

COBURN GRAND VIEW ESTATES

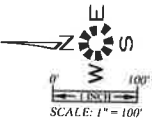
T. 8 S., R. 3 W., W.M.
SEC. 11D Tax Lots 100, 200, 400 & 601
SEC. 12b Tax Lot 1600
CITY OF SALEM, MARION COUNTY, OREGON

Owner / Developer:

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



VICINITY MAP



1. REVISIONS	P.H.S. 06/12/2019
2. REVISED LOTS & STREETS	P.H.S. 06/12/2019
3. REVISED LOTS, ADDED TREES	P.H.S. 06/12/2019
4. STREET WIDTHS & PEDESTRIAN EASEMENTS	P.H.S. 06/14/2019
5. ADDED NEW STREETS & EX. EASEMENTS	P.H.S. 06/28/2019
6. UPDATED PUD DRAINAGE REVISIONS	P.H.S. 06/28/2019
7. REVISIONS TO REDUCING STATION	P.H.S. 06/28/2019
8. REVISIONS TO CITY OF SALEM REVIEW	P.H.S. 06/28/2019

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

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 — 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.

NO CHANGES, MODIFICATIONS
OR REPRODUCTIONS TO BE
MADE TO THESE DRAWINGS
WITHOUT THE 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



EXPIRES 06-30-2021

JOB # 6234

P101



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COVER SHEET

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