

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.

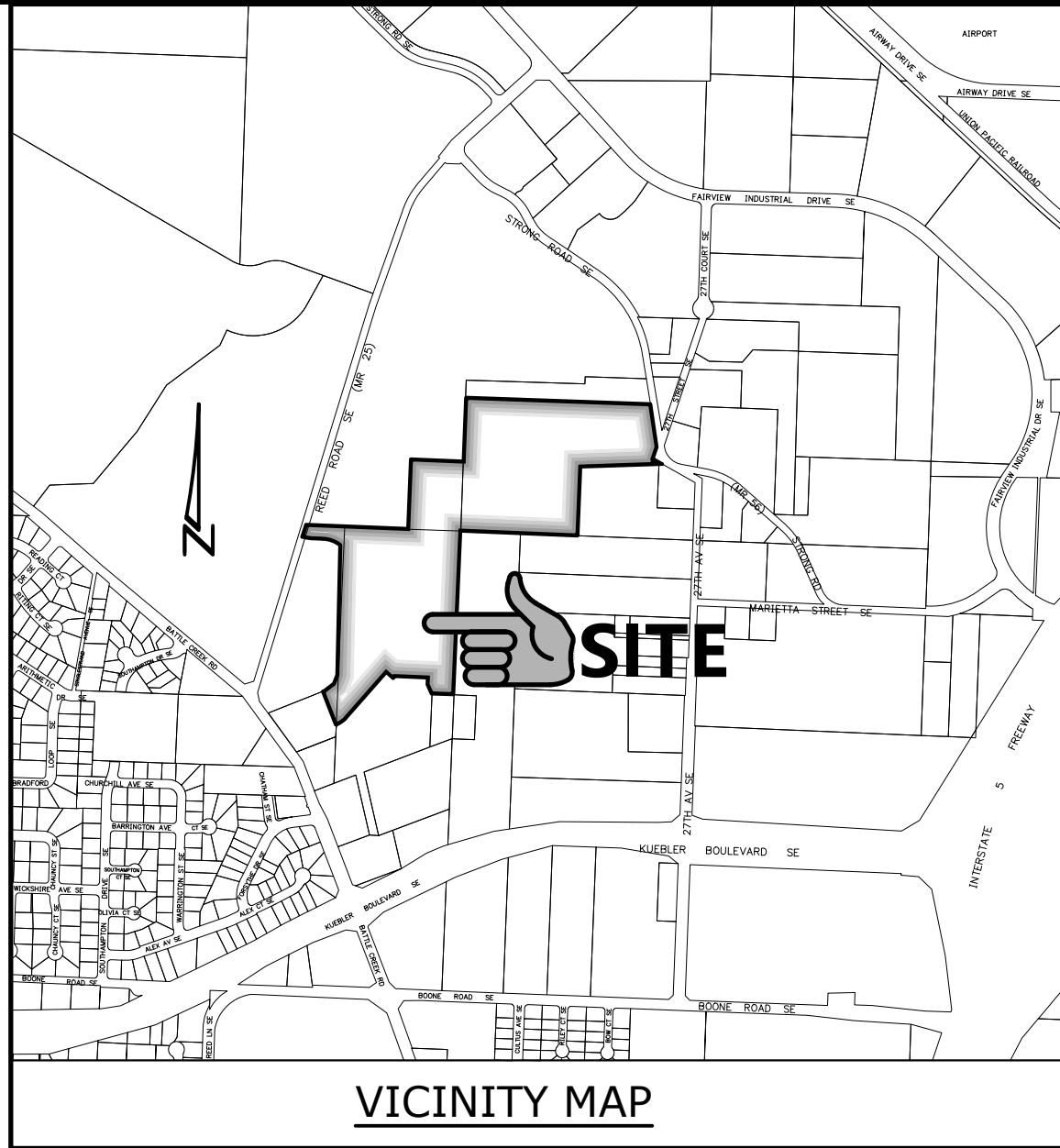
COBURN GRAND VIEW ESTATES

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

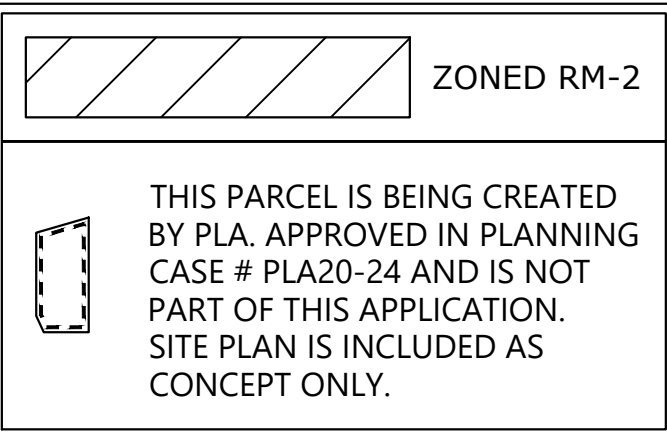
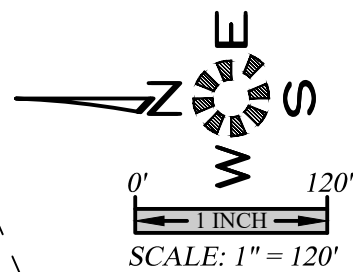
12700 NW CORNELL RD.
PORTLAND, OREGON 97229



VICINITY MAP

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.



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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P403	TREE CONSERVATION PLAN — SOUTH
