



PLANNING DEPARTMENT
6101 SE Johnson Creek Blvd
Milwaukie OR 97206

PHONE: 503-786-7630
FAX: 503-774-8236
E-MAIL: planning@ci.milwaukie.or.us

Application for Land Use Action

Master File #: CSU-12-01

Review type*: I II III IV V

CHECK ALL APPLICATION TYPES THAT APPLY:		
<input type="checkbox"/> Amendment to Maps and/or Ordinances: <input type="checkbox"/> Comprehensive Plan Text Amendment <input type="checkbox"/> Comprehensive Plan Map Amendment <input type="checkbox"/> Zoning Text Amendment <input type="checkbox"/> Zoning Map Amendment <input type="checkbox"/> Code Interpretation <input type="checkbox"/> Community Service Use <input type="checkbox"/> Conditional Use <input type="checkbox"/> Development Review <input type="checkbox"/> Director Determination <input type="checkbox"/> Downtown Design Review <input type="checkbox"/> Extension to Expiring Approval <input type="checkbox"/> Habitat Conservation Area Review <input type="checkbox"/> Historic Resource: <input type="checkbox"/> Alteration <input type="checkbox"/> Demolition <input type="checkbox"/> Status Designation <input type="checkbox"/> Status Deletion	<input type="checkbox"/> Land Division: <input type="checkbox"/> Final Plat <input type="checkbox"/> Lot Consolidation <input type="checkbox"/> Partition <input type="checkbox"/> Property Line Adjustment <input type="checkbox"/> Replat <input type="checkbox"/> Subdivision <input type="checkbox"/> Miscellaneous: <input type="checkbox"/> Barbed Wire Fencing <input type="checkbox"/> Bee Colony <input type="checkbox"/> Multifamily Recycling Area <input type="checkbox"/> Mixed Use Overlay Review <input type="checkbox"/> Modification to Existing Approval <input type="checkbox"/> Natural Resource Review <input type="checkbox"/> Nonconforming Use Alteration <input type="checkbox"/> Parking: <input type="checkbox"/> Quantity Determination <input type="checkbox"/> Quantity Modification <input type="checkbox"/> Shared Parking <input type="checkbox"/> Structured Parking	<input type="checkbox"/> Planned Development <input type="checkbox"/> Residential Dwelling: <input type="checkbox"/> Accessory Dwelling Unit (Type 1) <input type="checkbox"/> Accessory Dwelling Unit (Type 2) <input type="checkbox"/> Manufactured Dwelling Park <input type="checkbox"/> Temporary Dwelling Unit <input type="checkbox"/> Sign Review <input type="checkbox"/> Transportation Facilities Review <input type="checkbox"/> Variance: <input type="checkbox"/> Use Exception <input type="checkbox"/> Variance <input type="checkbox"/> Willamette Greenway Review <input type="checkbox"/> Other: _____ Use separate application forms for: <ul style="list-style-type: none"> • Annexation and/or Boundary Change • Compensation for Reduction in Property Value (Measure 37) • Daily Display Sign • Appeal

RESPONSIBLE PARTIES:

APPLICANT (owner or other eligible applicant—see reverse): BDC Milwaukie, LLC	
Mailing address: 1331 NW Lovejoy Suite #775 Portland, OR	Zip: 97209
Phone(s): 503 724 6151	E-mail: mtbaugh@bpmssl.com
APPLICANT'S REPRESENTATIVE (if different than above): Lee Winn, Winn Architecture, LLC	
Mailing address: 29179 SW Charlotte Lane, Wilsonville, OR	Zip: 97070
Phone(s): 503 803 6996	E-mail: lee.r.winn@gmail.com

SITE INFORMATION:

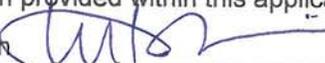
Address: 5555 SE King Road Milwaukie, OR 97222	Map & Tax Lot(s): ID C231165 / Tax Lot 2700
Comprehensive Plan Designation: LD	Zoning: R-7 CSU Size of property: 2.2 Acres

PROPOSAL (describe briefly):

Request signage review (Type III) for the above facility under CSU overlay.

SIGNATURE: 

ATTEST: I am the property owner or I am eligible to initiate this application per Milwaukie Municipal Code (MMC) Subsection 19.1001.6.A. If required, I have attached written authorization to submit this application. To the best of my knowledge, the information provided within this application package is complete and accurate.

Submitted by: Lee R. Winn  Date: 4/1/2012

IMPORTANT INFORMATION ON REVERSE SIDE

*For multiple applications, this is based on the highest required review type. See MMC Subsection 19.1001.6.B.1.

WHO IS ELIGIBLE TO SUBMIT A LAND USE APPLICATION (excerpted from MMC Subsection 19.1001.6.A):

Type I, II, III, and IV applications may be initiated by the property owner or contract purchaser of the subject property, any person authorized in writing to represent the property owner or contract purchaser, and any agency that has statutory rights of eminent domain for projects they have the authority to construct.

Type V applications may be initiated by any individual.

PREAPPLICATION CONFERENCE:

A preapplication conference may be required or desirable prior to submitting this application. Please discuss with Planning staff.

