

RESOLUTION NO. 1025

A RESOLUTION AUTHORIZING ADDITION OF A STORM SEWER ON TOWN CENTER LOOP WEST TO THE STORM SEWER CAPITAL IMPROVEMENTS PLAN, AUTHORIZING CREDITS AGAINST THE STORM SEWER SYSTEMS DEVELOPMENT CHARGES TO LEGACY HEALTH SYSTEMS, AND REFUNDING STORM SEWER SYSTEMS DEVELOPMENT CHARGES TO LEGACY HEALTH SYSTEMS.

WHEREAS, Article IX, Section 2, Credits, of Ordinance No. 286 sets the following criteria for credits against Systems Development Charges "SDCs")

"Section 2. An applicant for a building permit is eligible for credit against the SDC for constructing a qualified capital improvement. A qualified public improvement means one that meets all of the following criteria:

- A. Required as a condition of development approval by the Planning Commission or City Council; and
- B. Identified in an Adopted Capital Improvement Plan; and
- C. Not located within or contiguous to the property or parcel that is subject to development approval, except to the extent that the capital improvement(s) represent(s) a measurable provision for extra service capacity beyond the actual public facility requirements of the property or parcel approved for development.

Applying the adopted methodology, the City Manager may grant a credit against the public improvement charge for a capital improvement provided as part of the development that reduces the development's demand upon existing capital improvements or the need for further capital improvements or that would otherwise have to be constructed at City expense under the then-existing Council policies."

WHEREAS, the Planning Commission, in approving the Legacy project by Planning Commission Resolution No. 92-PC29, in Condition of Approval No. Seven, required the following:

"7. Storm sewer shall be designed to pass a 25-year frequency storm. Engineer shall provide detailed drainage computations. The applicant's engineer shall provide a detailed drainage analysis of the subject property."

WHEREAS, Legacy Health Systems has been requested to construct a 28" X 20" CMP arch line that crosses Town Center Loop West and in so doing is also providing capacity to serve other property to the west of Town Center Loop West; and

WHEREAS, Legacy Health Systems has indicated that construction of storm sewer off-site improvements will cost \$16,797; and

WHEREAS, part of these costs would be creditable against or refundable from SDCs if the project were on an approved CIP; and

WHEREAS, the storm sewer SDC for Legacy Health Systems would be \$2,207.62 and Comfort Inn has previously paid \$1,496.31 in storm sewer SDCs; and

WHEREAS, no other property owner will benefit from the line which is to be installed by Legacy Health Systems.


NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

1. That construction of a 28" X 20" CMP arch storm sewer across Town Center Loop West in the vicinity of the Legacy Project, at an estimated cost of \$10,000 is an approved addition to the storm sewer CIP as described in Table 1, which was attached to Council Resolution No. 843, adopted on June 27, 1991.

2. That a credit against the storm sewer SDC for Legacy Health Systems in the amount of \$2,207.72 is hereby approved.

3. That refund of the storm water SDCs paid by Comfort Inn in the amount of \$1,496.31 to Legacy Health Systems is hereby approved.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 19th day of July, 1993, and filed with the Wilsonville City Recorder this date.


GERALD A. KRUMMEL, Mayor

ATTEST:


VERA A. ROJAS, CMC/AEE, City Recorder

SUMMARY of Votes:

Mayor Krummel	<u>AYE</u>
Councilor Van Eck	(Absent)
Councilor Carter	<u>AYE</u>
Councilor Hawkins	<u>AYE</u>
Councilor Lehan	<u>AYE</u>



City of
WILSONVILLE
in OREGON

30000 SW Town Center Loop E
Wilsonville, Oregon 97070
FAX (503) 682-1015
(503) 682-1011

COMMUNITY DEVELOPMENT DEPARTMENT
MEMORANDUM

DATE: JULY 12, 1993

TO: ARLENE LOBLE
CITY MANAGER

FROM: ELDON JOHANSEN
COMMUNITY DEVELOPMENT DIRECTOR

RE: CREDITS FOR STORM WATER CONSTRUCTION FOR THE LEGACY
MEDICAL COMMONS AT WILSONVILLE PROJECT

Summary:

Mr. Michael L. Smith, AIA, of the firm of Mahlum and Nordfors, representing Legacy Health Systems has requested a credit of \$16,697 against the systems development charges for the Legacy Medical Commons at Wilsonville project. This amount is in excess of that which would be allowed under any generous interpretation of Ordinance No. 386 regarding systems development charges. The staff calculations indicate that a total of \$3,704.03 in credits and refunds of systems development charges would be more appropriate.

Recommendation:

That Council approve the attached Resolution adding construction of a storm sewer across Town Center Loop West to the Capital Improvements Plan for the City Storm Sewer System and approving credits and refunds totaling \$3,704.03 to Legacy Health Systems.

Background:

Town Center Loop West, in the vicinity of Legacy Medical Commons, was constructed in 1980 (per the final inspection form), as part of Local Improvement District No. 2. Subsequently, in 1992, Comfort Inn was constructed to the southwest of the Legacy Medical Commons site. Part of the storm run-off from the Comfort Inn is routed through a storm sewer, which connects to a pipe in front of the Legacy Medical Commons at the Wilsonville site. This line is indicated on the attached sketch showing the storm water pipes and related facilities, for which Legacy Health Systems desires to receive credit for constructing.

Memo To: Arlene Loble, City Manager
Re: Credits - Storm Water Construction for Legacy
July 12, 1993 - Page 2

On February 8, 1993, the Planning Commission approved the Stage I Master Plan and the Stage II Site Development Plans for the Legacy project. Condition of Approval #7 for this project states:

"Storm sewer shall be designed to pass a 25 year frequency storm. Engineer shall provide detailed drainage computations. The applicant's engineer shall provide a detailed drainage analysis of the subject property."

On February 23, 1993, Mr. Smith, again representing Legacy Health Systems, applied for a building permit for the Legacy Medical Commons facility, (copy attached).

On April 1, 1993, staff received the storm drainage plans and the review fee.

On April 12, 1993, staff issued the building permit for the Legacy project.

On April 22, 1993, staff returned the check prints for storm drainage with the plans review comments to Priest Engineering, (see attached).

On May 4, 1993, during the preconstruction meeting for the Legacy project, representatives for Legacy asked if there was a possibility of systems development credits for storm water improvements. On May 24, 1993, Mike Stone responded to the Legacy request, (see attached).

On June 15, 1993, Mr. Smith formally appealed, by attached letter, to Council for further funding. In explaining the basis for appeal, Mr. Smith states "Because we found out this work would be required after the project had been bid to a general contractor, my client did not include this in the project. There is no money to pay for this work..." It is staff's opinion that the sequence of events related above clearly indicate the potential for storm drainage work and that the project budget should have included the work. Failure of the owner to include an item in his budget should not mean that the City pays for the item or that the City should allow run-off from the owners' project to "pond" on a city street. Although staff has never received the original of the June 15, 1993 letter, we have received copies and are proceeding accordingly.

