	N/A	4.20	8.00	4.10	1.07	1.07	33	9.00	1.20
3	10.84	N/A	4.20	8.00	4.10	1.07	1.07	33	9.00	1.20
4	10.84	N/A	4.20	8.00	4.10	1.07	1.07	33	9.00	1.20
5	10.84	N/A	4.20	8.00	4.10	1.07	1.07	33	9.00	1.20
6	10.84	N/A	4.20	8.00	4.10	1.07	1.07	33	9.00	1.20
7	10.84	N/A	4.20	8.00	4.10	1.07	1.07	33	9.00	1.20
8	10.84	N/A	4.20	8.00	4.10	1.07	1.07	33	9.00	1.20
9	10.84	N/A	4.20	8.00	4.10	1.07	1.07	33	9.00	1.20
10	10.84	N/A	4.20	8.00	4.10	1.07	1.07	33	9.00	1.20
11	10.84	N/A	4.20	8.00	4.10	1.07	1.07	33	9.00	1.20
12	10.84	N/A	4.20	8.00	4.10	1.07	1.07	33	9.00	1.20
13	10.84	N/A	4.20	8.00	4.10	1.07	1.07	33	9.00	1.20
14	10.84	N/A	4.20	8.00	4.10	1.07	1.07	33	9.00	1.20
15	10.84	N/A	4.20	8.00	4.10	1.07	1.07	33	9.00	1.20
16	10.84	N/A	4.20	8.00	4.10	1.07	1.07	33	9.00	1.20
17	10.84	N/A	4.20	8.00	4.10	1.07	1.07	33	9.00	1.20
18	10.84	N/A	4.20	8.00	4.10	1.07	1.07	33	9.00	1.20
19	10.84	N/A	4.20	8.00	4.10	1.07	1.07	33	9.00	1.20
20	10.84	N/A	4.20	8.00	4.10	1.07	1.07	33	9.00	1.20

Pollution Reduction Event Surface Facility Modeling

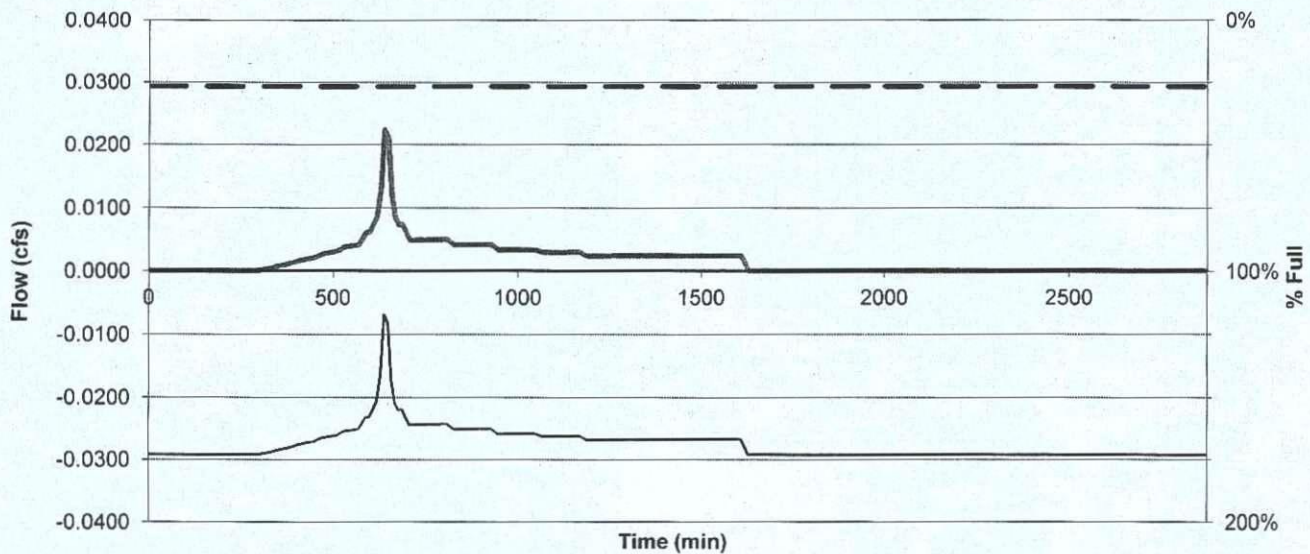
Project Name: Idylewood 4th Addition
Run Time: 10/21/2011 1:35:08 PM
Catchment ID: 1B
Hierarchy: 1
Facility Type: Swale
Facility Configuration: A

— Inflow from Rain Event
- - Infiltration Capacity
— Inflow-Infiltration
— Overflow to Approved Discharge
— Percolation to Below Grade Storage
— % Surface Capacity



Pollution Reduction Event Below Grade Modeling

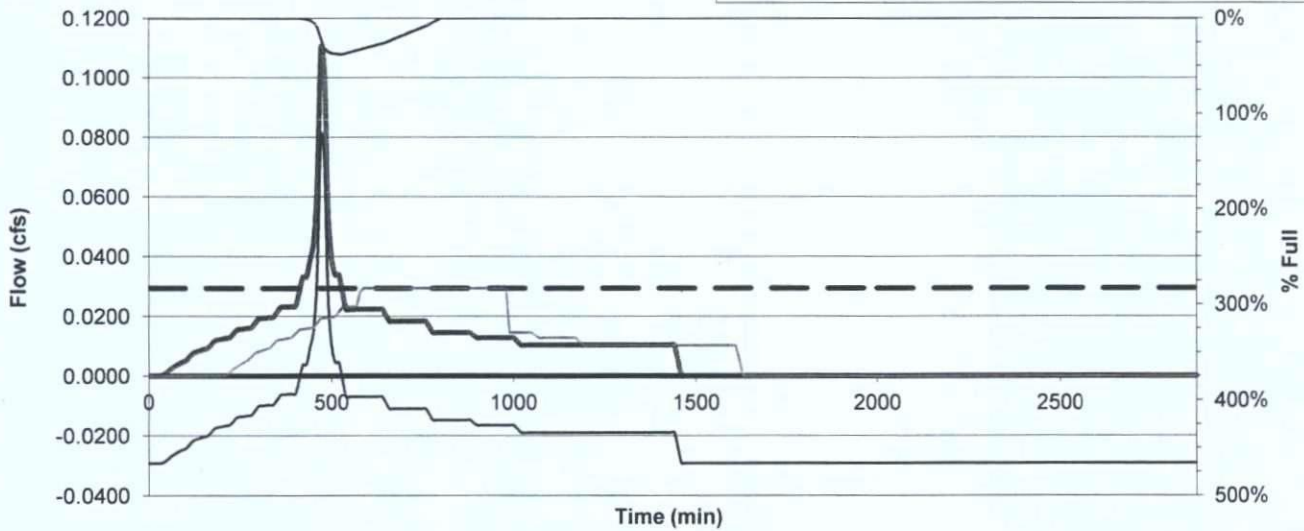
— Inflow to Rock Storage
- - Infiltration Capacity
— Inflow-Infiltration
— % Rock Capacity



10-yr Event
Surface Facility Modeling

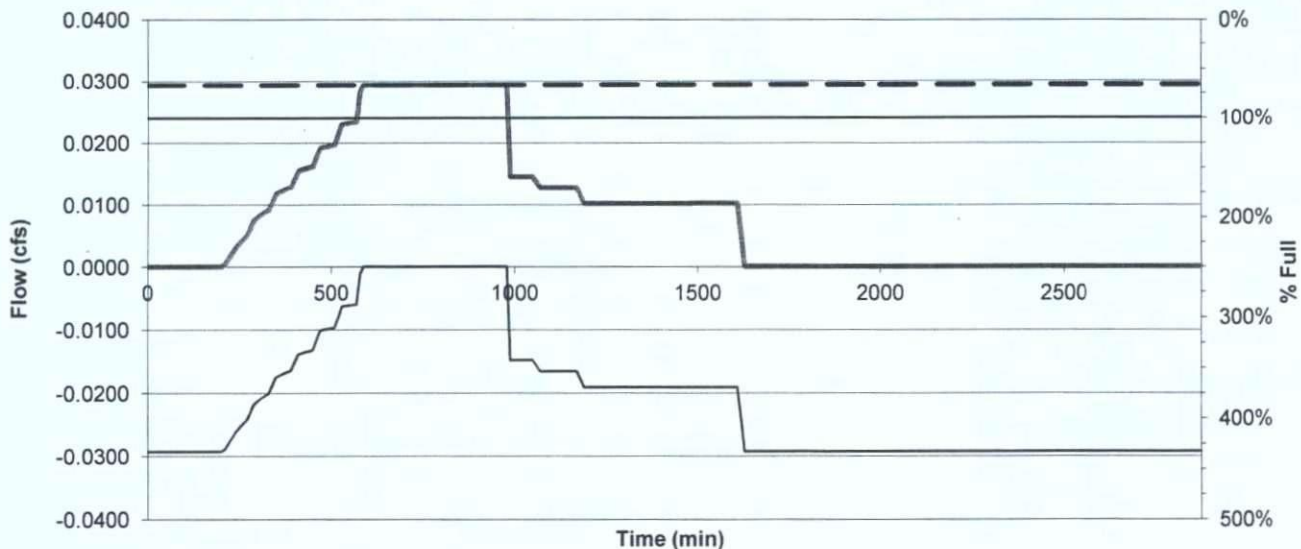
Project Name: Idylewood 4th Addition
Run Time: 10/21/2011 1:35:08 PM
Catchment ID: 1B
Hierarchy: 1
Facility Type: Swale
Facility Configuration: A

— Inflow from Rain Event
— Infiltration Capacity
— Inflow-Infiltration
— Overflow to Approved Discharge
— Total Flow to Below Grade Storage
— % Surface Capacity



10-yr Event
Below Grade Modeling

— Inflow to Rock Storage
— Infiltration Capacity
— Inflow-Infiltration
— % Rock Capacity



Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2011 by Autodesk, Inc. v8

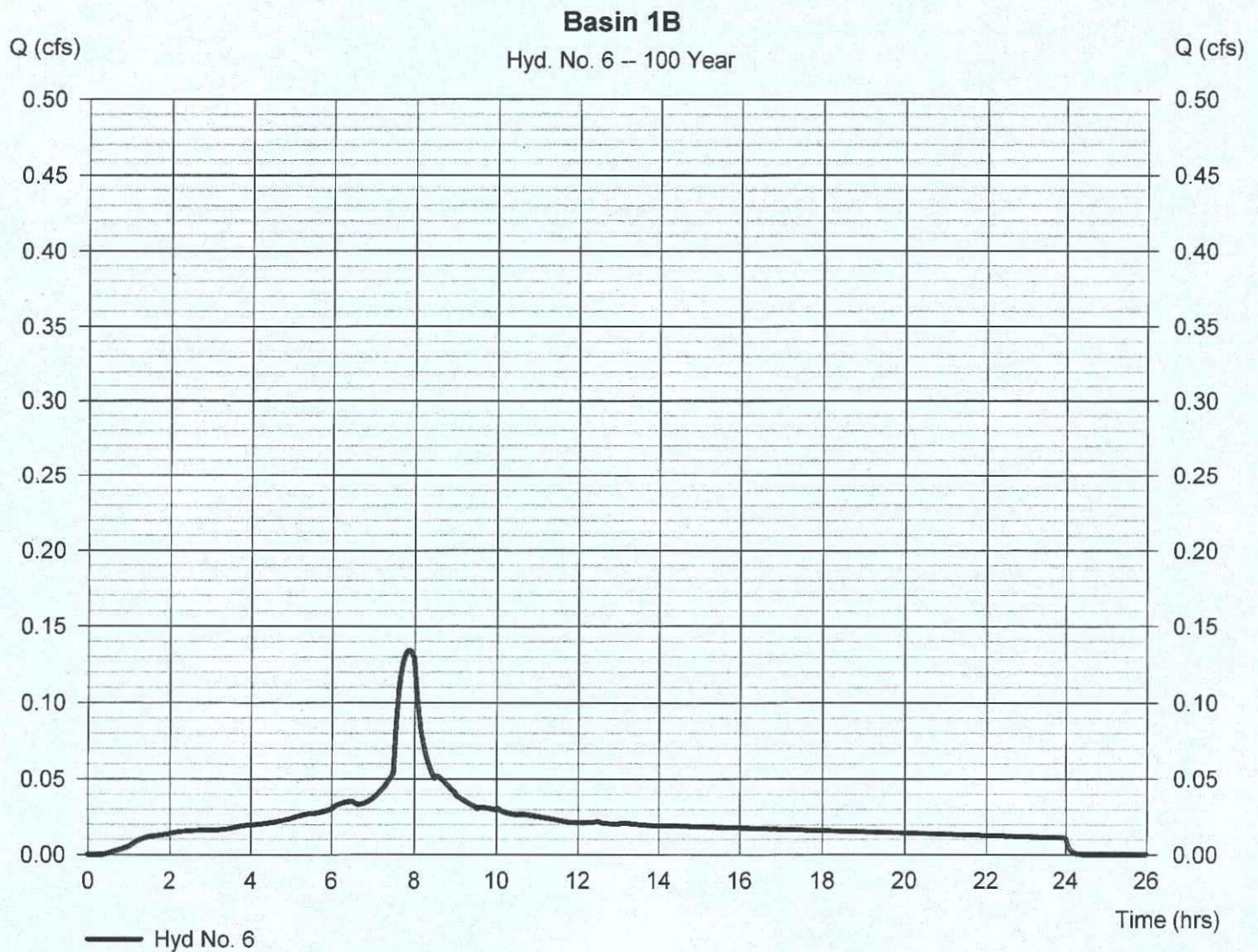
Monday, Nov 7, 2011

Hyd. No. 6

Basin 1B

Hydrograph type = SBUH Runoff
 Storm frequency = 100 yrs
 Time interval = 1 min
 Drainage area = 0.095 ac
 Basin Slope = 0.0 %
 Tc method = User
 Total precip. = 5.95 in
 Storm duration = 24 hrs

Peak discharge = 0.134 cfs
 Time to peak = 7.88 hrs
 Hyd. volume = 1,970 cuft
 Curve number = 98
 Hydraulic length = 0 ft
 Time of conc. (Tc) = 5.00 min
 Distribution = Type IA
 Shape factor = n/a





Presumptive Approach Calculator ver. 1.2

Catchment Data

Project Name: Idylewood 4th Addition
Project Address: enter project address
Florence, Oregon
Designer: designer name
Company: EGR & Associates

Catchment ID: 1C

Date: 02/01/10

Permit Number: 0

Run Time 11/7/2011 11:57:21 AM

Drainage Catchment Information

Catchment ID	1C
Impervious Area	6,899 SF
Impervious Area	0.16 ac
Impervious Area Curve Number, CN_{imp}	98
Time of Concentration, T_c , minutes	5 min.

Adjusted, Actual = 5307 SF

Site Soils & Infiltration Testing Data

Infiltration Testing Procedure:	Open Pit Falling Head
Native Soil Field Tested Infiltration Rate (I_{test}):	4 in/hr
Bottom of Facility Meets Required Separation From High Groundwater Per BES SWMM Section 1.4:	Yes

Correction Factor Component

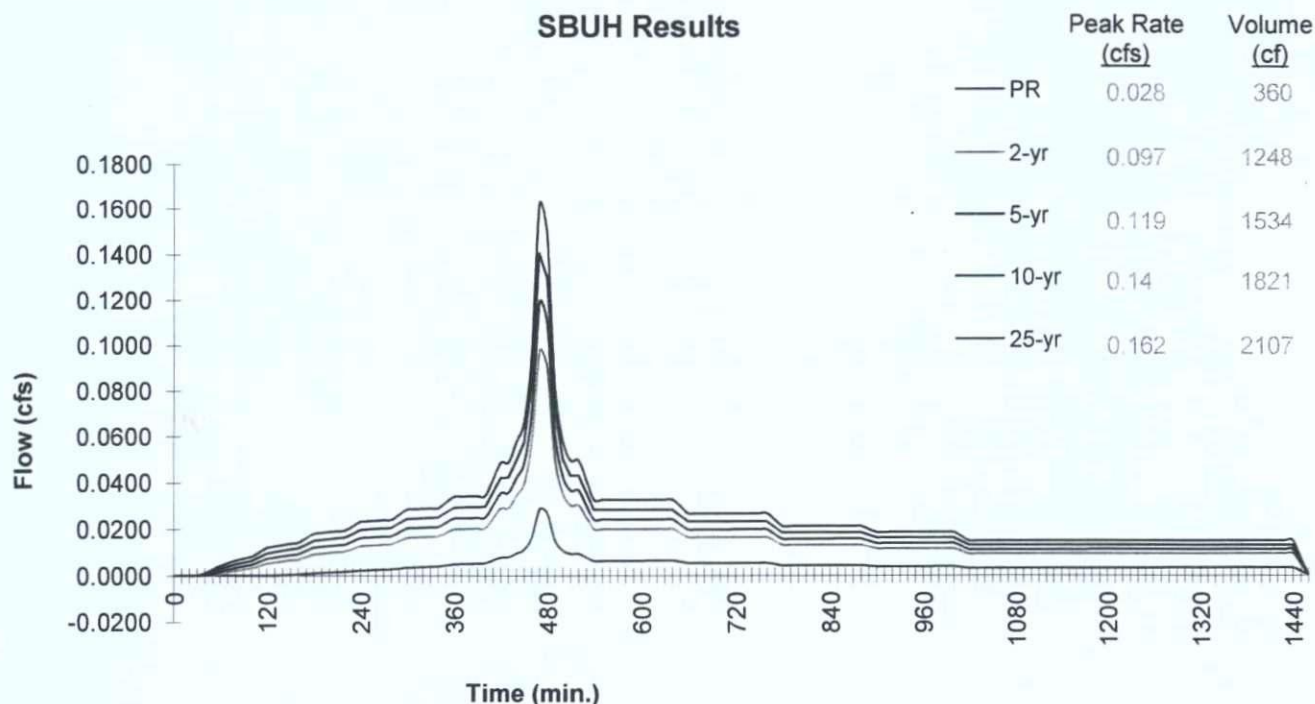
CF_{test} (ranges from 1 to 3)	2
----------------------------------	---

Design Infiltration Rates

I_{dsgn} for Native (I_{test} / CF_{test}):	2.00 in/hr
I_{dsgn} for Imported Growing Medium:	2.00 in/hr

Execute SBUH Calculations

SBUH Results





Presumptive Approach Calculator ver. 1.2

Catchment ID: **1C**

Run Time 11/7/2011 11:57:21 AM

Project Name: Idylewood 4th Addition

Catchment ID: 1C

Date: 2/1/2010

Instructions:

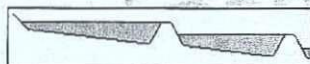
1. Identify which Stormwater Hierarchy Category the facility.
2. Select Facility Type.
3. Identify facility shape of surface facility to more accurately estimate surface volume, except for Swales and sloped planters that use the PAC Sloped Facility Worksheet to enter data.
4. Select type of facility configuration.
5. Complete data entry for all highlighted cells.

Catchment facility will meet Hierarchy Category: 1

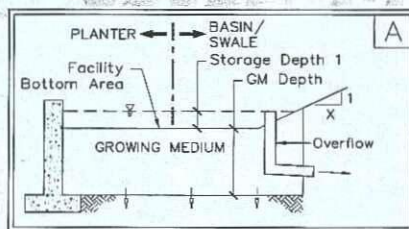
Goal Summary:

Hierarchy Category	SWMM Requirement	RESULTS box below needs to display...	
		Pollution Reduction as a	10-yr (aka disposal) as a
1	On-site infiltration with a surface infiltration facility.	PASS	PASS

Facility Type = Swale



Facility Configuration: A



Refer to Sloped Facility Worksheet and enter Variable Parameters

DATA FOR ABOVE GRADE STORAGE COMPONENT

Infiltration Area = 1,011 sf
Surface Capacity Volume = 696.0 cf

BELOW GRADE STORAGE

Rock Storage Bottom Area = 1,011 sf
Rock Storage Depth = 0 in

Calculation Guide
Max. Rock Stor.
Bottom Area
Per Swale Dims

Growing Medium Depth = 18 in
Freeboard Depth = N/A in

Surface Capacity at Depth 1 = 696 cf
Infiltration Area at 75% Depth1 = 16 SF
GM Design Infiltration Rate = 2.00 in/hr
Infiltration Capacity = 0.047 cfs

Rock Storage Capacity = 0 cf

Native Design Infiltration Rate = 2.00 in/hr
Infiltration Capacity = 0.047 cfs

GM Infiltration Rate Used in PAC

RESULTS		Overflow Volume	
Pollution Reduction	PASS	0 CF	0% Surf. Cap. Used
10-yr	PASS	0 CF	22% Surf. Cap. Used

Run PAC

25 yr. - 30% Surf. Cap Used
100 yr - 44% Surf. Cap Used

FACILITY FACTS

Total Facility Area Including Freeboard = 1,728 SF
Sizing Ratio (Total Facility Area / Catchment Area) = 0.250

Current data has been exported:

BASIN 1C.xls 11/7/2011 11:58:09 AM

Presumptive Approach Calculator Ver 1.2



Instructions:

1. Refer to facility graphics on the Graphics tab, then fill in all relevant facility parameters in the Data Entry table below. Data entry cells vary based on Facility Configuration selected on Facility Design Data tab.
2. Delete all facility parameters that may have been entered by the previous iteration that are no longer applicable.

Run Time 11/7/2011 11:57:21 AM

Catchment ID: 1C

Date: 2/1/2010

Project Name: Idylwood 4th Addition

Data Entry Parameters

Facility Segment	Length of facility segment (ft)	Downstream Check Dam Length (ft)	Longitudinal Facility Slope (ft/ft)	Bottom Width (ft)	Side Slope Right	Side Slope Left	Downstream Depth (inches)	Landscape Width (ft)	Rock Storage Parameters			
									Rock Storage Width (ft)	Rock Storage Depth (inches)	Rock Storage Ratio	V
1	12	2.33	0.06	2	3	3	12	8				
2	12	2.33	0.06	2	3	3	12	8				
3	12	2.33	0.06	2	3	3	12	8				
4	12	2.33	0.06	2	3	3	12	8				
5	12	2.33	0.06	2	3	3	12	8				
6	12	2.33	0.06	2	3	3	12	8				
7	12	2.33	0.06	2	3	3	12	8				
8	12	2.33	0.02	2	3	3	12	8				
9	12	2.33	0.02	2	3	3	12	8				
10	12	2.33	0.02	2	3	3	12	8				
11	12	2.33	0.02	2	3	3	12	8				
12	12	2.33	0.02	2	3	3	12	8				
13	12	2.33	0.02	2	3	3	12	8				
14	12	2.33	0.06	2	3	3	12	8				
15	12	2.33	0.06	2	3	3	12	8				
16	12	2.33	0.06	2	3	3	12	8				
17	12	2.33	0.06	2	3	3	12	8				
18	12	2.33	0.06	2	3	3	12	8				
19	6	2.33	0.06	2	3	3	12	8				
20	6	8	0.06	2	3	3	12	8				

Depth 3=

Depth 2=

Project Name: Idylwood 4th Addition

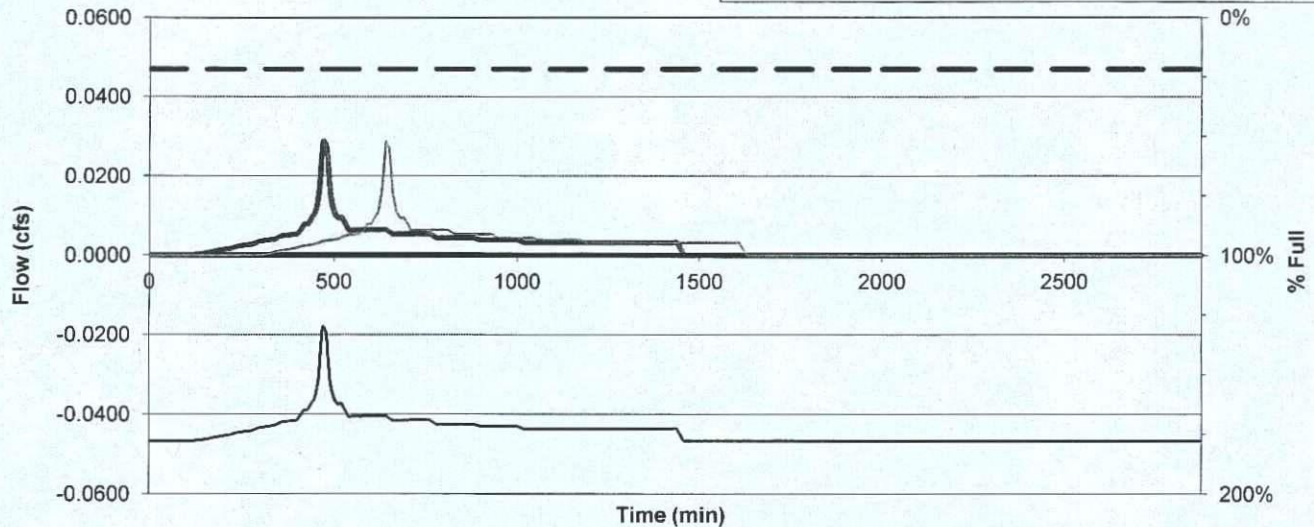
Worksheet Calculations

Facility Segment	Adjusted Length of facility segment (ft)	Adjusted Length if $D_{up} = 0$ (ft)	Upstream Depth (inches)	Downstream Top Width (ft)	Upstream Top Width (ft)	Downstream Cross-sectional Area (sf)	Upstream Cross-sectional Area (sf)	Surface Capacity Volume (cf)	75% of Max. Downstream Depth (inches)	75% of Max. Upstream Depth (inches)	75% of Max. Adjusted Length if $D_{up} = 0$ (ft)	75% of Max. Upstream Top Width (ft)	75% of Max. Downstream Top Width (ft)	Infiltration Area @ 75% Full (sf)	Rock Storage Length (ft)	Rock Storage Bottom Area (sf)	Rock Storage Capacity Volume (cf)
1	10.84	N/A	4.20	8.00	4.10	1.07	1.07	33	9.00	1.20	N/A	2.60	6.50	49	12	49	0
2	10.84	N/A	4.20	8.00	4.10	1.07	1.07	33	9.00	1.20	N/A	2.60	6.50	49	12	49	0
3	10.84	N/A	4.20	8.00	4.10	1.07	1.07	33	9.00	1.20	N/A	2.60	6.50	49	12	49	0
4	10.84	N/A	4.20	8.00	4.10	1.07	1.07	33	9.00	1.20	N/A	2.60	6.50	49	12	49	0
5	10.84	N/A	4.20	8.00	4.10	1.07	1.07	33	9.00	1.20	N/A	2.60	6.50	49	12	49	0
6	10.84	N/A	4.20	8.00	4.10	1.07	1.07	33	9.00	1.20	N/A	2.60	6.50	49	12	49	0
7	10.84	N/A	4.20	8.00	4.10	1.07	1.07	33	9.00	1.20	N/A	2.60	6.50	49	12	49	0
8	10.84	N/A	9.40	8.00	6.70	5.00	3.41	46	9.00	6.40	N/A	5.20	6.50	63	12	63	0
9	10.84	N/A	9.40	8.00	6.70	5.00	3.41	46	9.00	6.40	N/A	5.20	6.50	63	12	63	0
10	10.84	N/A	9.40	8.00	6.70	5.00	3.41	46	9.00	6.40	N/A	5.20	6.50	63	12	63	0
11	10.84	N/A	9.40	8.00	6.70	5.00	3.41	46	9.00	6.40	N/A	5.20	6.50	63	12	63	0
12	10.84	N/A	9.40	8.00	6.70	5.00	3.41	46	9.00	6.40	N/A	5.20	6.50	63	12	63	0
13	10.84	N/A	4.20	8.00	4.10	1.07	1.07	33	9.00	1.20	N/A	2.60	6.50	49	12	49	0
14	10.84	N/A	4.20	8.00	4.10	1.07	1.07	33	9.00	1.20	N/A	2.60	6.50	49	12	49	0
15	10.84	N/A	4.20	8.00	4.10	1.07	1.07	33	9.00	1.20	N/A	2.60	6.50	49	12	49	0
16	10.84	N/A	4.20	8.00	4.10	1.07	1.07	33	9.00	1.20	N/A	2.60	6.50	49	12	49	0
17	10.84	N/A	4.20	8.00	4.10	1.07	1.07	33	9.00	1.20	N/A	2.60	6.50	49	12	49	0
18	10.84	N/A	4.20	8.00	4.10	1.07	1.07	33	9.00	1.20	N/A	2.60	6.50	49	12	49	0
19	4.84	N/A	8.52	8.00	6.26	5.00	2.93	19	9.00	5.52	N/A	4.76	6.50	27	6	27	0
20	2.00	N/A	10.56	8.00	7.28	5.00	4.08	9	9.00	7.56	N/A	5.78	6.50	12	6	12	0
															Total		
															1011		

Pollution Reduction Event Surface Facility Modeling

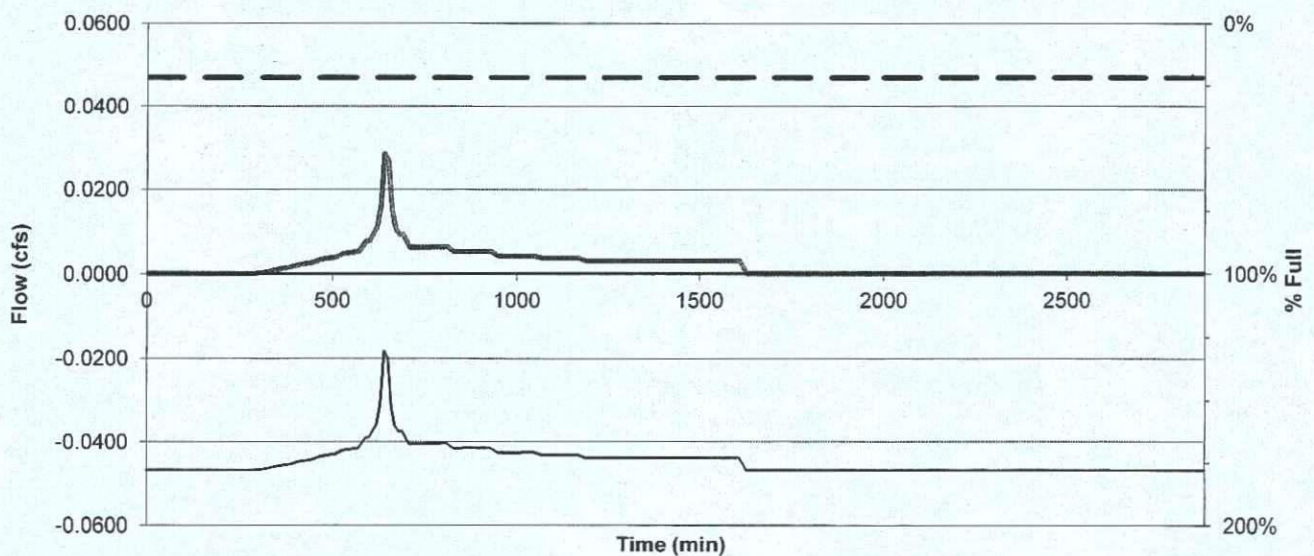
Project Name: Idylewood 4th Addition
Run Time: 11/7/2011 11:57:21 AM
Catchment ID: 1C
Hierarchy: 1
Facility Type: Swale
Facility Configuration: A

— Inflow from Rain Event
— Infiltration Capacity
— Inflow-Infiltration
— Overflow to Approved Discharge
— Percolation to Below Grade Storage
— % Surface Capacity



Pollution Reduction Event Below Grade Modeling

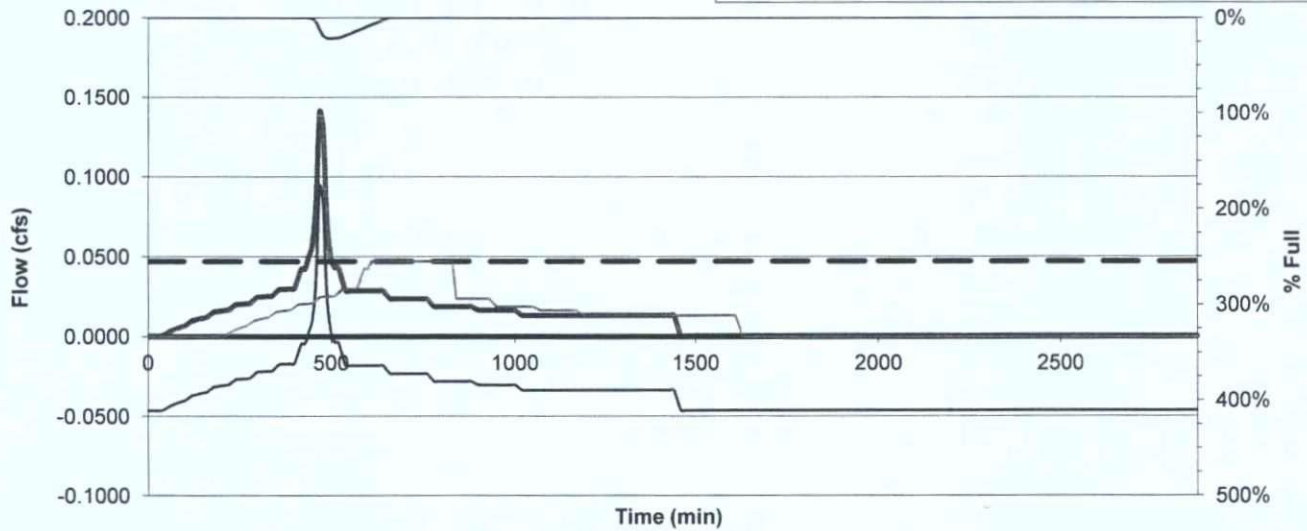
— Inflow to Rock Storage
— Infiltration Capacity
— Inflow-Infiltration
— % Rock Capacity



10-yr Event
Surface Facility Modeling

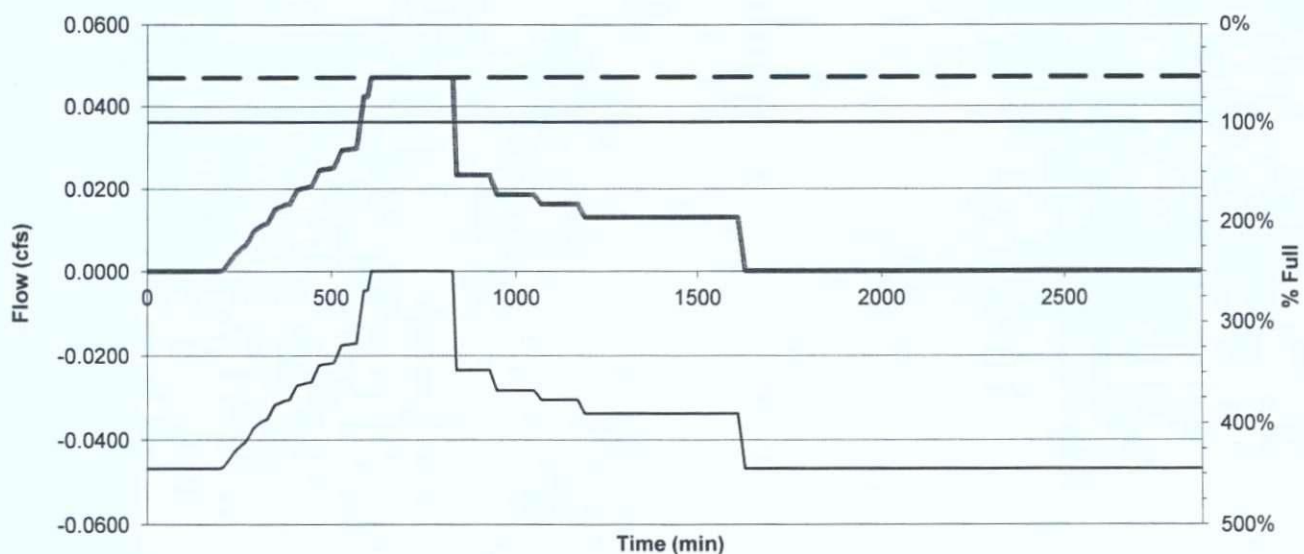
Project Name: Idylewood 4th Addition
Run Time: 11/7/2011 11:57:21 AM
Catchment ID: 1C
Hierarchy: 1
Facility Type: Swale
Facility Configuration: A

— Inflow from Rain Event
— Infiltration Capacity
— Inflow-Infiltration
— Overflow to Approved Discharge
— Total Flow to Below Grade Storage
— % Surface Capacity



10-yr Event
Below Grade Modeling

— Inflow to Rock Storage
— Infiltration Capacity
— Inflow-Infiltration
— % Rock Capacity



Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2011 by Autodesk, Inc. v8

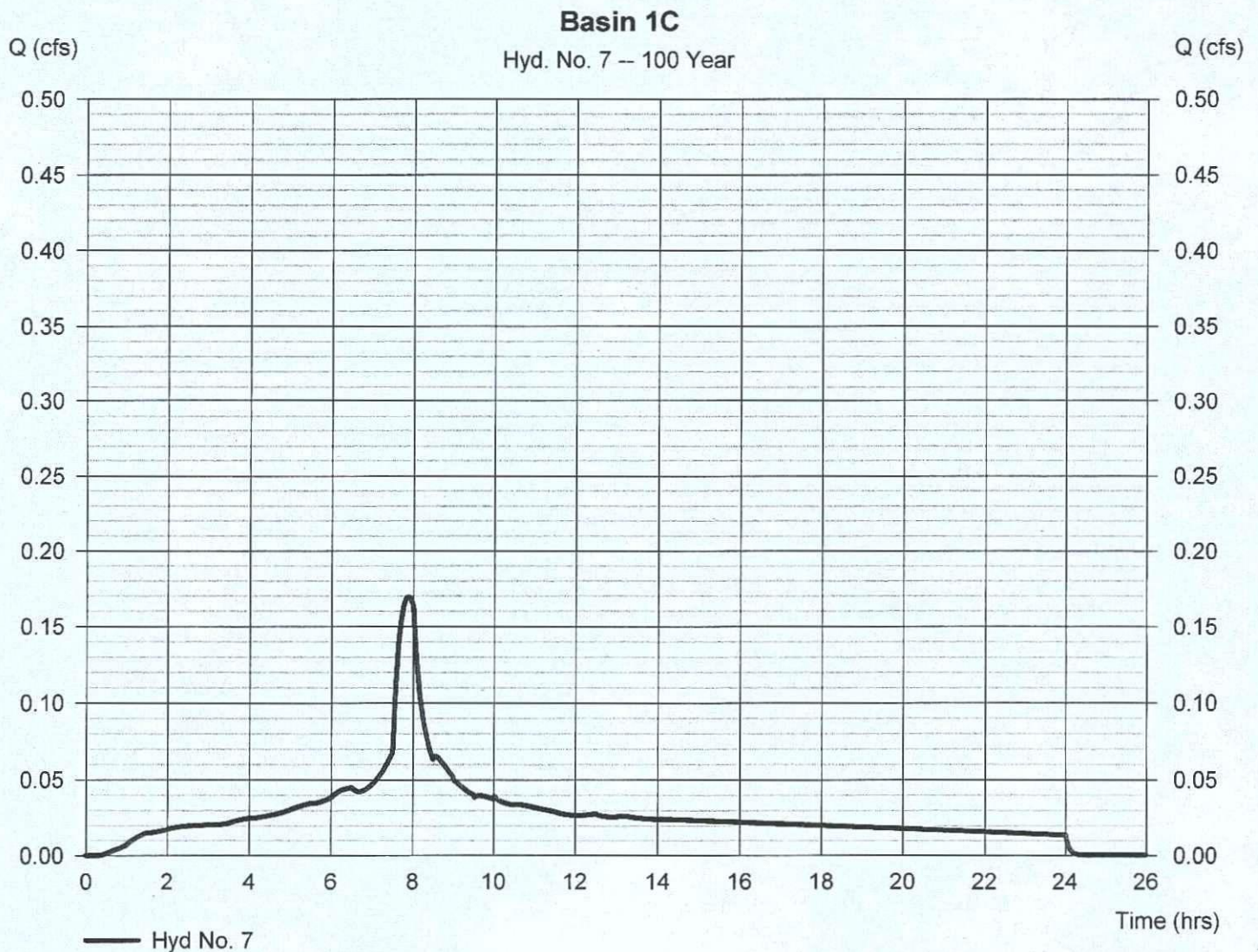
Monday, Nov 7, 2011

Hyd. No. 7

Basin 1C

Hydrograph type = SBUH Runoff
 Storm frequency = 100 yrs
 Time interval = 1 min
 Drainage area = 0.120 ac
 Basin Slope = 0.0 %
 Tc method = User
 Total precip. = 5.95 in
 Storm duration = 24 hrs

Peak discharge = 0.169 cfs
 Time to peak = 7.88 hrs
 Hyd. volume = 2,488 cuft
 Curve number = 98
 Hydraulic length = 0 ft
 Time of conc. (Tc) = 5.00 min
 Distribution = Type IA
 Shape factor = n/a





Presumptive Approach Calculator ver. 1.2

Catchment Data

Project Name: Idylewood 4th Addition
Project Address: enter project address
Florence Oregon
Designer: designer name
Company: EGR & Associates

Catchment ID: 1D
Date: 02/01/10
Permit Number: 0
Run Time 11/7/2011 11:50:23 AM

Drainage Catchment Information

Catchment ID	1D
Catchment Area	6,484 SF Adjusted, Actual = 4988 SF
Impervious Area	0.15 ac
Impervious Area Curve Number, CN_{imp}	98
Time of Concentration, T_c , minutes	5 min.