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P505	PUBLIC STREET IMPROVEMENTS — I AV.
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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.
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P602	GRADING PLAN — CENTRAL
P603	GRADING PLAN — SOUTH

PRELIMINARY PLAN
COVER SHEET

COBURN GRAND VIEW
ESTATES

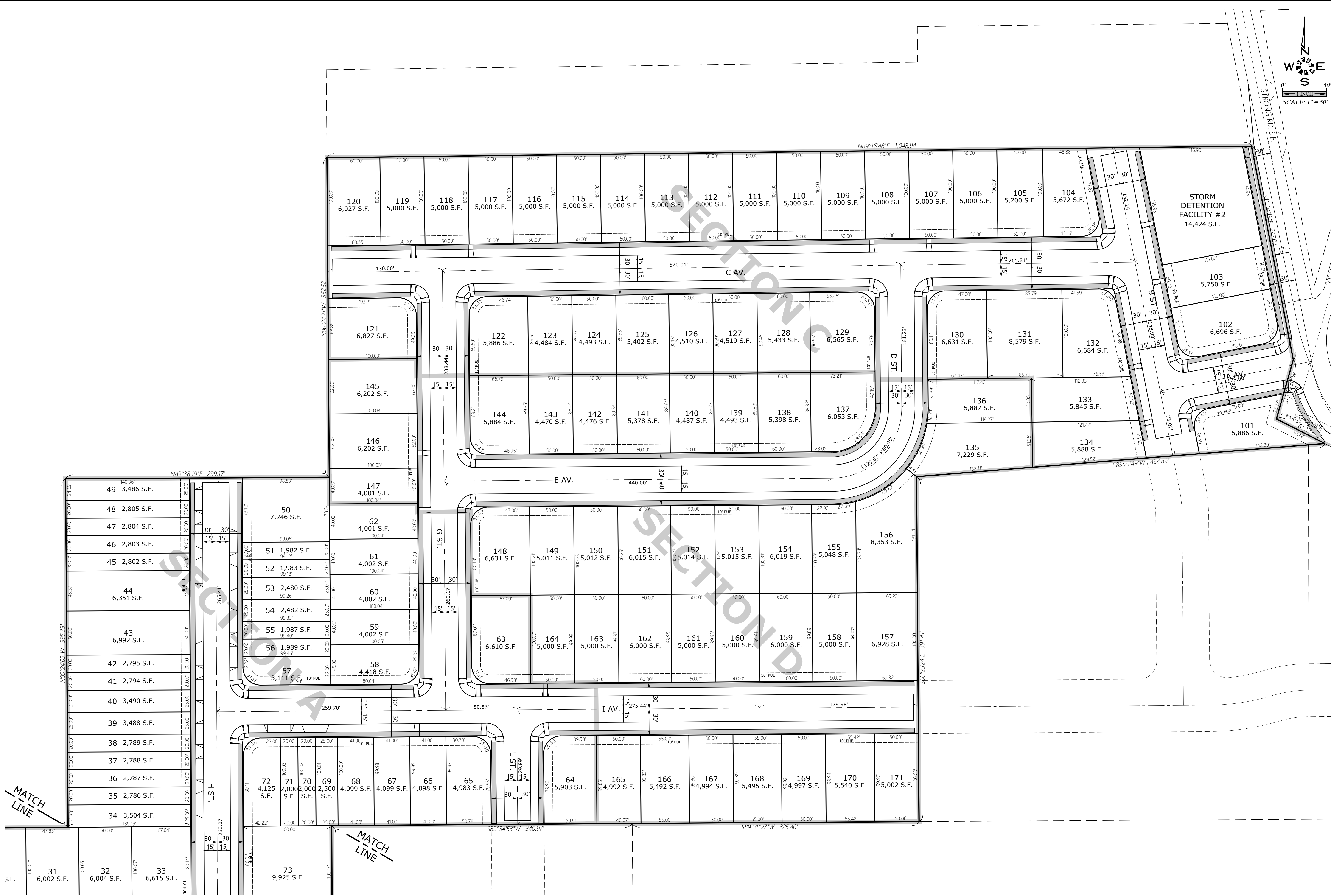
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P101