REVIEW TYPES:

This application will be processed per the assigned review type, as described in the following sections of the Milwaukie Municipal Code:

- Type I: Section 19.1004
- Type II: Section 19.1005
- Type III: Section 19.1006
- Type IV: Section 19.1007
- Type V: Section 19.1008

THIS SECTION FOR OFFICE USE ONLY:

FILE TYPE	FILE NUMBER	FEE AMOUNT*	PERCENT DISCOUNT	DISCOUNT TYPE	DEPOSIT AMOUNT	DATE STAMP
Master file	CSU-12-01	\$ 1700 ⁰⁰	—	—	\$ —	<p>RECEIVED</p> <p>MAR 05 2012</p> <p>CITY OF MILWAUKIE PLANNING DEPARTMENT</p>
Concurrent application files		\$			\$	
		\$			\$	
		\$			\$	
		\$			\$	
SUBTOTALS		\$			\$	
TOTAL AMOUNT RECEIVED: \$ 1700 ⁰⁰		RECEIPT #:			RCD BY: <i>bk</i>	
Associated application file #s (appeals, modifications, previous approvals, etc.):						
Neighborhood District Association(s):						
Notes: <i>CSU approved for sign.</i>						

*After discount (if any)



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For all Land Use Applications
(except Annexations and Development Review)

Submittal Requirements

All land use applications must be accompanied by a signed copy of this form (see reverse for signature block) and the information listed below. The information submitted must be sufficiently detailed and specific to the proposal to allow for adequate review. Failure to submit this information may result in the application being deemed incomplete per the Milwaukie Municipal Code (MMC) and Oregon Revised Statutes.

Contact Milwaukie Planning staff at 503-786-7630 or planning@ci.milwaukie.or.us for assistance with Milwaukie's land use application requirements.

1. **All required land use application forms and fees**, including any deposits.
Applications without the required application forms and fees will not be accepted.
2. **Proof of ownership or eligibility to initiate application** per MMC Subsection 19.1001.6.A.
Where written authorization is required, applications without written authorization will not be accepted.
3. **Detailed and comprehensive description** of all existing and proposed uses and structures, including a summary of all information contained in any site plans.
Depending upon the development being proposed, the description may need to include both a written and graphic component such as elevation drawings, 3-D models, photo simulations, etc. Where subjective aspects of the height and mass of the proposed development will be evaluated at a public hearing, temporary on-site "story pole" installations, and photographic representations thereof, may be required at the time of application submittal or prior to the public hearing.
4. **Detailed statement** that demonstrates how the proposal meets all applicable application-specific approval criteria (check with staff) and all applicable development standards (listed below):
 - a. **Base zone standards** in Chapter 19.300.
 - b. **Overlay zone standards** in Chapter 19.400.
 - c. **Supplementary development regulations** in Chapter 19.500.
 - d. **Off-street parking and loading standards and requirements** in Chapter 19.600.
 - e. **Public facility standards and requirements**, including any required street improvements, in Chapter 19.700.
5. **Site plan(s), preliminary plat, or final plat** as appropriate.
See Site Plan, Preliminary Plat, and Final Plat Requirements for guidance.
6. **Copy of valid preapplication conference report**, when a conference was required.

APPLICATION PREPARATION REQUIREMENTS:

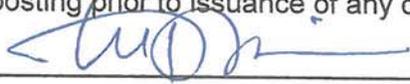
- Five copies of all application materials are required at the time of submittal. Staff will determine how many additional copies are required, if any, once the application has been reviewed for completeness.
- All application materials larger than 8½ x 11 in. must be folded and be able to fit into a 10- x 13-in. or 12- x 16-in. mailing envelope.
- All application materials must be collated, including large format plans or graphics.

ADDITIONAL INFORMATION:

- Neighborhood District Associations (NDAs) and their associated Land Use Committees (LUCs) are important parts of Milwaukie's land use process. The City will provide a review copy of your application to the LUC for the subject property. They may contact you or you may wish to contact them. Applicants are strongly encouraged to present their proposal to all applicable NDAs prior to the submittal of a land use application and, where presented, to submit minutes from all such meetings. NDA information: <http://www.ci.milwaukie.or.us/communityservices/neighborhoods-program>.
- Submittal of a full or partial electronic copy of all application materials is strongly encouraged.

As the authorized applicant I, (print name) LEE R. WINN, attest that all required application materials have been submitted in accordance with City of Milwaukie requirements. I understand that any omission of required items or lack of sufficient detail may constitute grounds for a determination that the application is incomplete per MMC Subsection 19.1003.3 and Oregon Revised Statutes 227.178. I understand that review of the application may be delayed if it is deemed incomplete.

Furthermore, I understand that, if the application triggers the City's sign-posting requirements, I will be required to post signs on the site for a specified period of time. I also understand that I will be required to provide the City with an affidavit of posting prior to issuance of any decision on this application.

Applicant Signature: 

Date: 4/1/2012

Official Use Only

Date Received (date stamp below):

Received by: _____



BPM
Senior Living Company

1331 NW Lovejoy, Suite 775
Portland, OR 97209
503.227.4000 tel
503.274.1685 fax

April 18, 2011

Susan P. Shanks
Senior Planner
City of Milwaukie
6101 SE Johnson Creek Blvd.
Milwaukie, Oregon 97206

RE: BDC Milwaukie, LLC
DBA Royalton Place Apartments
5555 SE King Road, Milwaukie, Oregon 97222

Dear Susan,

I hereby authorize Lee Winn of Lee Winn Architects, to take all actions necessary in order to complete and submit applications for conditional use and building permits on behalf of BDC Milwaukie, LLC-DBA Royalton Place and to take any other actions in order to obtain the appropriate approvals from the City of Milwaukie and Clackamas County. Such granted authority shall be effective the date of this letter and shall expire in one year.