Site Soils & Infiltration Testing Data

Infiltration Testing Procedure:	Open Pit Falling Head
Native Soil Field Tested Infiltration Rate (I_{test}):	4 in/hr
Bottom of Facility Meets Required Separation From High Groundwater Per BES SWMM Section 1.4:	Yes

Correction Factor Component

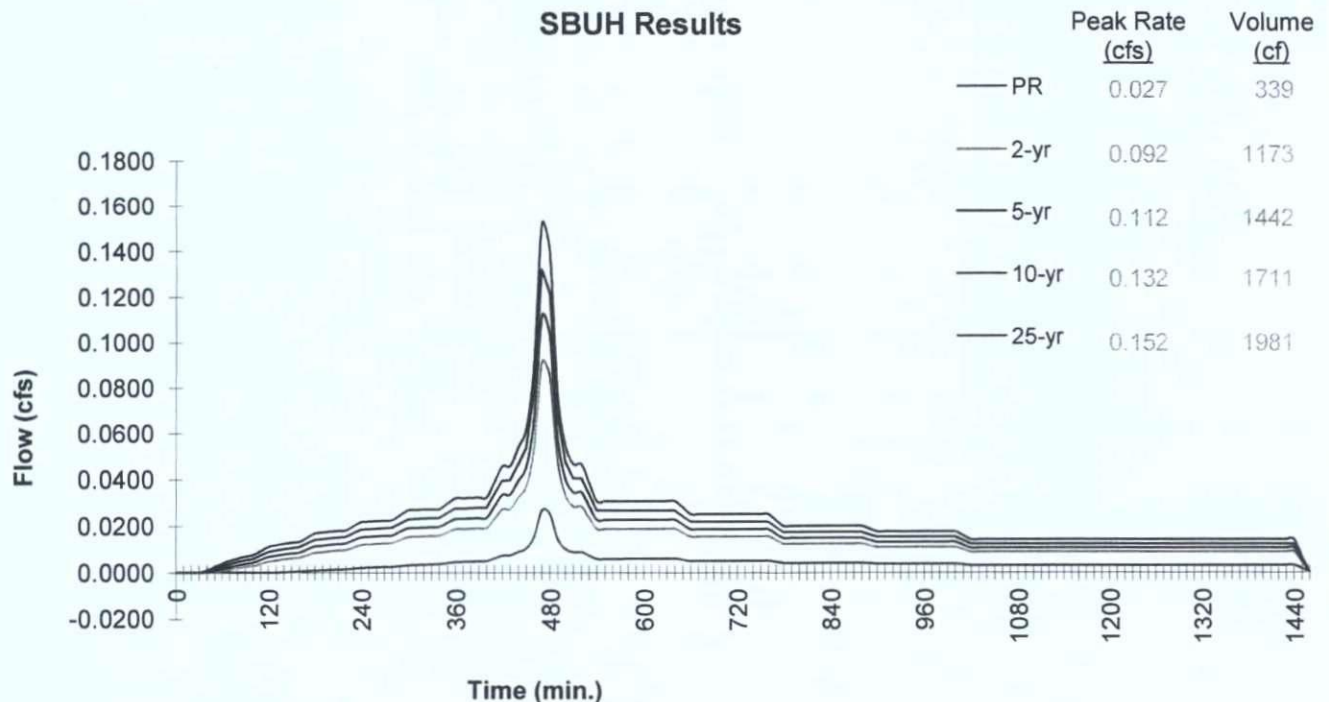
CF_{test} (ranges from 1 to 3)	2
----------------------------------	---

Design Infiltration Rates

I_{dsgn} for Native (I_{test} / CF_{test}):	2.00 in/hr
I_{dsgn} for Imported Growing Medium:	2.00 in/hr

Execute SBUH Calculations

SBUH Results





Presumptive Approach Calculator ver. 1.2

Catchment ID: **1D**

Run Time 11/7/2011 11:50:23 AM

Project Name: Idlewood 4th AdditionCatchment ID: 1DDate: 2/1/2010

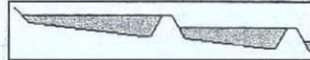
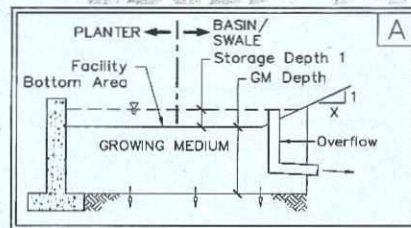
Instructions:

1. Identify which Stormwater Hierarchy Category the facility.
2. Select Facility Type.
3. Identify facility shape of surface facility to more accurately estimate surface volume, except for Swales and sloped planters that use the PAC Sloped Facility Worksheet to enter data.
4. Select type of facility configuration.
5. Complete data entry for all highlighted cells.

Catchment facility will meet Hierarchy Category: 1

Goal Summary:

Hierarchy Category	SWMM Requirement	RESULTS box below needs to display...	
		Pollution Reduction as a	10-yr (aka disposal) as a
1	On-site infiltration with a surface infiltration facility.	PASS	PASS

Facility Type = SwaleFacility Configuration: A

Refer to Sloped Facility
Worksheet and enter
Variable Parameters

DATA FOR ABOVE GRADE STORAGE COMPONENT

Infiltration Area = 764 sf
Surface Capacity Volume = 526.5 cf

BELOW GRADE STORAGE

Rock Storage Bottom Area = 764 sf
Rock Storage Depth = 0 in

Calculation Guide
Max. Rock Stor.
Bottom Area
Per Swale Dims

Growing Medium Depth = 18 in
Freeboard Depth = N/A in

Surface Capacity at Depth 1 = 527 cf
Infiltration Area at 75% Depth1 = 12 SF
GM Design Infiltration Rate = 2.00 in/hr
Infiltration Capacity = 0.035 cfs

Rock Storage Capacity = 0 cf

Native Design Infiltration Rate = 2.00 in/hr
Infiltration Capacity = 0.035 cfs

GM Infiltration Rate Used in PAC

RESULTS		Overflow Volume	
Pollution Reduction	PASS	0 CF	0% Surf. Cap. Used
10-yr	PASS	0 CF	36% Surf. Cap. Used

Run PAC

25yr - 49% Surf. Cap Used

100yr - 82% Surf. Cap Used

FACILITY FACTS

Total Facility Area Including Freeboard = **1,376 SF**
Sizing Ratio (Total Facility Area / Catchment Area) = **0.212**

Current data has been exported:

BASIN 1D.xls 11/7/2011 11:50:54 AM

Presumptive Approach Calculator Ver 1.2



Instructions:

1. Refer to facility graphics on the Graphics tab, then fill in all relevant facility parameters in the Data Entry table below. Data entry cells vary based on Facility Configuration selected on Facility Design Data tab.
2. Delete all facility parameters that may have been entered by the previous iteration that are no longer applicable.

Project Name: Idylwood 4th Addition

Date: 2/1/2010

Run Time 11/7/2011 11:50:23 AM

Catchment ID: 1D

Data Entry Parameters

Facility Segment	Length of facility segment (ft)	Downstream Check Dam Length (ft)	Longitudinal Facility Slope (ft/ft)	Bottom Width (ft)	Side Slope Right	Side Slope Left	Downstream Depth (inches)	Landscape Width (ft)	Rock Storage Parameters		
									Rock Storage Width (ft)	Rock Storage Depth (inches)	Rock Void Ratio
1	12	2.33	0.06	2	3	3	12	8			
2	12	2.33	0.06	2	3	3	12	8			
3	12	2.33	0.02	2	3	3	12	8			
4	12	2.33	0.02	2	3	3	12	8			
5	12	2.33	0.02	2	3	3	12	8			
6	12	2.33	0.02	2	3	3	12	8			
7	12	2.33	0.02	2	3	3	12	8			
8	12	2.33	0.06	2	3	3	12	8			
9	12	2.33	0.06	2	3	3	12	8			
10	12	2.33	0.06	2	3	3	12	8			
11	12	2.33	0.06	2	3	3	12	8			
12	12	2.33	0.06	2	3	3	12	8			
13	12	2.33	0.06	2	3	3	12	8			
14	11	2.33	0.06	2	3	3	12	8			
15	5	8	0.06	2	3	3	12	8			
16											
17											
18											
19											
20											

Depth 3=

Depth 2=

Project Name: Idylwood 4th Addition

Worksheet Calculations

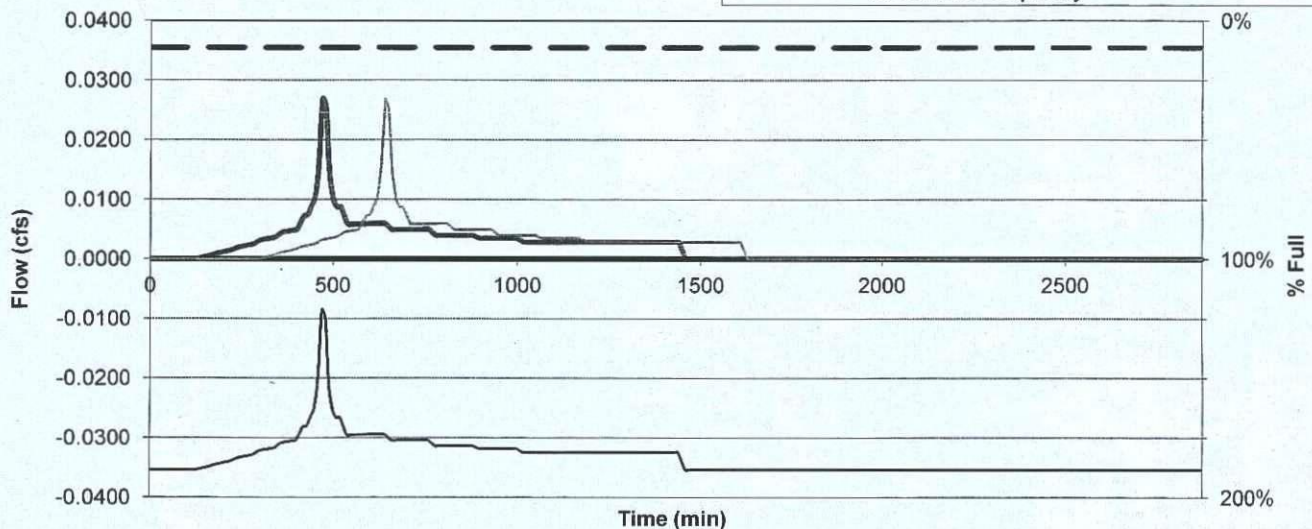
Parameters

Facility Segment	Adjusted Length of facility segment (ft)	Adjusted Length if $D_{up} = 0$ (ft)	Upstream Depth (inches)	Downstream Top Width (ft)	Upstream Top Width (ft)	Downstream Cross-sectional Area (sf)	Upstream Cross-sectional Area (sf)	Surface Capacity Volume (cf)	75% of Max. Downstream Depth (inches)	75% of Max. Upstream Depth (inches)	75% of Max. Adjusted Length if $D_{up} = 0$ (ft)	75% of Max. Upstream Top Width (ft)	75% of Max. Downstream Top Width (ft)	Infiltration Area @ 75% Full (sf)	Rock Storage Length (ft)	Rock Storage Bottom Area (sf)	Rock Storage Capacity Volume (cf)
1	10.84	N/A	4.20	8.00	4.10	5.00	1.07	33	9.00	1.20	N/A	6.50	2.60	49	12	49	0
2	10.84	N/A	4.20	8.00	4.10	5.00	1.07	33	9.00	1.20	N/A	6.50	2.60	49	12	49	0
3	10.84	N/A	9.40	8.00	6.70	5.00	3.41	46	9.00	6.40	N/A	6.50	5.20	63	12	63	0
4	10.84	N/A	9.40	8.00	6.70	5.00	3.41	46	9.00	6.40	N/A	6.50	5.20	63	12	63	0
5	10.84	N/A	9.40	8.00	6.70	5.00	3.41	46	9.00	6.40	N/A	6.50	5.20	63	12	63	0
6	10.84	N/A	9.40	8.00	6.70	5.00	3.41	46	9.00	6.40	N/A	6.50	5.20	63	12	63	0
7	10.84	N/A	9.40	8.00	6.70	5.00	3.41	46	9.00	6.40	N/A	6.50	5.20	63	12	63	0
8	10.84	N/A	4.20	8.00	4.10	5.00	1.07	33	9.00	1.20	N/A	6.50	2.60	49	12	49	0
9	10.84	N/A	4.20	8.00	4.10	5.00	1.07	33	9.00	1.20	N/A	6.50	2.60	49	12	49	0
10	10.84	N/A	4.20	8.00	4.10	5.00	1.07	33	9.00	1.20	N/A	6.50	2.60	49	12	49	0
11	10.84	N/A	4.20	8.00	4.10	5.00	1.07	33	9.00	1.20	N/A	6.50	2.60	49	12	49	0
12	10.84	N/A	4.20	8.00	4.10	5.00	1.07	33	9.00	1.20	N/A	6.50	2.60	49	12	49	0
13	10.84	N/A	4.20	8.00	4.10	5.00	1.07	33	9.00	1.20	N/A	6.50	2.60	49	12	49	0
14	9.84	N/A	4.92	8.00	4.46	5.00	1.32	31	9.00	1.92	N/A	6.50	2.96	47	11	47	0
15	1.00	N/A	11.28	8.00	7.64	5.00	4.53	5	9.00	8.28	N/A	6.50	6.14	6	5	6	0
16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0
17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0
18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0
19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0
20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0
														Total			
														764			
														527			
														V _{surface} @ Depth1			

Pollution Reduction Event Surface Facility Modeling

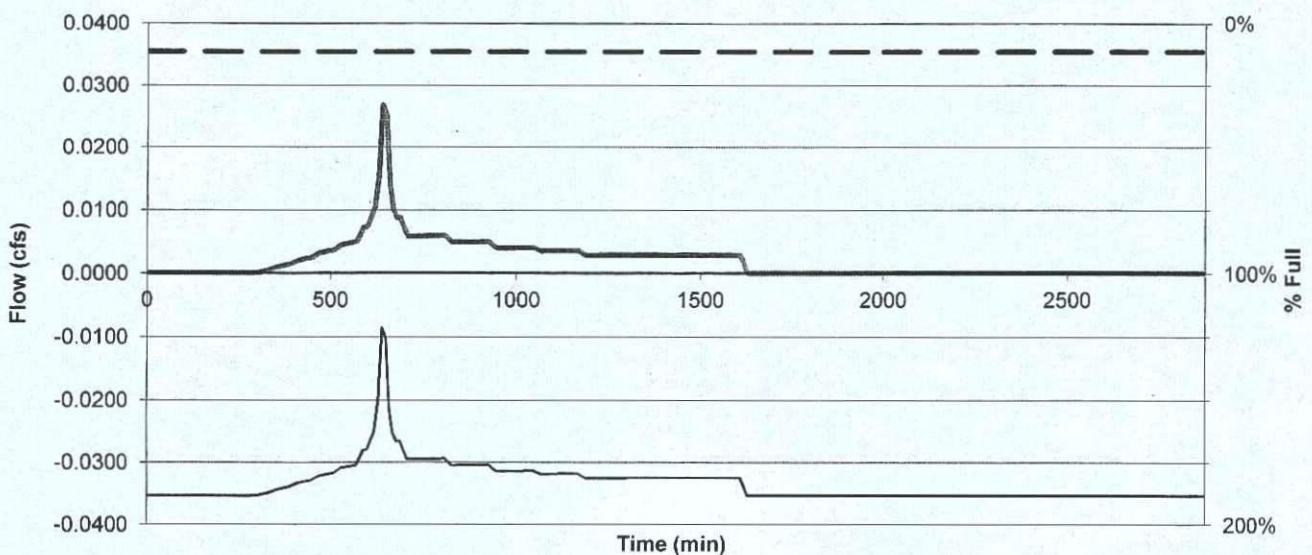
Project Name: Idylewood 4th Addition
Run Time: 11/7/2011 11:50:23 AM
Catchment ID: 1D
Hierarchy: 1
Facility Type: Swale
Facility Configuration: A

— Inflow from Rain Event
- - Infiltration Capacity
— Inflow-Infiltration
— Overflow to Approved Discharge
— Percolation to Below Grade Storage
— % Surface Capacity



Pollution Reduction Event Below Grade Modeling

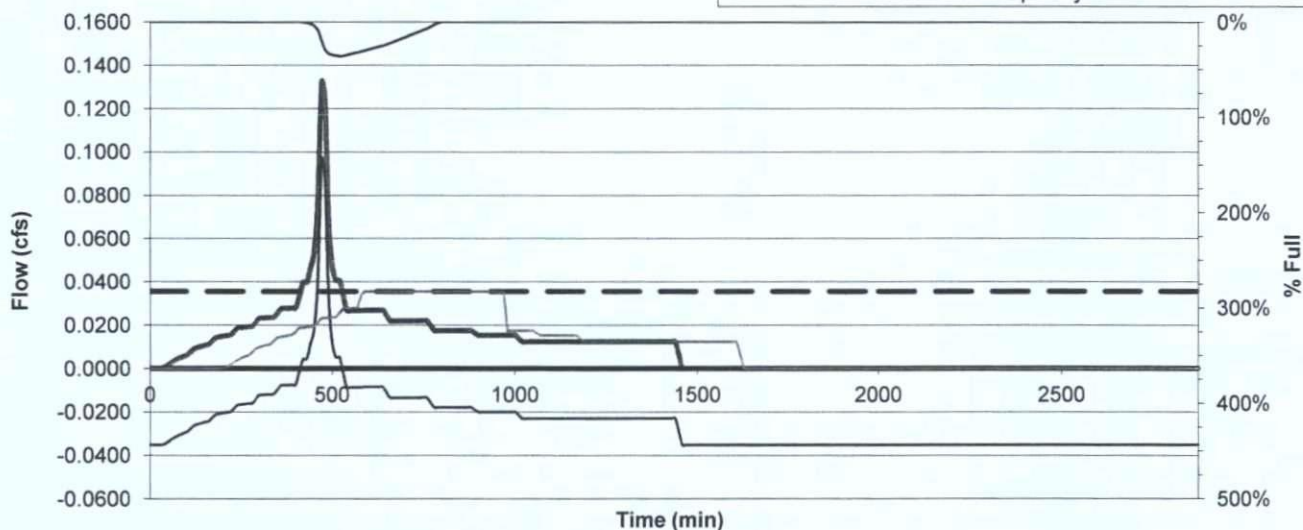
— Inflow to Rock Storage
- - Infiltration Capacity
— Inflow-Infiltration
— % Rock Capacity



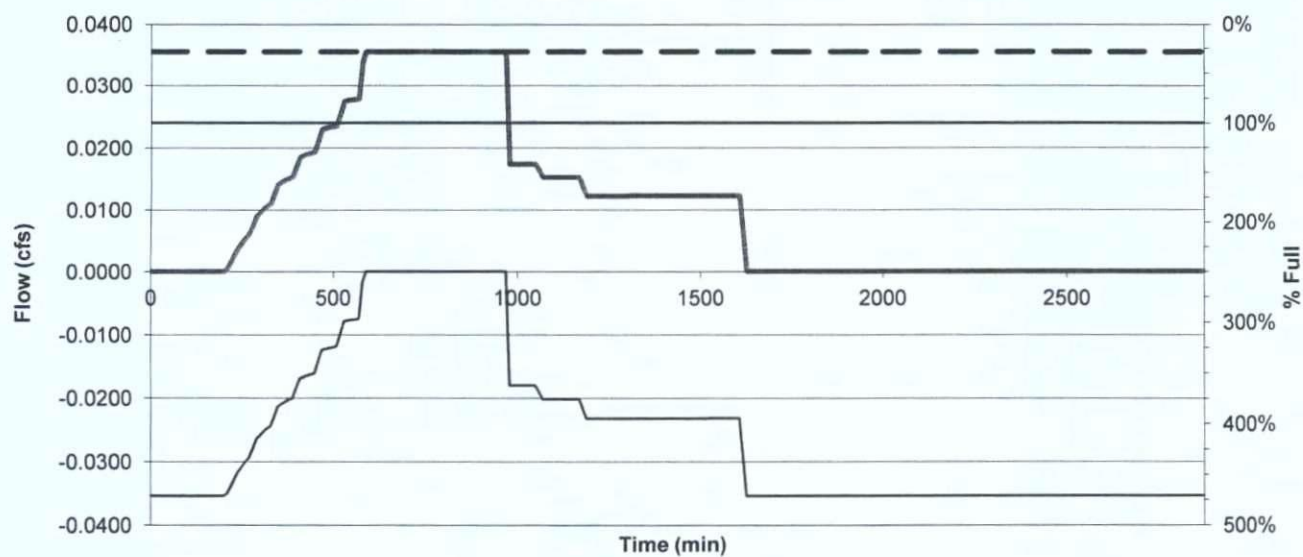
**10-yr Event
Surface Facility Modeling**

Project Name: Idylewood 4th Addition
Run Time: 11/7/2011 11:50:23 AM
Catchment ID: 1D
Hierarchy: 1
Facility Type: Swale
Facility Configuration: A

— Inflow from Rain Event
- - Infiltration Capacity
— Inflow-Infiltration
— Overflow to Approved Discharge
— Total Flow to Below Grade Storage
— % Surface Capacity

**10-yr Event
Below Grade Modeling**

— Inflow to Rock Storage
- - Infiltration Capacity
— Inflow-Infiltration
— % Rock Capacity



Hydrograph Report

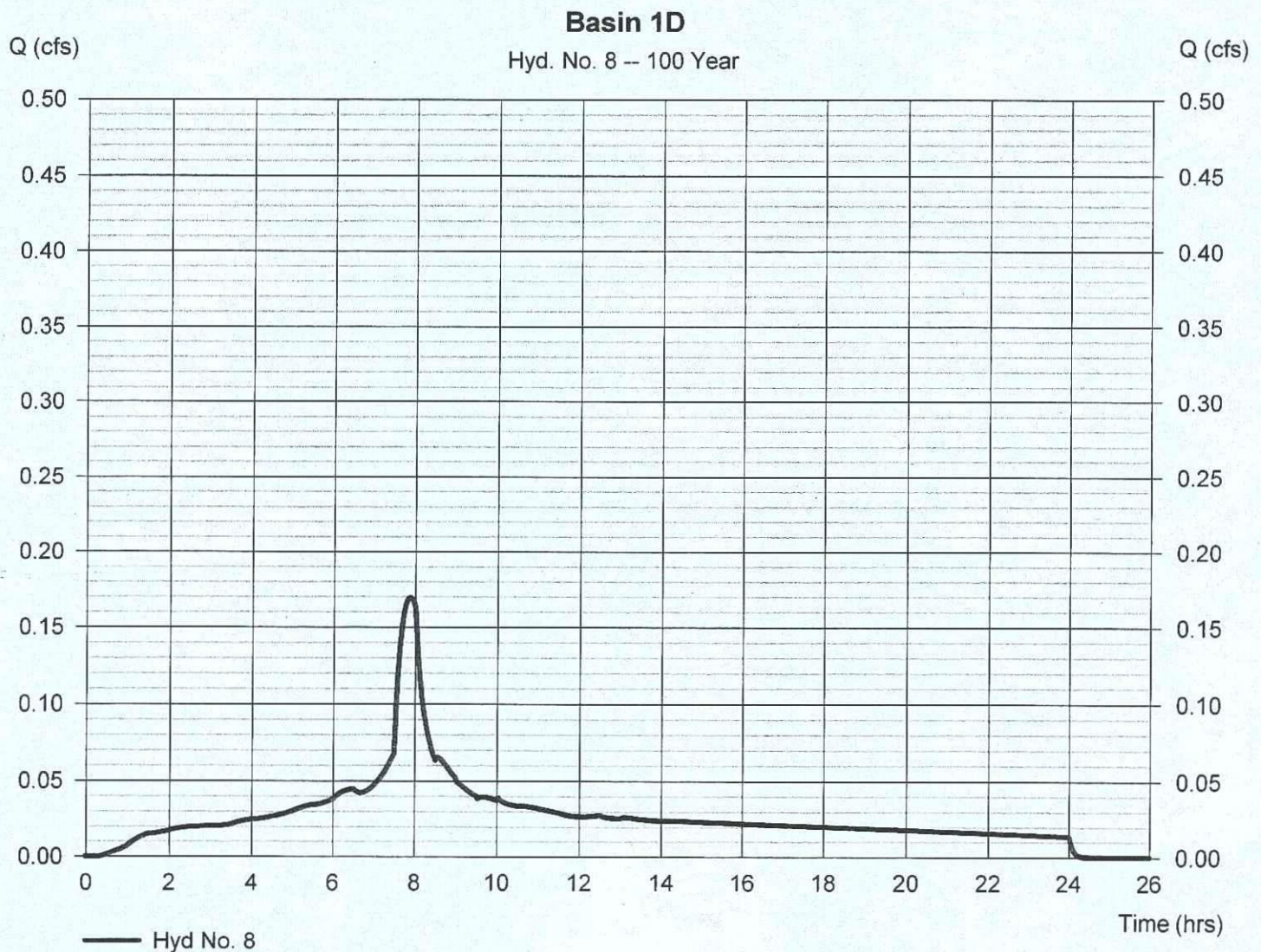
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2011 by Autodesk, Inc. v8

Monday, Nov 7, 2011

Hyd. No. 8

Basin 1D

Hydrograph type	= SBUH Runoff	Peak discharge	= 0.169 cfs
Storm frequency	= 100 yrs	Time to peak	= 7.88 hrs
Time interval	= 1 min	Hyd. volume	= 2,488 cuft
Drainage area	= 0.120 ac	Curve number	= 98
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.95 in	Distribution	= Type IA
Storm duration	= 24 hrs	Shape factor	= n/a





Presumptive Approach Calculator ver. 1.2

Catchment Data

Project Name: IDYLEWOOD 4TH ADDITION
Project Address: enter project address
FLORENCE, OREGON
Designer: designer name
Company: EGR & ASSOCIATES

Catchment ID: 2A
Date: 02/01/10
Permit Number: 0
Run Time 11/7/2011 11:26:54 AM

Drainage Catchment Information

Catchment ID	2A
Impervious Area	11,053 SF
Impervious Area	0.25 ac
Impervious Area Curve Number, CN_{imp}	98
Time of Concentration, T_c , minutes	5 min.

Adjusted, Actual = 8502 SF

Site Soils & Infiltration Testing Data

Infiltration Testing Procedure:	Open Pit Falling Head
Native Soil Field Tested Infiltration Rate (I_{test}):	10 in/hr
Bottom of Facility Meets Required Separation From High Groundwater Per BES SWMM Section 1.4:	Yes

Correction Factor Component

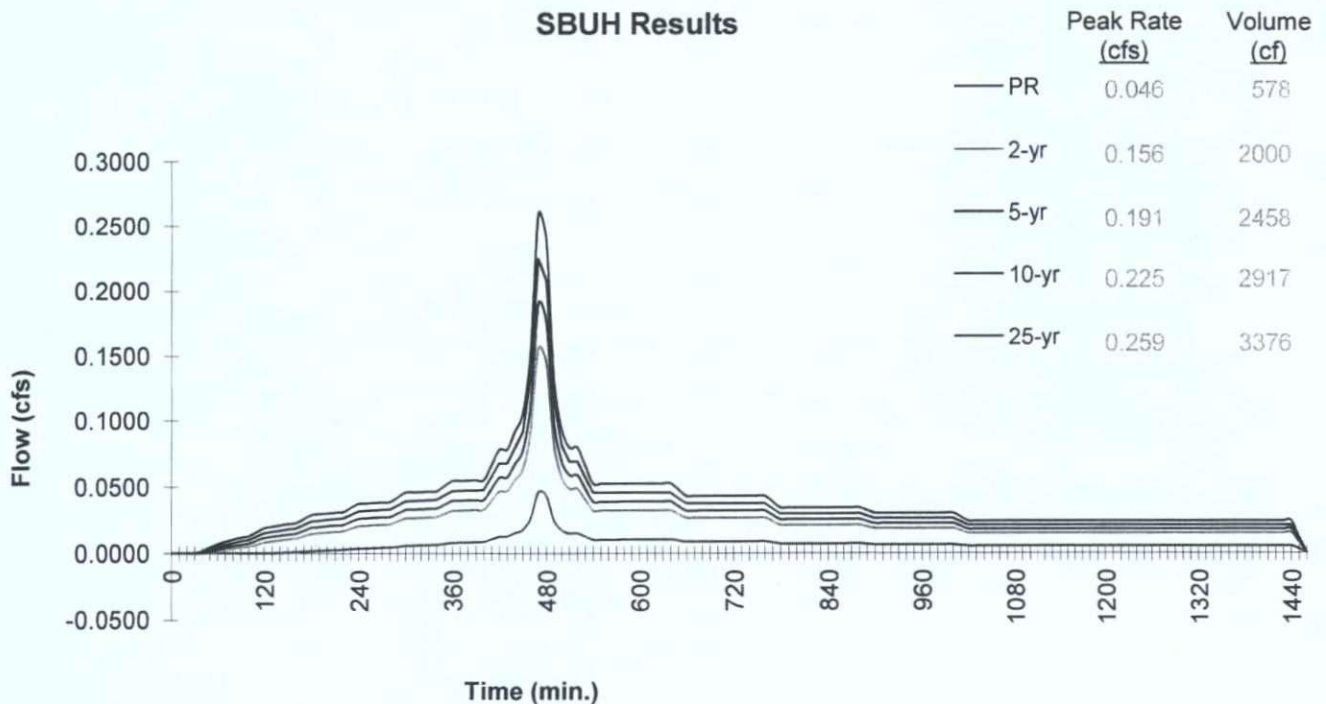
CF_{test} (ranges from 1 to 3)	2
----------------------------------	---

Design Infiltration Rates

I_{dsgn} for Native (I_{test} / CF_{test}):	5.00 in/hr
I_{dsgn} for Imported Growing Medium:	2.00 in/hr

Execute SBUH Calculations

SBUH Results





Presumptive Approach Calculator ver. 1.2

Catchment ID: **2A**

Run Time 11/7/2011 11:26:54 AM

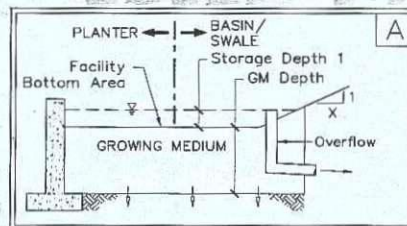
Project Name: IDYLEWOOD 4TH ADDITIONCatchment ID: 2ADate: 2/1/2010**Instructions:**

1. Identify which Stormwater Hierarchy Category the facility.
2. Select Facility Type.
3. Identify facility shape of surface facility to more accurately estimate surface volume, except for Swales and sloped planters that use the PAC Sloped Facility Worksheet to enter data.
4. Select type of facility configuration.
5. Complete data entry for all highlighted cells.

Catchment facility will meet Hierarchy Category: 1

Goal Summary:

Hierarchy Category	SWMM Requirement	RESULTS box below needs to display...	
		Pollution Reduction as a	10-yr (aka disposal) as a
1	On-site infiltration with a surface infiltration facility.	PASS	PASS

Facility Type = SwaleFacility Configuration: A

Refer to Sloped Facility
Worksheet and enter
Variable Parameters

Calculation Guide	
Max. Rock Stor.	
Bottom Area	
Per Swale Dims	

DATA FOR ABOVE GRADE STORAGE COMPONENT

Infiltration Area = 1,137 sf
Surface Capacity Volume = 808.6 cf

BELOW GRADE STORAGE

Rock Storage Bottom Area = 1,137 sf
Rock Storage Depth = 0 in

Growing Medium Depth = 18 in
Freeboard Depth = N/A in

Surface Capacity at Depth 1 = 809 cf
Infiltration Area at 75% Depth 1 = 37 SF
GM Design Infiltration Rate = 2.00 in/hr
Infiltration Capacity = 0.053 cfs

Rock Storage Capacity = 0 cf

Native Design Infiltration Rate = 5.00 in/hr
Infiltration Capacity = 0.132 cfs

GM Infiltration Rate Used in PAC

RESULTS		Overflow Volume	
Pollution Reduction	PASS	0 CF	0% Surf. Cap. Used
10-yr	PASS	0 CF	47% Surf. Cap. Used

Run PAC

FACILITY FACTS

Total Facility Area Including Freeboard = **2,040 SF**
Sizing Ratio (Total Facility Area / Catchment Area) = **0.185**

25 yr - 63% Surf. Cap. Used
100 yr - 99% Surf. Cap. Used

Current data has been exported:

BASIN 2A.xls 11/7/2011 11:27:33 AM

Presumptive Approach Calculator Ver 1.2



Instructions:

1. Refer to facility graphics on the Graphics tab, then fill in all relevant facility parameters in the Data Entry table below. Data entry cells vary based on Facility Configuration selected on Facility Design Data tab.
2. Delete all facility parameters that may have been entered by the previous iteration that are no longer applicable.

