



# NOTICE of FILING

## LAND USE REQUEST AFFECTING THIS AREA

*There is a development proposal for the property listed in this notice and shown on the attached map. The City is seeking input from neighbors on the proposal. If you have questions or comments about the proposal, contact the case manager.*

*Esta carta es un aviso sobre una propuesta de desarrollo para la propiedad enumerada y que se muestra en el mapa adjunto. La ciudad está buscando la opinión de los vecinos sobre la propuesta. Si tiene preguntas o comentarios sobre la propuesta, póngase en contacto con nosotros al 503-588-6213.*

<b>CASE NUMBER:</b>	Class 3 Site Plan Review / Class 2 Adjustment / Class 1 Adjustment Case No. SPR-ADJ20-37
<b>PROPERTY LOCATION:</b>	4962 Hayesville Drive NE, Salem OR 97305
<b>NOTICE MAILING DATE:</b>	December 24, 2020
<b>PROPOSAL SUMMARY:</b>	A proposal for the expansion and renovation of an existing middle school, with four adjustments to parking, building setback, vehicle use area setback, and bicycle parking location standards.
<b>COMMENT PERIOD:</b>	<b>All written comments must be submitted to City Staff no later than <u>5:00 p.m., Thursday, January 7, 2021</u>. Please direct any questions and/or comments about the case to the Case Manager listed below.</b>
<b>CASE MANAGER:</b>	<b>Sally Long, Planner I</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2311; E-mail: <a href="mailto:silong@cityofsalem.net">silong@cityofsalem.net</a>
<b>NEIGHBORHOOD ASSOCIATION:</b>	<i>Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone. Contact your neighborhood association to get involved:</i>  Northgate Neighborhood Association, Don Jensen, Land Use Chair; Email: <a href="mailto:djensen5913@gmail.com">djensen5913@gmail.com</a> .
<b>ACCESS:</b>	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
<b>CRITERIA TO BE CONSIDERED:</b>	Salem Revised Code (SRC) Chapter(s) 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d)(1) – Class 1 Adjustments; 250.005(d)(2) – Class 2 Adjustments  Salem Revised Code (SRC) is available to view at this link: <a href="http://bit.ly/salemorcode">http://bit.ly/salemorcode</a> . Type in the chapter number(s) listed above to view the applicable criteria.

<b>PROPERTY OWNER(S):</b>	Salem Keizer School District 24J
<b>APPLICANT(S):</b>	Mark Shipman, Saalfeld Griggs Lawyers, on behalf of Joel Smallwood, Salem Keizer School District 24J
<b>PROPOSAL REQUEST:</b>	<p>Class 3 Site Plan Review for the construction of eight new classrooms, expansion to an existing cafeteria, and interior updates to an existing media center and gymnasium within the Stephens Middle School. The proposal also includes an extension of the existing fire access road and four zoning adjustments.</p> <p>Two Class 2 Adjustments are requested for:</p> <ol style="list-style-type: none"> <li>1) A reduction to the minimum distance from primary entrance for bicycle parking from 50-feet to 154-feet; and</li> <li>2) A reduction to the minimum off-street parking setback requirement from 10-feet to 5-feet 8-inches.</li> </ol> <p>Two Class 1 Adjustments are requested for:</p> <ol style="list-style-type: none"> <li>1) A reduction to the minimum building setback requirement from 30-feet to 26-feet; and</li> <li>2) A reduction to the minimum off-street parking requirement from 193 spaces to 163 spaces.</li> </ol> <p>For property approximately 19.76 acres in size, split-zoned PE (Public and Private Educational Services) and PA (Public Amusement) and located at 4962 Hayesville Drive NE (Marion County Assessor Number 072W05C / 103).</p>
<b>APPLICATION PROCESS:</b>	<p>Following the close of the Public Comment Period, a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who submitted written comments, and anyone who received notice of the land use request.</p> <p>Failure to raise an issue in writing prior to the close of the Public Comment Period with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.</p>
<b>MORE INFORMATION:</b>	Documents and evidence submitted by the applicant are available for review and paper copies can be obtained at a reasonable cost. You can also find out more information about the status of the proposed application on the City's online Permit Application Center at <a href="https://permits.cityofsalem.net">https://permits.cityofsalem.net</a> . Just enter the permit number listed here: 20 115840

**PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE**  
**For more information about Planning in Salem:**  
<http://www.cityofsalem.net/planning>

*It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development Department at 503-588-6173 at least three business days before this meeting or event.  
TTD/TTY telephone 503-588-6439 is also available 24/7*

# REQUEST FOR COMMENTS

*Si necesita ayuda para comprender esta informacion, por favor llame 503-588-6173*

**REGARDING:** Class 3 Site Plan Review / Class 2 Adjustment / Class 1 Adjustment  
Case No. SPR-ADJ20-37

**PROJECT ADDRESS:** 4962 Hayesville Drive NE, Salem OR 97305

**AMANDA Application No.:** 20-115840-RP / 20-115841-ZO / 20-115842-ZO

**COMMENT PERIOD ENDS:** Thursday, January 7, 2021 at 5:00 P.M.

**SUMMARY:** A proposal for the expansion and renovation of an existing middle school, with four adjustments to parking, building setback, vehicle use area setback, and bicycle parking location standards.

**REQUEST:** Class 3 Site Plan Review for the construction of eight new classrooms, expansion to an existing cafeteria, and interior updates to an existing media center and gymnasium within the Stephens Middle School. The proposal also includes an extension of the existing fire access road and four zoning adjustments.

Two Class 2 Adjustments are requested for:

- 1) A reduction to the minimum distance from primary entrance for bicycle parking from 50-feet to 154-feet; and
- 2) A reduction to the minimum off-street parking setback requirement from 10-feet to 5-feet 8-inches.

Two Class 1 Adjustments are requested for:

- 1) A reduction to the minimum building setback requirement from 30-feet to 26-feet; and
- 2) A reduction to the minimum off-street parking requirement from 193 spaces to 163 spaces.

For property approximately 19.76 acres in size, split-zoned PE (Public and Private Educational Services) and PA (Public Amusement) and located at 4962 Hayesville Drive NE (Marion County Assessor Number 072W05C / 103).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a Decision that includes consideration of comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request.