Sincerely,

Walter C. Bowen
Owner

WINN ARCHITECTURE LLC
29179 SW CHARLOTTE LANE, WILSONVILLE, OR 97070
(503) 803 6996 LEE.R.WINN@GMAIL.COM

Royalton Place Assisted Living and Memory Care
Type III Review Narrative:

Per Section 14.08 and Table 14.08.090.c the Royalton Place Assisted Living and Memory Care Facility is requesting to construct a new monument sign with 40 square feet per display surface as shown on the attached drawings. The proposed sign will meet all applicable sections of Clear Vision at Intersections, MMC.12.24 (see attached diagrams), will be located 9" back from the current property line, and will be externally illuminated in compliance with MMC 14.16.010 and MMC 14.24.020.

Marquardt, Ryan

From: Lee Winn <lee.r.winn@gmail.com>
Sent: Thursday, March 08, 2012 3:36 PM
To: Marquardt, Ryan
Subject: Re: Royalton Place sign application - CSU-12-01

Hi Ryan,

I would like to address the three criteria in MMC 14.08.090.C:

- 1) There are only three residences in the facility that face the sign (one is below grade). The view from the residences is of the back side of the sign which looks like part of the stone wall defining the sidewalk to the south stairwell entry/exit.
- 2) The sign is appropriate to the scale of the building and size of the arterial street (SE King Road).
- 3) The facility frontage is larger than the residences to the east and west of the property. The sign is approximately in the middle of the frontage and thus a large distance from the adjoining property lines. In addition, the landscaping at each property line screens the signage from the adjacent property view. The signage faces the back yard of the property directly across the street. The yard is fenced and landscaped, screening the signage from view.

Please let me know if this adequately addresses the criteria.

Thank you,
Lee

WINN ARCHITECTURE LLC

29179 SW CHARLOTTE LANE, WILSONVILLE, OR 97070

(503) 803 6996 LEE.R.WINN@GMAIL.COM

On Thu, Mar 8, 2012 at 11:48 AM, Marquardt, Ryan <MarquardtR@ci.milwaukie.or.us> wrote:

Lee,

I took a look at the sign application. My only suggestion is addressing the criteria in MMC 14.08.090.C. ("...Planning Commission will consider the proximity of the sign to residences, the functional classification of adjacent streets, and the scale of surrounding development"). These are the criteria that the Planning Commission will weigh in deciding whether to permit the sign. I think it is to your benefit as the applicant to make an argument based on these factors as to why the sign should be approved.

Could you please let me know if you plan to send me something on this point to include with the application? I want to know if I should refer the application for comments "as is" or wait for an additional narrative statement.

Thanks,

Ryan

Ryan Marquardt, AICP

Associate Planner

City of Milwaukie

6101 SE Johnson Creek Blvd.

Milwaukie, OR 97206

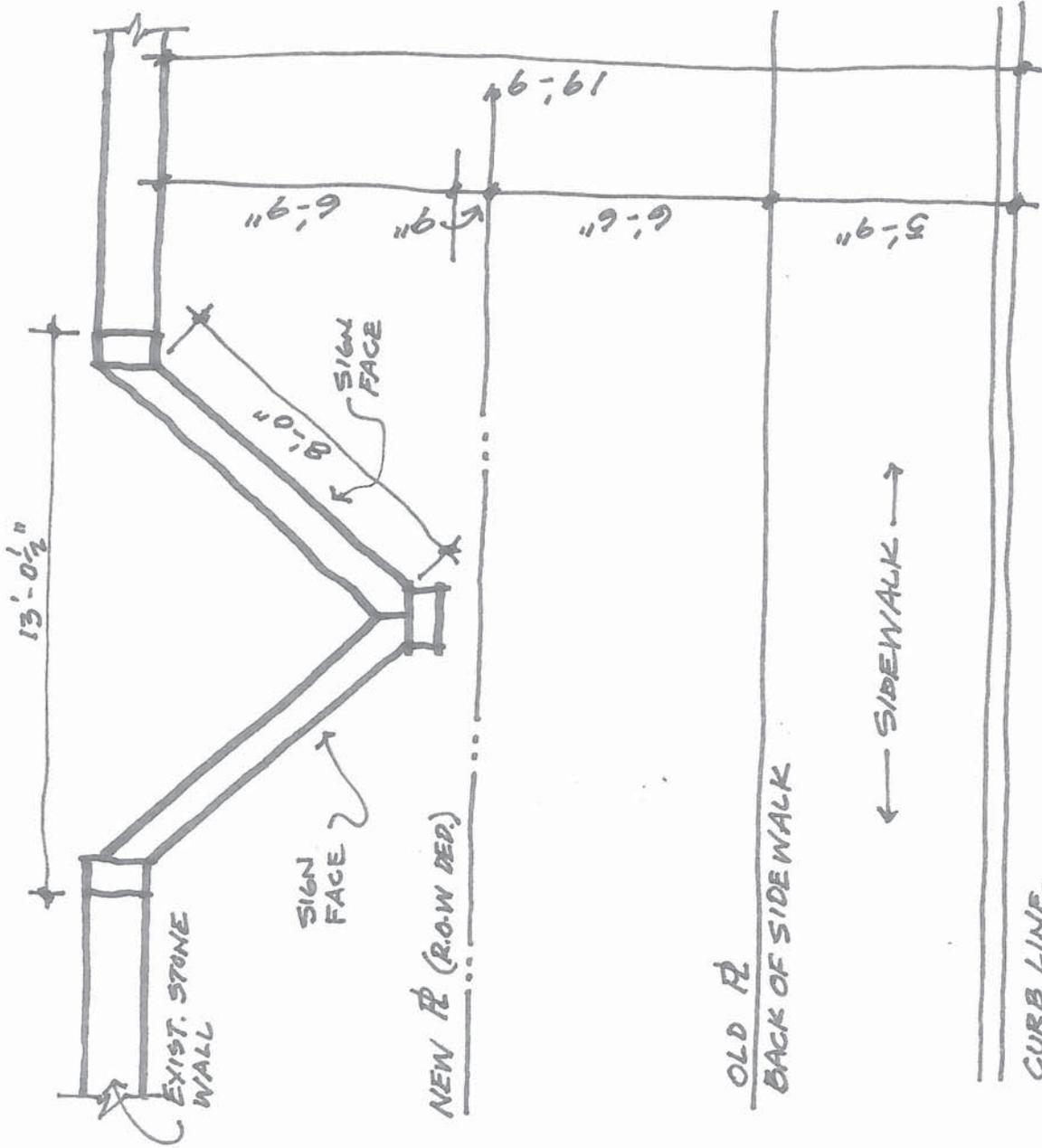
(p) [503-786-7658](tel:503-786-7658)

