

June 12, 2023  
SSW Job # 22-8018

City of Eugene  
Building & Permit Services  
99 West 19<sup>th</sup> Avenue  
Eugene, OR 97401

Attention: Chris Strang

Re: New Wilco - W11th and Willow Creek  
4818 W 11TH AVE  
City Log Number 23-01679-01



2350 Oakmont Way, Suite 105  
Eugene, OR 97401  
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This letter is written in partial response to the SI (Phase 2) review letter dated May 12, 2023. The numbers in this letter correspond to item numbers in the SI Review letter.

In addition to revisions as a result of this plan review, civil plans have been modified as follows:

1. Civil plan sheets have been updated to include off-site work removed during Phase 1 plan review. This work includes:
  - a. New driveway access at West 11th;
  - b. New sidewalk access at West 11th;
  - c. Widening / flaring the end of existing driveway access at Willow Creek;
    - i. Shown for project completeness, work to be under a separate PEPI Permit.
2. Civil detail sheets have been updated to show revised stormwater facilities as follows:
  - a. Sheet C7.0, *Enlarged Driveway Plan & Sections*, has been modified to omit enlarged section details and expand on the scope of view for the work at West 11th.
  - b. Sheet C7.1, *Enlarged Driveway Sections* is a new sheet added to show the two (2) enlarged details previously on C7.0.
  - c. Sheet C8.1, *Stormwater Treatment Plans & Sections*, is to be omitted from plan set.
  - d. Sheet C8.1, *Stormwater Treatment & Driveway Plans*, replaces the prior C8.1 plan sheet & omits enlarged planter sections making room for new enlarged plans: Enlarged Planter Plan - Basin 5, and Enlarged Driveway Plan - Willow Creek;
  - e. Sheet C8.2, *ADS Detention System*, is to be omitted from plan set.
  - f. Sheet C8.2, *Stormwater Treatment Sections*, is a new sheet showing the enlarged sections formerly on sheet C8.1. Additionally, the previous Enlarged Planter 1 Section – Basin 5, has been replaced with two (2) new Planter 1 sections.
  - g. Sheet C8.3, *ADS Detention System*, is a new sheet added to replace the prior C8.2 plan sheet, with the only “revision” being the sheet number.

## **Issue Summary**

### **Land Use Comments:**

- Z7 “05\_L-1.0\_PLANTING PLAN.pdf, page [1] L1.0  
*Per EC 9.6415(2) and 9.6420(3), a 7 foot wide L-2 landscape buffer is required at the driveway entrance and along the perimeter of parking areas, loading areas, and service drives. Please provide a revised plan that includes this required landscape area along the south boundary of the paved area shown on this plan.*

Reviewed for Code Compliance - 08/18/2023 3:47:38 PM  
Permit Number - 23-01679-01

Received by City of Eugene: Wilhoof-Phase-2\_SI\_Partial\_Response\_Letter-SSW - 06/19/2023, 3:20:36 PM

*If the area south of the building is not intended to be used for vehicle access other than fire access and for occasional building maintenance needs, please provide a revised plan proposing bollards or a locked gate to restrict vehicle access within this area and a description clarifying the limitations for the use of this area for vehicle access. If bollards or a locked gate are proposed, the L-2 landscape bed should extend from the southeast corner of the developed portion of the site up to the Eastern edge of the building. Otherwise, the landscape bed must extend along the southern boundary of the developed area up to the entry of the Wire yard. Alternatively, you could apply for an adjustment to these standards through the Adjustment Review process."*

Response: Civil plans have been modified to show space for a 7'-0" landscape buffer.

### **Public Works Comments:**

PW4 "01\_A000 COVER SHEET.pdf, page 1

*Since this development is within the Special Flood Hazard Area please demonstrate compliance with the floodplain standards beginning in EC 9.6709. A base flood elevation will need to be determined and an elevation certificate will be required. Submittal of an elevation certificate during the building permit would be helpful to ensure compliance with the flood standards."*

Response: The Base Floodplain Elevation (BFE) has been determined to be 387.80, shown on FEMA's FIRM panel 1116. This BFE value has also been added to the site plans, just under the Tax Lot label. The proposed development has a finished floor elevation of 390.00. Elevation certificates will be submitted as required.

