

Brandie Dalton

From: Brandie Dalton
Sent: Monday, June 19, 2023 12:01 PM
To: findthepattern@icloud.com; Glenn Baly
Subject: Baxter Road Townhomes
Attachments: 7252p-SDR3-SITE.pdf; 7252p-SDR2-XCOND.pdf; 083W14BC.pdf; Parcel Map (1).pdf

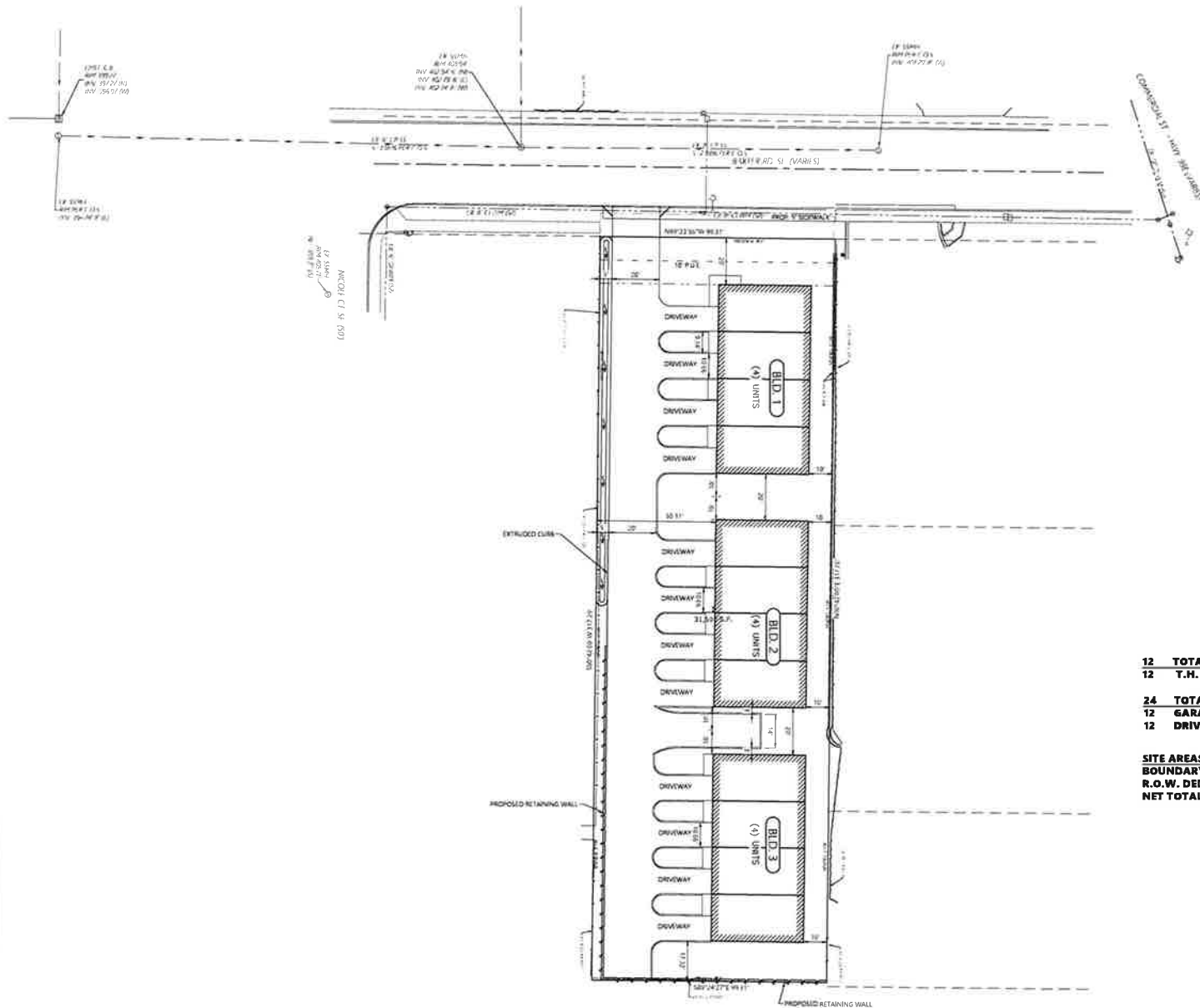
I am emailing you to inform the South Gateway Neighborhood Association that we are proposing a development within your Neighborhood. The proposal is for a 12-unit townhome development located at 1250 Baxter Road SE (083W14BC/Tax Lot 5400). The development consists of three buildings that will all be 3-stories in height, along with 24 vehicle parking spaces. See attached site plans.

There are 10 trees located throughout the site with 3 trees proposed for removal. There are no significant trees located on the subject property. See attached tree plans.

If you have any comments or question please let me know.

Thank you,

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



12	TOTAL APARTMENT UNITS	
12	T.H. 2-Bd, 2-Ba	(780 S.F.) UNITS
24	TOTAL PARKING	
12	GARAGE	
12	DRIVEWAY	

SITE AREAS	
BOUNDARY	32,483 S.F.
R.O.W. DEDICATION	976 S.F.
NET TOTAL SITE	31,507 S.F.



