

CLASS III SITE PLAN REVIEW/ CLASS I DESIGN REVIEW

4345 SUNNYSIDE RD SE, SALEM, OR 97306

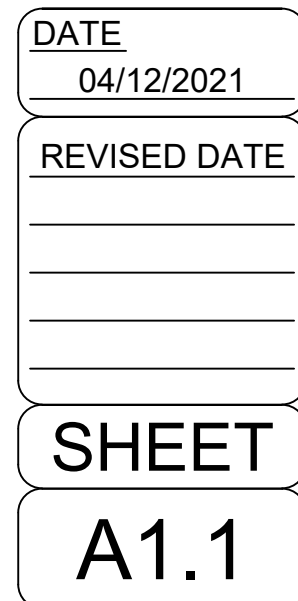
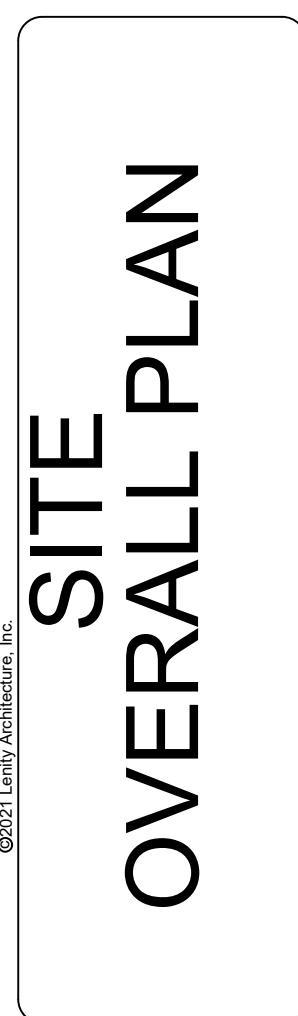
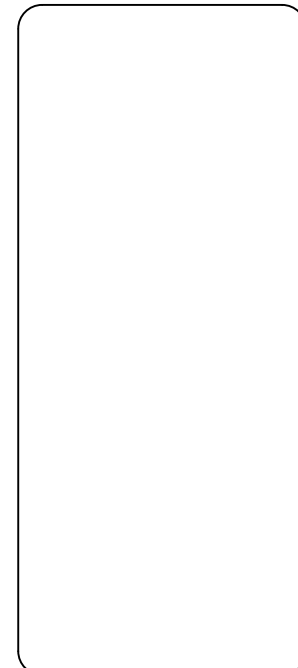
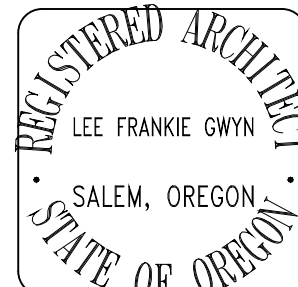
PROJECT TEAM:

OWNER
Buckendorf, Jake
4837 Viewcrest RD S
Salem, OR 97302

ARCHITECT
Lenity Architecture
Architect, Lee Gwyn
3150 Kettle Court SE
Salem, OR
503.399.1090
lee@lenityarchitecture.com

CIVIL
Westech Engineering, Inc.
Josh Wells, PE
3841 Fairview Ind. DR. STE 100
Salem, OR 97302
503.585.2474
jwells@westech-eng.com

SURVEYOR
Barker Surveying
Greg Wilson, President
3657 Kashmir Way SE
Salem, OR 97317
503.588.8800
greg@barkerwilson.com