PW5 "01\_A000 COVER SHEET.pdf, page 1

*This site is located within the special flood hazard area (Zone "AE") and the proposed development requires a floodplain development permit (application can be downloaded using the following url <https://www.eugeneor.gov/DocumentCenter/View/30060/Floodplain-Development-Permit-Application?bidId=>"*

Response: A Floodplain Development Permit Application was submitted as part of Phase 1 plan review response for this permit on 05/18/2023.

PW6 "07\_A101 SITE PLAN.pdf, page 1

*Trash enclosure doors cannot open into the drive aisle. Please revise the plans to show the trash enclosure doors blocking the drive aisle."*

Response: Civil plans have been modified to not show trash enclosure doors.

PW7 "07\_A101 SITE PLAN.pdf, page 1

*Please provide approval from ODOT for any work in the West 11th right-of-way."*

Response: Notification of ODOT approval documents is included.

## Stormwater Comments:

SW8 "07\_A101 SITE PLAN.pdf, page 1

*Stormwater to be reviewed and approved under Phase 2 of this permit. Please transfer all required stormwater documents to this phase of the permit."*

Response: Civil plans have been updated to include updated Stormwater treatment systems as part of Phase 2.

## Requirement Summary

*Requirements are provided for your reference and require no action prior to permit issuance. Inspectors will review completed work to verify that all requirements are met.*

Response: The plan review comments in this section are acknowledged.

In addition to responses as a result of this SI (Phase 2) plan review, the following are responses to the Plan Review Requirement Summary from the 06/02/2023 Phase 1 (issued) permit documents:

R-A1 "04\_C-3.0\_SITE\_UTILITIES\_PLAN.pdf, page 1

*CALL ONE NUMBER..."*

Response: Phase 1 Civil plans include this information on sheet G0.0. Please remove comment from plan sheet C3.0 for sheet clarity.

R-P3 "04\_C-3.0\_SITE\_UTILITIES\_PLAN.pdf, page 1

*Plumbing drawings call for 2" water service. Please coordinate with Plumbing Engineer."*

Response: Phase 1 Civil plans include modified sheet keynotes where this is no longer in conflict, see note 18 (formerly note 21). Please remove comment from plan sheet C3.0.

R-PW2 "04\_C-9.2\_JURSDICTIONAL\_STANDARD\_DETAILS.pdf, page 1

*FULLY ENCASE DROP STRUCTURE WITH A MINUM OF 8" OF CLSM."*

Response: Eugene Amendments to Oregon Standard Drawings contain the change in language. See detail 5/C9.2, Eugene Amendments detail RD352(A) for Oregon RD352.

R-PW3 "04\_C-9.2\_JURSDICTIONAL\_STANDARD\_DETAILS.pdf, page 1

*8" MIN."*

Response: Eugene Amendments to Oregon Standard Drawings contain the change in language. See detail 5/C9.2, Eugene Amendments detail RD352(A) for Oregon RD352.

R-PW8 "04\_C-3.0\_SITE\_UTILITIES\_PLAN.pdf, page 1

*Deferred: Connecting to the existing wastewater manhole in ODOTs right-of-way will require approval from ODOT. Please submit approval prior to work in the right-of-way."*

Response: ODOT manhole connection document will be submitted as Phase 2 Supplemental Information upon approval.

R-PW9        *"04\_C-4.0\_SITE\_STORMWATER\_PLAN.pdf, page 1  
Connection to existing stormwater manhole in ODOT right of way not authorized under  
Phase 1 of this permit. Submit approval from ODOT prior to work and submit under Phase  
2 of this permit."*

Response: ODOT manhole connection document will be submitted as Phase 2 Supplemental Information upon approval.

R-SW2 – R-SW4    *"Wilhoof-Stormwater Calculations-02-27-23.pdf, pages 9, 19, 1  
Deferred to phase 2..."*

Response: Stormwater Calculations have been revised and are being submitted as a part of this response package.

Please contact me if additional information is required.  
Sincerely,

SSW Engineers Inc

A handwritten signature in black ink that reads "Heather E Mayfield". The script is cursive and fluid, with the first letters of each word being capitalized and prominent.

Heather E. Mayfield

CC:            Dickerhoof Properties  
                Wilco Farmers  
                The Satre Group  
                Novak Architecture  
                Stability Engineering