SITE PLAN

BAXTER ROAD DEVELOPMENT

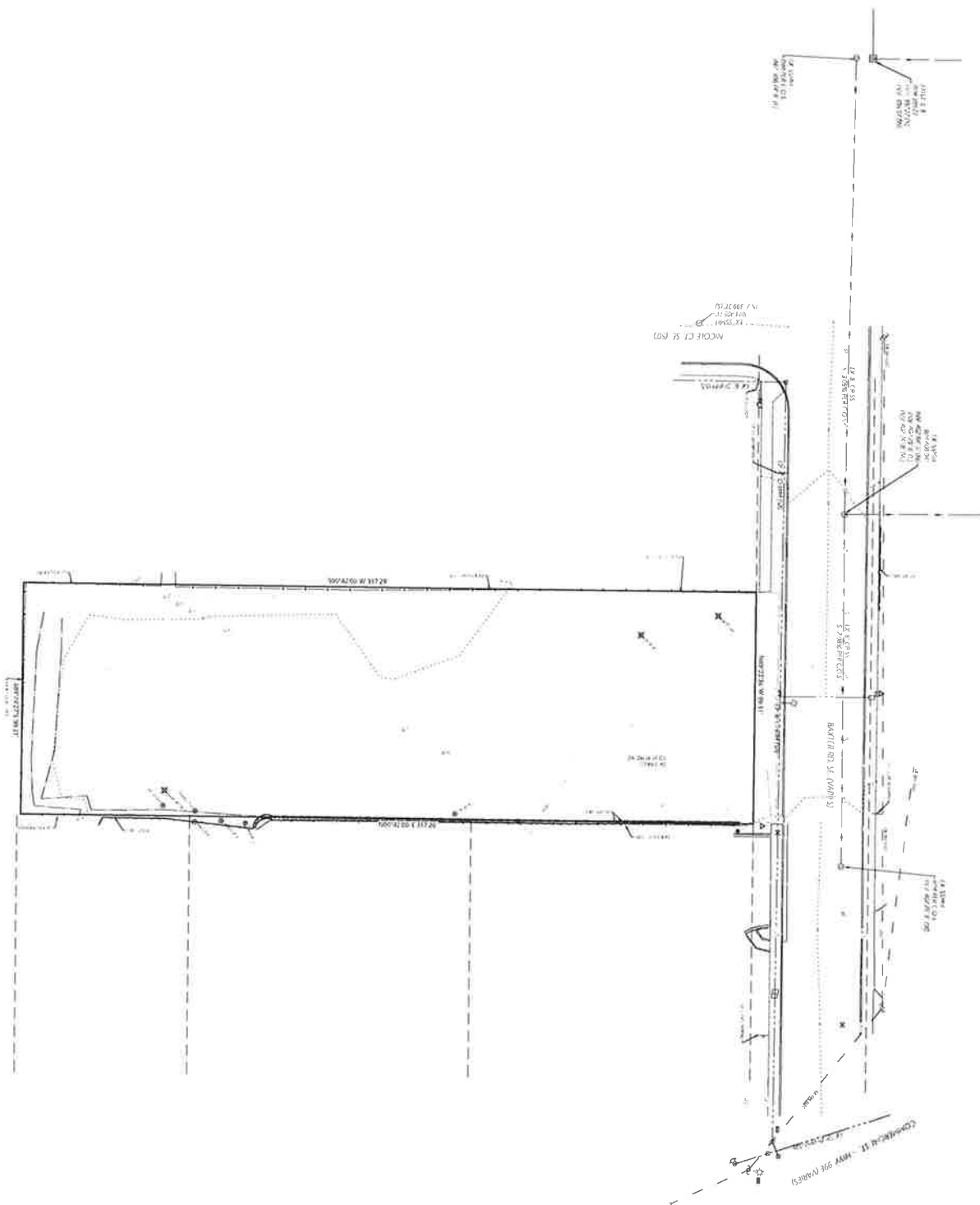
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Scale: AS SHOWN



10/10/2019 10:10:10 AM 10/10/2019 10:10:10 AM

SDR3



EXISTING TREES WITHIN BOUNDARY

- ⊖ = EXISTING TREE TO BE REMOVED
- ⊕ = EXISTING TREE TO BE REMOVED
- ⊗ = EXISTING OAK TREE 24" DIA. TO BE REMOVED
- ⊙ = EXISTING OAK TREE 24" DIA. TO BE RETAINED

TREE CODES

|| DAP LINE (FEET)
 || TRUNK DIA. (INCHES)

REMAIN	REMOVE	TOTAL
WHITE OAK 24" ≥	0	0
OTHER TREES	7	10
TOTAL TREES	7	10



SDR2



Design: M.D.G.
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 Date: 10/10/11
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BAXTER ROAD DEVELOPMENT

EXISTING CONDITIONS PLAN

08 3W 14BC

SEE MAP
083W15AASEE MAP
083W14BB

24 01 0

08 3W 14BC
SALEMMARION COUNTY, OREGON
SW1/4 NW1/4 SEC14 T8S R3W W.M.
SCALE 1" = 100'