Project Name: IDYLEWOOD 4TH ADDITION

Date: 2/1/2010

Run Time 11/7/2011 11:25:54 AM

Catchment ID: 2A

Data Entry Parameters

Facility Segment	Length of facility segment (ft)	Downstream Check Dam Length (ft)	Longitudinal Facility Slope (ft/ft)	Bottom Width (ft)	Side Slope Right	Side Slope Left	Downstream Depth (inches)	Landscape Width (ft)	Rock Storage Parameters		
									Rock Storage Width (ft)	Rock Storage Depth (inches)	Rock Void Ratio
1	12	2.33	0.02	3	3	3	12	10			
2	12	2.33	0.02	3	3	3	12	10			
3	12	2.33	0.02	3	3	3	12	10			
4	12	2.33	0.02	3	3	3	12	10			
5	12	2.33	0.02	3	3	3	12	10			
6	12	2.33	0.02	3	3	3	12	10			
7	12	2.33	0.02	3	3	3	12	10			
8	12	2.33	0.04	3	3	3	12	10			
9	12	2.33	0.04	3	3	3	12	10			
10	12	2.33	0.04	3	3	3	12	10			
11	12	2.33	0.04	3	3	3	12	10			
12	12	2.33	0.06	3	3	3	12	10			
13	12	2.33	0.06	3	3	3	12	10			
14	12	2.33	0.06	3	3	3	12	10			
15	12	2.33	0.06	3	3	3	12	10			
16	12	2.33	0.06	3	3	3	12	10			
17	12	8	0.06	3	3	3	12	10			
18											
19											
20											

Error Messages

Project Name:

Worksheet Calculations

Parameters

Depth 2=

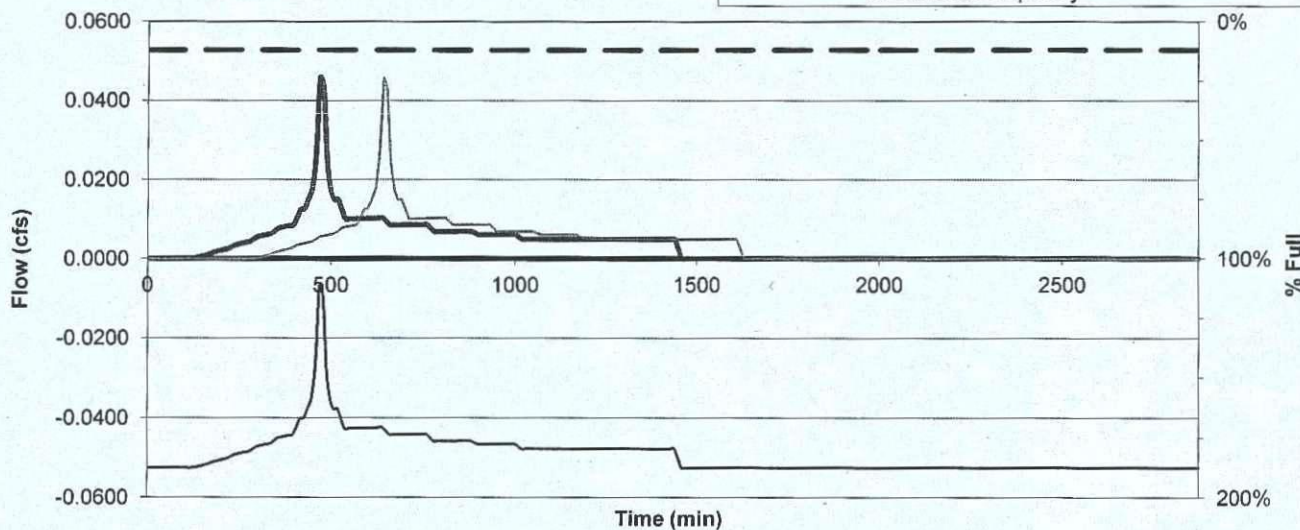
Depth 3=

Facility Segment	Adjusted Length of facility segment (ft)	Adjusted Length if $D_{up} = 0$ (ft)	Upstream Depth (inches)	Downstream Top Width (ft)	Upstream Top Width (ft)	Downstream Cross-sectional Area (sf)	Upstream Cross-sectional Area (sf)	Surface Capacity Volume (cf)	75% of Max. Downstream Depth (inches)	75% of Max. Upstream Depth (inches)	75% of Max. Adjusted Length if $D_{up75} = 0$ (ft)	75% of Max. Upstream Depth (inches)	75% of Max. Downstream Top Width (ft)	75% of Max. Upstream Top Width (ft)	Infiltration Area @ 75% Full (sf)	Rock Storage Length (ft)	Rock Storage Bottom Area (sf)	Rock Storage Capacity Volume (cf)
1	10.84	L_{adjust}	D_{up}	W_{top-ds}	W_{top-up}	A_{ds}	A_{up}	$V_{surface}$	D_{ds75}	D_{up75}	$L_{adjust3}$	D_{up75}	$W_{top-ds75}$	$W_{top-up75}$	A_{ds75}	L_{rock}	A_{rock}	V_{rock}
2	10.84	N/A	9.40	9.00	7.70	6.00	4.19	55	9.00	6.40	N/A	6.40	7.50	6.20	7.4	12	7.4	0
3	10.84	N/A	9.40	9.00	7.70	6.00	4.19	55	9.00	6.40	N/A	6.40	7.50	6.20	7.4	12	7.4	0
4	10.84	N/A	9.40	9.00	7.70	6.00	4.19	55	9.00	6.40	N/A	6.40	7.50	6.20	7.4	12	7.4	0
5	10.84	N/A	9.40	9.00	7.70	6.00	4.19	55	9.00	6.40	N/A	6.40	7.50	6.20	7.4	12	7.4	0
6	10.84	N/A	9.40	9.00	7.70	6.00	4.19	55	9.00	6.40	N/A	6.40	7.50	6.20	7.4	12	7.4	0
7	10.84	N/A	9.40	9.00	7.70	6.00	4.19	55	9.00	6.40	N/A	6.40	7.50	6.20	7.4	12	7.4	0
8	10.84	N/A	6.80	9.00	6.40	6.00	2.66	47	9.00	3.80	N/A	3.80	7.50	4.90	67	12	67	0
9	10.84	N/A	6.80	9.00	6.40	6.00	2.66	47	9.00	3.80	N/A	3.80	7.50	4.90	67	12	67	0
10	10.84	N/A	6.80	9.00	6.40	6.00	2.66	47	9.00	3.80	N/A	3.80	7.50	4.90	67	12	67	0
11	10.84	N/A	6.80	9.00	6.40	6.00	2.66	47	9.00	3.80	N/A	3.80	7.50	4.90	67	12	67	0
12	10.84	N/A	4.20	9.00	5.10	6.00	1.42	40	9.00	1.20	N/A	1.20	7.50	3.60	60	12	60	0
13	10.84	N/A	4.20	9.00	5.10	6.00	1.42	40	9.00	1.20	N/A	1.20	7.50	3.60	60	12	60	0
14	10.84	N/A	4.20	9.00	5.10	6.00	1.42	40	9.00	1.20	N/A	1.20	7.50	3.60	60	12	60	0
15	10.84	N/A	4.20	9.00	5.10	6.00	1.42	40	9.00	1.20	N/A	1.20	7.50	3.60	60	12	60	0
16	10.84	N/A	4.20	9.00	5.10	6.00	1.42	40	9.00	1.20	N/A	1.20	7.50	3.60	60	12	60	0
17	8.00	N/A	6.24	9.00	6.12	6.00	2.37	33	9.00	3.24	N/A	3.24	7.50	4.62	48	12	48	0
18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0
19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0
20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0
																809		
																1137		
																1137		

Pollution Reduction Event Surface Facility Modeling

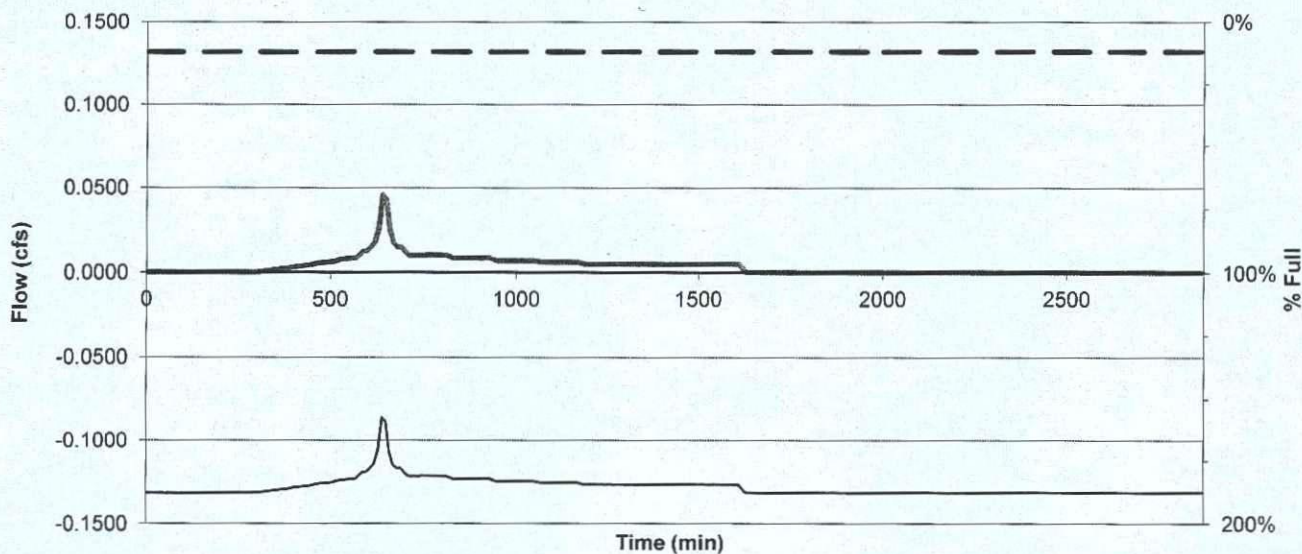
Project Name: IDYLEWOOD 4TH ADDITION
Run Time: 11/7/2011 11:26:54 AM
Catchment ID: 2A
Hierarchy: 1
Facility Type: Swale
Facility Configuration: A

— Inflow from Rain Event
— Infiltration Capacity
— Inflow-Infiltration
— Overflow to Approved Discharge
— Percolation to Below Grade Storage
— % Surface Capacity



Pollution Reduction Event Below Grade Modeling

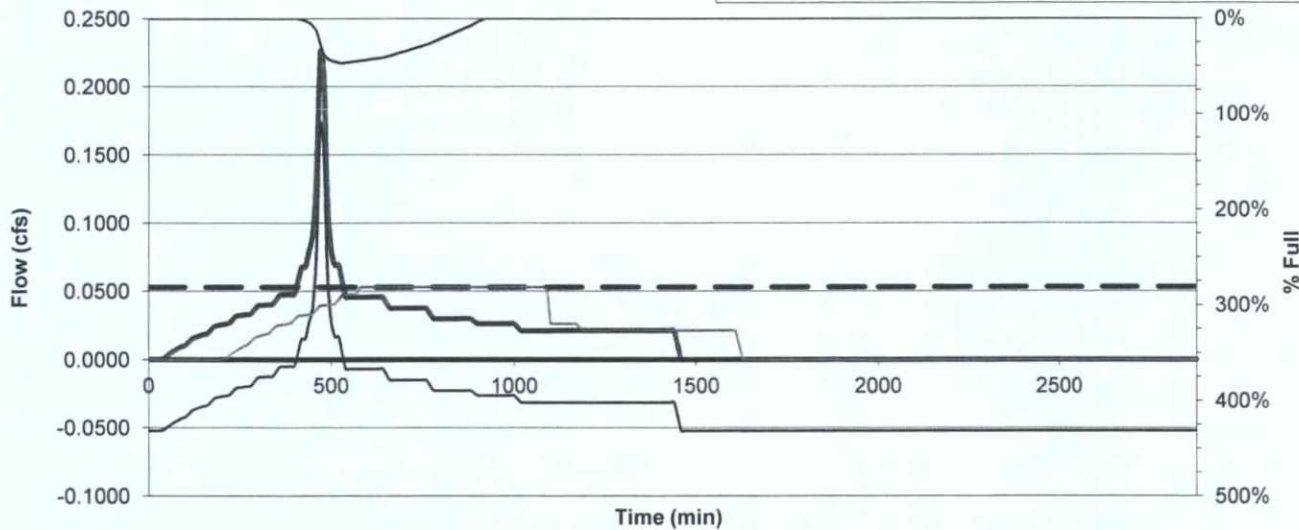
— Inflow to Rock Storage
— Infiltration Capacity
— Inflow-Infiltration
— % Rock Capacity



10-yr Event Surface Facility Modeling

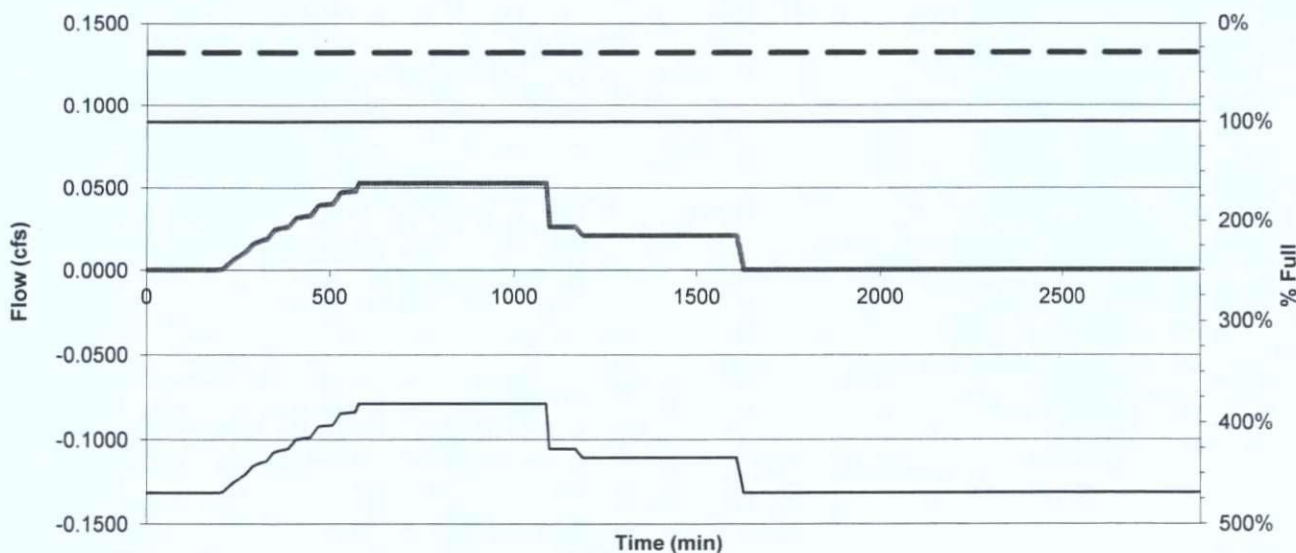
Project Name: IDYLEWOOD 4TH ADDITION
Run Time: 11/7/2011 11:26:54 AM
Catchment ID: 2A
Hierarchy: 1
Facility Type: Swale
Facility Configuration: A

— Inflow from Rain Event
— Infiltration Capacity
— Inflow-Infiltration
— Overflow to Approved Discharge
— Total Flow to Below Grade Storage
— % Surface Capacity



10-yr Event Below Grade Modeling

— Inflow to Rock Storage
— Infiltration Capacity
— Inflow-Infiltration
— % Rock Capacity



Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2011 by Autodesk, Inc. v8

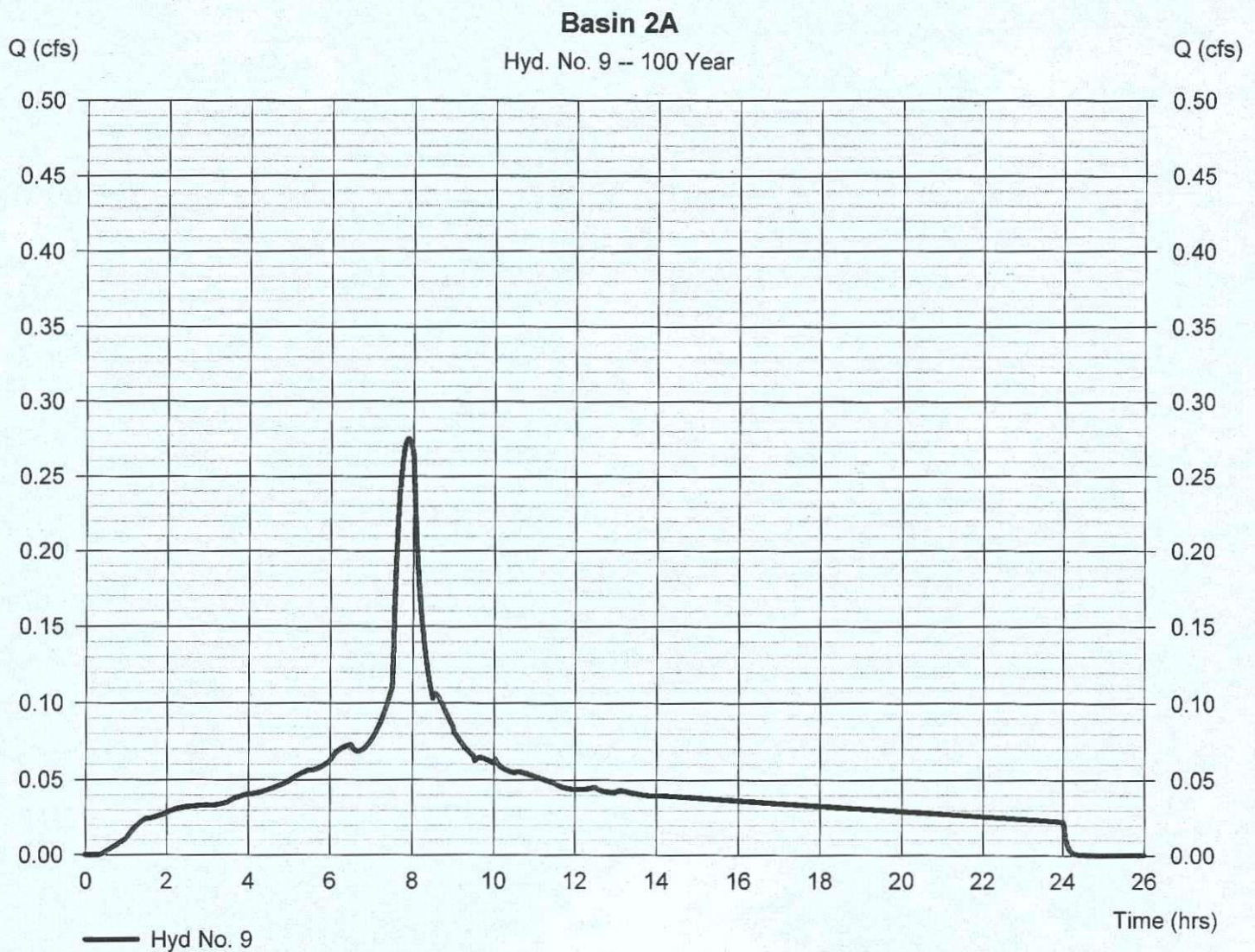
Monday, Nov 7, 2011

Hyd. No. 9

Basin 2A

Hydrograph type = SBUH Runoff
 Storm frequency = 100 yrs
 Time interval = 1 min
 Drainage area = 0.195 ac
 Basin Slope = 0.0 %
 Tc method = User
 Total precip. = 5.95 in
 Storm duration = 24 hrs

Peak discharge = 0.275 cfs
 Time to peak = 7.88 hrs
 Hyd. volume = 4,043 cuft
 Curve number = 98
 Hydraulic length = 0 ft
 Time of conc. (Tc) = 5.00 min
 Distribution = Type IA
 Shape factor = n/a





Presumptive Approach Calculator ver. 1.2

Catchment Data

Project Name: LDYLEWOOD 4TH ADDITION
Project Address: enter project address
FLORENCE, OREGON
Designer: designer name
Company: EGR & ASSOCIATES

Catchment ID: 2B
Date: 02/01/10
Permit Number: 0
Run Time 11/7/2011 10:55:28 AM

Drainage Catchment Information

Catchment ID	2B
Impervious Area	34,330 SF
Impervious Area	0.79 ac
Impervious Area Curve Number, CN_{imp}	98
Time of Concentration, T_c , minutes	5 min.

Adjusted, Actual = 26,407 SF

Site Soils & Infiltration Testing Data

Infiltration Testing Procedure:	Open Pit Falling Head
Native Soil Field Tested Infiltration Rate (I_{test}):	4 in/hr
Bottom of Facility Meets Required Separation From High Groundwater Per BES SWMM Section 1.4:	Yes

Correction Factor Component

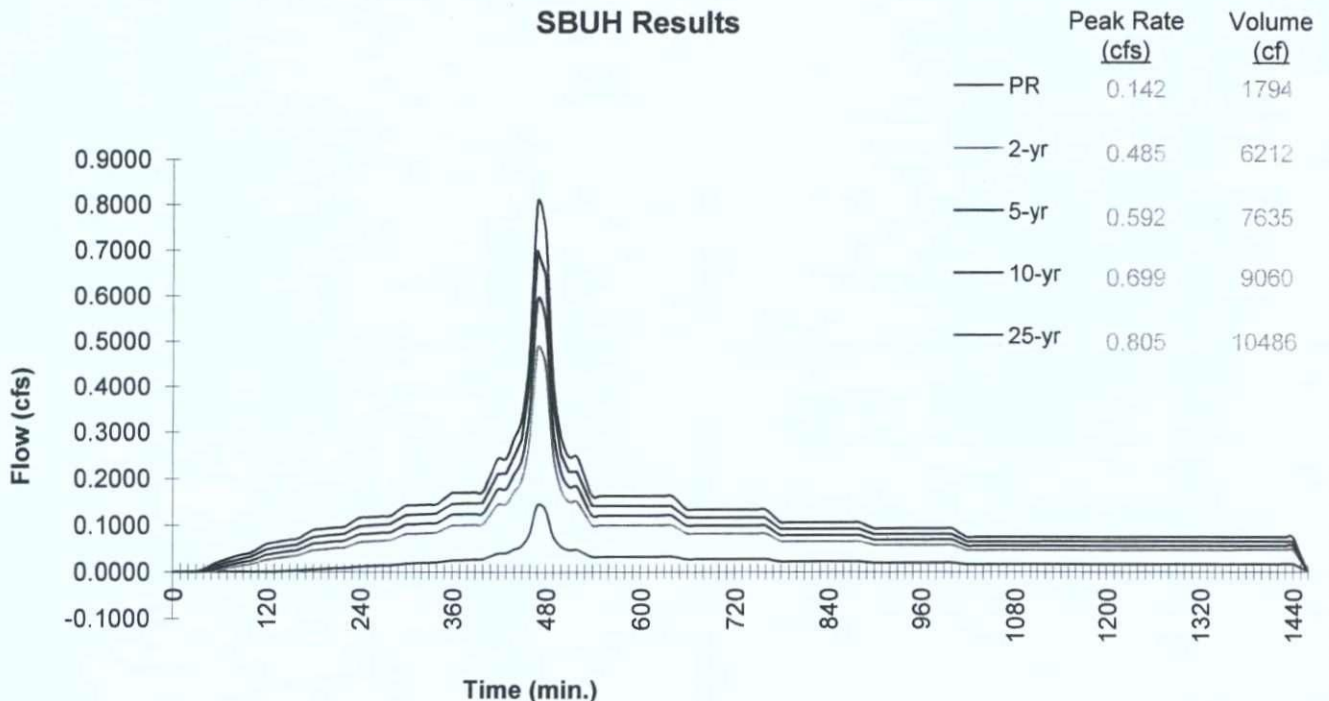
CF_{test} (ranges from 1 to 3)	2
----------------------------------	---

Design Infiltration Rates

I_{dsgn} for Native (I_{test} / CF_{test}):	2.00 in/hr
I_{dsgn} for Imported Growing Medium:	2.00 in/hr

Execute SBUH Calculations

SBUH Results





Presumptive Approach Calculator ver. 1.2

Catchment ID: **2B**

Run Time 11/7/2011 10:55:28 AM

Project Name: **LDYLEWOOD 4TH ADDITION**

Catchment ID: **2B**

Date: **2/1/2010**

Instructions:

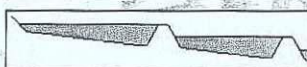
1. Identify which Stormwater Hierarchy Category the facility.
2. Select Facility Type.
3. Identify facility shape of surface facility to more accurately estimate surface volume, except for Swales and sloped planters that use the PAC Sloped Facility Worksheet to enter data.
4. Select type of facility configuration.
5. Complete data entry for all highlighted cells.

Catchment facility will meet Hierarchy Category: **1**

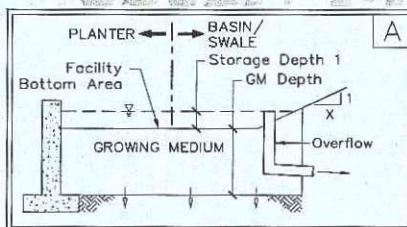
Goal Summary:

Hierarchy Category	SWMM Requirement	RESULTS box below needs to display...	
		Pollution Reduction as a	10-yr (aka disposal) as a
1	On-site infiltration with a surface infiltration facility.	PASS	PASS

Facility Type = **Swale**



Facility Configuration: **A**



Refer to Sloped Facility Worksheet and enter Variable Parameters

Calculation Guide
Max. Rock Stor.
Bottom Area
Per Swale Dims

DATA FOR ABOVE GRADE STORAGE COMPONENT

Infiltration Area = **3,548** sf
Surface Capacity Volume = **2719.8** cf

BELOW GRADE STORAGE

Rock Storage Bottom Area = **3,548** sf
Rock Storage Depth = **0** in

Growing Medium Depth = **18** in
Freeboard Depth = **N/A** in

Surface Capacity at Depth 1 = **2,720** cf
Infiltration Area at 75% Depth1 = **265** SF
GM Design Infiltration Rate = **2.00** in/hr
Infiltration Capacity = **0.164** cfs

Rock Storage Capacity = **0** cf

Native Design Infiltration Rate = **2.00** in/hr
Infiltration Capacity = **0.164** cfs

GM Infiltration Rate Used in PAC

RESULTS		Overflow Volume	
Pollution Reduction	PASS	0 CF	0% Surf. Cap. Used
10-yr	PASS	0 CF	43% Surf. Cap. Used

Run PAC

25yr - 58% Surf. Cap. Used
100yr - 93% Surf. Cap. Used

FACILITY FACTS	
Total Facility Area Including Freeboard =	4,480 SF
Sizing Ratio (Total Facility Area / Catchment Area) =	0.131

Current data has been exported:

BASIN 2B.xls 11/7/2011 10:56:03 AM

Presumptive Approach Calculator Ver 1.2



Instructions:

1. Refer to facility graphics on the Graphics tab, then fill in all relevant facility parameters in the Data Entry table below. Data entry cells vary based on Facility Configuration selected on Facility Design Data tab.
2. Delete all facility parameters that may have been entered by the previous iteration that are no longer applicable.

Project Name: LDYLEWOOD 4TH ADDITION

Date: 2/1/2010

Run Time 11/7/2011 10:55:28 AM

Catchment ID: 2B

Data Entry Parameters

Facility Segment	Length of facility segment (ft)	Downstream Check Dam Length (ft)	Longitudinal Facility Slope (ft/ft)	Bottom Width (ft)	Side Slope Right	Side Slope Left	Downstream Depth (inches)	Landscape Width (ft)	Rock Storage Parameters			
									W _{bottom}	X _{right} -1	X _{left} -1	D _{ds}
1	26.2	2.33	0.005	3	3	3	12	9				
2	26.2	2.33	0.005	3	3	3	12	9				
3	26.2	2.33	0.005	3	3	3	12	9				
4	26.2	2.33	0.005	3	3	3	12	9				
5	26.2	2.33	0.005	3	3	3	12	9				
6	26.2	2.33	0.005	3	3	3	12	9				
7	26.2	2.33	0.005	3	3	3	12	9				
8	26.2	2.33	0.005	3	3	3	12	9				
9	26.2	2.33	0.005	3	3	3	12	9				
10	26.2	2.33	0.005	3	3	3	12	9				
11	26.2	2.33	0.005	3	3	3	12	9				
12	26.2	2.33	0.005	3	3	3	12	9				
13	26.2	2.33	0.005	3	3	3	12	9				
14	26.2	2.33	0.005	3	3	3	12	9				
15	26.2	2.33	0.005	3	3	3	12	9				
16	26.2	2.33	0.005	3	3	3	12	9				
17	26.2	2.33	0.005	3	3	3	12	9				
18	26.2	2.33	0.005	3	3	3	12	9				
19	26.2	2.33	0.005	3	3	3	12	9				
20	26.2	8	0.005	3	3	3	12	9				

Error Messages

Project Name:

Worksheet Calculations

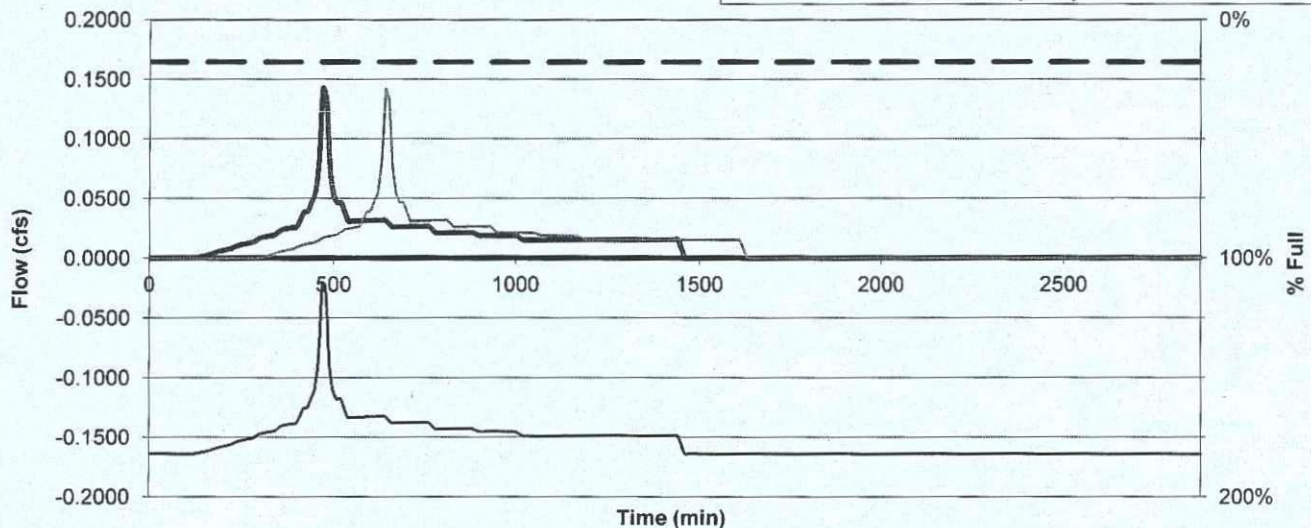
Parameters

Facility Segment	Adjusted Length of facility segment (ft)	Adjusted Length if D _{up} = 0 (ft)	Upstream Depth (inches)	Downstream Top Width (ft)	Upstream Cross-sectional Area (sf)	Downstream Cross-sectional Area (sf)	Upstream Cross-sectional Area (sf)	Surface Capacity Volume (cf)	75% of Max. Downstream Depth (inches)	75% of Max. Upstream Depth (inches)	75% of Max. Adjusted Length if D _{up} = 0 (ft)	75% of Max. Upstream Depth (inches)	75% of Max. Downstream Top Width (ft)	75% of Max. Upstream Top Width (ft)	Infiltration Area @ 75% Full (sf)	Rock Storage Length (ft)	Rock Storage Bottom Area (sf)	Rock Storage Capacity Volume (cf)
1	25.04	N/A	10.50	8.25	6.00	6.00	4.92	137	9.00	7.50	N/A	7.50	6.75	6.75	178	26	178	0
2	25.04	N/A	10.50	8.25	6.00	6.00	4.92	137	9.00	7.50	N/A	7.50	6.75	6.75	178	26	178	0
3	25.04	N/A	10.50	8.25	6.00	6.00	4.92	137	9.00	7.50	N/A	7.50	6.75	6.75	178	26	178	0
4	25.04	N/A	10.50	8.25	6.00	6.00	4.92	137	9.00	7.50	N/A	7.50	6.75	6.75	178	26	178	0
5	25.04	N/A	10.50	8.25	6.00	6.00	4.92	137	9.00	7.50	N/A	7.50	6.75	6.75	178	26	178	0
6	25.04	N/A	10.50	8.25	6.00	6.00	4.92	137	9.00	7.50	N/A	7.50	6.75	6.75	178	26	178	0
7	25.04	N/A	10.50	8.25	6.00	6.00	4.92	137	9.00	7.50	N/A	7.50	6.75	6.75	178	26	178	0
8	25.04	N/A	10.50	8.25	6.00	6.00	4.92	137	9.00	7.50	N/A	7.50	6.75	6.75	178	26	178	0
9	25.04	N/A	10.50	8.25	6.00	6.00	4.92	137	9.00	7.50	N/A	7.50	6.75	6.75	178	26	178	0
10	25.04	N/A	10.50	8.25	6.00	6.00	4.92	137	9.00	7.50	N/A	7.50	6.75	6.75	178	26	178	0
11	25.04	N/A	10.50	8.25	6.00	6.00	4.92	137	9.00	7.50	N/A	7.50	6.75	6.75	178	26	178	0
12	25.04	N/A	10.50	8.25	6.00	6.00	4.92	137	9.00	7.50	N/A	7.50	6.75	6.75	178	26	178	0
13	25.04	N/A	10.50	8.25	6.00	6.00	4.92	137	9.00	7.50	N/A	7.50	6.75	6.75	178	26	178	0
14	25.04	N/A	10.50	8.25	6.00	6.00	4.92	137	9.00	7.50	N/A	7.50	6.75	6.75	178	26	178	0
15	25.04	N/A	10.50	8.25	6.00	6.00	4.92	137	9.00	7.50	N/A	7.50	6.75	6.75	178	26	178	0
16	25.04	N/A	10.50	8.25	6.00	6.00	4.92	137	9.00	7.50	N/A	7.50	6.75	6.75	178	26	178	0
17	25.04	N/A	10.50	8.25	6.00	6.00	4.92	137	9.00	7.50	N/A	7.50	6.75	6.75	178	26	178	0
18	25.04	N/A	10.50	8.25	6.00	6.00	4.92	137	9.00	7.50	N/A	7.50	6.75	6.75	178	26	178	0
19	25.04	N/A	10.50	8.25	6.00	6.00	4.92	137	9.00	7.50	N/A	7.50	6.75	6.75	178	26	178	0
20	22.20	N/A	10.67	8.33	6.00	6.00	5.04	123	9.00	7.67	N/A	7.50	6.83	6.83	159	26	159	0
																3548		0

Pollution Reduction Event Surface Facility Modeling

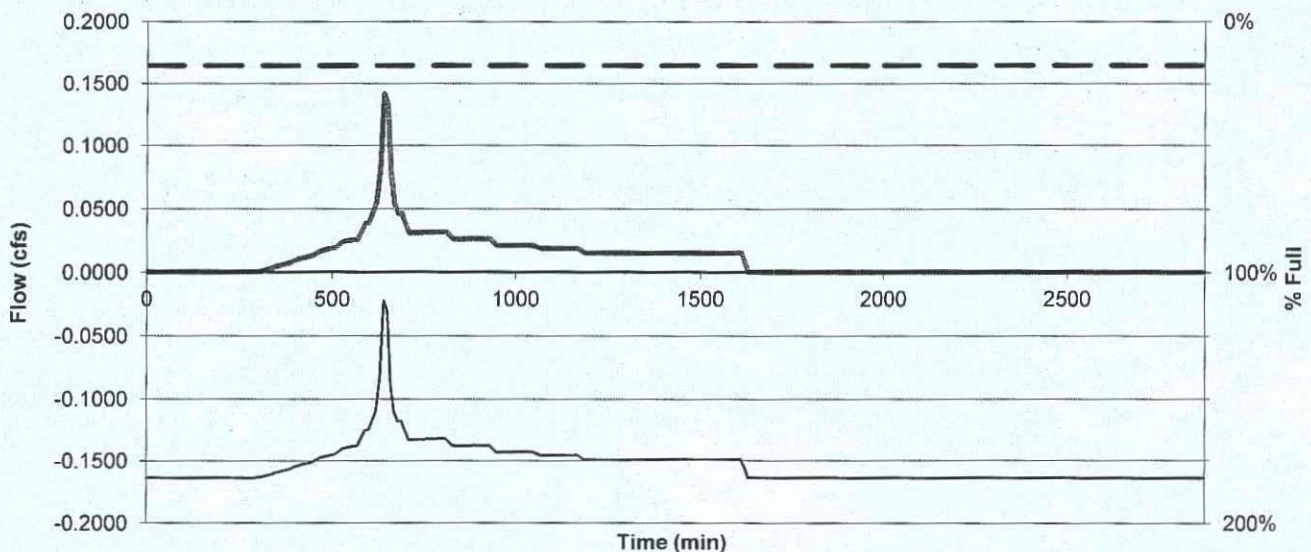
Project Name: LDYLEWOOD 4TH ADDITION
Run Time: 11/7/2011 10:55:28 AM
Catchment ID: 2B
Hierarchy: 1
Facility Type: Swale
Facility Configuration: A

