



# NOTICE of FILING

## LAND USE REQUEST AFFECTING THIS AREA

*There is a development proposal for the property listed in this notice and shown on the attached map. The City is seeking input from neighbors on the proposal. If you have questions or comments about the proposal, contact the case manager.*

*Esta carta es un aviso sobre una propuesta de desarrollo para la propiedad enumerada y que se muestra en el mapa adjunto. La ciudad está buscando la opinión de los vecinos sobre la propuesta. Si tiene preguntas o comentarios sobre la propuesta, póngase en contacto con nosotros al 503-588-6213.*

<b>CASE NUMBER:</b>	Tree Regulation Variance Case No. TRV22-02
<b>PROPERTY LOCATION:</b>	2499, 2501, 2519, and 2551 Wallace Road NW, Salem OR 97304
<b>NOTICE MAILING DATE:</b>	June 29, 2022
<b>PROPOSAL SUMMARY:</b>	Tree Regulation Variance to remove two existing significant trees in association with construction of an apartment complex.
<b>COMMENT PERIOD:</b>	<b>All written comments must be submitted to City Staff no later than 5:00 p.m., Wednesday, July 13, 2022. Please direct any questions and/or comments to the Case Manager listed below. Comments received after the close of the comment period will not be considered. Note: Comments submitted are <u>public record</u>. This includes any personal information provided in your comment such as name, email, physical address and phone number.</b>
<b>CASE MANAGER:</b>	<b>Pamela Cole, Planner II</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2309; E-mail: <a href="mailto:pcole@cityofsalem.net">pcole@cityofsalem.net</a>
<b>NEIGHBORHOOD ASSOCIATION:</b>	<i>Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone. Contact your neighborhood association to get involved:</i>  West Salem Neighborhood Association, Steven Anderson, Land Use Chair; Email: <a href="mailto:andersonriskanalysis@comcast.net">andersonriskanalysis@comcast.net</a> .
<b>ACCESS:</b>	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
<b>CRITERIA TO BE CONSIDERED:</b>	Salem Revised Code (SRC) Chapter 808.045(d) – Tree Regulation Variance  Salem Revised Code (SRC) is available to view at this link: <a href="http://bit.ly/salemorcode">http://bit.ly/salemorcode</a> . Type in the chapter number(s) listed above to view the applicable criteria.

<b>PROPERTY OWNER(S):</b>	3030 Riverbend LLC and SMC Oregon LLC
<b>APPLICANT(S):</b>	Sam Thomas, Lenity Architecture Inc. on behalf of Scott Martin Construction LLC
<b>PROPOSAL REQUEST:</b>	A Tree Regulation Variance to remove two existing significant trees, an Oregon white oak tree 33 inches dbh and an Oregon white oak tree 39 inches dbh, processed as a concurrent application to Class 3 Site Plan Review and Class 2 Adjustment application SPR-ADJ21-25 for a proposed development to include apartments, an office/recreation building, pool, and parking on a development site including 7.59 acres located in the MU-II (Mixed Use - II) zone at 2499, 2501, 2519, and 2551 Wallace Road NW - 97304 (Polk County Assessor Map and Tax Lot 073W09CD / 00900, 01000, 01101, 01301) and 0.51 acres located in the RD (Duplex Residential) zone at 2539 Wallace Road NW 97304 (Polk County Assessor Map and Tax Lot 073W09CD / 01300).
<b>APPLICATION PROCESS:</b>	<p>Following the close of the Public Comment Period, a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who submitted written comments, and anyone who received notice of the land use request.</p> <p>Failure to raise an issue in writing prior to the close of the Public Comment Period with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.</p>
<b>MORE INFORMATION:</b>	All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at <a href="https://permits.cityofsalem.net">https://permits.cityofsalem.net</a> . You can use the search function without registering and enter the permit number listed here: 22-101953. Paper copies can be obtained for a reasonable cost.

**PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE**

**For more information about Planning in Salem:**

<http://www.cityofsalem.net/planning>

*It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development*

*Department at 503-588-6173 at least three business days before this meeting or event.*

*TTD/TTY telephone 503-588-6439 is also available 24/7*

# REQUEST FOR COMMENTS

*Si necesita ayuda para comprender esta informacion, por favor llame 503-588-6173*

**REGARDING:** Tree Regulation Variance Case No. TRV22-02  
**PROJECT ADDRESS:** 2499, 2501, 2519, and 2551 Wallace Road NW, Salem OR 97304  
**AMANDA Application No.:** 22-101953-NR  
**COMMENT PERIOD ENDS:** Wednesday, July 13, 2022 at 5:00 PM

**SUMMARY:** Tree Regulation Variance to remove two existing significant trees in association with construction of an apartment complex.

**REQUEST:** A Tree Regulation Variance to remove two existing significant trees, an Oregon white oak tree 33 inches dbh and an Oregon white oak tree 39 inches dbh, processed as a concurrent application to Class 3 Site Plan Review and Class 2 Adjustment application SPR-ADJ21-25 for a proposed development to include apartments, an office/recreation building, pool, and parking on a development site including 7.59 acres located in the MU-II (Mixed Use - II) zone at 2499, 2501, 2519, and 2551 Wallace Road NW - 97304 (Polk County Assessor Map and Tax Lot 073W09CD / 00900, 01000, 01101, 01301) and 0.51 acres located in the RD (Duplex Residential) zone at 2539 Wallace Road NW 97304 (Polk County Assessor Map and Tax Lot 073W09CD / 01300).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a Decision that includes consideration of comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request.

**Comments received by 5:00 p.m., Wednesday, July 13, 2022**, will be considered in the decision process. Comments received after this date will be not considered. *Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number. Mailed comments can take up to 7 calendar days to arrive at our office. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below.*

**CASE MANAGER:** Pamela Cole, Planner II, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2309; E-Mail: [pcole@cityofsalem.net](mailto:pcole@cityofsalem.net).

