

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

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	SIDEWALK
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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P203	SITE PLAN — SOUTH
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P302	UTILITY PLAN — CENTRAL
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P404	TREE CONSERVATION PLAN — R.O.W. NORTH
P405	TREE CONSERVATION PLAN — R.O.W. SOUTH
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P507	PUBLIC STREET IMPROVEMENTS — K ST. & E. ACCESS
P508	PUBLIC STREET IMPROVEMENTS — L ST. 0+00 TO 12+00
P509	PUBLIC STREET IMPROVEMENTS — M ST. 0+00 TO 8+00
P510	PUBLIC STREET IMPROVEMENTS — M ST. 8+00 TO 15+00
P511	PUBLIC STREET IMPROVEMENTS — N ST.
P512	PUBLIC STREET IMPROVEMENTS — O ST.
P513	PUBLIC STREET IMPROVEMENTS — P ST.
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P515	TYPICAL STREET SECTIONS
P601	GRADING PLAN — NORTH
P602	GRADING PLAN — CENTRAL
P603	GRADING PLAN — SOUTH

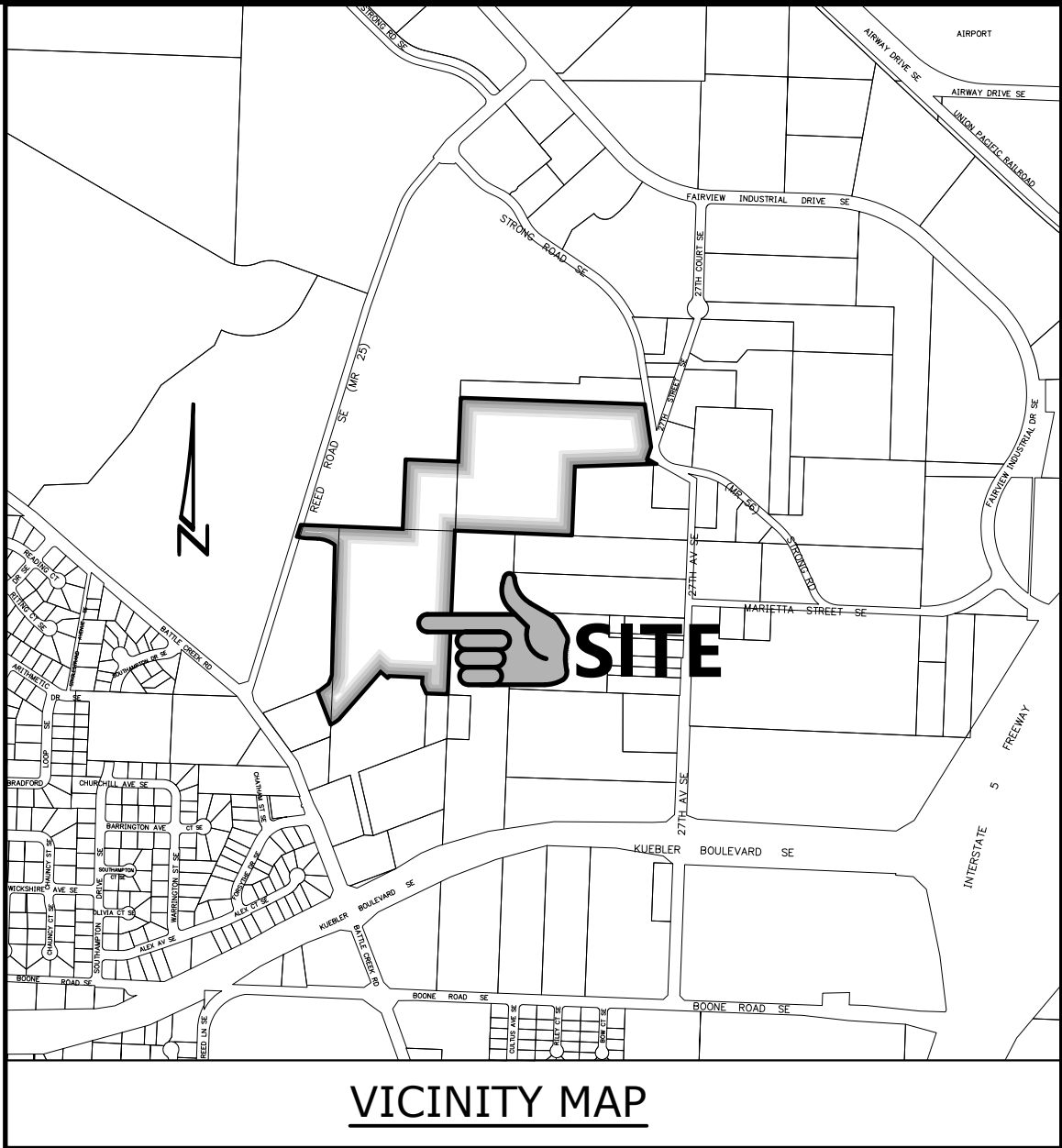
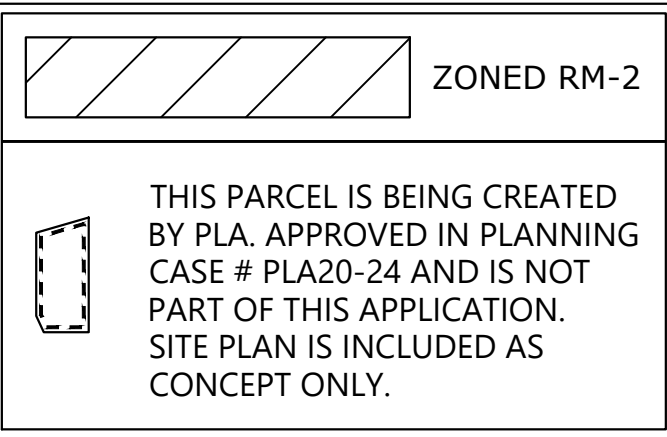
COBURN GRAND VIEW ESTATES

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Sec. 11D Tax Lots 100, 200, 400 & 601 - Sec. 12B Tax Lot 1600
City Of Salem, Marion County, Oregon

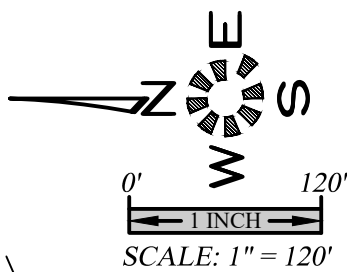
Owner / Developer:

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.

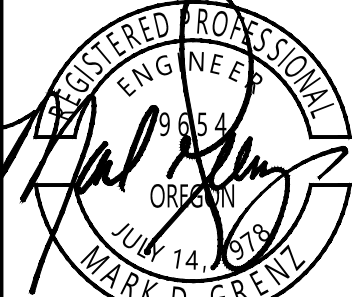


PRELIMINARY PLAN
COVER SHEET

COBURN GRAND VIEW
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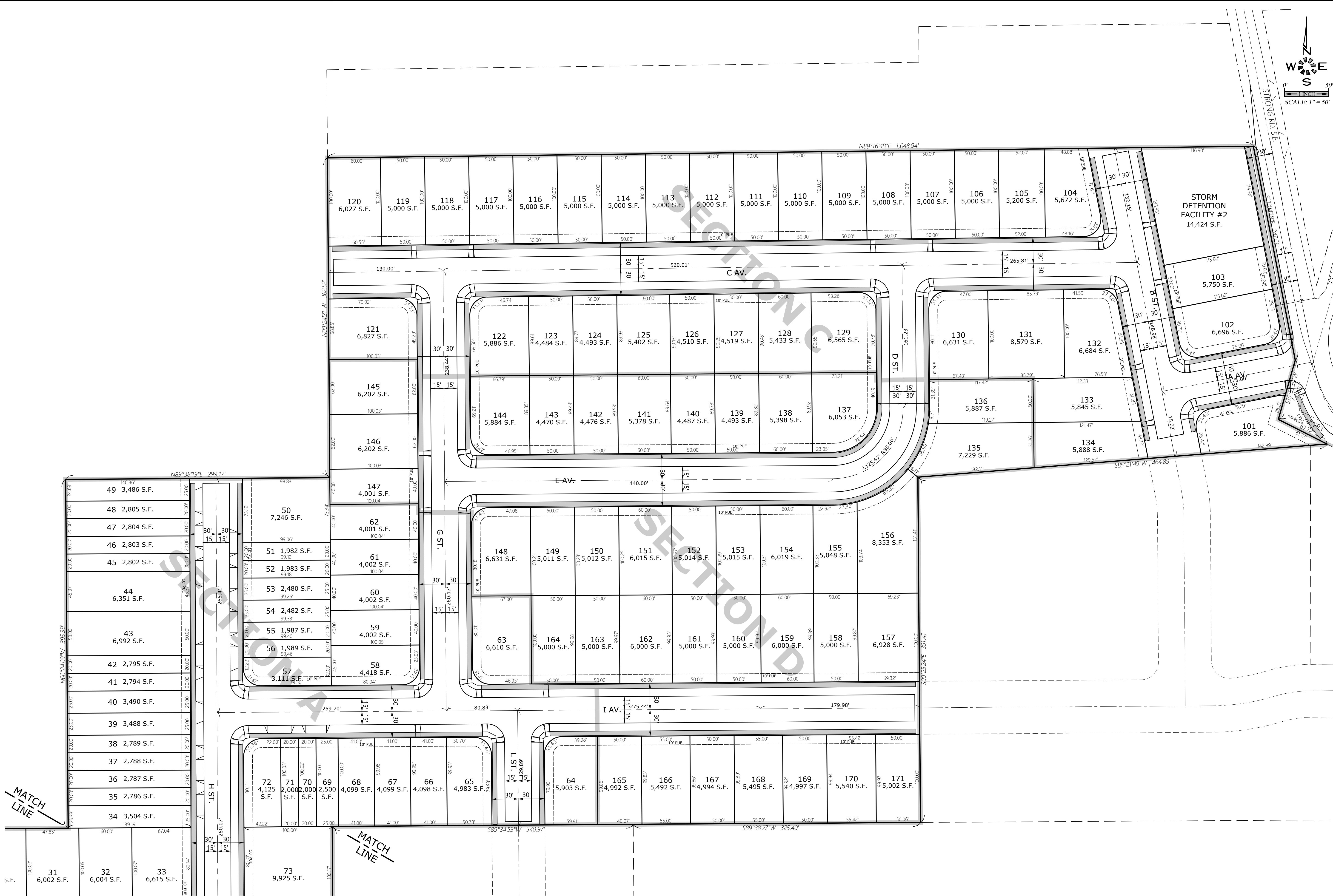
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JOB # 6234

P101

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SITE PLAN
- NORTH -

COBURN GRAND VIEW
ESTATES

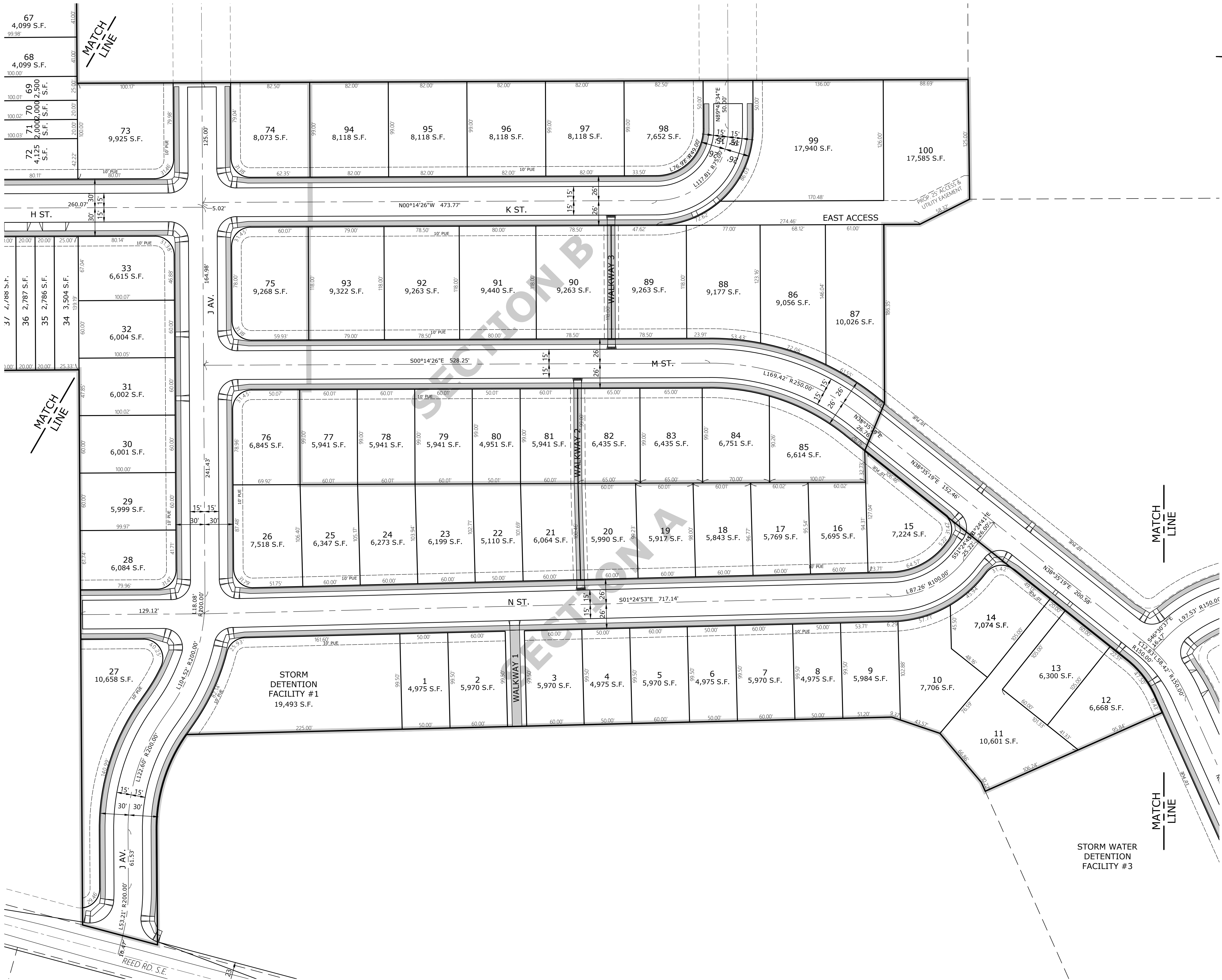
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P201

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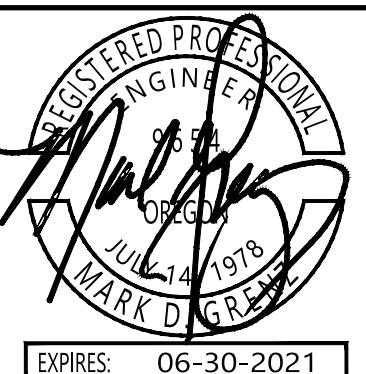
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**SITE PLAN
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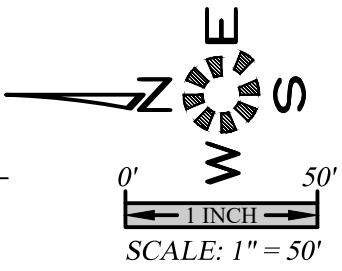
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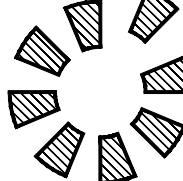
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SITE PLAN
- SOUTH -

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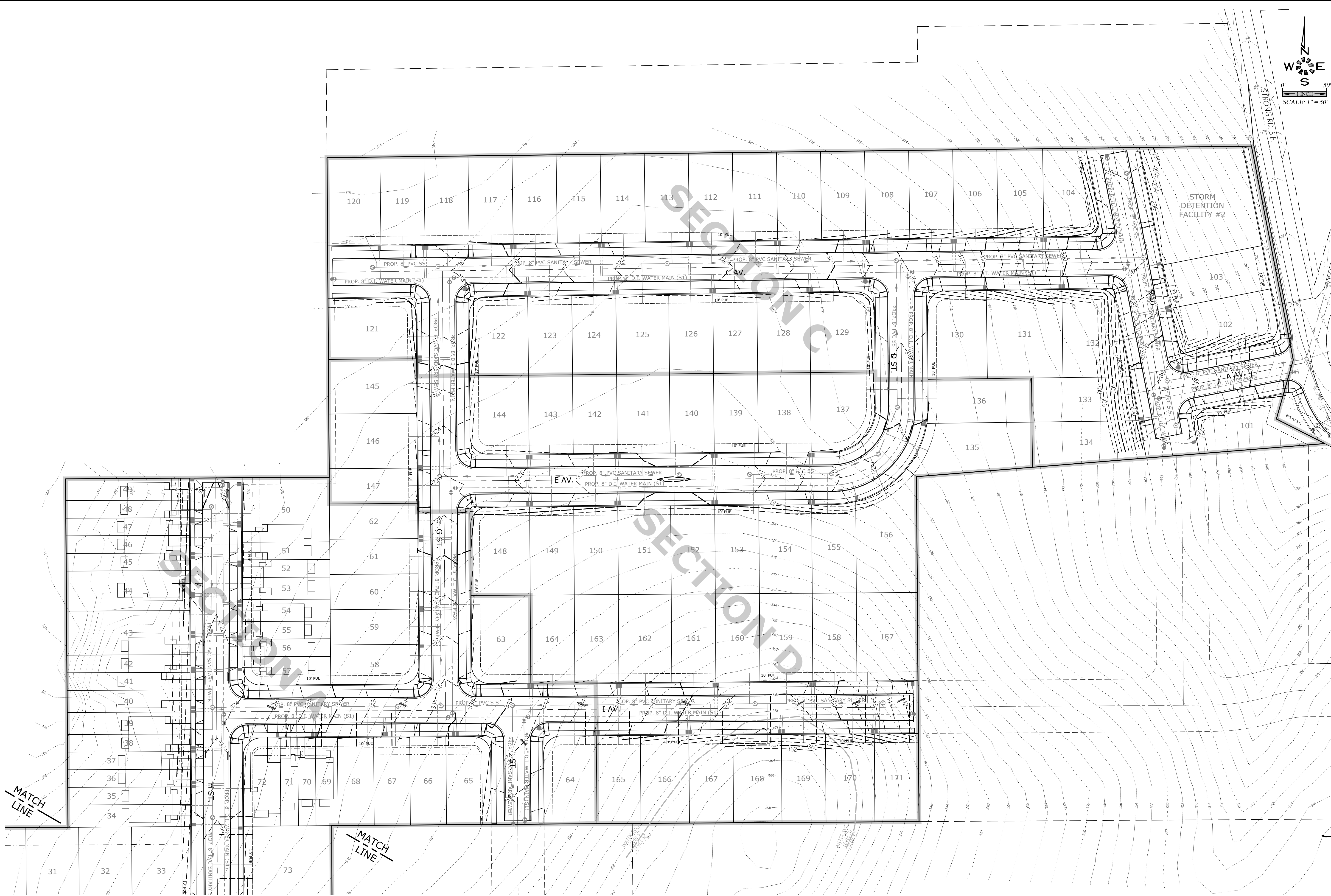


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**UTILITY PLAN
- NORTH -**

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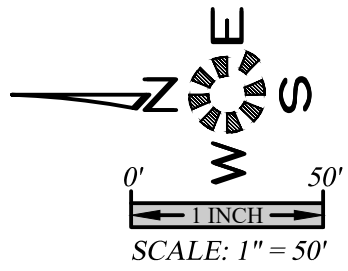
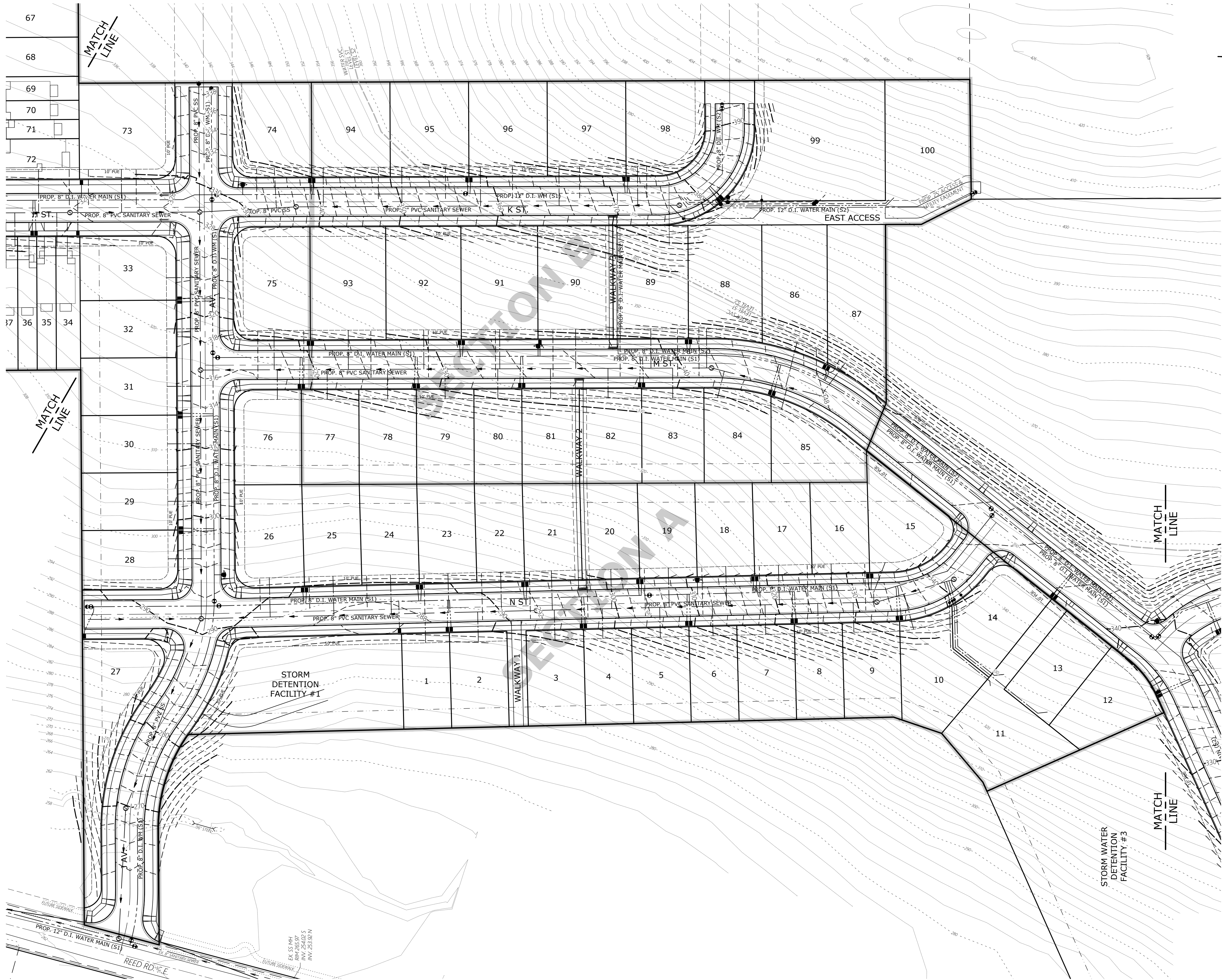
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P301