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**SITE PLAN
- NORTH -**

**COBURN GRAND VIEW
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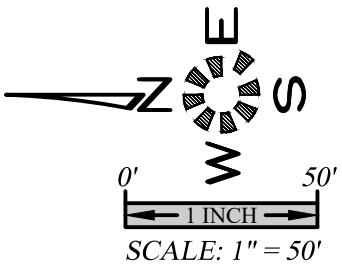
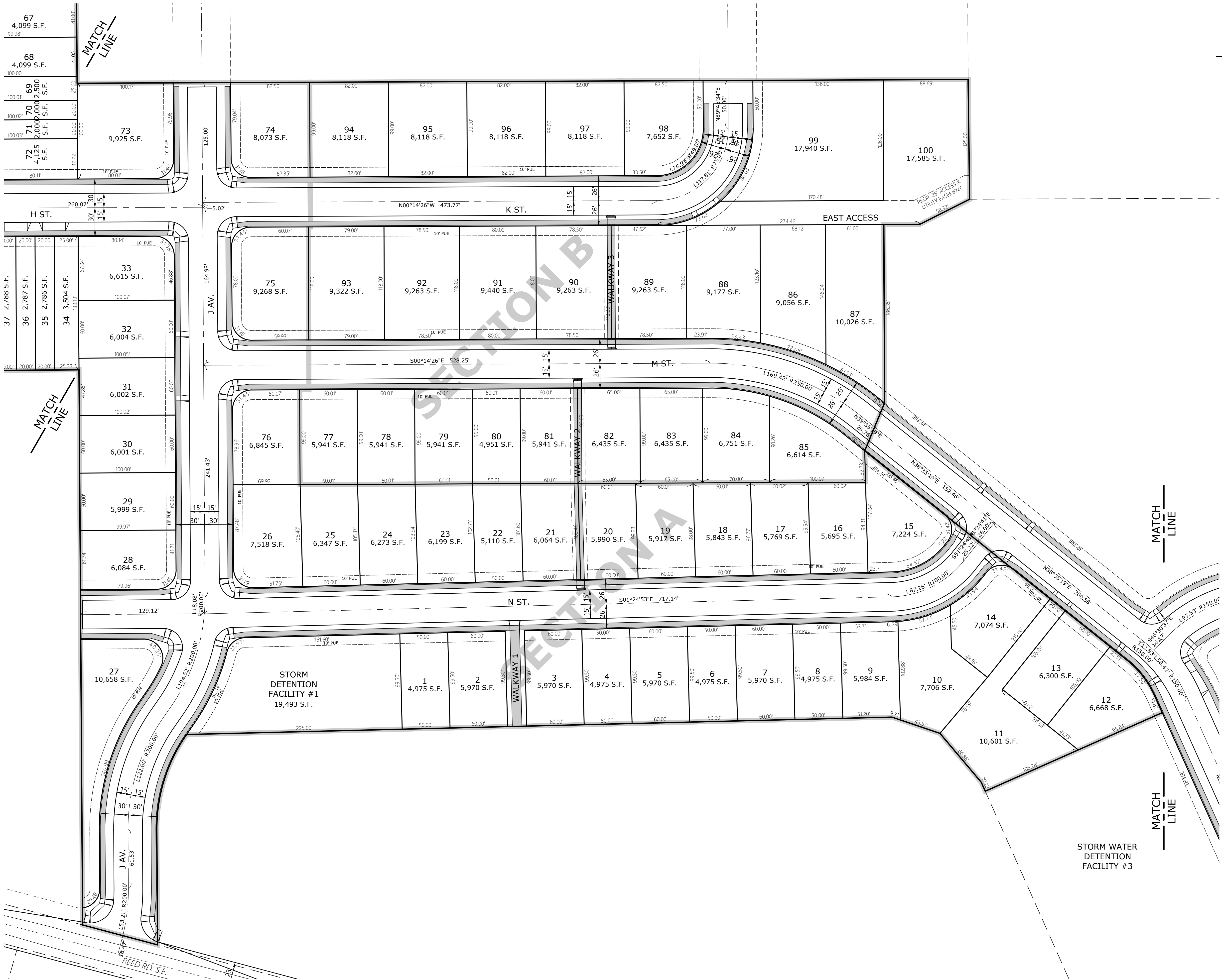
REGISTERED PROFESSIONAL ENGINEER
MARK D. GARY
JULY 14, 1978
OREGON