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

**PLEASE CHECK THE FOLLOWING THAT APPLY:**

- 1. I have reviewed the proposal and have no objections to it.
- 2. I have reviewed the proposal and have the following comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name/Agency: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_  
Date: \_\_\_\_\_

**IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM**



NO POSTAGE  
NECESSARY  
IF MAILED  
IN THE  
UNITED STATES

**BUSINESS REPLY MAIL**  
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

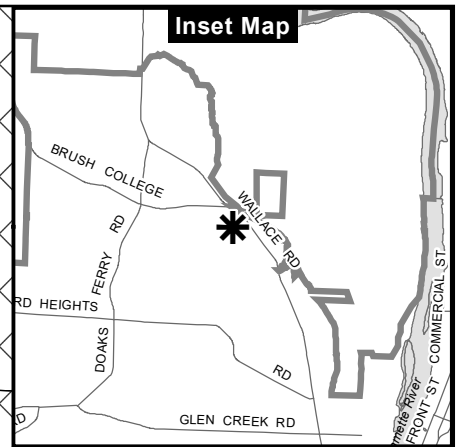
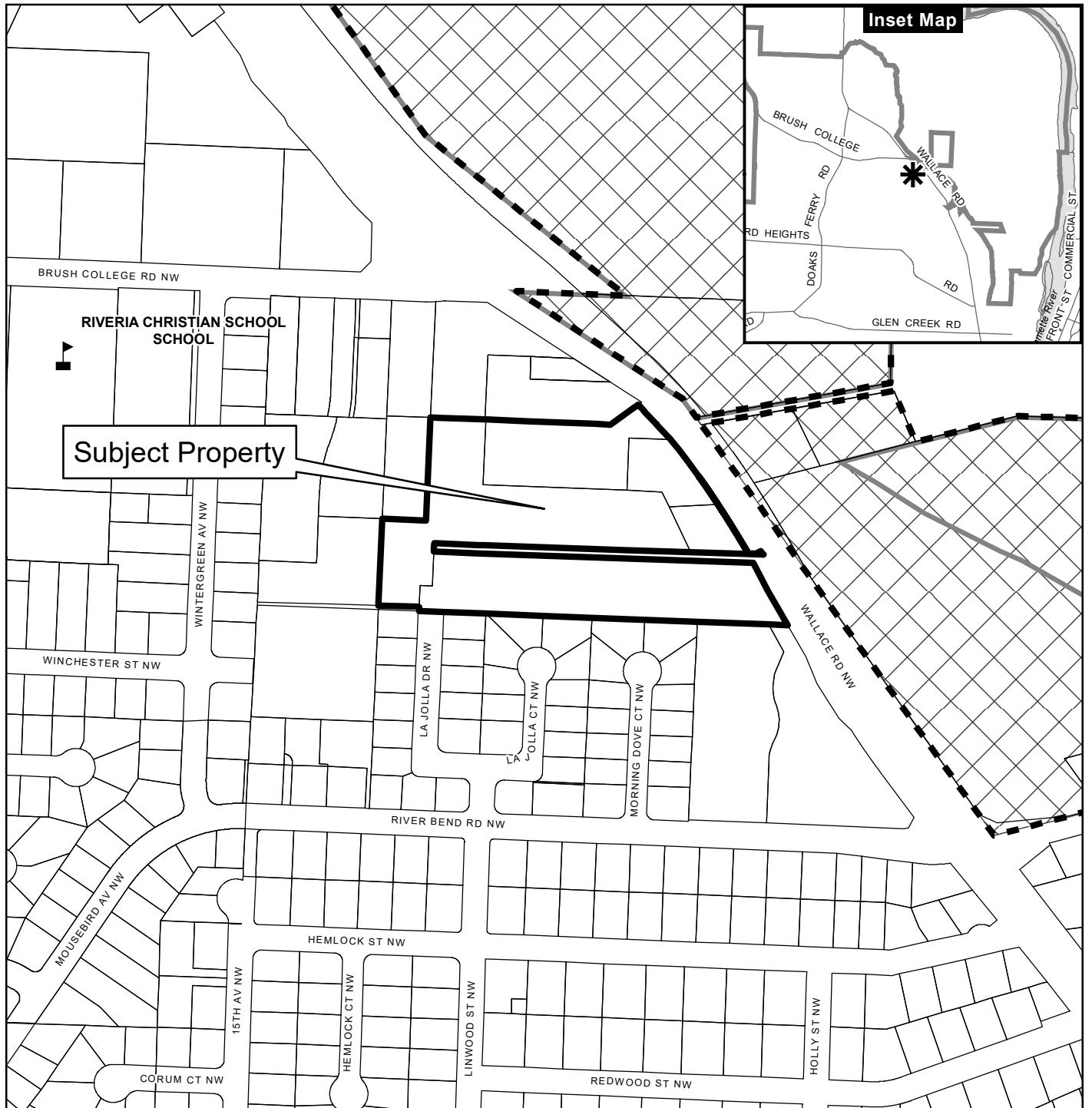
POSTAGE WILL BE PAID BY ADDRESSEE

