

CLASS III SITE PLAN REVIEW

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

PROJECT TEAM:

OWNER:
3030 RIVERBEND LLC.
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SALEM, OR 97304

ARCHITECT:
LENITY ARCHITECTURE
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CIVIL ENGINEER:
WESTECH ENGINEERING, INC.
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3841 FAIRVIEW IND. DR. STE 100
SALEM, OR 97302
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RD SPACES-	154
IBLE SPACES -	8
CT SPACES -	64
SPACES -	226

BLDG. 1 18 UNITS 5,851 SQ. FT.	BLDG. 7 18 UNITS 5,851 SQ. FT.
BLDG. 2 24 UNITS 7,797 SQ. FT.	BLDG. 8 15 UNITS 4,922 SQ. FT.
BLDG. 3 24 UNITS 7,797 SQ. FT.	BLDG. 9 9 UNITS 2,931 SQ. FT.
BLDG. 4 24 UNITS 7,797 SQ. FT.	BLDG. 10 21 UNITS 6,777 SQ. FT.
BLDG. 5 15 UNITS 4,979 SQ. FT.	BLDG. 11 9 UNITS 2,931 SQ. FT.
BLDG. 6 24 UNITS 7,797 SQ. FT.	
<u>TOTAL UNITS = 201</u>	

PROJECT STATISTICS:

REVEREND PHASE #2: MULTI-FAMILY DEVELOPMENT CONSISTING OF 201 UNIT APARTMENTS/ OFFICE AND POOL BLDGS 2499, 2501, 2519, 2551 & 2539 WALLACE RD SALEM, OR 97304		CITY OF SALEM, POLK COUNTY 7.19 CD - 00900, 01000, 01101, 01301 & 01300
ZONE: USE: EXISTING:	MU-II (MIXED USE/II) SINGLE-FAMILY DWELLINGS	
PROPOSED:	MULTI-FAMILY	
ALLOWED BLDG. HEIGHT: PROPOSED BLDG. HEIGHT/ FOOTPRINT:	55 FT MAX. 33 FT, 4 IN / 5,851 S.F. 31 FT, 6 IN / 7,797 S.F. 31 FT, 6 IN / 7,797 S.F. 31 FT, 6 IN / 7,797 S.F. 31 FT, 6 IN / 4,979 S.F. 31 FT, 6 IN / 7,797 S.F. 31 FT, 6 IN / 5,851 S.F. 31 FT, 6 IN / 4,922 S.F. 31 FT, 6 IN / 2,931 S.F. 31 FT, 6 IN / 6,777 S.F. 31 FT, 6 IN / 2,931 S.F.	
BUILDING #1 BUILDING #2 BUILDING #3 BUILDING #4 BUILDING #5 BUILDING #6 BUILDING #7 BUILDING #8 BUILDING #9 BUILDING #10 BUILDING #11	OFFICE BUILDING POOL BUILDING TRASH ENCLOSURE	
	27 FT, 4 IN / 2,931 S.F. 15 FT / 1,551 S.F. 6 FT / 248 S.F.	

BLDG. SETBACK ((T534-3):		
STREET:		0' MIN, 10' MAX WITH PED. AMEN.
SIDE: ZONE-TO-ZONE (T534-4)	MUI1 TO RESIDENTIAL:	10' MIN + ((BLDG. HT - 15 FT)x1.5) TYPE "C"
	MUI1 TO COMMERCIAL:	NONE
REAR: ZONE-TO-ZONE (T534-4)	MUI1 TO RESIDENTIAL:	10' MIN + ((BLDG. HT - 15 FT)x1.5) TYPE "C"
	MUI1 TO COMMERCIAL:	NONE
ACCESSORY STR. SETBACK (T534-3):		
STREET:		5' MIN
SIDE: ZONE-TO-ZONE (T534-4)	MUI1 TO RESIDENTIAL:	10' MIN + ((BLDG. HT - 15 FT)x1.5) TYPE "C"
	MUI1 TO COMMERCIAL:	NONE
REAR: ZONE-TO-ZONE (T534-4)	MUI1 TO RESIDENTIAL:	10' MIN + ((BLDG. HT - 15 FT)x1.5) TYPE "C"
	MUI1 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.)
LA JOLLA DRIVE NW DEDICATION AREA:	0.58 AC (25,196 S.F.)
NET SITE AREA:	7.49 AC (326,221 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: (15% SEC. 551.010, d. 3)	135,463 S.F. (41%)
TOTAL PARKING LOT INTERIOR LANDSCAPE AREA: (8% SEC. 806.035, d. 2)	10,188 S.F. (12.5%)
TOTAL PARKING AREA:	81,314 S.F.
MULTI-FAMILY: 1 STALL DWELLING UNIT	201 x 1 = 201 SPACES
OFFICE: 1 SP / 350 S.F.	5,200 / 350 = 15 SPACES
REQ'D PARKING MIN:	216 SPACES
ALLOWED PARKING MAX: (175% OF MIN. SPACES)	261 * 1.75 = 378 SPACES MAX
REQ'D. BI-CYCLE SPACES: (1/3 SP. PER DWELLING UNIT - MIN. (4) T.806.8) (0.150 S.F. - MIN. (4) T.806.8	201 x 0.1 = 20.1 SPACES 5,200 / 3,500 = 4 SPACES
LOADING ZONE: (GREATER THAN 100 BUT LESS THAN 199 UNITS T806.9)	TOTAL REQ. 24 SPACES 2

PROPOSED PARKING SPACES:	
STANDARD (9' x 19'):	154 SPACES
ACCESSIBLE:	8 SPACES
COMPACT (8' x 19'):	37 SPACES
COMPACT (8' x 15'):	27 SPACES (27.5% COMPACT COMBINED)
TOTAL NEW:	226 SPACES
NEW BICYCLE SPACES:	24 SPACES
LOADING ZONE (12' x 19'):	2

ADJUSTMENT KEYNOTES:

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 1 ALONG WALLACE RD DUE TO EXISTING ODOT EASEMENTS

A2 — ADJUSTMENT #2:
REDUCE BUILDING FRONTAGE TO LESS THAN 50% ON WALLACE RD.

SITE / PARKING SUMMARY

PROPOSED PARKING LOT SHADE TREE

0' 20' 40'

PHASE II MASTER PLAN OVERALL SITE PLAN

SCALE: 1" = 40'
REVISED 2022.01.13

REGISTERED ARCHITECT
LEE FRANKLYN SWYN
SALEM, OREGON
STATE OF OREGON
No. 12222
Exp. 12/31/2016

lenity
architecture, inc.

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RIVERBEND APARTMENTS
PHASE 2
WALLACE RD. NW SALEM OR 97304

SITE PLAN REVIEW CLASS III

DATE
05/06/2022

REVISÉD DATE

SHEET

A1.0

SITE PLAN REVIEW SET 05.06.22

