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▪ **MEMORANDUM** ▪

TO City of Florence Public Works	DATE 1/24/2025	JOB NO 1503-001
	ATTN Mike Miller	
	RE Our Coastal Village & Early Learning Center Stormwater Management Plan Review	

Mr. Miller,

Civil West Engineering has performed a review of the Stormwater Management Reports for Our Coastal Village Florence as well as the accompanying report for the Elm Park Early Learning Center against City Standards – largely the City of Florence Stormwater Design Manual. The design and report are well done and only minor comments are required.

The following are the questions and comments that resulted from our review:

- No designer's certification and statement is provided for either report.
- The presumptive use is selected; however, this typically requires cross sections & further details of the stormwater facilities. It should be acceptable if these are provided during the Building Permit submittal.
- Similarly to the comment above, an O&M Form & Plan as well as a Landscape Plan will be required. These requirements are set forth in Appendix A.2 of the Stormwater Design Manual
- An infiltration rate of 6"/hour or greater is stated; however, page 13 of the Stormwater Design Manual states that an infiltration rate of not more than 4"/hour shall be used.
 - Modeling appears to use a lower infiltration rate of 2.5"/hr, so calculations should be fine regardless of the discussed value above.
- No topography is included on the maps.
 - Additional design sheets included with submittal include developed contours, but none of the existing site, and are not included as part of the stormwater management reports.
- No table is provided tabulating impervious and pervious areas pre and post development, nor a table displaying pre vs post peak runoff rates; although, the information can be pulled from the modeling.
- Labeling should be improved to clarify each basin being modeled and they should be modeled for both pre and post development conditions.
- Sheet C2.0 appears to need CB-03 shifted to the proposed 10" line.
- Grading details will be required for stormwater facilities.
- Have overflow pipes been checked for capacity?
- City of Florence Stormwater Details should be used where applicable.

Overall, the system is well designed, and it's evident that the 25-year storm event will be contained on site; however, some required information is missing. Our recommendation is to approve for planning but require revisions for the Building Permit submittal.

Thank you, Sean Lloyd, PE