PLANNING DIVISION  
CITY OF SALEM RM 305  
555 LIBERTY ST SE  
SALEM OR 97301-9907










# Vicinity Map

## 2499, 2501, 2519, 2539, 2551 Wallace Road NW



### Legend

-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks

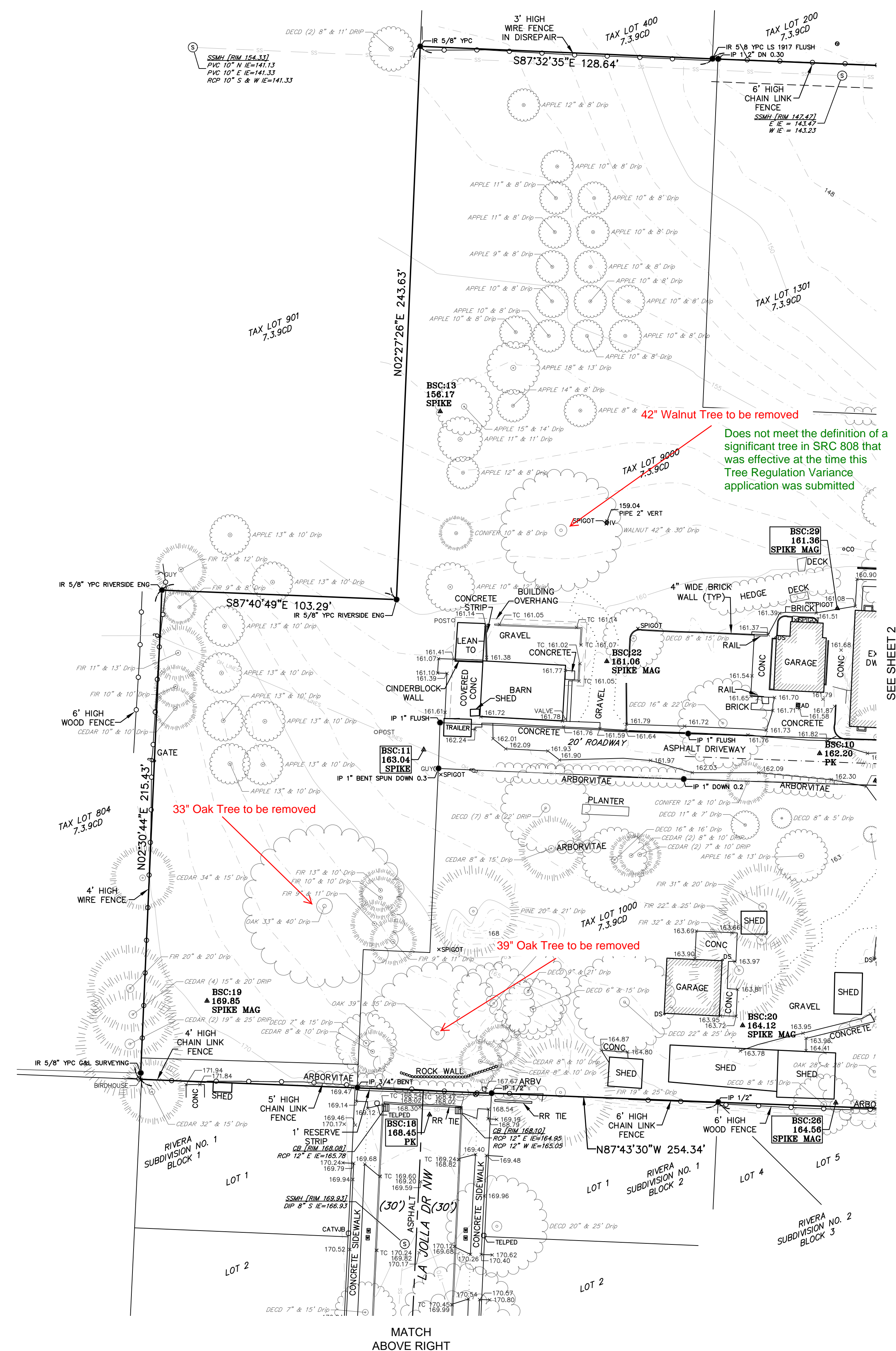
  
**CITY OF Salem**  
 AT YOUR SERVICE  
 Community Development Dept.

0 100 200 400 Feet



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# TOPOGRAPHIC SURVEY



**ABBREVIATIONS**

ASPH	ASPHALT	IRR	IRRIGATION
AD	AREA DRAIN	INV	INVERT
ASSY	ASSEMBLY	JB	JUNCTION BOX
BLDG, BLD	BUILDING	LP	LIGHT POLE
BW	BOTTOM OF WALL	M	METER, MAIN
CATV	CABLE TELEVISION	MB	MAILBOX
CB	CATCH BASIN	MH	MANHOLE
CO	CLEAN-OUT	OH	OVER-HEAD
CONC	CONCRETE	P/L, R	PROPERTY LINE
CL	CENTERLINE	PP	POWER POLE
DIP	DUCTILE IRON PIPE	PVC	POLYVINYL CHLORIDE
EG	EDGE OF GRAVEL	PWR	POWER
EOP, EP	EDGE OF PAVEMENT	R, RAD	RADIUS
ELEV	ELEVATION	ROW, R/W	RIGHT-OF-WAY
EX, EXIST	EXISTING	SS	SANITARY SEWER
FDC	FIRE DEPT. CONNECTOR	SD	STORM DRAIN
FT	FEET	SVC	SERVICE
FF	FINISH FLOOR	SWK, S/W	SIDEWALK
FG	FINISH GRADE	TC	TOP OF CURB
FH	FIRE HYDRANT	TEL	TELEPHONE
FI	FIELD INLET	TR	TRANSFORMER
FM	FORCE MAIN	TS	TRAFFIC SIGNAL
GRAV	GRAVEL	TW	TOP OF WALL
GM	GAS METER	TP	TYPICAL
GP	GATE POST	UG, U/G	UNDER GROUND
GS	GROUND SHOT	UTIL	UTILITY
GV	GAS VALVE	VL	VAULT
HC	HANDICAP	W/	WITH
HYD	HYDRANT	WM	WATER METER
IR	IRON ROD	WLM	WETLANDS MARKER
IP	IRON PIPE	YPC	YELLOW PLASTIC CAP

