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Coos Bay, OR 97420

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Albany, OR 97321

Rogue Valley Office
830 O'Hare Parkway, Suite 102
Medford, OR 97501

North Coast Office
609 SW Hurbert Street
Newport, OR 97365

September 3, 2021

City of Florence Public Works Department
2675 Kingwood Street
Florence, OR 97439

RE: Shore Pines Stormwater Management Plan Review

Mike,

Civil West Engineering has reviewed the Stormwater Management Plan for the Shore Pines Development on behalf of the City of Florence. The plan, prepared by Mazzetti/BHE Group shows a submittal date on the cover page of August 12, 2021.

The report is very well prepared and meets nearly all of the requirements of the City of Florence – Stormwater Management Design Manual (FSWMDM). Analysis is primarily performed using TR-55, meaning that the applicant has chosen to use the Performance Approach for their design. The couple of potential concern are identified below.

1. Curb heights are not shown or noted.
2. No permit number is provided on the cover sheet as required.

In summary, the provided report is quite well put together and is only missing a couple of minor details.

Sincerely,
Civil West Engineering Services, Inc.

Sean Lloyd, P.E.

Roxanne Johnston

From: Mike Miller
Sent: Wednesday, September 22, 2021 2:02 PM
To: Roxanne Johnston
Cc: planningdepartment
Subject: Shore Pines
Attachments: Shore Pines Review.pdf

Public Works is in receipt of the preliminary development review plans for the Shore Pines Housing project. Public Works has already forwarded a copy of the stormwater management plan to Civil West for review and comment. Those comments have already been submitted, but are attached as well. As noted in Civil West's review, the stormwater management plan for the proposed development is well prepared and meets nearly all of the City's stormwater design requirements. Shore Pines development has chosen to utilize the Performance Approach for their design.

Below are additional comments:

- Driveway connection to Hwy 101: The developer will need to submit a separate permit application to ODOT for the driveway. The driveway will need to meet both City and ODOT standards for construction, including curb returns and ADA accessibility. Please also note that the access for the property to the south will now have a connection to the new driveway and the existing connection to Hwy 101 will be removed. Due to the close proximity to the proposed connection to Hwy 101, vegetation control for sight lines and visibility will need to be maintained at all times.
- Wastewater: Due to the ground elevations of the eastern portion of the property, the developer is reviewing the possibility of having the sewer from west to east and then to the north to 40th Street. They need to evaluate if this is a feasible option, including impacts to the existing 40th Street sewer pump station. The onsite sewer system is considered private and will not be publicly maintained. Part of this is due to the location of the manholes and not being accessible to our combination sewer cleaner. The sewer line offsite through the Presbyterian Church property will need to be within a public utility easement (granted by the church) to 40th Street ROW. Public Works, along with our consulting engineer are currently working on the details if these option is feasible. If not, then the development will need to install a private sewer lift station in order to flow into the gravity sewer line within Hwy 101. As mentioned this is all being reviewed by the developers engineer, City engineer and Public Works for the best solution. One other item regarding sewer, the proposal has a connection at the trash enclosure to the sanitary sewer. As noted the trash enclosure is covered and this is an appropriate application with the addition of a 'P' trap on the line so that sewer gases do not escape and enter the enclosure.
- Water: The developer is proposing a master domestic meter for the complex as well as a separate private fire lines and fire hydrants. This arrange is acceptable, however this also means that the fire hydrant will not be maintained by the City.

Due to the nature of this review, Public Works reserves it right for additional comment as actual construction plans are developed.

Thank you,

Mike

Mike Miller
Public Works Director
mike.miller@ci.florence.or.us

(541) 997-4106

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Oregon

Kate Brown, Governor

Department of Transportation

Region 1 Headquarters
123 NW Flanders Street
Portland, Oregon 97209
(503) 731.8200
FAX (503) 731.8259

September 22, 2021

ODOT #12287

ODOT Response

Project Name: Shore Pines Housing Project	Applicant: Northwest Housing Alternatives
Jurisdiction: City of Florence	Jurisdiction Case #: PC 21 22 DR 01 PC 21 23 VAR 02
Site Address:	Legal Description: 18S-12W-1433 Tax Lot(s): 500
State Highway: Oregon Coast Highway, US101	Mileposts: 188.42

The site of this proposed land use action is adjacent to US101, Oregon Coast Highway. ODOT has permitting authority for this facility and an interest in ensuring that this proposed land use is compatible with its safe and efficient operation. **Please direct the applicant to the District Contact indicated below to determine permit requirements and obtain application information.**

COMMENTS/FINDINGS

ODOT has received and is currently reviewing the applicant's plans for improvements within the ODOT right of way. These plans will be subject to change upon our review to ensure that they meet our current practice and design standards. The applicant has also turned in an application for construction of the waterline connection for the housing complex and an application to relocate and rebuild the highway approach which is currently located along the frontage of lot 600. We have approved the approach application on the condition that the applicant provide proof of an access easement that will be recorded which will allow vehicular access to the new approach from lots 600 and 700.

The current plans show a sidewalk being installed on the applicant's property beginning at the northern edge of the new driveway and proceeding to the northern property line of lot 500 where an extension to the highway shoulder would be built. The closest sidewalk in this vicinity along the eastern side of US101 begins at the approach located along the frontage of lot 800 to the south but curb extends northward ending close to the existing approach for lot 600. In urban areas along ODOT highways we typically expect sidewalk improvements to follow a standard curb, walk and possible planter strip style, however we do see situations where the surrounding storm water facilities make it infeasible or impractical to construct curb. This may be one of those situations due to the known drainage challenges in the area. ODOT will defer the decision of a curb and walk frontage improvement vs. a walk behind the existing ditch to the city. If it is decided that the sidewalk will be allowed to be constructed behind the ditch on private property we would request a public sidewalk easement be established to cover the sidewalk area as well as transitions back to the roadway shoulder at both property lines along the frontage.

Please send a copy of the Notice of Decision including conditions of approval to:

ODOT Region 2 Planning
Development Review
455 Airport Road SE, Bldg. B
Salem, Oregon 97301

ODOTR2PLANMGR@odot.state.or.us

Development Review Coordinator: Douglas Baumgartner, P.E.	Douglas.G.Baumgartner@odot.state.or.us
District 5 Contact: April Jones	541-726-2577