The decisions which are required to resolve this situation would ordinarily be split, with part of the decisions coming from the City Manager and part of the decisions from Council. The modification of a Capital Improvements Plan that had previously been approved by council resolution would be a decision that Council would make. The credit against the storm sewer systems development charge for Legacy would have ordinarily been approved or disapproved by the City Manager upon the recommendations of Community Development if the project met all requirements of Article IX, Section 2 of Ordinance No. 386. The credits against the storm water SDCs cannot be provided until after Council approves a change in the CIP. Mr. Smith should ordinarily wait until after the City Manager has taken action on the request for credit against systems development charges before appealing to Council. His appeal of a recommendation which would be made by the Community Development Director is being submitted to insure that the decision is timely. It is the opinion of staff that we should go ahead and act on the appeal even if it is not in accordance with the procedures spelled out by Ordinance No. 386, since it meets the intent of the appeal process.

The requirements for credits against systems development charges are described in Section 2, Article IX, Credits, of Ordinance No. 386. This section places the following requirements on credits.

"Section 2. An applicant for a building permit is eligible for credit against the SDC for constructing a qualified capital improvement. A qualified public improvement means one that meets all of the following criteria:

- A. Required as a condition of development approval by the Planning Commission or City Council; and
- B. Identified in an Adopted Capital Improvement Plan; and
- C. Not located within or contiguous to the property or parcel that is subject to development approval, except to the extent that the capital improvement(s) represent(s) a measurable provision for extra service capacity beyond the actual public facility requirements of the property or parcel approved for development.

Applying the adopted methodology, the City Manager may grant a credit against the public improvement charge for a capital improvement provided as part of the development that reduces the development's demand upon existing capital improvements or the need for further capital improvements or that would otherwise have to be constructed at City expense under the then-existing Council policies."

In reviewing the credit against the storm water SDC as recommended by Community Development, or the credit against the street SDC as requested by Mr. Smith, each would have to meet the criteria as stated in Section 2, Article IX, of Ordinance No. 286. In the analysis, based on storm water, it indicates that the storm sewer work was required by Condition #7, of the Planning Commission Resolution No. 92-PC29. The work is not in a presently approved Capital Improvements Plan; however, by approving the resolution, this project would be in a CIP and could therefore meet the requirements of the ordinance. The analysis of the third requirement, "that it not be located within or contiguous to the property or parcel that is subject to development approval except to the extent that the capital improvement represents a measurable provision for extra service capacity beyond the actual public facility requirements of the property or parcel approved for development", is one in which the Community Development staff has argued both ways. The existing storm sewer line across Town Center Loop West is sufficient to carry the storm water flows from local street run-off and from the Comfort Inn project. One approach is to say that the replacement of the existing 10" line across Town Center Loop West with a 28" X 20" CMP arch line does not provide capacity for the Comfort Inn, since the existing 10" line meets that requirement. Another approach is to say that the 28" X 20" CMP arch line will be in place and the flows from Legacy, local street run-off, and from the Comfort Inn all are routed through that line so it definitely does have a measurable provision for extra service. Community Development's final recommendation is that we take this approach and state that the storm water line that

Memo To: Arlene Loble, City Manager
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crosses Town Center Loop West does meet the requirements of a qualified Capital Improvement.

With regard to considering this improvement as a credit against the street SDC, the requirement to construct the storm sewer, as stated in Condition Approval #7 of the Resolution which was adopted by the Planning Commission, would indicate that work was required. The repair of Town Center Loop West, following construction of the storm sewer line, could be considered as part of an approved CIP if the attached resolution adding the storm sewer work to the storm sewer CIP would also be expanded to cover the addition of the repair of the road above the storm water CIP, above the storm sewer to one of the street capital improvement plans. It is presently not in the CIP as listed as part of the Transportation Master Plan or in the resolution approving the street SDCs. Staff would recommend that the street repair above the storm sewer not be built into the street CIP because it really does nothing to improve the street above existing conditions. Although some storm sewers are included as a component part of street construction or reconstruction projects, these are primarily storm sewers which carry the local street run-off. In this case, the local street run-off could be carried by the existing storm sewer. In addition, it would be very difficult to meet the requirement that the street work not be contiguous to the property. Although it could be met for the northbound traffic on Town Center Loop West, it is felt that the precedent that would be set in making this change to the CIP and paying for the use of repairs to utility systems with credits against street SDCs is a precedent that should not be established. The request from Mr. Smith includes some work which very definitely should not be included in any credit against the storm water SDC or any other credit. This would include the 12" storm lateral which runs towards the north along the curblin adjacent to the Legacy project and the catchbasin that would be installed up at the north end of this line. This line only provides service adjacent to the Legacy project and, as such, there is no basis for including it in a credit against the SDC. There also was an allowance for up to 50' of curb to be replaced. I could not tell whether this was because it was anticipated that curb would be damaged at the median and at the east side of Town Center Loop East or if this was other work. In any case, there is no large source of funds available to provide the credits that are requested by Mr. Smith and so staff recommends denial of use of street SDC credits.


Eldon R. Johansen, Community Development Director

7/13/93
Date

ej:md

- Attachments:
1. Sketch of Town Center Storm Sewer
 2. Notice of Decision
 3. Resolution No. 92PC29
 4. Conditions of Approval
 5. Building Permit
 6. Letter from Michael L. Smith, AIA, dated 5/21/93
 7. Letter & Change Estimate #1 from John T. Cannon, dated 5/13/93
 8. Letter from Michael A. Stone, PE, dated 5/24/93
 9. Letter from Michael L. Smith, AIA, dated 5/15/93
 10. Plan Review - Legacy Medical Commons for Priest Engineering

pc: Project file
IOC-CD

LEGACY STORM SEWER



STORM SEWER PIPE INCLUDED IN RECOMMENDATION FOR SDC CREDIT

CONST. TYPE G-2 INLET
 GRATE = 170.28
 IE = 167.78 OUT
 = ST. STA. 12 + 67.04 - LT. 30.12

INSTALL 60.80 LF
 28' x 20' CMP ARCH
 S=0.30%

INSTALL 43.76 LF
 12' STM - S=0.50%

CONST. TYPE G-2 INLET
 GRATE = 170.30
 IE = 167.56 IN
 IE = MATCH EXIST. STM. OUT
 = ST. STA. 12 + 25.45 - LT. 31.12'

STORM SEWER PIPE NOT INCLUDED IN RECOMMENDATION FOR SDC CREDIT

REMOVE EXIST. STM AND DISPOSE

INSTALL 37.52 LF
 12' STM - S=0.72%

CONST. TYPE G-2 INLET
 GRATE = 170.25
 IE = 168.00 IN
 IE = 167.83
 = ST. STA. 11 + 81.60

CATCH BASIN #1
 (TRAPPED OUTLET)
 GRATE = 170.19
 IE. = 168.69

INSTALL 14.58 LF
 12' STM - S=4.938%

ADJUST EXIST. CATCH BASIN TO GRADE AS REQUIRED

CLEAN-OUT #5
 IE. 168.10

INCLUDED IN ORIGINAL PLAN

REMOVE EXIST. CATCH BASIN AND DISPOSE.