**Comments received by 5:00 p.m., Thursday, January 7, 2021**, will be considered in the decision process. Comments received after this date will be not considered. **\*\*PLEASE NOTE: City offices have very limited staffing due to COVID-19. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below.\*\***

**CASE MANAGER:** Sally Long, Planner I, Phone: 503-540-2311; E-Mail: [sjlong@cityofsalem.net](mailto:sjlong@cityofsalem.net).

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

**PLEASE CHECK THE FOLLOWING THAT APPLY:**

1. I have reviewed the proposal and have no objections to it.
2. I have reviewed the proposal and have the following comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name/Agency: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Date: \_\_\_\_\_

**IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM**

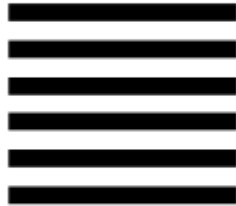
**BUSINESS REPLY MAIL**  
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE

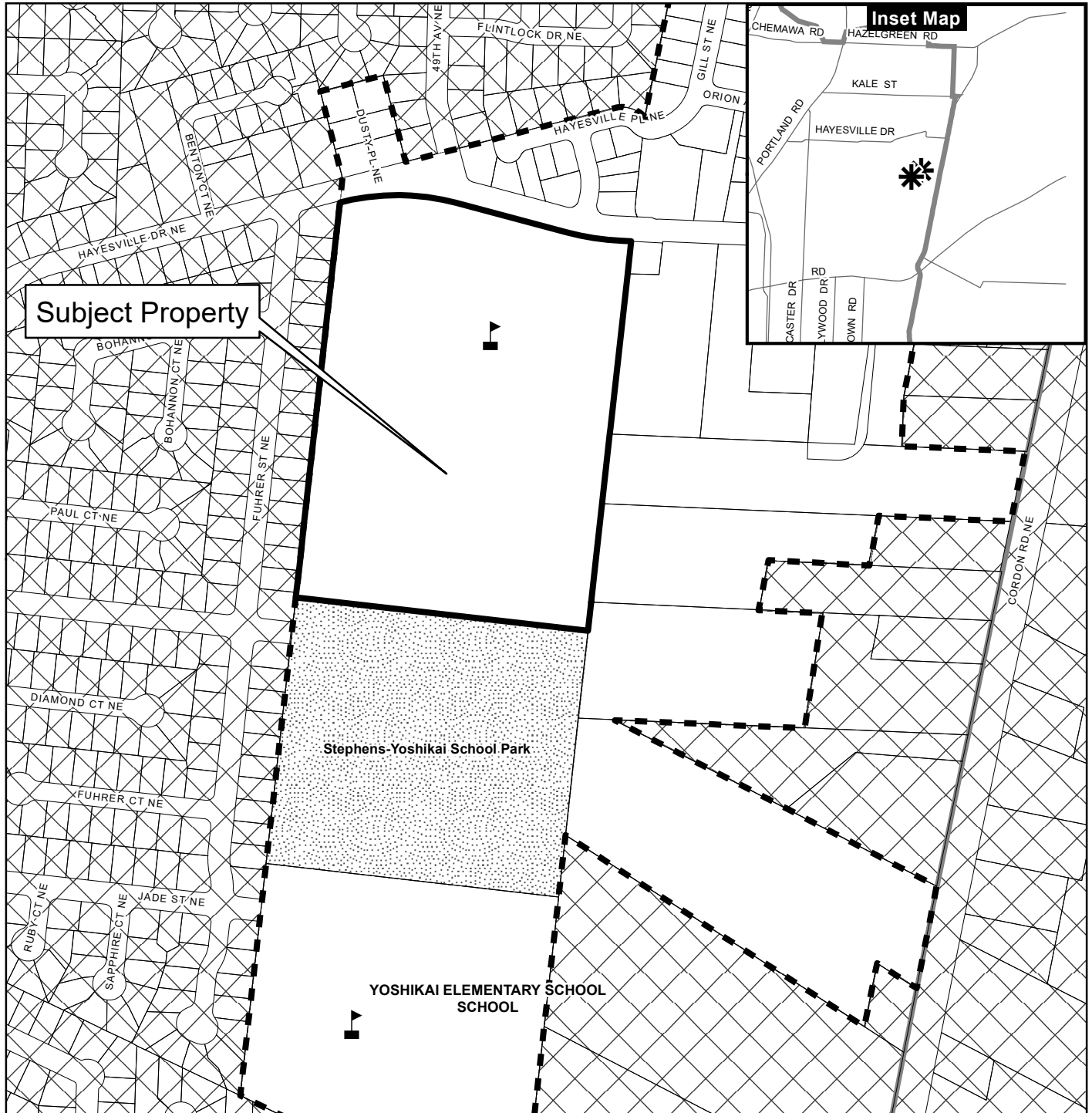
PLANNING DIVISION  
CITY OF SALEM RM 305  
555 LIBERTY ST SE  
SALEM OR 97301-9907










