

SITE & PROJECT DATA:

ZONING: RM-II

TOTAL SITE AREA: 219,822 S.F., (5.04 ACRES)

DENSITY ALLOWED: 15 UNITS PER ACRE MINIMUM; 31 UNITS PER ACRE MAXIMUM.

23.8 UNITS PER ACRE PROPOSED.

PROJECT TYPE: MARKET RATE APARTMENTS - (120) UNITS

OCCUPANCY GROUP: R2- APARTMENT UNITS, A3- COMMUNITY HALL & PAVILION, U-PUMP HOUSE

MAXIMUM HEIGHT ALLOWED: 50' TO THE AVERAGE OF THE HIGHEST GABLE ROOF FROM HIGHEST BLDG. GRADE.

33'-3" & 34'-11" MAXIMUM HEIGHT TO HIGHEST AVERAGE GABLE PROPOSED BY BUILDING TYPE.

BLDG. SETBACKS REQUIRED: 20'-0" FRONT YARD, & 10'-0" SIDE YARD, 10'-0" REAR YARD, BASE SETBACKS: PER TABLE 702.3 SETBACK INCREASES ABUTTING RS ZONE.

1' SETBACK PER FOOT OF BLDG. HEIGHT SETBACK REQUIRED ABUTTING RS SINGLE FAMILY ZONE 33'-3" MAX. PROPOSED HEIGHT = REQUIRED SETBACK = 33'-3" AT WEST PROPERTY LINE.

WEST REQUIRED SETBACK IS REDUCED TO 30'-0" MIN. BY PROPOSING AN 8' TALL SCREEN FENCE.

PROPOSED SETBACKS: 20'-0" STREET FRONT YARDS, 12' SIDE & REAR YARDS; 30'-0" WHERE ABUTTING RS SINGLE FAMILY ZONE., THEREFORE O.K.

ENCROACHMENTS ALLOWED: BELT COURSES & ORNAMENT= 24 INCHES, ROOF EAVES= 24 INCHES.

PROPOSED ENCROACHMENTS: DECK GUARDRAIL = 3"; ROOF EAVES = 24 INCHES, THEREFORE O.K.

CONSTRUCTION TYPE APPTS:

TYPE V-B "NON-RATED" W/ 1 HR UNIT SEPARATION WALLS

& FLOOR/CEILING SEPARATION. 100% FIRE SPRINKLED.

PROPOSED BUILDING AREA:

UNIT TYPES: (36) TYPE 1 UNITS (1BR/1BA.) 722 S.F. + 24 S.F. STOR. = 746 S.F. = 26,856 S.F.
(60) TYPE 2 UNITS (2BR/1BA.) 862 S.F. + 24 S.F. STOR. = 886 S.F. = 53,160 S.F.
(24) TYPE 3 UNITS (3BR/2BA.) 1,184 S.F. + 24 S.F. STOR. = 1,208 S.F. = 28,992 S.F.
(120) UNITS TOTAL: 109,008 S.F.

RECREATION BLDG. = 4,259 S.F. FLOOR AREA.

PAVILION= 680 S.F. FLOOR AREA.

MAIL ROOF= 215 S.F. FLOOR AREA.

PUMP HOUSE= 400 S.F. FLOOR AREA.

TOTAL BUILDING SQUARE FOOTAGE = 114,562 S.F.

PARKING PROVIDED:

STANDARD STALLS: 102 STALLS

COMPACT STALLS: 59 STALLS (35% OF STALLS< 75% ALLOWED)

HANDICAP STALLS: 6 STALLS

TOTAL PARKING PROVIDED= 167 STALLS

PARKING RATIO PROPOSED = 1.39 STALLS PER UNIT

E.V. READY CAR PARKING REQUIRED: (167) STALLS X40% = 67 STALLS MIN.

