



# 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 Case No. SPR-ADJ21-20
<b>PROPERTY LOCATION:</b>	1500 Block of 23rd Street SE, Salem OR 97302
<b>NOTICE MAILING DATE:</b>	July 29, 2021
<b>PROPOSAL SUMMARY:</b>	Proposed development of a new 50,000 square foot office building for the City of Salem Shops Complex.
<b>COMMENT PERIOD:</b>	<b>All written comments must be submitted to City Staff no later than <u>5:00 p.m., Thursday, August 12, 2021</u>. Please direct any questions and/or comments to the Case Manager listed below. Comments received after the close of the comment period will not be considered. Note: Comments submitted are <u>public record</u>. This includes any personal information provided in your comment such as name, email, physical address and phone number.</b>
<b>CASE MANAGER:</b>	<b>Aaron Panko, Planner III</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2356; E-mail: <a href="mailto:APanko@cityofsalem.net">APanko@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>  South East Salem Neighborhood Association (SESNA), Jeff Leach, Land Use Co-Chair; Phone 503-508-5499; Email: <a href="mailto:landuse.sesna@gmail.com">landuse.sesna@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)(2) – Class 2 Adjustment  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>	City of Salem, Public Works Department
<b>APPLICANT(S):</b>	Daniel Childs, Hacker Architects, on behalf of Luke Gmazel, City of Salem Public Works
<b>PROPOSAL REQUEST:</b>	<p>A Class 3 Site Plan Review for development of a new 50,000 square foot office building and associated site work including off-street parking areas, stormwater facilities and landscaping, with a Class 2 Adjustment request to:</p> <ol style="list-style-type: none"> <li>1) To eliminate a required pedestrian pathway to Oxford Street SE (SRC 800.065(a)(1)(A));</li> <li>2) To adjust the requirement to provide pedestrian pathways connecting to each building on the development site (SRC 800.065(a)(2)); and</li> <li>3) To allow the use of striping and wheel stops to visually differentiate the proposed pedestrian route from 22nd Street SE (SRC 800.065(b)(1)(B).</li> </ol> <p>For property approximately 11.7 acres in size, zoned PS (Public Services), and located at the 1500 Block of 23rd Street SE - 97302 (Marion County Assessor's Map and Tax Lot number: 073W35AC / 00300).</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>	<p>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: 21 111937</p>

***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 Case No. SPR-ADJ21-20

**PROJECT ADDRESS:** 1500 Block of 23rd Street SE, Salem OR 97302

**AMANDA Application No.:** 21-111937-RP / 21-111940-ZO

**COMMENT PERIOD ENDS:** Thursday, August 12, 2021 at 5:00 P.M.

**REQUEST:** A Class 3 Site Plan Review for development of a new 50,000 square foot office building and associated site work including off-street parking areas, stormwater facilities and landscaping, with a Class 2 Adjustment request to:

- 1) To eliminate a required pedestrian pathway to Oxford Street SE (SRC 800.065(a)(1)(A));
- 2) To adjust the requirement to provide pedestrian pathways connecting to each building on the development site (SRC 800.065(a)(2)); and
- 3) To allow the use of striping and wheel stops to visually differentiate the proposed pedestrian route from 22nd Street SE (SRC 800.065(b)(1)(B)).

For property approximately 11.7 acres in size, zoned PS (Public Services), and located at the 1500 Block of 23rd Street SE - 97302 (Marion County Assessor's Map and Tax Lot number: 073W35AC / 00300).

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, August 12, 2021**, will be considered in the decision process. Comments received after this date will be not considered. *Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number. Mailed comments can take up to 7 calendar days to arrive at our office. 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:** Aaron Panko, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2356; E-Mail: [APanko@cityofsalem.net](mailto:APanko@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**

