

From: [Margaret Gander-Vo](#)
To: [Chris French <chris.french@cherriots.org>](#) ([chris.french@cherriots.org](#))
Cc: [Hannah F. Stevenson](#)
Subject: Cherriots Outreach - Hallman Elementary
Date: Tuesday, October 19, 2021 1:08:43 PM
Attachments: [image001.png](#)
[CIVIL PLANS - Hallman ES - PERMIT SET - 1 OCT 2021 - GL Signed.pdf](#)

Hello Chris,

We're reaching out on behalf of SKSD as it relates to the District's upcoming filing of a SPR 3 Application for the following proposal:

Applicant proposes an addition to the existing school building that will contain two (2) classrooms, interior renovations including a security vestibule remodel, acoustical and divider upgrades, renovation of the existing gym, the installation of a photovoltaic array to offset the site's energy usage, and a new parking lot and drop off area (the "**Proposed Development**"). Under Section 220.005 of the Salem Revised Code ("**SRC**"), Applicant is required to obtain Site Plan Review approval for the Proposed Development and Applicant is requesting five (5) corresponding Class 2 Adjustments (the "**Application**").

Attached is a copy of the current site plan. Please let us know if Cherriots has any comments or is otherwise in support of this application at your earliest convenience.

Thank you,

Margaret Y. Gander-Vo

Lawyer – Real Estate and Land Use



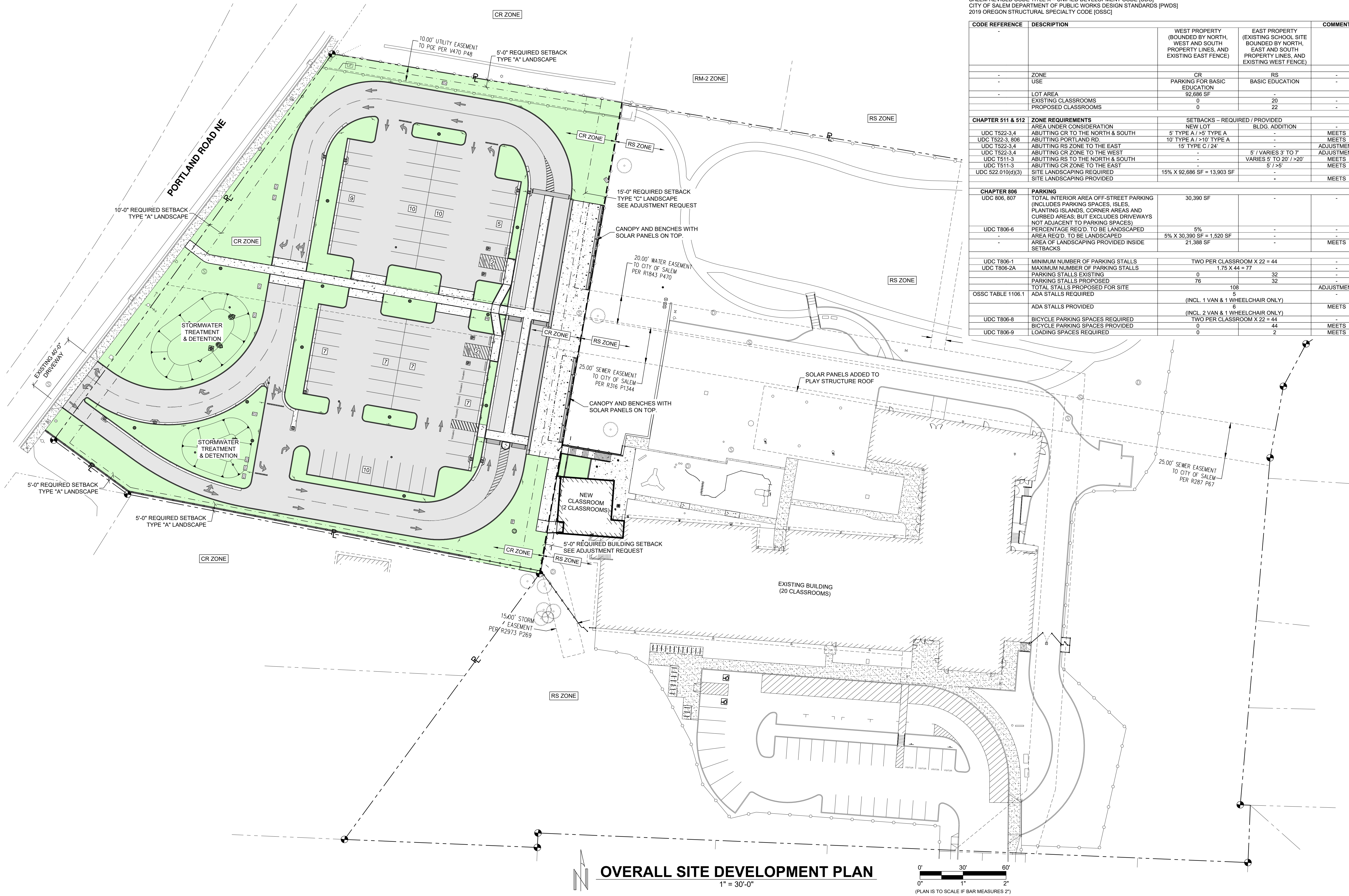
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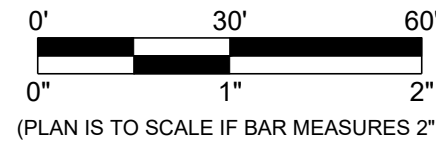
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09/26/2021 5:14 PM
L:\2017\7061-5 SKSD 2018 Bond RFP - Hallman ESC\17061-5 SKSD Hallman Notes & Details.dwg