(f) [503-774-8236](tel:503-774-8236)

(e) MarquardtR@ci.milwaukie.or.us

PUBLIC RECORDS LAW DISCLOSURE: This e-mail is a public record of the City of Milwaukie and is subject to public disclosure unless exempt from disclosure under Oregon Public Records law. This email is subject to the State Retention Schedule.

MILWAUKIE SUSTAINABILITY: Please consider the impact on the environment before printing a paper copy of this message.



PLAN
1/4" = 1'-0"

© 2012 COPYRIGHT ESEA SIGN CORP

REVISIONS:
 1.03.12 (A-01) CHANGED "SENIOR LIVING" TO "ASSISTED LIVING"
 1.10.11 (A-02) DECREASED WIDTH TO 8'-0" & DECREASED SPACING OF LETTERS TO FIT
 1.16.11 (A-02) REMOVED "G.C TO PROVIDE" SPECS
 2.70.12 (A-03) CHANGED TO A V-SHAPED 2-SIDED SIGN

CLIENT APPROVAL
 INCLUDES CORON SPELLING, ABBREVIATIONS
 PLEASE HURRY PLEASE DATE

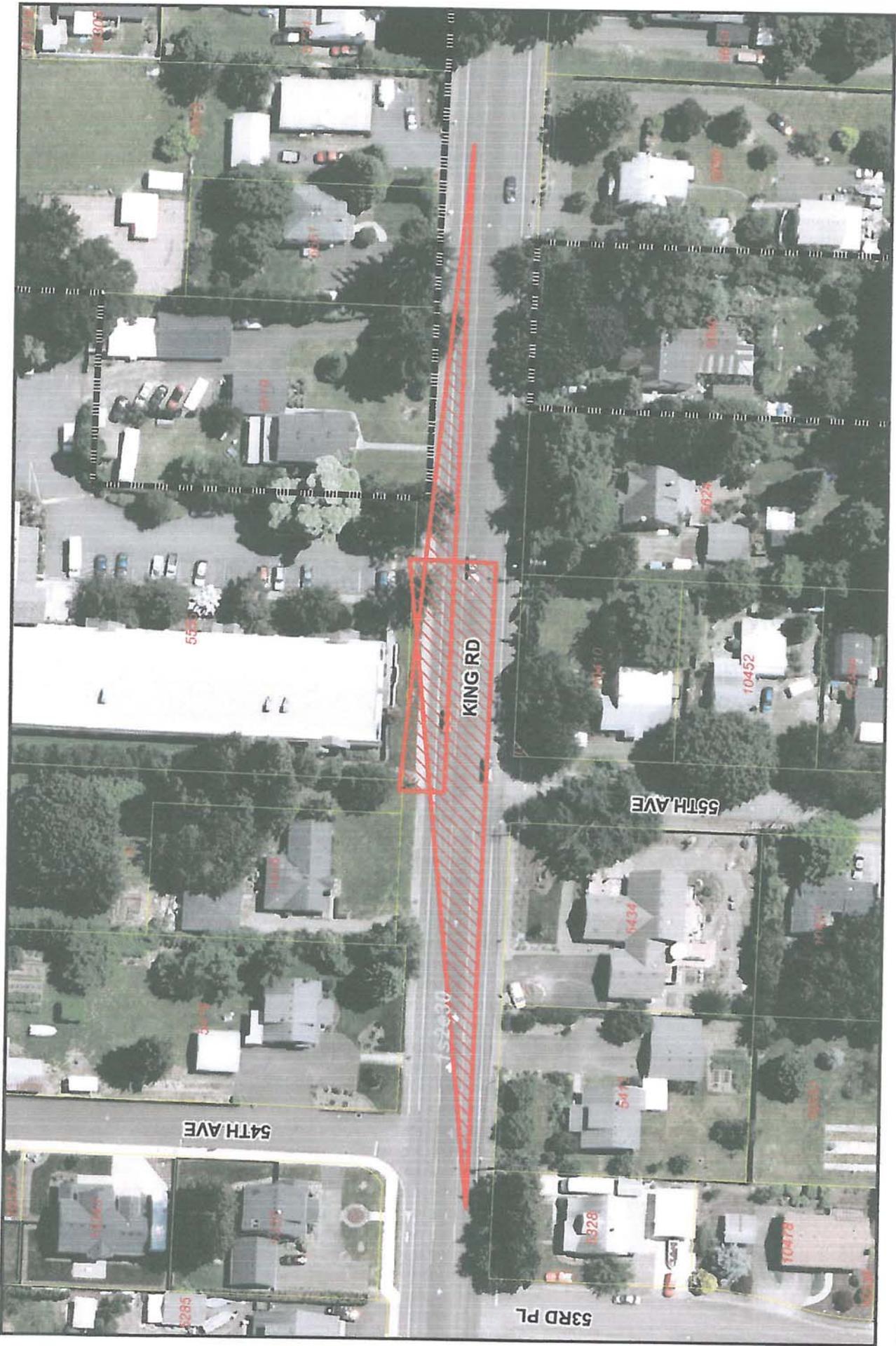
DRAWING NUMBER 13240-A-02
 DATE OF ORIGINAL DRAWING 12.20.11
 SALES DESIGNER DB BL 7 of 7