8' x 12' INCREASER

8' x 8' 'T'

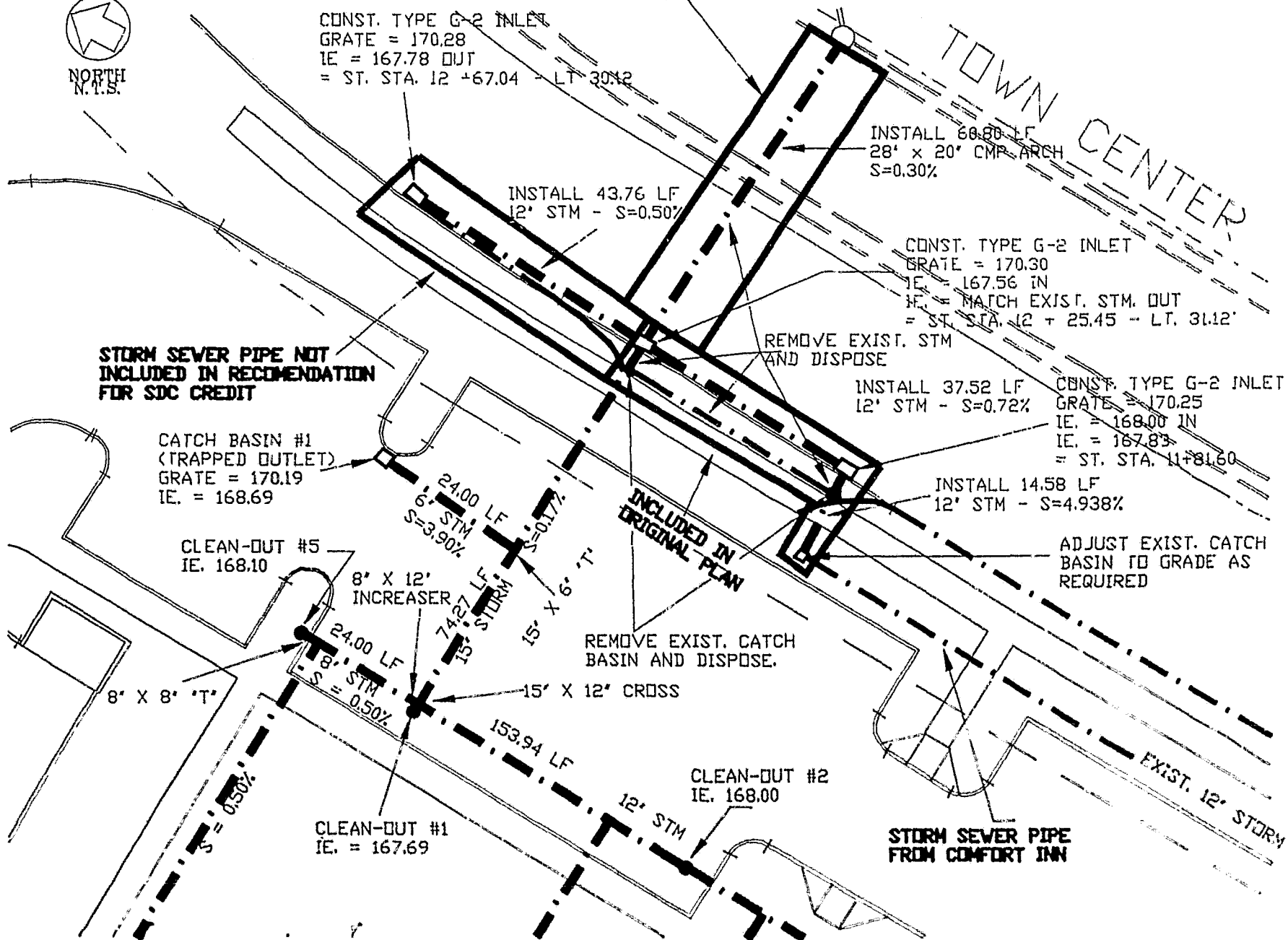
153.94 LF

CLEAN-OUT #2
 IE. 168.00

CLEAN-OUT #1
 IE. = 167.69

STORM SEWER PIPE FROM COMFORT INN

EXIST. 12' STORM





City of
WILSONVILLE
in OREGON

30000 SW Town Center Loop E
Wilsonville, Oregon 97070
FAX (503) 682-1015
(503) 682-1011

NOTICE OF DECISION

Project Name: Legacy Health Systems File No: 92PC29

Applicant/Owner: Legacy Health Systems

Proposed Action: Review Stage I Master Plan and Stage II Site Development
Plans for development of a medical clinic

Property Description:

Map No: 14D Tax Lot No: 402, 408 Site Size: 2.08 acres

Address: _____

Location: Town Center

On February 8, 1993 at the meeting of the Planning Commission
the following decision was made on the above-referenced proposed development
action:

 Approval XX Approval with Conditions Denied

This decision has been finalized in written form and placed on file in the City records at the Wilsonville City Annex this 10th day of February, 1993 and is available for public inspection. The date of filing is the date of the decision. Any appeal must be filed with the Planning Department by 5:00 p.m. on February 24, 1993

 XX Written decision in attached

 Written decision is on file and available for inspection
and/or copying

This action, if approved, will expire on February 8, 1995 unless
development commences prior to the expiration date.

For further information, please contact the Wilsonville Planning Department at
Community Development Building, 8445 S.W. Elligsen Rd. or phone 682-4960.

FILED 2-10-93
sh

PLANNING COMMISSION

RESOLUTION NO. 92PC29

A RESOLUTION ADOPTING AMENDED FINDINGS AND CONDITIONS OF APPROVAL, APPROVING STAGE I, MASTER PLAN AND PHASE I, STAGE II SITE DEVELOPMENT PLANS FOR LEGACY HEALTH SYSTEMS CLINIC. THE PROPOSED SITE IS IDENTIFIED AS TAX LOTS 402 AND 408 IN SECTION 14D, T3S, R1W.

WHEREAS, as application, together with planning exhibits for the above-captioned development, has been submitted in accordance with the procedures set forth in Section 4.008(4) and 4.139(1), (2) and (3) of the Wilsonville Code, and

WHEREAS, the Planning Staff prepared a report recommending denial of the above-captioned subject which is on file, and

WHEREAS, said planning exhibits and staff report were duly considered by the Planning Commission at a regularly scheduled meeting conducted on February 8, 1993 at which time said exhibits, together with findings and public testimony, were entered into the public record, and

WHEREAS, the Commission has duly considered the subject and the recommendations(s) of the Transportation Advisory Committee (TAC), and

WHEREAS, interested parties, if any, have had an opportunity to be heard on the subject.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Wilsonville does hereby adopt a revised and amended staff report together with Findings and Conditions of Approval as set forth in the Commissioner's Motion to Approve. The Planning Director is hereby authorized to issue a SITE DEVELOPMENT PERMIT once the prescribed appeal period has expired.