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UTILITY PLAN - CENTRAL -

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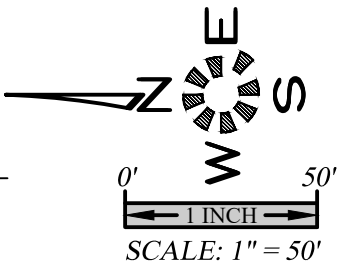


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P302

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APARTMENT
SITE



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UTILITY PLAN
- SOUTH -

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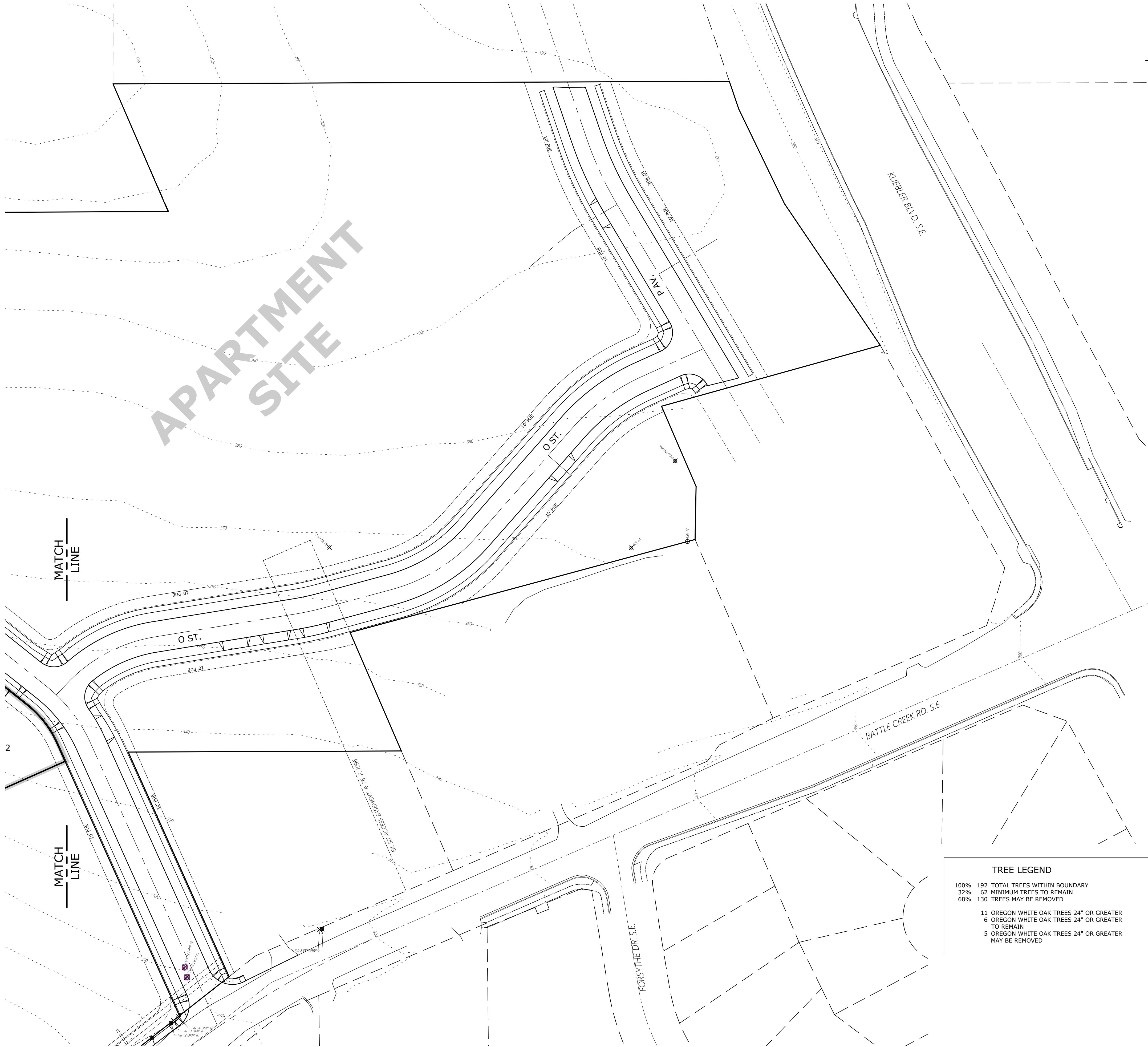
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100% 32% 68%

192 62 130

TOTAL TREES WITHIN BOUNDARY
MINIMUM TREES TO REMAIN
TREES MAY BE REMOVED

11 6 5

OREGON WHITE OAK TREES 24" OR GREATER
OREGON WHITE OAK TREES 24" OR GREATER
TO REMAIN
OREGON WHITE OAK TREES 24" OR GREATER
MAY BE REMOVED

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TREE CONSERVATION
PLAN - SOUTH -

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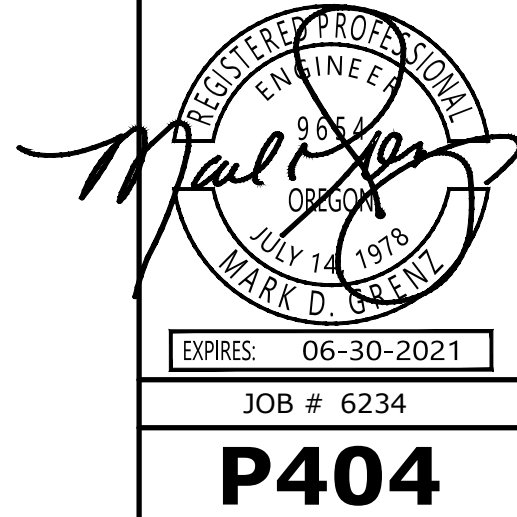
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MARK D. GILMAN

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P403



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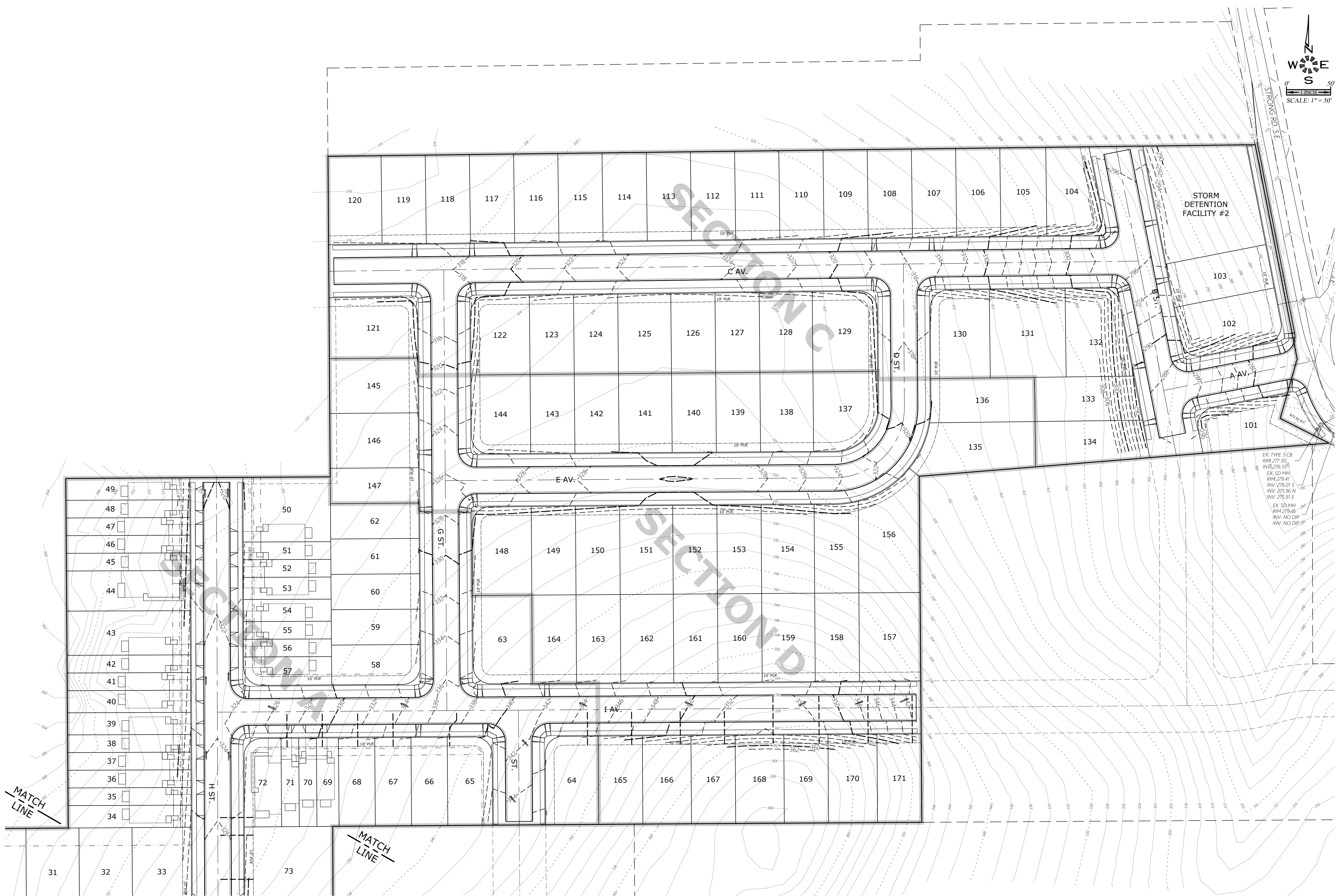
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**STREET TREE REMOVAL
PLAN - NORTH -**



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GRADING PLAN
- NORTH -

COBURN GRAND VIEW
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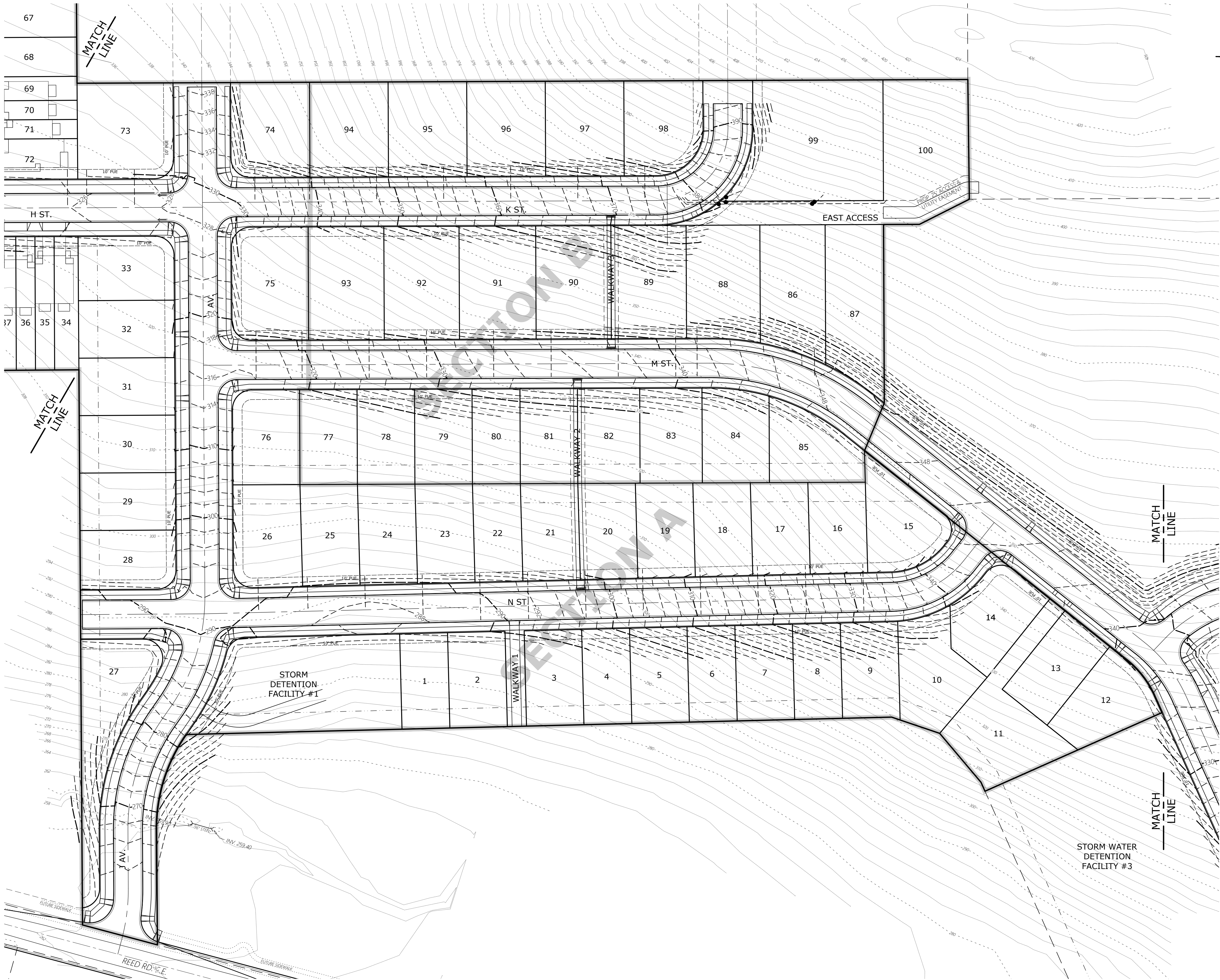
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P601

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**GRADING PLAN
- CENTRAL -**

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OR 0604
JULY 14, 1978
MARK D. SCANLON

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P602

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GRADING PLAN
- SOUTH -

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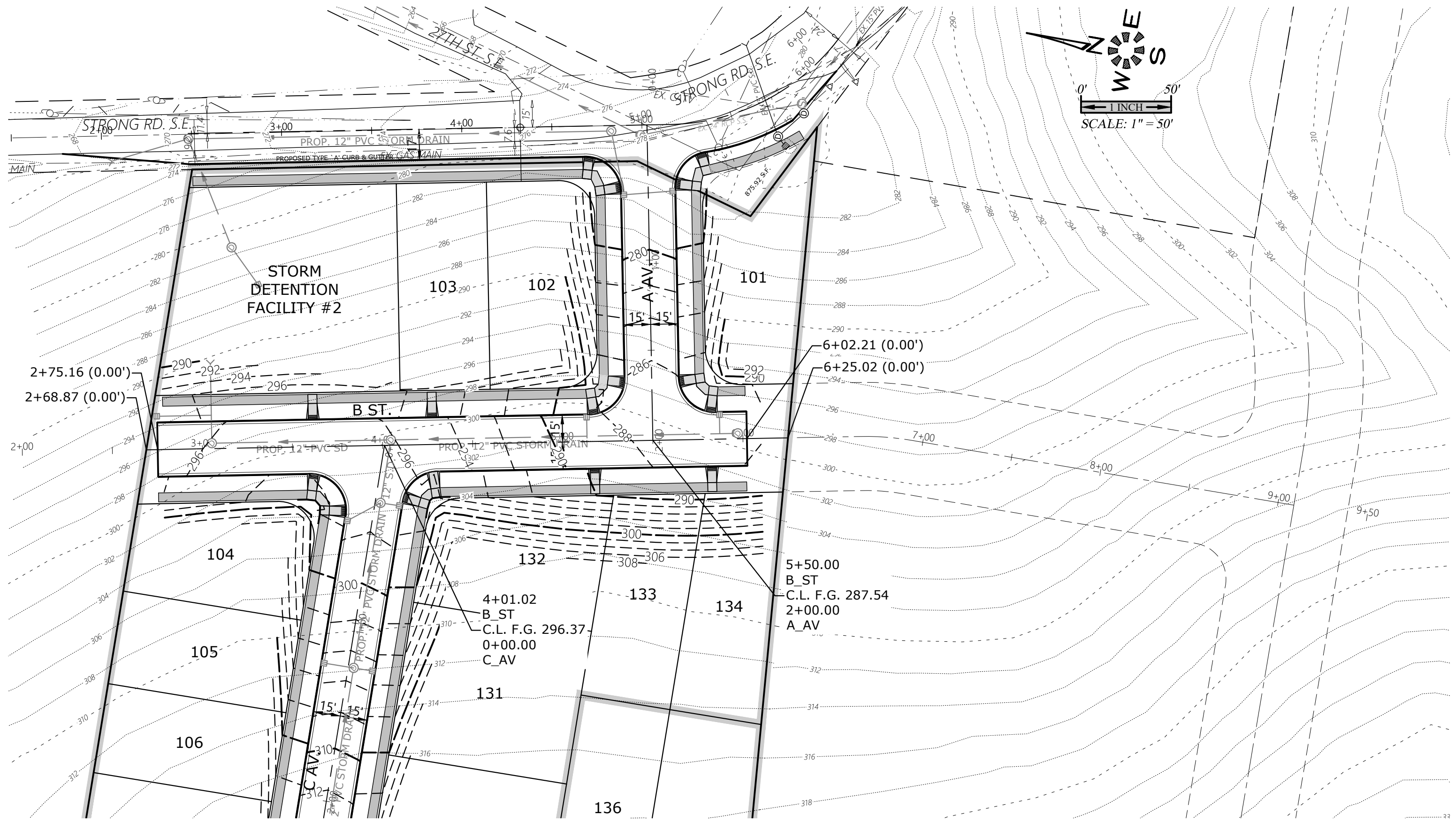
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ENGINEER
65
OREGON
JULY 14, 1978
MARK D. GREGG

