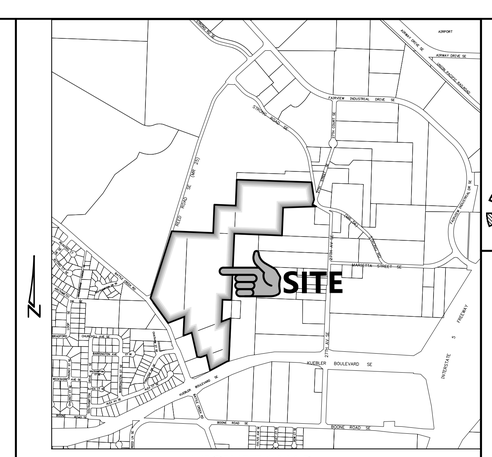
COBURN GRAND VIEW ESTATES

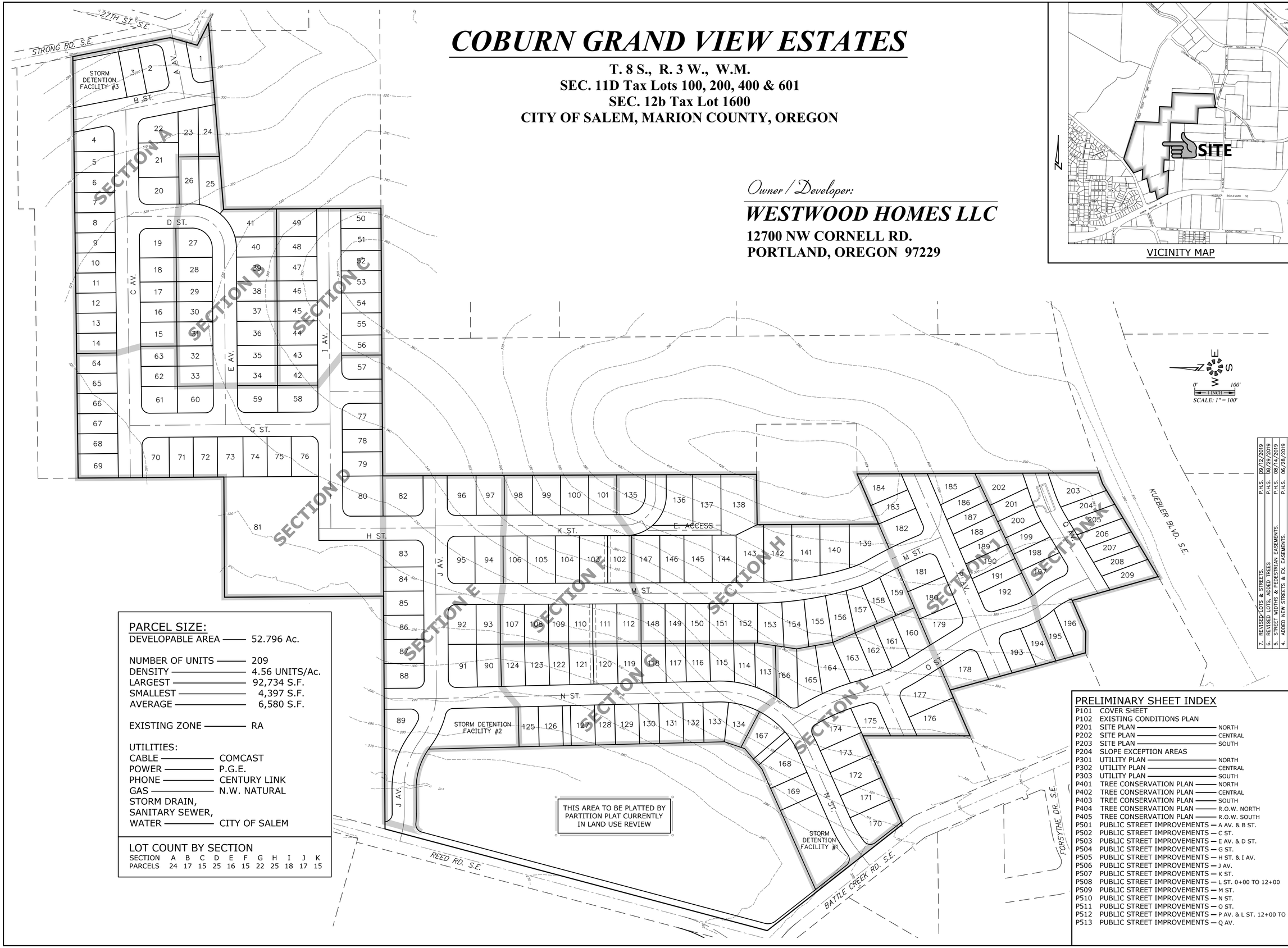
T. 8 S., R. 3 W., W.M.
SEC. 11D Tax Lots 100, 200, 400 & 601
SEC. 12b Tax Lot 1600
CITY OF SALEM, MARION COUNTY, OREGON

Owner / Developer:

WESTWOOD HOMES LLC
12700 NW CORNELL RD.
PORTLAND, OREGON 97229



VICINITY MAP



0' 100'
1 INCH
SCALE: 1" = 100'

PARCEL SIZE:

DEVELOPABLE AREA	52.796 Ac.
NUMBER OF UNITS	209
DENSITY	4.56 UNITS/Ac.
LARGEST	92,734 S.F.
SMALLEST	4,397 S.F.
AVERAGE	6,580 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	24	17	15	25	16	15	22	25	18	17	15

PRELIMINARY SHEET INDEX

P101	COVER SHEET	
P102	EXISTING CONDITIONS PLAN	
P201	SITE PLAN	NORTH
P202	SITE PLAN	CENTRAL
P203	SITE PLAN	SOUTH
P204	SLOPE EXCEPTION AREAS	
P301	UTILITY PLAN	NORTH
P302	UTILITY PLAN	CENTRAL
P303	UTILITY PLAN	SOUTH
P401	TREE CONSERVATION PLAN	NORTH
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	A AV. & B ST.
P502	PUBLIC STREET IMPROVEMENTS	C ST.
P503	PUBLIC STREET IMPROVEMENTS	E AV. & D ST.
P504	PUBLIC STREET IMPROVEMENTS	G ST.
P505	PUBLIC STREET IMPROVEMENTS	H ST. & I AV.
P506	PUBLIC STREET IMPROVEMENTS	J AV.
P507	PUBLIC STREET IMPROVEMENTS	K ST.
P508	PUBLIC STREET IMPROVEMENTS	L ST. 0+00 TO 12+00
P509	PUBLIC STREET IMPROVEMENTS	M ST.
P510	PUBLIC STREET IMPROVEMENTS	N ST.
P511	PUBLIC STREET IMPROVEMENTS	O ST.
P512	PUBLIC STREET IMPROVEMENTS	P AV. & L ST. 12+00 TO 17+50
P513	PUBLIC STREET IMPROVEMENTS	Q AV.

7.	REVISED LOTS & STREETS.	P.H.S. 09/12/2019
6.	REVISED LOTS, ADDED TREES	P.H.S. 08/29/2019
5.	STREET WIDTHS & PEDESTRIAN EASEMENTS.	P.H.S. 08/14/2019
4.	ADDED NEW STREETS & EX. EASEMENTS.	P.H.S. 06/28/2019
3.	UPDATED PER DRAINAGE REVISIONS.	P.H.S. 06/06/2019
2.	ADDED PRESSURE REDUCING STATION.	P.H.S. 04/05/2019
1.	REVISED PER CITY OF SALEM REVIEW.	P.H.S. 03/25/2019

MULTI/TECH
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COVER SHEET

COBURN GRAND VIEW ESTATES

NO CHANGES, MODIFICATIONS OR CONSTRUCTION TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6234p P101CO
Design: M.D.G.
Drawn: P.H.S.
Checked: J.J.G.
Date: JUNE 2018
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
EXPIRES: 06-30-2021

JOB # 6234

P101

J:\6200-6299\6234-Westwood\dwg\6234p-eng_P101CO, 9/12/2019 3:51:05 PM, PDaunders

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1155 13th ST. S.E. SALEM, OR. 97302
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SITE PLAN - NORTH -

COBURN GRAND VIEW ESTATES

NO CHANGES, MODIFICATIONS OR CONSTRUCTION SHALL BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

7.	REVISED LOTS & STREETS.	P.H.S. 09/12/2019
6.	REVISED LOTS, ADDED TREES	P.H.S. 08/29/2019
5.	STREET WIDTHS & PEDESTRIAN EASEMENTS.	P.H.S. 08/14/2019
4.	ADDED NEW STREETS & EX. EASEMENTS.	P.H.S. 06/28/2019
3.	UPDATED PER DRAINAGE REVISIONS.	P.H.S. 06/06/2019
1.	REVISED PER CITY OF SALEM REVIEW.	P.H.S. 03/25/2019

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

6234p P201SP

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 15, 1978
MARK D. GRENZ
9-15-19
EXPIRES: 06-30-2021

JOB # 6234

P201

J:\6200-6299\6234\Revit\Rvt\ 6234dp.dwg, P201SP, 9/12/2019 5:51:15 PM, PSounders



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SITE PLAN - CENTRAL -

COBURN GRAND VIEW ESTATES

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO 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

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ

EXPIRES: 06-30-2021

JOB # 6234

P202

7.	REVISED LOTS & STREETS.	P.H.S. 09/12/2019
6.	REVISED LOTS, ADDED TREES	P.H.S. 08/29/2019
5.	STREET WIDTHS & PEDESTRIAN EASEMENTS.	P.H.S. 08/14/2019
4.	ADDED NEW STREETS & EX. EASEMENTS.	P.H.S. 06/28/2019
3.	UPDATED PER DRAINAGE REVISIONS.	P.H.S. 06/06/2019
1.	REVISED PER CITY OF SALEM REVIEW.	P.H.S. 03/25/2019

6234p P202SP

J:\6200-6299\6234-KaneBlvd\Dwg r18\6234sp.dwg, P202SP, 9/13/2019 5:51:17 PM, PTounders

J:\6200-6299\6234-ReedRoad\Dwg v18\6234p.dwg, P203SP, 9/12/2019 5:51:21 PM, PSounders



7.	REVISED LOTS & STREETS.	P.H.S. 09/12/2019
6.	REVISED LOTS, ADDED TREES	P.H.S. 08/29/2019
5.	STREET WIDTHS & PEDESTRIAN EASEMENTS.	P.H.S. 08/14/2019
4.	ADDED NEW STREETS & EX. EASEMENTS.	P.H.S. 06/28/2019
3.	UPDATED PER DRAINAGE REVISIONS.	P.H.S. 06/06/2019
2.	ADDED PRESSURE REDUCING STATION.	P.H.S. 04/05/2019
1.	REVISED PER CITY OF SALEM REVIEW.	P.H.S. 03/25/2019

P203

JOB # 6234

EXPIRES: 06-30-2021

REGISTERED PROFESSIONAL ENGINEER — OREGON — MATTHEW D. GREEN — 10/10/2018

6234p P203SP

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

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

COBURN GRAND VIEW ESTATES

SITE PLAN - SOUTH -

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J:\6200-6299\6234-ReedRoad\Dwg v18\6234p.dwg, P102XC, 9/12/2019 5:51:09 PM, PSounders



4. ADDED NEW STREETS & EX. EASEMENTS. P.H.S. 06/28/2019

P102

JOB # 6234

EXPIRES: 06-30-2021

REGISTERED PROFESSIONAL ENGINEER — OREGON — JULY 14, 2006 — MARK D. GRENZ

6234p P102XC

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

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

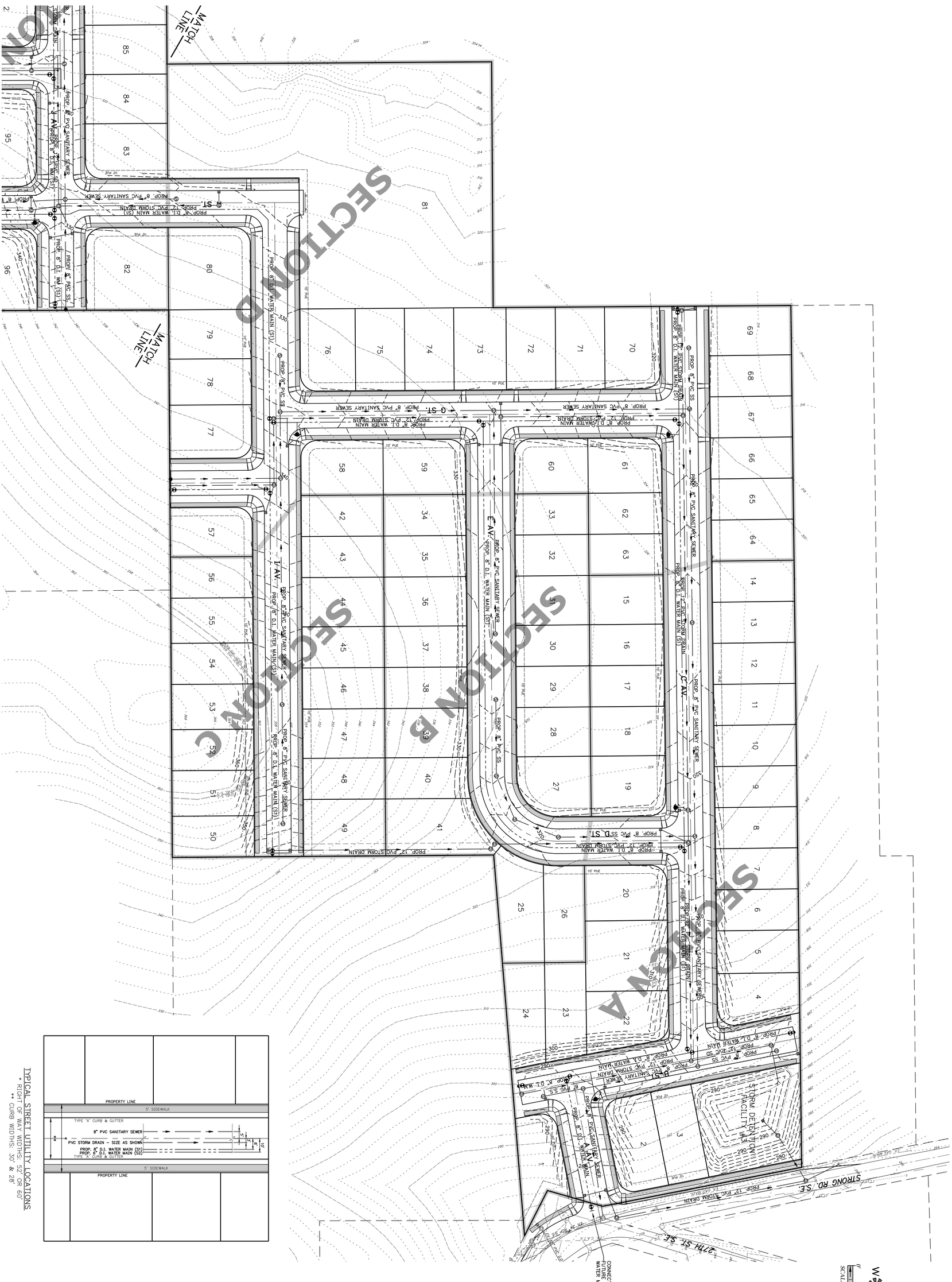
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