— Inflow from Rain Event
— Infiltration Capacity
— Inflow-Infiltration
— Overflow to Approved Discharge
— Percolation to Below Grade Storage
— % Surface Capacity



Pollution Reduction Event Below Grade Modeling

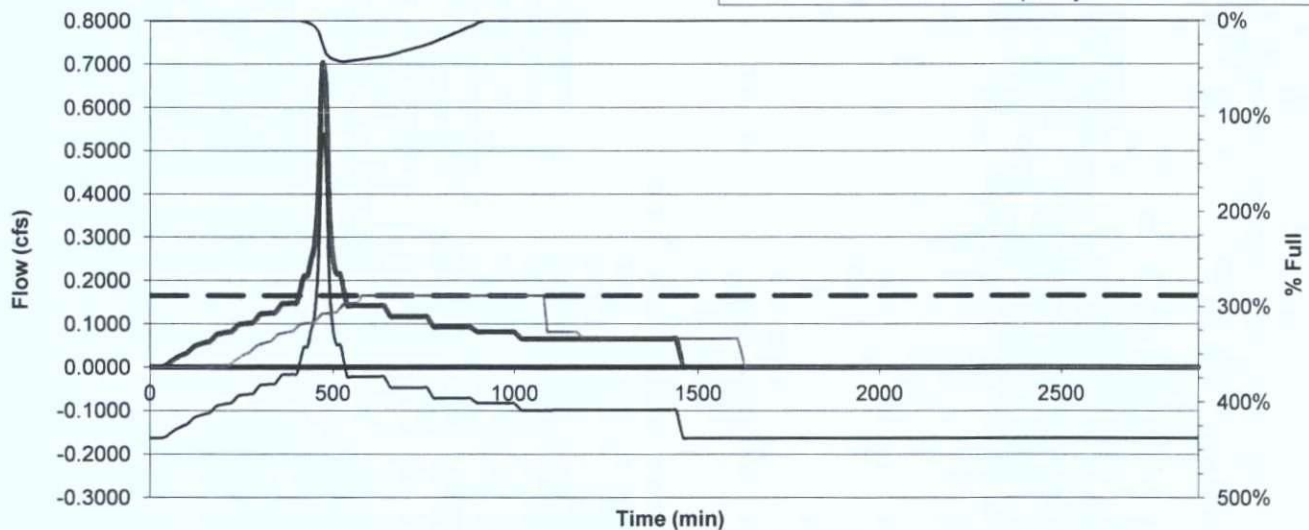
— Inflow to Rock Storage
— Infiltration Capacity
— Inflow-Infiltration
— % Rock Capacity



10-yr Event Surface Facility Modeling

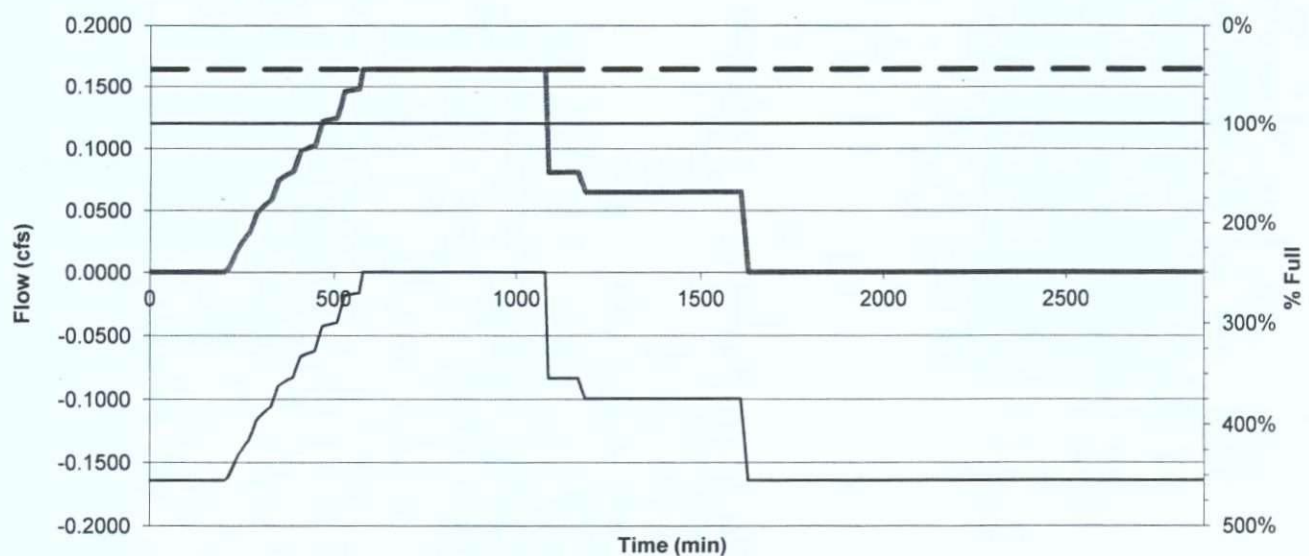
Project Name: LDYLEWOOD 4TH ADDITION
Run Time: 11/7/2011 10:55:28 AM
Catchment ID: 2B
Hierarchy: 1
Facility Type: Swale
Facility Configuration: A

— Inflow from Rain Event
— Infiltration Capacity
— Inflow-Infiltration
— Overflow to Approved Discharge
— Total Flow to Below Grade Storage
— % Surface Capacity



10-yr Event Below Grade Modeling

— Inflow to Rock Storage
— Infiltration Capacity
— Inflow-Infiltration
— % Rock Capacity



Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2011 by Autodesk, Inc. v8

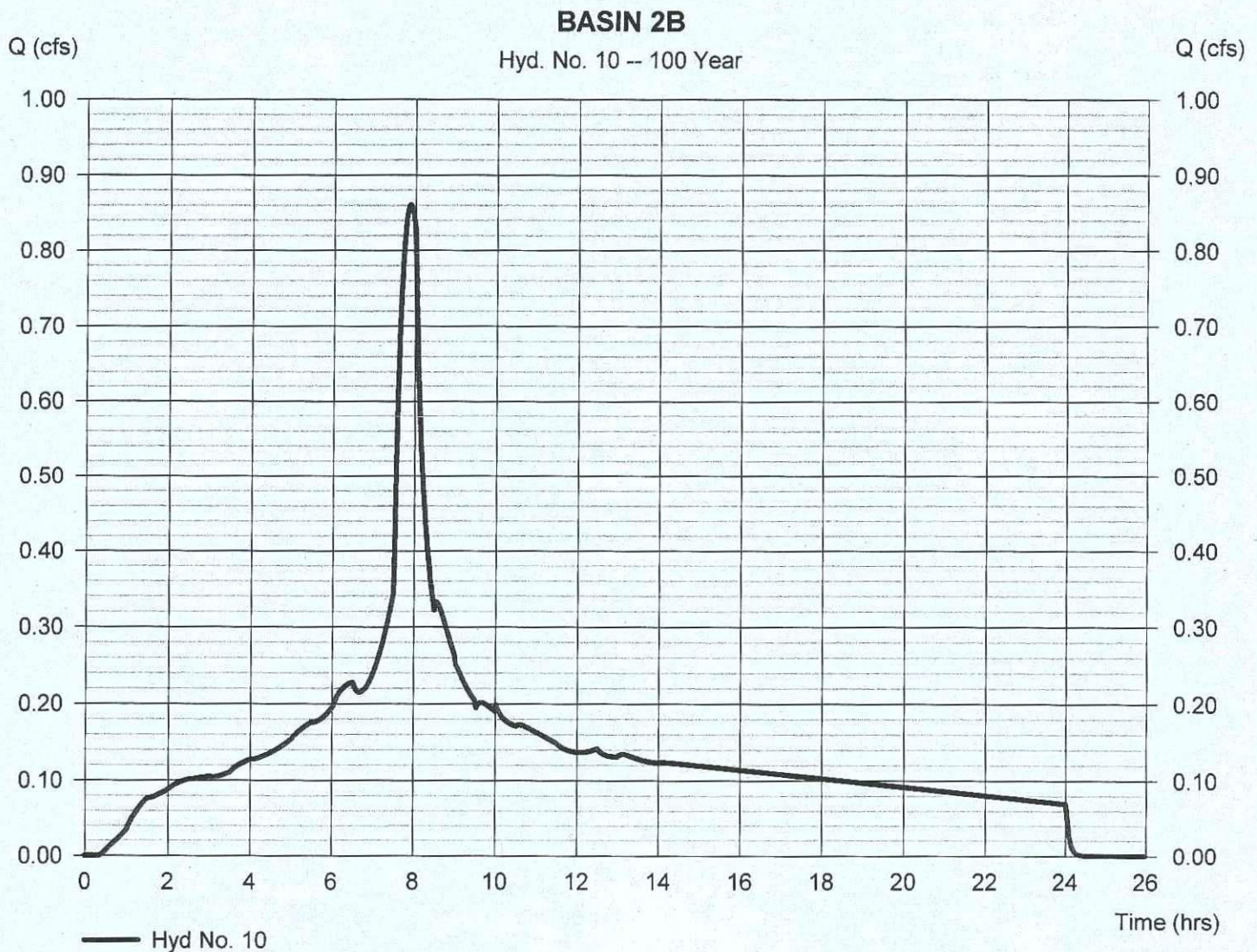
Monday, Nov 7, 2011

Hyd. No. 10

BASIN 2B

Hydrograph type = SBUH Runoff
 Storm frequency = 100 yrs
 Time interval = 1 min
 Drainage area = 0.610 ac
 Basin Slope = 0.0 %
 Tc method = User
 Total precip. = 5.95 in
 Storm duration = 24 hrs

Peak discharge = 0.860 cfs
 Time to peak = 7.88 hrs
 Hyd. volume = 12,648 cuft
 Curve number = 98
 Hydraulic length = 0 ft
 Time of conc. (Tc) = 5.00 min
 Distribution = Type IA
 Shape factor = n/a





Presumptive Approach Calculator ver. 1.2

Catchment Data

Project Name: IDYLEWOOD 4TH ADDIATION
Project Address: FLORENCE, OREGON
enter project address
Designer: designer name
Company: EGR & ASSOCIATES

Catchment ID: 3A
Date: 02/01/10
Permit Number: 0
Run Time 11/7/2011 10:38:55 AM

Drainage Catchment Information

Catchment ID: 3A
Catchment Area: 17,934 SF Adjusted, Actual = 13,795 SF
Impervious Area: 0.41 ac
Impervious Area Curve Number, CN_{imp} : 98
Time of Concentration, T_c , minutes: 5 min.

Site Soils & Infiltration Testing Data

Infiltration Testing Procedure: Open Pit Falling Head
Native Soil Field Tested Infiltration Rate (I_{test}): 4 in/hr
Bottom of Facility Meets Required Separation From High Groundwater Per BES SWMM Section 1.4: Yes

Correction Factor Component

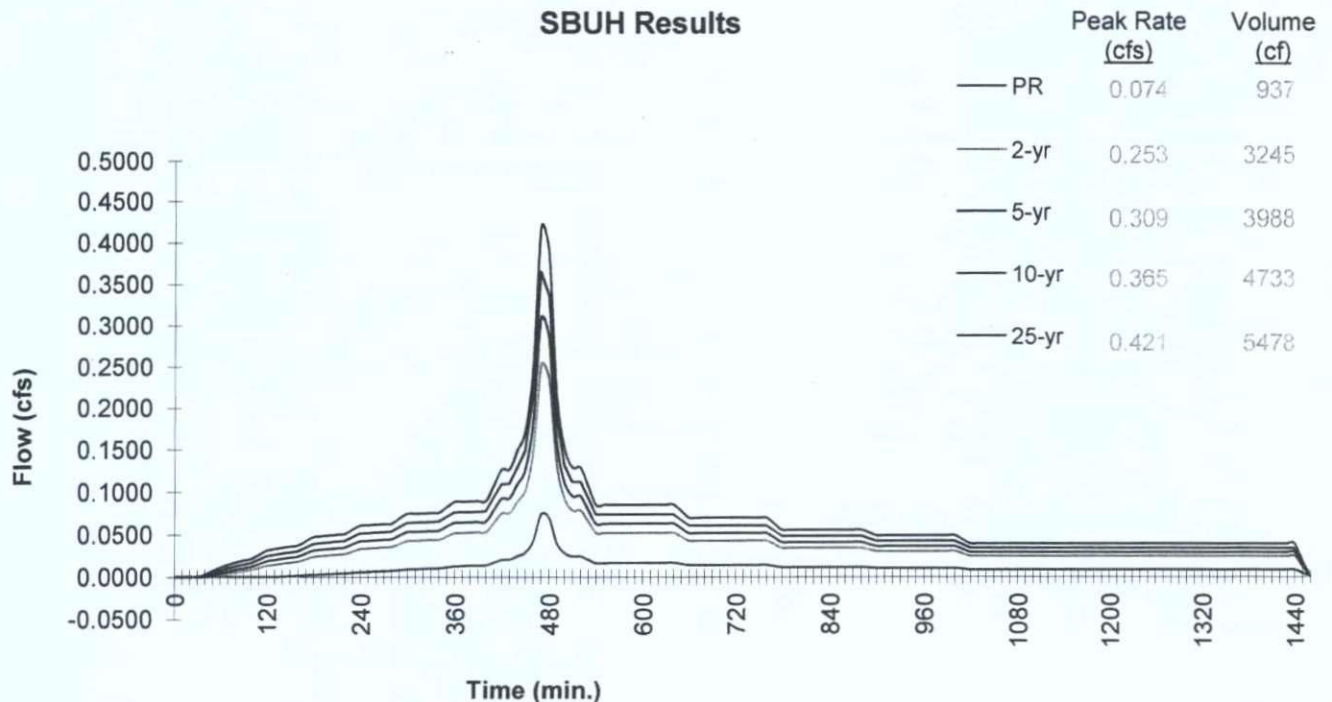
CF_{test} (ranges from 1 to 3): 2

Design Infiltration Rates

I_{dsgn} for Native (I_{test} / CF_{test}): 2.00 in/hr
 I_{dsgn} for Imported Growing Medium: 2.00 in/hr

Execute SBUH Calculations

SBUH Results





Presumptive Approach Calculator ver. 1.2

Catchment ID: **3A**

Run Time 11/7/2011 10:38:55 AM

Project Name: **IDLEWOOD 4TH ADDITION**

Catchment ID: **3A**

Date: **2/1/2010**

Instructions:

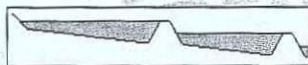
1. Identify which Stormwater Hierarchy Category the facility.
2. Select Facility Type.
3. Identify facility shape of surface facility to more accurately estimate surface volume, except for Swales and sloped planters that use the PAC Sloped Facility Worksheet to enter data.
4. Select type of facility configuration.
5. Complete data entry for all highlighted cells.

Catchment facility will meet Hierarchy Category: **1**

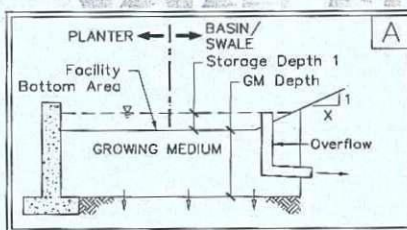
Goal Summary:

Hierarchy Category	SWMM Requirement	RESULTS box below needs to display...	
		Pollution Reduction as a	10-yr (aka disposal) as a
1	On-site infiltration with a surface infiltration facility.	PASS	PASS

Facility Type = **Swale**



Facility Configuration: **A**



Refer to Sloped Facility Worksheet and enter Variable Parameters

DATA FOR ABOVE GRADE STORAGE COMPONENT

Infiltration Area = **2,813** sf
Surface Capacity Volume = **2081.8** cf

BELOW GRADE STORAGE

Rock Storage Bottom Area = **2,813** sf
Rock Storage Depth = **0** in

Calculation Guide
Max. Rock Stor.
Bottom Area
Per Swale Dims

Growing Medium Depth = **18** in
Freeboard Depth = **N/A** in

Surface Capacity at Depth 1 = **2,082** cf
Infiltration Area at 75% Depth1 = **154** SF
GM Design Infiltration Rate = **2.00** in/hr
Infiltration Capacity = **0.130** cfs

Rock Storage Capacity = **0** cf

Native Design Infiltration Rate = **2.00** in/hr
Infiltration Capacity = **0.130** cfs

GM Infiltration Rate Used in PAC

RESULTS		Overflow Volume	
Pollution Reduction	PASS	0 CF	0% Surf. Cap. Used
10-yr	PASS	0 CF	17% Surf. Cap. Used

Run PAC

25 yr - 24% Surf. Cap. Used
100 yr - 37% Surf. Cap. Used

FACILITY FACTS

Total Facility Area Including Freeboard = **3,648 SF**
Sizing Ratio (Total Facility Area / Catchment Area) = **0.203**

Presumptive Approach Calculator Ver 1.2



Instructions:

1. Refer to facility graphics on the Graphics tab, then fill in all relevant facility parameters in the Data Entry table below. Data entry cells vary based on Facility Configuration selected on Facility Design Data tab.
2. Delete all facility parameters that may have been entered by the previous iteration that are no longer applicable.

Project Name: IDYLEWOOD 4TH ADDITION

Date: 2/1/2010

Run Time 11/7/2011 10:38:55 AM

Catchment ID: 3A

Data Entry Parameters

Downstream Check Dam Length (ft)				Longitudinal Facility Slope (ft/ft)				Bottom Width (ft)		Side Slope		Downstream Depth (inches)		Landscape Width (ft)		Rock Storage Parameters			
Facility Segment	Length of facility segment (ft)	L _{segment}	L _{dam}	S	W _{bottom}	X _{right} -1	X _{left} -1	D _{ds}	W _{landscape}	W _{rock}	D _{rock}	Rock Storage Width (ft)	Rock Storage Depth (inches)	Rock Void Ratio	V				
1	25	2.33	0.005	2	3	3	3	12	8										
2	25	2.33	0.005	2	3	3	3	12	8										
3	25	2.33	0.005	2	3	3	3	12	8										
4	25	2.33	0.005	2	3	3	3	12	8										
5	25	2.33	0.005	2	3	3	3	12	8										
6	25	2.33	0.005	2	3	3	3	12	8										
7	25	2.33	0.005	2	3	3	3	12	8										
8	25	2.33	0.005	2	3	3	3	12	8										
9	25	2.33	0.005	2	3	3	3	12	8										
10	25	2.33	0.005	2	3	3	3	12	8										
11	25	2.33	0.005	2	3	3	3	12	8										
12	25	2.33	0.005	2	3	3	3	12	8										
13	25	2.33	0.005	2	3	3	3	12	8										
14	25	2.33	0.005	2	3	3	3	12	8										
15	25	2.33	0.005	2	3	3	3	12	8										
16	25	2.33	0.005	2	3	3	3	12	8										
17	25	2.33	0.005	2	3	3	3	12	8										
18	25	2.33	0.005	2	3	3	3	12	8										
19	25	2.33	0.005	2	3	3	3	12	8										
20	6	2.33	0.005	2	3	3	3	12	8										

Project Name: IDYLEWOOD 4TH ADDITION

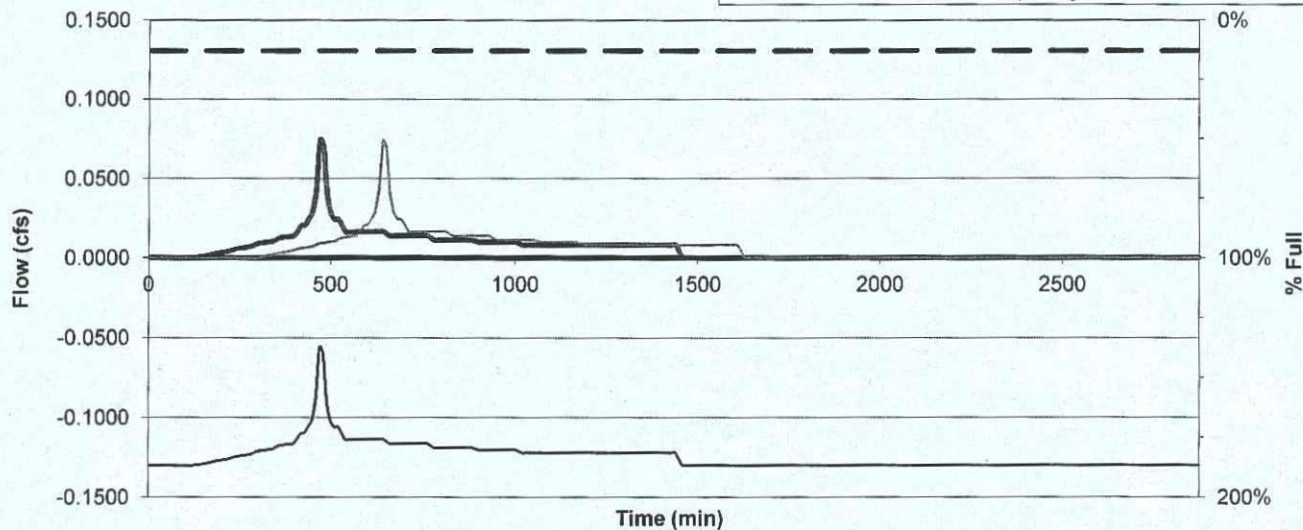
Worksheet Calculations

Facility Segment	Adjusted Length of facility segment (ft)	Adjusted Length if D _{up} = 0 (ft)	Upstream Depth (inches)	Downstream Top Width (ft)	Upstream Width (ft)	Downstream Cross-sectional Area (sf)	Upstream Cross-sectional Area (sf)	V _{surface} (cf)	75% of Max. Downstream Depth (inches)	75% of Max. Upstream Depth (inches)	75% of Max. Adjusted Length if D _{up} = 0 (ft)	W _{top-ds75%} (ft)	W _{top-up75%} (ft)	Infiltration Area @ 75% Full (sf)	Rock Storage Length (ft)	Rock Storage Bottom Area (sf)	Rock Storage Capacity Volume (cf)
1	23.84	N/A	10.57	8.00	7.28	4.09	4.09	108	9.00	7.57	N/A	6.50	5.78	146	25	146	0
2	23.84	N/A	10.57	8.00	7.28	4.09	4.09	108	9.00	7.57	N/A	6.50	5.78	146	25	146	0
3	23.84	N/A	10.57	8.00	7.28	4.09	4.09	108	9.00	7.57	N/A	6.50	5.78	146	25	146	0
4	23.84	N/A	10.57	8.00	7.28	4.09	4.09	108	9.00	7.57	N/A	6.50	5.78	146	25	146	0
5	23.84	N/A	10.57	8.00	7.28	4.09	4.09	108	9.00	7.57	N/A	6.50	5.78	146	25	146	0
6	23.84	N/A	10.57	8.00	7.28	4.09	4.09	108	9.00	7.57	N/A	6.50	5.78	146	25	146	0
7	23.84	N/A	10.57	8.00	7.28	4.09	4.09	108	9.00	7.57	N/A	6.50	5.78	146	25	146	0
8	23.84	N/A	10.57	8.00	7.28	4.09	4.09	108	9.00	7.57	N/A	6.50	5.78	146	25	146	0
9	23.84	N/A	10.57	8.00	7.28	4.09	4.09	108	9.00	7.57	N/A	6.50	5.78	146	25	146	0
10	23.84	N/A	10.57	8.00	7.28	4.09	4.09	108	9.00	7.57	N/A	6.50	5.78	146	25	146	0
11	23.84	N/A	10.57	8.00	7.28	4.09	4.09	108	9.00	7.57	N/A	6.50	5.78	146	25	146	0
12	23.84	N/A	10.57	8.00	7.28	4.09	4.09	108	9.00	7.57	N/A	6.50	5.78	146	25	146	0
13	23.84	N/A	10.57	8.00	7.28	4.09	4.09	108	9.00	7.57	N/A	6.50	5.78	146	25	146	0
14	23.84	N/A	10.57	8.00	7.28	4.09	4.09	108	9.00	7.57	N/A	6.50	5.78	146	25	146	0
15	23.84	N/A	10.57	8.00	7.28	4.09	4.09	108	9.00	7.57	N/A	6.50	5.78	146	25	146	0
16	23.84	N/A	10.57	8.00	7.28	4.09	4.09	108	9.00	7.57	N/A	6.50	5.78	146	25	146	0
17	23.84	N/A	10.57	8.00	7.28	4.09	4.09	108	9.00	7.57	N/A	6.50	5.78	146	25	146	0
18	23.84	N/A	10.57	8.00	7.28	4.09	4.09	108	9.00	7.57	N/A	6.50	5.78	146	25	146	0
19	23.84	N/A	10.57	8.00	7.28	4.09	4.09	108	9.00	7.57	N/A	6.50	5.78	146	25	146	0
20	4.84	N/A	11.71	8.00	7.85	4.81	4.81	24	9.00	8.71	N/A	6.50	6.35	31	6	31	0
															2813		

Pollution Reduction Event Surface Facility Modeling

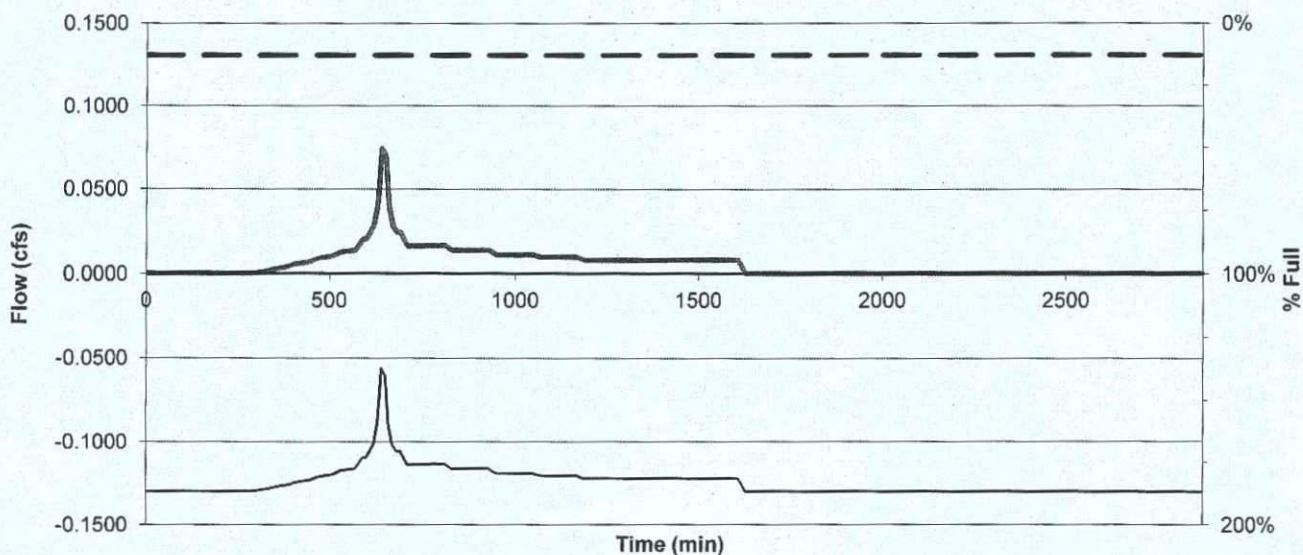
Project Name: IDYLEWOOD 4TH ADDITION
Run Time: 11/7/2011 10:38:55 AM
Catchment ID: 3A
Hierarchy: 1
Facility Type: Swale
Facility Configuration: A

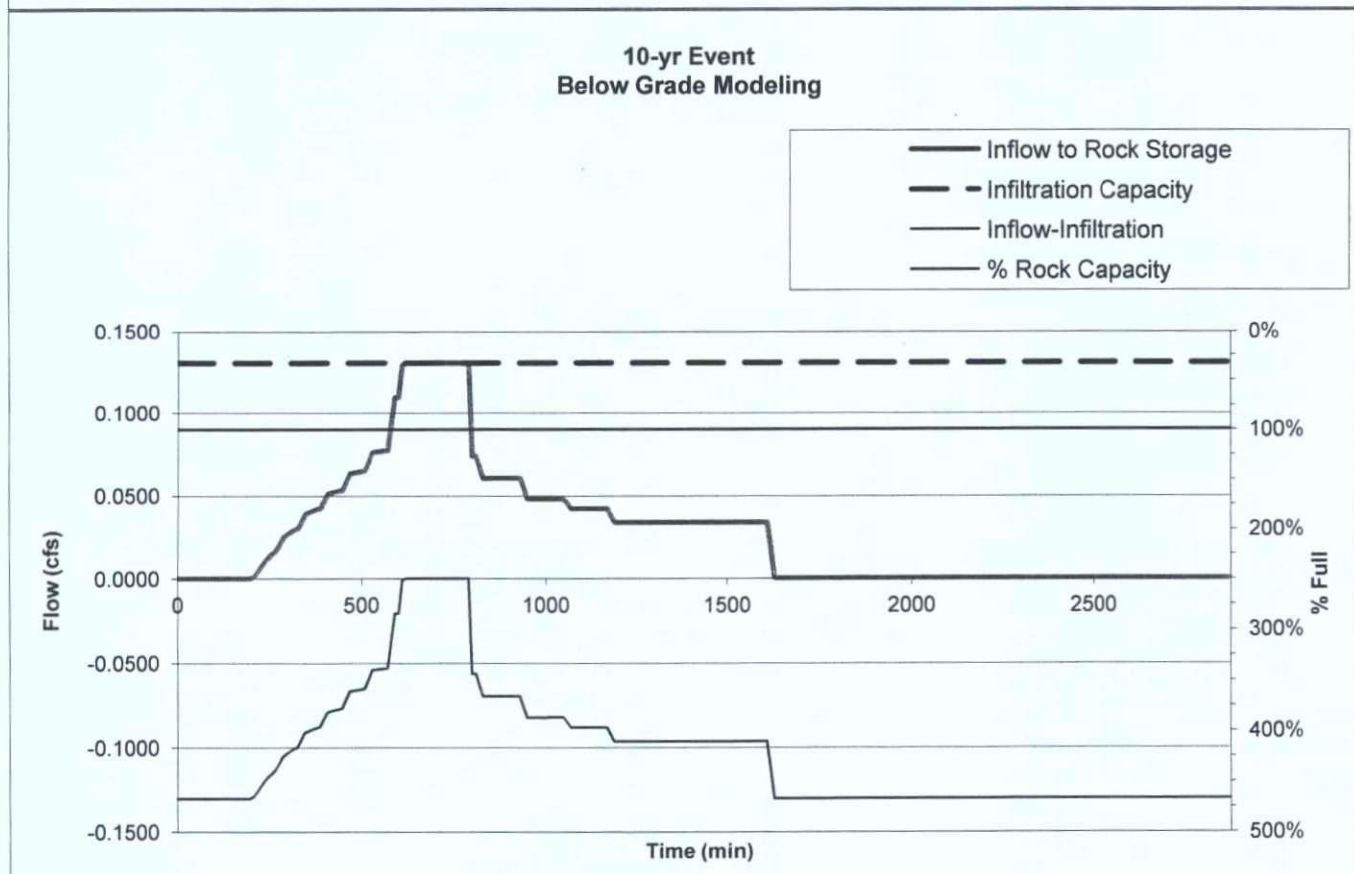
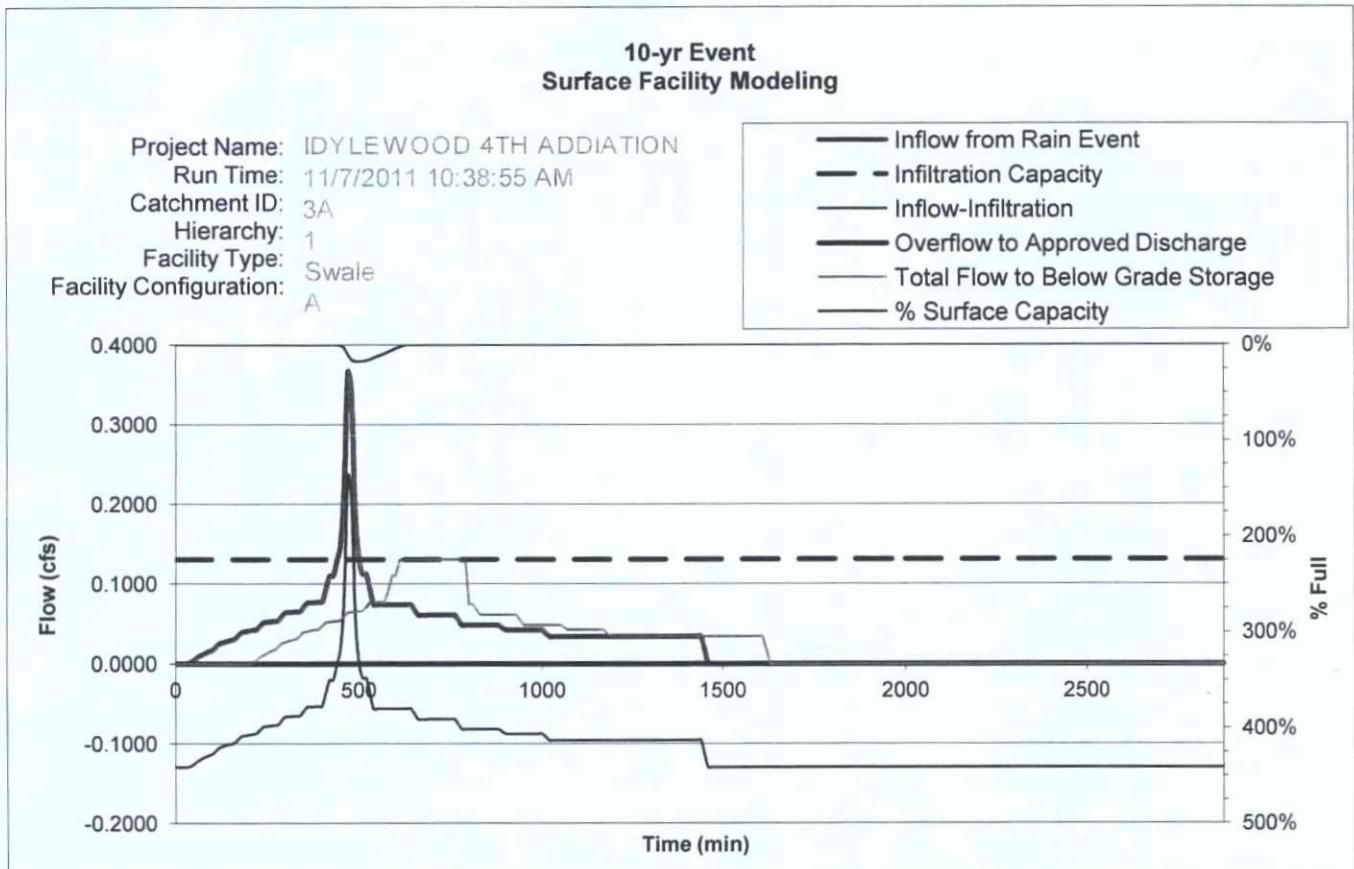
— Inflow from Rain Event
- - Infiltration Capacity
— Inflow-Infiltration
— Overflow to Approved Discharge
— Percolation to Below Grade Storage
— % Surface Capacity



Pollution Reduction Event Below Grade Modeling

— Inflow to Rock Storage
- - Infiltration Capacity
— Inflow-Infiltration
— % Rock Capacity





