

DRAFT



**Technical Memorandum
Summary of Project-Related Data
Overlake Village Stormwater and Park Facilities
Conceptual Design**

City of Redmond 12/28/2009
Draft Document Released for
Public Records Request

This document is a working draft, not intended for public release. City staff are working with the consultant to produce a final document that will be posted to the City website in the near future. There may be inaccurate information or mistakes within this draft document that has not had the benefit of a complete City review and approval.

Users of this draft are encouraged to review the final document when it is available.

Submitted to:
City of Redmond
15670 NE 85th Street
Redmond, WA 98073

Prepared by:
Otak, Inc.
10230 NE Points Drive, Suite 400
Kirkland, WA 98033
Otak Project No. 31470

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Section I—Introduction

Overlake Village Project Overview

The Overlake Village Stormwater and Park Facilities Conceptual Design project has been initiated by the City of Redmond to develop a conceptual design that best integrates regional stormwater treatment, detention facilities, and park facilities into the Overlake Village neighborhood. Collocated facilities are desired to minimize land requirements and to offer visiting residents an enhanced experience through the melding of environmental protection and park functions.

The City's Master Plan & Implementation Strategy for the Overlake Neighborhood defines proposed actions for three districts within its boundaries: the Residential Area in the northeast, the Employment Area in the central-west area, and Overlake Village in the southerly area. The boundaries of the Overlake Neighborhood and its three districts are shown in Figure 1, at the end of the memorandum. Proposed Strategies for Action for the Overlake Village are shown in Figure 2. Conceptual locations for major park and plaza facilities are shown in Figure 2.

Drainage areas tributary to the Overlake Village neighborhood are shown in Figure 3. Approximately 70 percent of the basin is within the City of Redmond and drains from north to south. The remainder of the basin is within the City of Bellevue and is tributary to Overlake Village from the southeast.

Data Collection Purpose and Scope

The purpose of the data review task is to collect and review available project related data and documents; develop a listing of basic project data and criteria needed for project analyses and development of the project concept; and determine, from a comparison of the available data to the needed data, additional data that is need for the project.

Collected data and criteria are described in the Section 2 by agency and agency department. Needed but unavailable data are described in Section 3.

Section 2—Data Collection and Review

Summary of Overlake Village Related Projects

The locations of the projects related to Overlake Village, and their physical elements, as available from the data review, are shown in Figure 6 and are further discussed below.

City of Redmond Projects and Data

The City of Redmond Departments of Public Works, Planning and Community Development and Parks and Recreation are the primary source for key data relating to the project. The City's Comprehensive Plan provides policies for the City's capital facilities, utilities and transportation systems. The Department of Public Works maintains 6-year capital improvement programs (CIP) for the utility and transportation systems it manages. GIS data is managed by the Department of Finance and Information Services. Collected data are described below.

Public Works

Data from the Public Works Department includes information on the stormwater, water, and wastewater infrastructure systems, and transportation systems including streets, sidewalks and bike lanes.

General

Property Ownership. Property ownership based on 2009 City of Redmond data for the Overlake Village area is shown in Figure 4. The major property owners are PS Business Parks, Group Health Cooperative and the Sears Merchandise Group

Topography, Geology and Soils. The study area generally slopes from east to west east of 152nd Avenue NE and from north to south west of 152nd Avenue NE. A soil survey is currently underway by GeoMapNW which will provide more detailed soils information in the study area and will be described in the future technical memorandum which will summarize the project LID analysis.

Stormwater

Overlake Village Drainage Basins. Drainage basin boundaries for Overlake Village were obtained from Northwest Hydraulic Consultants as GIS shape files and are shown in Figure 3. These basins are to a large degree controlled by the configuration of the piped stormwater conveyance system which ultimately drains to the City of Bellevue system and Kelsey Creek.

Existing Stormwater Facilities. Existing stormwater facilities in the basin include piped conveyances systems with catch basins and manholes and detention facilities. The detention facilities are located within the Employment area in the northerly part of the drainage basin.

Section 2—Data Collection and Review

Continued

The facilities within the Village area are shown in Figure 5. The existing system does not have a history of flooding and no conveyance deficiencies have been identified by the City.

Planned CIP Stormwater Facilities. The City's 2007-2012 Stormwater CIP includes three projects in the Overlake Village area. Two are regional detention facility projects (Project Nos. 348 R and 349 R) which are the facilities being addressed in this conceptual design project; and a neighborhood project (Project No. 277 N) at the 151st Place NE and NE 24th Street intersection which seeks to eliminate ponding of stormwater in the gutter of the northwest corner of the intersection. The correction of the ponding problem is recommended to be performed as part of the overlay program when the street is resurfaced.

Northwest Hydraulics Consultants (NHC) Drainage Basin Modeling. The City contracted NHC to develop calibrated hydraulic and hydrologic models for the drainage basins within Overlake. These models will be used to size the proposed regional detention facilities for this conceptual design phase. NHC also performed some preliminary bioretention modeling to determine the hydrologic effects of LID in the study area and the potential for volume reduction of the regional stormwater facility.

Base Mapping. Current GIS data was obtained from the City including utilities, edge of pavement, right of way, and aerials. Basin boundaries for the Overlake Village area, developed by NHC, were also obtained.

Stormwater Criteria. Criteria governing the planning and design of stormwater facilities are contained in the City of Redmond Stormwater Technical Notebook.

Water and Wastewater Utilities

The City of Redmond's CIP have been reviewed and there are no water or wastewater improvements presently scheduled for the Overlake Village area.