COBURN GRAND VIEW ESTATES

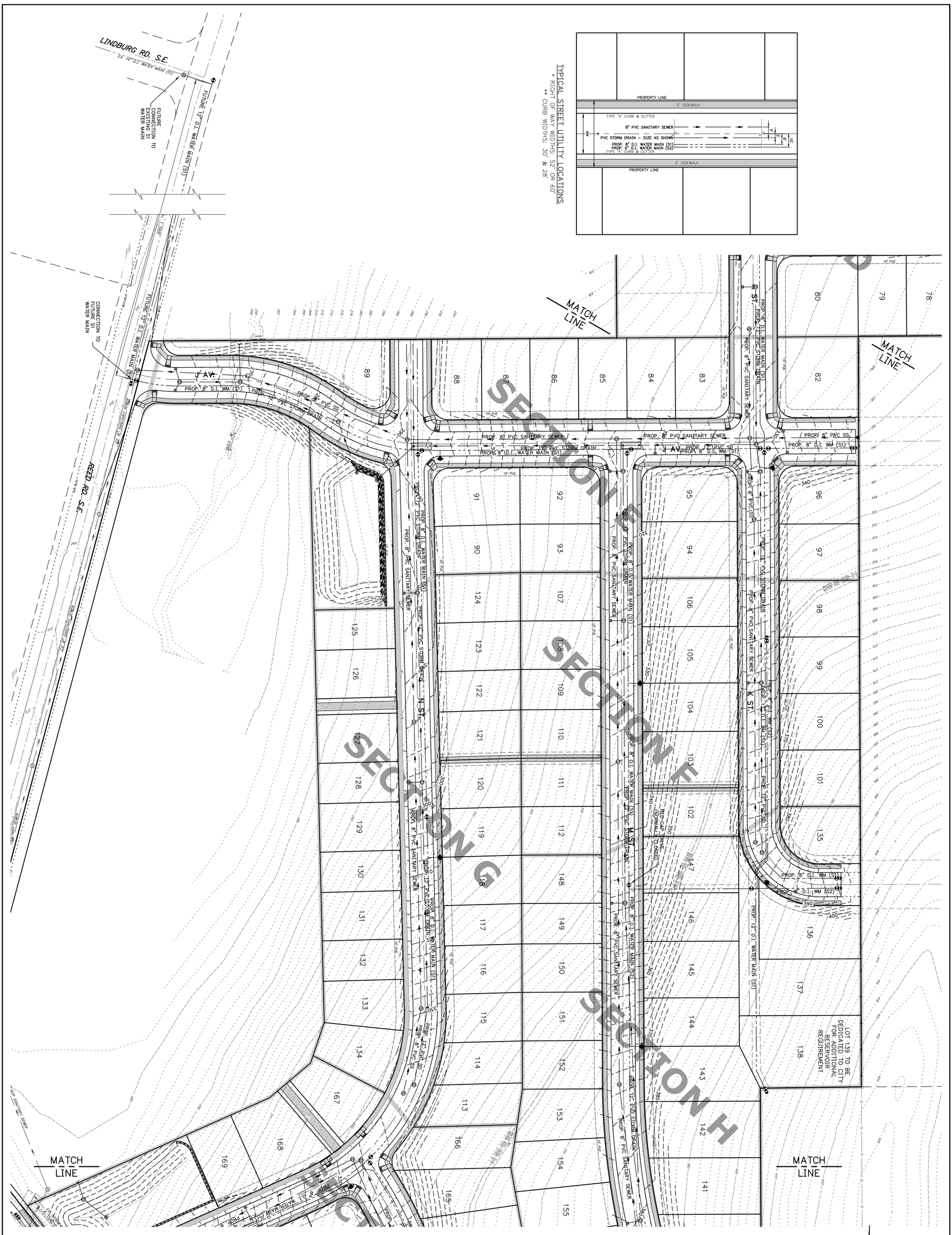
EXISTING CONDITIONS PLAN

MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363 - 9227 FAX (503) 364-1260
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J:\6200-6299\6234-ReedRoad\Dwg v18\6234p.dwg, P301UT, 9/12/2019 5:51:30 PM, PSounders

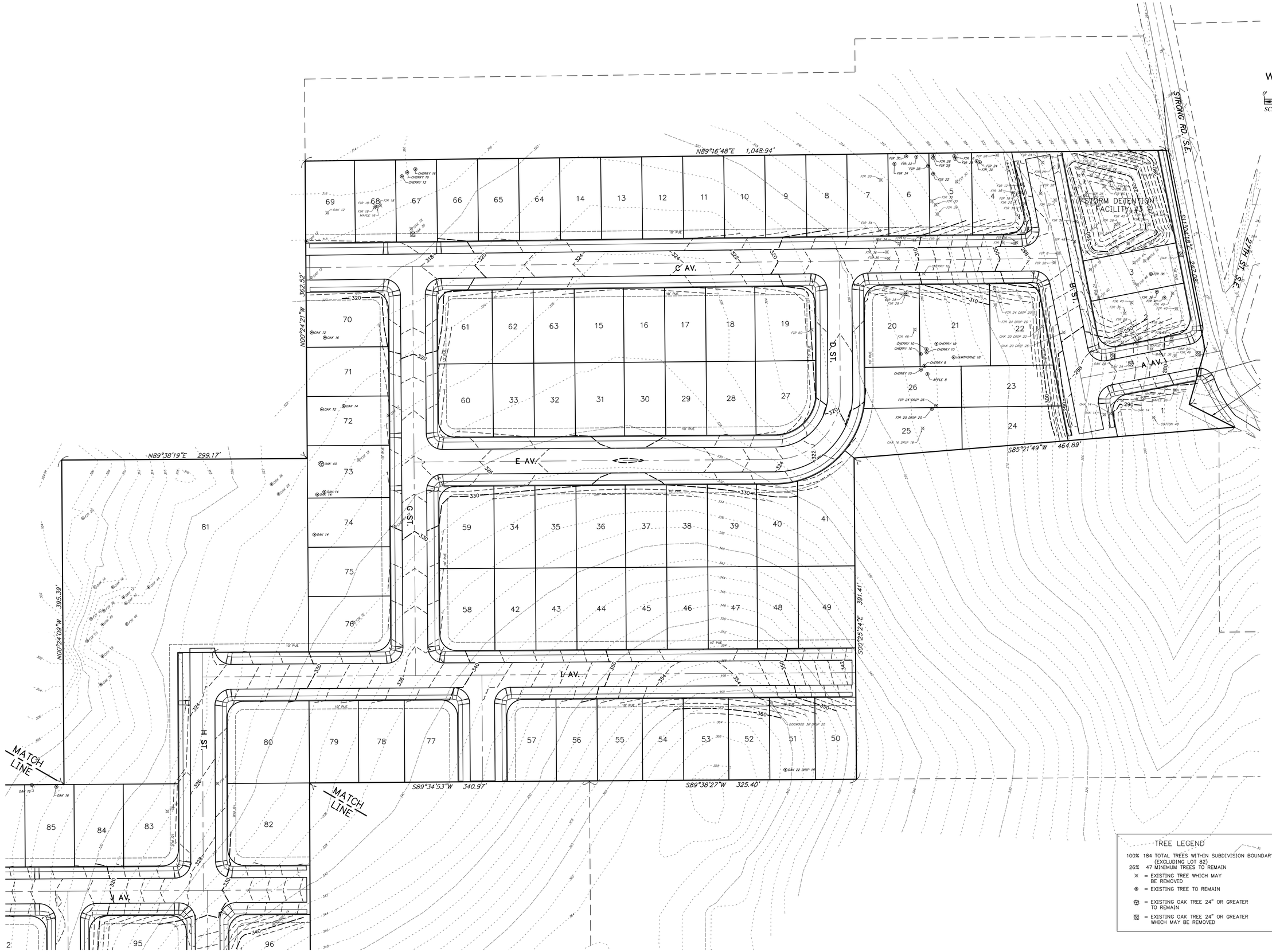


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LINDBURG RD. S.E.
FUTURE 12" D.I. WATER MAIN (S1)
FUTURE CONNECTION TO WATER MAIN
FUTURE 12" D.I. WATER MAIN (S1)
REED RD. S.E.
J AV.
PROP. 8" D.I. WM (S1)
PROP. 8" PVC SS
PROP. 8" PVC STORM DRAIN
PROP. 8" PVC SANITARY SEWER
PROP. 8" D.I. WATER MAIN (S1)
PROP. 12" PVC STORM DRAIN
N ST.
K ST.
MATCH LINE
SECTION E
SECTION G
SECTION H
LOT 139 TO BE DEDICATED TO CITY FOR ADDITIONAL RESERVOIR REQUIREMENT
PROP. 12" D.I. WATER MAIN (S1)
PROP. 8" D.I. WM (S2)
RED-LINE WATER MAIN (TO BE ABANDONED)
PROP. 8" D.I. WATER MAIN (S2)
PROP. 12" PVC STORM DRAIN
PROP. 8" PVC SANITARY SEWER
PROP. 8" D.I. WATER MAIN (S1)
PROP. 8" PVC STORM DRAIN
PROP. 8" PVC SANITARY SEWER
PROP. 8" D.I. WATER MAIN (S1)
PROP. 12

J:\6200-6299\6234-ReedRoad\Dwg v18\6234p.dwg, P303UT, 9/12/2019 5:51:41 PM, PSounders


MATCH LINE
MATCH LINE
SECTION H
SECTION J
SECTION K
BATTLE CREEK RD. S.E.
FORSYTHE DR. S.E.
KUEBLER BLVD. S.E.
M ST.
D AVE.
CONNECT TO EXISTING S2 WATER MAIN
CONNECT TO EXISTING S2 WATER MAIN
PROP. 8" PVC SANITARY SEWER
PROP. 8" D.I. WATER MAIN (S1)
PROP. 12" PVC STORM DRAIN
EX. 15" D.I. WATER MAIN (S-2)
EX. 12" D.I. WATER MAIN (S-2)
EX. 50' ACCESS EASEMENT R. 76, P. 1096
EX. 8" D.I. WATER MAIN (S2)
EX. 8" W.M. (S2)
EX. 8" SANITARY SEWER
EX. 8" STORM DRAIN
EX. 8" D.I. WATER MAIN (S-2)
EX. 8" PVC SANITARY SEWER
EX. 8" PVC STORM DRAIN
EX. 8" D.I. WATER MAIN (S1)
EX. 8" PVC SANITARY SEWER
EX. 8" PVC STORM DRAIN
EX. 8" D.I. WATER MAIN (S2



TREE LEGEND

100% 184 TOTAL TREES WITHIN SUBDIVISION BOUNDARY (EXCLUDING LOT 82)

26% 47 MINIMUM TREES TO REMAIN

- ※ = EXISTING TREE WHICH MAY BE REMOVED
- ⊛ = EXISTING TREE TO REMAIN
- ⊛ = EXISTING OAK TREE 24" OR GREATER TO REMAIN
- ⊠ = EXISTING OAK TREE 24" OR GREATER WHICH MAY BE REMOVED

7.	REVISED LOTS & STREETS.	P.H.S. 09/12/2019
6.	REVISED LOTS, ADDED TREES	P.H.S. 08/29/2019
5.	STREET WIDTHS & PEDESTRIAN EASEMENTS.	P.H.S. 08/14/2019
4.	ADDED NEW STREETS & EX. EASEMENTS.	P.H.S. 06/28/2019
3.	UPDATED PER DRAINAGE REVISIONS.	P.H.S. 06/06/2019
1.	REVISED PER CITY OF SALEM REVIEW.	P.H.S. 03/25/2019

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

6234w P401TR

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 11, 1978
MARK D. GRENZ
EXPIRES: 06-30-2021

JOB # 6234

P401

MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
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www.mtengineering.net office@mtengineering.net

