

Brandie Dalton

From: Brandie Dalton
Sent: Wednesday, September 22, 2021 3:16 PM
To: sidrakdragon@live.com; 'Geoffrey James'
Subject: Apartment
Attachments: SDR3-SITE.pdf; SDR4-OS.pdf; SDR1-COV.pdf; 66-Assessor's Map.pdf



I am sending you an email to inform you of a proposal for Land-Use in your Neighborhood. The owners of property currently located on Battle Creek and Reed Road are requesting to develop 8.60 acres of RMII zoned property into a 200 unit apartment development.

As a requirement of our proposal, we are notifying the neighborhood association to allow you the opportunity to review our proposal before we submit it to the City of Salem.

Thank you,

Brandie Dalton
Land-Use Planner
Multi/Tech Engineering Services, Inc
1155 SE 13th Street
Salem, Oregon 97302
(503) 363-9227



-  COMMON OPEN SPACE
-  COMMON OPEN SPACE W/IN BUILDING SETBACKS

SITE TOTALS:	
TOTAL AREA	374,493 S.F. (8.60 AC.)
OPEN SPACE:	
COMMON OPEN SPACE	173,865 S.F. (46.43%)
WITHIN PERIMETER BUILDING SETBACKS	36,285 S.F. (9.69%)
PERVIOUS AREA	
LANDSCAPE AREA	159,442 S.F. (42.58%)
LANDSCAPE W/IN PERIMETER SETBACKS	36,285 S.F.
LANDSCAPE W/IN PARKING	7,044 S.F.
IMPERVIOUS AREA	
PARKING & DRIVEWAY	215,051 S.F. (57.42%)
SIDEWALK	116,011 S.F.
BUILDINGS	29,922 S.F.
	69,118 S.F.



OPEN SPACE PLAN

COBURN APARTMENTS

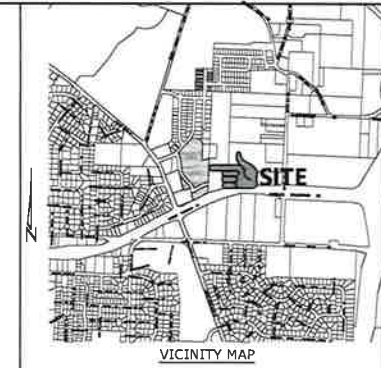
NO CHANGES, MODIFICATIONS OR ADDITIONS TO THIS PLAN SHALL BE MADE WITHOUT WRITTEN APPROVAL OF THE DESIGN ENGINEER. CHANGES & NOTES PAGE PRECEDING OVER GARAGE/IN THE SECTION.

Design: M.D.G. Checked: J.J.S. Date: APR 2023 Scale: AS SHOWN



JOB # 71192

SDR4



COBURN APARTMENTS

SEC. 11, T. 8 S., R. 3 W., W.M.
CITY OF SALEM
MARION COUNTY, OREGON

Owner / Developer:

WESTWOOD HOMES, LLC
12700 NW CORNELL ROAD
PORTLAND, OREGON 97229

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A2.8	BUILDING ELEVATIONS
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A7.4	MIDDLE & UPPER FLOOR PLAN
A7.6	BUILDING ELEVATIONS
BUILDING 2, 7, 9, 12, 15 (TYPES "C" UNITS)	
A8.3	LOWER FLOOR PLAN
A8.4	MIDDLE & UPPER FLOOR PLAN
A8.9	BUILDING ELEVATIONS

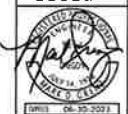


COVER SHEET

COBURN APARTMENTS

NO CHANGES, MODIFICATIONS
OR ADDITIONS TO THIS SHEET
HAVE BEEN MADE SINCE THE
LAST REVIEW. THE DESIGN ENGINEER
HAS REVIEWED THE SHEET FOR
CONFORMANCE WITH THE
PRECEDENT OVER
DIMENSIONS & NOTES HAVE
BEEN REVIEWED.

Design: JMB
Check: JMB
Date: APR 2021
Scale: AS SHOWN



JMB 06-10-2021
JOB # 1112

SDR1