OVERALL SITE DEVELOPMENT PLAN

1" = 30'-0"



SITE DEVELOPMENT CODE SUMMARY

CODES
SALEM REVISED CODE TITLE X - UNIFIED DEVELOPMENT CODE (UDC)
CITY OF SALEM DEPARTMENT OF PUBLIC WORKS DESIGN STANDARDS (PWDS)
2019 OREGON STRUCTURAL SPECIALTY CODE (OSSC)

CODE REFERENCE	DESCRIPTION	WEST PROPERTY (BOUNDED BY NORTH, WEST AND SOUTH PROPERTY LINES, AND EXISTING EAST FENCE)	EAST PROPERTY (EXISTING SCHOOL SITE BOUNDED BY NORTH, EAST AND SOUTH PROPERTY LINES, AND EXISTING WEST FENCE)	COMMENT
-	ZONE	CR	RS	-
-	USE	PARKING FOR BASIC EDUCATION	BASIC EDUCATION	-
-	LOT AREA	92,686 SF	-	-
-	EXISTING CLASSROOMS	0	20	-
-	PROPOSED CLASSROOMS	0	22	-
CHAPTER 511 & 512	ZONE REQUIREMENTS	SETBACKS - REQUIRED / PROVIDED		
UDC T522-3.4	AREA UNDER CONSIDERATION	NEW LOT	BLDG. ADDITION	-
UDC T522-3.4	ABUTTING CR TO THE NORTH & SOUTH	5' TYPE A / >5' TYPE A	-	MEETS
UDC T522-3.4	ABUTTING PORTLAND RD.	10' TYPE A / >10' TYPE A	-	MEETS
UDC T522-3.4	ABUTTING RS ZONE TO THE EAST	15' TYPE C / 24'	-	ADJUSTMENT
UDC T511-3	ABUTTING CR ZONE TO THE WEST	-	5' / VARIES 3' TO 7'	ADJUSTMENT
UDC T511-3	ABUTTING RS TO THE NORTH & SOUTH	-	VARIES 5' TO 20' / >20'	MEETS
UDC T511-3	ABUTTING CR ZONE TO THE EAST	-	5' / >5'	MEETS
UDC 522.010(d)(3)	SITE LANDSCAPING REQUIRED	15% X 92,686 SF = 13,903 SF	-	MEETS
	SITE LANDSCAPING PROVIDED	-	-	MEETS
CHAPTER 806	PARKING			
UDC 806, 807	TOTAL INTERIOR AREA OFF-STREET PARKING (INCLUDES PARKING SPACES, ISLES, PLANTING ISLANDS, CORNER AREAS AND CURBED AREAS, BUT EXCLUDES DRIVEWAYS NOT ADJACENT TO PARKING SPACES)	30,390 SF	-	-
UDC T806-6	PERCENTAGE REQ'D. TO BE LANDSCAPED AREA REQ'D. TO BE LANDSCAPED	5% 5% X 30,390 SF = 1,520 SF	-	-
-	AREA OF LANDSCAPING PROVIDED INSIDE SETBACKS	21,388 SF	-	MEETS
UDC T806-1	MINIMUM NUMBER OF PARKING STALLS	TWO PER CLASSROOM X 22 = 44	-	-
UDC T806-2A	MAXIMUM NUMBER OF PARKING STALLS	1.75 X 44 = 77	-	-
	PARKING STALLS EXISTING	0	32	-
	PARKING STALLS PROPOSED	76	32	-
	TOTAL STALLS PROPOSED FOR SITE	108	32	ADJUSTMENT
OSSC TABLE 1106.1	ADA STALLS REQUIRED	5 (INCL. 1 VAN & 1 WHEELCHAIR ONLY)	-	-
	ADA STALLS PROVIDED	6 (INCL. 2 VAN & 1 WHEELCHAIR ONLY)	-	MEETS
UDC T806-8	BICYCLE PARKING SPACES REQUIRED	TWO PER CLASSROOM X 22 = 44	-	-
UDC T806-8	BICYCLE PARKING SPACES PROVIDED	0	44	MEETS
UDC T806-9	LOADING SPACES REQUIRED	0	2	MEETS



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PAUL L BENTLEY Architect A.I.A. P.C.



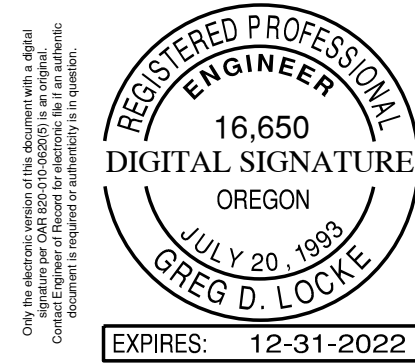
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J.O. 17061-5

PERMIT SET

A NEW PROJECT FOR SALEM-KEIZER SCHOOL DISTRICT @

HALLMAN ELEMENTARY SCHOOL

4000 DEERHAVEN DR. NE
SALEM, OR



DRAWN BY:	SC
CHECKED BY:	GL
DATE:	10/1/2021
TITLE:	OVERALL SITE DEVELOPMENT PLAN
SCALE:	SEE SHEET

SHEET NO:
C-0.4
OF 26