

New Multifamily Development
3021 D Street
Salem, OR 97301

REVISIONS:

SHEET:

A1.01

SITE PLAN

PROJECT # 2024-023

DATE: 1/21/2025

SITE AREA:

EXISTING: 29,430 sf (0.67 acres)

NEW: (AFTER SPECIAL SETBACK)

- ADJUSTED PROPERTY: 4,466 sf
- PROPOSED PARCEL 1: 4,004 sf
- PROPOSED PARCEL 2: 19,553 sf

ZONING REVIEW:

ADJUSTED PARCEL:

LOT COVERAGE:

MAXIMUM: 60% (2,680 sf)
SHOWN: 28% (1,238 sf)

PROPOSED PARCEL 1:

LOT COVERAGE:

MAXIMUM: 60% (2,402 sf)
SHOWN: 34% (1,352 sf, includes existing carport)

PROPOSED PARCEL 2:

DENSITY:

MINIMUM: 15 UNITS/ACRE = 6 UNITS
MAXIMUM: 31 UNITS/ACRE = 13 UNITS

UNITS SHOWN: = 12 UNITS

LOT COVERAGE:

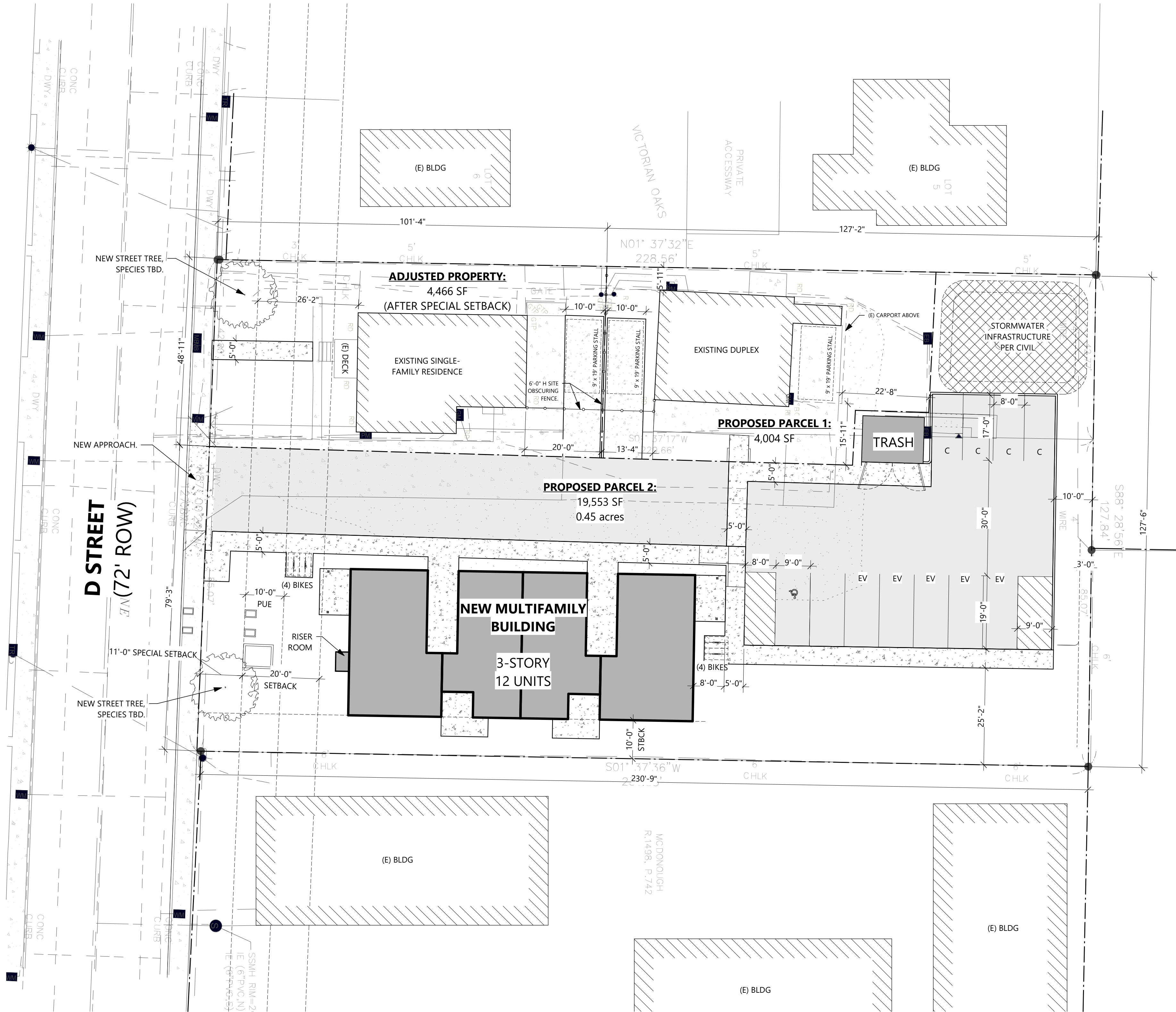
MAXIMUM: 60% (12,091 sf)
SHOWN: 15% (3,068 sf)