NO POSTAGE  
NECESSARY  
IF MAILED  
IN THE  
UNITED STATES



# Vicinity Map 4962 Hayesville Drive NE



## Legend

-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks

  
**CITY OF Salem**  
 AT YOUR SERVICE  
 Community Development Dept.

0 100 200 400 Feet



This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

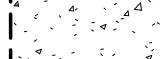

**SHEET NOTES**

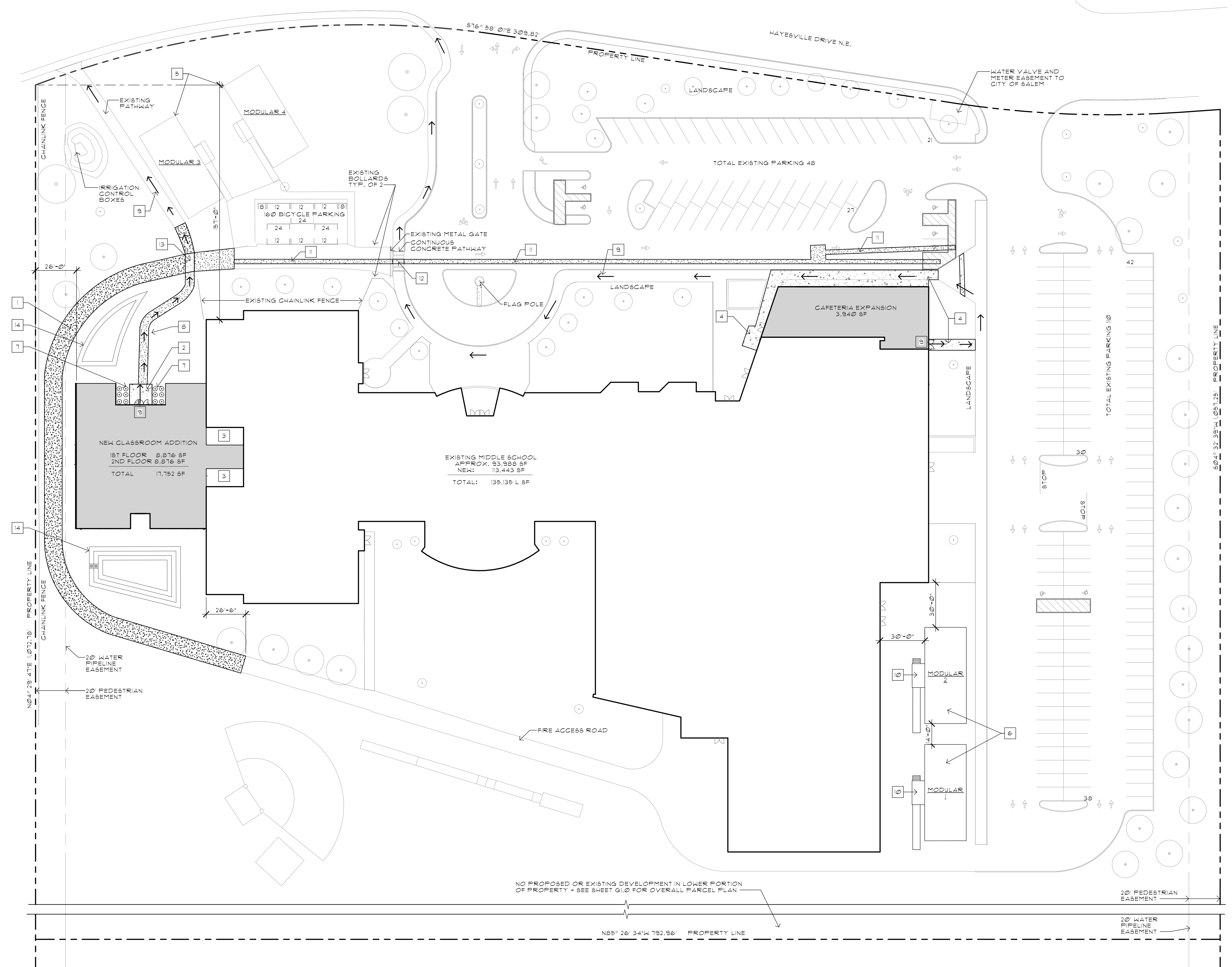
1. NEW 12 FOOT FIRE ACCESS ROAD - SEE CIVIL DRAWINGS.
2. NEW WALKING PATH - SEE CIVIL DRAWINGS.
3. NEW LIGHT WELL - UNROOFED EXTERNAL SPACE.
4. NEW CONCRETE SIDEWALK INFILL.
5. EXISTING MODULAR CLASSROOM 3 AND 4 TO REMAIN.
6. RELOCATED MODULAR CLASSROOM BUILDING 1 AND 2 IN EXISTING ASPHALT PAVED AREA - REINSTALL EXISTING OR PROVIDE NEW CANOPY, ENTRY DECK, STAIR, AND RAMP. CONTRACTOR TO CONNECT ALARMS, DATA, AND POWER.
7. NEW LANDSCAPE, SEE LANDSCAPE DRAWINGS.
8. NEW ASPHALT PATHWAY - SEE CIVIL DRAWINGS.
9. ON-SITE PEDESTRIAN CONNECTION/CIRCULATION SYSTEM - (SEE ARROWS →)
10. NEW RAMP AND OVERHANG AT RELOCATED CLASSROOM MODULARS 1 AND 2.
11. PATCH AREA WITH NEW ASPHALT.
12. PATCH AREA WITH NEW CONCRETE.
13. CONCRETE SIDEWALK AREA AT PEDESTRIAN/FIRE LANE INTERSECTION.
14. NEW RAIN GARDEN - SEE LANDSCAPE AND CIVIL DRAWINGS.

**ZONING CODE**

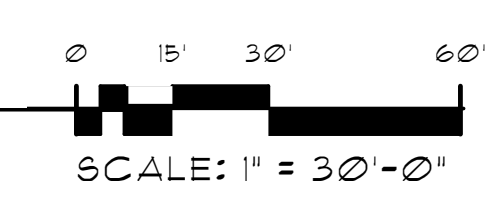
EXISTING PLANNING ZONE: TAX MAP LOT: SITE AREA:	PE ZONE - PUBLIC/PRIVATE EDUCATION 07.24.03C 020203 19.16 AC (860,745.6 S.F.)
LANDSCAPE SUMMARY LANDSCAPE REQUIRED: LANDSCAPE PROVIDED:	20% 172,153 S.F. 0.9% 550,179 S.F.
STUDENT ENROLLMENT PROJECTION THROUGH 2025	1,151
TOTAL EXISTING CLASSROOMS TOTAL PROPOSED CLASSROOMS (EXISTING+NEW)	40 48
PARKING SUMMARY: PARKING SPACES REQUIRED: TOTAL EXISTING PARKING SPACES:	18 SPACE PER 6 STUDENTS = 193 SPACES 163 SPACES
BICYCLE PARKING SUMMARY: BICYCLE PARKING SPACES REQUIRED: TOTAL EXISTING BICYCLE PARKING:	2 STALLS PER CLASSROOM = 96 STALLS 160 STALLS