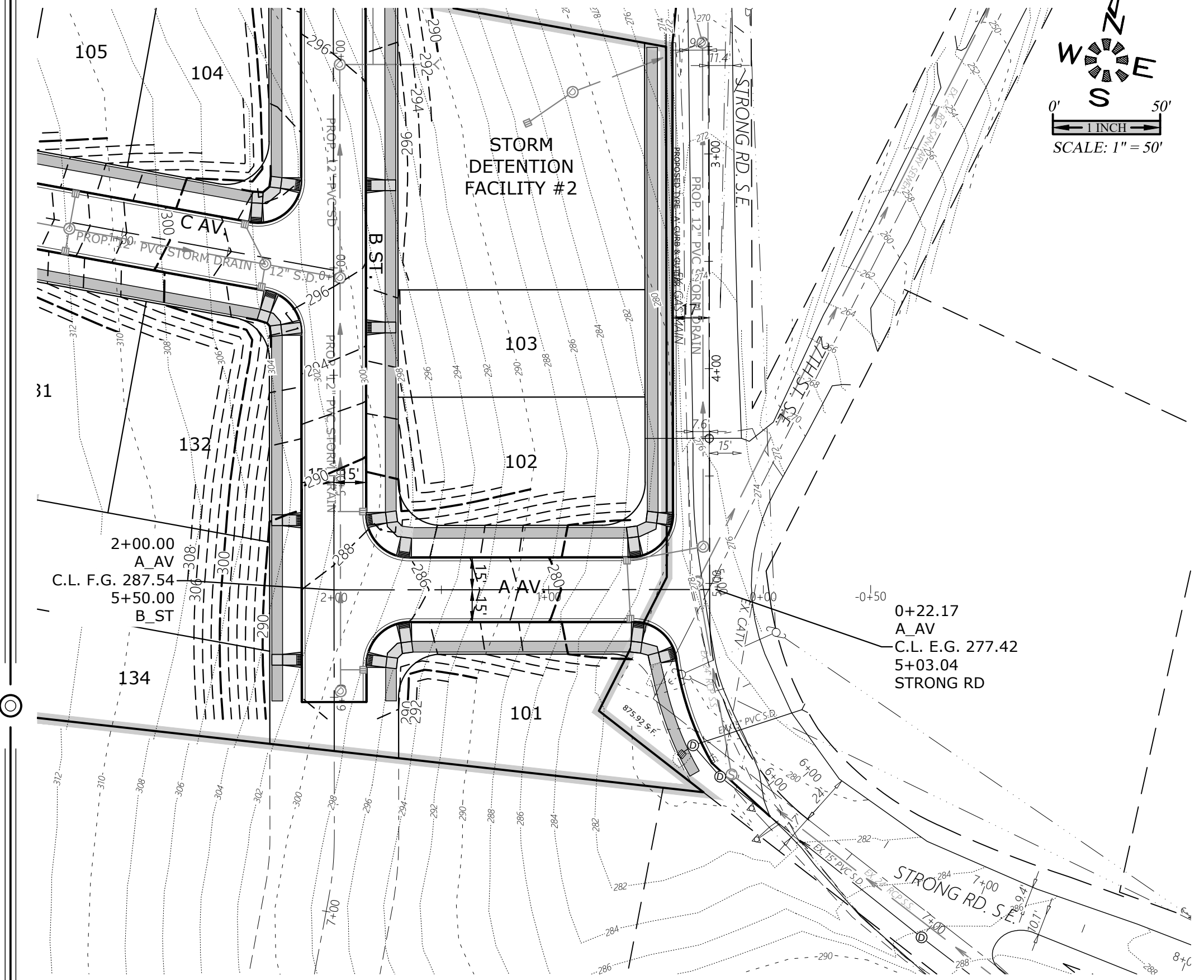
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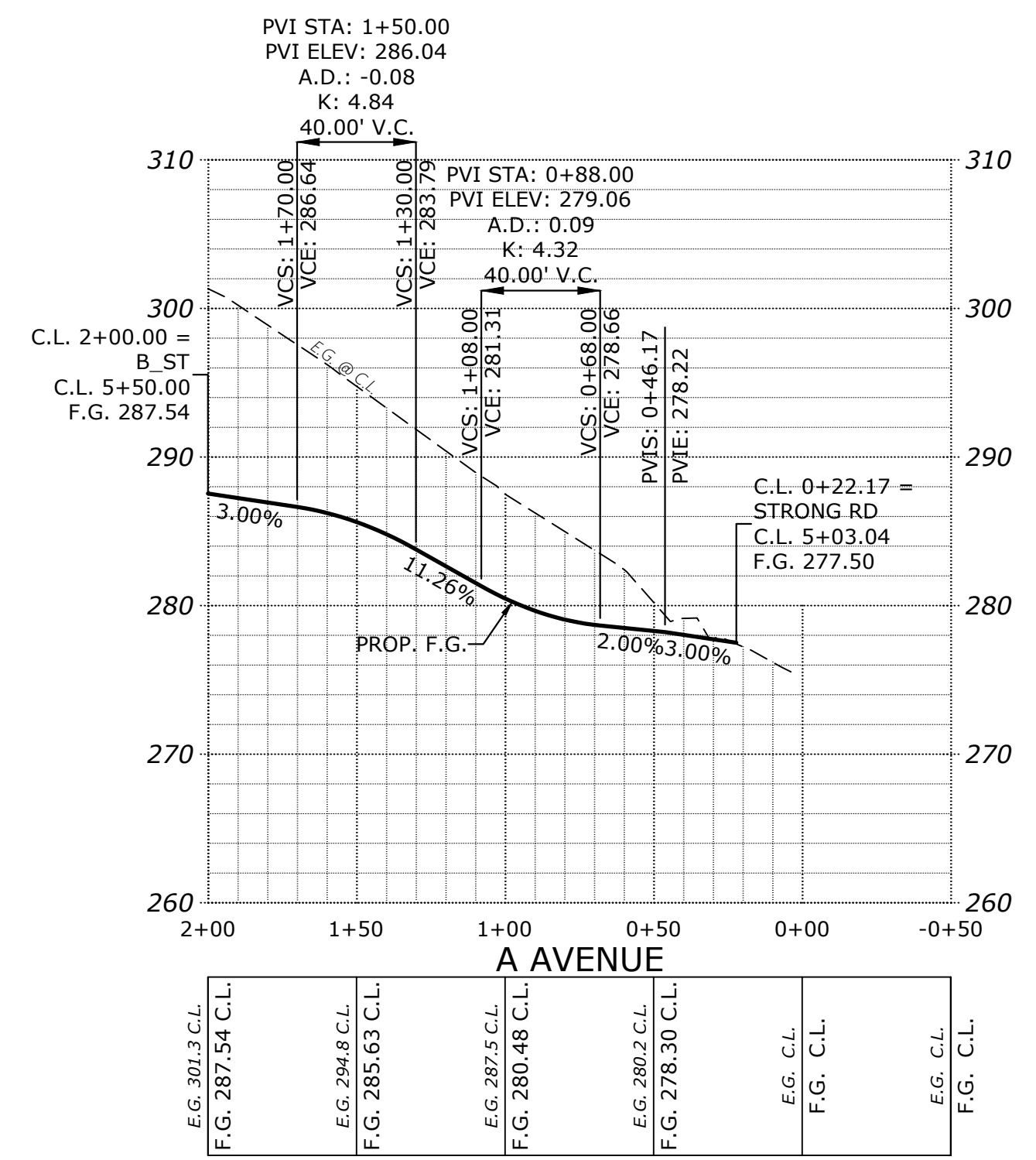
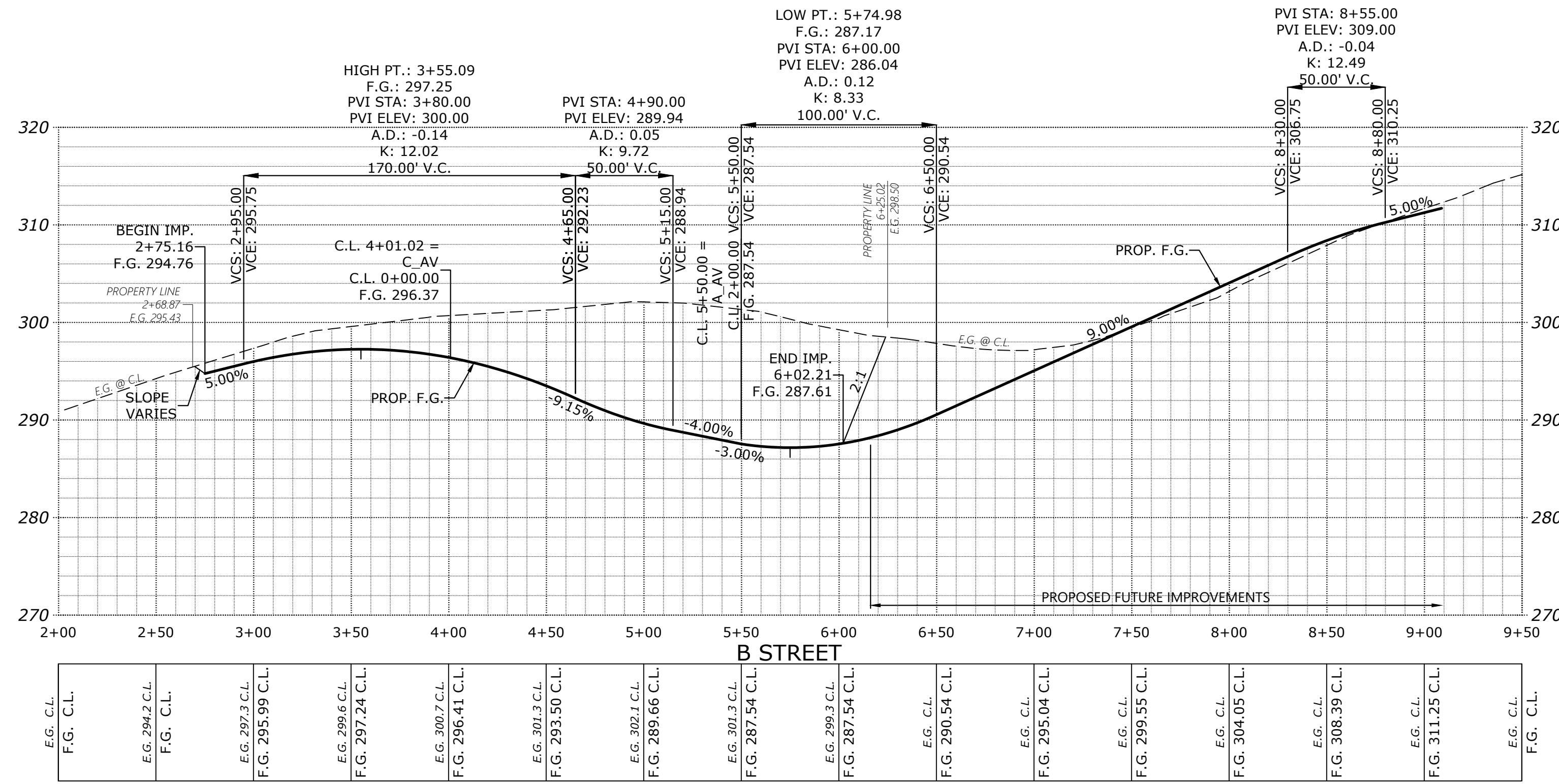
P603



SEE SHEET P502 FOR
C AVENUE DESIGN



SEE SHEET P517 FOR
TYPICAL STREET SECTIONS



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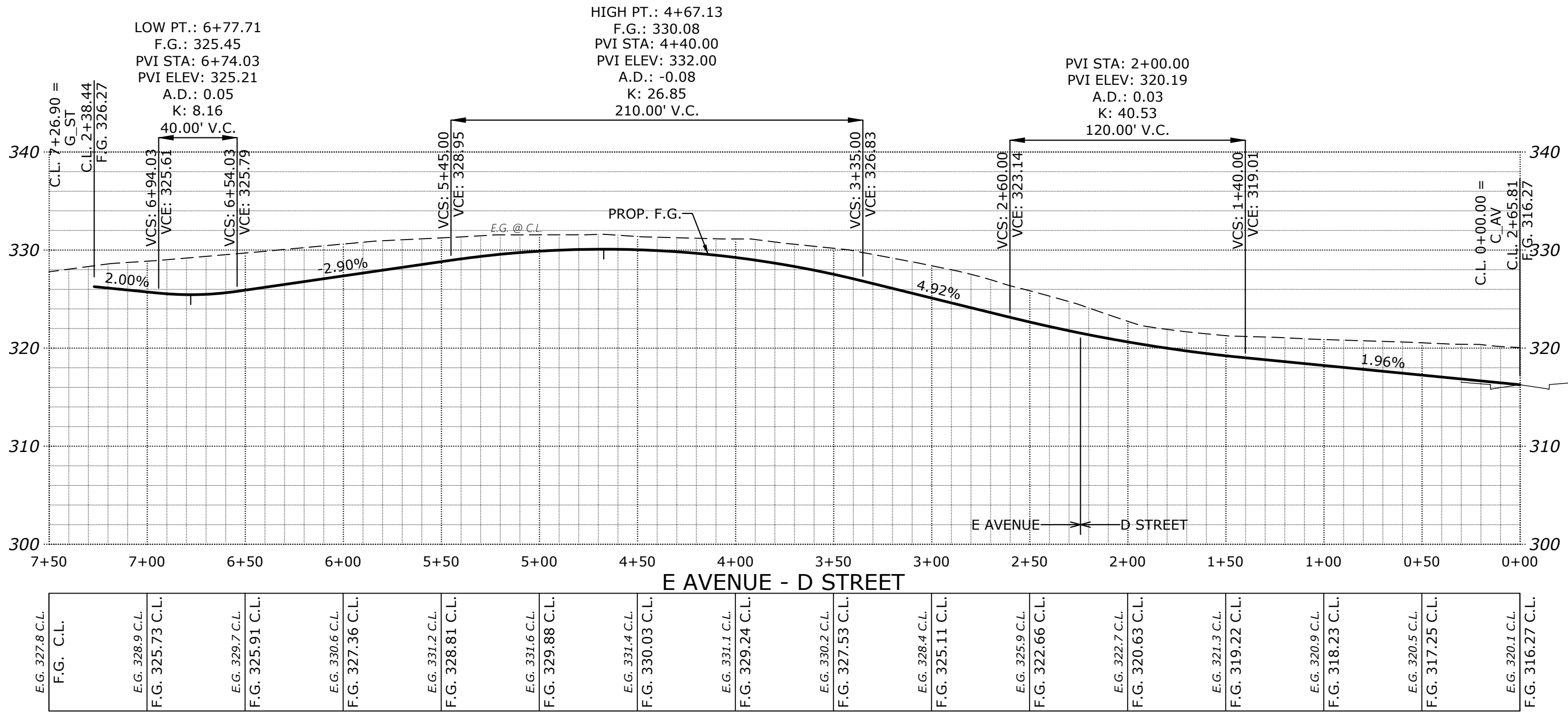
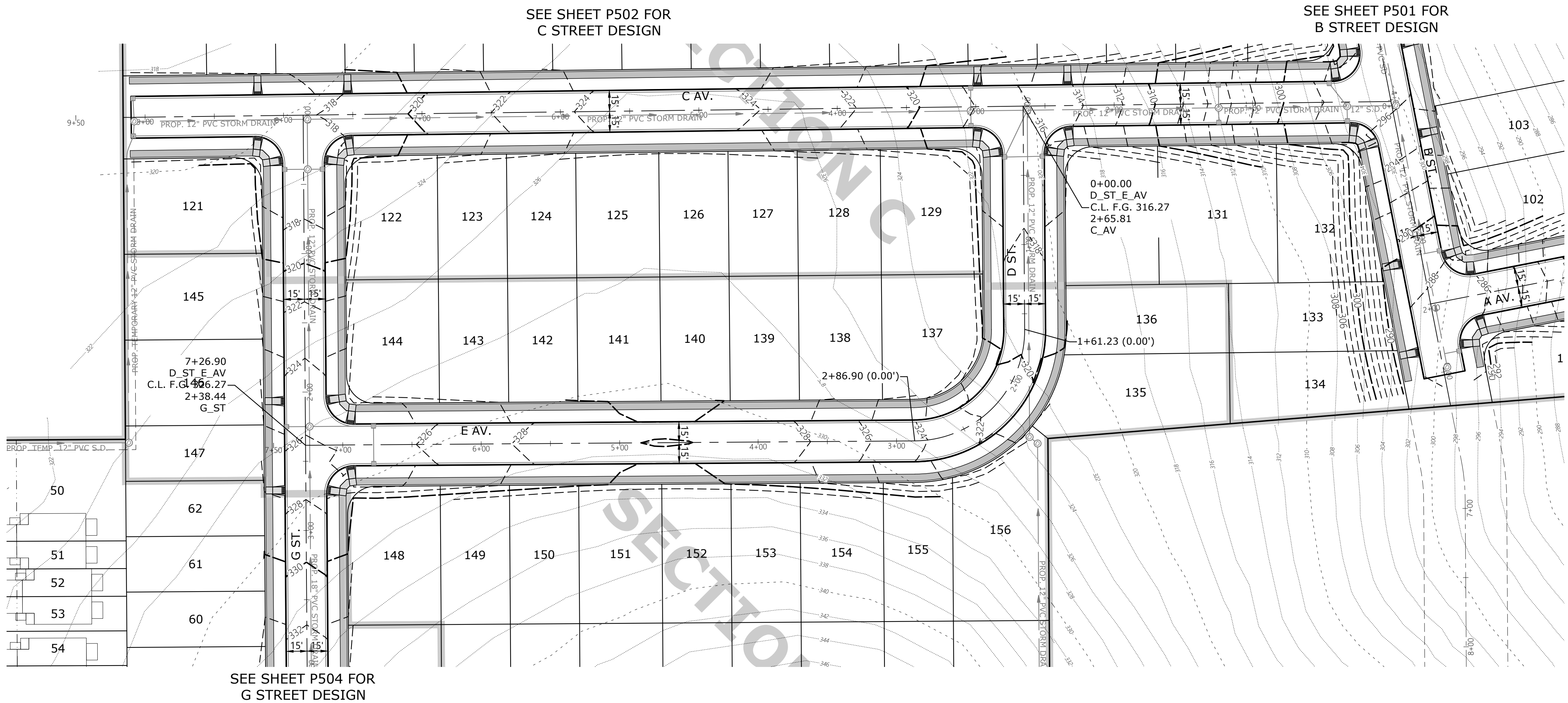
MARK COBURN

JULY 1978

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P501



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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
OREGON
JULY 14, 1978
MARK D. GENEV

