NOTE:
SEE CIVIL PLANS FOR EXISTING TREES TO BE PROTECTED/ REMOVED

SITE KEY NOTES:

1. SIDEWALK ACCESS W/ DETECTABLE WARNING STRIP PER JURISDICTION
2. FIRE HYDRANT PER CIVIL
3. BIKE RACK, SEE 3/A1.2
4. STEPS, NUMBER OF TREADS AND RISERS PER CIVIL, SEE GRADING PLAN
5. CONCRETE WALK
6. RETAINING WALL PER CIVIL
7. EXISTING FENCE AT PROPERTY TO REMAIN
8. AC PAVING PER CIVIL
9. CONCRETE CROSSWALK, WITH SPEED BUMPS ON EACH SIDE
10. BENCH SEE 12/A1.2

CR - ZONE
RM2 - ZONE
MUII - ZONE
RS - ZONE
RS - ZONE
RD - ZONE
RS - ZONE
RS - ZONE
CO - ZONE
WALLACE ROAD
LA JOLLA DR NW
PROPERTY LINE
BLDG. 9 3 Story 9 UNITS
BLDG. 10 3 Story 21 UNITS
BLDG. 11 3 Story 9 UNITS
BLDG. 7 3 Story 18 UNITS
BLDG. 8 3 Story 15 UNITS
BLDG. 6 3 Story 24 UNITS
BLDG. 5 3 Story 15 UNITS
BLDG. 4 3 Story 24 UNITS
BLDG. 3 3 Story 24 UNITS
BLDG. 2 3 Story 24 UNITS
BLDG. 1 3 Story 18 UNITS
ENCLOSED POOL 1,550 S.F
2 STORY OFFICE/ REC. BLDG.
REFUSE ENCLOSURE
(4) BICYCLE RACKS
CONCRETE WALK TO PUBLIC WAY
CONCRETE SIDEWALK TO PUBLIC WAY
LOADING ZONE
SANITARY SEWER EASEMENT TO CATHOLIC COMMUNITY SERVICES DOC. NO. 2013-10890
SANITARY SEWER EASEMENT TO MENGUCCI-FOSTER/BURTON DOC. NO. 2005-13260
SLOPE/UTILITY EASEMENT TO ODOT B. 334, P.1760
ROAD APPROACH EASEMENT TO ODOT B. 334, P.1873
SLOPE/UTILITY EASEMENT TO ODOT B. 334, P.1873
DRAINAGE EASEMENT TO ODOT B. 334, P.1873
SETBACK
GSI SEE C3.0

0' 15' 30' 60'

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

REGISTERED ARCHITECT
LEE FRANCIS CYRUS
SALEM, OREGON
STATE OF OREGON

lenity architecture, inc.
3350 Kettle Court SE, Salem, Oregon 97301
P 503 399 1090 F 503 399 0565 W lenityarchitecture.com

3030 RIVERBEND LLC
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
05/06/2022

REVISED DATE

SHEET
A1.1

SITE PLAN REVIEW SET 05.06.22

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save:5/9/2022 10:34 AM sam! plot:5/9/2022 10:36 AM sam thomas file:q:\scott martin construction kit\1233 riverbend rd nw salem master plan\preliminary\site plan dwg A1.1