ADOPTED by the Planning Commission of the City of Wilsonville at a regular meeting thereof this 8th Day of February, 1993 and filed with the Wilsonville Planning Secretary on February 10, 1993.

Attest:

Sally Hardill
Sally Hardill, Planning Secretary

Pamela Vann
Pamela Vann, Chairman
Wilsonville Planning Commission

92PC29

STAGE I
and
STAGE IICONDITIONS OF APPROVAL

1. Develop the site, buildings, parking and drives, in substantial compliance with the approved site development plans. It's understood that minor revisions in the development will occur prior to and during the construction phase. Minor site development revisions may be reviewed by the Planning Director under a Class I administrative review.
2. Final construction plans will be reviewed and approved by the Planning Director, City Engineer, the Tualatin Valley Fire and Rescue District, and the City Building Official prior to construction.
3. The applicant shall waive right of remonstrance against any local improvement district that may be formed to provide public improvements to serve the subject site.
4. This Planning Commission action allows 46% of the parking spaces for compact parking.
5. This Planning Commission action approves Stage II site development for Phase I construction of the medical clinic. Phase II, site development requires separate application and approval from the Planning Commission and Design Review.
6. All final plans shall be submitted on a 24" x 36" format. A title page will be required with a space left in the lower right-hand corner for an 8-1/2 x 11 information sheet to be provided by the City and shall be affixed to the final as-built plans before acceptance. The applicant shall provide 3 mil mylar as-builts to the City. Said as-builts must be submitted and approved by the City before the final punch list inspection will be performed by the City.
7. Storm sewer shall be designed to pass a 25-year frequency storm. Engineer shall provide detailed drainage computations. The applicant's engineer shall provide a detailed drainage analysis of the subject property.
8. Where applicable, final utility design shall meet the following general format:
 - A. Sanitary sewer shall be aligned on the north and west side of all street centerlines.

- B. Storm sewer shall be aligned on the south and east side of all street centerlines.
 - C. Water line shall be aligned on the south and east side of all street centerlines.
 - D. Minimum centerline finish grade shall be no less than 1% and the maximum centerline finish grade shall be no more than 12% for local streets. Maximum centerline finish grade shall be no more than 8% for any street above local street in classification and shall be constructed of concrete.
 - E. The top of the curb shall equal centerline finish grade unless offset crown design or curb return transition.
 - F. Composite utility plan shall be part of the final plan set.
 - G. Detailed grading plan shall be part of the final plan set.
 - H. Utilities not in the street area shall provide maintenance access acceptable to the City, and shall be centered in a 15-foot easement to be conveyed to the City of Wilsonville.
 - I. Final design of the public utilities shall be approved at the time of the City's issuance of a Public Works Construction Permit.
 - J. All on and off site utilities shall comply with the State of Oregon and the City of Wilsonville requirements and Codes.
 - K. All cul-de-sacs shall have a minimum 45-foot radius to the face of the curb to allow for adequate turning radius.
 - L. All public streets shall meet design requirements for sight distance - horizontal, vertical and intersectional.
 - M. Final design plans shall identify locations for street lighting, gas service, power lines, telephone lines, cable television, street trees and mailbox clusters.
9. All survey monuments on the subject site shall be protected. If destroyed by the proposed site construction, the applicant shall retain a professional land surveyor to replace the monuments and file a copy of the record survey with the City.
10. The applicant shall construct a private roadway connecting the existing Comfort Inn Motel road and continue it through to Town Center Loop West in Phase I, Stage II Site Development. The road shall have a reciprocal, cross over easement for egress and ingress with the adjacent Comfort Inn Motel property. The private road shall support loads of fire apparatus and have minimum 24-foot clear travel width with a minimum 20-foot asphalt, travel surface for two-way traffic.

11. Alignment of driveways: The proposed driveway shown opposite the Incredible Universe driveway shall have concurrent centerlines with conflicting turning movements being opposite each other.
12. The applicant shall align the existing northbound left lane into proposed development.
13. The applicant shall install a fire hydrant within 250 feet of the building in hose-lay fashion as approved by the fire marshal, and an additional hydrant within 70 feet of the required fire department connection which shall be not less than 40 feet from the exterior wall of the building.
14. The Building Official's review assumed that out-patient surgery is not provided in this facility. If out-patient surgery is provided, the building shall be classified as an I.1.2 under the 1991 Uniform Building Code.
15. The building is required to be sprinkled due to the building size requiring fire flow exceeding 3000 gallons per minute.
16. The applicant shall construct a five (5) foot wide, concrete, sidewalk between the main entrance of the clinic and Town Center Loop West to comply with ADA standards.
17. The applicant shall construct a five (5) foot wide, concrete, bikeway / sidewalk to connect the westerly parking lot with the abandoned segment of Parkway Avenue to the west. This improvement is to provide access to a future bikeway on Parkway Avenue.
18. The applicant shall install bicycle racks to accommodate four (4) bicycles. The bicycle racks shall be located within close proximity of the main entrance of the medical clinic, and if possible, under covering. The bicycle racks shall be of the design that cyclists can provide their own locking devices to secure the frame and both wheels of a bicycle.
19. The applicant shall work with the City to implement Transportation Demand Management measures as recommended in DKS Associates Project-Specific Mitigation Measures report

City of Wilsonville Building Permit Application - Non Single Family

Complete all information requested below before submittal

Project Address 29735 S.W. TOWN CENTER LOOP WEST
 Legal: Lot 400, 402, 403 Block _____ Subdivision MAP 3-1W-14D CLACKAMAS CO.
 Project Title LEGACY WILSONVILLE MEDICAL COMMONS
 Proposed Use MEDICAL OFFICES
 Area of Lot 90,522 SF Number of Buildings on Lot ONE
 Use of Existing Building(s) _____
 Planning Commission Resolution Number _____
 Owner LEGACY HEALTH SYSTEM Phone 225-8675
 Address 1919 NORTHWEST LOVEJOY (CARRY HILL)
 City PORTLAND State OR Zip Code 97209
 Plans By MAHLUM & NORDFORS Phone 224-4032
 Address 50 SOUTHWEST 2ND SUITE 600 (MIKE SMITH)
 City PORTLAND State OR Zip Code 97204
 Contractor WESTWOOD CORP Phone 222-2000
 Address 3030 S.W. MOODY AVE, SUITE 200 (JOHN CANNON)
 City PORTLAND State OR Zip Code 97201
 City Business License # _____ Builders Board # _____