Transportation

Bellevue-Redmond Overlake Transportation Study. In 1999 the City of Redmond, in conjunction with the City of Bellevue, established the Bellevue-Redmond Overlake Transportation Study (BROTS) which is an interlocal agreement that identified 45 transportation projects within the Bel-Red Corridor (City of Bellevue) and Overlake area (City of Redmond) that needed to be constructed or fully funded by 2012. Together, both Redmond and Bellevue are working on a successor agreement to the original BROTS agreement. The successor agreement will coordinate the updated land use and transportation plans of each City and be in the form of a memorandum of understanding as opposed to an interlocal agreement.

Section 2—Data Collection and Review

Continued

NE 36th/31st Street Bridge. This project provides a connection between 148th Avenue NE and 156th Avenue through an overpass across SR520 at NE 31st Street to the east and NE 36th Street to the west. This project is currently under construction and will increase accessibility to the Overlake Village area.

148th Avenue NE /SR520 Slip Ramp. This project is currently on hold as funding of the project has not yet been obtained.

148th Avenue NE/SR520 Intersection Modification and Widening. This project is projected to start in 2012 and involves modifying the channelization and signalization between SR520 eastbound off-ramp to SR520 westbound on-ramp and adding northbound sidewalk.

NE 24th Street and 148th Avenue NE Intersection Widening. This project is projected to start in 2012 and involves increasing the intersection's capacity by widening the intersection to accommodate dual left-turn lanes, curb, gutter, sidewalk, street lights and storm drainage.

152nd Avenue NE Rechannelization from NE 20th Street to NE 31st Street. This project involves rechannelizing with one lane in each direction, a center two-way left turn lane and bike lanes.

Planning and Community Development

Overlake Neighborhood Planning Process

Phase I Policy and Regulatory Updates. The Overlake neighborhood planning area updates have been broken into two phases, where Phase II served as an update to Phase I. With completion in late 2007, Phase I determined the Overlake Village area as an Urban Center and developed implementation strategy and master plan to guide future Overlake Village development, planned improvements and investments. This phase identified a preferred high capacity transit (HCT) system alignment and looked at additional transportation improvements that might be needed in the future. The Redmond Comprehensive Plan, Community Development Guide, Transportation Master Plan and environmental documents were updated as a result of this neighborhood planning update process.

Phase II Policy and Regulatory Updates. Phase II of the neighborhood planning process served as an update to Phase I, further clarifying specific land use designations for the area, allowed uses, removal of out-dated regulations, creation of specific design guidelines for the neighborhood, as well as the clarification of the Overlake Village incentives program. Environmental analysis from Phase I was furthered by an update to the SEPA Planned Action Ordinance for Overlake. All updates and clarifications are to be reflected in the Redmond Comprehensive Plan, Community Development Guide, and Transportation Master Plan. Early implementation actions called for in Phase II include:

Section 2—Data Collection and Review

Continued

- Overlake Parking Management Study
- Overlake Wayfinding Study
- NE 40th Street Corridor Study
- Policy and Regulatory Updates
- Overlake Village Stormwater and Parks Facilities Conceptual Design
- Single Family Residential Subarea Plan

On-going Residential Planning Updates. The residential planning updates are on-going and focus on the residential sub-area of the Overlake neighborhood, located north of the village and employment center. Information gathered regarding existing conditions, visions and needs for the sub-area will shape upcoming regulatory and policy updates.

Development of Major Properties. The development activity list provides the project status and description of current proposed development in the Overlake neighborhood. The bulk of proposed development includes single-family subdivisions and short plats, several office buildings and a mixed-use building.

Parks and Recreation

Data from the City of Redmond Parks & Recreation Department includes information on the parks and open space systems including park sites, greenways, recreational opportunities, arts and cultural programs, non-motorized circulation networks and wayfinding.

Redmond Comprehensive Plan. The plan addresses Overlake from a policy and planning level and outlines refined planning concepts related to the parks planning and placemaking. Specific concepts that relate to this project in Overlake Village include creation of a unique neighborhood character, bolstering the 152nd corridor as a neighborhood core, creating regional stormwater facilities and encouragement of LID strategies.

Redmond Overlake Neighborhood Master Plan & Implementation Strategy. This plan is the result of a multi-year community process and establishes the community vision of the Overlake Neighborhood. The plan encourages a system of coordinated, connected and high quality, functional open spaces and public amenities in the Overlake Village.

Overlake Village Subarea Parks & Open Spaces Map. A previous study identified key park sites within the regional park system. Each site lists the proposed function, potential activities, character description and imagery and area of service.

Overlake Wayfinding Study. This document identifies key non-motorized corridors, wayfinding kiosks and signage along proposed routes. These will be considered and coordinated as the

Section 2—Data Collection and Review

Continued

collocated facility locations become finalized.

Sustain: System for Urban Stormwater Treatment & Analysis. The EPA has developed a framework and decision making tool that assesses low impact development (LID) techniques in a given watershed. The software is still being beta tested, but appears to enable analysis of a variety of scenarios (green roofs, rain gardens, etc) to optimize LID strategies in the Overlake Village. These strategies directly relate to parks and open space connectivity since they may be opportunities to also become linear parks.

City of Bellevue Projects and Data

Public Works

Stormwater

The City of Bellevue 2007-2013 Capital Investment Program Plan has been reviewed and there are no stormwater improvements scheduled for the Overlake Village area.

Water and Wastewater Utilities

The City of Bellevue 2007-2013 Capital Investment Program Plan has been reviewed and there are no water or sewer projects scheduled for the City adjacent to the Overlake Village area.

Transportation

148th Avenue NE/ Bel-Red Road Intersection Widening. This project will improve turning capacity from Bel-Red Road to southbound 148th Avenue NE by adding an eastbound right turn lane and a westbound left turn lane.

148th Avenue NE/NE 20th Street Intersection Improvements. This project involves the addition of a second eastbound left turn lane from NE 20th Street to northbound 148th Street NE and a second westbound left turn lane from NE 20th Street to southbound 148th Avenue NE.

