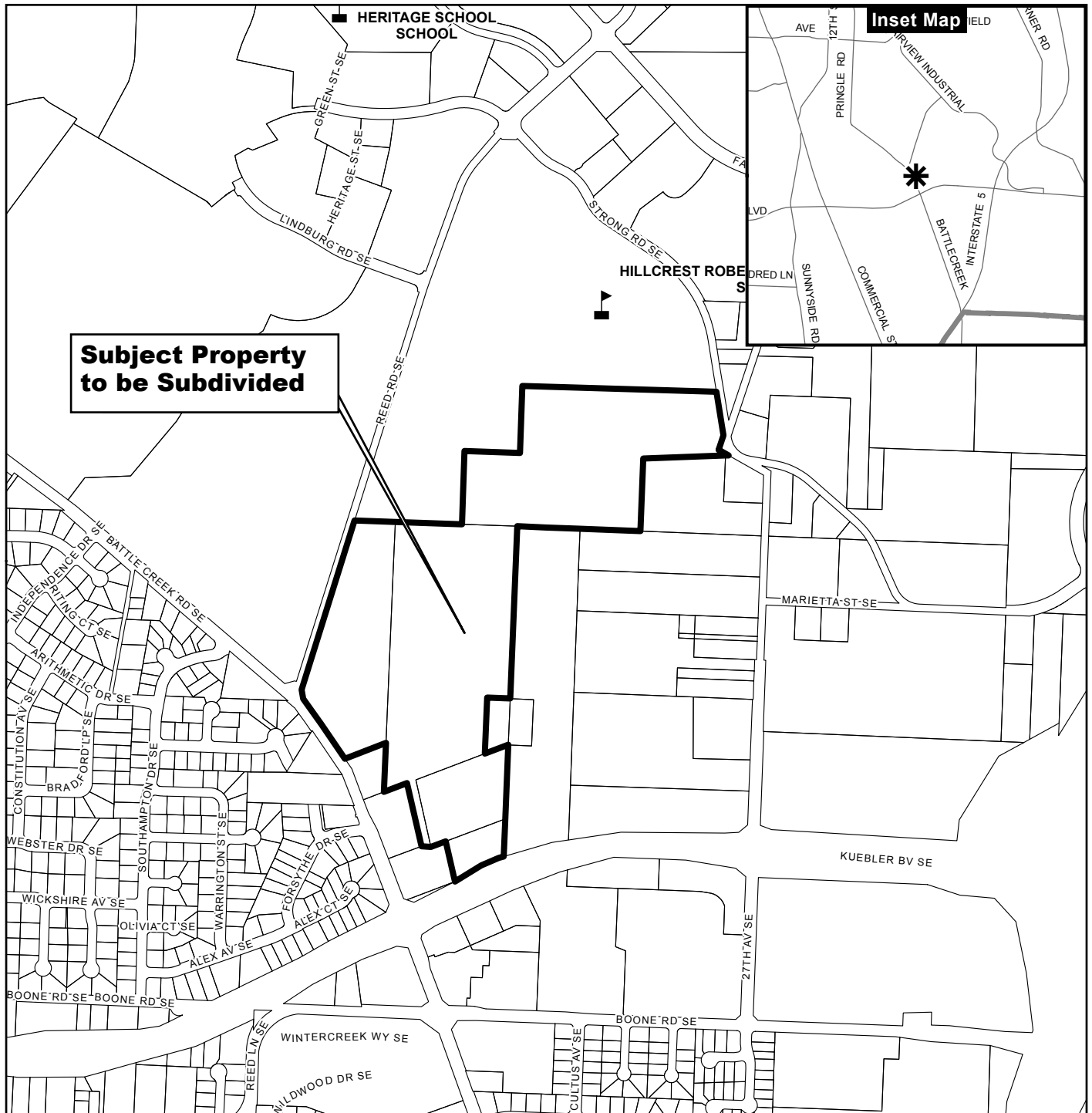


Vicinity Map

4700 Block Battle Creek Road SE



**Subject Property
to be Subdivided**

Inset Map

Legend

Taxlots

Urban Growth Boundary

City Limits

Outside Salem City Limits