PROJECT DATA		
SITE DATA:		
ADDRESS:	4345 SUNNYSIDE RD SE	
MAP TAX LOT:	083W10AC00600	
PROPERTY AREA:	1.03 A. 44,867 SQ. FT.	
ZONE:	CO (COM. OFFICE)	
PROPOSED USE:	MULTIPLE FAMILY	
SITE AREA BREAKDOWN:		
	PROPOSED	REQUIRED/ ALLOWED
APARTMENT BUILDING		
BLDG. "A" FOOTPRINT:	24 (2) BEDROOM UNITS	
BLDG. "B" FOOTPRINT:	2,978 SQ. FT.	
BLDG. "C" FOOTPRINT:	1,890 SQ. FT.	
BLDG. "C" FOOTPRINT:	2,978 SQ. FT.	
BUILDING FOOTPRINT TOTAL:	7,846 SQ. FT. (17.4%)	
BUILDING HEIGHT:	41 FT.	50 FT. MAX
TRASH ENCLOSURE STRUCTURE:	256 SQ. FT. (0.5%)	
TRASH ENCLOSURE HEIGHT:	6' FT.	15 FT. MAX
SETBACKS:		
BUILDING SETBACK:		
STREET:	12 FT.	12 FT.
INTERIOR FRONT:	N/A	N/A
SIDE:	13'-4"	10 FT. TYPE "C"
REAR:	94'-5"	BLDG. HT. 20 FT. MIN
ACCESSORY STR. SETBACK:		
STREET:	N/A	12 FT.
INTERIOR FRONT:	N/A	N/A
SIDE:	52'-6"	10 FT. TYPE "C"
REAR:	26'-1"	10 FT. TYPE "C"
VEHICLE USE SETBACK:		
STREET:	20'-0"	12 FT.
INTERIOR FRONT:	N/A	N/A
SIDE:	10'-0"	10 FT. TYPE "C"
REAR:	20'-0"	10 FT. TYPE "C" (20' RS)
LANDSCAPING AREA:		
	17,138 SQ. FT. (38.0%)	6,730 SQ. FT. (15.0%)
PATIOS / WALKS:		
	5,307SQ. FT. (11.8%)	
DRIVES:	2,702 SQ. FT. (6.0%)	
PARKING AREA (INC. INT. LS.):	10,924 SQ. FT. (24.3%)	
INTERIOR LANDSCAPE AREA:		
	990 SQ. FT. (9.0%)	546 SQ. FT. (5.0%)
OPEN SPACE:		
	20,627 SQ. FT. (45.9%)	13,460 SQ. FT. (30.0%)
COMMON OPEN SPACE:	750 SQ. FT. (x2=1,500 S.F.)	
PRIVATE OPEN SPACE:	756 SQ. FT.	1,250 SQ. FT.
IMPERVIOUS AREA:		
	27,729 SQ. FT. (62.0%)	
PERVIOUS AREA:	17,138 SQ. FT. (38.0%)	
PARKING BREAKDOWN (1.5 XUNIT):		
24 UNITS "1.5"		NO MIN. REQ'D.
OPEN STANDARD SPACES	(9' x 19')	9
COMPACT SPACES	(8' x 15')	24
ACCESSIBLE SPACES	(9' x 19')	2
TOTAL SPACES		35
BICYCLE PARKING BREAKDOWN (0.1 XUNIT - 4 MIN.):		
24 UNITS "0.1"	(6' x 2')	4
		(4) SPACES REQ'D.