9220
 4350
 870
 4790
 4790

<p><u>Land Use Category</u></p> <p><input type="checkbox"/> Multi Family</p> <p><input type="checkbox"/> Retail/Commerical</p> <p><input type="checkbox"/> Industrial</p> <p><input type="checkbox"/> Distrib/Warehouse</p> <p><input type="checkbox"/> Plan Development</p> <p><input type="checkbox"/> Hotel/Motel</p> <p><input checked="" type="checkbox"/> Office</p> <p><input type="checkbox"/> Utility</p> <p><input type="checkbox"/> Essential/Hazardous</p> <p>Occupancy Group: <u>B-2</u></p> <p>Are there Systems Development Credits To This Project? <u>NO</u></p> <p><u>New Health Care Clinic</u></p>	<p><input checked="" type="checkbox"/> New Construction</p> <p><input type="checkbox"/> Addition</p> <p><input type="checkbox"/> Alteration/Repair</p> <p><input type="checkbox"/> Demolition</p> <p>Square Footage <u>15,000 SF</u></p> <p>Type of Construction <u>VN Sp</u></p> <p>Sprinkler System? <u>YES</u></p> <p>Number of Stories <u>2</u></p> <p>Water Meter Sizes <u>2" Domestic</u> <u>1 1/2" Irrig</u></p> <p>Estimated Number of Employees <u>38</u></p> <p>Impervious Drainage Area <u>50693 sq ft</u></p> <p># of Residential Dwelling Units _____</p> <p>Valuation <u>\$900,000.</u></p>
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I, MICHAEL C. SMITH, representing MAHLUM & NORDFORS do hereby state that the above information is an accurate representation of this project.

Michael C. Smith
Signature

2/23/93
Date

PLUMBING			
CLOTHES WASHER	7.50		
DISHWASHER	7.50		
DRINKING FOUNTAIN	7.50	2	15.00
FLOOR DRAIN	7.50	5	37.50
GARBAGE DISPOSAL	7.50		
LAUNDRY TUB	7.50		
LAV (WASH BASIN)	7.50	9	67.50
SHOWER (SEPARATE)	7.50		
SINK	7.50		
TUB (OR COMBO)	7.50		
URINAL	7.50	2	15.00
WATER CLOSET	7.50	7	52.50
WATER HEATER	7.50		
OTHER	7.50		
SANITARY SEWER			
1ST 100 FT/PORION	30.00	1	30.00
ADD 100 FT/PORION	15.00		
WATER SERVICE			
1ST 100 FT/PORION	20.00	1	20.00
ADD 200 FT/PORION	15.00		
STORM/RAIN DRAIN			
1ST 100 FT/PORION	30.00	1	30.00
ADD 200 FT/PORION	15.00	4	60.00
SEWAGE/SUMP PUMP	7.50		
SPECIAL WASTE CONN	7.50		
MOBILE HOME UTILITY			
PIPES IN PARK/PRIV.	15.00		
BACKFLOW DEVICE	7.50		
TRAP/WASTE NOT CON-			
NECTED TO FIXTURE	7.50		
ANY OTHER	7.50		
SUBTOTAL	140.00		187.50
PLAN CHECK 25%	35.00		46.88
STATE SURCHARGE	7.00		9.38
TOTAL AMOUNT	182.00		243.76

PLUMBING FIXTURE UNIT COUNT	
WATER CLOSET X 6 =	
URINAL X 5 =	
LAV, SINK, TRAY X 2 =	
BATH OR SHOWER X 2 =	
DRINKING FOUNTAIN X 1 =	
GARBAGE GRINDER X 4 =	
2" FLOOR DRAIN X 4 =	
3" FLOOR DRAIN X 6 =	
4" FLOOR DRAIN X 8 =	
2" DISHWASHER X 3 =	
3" DISHWASHER X 9 =	
4" DISHWASHER X 12 =	
COMM WASHER 0-5 X 2 =	
COMM WASHER 10-15 X 6 =	
COMM WASHER 15-20 X 7 =	
COMM WASHER 20-25 X 8 =	
COMM WASHER 25-35 X 9 =	
TOTAL EFU'S	

MECHANICAL			
ISSUANCE OF PERMIT	10.00	1	10.00
UNDER 100,000 FURNACE	6.00		
OVER 100,000 FURNACE	7.50		
SUSPENDED, RECEDED/FLOOR	6.00		
REPAIR/HEATING & COOLING	6.00		
BOILER OR COMPRESSOR	6.00		
AIR HANDLING 10,000 CFM	4.50		
AIR HANDLING OVER 10,000	7.50		
VENTILATION FAN OR DUCT	3.00		
EACH RANGE HOOD	4.50		
GAS TEST 1-4 OUTLETS	2.00		
EACH ADDITIONAL OUTLET	.50		
PRE-FAB FIREPLACE	4.50		
WOOD STOVE	4.50		
ANY OTHER NOT LISTING	4.50		
SUBTOTAL			44.00
PLAN CHECK 25%			11.00
STATE SURCHARGE			1.65
TOTAL AMOUNT			56.65

WORKSHEET PREPARED BY:

STREET SDC CALCULATION - RESOLUTION NO. 842 (\$UNIT COST) X (NO. UNITS) = SSDC

38 employees x 1010⁰⁰ (office rate) = \$ 38,380⁰⁰

WATER SDC CALCULATION - RESOLUTION NO. 841

METER SIZE: 2" Domestic INSTALLATION \$ SDC \$ TOTAL \$ 4150⁰⁰

METER SIZE: 1 1/2 Iron INSTALLATION \$ SDC \$ TOTAL \$ 2117⁰⁰

STORM SDC CALCULATION - RESOLUTION NO. 843

TOTAL SQUARE FOOT IMPERVIOUS AREA 50693 (SQ. FT. X 4) = SSDC 2027.72

SEWER SDC CALCULATION - RESOLUTION NO. 840

PLUMBING FIXTURE UNIT COUNT 88 COUNT DIVIDED BY 16* = EFU 5.5 or 6

*USE 25 FOR HOTEL/MOTEL 6 EFU X 741⁰⁰ = SSDC \$ 4446⁰⁰

PARK SDC CALCULATION - RESOLUTION NO. 844

NO. DWELLING UNITS X \$574⁰⁰ = SSDC

WASHINGTON COUNTY TRAFFIC IMPACT FEE (TIF)

DOES THIS PROPERTY HAVE SDC CREDITS?

