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**• MEMORANDUM •**

<b>TO</b> City of Florence	<b>DATE</b> May 23, 2022	<b>JOB NO</b> 2204-165
	<b>ATTN</b> Mike Miller	
	<b>RE</b> Wyndham Microtel Land Use Submittal	

Mr. Mike Miller,

This memo is written in order to address comments and questions that have been raised during the land use submittal review process. Please see the questions/comments, and our corresponding responses below:

1. "Quince St. sidewalk placement is located within proposed parking and bicycle lanes. (This may affect the buffer placement or design)."
  - a. We have shifted the 8' sidewalk to the location of the future Quince design; however, we have left our driveway approaches in the original location and have left them as asphalt approaches with radius curbs instead of concrete drops. We explored the possibility of installing concrete driveways in the future location; however, doing so created significant issues with transitions at either end and impeded turning motions and clear sight distance. To add to this, it is difficult to estimate the future profile of Quince, and we're reticent to install expensive improvements that will likely need to be redone when the Quince widening project occurs.
  
2. "Add grading for Quince St. buffer and annotate the stormwater facility elevations."
  - a. We have added top of facility elevations to the utility plan sheet and are displaying schematic contours for the proposed buffer berms. At this time, there is still some discussion regarding the grades in the buffer area because of the sidewalk routing discussed above, so we haven't fine graded the buffer area at this time. The intent is to have 'golf course like' varying mounds up to 3' above the adjacent finished grades.
  
3. "Provide how the modified rain garden will differ from SW-140"
  - a. The areas we are designating for rain gardens are smaller than the 9' minimum with 2' flat bottom designated by SW-140. These areas will slope at 3:1 from the surrounding curb grades to where the slopes meet and the overflow will be installed so that there is 2" of freeboard from that elevation to the lowest corresponding curb cut. These areas have not included in our stormwater modeling and are being used to remove some basins from the parking surface and to improve water quality treatment.
  
4. "Provide pipe and meter sizes."
  - a. Design is still ongoing regarding sizing but this information will be provided as soon as it is available.



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5. "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"
  - a. Water system design is intended to be largely schematic at this point. Currently, we will show 3 taps to the water main in Quince. This will be for the combined fire vault w/ domestic double check and for the irrigation line. The domestic line and irrigation line will be metered. Sizing is still TBD.
6. Various Stormwater Questions & Concerns:
  - a. Through internal deliberation and meetings with the City, we have decided that piping the stormwater to Quince ROW is not necessary due to the extremely high threshold of storm that would be required in order to overcome the high infiltration of the basins. In order to assuage concerns of concentrated flow over the hillside, we have removed overflow piping altogether. In the event of an emergency overflow event, water would flow into the parking lot. The parking lot and system piping would provide a large additional amount of storage.
7. "Please verify that the proposed sidewalk ramps along Quince Street are aligned to meet current ADA standards. The City will require review of proposed grading of ADA ramps to verify ADA compliance."
  - a. All proposed ADA ramps will have full dimensions and grading provided during the construction design process.
8. "Please verify the level of asphalt being proposed and the type of geo-fabric being proposed".
  - a. The level of asphalt required and geo-fabric are still being calculated. Asphalt will most likely be level 3.
9. Tide Elevations & Flood Plain:
  - a. Mean high tide is approx. 6.77. Available data is for highest astronomical tide and is 9.42. FEMA maps indicate Base Flood Elevation Line of 14.

Please let us know if there are any questions.

Thank you,

Sean Lloyd, Project Engineer



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