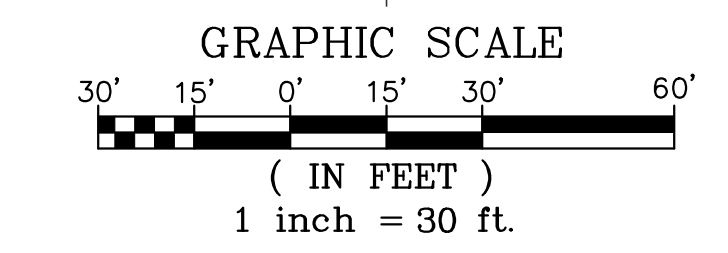
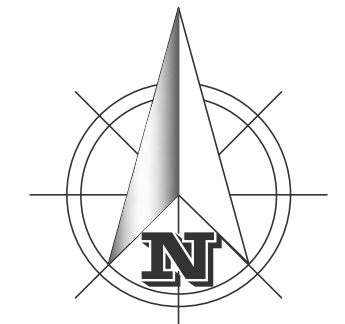
**SYMBOLS**

AD	AREA DRAIN	SP	SIGN POST
CB	CATCH BASIN	MB	MAIL BOX
CO	CLEANOUT	IV	IRRIGATION VALVE
FH	FIRE HYDRANT	LP	LIGHT POLE
GV	GAS VALVE	UP	UTILITY/POWER POLES
WV	WATER VALVE	TP	TEST PIT
MPW	GAS/POWER/WATER METER	MF	MONUMENT FOUND
DSO	DOWN SPOUT		
MH	MANHOLE TELEPHONE		
MHSD	MANHOLE STORM DRAIN		
MHSS	MANHOLE SANITARY SEWER		

**TREES** - \*TREE NAME\* DIAMETER (INCHES)/DRIP RADIUS (FEET)  
 NOTE: DIAMETER MEASURED AT BREAST HEIGHT

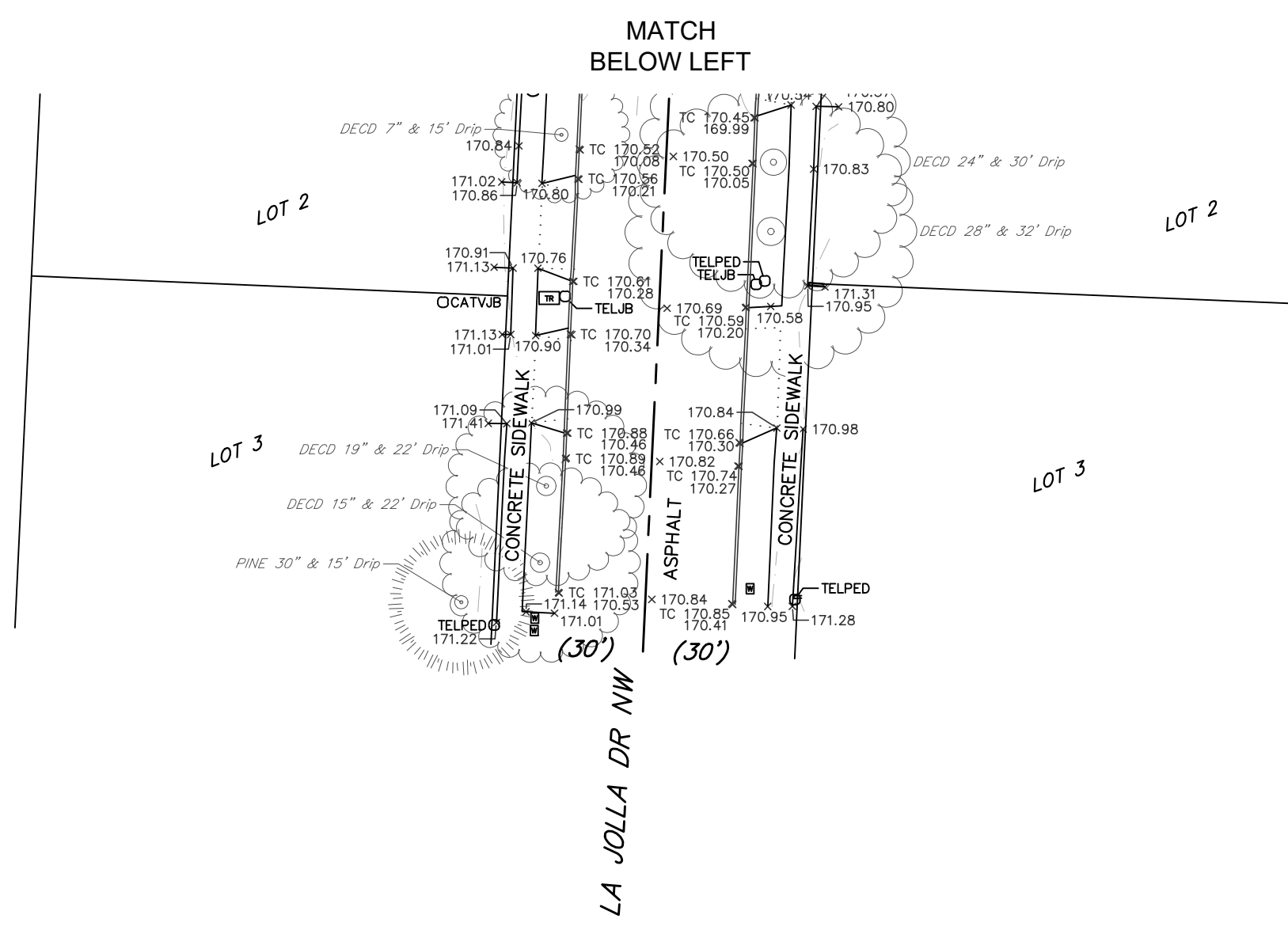
**LINE TYPES**

CATV LINE	---
COMMUNICATION LINE	---
EASEMENT LINE	---
FENCE LINE	---
FIBER OPTIC LINE	---
GAS LINE	---
EDGE OF GRAVEL LINE	---
OVERHEAD LINE	---
PHONE LINE	---
POWER LINE	---
SANITARY SEWER LINE	---
STORM DRAIN LINE	---
WATER LINE	---



