

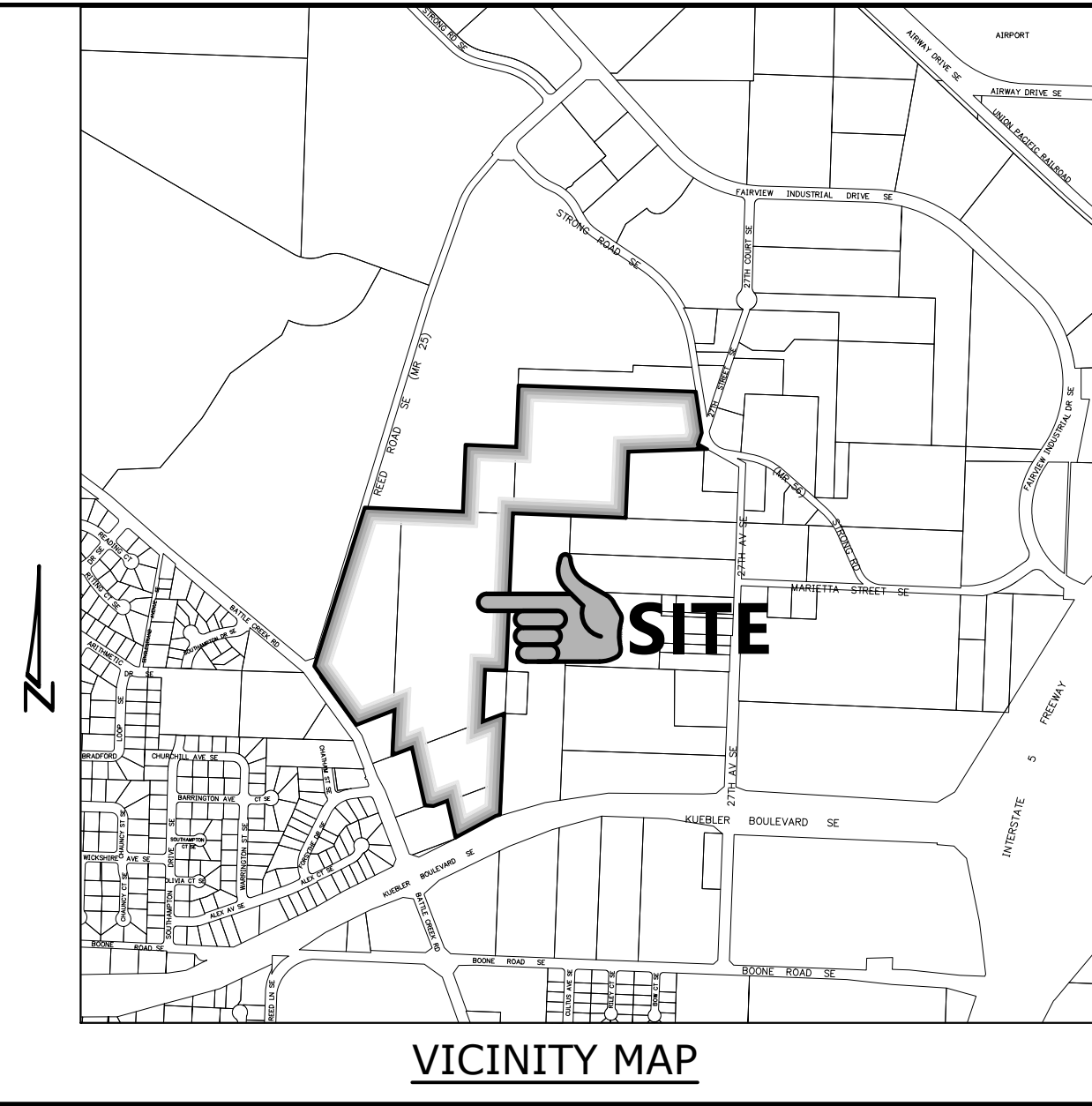
# COBURN GRAND VIEW ESTATES

T. 8 S., R. 3 W., W.M.  
SEC. 11D Tax Lots 100, 200, 400 & 601  
SEC. 12b Tax Lot 1600  
CITY OF SALEM,  
MARION COUNTY, OREGON