Planning and Community Development

Bel-Red Corridor Master Plan. The City of Bellevue's September 2007 final report is a comprehensive study that outlines a clear vision, guiding planning principles, benefits to stakeholders and recommendations for long term implantation. The report will be valuable in coordinating park, open space, community assets as well as connectivity along key transit, non-motorized and green street corridors.

Bel-Red Incentive Zoning Feasibility Study (ULI). The Urban Land Institute Seattle makes recommendations regarding land use and zoning in the entire corridor between downtown

Section 2—Data Collection and Review

Continued

Bellevue and Microsoft.

Other Related Projects

Sound Transit East Link Project

Anticipated to begin construction in 4 years (2013), light rail service is expected in downtown Bellevue by 2020. Ultimately, service will travel from downtown Seattle across I-90 to downtown Bellevue, then to Overlake and downtown Redmond. The line is anticipating up to 48,000 passengers daily, with Overlake Transit Center service beginning in 2021. The alignment within the Overlake Village will be east within NE 24th Street to 152nd Avenue NE, and then north along 152nd Avenue NE. A station platform will be located on 152nd Avenue NE.

King County Metro Transit RapidRide Project

Funded by the 2006 Transit Now initiative, Metro transit is beginning Rapid Ride service to Bellevue and Redmond in 2011. Running from Bellevue and Redmond Transit Centers via Crossroads and Overlake, this bus system is designed to move people quickly between these active destinations. Within the Overlake Village there is one proposed station stop at the corner of NE 24th Street and 156th Avenue NE, one proposed park and ride on 152nd Avenue NE near the Group Health facility and two other proposed stops at the corner of 156th Avenue NE and 31st Street and 152nd Avenue NE near the Group Health facility.

Section 3—Data Completeness Analysis

Needed and Available Data and Criteria

Based on the review of available data and criteria and comparison of these data and criteria to the needs of the project, no additional data or criteria have been identified as needed at this time to perform the project scope of work.

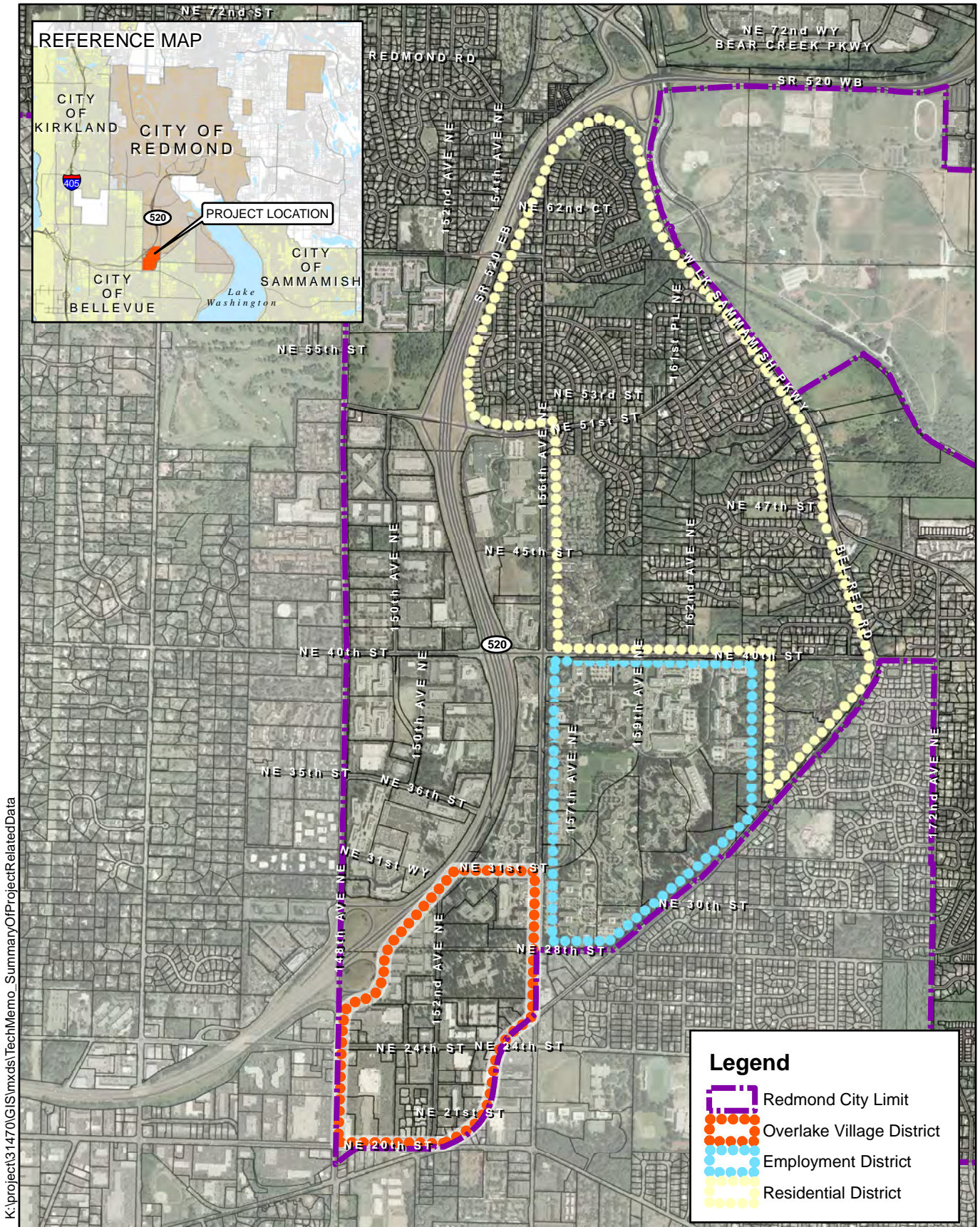
City of Redmond Comments: 12/29/2009

Sound Transit anticipates delivery of an interim submittal to the City for review February 15, 2010. The Overlake Stormwater/Park Facilities Plan project schedule will be adjusted to allow for review of that additional information. This memo should reflect the ST preferred alignment and station location.

