

# SITE PLAN WITH PROPOSED UTILITY PLAN

FOR

LETURNO-HWY 126

NE 1/4 SW 1/4, SECTION 26, TOWNSHIP 18 SOUTH, RANGE 12 WEST, W.M.

FLORENCE, LANE COUNTY, OREGON

DATE PREPARED: APRIL 2024

## STORMWATER NOTES:

1. VEGETATED INFILTRATION RAIN GARDEN IS PROPOSED TO PROVIDE STORMWATER TREATMENT AND DETENTION FOR THE PROPOSED DEVELOPMENT.
2. WEB SOIL SURVEY MAPS SOIL TYPES ON-SITE AS: 44 - DUNE LAND AND 140 - YAQUINA LOAMY FINE SAND. THE CITY OF FLORENCE STORMWATER DESIGN MANUAL SECTION 4.6 LISTS SOIL TYPE 140 AS ESPECIALLY PRONE TO SHALLOW GROUNDWATER. AFTER VISITING THE SITE AND VIEWING GOOGLE EARTH AERIAL PHOTOS IT APPEARS SHALLOW GROUNDWATER IS PRESENT ON THE NORTH HALF OF THE SITE IN A LOW AREA.
3. TO MEET SECTION 4.6 OF THE STORMWATER DESIGN MANUAL, AN UNDERDRAIN WITHIN A ROCK CHAMBER OF THE INFILTRATION RAIN GARDEN IS PROPOSED TO BE INSTALLED TO MITIGATE THE SHALLOW GROUNDWATER. THIS UNDERDRAIN IS PROPOSED TO DISCHARGE INTO AN EXISTING DRAINAGE DITCH ON THE SOUTHWEST CORNER OF THE PROPERTY.
4. THE PRIMARY PROPOSED DISCHARGE FROM THE SITE IS INFILTRATION GIVEN THE SANDY SOILS MAPPED BY WEB SOIL SURVEY.
5. STORMWATER RUNOFF FROM PROPOSED ROOFS TO BE COLLECTED BY DOWNSPOUTS AND PIPED TO THE PROPOSED INFILTRATION RAIN GARDEN.
6. STORMWATER RUNOFF FROM PROPOSED DRIVEWAYS AND IMPERVIOUS SURFACES TO BE COLLECTED BY CATCH BASINS OR CURB INLETS AND PIPED TO THE PROPOSED RAIN GARDEN.
7. A SUMP PUMP MAY BE NEEDED TO PUMP ALL STORMWATER RUNOFF INTO THE RAIN GARDEN IF GRADES REQUIRE. THIS DESIGN WILL BE COMPLETED DURING THE BUILDING PERMIT PROCESS OF THE DEVELOPMENT.
8. FINAL STORMWATER DESIGN WILL BE PERFORMED DURING THE BUILDING PERMIT PROCESS AND ADJUSTMENTS TO THE CURRENT STORMWATER PROPOSAL MAY BE REQUIRED.
9. THE FRONT 500 SQUARE FEET OF DRIVEWAY FRONTING HIGHWAY 126 IS PROPOSED TO DISCHARGE RUNOFF DIRECTLY TO THE RIGHT-OF-WAY WITHOUT FLOWING THROUGH THE PROPOSED RAIN GARDEN. THIS IS NECESSARY FOR GRADING AND HYDRAULIC PURPOSES AND IS ALLOWED IN THE FLORENCE STORMWATER DESIGN MANUAL.
10. TO A&O ENGINEERING'S KNOWLEDGE INFILTRATION TESTING BY AN ENGINEER HAS NOT BEEN PERFORMED ON-SITE. HOWEVER GIVEN THE SANDY SOILS AND WEB SOIL SURVEY INFORMATION IT IS PLAUSIBLE AND LIKELY THAT A DESIGN INFILTRATION RATE OF 4 INCHES/HOUR IS FEASIBLE PER THE FLORENCE STORMWATER DESIGN MANUAL. DURING THE BUILDING PERMIT PROCESS PRIOR TO FINAL DESIGN AN INFILTRATION TEST SHOULD BE PERFORMED ABOVE THE SEASONAL GROUNDWATER TO ENSURE A 4 INCH/HOUR DESIGN RATE IS ACCURATE. THE FIELD MEASURED INFILTRATION RATE SHALL BE AT LEAST 8 INCHES/HOUR TO ALLOW FOR A SAFETY FACTOR OF 2.