ESSENTIAL/HAZARDOUS FACILITY 1% SURCHARGE

DEQ STORM WATER PERMIT

2433.00	BUILDING PERMIT FEE
1581.45	PLAN CHECK FEE
121.65	STATE SURCHARGE
973.20	FIRE/LIFE SAFETY
444.60	SEWER CONNECTION
360.00	SEWER PERMIT
2027.72	STORM SDC
6267.00	WATER SERVICE
38,380.00	STREET SYSTEMS DC
	PARK DEVELOPMENT
	APPROACH/SIDEWALK
	DEQ STORM WATER
	ESS/HAZARDOUS FEE
	DESIGN REVIEW FEE
	OTHER
	OTHER
56,590.02	SUBTOTAL
	LESS ANY SDC CREDIT
2,554.65	PLAN CHECK FEE PAID
54,035.37	TOTAL DUE
	PLUMBING TOTAL
	UG UTILITY TOTAL
	MECHANICAL TOTAL

City of Wilsonville Building Permit Application - Non Single Family
 Complete all information requested below before submittal

Project Address 29735 S.W. TOWN CENTER LOOP WEST
 Legal: Lot 400, 402, 408 Block _____ Subdivision MAP 3-1W-14D CLACKAMAS CO.
 Project Title LEGACY WILSONVILLE MEDICAL COMMONS
 Proposed Use MEDICAL OFFICES
 Area of Lot 90,522 SF Number of Buildings on Lot ONE
 Use of Existing Building(s) _____
 Planning Commission Resolution Number _____
 Owner LEGACY HEALTH SYSTEM Phone 225-8675
 Address 1919 NORTHWEST LOVEJOY (CLARRY HILL)
 City PORTLAND State OR Zip Code 97209
 Plans By MALLOM & NORDFORS Phone 224-4032
 Address 50 SOUTHWEST 2ND SUITE 600 (MIKE SMITH)
 City PORTLAND State OR Zip Code 97204
 Contractor WESTWOOD CORP Phone 222-2000
 Address 3030 S.W. MOODY AVE, SUITE 200 (JOHN CANNON)
 City PORTLAND State OR Zip Code 97201
 City Business License # _____ Builders Board # _____

9720
 16245-4320
 604-876
 1000, 1001, 1002 - 4720
 PARK

<p><u>Land Use Category</u></p> <p><input type="checkbox"/> Multi Family</p> <p><input type="checkbox"/> Retail/Commerical</p> <p><input type="checkbox"/> Industrial</p> <p><input type="checkbox"/> Distrib/Warehouse</p> <p><input type="checkbox"/> Plan Development</p> <p><input type="checkbox"/> Hotel/Motel</p> <p><input checked="" type="checkbox"/> Office</p> <p><input type="checkbox"/> Utility</p> <p><input type="checkbox"/> Essential/Hazardous</p> <p>Occupancy Group: <u>B-2</u></p> <p>Are there Systems Development Credits To This Project? <u>NO</u></p> <p><u>New Health Care Clinic</u></p>	<p><input checked="" type="checkbox"/> New Construction</p> <p><input type="checkbox"/> Addition</p> <p><input type="checkbox"/> Alteration/Repair</p> <p><input type="checkbox"/> Demolition</p> <p>Square Footage <u>15,000 SF</u></p> <p>Type of Construction <u>VN Sp</u></p> <p>Sprinkler System? <u>YES</u></p> <p>Number of Stories <u>2</u></p> <p>Water Meter Sizes <u>2" Domestic</u> <u>1/2" DMG</u></p> <p>Estimated Number of Employees <u>38</u></p> <p>Impervious Drainage Area <u>50693 #</u></p> <p># of Residential Dwelling Units _____</p> <p>Valuation <u>\$900,000.</u></p>
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I, MICHAEL C. SMITH, representing MALLOM & NORDFORS do hereby state that the above information is an accurate representation of this project.

Michael C. Smith _____
 Signature Date 2/23/93

PLUMBING			
CLOTHES WASHER	7.50		
DISHWASHER	7.50		
DRINKING FOUNTAIN	7.50	2	15.00
FLOOR DRAIN	7.50	5	37.50
GARBAGE DISPOSAL	7.50		
LAUNDRY TUB	7.50		
LAV (WASH BASIN)	7.50	9	67.50
SHOWER (SEPARATE)	7.50		
SINK	7.50		
TUB (OR COMBO)	7.50		
URINAL	7.50	2	15.00
WATER CLOSET	7.50	7	52.50
WATER HEATER	7.50		
OTHER	7.50		
SANITARY SEWER			
1ST 100 FT/PORION	30.00	1	30.00
ADD 100 FT/PORION	15.00		
WATER SERVICE			
1ST 100 FT/PORION	20.00	1	20.00
ADD 200 FT/PORION	15.00		
STORM/RAIN DRAIN			
1ST 100 FT/PORION	30.00	1	30.00
ADD 200 FT/PORION	15.00	4	60.00
SEWAGE/SUMP PUMP	7.50		
SPECIAL WASTE CONN	7.50		
MOBILE HOME UTILITY			
INES IN PARK/PRIV.	15.00		
BACKFLOW DEVICE	7.50		
TRAP/WASTE NOT CON-			
NECTED TO FIXTURE	7.50		
ANY OTHER	7.50		
	140.00		187.50
SUBTOTAL			187.50
PLAN CHECK 25%	33.00		46.88
STATE SURCHARGE	7.00		9.38
TOTAL AMOUNT	187.00		243.76

PLUMBING FIXTURE UNIT COUNT	
WATER CLOSET X 6 =	
URINAL X 5 =	
LAV, SINK, TRAY X 2 =	
BATH OR SHOWER X 2 =	
DRINKING FOUNTAIN X 1 =	
GARBAGE GRINDER X 4 =	
2" FLOOR DRAIN X 4 =	
3" FLOOR DRAIN X 6 =	
4" FLOOR DRAIN X 8 =	
2" DISHWASHER X 3 =	
3" DISHWASHER X 9 =	
4" DISHWASHER X 12 =	
COMM WASHER 0-5 X 2 =	
COMM WASHER 10-15 X 6 =	
COMM WASHER 15-20 X 7 =	
COMM WASHER 20-25 X 8 =	
COMM WASHER 25-35 X 9 =	
TOTAL EFU'S	

MECHANICAL			
ISSUANCE OF PERMIT	10.00	1	10.00
UNDER 100,000 FURNACE	6.00		
OVER 100,000 FURNACE	7.50		
SUSPENDED, RECEDED/FLOOR	6.00		
REPAIR/HEATING & COOLING	6.00		
BOILER OR COMPRESSOR	6.00		
AIR HANDLING 10,000 CFM	4.50		
AIR HANDLING OVER 10,000	7.50		
VENTILATION FAN OR DUCT	3.00		
EACH RANGE HOOD	4.50		
GAS TEST 1-4 OUTLETS	2.00		
EACH ADDITIONAL OUTLET	.50		
PRE-FAB FIREPLACE	4.50		
WOOD STOVE	4.50		
ANY OTHER NOT LISTING	4.50		
SUBTOTAL			140.00
PLAN CHECK 25%			35.00
STATE SURCHARGE			10.00
TOTAL AMOUNT			185.00

STREET SDC CALCULATION - RESOLUTION NO. 842 (SUNIT COST) X (NO. UNITS) = \$SDC
 38 employees x 1010⁰⁰ (office rate) = \$38,380⁰⁰