**BENCHMARK UTILIZED:**  
 ELEV: 178.12' NGVD29  
 SURVEY MAG NAIL BSC POINT #1101 IN ASPHALT AS SHOWN  
 ELEVATIONS ARE BASED ON GPS OBSERVATION WITH A VERTCON ADJUSTMENT  
 OF -3.36' FROM NAVD 88 TO NGVD 29 DATUM

**DISCLAIMER:** UTILITIES DEPICTED ARE BASED ON EVIDENCE FOUND IN THE FIELD, MUNICIPALITY AND/OR OTHER GOVERNMENT ENTITY AS-BUILT PLANS, CONTRACTOR PLANS AND OTHER DOCUMENTS OF RECORD. BARKER SURVEYING ASSUMES NO RESPONSIBILITY FOR UTILITIES THAT ARE NO LONGER IN USE, INSTALLED AFTER THE DATE OF ACTUAL SURVEY, NOT IDENTIFIED OR NOT LOCATED. THIS INCLUDES UTILITIES UPON PUBLIC OR PRIVATE PROPERTY. SPECIFIC UTILITY POSITIONS INDICATED ON THE GROUND SURFACE PROVIDED BY LOCATION SERVICES MAY VARY DUE TO UNDERGROUND DETECTION CAPABILITIES.



REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
 JULY 19, 1994  
 GREGORY L. WILSON  
 2687

SURVEY FOR: WESTTECH ENGINEERING  
 LOCATION: TAX LOTS 900, 1000, & 1301 7.3.9CD  
 SW 1/4 SECTION 9, CITY OF SALEM, POLK COUNTY, OREGON

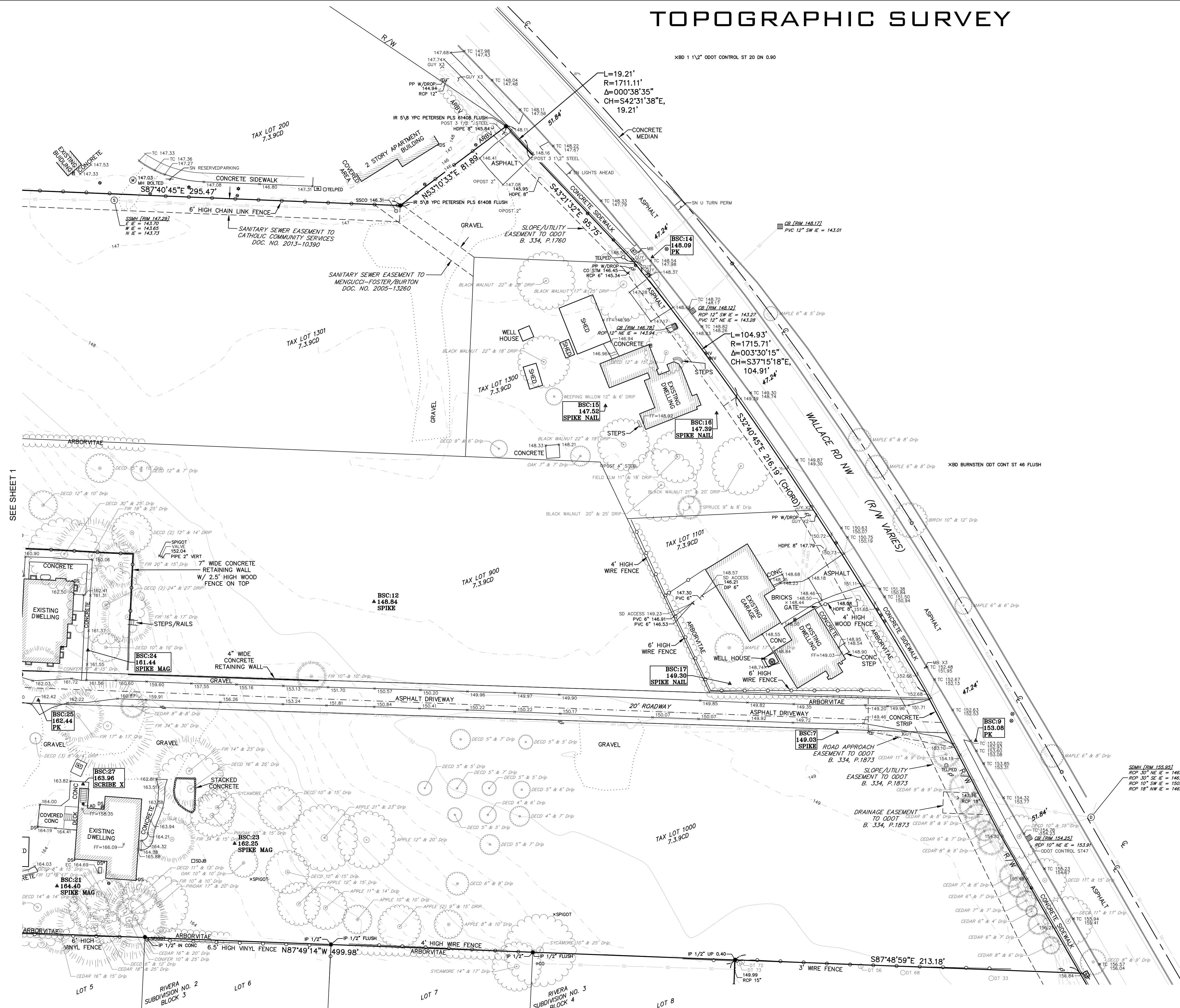
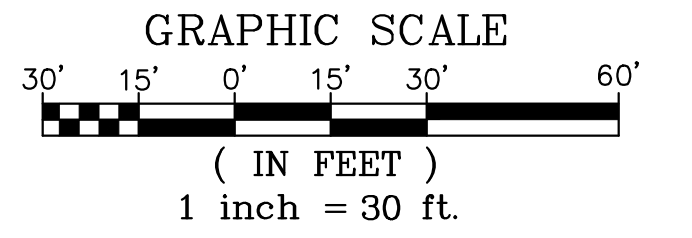
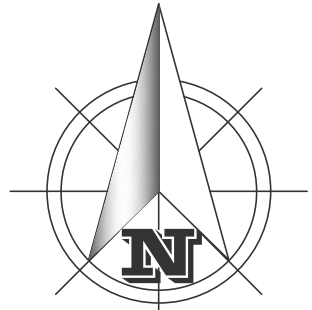
SCALE: 1"=30'  
 DATE: 4/10/2019  
 BARKER SURVEYING  
 3657 KASHMIR WAY SE  
 SALEM, OREGON 97317  
 PHONE (503) 588-8800  
 FAX (503) 363-2469  
 EMAIL: INFO@BARKERWILSON.COM