SUBJECT PROPERTY

SCALE 1" = 60'  
1-FOOT CONTOUR INTERVALS

VICINITY MAP  
NOT TO SCALE

## SITE ADDRESS:

5439 HWY 126  
FLORENCE, 97439-9226

## OWNER:

L & B DEVELOPMENT LLC  
PO BOX 2740  
FLORENCE, OR 97439

## APPLICANT:

L & B DEVELOPMENT LLC  
PO BOX 2740  
FLORENCE, OR 97439

## OWNER/APPLICANT REPRESENTATIVE

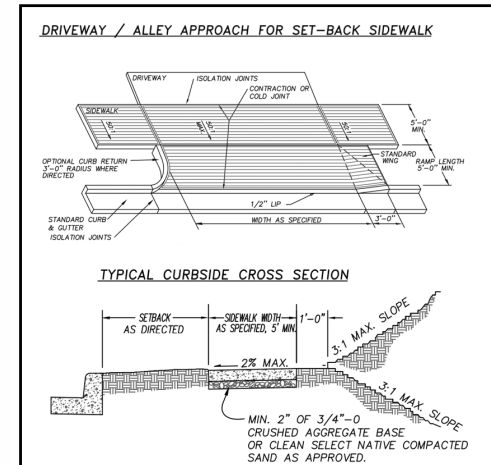
METRO PLANNING, INC.  
846 A STREET  
SPRINGFIELD, OREGON 97477  
541-302-9830

## ZONING:

C - COMMERCIAL

Map compiled from record data, Lane County GIS Shapefiles, Aerial photos, and Dogami Lidar data. Survey field data was not gathered, and this map is not a survey.

## SIDEWALK DETAIL & ADA ACCESSIBILITY:

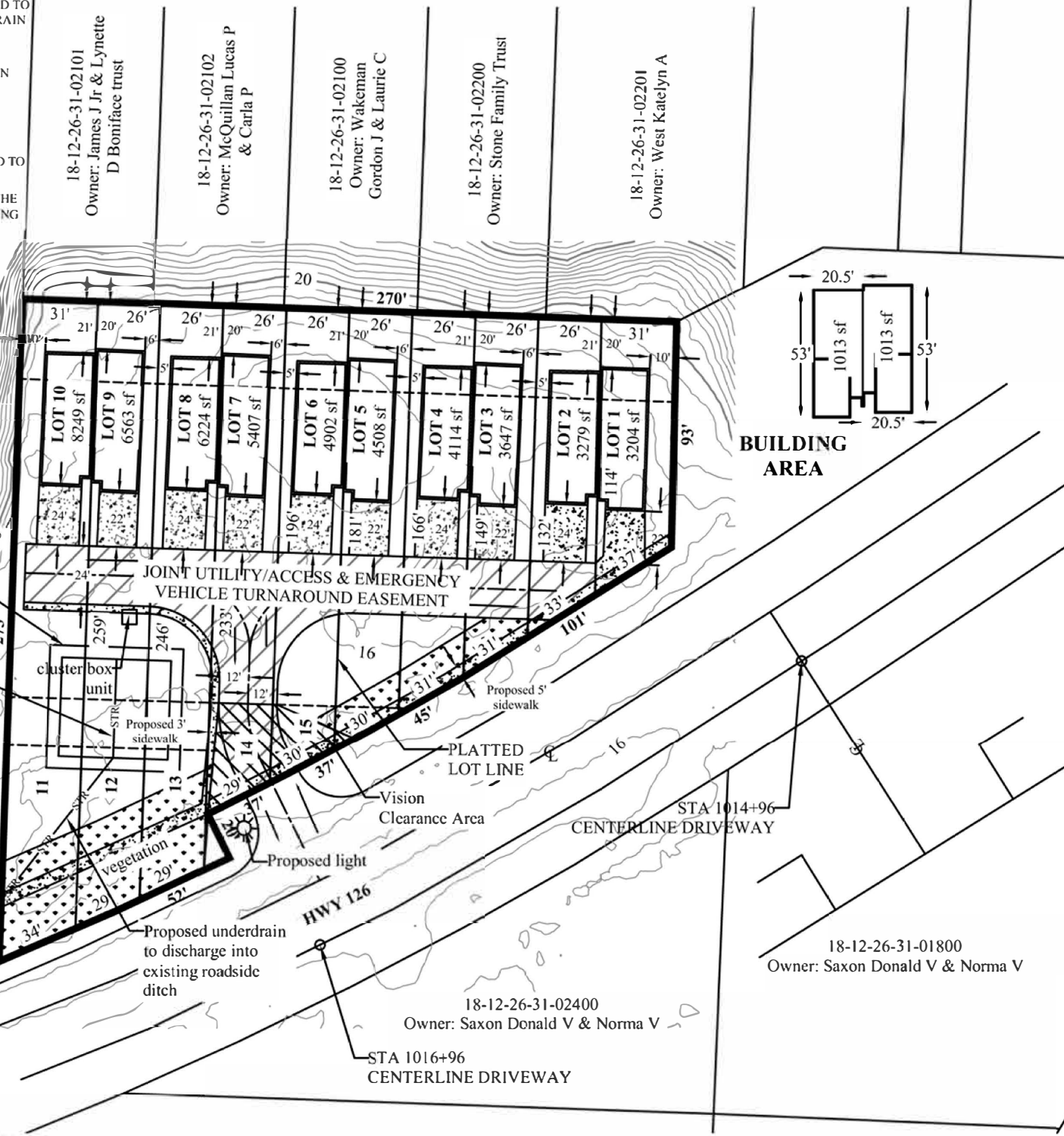


18-12-26-31-01905  
Owner: Vaughan Sondra

Proposed Infiltration Rain Garden 55'x51'

Proposed underdrain within rock chamber of rain garden

VINE STREET (UNIMPROVED STREET)



ASSESSORS MAP: 18-12-26-31 TAX LOT: 02300

Revised By: TS



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JOB NO. 23-022