

**CITY OF FLORENCE
DEPARTMENT OF PUBLIC WORKS
PROJECT REVIEW CHART**

Exhibit jj.1

	Project Name:	Rhododendrom Arbor PUD			
	Date of Review:	1/10/2022			
	Project Review No.	3			
	Item Resolution Status Legend:	Completed:	C		
		Required:	R		
		Incomplete:	I		
		Not Applicable to this review	N/A		
Item No.	Document Description	Sheet/Page No.	Comment	Follow up Comment	Status
1	Revised Plans Rhododendron Arbor 2021-12-10	C230	Grading Plans are Missing.	Grading plan has been added and reviewed. See related comments below.	C
2	Revised Plans Rhododendron Arbor 2021-12-11	C270-C274	Unclear how retaining walls along east side of property match lot grades.	Show existing and proposed contours on the plan view, including existing topographic information 25' min beyond property line.	I
3	Revised Plans Rhododendron Arbor 2021-12-12	C231	Callout for DWY K Detail, but Detail does not exist. Also, no callout for DWY J.		C
4	Revised Plans Rhododendron Arbor 2021-12-13	C234	Seems like DWY K detail should be labeled as DWY L.		C
5	Revised Plans Rhododendron Arbor 2021-12-14	C311	Profile callout for SS crossing is missing.		C

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6	Revised Plans Rhododendron Arbor 2021-12-15	C312	Shows the profile of the storm drain at the end where offsite sotrmwater is collected. However there isn't a low point shown to force water into inlet. Again, a grading detail of this area would be helpful for review and construction.	Show existing and proposed contours on the plan view, including existing topographic information 25' min beyond property line, or otherwise show how off-site grades relate to the site along the property line. Is the culvert on Lot 63 receiving the off-site flows? Provide a detail to show how drainage is captured here, and at the SDMH-19 grated MH cover. Contours or elevations in plan view would help to clarify what's happening here.	I
7	Revised Plans Rhododendron Arbor 2021-12-16	C314	Grades shown in lateral table for SDCB-10 seem reversed, please check.		C
8	Revised Plans Rhododendron Arbor 2021-12-17	C316	Infiltration Basin 1 profile. Profile shows only 2" of clearance between storm line and sewer lateral. Please use 6" as minimum separation between utilities when feasible. On this sheet, there doesn't seem to be a profile for the storm line south of SDMH-18.	Changes are acknowledged, however the IE on the end of line into the basin is not shown.	I
9	Revised Plans Rhododendron Arbor 2021-12-18	C317	Infiltration Basin 3 profile. Profile shows only 2" of clearance between storm drain and 6" potable water. Needs to have a minimum of 6" separation and a special note is needed to center pipe length in each direction from the crossing.	Changes are acknowledged, however the IE on the end of line into the basin is not shown.	I
10	Revised Plans Rhododendron Arbor 2021-12-19	C318	Pipe slopes are called out for the overflow pipes, but no grades are shown.	Addition of existing and proposed contours is acknowledged, however the IE elevations of the overflow lines aren't clear. Show IE elevations at both ends of overflow line. Also, identify EXSDMH 05, 06 & 07 on plan view.	I

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11	Revised Plans Rhododendron Arbor 2021-12-20	C318	Callouts at each end of the biofiltration pond point to the storm lines coming in and label them as "Storm Bypass". Is this correct? Reference sheet numbers are incorrect		C
12	Revised Plans Rhododendron Arbor 2021-12-21	C330	Sanitary sewer line crosses other utilities in the road, show in profile to ensure no conflicts.		C
13	Revised Plans Rhododendron Arbor 2021-12-22	C334	Lot 41 lateral information is not shown in lateral table.		C
14	Revised Plans Rhododendron Arbor 2021-12-23	C335	Text in profile is overlapping near crossings. Ensure separation.		C
15	Revised Plans Rhododendron Arbor 2021-12-24	C337	Lateral table seems to be for the wrong lots for this page		C
16	Revised Plans Rhododendron Arbor 2021-12-25	C338	Show all utility crossings in profile view.		C
17	Revised Plans Rhododendron Arbor 2021-12-26	C350	Utility crossings in profile view ` Sta 0+35 seem to be shown at the incorrect stationing.		C
18	Revised Plans Rhododendron Arbor 2021-12-27	C359	Label clearance at crossing station 1+00.		C
19	Revised Plans Rhododendron Arbor 2021-12-28	C360	Overlapping text in plan view, seemingly circular reference from sheet C350.		C
20	Revised Plans Rhododendron Arbor 2021-12-29	C701	Provide information on existing SD line. Size, material, depth.	Add labels of structures that are identified in the profile in plan view.	I

