

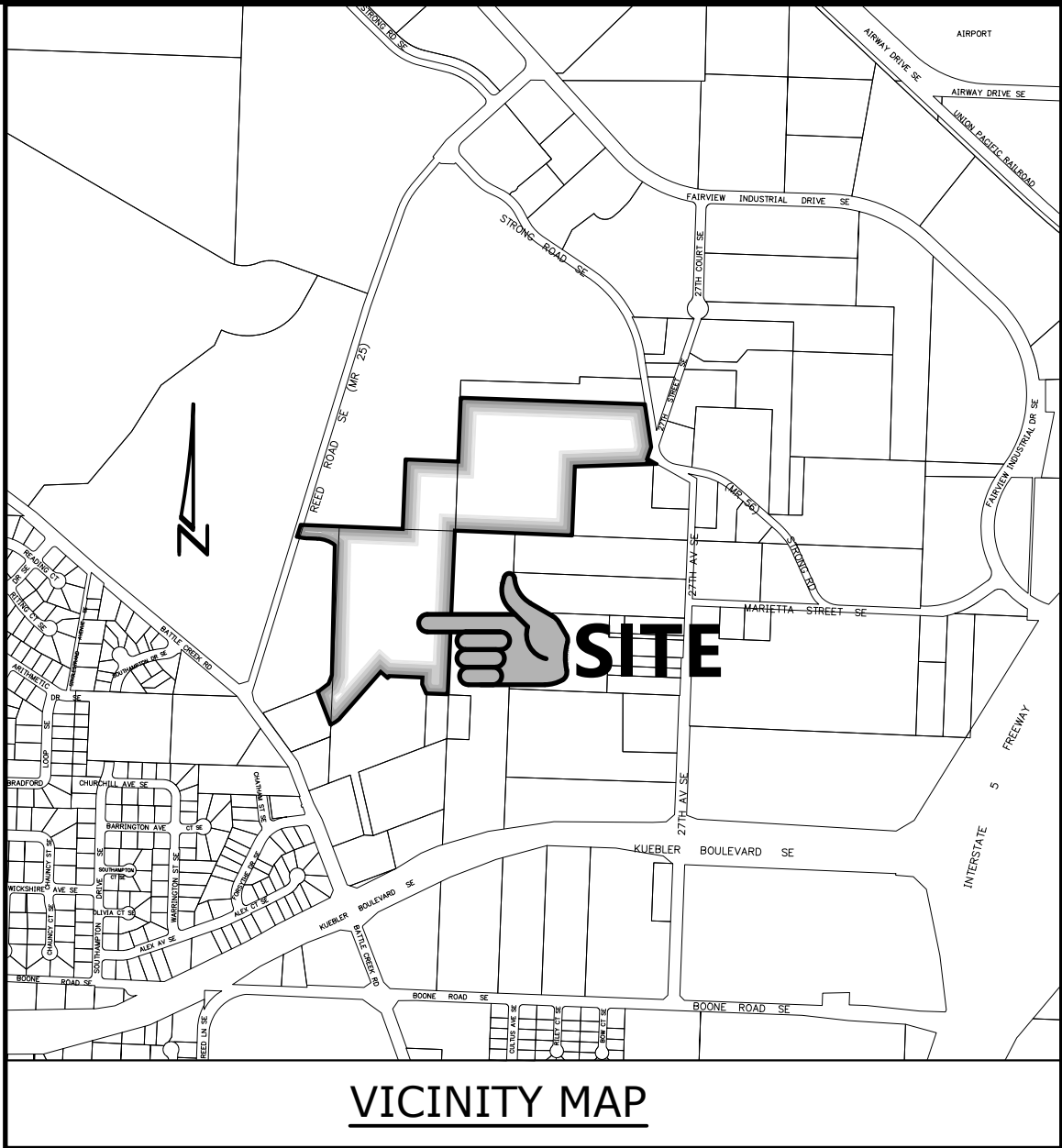
COBURN GRAND VIEW ESTATES

T. 8 S., R. 3 W., Willamette Meridian
Sec. 11D Tax Lots 100, 200, 400 & 601 - Sec. 12B Tax Lot 1600
City Of Salem, Marion County, Oregon

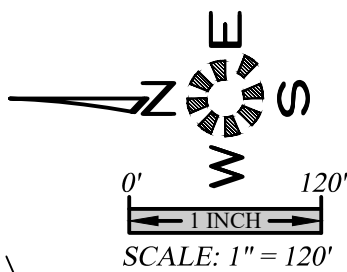
Owner / Developer:

WESTWOOD HOMES LLC

12700 NW CORNELL RD.
PORTLAND, OREGON 97229



T.B.M. 100.00
THIS IS THE DESCRIPTION & LOCATION OF THE T.B.M. ELEVATION MARKER.
THIS IS THE DESCRIPTION & LOCATION OF THE NEAREST B.M. ELEVATION MARKER WITH THE ELEVATION OF THAT B.M.



TOTAL PARCEL SIZE: 32.545 Ac.
DEVELOPABLE AREA — 170
DENSITY — 4.51 UNITS/Ac.
LARGEST LOT — 13,195 S.F.
SMALLEST LOT — 5,500 S.F.
AVERAGE — 6,753 S.F.

