

RIVERBEND APARTMENTS PHASE 2

CLASS III SITE PLAN REVIEW

2499, 2501, 2519 WALLACE RD NW, SALEM, OR 97304

PROJECT STATISTICS:

SITE PLAN	
2499, 2501, 2519 WALLACE RD SALEM, OR 97304	CITY OF SALEM, MARION COUNTY 7.3.9 CD - 900, 1000, 1101 & 1301
ZONE:	MU-II (MIXED USE/II)
USE:	SINGLE-FAMILY DWELLINGS
EXISTING:	MULTI-FAMILY
PROPOSED:	
BLDG. HEIGHT (MAX):	45 FEET
PROPOSED BLDG. HEIGHT:	35 FEET, 6 INCHES
BLDG. SETBACK (SEC. 534.015):	
STREET SIDE:	0'
FRONT:	0' MIN, 10' MAX WITH PED. AMEN.
SIDE:	38.25' (ZONE-TO-ZONE)
REAR:	38.25' (ZONE-TO-ZONE)
VEHICLE USE AREA SETBACK (TABLE 534-4):	
STREET:	10'
FRONT:	5' (ZONE TO ZONE)
SIDE:	5' (ZONE TO ZONE)
REAR:	5' (ZONE TO ZONE)
BUILDING:	5'

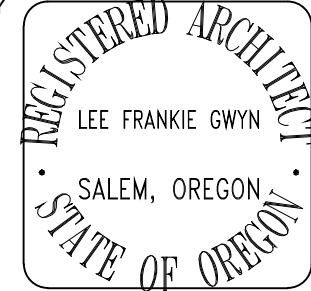
SITE AREA:	7.59 AC (331,033 S.F.)
TOTAL LOT COVERAGE:	NO MAX.
TOTAL LANDSCAPE AREA:	130,472 S.F. (39.4%)
(15% SEC. 551.010, d. 3)	
TOTAL PARKING LOT INTERIOR LANDSCAPE AREA:	7727 S.F. (8.2%)
(8% SEC. 806.035, d. 2)	
TOTAL PARKING LOT AREA:	94,043 S.F.
REQ'D PARKING MIN:	284 SPACES
MULTI-FAMILY: 1.5 STALLS PER 2 BED UNIT.	189 X 1.5 = 284 SPACES
ALLOWED PARKING MAX:	284 * 1.75 = 497 SPACES MAX
(175% OF MIN. SPACES)	
REQ'D BICYCLE SPACES:	15 * 0.05 = 1 SPACE
(5% OF MIN. REQ'D. CAR PARKING SEC. 2.303.08)	
LOADING ZONE:	2
PROPOSED PARKING SPACES:	
STANDARD (9' x 19'):	156 SPACES
ACCESSIBLE:	9 SPACES
COMPACT (8' x 15'):	121 SPACES (42%)
TOTAL NEW:	286 SPACES
NEW BICYCLE SPACES:	20 SPACES
LOADING ZONE (12' x 19'):	2

PROJECT TEAM:

OWNER:
3030 RIVERBEND LLC
PO BOX 5850
SALEM, OR 97304

ARCHITECT:
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RIVERBEND APARTMENTS
PHASE 2
WALLACE RD. NW SALEM OR 97304

SITE
PLAN REVIEW
CLASS III

DATE
03/22/2021

REVISED DATE

SHEET
A1.1

SITE PLAN REVIEW SET 03.05.21

CR - ZONE

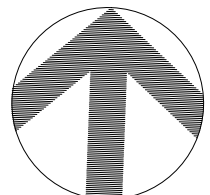
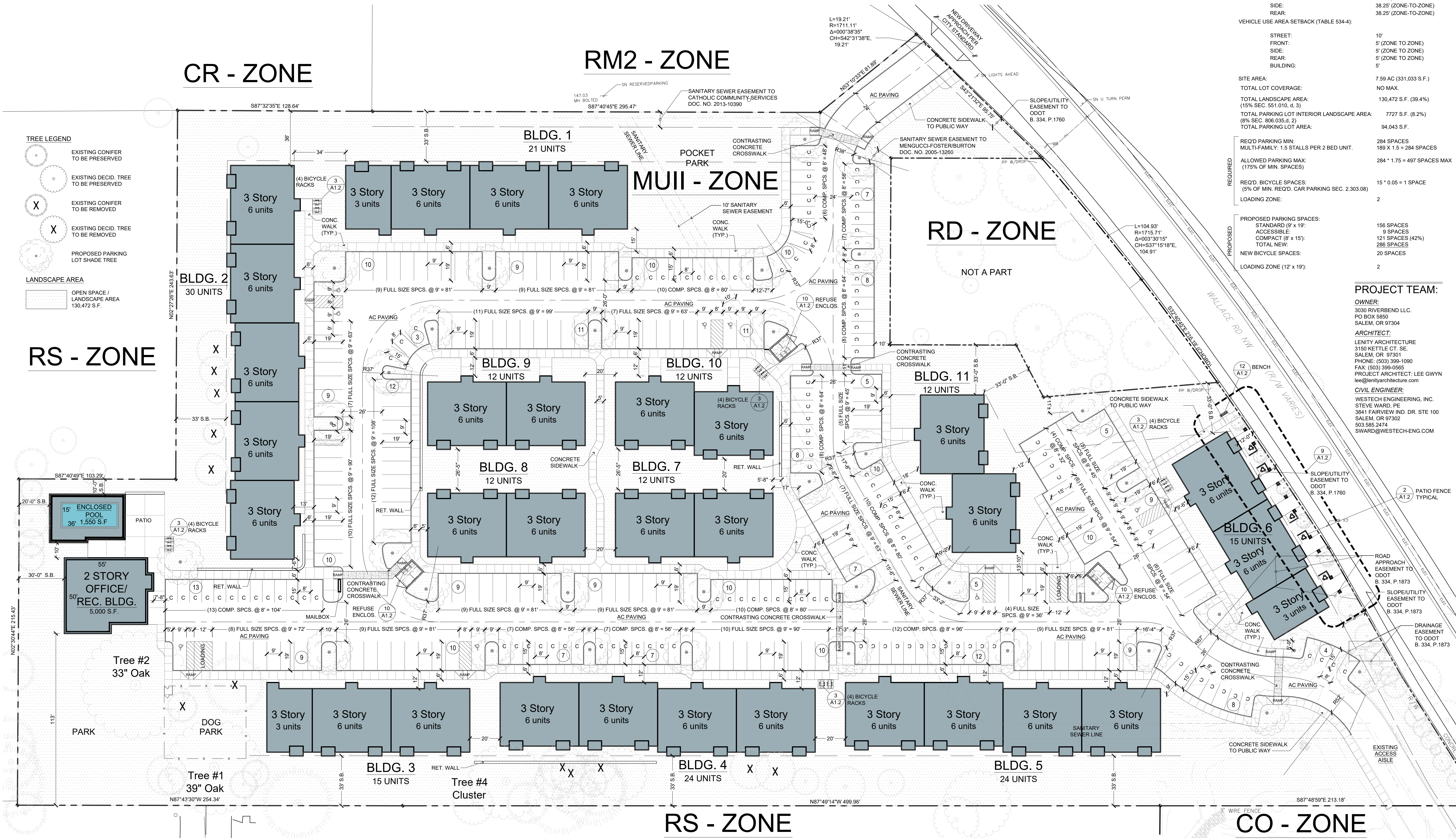
RM2 - ZONE

RD - ZONE

RS - ZONE

RS - ZONE

CO - ZONE



MASTER SITE PLAN PHASE II
SCALE: 1" = 30'