

COBURN GRAND VIEW ESTATES

T. 8 S., R. 3 W., Willamette Meridian
Sec. 11D Tax Lots 100, 200, 400 & 601 - Sec. 12B Tax Lot 1600
City Of Salem, Marion County, Oregon

Owner / Developer:

WESTWOOD HOMES LLC

12700 NW CORNELL RD.
PORTLAND, OREGON 97229

SECTION E:
TOWNHOUSES:
DEVELOPABLE AREA — 2.711 Ac.
NUMBER OF UNITS — 34
DENSITY — 12.541 UNITS/Ac.
LARGEST LOT — 5,279 S.F.
SMALLEST LOT — 1,635 S.F.
AVERAGE — 2,597 S.F.

TOTAL PARCEL SIZE:
DEVELOPABLE AREA — 33.077 Ac.
NUMBER OF UNITS — 177
DENSITY — 5.58 UNITS/Ac.
LARGEST LOT — 17,940 S.F.
SMALLEST LOT — 1,635 S.F.
AVERAGE — 5,525 S.F.

SECTION A:
DEVELOPABLE AREA — 8.778 Ac.
NUMBER OF UNITS — 37
DENSITY — 4.215 UNITS/Ac.
LARGEST LOT — 10,658 S.F.
SMALLEST LOT — 4,975 S.F.
AVERAGE — 6,600 S.F.

SECTION B:
DEVELOPABLE AREA — 6.068 Ac.
NUMBER OF UNITS — 24
DENSITY — 3.955 UNITS/Ac.
LARGEST LOT — 17,940 S.F.
SMALLEST LOT — 7,652 S.F.
AVERAGE — 8,595 S.F.

SECTION C:
DEVELOPABLE AREA — 10.653 Ac.
NUMBER OF UNITS — 56
DENSITY — 5.257 UNITS/Ac.
LARGEST LOT — 8,353 S.F.
SMALLEST LOT — 4,001 S.F.
AVERAGE — 5,496 S.F.

SECTION D:
DEVELOPABLE AREA — 4.335 Ac.
NUMBER OF UNITS — 26
DENSITY — 5.998 UNITS/Ac.
LARGEST LOT — 6,928 S.F.
SMALLEST LOT — 4,001 S.F.
AVERAGE — 5,063 S.F.