LEGEND

LINE TYPES

Taxlot Boundary	Historical Boundary
Road Right-of-Way	Easement
Railroad Right-of-Way	Railroad Centerline
Private Road ROW	Taxcode Line
Subdivision/Plat Bndry	Map Boundary
Waterline - Taxlot Bndry	Waterline - Non Bndry

CORNER TYPES

1/16TH Section Cor.	1/4 Section Cor.
DLC Corner	16, 15 21, 22 Section Corner

NUMBERS

Tax Code Number

00 00 0

Acreage
0.29 ACAll acres listed are Net Acres, excluding any
portions of the taxlot within public ROWs

NOTES

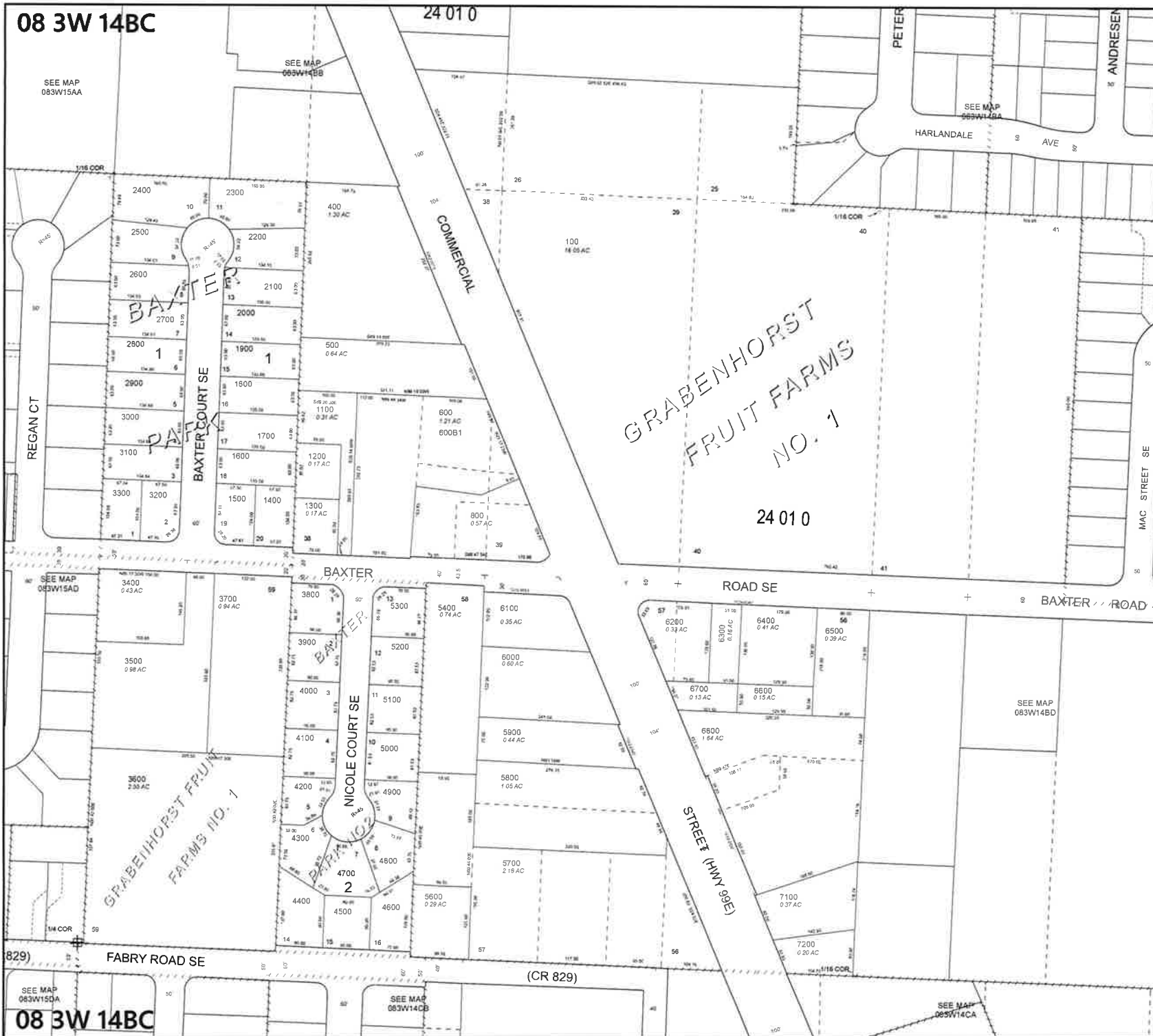
Tick Marks: A tick mark in the road indicates that the
labeled dimension extends into the public ROW

CANCELLED NUMBERS

100A1	7000
100A2	
101	
200	
300	
700	
701	
900	
901	
902	
1000	
5500	
6201	
6301	
6401	
6501	
6900	

DISCLAIMER: THIS MAP WAS PREPARED
FOR ASSESSMENT PURPOSES ONLYFOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.marion.or.us

PLOT DATE: 7/15/2022

SALEM
08 3W 14BC



ParcelID: R75448
1250 Baxter Rd SE
Salem, OR 97306

This map/plot is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.