BICYCLE PARKING REQUIRED: 1 BIKE STALL PER UNIT X 120 UNITS = 120 BIKE STALLS

BICYCLE PARKING PROVIDED:

(1) STALL PER GROUND FLOOR LIVING UNIT = (40) LONG TERM BIKE STALLS

(12) SIX BIKE RACKS + (1) EIGHT BIKE RACK = (80) SHORT TERM BIKE STALLS

TOTAL BIKE PARKING PROVIDED= 120 BIKE STALLS

LOADING STALLS: 100 TO 199 UNITS = (2) LOADING STALLS 12'X19'X12'

LOADING STALLS PROPOSED = (2) 12'X19'X12'

LOT COVERAGE BY BLDGS:

PROPOSED GROUND FLOOR BUILDING FOOTPRINT/BALCONY/COVERED PORCH AREA= 50,426 S.F.

MAXIMUM ALLOWED LOT COVERAGE= 50%

PROPOSED BUILDING LOT COVERAGE = 50,426 S.F. /219,822 S.F.=23%

PARKING & MANEUVERING A.C. PAVING AREA:

INCLUDES PLANTER CURBS = 60,361 S.F.

CONCRETE AREAS

WALKWAYS, PATIOS, REC. PATIO/TERRACE, TRASH, SPORT-COURT= 33,112 S.F.

LANDSCAPE AREA:

TOTAL LANDSCAPE (GREEN) AREA PROPOSED= 84,664 S.F./ 219,822 S.F.= (38.5%) OF SITE AREA

INTERIOR PARKING AREA LANDSCAPING:

PARKING & MANEUVERING AREA PLUS PLANTER FINGERS & CORNERS= 65,542 S.F.

REQUIRED PARKING LOT LANDSCAPE = 8% MIN. X 65,542 S.F. = 5,243 S.F. MIN. REQ'D.

PROPOSED INTERIOR PARKING AREA LANDSCAPE = 5,288 S.F. = 8.1% PROVIDED, O.K.

(NOTE THAT THIS DOES NOT INCLUDE L.S. STRIP

IN ADDITION TO MIN. 5' WALKWAY OR L.S. BETWEEN PARKING & BLDG.)

CLIMATE MITIGATION TREE PLANTING AT PARKING:

MIN. 40% SHADE TREE OVERLAP REQUIRED = 65,542 S.F. X .40= 26,217 S.F. OVERLAP REQUIRED.

PROPOSED CLIMATE MITIGATION TREE OVERLAP PROVIDED= 30,200 S.F. (46%), O.K.

AIRPORT OVERLAY McNARY FIELD REQUIREMENTS:

PROPOSED SITE DEVELOPMENT OCCURS IN CONICAL SURFACE OVERLAY (20:1) WHICH ALLOWS

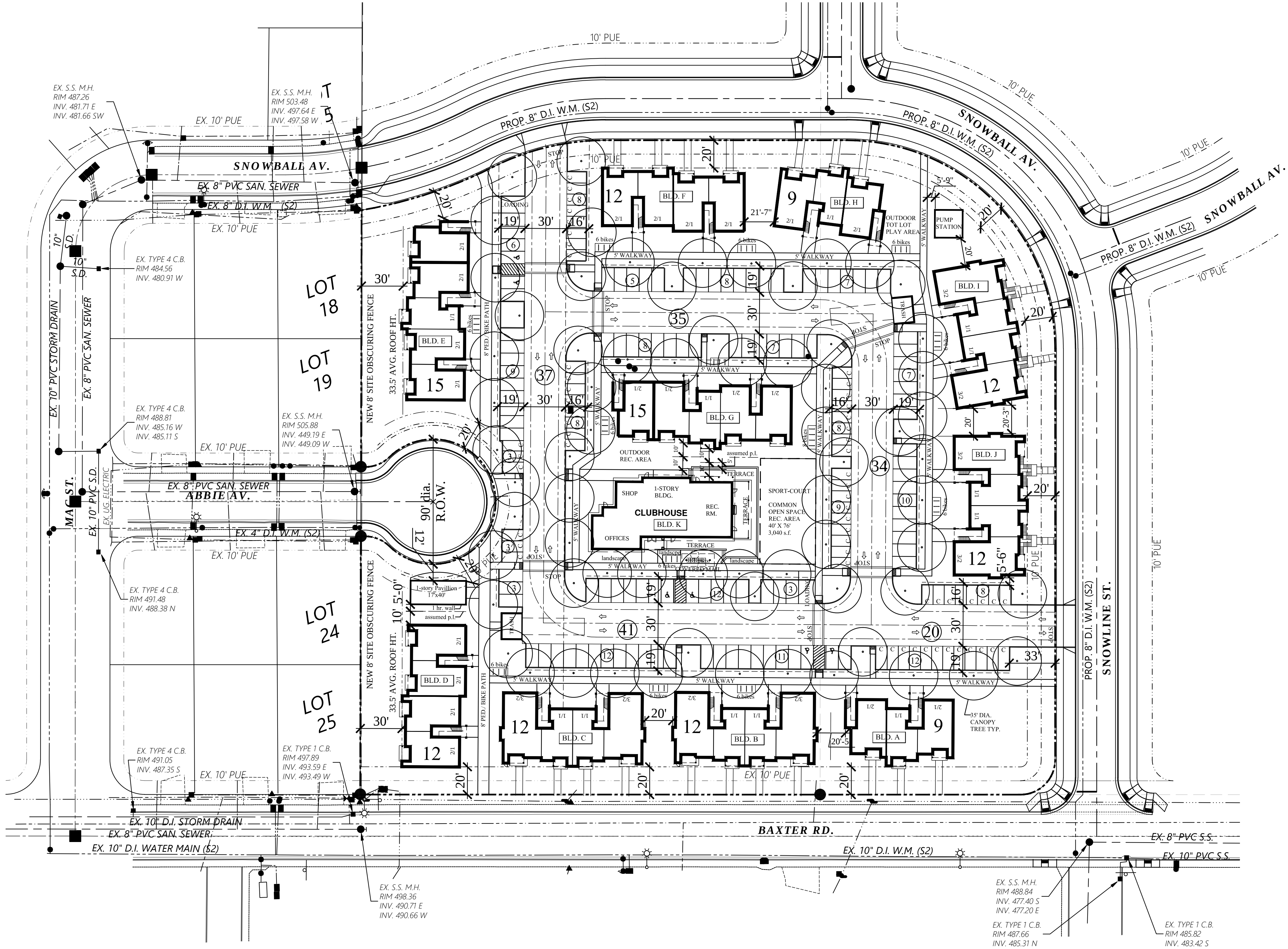
FOR 350' MAXIMUM BUILDING HEIGHT ABOVE AIRPORT ELEVATION.

McNARY FIELD ELEVATION = +213.4' ABOVE SEA LEVEL

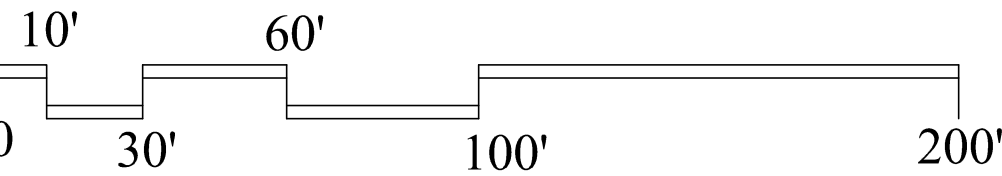
+213.4' + 350.0' MAXIMUM HEIGHT = 563.4' MAXIMUM ELEVATION.

PROPOSED MAXIMUM SITE GRADE BASE AT HIGHEST BUILDING: =

+508.0' + (37.5' TO HIGHEST ROOF PEAK) = +545.5' MAXIMUM ROOF RIDGE ELEVATION, O.K.



(120) UNITS



CONCEPTUAL SITE PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

SCOTT BECK
ARCHITECT, LLC

361 N.E. Third Avenue
Canby, Oregon 97013
(503) 266-9270

COMPASS POINTS
MULTIFAMILY HOUSING

1709 BAXTER RD. S.E.
SALEM, OREGON

DEVELOPER:
NEIGHBORLY VENTURES, INC.
2595 RIVER ROAD S., SUITE 100
SALEM, OR 97302, TEL: (503) 990-8909

CONCEPTUAL
SITE PLAN
DESIGN

revisions:

date: 9-10-2024

scale: 1"=40'

drawn: S.R.B.

job no: 2406

A1.1