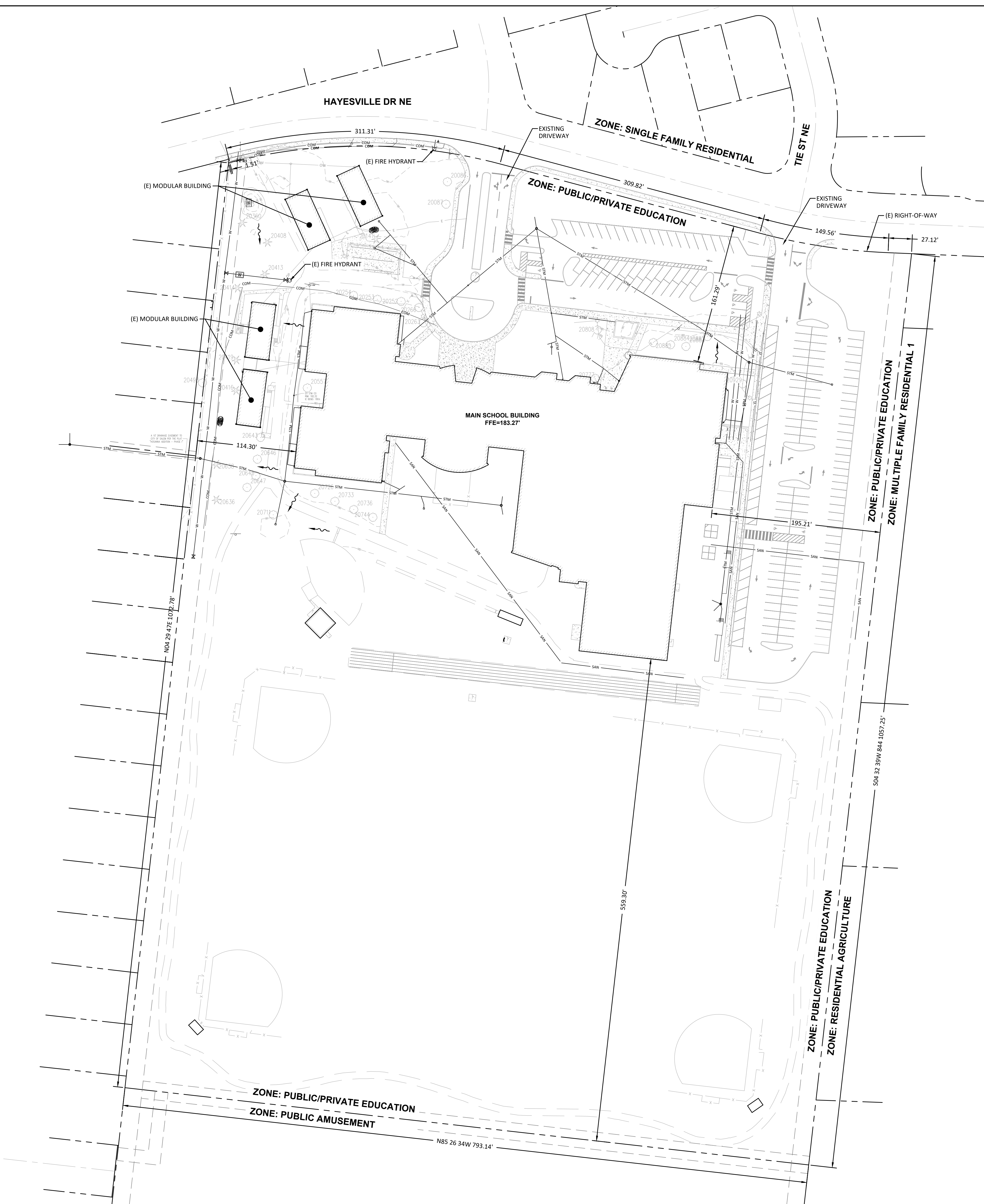
**SITE PLAN LEGEND**

-  NEW AREA OF CONCRETE.
-  NEW AREA OF ASPHALT PAVEMENT.



**1 SITE PLAN**  
1" = 30'-0"





**NOTES:**

- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PROVIDED PER PUBLIC UTILITY LOCATE TICKET NUMBERS 20165961, 20165965, 20165969, 20165970, 20165973, AND 20165976 AND PRIVATE LOCATING SERVICES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
- FIELD WORK WAS CONDUCTED JULY 1, 8, 13, 22 AND 28, 2020.
- HORIZONTAL DATUM: A LOCAL DATUM PLANE DERIVED FROM STATE PLANE OREGON NORTH 3601 NAD83 (2011) EPOCH: 2010.0000 BY MULTIPLYING BY A PROJECT MEAN GROUND COMBINED SCALE FACTOR OF 1.0001054271 AT A CENTRAL PROJECT POINT WITH INTERNATIONAL FOOT STATE PLANE GRID COORDINATES N490103.875 E7562804.971 AND A MERIDIAN CONVERGENCE ANGLE OF -144.42". STATE PLANE COORDINATES WERE DERIVED FROM GPS OBSERVATIONS USING THE TRIMBLE VRS NOW NETWORK. DISTANCES SHOWN ARE INTERNATIONAL FOOT GROUND VALUES.
- VERTICAL DATUM: ELEVATIONS ARE BASED ON NGS BENCHMARK QE1447, LOCATED AT THE JUNCTION OF LANCASTER DRIVE AND WOLVERINE STREET, 105.0 FEET EAST OF THE CENTERLINE OF THE NORTHBOUND LANES OF THE DRIVE, 74.1 FEET WEST OF THE CENTER OF THE DRIVEWAY LEADING TO THE KAISER PERMANENTE MEDICAL OFFICE, 29.9 FT SOUTH OF THE CENTER OF THE STREET, 3.3 FEET WEST OF A UTILITY POLE, AND 3.0 FEET SOUTH OF THE SOUTH EDGE OF A SIDEWALK. ELEVATION = 202.94 FEET (NAVD 88) THEN ADJUSTED TO NGVD 29 WITH A VERTCON SHIFT OF -3.36 FEET SETTING THE NGVD 29 ELEVATION AT 199.58 FEET.
- THIS IS NOT A PROPERTY BOUNDARY SURVEY TO BE RECORDED WITH THE COUNTY SURVEYOR. BOUNDARIES MAY BE PRELIMINARY AND SHOULD BE CONFIRMED WITH THE STAMPING SURVEYOR PRIOR TO RELYING ON FOR DETAILED DESIGN OR CONSTRUCTION.
- BUILDING FOOTPRINTS ARE MEASURED TO SIDING UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIES.
- CONTOUR INTERVAL IS 1 FOOT.
- TREES WITH DIAMETER OF 6" AND GREATER ARE SHOWN. TREE DIAMETERS WERE MEASURED UTILIZING A DIAMETER TAPE AT BREAST HEIGHT. TREE INFORMATION IS SUBJECT TO CHANGE UPON ARBORIST INSPECTION.
- EXISTING FEATURES SHOWN OUTSIDE OF THE LIMITS OF THE HIGH DETAIL SURVEY ARE BASED ON PHOTOGRAMMETRIC DATA AND ARE PROVIDED FOR GRAPHICAL MAPPING PURPOSES ONLY.