WATER SDC CALCULATION - RESOLUTION NO. 841
 METER SIZE: 2" Domestic INSTALLATION \$ _____ SDC \$ _____ TOTAL \$ 4,150⁰⁰
 METER SIZE: 1 1/2" Fire INSTALLATION \$ _____ SDC \$ _____ TOTAL \$ 2,117⁰⁰

STORM SDC CALCULATION - RESOLUTION NO. 843
 TOTAL SQUARE FOOT IMPERVIOUS AREA 50693 (SQ. FT. X 4¢) = \$SDC 2027.72

SEWER SDC CALCULATION - RESOLUTION NO. 840
 PLUMBING FIXTURE UNIT COUNT 88 COUNT DIVIDED BY 16* = EFU 5.5 or 6
 *USE 25 FOR HOTEL/MOTEL 6 EFU X 741⁰⁰ = \$SDC 4446⁰⁰

PARK SDC CALCULATION - RESOLUTION NO. 844
 NO. DWELLING UNITS _____ X \$574⁰⁰ = \$SDC _____

WASHINGTON COUNTY TRAFFIC IMPACT FEE (TIF)

DOES THIS PROPERTY HAVE SDC CREDITS?

ESSENTIAL/HAZARDOUS FACILITY 1% SURCHARGE

NO STORM WATER PERMIT

WORKSHEET REPAIRS:

133.00	BUILDING PERMIT FEE
1581.45	PLAN CHECK FEE
121.65	STATE SURCHARGE
973.20	PRELIMINARY SAFETY
4446.00	SEWER CONNECTION
360.00	SEWER PERMIT
2027.72	STORM SDC
6267.00	WATER SERVICE
38380.00	STREET SYSTEMS SDC
	PARK DEVELOPMENT
	APPROACH/SIDEWALK
	DEO STORAGE/WATER
	ESSENTIAL/HAZARDOUS FEE
	DESIGN REVIEW FEE
	OTHER
	OTHER
	LESS ANY SDC CREDIT
2,554.65	PLAN CHECK FEE PAID
54,035.37	TOTAL DUE
56,590.02	SUBTOTAL
	PLUMBING TOTAL
	MECHANICAL TOTAL

BUILDING PERMIT CITY OF WILSONVILLE

8445 S.W. Elligsen Road
(503) 682-4960/682-4159 (Inspections)

Mailing Address:
30000 S.W. Town Center Loop East
Wilsonville, OR 97070

Permit No 393092
Date Issued 4-12-93
Issued By Joe R.F.

Building Address 29735 S.W. Town Center Loop West
Legal Description Lots 400,402,408 3-1W-14D Clackamas
Area of Lot 90,522 sf No. Buildings on Lot -0-
Use of Existing Building(s) n/a
Valuation \$900,000.00 Sq Footage 15,000 sf
Type Const VN Occupancy Group B-2
Owner Legacy Health System Phone 225-8675
Address 1919 N.W. Lovejoy
City Portland State OR Zip 97209
Plans by Mahlom & Nordfors Phone 224-4032
Address 50 S.W. 2nd Suite 600
City Portland State OR Zip 97204
Contractor Westwood Construction Phone 222-2000
Address 3030 S.W. Moody Avenue Suite 200
City Portland State OR Zip 97201
City License # 1198 Builders Board # 3339
Setbacks: Front _____ Rear _____ Sides _____

Building Permit	2,433.00
State Surcharge	121.65
Plan Check Fee	1,581.45
Fire/Life Safety	973.20
Drive/Sidewalk	_____
Sewer Connect	4,446.00
Sewer Permit	360.00
Storm SDC	2,207.72
Water Service	6,267.00
Street Systems	38,380.00
Parks Develop	_____
Design Review	_____
Other	_____
Other	_____
Sub-Total	56,590.02
Less Paid	2,554.65
Other Credits	_____
Total Due	54,035.37

All contractors and subcontractors are required to be licensed with the City of Wilsonville and registered with the Builders Board of the State of Oregon under the provisions of ORS 701 and such registrations are in force and effect. (or) The permit applicant is exempt from registration with the Builders Board for the following reason(s):

DESCRIPTION OF WORK

New Health Clinic

SPECIAL INFORMATION AND COMMENTS

I hereby certify I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Andrew M. Staley
Applicant's Signature

Note: See important information on reverse side of permit copy.

MAHLUM & NORDFORS
ARCHITECTURE • FACILITY PLANNING • INTERIORS

John Mahlum, FAIA
Vincent Nordfors, AIA
Michael L. Smith, AIA

May 21, 1993

Mr. Michael Stone, City Engineer
The City of Wilsonville
8445 Southwest Elligsen Road
Wilsonville, Oregon 97070

Project: Legacy Medical Commons at Wilsonville (91927.00)

Subject: Off-site work required by the City of Wilsonville

Dear Mr. Stone:

We have addressed the issue of off-site storm sewer revisions, recently required by the City of Wilsonville, with you and Dee Stanton over the past few weeks and have revised our plans to include your requirements. I have attached the change order estimate from John Cannon at Westwood Corporation for this work. The total is \$16,697 which should be deducted from the Systems Development Fee, already paid to the City of Wilsonville by Legacy Health System. If you are in agreement, please sign on the line indicated below, and return one copy to me for my file. Westwood is not authorized to start the work until we get your approval.

Thank you for your time and consideration. If you have any questions, please do not hesitate to give me a call at 224-4032.

Sincerely,

Approved:



Michael L. Smith, AIA
Principal

Michael Stone, City Engineer

Date

MLS:jas

enclosure

cc: John Cannon, Westwood Construction Co.
Roy Priest, Priest Engineering
Larry Hill, Legacy Health System

91927.00 L002.MLS

3030 SW. Moody Avenue, Suite 200
Portland, OR 97201-4897
503/222-2000
Fax 503/273-0220

May 13, 1993

MAY 14 1993

Mr. Mike Smith
Mahlum & Nordfors
50 S.W. 2nd, Suite 600
Portland, Oregon 97204

RE: Legacy Wilsonville Medical Commons
Change Estimate #1

Dear Mike:

In accordance with Revised Civil Drawings issued by Priest Engineering and the Pre-Construction Meeting held at the City on 5/4/93, we are submitting the following cost change:

Various storm sewer revisions required by the City of Wilsonville. The scope of work and cost are as follows:

1. Install new storm line across Town Center Loop Road.
2. Asphalt patch in street (3").
3. Added 12" storm lateral line at street.

Mr. Mike Smith
CHANGE ESTIMATE #1
Mahlum & Nordfors
May 13, 1993
Page 2 of 3

4. Added G-2 Storm inlet at street.
5. Replace C.I.P. curb, (allow 50 LF).
6. Connect to existing manhole on other side of street. Size and type of existing manhole unknown. This work included by an allowance of \$1,200.
7. Street Cleaning.
8. Testing.
9. Median Landscape & Irrigation repair.