Hydrograph Report

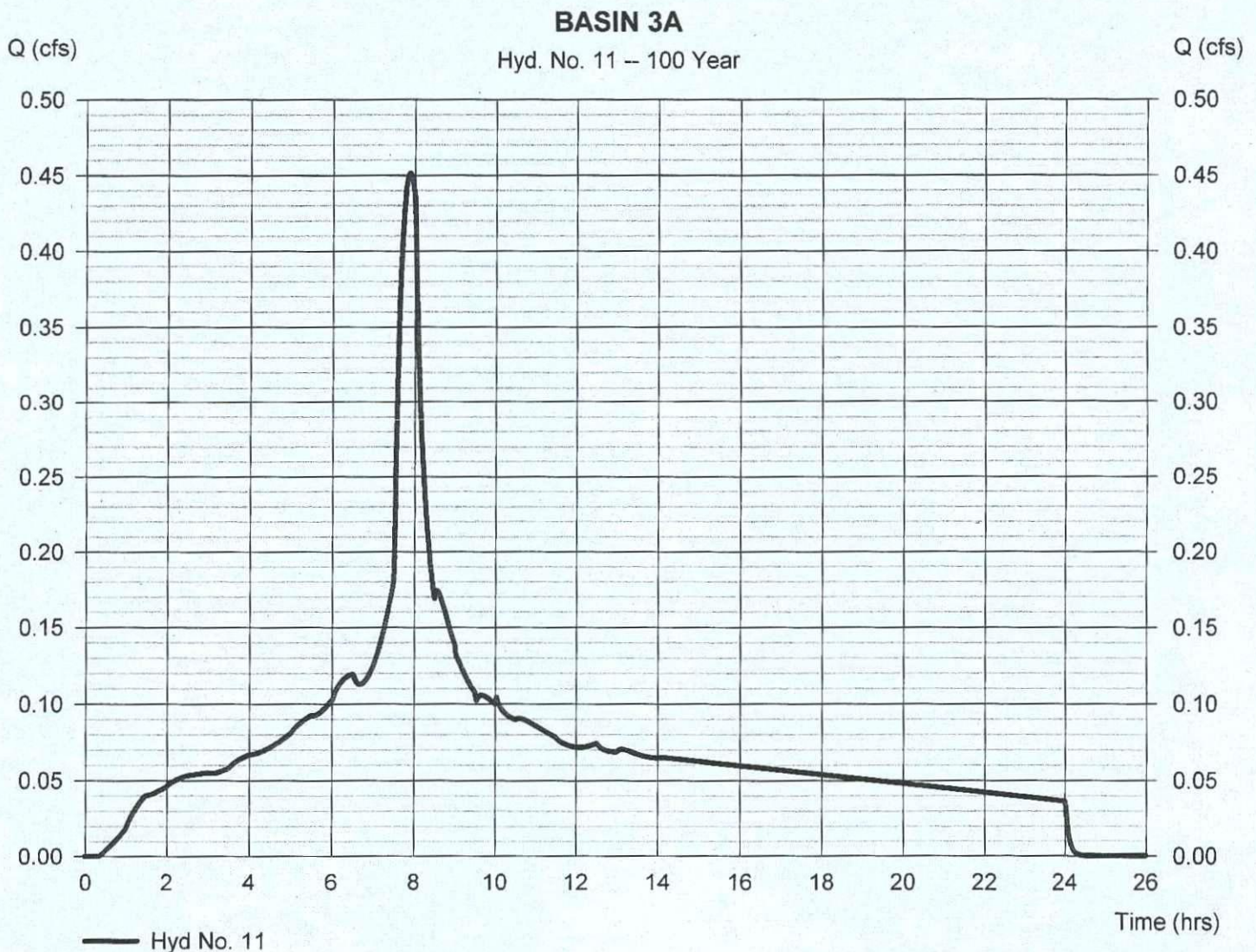
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2011 by Autodesk, Inc. v8

Monday, Nov 7, 2011

Hyd. No. 11

BASIN 3A

Hydrograph type	= SBUH Runoff	Peak discharge	= 0.451 cfs
Storm frequency	= 100 yrs	Time to peak	= 7.88 hrs
Time interval	= 1 min	Hyd. volume	= 6,635 cuft
Drainage area	= 0.320 ac	Curve number	= 98
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.95 in	Distribution	= Type IA
Storm duration	= 24 hrs	Shape factor	= n/a





Presumptive Approach Calculator ver. 1.2

Catchment Data

Project Name: IDYLEWODD 4TH ADDITION
Project Address: enter project address
FLORENCE, OREGON
Designer: designer name
Company: EGR & ASSOCIATES

Catchment ID: 3B
Date: 02/01/10
Permit Number: 0
Run Time 11/7/2011 10:31:34 AM

Drainage Catchment Information

Catchment ID: 3B
Catchment Area: 24,812 SF
Impervious Area: 0.57 ac
Impervious Area Curve Number, CN_{imp} : 98
Time of Concentration, T_c , minutes: 5 min.
Adj., Actual = 19,086 SF

Site Soils & Infiltration Testing Data

Infiltration Testing Procedure: Open Pit Falling Head
Native Soil Field Tested Infiltration Rate (I_{test}): 10 in/hr
Bottom of Facility Meets Required Separation From High Groundwater Per BES SWMM Section 1.4: Yes

Correction Factor Component

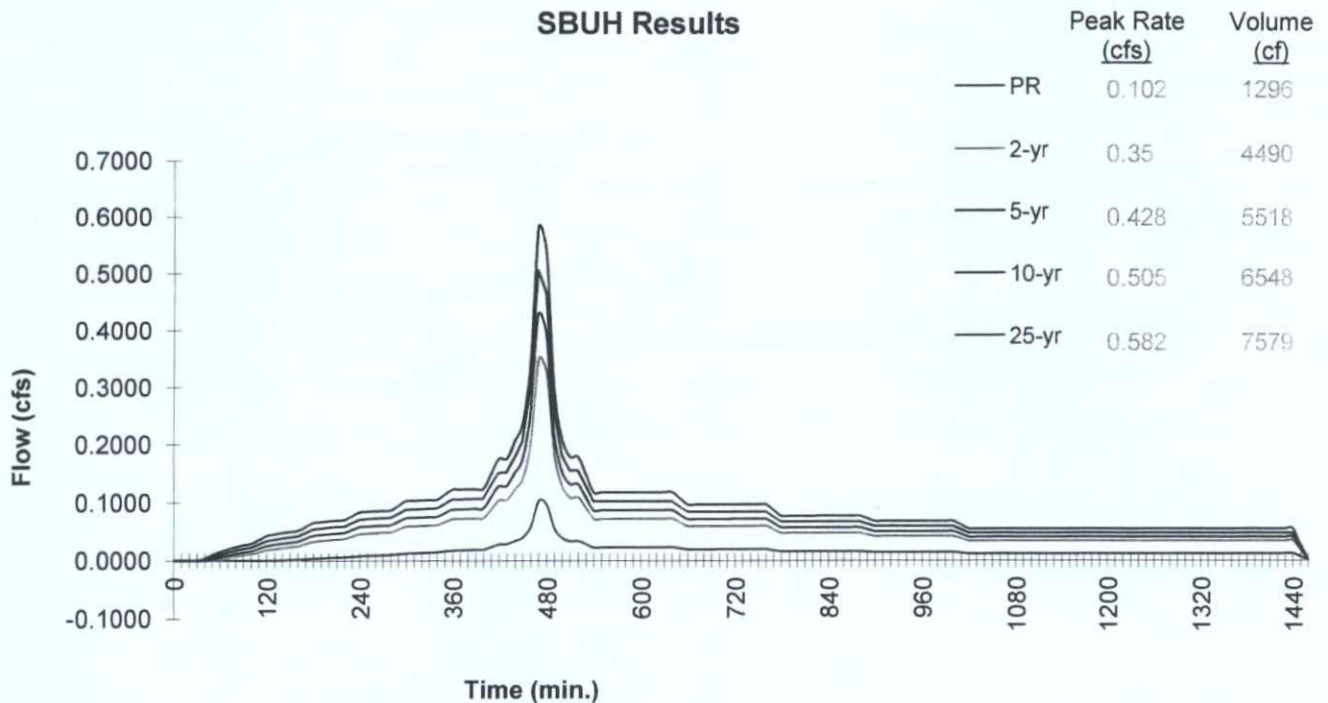
CF_{test} (ranges from 1 to 3): 2

Design Infiltration Rates

I_{dsgn} for Native (I_{test} / CF_{test}): 5.00 in/hr
 I_{dsgn} for Imported Growing Medium: 2.00 in/hr

Execute SBUH Calculations

SBUH Results





Presumptive Approach Calculator ver. 1.2

Catchment ID: **3B**

Run Time 11/7/2011 10:31:34 AM

Project Name: **IDYLEWODD 4TH ADDITION**

Catchment ID: **3B**

Date: **2/1/2010**

Instructions:

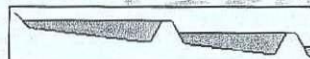
1. Identify which Stormwater Hierarchy Category the facility.
2. Select Facility Type.
3. Identify facility shape of surface facility to more accurately estimate surface volume, except for Swales and sloped planters that use the PAC Sloped Facility Worksheet to enter data.
4. Select type of facility configuration.
5. Complete data entry for all highlighted cells.

Catchment facility will meet Hierarchy Category: **1**

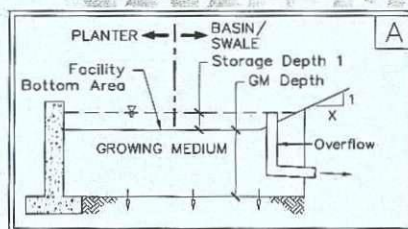
Goal Summary:

Hierarchy Category	SWMM Requirement	RESULTS box below needs to display...	
		Pollution Reduction as a	10-yr (aka disposal) as a
1	On-site infiltration with a surface infiltration facility.	PASS	PASS

Facility Type = **Swale**



Facility Configuration: **A**



Refer to Sloped Facility Worksheet and enter Variable Parameters

DATA FOR ABOVE GRADE STORAGE COMPONENT

Infiltration Area = **3,123** sf
Surface Capacity Volume = **2304.6** cf

BELOW GRADE STORAGE

Rock Storage Bottom Area = **3,123** sf
Rock Storage Depth = **0** in

Calculation Guide
Max. Rock Stor.
Bottom Area
Per Swale Dims

Growing Medium Depth = **18** in
Freeboard Depth = **N/A** in

Surface Capacity at Depth 1 = **2,305** cf
Infiltration Area at 75% Depth1 = **166** SF
GM Design Infiltration Rate = **2.00** in/hr
Infiltration Capacity = **0.145** cfs

Rock Storage Capacity = **0** cf

Native Design Infiltration Rate = **5.00** in/hr
Infiltration Capacity = **0.362** cfs

GM Infiltration Rate Used in PAC

RESULTS		Overflow Volume	
Pollution Reduction	PASS	0 CF	0% Surf. Cap. Used
10-yr	PASS	0 CF	29% Surf. Cap. Used

Run PAC

FACILITY FACTS

Total Facility Area Including Freeboard = **4,056 SF**
Sizing Ratio (Total Facility Area / Catchment Area) = **0.163**

25yr - 40% Surf. Cap. Used
100yr - 58% Surf. Cap. Used

Current data has been exported:

BASIN 3B.xls 11/7/2011 10:32:11 AM

Presumptive Approach Calculator Ver 1.2



Instructions:

1. Refer to facility graphics on the Graphics tab, then fill in all relevant facility parameters in the Data Entry table below. Data entry cells vary based on Facility Configuration selected on Facility Design Data tab.
2. Delete all facility parameters that may have been entered by the previous iteration that are no longer applicable.

Project Name: IDYLEWOOD 4TH ADDITION

Date: 2/1/2010

Run Time 11/7/2011 10:31:24 AM
Catchment ID: 3B

Data Entry Parameters

Facility Segment	Length of facility segment (ft)	Downstream Check Dam Length (ft)	Longitudinal Facility Slope (ft/ft)	Bottom Width (ft)	Side Slope Right	Side Slope Left	Downstream Depth (inches)	Landscape Width (ft)	Rock Storage Parameters			
									X_{right}^{-1}	X_{left}^{-1}	D_{down}	V
1	27	2.33	0.005	2	3	3	12	8				
2	27	2.33	0.005	2	3	3	12	8				
3	27	2.33	0.005	2	3	3	12	8				
4	27	2.33	0.005	2	3	3	12	8				
5	27	2.33	0.005	2	3	3	12	8				
6	27	2.33	0.005	2	3	3	12	8				
7	27	2.33	0.005	2	3	3	12	8				
8	27	2.33	0.005	2	3	3	12	8				
9	27	2.33	0.005	2	3	3	12	8				
10	27	2.33	0.005	2	3	3	12	8				
11	27	2.33	0.005	2	3	3	12	8				
12	27	2.33	0.005	2	3	3	12	8				
13	27	2.33	0.005	2	3	3	12	8				
14	27	2.33	0.005	2	3	3	12	8				
15	27	2.33	0.005	2	3	3	12	8				
16	27	2.33	0.005	2	3	3	12	8				
17	27	2.33	0.005	2	3	3	12	8				
18	27	2.33	0.005	2	3	3	12	8				
19	27	2.33	0.005	2	3	3	12	8				
20	21	2.33	0.005	2	3	3	12	8				

Error Messages

Project Name:

Worksheet Calculations

Parameters

Depth 2=

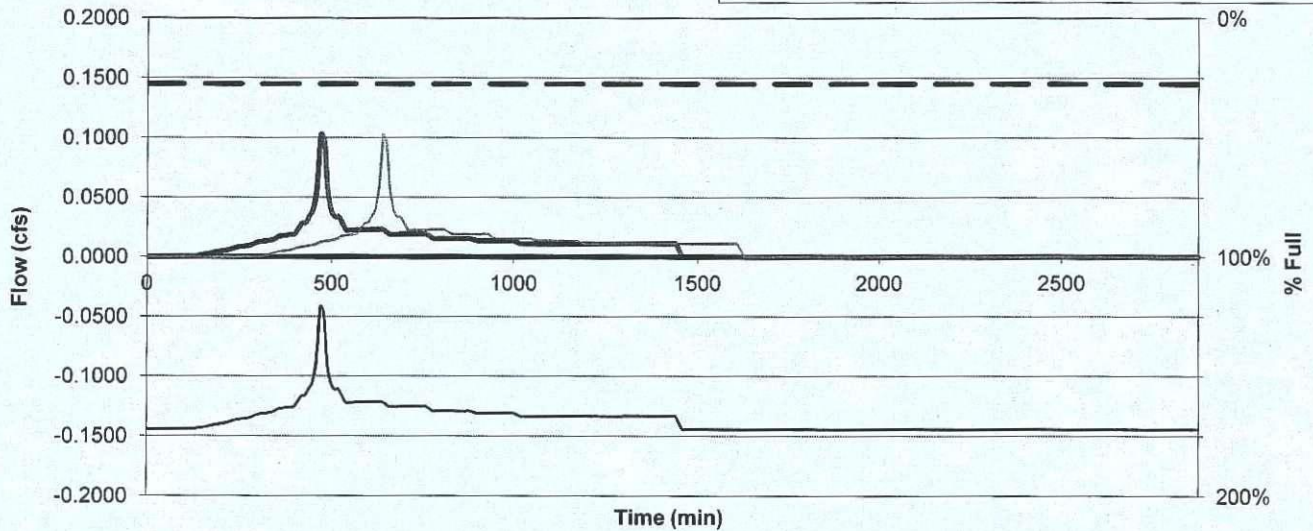
Depth 3=

Parameters															Rock Storage Parameters					
Facility Segment	Adjusted Length of facility segment (ft)	Adjusted Length if $D_{up} = 0$ (ft)	Upstream Depth (inches)	Downstream Top Width (ft)	Upstream Top Width (ft)	Downstream Cross-sectional Area (sf)	Upstream Cross-sectional Area (sf)	Surface Capacity Volume (cf)	75% of Max. Downstream Depth (inches)	75% of Max. Upstream Depth (inches)	75% of Max. Adjusted Length if $D_{up}=0$ (ft)	75% of Max. Upstream Top Width (ft)	Infiltration Area @ 75% Full (sf)	Rock Storage						
														Length (ft)	Bottom Area (sf)	Capacity Volume (cf)				
1	L_{adjust} 25.84	$L_{adjust2}$ N/A	D_{up} 10.45	$W_{top-down}$ 8.00	W_{top-up} 7.22	A_{ds} 5.00	A_{up} 4.02	$V_{surface}$ 116	$D_{ds75\%}$ 9.00	$D_{up75\%}$ 7.45	$L_{adjust3}$ N/A	$W_{top-down75\%}$ 6.50	$A_{75\%}$ 158	L_{rock} 27	A_{rock} 158	V_{rock} 0				
2	25.84	N/A	10.45	8.00	7.22	5.00	4.02	116	9.00	7.45	N/A	6.50	158	27	158	0				
3	25.84	N/A	10.45	8.00	7.22	5.00	4.02	116	9.00	7.45	N/A	6.50	158	27	158	0				
4	25.84	N/A	10.45	8.00	7.22	5.00	4.02	116	9.00	7.45	N/A	6.50	158	27	158	0				
5	25.84	N/A	10.45	8.00	7.22	5.00	4.02	116	9.00	7.45	N/A	6.50	158	27	158	0				
6	25.84	N/A	10.45	8.00	7.22	5.00	4.02	116	9.00	7.45	N/A	6.50	158	27	158	0				
7	25.84	N/A	10.45	8.00	7.22	5.00	4.02	116	9.00	7.45	N/A	6.50	158	27	158	0				
8	25.84	N/A	10.45	8.00	7.22	5.00	4.02	116	9.00	7.45	N/A	6.50	158	27	158	0				
9	25.84	N/A	10.45	8.00	7.22	5.00	4.02	116	9.00	7.45	N/A	6.50	158	27	158	0				
10	25.84	N/A	10.45	8.00	7.22	5.00	4.02	116	9.00	7.45	N/A	6.50	158	27	158	0				
11	25.84	N/A	10.45	8.00	7.22	5.00	4.02	116	9.00	7.45	N/A	6.50	158	27	158	0				
12	25.84	N/A	10.45	8.00	7.22	5.00	4.02	116	9.00	7.45	N/A	6.50	158	27	158	0				
13	25.84	N/A	10.45	8.00	7.22	5.00	4.02	116	9.00	7.45	N/A	6.50	158	27	158	0				
14	25.84	N/A	10.45	8.00	7.22	5.00	4.02	116	9.00	7.45	N/A	6.50	158	27	158	0				
15	25.84	N/A	10.45	8.00	7.22	5.00	4.02	116	9.00	7.45	N/A	6.50	158	27	158	0				
16	25.84	N/A	10.45	8.00	7.22	5.00	4.02	116	9.00	7.45	N/A	6.50	158	27	158	0				
17	25.84	N/A	10.45	8.00	7.22	5.00	4.02	116	9.00	7.45	N/A	6.50	158	27	158	0				
18	25.84	N/A	10.45	8.00	7.22	5.00	4.02	116	9.00	7.45	N/A	6.50	158	27	158	0				
19	25.84	N/A	10.45	8.00	7.22	5.00	4.02	116	9.00	7.45	N/A	6.50	158	27	158	0				
20	19.84	N/A	10.81	8.00	7.40	5.00	4.24	92	9.00	7.81	N/A	6.50	123	21	123	0				
Printed: 11/7/2011 10:32 AM															2305		V _{surface} @ Depth1		3123	

**Pollution Reduction Event
Surface Facility Modeling**

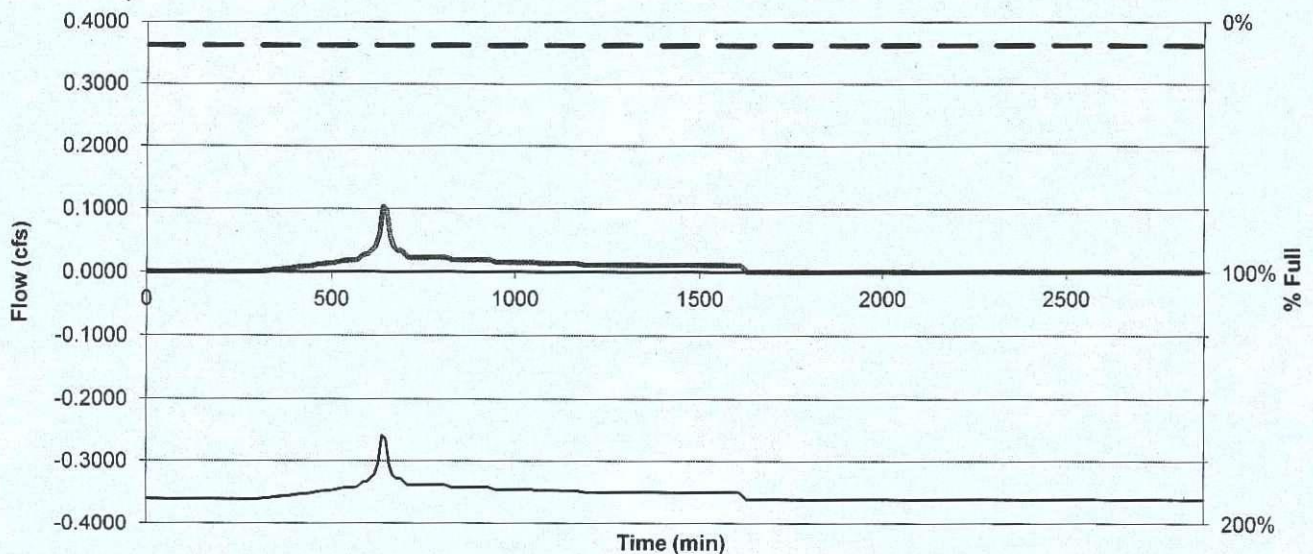
Project Name: IDYLEWODD 4TH ADDITION
Run Time: 11/7/2011 10:31:34 AM
Catchment ID: 3B
Hierarchy: 1
Facility Type: Swale
Facility Configuration: A

- Inflow from Rain Event
- - Infiltration Capacity
- Inflow-Infiltration
- Overflow to Approved Discharge
- Percolation to Below Grade Storage
- % Surface Capacity



**Pollution Reduction Event
Below Grade Modeling**

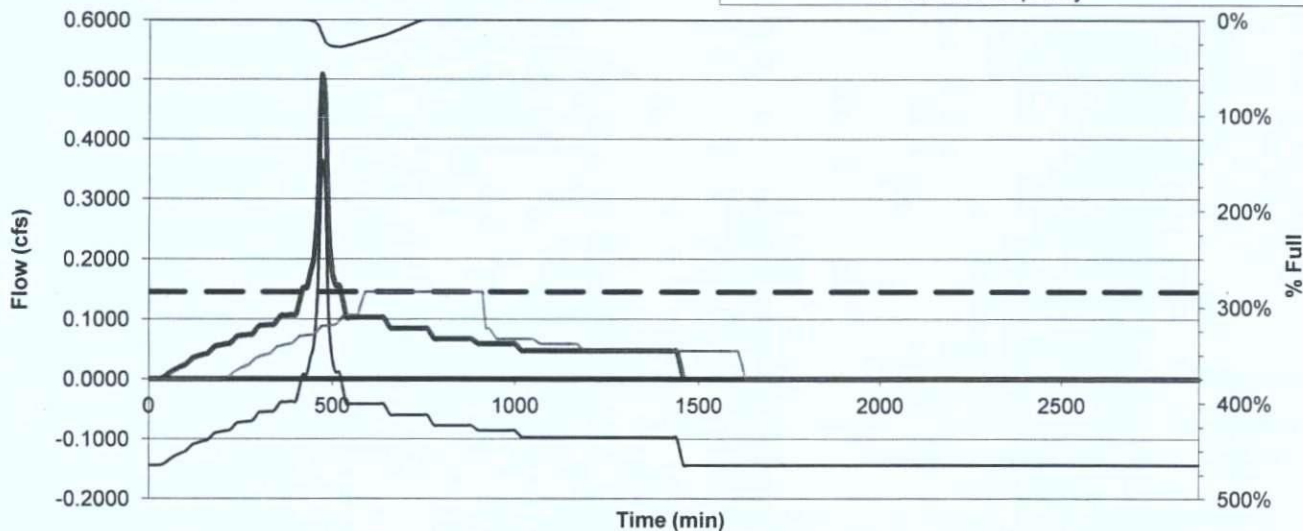
- Inflow to Rock Storage
- - Infiltration Capacity
- Inflow-Infiltration
- % Rock Capacity



10-yr Event Surface Facility Modeling

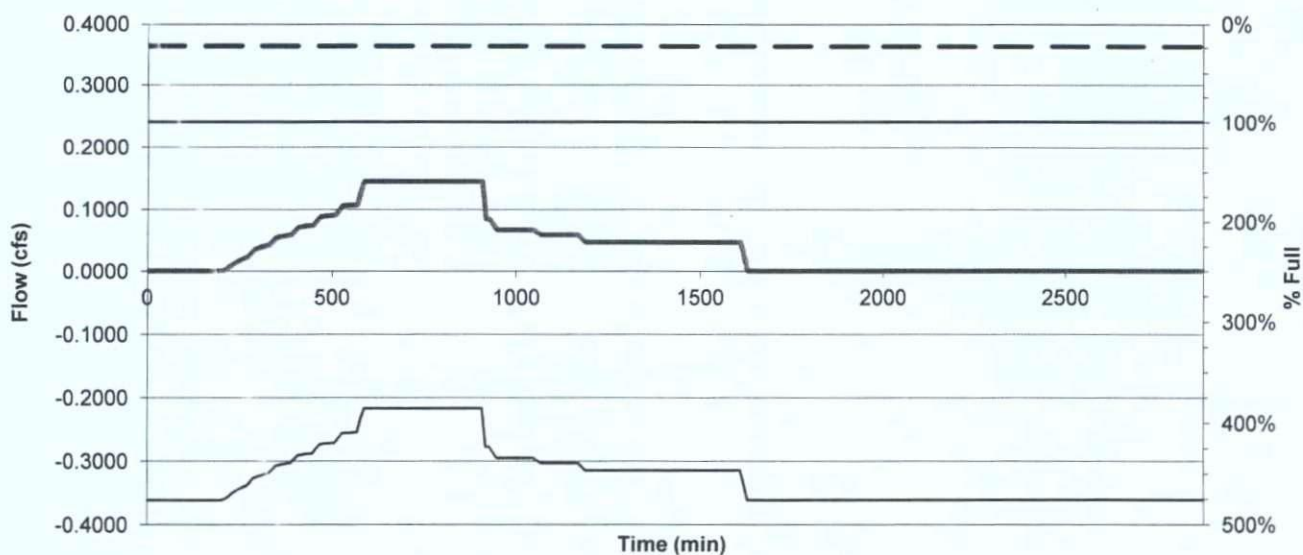
Project Name: IDYLEWODD 4TH ADDITION
Run Time: 11/7/2011 10:31:34 AM
Catchment ID: 3B
Hierarchy: 1
Facility Type: Swale
Facility Configuration: A

— Inflow from Rain Event
- - Infiltration Capacity
— Inflow-Infiltration
— Overflow to Approved Discharge
— Total Flow to Below Grade Storage
— % Surface Capacity



10-yr Event Below Grade Modeling

— Inflow to Rock Storage
- - Infiltration Capacity
— Inflow-Infiltration
— % Rock Capacity



Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2011 by Autodesk, Inc. v8

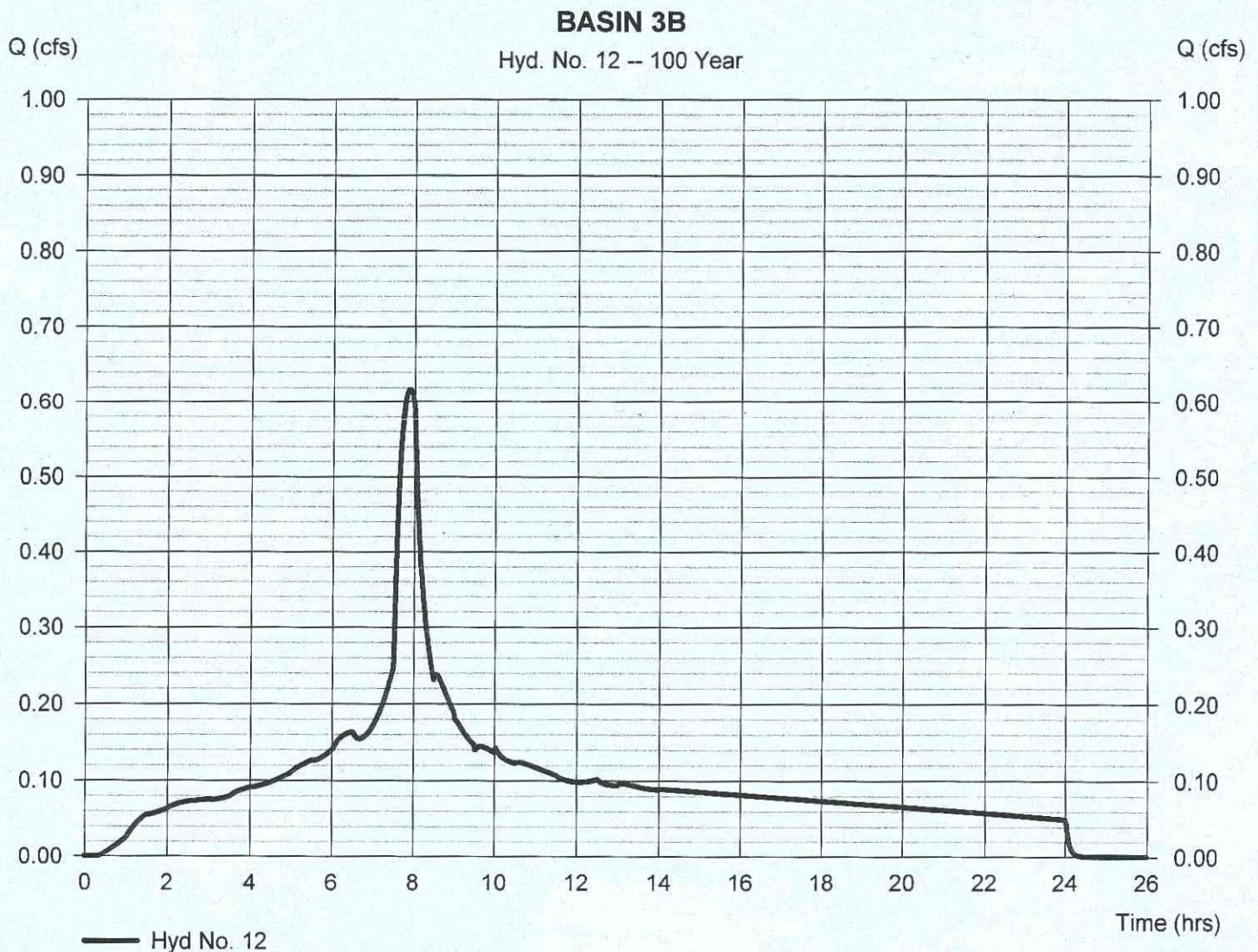
Monday, Nov 7, 2011

Hyd. No. 12

BASIN 3B

Hydrograph type = SBUH Runoff
 Storm frequency = 100 yrs
 Time interval = 1 min
 Drainage area = 0.438 ac
 Basin Slope = 0.0 %
 Tc method = User
 Total precip. = 5.95 in
 Storm duration = 24 hrs

Peak discharge = 0.618 cfs
 Time to peak = 7.88 hrs
 Hyd. volume = 9,082 cuft
 Curve number = 98
 Hydraulic length = 0 ft
 Time of conc. (Tc) = 5.00 min
 Distribution = Type IA
 Shape factor = n/a





Presumptive Approach Calculator ver. 1.2

Catchment Data

Project Name: IDYLEWOOD 4TH ADDITION
Project Address: enter project address
FLORENCE, OREGON
Designer: designer name
Company: EGR & ASSOCIATES

Catchment ID: 4
Date: 02/01/10
Permit Number: 0
Run Time 11/7/2011 10:23:31 AM

Drainage Catchment Information

Catchment ID: 4
Catchment Area: 8,880 SF Adj., Actual = 6831 SF
Impervious Area: 0.20 ac
Impervious Area Curve Number, CN_{imp} : 98
Time of Concentration, T_c , minutes: 5 min.

Site Soils & Infiltration Testing Data

Infiltration Testing Procedure: Open Pit Falling Head
Native Soil Field Tested Infiltration Rate (I_{test}): 10 in/hr
Bottom of Facility Meets Required Separation From High Groundwater Per BES SWMM Section 1.4: Yes

Correction Factor Component

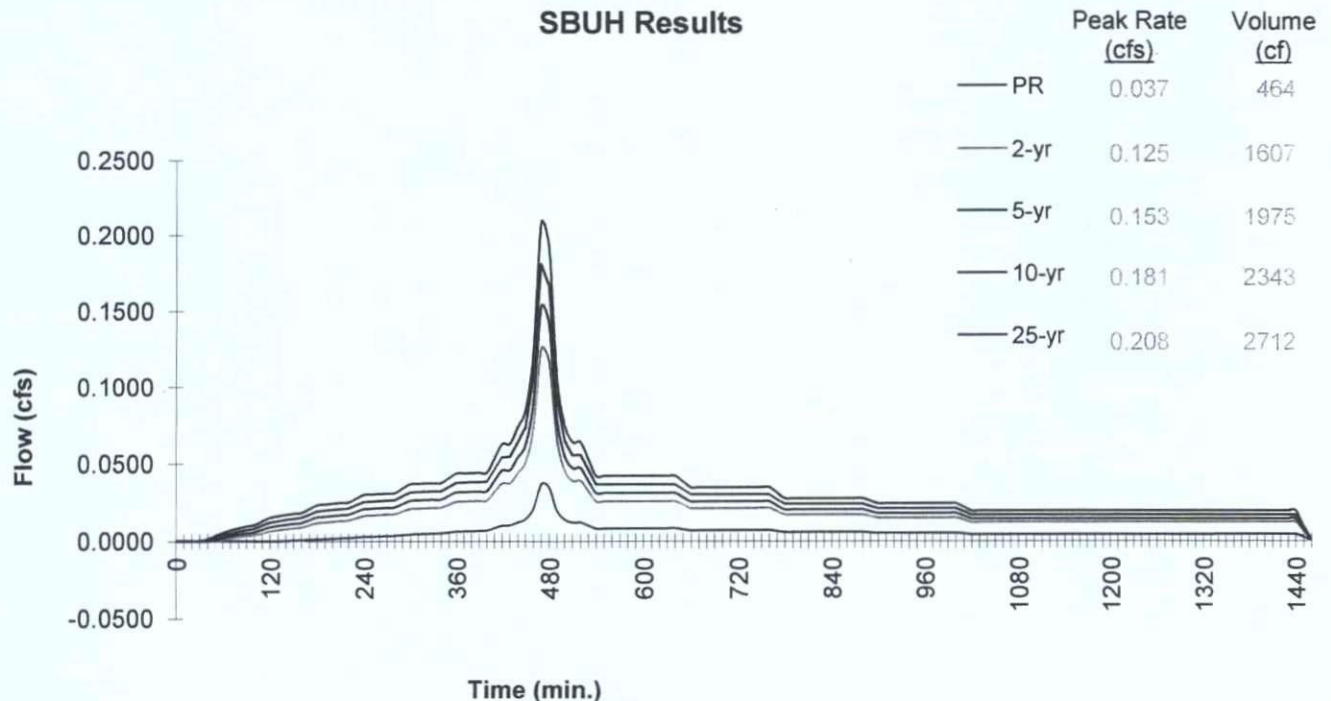
CF_{test} (ranges from 1 to 3): 2

Design Infiltration Rates

I_{dsgn} for Native (I_{test} / CF_{test}): 5.00 in/hr
 I_{dsgn} for Imported Growing Medium: 2.00 in/hr

Execute SBUH Calculations

SBUH Results





Presumptive Approach Calculator ver. 1.2

Catchment ID: 4

Run Time 11/7/2011 10:23:31 AM

Project Name: IDYLEWOOD 4TH ADDITIONCatchment ID: 4Date: 2/1/2010

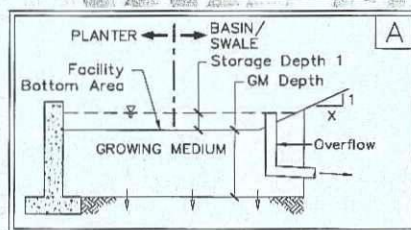
Instructions:

1. Identify which Stormwater Hierarchy Category the facility.
2. Select Facility Type.
3. Identify facility shape of surface facility to more accurately estimate surface volume, except for Swales and sloped planters that use the PAC Sloped Facility Worksheet to enter data.
4. Select type of facility configuration.
5. Complete data entry for all highlighted cells.

Catchment facility will meet Hierarchy Category: 1

Goal Summary:

Hierarchy Category	SWMM Requirement	RESULTS box below needs to display...	
		Pollution Reduction as a	10-yr (aka disposal) as a
1	On-site infiltration with a surface infiltration facility.	PASS	PASS

Facility Type = SwaleFacility Configuration: A

Refer to Sloped Facility
Worksheet and enter
Variable Parameters

DATA FOR ABOVE GRADE STORAGE COMPONENT

Infiltration Area = 1,288 sf
Surface Capacity Volume = 878.8 cf

BELOW GRADE STORAGE

Rock Storage Bottom Area = 1,288 sf
Rock Storage Depth = 0 in

Calculation Guide
Max. Rock Stor.
Bottom Area
Per Swale Dims

Growing Medium Depth = 18 in
Freeboard Depth = N/A in

Surface Capacity at Depth 1 = 879 cf
Infiltration Area at 75% Depth1 = 15 SF
GM Design Infiltration Rate = 2.00 in/hr
Infiltration Capacity = 0.060 cfs

Rock Storage Capacity = 0 cf

Native Design Infiltration Rate = 5.00 in/hr
Infiltration Capacity = 0.149 cfs

GM Infiltration Rate Used in PAC

RESULTS		Overflow Volume	
Pollution Reduction	PASS	0 CF	0% Surf. Cap. Used
10-yr	PASS	0 CF	23% Surf. Cap. Used

Run PAC

25yr - 31% Surf. Cap. Used
100yr - 37% Surf. Cap. Used

FACILITY FACTS

Total Facility Area Including Freeboard = 2,160 SF
Sizing Ratio (Total Facility Area / Catchment Area) = 0.243

Current data has been exported:

BASIN 4.xls 11/7/2011 10:24:21 AM

Presumptive Approach Calculator Ver 1.2



Instructions:

1. Refer to facility graphics on the Graphics tab, then fill in all relevant facility parameters in the Data Entry table below. Data entry cells vary based on Facility Configuration selected on Facility Design Data tab.
2. Delete all facility parameters that may have been entered by the previous iteration that are no longer applicable.