EXPIRATION DATE: 6/30/2020

DRAWN BY: R.J.C. SHEET 1 OF 2 JOB NUMBER: 40843

# TOPOGRAPHIC SURVEY

XBD 1 1/2" ODOT CONTROL ST 20 DN 0.90



**ABBREVIATIONS**

ASPH	ASPHALT	IRR	IRRIGATION
AD	AREA DRAIN	INV	INVERT
ASSY	ASSEMBLY	JB	JUNCTION BOX
BLDG, BLD	BUILDING	LP	LIGHT POLE
BW	BOTTOM OF WALL	M	METER, MAIN
CATV	CABLE TELEVISION	MB	MAILBOX
CB	CATCH BASIN	MH	MANHOLE
CO	CLEAN-OUT	OH	OVER-HEAD
CONC	CONCRETE	P/L, R	PROPERTY LINE
CL	CENTERLINE	PP	POWER POLE
DIP	DUCTILE IRON PIPE	PVC	POLYVINYL CHLORIDE
EG	EDGE OF GRAVEL	PWR	POWER
EOP, EP	EDGE OF PAVEMENT	R, RAD	RADIUS
ELEV	ELEVATION	ROW, R/W	RIGHT-OF-WAY
EX, EXIST	EXISTING	SS	SANITARY SEWER
FDC	FIRE DEPT. CONNECTOR	SD	STORM DRAIN
FT	FEET	SVC	SERVICE
FF	FINISH FLOOR	SWK, S/W	SIDEWALK
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FH	FIRE HYDRANT	TEL	TELEPHONE
FI	FIELD INLET	TR	TRANSFORMER
FM	FORCE MAIN	TS	TRAFFIC SIGNAL
GRAV	GRAVEL	TW	TOP OF WALL
GM	GAS METER	TYP	TYPICAL
GP	GATE POST	UG, U/G	UNDER GROUND
GS	GROUND SHOT	UTL	UTILITY
GV	GAS VALVE	VLT	Vault
HC	HANDICAP	W/	WITH
HYD	HYDRANT	WM	WATER METER
IR	IRON ROD	WLM	WETLANDS MARKER
IP	IRON PIPE	YPC	YELLOW PLASTIC CAP

**SYMBOLS**

AD	AREA DRAIN	SP	SIGN POST
CB	CATCH BASIN	PE	PEDESTAL
CO	CLEAN-OUT	MB	MAIL BOX
FH	FIRE HYDRANT	IV	IRRIGATION VALVE
GV	GAS VALVE	LP	LIGHT POLE
WV	WATER VALVE	UP	UTILITY/POWER POLES
GM	GAS/POWER/WATER METER	TP	TEST PIT
DSO	DOWN SPOUT	MP	MONUMENT FOUND
MT	MANHOLE TELEPHONE		
MSD	MANHOLE STORM DRAIN		
MS	MANHOLE SANITARY SEWER		
T	TREES - *TREE NAME* DIAMETER (INCHES)/DRIP RADIUS (FEET)		