ABBREVIATIONS

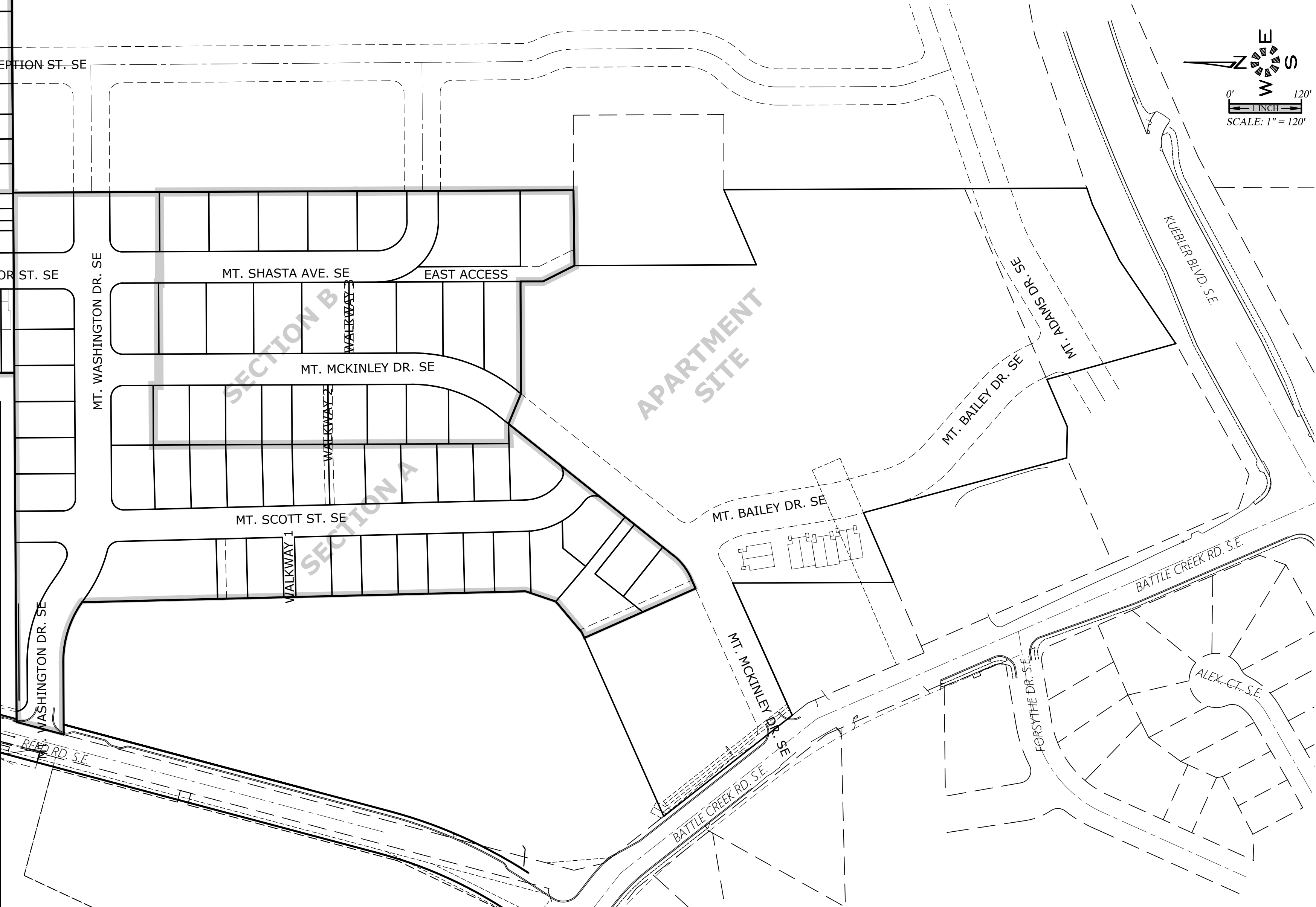
A.C.	ASPHALTIC CONCRETE	L.P.	LIGHT POLE
ACMP	ALUMINIZED CMP	M	METER, MAIN
ASSY.	ASSEMBLY	M.H.	MANHOLE
B.O.	BLOW OFF	MTL	METAL
B.F.V.	BUTTERFLY VALVE	O.H.	OVERHEAD
C & G	CURB & GUTTER	PC	POINT OF CURVE
CATV	CABLE TELEVISION	PCC	POINT OF CONTINUING CURVE
C.B.	CATCH BASIN	PED.	PEDESTAL
C.B.C.O.	CATCH BASIN CLEANOUT	PRC	POINT OF REVERSE CURVE
C.B.I.	CATCH BASIN INLET	PROP.	PROPOSED
C.L.	CENTERLINE	PT	POINT OF TANGENCY
CMP	CORRUGATED METAL PIPE	PUB.	PUBLIC
C.O.	CLEANOUT	PUE	PUBLIC UTILITY EASMT.
CONC.	CONCRETE	PVC	POLYVINYL CHLORIDE
CONST.	CONSTRUCT	PVT.	PRIVATE
D.I.	DUCTILE IRON	P.P.	POWER POLE
DIA.	DIAMETER	P.L.	PROPERTY LINE
DWG.	DRAWING	R	RADIUS
EASMT.	EASEMENT	R-	RIM
E.G.	EXIST. GRADE / GROUND	RD	ROOF DRAIN
EOP, E.P.	EDGE OF PAVEMENT	R.O.W.	RIGHT-OF-WAY
ELEC.	ELECTRIC	SAN.S. or S.S.	SANITARY SEWER
ELEV. or EL.	ELEVATION	S	SLOPE
EX. or EXIST.	EXISTING	STA.	STATION
FT.	FEET	STD.	STANDARD
F.F.	FINISH FLOOR	STL.	STEEL
F.G.	FINISH GRADE	STM.DRN. or S.D.	STORM DRAIN
F.H.	FIRE HYDRANT	SVC.	SERVICE
F.M.	FORCE MAIN	SW	SIDEWALK
GUT. or GTR.	GUTTER	T.C.	TOP OF CURB
G.V.	GATE VALVE	TEL.	TELEPHONE
IMP.	IMPROVEMENT	TYP.	TYPICAL
INST.	INSERT	U.G.	UNDERGROUND
INV. or I-	INVERT	VLT.	VAULT
L	LENGTH, LINE	W.M.	WATER MAIN