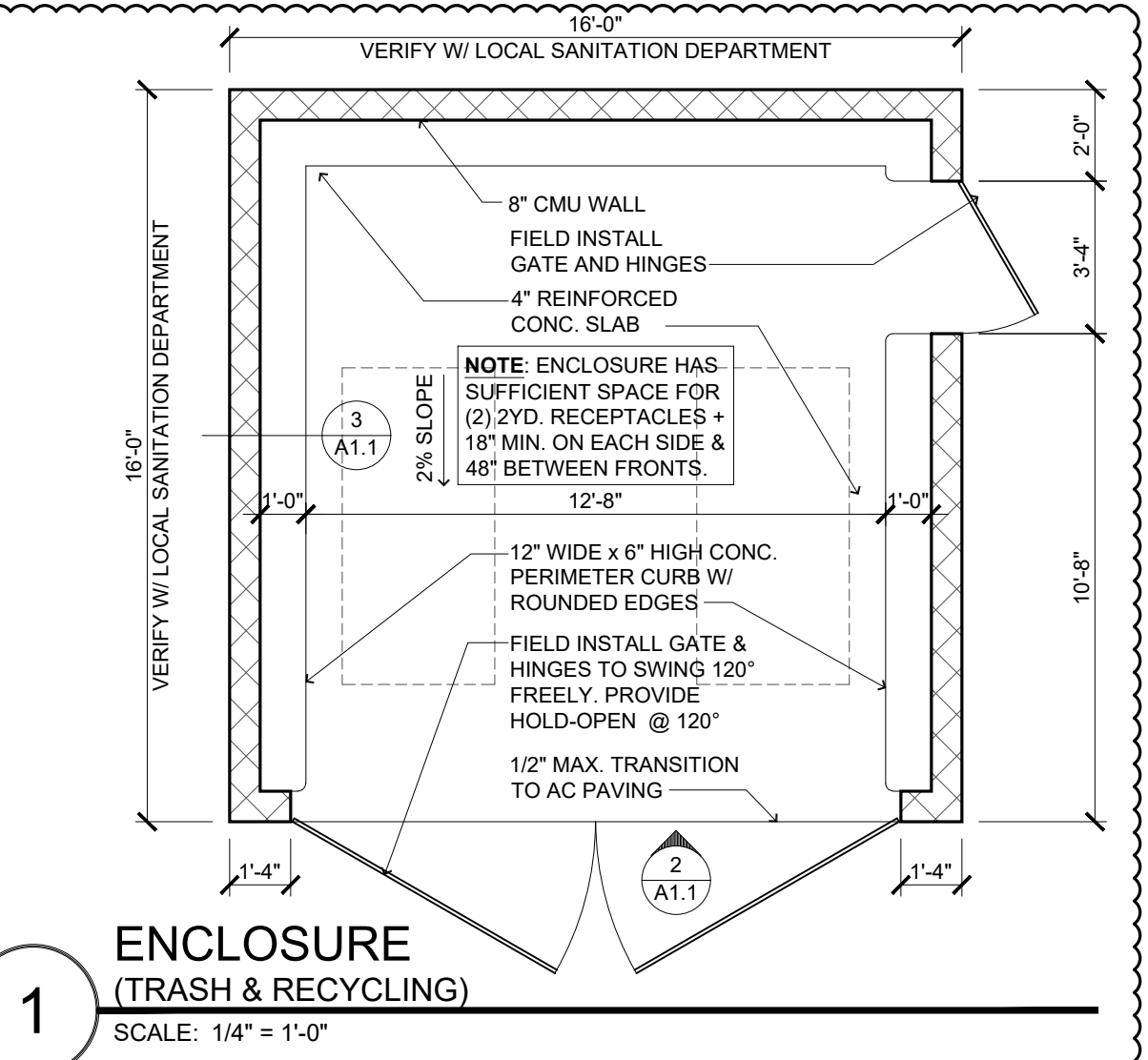
