

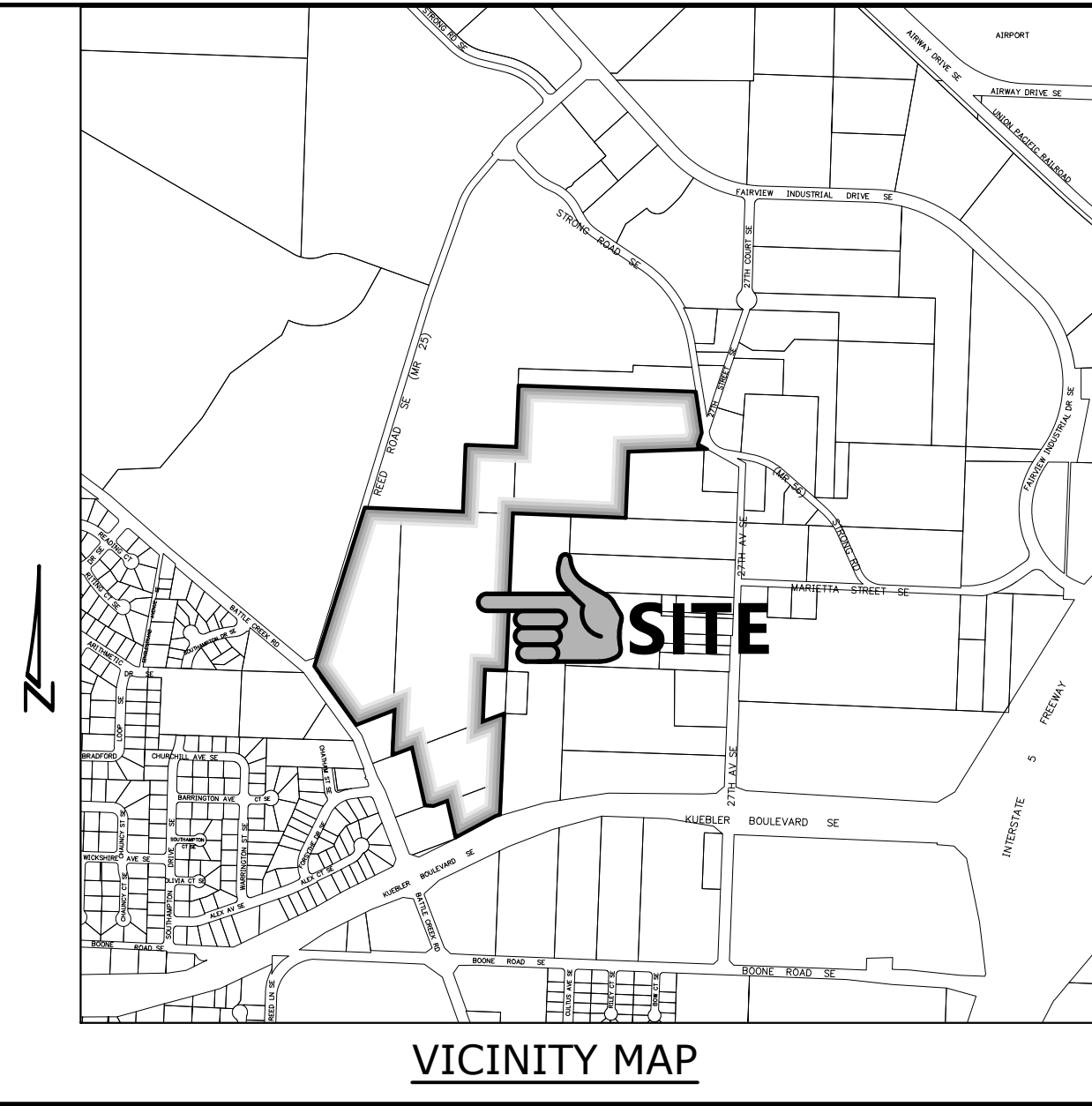
COBURN GRAND VIEW ESTATES

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

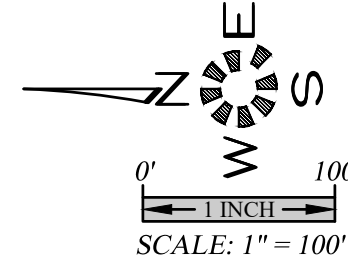
12700 NW CORNELL RD.
PORTLAND, OREGON 97229



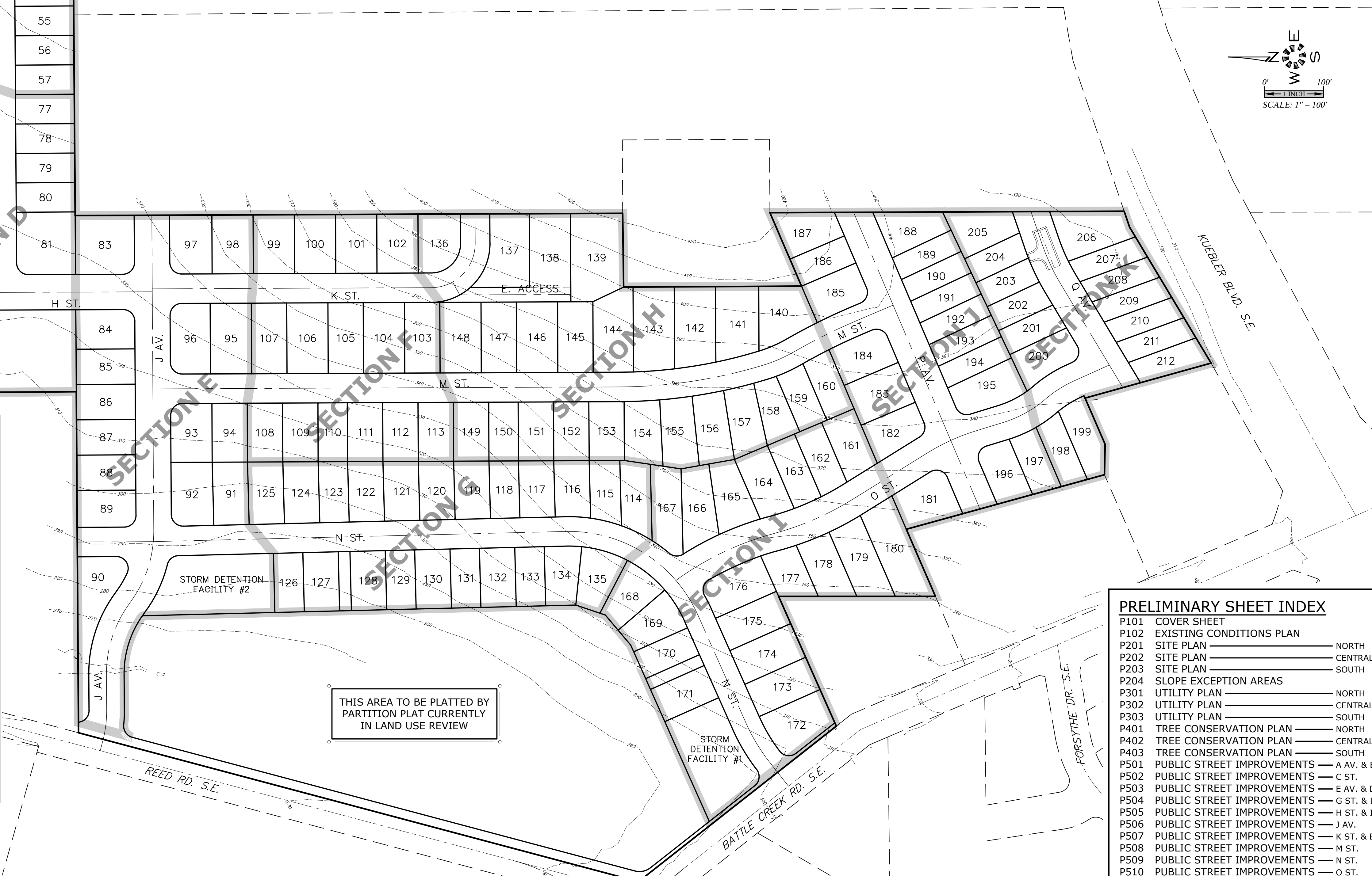
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WWW.ENGINGSERVICESINC.COM

COVER SHEET

COBURN GRAND VIEW ESTATES



PARCEL SIZE:	
DEVELOPABLE AREA	52.796 Ac.
NUMBER OF UNITS	
DENSITY	4.67 UNITS/AC.
LARGEST	92,734 S.F.
SMALLEST	4,397 S.F.
AVERAGE	6,565 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 16 25 16 15 22 25 20 17 15



PRELIMINARY SHEET INDEX	
P101	COVER SHEET
P102	EXISTING CONDITIONS PLAN
P201	SITE PLAN
P202	SITE PLAN
P203	SITE PLAN
P204	SLOPE EXCEPTION AREAS
P301	UTILITY PLAN
P302	UTILITY PLAN
P303	UTILITY PLAN
P401	TREE CONSERVATION PLAN
P402	TREE CONSERVATION PLAN
P403	TREE CONSERVATION PLAN
P501	PUBLIC STREET IMPROVEMENTS
P502	PUBLIC STREET IMPROVEMENTS
P503	PUBLIC STREET IMPROVEMENTS
P504	PUBLIC STREET IMPROVEMENTS
P505	PUBLIC STREET IMPROVEMENTS
P506	PUBLIC STREET IMPROVEMENTS
P507	PUBLIC STREET IMPROVEMENTS
P508	PUBLIC STREET IMPROVEMENTS
P509	PUBLIC STREET IMPROVEMENTS
P510	PUBLIC STREET IMPROVEMENTS
P511	PUBLIC STREET IMPROVEMENTS

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

REGISTERED PROFESSIONAL ENGINEER
MARION COUNTY, OREGON
EXPIRES: 06-30-2021
JOB # 6234

P101



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www.multiprojects.com

SITE PLAN
- NORTH -

COBURN GRAND VIEW ESTATES

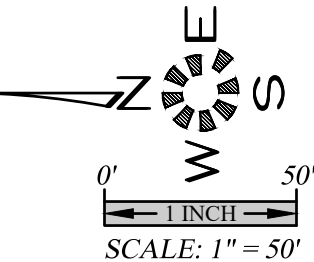
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DRAWN: P.H.S.
CHECKED: J.L.G.
DATE: JUNE 2018
SCALE: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
JUL 1978
WALKER GREGG
EXPIRES: 06-30-2021
JOB # 6234

P201

J:\8300-6234\8300-6234-GrandView.dwg 18/06/2018 10:32 PM P:\Founders



SITE PLAN
- SOUTH -

COBURN GRAND VIEW ESTATES

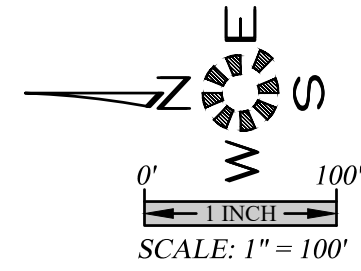
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P.H.S.	06/28/2019
P.H.S.	06/28/2019
P.H.S.	06/28/2019
P.H.S.	06/28/2019
P.H.S.	06/28/2019

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



EXPIRES: 06-30-2021
JOB # 6234



**EXISTING
CONDITIONS
PLAN**

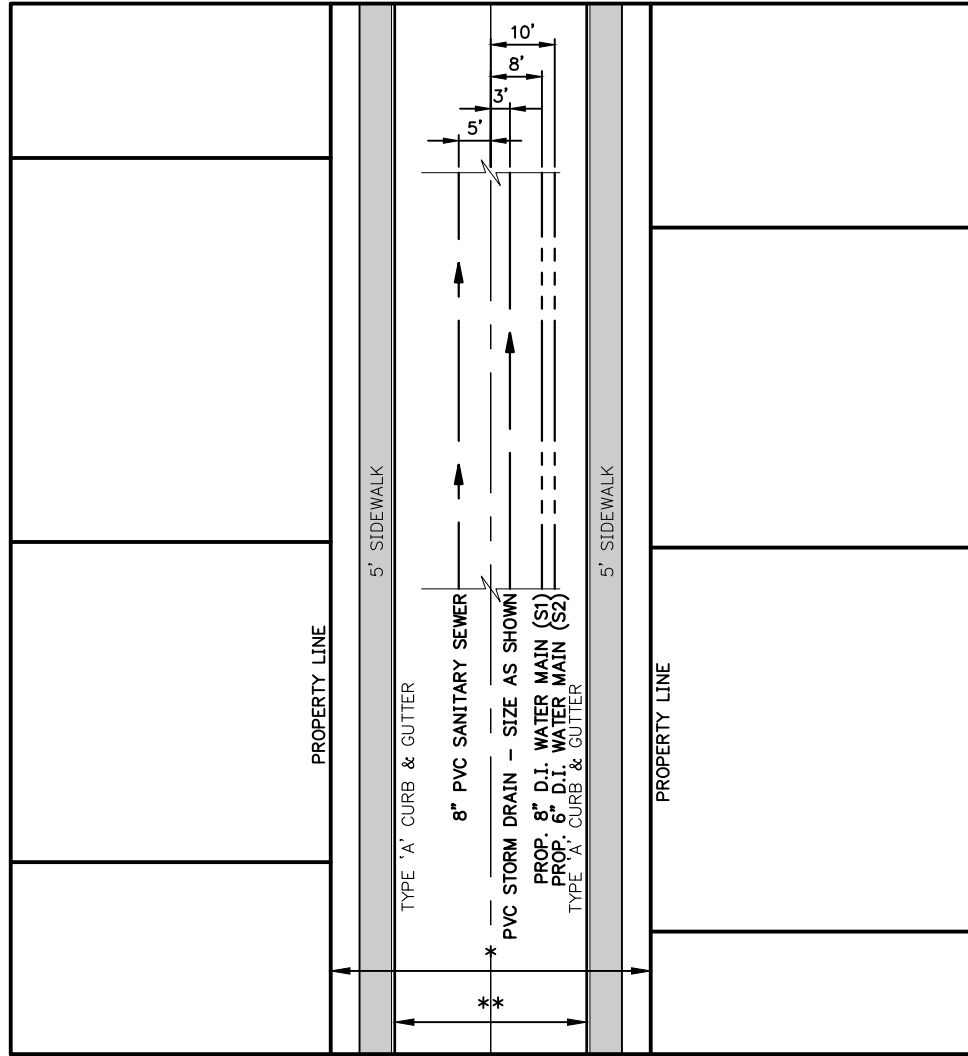
COBURN GRAND VIEW ESTATES

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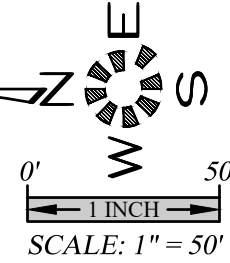
4. ADDED NEW STREETS & EX. EASEMENTS. P.H.S. 06/28/2019 6234- 000000

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

REGISTERED PROFESSIONAL
ENGINEER
JULY 14, 1998
MARK D. GRANT
EXPIRES: 06-30-2021
JOB # 6234



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



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UTILITY PLAN
- CENTRAL -

COBURN GRAND VIEW ESTATES

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DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE
PRECEDENCE OVER
GRAPHICAL REPRESENTATION.