SYMBOLS

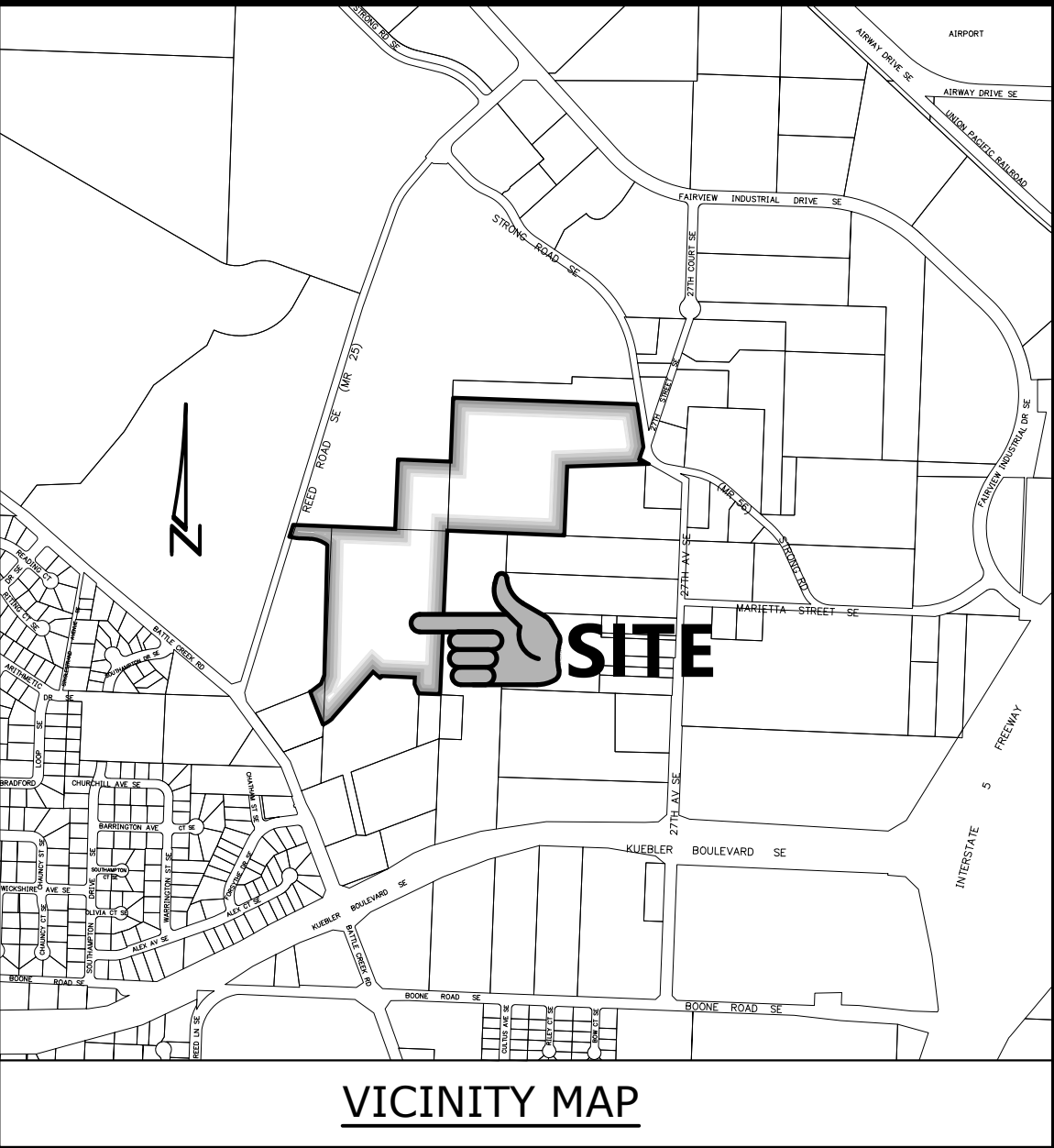
EXIST. PROP.	EXIST. PROP.
○ ● BLOW OFF ASSY.	○ ● MANHOLE SAN. SEWER
■ CATCH BASIN	○ ● MANHOLE STORM DRAIN
■ CATCH BASIN CLEANOUT	○ ● 2' DIA. C.O. / M.H.
■ CATCH BASIN INLET	○ ● MANHOLE TELEPHONE
△ ▲ CATV PED. / BOX	○ ● MANHOLE WATER
○ ● CLEANOUT	○ ● REDUCER / INCREASER
○ ● ELEC. PED. / BOX	○ ● TEL. PED. / BOX
○ ● FIRE HYDRANT	○ ● TRAFFIC PED. / BOX
○ ● GAS LOCATION MARKER	○ ● UTILITY / POWER POLE
○ ● GAS VALVE	○ ● WATER METER
○ ● MAIL BOX	○ ● WATER VALVE
— CABLE TELEVISION	— SANITARY SEWER EXIST.
— CENTERLINE	— SANITARY SEWER PROP.
— DITCH C.L.	— STORM DRAIN EXIST.
— ELECTRICAL LINE	— STORM DRAIN PROP.
— GAS MAIN	— WATER MAIN EXIST.
— TELEPHONE LINE	— WATER MAIN PROP.