Run Time 11/7/2011 10:23:31 AM
Catchment ID: 4

Date: 2/1/2010

Project Name: IDLEWOOD 4TH ADDITION

Data Entry Parameters

Facility Segment	Length of facility segment (ft)	Downstream Check Dam										Rock Storage Parameters			
		L _{segment}	L _{dam}	S	W _{bottom}	X _{right} -1	X _{left} -1	D _{ds}	Downstream Depth (inches)	Landscaping Width (ft)	Rock Void Ratio	Rock Storage Width (ft)	Rock Storage Depth (inches)	Rock Storage Ratio	V
1	15	2.33	0.05	2	3	12	8								
2	15	2.33	0.05	2	3	12	8								
3	15	2.33	0.05	2	3	12	8								
4	15	2.33	0.05	2	3	12	8								
5	15	2.33	0.05	2	3	12	8								
6	15	2.33	0.05	2	3	12	8								
7	15	2.33	0.05	2	3	12	8								
8	15	2.33	0.05	2	3	12	8								
9	15	2.33	0.05	2	3	12	8								
10	15	2.33	0.026	2	3	12	8								
11	15	2.33	0.026	2	3	12	8								
12	15	2.33	0.026	2	3	12	8								
13	15	2.33	0.026	2	3	12	8								
14	15	2.33	0.026	2	3	12	8								
15	15	2.33	0.026	2	3	12	8								
16	15	2.33	0.026	2	3	12	8								
17	15	2.33	0.026	2	3	12	8								
18	15	2.33	0.026	2	3	12	8								
19	15	8	0.026	2	3	12	8								
20															

Error Messages

Project Name:

Worksheet Calculations

Parameters

Depth 3=

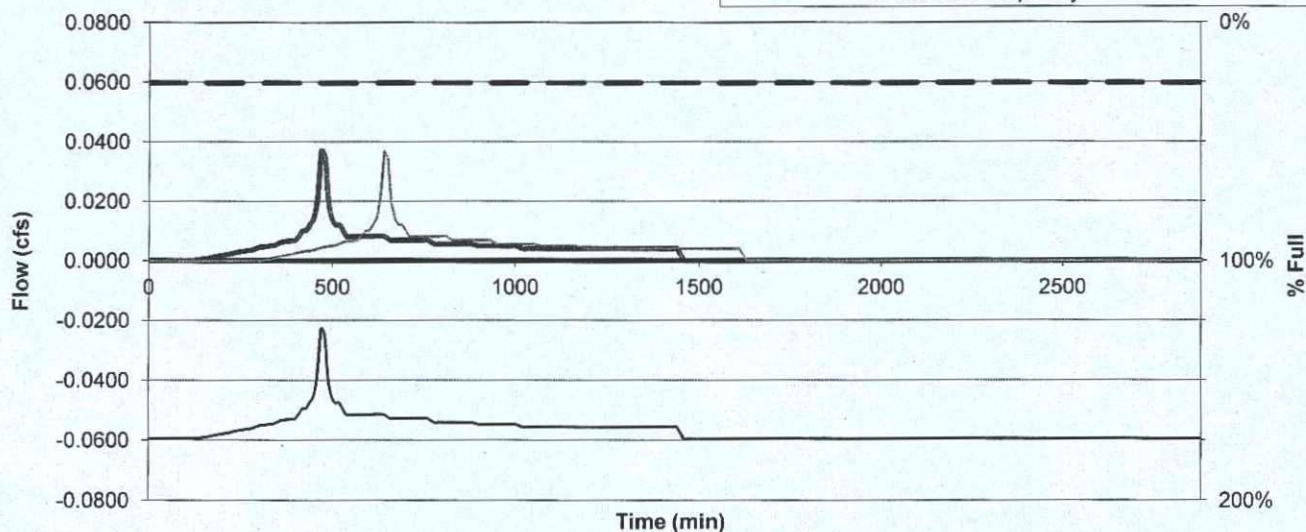
Depth 2=

Facility Segment	Adjusted Length of facility segment (ft)	Adjusted Length if D _{up} = 0 (ft)	Upstream Depth (inches)	Downstream Top Width (ft)	Upstream Top Width (ft)	Downstream Cross-sectional Area (sf)	Upstream Cross-sectional Area (sf)	Surface Capacity Volume (cf)	75% of Max. Downstream Depth (inches)	75% of Max. Upstream Depth (inches)	75% of Max. Adjusted Length if D _{up} = 0 (ft)	75% of Max. Downstream Top Width (ft)	75% of Max. Upstream Top Width (ft)	Infiltration Area @ 75% Full (sf)	Rock Storage Length (ft)	Rock Storage Bottom Area (sf)	Rock Storage Capacity Volume (cf)
1	13.84	N/A	3.70	8.00	3.85	5.00	0.90	41	9.00	0.70	N/A	6.50	2.35	61	15	61	0
2	13.84	N/A	3.70	8.00	3.85	5.00	0.90	41	9.00	0.70	N/A	6.50	2.35	61	15	61	0
3	13.84	N/A	3.70	8.00	3.85	5.00	0.90	41	9.00	0.70	N/A	6.50	2.35	61	15	61	0
4	13.84	N/A	3.70	8.00	3.85	5.00	0.90	41	9.00	0.70	N/A	6.50	2.35	61	15	61	0
5	13.84	N/A	3.70	8.00	3.85	5.00	0.90	41	9.00	0.70	N/A	6.50	2.35	61	15	61	0
6	13.84	N/A	3.70	8.00	3.85	5.00	0.90	41	9.00	0.70	N/A	6.50	2.35	61	15	61	0
7	13.84	N/A	3.70	8.00	3.85	5.00	0.90	41	9.00	0.70	N/A	6.50	2.35	61	15	61	0
8	13.84	N/A	3.70	8.00	3.85	5.00	0.90	41	9.00	0.70	N/A	6.50	2.35	61	15	61	0
9	13.84	N/A	3.70	8.00	3.85	5.00	0.90	41	9.00	0.70	N/A	6.50	2.35	61	15	61	0
10	13.84	N/A	3.70	8.00	3.85	5.00	0.90	41	9.00	0.70	N/A	6.50	2.35	61	15	61	0
11	13.84	N/A	3.70	8.00	3.85	5.00	0.90	41	9.00	0.70	N/A	6.50	2.35	61	15	61	0
12	13.84	N/A	3.70	8.00	3.85	5.00	0.90	41	9.00	0.70	N/A	6.50	2.35	61	15	61	0
13	13.84	N/A	3.70	8.00	3.85	5.00	0.90	41	9.00	0.70	N/A	6.50	2.35	61	15	61	0
14	13.84	N/A	3.70	8.00	3.85	5.00	0.90	41	9.00	0.70	N/A	6.50	2.35	61	15	61	0
15	13.84	N/A	3.70	8.00	3.85	5.00	0.90	41	9.00	0.70	N/A	6.50	2.35	61	15	61	0
16	13.84	N/A	3.70	8.00	3.85	5.00	0.90	41	9.00	0.70	N/A	6.50	2.35	61	15	61	0
17	13.84	N/A	3.70	8.00	3.85	5.00	0.90	41	9.00	0.70	N/A	6.50	2.35	61	15	61	0
18	13.84	N/A	3.70	8.00	3.85	5.00	0.90	41	9.00	0.70	N/A	6.50	2.35	61	15	61	0
19	11.00	N/A	8.57	8.00	6.28	5.00	2.96	44	9.00	5.57	N/A	6.50	4.78	62	15	62	0
20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0
															1288		

Pollution Reduction Event Surface Facility Modeling

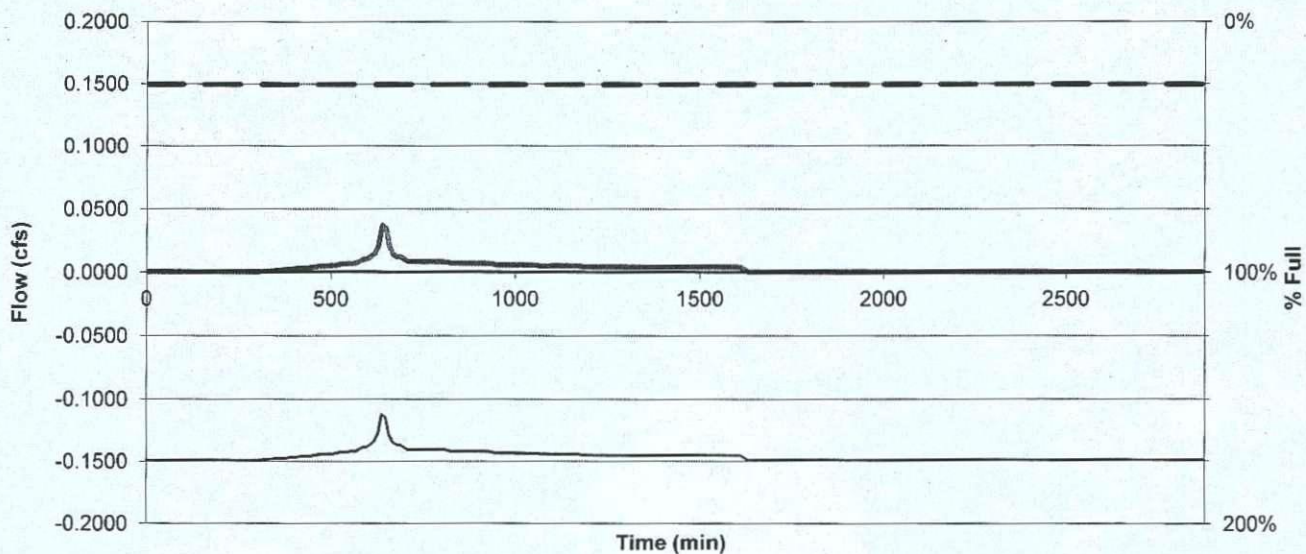
Project Name: IDYLEWOOD 4TH ADDITION
Run Time: 11/7/2011 10:23:31 AM
Catchment ID: 4
Hierarchy: 1
Facility Type: Swale
Facility Configuration: A

— Inflow from Rain Event
— Infiltration Capacity
— Inflow-Infiltration
— Overflow to Approved Discharge
— Percolation to Below Grade Storage
— % Surface Capacity



Pollution Reduction Event Below Grade Modeling

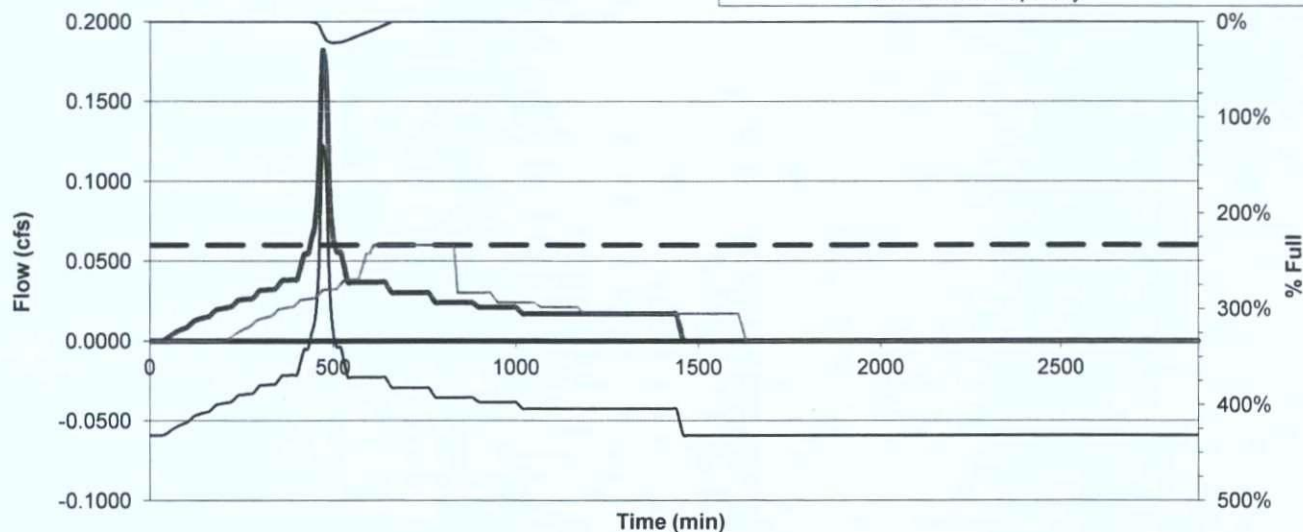
— Inflow to Rock Storage
— Infiltration Capacity
— Inflow-Infiltration
— % Rock Capacity



10-yr Event Surface Facility Modeling

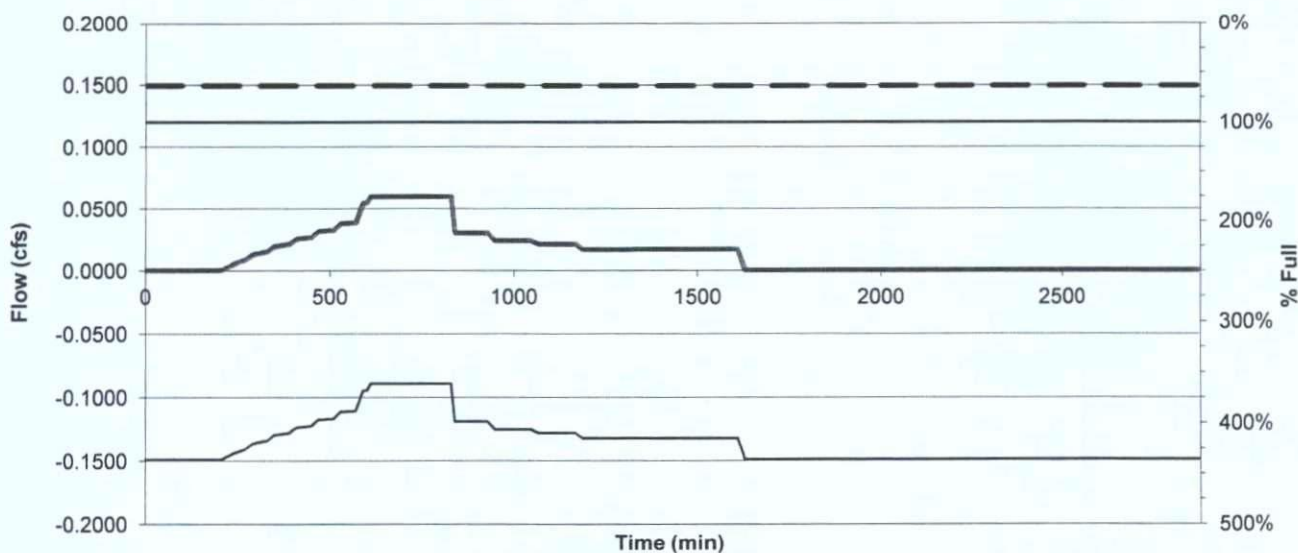
Project Name: IDYLEWOOD 4TH ADDITION
Run Time: 11/7/2011 10:23:31 AM
Catchment ID: 4
Hierarchy: 1
Facility Type: Swale
Facility Configuration: A

- Inflow from Rain Event
- - Infiltration Capacity
- Inflow-Infiltration
- Overflow to Approved Discharge
- Total Flow to Below Grade Storage
- % Surface Capacity



10-yr Event Below Grade Modeling

- Inflow to Rock Storage
- - Infiltration Capacity
- Inflow-Infiltration
- % Rock Capacity



Hydrograph Report

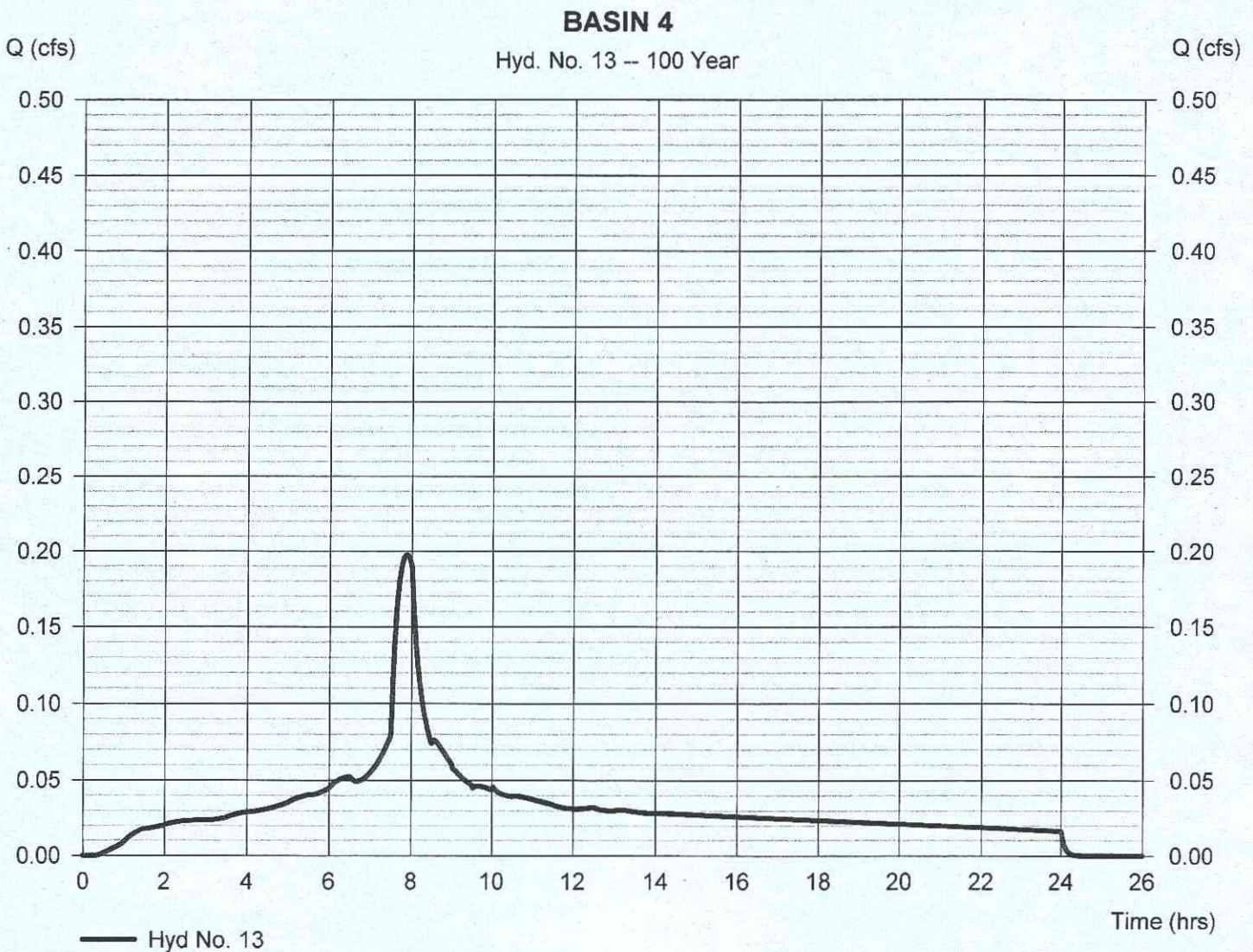
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2011 by Autodesk, Inc. v8

Monday, Nov 7, 2011

Hyd. No. 13

BASIN 4

Hydrograph type	= SBUH Runoff	Peak discharge	= 0.197 cfs
Storm frequency	= 100 yrs	Time to peak	= 7.88 hrs
Time interval	= 1 min	Hyd. volume	= 2,903 cuft
Drainage area	= 0.140 ac	Curve number	= 98
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.95 in	Distribution	= Type IA
Storm duration	= 24 hrs	Shape factor	= n/a





Presumptive Approach Calculator ver. 1.2

Catchment Data

Project Name: IDYLEWOOD 4TH ADDITION
Project Address: enter project address
FLORENCE, OREGON
Designer: designer name
Company: EGR & ASSOCIATES

Catchment ID: 5A
Date: 02/01/10
Permit Number: 0
Run Time 11/7/2011 10:13:22 AM

Drainage Catchment Information

Catchment ID: 5A
Catchment Area: 23,512 SF 0.54 ac Adj., Acton = 18,086 SF
Impervious Area: 23,512 SF
Impervious Area: 0.54 ac
Impervious Area Curve Number, CN_{imp} : 98
Time of Concentration, T_c , minutes: 5 min.

Site Soils & Infiltration Testing Data

Infiltration Testing Procedure: Open Pit Falling Head
Native Soil Field Tested Infiltration Rate (I_{test}): 4 in/hr
Bottom of Facility Meets Required Separation From High Groundwater Per BES SWMM Section 1.4: Yes

Correction Factor Component

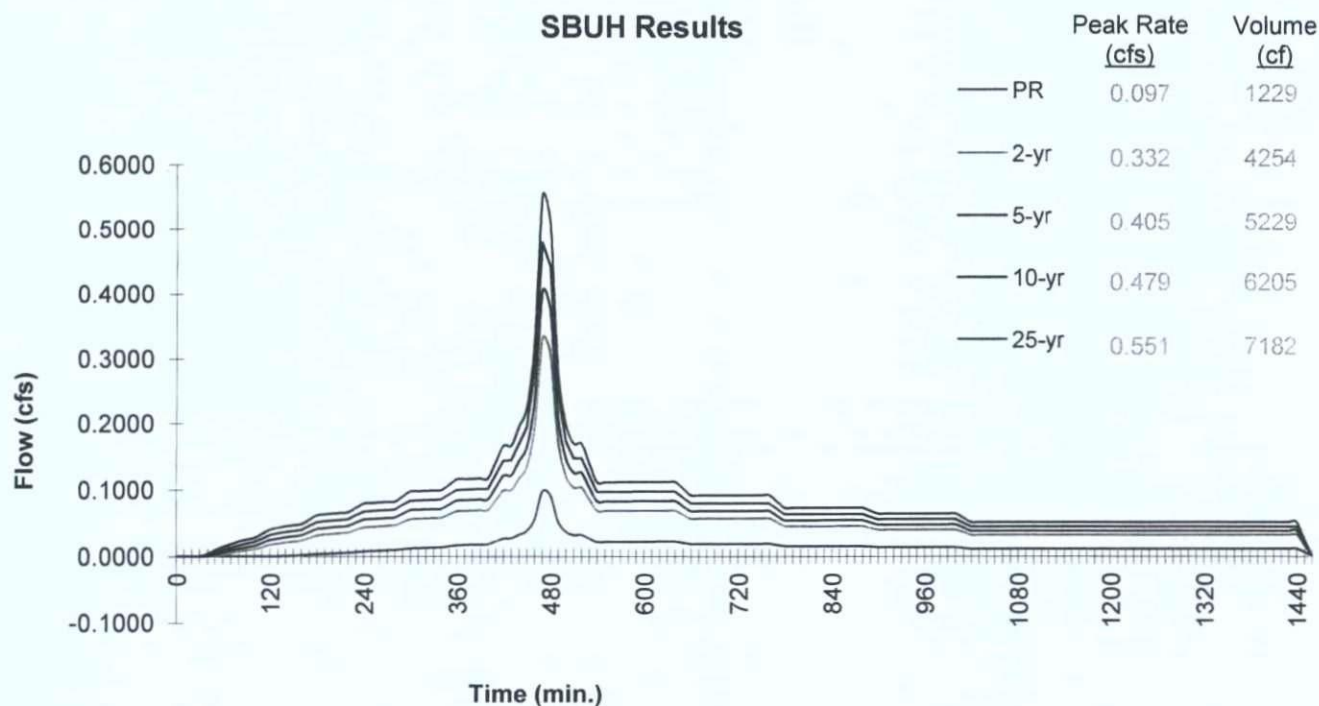
CF_{test} (ranges from 1 to 3): 2

Design Infiltration Rates

I_{dsgn} for Native (I_{test} / CF_{test}): 2.00 in/hr
 I_{dsgn} for Imported Growing Medium: 2.00 in/hr

Execute SBUH Calculations

SBUH Results





Presumptive Approach Calculator ver. 1.2

Catchment ID: **5A**

Run Time 11/7/2011 10:13:22 AM

Project Name: **IDLEWOOD 4TH ADDITION**Catchment ID: **5A**Date: **2/1/2010**

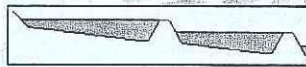
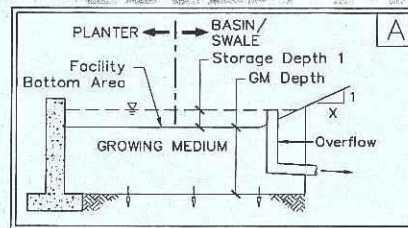
Instructions:

1. Identify which Stormwater Hierarchy Category the facility.
2. Select Facility Type.
3. Identify facility shape of surface facility to more accurately estimate surface volume, except for Swales and sloped planters that use the PAC Sloped Facility Worksheet to enter data.
4. Select type of facility configuration.
5. Complete data entry for all highlighted cells.

Catchment facility will meet Hierarchy Category: **1**

Goal Summary:

Hierarchy Category	SWMM Requirement	RESULTS box below needs to display...	
		Pollution Reduction as a	10-yr (aka disposal) as a
1	On-site infiltration with a surface infiltration facility.	PASS	PASS

Facility Type = **Swale**Facility Configuration: **A**

Refer to Sloped Facility
Worksheet and enter
Variable Parameters

DATA FOR ABOVE GRADE STORAGE COMPONENT

Infiltration Area = **2,979** sf
Surface Capacity Volume = **2202.0** cf

BELOW GRADE STORAGE

Rock Storage Bottom Area = **2,979** sf
Rock Storage Depth = **0** in

Calculation Guide
Max. Rock Stor.
Bottom Area
Per Swale Dims

Growing Medium Depth = **18** in
Freeboard Depth = **N/A** in

Surface Capacity at Depth 1 = **2,202** cf
Infiltration Area at 75% Depth1 = **161** SF
GM Design Infiltration Rate = **2.00** in/hr
Infiltration Capacity = **0.138** cfs

Rock Storage Capacity = **0** cf

Native Design Infiltration Rate = **2.00** in/hr
Infiltration Capacity = **0.138** cfs

GM Infiltration Rate Used in PAC

RESULTS		Overflow Volume	
Pollution Reduction	PASS	0 CF	0% Surf. Cap. Used
10-yr	PASS	0 CF	29% Surf. Cap. Used

Run PAC

25 yr - 39% surf. Cap. Used
100 yr - 58% surf. Cap. Used

FACILITY FACTS

Total Facility Area Including Freeboard = **3,888 SF**
Sizing Ratio (Total Facility Area / Catchment Area) = **0.165**

Current data has been exported:

BASIN 5A.xls 11/7/2011 10:14:05 AM

Presumptive Approach Calculator Ver 1.2



Instructions:

1. Refer to facility graphics on the Graphics tab, then fill in all relevant facility parameters in the Data Entry table below. Data entry cells vary based on Facility Configuration selected on Facility Design Data tab.
2. Delete all facility parameters that may have been entered by the previous iteration that are no longer applicable.

Project Name: IDYLEWOOD 4TH ADDITION

Date: 2/1/2010

Run Time 11/7/2011 10:13:22 AM

Catchment ID: 5A

Data Entry Parameters

Facility Segment	Length of facility segment (ft)	Downstream Check Dam Length (ft)	Longitudinal Facility Slope (ft/ft)	Bottom Width (ft)	Side Slope Right	Side Slope Left	Downstream Depth (inches)	Landscape Width (ft)	Rock Storage Parameters			
									$X_{right:1}$	$X_{left:1}$	D_{ds}	V
1	26	2.33	0.005	2	3	3	12	8				
2	26	2.33	0.005	2	3	3	12	8				
3	26	2.33	0.005	2	3	3	12	8				
4	26	2.33	0.005	2	3	3	12	8				
5	26	2.33	0.005	2	3	3	12	8				
6	26	2.33	0.005	2	3	3	12	8				
7	26	2.33	0.005	2	3	3	12	8				
8	26	2.33	0.005	2	3	3	12	8				
9	26	2.33	0.005	2	3	3	12	8				
10	26	2.33	0.005	2	3	3	12	8				
11	26	2.33	0.005	2	3	3	12	8				
12	26	2.33	0.005	2	3	3	12	8				
13	26	2.33	0.005	2	3	3	12	8				
14	26	2.33	0.005	2	3	3	12	8				
15	26	2.33	0.005	2	3	3	12	8				
16	26	2.33	0.005	2	3	3	12	8				
17	26	2.33	0.005	2	3	3	12	8				
18	26	2.33	0.005	2	3	3	12	8				
19	26	2.33	0.005	2	3	3	12	8				
20	18	8	0.005	2	3	3	12	8				

Project Name:

Worksheet Calculations

Parameters

Depth 3=

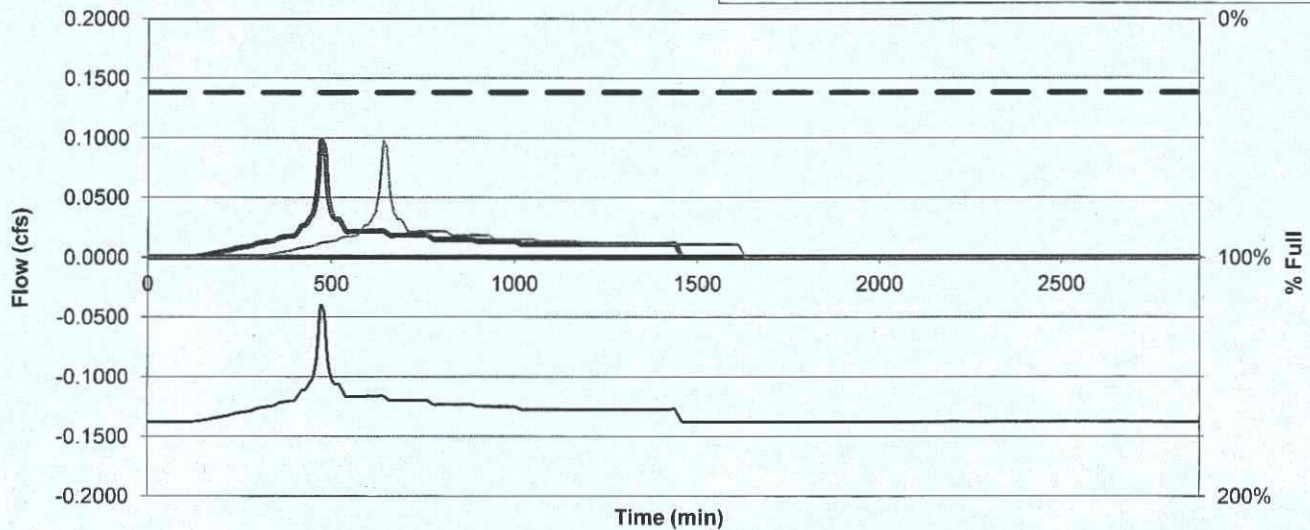
Depth 2=

Facility Segment	Adjusted Length of facility segment (ft)	Adjusted Length if $D_{up} = 0$ (ft)	Upstream Depth (inches)	Downstream Top Width (ft)	Upstream Top Width (ft)	Downstream Cross-sectional Area (sf)	Upstream Cross-sectional Area (sf)	Surface Capacity Volume (cf)	75% of Max. Downstream Depth (inches)	75% of Max. Upstream Depth (inches)	75% of Max. Adjusted Length if $D_{up:75} = 0$ (ft)	75% of Max. Upstream Top Width (ft)	75% of Max. Downstream Top Width (ft)	Infiltration Area @ 75% Full (sf)	Rock Storage Parameters			
															Rock Storage Length (ft)	Rock Storage Bottom Area (sf)	Rock Storage Capacity Volume (cf)	Rock Storage Top Width (ft)
1	24.84	N/A	10.51	8.00	7.25	4.05	4.05	112	9.00	7.51	N/A	6.50	5.75	152	26	152	0	26
2	24.84	N/A	10.51	8.00	7.25	4.05	4.05	112	9.00	7.51	N/A	6.50	5.75	152	26	152	0	26
3	24.84	N/A	10.51	8.00	7.25	4.05	4.05	112	9.00	7.51	N/A	6.50	5.75	152	26	152	0	26
4	24.84	N/A	10.51	8.00	7.25	4.05	4.05	112	9.00	7.51	N/A	6.50	5.75	152	26	152	0	26
5	24.84	N/A	10.51	8.00	7.25	4.05	4.05	112	9.00	7.51	N/A	6.50	5.75	152	26	152	0	26
6	24.84	N/A	10.51	8.00	7.25	4.05	4.05	112	9.00	7.51	N/A	6.50	5.75	152	26	152	0	26
7	24.84	N/A	10.51	8.00	7.25	4.05	4.05	112	9.00	7.51	N/A	6.50	5.75	152	26	152	0	26
8	24.84	N/A	10.51	8.00	7.25	4.05	4.05	112	9.00	7.51	N/A	6.50	5.75	152	26	152	0	26
9	24.84	N/A	10.51	8.00	7.25	4.05	4.05	112	9.00	7.51	N/A	6.50	5.75	152	26	152	0	26
10	24.84	N/A	10.51	8.00	7.25	4.05	4.05	112	9.00	7.51	N/A	6.50	5.75	152	26	152	0	26
11	24.84	N/A	10.51	8.00	7.25	4.05	4.05	112	9.00	7.51	N/A	6.50	5.75	152	26	152	0	26
12	24.84	N/A	10.51	8.00	7.25	4.05	4.05	112	9.00	7.51	N/A	6.50	5.75	152	26	152	0	26
13	24.84	N/A	10.51	8.00	7.25	4.05	4.05	112	9.00	7.51	N/A	6.50	5.75	152	26	152	0	26
14	24.84	N/A	10.51	8.00	7.25	4.05	4.05	112	9.00	7.51	N/A	6.50	5.75	152	26	152	0	26
15	24.84	N/A	10.51	8.00	7.25	4.05	4.05	112	9.00	7.51	N/A	6.50	5.75	152	26	152	0	26
16	24.84	N/A	10.51	8.00	7.25	4.05	4.05	112	9.00	7.51	N/A	6.50	5.75	152	26	152	0	26
17	24.84	N/A	10.51	8.00	7.25	4.05	4.05	112	9.00	7.51	N/A	6.50	5.75	152	26	152	0	26
18	24.84	N/A	10.51	8.00	7.25	4.05	4.05	112	9.00	7.51	N/A	6.50	5.75	152	26	152	0	26
19	24.84	N/A	10.51	8.00	7.25	4.05	4.05	112	9.00	7.51	N/A	6.50	5.75	152	26	152	0	26
20	14.00	N/A	11.16	8.00	7.58	4.45	4.45	66	9.00	8.16	N/A	6.50	6.08	88	18	2979	0	18

Pollution Reduction Event Surface Facility Modeling

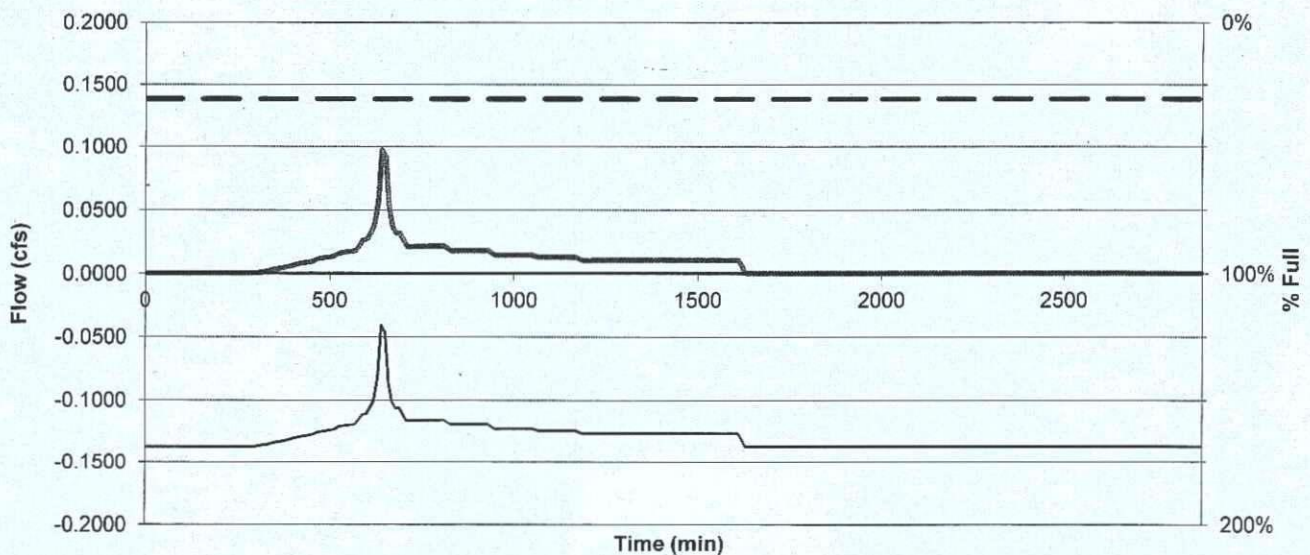
Project Name: IDYLEWOOD 4TH ADDITION
Run Time: 11/7/2011 10:13:22 AM
Catchment ID: 5A
Hierarchy: 1
Facility Type: Swale
Facility Configuration: A