TREE CONSERVATION PLAN - NORTH

COBURN GRAND VIEW ESTATES

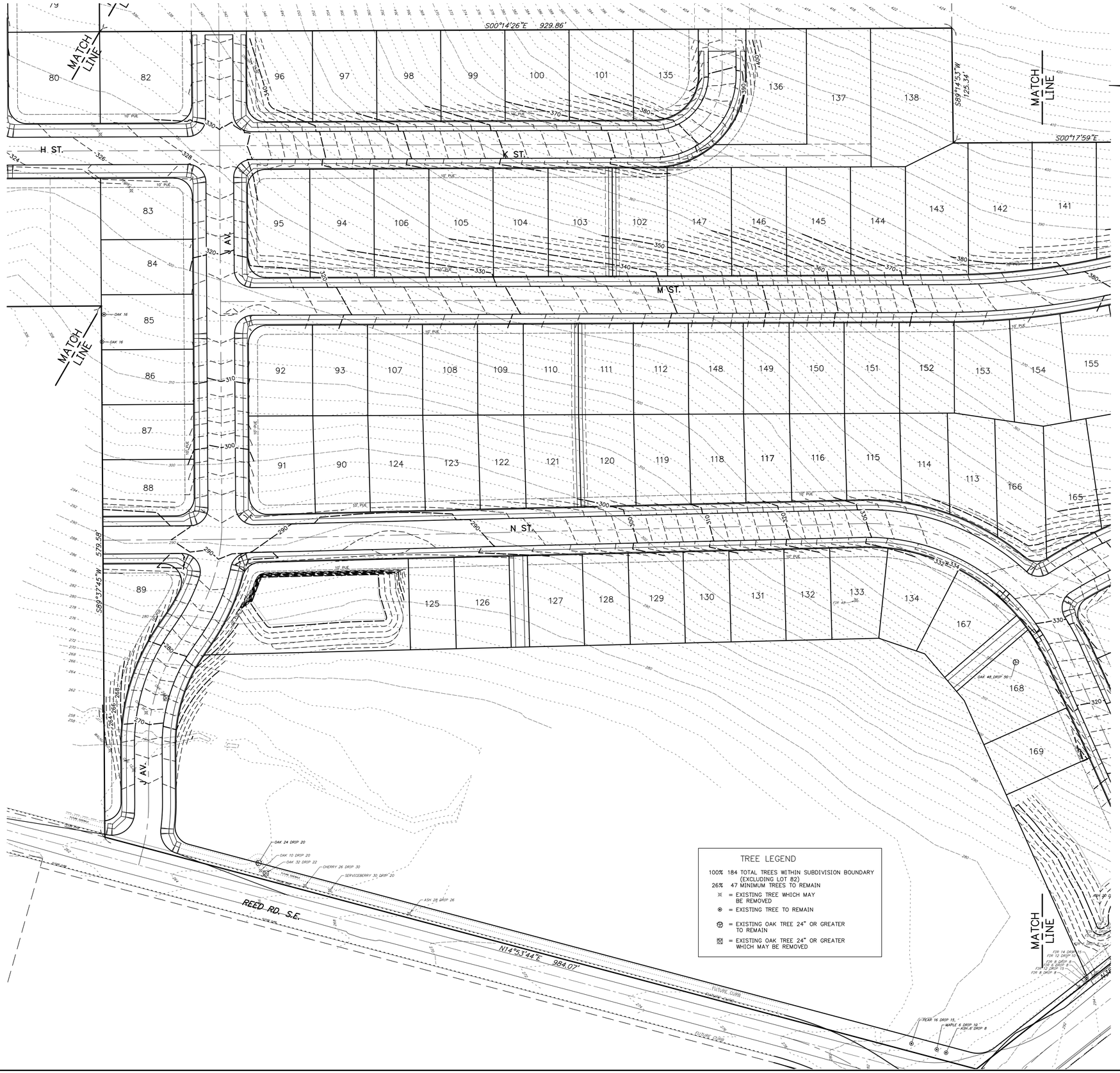
MULTI/TECH ENGINEERING EXEMPT FROM LIABILITY. IF NOT STAMPED APPROVED

NOT FOR CONSTRUCTION UNLESS STAMPED APPROVED HERE

NO CHANGES, MODIFICATIONS OR CONVERSIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

J:\6200-6299\6234-RoseBrookDwg p401\6234subdwg, P401TR, 8/12/2019 5:51:45 PM, PSanders



7.	REVISED LOTS & STREETS.	P.H.S. 09/12/2019
6.	REVISED LOTS, ADDED TREES	P.H.S. 08/29/2019
5.	STREET WIDTHS & PEDESTRIAN EASEMENTS.	P.H.S. 08/14/2019
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3.	UPDATED PER DRAINAGE REVISIONS.	P.H.S. 06/06/2019
1.	REVISED PER CITY OF SALEM REVIEW.	P.H.S. 03/25/2019

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TREE CONSERVATION PLAN - CENTRAL

COBURN GRANDVIEW ESTATES

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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: ----

6234p P402TR

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 14, 1976
MARK D. GRENZ
EXPIRES: 06-30-2021

JOB # 6234

P402

J:\6200-6299\6234-Headboro\dwg\6234p-dwg, P402TR, 9/12/2019 3:51:50 PM, PDaunders

TREE LEGEND

100% 184 TOTAL TREES WITHIN SUBDIVISION BOUNDARY (EXCLUDING LOT 82)

26% 47 MINIMUM TREES TO REMAIN

= EXISTING TREE WHICH MAY BE REMOVED

= EXISTING TREE TO REMAIN

= EXISTING OAK TREE 24" OR GREATER TO REMAIN

= EXISTING OAK TREE 24" OR GREATER WHICH MAY BE REMOVED

7.	REVISED LOTS & STREETS.	P.H.S. 09/12/2019
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3.	UPDATED PER DRAINAGE REVISIONS.	P.H.S. 06/06/2019
1.	REVISED PER CITY OF SALEM REVIEW.	P.H.S. 03/25/2019

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ENGINEERING SERVICES, INC.
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TREE CONSERVATION PLAN - SOUTH

COBURN GRAND VIEW ESTATES

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NO CHANGES, MODIFICATIONS OR CONSTRUCTIONS TO 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: ----

6234e P403TR

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ

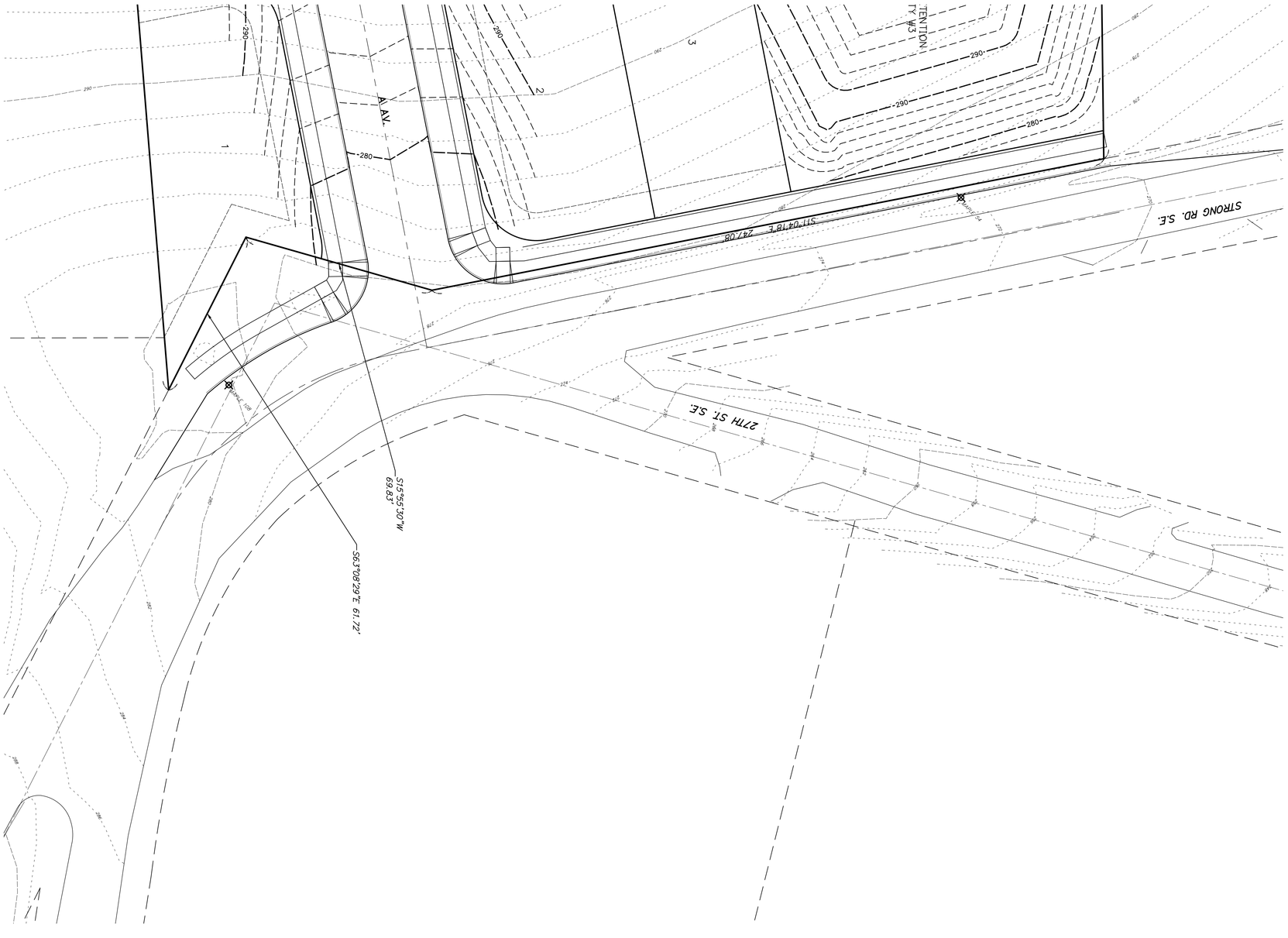
EXPIRES: 06-30-2021

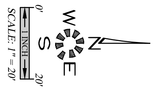
JOB # 6234

P403

J:\6200-6299\6234-RedRoost\dwg\6234p.dwg, P403TR, 9/12/2019 3:51:56 PM, PDunders

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6. REVISED LOTS, ADDED TREES P.H.S. 08/29/2019

P404

JOB # 6234

EXPIRES: 06-30-2021

6234p P404TR

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

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

MULTI/TECH ENGINEERING EXEMPT FROM LIABILITY IF NOT STAMPED APPROVED

NOT FOR CONSTRUCTION UNLESS STAMPED APPROVED HERE

COBURN GRAND VIEW ESTATES

STREET TREE REMOVAL PLAN - NORTH

MULTI/TECH
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1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363 - 9227 FAX (503) 364-1260
www.mtengineering.net office@mtengineering.net

J:\6200-6299\6234-ReedRoad\Dwg v18\6234p.dwg, P405TR, 9/12/2019 5:52:02 PM, PSounders



6. REVISED LOTS, ADDED TREES — P.H.S. 08/29/2019

P405

JOB # 6234

EXPIRES: 06-30-2021

REGISTERED PROFESSIONAL ENGINEER — OREGON — JULY 14, 1989 — TRAVIS J. GRAHAM

6234p P405TR

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

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

MULTI/TECH ENGINEERING EXEMPT FROM LIABILITY IF NOT STAMPED APPROVED

NOT FOR CONSTRUCTION UNLESS STAMPED APPROVED HERE

COBURN GRAND VIEW ESTATES

STREET TREE REMOVAL PLAN - R.O.W. SOUTH

MULTI/TECH ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363 - 9227 FAX (503) 364-1260
www.mtengineering.net office@mtengineering.net

COBURN GRAND VIEW ESTATES

SLOPE EXCEPTION AREAS

MULTI/TECH
ENGINEERING SERVICES, INC.
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PH. (503) 363-9227 FAX (503) 364-1260
www.mtengineering.net office@mtengineering.net



7.	REVISED LOTS & STREETS.	P.H.S. 09/12/2019
6.	REVISED LOTS, ADDED TREES	P.H.S. 08/29/2019
5.	STREET WIDTHS & PEDESTRIAN EASEMENTS.	P.H.S. 08/14/2019
4.	ADDED NEW STREETS & EX. EASEMENTS.	P.H.S. 06/28/2019
3.	UPDATED PER DRAINAGE REVISIONS.	P.H.S. 06/06/2019
1.	REVISED PER CITY OF SALEM REVIEW.	P.H.S. 03/25/2019

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

6234p 9/20/19

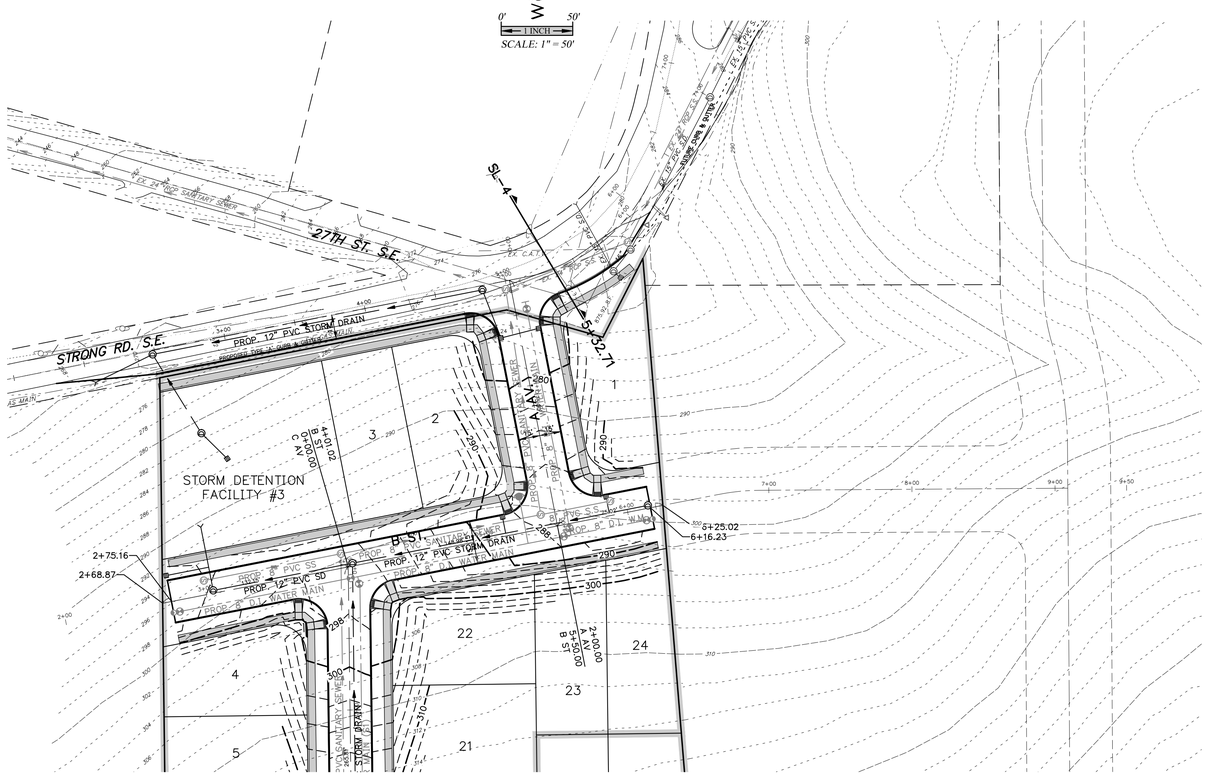
REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1995
MARVIN D. GRENZ