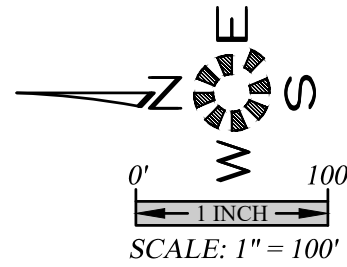
Owner / Developer:

**WESTWOOD HOMES LLC**

12700 NW CORNELL RD.  
PORTLAND, OREGON 97229



VICINITY MAP



ENGINEERING SERVICES, INC.  
1155 13th ST. S.E. SALEM, OR. 97302  
PH. (503) 363-9227 FAX (503) 364-1260  
WWW.MULTITECHENGINEERING.COM

COVER SHEET

COBURN GRAND VIEW ESTATES

PARCEL SIZE:  
DEVELOPABLE AREA — 52.796 Ac.

NUMBER OF UNITS — 222  
DENSITY — 4.20 UNITS/AC.  
LARGEST — 92,734 S.F.  
SMALLEST — 4,397 S.F.  
AVERAGE — 6,561 S.F.

EXISTING ZONE — RA

UTILITIES:  
CABLE — COMCAST  
POWER — P.G.E.  
PHONE — CENTURY LINK  
GAS — N.W. NATURAL  
STORM DRAIN,  
SANITARY SEWER,  
WATER — CITY OF SALEM

LOT COUNT BY SECTION  
SECTION A B C D E F G H I J K  
PARCELS 26 17 17 25 19 15 23 25 23 17 15

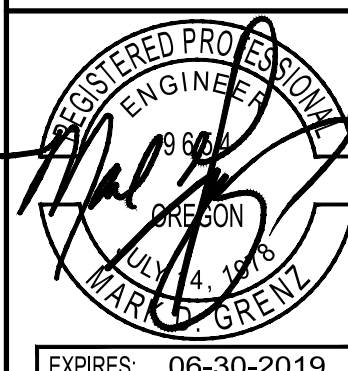
THIS AREA TO BE PLATTED BY  
PARTITION PLAT CURRENTLY  
IN LAND USE REVIEW

## PRELIMINARY SHEET INDEX

- |      |                            |                   |
|------|----------------------------|-------------------|
| P101 | COVER SHEET                |                   |
| P102 | EXISTING CONDITIONS PLAN   |                   |
| P201 | SITE PLAN / UTILITY PLAN   | NORTH             |
| P202 | SITE PLAN / UTILITY PLAN   | CENTRAL           |
| P203 | SITE PLAN / UTILITY PLAN   | SOUTH             |
| P204 | SLOPE EXCEPTION AREAS      |                   |
| P301 | TREE CONSERVATION PLAN     | NORTH             |
| P302 | TREE CONSERVATION PLAN     | CENTRAL           |
| P303 | TREE CONSERVATION PLAN     | SOUTH             |
| P401 | PUBLIC STREET IMPROVEMENTS | A AV. & B ST.     |
| P402 | PUBLIC STREET IMPROVEMENTS | C ST.             |
| P403 | PUBLIC STREET IMPROVEMENTS | E AV. & D ST.     |
| P404 | PUBLIC STREET IMPROVEMENTS | G ST.             |
| P405 | PUBLIC STREET IMPROVEMENTS | H ST. & I AV.     |
| P406 | PUBLIC STREET IMPROVEMENTS | J AV.             |
| P407 | PUBLIC STREET IMPROVEMENTS | K ST. & E. ACCESS |
| P408 | PUBLIC STREET IMPROVEMENTS | M ST.             |
| P409 | PUBLIC STREET IMPROVEMENTS | N ST.             |
| P410 | PUBLIC STREET IMPROVEMENTS | S. ACCESS & O ST. |
| P411 | PUBLIC STREET IMPROVEMENTS | P AV. & Q AV.     |

NO CHANGES, MODIFICATIONS  
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DESIGN ENGINEER.  
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PRECEDENCE OVER  
GRAPHICAL REPRESENTATION.