PRESENTATION FOR
 THE ROYALTON
 5555 KING RD
 HILWAHUCE, OR 97126

88955 PLANNING
 EUGENE OR 97402
 541-485-5544
 541-485-5813



SG2



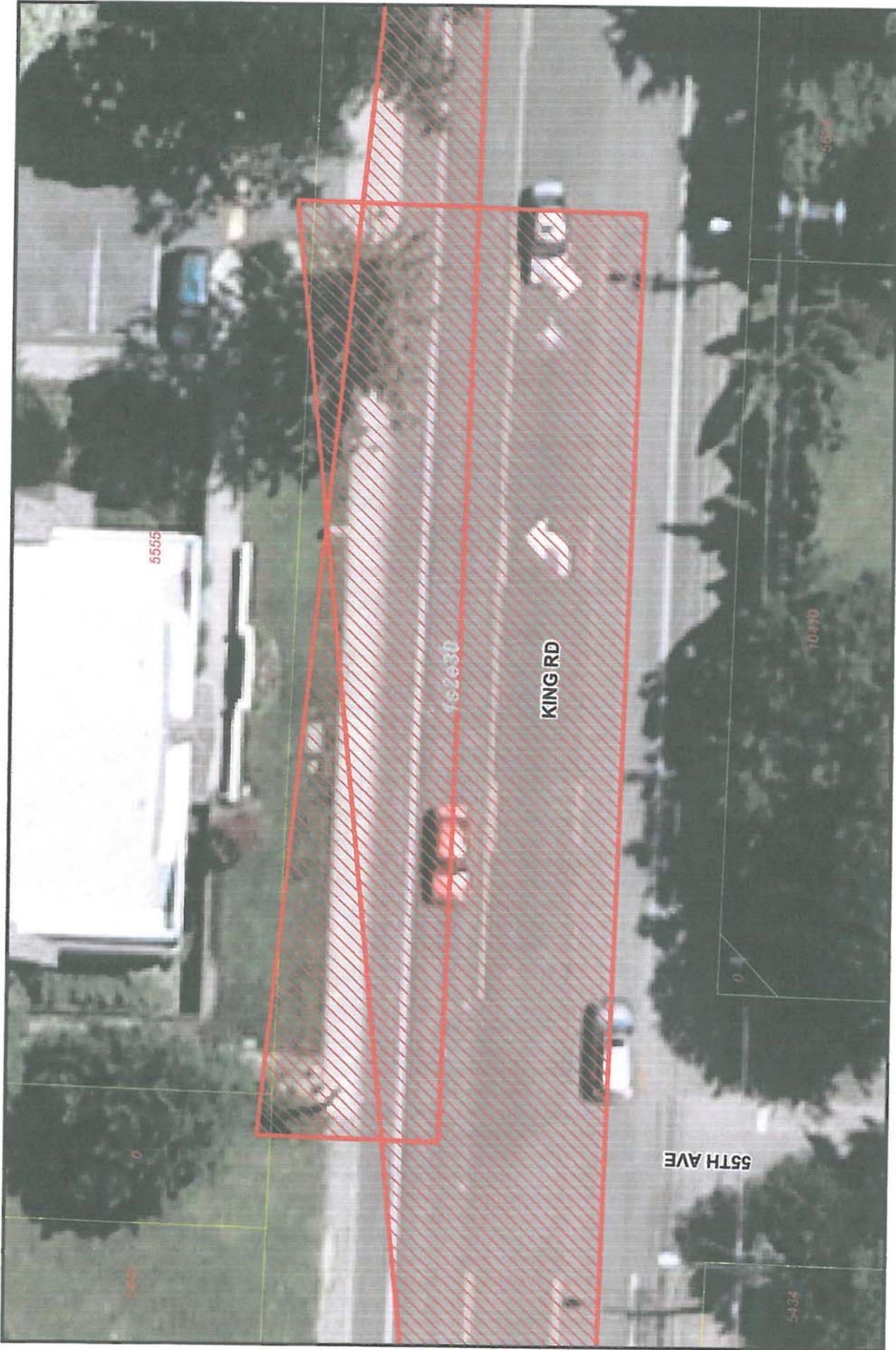
Site Map

Milwaukie Planning Dept.
 August 2011
 Data:
 City of Milwaukie GIS;
 Metro RLIS

1 inch = 80 feet



The information depicted on this map is for general reference only. The City of Milwaukie does not accept any responsibility for errors, omissions or positional accuracy. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying this product.