EXPIRES: 06-30-2021

JOB # 6234

P201

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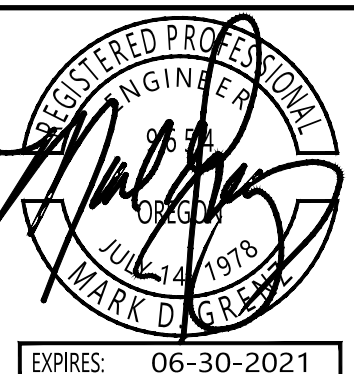
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www.mtengineering.net office@mtengineering.net

**SITE PLAN -
CENTRAL**

**COBURN GRAND VIEW
ESTATES**

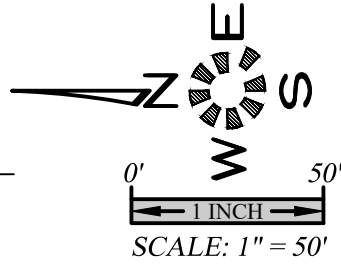
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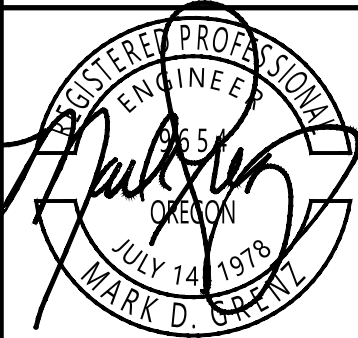