NOTE: DIAMETER MEASURED AT BREAST HEIGHT

**LINE TYPES**

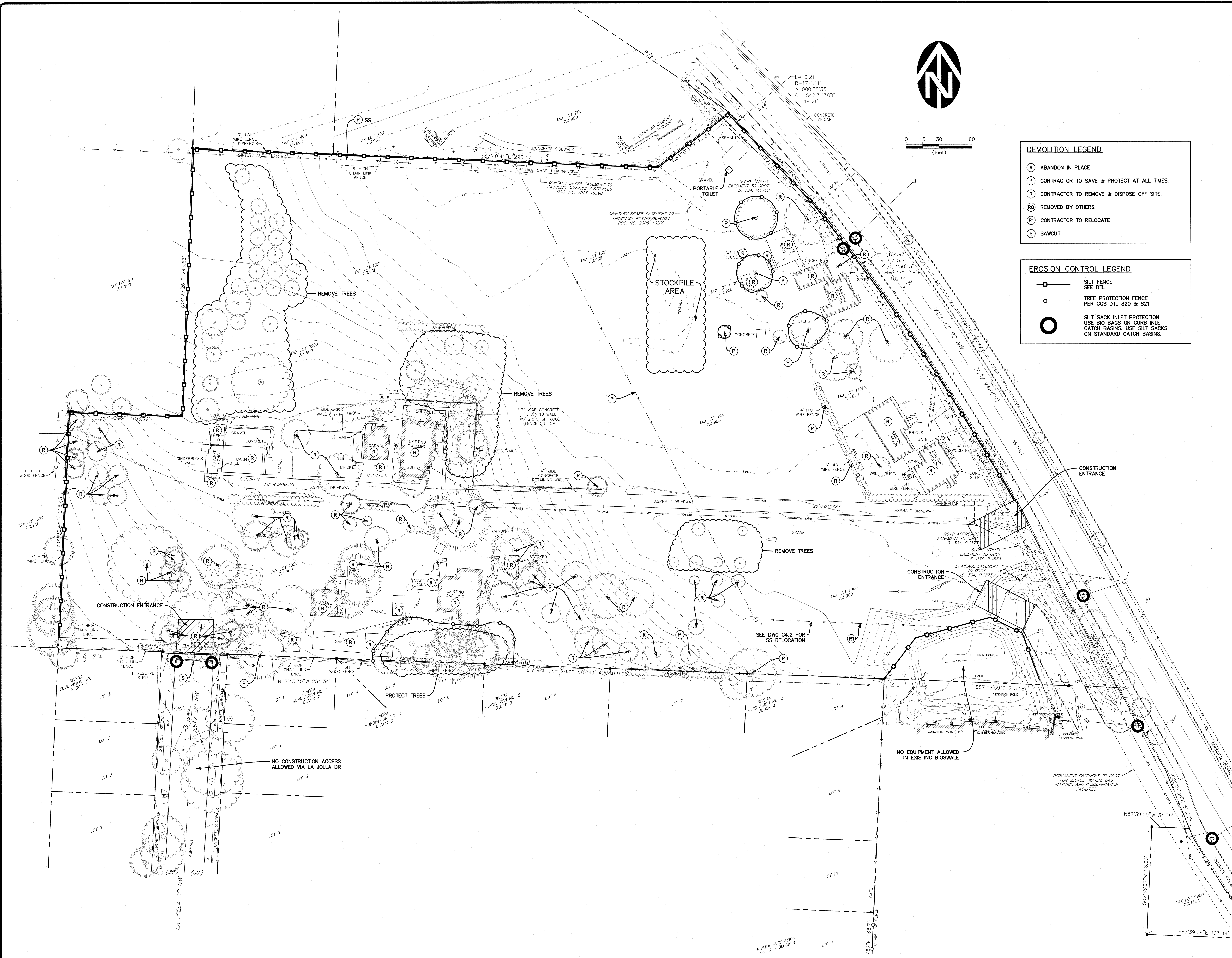
CATV LINE	---CATV---CATV---CATV---CATV---CATV---CATV---CATV---
COMMUNICATION LINE	---COM---COM---COM---COM---COM---COM---COM---
EASEMENT LINE	---EASEMENT LINE---
FENCE LINE	---FENCE LINE---
FIBER OPTIC LINE	---FOC---FOC---FOC---FOC---FOC---FOC---FOC---
GAS LINE	---GAS---GAS---GAS---GAS---GAS---GAS---GAS---
EDGE OF GRAVEL LINE	---EG LINE---
OVERHEAD LINE	---OH LINE---
PHONE LINE	---PH LINE---
POWER LINE	---ELEC---ELEC---ELEC---ELEC---ELEC---ELEC---ELEC---
SANITARY SEWER LINE	---SS LINE---
STORM DRAIN LINE	---SD LINE---
WATER LINE	---W LINE---

BENCHMARK UTILIZED:  
**ELEV: 178.12' NGVD29**  
SURVEY MAG NAIL BSC POINT #11001 IN ASPHALT AS SHOWN  
ELEVATIONS ARE BASED ON GPS OBSERVATION WITH A VERTICAL ADJUSTMENT OF -3.36' FROM NAVD 88 TO NGVD 29 DATUM

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SPECIFIC UTILITY POSITIONS INDICATED ON THE GROUND SURFACE PROVIDED BY LOCATION SERVICES MAY VARY DUE TO UNDERGROUND DETECTION CAPABILITIES.

<p><b>BARKER SURVEYING</b> REGISTERED PROFESSIONAL LAND SURVEYOR</p>	<p>SURVEY FOR: WESTTECH ENGINEERING</p>
	<p>LOCATION: TAX LOTS 900, 1000, &amp; 1301 7.3.9CD</p>
<p>SCALE: 1"=30'</p>	<p>CITY OF SALEM POLK COUNTY, OREGON</p>
<p>DATE: 4/10/2019</p>	<p>SHEET 2 OF 2</p>
<p>EXPIRATION DATE: 6/30/2020</p>	<p>BARKER SURVEYING 3657 KASHMIR WAY SE SALEM, OREGON 97317 PHONE (503) 588-8800 FAX (503) 363-2469 EMAIL: INFO@BARKERSURVEYING.COM</p>
<p>DRAWN BY: R.J.C.</p>	<p>JOB NUMBER: 40843</p>

4/18/2022 2:48:43 PM  
R:\03\Projects\2022\2022-04\2022-04-18\2022-04-18.dwg (C2.0.dwg)



0 15 30 60  
(feet)

- ### DEMOLITION LEGEND
- (A) ABANDON IN PLACE
  - (P) CONTRACTOR TO SAVE & PROTECT AT ALL TIMES.
  - (R) CONTRACTOR TO REMOVE & DISPOSE OFF SITE.
  - (RO) REMOVED BY OTHERS
  - (RI) CONTRACTOR TO RELOCATE
  - (S) SAWCUT.

- ### EROSION CONTROL LEGEND
- [Symbol] SILT FENCE  
SEE DTL.
  - [Symbol] TREE PROTECTION FENCE  
PER COS DTL 820 & 821
  - [Symbol] SILT SACK INLET PROTECTION  
USE BIO BAGS ON CURB INLET  
CATCH BASINS. USE SILT SACKS  
ON STANDARD CATCH BASINS.