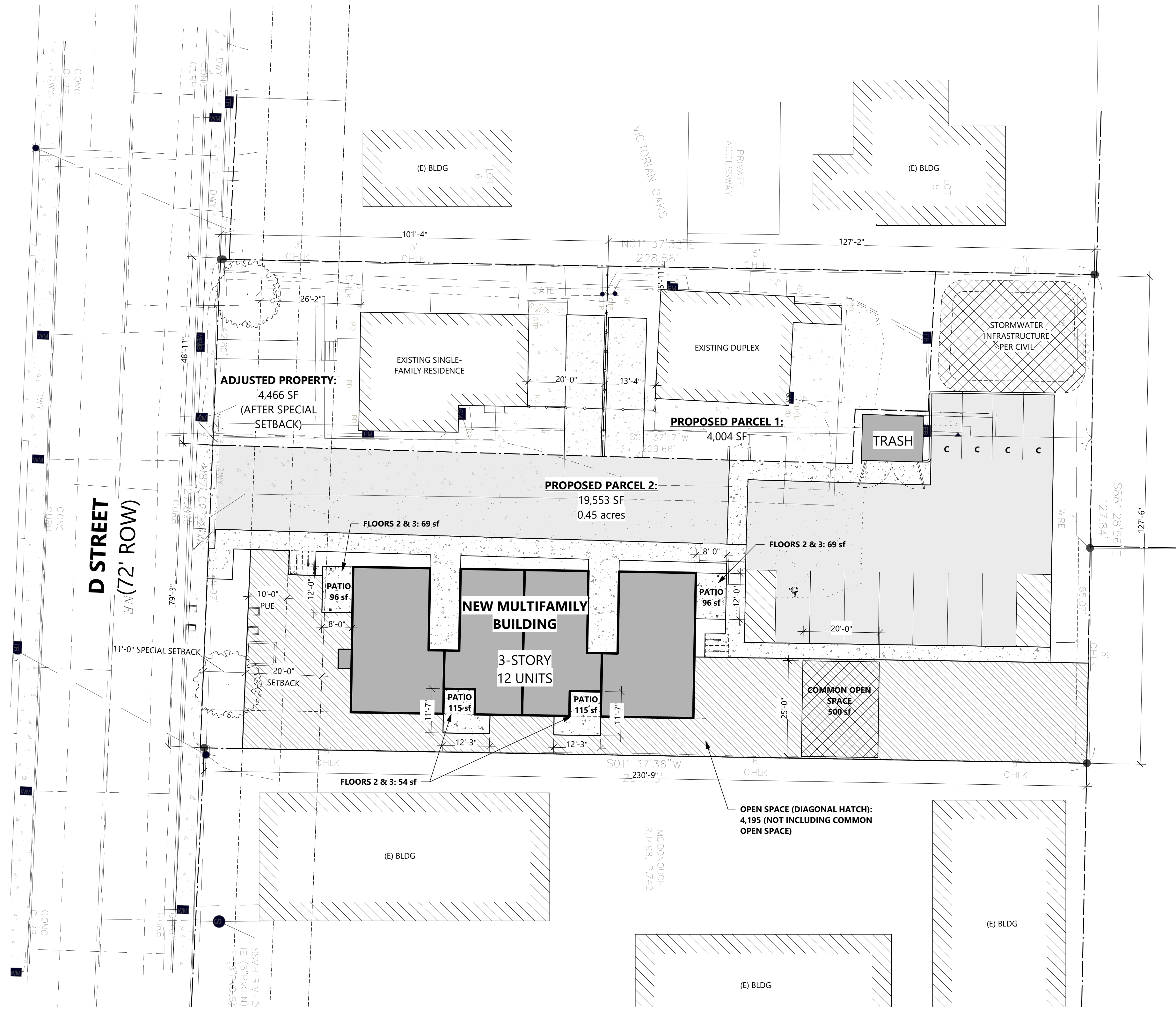
PARKING:

VEHICLE:
MAXIMUM: 1.75/UNIT = 21 SPACES
SHOWN: = 12 SPACES

BIKE:

MINIMUM: 1/UNIT = 12
SHOWN: = 12 (8 EXTERIOR PLUS 4
PER GROUND FLOOR UNIT)





OPEN SPACE CALCULATIONS:

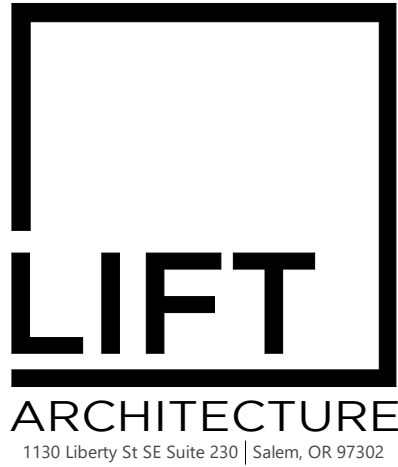
LOT SIZE: 19,553 sf

MINIMUM OPEN SPACE REQUIRED: 20% (3,911 sf)