The City's 152nd Avenue Corridor Study will have a design charrette in February 2010. Results from that charrette will be reviewed by this project team, and the project schedule will be adjusted accordingly.

We'll update the 148th Slip Ramp project title to "Overlake Access Ramp".

We'll need to update the section about the ONP to reflect adoption of the Phasing Plan in 2009.

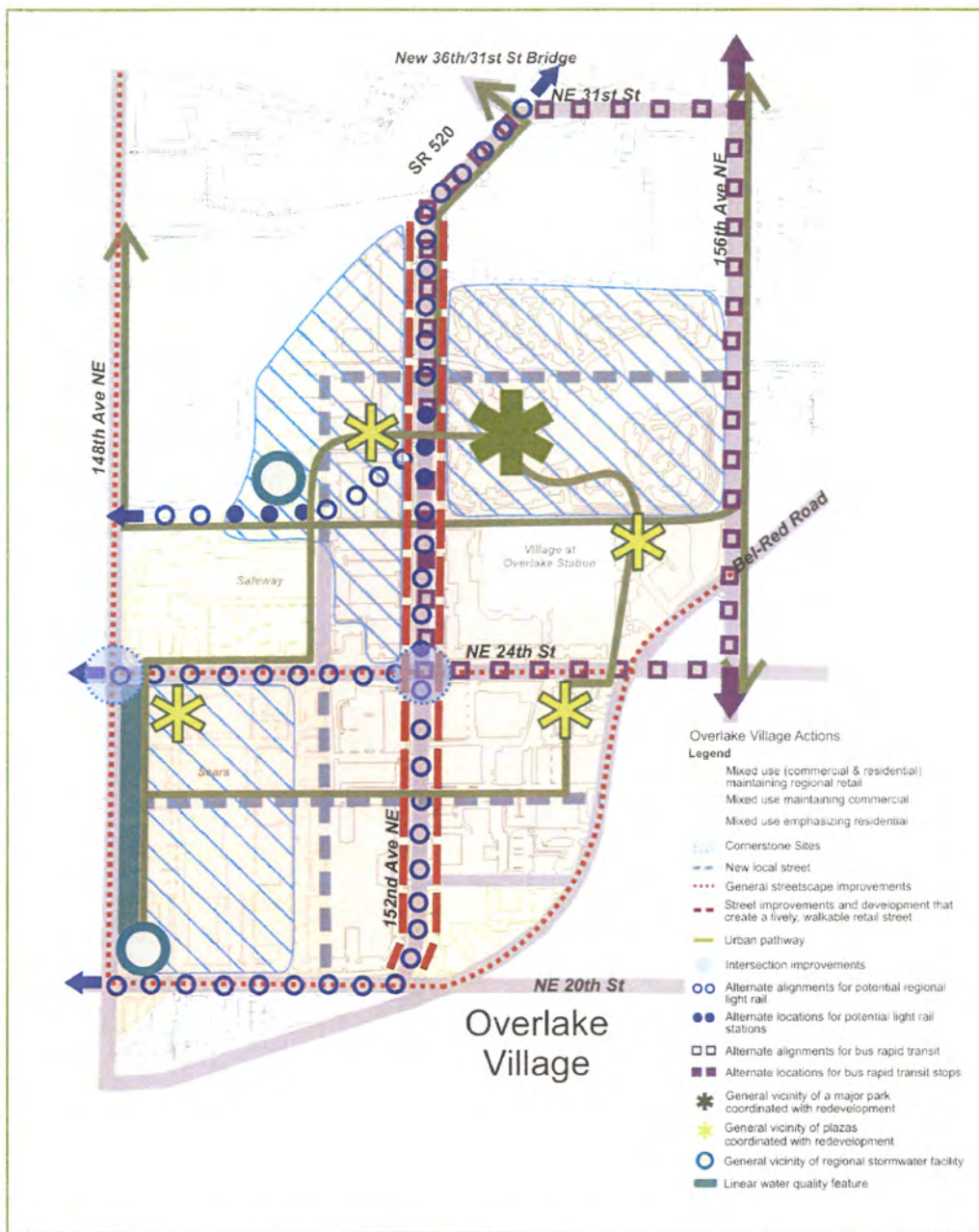


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Figure 1
Vicinity Map



Overlake Village Stormwater and