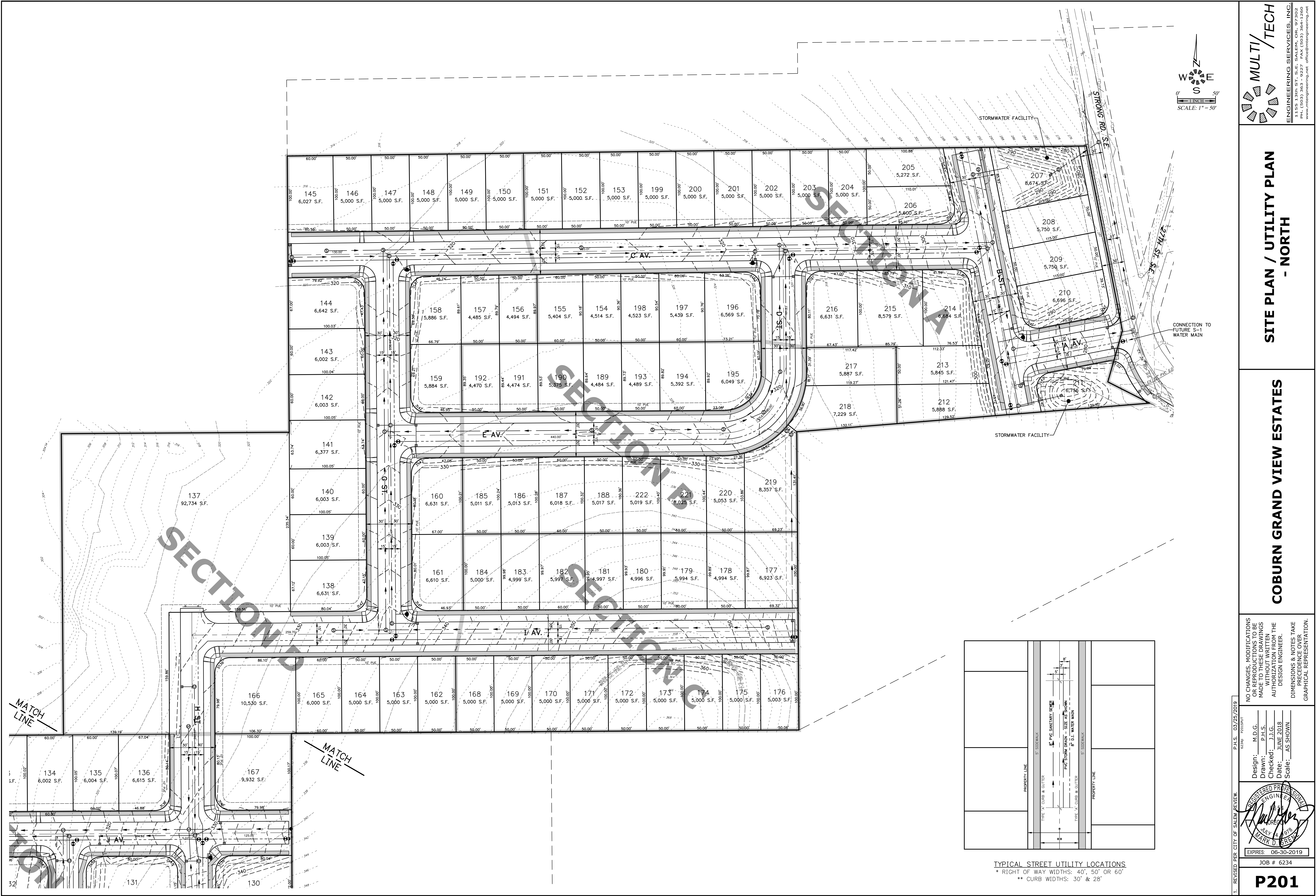
Design: M.D.G.  
Drawn: P.H.S.  
Checked: J.L.G.  
Date: JUNE 2018  
Scale: AS SHOWN



