

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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SALEM, OR 97301
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PROJECT ARCHITECT: LEE GWYN
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CIVIL ENGINEER:
WESTECH ENGINEERING, INC.
STEVE WARD, PE
3841 FAIRVIEW IND. DR. STE 100
SALEM, OR 97302
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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 7.39 CD - 00900, 01000, 01101, 01301 & 01300
ZONE: USE: EXISTING:	MU-II (MIXED USE/II) SINGLE-FAMILY DWELLINGS	
PROPOSED:	SINGLE-FAMILY	
ALLOWED BLDG. HEIGHT: PROPOSED BLDG. HEIGHT/ FOOTPRINT:	55 FT MAX.	
BUILDING #1 BUILDING #2 BUILDING #3 BUILDING #4 BUILDING #5 BUILDING #6 BUILDING #7 BUILDING #8 BUILDING #9 BUILDING #10 BUILDING #11	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.	
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.	

STANDARD SPACES-	154
ACCESSIBLE SPACES -	8
COMPACT SPACES -	64
TOTAL SPACES -	<u>226</u>

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.	
TOTAL UNITS = 201	

REQUIRED

PROPOSED

3

ADJUSTMENT KEYNOTES:

- | | |
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| A1 | ADJUSTMENT #1:
INCREASE MAXIMUM BUILDING SETBACK ADJACENT TO WALLACE RD. REQUEST TO INCREASE MAXIMUM BUILDING SETBACK FROM 10 FEET TO 15 FEET FOR BUILDING ADJACENT TO WALLACE RD DUE TO EXISTING GROUND EASEMENTS |
| A2 | ADJUSTMENT #2:
BUILDING SETBACKS ADJACENT TO INTERNAL LOT LINES. REDUCE BUILDING SETBACKS TO 0 FEET FOR INTERNAL PROPERTY LINES. |
| A3 | ADJUSTMENT #3:
VEHICLE USE AREAS ADJACENT TO INTERNAL LOT LINES. REDUCE VEHICLE USE AREA SETBACKS TO 0 FEET FOR DRIVE AISLES AND PARKING AREAS |
| A4 | ADJUSTMENT #4:
REDUCE BUILDING FRONTAGE MINIMUM FROM 50% TO 0% FO WALLACE ROAD NW. |

SITE / PARKING SUMMARY

PROPOSED PARKING
LOT SHADE TREE

PHASE II MASTER PLAN OVERALL SITE PLAN

SCALE: 1" = 40'
REVISED 2022.01.13

REGISTERED ARCHITECT
LEE FRANKLIN SWYN
SACRAMENTO, OREGON
PRELIMINARY
STATE OF OREGON

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**RIVERBEND APARTMENTS
PHASE 2**
WALLACE RD. NW SALEM OR 97304

SITE PLAN REVIEW CLASS III

DATE
05/06/2022

REVISÉ DATE

SHEET

A1.0

SITE PLAN REVIEW SET 05.06.22

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