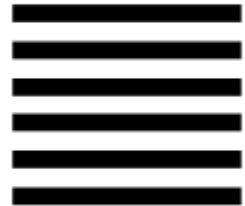


NO POSTAGE  
NECESSARY  
IF MAILED  
IN THE  
UNITED STATES



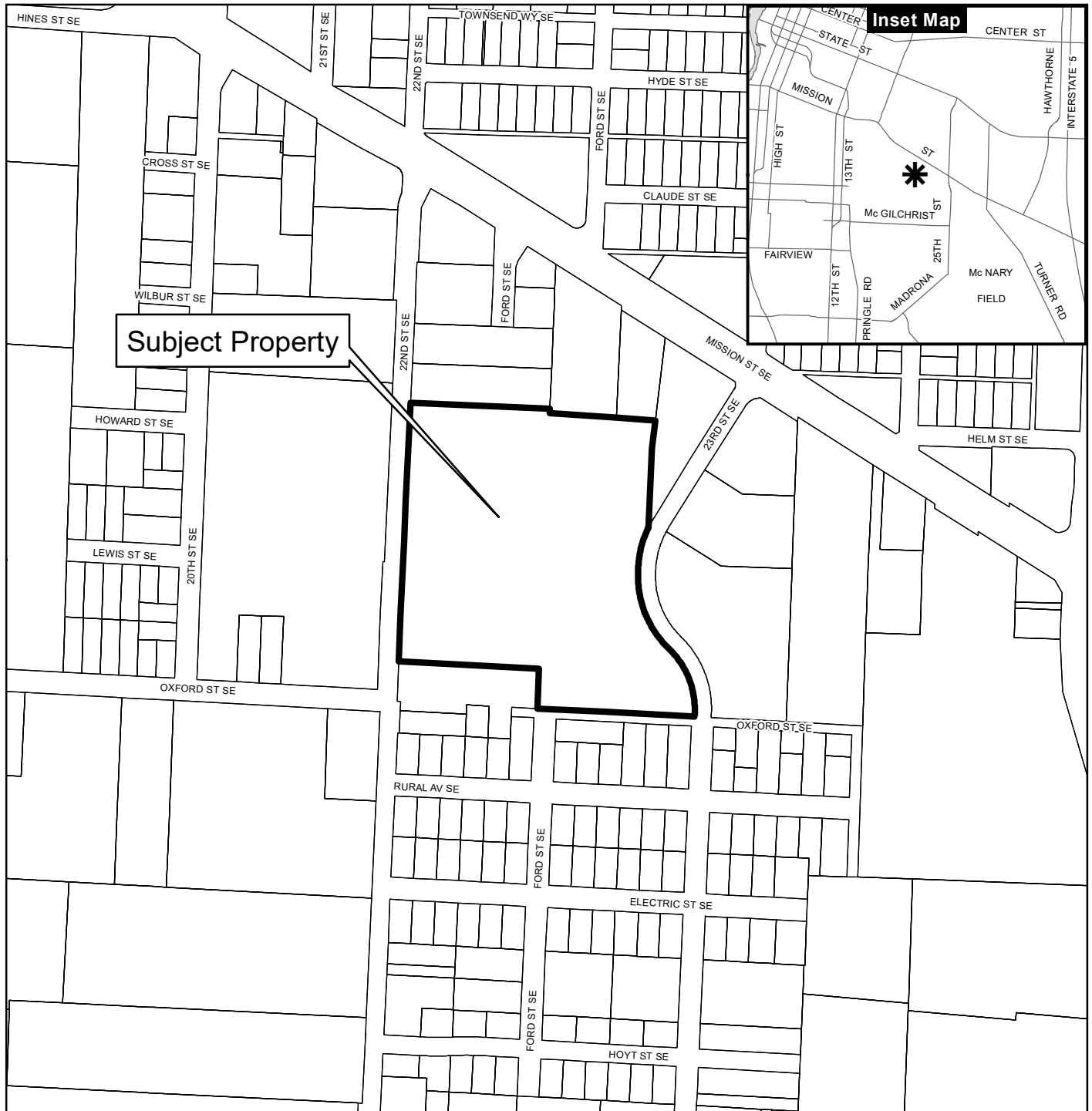
POSTAGE WILL BE PAID BY ADDRESSEE

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



# Vicinity Map

## 1500 Block of 23rd Street SE



### Legend

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

- Parks

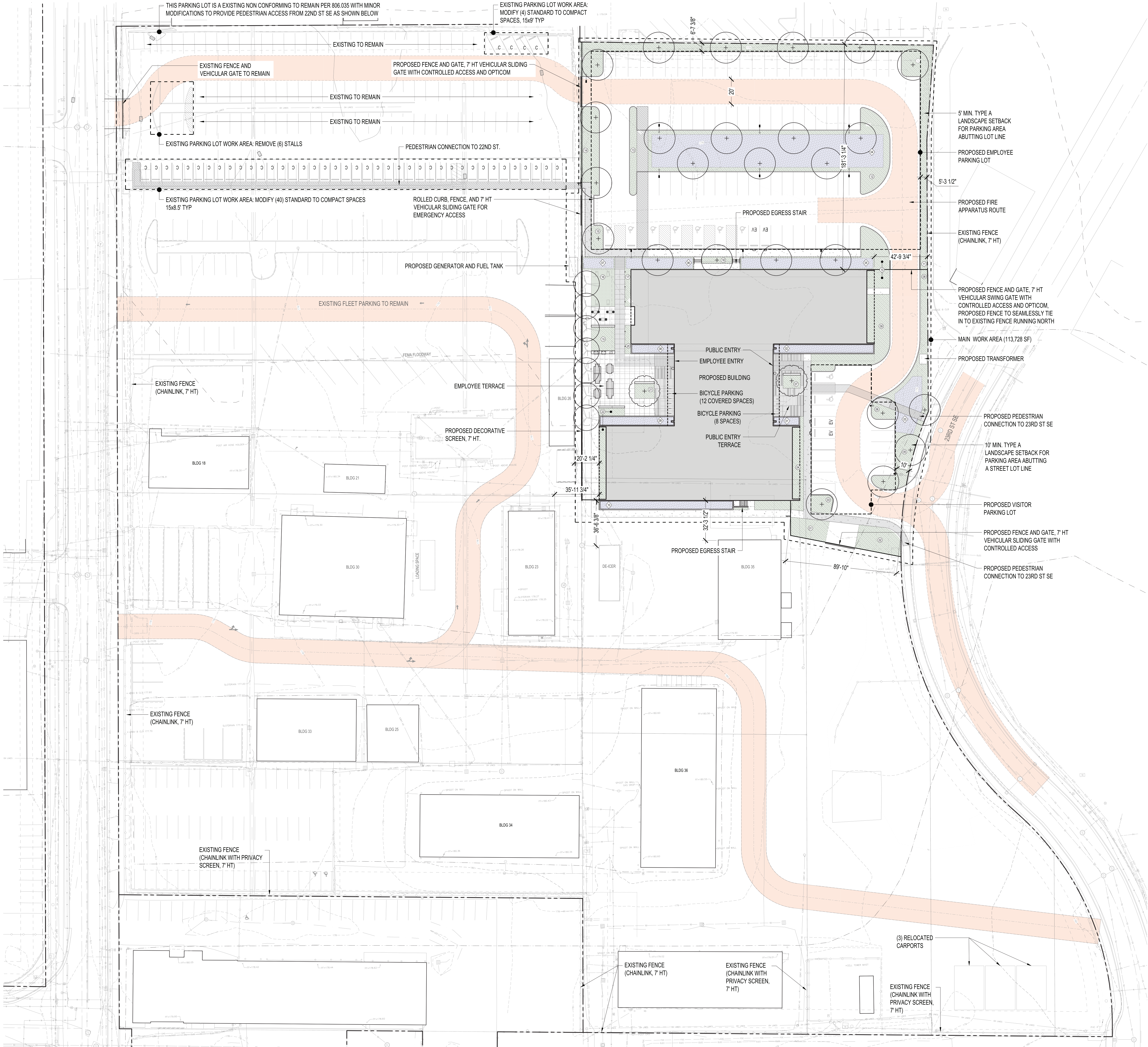
**CITY OF Salem**  
AT YOUR SERVICE  
Community Development Dept.