EXPIRES: 06-30-2021

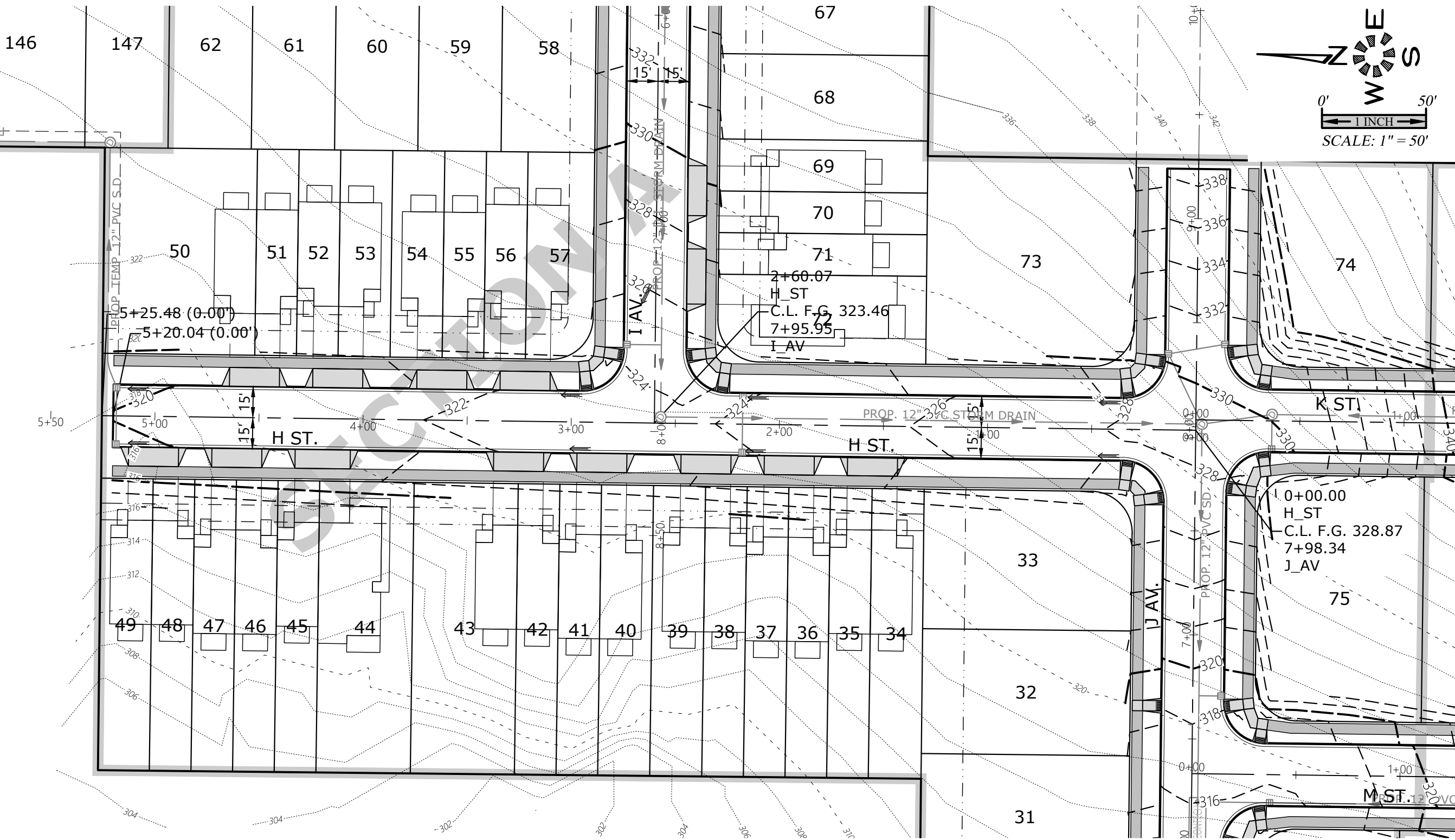
JOB # 6234

SEE SHEET P502 FOR
C STREET DESIGN

SEE SHEET P503 FOR
E AVENUE & D STREET DESIGN

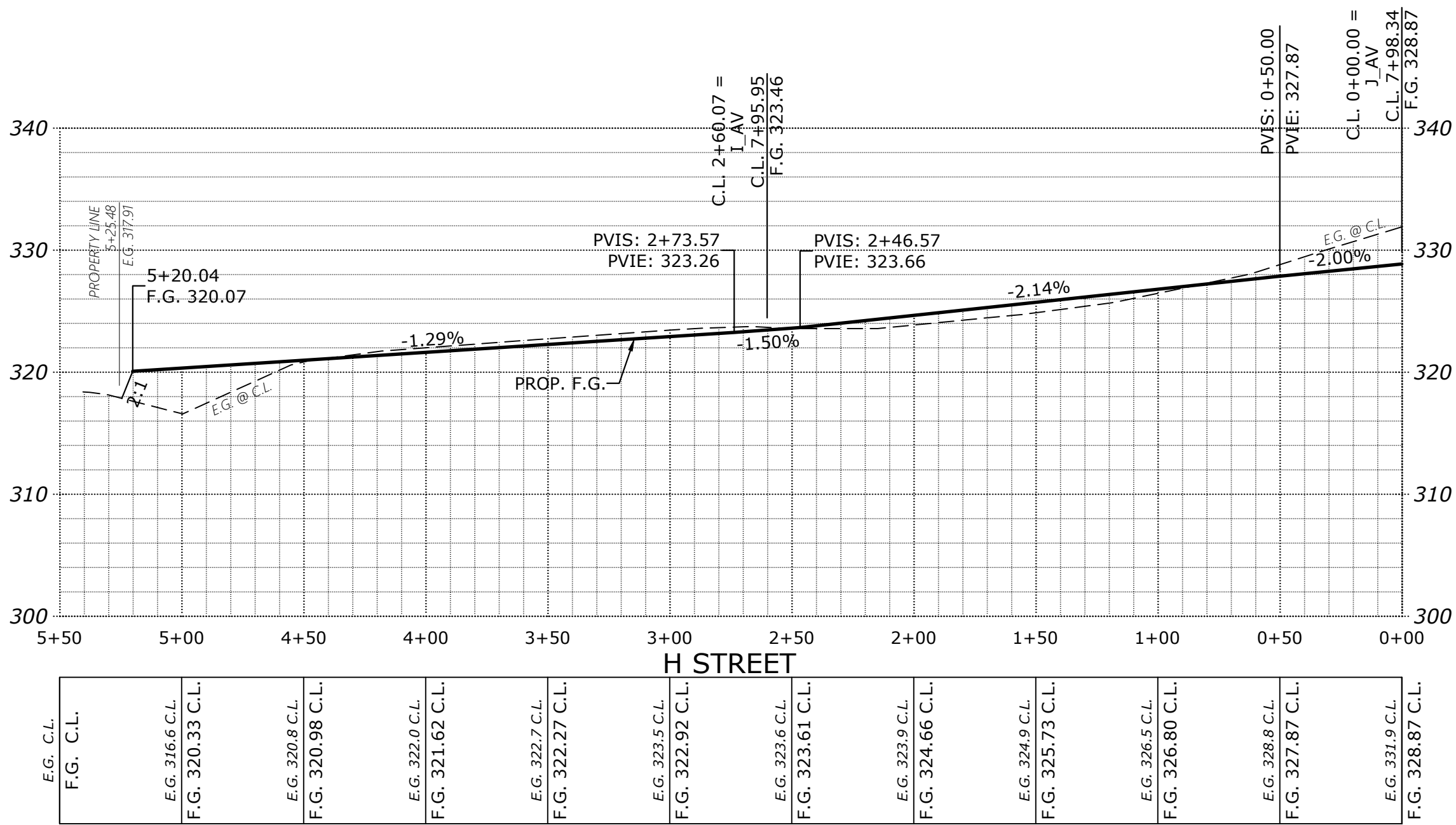
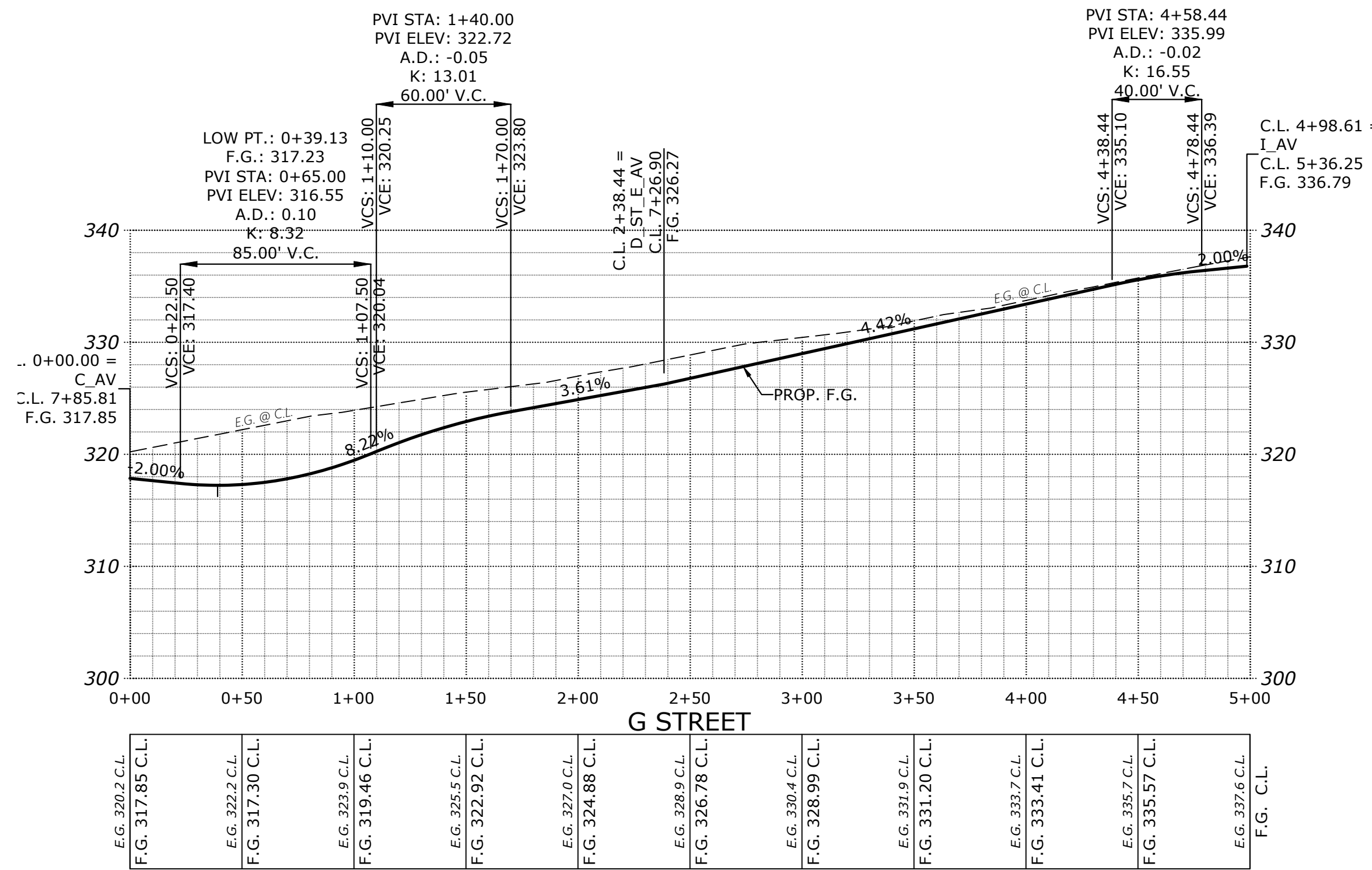


SEE SHEET P505 FOR
I STREET DESIGN



SEE SHEET P506 FOR
J STREET DESIGN

SEE SHEET P517 FOR
TYPICAL STREET SECTIONS

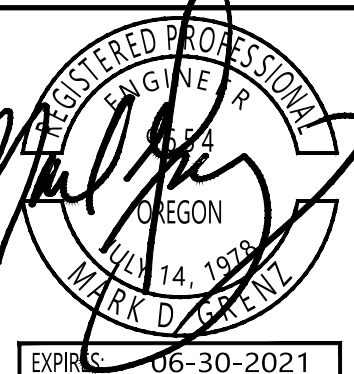


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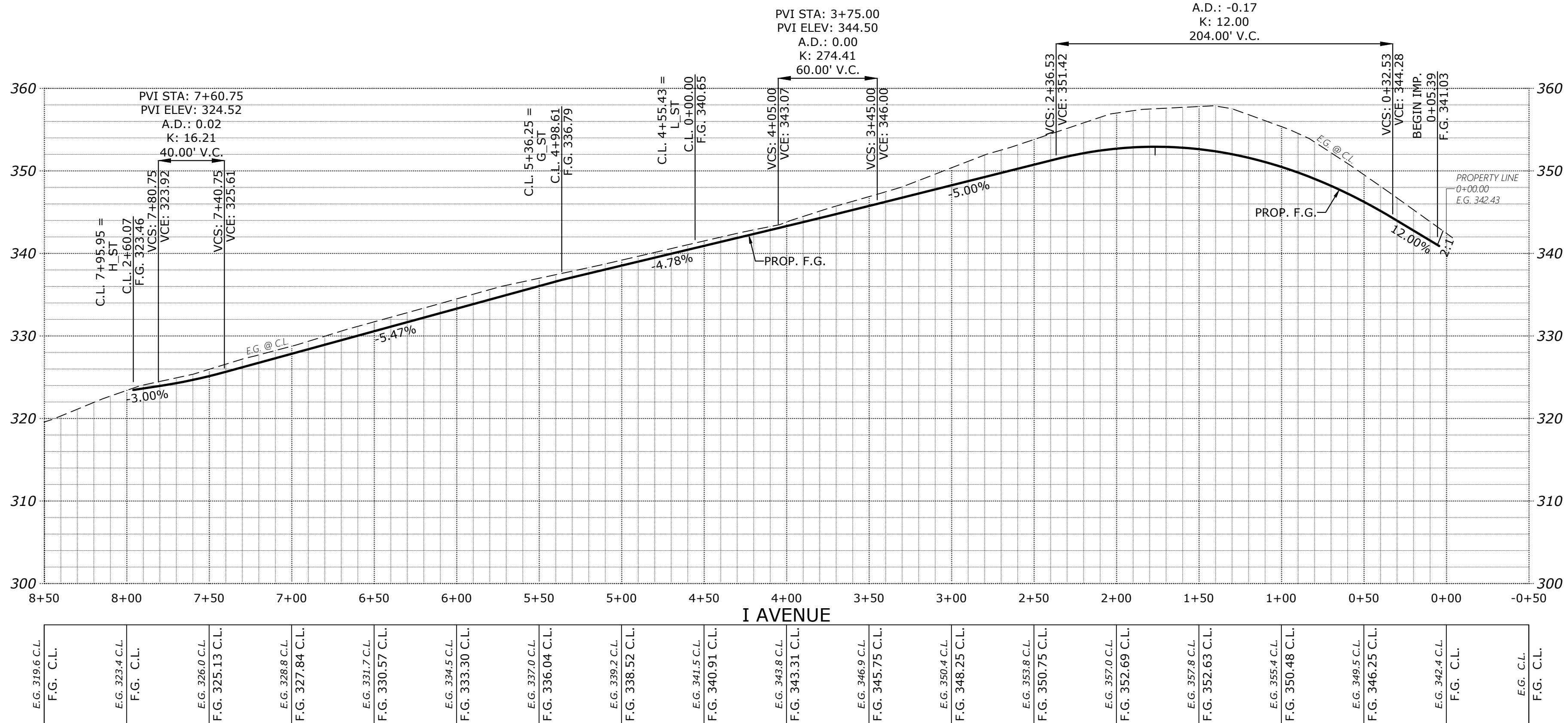
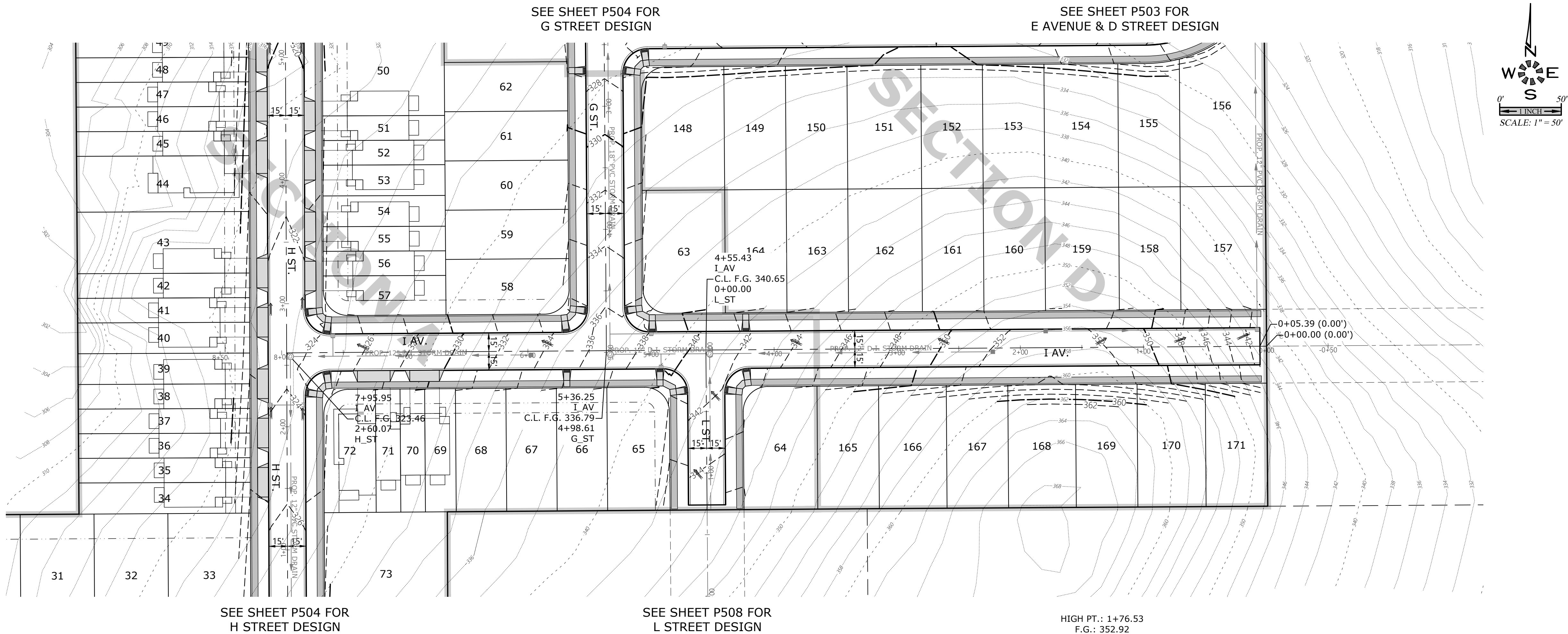
Design: M.D.G.
Drawn: P.H.S.
Checked: J.J.G.
Date: JUNE 2018
Scale: AS SHOWN
As-Built: ---



EXP. 06-30-2021
JOB # 6234

P504

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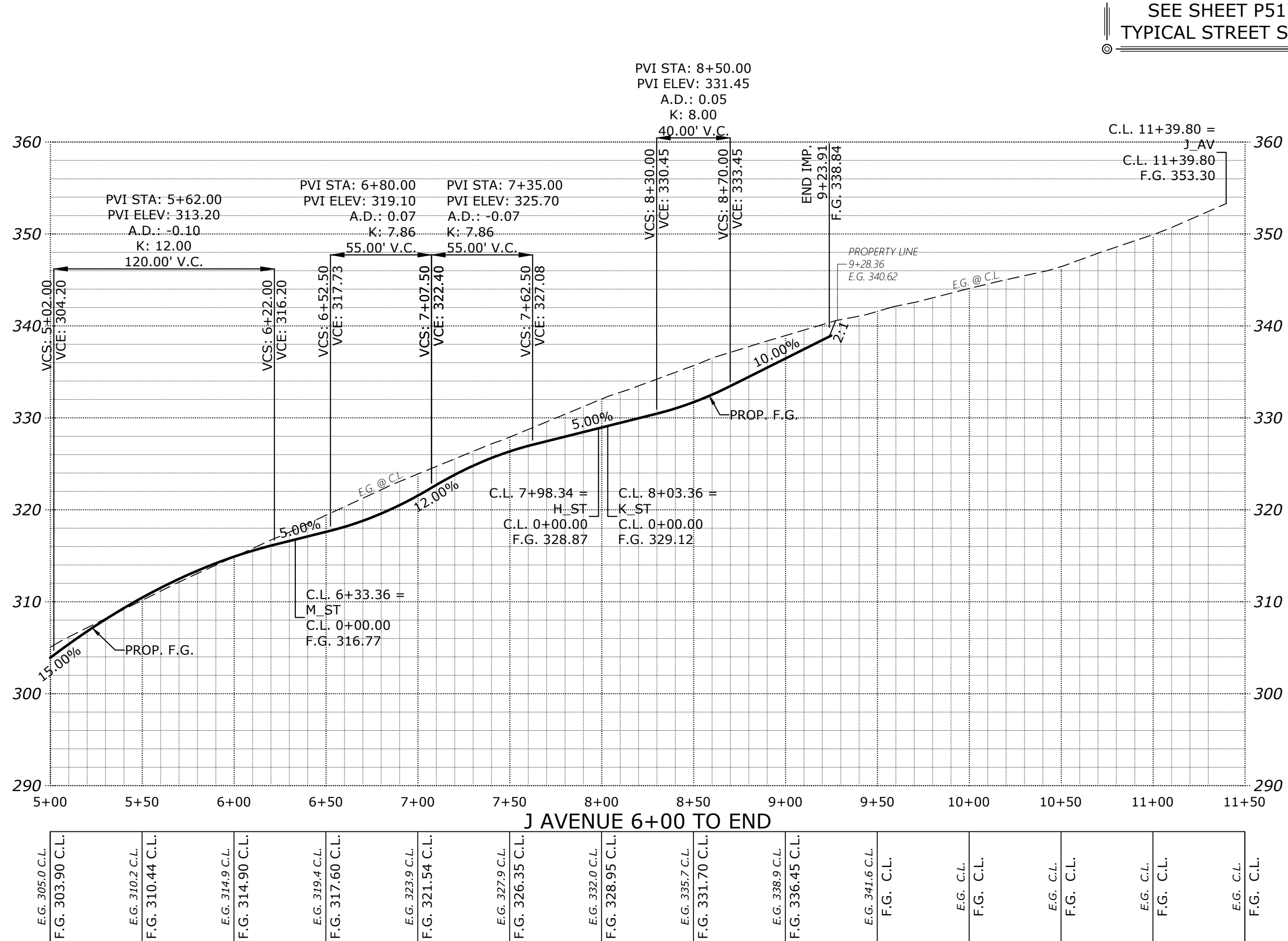
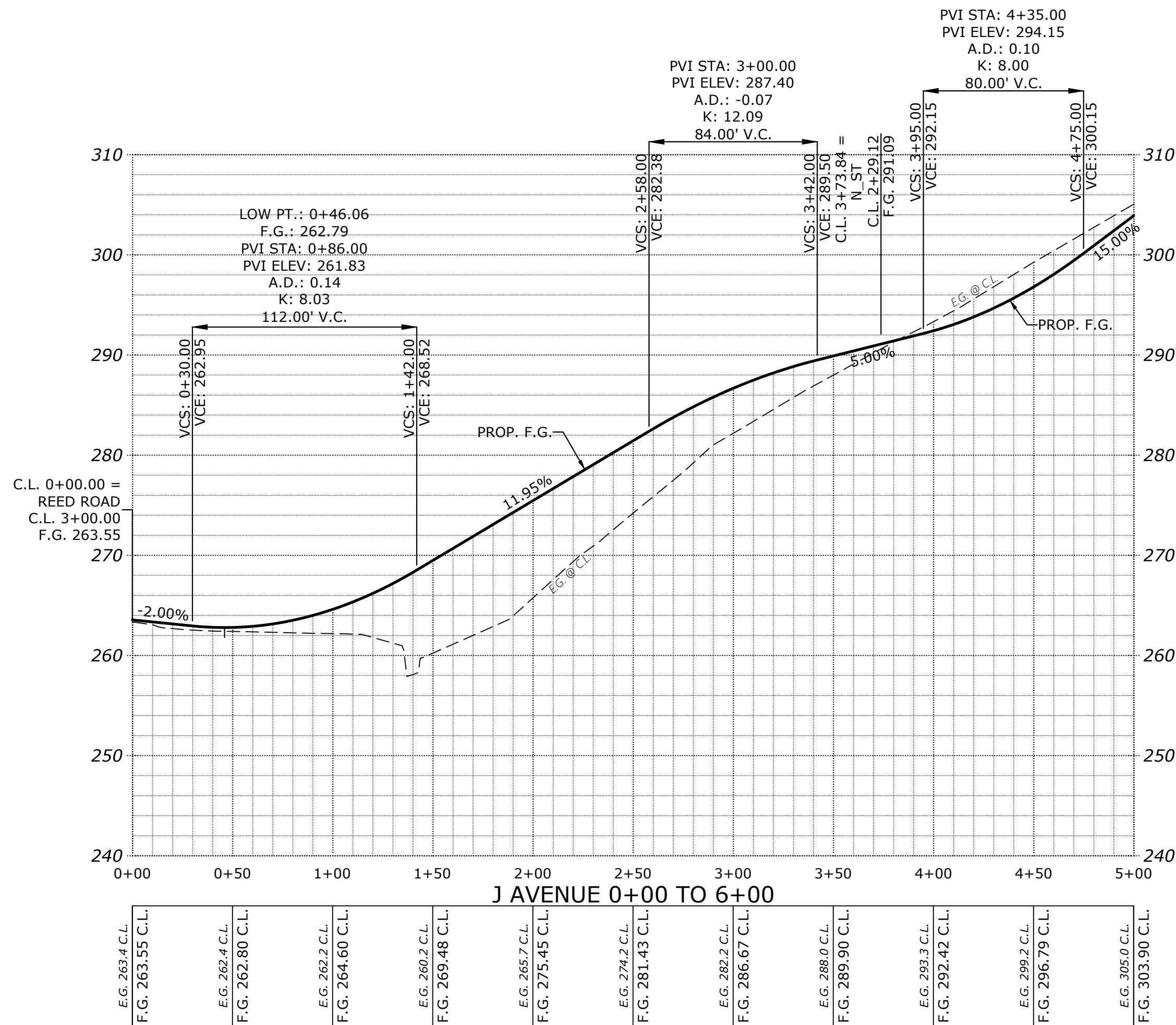
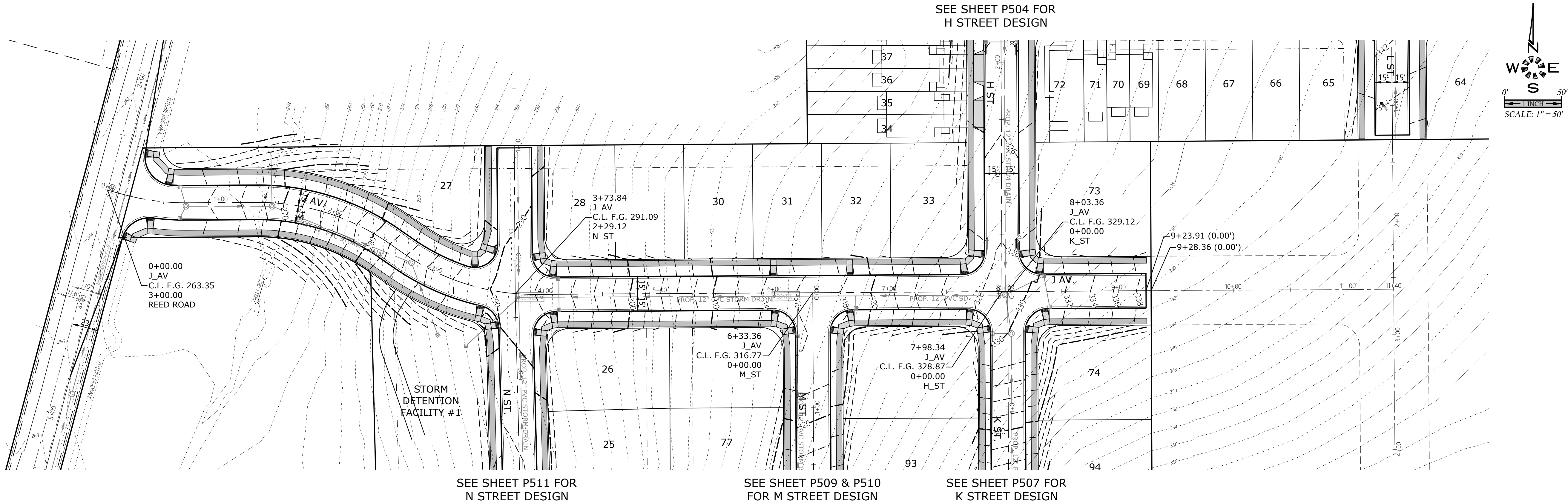
Design: M.D.G.
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Checked: J.J.G.
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REGISTERED PROFESSIONAL ENGINEER
MARK D. GRAND
NO. 141978
EXPIRES: 06-30-2021