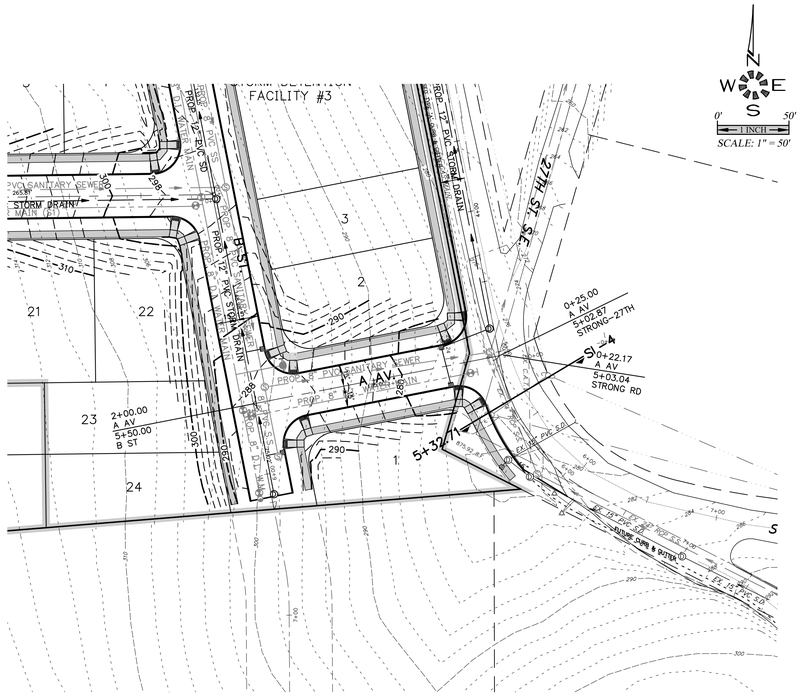
EXPIRES: 06-30-2021

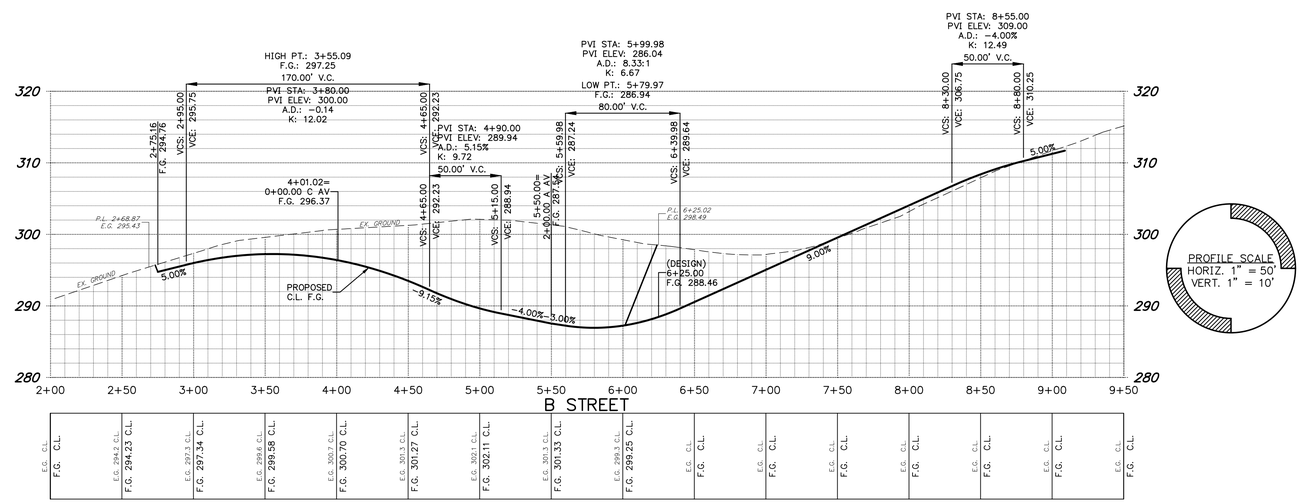
JOB # 6234

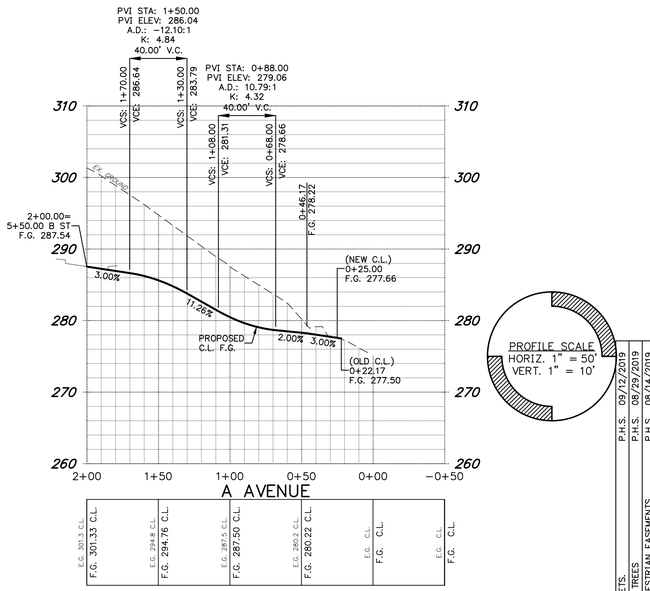
204

J:\6200-6299\6234-RandBurr\Dwg 11X17\6234p.dwg, P204SL, 9/13/2019 5:51:25 PM, PSanders









PROFILE SCALE
HORIZ. 1" = 50'
VERT. 1" = 10'

PROFILE SCALE
HORIZ. 1" = 50'
VERT. 1" = 10'

7.	REVISED LOTS & STREETS.	P.H.S. 09/12/2019
6.	REVISED LOTS, ADDED TREES	P.H.S. 08/29/2019
5.	STREET WIDTHS & PEDESTRIAN EASEMENTS.	P.H.S. 08/14/2019
4.	ADDED NEW STREETS & EX. EASEMENTS.	P.H.S. 06/28/2019
3.	UPDATED PER DRAINAGE REVISIONS.	P.H.S. 06/06/2019
1.	REVISED PER CITY OF SALEM REVIEW.	P.H.S. 03/25/2019

623ab P501ST

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

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 17, 1979
MARK D. GRENZ
EXPIRES: 06-30-2021

JOB # 6234

P501

MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363-9227 FAX (503) 364-1260
www.mtengineering.net office@mtengineering.net

STREET IMPROVEMENTS

COBURN GRAND VIEW ESTATES

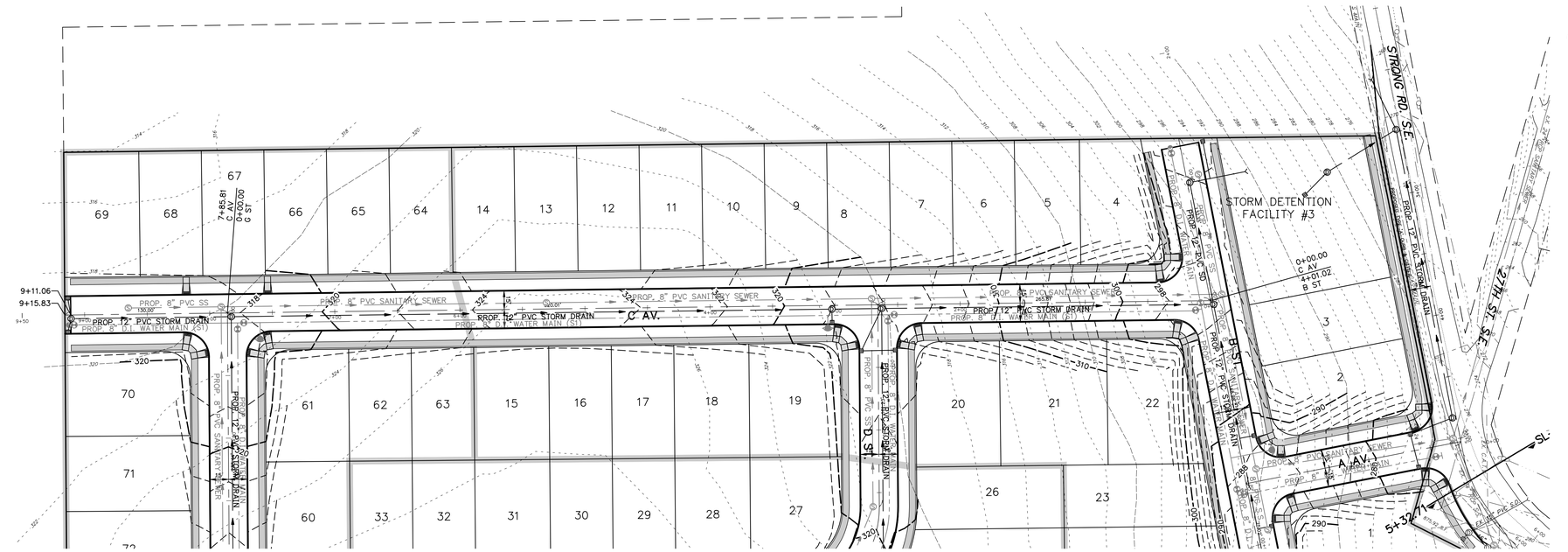
MULTI/TECH ENGINEERING EXEMPT FROM LIABILITY IF NOT STAMPED APPROVED

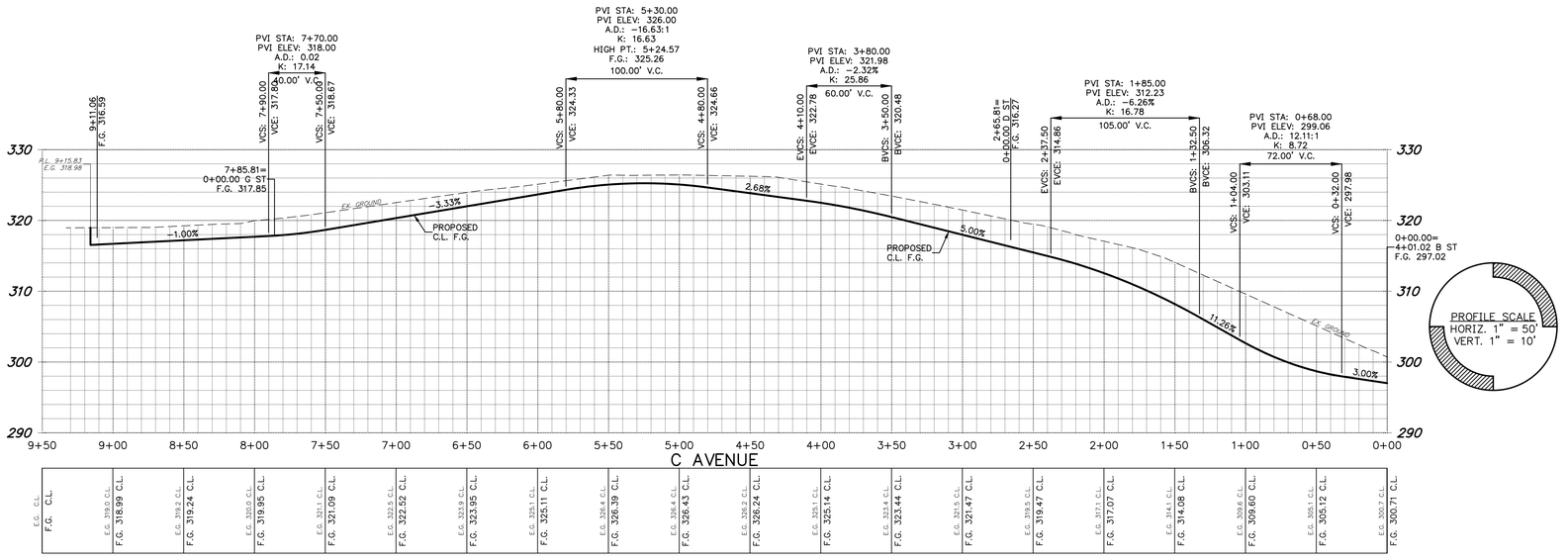
NOT FOR CONSTRUCTION UNLESS STAMPED APPROVED HERE

NO CHANGES, MODIFICATIONS OR CONSTRUCTION TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

J:\6200-6299\6234 Reedhead\Dwg 18\6234ab.dwg, P501ST, 9/12/2019 5:32:56 PM, PSanders





PROFILE SCALE
HORIZ. 1" = 50'
VERT. 1" = 10'

7.	REVISED LOTS & STREETS.	P.H.S. 09/12/2019
6.	REVISED LOTS, ADDED TREES	P.H.S. 08/29/2019
5.	STREET WIDTHS & PEDESTRIAN EASEMENTS.	P.H.S. 08/14/2019
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3.	UPDATED PER DRAINAGE REVISIONS.	P.H.S. 06/06/2019
1.	REVISED PER CITY OF SALEM REVIEW.	P.H.S. 03/25/2019

6234p P502S1

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

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ

EXPIRES: 06-30-2021

JOB # 6234

P502

MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363-9227 FAX (503) 364-1260
www.mtengineering.net office@mtengineering.net