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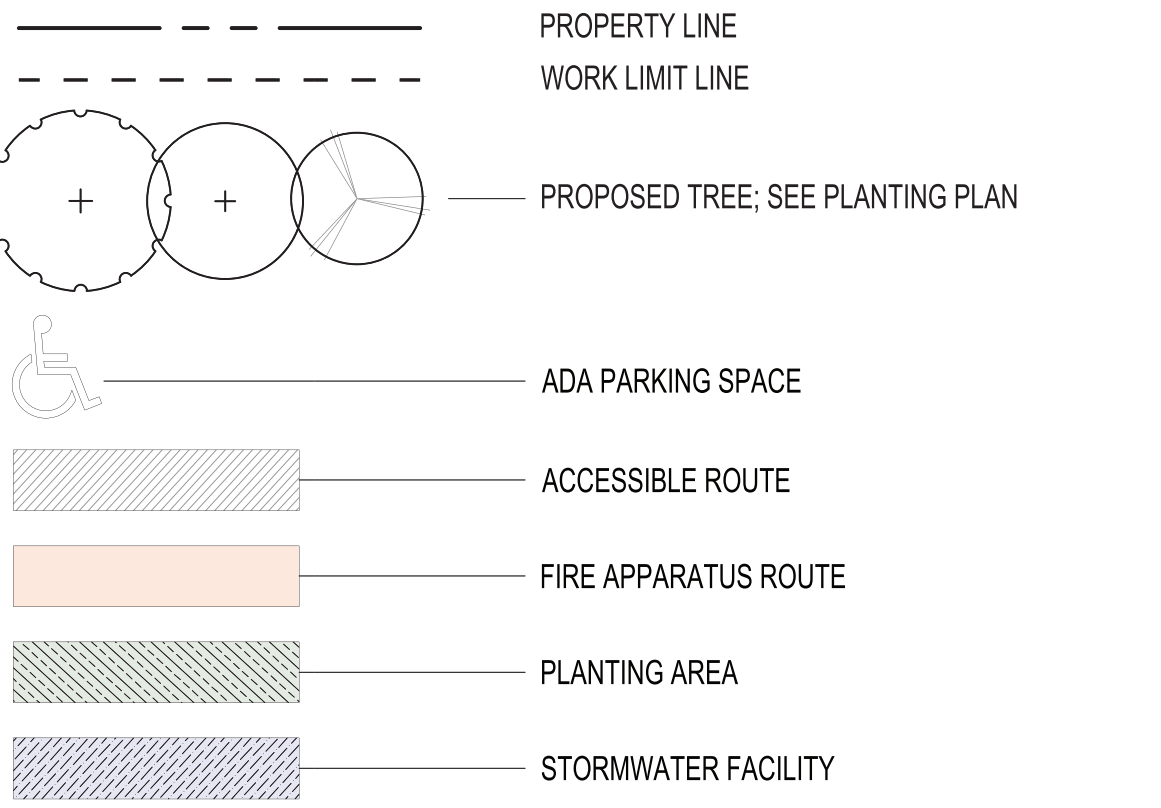
0 100 200 400 Feet







LANDSCAPE LEGEND



TOTAL SITE AREA

20.9 ACRES  
MAIN WORK AREA: 113,728 SF

LANDSCAPE AREA REQUIREMENTS

**VISITOR LOT:**  
AREA: 7,215 SF  
(INCLUDES PARKING SPACES, AISLES, PLANTING ISLANDS, CORNER AREAS AND CURBED AREAS)  
REQUIRED LANDSCAPE AREA (5%): 361 SF  
PROVIDED LANDSCAPE AREA: 701 SF

**EMPLOYEE LOT:**  
IMPERVIOUS AREA: 42,343 SF  
(INCLUDES PARKING SPACES, AISLES, PLANTING ISLANDS, CORNER AREAS AND CURBED AREAS)  
REQUIRED LANDSCAPE AREA (5%): 2,117 SF  
PROVIDED LANDSCAPE AREA: 8,622 SF

**STORMWATER:**  
INTRODUCED IMPERVIOUS AREA: 79,707  
TOTAL STORMWATER FACILITY AREA: 9,224 SF (11.6% OF INTRODUCED IMPERVIOUS AREA)

PARKING BREAKDOWN

**VISITOR LOT:** 15 SPACES INCLUDING:  
2 ADA  
2 E.V.  
8 SHORT TERM BICYCLE

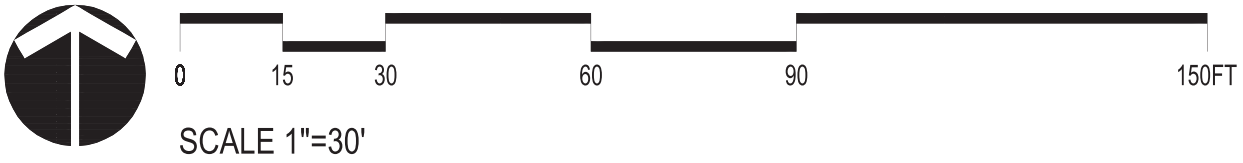
**EMPLOYEE LOT:** 79 SPACES INCLUDING:  
7 ADA  
2 E.V.  
20 LIGHT VEHICLE (10x20)  
12 COVERED LONG TERM BICYCLE

**EXISTING TO REMAIN WITHIN EAST PROPERTY:** 293 SPACES INCLUDING:  
144 STANDARD  
44 COMPACT  
105 FLEET

**LOADING:** 1 SPACE

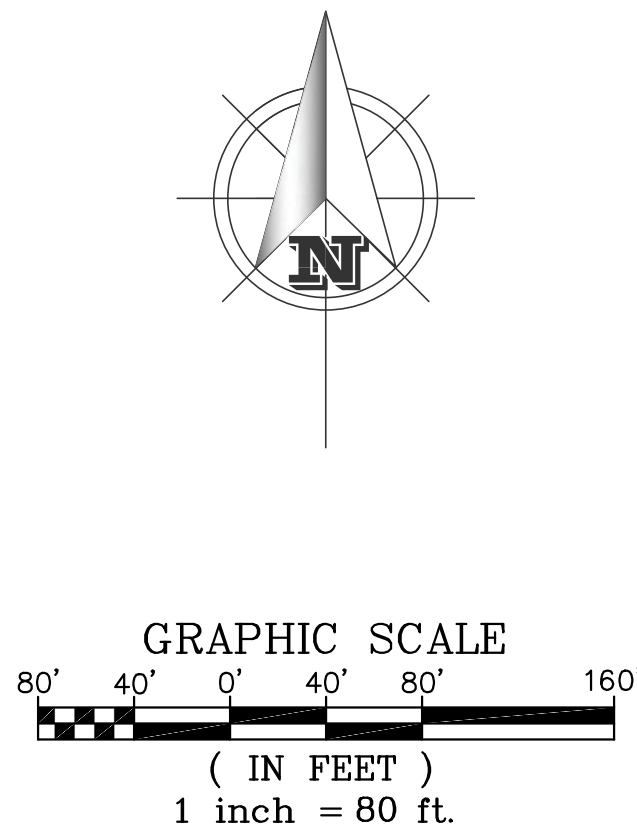
PLANTING AREA KEY

STANDARD PLANTING AREAS				STORMWATER PLANTING AREAS			
15,859 SF TOTAL (13.9% OF MAIN WORK AREA)				9,224 SF TOTAL (8.1% OF MAIN WORK AREA)			
01	476 SF	13	364 SF	01	128 SF	06	440 SF
02	685 SF	14	966 SF	02	534 SF	07	201 SF
03	240 SF	15	174 SF	03	814 SF	08	225 SF
04	857 SF	16	633 SF	04	4,942 SF	09	394 SF
05	816 SF	17	277 SF	05	871 SF	10	675 SF
06	190 SF	18	127 SF				
07	147 SF	19	363 SF				
08	788 SF	20	115 SF				
09	1,389 SF	21	192 SF				
10	1,036 SF	22	503 SF				
11	3,567 SF						
12	1,954 SF						
COMBINED PLANTING AREA:							
26,589 SF TOTAL (22.1% OF MAIN WORK AREA)							