TOTAL OPEN SPACE PROVIDED: 24% (4,695 sf)

- GENERAL OPEN SPACE: 4,195 sf
- COMMON OPEN SPACE: 500 sf

- PRIVATE OPEN SPACE: 914 sf
 - UNIT 101: 96 sf
 - UNIT 102: 115 sf
 - UNIT 103: 115 sf
 - UNIT 104: 96 sf
 - UNIT 201: 69 sf
 - UNIT 202: 54 sf
 - UNIT 203: 54 sf
 - UNIT 204: 69 sf
 - UNIT 301: 69 sf
 - UNIT 302: 54 sf
 - UNIT 303: 54 sf
 - UNIT 304: 69 sf



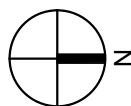
**PRELIMINARY
NOT FOR
CONSTRUCTION**

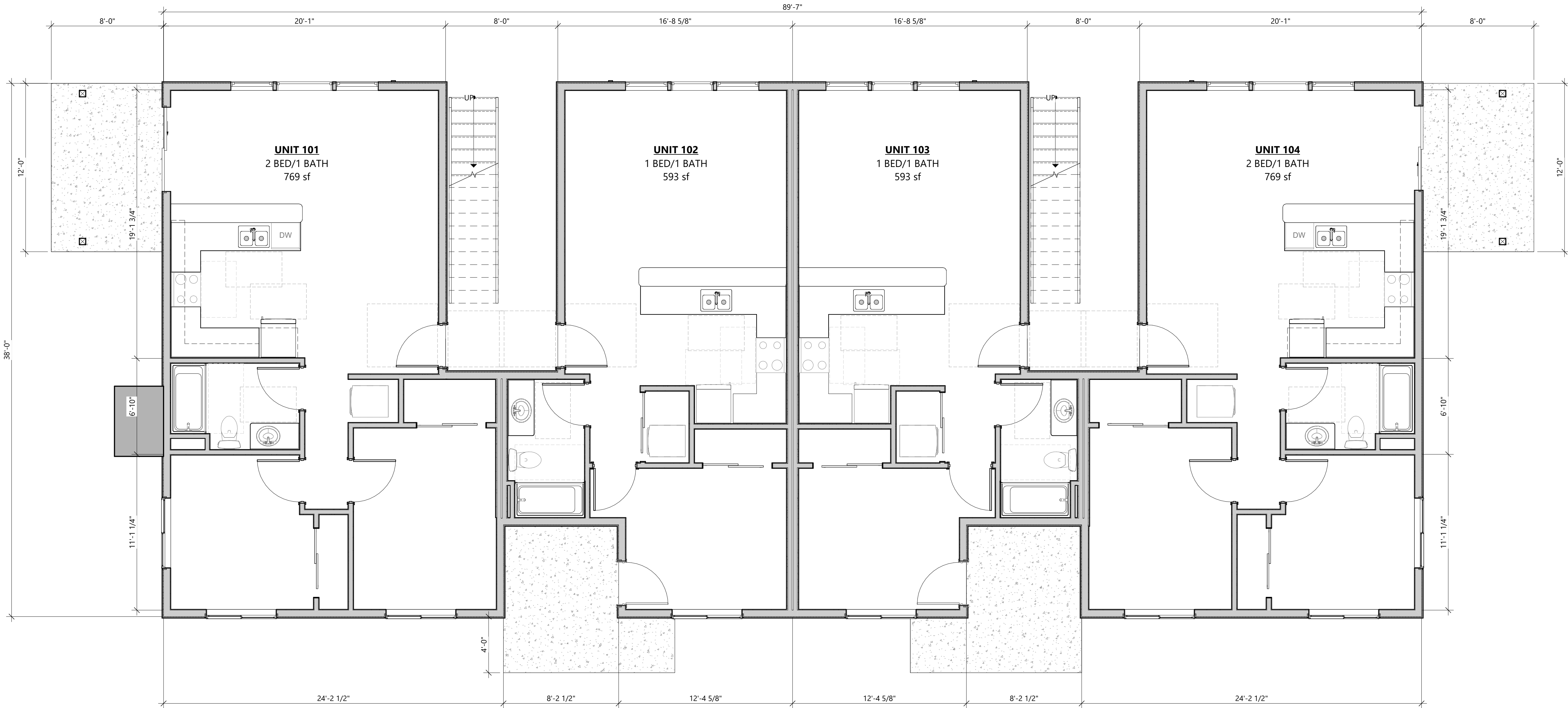
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SHEET:
A1.02
OPEN SPACE PLAN

PROJECT # 2024-023
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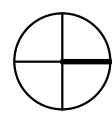
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SECOND FLOOR PLAN

PROJECT # 2024-023

DATE: 1/21/2025





1 WEST ELEVATION

SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"