Historic District

Schools

Parks

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

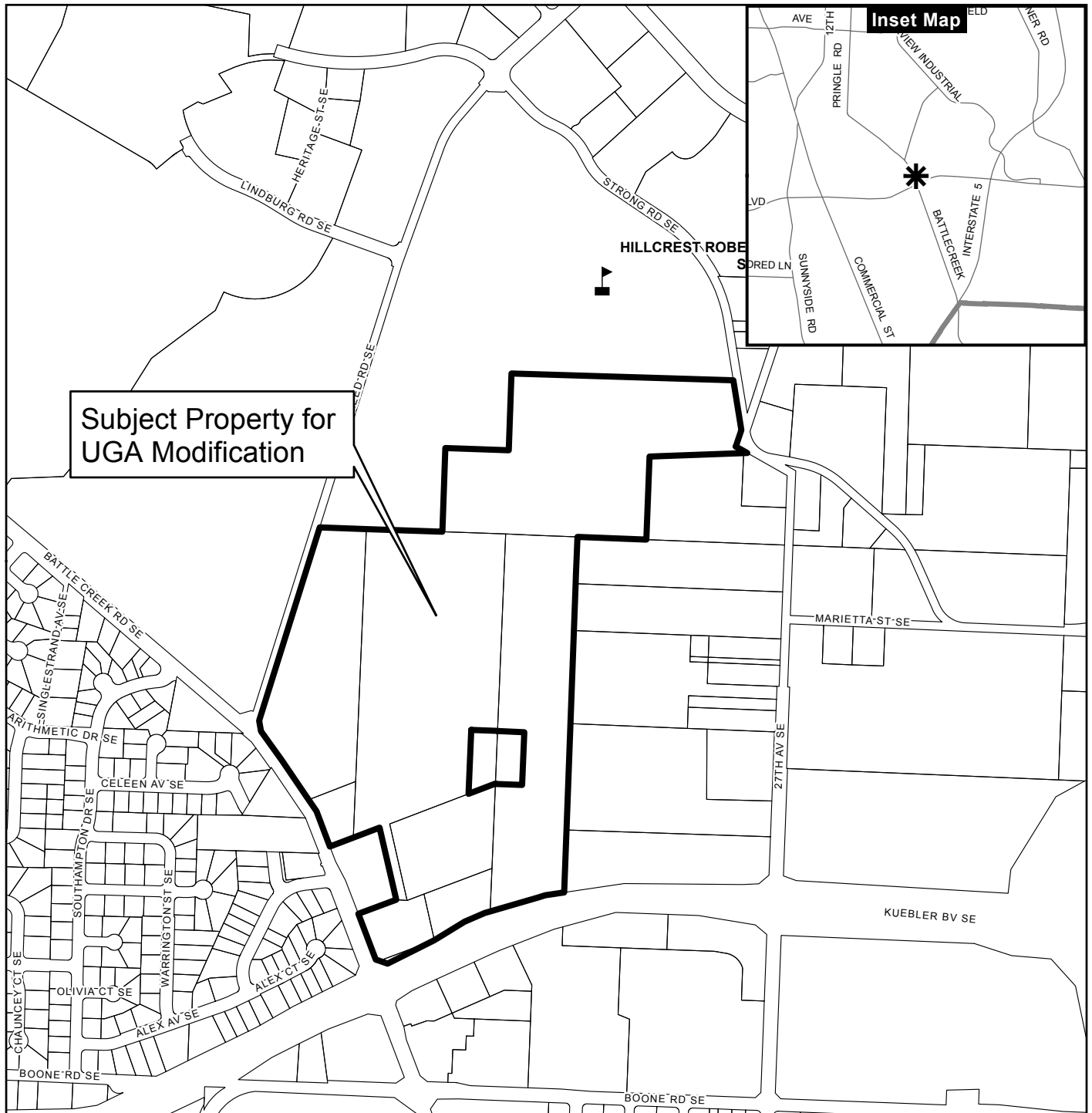
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0 100 200 400 Feet