TOPOGRAPHIC SURVEY



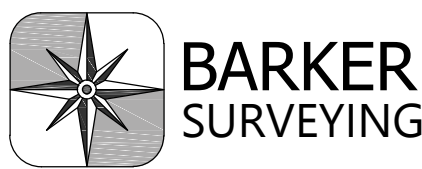
DISCLAIMER: UTILITIES DEPICTED ARE BASED ON EVIDENCE FOUND IN THE FIELD, MUNICIPALITY AND/OR OTHER GOVERNMENT ENTITY AS-BUILT PLANS, CONTRACTOR PLANS AND OTHER DOCUMENTS OF RECORD. BARKER SURVEYING ASSUMES NO RESPONSIBILITY FOR UTILITIES THAT ARE NO LONGER IN USE, INSTALLED AFTER THE DATE OF ACTUAL SURVEY, NOT IDENTIFIED OR NOT LOCATED. THIS INCLUDES UTILITIES UPON PUBLIC OR PRIVATE PROPERTY.

SPECIFIC UTILITY POSITIONS INDICATED ON THE GROUND SURFACE PROVIDED BY LOCATION SERVICES MAY VARY DUE TO UNDERGROUND DETECTION CAPABILITIES.

BENCHMARK UTILIZED:  
CITY OF SALEM # 2100  
ELEV: 178.75' NGVD 29  
BRASS DISK IN CONC POST,  
W. SIDE OF 22ND ST WITHIN CITY SHOPS AREA,  
APPROXIMATELY 250' N. OF OXFORD ST.,  
12' S. & 16' E. FROM THE N.E. CORNER OF THE BUS WASHING BUILDING,  
1' W. OF N-S CHAIN LINK FENCE.



SHEET LAYOUTS  
SCALE: 1" = 80'



1% ANNUAL CHANCE  
(100-YEAR) FLOODPLAIN

1% ANNUAL CHANCE  
(100-YEAR) FLOODWAY

ABBREVIATIONS	
ASPH	ASPHALT
AD	AREA DRAIN
ASSY	ASSEMBLY
BLDG, BLD	BUILDING
BW	BOTTOM OF WALL
CATV	CABLE TELEVISION
CB	CATCH BASIN
CO	CLEAN-OUT
CONC	CONCRETE
CL	CENTERLINE
DIP	DUCTILE IRON PIPE
EG	EDGE OF GRAVEL
EGP, EP	EDGE OF PAVEMENT
ELEV	ELEVATION
EX, EXIST	EXISTING
FDC	FIRE DEPT. CONNECTOR
FT	FEET
FF	FINISH FLOOR
FG	FINISH GRADE
PH	PHONE
FI	FIRE HYDRANT
FM	FIELD INLET
FM	FORCE MAIN
GRAV	GRAVEL
GM	GAS METER
GP	GATE POST
GS	GROUND SHOT
GV	GAS VALVE
HC	HANDICAP
HDPE	HIGH-DENSITY POLYETHYLENE
HYD	HYDRANT
IR	IRON ROD
IP	IRON PIPE
IRR	IRRIGATION
IE	INVERT ELEVATION
JB	JUNCTION BOX
LP	LIGHT POLE
M	METER, MAIN
MB	MAILBOX
MH	MANHOLE
OH	OVER-HEAD
P/L, P	PROPERTY LINE
PP	POWER POLE
PVC	POLYVINYL CHLORIDE
PWR	POWER
R, RAD	RADIUS
ROW, R/W	RIGHT-OF-WAY
SS	SANITARY SEWER
SD	STORM DRAIN
SVC	SERVICE
SWK, S/W	SIDEWALK
TC	TOP OF CURB
TEL	TELEPHONE
TR	TRANSFORMER
TS	TRAFFIC SIGNAL
TYP	TYPICAL
UG, U/G	UNDER GROUND
UTIL	UTILITY
VG	VALLEY GUTTER
VLT	VAULT
W	WALL
WM	WATER METER
WLM	WETLANDS MARKER
YPC	YELLOW PLASTIC CAP

SYMBOLS	
AD	AREA DRAIN
CB or CB	CATCH BASIN
CO	CLEANOUT
FI	FIRE HYDRANT
GV	GAS VALVE
WV	WATER VALVE
GP	GAS/POWER/WATER METER
DSO	DOWN SPOUT
MT	MANHOLE TELEPHONE
MSD	MANHOLE STORM DRAIN
MS	MANHOLE SANITARY SEWER
SP	SIGN POST
PEO	PEDESTAL
MB	MAIL BOX
IV	IRRIGATION VALVE
LP	LIGHT POLE
UP	UTILITY/POWER POLES
TP	TEST PIT
MF	MONUMENT FOUND
T	TREES - *TREE NAME* DIAMETER (INCHES)/DRIP RADIUS (FEET)
NOTE: DIAMETER MEASURED AT BREAST HEIGHT	

LINE TYPES	
CATV LINE	— CATV — CATV — CATV — CATV — CATV — CATV — CATV —
COMMUNICATION LINE	— COM — COM — COM — COM — COM — COM — COM —
EASEMENT LINE	— EAS — EAS — EAS — EAS — EAS — EAS — EAS —
FENCE LINE	— FOC — FOC — FOC — FOC — FOC — FOC — FOC —
FIBER OPTIC LINE	— FOC — FOC — FOC — FOC — FOC — FOC — FOC —
GAS LINE	— GAS — GAS — GAS — GAS — GAS — GAS — GAS —
EDGE OF GRAVEL LINE	— OH LINES — OH LINES — OH LINES — OH LINES — OH LINES —
OVERHEAD LINE	— PH — PH — PH — PH — PH — PH — PH —
PHONE LINE	— ELEC — ELEC — ELEC — ELEC — ELEC — ELEC — ELEC —
POWER LINE	— SS — SS — SS — SS — SS — SS — SS —
SANITARY SEWER LINE	— SD — SD — SD — SD — SD — SD — SD —
STORM DRAIN LINE	— W — W — W — W — W — W — W —
WATER LINE	