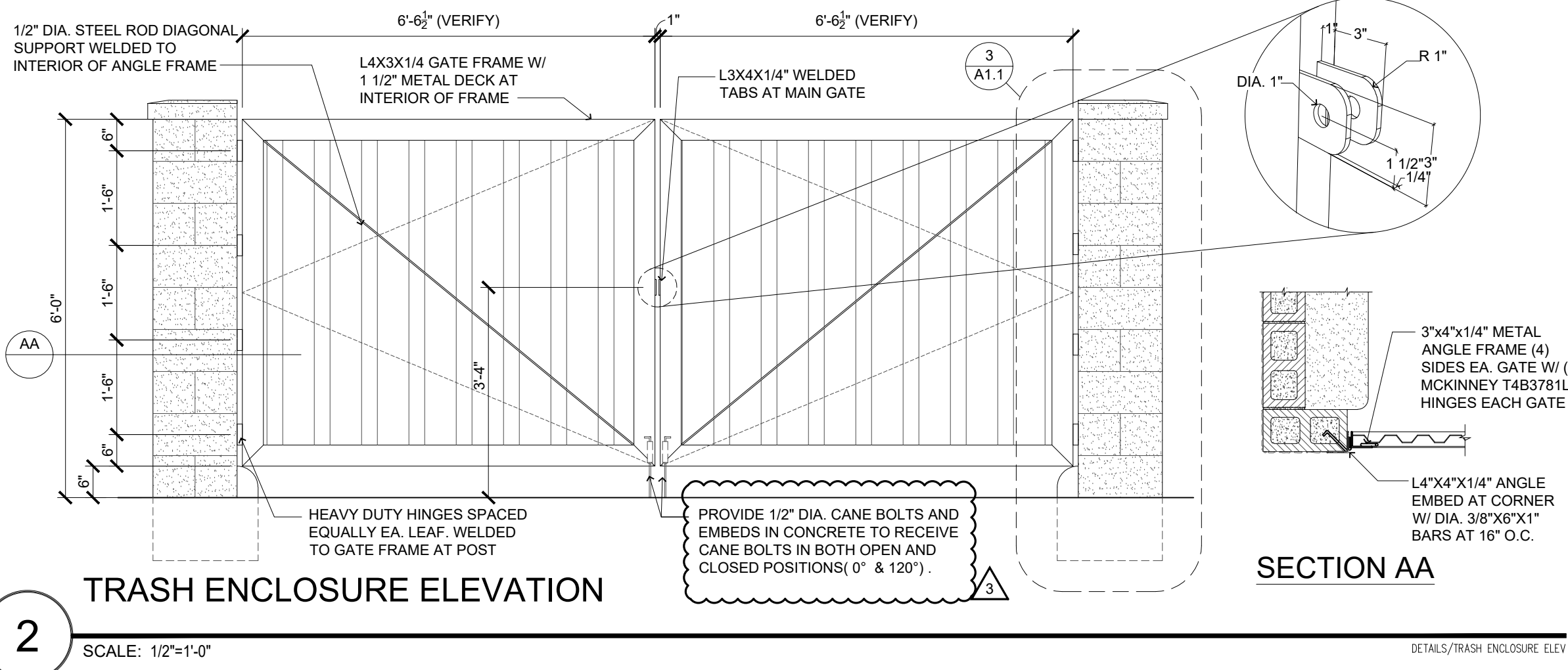
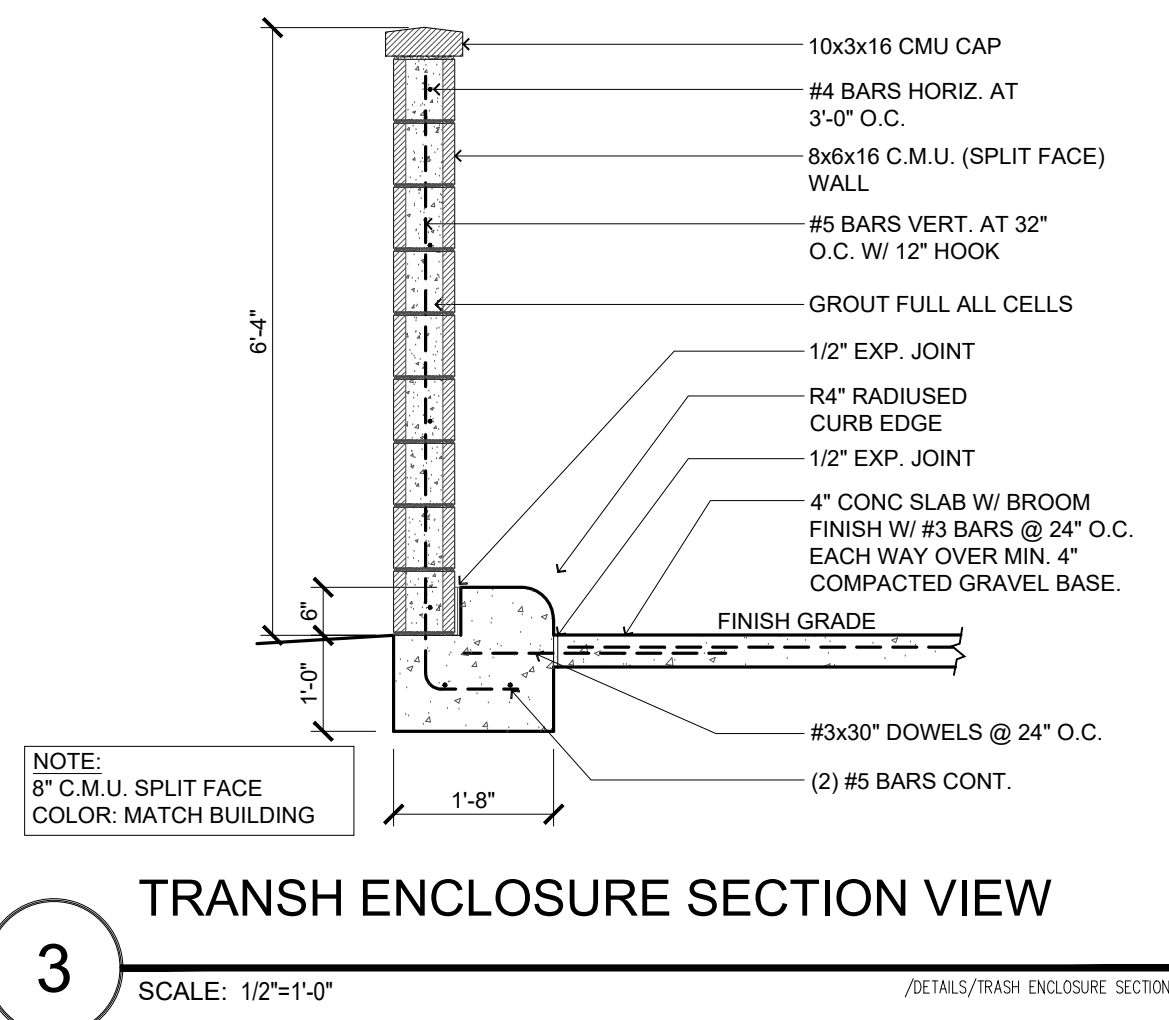