PRELIMINARY SHEET INDEX

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P402	TREE CONSERVATION PLAN — CENTRAL
P403	TREE CONSERVATION PLAN — SOUTH
P404	TREE CONSERVATION PLAN — R.O.W. NORTH
P405	TREE CONSERVATION PLAN — R.O.W. SOUTH
P501	PUBLIC STREET IMPROVEMENTS — MT. BAKER WAY & MT. TABOR ST.
P502	PUBLIC STREET IMPROVEMENTS — MT. MCLAUGHLIN AVE.
P503	PUBLIC STREET IMPROVEMENTS — MT. STUART DR.
P504	PUBLIC STREET IMPROVEMENTS — MT. THIELSON ST. & MT. BACHELOR ST.
P505	PUBLIC STREET IMPROVEMENTS — MT. ST. HELENS AVE.
P506	PUBLIC STREET IMPROVEMENTS — MT. WASHINGTON DR.
P507	PUBLIC STREET IMPROVEMENTS — MT. SHASTA AVE. & E. ACCESS
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P509	PUBLIC STREET IMPROVEMENTS — MT. MCKINLEY DR. 0+00 TO 8+00
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P512	PUBLIC STREET IMPROVEMENTS — MT. BAILEY DR.
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PROJECT B.M. 369.46 (NGVD 29)
2" ALUMINUM DISK 2098 .
LOCATED IN EAST CURB BATTLE CR RD SE, 220' N INTERSECTION BOONE RD SE, TOP OF CURB @ B.R. OF TURN LN, 10' SW UTILITY VAULT, 27' SW POWER POLE, 4' NW WM, 12' SE OF WW



PRELIMINARY PLAN
COVER SHEET

COBURN GRAND VIEW
ESTATES

NO CHANGES, MODIFICATIONS
OR REVISIONS SHALL BE
MADE TO THESE DRAWINGS
WITHOUT WRITTEN
AUTHORIZATION FROM THE
DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE
PRECEDENCE OVER
GRAPHICAL REPRESENTATION.

Design: M.D.G.
Drawn: P.H.S.
Checked: J.J.G.
Date: JUNE 2018
Scale: AS SHOWN
As-Built: —



EXPIRES: 06-30-2023
JOB # 6234

P101

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