

June 3, 2022

Wendy Farley-Campbell
Planning Director

RE: NOIC Letter dated 4/8/22

Project:
Florence Microtel
750 Quince St
Florence, OR 97439

Dear Wendy,

- Lighting Plans:
 - Provide overall mounting height for D-Series fixtures (not just pole height), wall gooseneck fixtures, and wall wash fixtures, FCC 10-37-4C
Response: See attached Elec Memo
 - Cut sheets and photometric plan are missing the wall wash fixtures (north and west) and architectural gooseneck lighting (west and south)
Response: See attached Elec Memo
 - Specify which bollard top and crown will be installed
Response: See attached Elec Memo
- Landscape Plan:
 - Materials state it is a draft plan. The expectation is a complete plan. 10-34-3-2-G. Deferral will require a separate land use application to be reviewed and approved prior to site disturbance or building permit issuance. Confirm if you intend to defer.
Response: Landscape plan indicates locations and materials to show general conformance with 10-34 requirements, Landscape plan (10-34-3-2) indicating specific planting species will be deferred to a future Type I application.
 - L1 states no fencing is proposed. Narrative says welded metal safety fence will be around stormwater and mentions enclosure walls for the trash enclosure and a screening fence for the condensing units. LU1 and LUS illustrate aluminum slat around condensing units and trash enclosure walls and nothing around the stormwater facilities. Please align all exhibits to demonstrate/illustrate fencing/gates proposed. Include information on location and height. For 10-6 and 10-17 their materials and colors.
Response: See sheet LU1 for locations of fencing, heights, and types. See sheet LU7 for details of trash enclosure. Sheet L1 updated to indicate that fencing will be installed
 - L1 contours shown in buffer along Quince are not on C2 grading plan. Buffer height cannot be determined.
Response: See sheet C2 grading plan for updated buffer contours

- Residential use abuts to the south requiring a different response to 10-35-2-13-D
Response: Site replat in process by City of Florence, site immediately to south will not be residential upon completion.
- The property lines are different than those illustrated on the other plans.
Response: Property lines have been revised on all plans to coordinate
- The buffer along Quince will need to be placed to avoid right of way improvement conflicts
Response: See sheet LU1 and C2 for revised buffer layout and associated landscaping
- Access
 - LU1-Provide widths of the most eastern access aisle and the north driveway entrance and its intended traffic flow.
Response: See sheet LU1 for dimensions
 - Curbs are illustrated in all materials along the juncture of the pedestrian crossings and the walkways on the west and east sides of the building and to the sidewalk along the grass park area to the south. Please confirm, edit and provide typical.
Response: ADA ramps provided at all pedestrian crossings, see sheet C2. Lines indicate score pattern in concrete at the flush condition, see sheet C6 for typical detail.
 - Confirm the walkway on the east side of the building is not sharing space with the EV charging units by illustrating their location.
Response: See sheet LU1 for Enlarged EV parking plan
- Parking
 - Bicycle-specify the method of securing the bikes within the indoor space--what rack system is being proposed? Confirm the spaces meet the minimum dimensions.
Response: See sheet LU1 for enlarged interior bike parking information.
 - ADA-LU1 has 5 spaces and L1 has 4 spaces.
Response: L1 has been updated to match LU1 (5 spaces)
 - How are ADA marking requirements being met for the RV ADA space?
Response: Striping and Accessible parking sign provided at end of space, see C4 and C15
 - Illustrate how EV parking spaces meet dimension standards with the charging unit placement.
Response: See sheet LU1 for EV parking space dimensions
- Architectural features
 - Specify downspout/leader material and shape, narrative excludes and LU5 illustrates.
Response: See sheet LU5 for downspout material and shape
 - Provide roof material and color of trash enclosure
Response: See sheet LU10 for trash enclosure details
- Site and Development Provisions,10-17-C-4
 - G: Signs-Provide flag pole height
Response: See sheet LU5 for flag pole height
 - K1a: Survey-Provide highest observed tide, mean high tide and the flood plain
Response: See attached Civil memo

- K1b: Visual Aids-Add surrounding features to renderings to meet Type III definition in 10- 17-2. Also add the viewshed of the estuary. Purpose is to understand the scale.

Response: See sheet LU6-LU9 for revised renderings

- Site Investigation Report-Phase 1

- PSI's Geotech report reflects assumptions on site design that have evolved. Her report mentions only one stormwater system north of the hotel and no mention about the eastern stormwater ponds and outfalls. If the plan is to reroute towards Quince St., then this situation is resolved.

Response: stormwater facilities updated to single location see civil drawings.

- PSI Geotech report relies on another Geotech report within their recommendations that is not included, Section 3, page 6. Provide all data and studies to be relied upon.

Response: See attached for referenced 2008 Geotech report

- Civils (see attached mark-ups) Some of these are referral comments rather than completeness issues. However, please review and see if implementing them affects any of the plans in a way that would require site adjustments and impact the design review. Modifications of the plans (other than to implement conditions of approval) after completion of design review will require a separate application process and possible public notification process.

- Quince St. sidewalk placement is located within proposed parking and bicycle lanes (this may affect the buffer placement or design)

Response: See attached Civil memo

- C2-Add grading for Quince St. buffer and annotate the stormwater facility elevations

Response: See attached Civil memo

- C3-mislabeled 2/C8 and 2/C9.

Response: Callouts updated

- C3-Illustrate the orientation and length of the dispersal trenches

Response: Outfall removed, storm facility will operate solely on infiltration

- Provide how modified rain garden will differ from SW-140

Response: See attached Civil memo

- PSI's Geotech report relies on another Geotech report within their recommendations that is not included. Section 3, page 6. Provide all data and studies to be relied upon.

Response: See attached for previous Geotech report

- Provide pipe and meter sizes

Response: See attached Civil memo

- Explain domestic water and fire system design: how will system be metered, placement of fire system double detector check valve assembly, fire department connection, irrigation meter, etc. Meters and vault will need to be placed at the property line

Response: See attached Civil memo

- Locate existing fire hydrant within the right-of-way.

Response: See updated sheet C3 for location and new hydrant located at North end of property.



- Proposed fire hydrant east of building will be private and isolated from the public water system by double detector check valve assembly

Response: Hydrant removed

- Cleanout will need to be removed and reinstalled at the property line

Response: See updated sheet C3

- Stormwater outfalls towards eastern property line: attempt to route towards Quince St. to existing curb and gutter where it will be adjusted later with Quince St. reconstruction.

Response: Outfall removed, storm facility will operate solely on infiltration

- Fish Cleaning Station: other municipalities and special districts have shared there are issues with controlling odor, cleanliness, seagulls and vectors. Provide design of station addressing these issues or remove and encourage use of the stations at the Port of Siuslaw

Response: Fish cleaning station has been removed.

- Clearances between pad mounted transformers and structures must be measured from the metal portion of the transformer closest to the building or structure. This includes any overhangs within the following clearances:

- * 3 ft. from non-combustible walls (including brick, concrete, steel and stone),
- * provided the side of the transformer facing the wall does not have doors.
- * 6 ft. from sprinkler valves, standpipes, and fire hydrants.
- * 10 ft. from combustible walls (including stucco), doors, windows, vents, fire escapes, wooden stairways, and other building openings.
- * 15 ft. from the water's edge of a swimming pool or any body of water.
- * 20 ft. from facilities used to dispense or store hazardous liquids or gases (e.g., service station gas pumps and tanks, propane bulk dispensing tanks, and emergency generator fueling points).

Response: Acknowledged, final design will maintain clearances

Sincerely,

Michael Parshall
Woodblock Architecture