— Inflow from Rain Event
- - Infiltration Capacity
— Inflow-Infiltration
— Overflow to Approved Discharge
— Percolation to Below Grade Storage
— % Surface Capacity



Pollution Reduction Event Below Grade Modeling

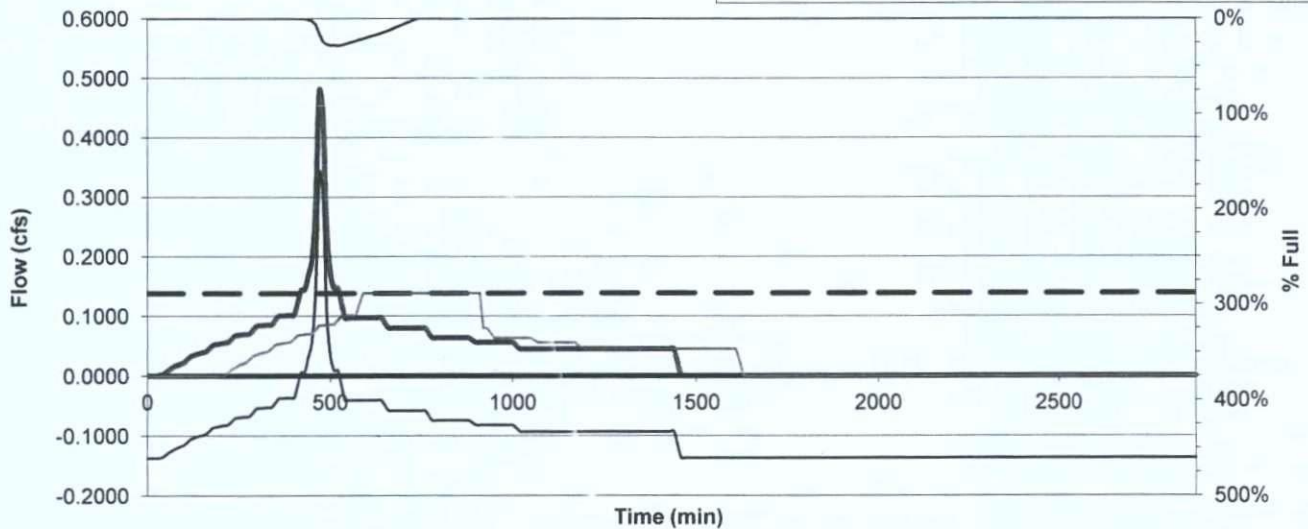
— Inflow to Rock Storage
- - Infiltration Capacity
— Inflow-Infiltration
— % Rock Capacity



10-yr Event Surface Facility Modeling

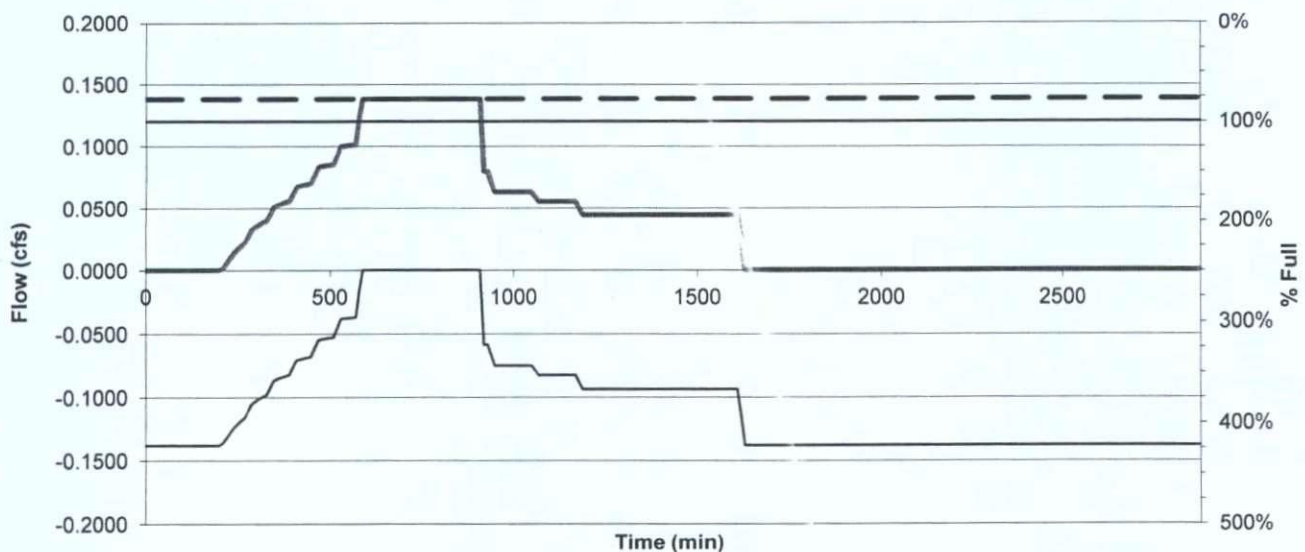
Project Name: IDYLEWOOD 4TH ADDITION
Run Time: 11/7/2011 10:13:22 AM
Catchment ID: 5A
Hierarchy: 1
Facility Type: Swale
Facility Configuration: A

— Inflow from Rain Event
— Infiltration Capacity
— Inflow-Infiltration
— Overflow to Approved Discharge
— Total Flow to Below Grade Storage
— % Surface Capacity



10-yr Event Below Grade Modeling

— Inflow to Rock Storage
— Infiltration Capacity
— Inflow-Infiltration
— % Rock Capacity



Hydrograph Report

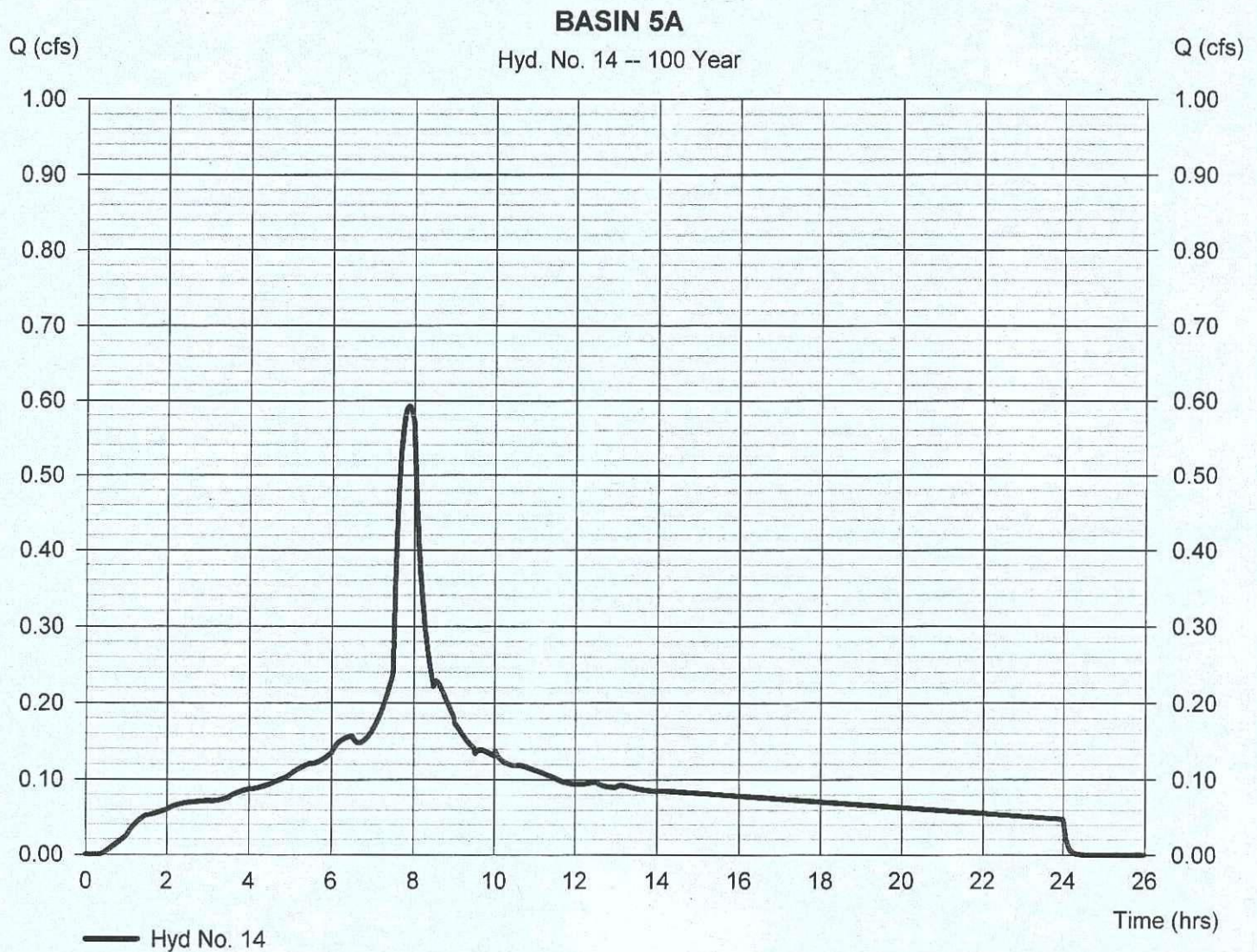
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2011 by Autodesk, Inc. v8

Monday, Nov 7, 2011

Hyd. No. 14

BASIN 5A

Hydrograph type	= SBUH Runoff	Peak discharge	= 0.592 cfs
Storm frequency	= 100 yrs	Time to peak	= 7.88 hrs
Time interval	= 1 min	Hyd. volume	= 8,708 cuft
Drainage area	= 0.420 ac	Curve number	= 98
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.95 in	Distribution	= Type IA
Storm duration	= 24 hrs	Shape factor	= n/a





Presumptive Approach Calculator ver. 1.2

Catchment Data

Project Name: IDYLDEWOOD 4TH ADDITION
Project Address: enter project address
FLORENCE, OREGON
Designer: designer name
Company: EGR & ASSOCIATES

Catchment ID: 5B
Date: 02/01/10
Permit Number: 0
Run Time 11/11/2011 2:37:49 PM

Drainage Catchment Information

Catchment ID	5B
Impervious Area	19,755 SF
Impervious Area	0.45 ac
Impervious Area Curve Number, CN_{imp}	98
Time of Concentration, T_c , minutes	5 min.

Adj. Actual = 15,196 SF

Site Soils & Infiltration Testing Data

Infiltration Testing Procedure:	Open Pit Falling Head
Native Soil Field Tested Infiltration Rate (I_{test}):	4 in/hr
Bottom of Facility Meets Required Separation From High Groundwater Per BES SWMM Section 1.4:	Yes

Correction Factor Component

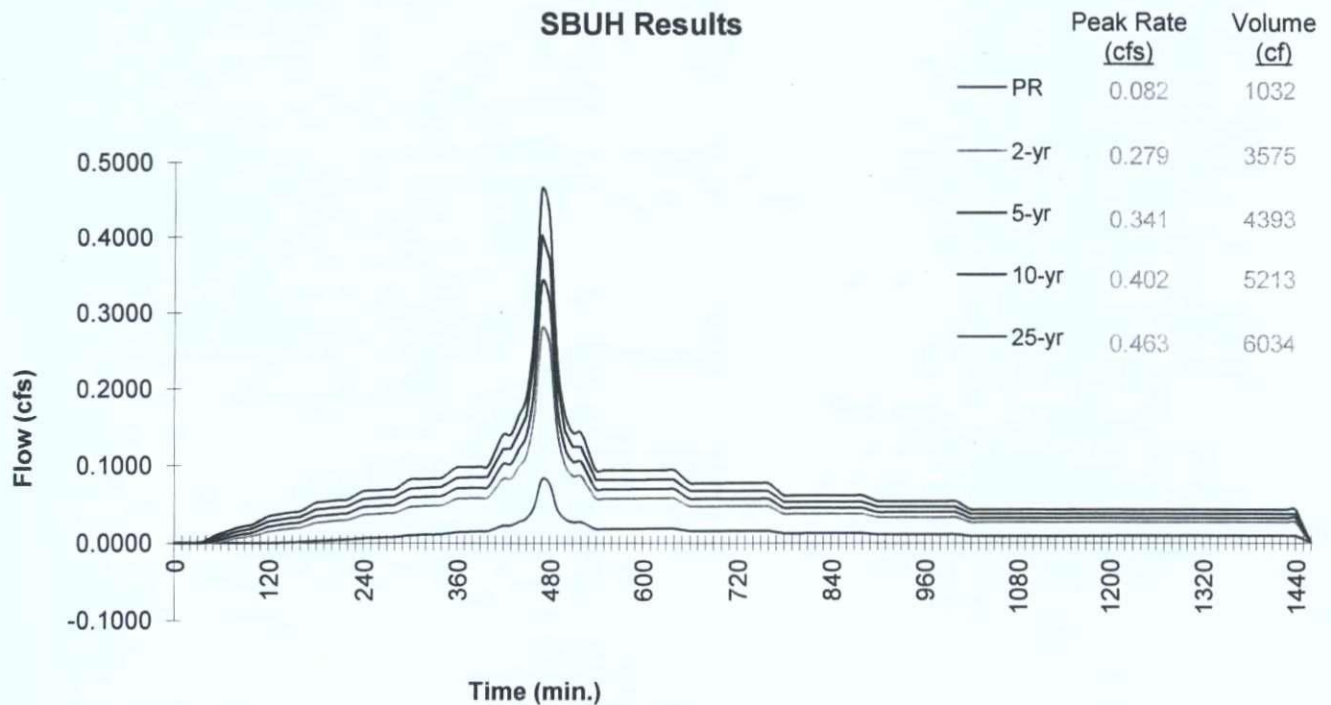
CF_{test} (ranges from 1 to 3)	2
----------------------------------	---

Design Infiltration Rates

I_{dsgn} for Native (I_{test} / CF_{test}):	2.00 in/hr
I_{dsgn} for Imported Growing Medium:	2.00 in/hr

Execute SBUH Calculations

SBUH Results





Presumptive Approach Calculator ver. 1.2

Catchment ID: **5B**

Run Time 11/11/2011 2:37:49 PM

Project Name: **IDYLDEWOOD 4TH ADDITION**

Catchment ID: **5B**

Date: **2/1/2010**

Instructions:

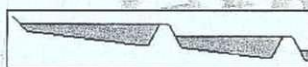
1. Identify which Stormwater Hierarchy Category the facility.
2. Select Facility Type.
3. Identify facility shape of surface facility to more accurately estimate surface volume, except for Swales and sloped planters that use the PAC Sloped Facility Worksheet to enter data.
4. Select type of facility configuration.
5. Complete data entry for all highlighted cells.

Catchment facility will meet Hierarchy Category: **1**

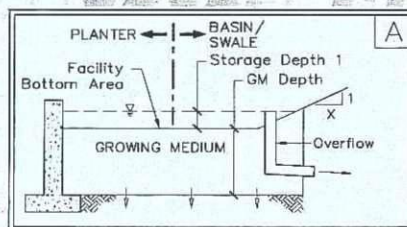
Goal Summary:

Hierarchy Category	SWMM Requirement	RESULTS box below needs to display...	
		Pollution Reduction as a	10-yr (aka disposal) as a
1	On-site infiltration with a surface infiltration facility.	PASS	PASS

Facility Type = **Swale**



Facility Configuration: **A**



Refer to Sloped Facility Worksheet and enter Variable Parameters

DATA FOR ABOVE GRADE STORAGE COMPONENT

Infiltration Area = **2,672** sf
Surface Capacity Volume = **1983.6** cf

BELOW GRADE STORAGE

Rock Storage Bottom Area = **2,672** sf
Rock Storage Depth = **0** in

Calculation Guide
Max. Rock Stor.
Bottom Area
Per Swale Dims

Growing Medium Depth = **18** in
Freeboard Depth = **N/A** in

Surface Capacity at Depth 1 = **1,984** cf
Infiltration Area at 75% Depth1 = **151** SF
GM Design Infiltration Rate = **2.00** in/hr
Infiltration Capacity = **0.124** cfs

Rock Storage Capacity = **0** cf

Native Design Infiltration Rate = **2.00** in/hr
Infiltration Capacity = **0.124** cfs

GM Infiltration Rate Used in PAC

RESULTS		Overflow Volume	
Pollution Reduction	PASS	0 CF	0% Surf. Cap. Used
10-yr	PASS	0 CF	24% Surf. Cap. Used

Run PAC

FACILITY FACTS	
Total Facility Area Including Freeboard =	3,464 SF
Sizing Ratio (Total Facility Area / Catchment Area) =	0.175

25-yr. - 34% Surf. Cap. Used

100-yr - 50% Surf. Cap. Used

Current data has been exported:

BASIN 5B.xls 11/11/2011 2:38:20 PM



Presumptive Approach Calculator Ver 1.2

Instructions:

1. Refer to facility graphics on the Graphics tab, then fill in all relevant facility parameters in the Data Entry table below. Data entry cells vary based on Facility Configuration selected on Facility Design Data tab.
2. Delete all facility parameters that may have been entered by the previous iteration that are no longer applicable.

Run Time 11/11/2011 2:37:49 PM

Catchment ID: 5B

Date: 2/1/2010

Project Name: IDYLDWOOD 4TH ADDITION

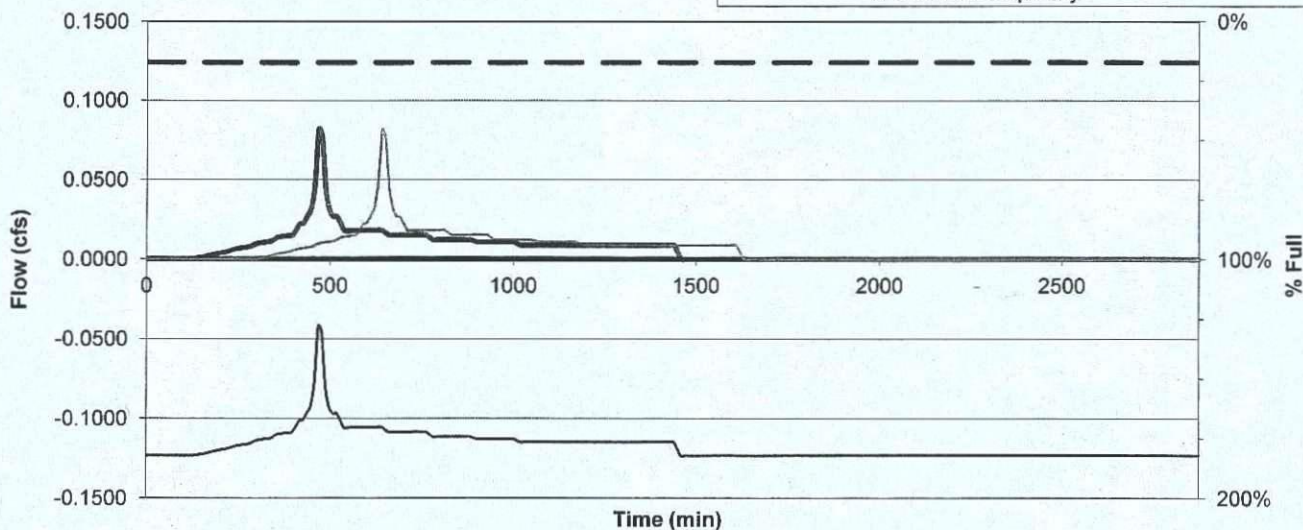
Data Entry Parameters			Rock Storage Parameters									Error Messages
Facility Segment	Length of facility segment (ft)	Downstream Check Dam Length (ft)	Longitudinal Facility Slope (ft/ft)	Bottom Width (ft)	Side Slope Right	Side Slope Left	Downstream Depth (inches)	Landscape Width (ft)	Rock Storage Width (ft)	Rock Storage Depth (inches)	Rock Void Ratio	
	L_{segment}	L_{dam}	S	W_{bottom}	$X_{\text{right}} \cdot 1$	$X_{\text{left}} \cdot 1$	D_{ds}	$W_{\text{landscape}}$	W_{rock}	D_{rock}	V	
1	23	2.33	0.005	2	3	3	12	8				
2	23	2.33	0.005	2	3	3	12	8				
3	23	2.33	0.005	2	3	3	12	8				
4	23	2.33	0.005	2	3	3	12	8				
5	23	2.33	0.005	2	3	3	12	8				
6	23	2.33	0.005	2	3	3	12	8				
7	23	2.33	0.005	2	3	3	12	8				
8	23	2.33	0.005	2	3	3	12	8				
9	23	2.33	0.005	2	3	3	12	8				
10	23	2.33	0.005	2	3	3	12	8				
11	23	2.33	0.005	2	3	3	12	8				
12	23	2.33	0.005	2	3	3	12	8				
13	23	2.33	0.005	2	3	3	12	8				
14	23	2.33	0.005	2	3	3	12	8				
15	23	2.33	0.005	2	3	3	12	8				
16	23	2.33	0.005	2	3	3	12	8				
17	23	2.33	0.005	2	3	3	12	8				
18	23	2.33	0.005	2	3	3	12	8				
19	23	2.33	0.005	2	3	3	12	8				
20	19	2.33	0.005	2	3	3	12	8				

[illegible]

Pollution Reduction Event Surface Facility Modeling

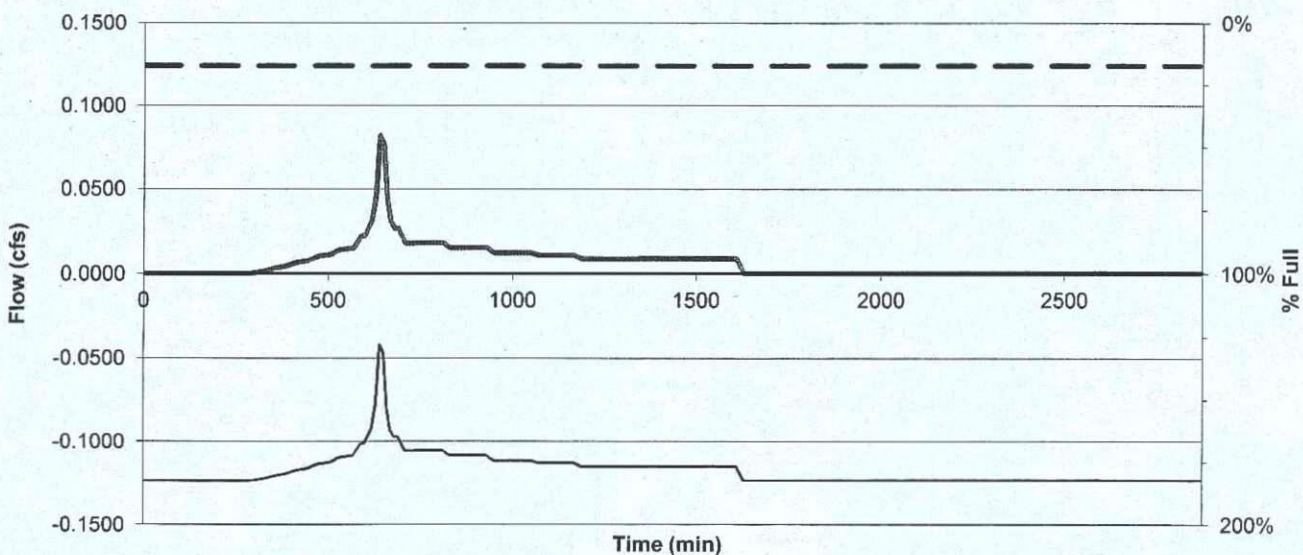
Project Name: IDYLDEWOOD 4TH ADDITION
Run Time: 11/11/2011 2:37:49 PM
Catchment ID: 5B
Hierarchy: 1
Facility Type: Swale
Facility Configuration: A

— Inflow from Rain Event
— Infiltration Capacity
— Inflow-Infiltration
— Overflow to Approved Discharge
— Percolation to Below Grade Storage
— % Surface Capacity



Pollution Reduction Event Below Grade Modeling

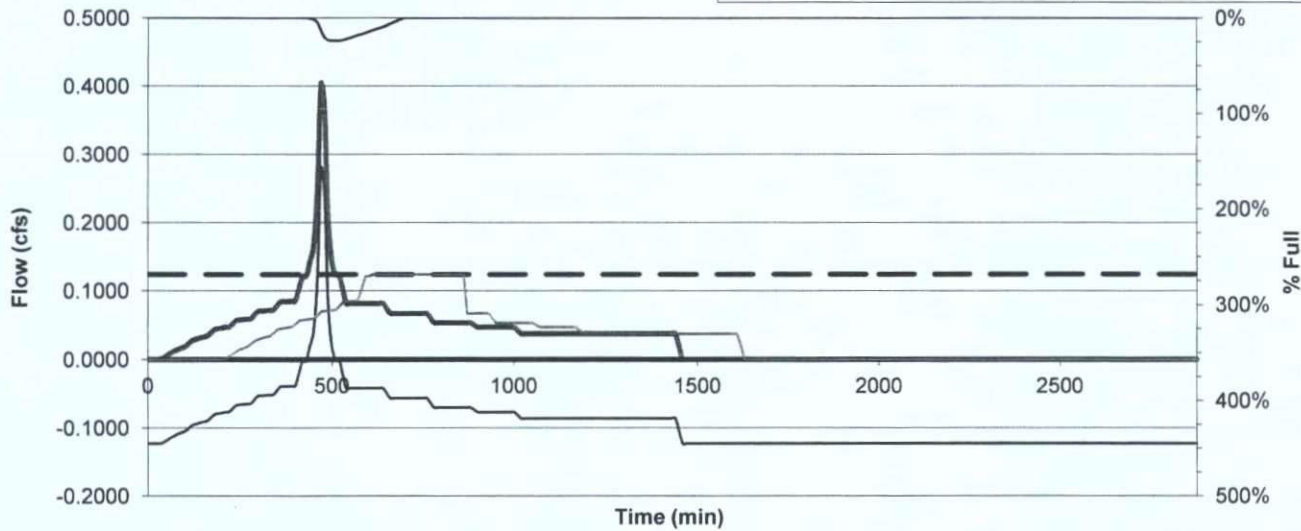
— Inflow to Rock Storage
— Infiltration Capacity
— Inflow-Infiltration
— % Rock Capacity



10-yr Event Surface Facility Modeling

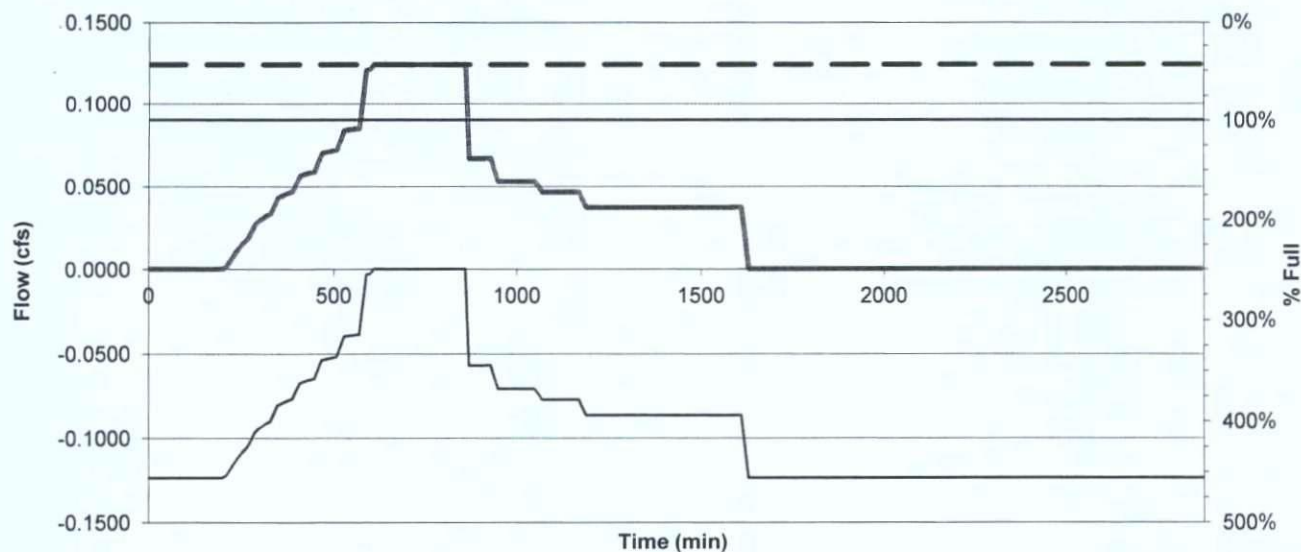
Project Name: IDYLDEWOOD 4TH ADDITION
Run Time: 11/11/2011 2:37:49 PM
Catchment ID: 5B
Hierarchy: 1
Facility Type: Swale
Facility Configuration: A

— Inflow from Rain Event
- - Infiltration Capacity
— Inflow-Infiltration
— Overflow to Approved Discharge
— Total Flow to Below Grade Storage
— % Surface Capacity



10-yr Event Below Grade Modeling

— Inflow to Rock Storage
- - Infiltration Capacity
— Inflow-Infiltration
— % Rock Capacity



Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2011 by Autodesk, Inc. v8

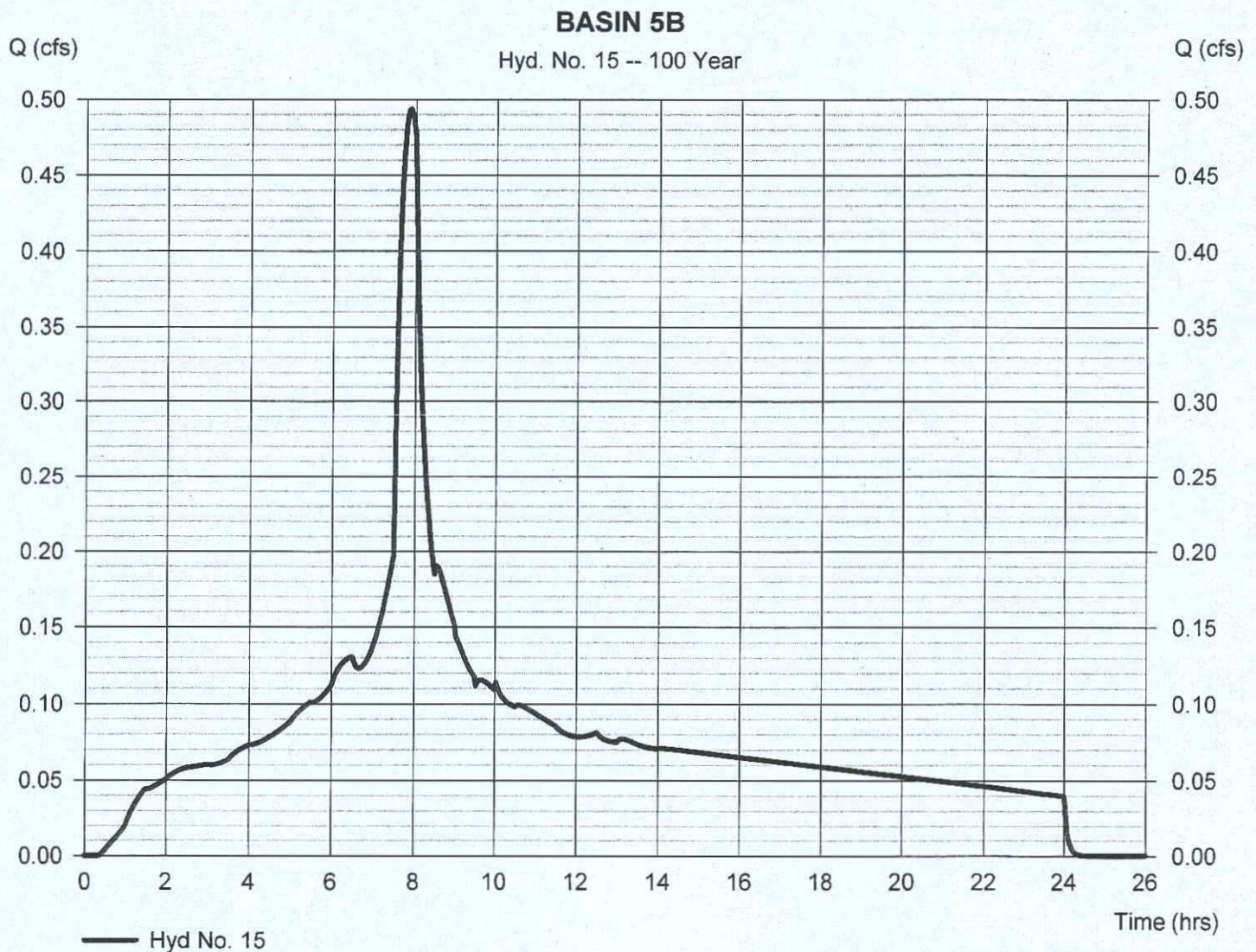
Monday, Nov 7, 2011

Hyd. No. 15

BASIN 5B

Hydrograph type = SBUH Runoff
 Storm frequency = 100 yrs
 Time interval = 1 min
 Drainage area = 0.350 ac
 Basin Slope = 0.0 %
 Tc method = User
 Total precip. = 5.95 in
 Storm duration = 24 hrs

Peak discharge = 0.494 cfs
 Time to peak = 7.88 hrs
 Hyd. volume = 7,257 cuft
 Curve number = 98
 Hydraulic length = 0 ft
 Time of conc. (Tc) = 5.00 min
 Distribution = Type IA
 Shape factor = n/a





Presumptive Approach Calculator ver. 1.2

Catchment Data

Project Name: IDYLEWOOD 4TH ADDITION
Project Address: enter project address
FLORENCE, OREGON
Designer: designer name
Company: EGR & ASSOCIATES

Catchment ID: 5C
Date: 02/01/10
Permit Number: 0
Run Time 11/11/2011 2:47:29 PM

Drainage Catchment Information

Catchment ID: 5C
Catchment Area: 19,670 SF
Impervious Area: 0.45 ac
Impervious Area Curve Number, CN_{imp} : 98
Time of Concentration, T_c , minutes: 5 min.
Adj, Actual = 15,131 SF

Site Soils & Infiltration Testing Data

Infiltration Testing Procedure: Open Pit Falling Head
Native Soil Field Tested Infiltration Rate (I_{test}): 4 in/hr
Bottom of Facility Meets Required Separation From High Groundwater Per BES SWMM Section 1.4: Yes

Correction Factor Component

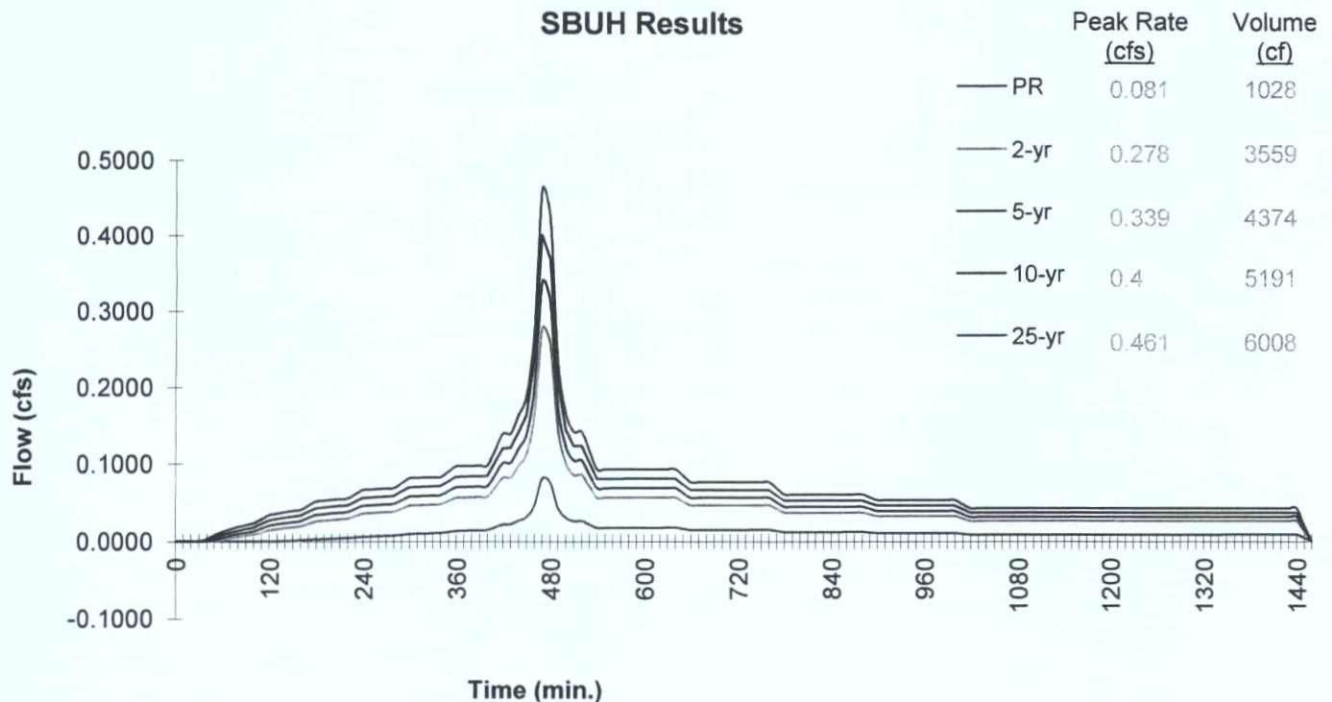
CF_{test} (ranges from 1 to 3): 2

Design Infiltration Rates

I_{dsgn} for Native (I_{test} / CF_{test}): 2.00 in/hr
 I_{dsgn} for Imported Growing Medium: 2.00 in/hr

Execute SBUH Calculations

SBUH Results





Presumptive Approach Calculator ver. 1.2

Catchment ID: **5C**

Run Time 11/11/2011 2:47:29 PM

Project Name: **IDYLEWOOD 4TH ADDITION**

Catchment ID: **5C**

Date: **2/1/2010**

Instructions:

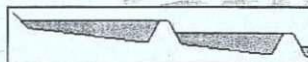
1. Identify which Stormwater Hierarchy Category the facility.
2. Select Facility Type.
3. Identify facility shape of surface facility to more accurately estimate surface volume, except for Swales and sloped planters that use the PAC Sloped Facility Worksheet to enter data.
4. Select type of facility configuration.
5. Complete data entry for all highlighted cells.