SITE PLAN
- SOUTH -

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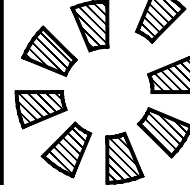
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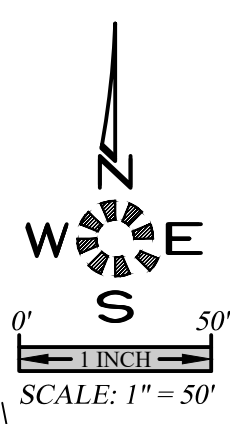
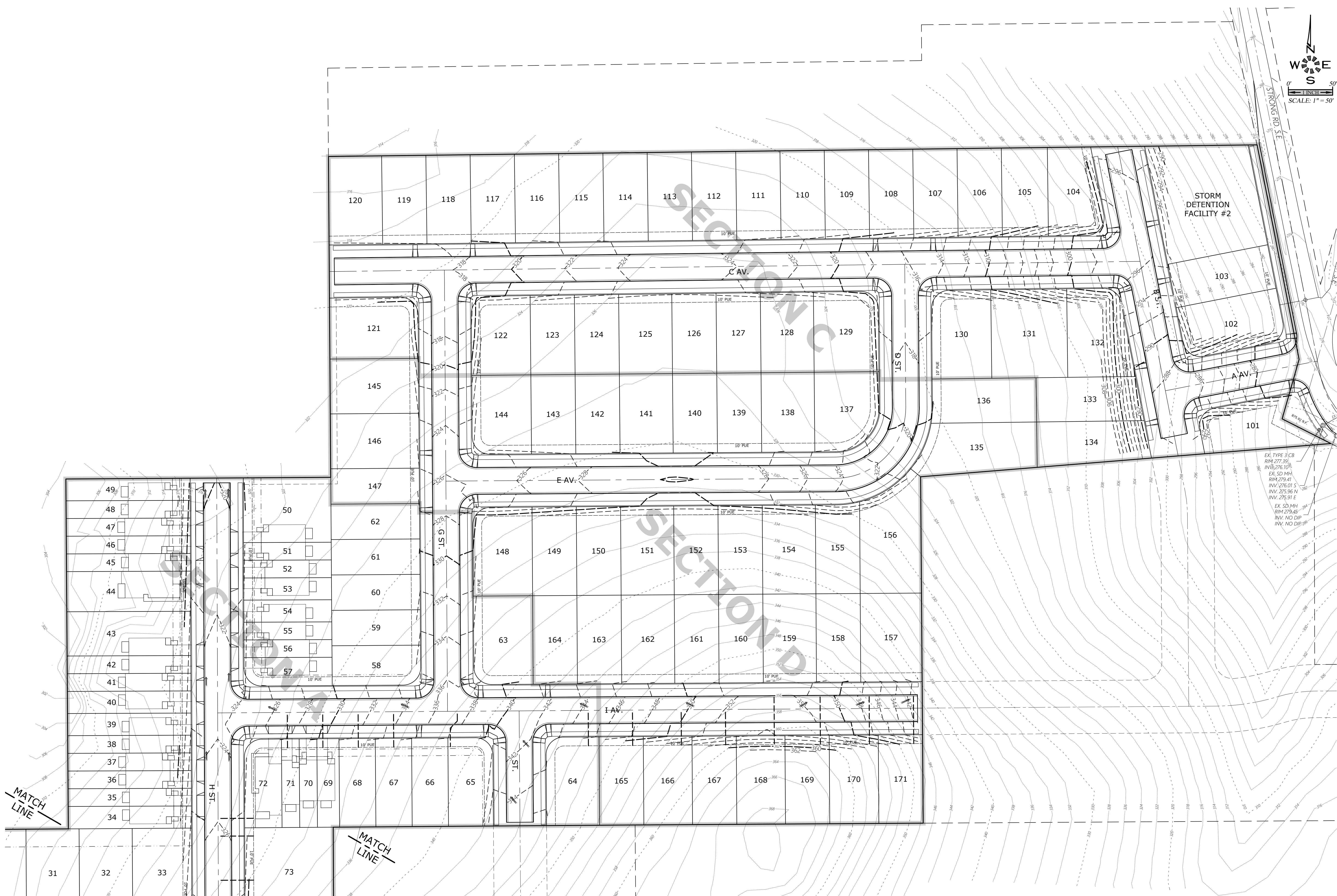
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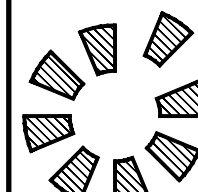