TOTAL CHANGE ESTIMATE #1: \$16,697

THE FOLLOWING SHOULD BE NOTED:

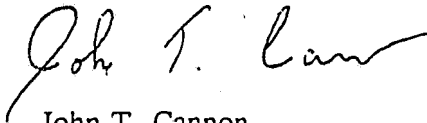
1. The water line revisions added a 1-1/2" irrigation meter. This will need to be purchased by Legacy in addition to the 2" domestic meter.

Also, this new point of connection for the irrigation should be reviewed by the Landscape Architect for revisions to the irrigation design.
2. Please note the Subcontractor's concern about a potential conflict between the new sewer manhole and an existing adjacent storm line.
3. Westwood Corporation intends to proceed with this work as soon as possible (weather permitting) and has already received a permit for the work.

Mr. Mike Smith
CHANGE ESTIMATE #1
Mahlum & Nordfors
May 13, 1993
Page 3 of 3

We request your approval on this change by 5/19/93. To signify your approval, please sign and return (1) copy of this estimate. We shall then add it to a change order.

Sincerely,
WESTWOOD CORPORATION
Developers and Contractors



John T. Cannon
Project Manager

JCT/rj

Approved:

Mahlum & Nordfors

Date

Legacy Health Systems

Date

cc: Larry Hill, Legacy Health Systems
Dave Brown, Mahlum & Nordfors
Roy Priest, Priest Engineering
Bob Westermann, Legacy Health Systems
Tom Beutz, Westwood Corporation

(LEG-CEI.DUM)



City of
WILSONVILLE
in OREGON

30000 SW Town Center Loop E
Wilsonville, Oregon 97070
FAX (503) 682-1015
(503) 682-1011

May 24, 1993

Michael L. Smith, AIA
Principal
Malhum and Nordfors
50 SW 2nd Ave. Suite 600
Portland, OR 97204

Re: Request for credit against System Development Charges, in association with the Legacy Medical Commons at Wilsonville.

Dear Mr. Smith:

I am in receipt of your letter dated May 21, 1993, regarding a request against the System Development Charges in association with the above referenced project in an amount of \$16,697.00.

As you will recall at our recent meeting you presented some questions as to whether or not specific portions of the off-site improvements would be eligible for credits against the System Development Charges.

At that time, being unfamiliar with the process for granting requests of this nature, the decision was deferred until such time as additional information could be obtained. Subsequent to conversations with the Community Development Director, Mr. Roy Priest was notified, per our agreement at the meeting, that the only portion of improvements that would be eligible for the credit provision would be the catch basin and storm drain line constructed to take care of an existing storm drain problem which exists along SW Parkway Avenue.

The basis for this decision is based on article #9 section 2 of ordinance #386 of the City of Wilsonville which establishes the policies and procedures for administering the System Development Charge provisions within the City.

This section states, "An applicant for a building permit is eligible for credit against the S.D.C. for constructing a qualified capital improvement." A qualified capital improvement means one that meets all of the following criteria:

- A. Required as a condition of development approval by the Planning Commission or City Council; and
- B. Identified in an adopted Capital improvement program; and

C. Not located within or contiguous to the property or parcel that is subject to development approval, except to the extent that the Capital Improvement(s) represent(s) a measurable provision for extra service capacity beyond the actual public facility requirement of the property or parcel approved for development.

As you can see by application of the outlined requirements, the construction of the replacement storm drain line that crosses Parkway Avenue does not meet the requirements as outlined above.

Therefore, your request for the sum outlined above cannot be approved as it reflects construction of public improvements which do not meet the specific criteria.

If you would prepare a cost estimate for the storm drain line and catch basin, constructed to remove an existing problem, the City would entertain your request.

If you have any additional questions please contact me at 682-4960.

Sincerely,



Michael A. Stone, P.E.
City Engineer

ms:cs

pc: Eldon R. Johansen, Community Development Director
Dee Staten, Senior Engineering Technician
file

MAHLUM & NORDFORS
ARCHITECTURE • FACILITY PLANNING • INTERIORS

John Mahlum, FAIA
Vincent Nordfors, AIA
Michael L. Smith, AIA

June 15, 1993

Mr. Eldon Johansen, Community Development Director
CITY OF WILSONVILLE
30000 SW Town Center Loop E
Wilsonville, Oregon 97070

Project: Legacy Medical Commons at Wilsonville #91927.00

Subject: Off-site work required by the City of Wilsonville

Dear Eldon:

Thank you for meeting with Mike Stone, Roy Priest and me last week. It was a good discussion and I appreciate Mike's honesty when he admitted that we would not be in this position if the original plan check had identified the existing lack of capacity in the storm sewer line extending across Town Center Loop from the project property. The three potential alternatives we discussed as a means to resolve this problem, as I understand them, are as follows:

1. You will support applying the Storm Sewer System Development Charge paid by Legacy Health System in the amount of \$2,207.72 plus the SDC paid by Comfort Inn in the amount of \$1,496.31 to the project for a total of \$3,704.03. The remaining costs would be absorbed by Legacy.
2. We suggested not improving the existing storm sewer line across Town Center Loop, but you said you would not approve that alternative.
3. We can formally appeal to the City Council to get additional funding for the work as a credit against the Street Improvement System Development Charge paid by Legacy Health System in the amount of \$38,380.00

We appreciate your willingness to refund previously paid Storm Sewer SDC charges, but the total cost of the work in the amount of \$16,797.00, far exceeds the \$3,704.03 credit. Because we found out this work would be required after we received the building permit and after the project had been bid to a general contractor, my client did not include this in the project budget. There is no money to pay for this work, so alternative one is unacceptable. We would, therefore, like to appeal to the City Council for further funding and request a time slot on their next agenda.

Mr. Eldon Johansen, Community Development Director
CITY OF WILSONVILLE
June 15, 1993
Page 2

Thank you for your consideration. Please call me with a time and date to present our case to the City Council.

Sincerely,



Michael L. Smith, AIA
Principal

cc: Mike Stone, City of Wilsonville
Roy Priest, Priest Engineering
Larry Hill, Legacy Health System

MLS:jas

91927.00 L003.MLS

PLAN REVIEW FOR
LEGACY MEDICAL
-COMMONS-

STORM

1. Grate elevations required on inlets in Town Center Loop West. (Look at realigning storm as shown on check prints).
2. Increase size of existing 10" storm crossing Town Center Loop West to 15".
3. Install C.B. at station 12+52± Town Center Loop West.
4. Show top of curb elevations on Town Center Loop West to determine proper placement of catchbasins.

SANITARY

1. Install M.H. in place of clean out.

-WATER-

1. Relocate fire hydrant as shown on check prints.
2. Show location sized and installation of irrigation meter.

-STREET-

1. Use enclosed wheel chair ramp detail.
2. Use enclosed street and curb detail for Town Center Loop West.
3. Show location of island in Town Center Loop West Station 10+00

-GENERAL NOTES-

1. Use enclosed M.H. detail.
2. *SHOW WATER LINES ENCLOSED IN A 15' EASEMENT.*