STREET IMPROVEMENTS

COBURN GRAND VIEW ESTATES

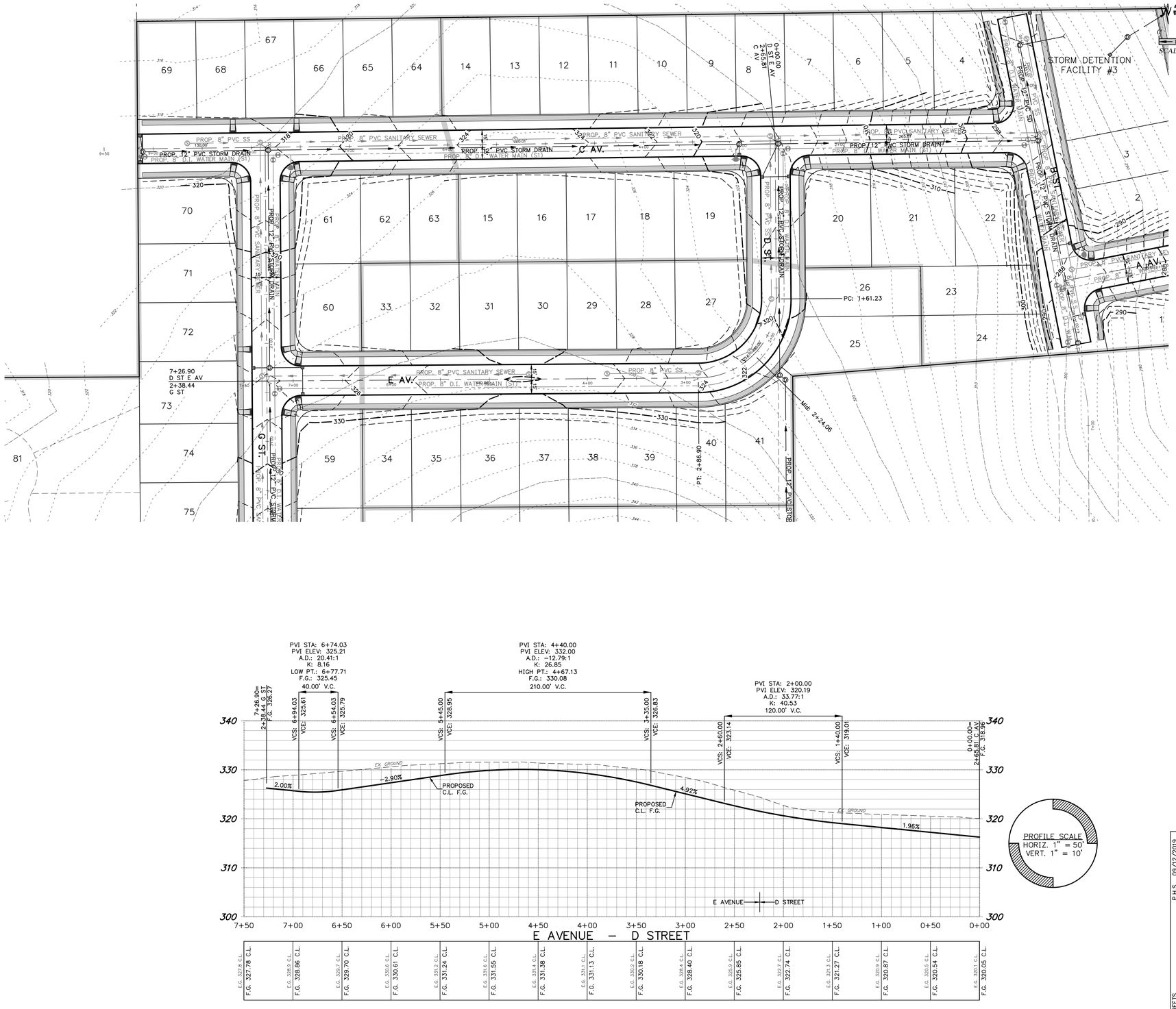
MULT/TECH ENGINEERING EXEMPT FROM LIABILITY IF NOT STAMPED APPROVED

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

J:\6200-6299\6234-Rand&Main\Dwg (18\6234prep, P502S1, 9/12/2019 5:53:03 PM, PSanders



7.	REVISED LOTS & STREETS.	P.H.S. 09/12/2019
6.	REVISED LOTS, ADDED TREES	P.H.S. 08/29/2019
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1.	REVISED PER CITY OF SALEM REVIEW.	P.H.S. 03/25/2019

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STREET IMPROVEMENTS

COBURN GRAND VIEW ESTATES

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6234p P503ST

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

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ

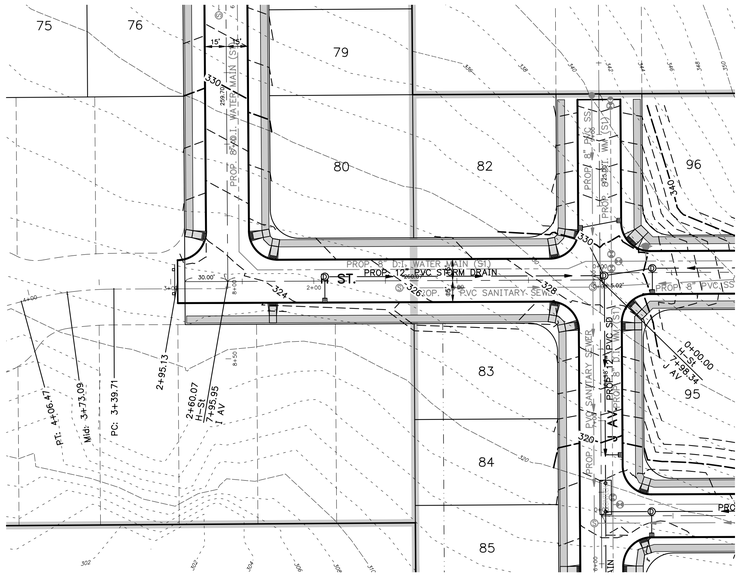
EXPIRES: 06-30-2021

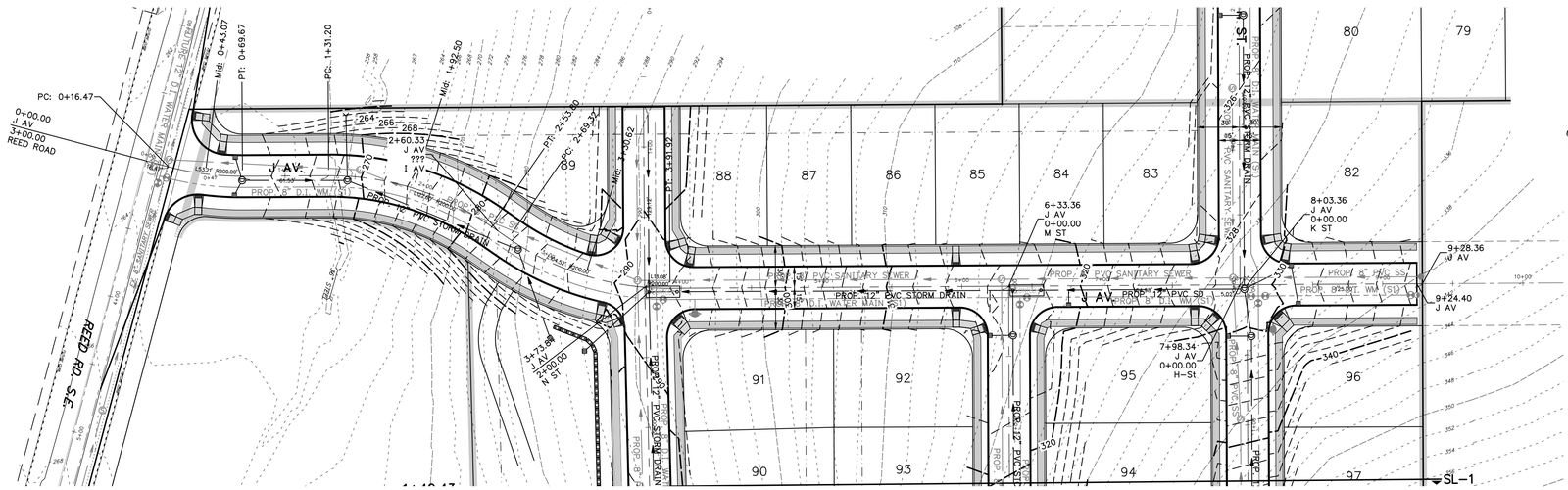
JOB # 6234

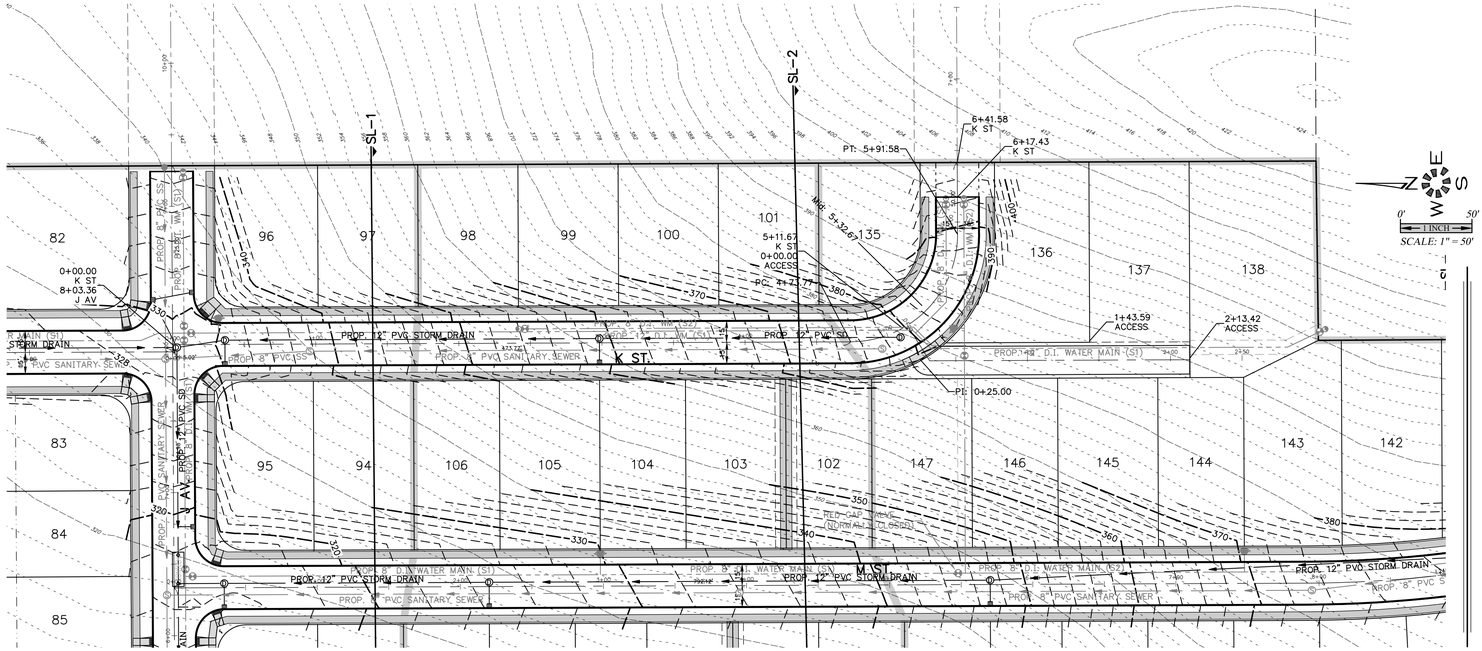
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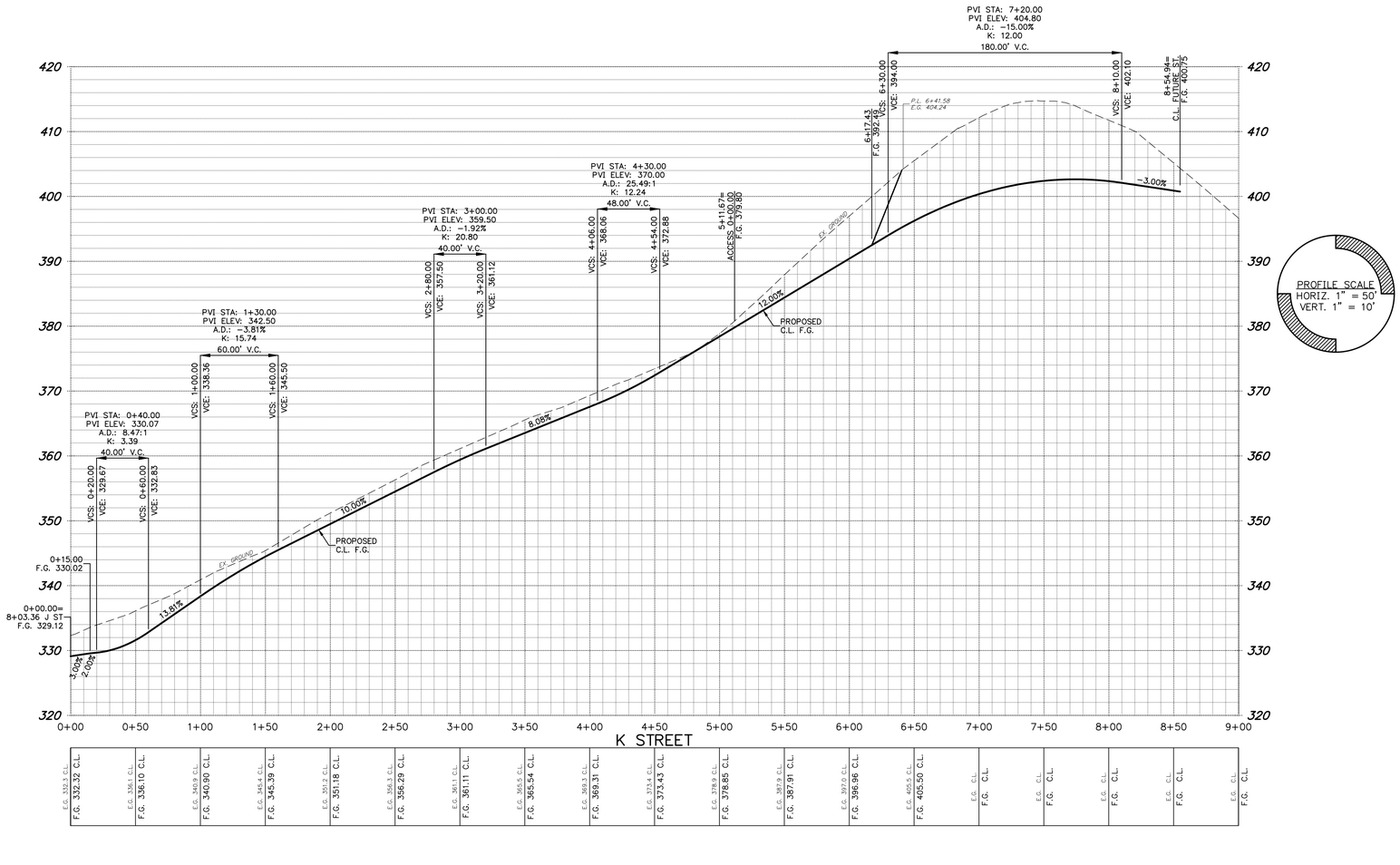
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1 INCH
SCALE: 1" = 50'
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77
78
79
80
0+00.00
G ST
7+85.81
C AV
E AV.
I AV.
PROP. 8" D.I. WATER MAIN
PROP. 12" PVC STORM DRAIN
PROP. 8" PVC SANITARY SEWER
G ST.
PROP. 8" PVC SS
PROP. 8" D.I. WATER MAIN (S)
PROP. 8" PVC SS
PROP. 8" D.I. W
PROP. 8" D.I. WATER MAIN (G ST)
4+98.61
G ST
5+36.25
I AV
2+38.83
G ST
7+14.56
D ST E AV
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H ST.
PROP. 12" PVC STORM DRAIN
PROP. 8" PVC SANITARY SEWER
PROP. 8" D.I. WATER MAIN (S1)
PROP. 8" PVC SS
PROP. 8" D.I. WM (S1)
PROP. 8" PVC SS
PROP. 12" PVC SD
PROP. 8" D.I. WM (S1)
PROP. 8" PVC SS


