

REV.	DATE	DESCRIPTION
1	03 DEC 2021	BUILDING CODE REVISIONS - 12.03.2021
3	24 DEC 2021	ADDITIONAL COORDINATION ITEMS - 12.24.2021
4	7 JAN 2022	REMOVAL OF BUS SHELTER



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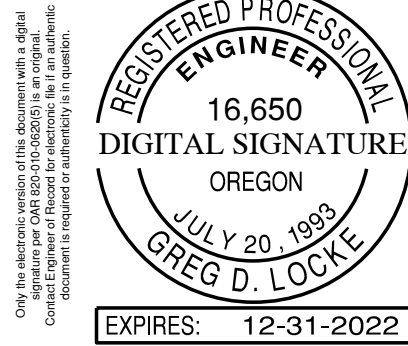
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J.O. 17061-S

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

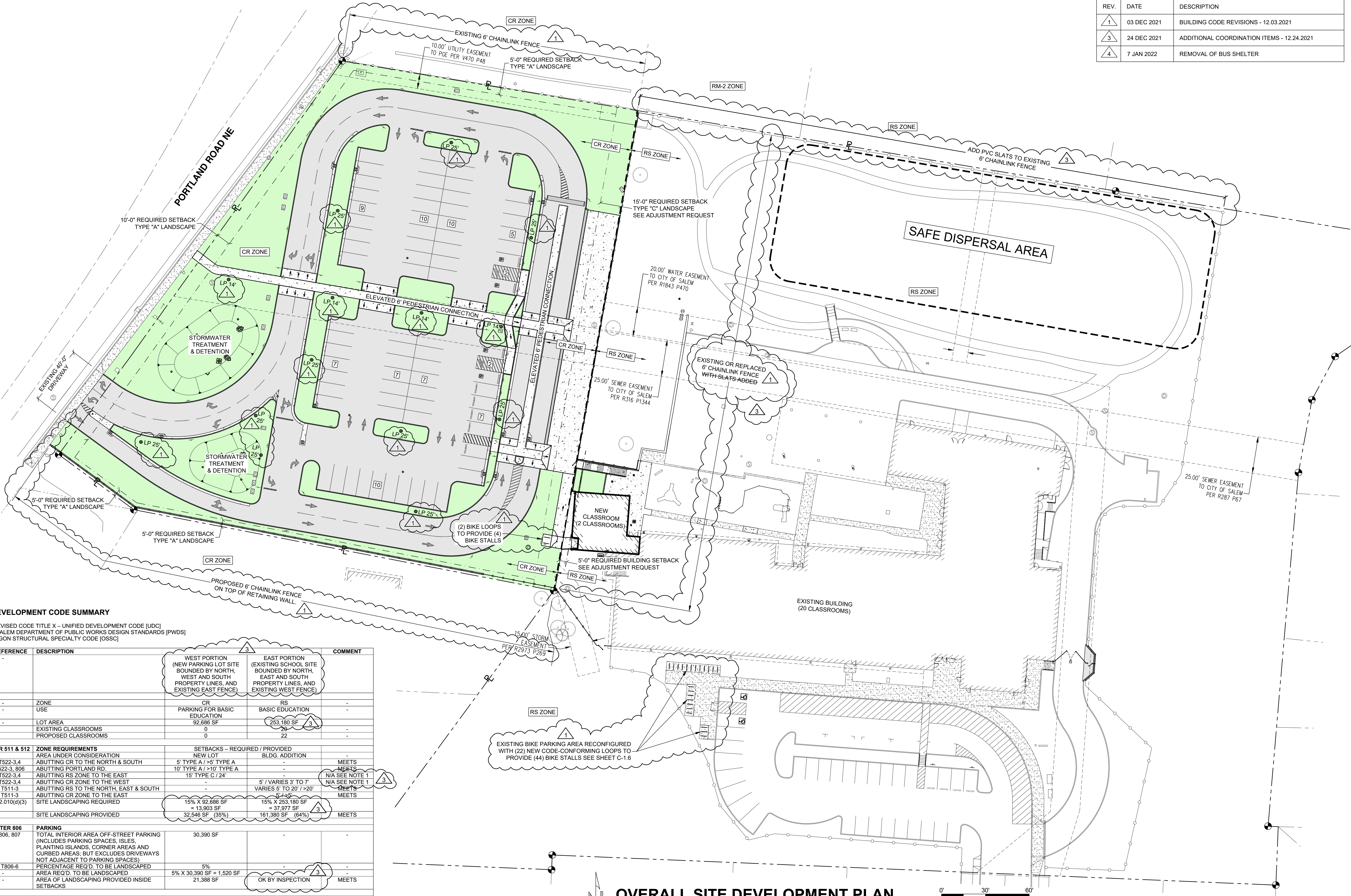
SHEET NO:	C-0.4
OF	26

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)