**ZONING DISTRICTS**  
 PE - PUBLIC/PRIVATE EDUCATION

**COMPREHENSIVE PLAN DESIGNATION**  
 DR - DEVELOPING RESEDENTIAL

**LAND USES**  
 SALEM KEIZER SCHOOL DISTRICT - STEPHENS MIDDLE SCHOOL

**TOTAL SITE AREA**  
 19.76 ACRES

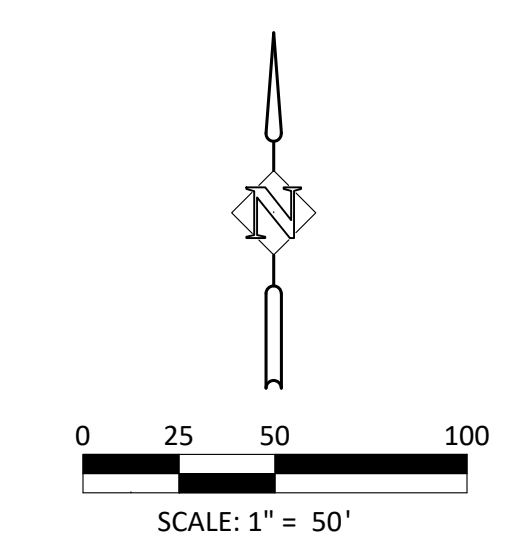
**TOPOGRAPHIC LEGEND:**

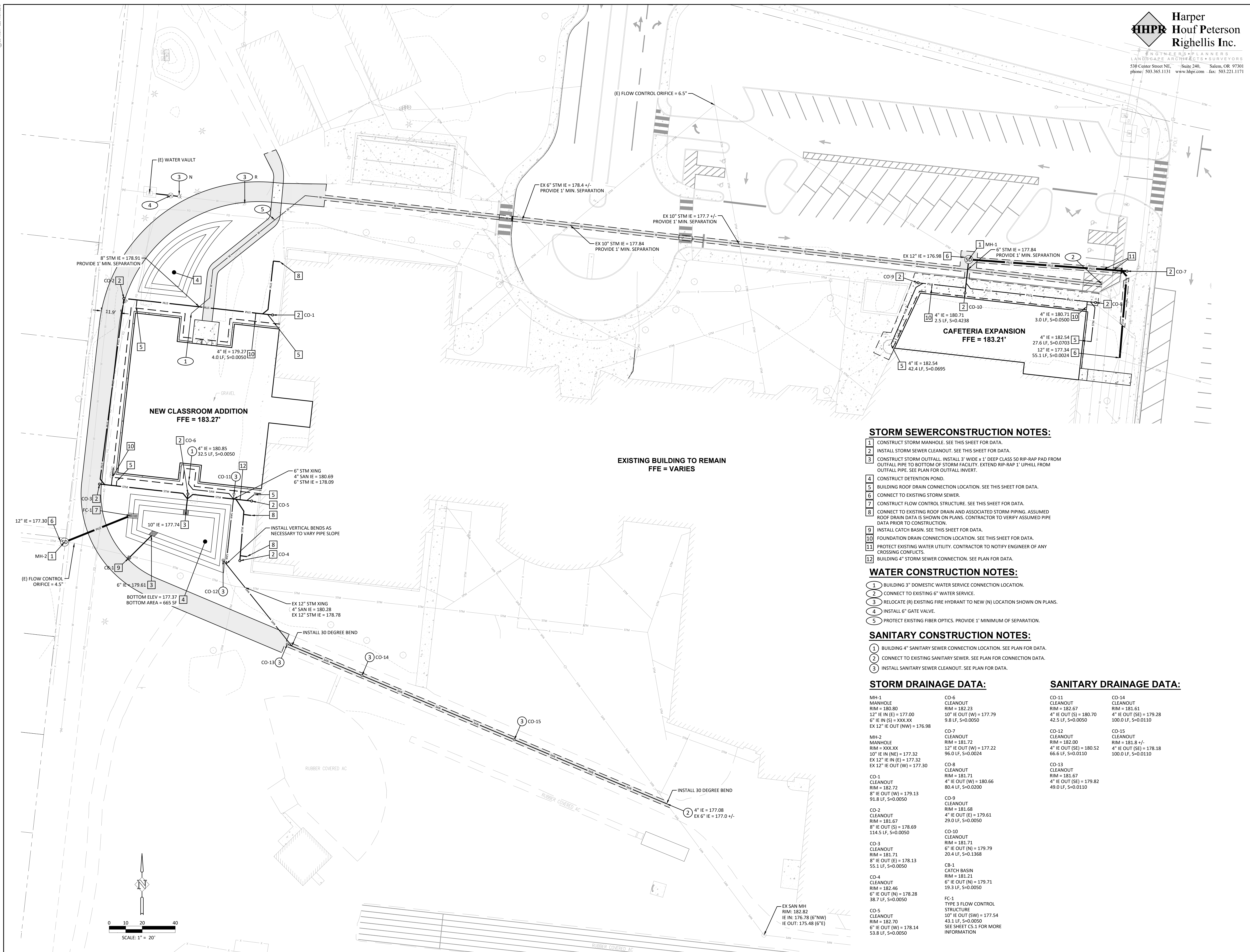
— STM —	STORM SEWER LINE	— SAN —	SANITARY SEWER LINE
— W —	WATER LINE	— G —	GAS LINE
— OW —	OVERHEAD WIRE	— COM —	COMMUNICATIONS
— P —	POWER LINE	— FO —	FIBER OPTIC LINE
— E —	EDGE OF PAVEMENT	— C —	CURB
— RW —	RIGHT-OF-WAY LINE	— CL —	CENTERLINE
— EL —	EASEMENT LINE	— FL —	FENCE LINE
— X —	EXISTING MAJOR CONTOUR	— x —	EXISTING MINOR CONTOUR
⊕	STORM SEWER MANHOLE	⊕	UTILITY POLE
○	CATCH BASIN	⊕	GUY WIRE ANCHOR
□	STORM DRAIN CLEAN OUT	⊕	POWER METER
□	STORM DRAIN DOWNSPOUT	⊕	COMMUNICATIONS JUNCTION BOX
□	SANITARY SEWER MANHOLE	⊕	LIGHT POLE
□	SANITARY SEWER CLEANOUT	⊕	SIGN
□	WATER METER	○	DECIDUOUS TREE
□	WATER VALVE	○	CONIFEROUS TREE
□	WATER VAULT	○	CONCRETE
□	FIRE HYDRANT		
□	IRRIGATION METER		
□	DRAINAGE FLOW DIRECTION		