Park Facilities Conceptual Design



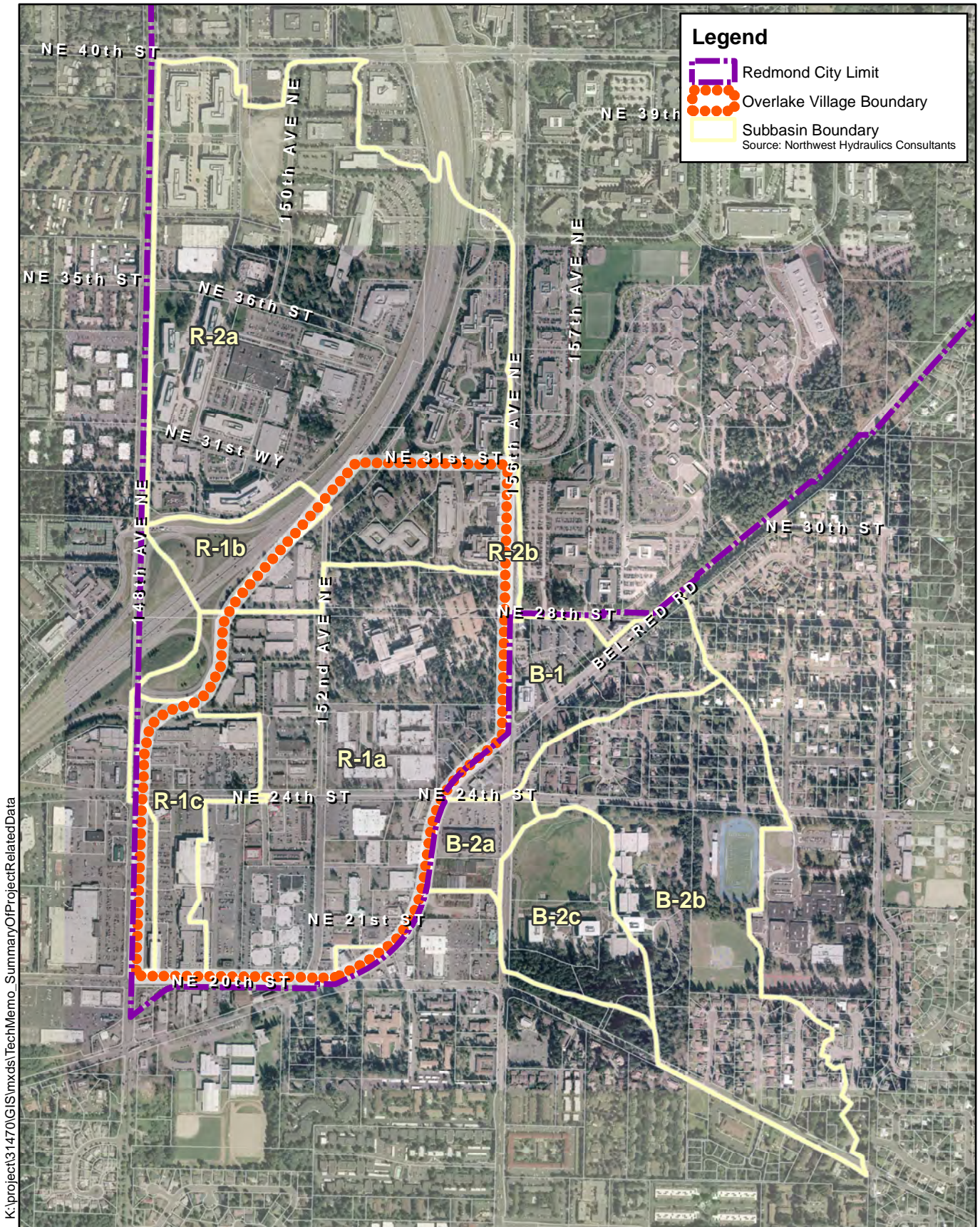
Source: Redmond Overlake Master Plan & Implementation Strategy 12/5/09

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Figure 2
Overlake Village Strategies

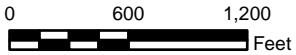
Overlake Village Stormwater and
Park Facilities Conceptual Design





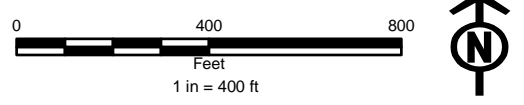
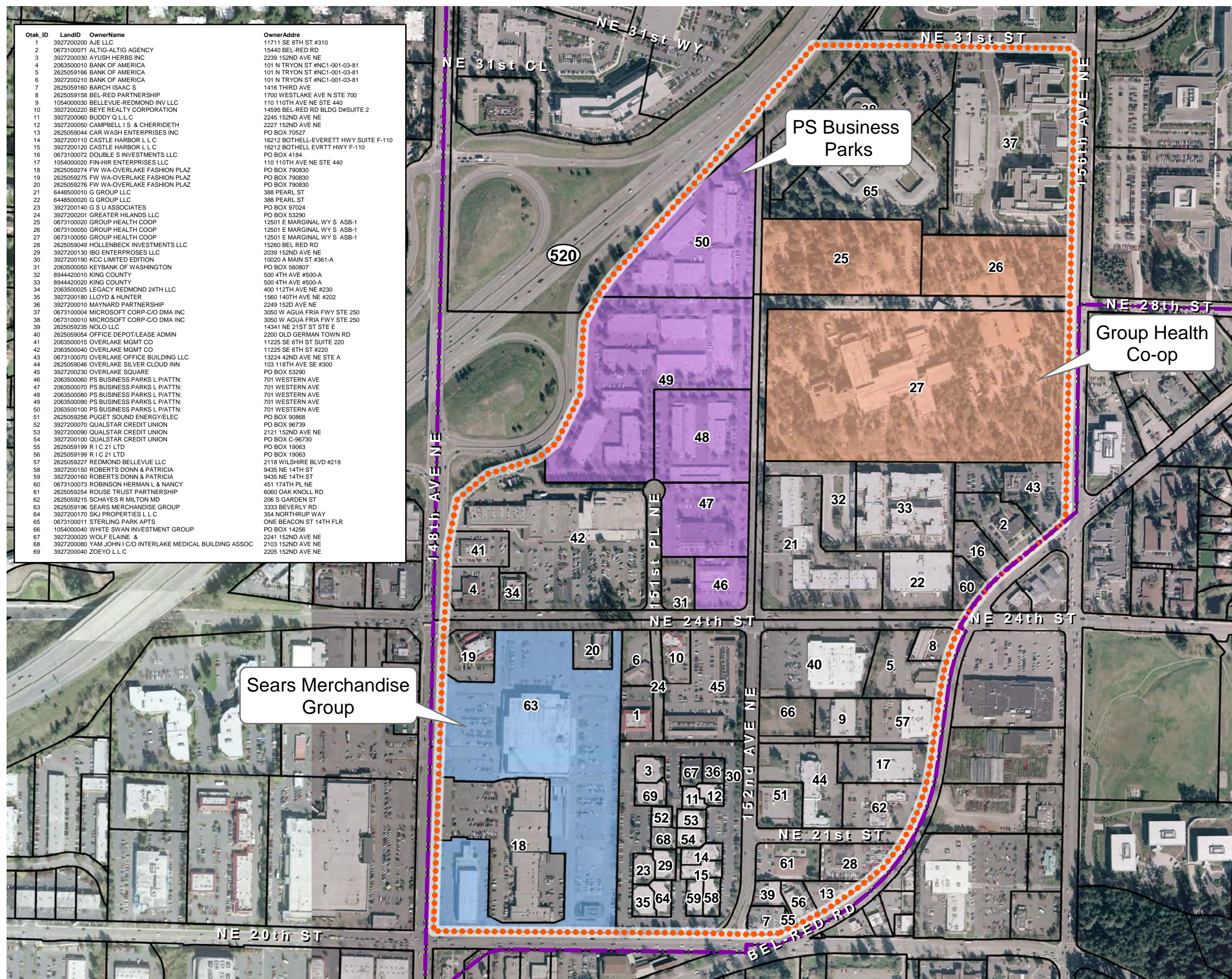
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Figure 3
Drainage Basins