1. ADDED NEW STREETS & EASEMENTS.	P.H.S.	06/28/2019
2. UPDATED PER DRAINAGE REVISIONS.	P.H.S.	06/28/2019
3. REVISED PER CITY OF SALEM REVIEW.	P.H.S.	03/25/2019

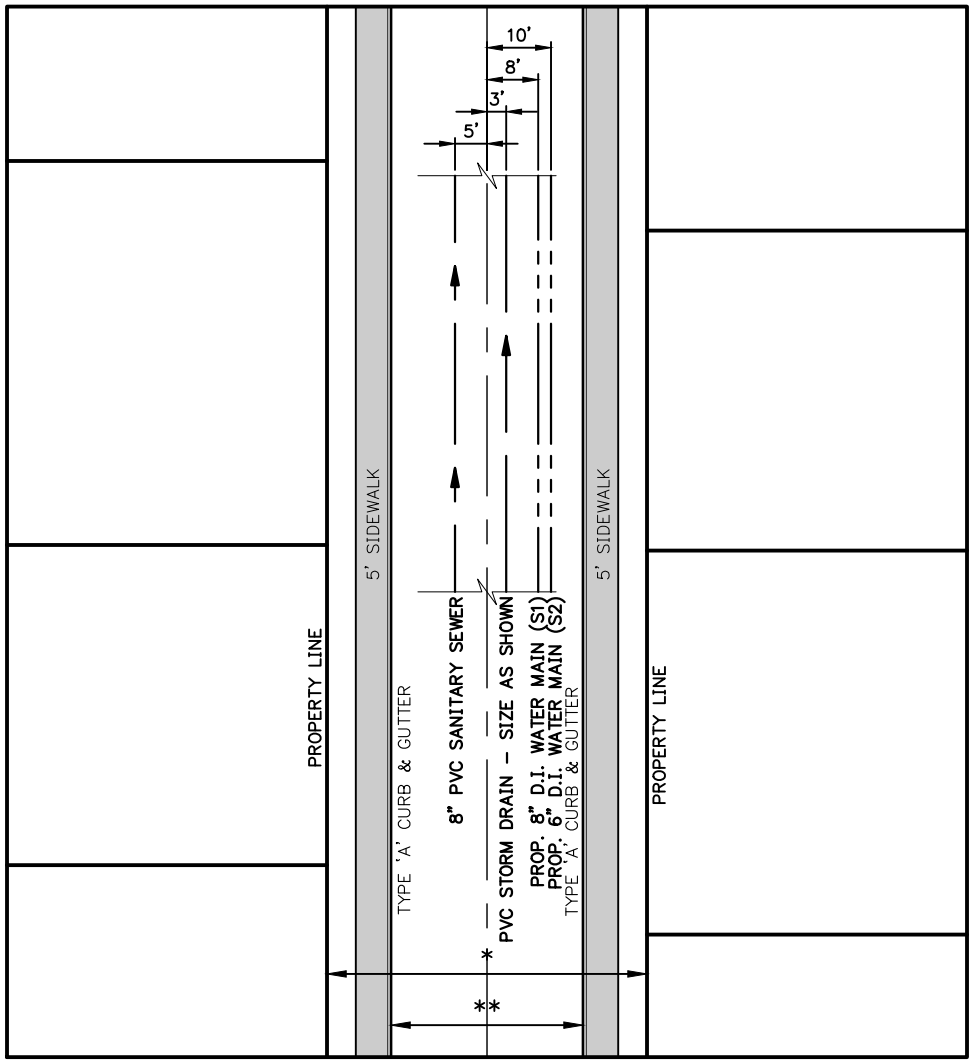
Design: M.D.G.
Drawn: P.H.S.
Checked: J.L.G.
Date: JUNE 2018
Scale: AS SHOWN

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

JOB # 6234

P302

J:\6300-6228\6228-Redwood\Draw\18\6234.dwg, P30301, 1/1/2019 5:19:28 PM, P30301



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

1. ADDED NEW STREETS & EX. EASEMENTS.	P.H.S.	06/08/2019
2. UPDATED PER DRAINAGE REVISIONS.	P.H.S.	06/08/2019
3. ADDED PRESSURE REDUCING VALVE.	P.H.S.	04/05/2019
4. REVISED PER CITY OF SALEM REVIEW.	P.H.S.	03/25/2019

DESIGNER'S SEAL
Professional Engineer
No. 9826
JUL 14 1998
MASSACHUSETTS
EXPIRES: 06-30-2021

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

JOB # 6234

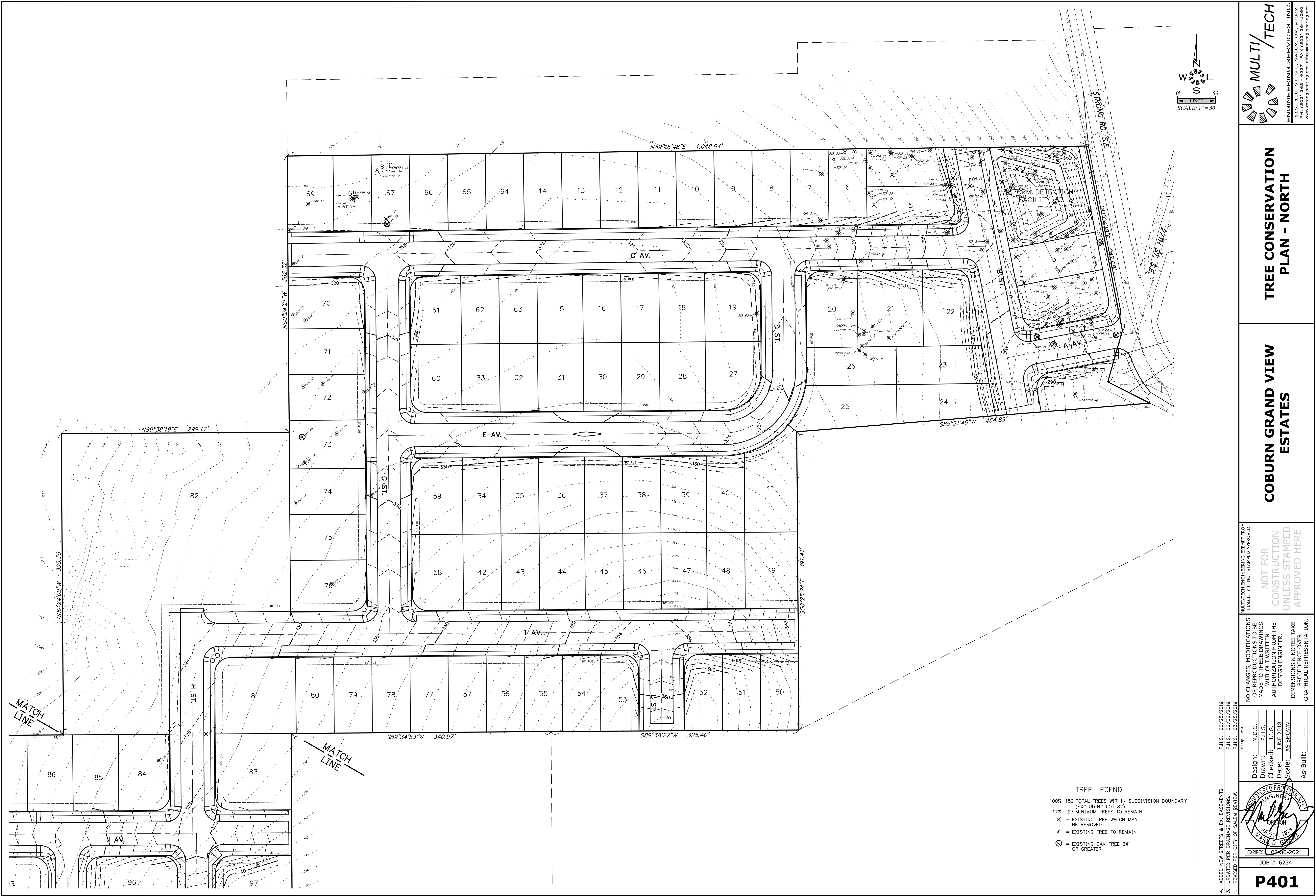
P303

COBURN GRAND VIEW ESTATES

UTILITY PLAN - SOUTH -

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TREE CONSERVATION
PLAN - NORTH

COBURN GRAND VIEW
ESTATES

NOT FOR
CONSTRUCTION
UNLESS STAMPED
HERE

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GRAPHICAL REPRESENTATION.

1. ADDED NEW STREETS & EY. EASEMENTS.	P.H.S.	06/28/2019
2. UPDATED PER DRAINAGE REVISIONS.	P.H.S.	06/28/2019
3. REVISED PER CITY OF SALEM REVIEW.	P.H.S.	03/25/2019

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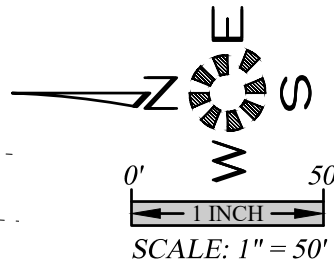
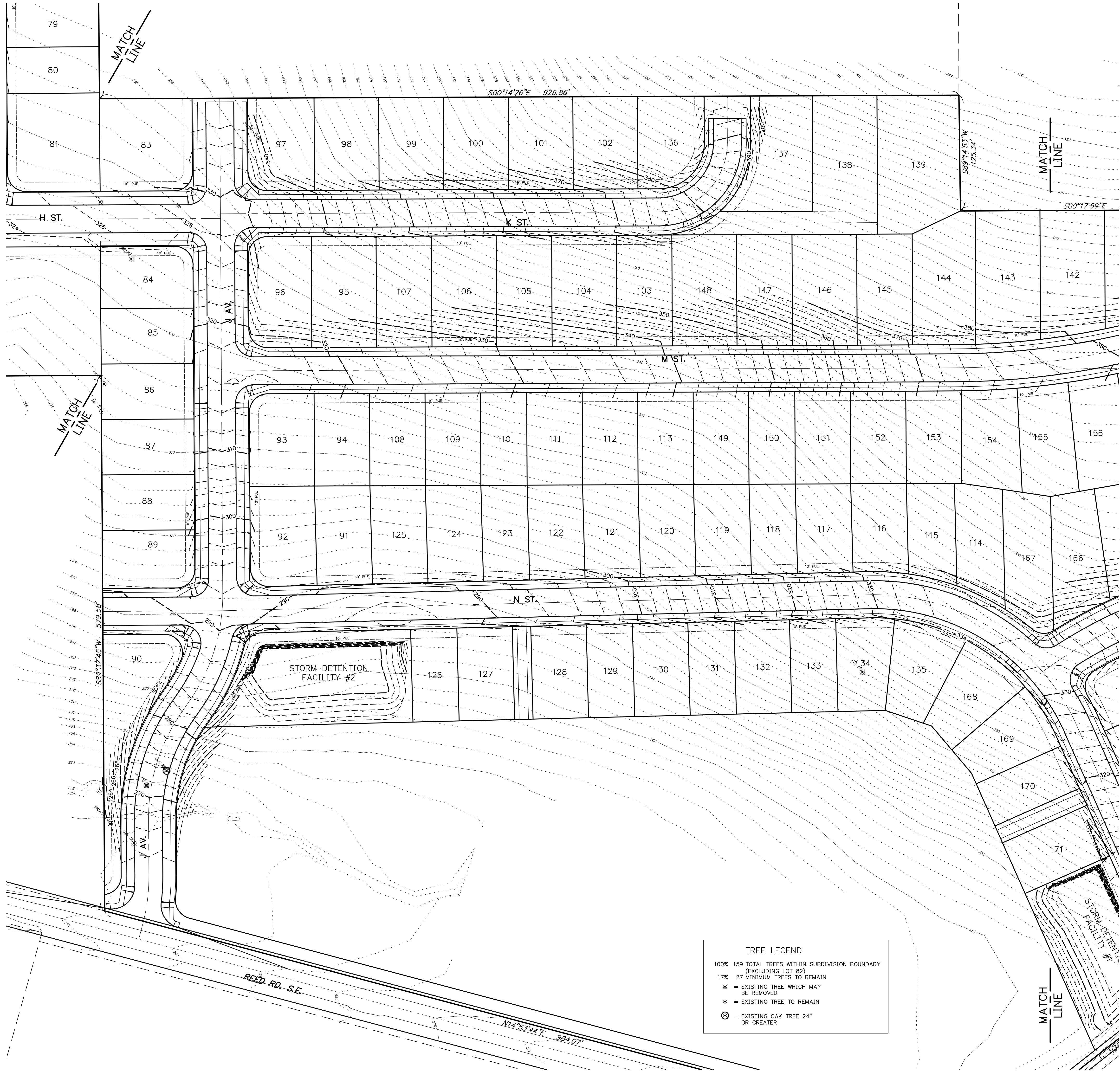
Design:	M.D.G.
Drawn:	P.H.S.
Checked:	J.L.G.
Date:	JUNE 2018
Scale:	AS SHOWN
As-Built:	----