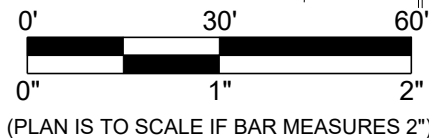
CODE REFERENCE	DESCRIPTION	COMMENT
-	WEST PORTION (NEW PARKING LOT SITE BOUNDED BY NORTH, WEST AND SOUTH PROPERTY LINES, AND EXISTING EAST FENCE)	EAST PORTION (EXISTING SCHOOL SITE BOUNDED BY NORTH, EAST AND SOUTH PROPERTY LINES, AND EXISTING WEST FENCE)
-	CR	RS
-	ZONE	PARKING FOR BASIC EDUCATION
-	USE	BASIC EDUCATION
-	LOT AREA	253,180 SF
-	EXISTING CLASSROOMS	20
-	PROPOSED CLASSROOMS	22
CHAPTER 511 & 512	ZONE REQUIREMENTS	SETBACKS - REQUIRED / PROVIDED
UDC T522-3.4	AREA UNDER CONSIDERATION	NEW LOT
UDC T522-3.806	ABUTTING CR TO THE NORTH & SOUTH	5' TYPE A / >5' TYPE A
UDC T522-3.4	ABUTTING PORTLAND RD.	10' TYPE A / >10' TYPE A
UDC T522-3.4	ABUTTING RS ZONE TO THE EAST	15' TYPE C / 24'
UDC T522-3.4	ABUTTING CR ZONE TO THE WEST	-
UDC T511-3	ABUTTING RS TO THE NORTH, EAST & SOUTH	5' / VARIES 3' TO 7'
UDC T511-3	ABUTTING CR ZONE TO THE EAST	VARIES 5' TO 20' / >20'
UDC 522.010(d)(3)	SITE LANDSCAPING REQUIRED	15% X 92,686 SF = 13,903 SF
		15% X 253,180 SF = 37,977 SF
	SITE LANDSCAPING PROVIDED	32,546 SF (35%)
		161,380 SF (64%)
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	5%
-	AREA REQ'D. TO BE LANDSCAPED	5% X 30,390 SF = 1,520 SF
-	AREA OF LANDSCAPING PROVIDED INSIDE SETBACKS	21,388 SF
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
	PARKING STALLS PROPOSED	76
	TOTAL STALLS PROPOSED FOR SITE	108
OSSC TABLE 1106.1	ADA STALLS REQUIRED	5
	ADA STALLS PROVIDED	(INCL. 1 VAN & 1 WHEELCHAIR ONLY)
		6
UDC T806-8	BICYCLE PARKING SPACES REQUIRED	(INCL. 2 VAN & 1 WHEELCHAIR ONLY)
	BICYCLE PARKING SPACES PROVIDED	TWO PER CLASSROOM X 22 = 44
UDC T806-9	LOADING SPACES REQUIRED	0

NOTES
1. SINCE LOTS ARE BEING CONSOLIDATED, THERE ARE NO ZONE-TO-ZONE SETBACK REQUIREMENTS WHERE THE TWO PARCELS ONCE MET ALONG THE EXISTING FENCE.