Vicinity Map

4700 Block Battle Creek Road



Legend

- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools

Parks

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0 100 200 400 Feet

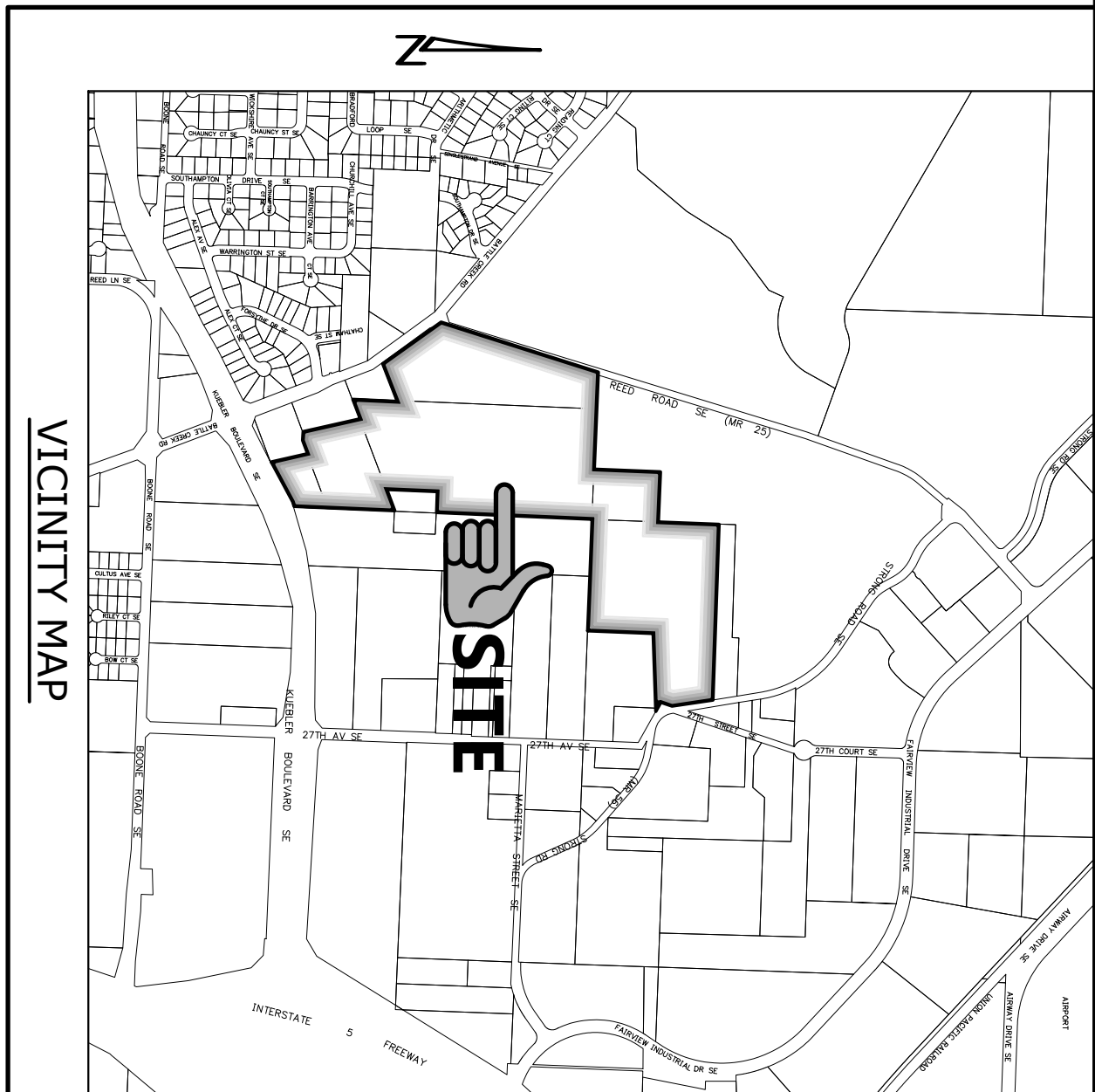


COBURN GRAND VIEW ESTATES

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



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

COBURN GRAND VIEW ESTATES

COVER SHEET

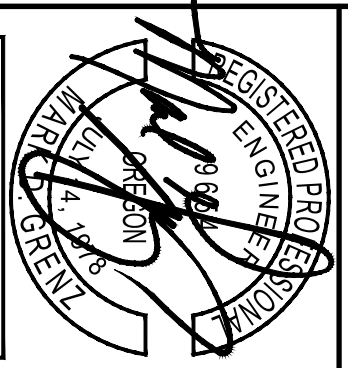
MULTI/TECH

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

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PRECEDENCE OVER
GRAPHICAL REPRESENTATION.