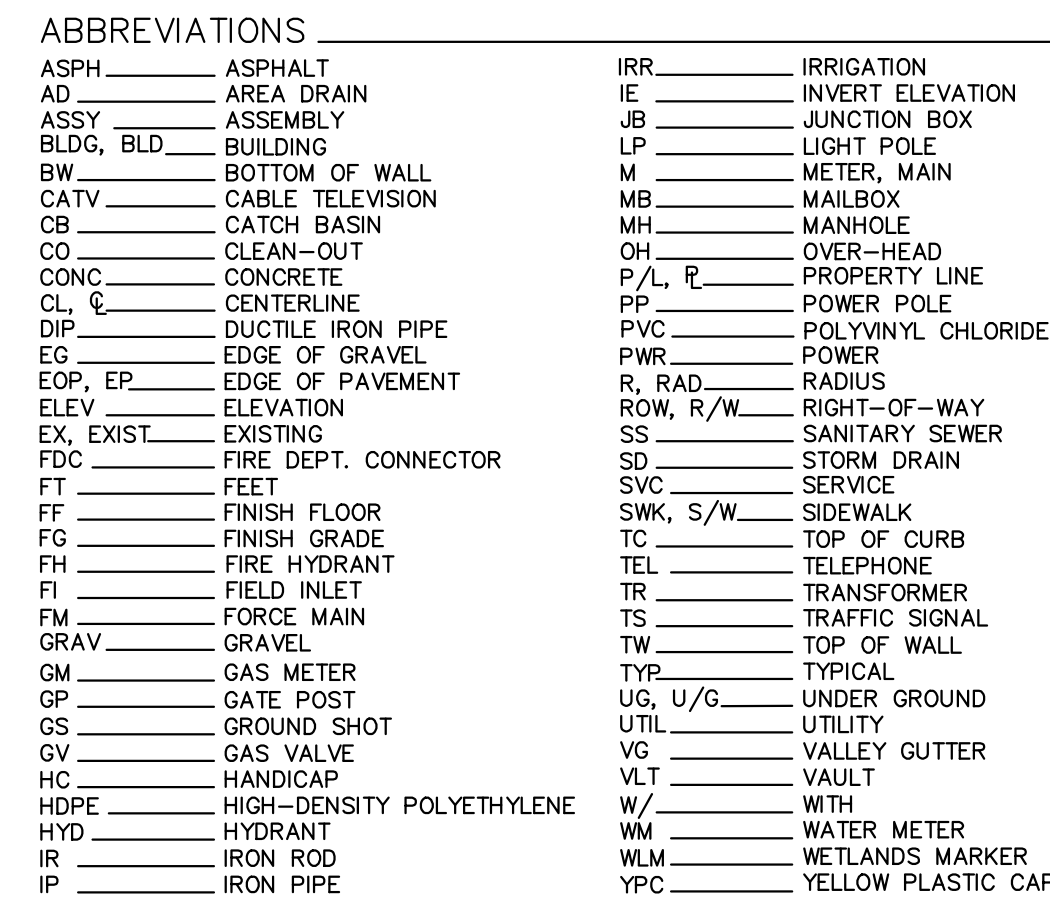
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Gregory L. Wilson*  
O R B G O N  
JULY 19, 1994  
GREGORY L. WILSON  
2887  
EXPIRES: 6/30/2022

UPDATE - NW PARKING LOT 6/01/2021	
SURVEY FOR	CITY OF SALEM
LOCATION:	22ND ST - SALEM SHOPS
NE 1/4 SEC 35 T7S, R3W, W.M.	CITY OF SALEM MARION COUNTY, OREGON
SCALE: 1"=80'	BARKER SURVEYING 3657 KASHMIR WAY SE SALEM, OREGON 97317 PHONE (503) 588-8800 FAX (503) 563-2469 EMAIL: INFO@BARKERWILSON.COM
DATE: 3/12/2021	SHEET 1 OF 6
DRAWN BY: R.J.C.	JOB NUMBER: 41780