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GRADING PLAN - NORTH -

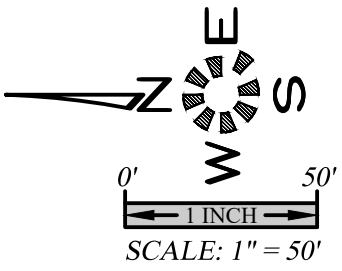
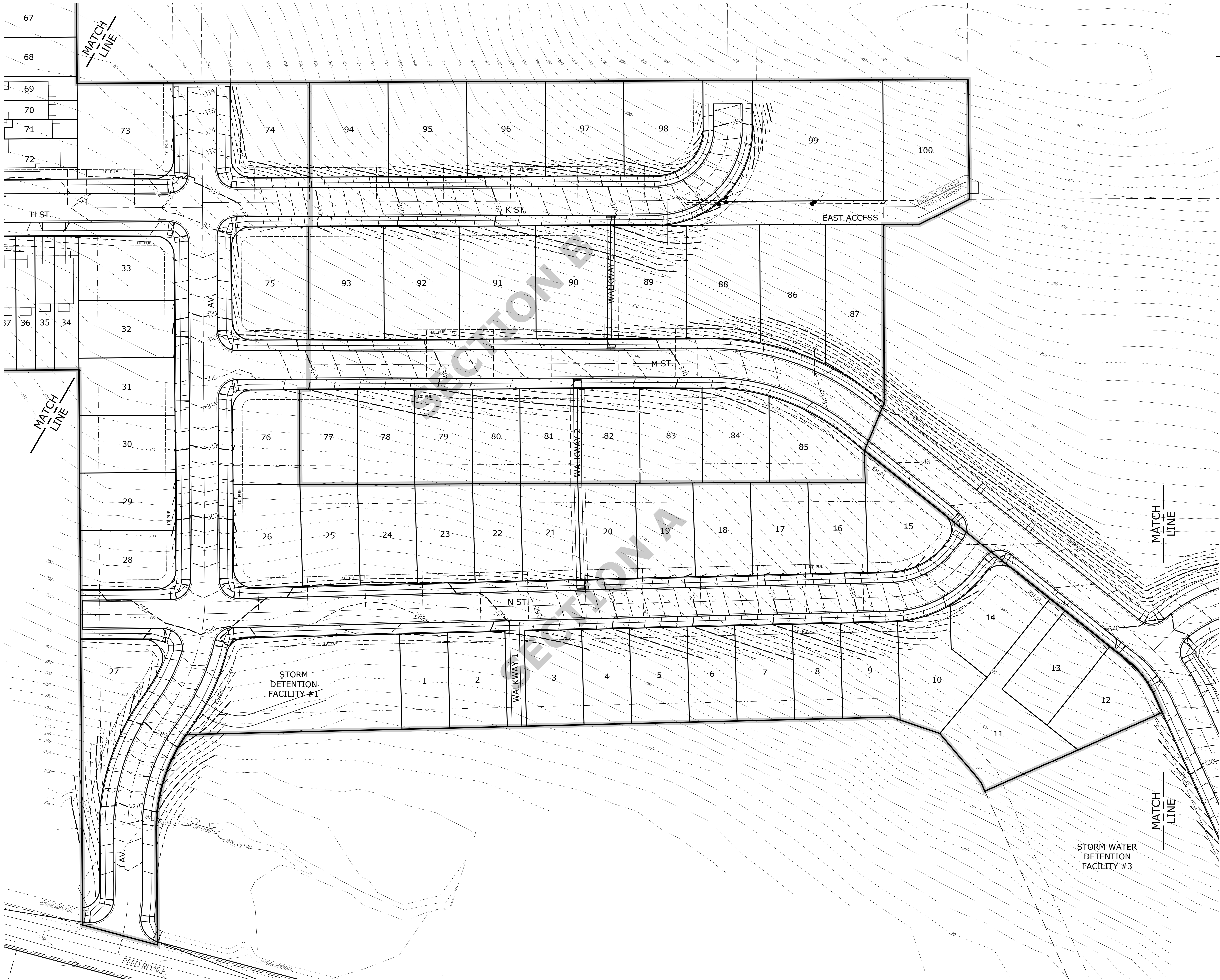
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**GRADING PLAN
- CENTRAL -**

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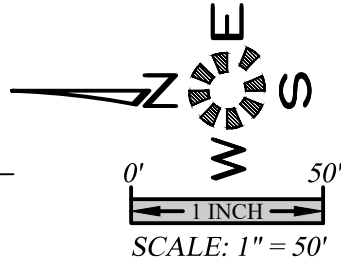
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P602