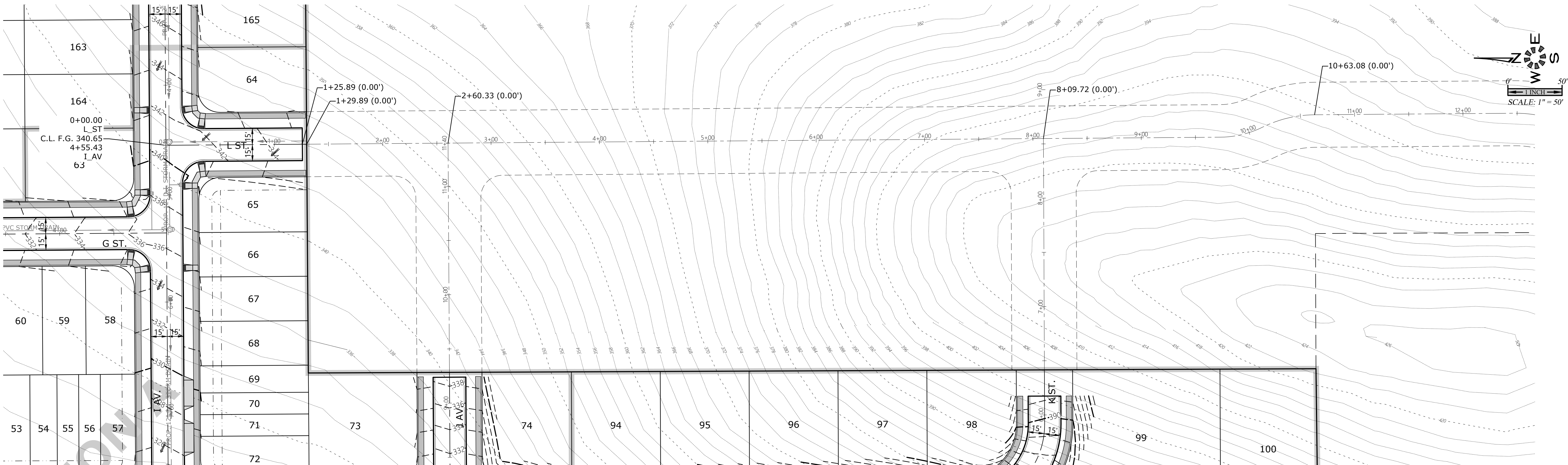
EXPIRES: 06-30-2021
JOB # 6234

P505

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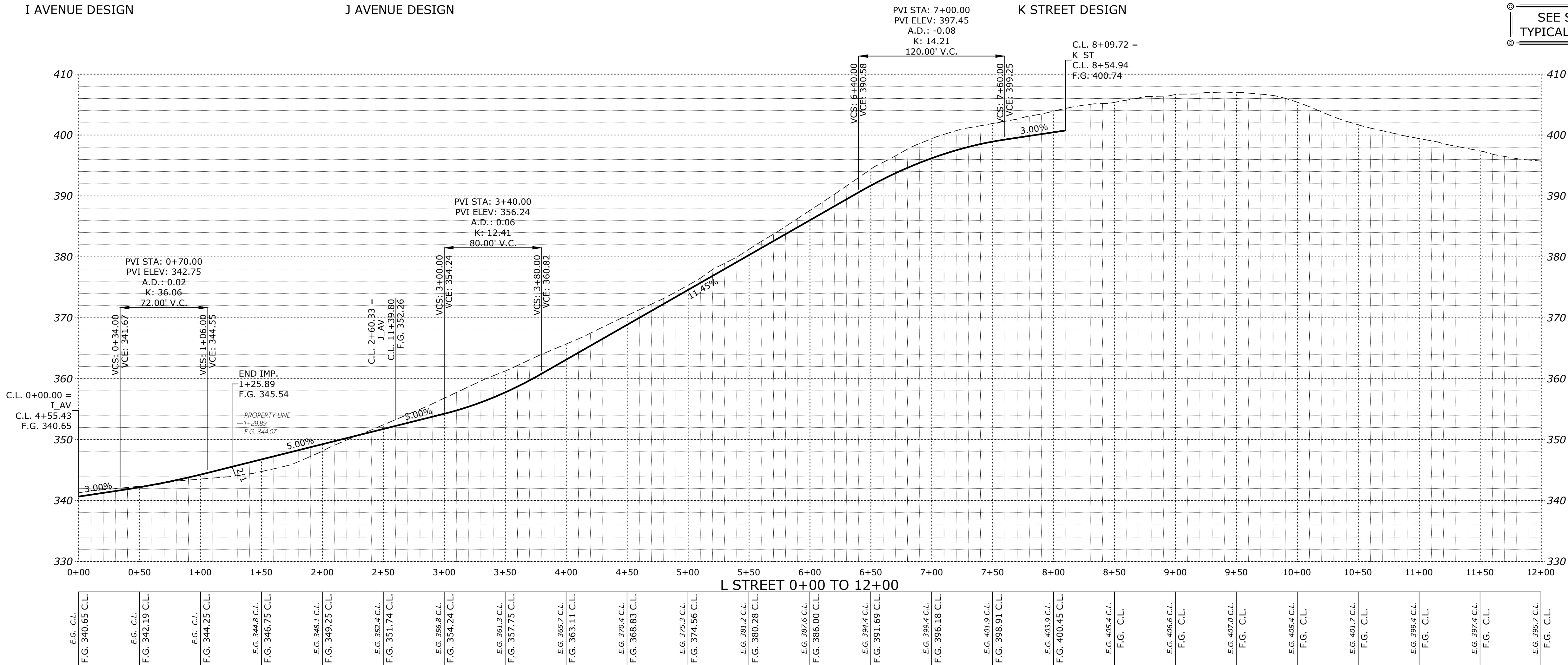


SEE SHEET P505 FOR
I AVENUE DESIGN

SEE SHEET P506 FOR
J AVENUE DESIGN

SEE SHEET P507 FOR
K STREET DESIGN

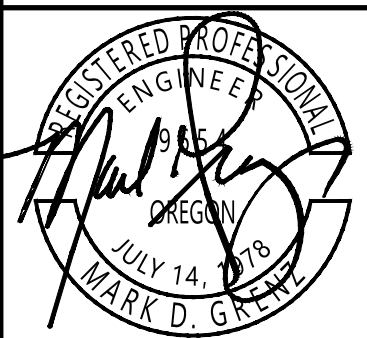
SEE SHEET P517 FOR
TYPICAL STREET SECTIONS



E.G. C.L. F.G. 340.65 C.L.	E.G. C.L. F.G. 342.19 C.L.	E.G. C.L. F.G. 344.25 C.L.	E.G. 344.8 C.L. F.G. 346.75 C.L.	E.G. 348.1 C.L. F.G. 349.25 C.L.	E.G. 352.4 C.L. F.G. 351.74 C.L.	E.G. 356.8 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.
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Checked: J.J.G.
Date: JUNE 2018
Scale: AS SHOWN
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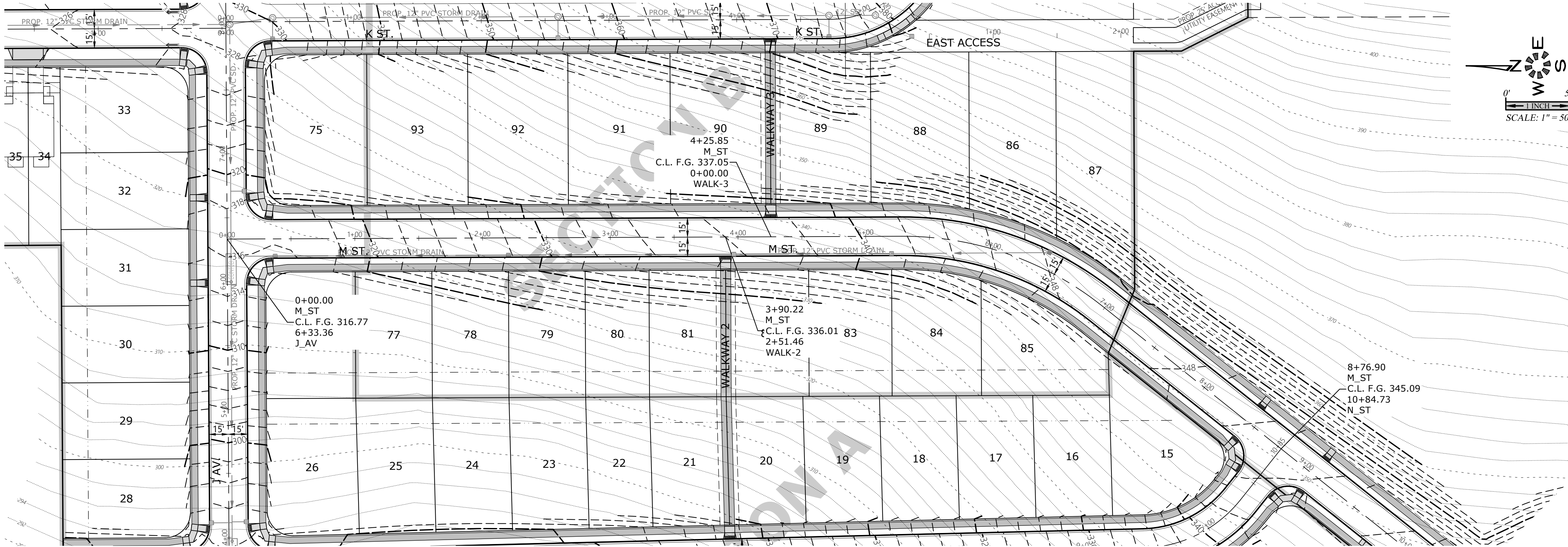
P508

STREET
IMPROVEMENTS

COBURN GRAND VIEW
ESTATES

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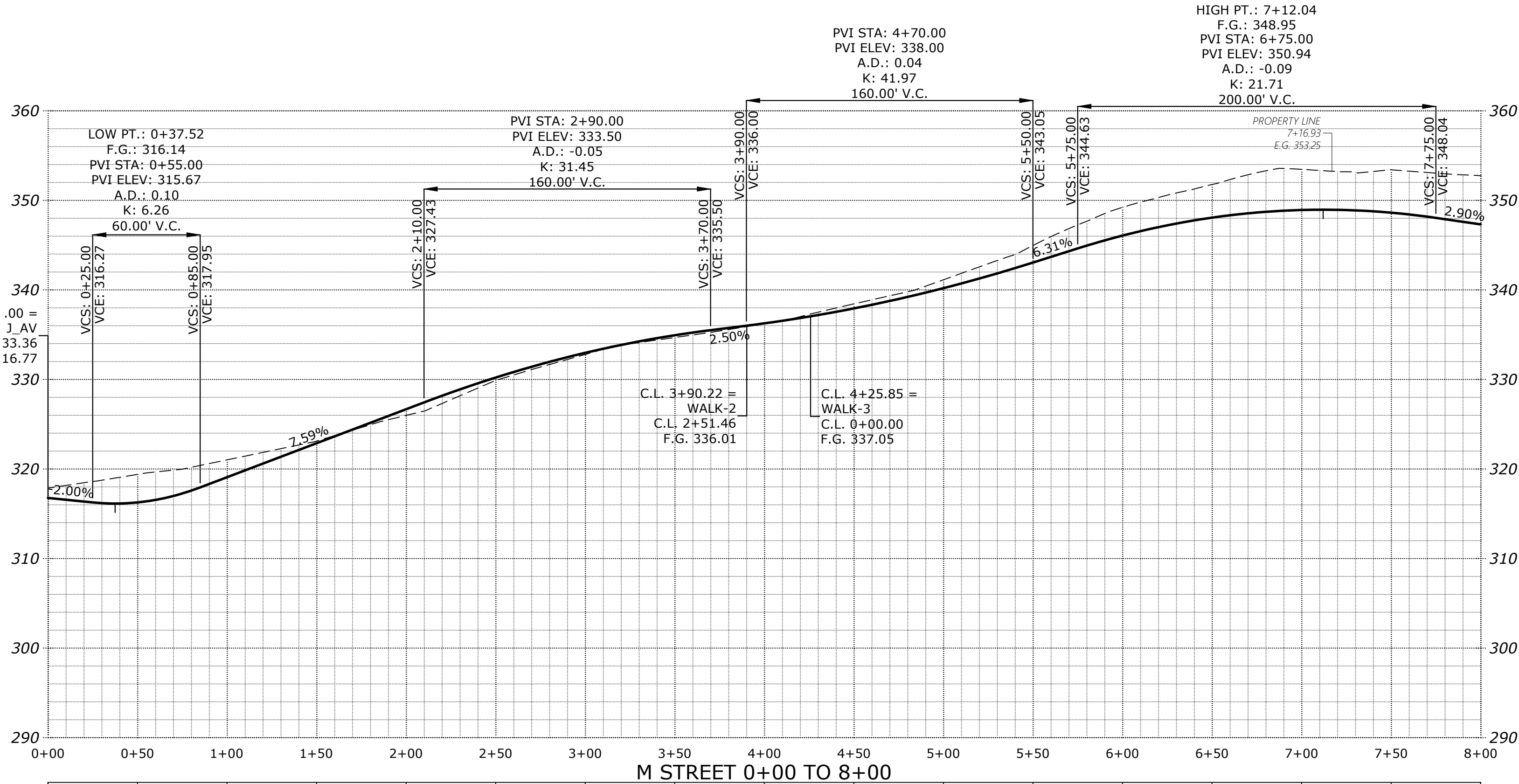
SEE SHEET P507 FOR
K STREET DESIGN



SEE SHEET P506 FOR
J STREET DESIGN

SEE SHEET P511 FOR
N STREET DESIGN

SEE SHEET P510 FOR
M STREET DESIGN
CONTINUATION



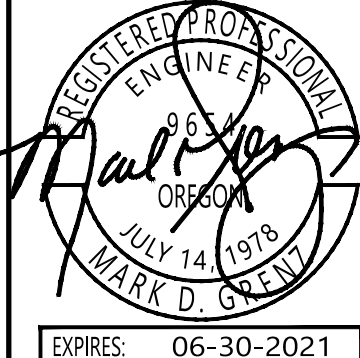
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Drawn: P.H.S.
Checked: J.J.G.
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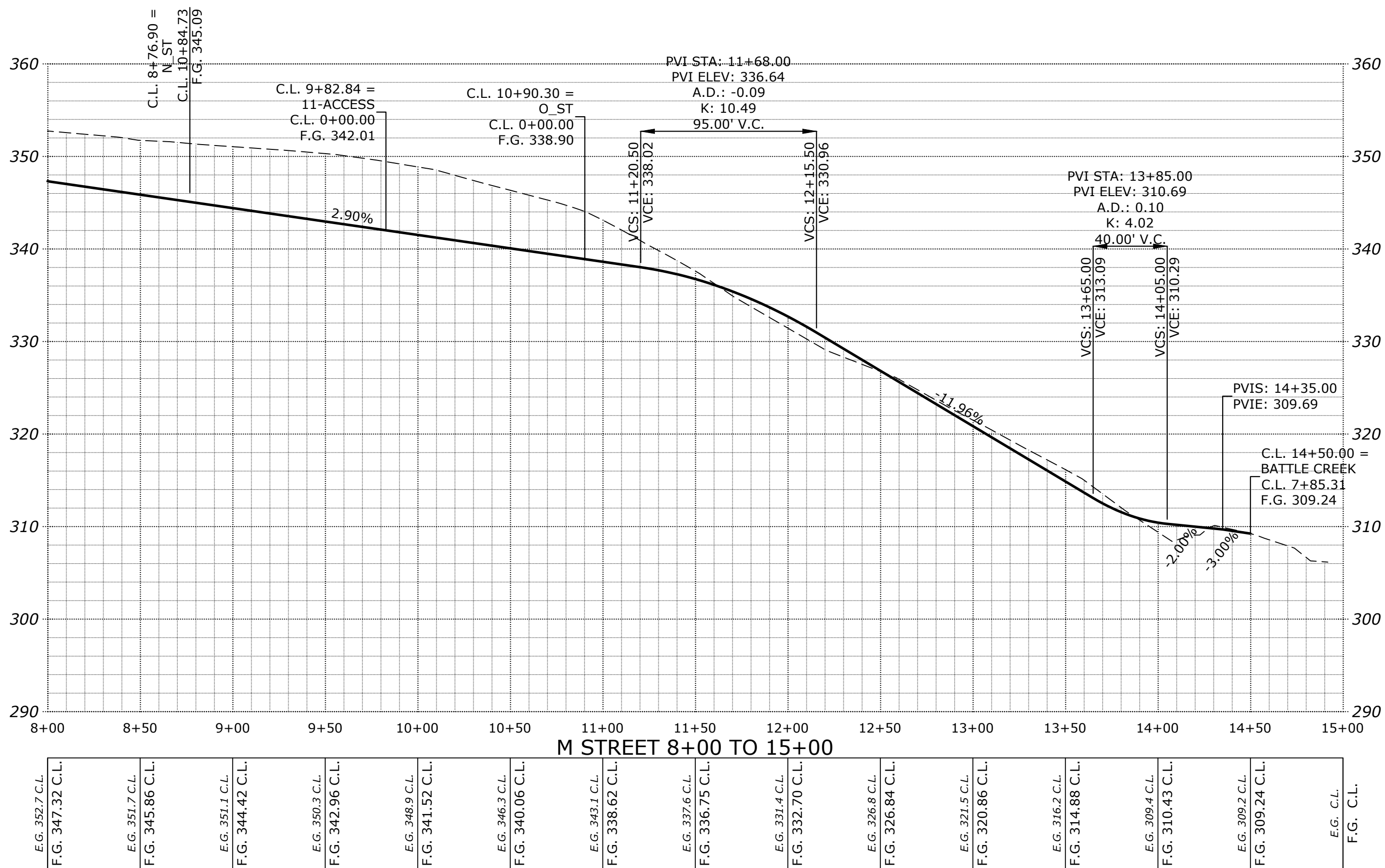
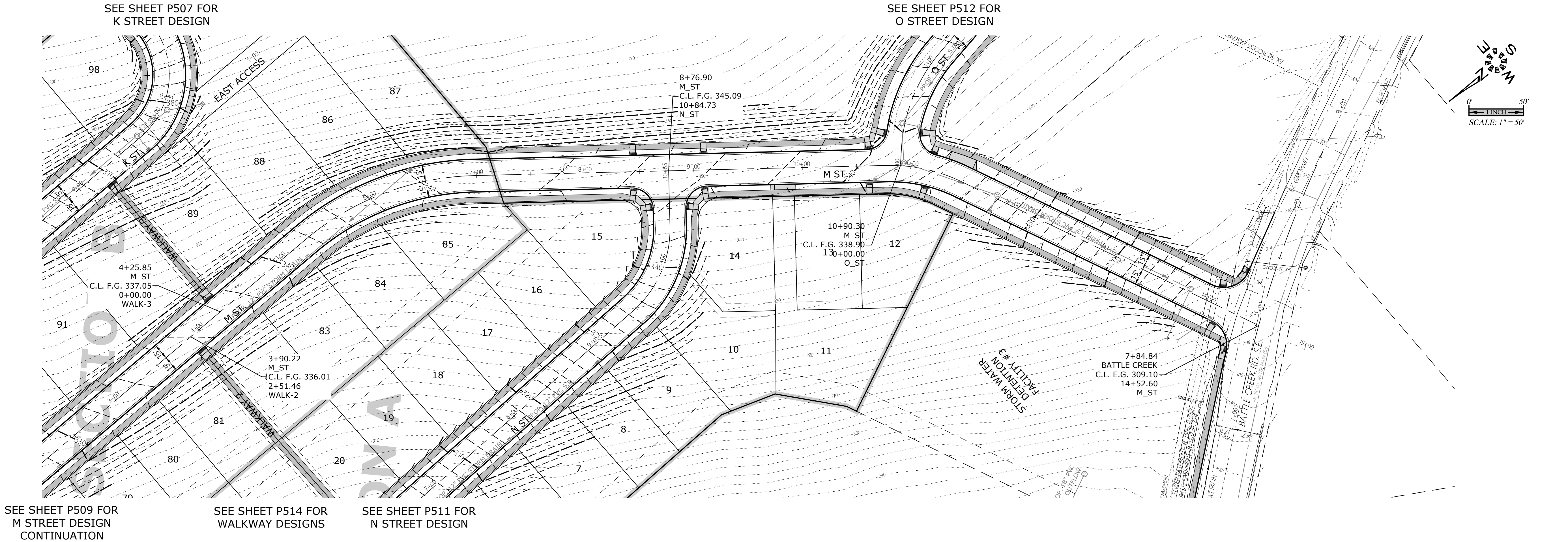
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P509

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Checked: J.J.G.
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As-Built: ----