EXPIRES 06-30-2019  
JOB # 6234

**P101**





**SITE PLAN / UTILITY PLAN  
- NORTH**

**COBURN GRAND VIEW ESTATES**

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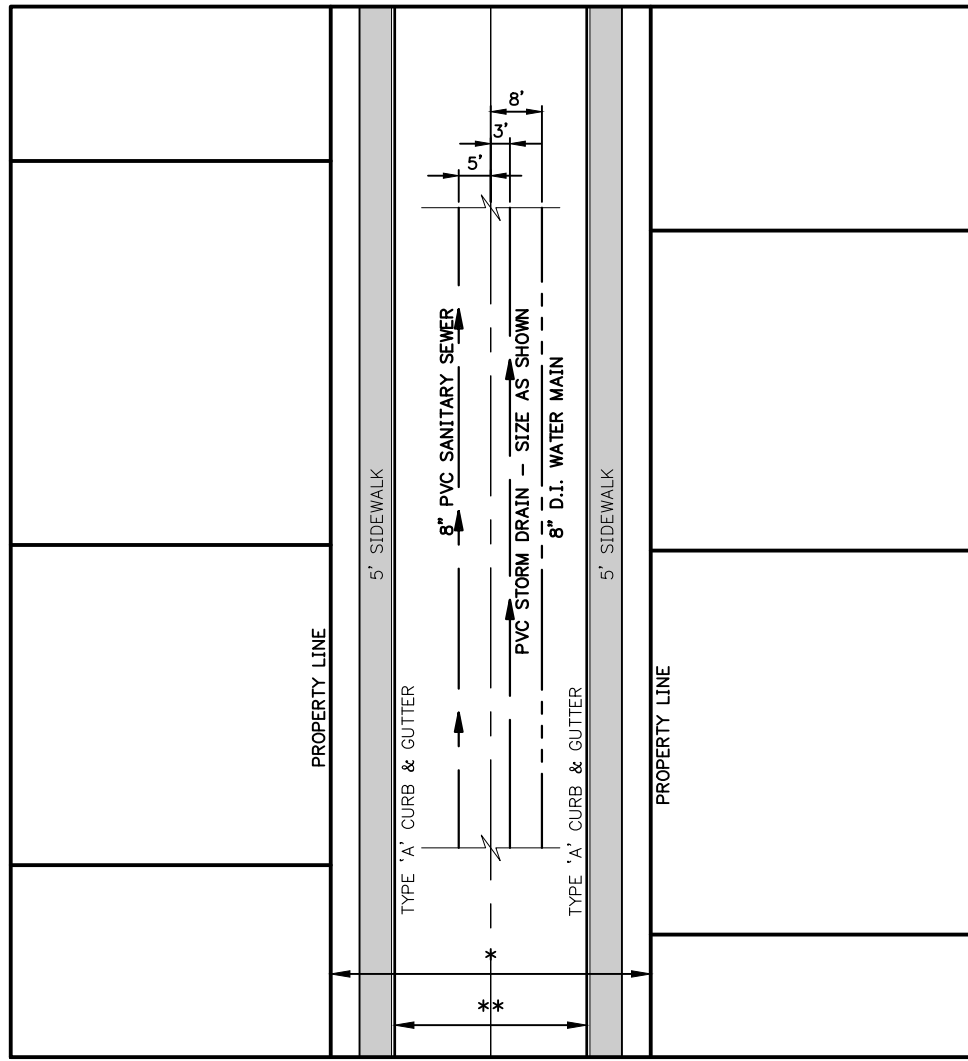
REVISIONS PER CITY OF SALEM REVIEW

|          |           |
|----------|-----------|
| Design:  | M.D.G.    |
| Drawn:   | P.H.S.    |
| Checked: | J.L.G.    |
| Date:    | JUNE 2018 |
| Scale:   | AS SHOWN  |