SECTION A:
DEVELOPABLE AREA — 13.492 Ac.
NUMBER OF UNITS — 76
DENSITY — 5.63 UNITS/Ac.
LARGEST LOT — 10,658 S.F.
SMALLEST LOT — 1,982 S.F.
AVERAGE — 5,038 S.F.

SECTION B:
DEVELOPABLE AREA — 6.068 Ac.
NUMBER OF UNITS — 24
DENSITY — 3.96 UNITS/Ac.
LARGEST LOT — 17,940 S.F.
SMALLEST LOT — 4,951 S.F.
AVERAGE — 8,559 S.F.

SECTION C:
DEVELOPABLE AREA — 6.828 Ac.
NUMBER OF UNITS — 34
DENSITY — 4.98 UNITS/Ac.
LARGEST LOT — 10,658 S.F.
SMALLEST LOT — 4,484 S.F.
AVERAGE — 5,499 S.F.

SECTION D:
DEVELOPABLE AREA — 6.155 Ac.
NUMBER OF UNITS — 36
DENSITY — 5.85 UNITS/Ac.
LARGEST LOT — 8,353 S.F.
SMALLEST LOT — 4,001 S.F.
AVERAGE — 5,492 S.F.

ABBREVIATIONS

A.C.	ASPHALTIC CONCRETE	L.P.	LIGHT POLE
ACMP	ALUMINIZED CMP	M	METER, MAIN
ASSY.	ASSEMBLY	M.H.	MANHOLE
B.O.	BLOW OFF	MTL	METAL
B.F.V.	BUTTERFLY VALVE	O.H.	OVERHEAD
C & G	CURB & GUTTER	PC	POINT OF CURVE
CATV	CABLE TELEVISION	PCC	POINT OF CONTINUING CURVE
C.B.	CATCH BASIN	PED.	PEDESTAL
C.B.C.O.	CATCH BASIN CLEANOUT	PRC	POINT OF REVERSE CURVE
C.B.I.	CATCH BASIN INLET	PROP.	PROPOSED
C.L.	CENTERLINE	PT	POINT OF TANGENCY
CMP	CORRUGATED METAL PIPE	PUB.	PUBLIC
C.O.	CLEANOUT	PUE	PUBLIC UTILITY EASMT.
CONC.	CONCRETE	PVC	POLYVINYL CHLORIDE
CONST.	CONSTRUCT	PVT.	PRIVATE
D.I.	DUCTILE IRON	P.P.	POWER POLE
DIA.	DIAMETER	P.L.	PROPERTY LINE
DWG.	DRAWING	R	RADIUS
EASMT.	EASEMENT	R-	RIM
E.G.	EXIST. GRADE / GROUND	RD	ROOF DRAIN
EOP, E.P.	EDGE OF PAVEMENT	R.O.W.	RIGHT-OF-WAY
ELEC.	ELECTRIC	SAN.S. or S.S.	SANITARY SEWER
ELEV. or EL.	ELEVATION	S	SLOPE
EX. or EXIST.	EXISTING	STA.	STATION
FT.	FEET	STD.	STANDARD
F.F.	FINISH FLOOR	STL.	STEEL
F.G.	FINISH GRADE	STM.DRN. or S.D.	STORM DRAIN
F.H.	FIRE HYDRANT	SVC.	SERVICE
F.M.	FORCE MAIN	SW	SEWAGE
GUT. or GTR.	GUTTER	T.C.	TOP OF CURB
G.V.	GATE VALVE	TEL.	TELEPHONE
IMP.	IMPROVEMENT	TYP.	TYPICAL
INST.	INSERT	U.G.	UNDERGROUND
INV. or I-	INVERT	VLT.	VAULT
L	LENGTH, LINE	W.M.	WATER MAIN

SYMBOLS

EXIST. PROP.	EXIST. PROP.
○ ● BLOW OFF ASSY.	○ ● MANHOLE SAN. SEWER
■ CATCH BASIN	○ ● MANHOLE STORM DRAIN
■ CATCH BASIN CLEANOUT	○ ● 2' DIA. C.O. / M.H.
■ CATCH BASIN INLET	○ ● MANHOLE TELEPHONE
△ CATV PED. / BOX	○ ● MANHOLE WATER
○ CLEANOUT	○ ● REDUCER / INCREASER
■ ELEC. PED. / BOX	■ TEL. PED. / BOX
○ ● FIRE HYDRANT	■ TRAFFIC PED. / BOX
○ ● GAS LOCATION MARKER	○ ● UTILITY / POWER POLE
■ GAS VALVE	■ WATER METER
■ MAIL BOX	○ ● WATER VALVE
— CABLE TELEVISION	— SANITARY SEWER EXIST.
— CENTERLINE	— SANITARY SEWER PROP.
— DITCH C.L.	— STORM DRAIN EXIST.
— ELECTRICAL LINE	— STORM DRAIN PROP.
— GAS MAIN	— WATER MAIN EXIST.
— TELEPHONE LINE	— WATER MAIN PROP.

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P506	PUBLIC STREET IMPROVEMENTS — J AV.
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P508	PUBLIC STREET IMPROVEMENTS — L ST. 0+00 TO 12+00
P509	PUBLIC STREET IMPROVEMENTS — M ST. 0+00 TO 8+00
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PRELIMINARY PLAN
COVER SHEET

COBURN GRAND VIEW
ESTATES

NO CHANGES, MODIFICATIONS
OR REVISIONS 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: —



EXPIRES: 06-30-2021
JOB # 6234

P101