PC: 0+16.47
0+00.00
J AV
1+00.00
REED ROAD
M/d: 0+43.07
PT: 0+69.67
PC: 1+31.20
M/d: 1+92.50
PT: 2+53.00
PC: 2+69.32
M/d: 2+30.62
PT: 2+91.92
J AV
PROP. 8" D.I. WM (SU)
PROP. 8" PVC STORM DRAIN
PROP. 8" PVC SANITARY SEWER
PROP. 12" PVC STORM DRAIN
PROP. 8" D.I. WATER MAIN (SU)
PROP. 8" PVC SD
PROP. 8" D.I. WM (SU)
PROP. 8" PVC SS
PROP. 8" D.I. WM (SU)
PROP. 12" PVC SD
PROP. 8" D.I. WM (SU)
PROP. 8" PVC SS
PROP. 8" D.I. WM (SU)
PROP. 8" PVC SD





7.	REVISED LOTS & STREETS.	P.H.S. 09/12/2019
6.	REVISED LOTS, ADDED TREES	P.H.S. 08/29/2019
5.	STREET WIDTHS & PEDESTRIAN EASEMENTS.	P.H.S. 08/14/2019
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3.	UPDATED PER DRAINAGE REVISIONS.	P.H.S. 06/06/2019
1.	REVISED PER CITY OF SALEM REVIEW.	P.H.S. 03/25/2019

MULTI/TECH

ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PH.: (503) 363 - 9227 FAX (503) 364-1260
www.mtengineering.net office@mtengineering.net

STREET IMPROVEMENTS

COBURN GRAND VIEW ESTATES

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NO CHANGES, MODIFICATIONS OR RECONSTRUCTIONS TO 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: ----

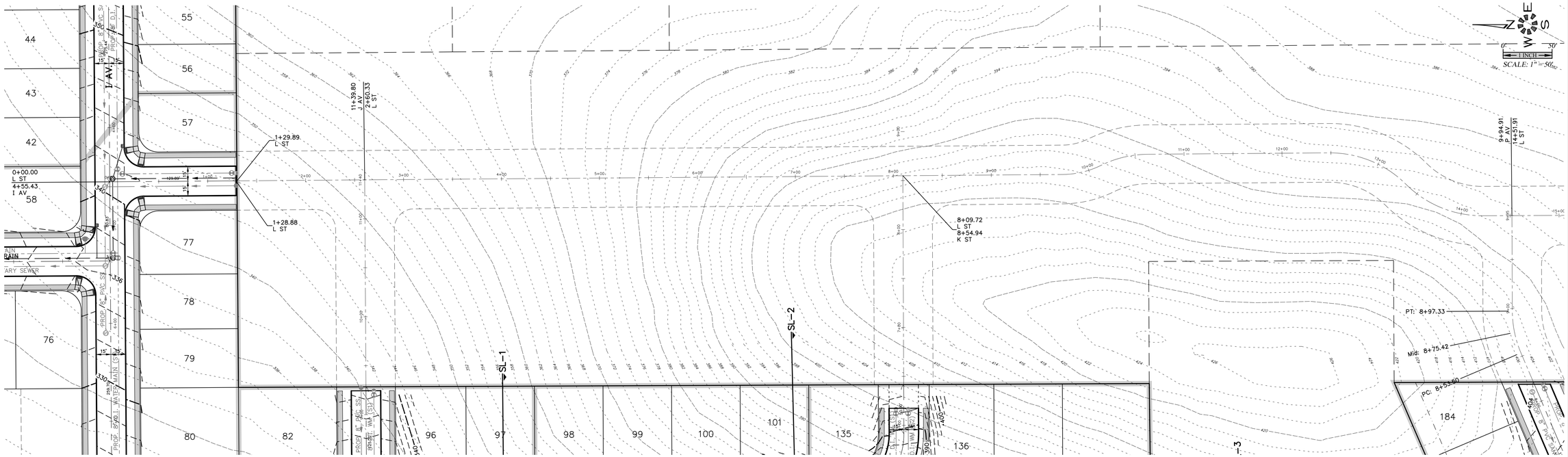
6234c P507.DGN

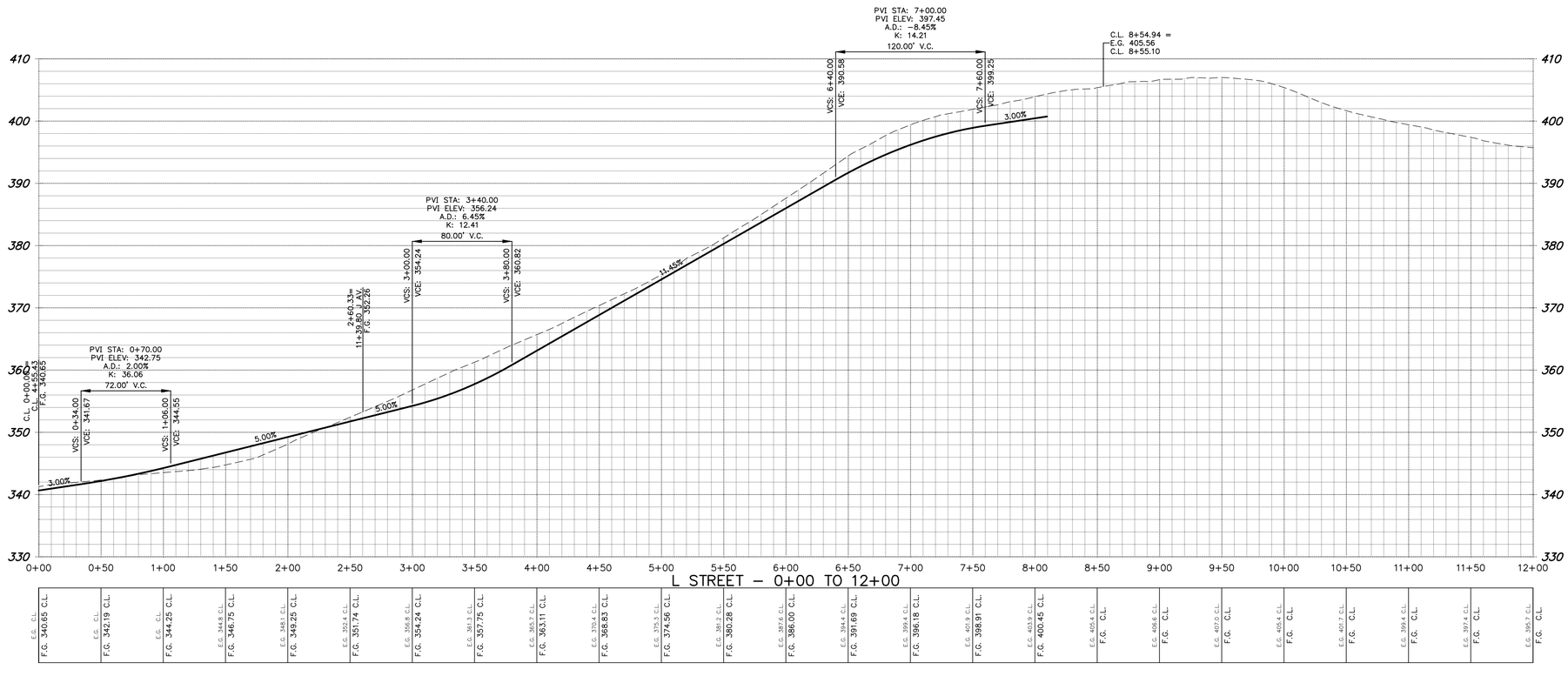
REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 14, 1974
MARK D. GRENZ
EXPIRES: 06-30-2021

JOB # 6234

P507

J:\6200-6299\6234-RaedhoseLDwg r18\6234sv.dwg, P507DT, 9/12/2019 5:53:36 PM, PSounders





SEE SHEET 512 FOR
L STREET DESIGN
CONTINUATION

PROFILE SCALE
HORIZ. 1" = 50'
VERT. 1" = 10'

E.G. C.L.	E.G. C.L.	E.G. C.L.	E.G. C.L.	E.G. C.L.	E.G. C.L.	E.G. C.L.	E.G. C.L.	E.G. C.L.	E.G. C.L.	E.G. C.L.	E.G. C.L.	E.G. C.L.	E.G. C.L.	E.G. C.L.	E.G. C.L.	E.G. C.L.	E.G. C.L.	E.G. C.L.	E.G. C.L.	E.G. C.L.	E.G. C.L.	E.G. C.L.	E.G. C.L.	E.G. C.L.
F.G. 340.65 C.L.	F.G. 342.19 C.L.	F.G. 344.25 C.L.	F.G. 344.8 C.L.	F.G. 346.75 C.L.	F.G. 348.1 C.L.	F.G. 349.25 C.L.	F.G. 352.4 C.L.	F.G. 351.74 C.L.	E.G. 356.6 C.L.	F.G. 354.24 C.L.	E.G. 361.3 C.L.	F.G. 357.75 C.L.	E.G. 365.7 C.L.	F.G. 363.11 C.L.	E.G. 370.4 C.L.	F.G. 368.83 C.L.	E.G. 375.3 C.L.	F.G. 374.56 C.L.	E.G. 381.2 C.L.	F.G. 380.28 C.L.	E.G. 387.6 C.L.	F.G. 386.00 C.L.	E.G. 394.4 C.L.	F.G. 391.69 C.L.	E.G. 399.4 C.L.	F.G. 396.18 C.L.	E.G. 401.9 C.L.	F.G. 398.91 C.L.	E.G. 403.9 C.L.	F.G. 400.45 C.L.	E.G. 405.4 C.L.	F.G. C.L.	E.G. 406.6 C.L.	F.G. C.L.	E.G. 407.0 C.L.	F.G. C.L.	E.G. 405.4 C.L.	F.G. C.L.	E.G. 401.7 C.L.	F.G. C.L.	E.G. 399.4 C.L.	F.G. C.L.	E.G. 397.4 C.L.	F.G. C.L.	E.G. 395.7 C.L.	F.G. C.L.

STREET IMPROVEMENTS

COBURN GRAND VIEW ESTATES

MULTI/TECH ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363-9227 FAX (503) 364-1260
www.mtengineering.net office@mtengineering.net

MULTI/TECH ENGINEERING EXEMPT FROM LIABILITY IF NOT STAMPED APPROVED

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

P.H.S. 09/12/2019
6234p P508ST

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

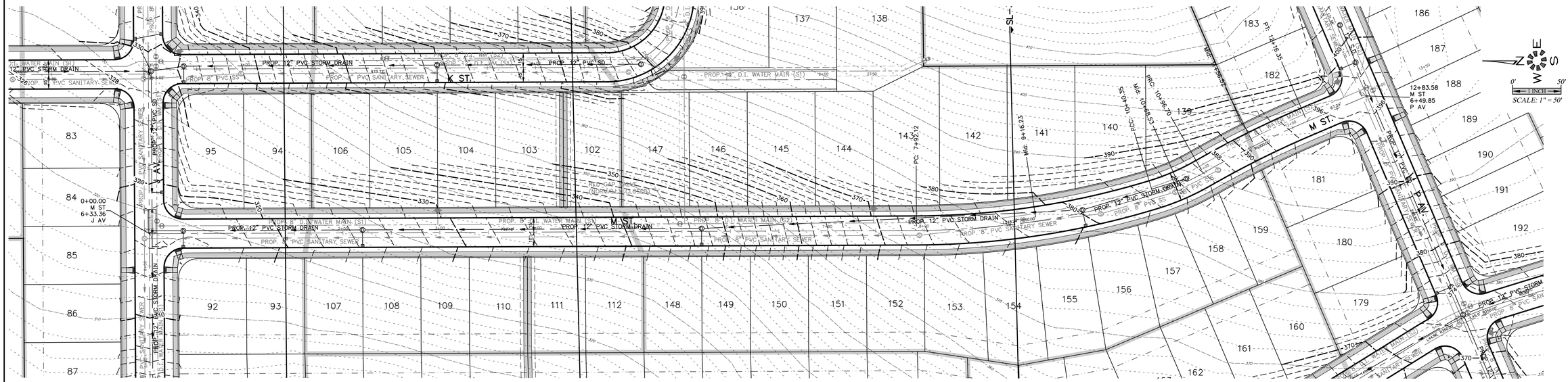
REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
EXPIRES: 06-30-2021