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



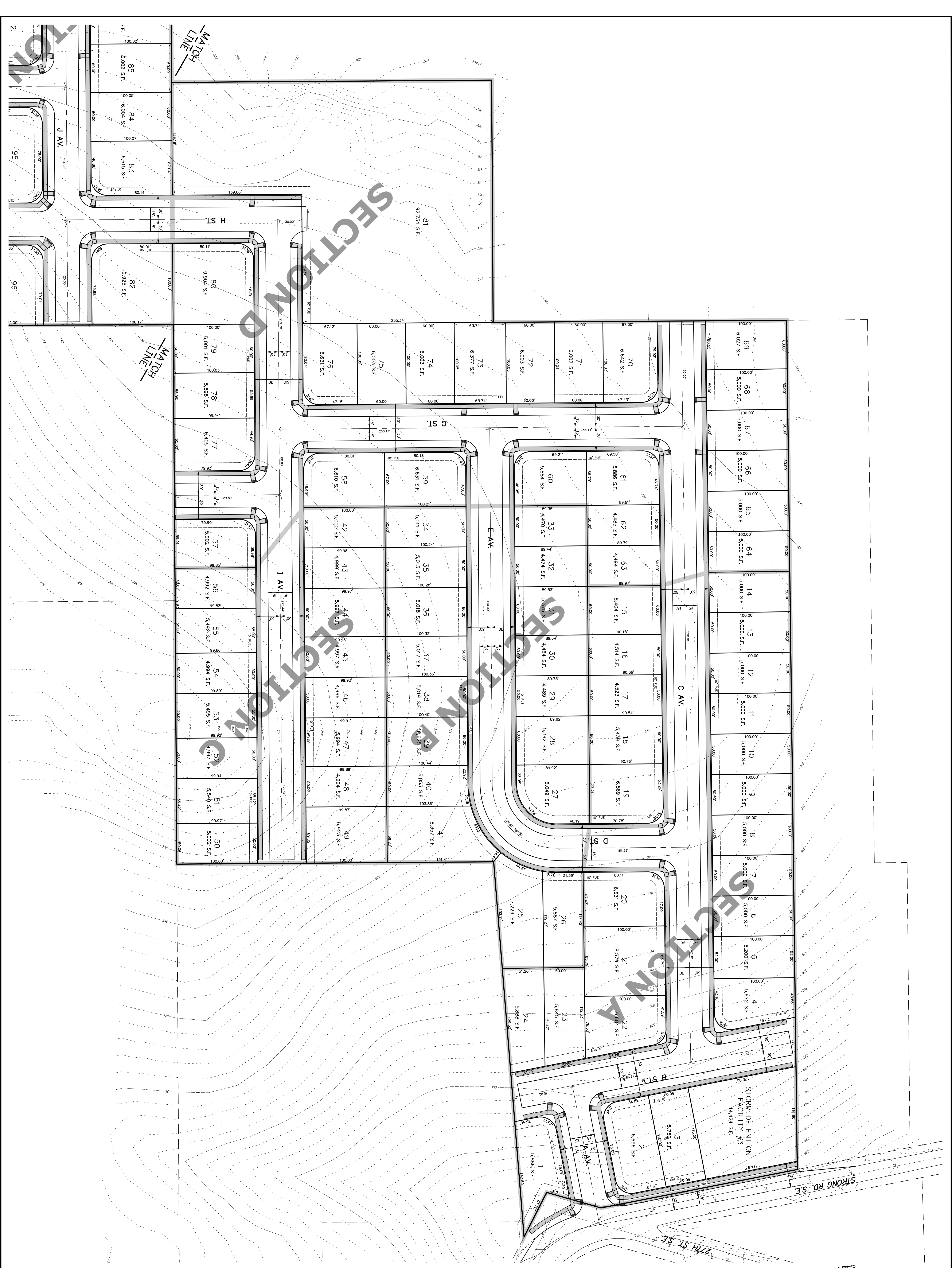
P101

PRELIMINARY SHEET INDEX

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P102 EXISTING CONDITIONS PLAN	NORTH
P201 SITE PLAN	CENTRAL
P202 SITE PLAN	SOUTH
P203 SITE PLAN	SOUTH
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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.	

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 23 16 15 22 23 18 17 15	

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



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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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 P201SP

DESIGNED BY
M.D.G.

DRAWN BY
P.H.S.

CHECKED BY
J.J.G.

DATE
JUNE 2018

SCALE
AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
STATE OF OREGON
NO. 11973
JAMES D. GRIFFIN

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COBURN GRAND VIEW ESTATES

SITE PLAN - NORTH -

MULTI/TECH

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P202

EXPIRES: 06-30-2021
JOB # 6234

DESIGN: M.D.G.
DRAWN: P.H.S.
CHECKED: J.J.G.
DATE: JUNE 2018
SCALE: AS SHOWN

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COBURN GRAND VIEW ESTATES

SITE PLAN - CENTRAL -

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

DESIGNED
DRAWN
CHECKED
DATE
SCALE

P203

06-30-2021

6234P

DESIGNED
DRAWN
CHECKED
DATE
SCALE

M.D.G.
P.H.S.
J.J.G.
JUNE 2018
AS SHOWN

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COBURN GRAND VIEW ESTATES

SITE PLAN - SOUTH -

MULTI/TECH

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