Site Map

Milwaukie Planning Dept.
August 2011
Data:
City of Milwaukie GIS;
Metro RLIS



1 inch = 20 feet



The information depicted on this map is for general reference only. The City of Milwaukie does not accept any responsibility for errors, omissions or positional accuracy. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying this product.

CITY OF MILWAUKIE

PreApp Project ID #: 12-002 PA

PRE-APPLICATION CONFERENCE REPORT

This report is provided as a follow-up to a meeting that was held on **2/9/2012** at **11:00 AM**

Applicant Name: LEE WINN

Company: WINN ARCHITECTURE, LLC

Applicant 'Role': Architect

Address Line 1: 29179 SW CHARLOTTE LANE

Address Line 2:

City, State Zip: WILSONVILLE OR 97070

Project Name: ROYALTON PLACE SIGN

Description: TYPE III REVIEW FOR SIGNAGE REVISION FOR ROYALTON PLACE

ProjectAddress: 5555 SE KING RD

Zone: R-7, Community Service Use

Occupancy Group:

ConstructionType:

Use: Senior retirement and memory care facility.

Occupant Load:

AppsPresent:

Staff Attendance:

BUILDING ISSUES

ADA:

Structural:

Mechanical:

Plumbing:

Plumb Site Utilities:

Electrical:

Notes: Sign as proposed does not require a building permit.

Please note all drawings must be individually rolled. If the drawings are small enough to fold they must be individually folded.

FIRE MARSHAL ISSUES

- Fire Sprinklers:
- Fire Alarms:
- Fire Hydrants:
- Turn Arounds:
- Addressing:
- Fire Protection:
- Fire Access:
- Hazardous Mat.:
- Fire Marshal Notes:

PUBLIC WORKS ISSUES

- Water:
- Sewer:
- Storm:
- Street:
- Frontage:
- Right of Way:
- Driveways:
- Erosion Control:
- Traffic Impact Study:

PW Notes: Clear Vision: The proposed sign must meet all applicable sections of MMC.12.24, Clear Vision at Intersections. The sign location will be inspected prior to construction for clear vision. The sign will also be inspected after construction to ensure that it meets all clear vision standards.

PLANNING ISSUES

Setbacks: Base zone setbacks for structures are not applicable. The sign cannot be located in intersection clear vision areas, and must be at least 6" back from the current property line to allow work in the right of way to avoid impacts to the sign.

Landscape: Not applicable.

Parking: Not applicable.

Transportation Review: Not applicable.

Application Procedures: The application is for a “Sign Review” and is reviewed through a Type III land use review. A complete application requires the following:

- Land Use application form
- Submittal requirements form
- Application fee of \$1,600 (Type III review fee is \$1,700; \$100 of the preapplication conference fee is applied to the review fee)
- Narrative describing the proposed sign and addressing the standards of Milwaukie Municipal Code (MMC) Table 14.08.090.C and criteria of MMC 14.08.090.C.
- Plans – including site map depicting location of the proposed sign and sign elevations showing the design, materials, and dimensions of the proposed sign.

Please submit 1 hard copy of these materials and 1 electronic copy to me via email (marquardtr@ci.milwaukie.or.us).

Submitting a complete application by Friday, March 9, 2012 would allow adequate time to have a Planning Commission hearing on the application on April 24, 2012. The next deadline would be March 23, 2012, which allows time to prepare for a May 8, 2012 Planning Commission hearing. Please be advised that the City will attempt to schedule application hearings as described in the attached 2012 Planning Commission Hearing Schedule (attached), though we cannot guarantee that an application will be heard on a given date. See the attached schedule for further information.

The City will provide notice to of the proposal to properties within 300 ft of the site 20 days before the hearing. The applicant will be responsible for posting a notice sign at the property 14 days before the hearing, and providing the City with photos of the posted signs and a sign posting affidavit.

The actual installation of the sign will require a sign permit (obtained from the Building Department) and permit fee. The City is willing to accept the permit for review prior to the Planning Commission hearing. The Planning Commission’s decision is subject to a 15-day appeal period before the decision becomes final. The City is willing to issue the sign permit during this appeal period if there are not any parties that establish standing during the review process who indicate they might appeal the decision. Installation of the sign is at the applicant’s risk during this appeal period.

Natural Resource Review: Not applicable.

Lot Geography: Not applicable.

Planning Notes: Extensions of the sign structure such as a trellis that are physically part of or in close proximity to the overall sign will be counted as part of the overall sign height (12 ft maximum) and length (20 ft maximum).