REGISTERED PROFESSIONAL
ENGINEER
JULY 14, 1978
WALTON D. GORRILL
EXPIRES 06-30-2021

JOB # 6234

P401

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TREE LEGEND

100% 159 TOTAL TREES WITHIN SUBDIVISION BOUNDARY
(EXCLUDING LOT 82)
17% 27 MINIMUM TREES TO REMAIN
✕ = EXISTING TREE WHICH MAY BE REMOVED
● = EXISTING TREE TO REMAIN
⊙ = EXISTING OAK TREE 24" OR GREATER

1. ADDED NEW STREETS & EY. EASEMENTS.	P.H.S.	06/08/2019
2. UPDATED PER DRAINAGE DESIGN.	P.H.S.	06/08/2019
3. REVISED PER CITY OF SALEM REVIEW.	P.H.S.	03/25/2019

DESIGNER:
DRAWN:
CHECKED:
DATE:
SCALE:
AS-BUILT:

REGISTERED PROFESSIONAL ENGINEER
MARK D. BREWSTER
JUL 14 1978
EXPIRES 06-30-2021

6234

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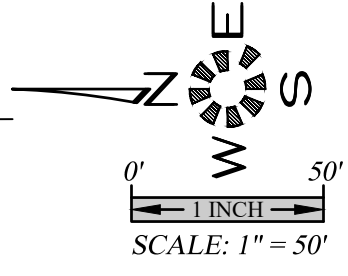
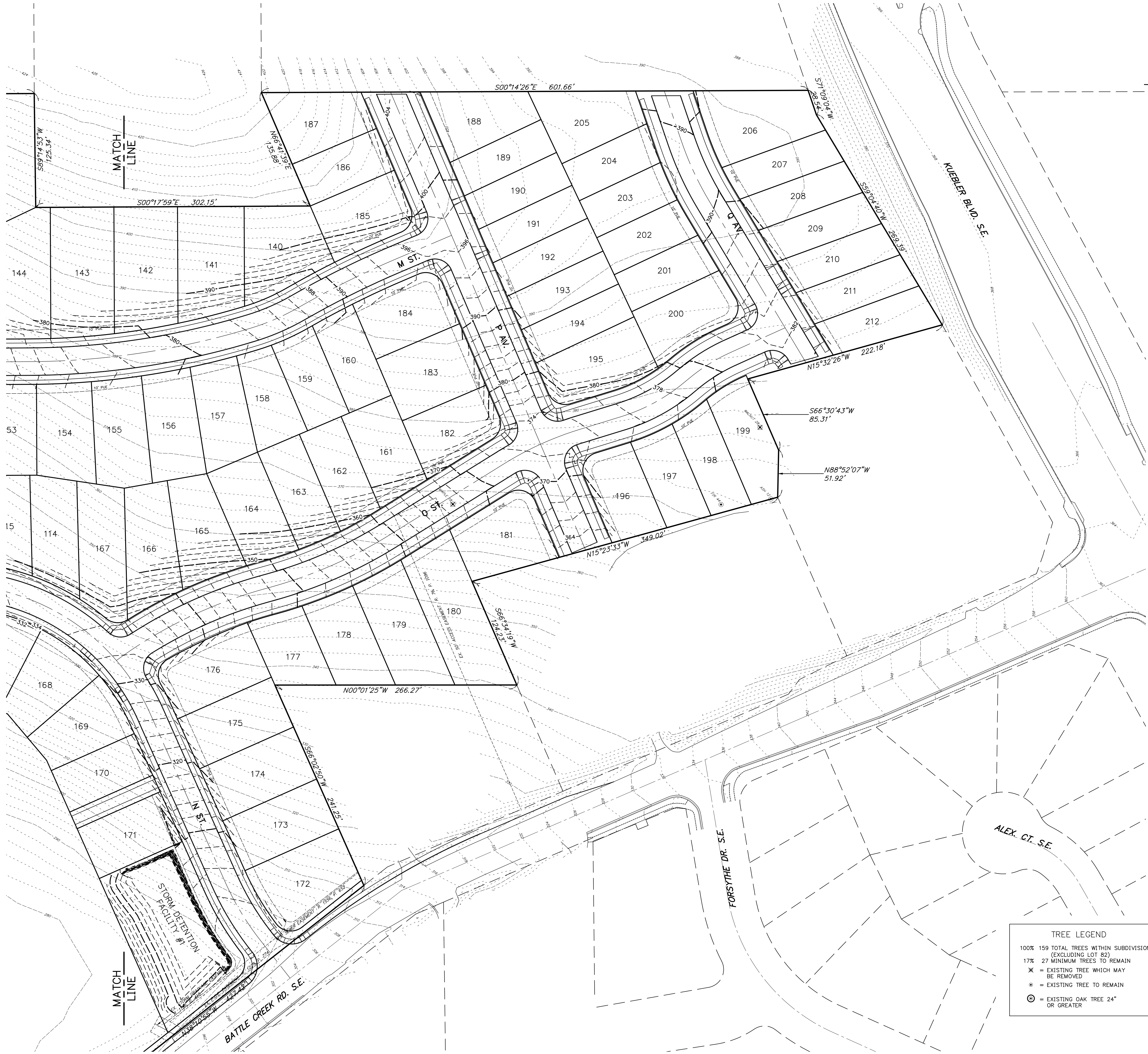
COBURN GRAND VIEW ESTATES

TREE CONSERVATION PLAN - CENTRAL

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TREE LEGEND

100% 159 TOTAL TREES WITHIN SUBDIVISION BOUNDARY
(EXCLUDING LOT 82)
17% 27 MINIMUM TREES TO REMAIN
✕ = EXISTING TREE WHICH MAY
BE REMOVED
● = EXISTING TREE TO REMAIN
⊙ = EXISTING OAK TREE 24"
OR GREATER

1. ADDED NEW STREETS & EY. EASEMENTS.	P.H.S.	06/28/2019
2. UPDATED PER DRAINAGE REVISIONS.	P.H.S.	06/28/2019
3. REVISED PER CITY OF SALEM REVIEW.	P.H.S.	03/25/2019

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

REGISTERED PROFESSIONAL ENGINEER
JUL 14 1978
MARK D. GREEN
EXPIRES: 06-30-2021
JOB # 6234

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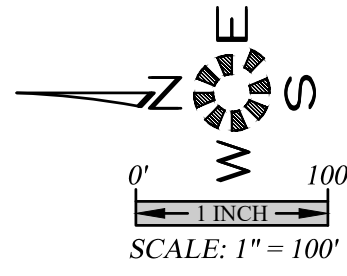
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COBURN GRAND VIEW
ESTATES

TREE CONSERVATION
PLAN - SOUTH

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PROPOSED STREET SLOPES
GREATER THAN 12%

4. ADDED NEW STREETS & EASEMENTS. P.H.S. 06/28/2019
3. UPDATED PER DRAINAGE REVISIONS. P.H.S. 06/08/2019
1. REVISED PER CITY OF SHELBY REVIEW. P.H.S. 03/25/2019