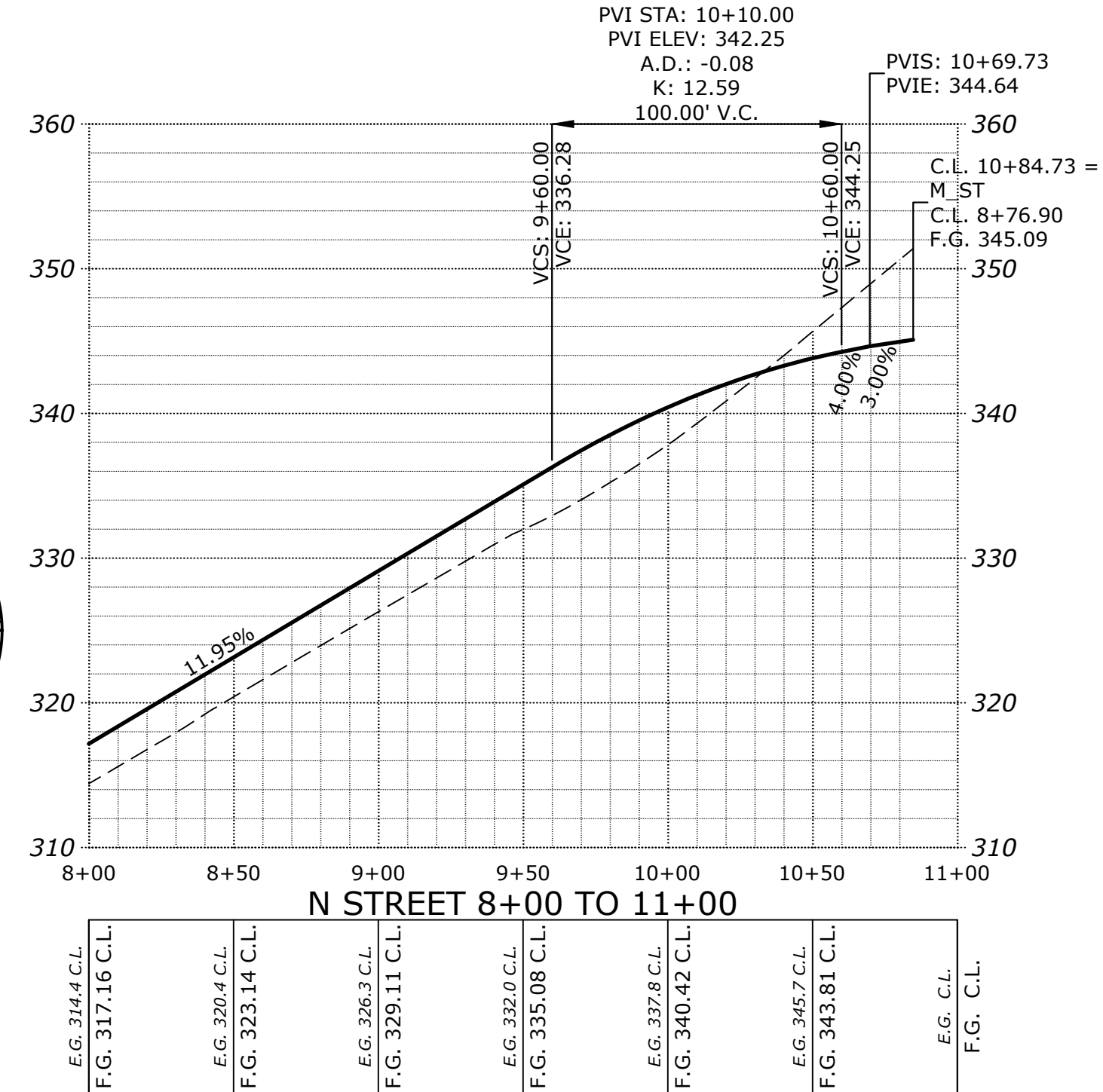
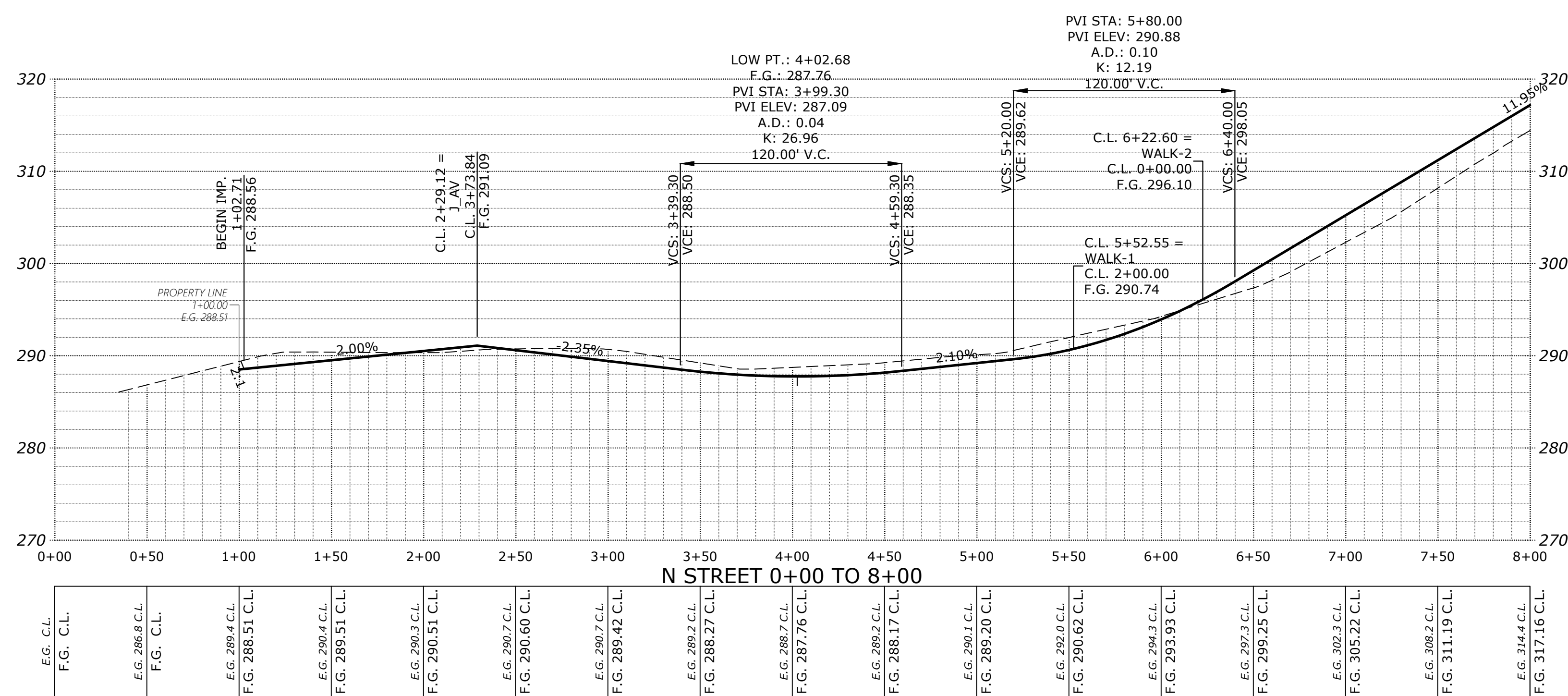
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P510

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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

MARK D. GOWDY

JULY 14, 1978

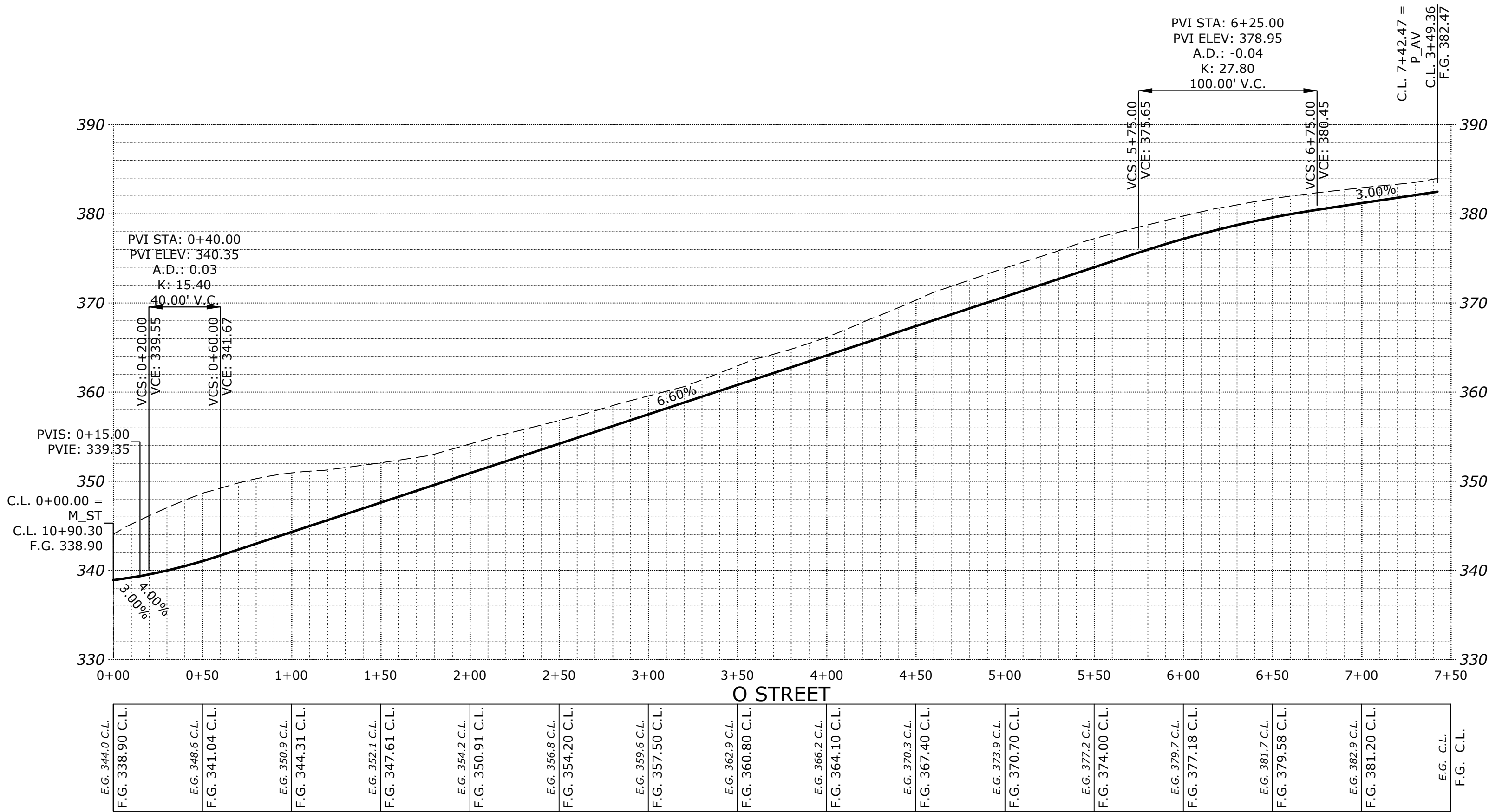
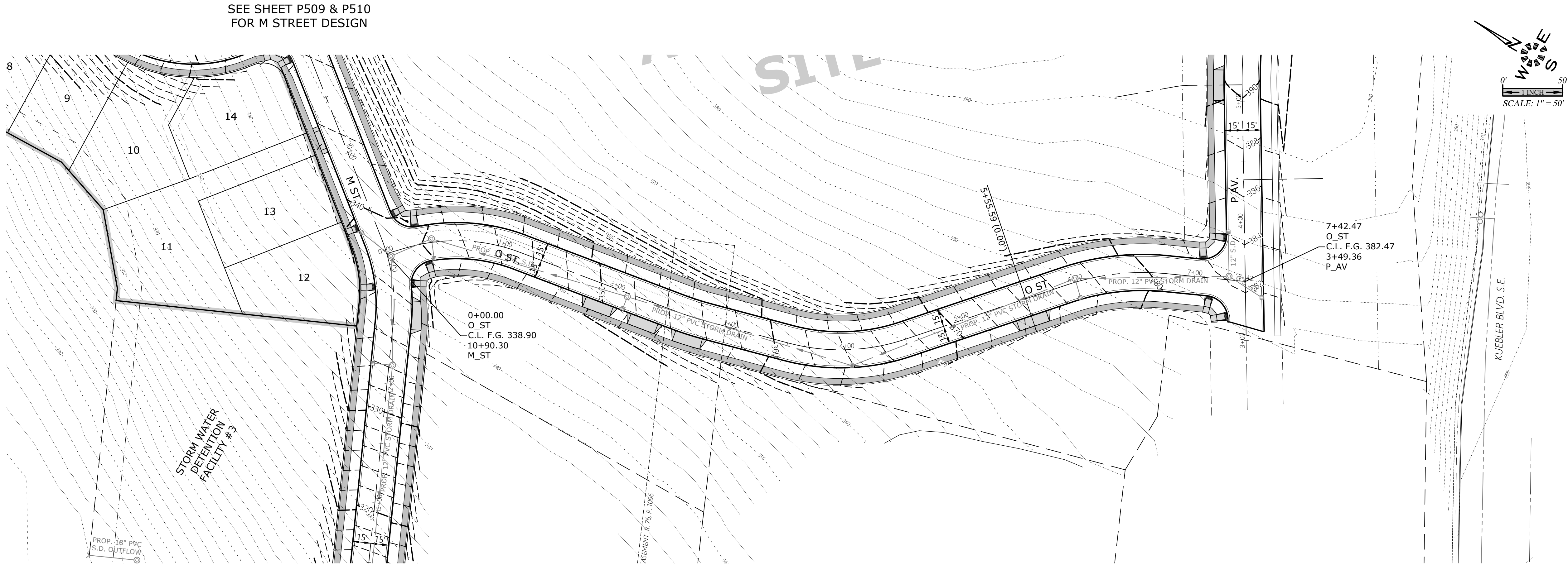
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EXPIRES: 06-30-2021

JOB # 6234

P511

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Design: M.D.G.
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Checked: J.J.G.
Date: JUNE 2018
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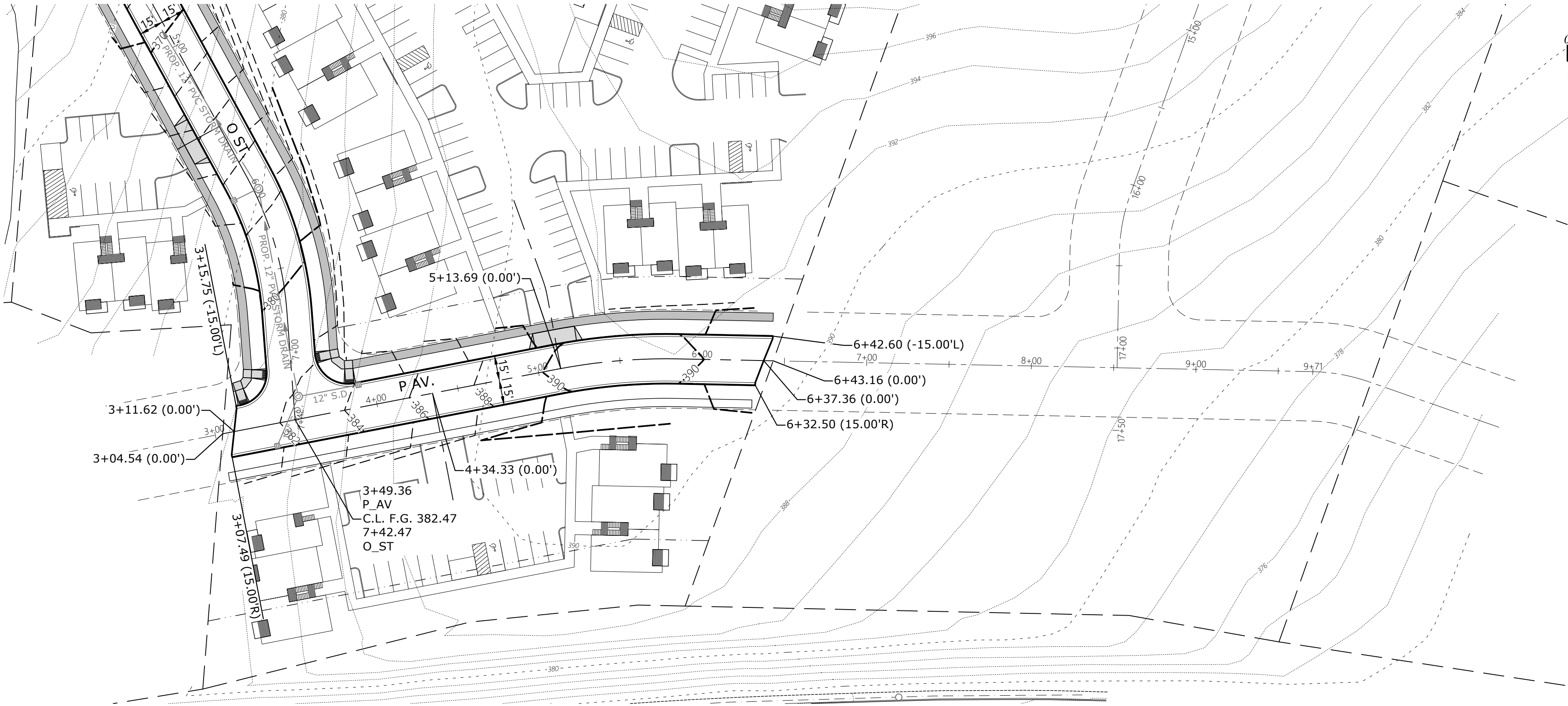
REGISTERED PROFESSIONAL ENGINEER
MARK D. GREVEL
OREGON
NO. 9455
EXPIRES: 06-30-2021

JOB # 6234

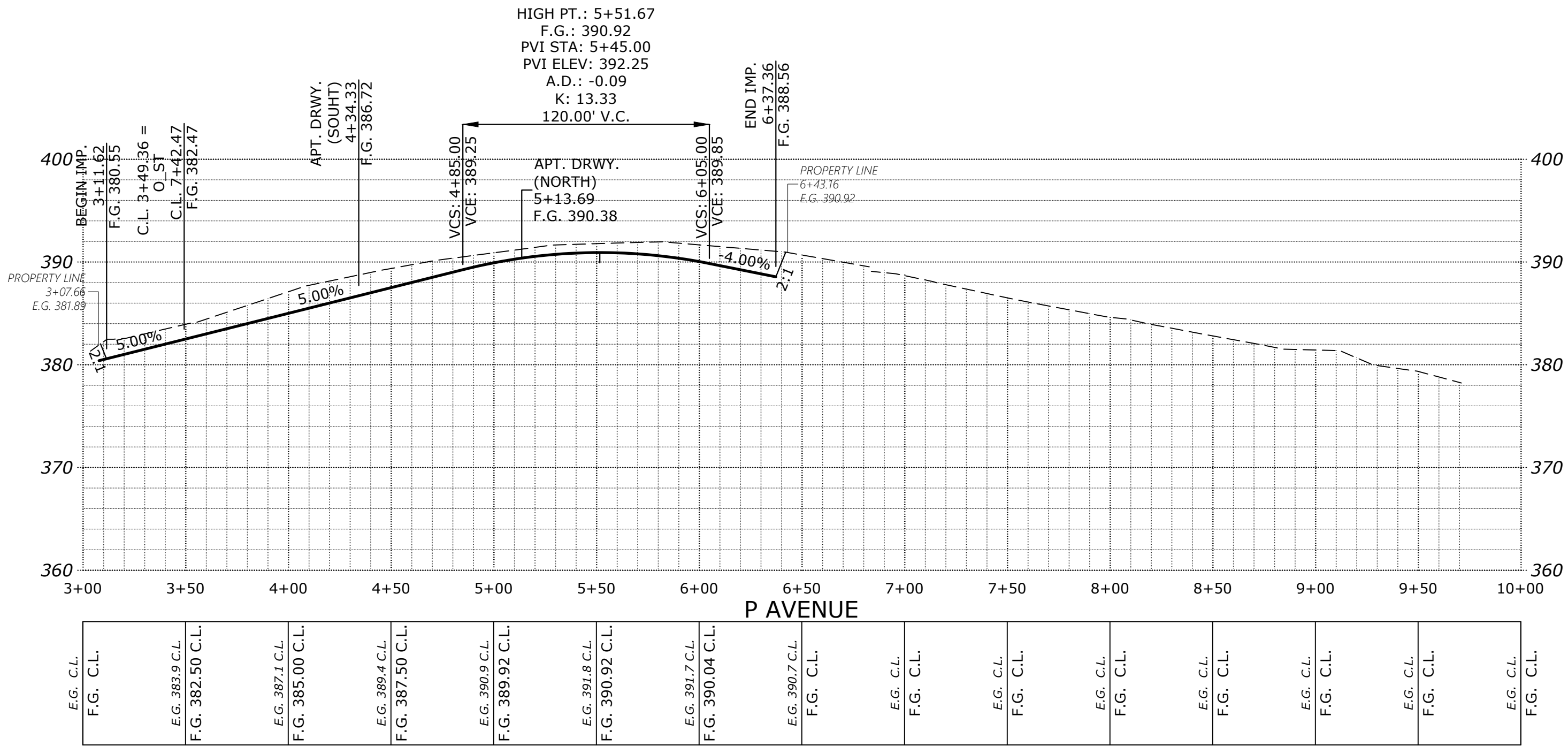
P512

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SEE SHEET P512 FOR
O STREET DESIGN