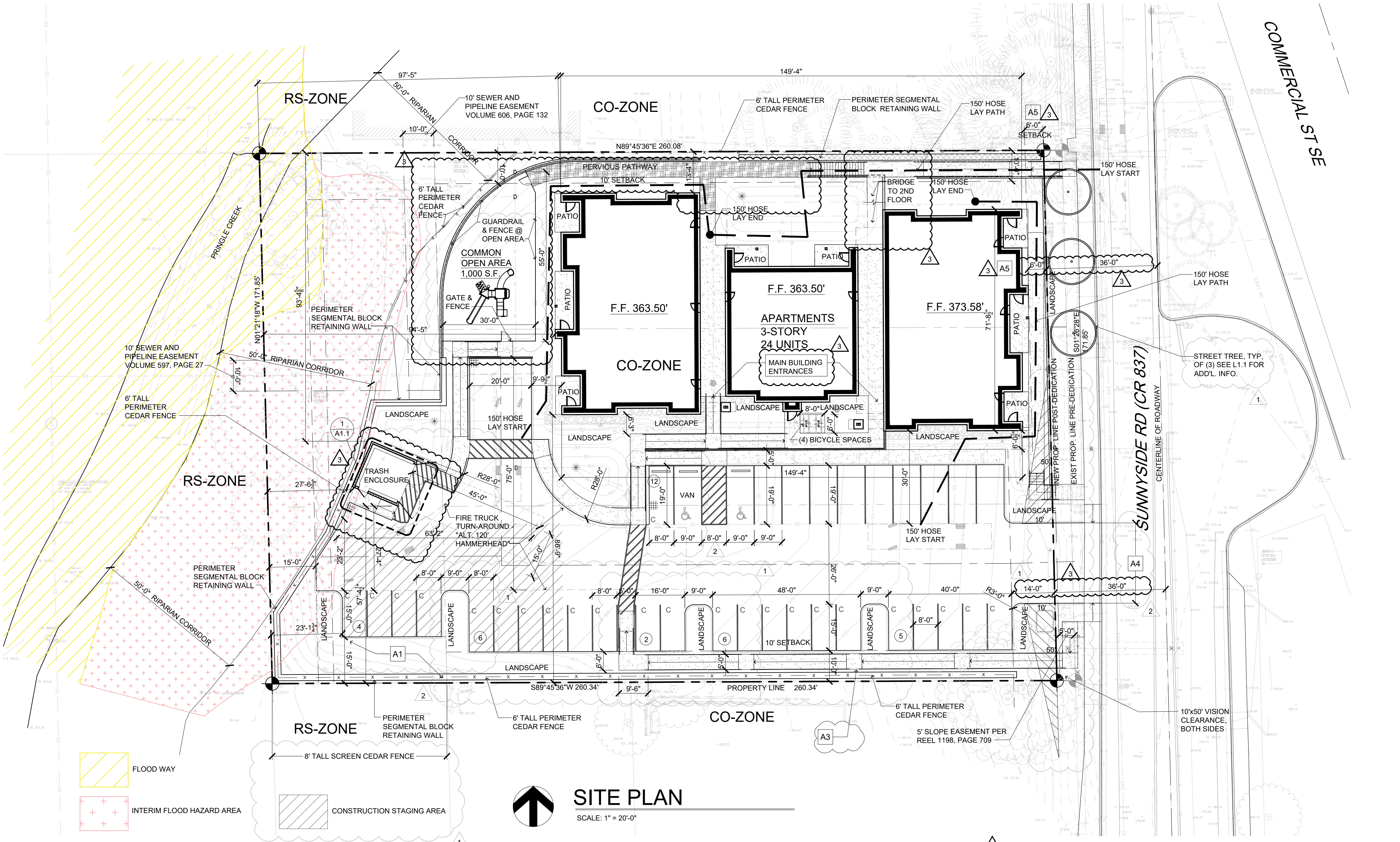
DRAWING INDEX

