

**From:** [Mike Miller](#)  
**To:** [Roxanne Johnston](#)  
**Cc:** [Wendy Farley-Campbell](#); [planningdepartment](#)  
**Subject:** FW: Rhododendron Arbor review comments  
**Date:** Friday, November 19, 2021 11:24:54 AM  
**Attachments:** [image001.png](#)

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Additional comments regarding the public improvement plan set for Rhododendron Arbor Planned Unit Development.

Thank you,

Mike

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**From:** Matt Wadlington <Mwadlington@civilwest.net>  
**Sent:** Friday, November 19, 2021 11:02 AM  
**To:** Mike Miller <mike.miller@ci.florence.or.us>  
**Cc:** Marlin Gochmour <Mgochnour@civilwest.net>  
**Subject:** Rhododendron Arbor review comments

Hi Mike,

Below are the comments we generated after reviewing the permit set.

Permit Set review comments:

- Grading Plan(s) are missing
- Unclear how retaining walls along east side of property match lot grades
- Sheet C231 calls out for DWY K detail, but detail does not exist. Also does NOT call out for DWY J
- Sheet C234, seems like DWY K detail should be labelled as DWY L
- Sheet C311, profile callout for SS crossing is missing.
- Sheet C312 shows the profile of the storm drain at the end, where offsite stormwater 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.
- Sheet C314, grades shown in Lateral table for SDCB-10 seem reversed, please check.
- Sheet 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. Please show.
- Sheet C317. Infiltration Basin 3 Profile. Profile shows only 2" of clearance between storm and 6" potable water. Needs to have a minimum of 6" separation and a special note is needed to center pipe lengths in each direction from the crossing.
- Sheet C318, pipe slopes are called out for the overflow pipes, but no grades are shown.
- Same sheet, 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.
- Same sheet, note for wall calls out "See sheet 310". Sheet 310 does not show this information.

Sheet C330, Sanitary Sewer line crosses other utilities in the road, show in profile to ensure no conflicts.

- Sheet C334, Lot 41 lateral information is not shown in Lateral table.
- Sheet C335, text in profile is overlapping near crossings. Ensure separation.
- Sheet C337, lateral table seems for the wrong lots for this page.
- Sheet C338, show all utility crossings in profile view.
- Sheet C350, utility crossings in profile view ~Sta 0+35 seem shown at the incorrect stationing.
- Sheet C359, label clearance at crossing at Station 1+00
- Sheet C360, Overlapping text in Plan view, seemingly circular reference from sheet 350
- Sheet C701, provide information on existing SD line. Size, mtl, depth.

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**Matt Wadlington, PE, Principal**  
**Willamette Valley Regional Manager**

Licensed in OR, WA, CA

d 541.982.4373 | c 520.444.4220



**Civil West Engineering Services, Inc.**

200 Ferry St. SW, Albany, OR 97321

p 541.266.8601

[www.civilwest.com](http://www.civilwest.com)

**From:** Mike Miller  
**To:** [Roxanne Johnston](#)  
**Cc:** [Wendy Farley-Campbell](#); [planningdepartment](#)  
**Subject:** PC21 28 PUD 01 - Rhododendron Arbor  
**Date:** Thursday, November 18, 2021 4:28:24 PM

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Good morning,

I just wanted to provide some clarifying comments regarding the Stormwater Management Report for Rhododendron Arbor Planned Unit Development prepared by 3J Consulting, Inc (3J). On page 13 of 17 in the report, 3J references the City's 2018 Stormwater Master Plan Update. In paragraph 4 on page 13, the author states "The development (referring to Fairway Estates) planned to connect a 15-inch pipe into the City's storm line in Rhododendron Drive and for this downstream analysis, it has been assumed that the pipe has been connected". There was a comment from the public concerning this connection and if it was completed. The answer is yes, Fairway Estates is connected to the stormwater line within Rhododendron Drive. In fact, Fairway Estates not only connected their existing stormwater system from their flow control manhole to the stormwater line in Rhododendron Drive, they also installed the 15-inch stormwater line from Tournament Drive south to the City stormwater system just north of 35<sup>th</sup>.

In paragraph 5 on the same page, 3J states "The 15-inch pipe on Rhododendron Drive conveys stormwater south before discharging into 'Bud's Ravine' via a 36" pipe in Rhododendron Drive installed in 2015". Actually, the stormwater pipe that discharges into "Bud's Ravine" is 42-inches in diameter and not 36-inches. The 42-inch pipe was installed as part of the City's Siano Loop stormwater and sanitary sewer improvement project in 2016. While it can be considered a minor error (36-inch vs 42-inch) it is still factually incorrect.

The 3J report does however get the information correct on page 14 in paragraph 5 which is directly under the heading "Downstream Storm Description" where they correctly describe the 42-inch stormwater pipe.

There was also a comment that came in from the public concerning the City budget and a plan to address flooding in Mariner's Village. While the 2018 Stormwater Management Plan Update looked at a number of stormwater projects throughout the community, it did focus specifically on 19 projects. The projects have been ranked by the engineer that developed the plan, and while the ranking is a suggestion based on criteria that the engineer proposed, it does not take into account the City's ability to pay for the projects; how the projects can be combined with other projects (such as a water and sewer upgrades and roadway improvements); how the projects will be paid for (loans, grants, local improvement district, etc.); property or right-of-way acquisition or easements; and regulatory agency requirements. With limited resources and the necessity to have balanced budgets, not all of these priority projects will be completed by 2038 (20-year planning period). The current 2021-2023 biennial budget includes funding for two major and two minor projects. The two major projects have already been designed and are ready to move to construction. The major stormwater projects are the 2<sup>nd</sup> Street stormwater project (2<sup>nd</sup> Street from Kingwood to Ivy and Ivy from 2<sup>nd</sup> to 1<sup>st</sup> Street) and 6<sup>th</sup> Street stormwater project (6<sup>th</sup> Street from Juniper to Hemlock and

Hemlock from 6<sup>th</sup> to 1<sup>st</sup> Street). The two minor, but important projects, are Spruce Street culvert repair and the Nopal stormwater project between 1<sup>st</sup> and 2<sup>nd</sup> Street.

While the public comment concerned a specific project to Mariners Village, this project is not in the current budget. Florence Public Works will be evaluating our capital project needs in early 2023 in preparation of the 2023-25 biennial budget.

In regard to proposed Rhododendron Arbor project having an impact on a future project for Mariners Village, specially referred to as “Spyglass Lane, Mariner’s Lane & Royal St. George Drive” it will not.

Thank you,

Mike

**Mike Miller**

Public Works Director

[mike.miller@ci.florence.or.us](mailto:mike.miller@ci.florence.or.us)

(541) 997-4106

Mailing Address:

City of Florence  
250 Hwy 101  
Florence, OR 97439

Physical Address:

Florence Public Works  
2675 Kingwood Street  
Florence, OR 97439

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