



Udell Engineering & Land Surveying, LLC



63 East Ash Street, Lebanon, OR 97355
Ph: 541-451-5125 • Fax: 541-451-1366

Memorandum of Understanding

To: City of Stayton
From: Brian Vandetta PE, PLS
Date: Wednesday, August 21, 2024
Re: Roberts' Industrial Storage Expansion Storm Drainage

To whom it may concern,

This memo is provided as supporting documentation for the Conditional Use Application required for the additional building proposed on the property at 1840 Pacific Court. The property is approximately 1.93 acres in size. Large portions of the existing site are covered with pavement, roofs and gravel with a small portion being landscaped.

In 2008 a design was prepared by Westech that included flow control and onsite detention considering the entire 1.93 acres at full build-out. The proposed development footprint of 9,906 square feet is within the 1.93 acres and all of the 9,906 square feet area is compacted gravel.

The proposed development will add the following surface conversions from the gravel:

- 3,440 square feet of roof
- 4,345 square feet of asphalt pavement
- 1,678 square feet of landscaping
- 443 square feet remaining gravel

Per the City of Stayton Engineering Design Standards, the above surfaces have the following drainage coefficients of runoff.

- 3,440 square feet of roof = 0.90
- 4,345 square feet of asphalt pavement = 0.90
- 1,678 square feet of landscaping = 0.17
- 443 square feet remaining gravel = 0.85

This results in a proposed weighted runoff coefficient of 0.77. Compared to the current runoff coefficient of 0.85 for all gravel, the net result is a decrease and should not trigger a need to alter the existing flow control or detention facility.

The proposed building and asphalt expansion is occurring in areas currently considered as impervious (compacted gravels) and therefore no net increase is proposed. Therefore, stormwater quality treatment is not proposed.

Respectfully,



RENEWAL JUNE 30, 2026

Brian Vandetta PE, PLS
Udell Engineering and Land Surveying, LLC
63 East Ash Street
Lebanon, OR 97355
Phone: 541-451-5125
Fax: 541-451-1366