Overlake Village Stormwater and
Park Facilities Conceptual Design

Otak_ID	LandID	OwnerName	OwnerAddress
1	3927200200	AJE LLC	11711 SE 6TH ST #310
2	0673100071	ALTIG-ALTIG AGENCY	15440 BEL-RED RD
3	3927200030	AYUSH HERBS INC	2239 152ND AVE NE
4	2063500010	BANK OF AMERICA	101 N TRYON ST #NC1-001-03-81
5	2625059166	BANK OF AMERICA	101 N TRYON ST #NC1-001-03-81
6	3927200210	BANK OF AMERICA	101 N TRYON ST #NC1-001-03-81
7	2625059160	BARCHI ISAAC S	1416 THIRD AVE
8	2625059158	BEL-RED PARTNERSHIP	1700 WESTLAKE AVE N STE 700
9	1054000030	BELLEVUE-REDMOND INV LLC	110 110TH AVE NE STE 440
10	3927200220	BEYE REALTY CORPORATION	14595 BEL-RED RD BLDG D#SUITE 2
11	3927200060	BUDDY Q L L C	2245 152ND AVE NE
12	3927200050	CAMPBELL I S & CHERRIDETH	2227 152ND AVE NE
13	2625059044	CAR WASH ENTERPRISES INC	PO BOX 70527
14	3927200110	CASTLE HARBOR L L C	16212 BOTHELL-EVERETT HWY SUITE F-110
15	3927200120	CASTLE HARBOR L L C	16212 BOTHELL EVRTR HWY F-110
16	0673100072	DOUBLE S INVESTMENTS LLC	PO BOX 4184
17	2625059274	FIN-HIP ENTERPRISES LLC	110 110TH AVE NE STE 440
18	2625059274	FW WA-OVERLAKE FASHION PLAZ	PO BOX 790830
19	2625059275	FW WA-OVERLAKE FASHION PLAZ	PO BOX 790830
20	2625059276	FW WA-OVERLAKE FASHION PLAZ	PO BOX 790830
21	6448500010	G GROUP LLC	388 PEARL ST
22	6448500020	G GROUP LLC	388 PEARL ST
23	3927200140	G S U ASSOCIATES	PO BOX 97024
24	3927200201	GREATER HILANDS LLC	PO BOX 53290
25	0673100020	GROUP HEALTH COOP	12501 E MARGINAL WY S ASB-1
26	0673100050	GROUP HEALTH COOP	12501 E MARGINAL WY S ASB-1
27	0673100050	GROUP HEALTH COOP	12501 E MARGINAL WY S ASB-1
28	2625059049	HOLLENBECK INVESTMENTS LLC	15260 BEL-RED RD
29	3927200130	IBG ENTERPROSES LLC	2039 152ND AVE NE
30	3927200190	KCC LIMITED EDITION	10020 A MAIN ST #361-A
31	2063500050	KEYBANK OF WASHINGTON	PO BOX 560807
32	8944420010	KING COUNTY	500 4TH AVE #500-A
33	8944420020	KING COUNTY	500 4TH AVE #500-A
34	2063500025	LEGACY REDMOND 24TH LLC	400 112TH AVE NE #230
35	3927200180	LLOYD & HUNTER	1560 140TH AVE NE #202
36	3927200010	MAYNARD PARTNERSHIP	2249 152ND AVE NE
37	0673100004	MICROSOFT CORP-C/O DMA INC	3050 W AGUA FRIA FWY STE 250
38	0673100010	MICROSOFT CORP-C/O DMA INC	3050 W AGUA FRIA FWY STE 250
39	2625059235	NOLO LLC	14341 NE 21ST ST STE E
40	2625059054	OFFICE DEPOT/LEASE ADMIN	2200 OLD GERMAN TOWN RD
41	2063500015	OVERLAKE MGMT CO	11225 SE 6TH ST SUITE 220
42	2063500040	OVERLAKE MGMT CO	11225 SE 6TH ST #220
43	0673100070	OVERLAKE OFFICE BUILDING LLC	13224 42ND AVE NE STE A
44	2625059046	OVERLAKE SILVER CLOUD INN	103 118TH AVE SE #300
45	3927200230	OVERLAKE SQUARE	PO BOX 53290
46	2063500060	PS BUSINESS PARKS L P/ATTN:	701 WESTERN AVE
47	2063500070	PS BUSINESS PARKS L P/ATTN:	701 WESTERN AVE
48	2063500080	PS BUSINESS PARKS L P/ATTN:	701 WESTERN AVE
49	2063500090	PS BUSINESS PARKS L P/ATTN:	701 WESTERN AVE
50	2063500100	PS BUSINESS PARKS L P/ATTN:	701 WESTERN AVE
51	2625059256	PUGET SOUND ENERGY/ELEC	PO BOX 90968
52	3927200070	QUALSTAR CREDIT UNION	PO BOX 96739
53	3927200090	QUALSTAR CREDIT UNION	2121 152ND AVE NE
54	3927200100	QUALSTAR CREDIT UNION	PO BOX C-96730
55	2625059199	R I C 21 LTD	PO BOX 19063
56	2625059199	R I C 21 LTD	PO BOX 19063
57	2625059227	REDMOND BELLEVUE LLC	2118 WILSHIRE BLVD #218
58	3927200150	ROBERTS DONN & PATRICIA	9435 NE 14TH ST
59	3927200160	ROBERTS DONN & PATRICIA	9435 NE 14TH ST
60	0673100073	ROBINSON HERMAN L & NANCY	451 174TH PL NE
61	2625059254	ROUSE TRUST PARTNERSHIP	6060 OAK KNOLL RD
62	2625059215	SCHAYES R MILTON MD	206 S GARDEN ST
63	2625059196	SEARS MERCHANDISE GROUP	3333 BEVERLY RD
64	3927200170	SKJ PROPERTIES L L C	354 NORTHRUP WAY
65	0673100011	STERLING PARK APTS	ONE BEACON ST 14TH FLR
66	1054000040	WHITE SWAN INVESTMENT GROUP	PO BOX 14256
67	3927200020	WOLF ELAINE &	2241 152ND AVE NE
68	3927200080	YAM JOHN I C/O INTERLAKE MEDICAL BUILDING ASSOC	2103 152ND AVE NE
69	3927200040	ZOEYO L L C	2205 152ND AVE NE