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

REGISTERED PROFESSIONAL ENGINEER
STATE OF TENNESSEE
No. 9854
JAMES L. GREIN
EXPIRES: 06-30-2021

JOB # 6234

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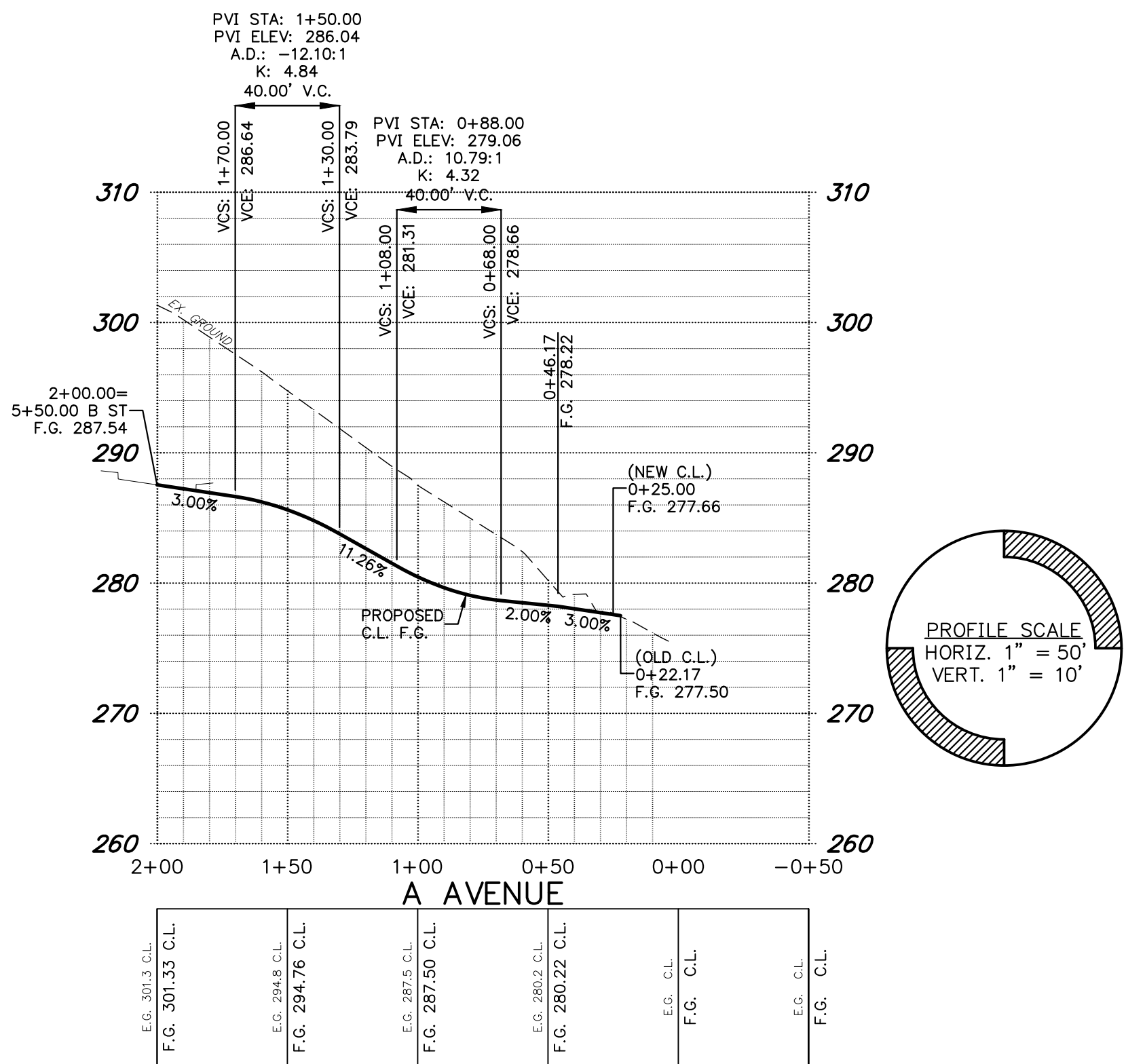
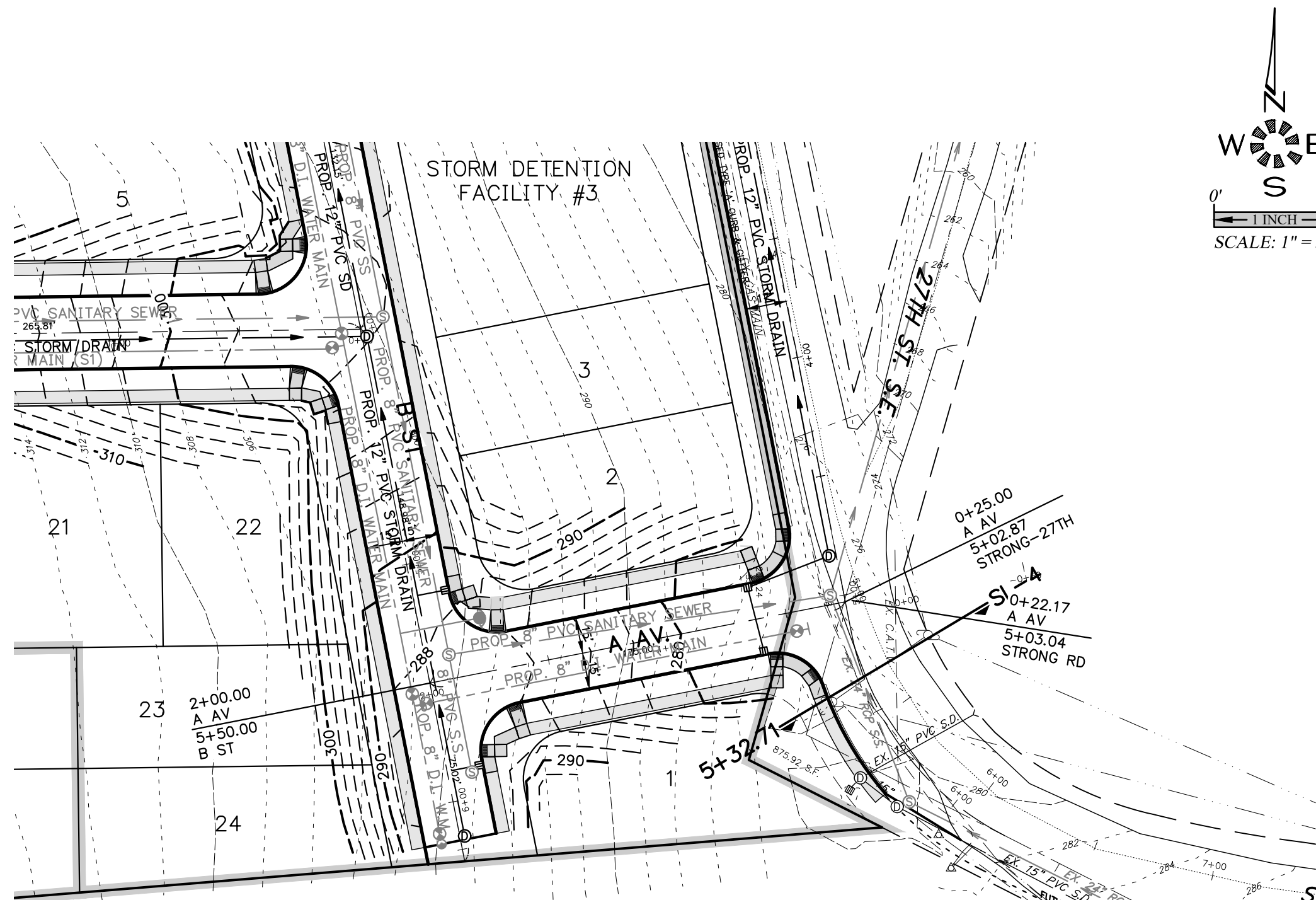
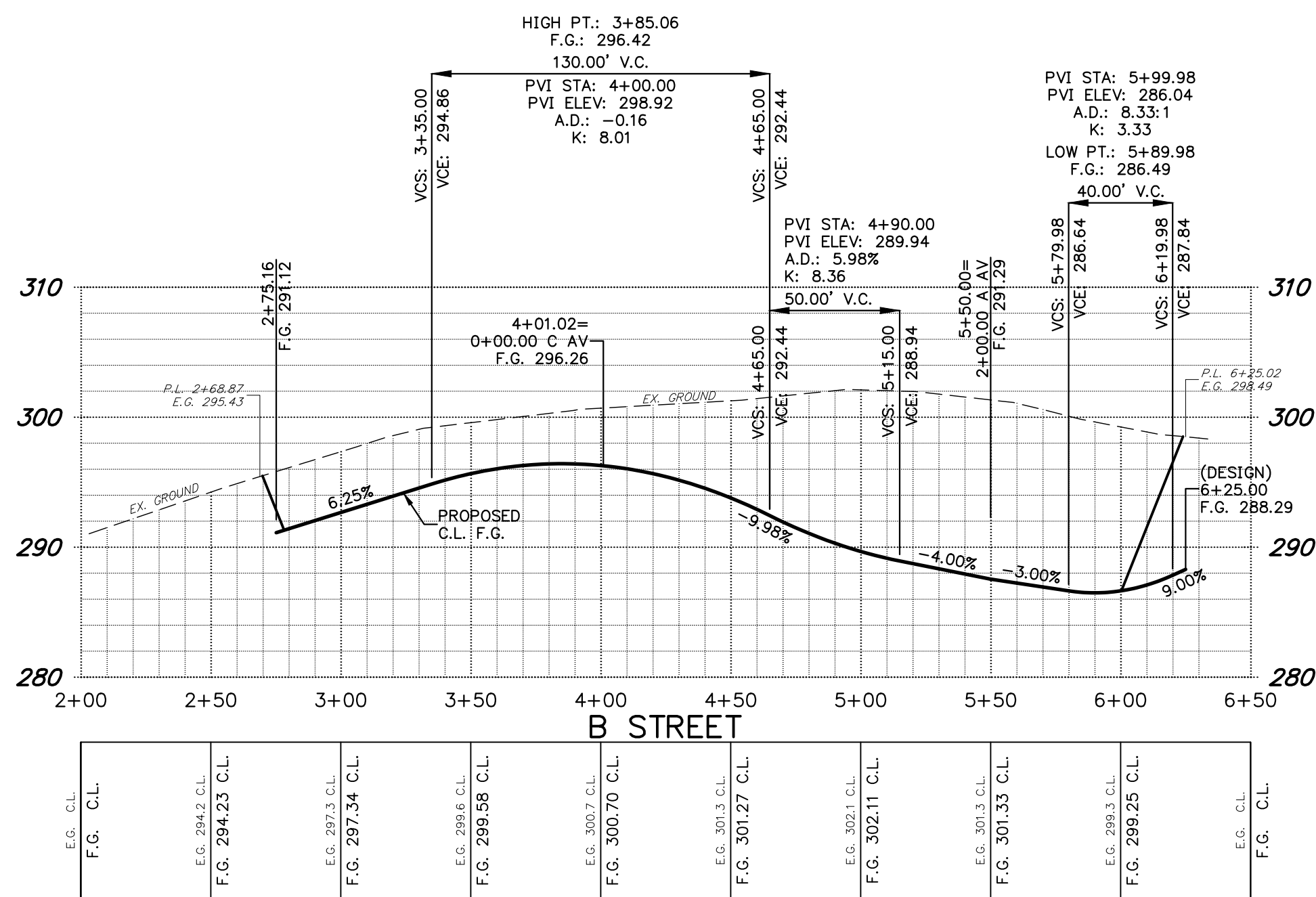
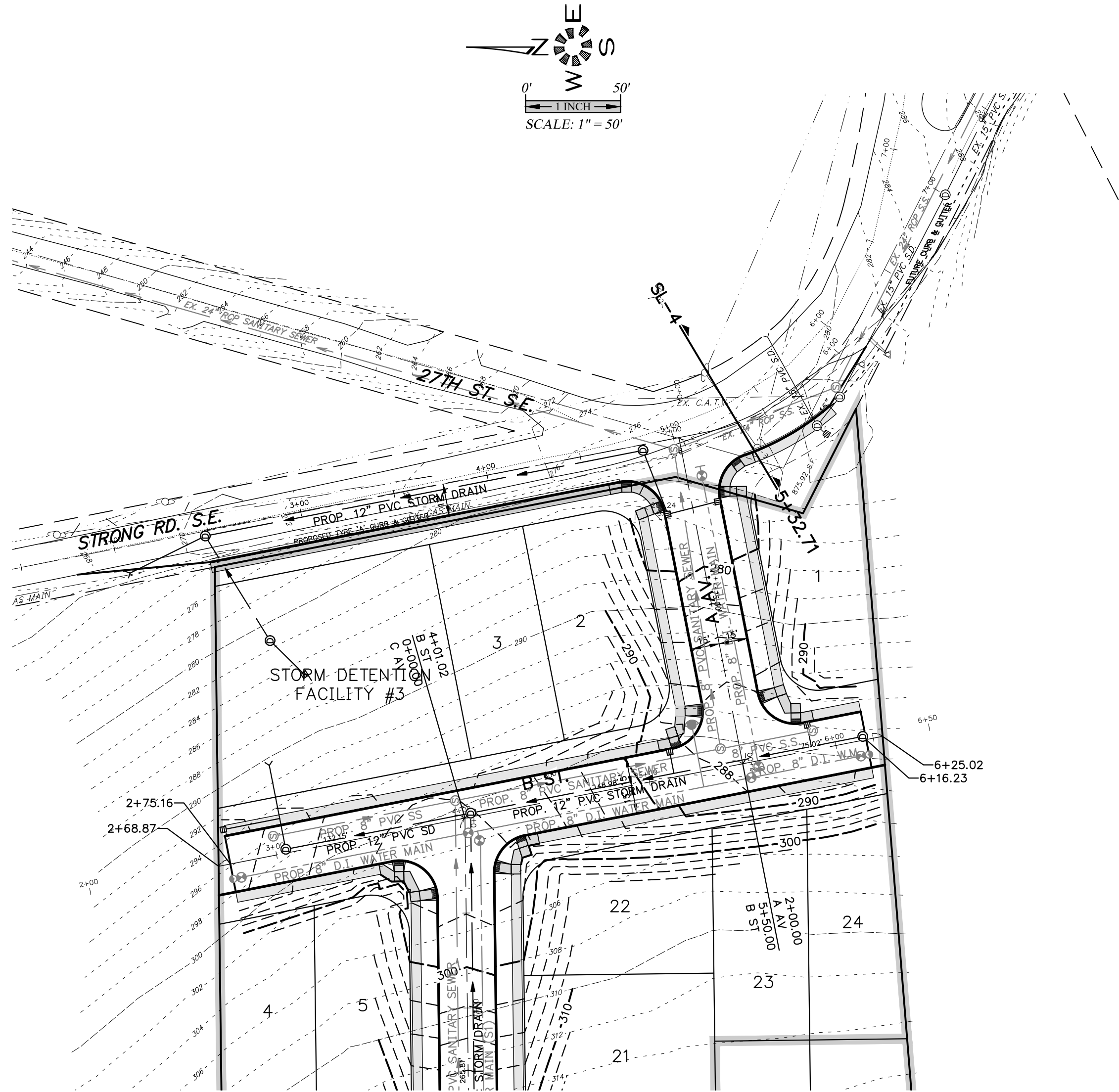
COBURN GRAND VIEW ESTATES

SLOPE EXCEPTION AREAS

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STREET IMPROVEMENTS

COBURN GRAND VIEW ESTATES

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

REGISTERED PROFESSIONAL ENGINEER
JULY 1978
MARK D. GREENE

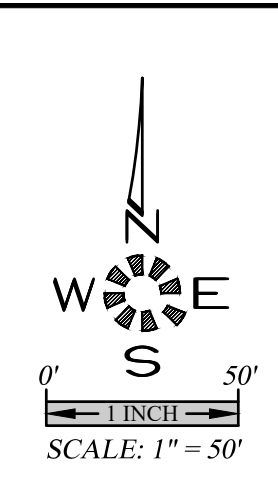
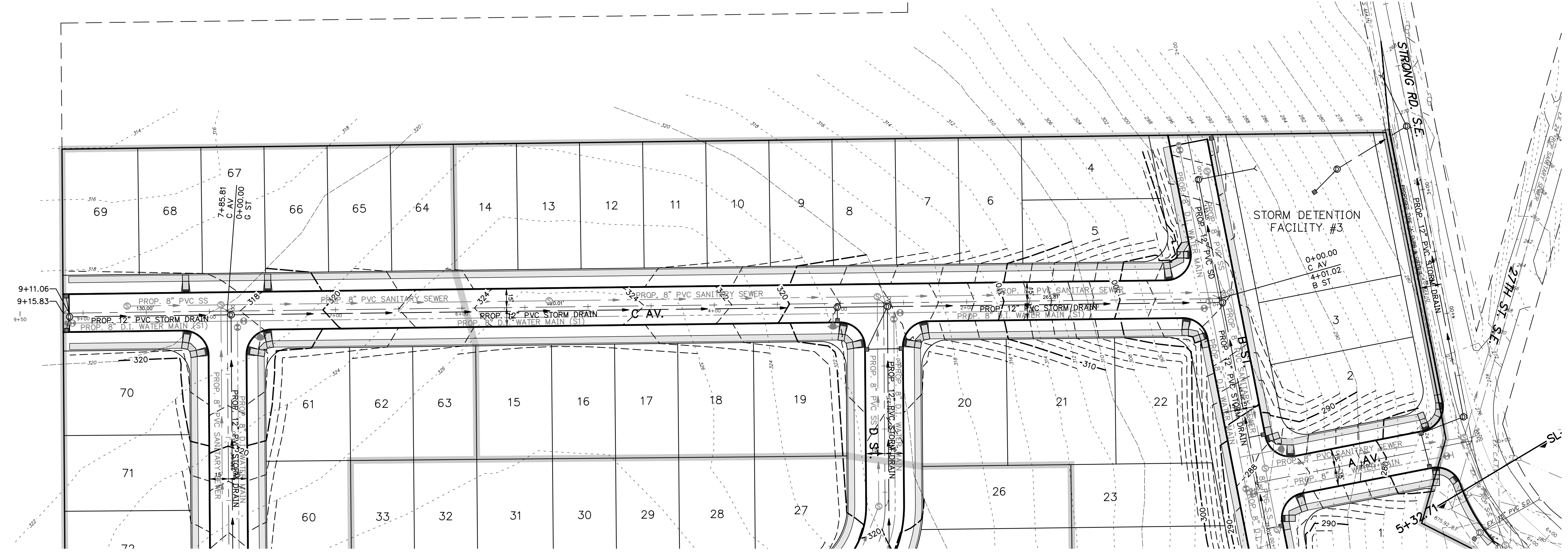
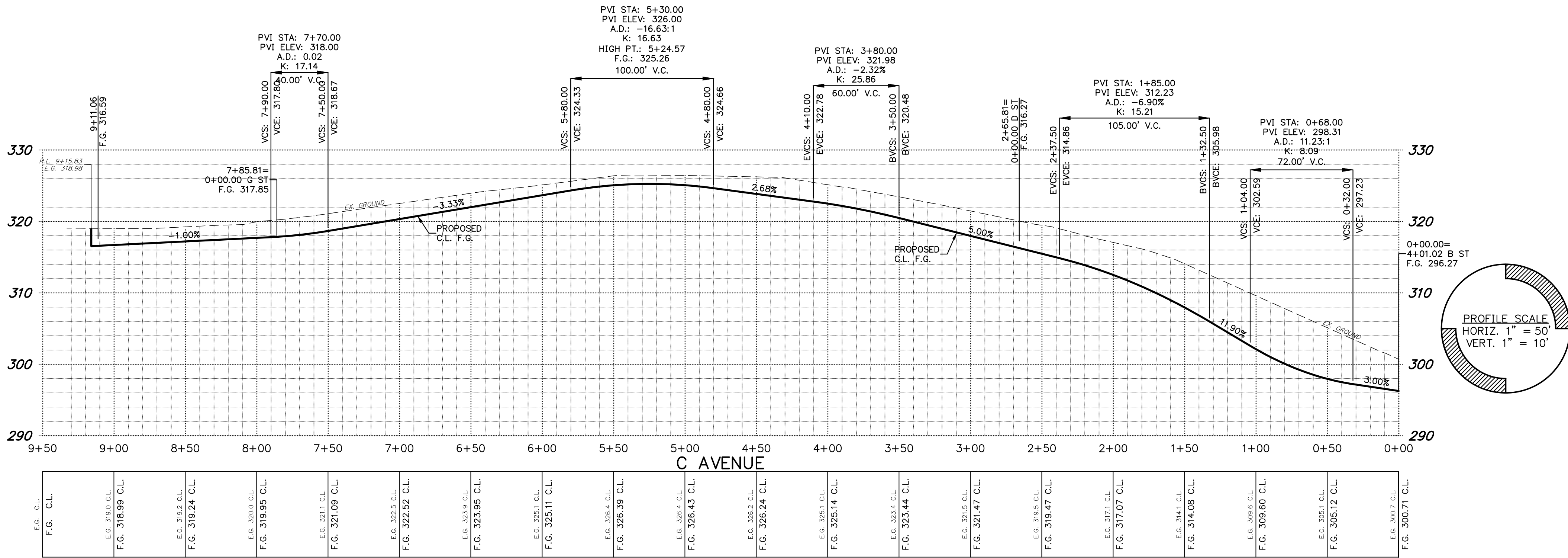
EXPIRES: 06-30-2021