THE EXISTING CONDITIONS PLAN WAS PREPARED USING DATA FROM THE TOPOGRAPHIC SURVEY, PREPARED BY AKS ENGINEERING IN 2020

TREE TABLE

TREE NUMBER	TYPE	DBH (IN.)
20086	DECIDUOUS	16
20087	DECIDUOUS	16
20141	CONIFEROUS	14
20252	DECIDUOUS	14
20253	DECIDUOUS	15
20254	DECIDUOUS	9
20263	DECIDUOUS	18
20266	DECIDUOUS	8
20360	CONIFEROUS	26
20408	CONIFEROUS	16
20413	CONIFEROUS	19
20414	CONIFEROUS	17
20416	CONIFEROUS	21
20419	CONIFEROUS	23
20493	DECIDUOUS	22 22
20557	DECIDUOUS	12
20636	CONIFEROUS	14
20638	CONIFEROUS	16
20643	DECIDUOUS	12
20645	DECIDUOUS	12
20646	DECIDUOUS	9
20647	DECIDUOUS	6
20711	DECIDUOUS	9
20726	DECIDUOUS	8
20733	DECIDUOUS	7
20736	DECIDUOUS	8
20744	DECIDUOUS	12
20777	DECIDUOUS	6 7
20808	DECIDUOUS	9 9 11
20882	DECIDUOUS	12
20883	DECIDUOUS	11
20884	DECIDUOUS	12
20885	DECIDUOUS	13
20929	DECIDUOUS	7 10 12





**STORM SEWER CONSTRUCTION NOTES:**

- 1 CONSTRUCT STORM MANHOLE. SEE THIS SHEET FOR DATA.
- 2 INSTALL STORM SEWER CLEANOUT. SEE THIS SHEET FOR DATA.
- 3 CONSTRUCT STORM OUTFALL. INSTALL 3' WIDE X 1' DEEP CLASS 50 RIP-RAP PAD FROM OUTFALL PIPE TO BOTTOM OF STORM FACILITY. EXTEND RIP-RAP 1' UPHILL FROM OUTFALL PIPE. SEE PLAN FOR OUTFALL INVERT.
- 4 CONSTRUCT DETENTION POND.
- 5 BUILDING ROOF DRAIN CONNECTION LOCATION. SEE THIS SHEET FOR DATA.
- 6 CONNECT TO EXISTING STORM SEWER.
- 7 CONSTRUCT FLOW CONTROL STRUCTURE. SEE THIS SHEET FOR DATA.
- 8 CONNECT TO EXISTING ROOF DRAIN AND ASSOCIATED STORM PIPING. ASSUMED ROOF DRAIN DATA IS SHOWN ON PLANS. CONTRACTOR TO VERIFY ASSUMED PIPE DATA PRIOR TO CONSTRUCTION.
- 9 INSTALL CATCH BASIN. SEE THIS SHEET FOR DATA.
- 10 FOUNDATION DRAIN CONNECTION LOCATION. SEE THIS SHEET FOR DATA.
- 11 PROTECT EXISTING WATER UTILITY. CONTRACTOR TO NOTIFY ENGINEER OF ANY CROSSING CONFLICTS.
- 12 BUILDING 4" STORM SEWER CONNECTION. SEE PLAN FOR DATA.

**WATER CONSTRUCTION NOTES:**

- 1 BUILDING 3" DOMESTIC WATER SERVICE CONNECTION LOCATION.
- 2 CONNECT TO EXISTING 6" WATER SERVICE.
- 3 RELOCATE (R) EXISTING FIRE HYDRANT TO NEW (N) LOCATION SHOWN ON PLANS.
- 4 INSTALL 6" GATE VALVE.
- 5 PROTECT EXISTING FIBER OPTICS. PROVIDE 1' MINIMUM OF SEPARATION.

**SANITARY CONSTRUCTION NOTES:**

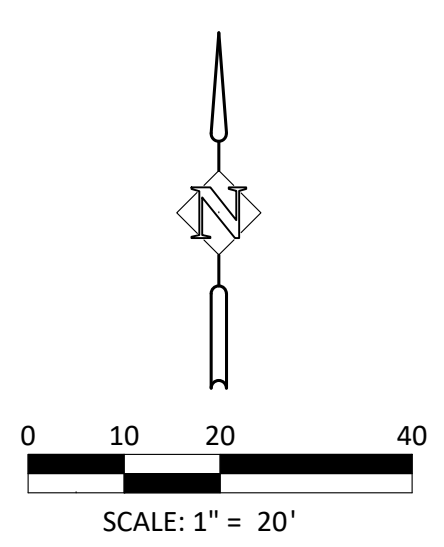
- 1 BUILDING 4" SANITARY SEWER CONNECTION LOCATION. SEE PLAN FOR DATA.
- 2 CONNECT TO EXISTING SANITARY SEWER. SEE PLAN FOR CONNECTION DATA.
- 3 INSTALL SANITARY SEWER CLEANOUT. SEE PLAN FOR DATA.