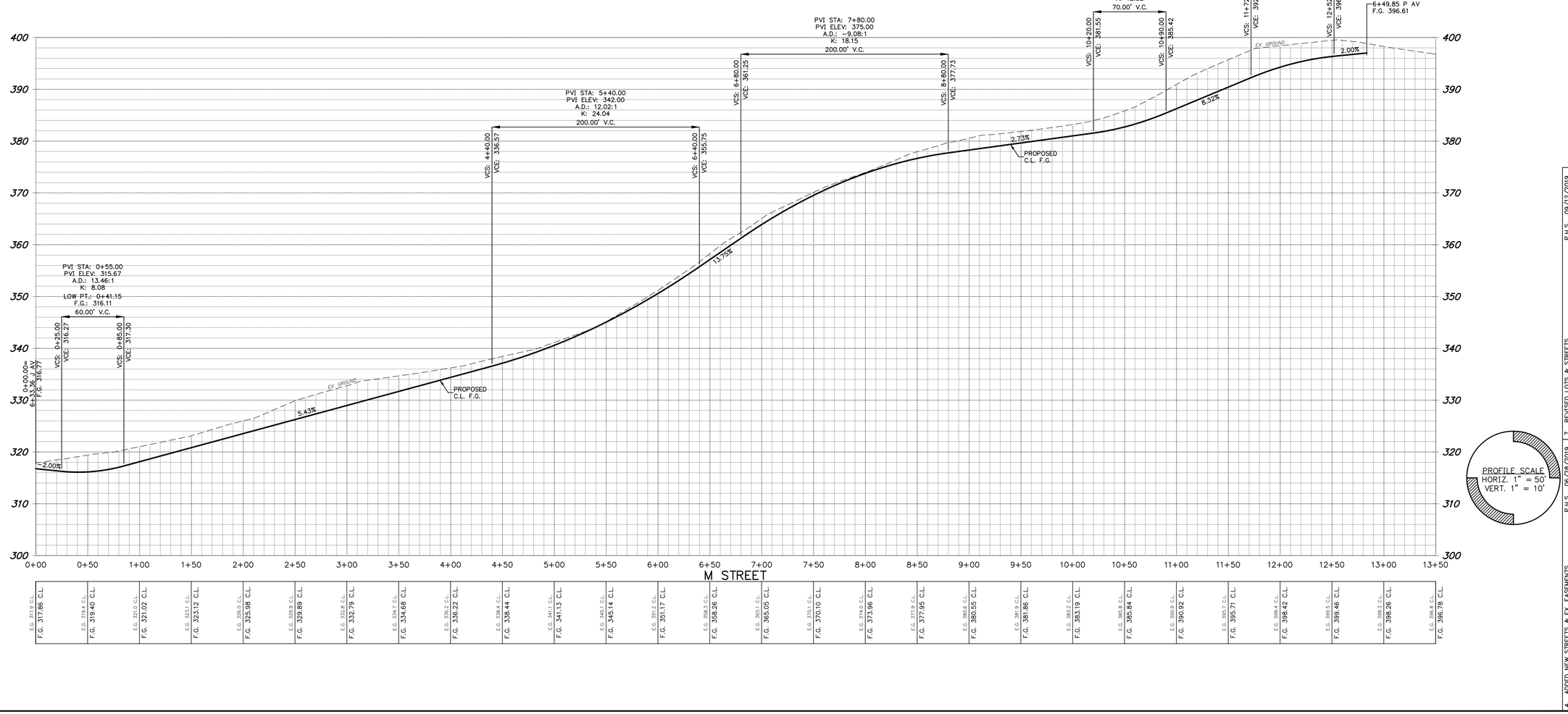
JOB # 6234

P508

7. REVISED LOTS & STREETS.

J:\6200-6299\6234-KayeBoni\Dwg (18)\6234plprof.dwg, P508ST, 9/12/2019 5:53:42 PM, PSanders





PROFILE SCALE
HORIZ. 1" = 50'
VERT. 1" = 10'

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STREET IMPROVEMENTS

COBURN GRAND VIEW ESTATES

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

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6234p P509ST

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

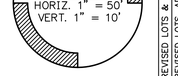
REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARCUS GRENZ
EXPIRES: 06-30-2021

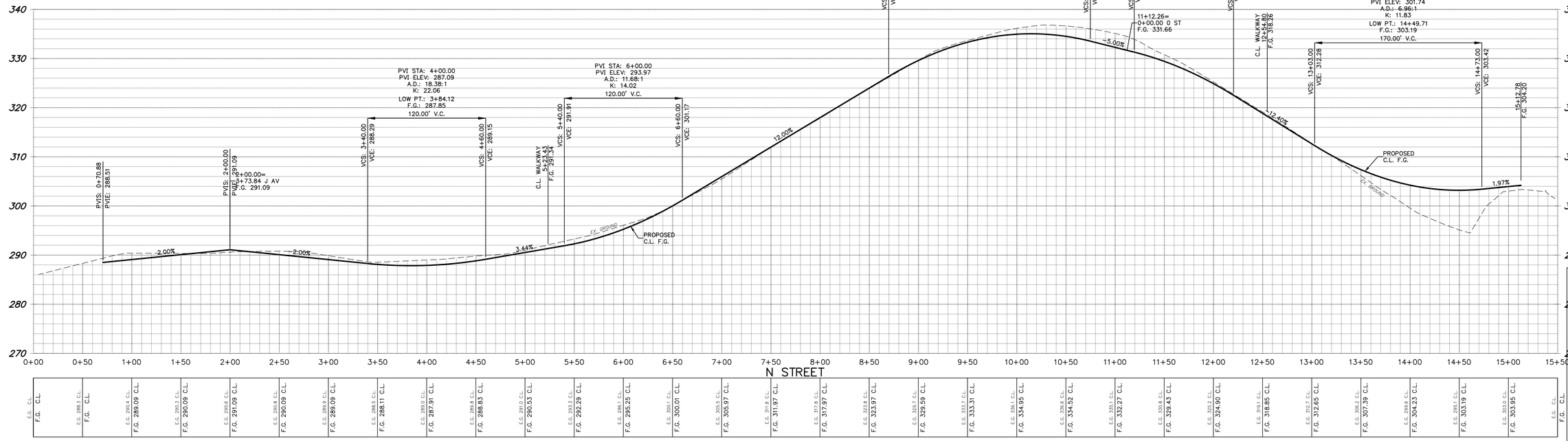
JOB # 6234

P509

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E.G. C.L. F.G. C.L. | E.G. 288.3 C.L. F.G. C.L. | E.G. 290.4 C.L. F.G. 289.09 C.L. | E.G. 290.3 C.L. F.G. 290.09 C.L. | E.G. 290.6 C.L. F.G. 291.09 C.L. | E.G. 290.8 C.L. F.G. 290.09 C.L. | E.G. 289.9 C.L. F.G. 289.09 C.L. | E.G. 288.6 C.L. F.G. 288.11 C.L. | E.G. 289.0 C.L. F.G. 287.91 C.L. | E.G. 288.8 C.L. F.G. 288.83 C.L. | E.G. 291.0 C.L. F.G. 290.53 C.L. | E.G. 293.3 C.L. F.G. 292.29 C.L. | E.G. 296.1 C.L. F.G. 295.25 C.L. | E.G. 300.1 C.L. F.G. 300.01 C.L. | E.G. 305.5 C.L. F.G. 305.97 C.L. | E.G. 311.8 C.L. F.G. 311.97 C.L. | E.G. 317.8 C.L. F.G. 317.97 C.L. | E.G. 323.8 C.L. F.G. 323.97 C.L. | E.G. 329.7 C.L. F.G. 329.59 C.L. | E.G. 333.7 C.L. F.G. 333.31 C.L. | E.G. 336.1 C.L. F.G. 334.95 C.L. | E.G. 336.6 C.L. F.G. 334.52 C.L. | E.G. 335.1 C.L. F.G. 332.27 C.L. | E.G. 330.8 C.L. F.G. 329.43 C.L. | E.G. 325.2 C.L. F.G. 324.90 C.L. | E.G. 319.1 C.L. F.G. 318.85 C.L. | E.G. 312.7 C.L. F.G. 312.65 C.L. | E.G. 306.2 C.L. F.G. 307.39 C.L. | E.G. 299.6 C.L. F.G. 304.23 C.L. | E.G. 295.1 C.L. F.G. 303.19 C.L. | E.G. 303.0 C.L. F.G. 303.95 C.L. | E.G. C.L. F.G. C.L.

4.	ADDED NEW STREETS & EX. EASEMENTS.	P.H.S. 06/28/2019
3.	UPDATED PER DRAINAGE REVISIONS.	P.H.S. 06/06/2019
1.	REVISED PER CITY OF SALEM REVIEW.	P.H.S. 03/25/2019
6.	REVISED LOTS, ADDED TREES	P.H.S. 08/29/2019
5.	STREET WIDTHS & PEDESTRIAN EASEMENTS.	P.H.S. 08/14/2019
2.	REVISED LOTS & STREETS.	P.H.S. 09/12/2019

MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363-9227 FAX (503) 364-1260
www.mtengineering.net office@mtengineering.net