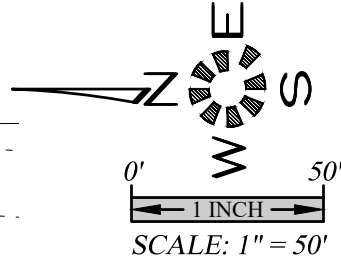
REGISTERED PROFESSIONAL ENGINEER  
JULY 4, 1978  
MARK D. BREW  
EXPIRES: 06-30-2019



J:\8300-6289\0234-ReedRoad\Draw\18\6234.dwg, P022P01, 4/25/2019 11:58:08 PM, PBounders



TYPICAL STREET UTILITY LOCATIONS  
\* RIGHT OF WAY WIDTHS: 40', 50' OR 60'  
\*\* CURB WIDTHS: 30' & 28'



SITE PLAN / UTILITY PLAN  
- CENTRAL

COBURN GRAND VIEW ESTATES

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1. REVISED PER CITY OF SALEM REVIEW. P.H.S. 03/25/2019 5:39P P022P01

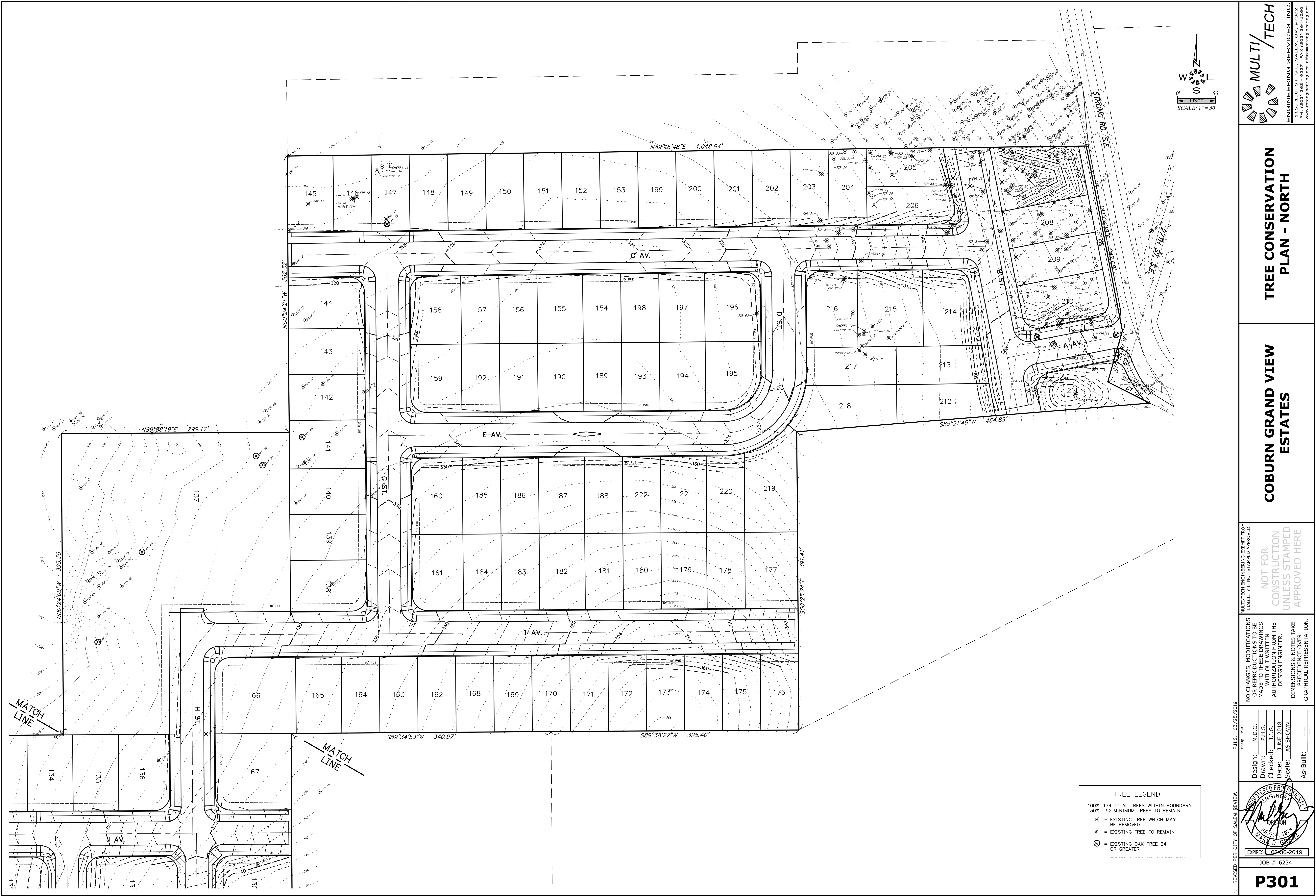
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|----------|-----------|
| Design:  | M.D.G.    |
| Drawn:   | P.H.S.    |
| Checked: | J.J.G.    |
| Date:    | JUNE 2018 |
| Scale:   | AS SHOWN  |