JOBS

6234

P501

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STREET IMPROVEMENTS

COBURN GRAND VIEW ESTATES

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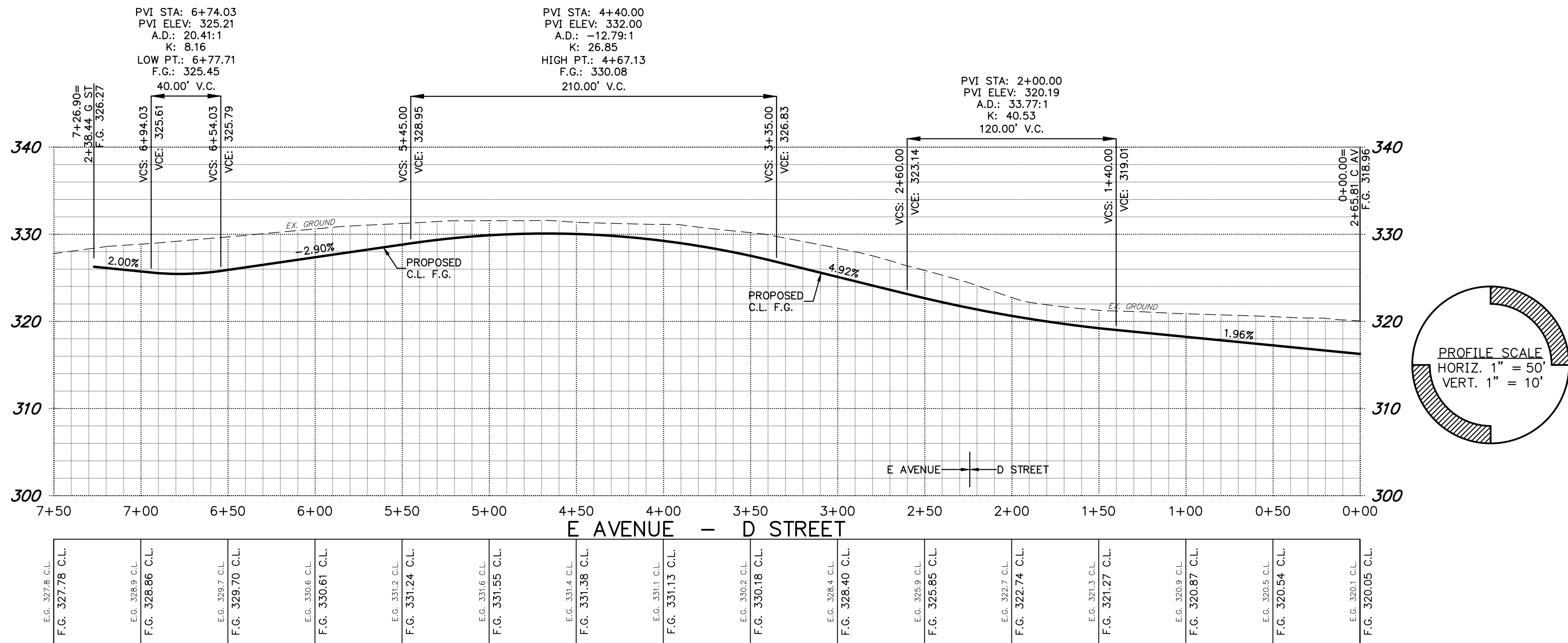
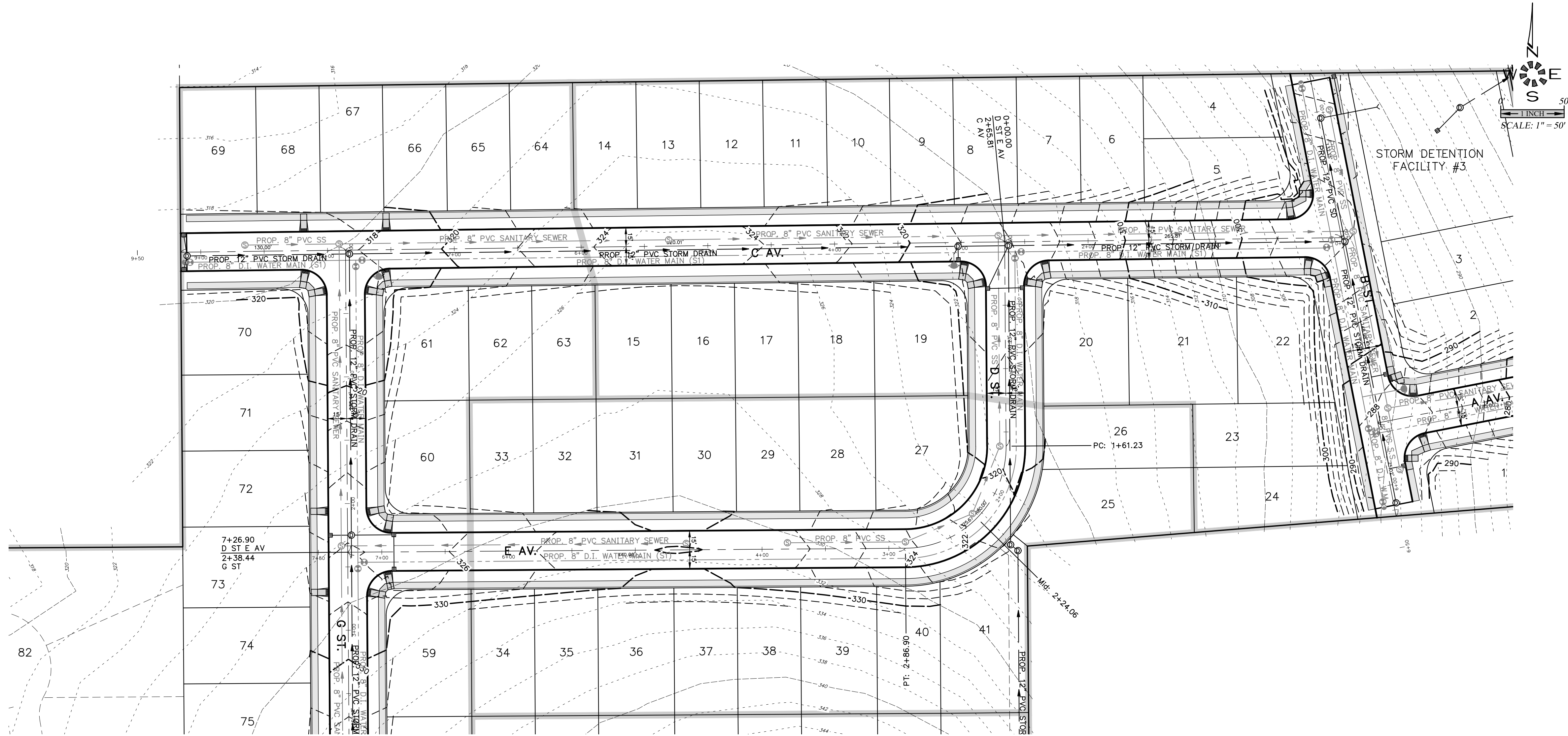
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DESIGNED BY: M.D.G.	DATE: 06/28/2019
DRAWN BY: P.H.S.	DATE: 06/28/2019
CHECKED BY: J.J.G.	DATE: 06/28/2019
SCALE: AS SHOWN	DATE: 06/28/2019
AS-BUILT: ---	DATE: 06/28/2019

REGISTERED PROFESSIONAL ENGINEER
MARK D. GREEN
JULY 14, 1978
EXPIRES: 06-30-2021
JOB # 6234

P502

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APPROVED PROFESSIONAL ENGINEER
MARK D. BREAL
EXPIRES: 06-30-2021
JOB # 6234