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TYPICAL STREET SECTIONS



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ESTATES

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



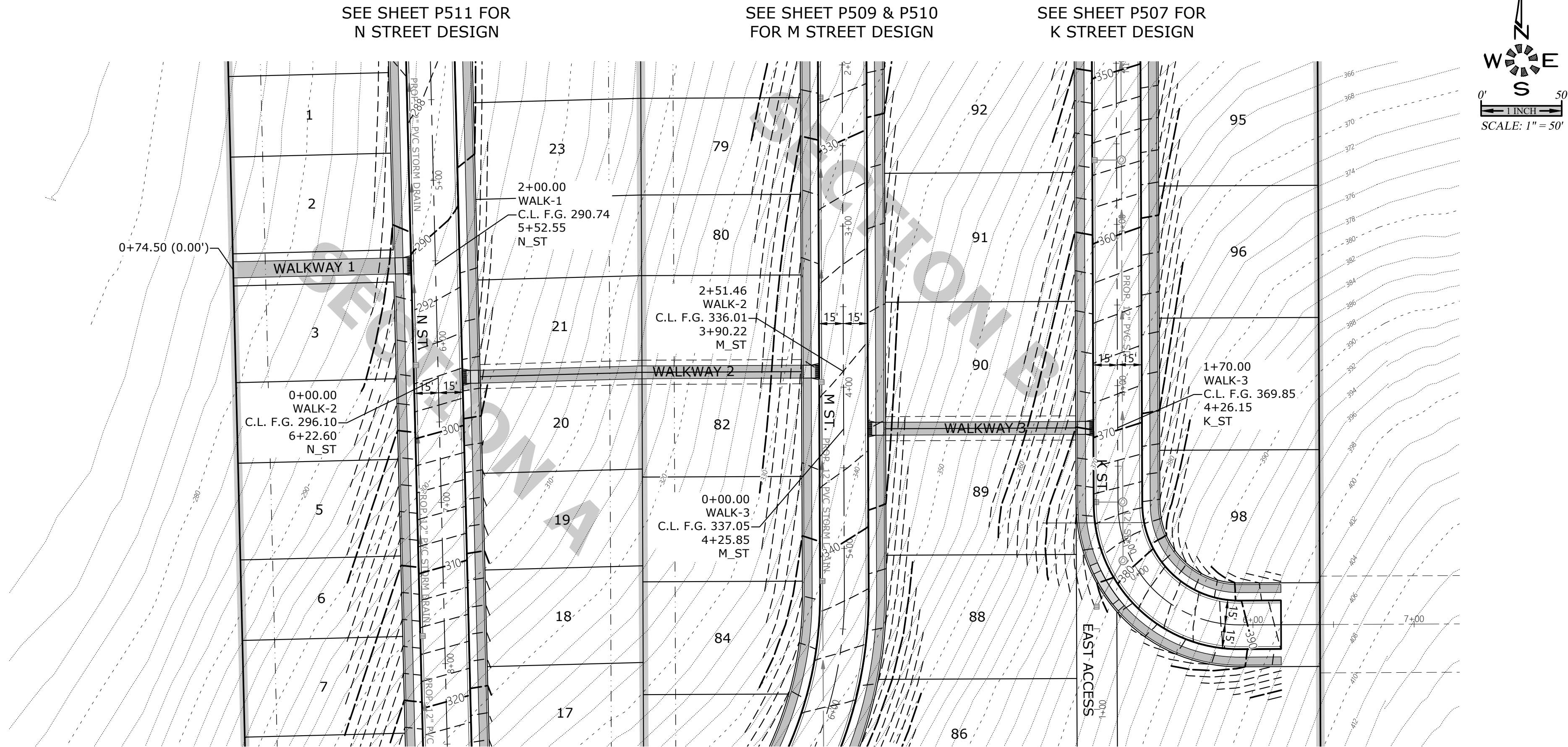
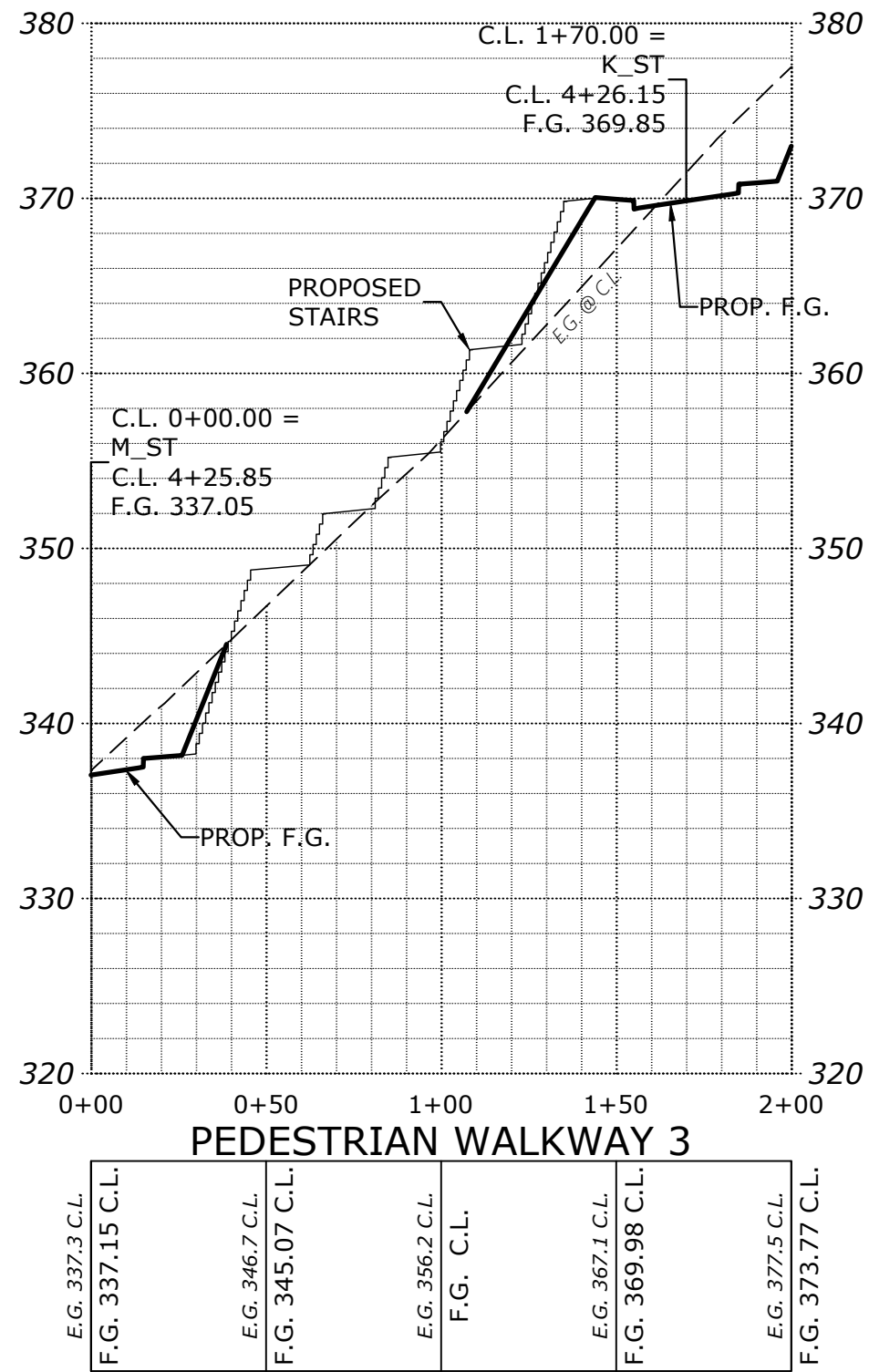
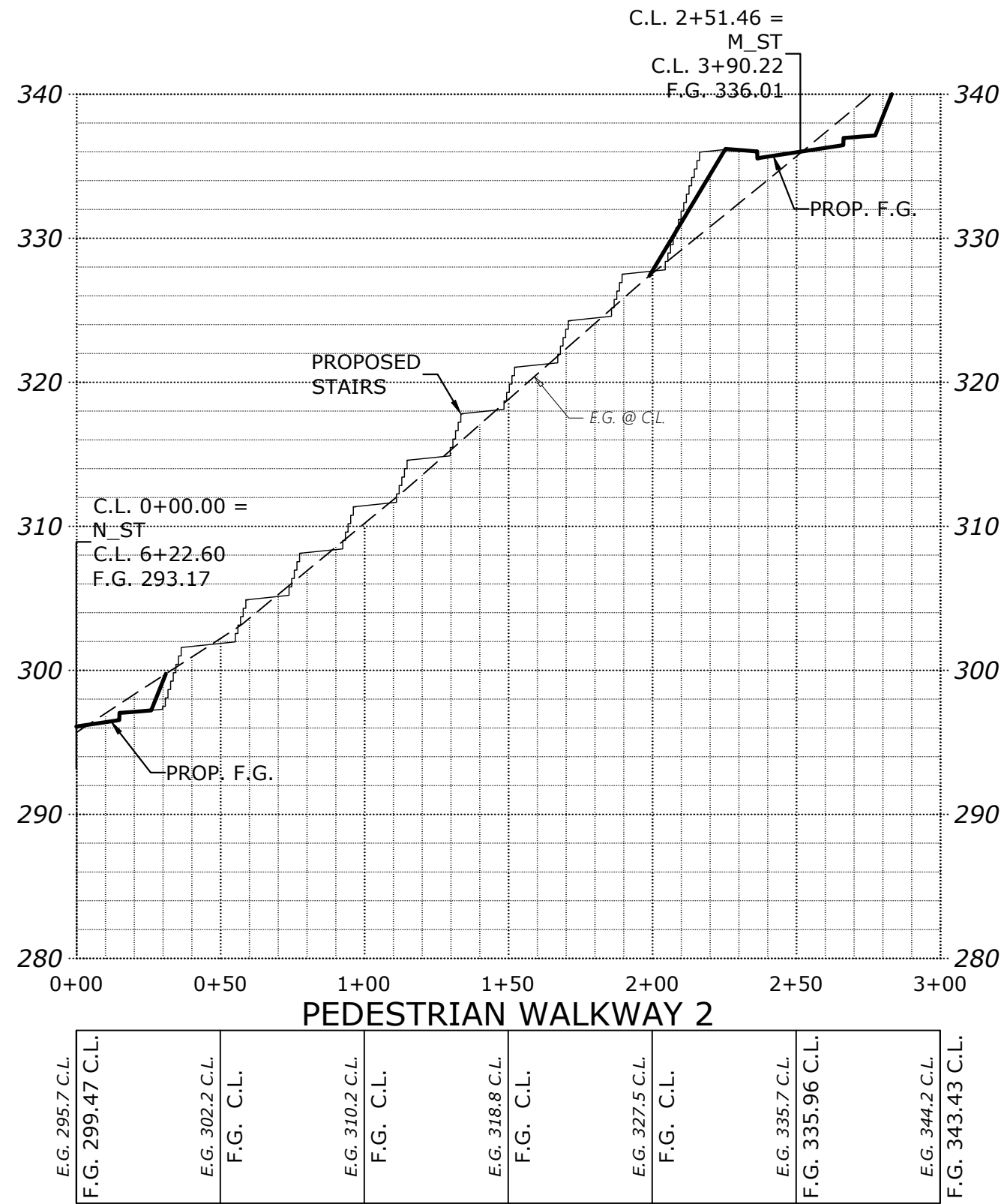
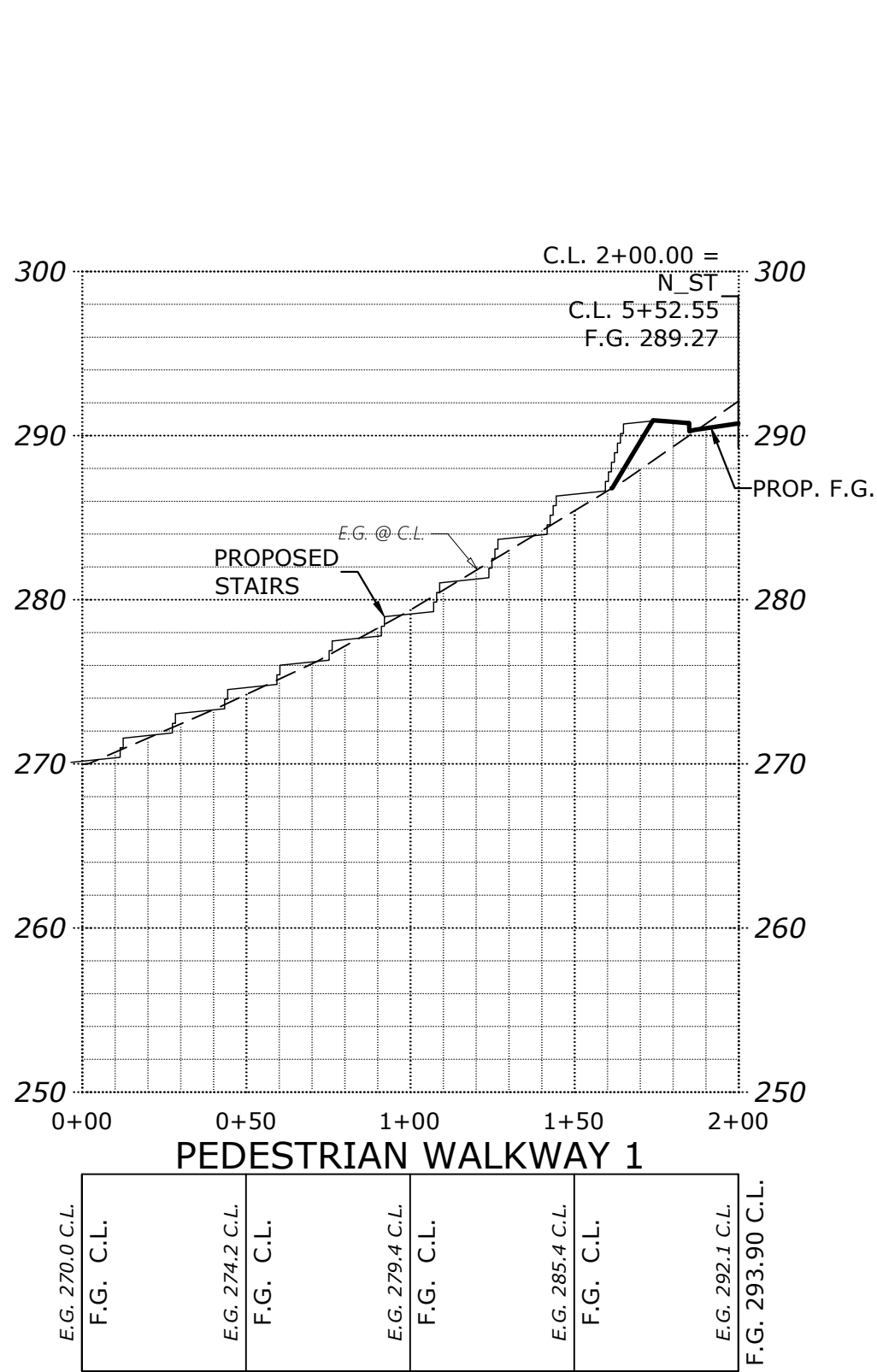
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P513

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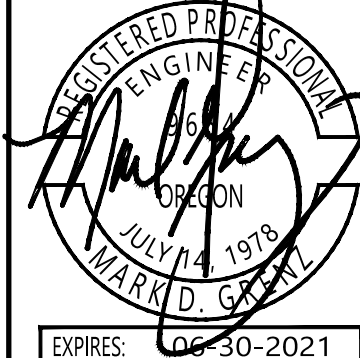


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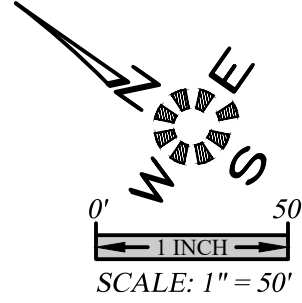
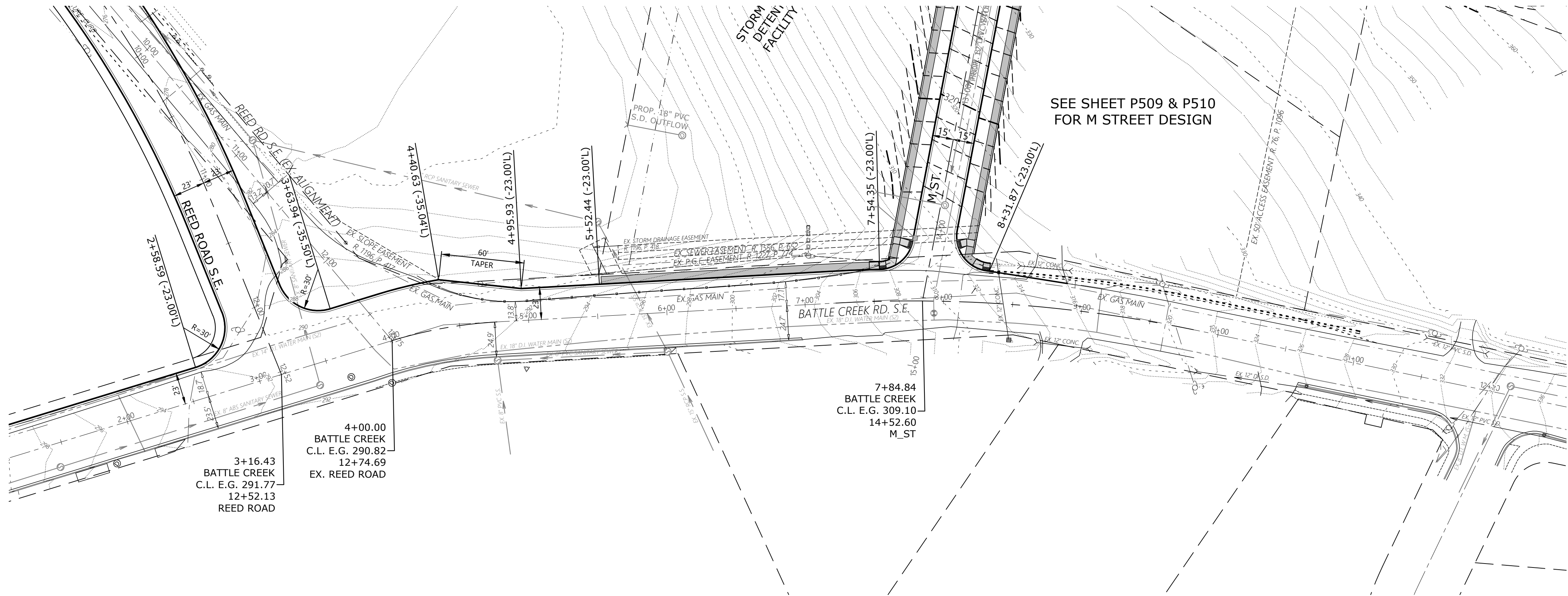
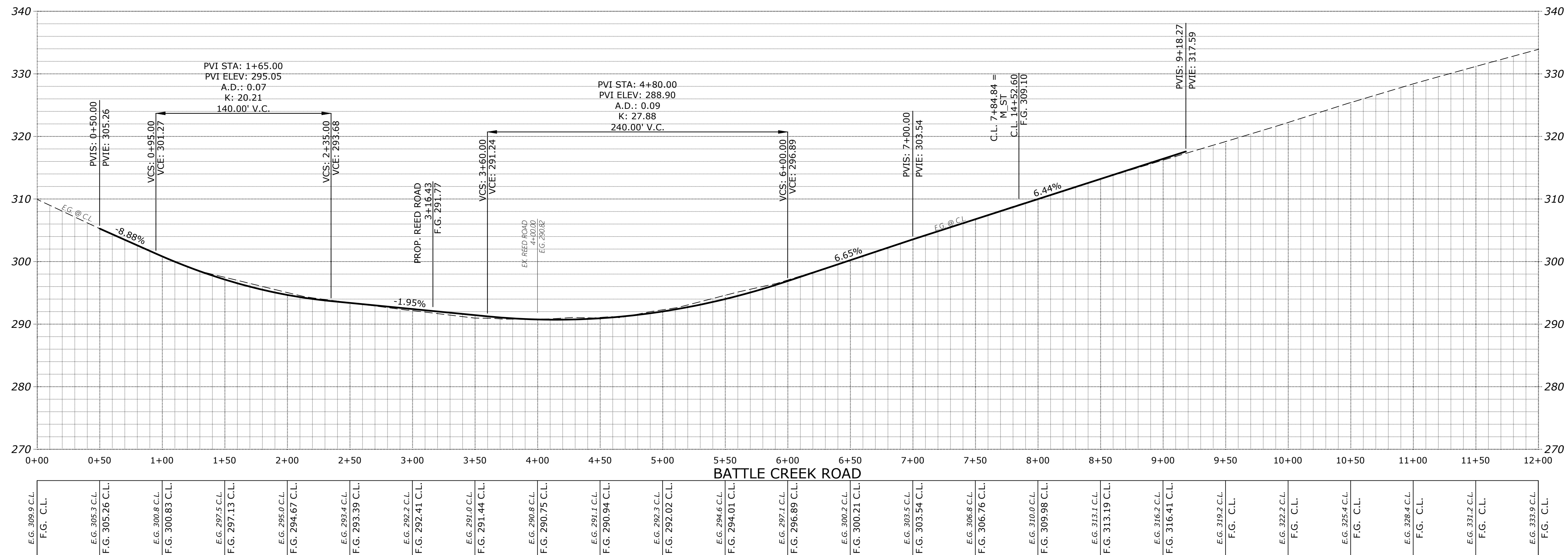
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Drawn: P.H.S.
Checked: J.J.G.
Date: JUNE 2018
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P514

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COBURN GRAND VIEW ESTATES

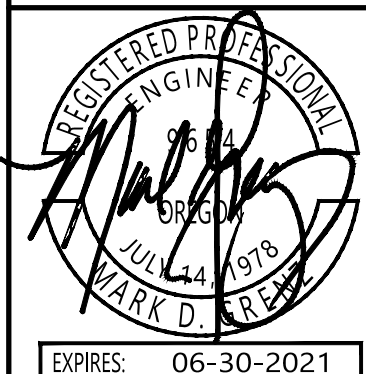
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6/23/2020 P5155T

