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December 10, 2021

Roxanne M. Johnston
Senior Planner
250 Hwy 101,
Florence, OR 97439

SUBJECT: Rhododendron Arbor Final PUD PC 21 28 PUD 01 and AR 21 21 SIR 14

Dear Roxanne,

3J Consulting, Inc represents APIC Florence Holdings, Inc (the Applicant) in matters related to the Rhododendron Arbor Final PUD (PC 21 28 PUD 01 and AR 21 21 SIR 14) application. This letter and the attached supplemental materials have been prepared to respond to outstanding items identified within the Staff Report provided on November 17, 2021 and subsequent materials provided by the City to the applicant.

The following supplemental materials have been provided to address the staff report and conditions of approval:

- Branch Engineering Geotechnical Response to Mapped Presence of Yaquina Soil on Site
- Revised Parking and Circulation Plan (Sheet C-5) providing all off-street parking lot dimensions
- Revised Typical Sections Plan (Sheet C210)
- Revised Civil Construction Document Package addressing City, Civil West and SVF&R comments
- Revised Stormwater Management Report addressing Civil West comments

We request that the materials listed be entered into the record for review by the Planning Commission.

Sincerely,



Mercedes Serra
Senior Urban Designer
3J Consulting, Inc.

copy: Ashlee Sorber, APIC Florence Holdings, INC
Aaron Murphy, 3J Consulting, Inc
Elaine Albrich, Davis Wright Tremaine, LLP
File

Attachment: Geotechnical Response Letter



Parking and Circulation Plan Sheet C-5
Typical Sections Plan (Sheet C21)
Civil Construction Documents
Landscape Plans