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

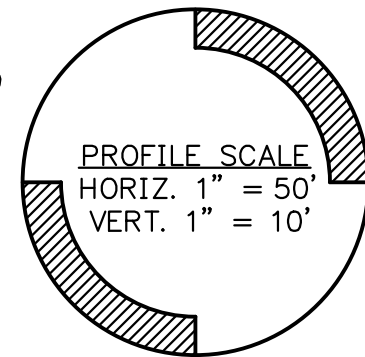
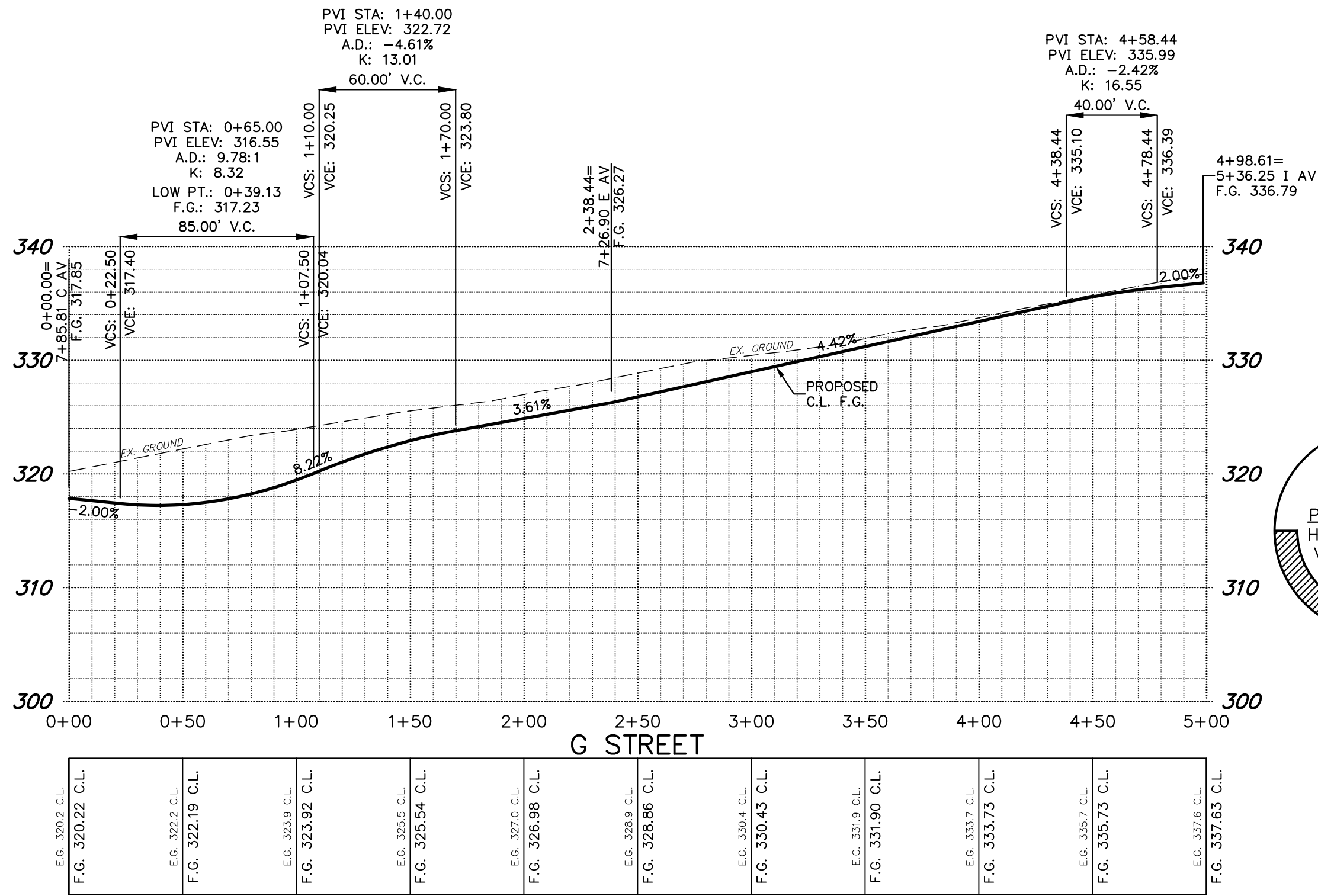
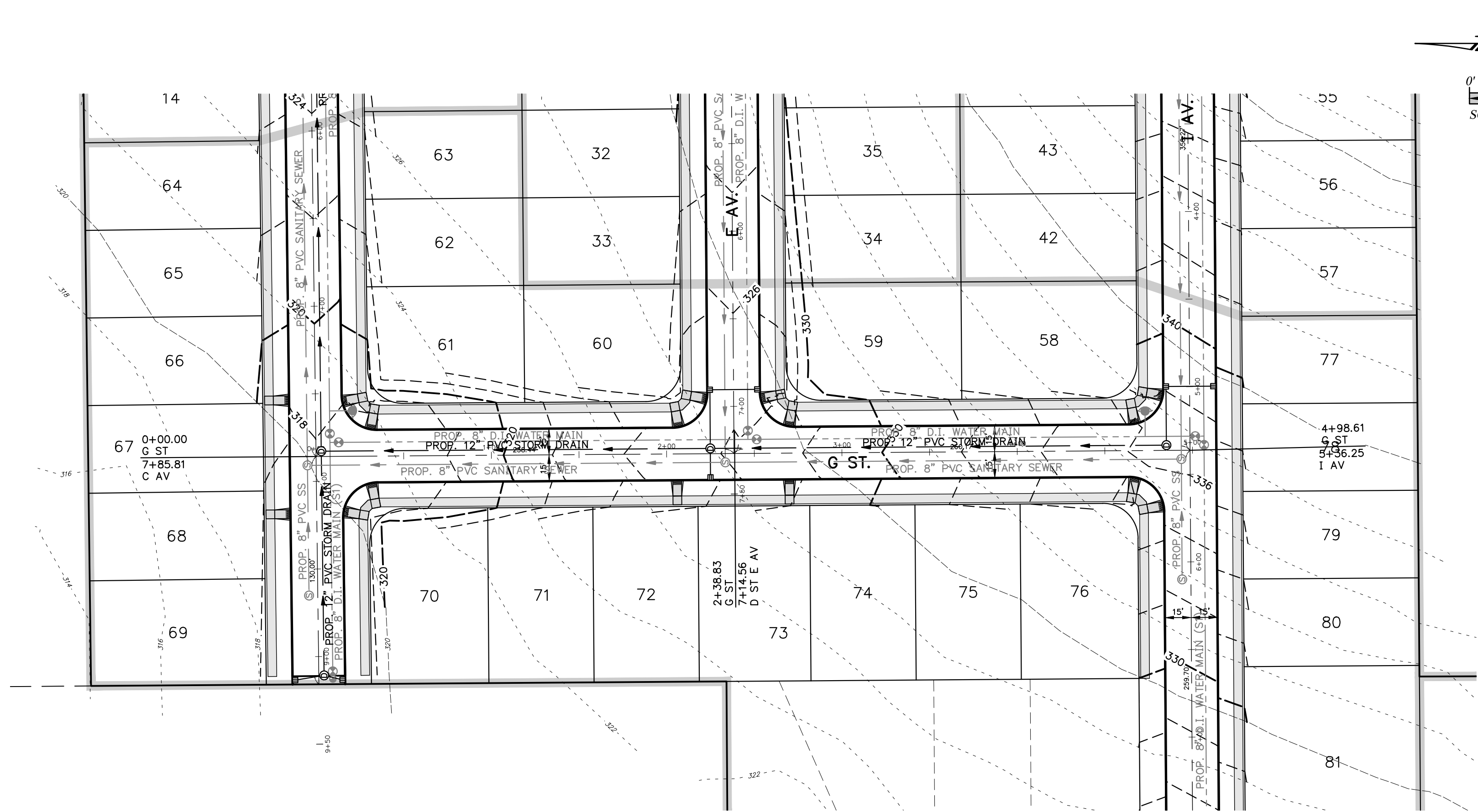
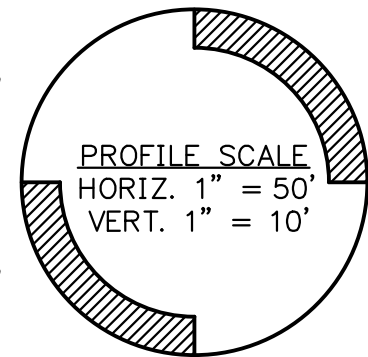
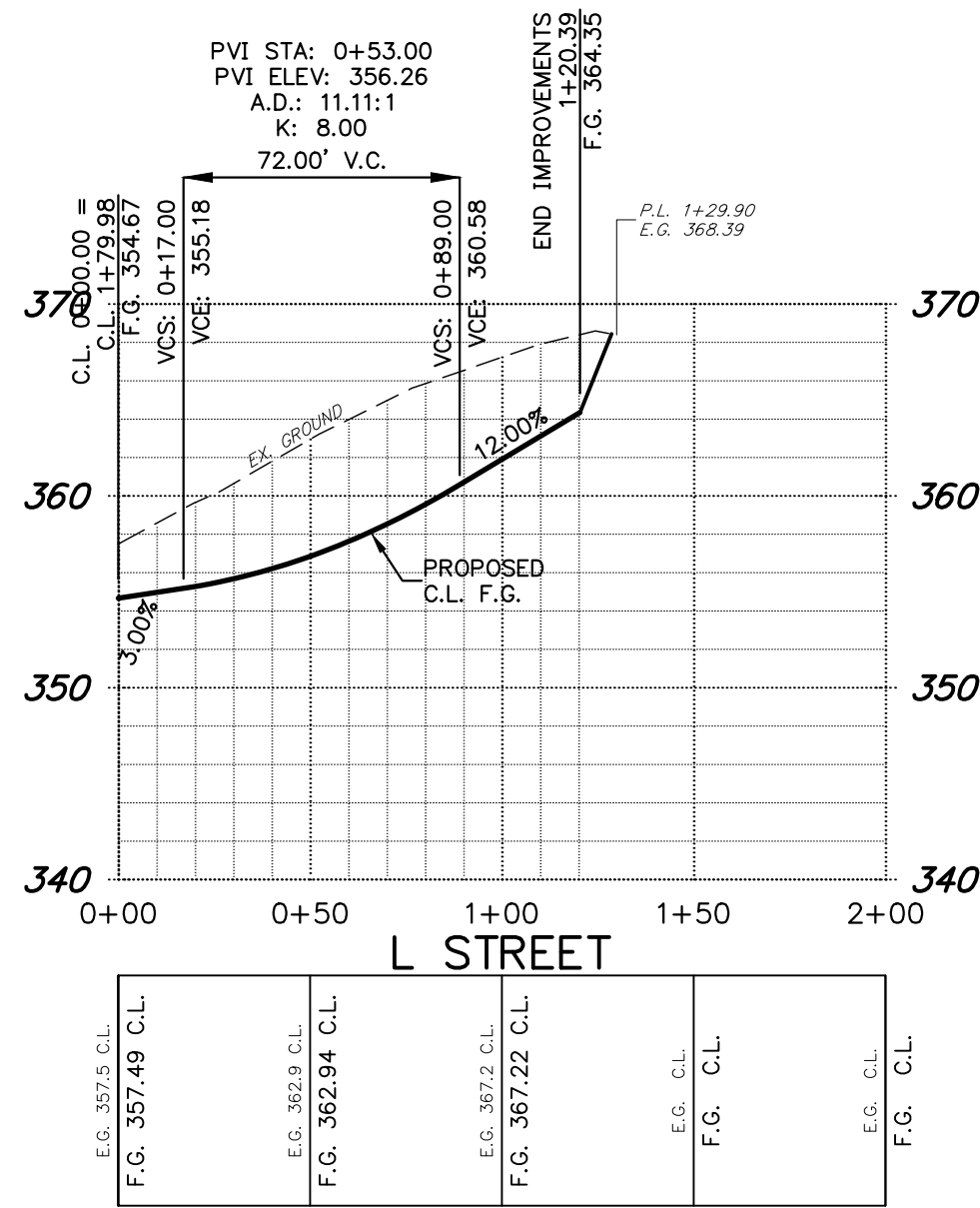
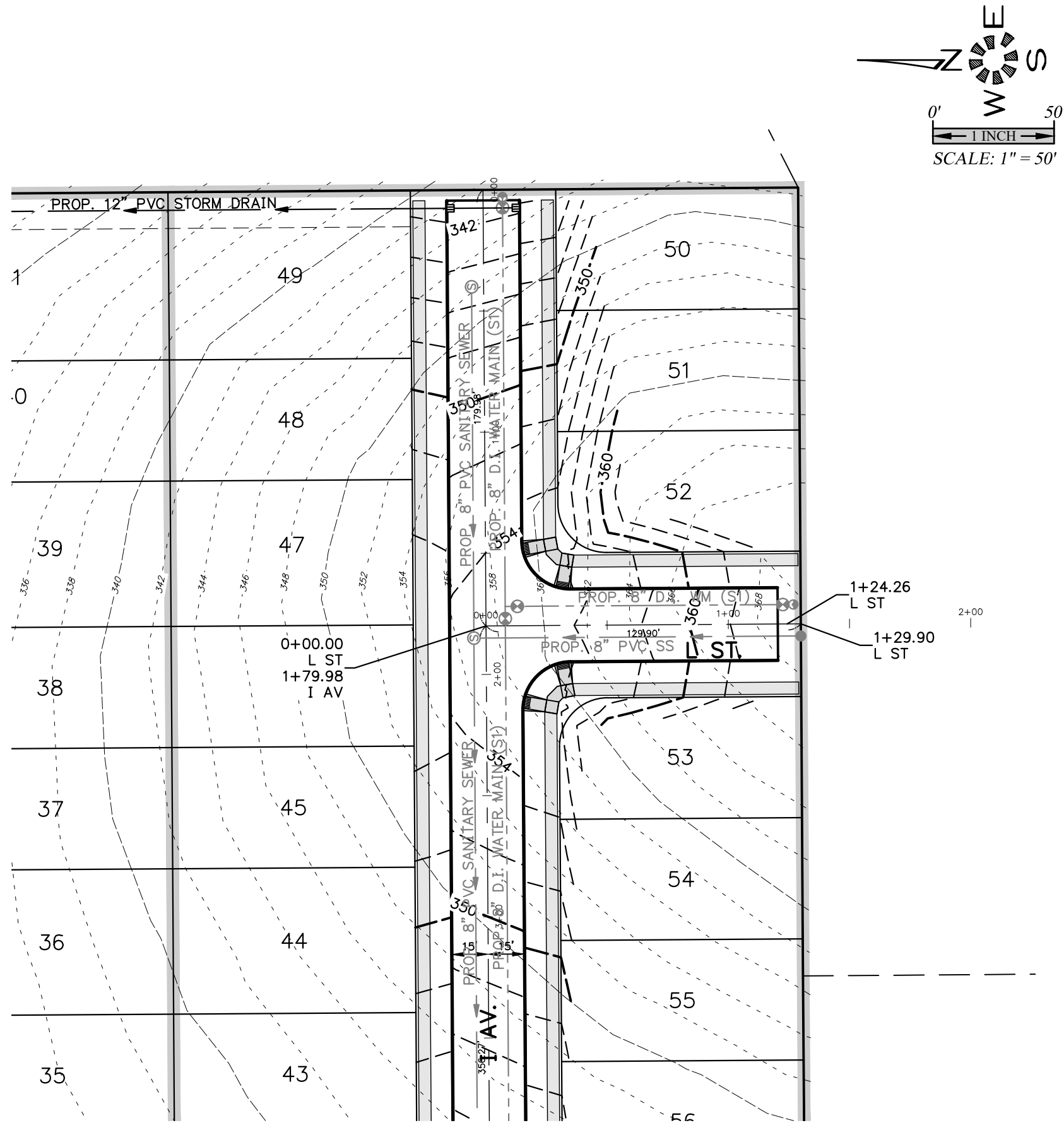
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PH. (503) 363-9227 FAX (503) 364-1260
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COBURN GRAND VIEW ESTATES