- SITE PLAN:
A1.1 COVER SHEET/ SITE PLAN
A1.2 OPEN SPACE PLAN
A6.1 BUILDING ELEVATIONS
- CIVIL PLANS:
C1.0 EXISTING CONDITIONS, EROSION CONTROL & DEMOLITION PLAN
C2.0 GRADING PLAN & DRAINAGE PLAN
C3.0 UTILITY PLAN
C7.0 INTERSECTION SIGHT DISTANCE ANALYSIS

- LANDSCAPE PLAN:
L1.1 PLANTING PLAN

KEYNOTES SCHEDULE

- A1 ADJUSTMENT #1:
SRC SEC. 702.020(d)(3) - 20' MIN. SETBACK TO 15' SETBACK WITH 8' TALL CEDAR FENCE
- A2 ADJUSTMENT #2:
MINIMUM OF ONE CANOPY TREE SHALL BE PLANTED ALONG EVERY 50 FEET OF THE PERIMETER OF PARKING AREAS. TRUNKS OF THE TREES SHALL BE LOCATED WITHIN TEN FEET OF THE EDGE OF THE PARKING AREA (SEE FIGURE 702-3)
- A3 ADJUSTMENT #3:
SRC SEC. 521.010(b) AND TS21-3 - 10' WIDE TYPE "C" LANDSCAPE REDUCTION FOR ACCESSIBLE RAMP AND RETAINING WALL WITH 6' TALL CEDAR FENCE AND CLIMBING VINES
- A4 ADJUSTMENT #4:
A CLASS 2 DRIVEWAY APPROACH PERMIT IS REQUIRED AS WELL AS A CLASS 2 ZONING ADJUSTMENT TO ADDRESS THE SPACING STANDARD FOUND IN SRC 804.035(D)
- A5 ADJUSTMENT #5:
SRC TBL 521-3 - FRONT SETBACK FROM 12' TO 6' DUE TO SITE TOPOGRAPHY CONSTRAINTS



DESIGN REVIEW SET 04.12.21