A trellis or similar structure that is not part of or in proximity to the sign can be reviewed as a minor modification to an existing community service use. The application fee for this review is \$25 and receives a Type I administrative-level review. The applicable standards for this application are in MMC 19.904.5.C.

Lighting for the proposed sign is governed by the Residential Zone sign district in MMC 14.16.010. Allowed lighting in this district is external illumination only, and the lighting must be adequately shielded from the right-of-way and other properties. See MMC 14.16.010 and MMC 14.24.020.

ADDITIONAL NOTES AND ISSUES

County Health Notes:

Other Notes:

This is only preliminary preapplication conference information based on the applicant's proposal and does not cover all possible development scenarios. Other requirements may be added after an applicant submits land use applications or building permits. City policies and code requirements are subject to change. If you have any questions, please contact the City staff that attended the conference (listed on Page 1). Contact numbers for these staff are City staff listed at the end of the report.

Sincerely,

City of Milwaukie Development Review Team

BUILDING DEPARTMENT

Tom Larsen - Building Official - 503-786-7611

Bonnie Lanz - Permit Specialist - 503-786-7613

ENGINEERING DEPARTMENT

Gary Parkin - Engineering Director - 503-786-7601

Brad Albert - Civil Engineer - 503-786-7609

Zach Weigel - Civil Engineer - 503-786-7610

Jason Rice - Civil Engineer - 503-786-7605

Matt Palmer - Associate Engineer - 503-786-7602

COMMUNITY DEVELOPMENT DEPARTMENT

Jeanne Garst - Administrative Supervisor - 503-786-7655

Marcia Hamley - Admin Specialist - 503-786-7656

Blanca Marston - Admin Specialist - 503-786-7600

Alicia Martin - Admin Specialist - 503-786-7600

PLANNING DEPARTMENT

Katie Mangle - Planning Director - 503-786-7652

Susan P. Shanks - Senior Planner - 503-786-7653

Brett Kelder - Associate Planner - 503-786-7657

Ryan Marquardt - Associate Planner - 503-786-7658

Li Alligood - Assistant Planner - 503-786-7627

CLACKAMAS FIRE DISTRICT

Doug Whiteley - Lieutenant Deputy Fire Marshal - 503-742-2692



WINN ARCHITECTURE, LLC
 29719 SW CHARLOTTE LANE
 WILSONVILLE, OR 97170
 EMAIL: LEE.R.WINN@GMAIL.COM
 503 803 6996

EMERIO Design
 8100 SW MARKET STREET, SUITE 147
 BEAVERTON, OREGON 97008
 FAX: (503) 638-8992

BPM SENIOR LIVING COMPANY
 A TENANT IMPROVEMENT
 1331 NW LOVEJOY, STE 775
 PORTLAND, OR 97208
 ROYALTON PLACE INDEPENDENT LIVING

PROJECT	REVISED 11.11.11
DESIGNED BY: LW	REVISED 06.16.11
CHECKED BY: LW	REVISED 03.21.11
DATE	REVISED 03.21.11

CONTRACT: 09-01
 SHEET: 107
 DATE: 02/01/11

C3



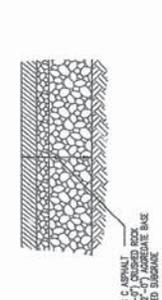
- LEGEND:**
- BOUNDARY OF SITE
 - ADJOINING OR INTERIOR PROPERTY LINE
 - EASEMENT LINE
 - CENTER LINE
 - SAWCUT LINE
 - EXISTING GAS LINE
 - EXISTING SANITARY SEWER LINE
 - EXISTING STORM DRAIN LINE
 - EXISTING FENCE LINE
 - EXISTING CURB LINE
 - EXISTING BUILDING LINE
 - EXISTING EDGE OF PAVEMENT
 - EXISTING AC PAVEMENT TO REMAIN
 - EXISTING CONCRETE PATH
 - EXISTING EXCLUSIVE TREE TO REMAIN
 - EXISTING EXCLUSIVE TREE TO BE MAINTAINED
 - EXISTING STORM DRAIN SWAMP
 - EXISTING UTILITY POLE
 - EXISTING LIGHT POLE
 - EXISTING ROOF POST
 - EXISTING CATCH BASIN
 - EXISTING UTILITY AND LIGHT POLE
 - EXISTING CITY WIRE
 - EXISTING ELECTRICAL POWER PEDESTAL
 - EXISTING COMMUNICATIONS PEDESTAL
 - PROPOSED ARROW STRIPING
 - PROPOSED AC PAVEMENT
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED CURB LINE
 - PROPOSED STONE LINE
 - PROPOSED CATCH BASIN