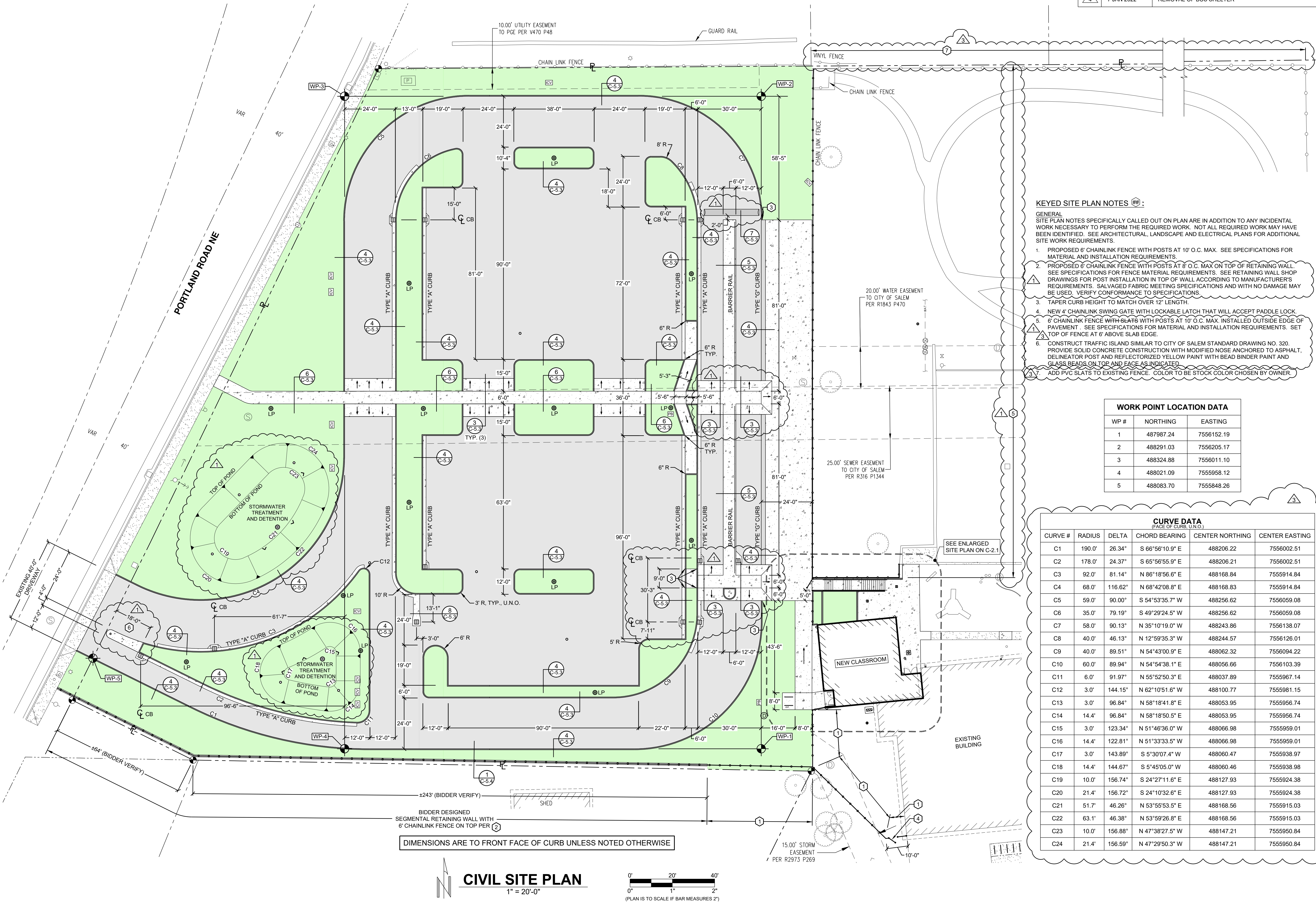


OVERALL SITE DEVELOPMENT PLAN

1" = 30'-0"



01/25/2023 9:30 AM
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KEYED SITE PLAN NOTES

GENERAL

SITE PLAN NOTES SPECIFICALLY CALLED OUT ON PLAN ARE IN ADDITION TO ANY INCIDENTAL WORK NECESSARY TO PERFORM THE REQUIRED WORK. NOT ALL REQUIRED WORK MAY HAVE BEEN IDENTIFIED. SEE ARCHITECTURAL, LANDSCAPE AND ELECTRICAL PLANS FOR ADDITIONAL SITE WORK REQUIREMENTS.