STREET IMPROVEMENTS

J:\6300-6228\6228\6234-Revised.dwg, 11/17/2019 5:20:04 PM, P:\sanders



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

2. UPDATED PER DRAINAGE REVISIONS. P.H.S. 06/08/2019

3. 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: ---

EXPIRES: 06-30-2021

JOB # 6234

P504

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COBURN GRAND VIEW ESTATES

STREET IMPROVEMENTS

MULTI/TECH

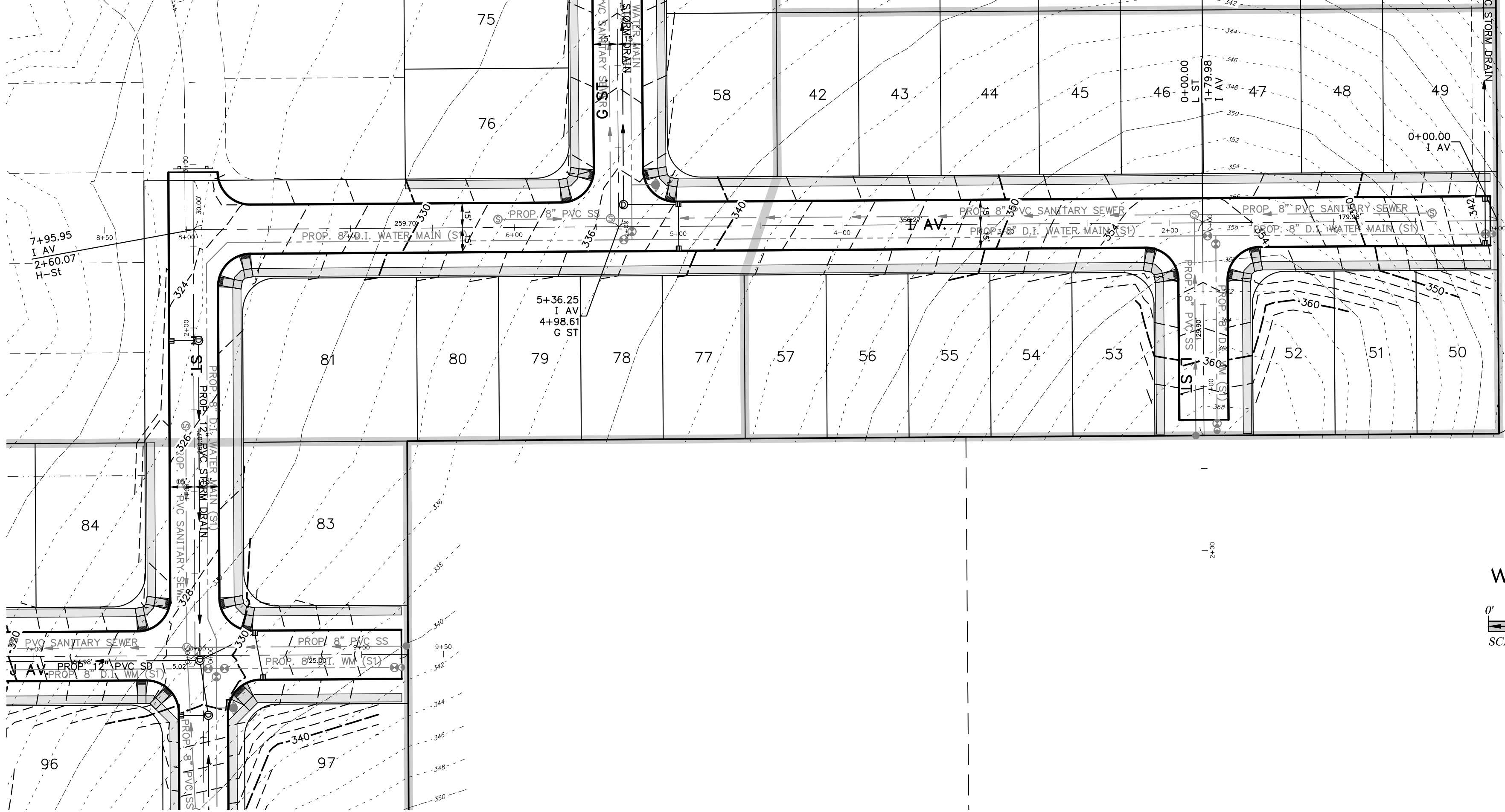
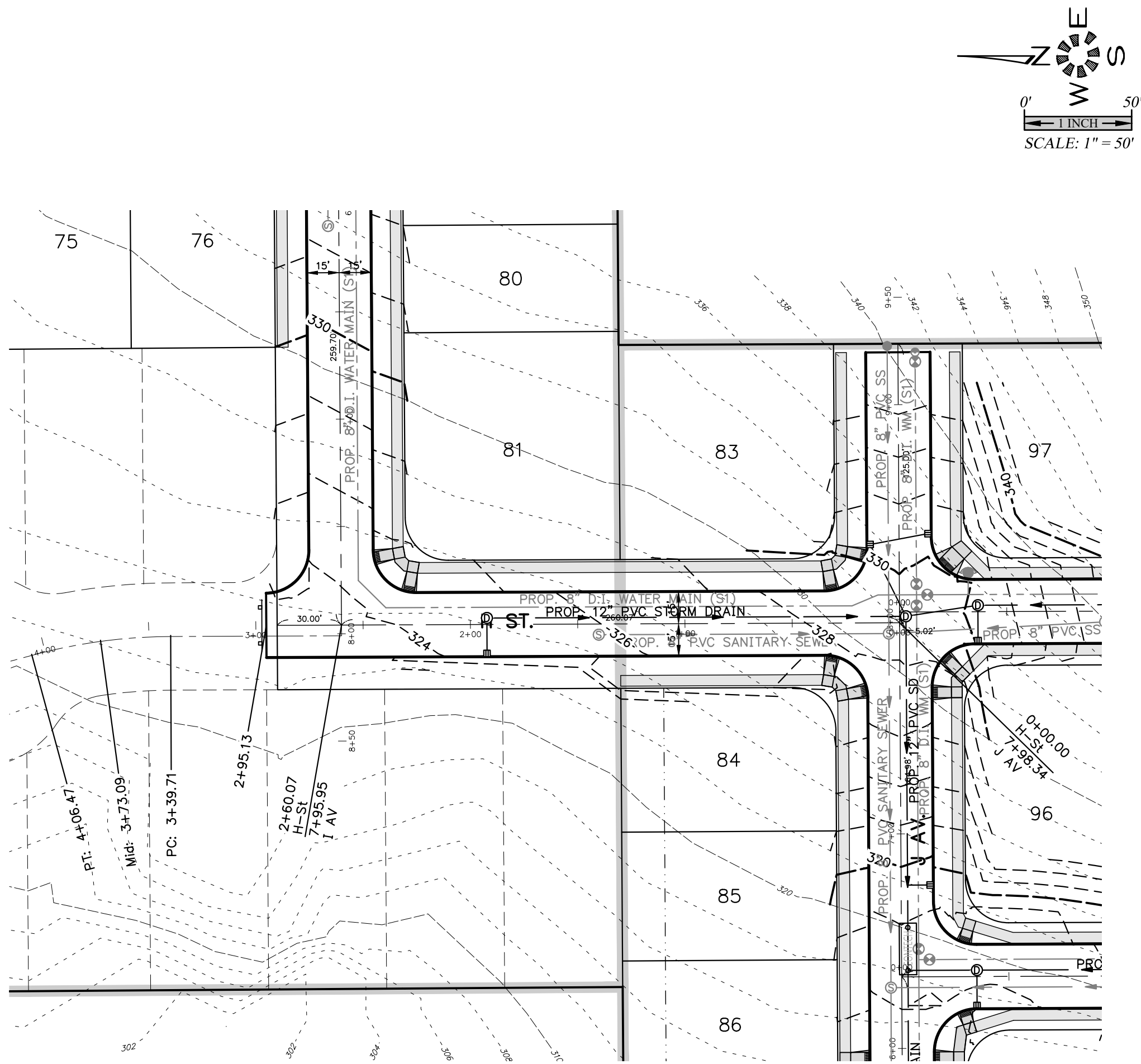
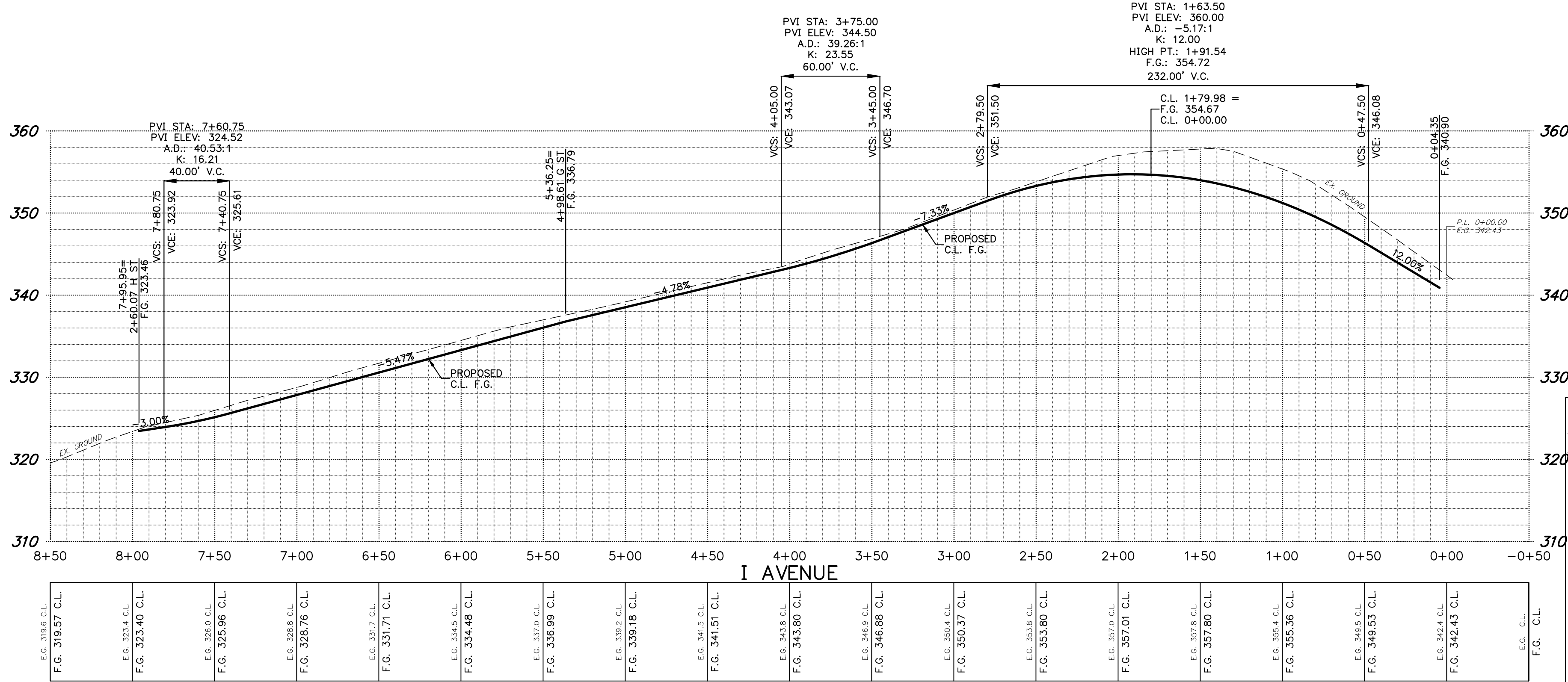
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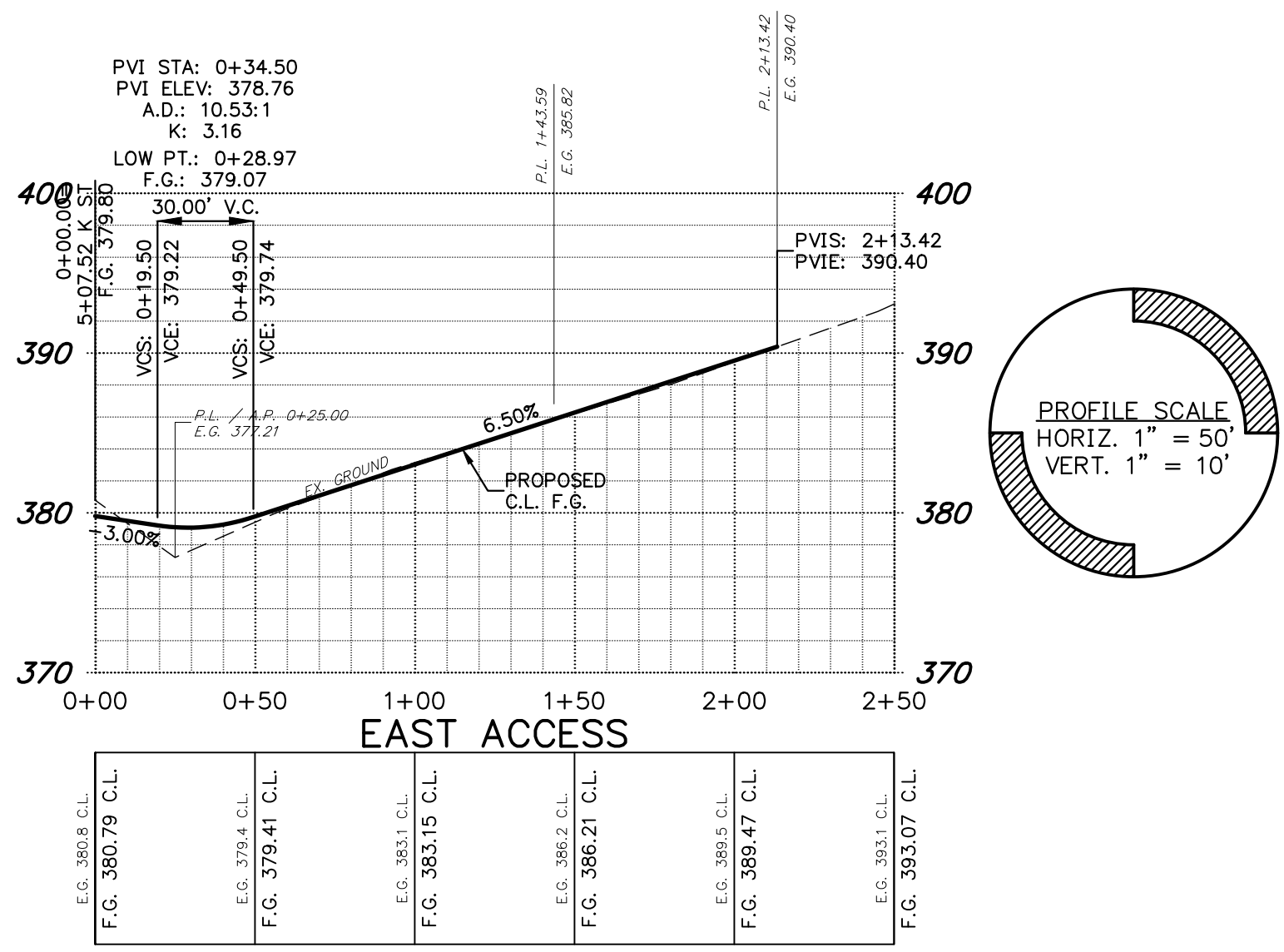
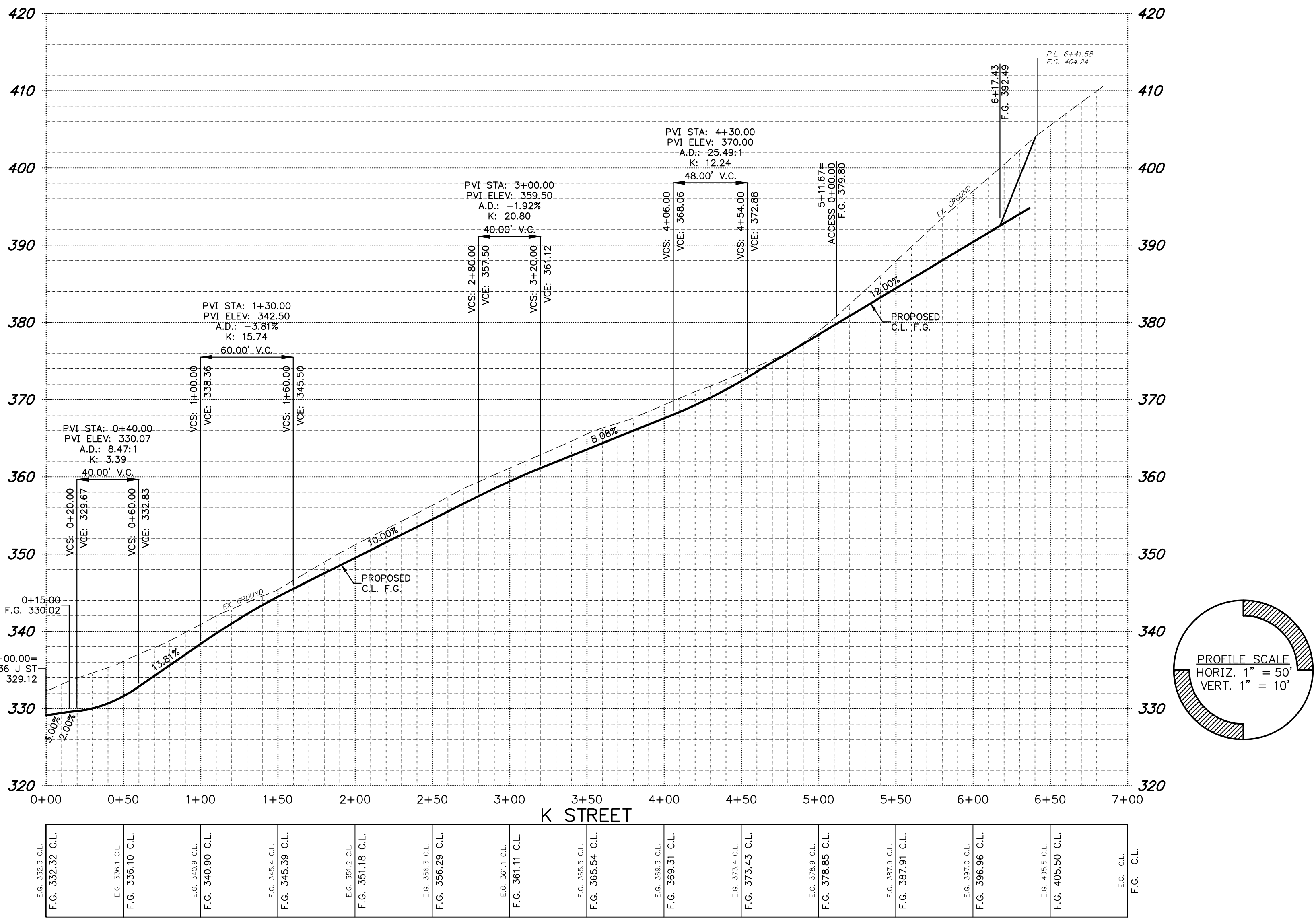
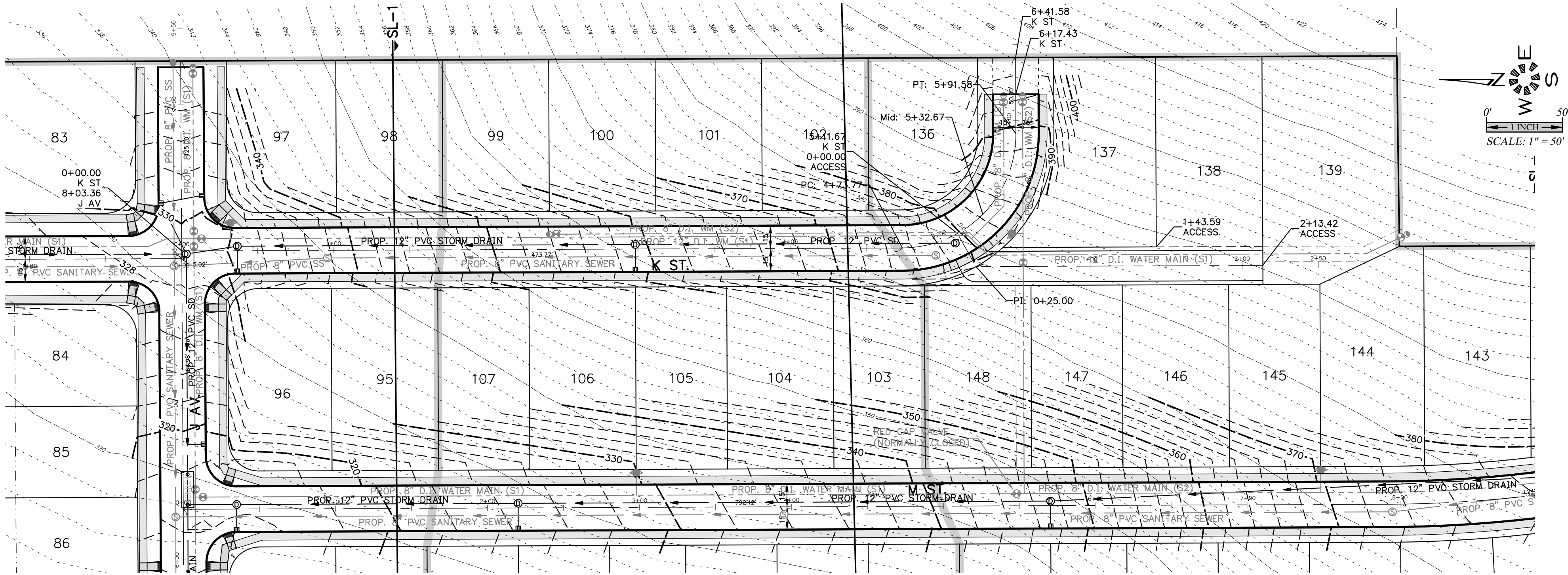
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J:\6300-6289\6234-Rebuild\Draw\18\6234.dwg, P50751, 7/1/2019 5:20:25 PM, P50751