PARKING STALL STRIPING DETAIL (TYPICAL)
 NTS

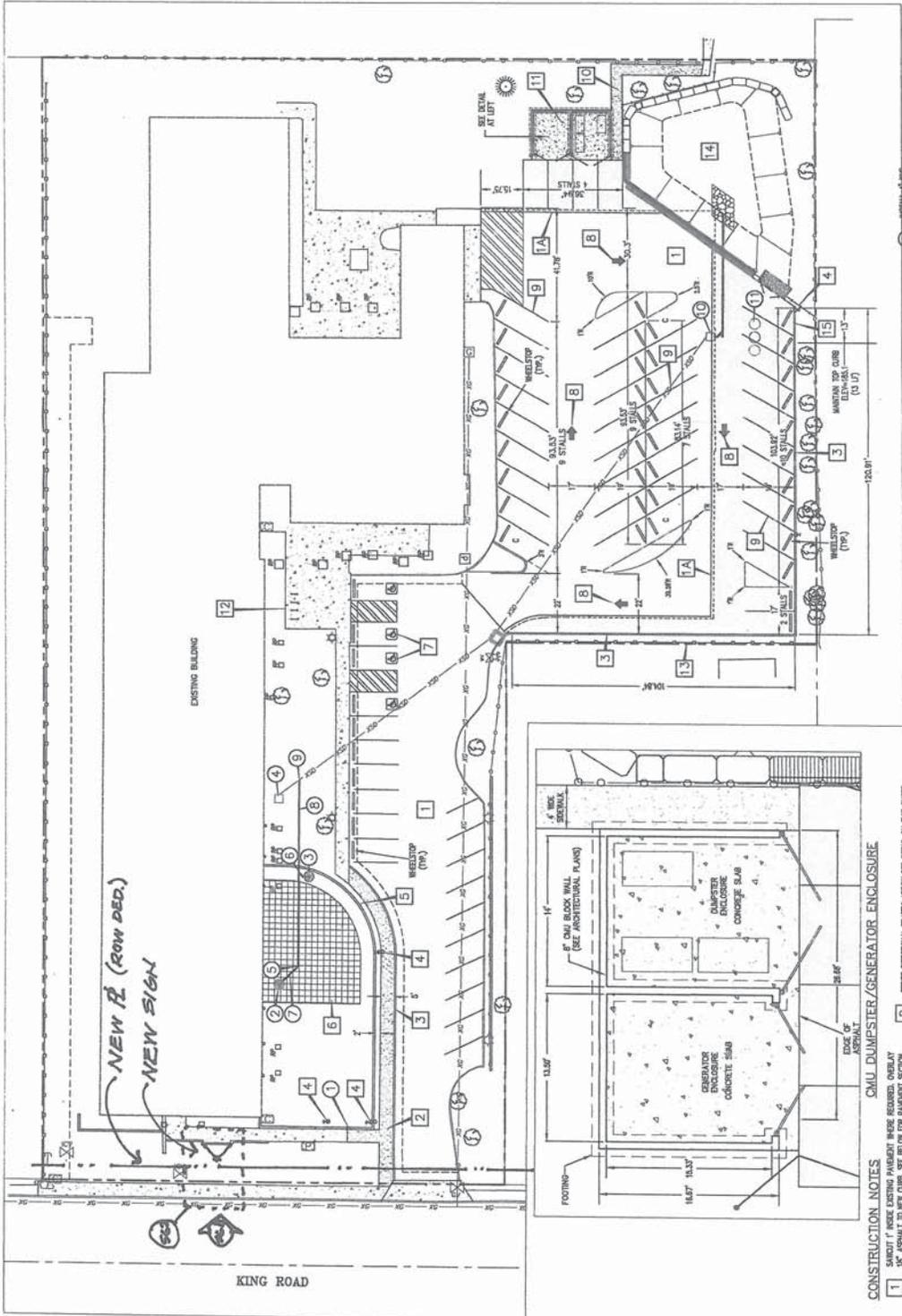


TYPICAL DIRECTIONAL TRAFFIC ARROW DETAIL
 NTS



NEW PAVEMENT SECTION
 NTS

- NOTE:**
- PLACE ARROWS IN STOP SIGN WITH REFLECTING PAINT. SEE DETAIL.
 - PAINT ARROWS AND STOP SIGN WITH REFLECTING PAINT. MINIMUM.
 - PAIN TWO COATS.
 - PAINT STOP BAR 12" W X 6" AT EACH STOP. SEE DETAIL.



- STORM SEWER NOTES**
- CONTRACTOR TO REMOVE OUT OF WALL AND REPAIR AND REGRADE.
 - INSTALL 4" PVC 30# PIPE L=47', S=2.00%
 - INSTALL 4" PVC 30# PIPE L=85', S=2.00%
 - CONNECT TO EXISTING WITH WYE. EXISTING PIPE SIZE AND WYE AT EXISTING MANHOLE. CONTRACTOR AND VERIFY WYE AND VERIFY WYE UNDER 8" WYE.
 - FRAMER SUPPLY OVERLAY TO MATCH EXISTING CATCH BASIN FOR 18" DIA. EXH=18" DIA. MANHOLE EXISTING OFFSETS PER PER REQUIREMENTS.

- CONSTRUCTION NOTES**
- REMOVE 4" WYE E=18" DIA.
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- REMOVE 4" WYE E=18" DIA.
 - INSTALL 4" PVC 30# PIPE L=47', S=2.00%
 - CONTRACT A REMOVE OUT OF WALL AND REPAIR AND REGRADE.
 - INSTALL 4" PVC 30# PIPE L=85', S=2.00%
 - CONNECT TO EXISTING WITH WYE. EXISTING PIPE SIZE AND WYE AT EXISTING MANHOLE. CONTRACTOR AND VERIFY WYE AND VERIFY WYE UNDER 8" WYE.
 - FRAMER SUPPLY OVERLAY TO MATCH EXISTING CATCH BASIN FOR 18" DIA. EXH=18" DIA. MANHOLE EXISTING OFFSETS PER PER REQUIREMENTS.

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