- PROPOSED 6" CHAINLINK FENCE WITH POSTS AT 10' O.C. MAX. SEE SPECIFICATIONS FOR MATERIAL AND INSTALLATION REQUIREMENTS.
- PROPOSED 6" CHAINLINK FENCE WITH POSTS AT 8' O.C. MAX ON TOP OF RETAINING WALL. SEE SPECIFICATIONS FOR FENCE MATERIAL REQUIREMENTS. SEE RETAINING WALL SHOP DRAWINGS FOR POST INSTALLATION IN TOP OF WALL ACCORDING TO MANUFACTURER'S REQUIREMENTS. SALVAGED FABRIC MEETING SPECIFICATIONS AND WITH NO DAMAGE MAY BE USED. VERIFY CONFORMANCE TO SPECIFICATIONS.
- TAPER CURB HEIGHT TO MATCH OVER 12" LENGTH.
- NEW 4" CHAINLINK SWING GATE WITH LOCKABLE LATCH THAT WILL ACCEPT PADDLE LOCK.
- 6" CHAINLINK FENCE WITH SLATS WITH POSTS AT 10' O.C. MAX. INSTALLED OUTSIDE EDGE OF PAVEMENT. SEE SPECIFICATIONS FOR MATERIAL AND INSTALLATION REQUIREMENTS. SET TOP OF FENCE AT 8" ABOVE SLAB EDGE.
- CONSTRUCT TRAFFIC ISLAND SIMILAR TO CITY OF SALEM STANDARD DRAWING NO. 320. PROVIDE SOLID CONCRETE CONSTRUCTION WITH MODIFIED NOSE ANCHORED TO ASPHALT, DELINEATOR POST AND REFLECTORIZED YELLOW PAINT WITH BEAD BINDER PAINT AND GLASS BEADS ON TOP AND FACE AS INDICATED.
- ADD PVC SLATS TO EXISTING FENCE. COLOR TO BE STOCK COLOR CHOSEN BY OWNER.

WORK POINT LOCATION DATA

WP #	NORTHING	EASTING
1	487987.24	7556152.19
2	488291.03	7556205.17
3	488324.88	7556011.10
4	488021.09	7555958.12
5	488083.70	7555848.26

CURVE DATA

(FACE OF CURB, U.N.O.)

CURVE #	RADIUS	DELTA	CHORD BEARING	CENTER NORTHING	CENTER EASTING
C1	190.0'	26.34°	S 66°56'10.9" E	488206.22	7556002.51
C2	178.0'	24.37°	S 65°56'55.9" E	488206.21	7556002.51
C3	92.0'	81.14°	N 86°18'56.6" E	488168.84	7555914.84
C4	68.0'	116.62°	N 68°42'08.8" E	488168.83	7555914.84
C5	59.0'	90.00°	S 54°53'35.7" W	488256.62	7556059.08
C6	35.0'	79.19°	S 49°29'24.5" W	488256.62	7556059.08
C7	58.0'	90.13°	N 35°10'19.0" W	488243.86	7556138.07
C8	40.0'	46.13°	N 12°59'35.3" W	488244.57	7556126.01
C9	40.0'	89.51°	N 54°43'00.9" E	488062.32	7556094.22
C10	60.0'	89.94°	N 54°54'38.1" E	488056.66	7556103.39
C11	6.0'	91.97°	N 55°52'50.3" E	488037.89	7555967.14
C12	3.0'	144.15°	N 62°10'51.6" W	488100.77	7555981.15
C13	3.0'	96.84°	N 58°18'41.8" E	488053.95	7555956.74
C14	14.4'	96.84°	N 58°18'50.5" E	488053.95	7555956.74
C15	3.0'	123.34°	N 51°46'36.0" W	488066.98	7555959.01
C16	14.4'	122.81°	N 51°33'33.5" W	488066.98	7555959.01
C17	3.0'	143.89°	S 5°30'07.4" W	488060.47	7555938.97
C18	14.4'	144.67°	S 5°45'05.0" W	488060.46	7555938.98
C19	10.0'	156.74°	S 24°27'11.6" E	488127.93	7555924.38
C20	21.4'	156.72°	S 24°10'32.6" E	488127.93	7555924.38
C21	51.7'	46.26°	N 53°55'53.5" E	488168.56	7555915.03
C22	63.1'	46.38°	N 53°59'26.8" E	488168.56	7555915.03
C23	10.0'	156.88°	N 47°38'27.5" W	488147.21	7555950.84
C24	21.4'	156.59°	N 47°29'50.3" W	488147.21	7555950.84



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