**BARKER**  
SURVEYING

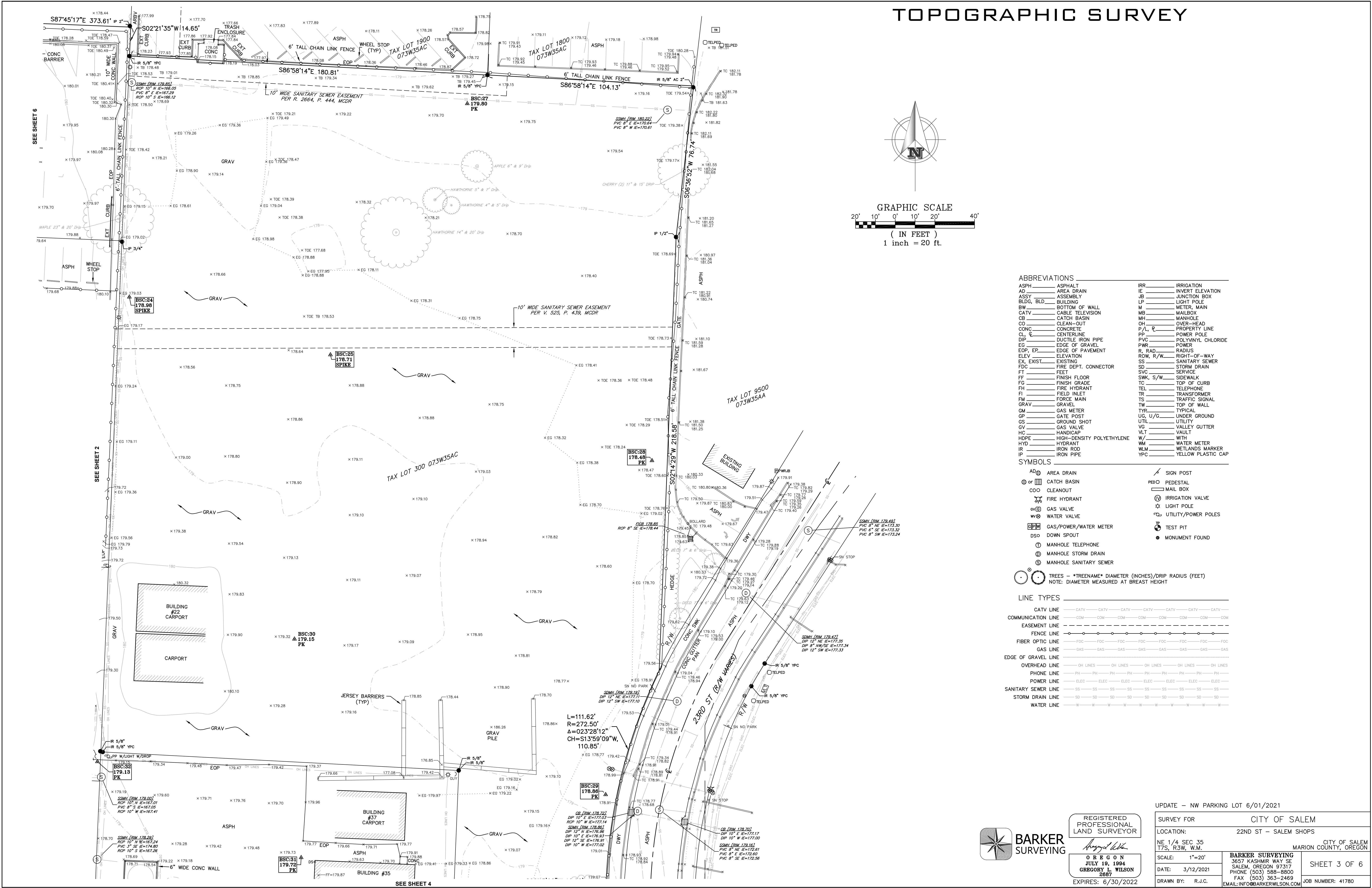


The diagram illustrates a 12-lane microarray layout with various line types and their connections. The lanes are numbered 1 through 12 at the top. The line types and their connections are as follows:

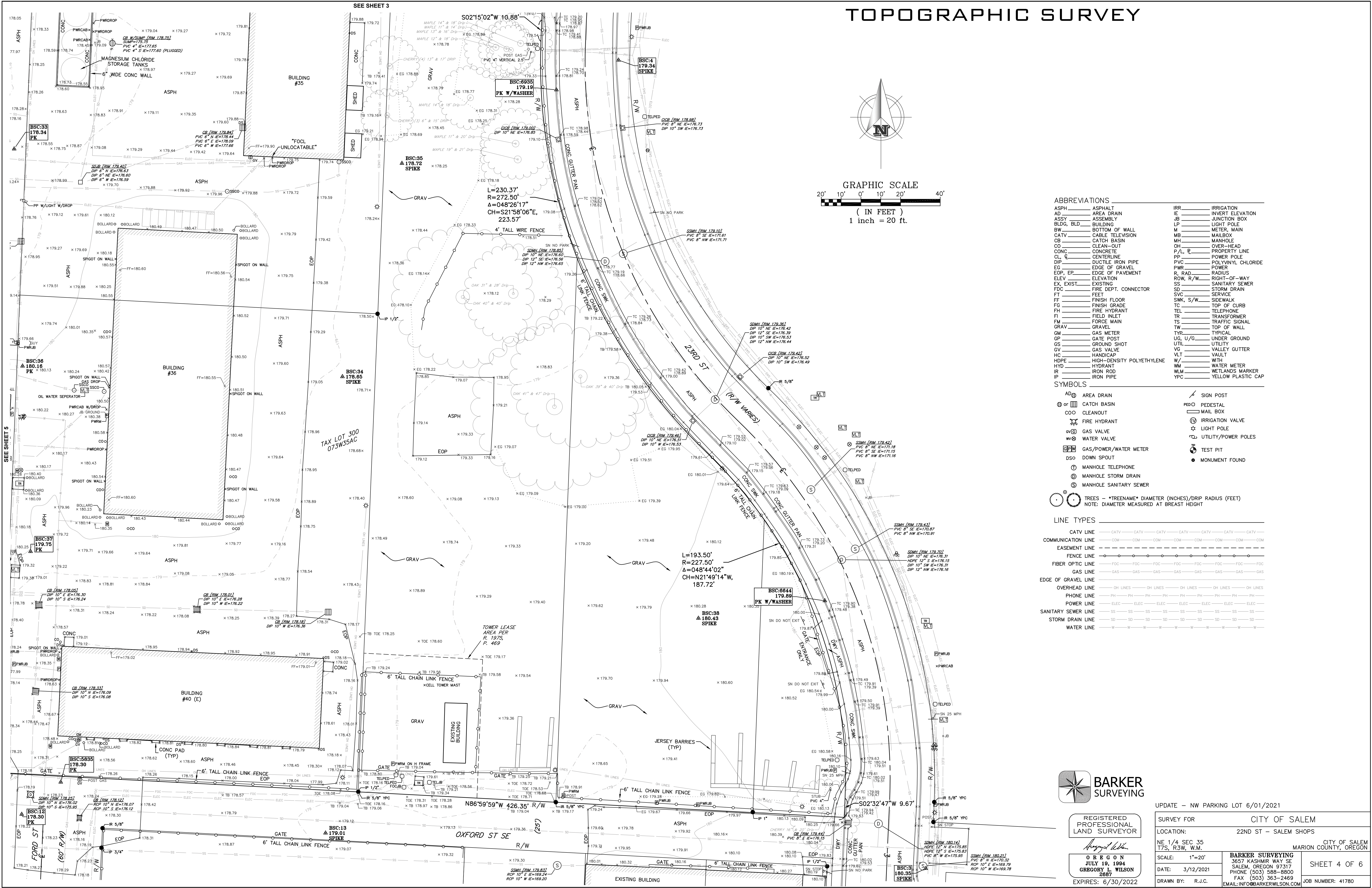
- CATV LINE:** CATV 1, CATV 2, CATV 3, CATV 4, CATV 5, CATV 6, CATV 7, CATV 8.
- COMMUNICATION LINE:** COM 1, COM 2, COM 3, COM 4, COM 5, COM 6, COM 7, COM 8.
- EASEMENT LINE:** A dashed line connecting all 12 lanes.
- FENCE LINE:** A solid line connecting all 12 lanes.
- FIBER OPTIC LINE:** FOC 1, FOC 2, FOC 3, FOC 4, FOC 5, FOC 6, FOC 7, FOC 8.
- GAS LINE:** GAS 1, GAS 2, GAS 3, GAS 4, GAS 5, GAS 6, GAS 7, GAS 8.
- GE OF GRAVEL LINE:** A dashed line connecting all 12 lanes.
- OVERHEAD LINE:** OH LINES 1, OH LINES 2, OH LINES 3, OH LINES 4, OH LINES 5, OH LINES 6, OH LINES 7, OH LINES 8.
- PHONE LINE:** PH 1, PH 2, PH 3, PH 4, PH 5, PH 6, PH 7, PH 8.
- POWER LINE:** ELEC 1, ELEC 2, ELEC 3, ELEC 4, ELEC 5, ELEC 6, ELEC 7, ELEC 8.
- SEWERY LINE:** SEW 1, SEW 2, SEW 3, SEW 4, SEW 5, SEW 6, SEW 7, SEW 8.
- STORM DRAIN LINE:** SD 1, SD 2, SD 3, SD 4, SD 5, SD 6, SD 7, SD 8.
- WATER LINE:** W 1, W 2, W 3, W 4, W 5, W 6, W 7, W 8.