**STORM DRAINAGE DATA:**

MH-1 MANHOLE RIM = 180.80 12" IE IN (E) = 177.00 6" IE IN (S) = XXXXX EX 12" IE OUT (NW) = 176.98	MH-2 MANHOLE RIM = XXXXX 10" IE IN (NE) = 177.32 EX 12" IE IN (E) = 177.32 EX 12" IE OUT (W) = 177.30	CO-1 CLEANOUT RIM = 182.72 8" IE OUT (W) = 179.13 91.8 LF, S=0.0050	CO-2 CLEANOUT RIM = 181.67 8" IE OUT (S) = 178.69 114.5 LF, S=0.0050	CO-3 CLEANOUT RIM = 181.71 8" IE OUT (E) = 178.13 55.1 LF, S=0.0050	CO-4 CLEANOUT RIM = 182.46 6" IE OUT (N) = 178.28 38.7 LF, S=0.0050	CO-5 CLEANOUT RIM = 182.70 6" IE OUT (W) = 178.14 53.8 LF, S=0.0050	CO-6 CLEANOUT RIM = 182.23 10" IE OUT (W) = 177.79 9.8 LF, S=0.0050	CO-7 CLEANOUT RIM = 181.72 12" IE OUT (W) = 177.22 96.0 LF, S=0.0024	CO-8 CLEANOUT RIM = 181.71 4" IE OUT (W) = 180.66 80.4 LF, S=0.0200	CO-9 CLEANOUT RIM = 181.68 4" IE OUT (E) = 179.61 29.0 LF, S=0.0050	CO-10 CLEANOUT RIM = 181.71 6" IE OUT (N) = 179.79 20.4 LF, S=0.1368	CB-1 CATCH BASIN RIM = 181.21 6" IE OUT (N) = 179.71 19.3 LF, S=0.0050	FC-1 TYPE 3 FLOW CONTROL STRUCTURE 10" IE OUT (SW) = 177.54 43.1 LF, S=0.0050 SEE SHEET CS.1 FOR MORE INFORMATION
--	--	---	--	---	---	---	---	--	---	---	--	--	---

**SANITARY DRAINAGE DATA:**

CO-11 CLEANOUT RIM = 182.67 4" IE OUT (S) = 180.70 42.5 LF, S=0.0050	CO-14 CLEANOUT RIM = 181.61 4" IE OUT (SE) = 179.28 100.0 LF, S=0.0110	CO-12 CLEANOUT RIM = 182.00 4" IE OUT (SE) = 180.52 66.6 LF, S=0.0110	CO-15 CLEANOUT RIM = 181.8 +/- 4" IE OUT (SE) = 178.18 100.0 LF, S=0.0110	CO-13 CLEANOUT RIM = 181.67 4" IE OUT (SE) = 179.82 49.0 LF, S=0.0110
--	--	---	---	---