APPROVED NEW STREETS & EASEMENTS.
3. UPDATED PER DRAINAGE REVISIONS.
1. REVISED PER CITY OF SALEM REVIEW.

P.H.S. 06/28/2019
P.H.S. 06/28/2019
P.H.S. 03/25/2019

52329 280255

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

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUN 14 2018
MARK D. GREIN

EXPIRES: 06-30-2021

JOB # 6234

MULTI/TECH

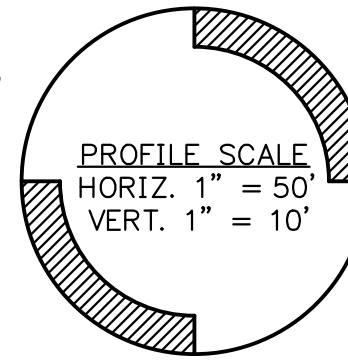
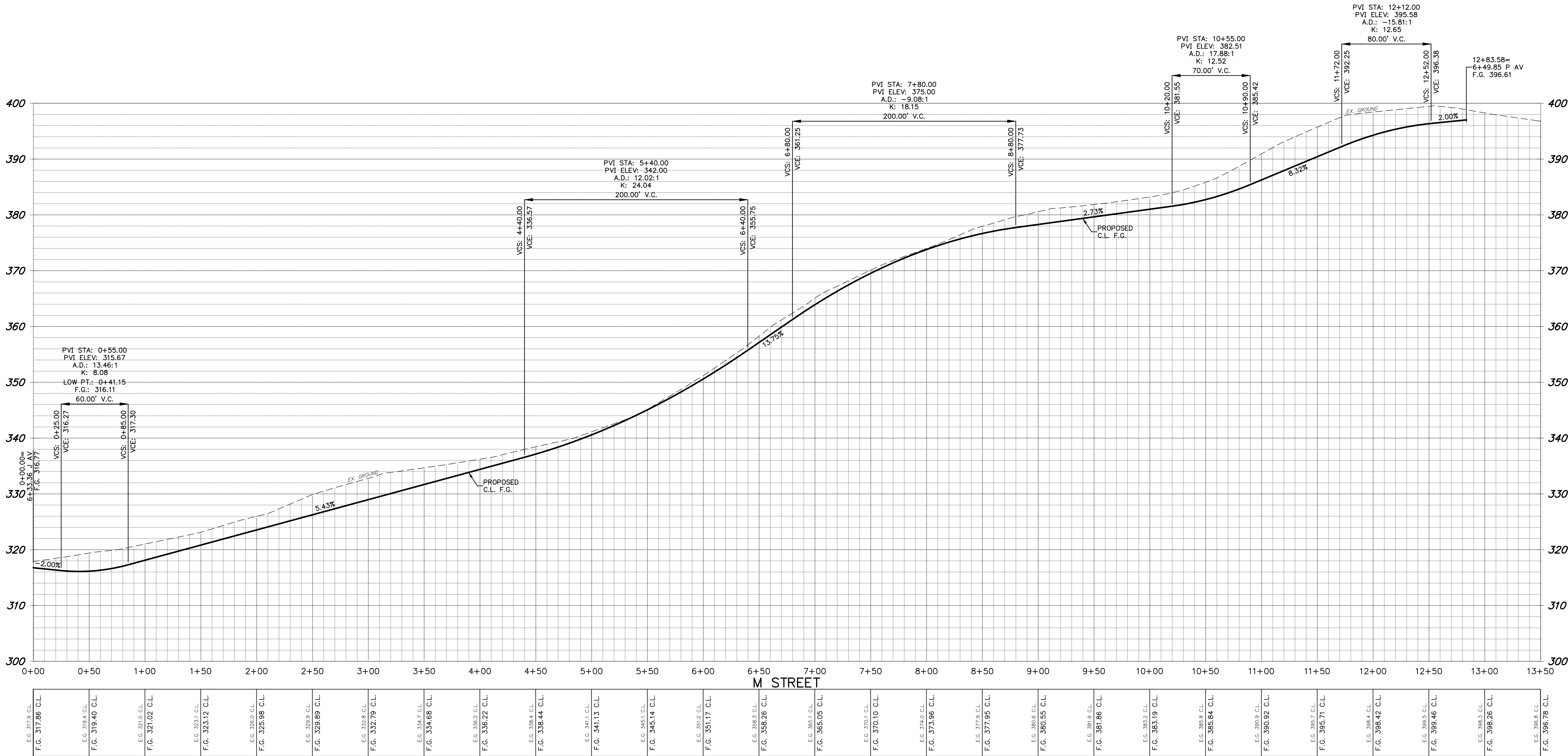
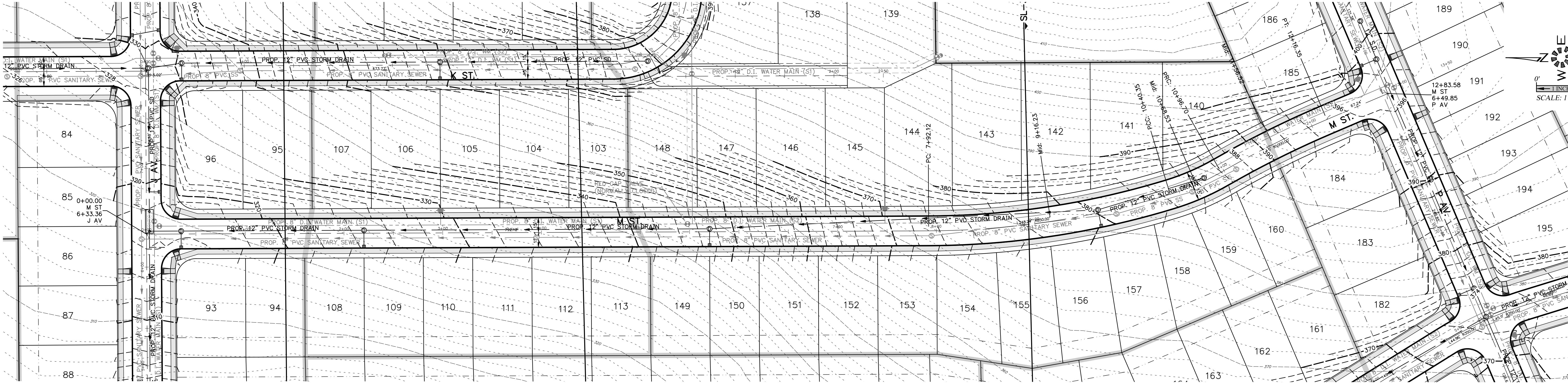
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STREET
IMPROVEMENTS

COBURN GRAND VIEW
ESTATES

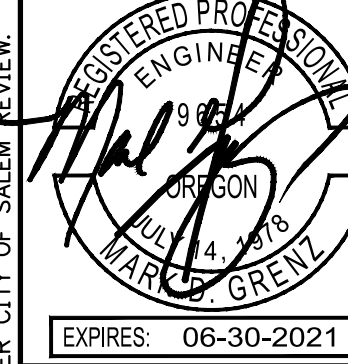
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DIMENSIONS & NOTES TAKE
PRECEDENCE OVER
GRAPHICAL REPRESENTATION.



1. ADDED NEW STREETS & EASEMENTS.
2. UPDATED PER DRAINAGE REVISIONS.
3. REVISED PER CITY OF SALEM REVIEW.

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



EXPIRES: 06-30-2021

JOB # 6234

P508

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STREET
IMPROVEMENTS

COBURN GRAND VIEW
ESTATES

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