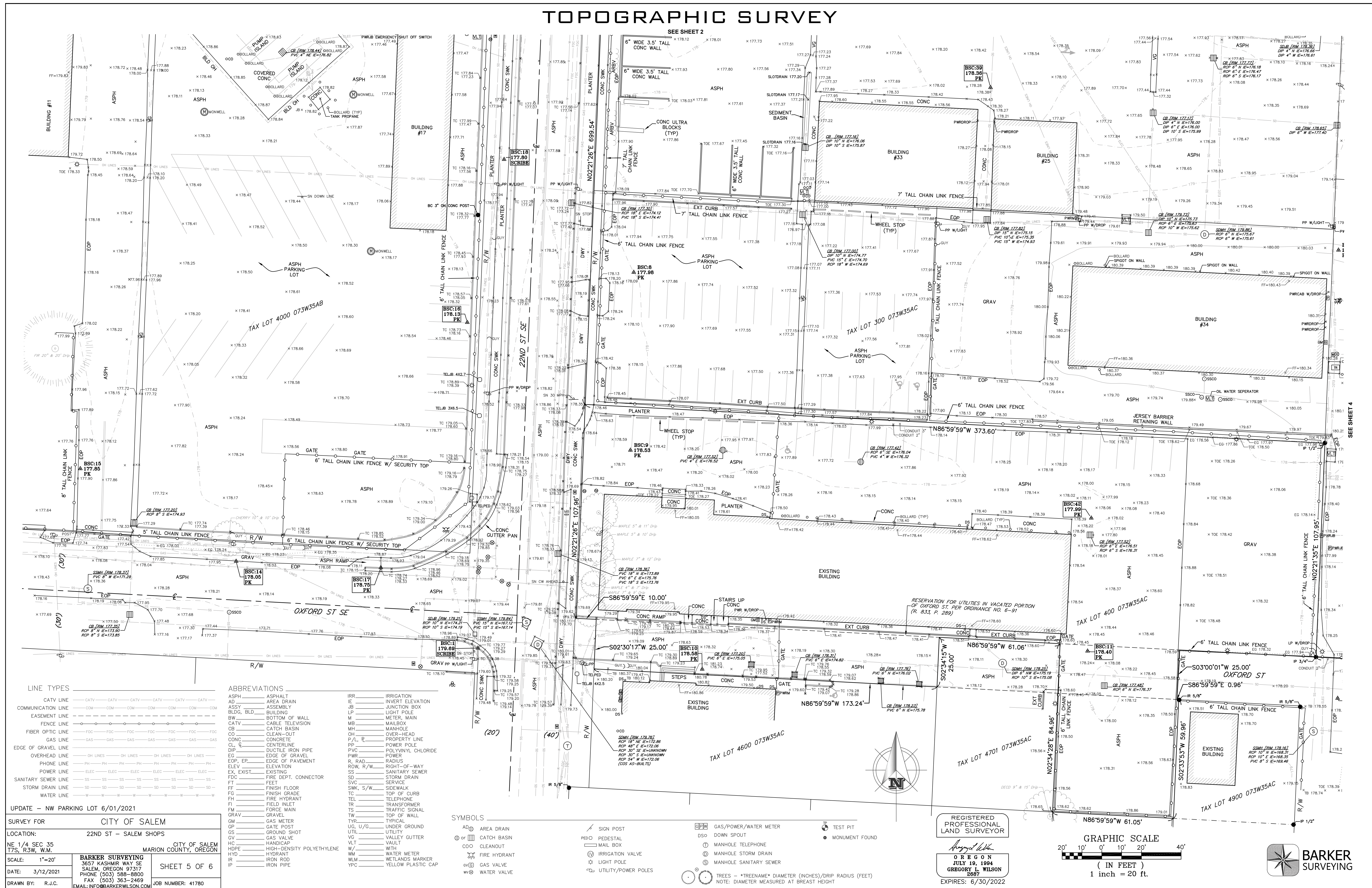








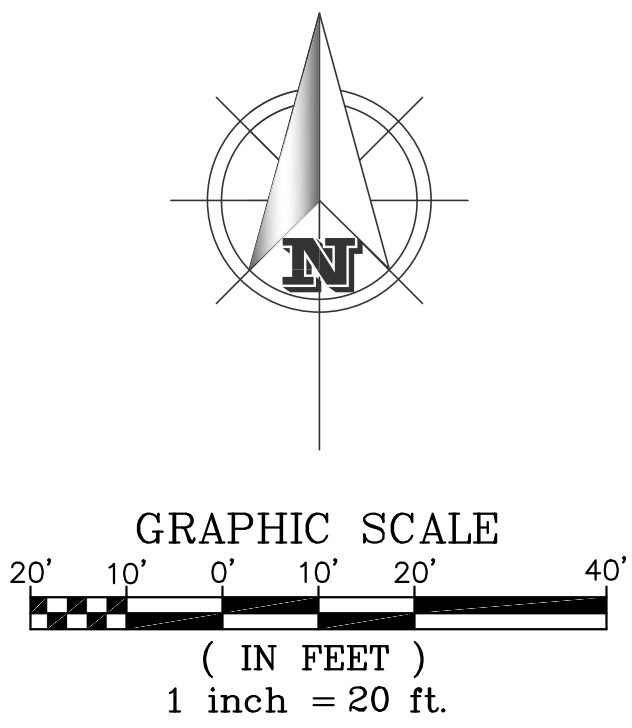
# TOPOGRAPHIC SURVEY





SURVEY FOR CITY OF SALEM  
LOCATION: 22ND ST - SALEM SHOPS  
NE 1/4 SEC 35  
T7S, R3W, W.M.  
CITY OF SALEM  
MARION COUNTY, OREGON  
SCALE: 1"=20'  
DATE: 3/12/2021  
DRAWN BY: R.J.C.  
BARKER SURVEYING  
3657 KASHMIR WAY SE  
SALEM, OREGON 97317  
PHONE (503) 588-8800  
FAX (503) 563-2469  
EMAIL: INFO@BARKERWILSON.COM  
SHEET 6 OF 6  
JOB NUMBER: 41780  
UPDATE - NW PARKING LOT 6/01/2021