Catchment facility will meet Hierarchy Category: **1**

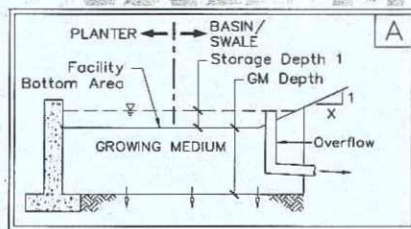
Goal Summary:

Hierarchy Category	SWMM Requirement	RESULTS box below needs to display...	
		Pollution Reduction as a	10-yr (aka disposal) as a
1	On-site infiltration with a surface infiltration facility.	PASS	PASS

Facility Type = **Swale**



Facility Configuration: **A**



Refer to Sloped Facility Worksheet and enter Variable Parameters

DATA FOR ABOVE GRADE STORAGE COMPONENT

Infiltration Area = **2,472** sf
Surface Capacity Volume = **1840.4** cf

BELOW GRADE STORAGE

Rock Storage Bottom Area = **2,472** sf
Rock Storage Depth = **0** in

Calculation Guide
Max. Rock Stor.
Bottom Area
Per Swale Dims

Growing Medium Depth = **18** in
Freeboard Depth = **N/A** in

Surface Capacity at Depth 1 = **1,840** cf
Infiltration Area at 75% Depth1 = **144** SF
GM Design Infiltration Rate = **2.00** in/hr
Infiltration Capacity = **0.114** cfs

Rock Storage Capacity = **0** cf

Native Design Infiltration Rate = **2.00** in/hr
Infiltration Capacity = **0.114** cfs

GM Infiltration Rate Used in PAC

RESULTS	Pollution Reduction	Overflow Volume	0 CF	0% Surf. Cap. Used	Run PAC
	PASS				
	PASS				

FACILITY FACTS

Total Facility Area Including Freeboard = **3,040 SF**
Sizing Ratio (Total Facility Area / Catchment Area) = **0.155**

25yr - 40% Surf Cap. Used
100yr - 58% Surf Cap. Used

Current data has been exported:

BASIN 5C.xls 11/11/2011 2:48:12 PM

Presumptive Approach Calculator Ver 1.2



Instructions:

1. Refer to facility graphics on the Graphics tab, then fill in all relevant facility parameters in the Data Entry table below. Data entry cells vary based on Facility Configuration selected on Facility Design Data tab.
2. Delete all facility parameters that may have been entered by the previous iteration that are no longer applicable.

Project Name: IDYLEWOOD 4TH ADDITION

Date: 2/1/2010

Run Time 11/11/2011 2:47:29 PM

Catchment ID: 5C

Data Entry Parameters

Facility Segment	Length of facility segment (ft)	Downstream Check Dam Length (ft)	Longitudinal Facility Slope (ft/ft)	Bottom Width (ft)	Side Slope Right X_{right}^{-1}	Side Slope Left X_{left}^{-1}	Downstream Depth (inches)	Landscape Width (ft)	Rock Storage Parameters		
									Rock Storage Width (ft)	Rock Storage Depth (inches)	Rock Void Ratio
1	21	2.33	0.005	2	3	3	12	8	8	8	0
2	21	2.33	0.005	2	3	3	12	8	8	8	0
3	21	2.33	0.005	2	3	3	12	8	8	8	0
4	21	2.33	0.005	2	3	3	12	8	8	8	0
5	21	2.33	0.005	2	3	3	12	8	8	8	0
6	21	2.33	0.005	2	3	3	12	8	8	8	0
7	21	2.33	0.005	2	3	3	12	8	8	8	0
8	21	2.33	0.005	2	3	3	12	8	8	8	0
9	21	2.33	0.005	2	3	3	12	8	8	8	0
10	21	2.33	0.005	2	3	3	12	8	8	8	0
11	21	2.33	0.005	2	3	3	12	8	8	8	0
12	21	2.33	0.005	2	3	3	12	8	8	8	0
13	21	2.33	0.005	2	3	3	12	8	8	8	0
14	21	2.33	0.005	2	3	3	12	8	8	8	0
15	21	2.33	0.005	2	3	3	12	8	8	8	0
16	21	2.33	0.005	2	3	3	12	8	8	8	0
17	21	2.33	0.005	2	3	3	12	8	8	8	0
18	21	2.33	0.005	2	3	3	12	8	8	8	0
19	21	2.33	0.005	2	3	3	12	8	8	8	0
20	23	2.33	0.005	2	3	3	12	8	8	8	0

Landscape width too narrow for downstream top width

Error Messages

Project Name:

Worksheet Calculations

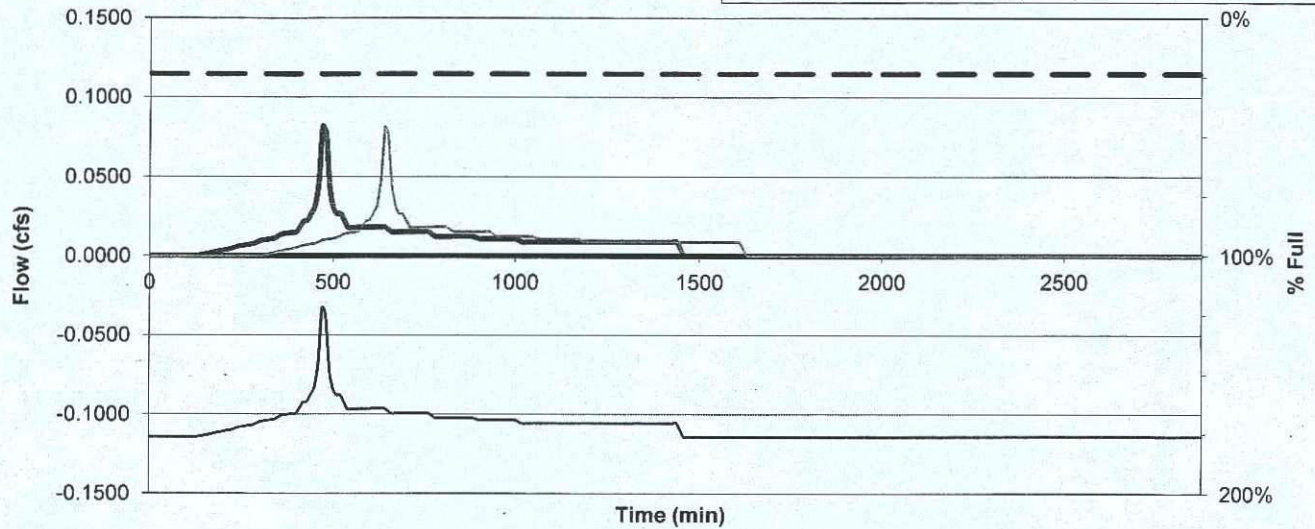
Parameters

Facility Segment	Adjusted Length of facility segment (ft)	Adjusted Length if $D_{up} = 0$ (ft)	Upstream Depth (inches)	Downstream Top Width (ft)	Upstream Top Width (ft)	Downstream Cross-sectional Area (sf)	Upstream Cross-sectional Area (sf)	Surface Capacity Volume (cf)	75% of Max. Downstream Depth (inches)	75% of Max. Upstream Depth (inches)	75% of Max. Adjusted Length if $D_{up} = 0$ (ft)	75% of Max. Upstream Top Width (ft)	75% of Max. Downstream Top Width (ft)	Infiltration Area @ 75% Full (sf)	Rock Storage Length (ft)	Rock Storage Bottom Area (sf)	Rock Storage Capacity Volume (cf)
1	19.84	N/A	10.81	8.00	7.40	5.00	4.24	92	9.00	7.81	N/A	6.50	5.90	123	21	123	0
2	19.84	N/A	10.81	8.00	7.40	5.00	4.24	92	9.00	7.81	N/A	6.50	5.90	123	21	123	0
3	19.84	N/A	10.81	8.00	7.40	5.00	4.24	92	9.00	7.81	N/A	6.50	5.90	123	21	123	0
4	19.84	N/A	10.81	8.00	7.40	5.00	4.24	92	9.00	7.81	N/A	6.50	5.90	123	21	123	0
5	19.84	N/A	10.81	8.00	7.40	5.00	4.24	92	9.00	7.81	N/A	6.50	5.90	123	21	123	0
6	19.84	N/A	10.81	8.00	7.40	5.00	4.24	92	9.00	7.81	N/A	6.50	5.90	123	21	123	0
7	19.84	N/A	10.81	8.00	7.40	5.00	4.24	92	9.00	7.81	N/A	6.50	5.90	123	21	123	0
8	19.84	N/A	10.81	8.00	7.40	5.00	4.24	92	9.00	7.81	N/A	6.50	5.90	123	21	123	0
9	19.84	N/A	10.81	8.00	7.40	5.00	4.24	92	9.00	7.81	N/A	6.50	5.90	123	21	123	0
10	19.84	N/A	10.81	8.00	7.40	5.00	4.24	92	9.00	7.81	N/A	6.50	5.90	123	21	123	0
11	19.84	N/A	10.81	8.00	7.40	5.00	4.24	92	9.00	7.81	N/A	6.50	5.90	123	21	123	0
12	19.84	N/A	10.81	8.00	7.40	5.00	4.24	92	9.00	7.81	N/A	6.50	5.90	123	21	123	0
13	19.84	N/A	10.81	8.00	7.40	5.00	4.24	92	9.00	7.81	N/A	6.50	5.90	123	21	123	0
14	19.84	N/A	10.81	8.00	7.40	5.00	4.24	92	9.00	7.81	N/A	6.50	5.90	123	21	123	0
15	19.84	N/A	10.81	8.00	7.40	5.00	4.24	92	9.00	7.81	N/A	6.50	5.90	123	21	123	0
16	19.84	N/A	10.81	8.00	7.40	5.00	4.24	92	9.00	7.81	N/A	6.50	5.90	123	21	123	0
17	19.84	N/A	10.81	8.00	7.40	5.00	4.24	92	9.00	7.81	N/A	6.50	5.90	123	21	123	0
18	19.84	N/A	10.81	8.00	7.40	5.00	4.24	92	9.00	7.81	N/A	6.50	5.90	123	21	123	0
19	19.84	N/A	10.81	8.00	7.40	5.00	4.24	92	9.00	7.81	N/A	6.50	5.90	123	21	123	0
20	21.84	N/A	10.69	8.00	7.34	5.00	4.16	100	9.00	7.69	N/A	6.50	5.84	135	23	135	0
														2472		0	

Pollution Reduction Event Surface Facility Modeling

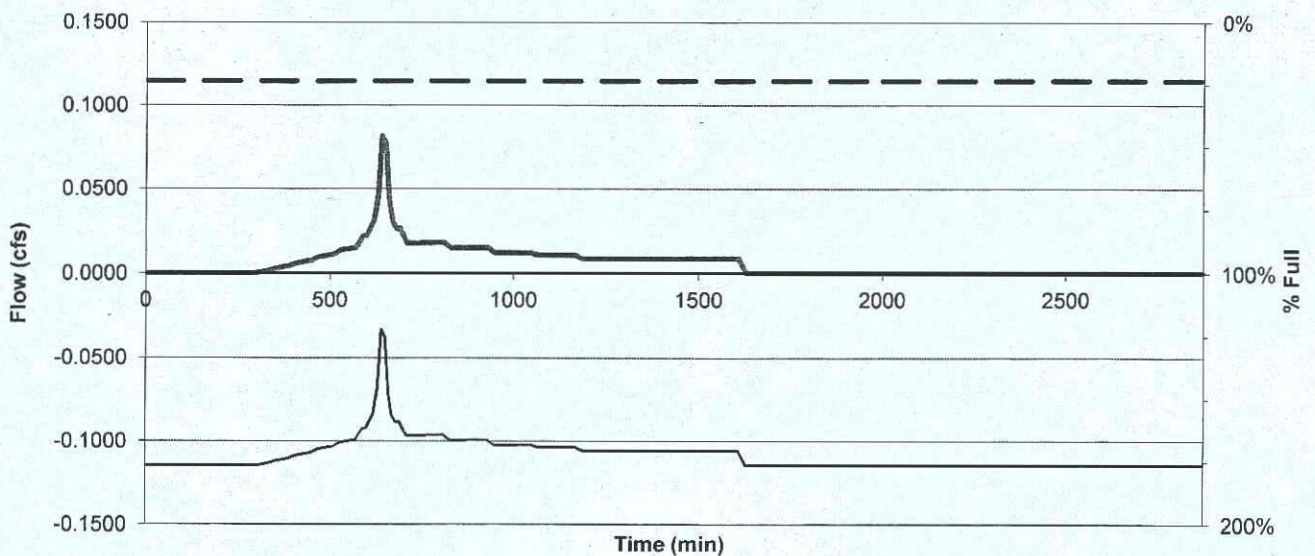
Project Name: IDYLEWOOD 4TH ADDITION
Run Time: 11/11/2011 2:47:29 PM
Catchment ID: 5C
Hierarchy: 1
Facility Type: Swale
Facility Configuration: A

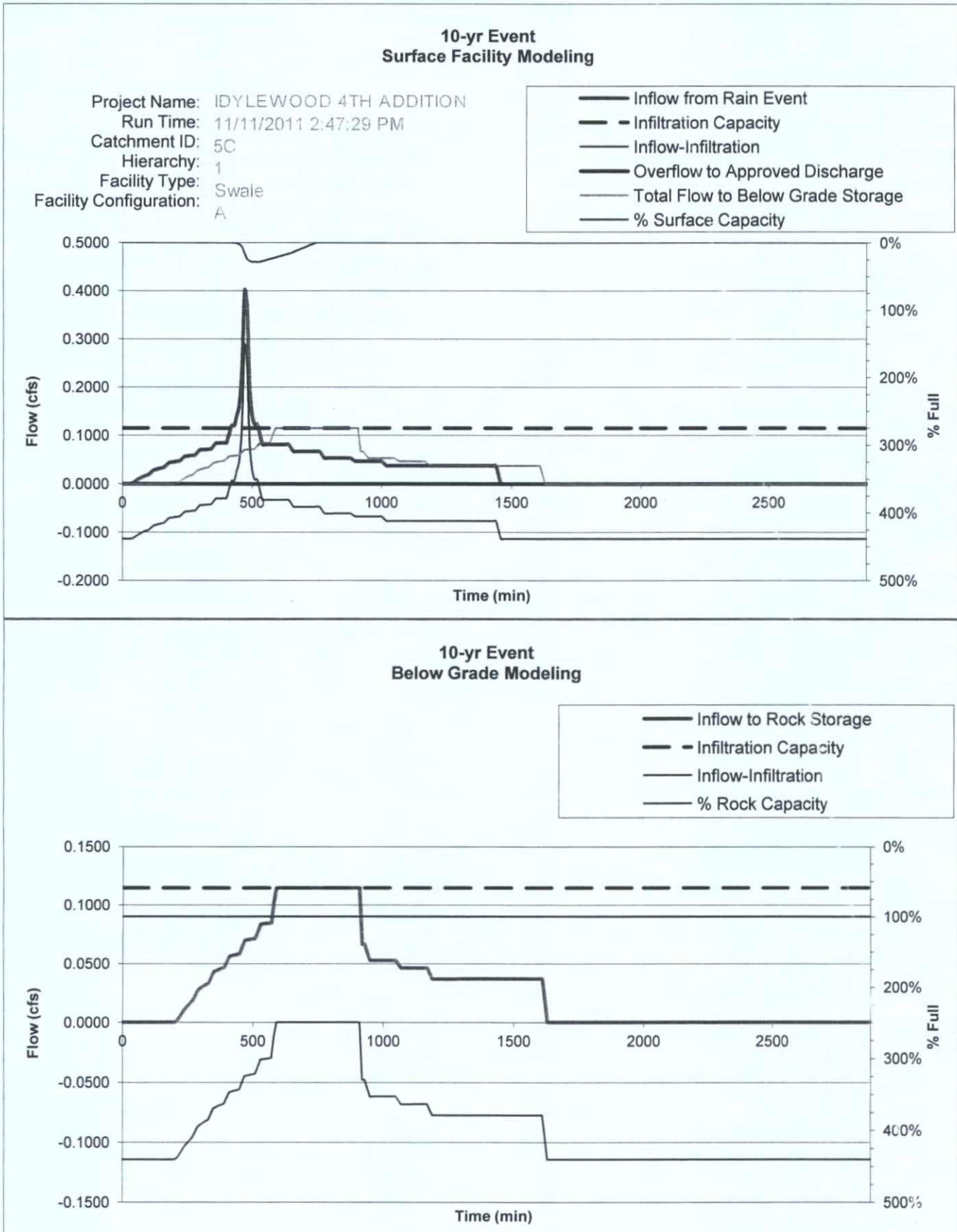
— Inflow from Rain Event
— Infiltration Capacity
— Inflow-Infiltration
— Overflow to Approved Discharge
— Percolation to Below Grade Storage
— % Surface Capacity



Pollution Reduction Event Below Grade Modeling

— Inflow to Rock Storage
— Infiltration Capacity
— Inflow-Infiltration
— % Rock Capacity





Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2011 by Autodesk, Inc. v8

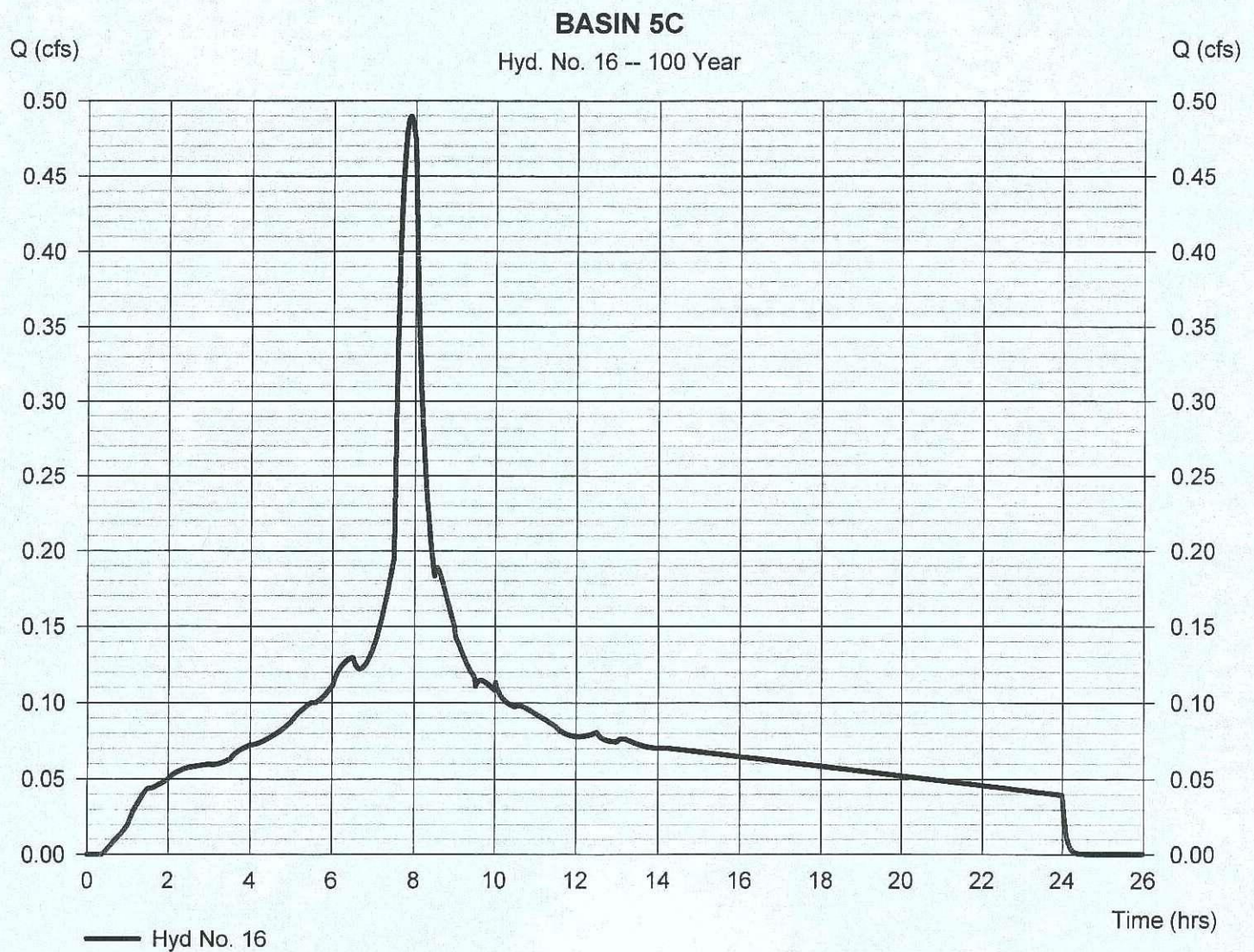
Monday, Nov 7, 2011

Hyd. No. 16

BASIN 5C

Hydrograph type = SBUH Runoff
 Storm frequency = 100 yrs
 Time interval = 1 min
 Drainage area = 0.347 ac
 Basin Slope = 0.0 %
 Tc method = User
 Total precip. = 5.95 in
 Storm duration = 24 hrs

Peak discharge = 0.489 cfs
 Time to peak = 7.88 hrs
 Hyd. volume = 7,195 cuft
 Curve number = 98
 Hydraulic length = 0 ft
 Time of conc. (Tc) = 5.00 min
 Distribution = Type IA
 Shape factor = n/a



Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2011 by Autodesk, Inc. v8

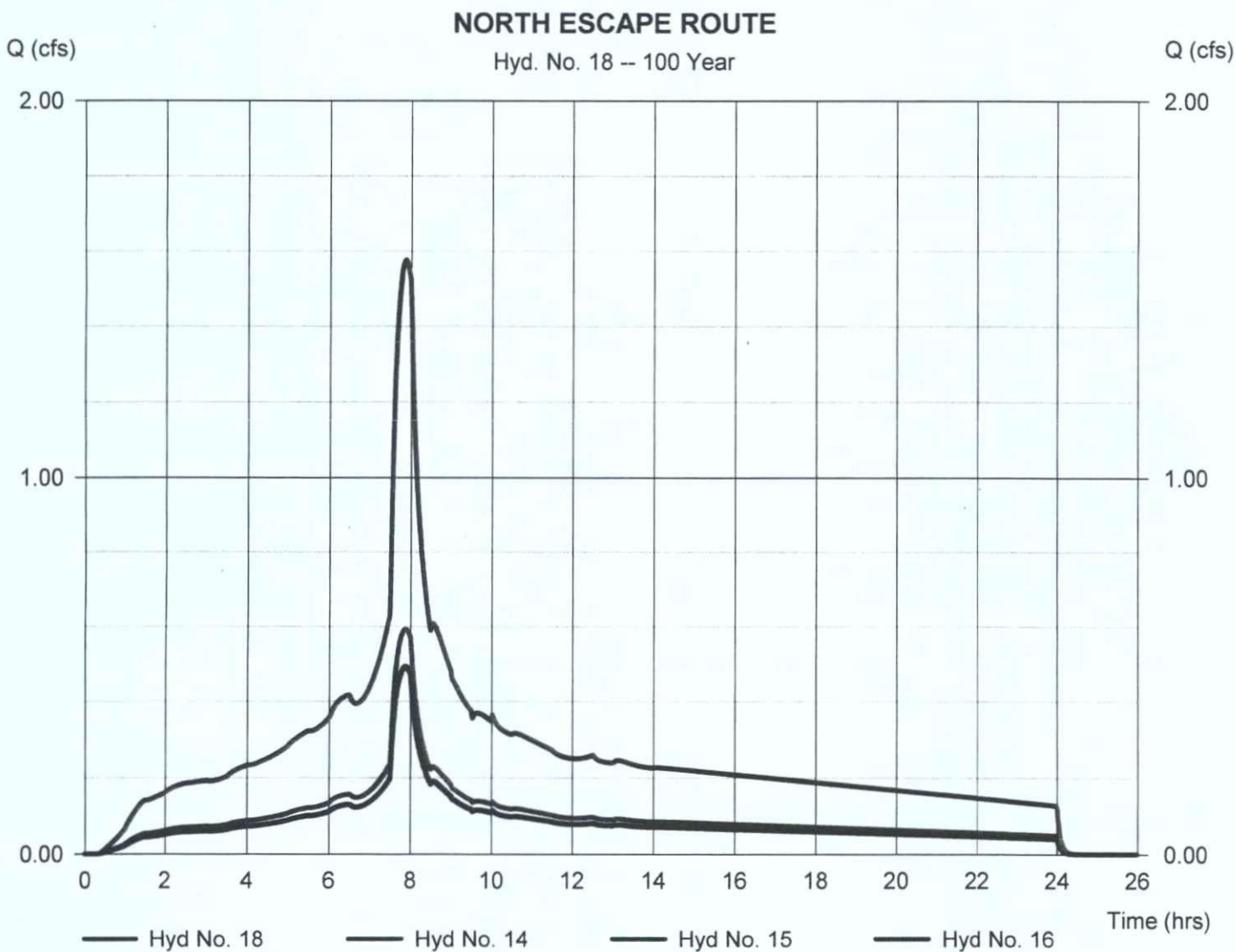
Monday, Nov 14, 2011

Hyd. No. 18

NORTH ESCAPE ROUTE

Hydrograph type = Combine
Storm frequency = 100 yrs
Time interval = 1 min
Inflow hyds. = 14, 15, 16

Peak discharge = 1.575 cfs
Time to peak = 7.88 hrs
Hyd. volume = 23,160 cuft
Contrib. drain. area = 1.117 ac



Channel Report

Hydraflow Express Extension for AutoCAD® Civil 3D® 2011 by Autodesk, Inc.

Monday, Nov 14 2011

NORTH ESCAPE ROUTE- 100 YR CFS

Triangular

Side Slopes (z:1) = 3.00, 3.00
Total Depth (ft) = 1.00

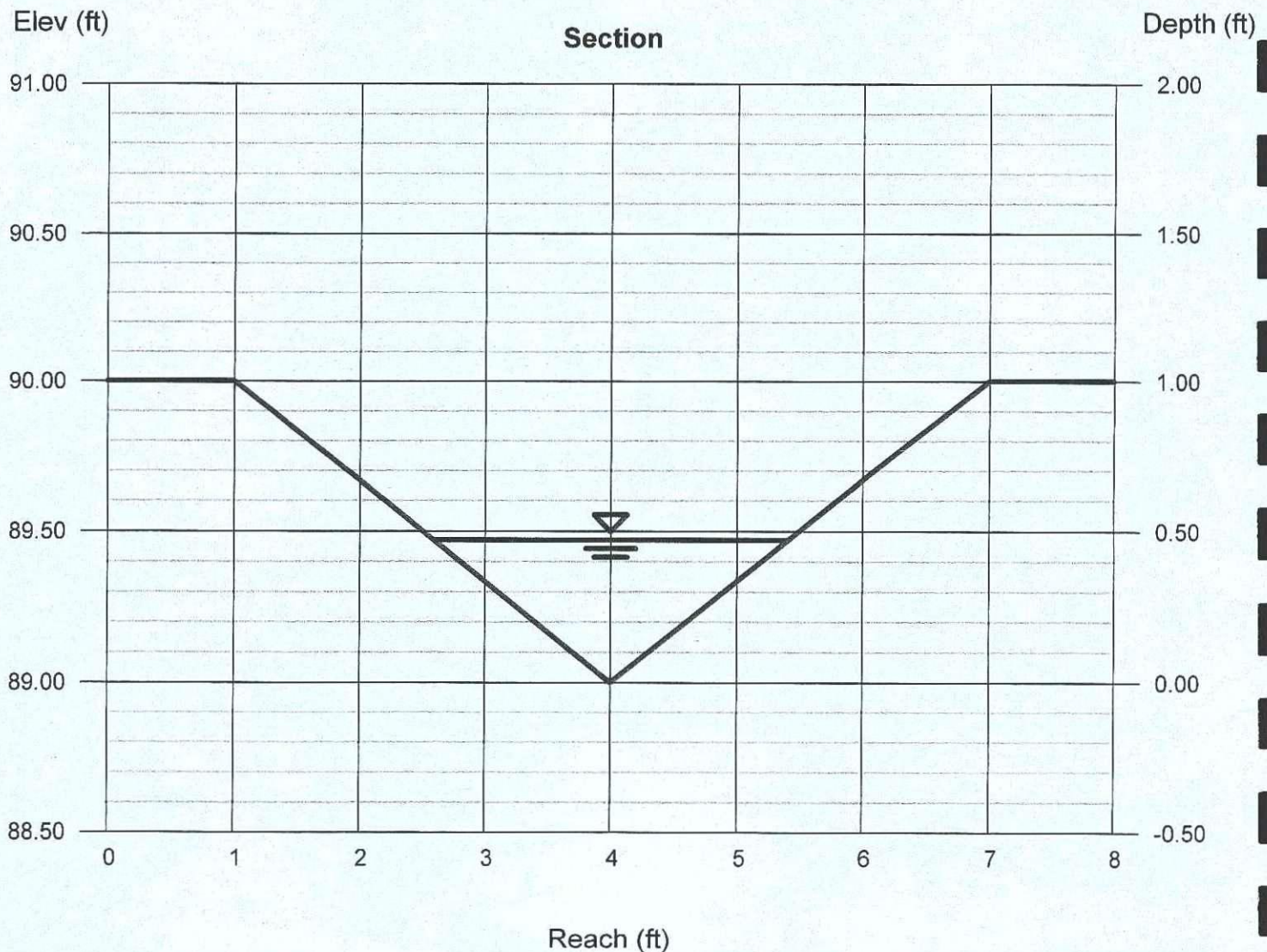
Invert Elev (ft) = 89.00
Slope (%) = 1.30
N-Value = 0.026

Calculations

Compute by: Known Q
Known Q (cfs) = 1.58

Highlighted

Depth (ft) = 0.47
Q (cfs) = 1.580
Area (sqft) = 0.66
Velocity (ft/s) = 2.38
Wetted Perim (ft) = 2.97
Crit Depth, Yc (ft) = 0.45
Top Width (ft) = 2.82
EGL (ft) = 0.56



Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2011 by Autodesk, Inc. v8

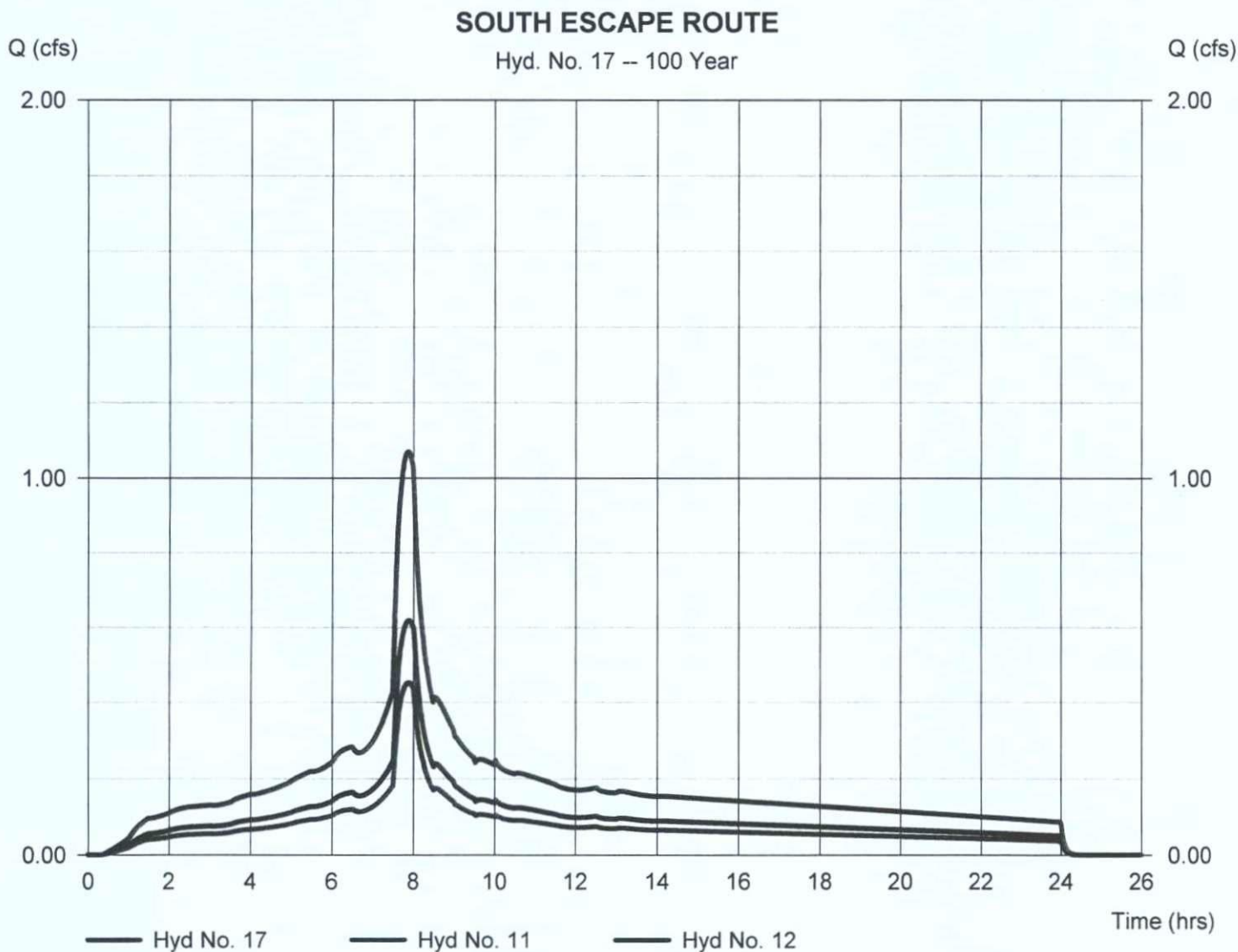
Monday, Nov 14, 2011

Hyd. No. 17

SOUTH ESCAPE ROUTE

Hydrograph type = Combine
Storm frequency = 100 yrs
Time interval = 1 min
Inflow hyds. = 11, 12

Peak discharge = 1.069 cfs
Time to peak = 7.88 hrs
Hyd. volume = 15,717 cuft
Contrib. drain. area = 0.758 ac



Channel Report

Hydraflow Express Extension for AutoCAD® Civil 3D® 2011 by Autodesk, Inc.

Monday, Nov 14 2011

SOUTH ESCAPE ROUTE-100 YR CFS

Triangular

Side Slopes (z:1) = 3.00, 3.00
Total Depth (ft) = 1.00

Invert Elev (ft) = 89.00
Slope (%) = 1.30
N-Value = 0.026

Calculations

Compute by: Known Q
Known Q (cfs) = 1.07

Highlighted

Depth (ft) = 0.41
Q (cfs) = 1.070
Area (sqft) = 0.50
Velocity (ft/s) = 2.12
Wetted Perim (ft) = 2.59
Crit Depth, Yc (ft) = 0.38
Top Width (ft) = 2.46
EGL (ft) = 0.48