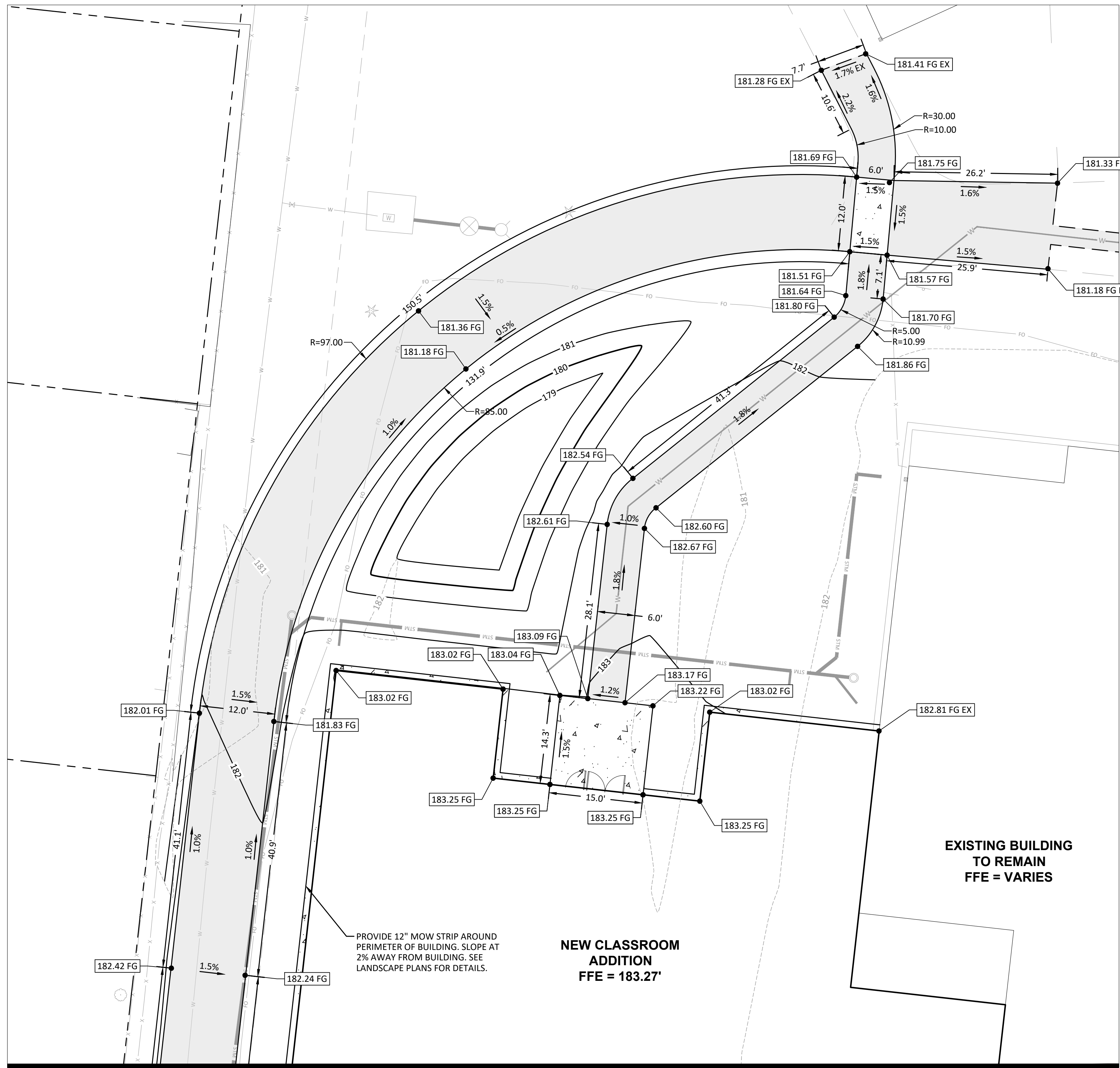




GRADING LEGEND	
---180---	EXISTING MAJOR CONTOUR
---181---	EXISTING MINOR CONTOUR
—180—	PROPOSED MAJOR CONTOUR
—181—	PROPOSED MINOR CONTOUR
EX	EXISTING
SW	SIDEWALK
TC	TOP OF CURB
G	GUTTER
TC=G	0" CURB REVEAL
FG	FINISH GROUND

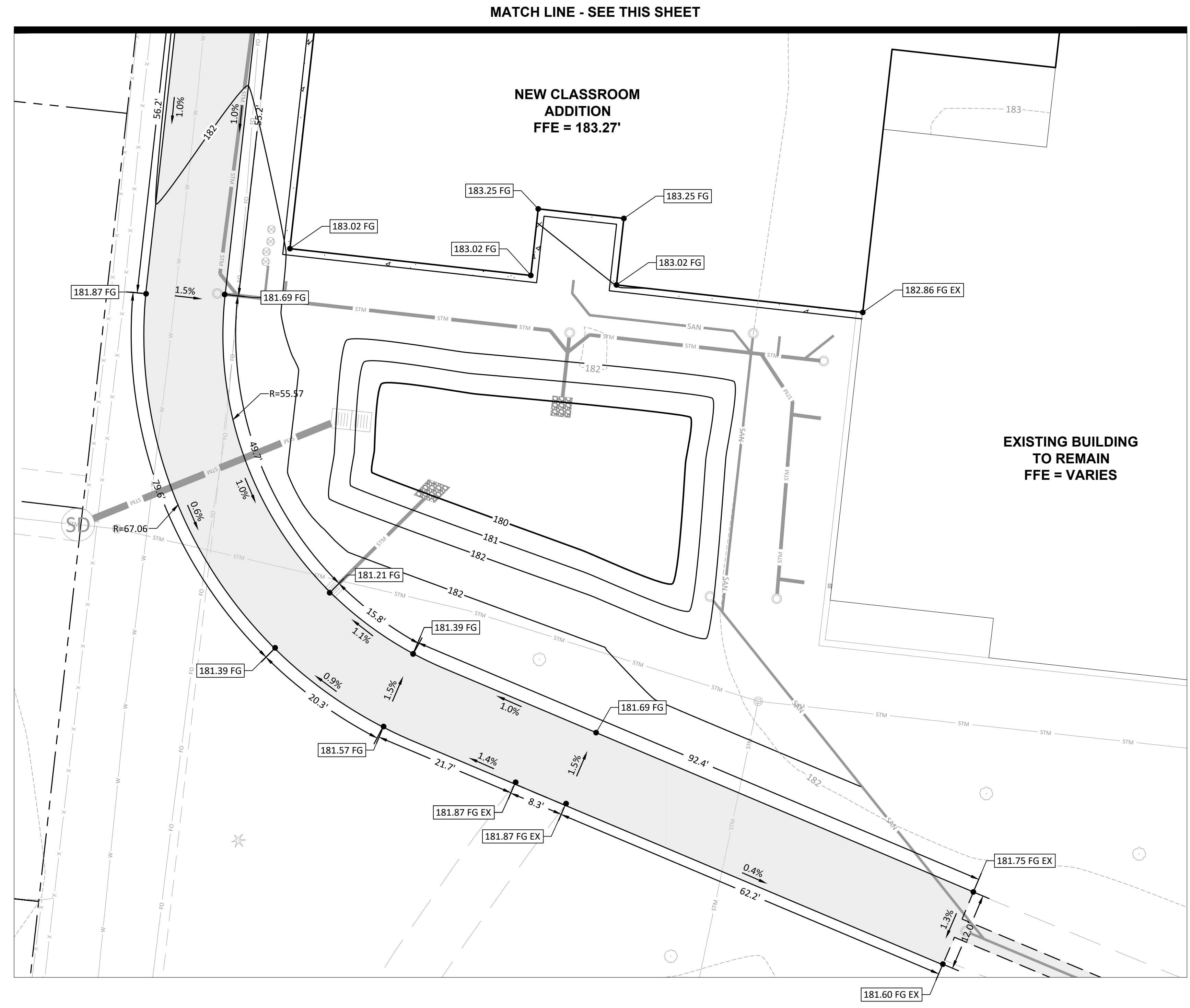
**GENERAL NOTES**

- CONTRACTOR TO NOTIFY ENGINEER IF EXISTING GRADE ELEVATIONS ON SITE DIFFER SUCH THAT MATCHING EXISTING ELEVATIONS CREATES SEVERE SLOPES, ADVERSE DRAINAGE, OR AFFECTS PROPOSED DESIGN INTENTION.
- ALL CURBS ARE TO HAVE 6" REVEAL UNLESS NOTED OTHERWISE.



MATCH LINE - SEE THIS SHEET

**NEW CLASSROOM ADDITION & FIRE ACCESS ROAD**



EXISTING BUILDING TO REMAIN  
FFE = VARIES