REGISTERED PROFESSIONAL ENGINEER  
JULY 14, 1978  
MARK D. GRENZ  
EXPIRES: 06-30-2019  
JOB # 6234









TREE CONSERVATION  
PLAN - NORTH

COBURN GRAND VIEW  
ESTATES

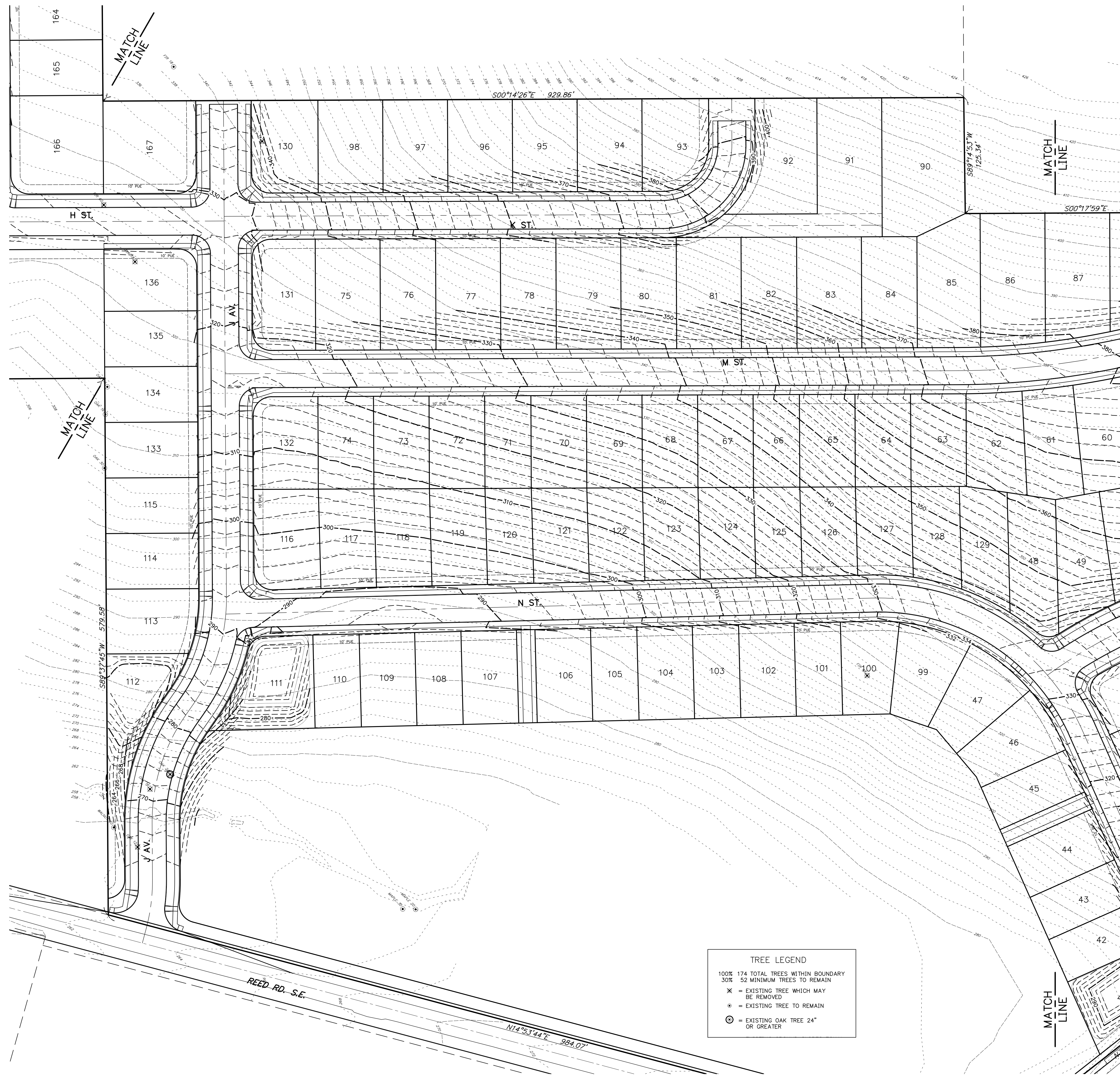
NOT FOR  
CONSTRUCTION  
UNLESS STAMPED  
APPROVED HERE

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

REGISTERED PROFESSIONAL  
ENGINEER  
JULY 14, 1978  
WALTER D. GARDNER  
EXPIRES: 06-30-2019  
JOB # 6234





|                          |                                     |                                                                                                       |                        |
|--------------------------|-------------------------------------|-------------------------------------------------------------------------------------------------------|------------------------|
| PER CITY OF SALEM REVIEW | P.H.S. 03/25/2019R<br>6234p 190201R | Design: M.D.G.<br>Drawn: P.H.S.<br>Checked: J.J.G.<br>Date: June 2018<br>Scale: AS SHOWN<br>As-Built: | NO<br>M<br>A<br>D<br>G |
|                          |                                     |                                                                                                       |                        |