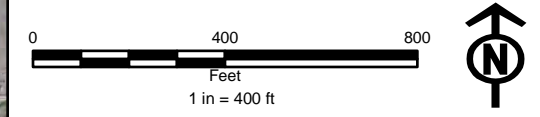
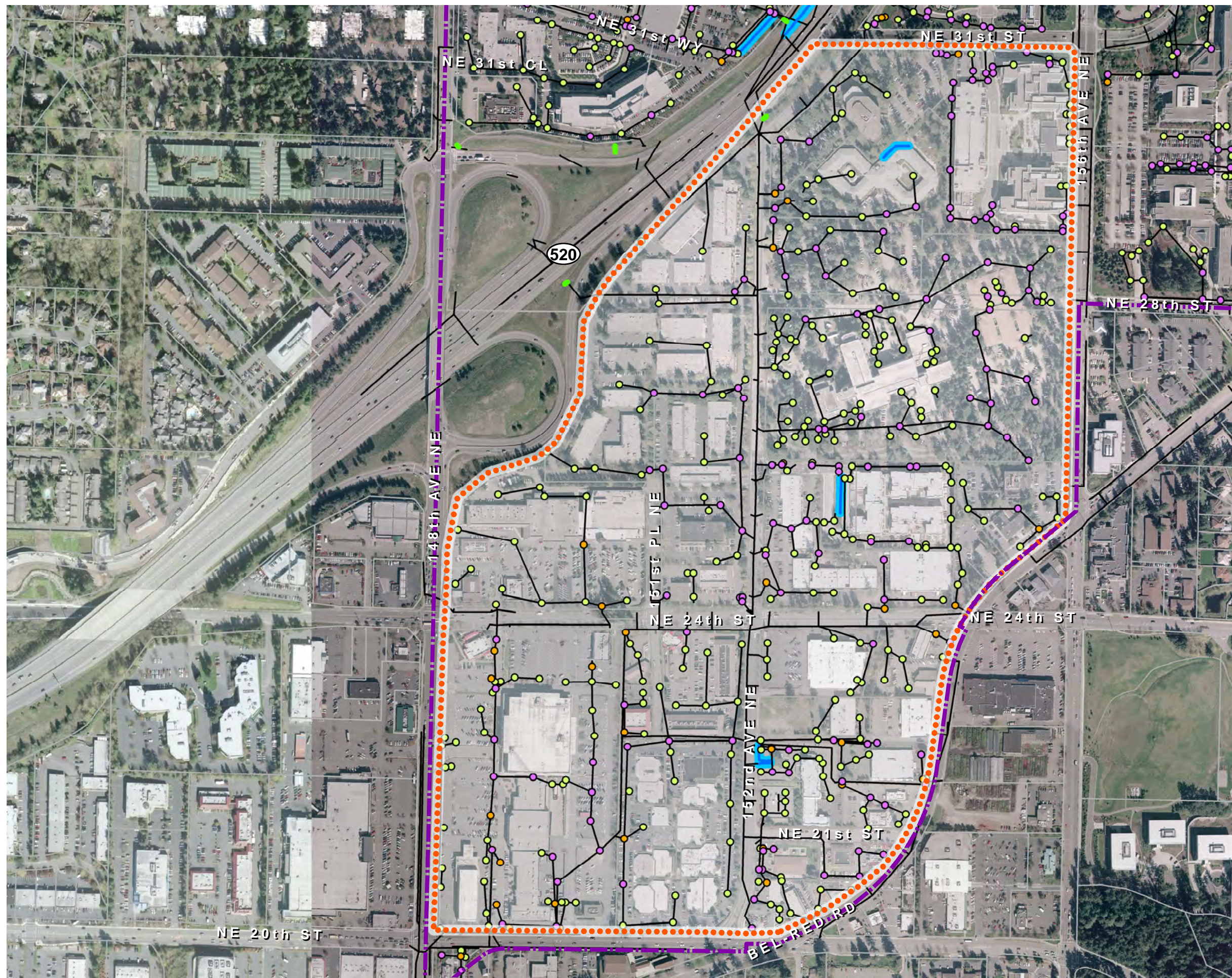