SCALE:	
HORIZ.:	
VERT.:	
DATE:	FEB 2022
NO.:	
DATE:	
BY:	
AS:	
BY:	

SCOTT MARTIN  
RIVERBEND ROAD SITE PHASE II  
EXISTING CONDITIONS, EROSION CONTROL  
& DEMOLITION PLAN

DRAWING  
C2.0  
JOB NUMBER  
3048.3002.0

WESTTECH ENGINEERING, INC.  
CONSULTING ENGINEERS AND PLANNERS  
3641 Foxview Industrial Dr., S.E., Suite 100, Salem, OR 97302  
Phone: (503) 380-3888  
Fax: (503) 380-3889  
E-mail: westtech@westtech-inc.com



# RIVERBEND APARTMENTS PHASE 2

## CLASS III SITE PLAN REVIEW

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

REVISED SITE PLAN SUBMITTED JUNE 10, 2022 TO PROVIDE REQUIRED CONNECTIVITY

### PROJECT TEAM:

**OWNER:**  
3030 RIVERBEND LLC.  
PO BOX 6850  
SALEM, OR 97304

**ARCHITECT:**  
LENITY ARCHITECTURE  
3150 KETTLE CT. SE.  
SALEM, OR 97301  
PHONE: (503) 399-1090  
FAX: (503) 399-0565  
PROJECT ARCHITECT: LEE GWYN  
lee@lenityarchitecture.com

**CIVIL ENGINEER:**  
WESTECH ENGINEERING, INC.  
STEVE WARD, PE  
3841 FAIRVIEW IND. DR. STE 100  
SALEM, OR 97302  
503.585.2474  
SWARD@WESTECH-ENG.COM

STANDARD SPACES - 154  
ACCESSIBLE SPACES - 8  
COMPACT SPACES - 64  
TOTAL 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.	
<b>TOTAL UNITS = 201</b>	

### PROJECT STATISTICS:

RIVERBEND 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  
7.3.9 CD - 09000, 01000, 01101,  
01301 & 01300

USE:  
MU-II (MIXED USEII)

EXISTING:  
SINGLE-FAMILY DWELLINGS

PROPOSED:  
MULTI-FAMILY

ALLOWED BLDG. HEIGHT:  
PROPOSED BLDG. HEIGHT/ FOOTPRINT:  
BLDG #1  
BLDG #2  
BLDG #3  
BLDG #4  
BLDG #5  
BLDG #6  
BLDG #7  
BLDG #8  
BLDG #9  
BLDG #10  
BLDG #11

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 / 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.

### BLDG. SETBACK (T534-3):

STREET:  
SIDE: ZONE-TO-ZONE (T534-4)  
MUII TO RESIDENTIAL:  
MUII TO COMMERCIAL:  
REAR: ZONE-TO-ZONE (T534-4)  
MUII TO RESIDENTIAL:  
MUII TO COMMERCIAL:

0' MIN, 10' MAX WITH PED. AMEN.  
10' MIN + ((BLDG. HT - 15 FT) x 1.5) TYPE 'C'  
NONE  
10' MIN + ((BLDG. HT - 15 FT) x 1.5) TYPE 'C'  
NONE

ACCESSORY STR. SETBACK (T534-3):  
STREET:  
SIDE: ZONE-TO-ZONE (T534-4)  
MUII TO RESIDENTIAL:  
REAR: ZONE-TO-ZONE (T534-4)  
MUII TO RESIDENTIAL:  
MUII TO COMMERCIAL:

5' MIN  
10' MIN + ((BLDG. HT - 15 FT) x 1.5) TYPE 'C'  
NONE  
10' MIN + ((BLDG. HT - 15 FT) x 1.5) TYPE 'C'  
NONE

### VEHICLE USE AREA SETBACK (TABLE 534-4):

STREET:  
SIDE: ZONE-TO-ZONE (T534-4)  
MUII TO RESIDENTIAL:  
MUII TO COMMERCIAL:  
REAR: ZONE-TO-ZONE (T534-4)  
MUII TO RESIDENTIAL:  
MUII TO COMMERCIAL:

10' MIN TYPE 'A'  
5' MIN TYPE 'C'  
5' MIN TYPE 'A'  
5' MIN TYPE 'C'  
5' MIN TYPE 'A'  
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: 135,463 S.F. (41%)  
TOTAL PARKING LOT INTERIOR LANDSCAPE AREA: 10,188 S.F. (12.5%)  
TOTAL PARKING AREA: 81,314 S.F.

MULTI-FAMILY: 1 STALL DWELLING UNIT  
OFFICE: 1 SP / 350 S.F.  
REQ'D PARKING MIN: 216 SPACES  
ALLOWED PARKING MAX: 216 \* 1.75 = 378 SPACES MAX  
(175% OF MIN. SPACES)

REQ'D BICYCLE SPACES:  
(1) 1 SP PER DWELLING UNIT - MIN. (4) T.806.8  
(13,500 S.F. - MIN. (4) T.806.8  
TOTAL REQ. 24 SPACES

LOADING ZONE:  
(GREATER THAN 100 BUT LESS THAN 199 UNITS T806-9)

PROPOSED PARKING SPACES:  
STANDARD (8' 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

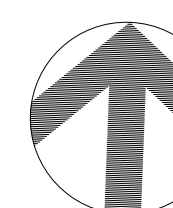
NEW BICYCLE SPACES: 24 SPACES  
LOADING ZONE (12' x 19'): 2

### ADJUSTMENT KEYNOTES:

- A1 ADJUSTMENT #1:  
INCREASE MAXIMUM BUILDING SETBACK ADJACENT TO WALLACE RD. REQUEST TO INCREASE MAXIMUM BUILDING SETBACK FROM 10 FEET TO 15 FEET FOR BUILDING 1 ALONG WALLACE RD DUE TO EXISTING ODOT 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% FOR WALLACE ROAD NW.

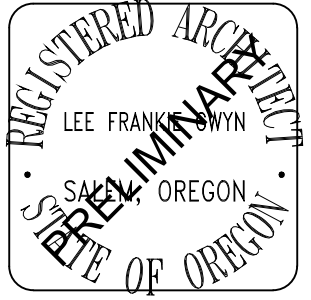
### SITE / PARKING SUMMARY

PROPOSED PARKING LOT SHADE TREE



### PHASE II MASTER PLAN OVERALL SITE PLAN

SCALE: 1" = 40'  
REVISED 2022.01.13



3030 RIVERBEND LLC  
PO BOX 6850 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: A1.0

SITE PLAN REVIEW SET 05.06.22