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Drawn: P.H.S.
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Date: JUNE 2018
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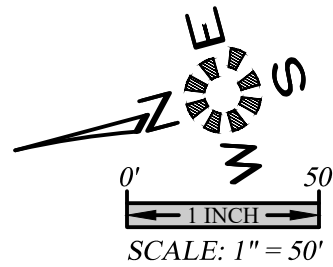
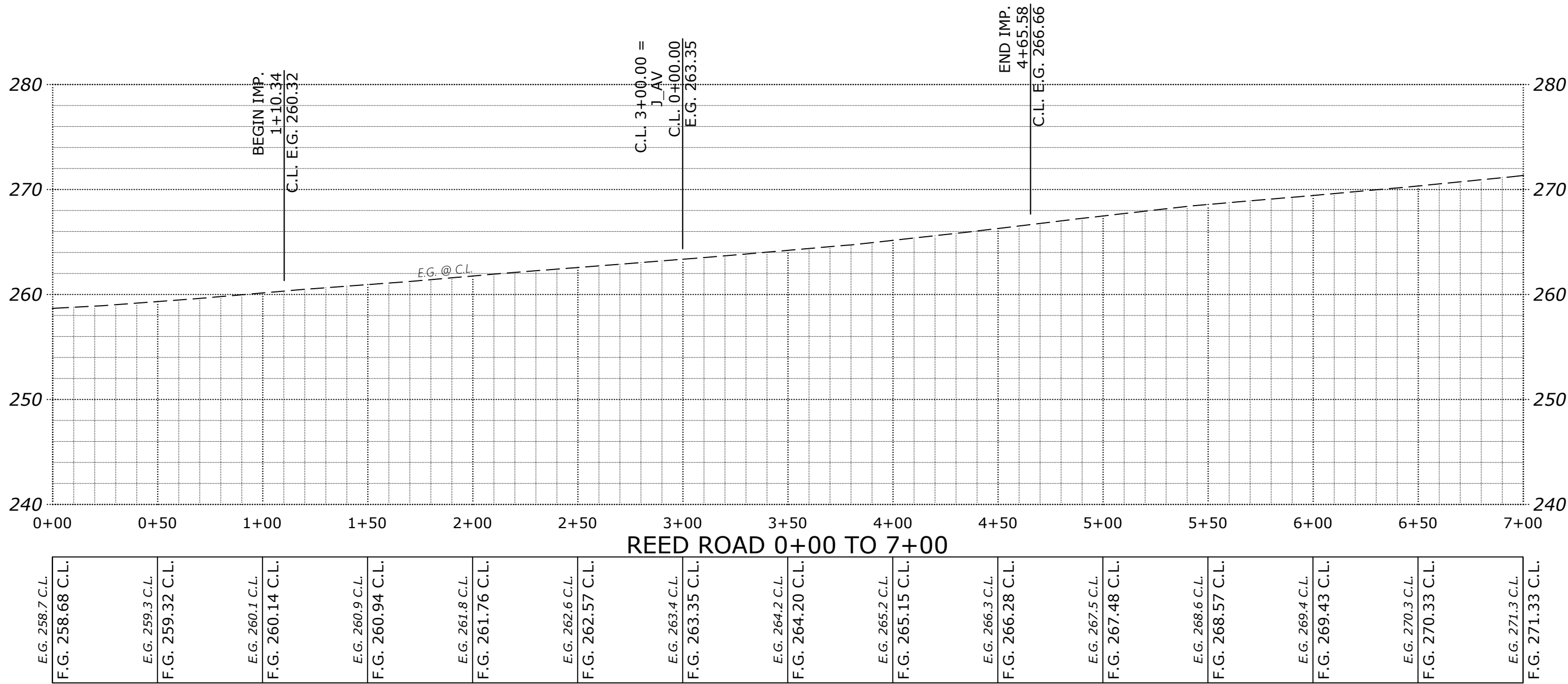
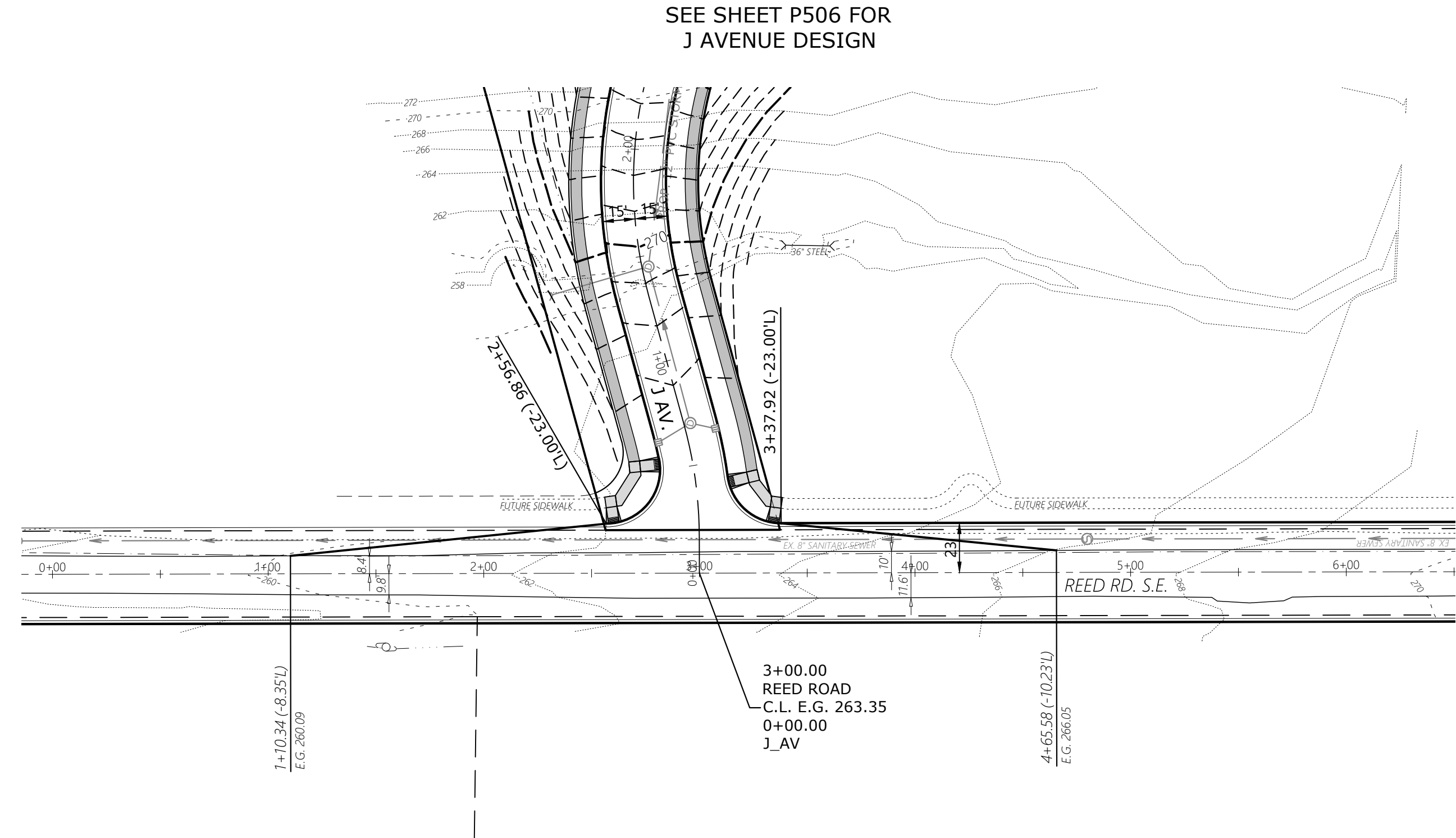


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JOB # 6234

P515





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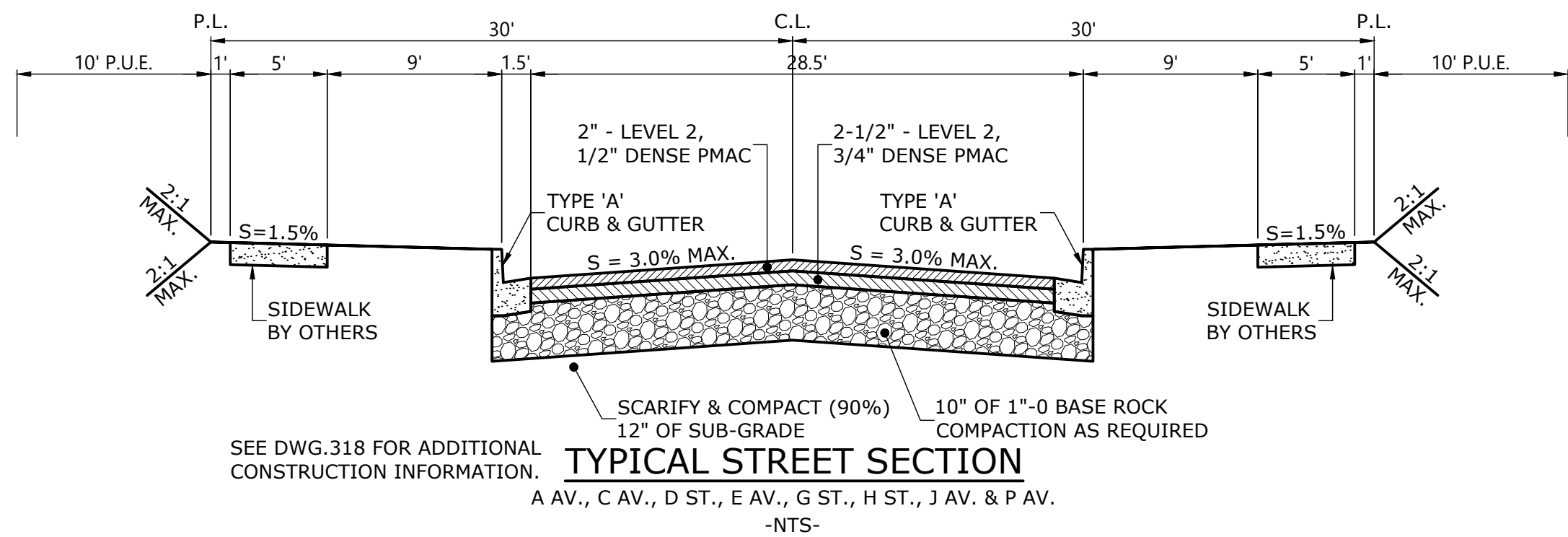
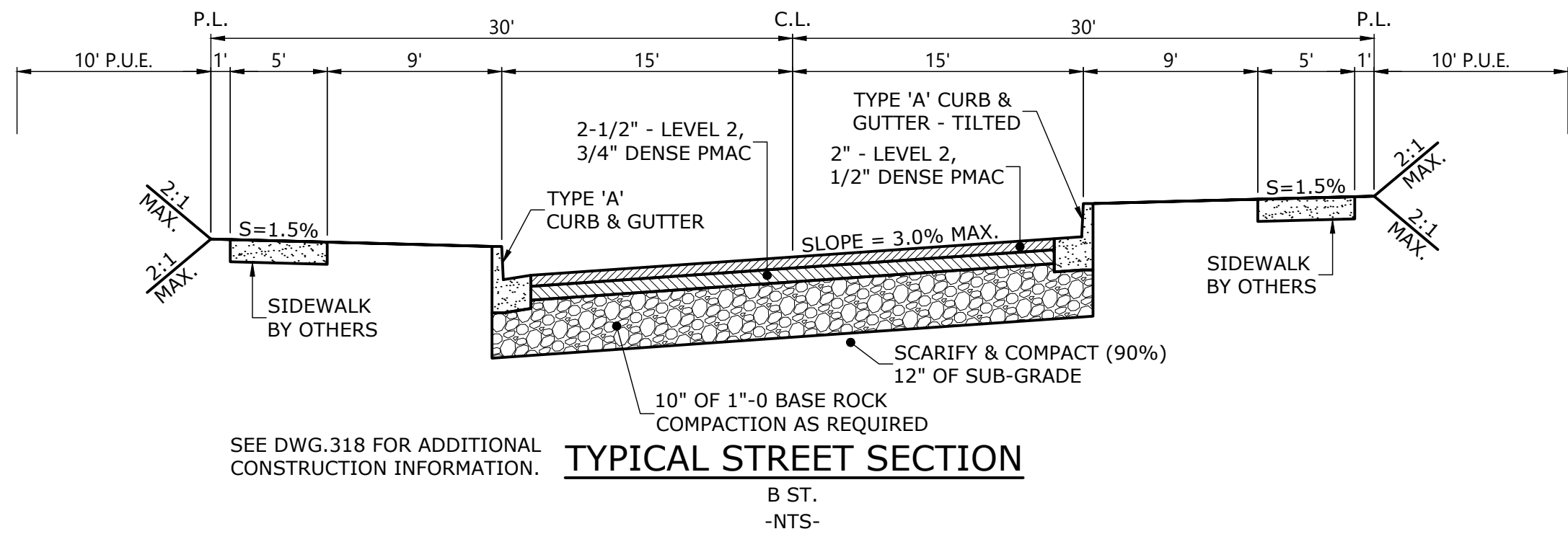
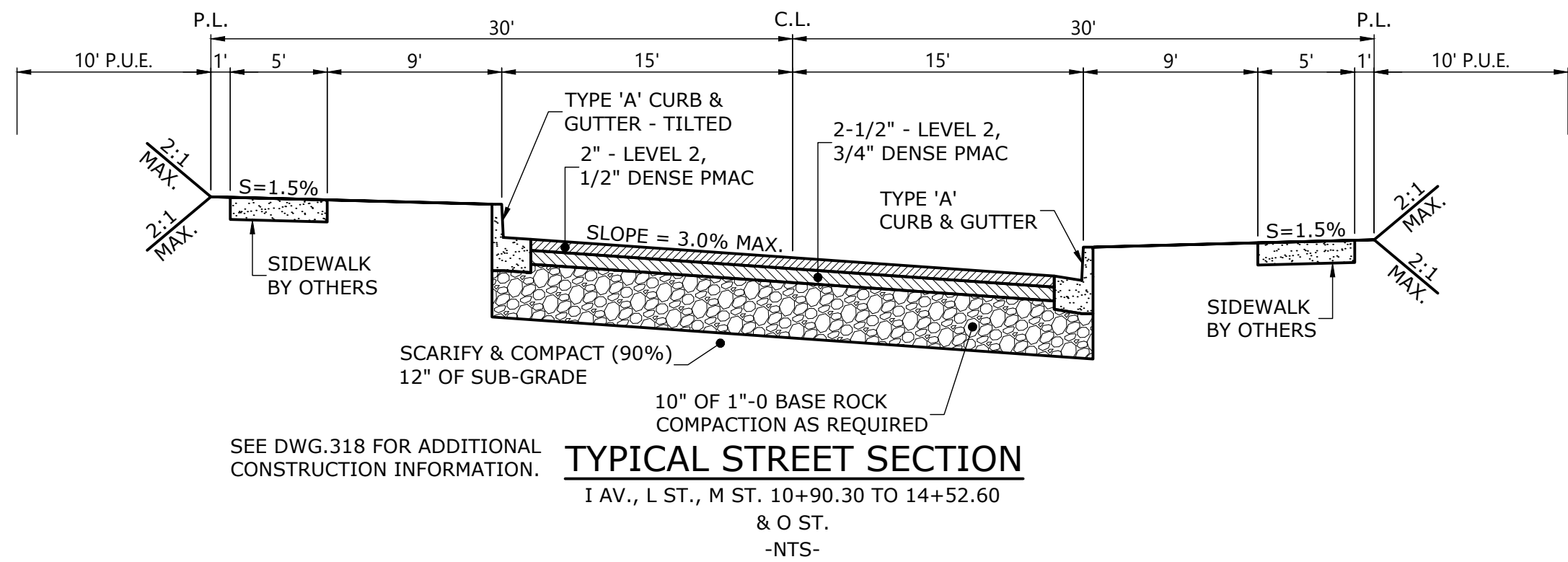
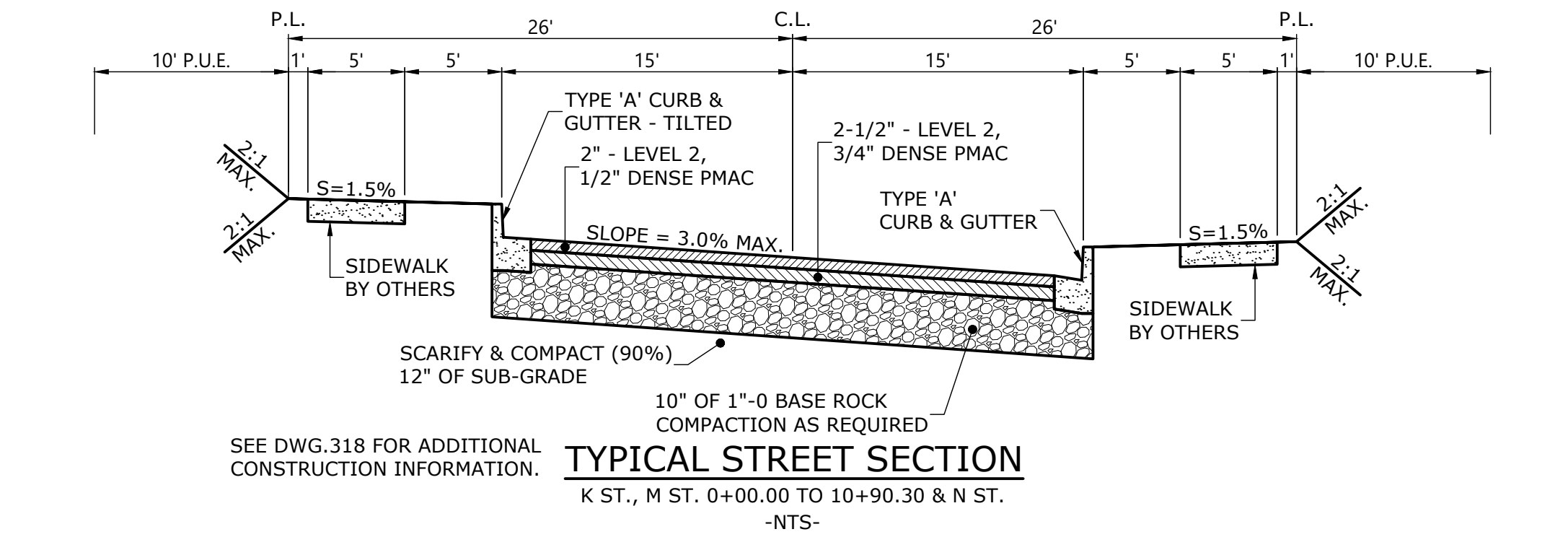


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P516

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PROVISIONS FOR WET WEATHER CONSTRUCTION
DRY SEASON CONSTRUCTION IS RECOMMENDED; HOWEVER, EXCAVATION TO SUBGRADE CAN PROCEED DURING PERIODS OF LIGHT TO MODERATE RAINFALL PROVIDED THAT THE SUBGRADE REMAINS COVERED WITH AGGREGATE; A TOTAL AGGREGATE THICKNESS OF 8-INCHES MAY BE NECESSARY TO PROTECT THE SUBGRADE FROM HEAVY CONSTRUCTION TRAFFIC. CONSTRUCTION TRAFFIC SHOULD NOT BE ALLOWED DIRECTLY ON THE SUBGRADE ONLY ATOP A SUFFICIENT COMPACTED ROCK THICKNESS TO MITIGATE SUBGRADE "PUMPING". IF THE SUBGRADE BECOMES WET AND "PUMPS" NO CONSTRUCTION TRAFFIC SHALL BE ALLOWED ON THE ROAD ALIGNMENT. POSITIVE SITE DRAINAGE AWAY FROM THE STREET SHALL BE MAINTAINED IF SITE PAVING WILL NOT OCCUR BEFORE THE ON-SET OF THE WET SEASON.

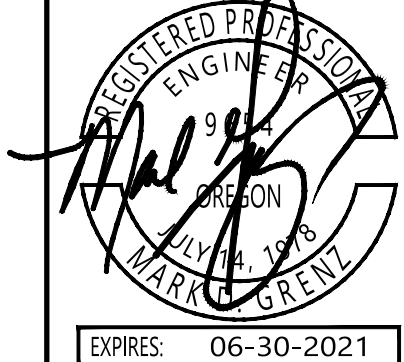
MITIGATION OF WET AND SOFT SUBGRADE, IF ENCOUNTERED
DEPENDING ON THE TIMING FOR THE PROJECT, ANY SOFT SUBGRADE FOUND DURING PROOF-ROLLING OR BY VISUAL OBSERVATION CAN EITHER BE REMOVED AND REPLACED WITH COMPACTED CRUSHED AGGREGATE, REMOVED AND DRIED OR DRIED IN-PLACE AND RECOMPACTED, OR AN AREA OF SUFFICIENT SIZE (GENERALLY AT LEAST 6-FEET BEYOND THE EDGE OF SOFT MATERIAL) MAY BE COVERED WITH A BI-AXIAL GEOGRID AND COVERED WITH COMPACTED CRUSHED AGGREGATE.

TYPICAL STREET SECTIONS

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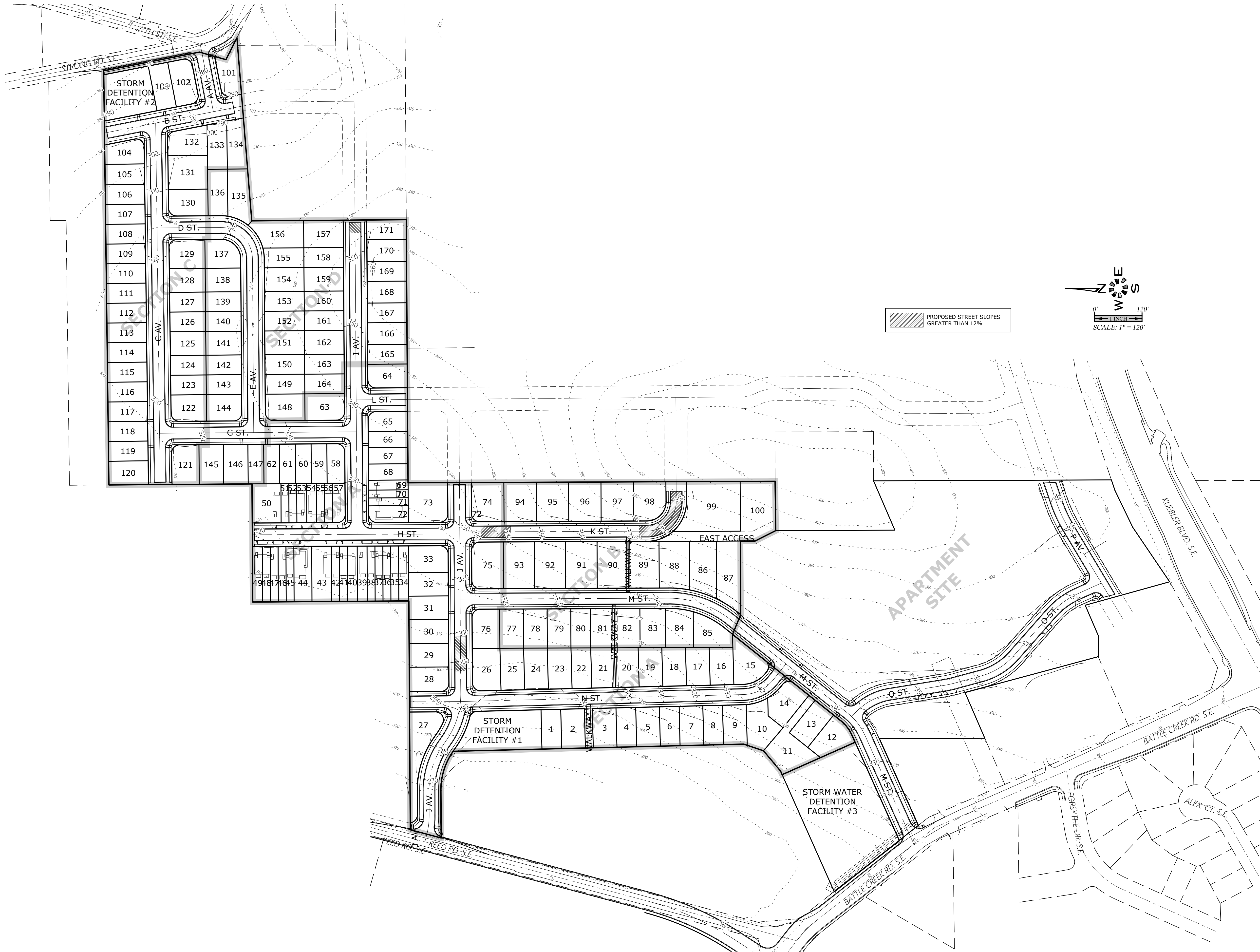


EXPIRES: 06-30-2021

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P517

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SLOPE EXCEPTION AREAS

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DIMENSIONS & NOTES TAKE
PRECEDENCE OVER
GRAPHICAL REPRESENTATION.

6234P204 7/20/21
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

P204