

RIVERBEND APARTMENTS PHASE 2

CLASS III SITE PLAN REVIEW

2499, 2501, 2519, 2539 WALLACE RD NW, SALEM, OR 97304

PROJECT TEAM:

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

ARCHITECT:
LENITY ARCHITECTURE
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PROJECT ARCHITECT: LEE GWYN
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CIVIL ENGINEER:
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PROJECT STATISTICS:

RIVERBEND PHASE #2 MULTI-FAMILY DEVELOPMENT CONSISTING OF 189 UNIT APARTMENTS/ OFFICE AND POOL BLDGS 2499, 2501, 2519, 2551 & 2539 WALLACE RD SALEM, OR 97304		CITY OF SALEM, POLK COUNTY 7.3.9 CD - 00900, 01000, 01101, 01301 & 01300
ZONE:	MU-II (MIXED USE/II)	
USE:	SINGLE-FAMILY DWELLINGS	
EXISTING:	MULTI-FAMILY	
PROPOSED:		
ALLOWED BLDG. HEIGHT:	55 FT MAX.	
PROPOSED BLDG. HEIGHT/ FOOTPRINT:		
BUILDING #1	31 FT, 6 IN / 6,925 S.F.	
BUILDING #2	31 FT, 6 IN / 5,581 S.F.	
BUILDING #3	31 FT, 6 IN / 4,980 S.F.	
BUILDING #4	31 FT, 6 IN / 7,797 S.F.	
BUILDING #5	31 FT, 6 IN / 7,797 S.F.	
BUILDING #6	33 FT, 4 IN / 4,980 S.F.	
BUILDING #7	31 FT, 6 IN / 3,905 S.F.	
BUILDING #8	31 FT, 6 IN / 3,905 S.F.	
BUILDING #9	NOT USED	
BUILDING #10	31 FT, 6 IN / 7,785 S.F.	
BUILDING #11	31 FT, 6 IN / 3,907 S.F.	
BUILDING #12	31 FT, 6 IN / 3,907 S.F.	
OFFICE BUILDING	27 FT, 4 IN / 2,616 S.F.	
POOL BUILDING	15 FT / 1,551 S.F.	
TRASH ENCLOSURE	6 FT / 248 S.F.	
BLDG. SETBACK (T534-3):		
STREET:	0' MIN, 10' MAX WITH PED. AMEN.	
SIDE: ZONE-TO-ZONE (T534-4)		
MUII TO RESIDENTIAL:	10' MIN + ((BLDG. HT - 15 FT)x1.5) TYPE "C"	
MUII TO COMMERCIAL:	NONE	
REAR: ZONE-TO-ZONE (T534-4)		
MUII TO RESIDENTIAL:	10' MIN + ((BLDG. HT - 15 FT)x1.5) TYPE "C"	
MUII TO COMMERCIAL:	NONE	
ACCESSORY STR. SETBACK (T534-3):		
STREET:	5' MIN	
SIDE: ZONE-TO-ZONE (T534-4)		
MUII TO RESIDENTIAL:	10' MIN + ((BLDG. HT - 15 FT)x1.5) TYPE "C"	
MUII TO COMMERCIAL:	NONE	
REAR: ZONE-TO-ZONE (T534-4)		
MUII TO RESIDENTIAL:	10' MIN + ((BLDG. HT - 15 FT)x1.5) TYPE "C"	
MUII TO COMMERCIAL:	NONE	
VEHICLE USE AREA SETBACK (TABLE 534-4):		
STREET:	10' MIN TYPE "A"	
SIDE: ZONE-TO-ZONE (T534-4)		
MUII TO RESIDENTIAL:	5' MIN TYPE "C"	
MUII TO COMMERCIAL:	5' MIN TYPE "A"	
REAR: ZONE-TO-ZONE (T534-4)		
MUII TO RESIDENTIAL:	5' MIN TYPE "C"	
MUII TO COMMERCIAL:	5' MIN TYPE "A"	
BUILDING:	5' MIN TYPE "A"	
SITE AREA:	8.08 AC (352,137 S.F.)	
DWELLING UNIT DENSITY REQUIRED:	12 UNITS PER ACRE	
DWELLING UNIT DENSITY PROVIDED:	24 UNITS PER ACRE	
TOTAL LOT COVERAGE:	NO MAX.	
TOTAL LANDSCAPE AREA:	148,312 S.F. (42%)	
TOTAL PARKING LOT INTERIOR LANDSCAPE AREA:	7,278 S.F. (8.2%)	
TOTAL PARKING AREA:	88,671 S.F.	
MULTI-FAMILY: 1 STALL DWELLING UNIT	189 x 1 = 189 SPACES	
OFFICE: 1 SP / 350 S.F.	5,200 / 350 = 15 SPACES	
REQ'D PARKING MIN:	204 SPACES	
ALLOWED PARKING MAX:	204 * 1.75 = 357 SPACES MAX	
RECD. BICYCLE SPACES:		
(0.1 SP. PER DWELLING UNIT-MIN. (4) T.806.8)	189 x 0.1 = 18.9 SPACE	
(1/3,500 S.F. - MIN. (4) T.806.8)	5,200 / 3,500 = 1.5 SPACE	
LOADING ZONE:	TOTAL REQ: 23 SPACES	
(GREATER THAN 100 BUT LESS THAN 199 UNITS T806-9)	2	

KEYNOTES SCHEDULE

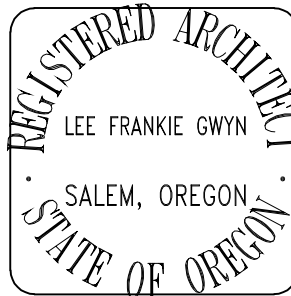
A1	ADJUSTMENT #1: INCREASE MAXIMUM BUILDING SETBACK ADJACENT TO WALLACE RD. REQUEST TO INCREASE MAXIMUM BUILDING SETBACK FROM 10 FEET TO 12 FEET FOR BUILDING 6 ALONG WALLACE RD DUE TO ODOT EASEMENT
A2	ADJUSTMENT #2: INCREASE MAXIMUM BUILDING SETBACK ADJACENT TO LA JOLLA DRIVE. PROPOSE TO INCREASE MAXIMUM BUILDING SETBACK FROM 10 FEET TO 35 FEET FOR BUILDING 3 ADJACENT TO LA JOLLA DRIVE.
A3	ADJUSTMENT #3: BUILDING SETBACKS ADJACENT TO INTERNAL LOT LINES. REDUCE BUILDING SETBACKS TO 0 FEET FOR INTERNAL PROPERTY LINES.
A4	ADJUSTMENT #4: VEHICLE USE AREAS ADJACENT TO INTERNAL LOT LINES. REDUCE VEHICLE USE AREA SETBACKS TO 0 FEET FOR DRIVE AISLES AND PARKING AREAS
A5	ADJUSTMENT #5: ADJUSTMENT #5: REDUCE BUILDING FRONTAGE SETBACK FROM 16' TO 0' FEET FOR 2501 WALLACE ROAD NW. PROPERTY IS LANDLOCKED.

SITE / PARKING SUMMARY

PROPOSED PARKING
LOT SHADE TREE

0' 20' 40' 80'

PHASE II MASTER PLAN OVERALL SITE PLAN
SCALE: 1" = 40'



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PO BOX 5850 SALEM OR 97304
(503) 931-1739

RIVERBEND APARTMENTS
PHASE 2
WALLACE RD. NW SALEM OR 97304

SITE
PLAN REVIEW
CLASS III

DATE
06/03/2021

REVISED DATE

SHEET
A1.0

SITE PLAN REVIEW SET 07.19.21