- Legend**
- Redmond City Limit
 - Overlake Village Boundary
 - Parcel Boundary
 - Group Health Coop
 - PS Business Parks
 - Sears Merchandise Group

Figure 4
Property Ownership

Overlake Village Stormwater and
Park Facilities Conceptual Design

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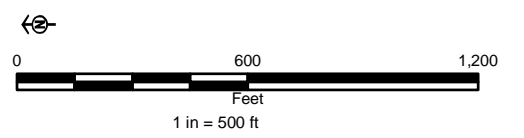
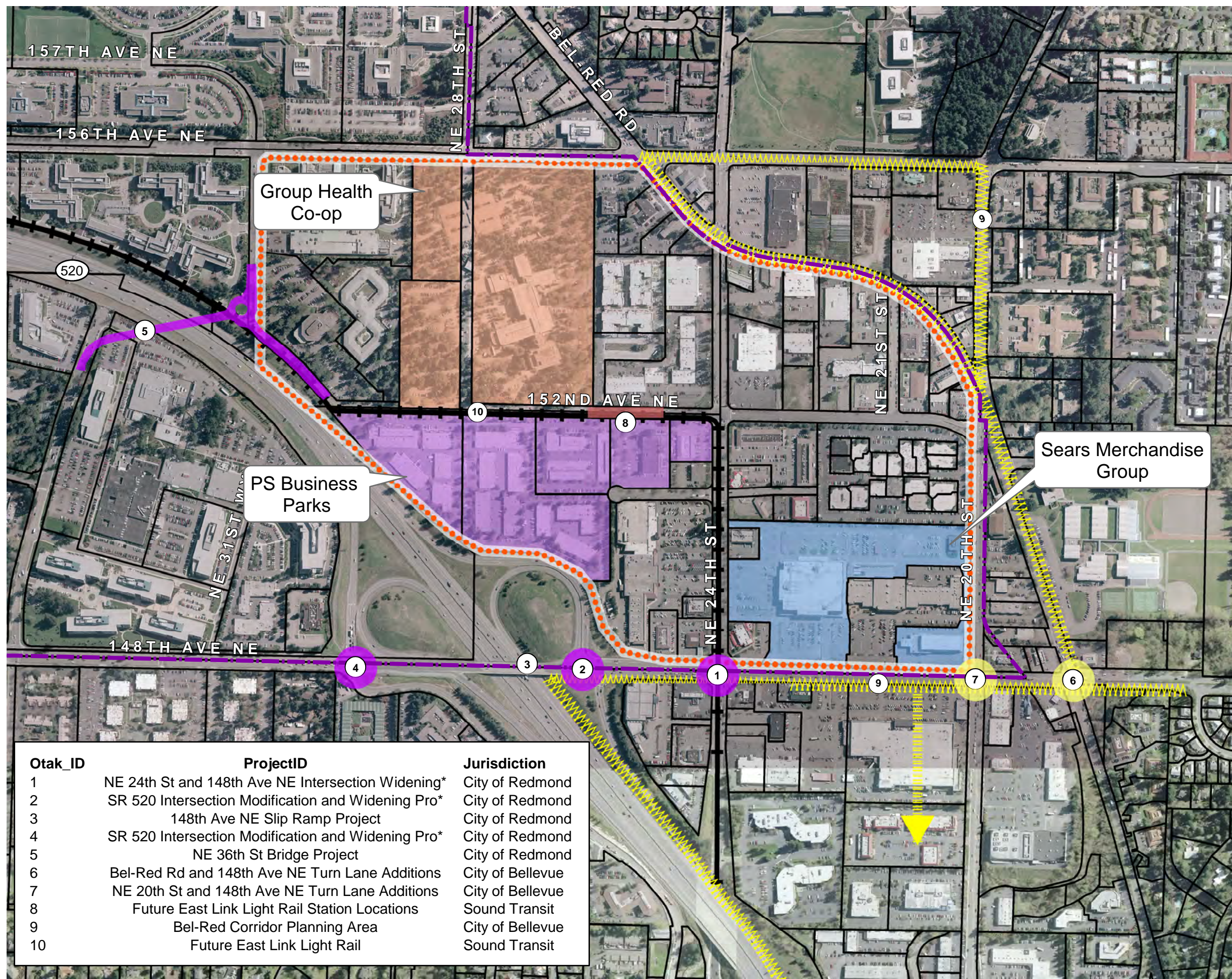
- Legend**
-  Redmond City Limit
 -  Overlake Village Boundary
 -  Catch Basin
 -  CS
 -  Manhole
 -  Bioswale Edge
 -  Culvert
 -  Pipe
 -  Bioswale
 -  Parcel Boundary

Figure 5
Existing Stormwater
Facilities

Overlake Village Stormwater and
Park Facilities Conceptual Design



- Legend**
- Redmond City Limit
 - Overlake Village Boundary
 - Parcel Boundary
 - Group Health Coop
 - PS Business Parks
 - Sears Merchandise Group

Otak_ID	ProjectID	Jurisdiction
1	NE 24th St and 148th Ave NE Intersection Widening*	City of Redmond
2	SR 520 Intersection Modification and Widening Pro*	City of Redmond
3	148th Ave NE Slip Ramp Project	City of Redmond
4	SR 520 Intersection Modification and Widening Pro*	City of Redmond
5	NE 36th St Bridge Project	City of Redmond
6	Bel-Red Rd and 148th Ave NE Turn Lane Additions	City of Bellevue
7	NE 20th St and 148th Ave NE Turn Lane Additions	City of Bellevue
8	Future East Link Light Rail Station Locations	Sound Transit
9	Bel-Red Corridor Planning Area	City of Bellevue
10	Future East Link Light Rail	Sound Transit

Figure 6
Study Area Projects

Overlake Village Stormwater and Park Facilities Conceptual Design

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