| EXPIRES: 06-30-2019      |                                     |                                                                                                       |                        |
| JOB # 6234               |                                     |                                                                                                       |                        |

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# COBURN GRAND VIEW ESTATES

**TREE CONSERVATION  
PLAN - CENTRAL**



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**TREE LEGEND**

100% 174 TOTAL TREES WITHIN BOUNDARY  
30% 52 MINIMUM TREES TO REMAIN

- ✕ = EXISTING TREE WHICH MAY BE REMOVED
- ⊙ = EXISTING TREE TO REMAIN
- ⊙ = EXISTING OAK TREE 24" OR GREATER

1. REVISED PER CITY OF SALEM REVIEW. P.H.S. - 03/25/2019 6234P - 200305

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

REGISTERED PROFESSIONAL ENGINEER  
MARK D. GREEN  
JUL 14 1978  
EXPIRES: 06-30-2019  
JOB # 6234

**MULTI/TECH**

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**COBURN GRAND VIEW ESTATES**

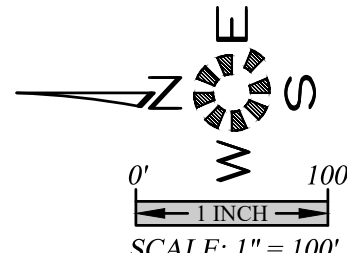
**TREE CONSERVATION PLAN - SOUTH**

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PROPOSED STREET  
SLOPES: 12% TO 15%

SLOPE EXCEPTION AREAS

COBURN GRAND VIEW ESTATES

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EXPIRES: 06-30-2019

JOB # 6234