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21	Revised Plans Rhododendron Arbor 2021-12-29	C230, C312	Construction plan set is missing sheet C230 (Grading Plan). Without this sheet we have not been able to evaluate how the development meshes with the adjacent properties around the perimeter of the site. Please provide an updated document set with this sheet included. From the information provided, it appears that there are two points along the east property line where offsite flows enter the site. Based on the plans, only one catch basin is provided to capture this flow.	See Comment Item No. 6	I
22	Revised Plans Rhododendron Arbor 2021-12-29	C312	The storm drain interceptor located on the side of lot 70 does not show an easement, see sheet C312. Please update documents to show an easement and provide an updated set of documents to the City.		C
23	Revised Stormwater Management Report_Dec_10_2021		Storm drain interceptor inlet has a 24" diameter area drain, see sheet C312 and C931. Per the report, this inlet will receive flow of up to 12 cfs for a 100-year storm. Please provide calculations showing that the inlet has the capacity needed to pass the design flows.	Response to comment and changes to design are acknowledged, however no reference to system capacity calculations were made. Show calculations as previously requested.	I
24	Revised Stormwater Management Report_Dec_10_2021	10	Plans show "BayFilter", report describes "StreamFilter". These are different units, which is being proposed?		C

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25		75, 76 & C310	Sheet C310 shows bypass going into existing manhole, but no detail for this connection is shown. Callout indicates a 36" IN, and a 14" OUT. Per plans included in report, (Pg. 75 & 76 of pdf), existing pipes are 36" IN and OUT.	The response to comment says "XR-Topo shows a 36" in from the NE and 36" out". This seems like the response was not fully finished. The profile now shows 14" in and 36" out. The inlet pipe shows as a 24", so it is assumed that 14" should be changed to 24". A detail for this connection has not been provided as previously requested.	I
26	Revised Plans Rhododendron Arbor 2021-12-29	C230, C100, C310	Where does drainage from Lot 1 go? How is this addressed with new sidewalk, curb & gutter?	It remains unclear how Lot 1 will drain. It appears that it presently drains to the "conveyance ditch". The ditch will be removed with construction, therefore drainage must be provided for Lot 1 in the interim, until that lot is developed.	I
27		27 - Post Construction Conditions, Page 7 of 17	Page 27 of 178 within the pdf file presents a map of the impervious area of the development, and the table presented shows that the total impervious area that will be serviced by the infiltration facilities will be 4.02 acres, but the total impervious area provided below the table is shown as 1.87 acres. Table 3 on page 7 of 17 of the report also indicates that the impervious area for the development is 1.87 acres which is also in the appendix. Please verify the total impervious area that the water quality facilities are designed to support as well as the total area that the infiltration facilities will be designed to accept runoff from.	It is unclear where the pervious and non-pervious areas are from the drainage basin map on Page 27. Therefore we cannot evaluate/verify where these numbers come from or how accurate they are. A separate map showing the pervious and impervious areas would be helpful.	I

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28		C318	Provide detail on sheet C318 of existing storm pipe to show the overflow pipes can be connected.	See Comment Item No. 10	I
29			Existing fire hydrants cannot be incorporated into the calculations due to Rhododendron Drive being considered a minor arterial road.		N/A
30	Revised Plans Rhododendron Arbor 2021-12-10	C230	Show additional topographic information on adjacent off-site lots 25' min beyond property line.		R
31	Revised Plans Rhododendron Arbor 2021-12-10	C230	Demonstrate that drainage from lots along easterly property line is captured or otherwise accomodated after new fill and retaining walls are constructed.		R
32	Revised Plans Rhododendron Arbor 2021-12-10	C230	Show existing topographic information on-site in addition to the new grades that are shown, including contours in Rhododendron Drive.		R
32	Revised Plans Rhododendron Arbor 2021-12-10	C230			R
32	Revised Plans Rhododendron Arbor 2021-12-10	C230	Cross-lot drainage onto existing lots south of the development is not permissible and must be captured and conveyed in the new drainage system. Show how drainage along southerly portion of lots 22, 23, 50-54, and Tract C is captured and conveyed in the new system.		R
32	Revised Plans Rhododendron Arbor 2021-12-10	C230	Show the new drainage system linework on the grading plan.		R
32	Revised Plans Rhododendron Arbor 2021-12-10	C241	The northwesterly portion of the detail appears to have a local low point at BC: 60.48		R
32	Revised Plans Rhododendron Arbor 2021-12-10	C242	ADA 3 -- Grades appear to show local high and/or low points northwest of the crosswalk. Confirm that positive drainage will be provided.		R

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32	Revised Plans Rhododendron Arbor 2021-12-10	C244	ADA 7 -- Grades appear to show local high and/or low points northeast of the crosswalk. Confirm that positive drainage will be provided.		R
32	Revised Plans Rhododendron Arbor 2021-12-10	C245	CR 1 Detail is missing elevations		R
32	Revised Plans Rhododendron Arbor 2021-12-10	C246	ADA R1 detail appears to show low points at elevations on easterly side of detail. Confirm that positive drainage will be provided.		R
32	Revised Plans Rhododendron Arbor 2021-12-10	C247	ADA 35th detail shows a 9.4% grade at one of the spandrels. Need to be 8.33% or less.		R
32	Revised Plans Rhododendron Arbor 2021-12-10	C701	Label SDCB-20 & 21 in plan view.		R
32	Revised Plans Rhododendron Arbor 2021-12-10	C702	Label SDCB-22 in plan view.		R
32	Revised Plans Rhododendron Arbor 2021-12-10	C703	Label SDCB-23 in plan view.		R
32	Revised Plans Rhododendron Arbor 2021-12-10	C704	Label SDCB-24 in plan view. Station information is missing in table.		R