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
O R E G O N  
JULY 19, 1994  
GREGORY L. WILSON  
2687  
EXPIRES: 6/30/2022

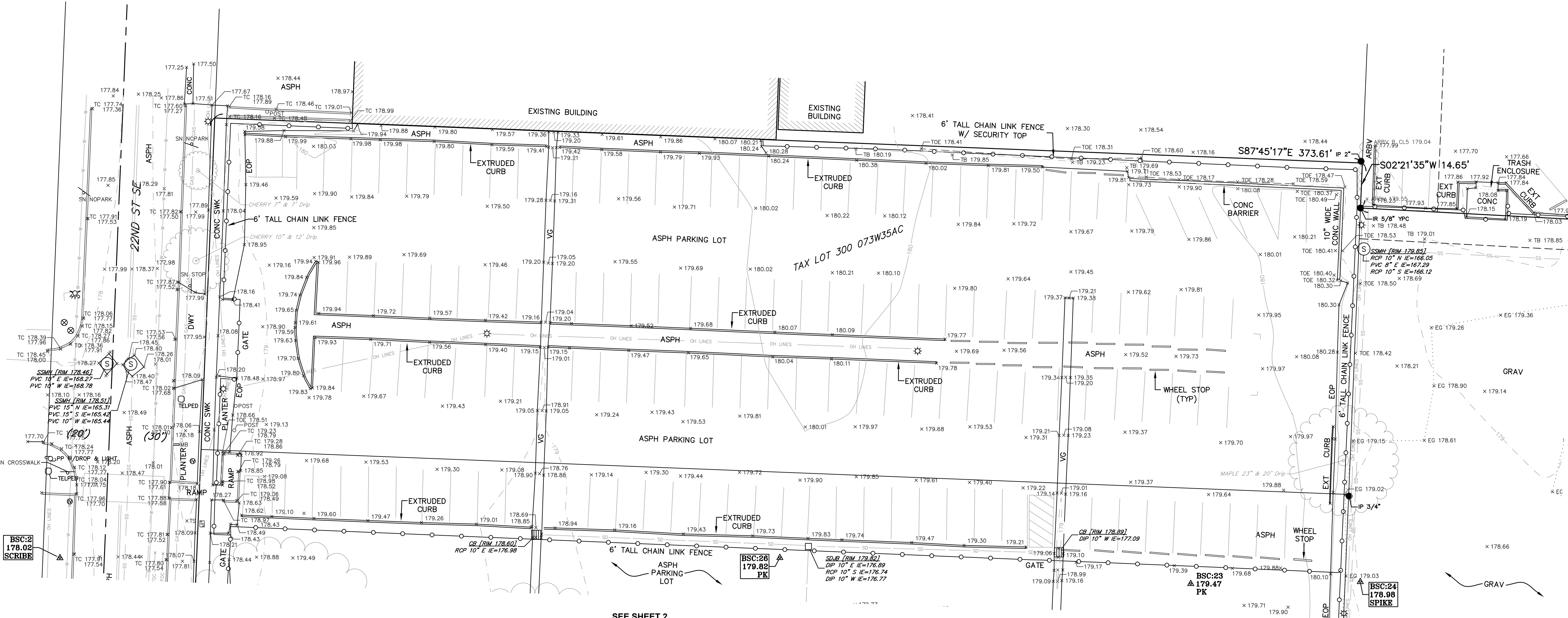


TOPOGRAPHIC SURVEY

ABBREVIATIONS	
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EGP, EP	EDGE OF PAVEMENT
ELEV	ELEVATION
EX, EXIST	EXISTING
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FT	FEET
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FG	FINISH GRADE
FH	FIRE HYDRANT
FI	FIELD INLET
FM	FORCE MAIN
GRAV	GRAVEL
GM	GAS METER
GP	GATE POST
GS	GROUND SHOT
GV	GAS VALVE
HC	HANDICAP
HDP	HIGH-DENSITY POLYETHYLENE
HYD	HYDRANT
IP	IRON ROD
IRR	IRRIGATION
IE	INVERT ELEVATION
JB	JUNCTION BOX
P	LIGHT POLE
M	METER, MAIN
MH	MANHOLE
OH	OVER-HEAD
P/L	PROPERTY LINE
PP	POWER POLE
POLY	POLYVINYL CHLORIDE
PWR	POWER
R, RAD	RADIUS
ROW, R/W	RIGHT-OF-WAY
SS	SANITARY SEWER
SD	STORM DRAIN
SVC	SERVICE
SWK, S/W	SIDEWALK
TC	TOP OF CURB
TEL	TELEPHONE
TR	TRANSFORMER
TS	TRAFFIC SIGNAL
TW	TOP OF WALL
TYP	TYPICAL
UG, U/G	UNDER GROUND
UTL	UTILITY
VC	VALLEY GUTTER
VL	VAULT
W	WITH
WM	WATER METER
WLM	WETLANDS MARKER
YPC	YELLOW PLASTIC CAP

SYMBOLS	
AD	AREA DRAIN
CB	CATCH BASIN
CO	CLEANOUT
FH	FIRE HYDRANT
GV	GAS VALVE
WV	WATER VALVE
GM	GAS/POWER/WATER METER
DSO	DOWN SPOUT
MH	MANHOLE TELEPHONE
MSD	MANHOLE STORM DRAIN
MSW	MANHOLE SANITARY SEWER
TR	TRANSFORMER
TS	TRAFFIC SIGNAL
TW	TOP OF WALL
TYP	TYPICAL
UG, U/G	UNDER GROUND
UTL	UTILITY
VC	VALLEY GUTTER
VL	VAULT
W	WITH
WM	WATER METER
WLM	WETLANDS MARKER
YPC	YELLOW PLASTIC CAP

LINE TYPES	
CATV LINE	CATV
COMMUNICATION LINE	COM
EASEMENT LINE	EAS
FENCE LINE	FEN
FIBER OPTIC LINE	FOC
GAS LINE	GAS
EDGE OF GRAVEL LINE	EG
OVERHEAD LINE	OH
PHONE LINE	PH
POWER LINE	PWR
SANITARY SEWER LINE	SS
STORM DRAIN LINE	SD
WATER LINE	W



SEE SHEET 2

SEE SHEET 3