STREET IMPROVEMENTS

COBURN GRAND VIEW ESTATES

NO CHANGES, MODIFICATIONS OR CONSTRUCTION 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: ----

623p P510ST

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ

EXPIRES: 06-30-2021

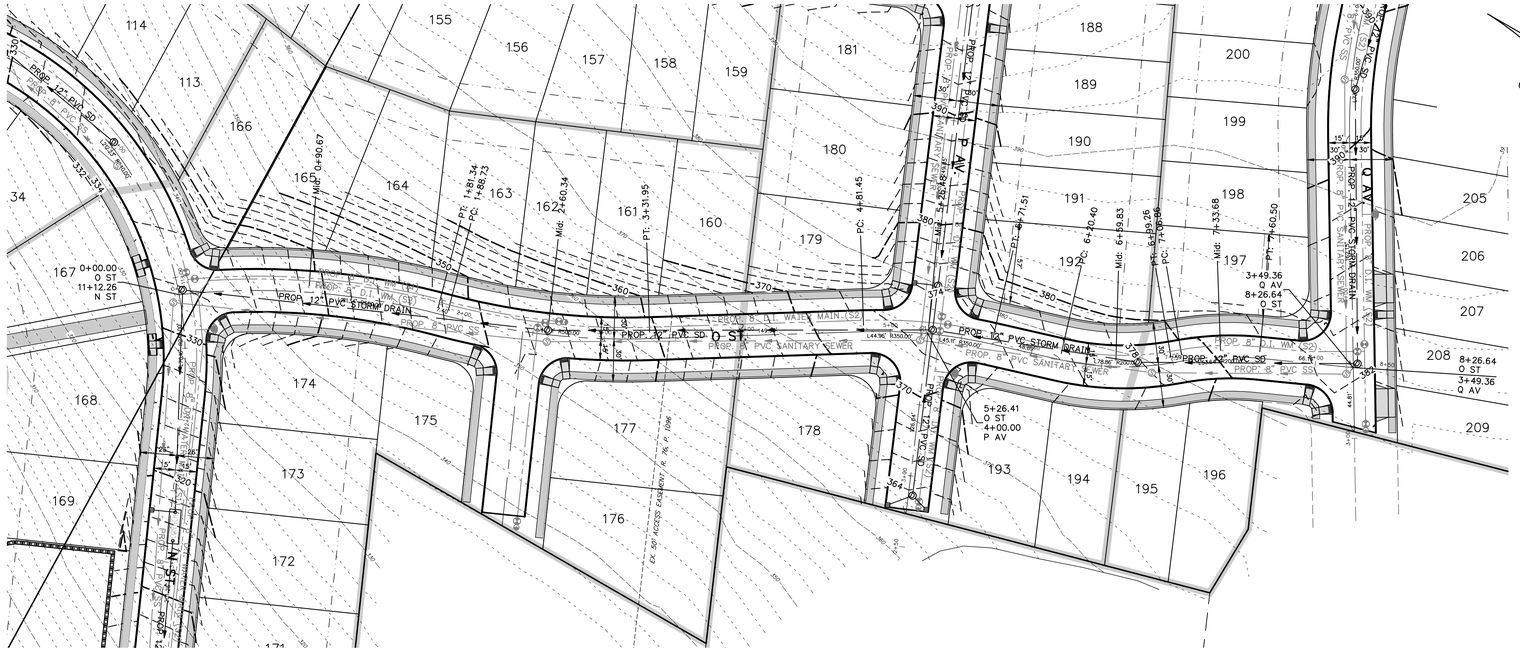
JOB # 6234

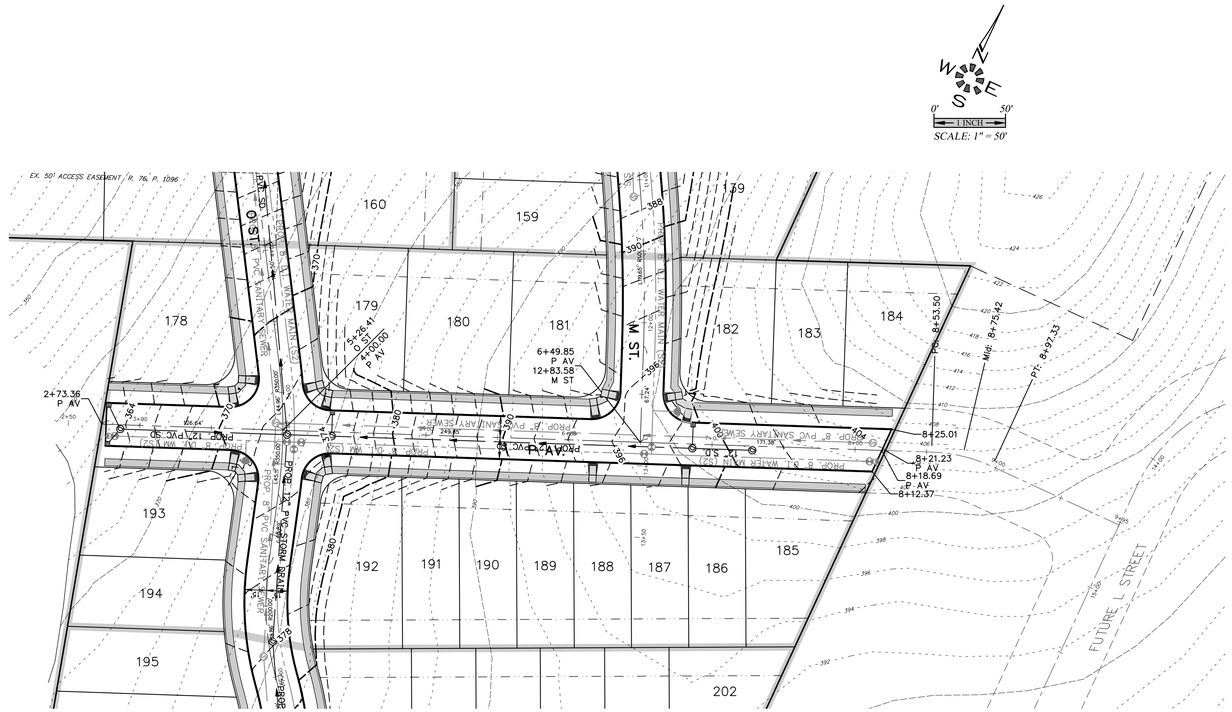
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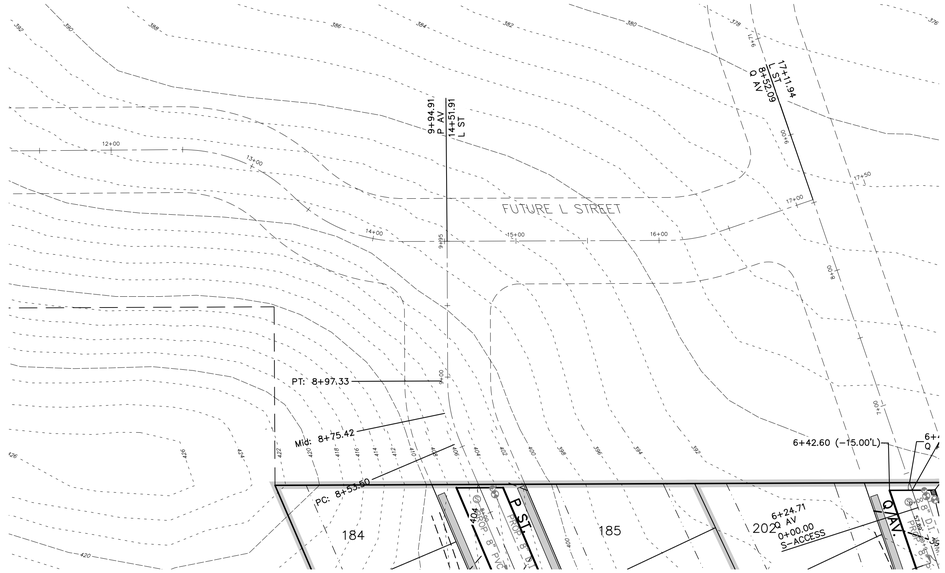
NOT FOR CONSTRUCTION UNLESS STAMPED APPROVED HERE

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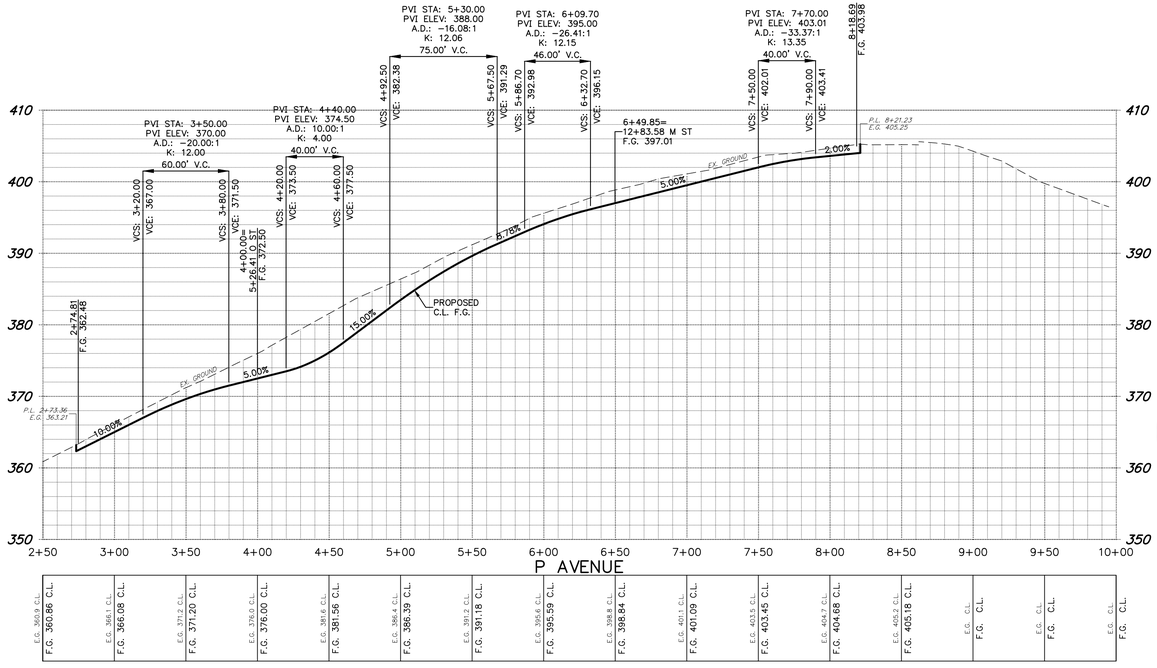

N
W
E
S
0'
50'
1 INCH
SCALE: 1" = 50'
O ST
P AV
Q AV
PROP. 12" PVC STORM DRAIN
PROP. 8" D.I. WM (SS)
PROP. 8" PVC SS
PROP. 8" PVC SANITARY SEWER
EX. 50' ACCESS EASEMENT, R. P. 10/96
0+00.00 O ST 11+12.26 N ST
5+26.41 O ST 4+00.00 P AV
3+49.36 Q AV 8+26.64 O ST
PC: 4+81.45
PT: 5+31.95
PC: 1+81.34
PT: 1+98.73
Mid: 2+60.34
Mid: 0+90.67
PC: 6+20.40
PT: 6+71.51
Mid: 6+59.83
PC: 6+99.26
PT: 7+08.86
Mid: 7+33.68
PT: 7+60.50
PC: 5+80.48
PT: 6+31.58
PROP. 12" PVC SD
PROP. 8" PVC SS
PROP. 8" D.I. WM (SS)
PROP. 8" PVC STORM DRAIN
PROP. 8" PVC SANITARY SEWER
PROP. 12" PVC SD
PROP. 8" PVC SS
PROP. 8" D.I. WM (SS)
PROP. 8" PVC STORM DRAIN
PROP. 8" PVC SANITARY SEWER
PROP. 8" D.I. WM (SS)
PROP. 8" PVC STORM DRAIN
PROP. 8" PVC SANITARY SEWER
PROP. 12" PVC SD
PROP. 8" PVC SS
PROP. 8" D.I. WM (SS)
PROP. 8" PVC STORM DRAIN
PROP. 8" PVC SANITARY SEWER

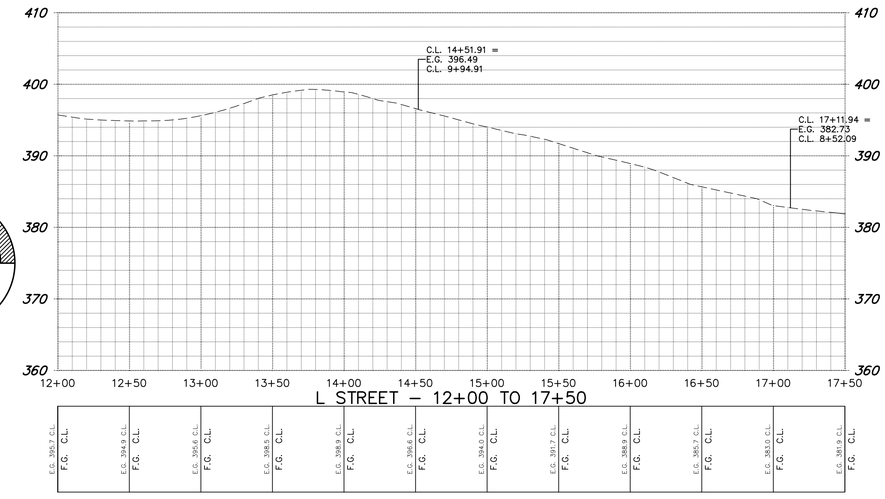




SEE SHEET 513 FOR
Q STREET DESIGN

SEE SHEET 508 FOR
L STREET DESIGN
CONTINUATION





PROFILE SCALE
HORIZ. 1" = 50'
VERT. 1" = 10'

5.	STREET WIDTHS & PEDESTRIAN EASEMENTS.	P.H.S. 08/14/2019
4.	ADDED NEW STREETS & EX. EASEMENTS.	P.H.S. 06/28/2019
3.	UPDATED PER DRAINAGE REVISIONS.	P.H.S. 06/06/2019
1.	REVISED PER CITY OF SALEM REVIEW.	P.H.S. 03/25/2019
6.	REVISED LOTS, ADDED TREES	P.H.S. 08/29/2019

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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: ----

6234p P512S1

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
EXPIRES: 06-30-2021

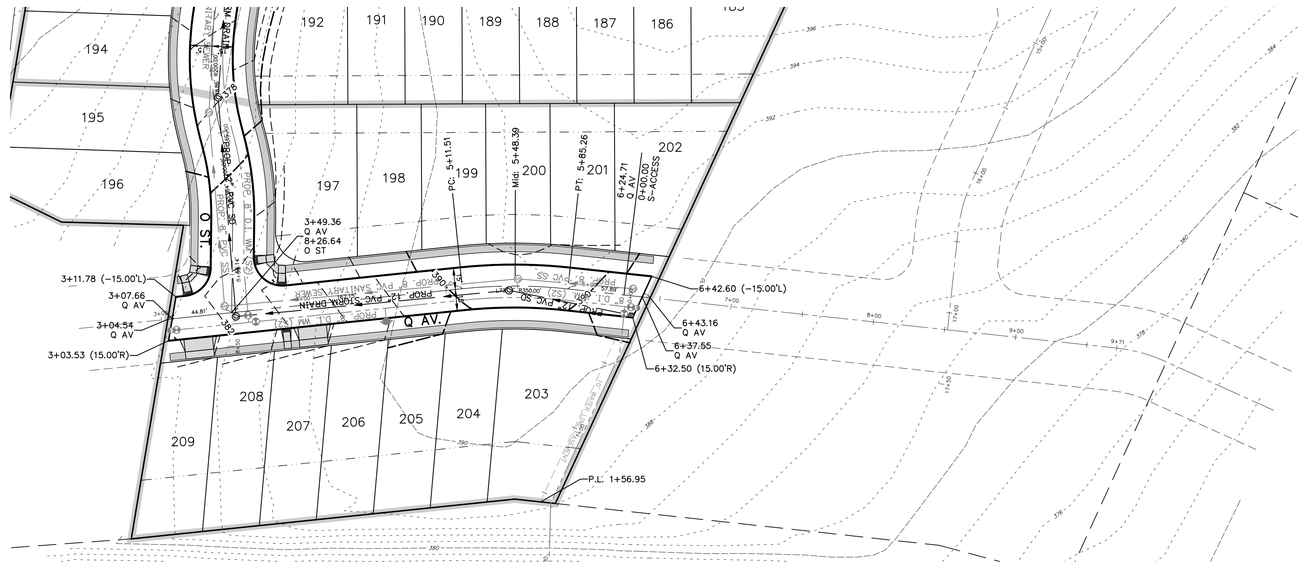
JOB # 6234

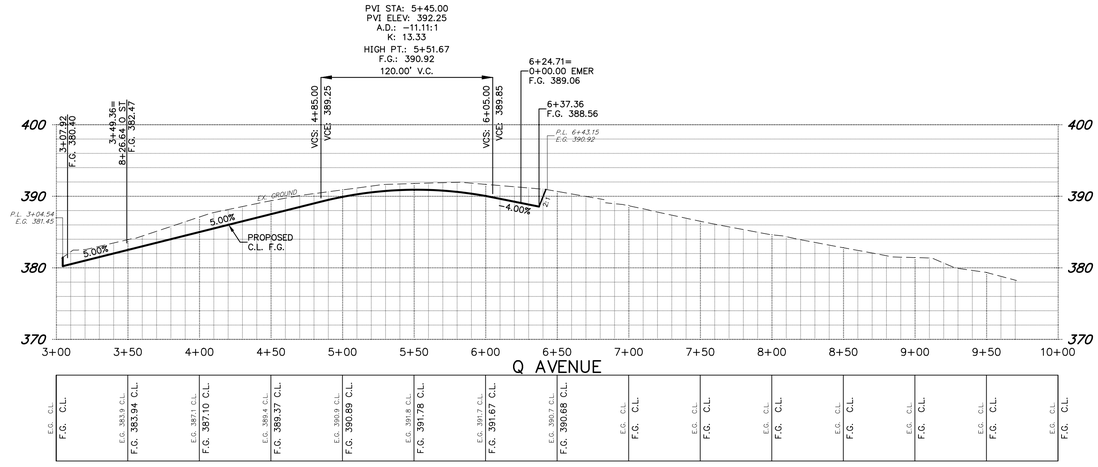
STREET IMPROVEMENTS

COBURN GRAND VIEW ESTATES

P512

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PROFILE SCALE
HORIZ. 1" = 50'
VERT. 1" = 10'

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STREET IMPROVEMENTS

COBURN GRAND VIEW ESTATES

P.H.S. 08/29/2019

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NO CHANGES, MODIFICATIONS OR RECONSTRUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6.	REVISED LOTS, ADDED TREES	P.H.S. 08/29/2019
5.	STREET WIDTHS & PEDESTRIAN EASEMENTS.	P.H.S. 08/14/2019
4.	ADDED NEW STREETS & EX. EASEMENTS.	P.H.S. 06/28/2019
3.	UPDATED PER DRAINAGE REVISIONS.	P.H.S. 06/06/2019
1.	REVISED PER CITY OF SALEM REVIEW.	P.H.S. 03/25/2019

6234p P513ST

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

REGISTERED PROFESSIONAL ENGINEER
6234
OREGON
JUNE 14, 2005
MARK D. GRENZ

EXPIRES: 06-30-2021

JOB # 6234

P513

J:\6200-6299\6234-KaydenCt\Dwg (+18\6234plan.dwg, P513ST, 9/12/2019 5:54:16 PM, PSanders