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GRADING PLAN
- SOUTH -

COBURN GRAND VIEW
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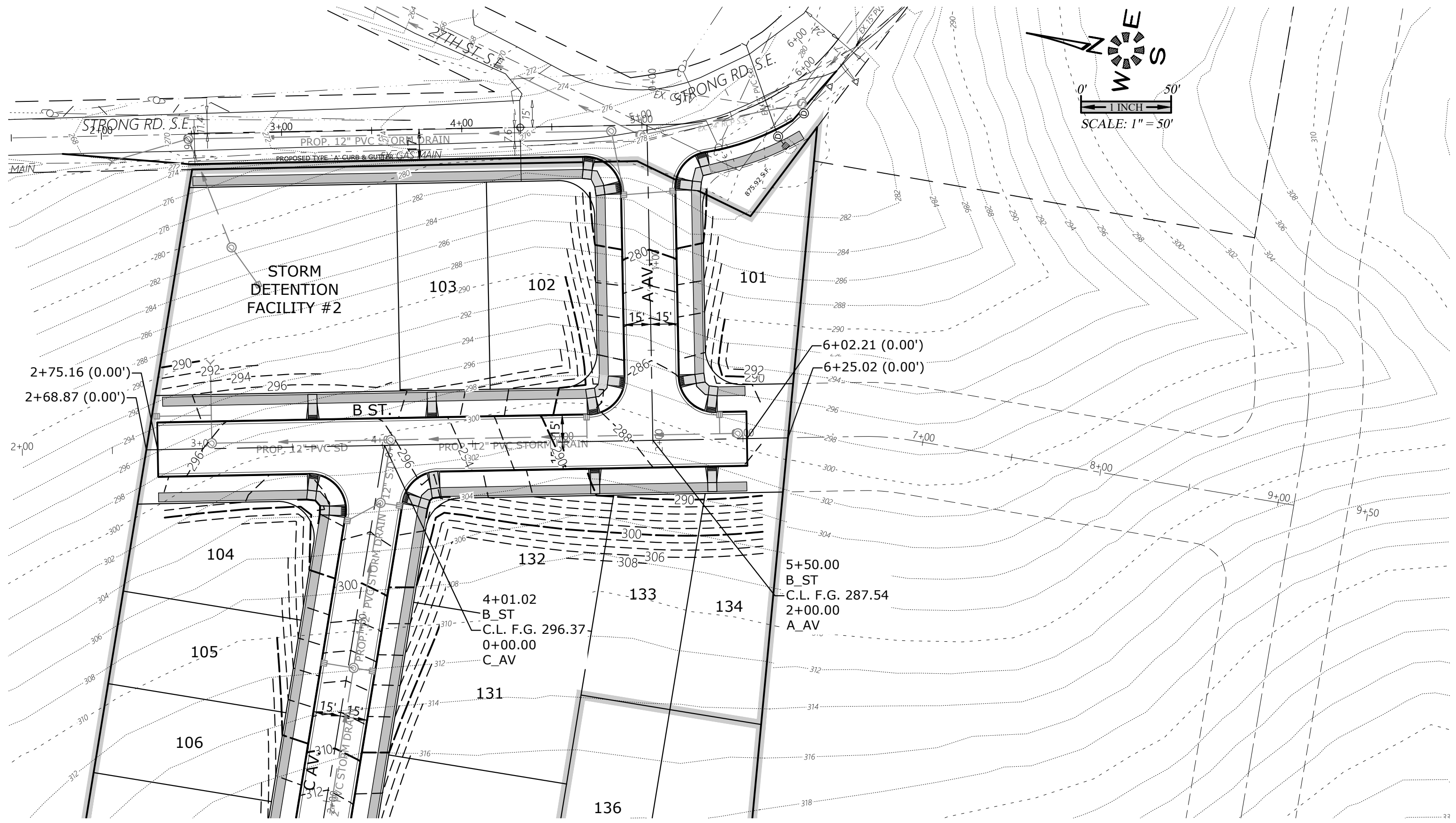


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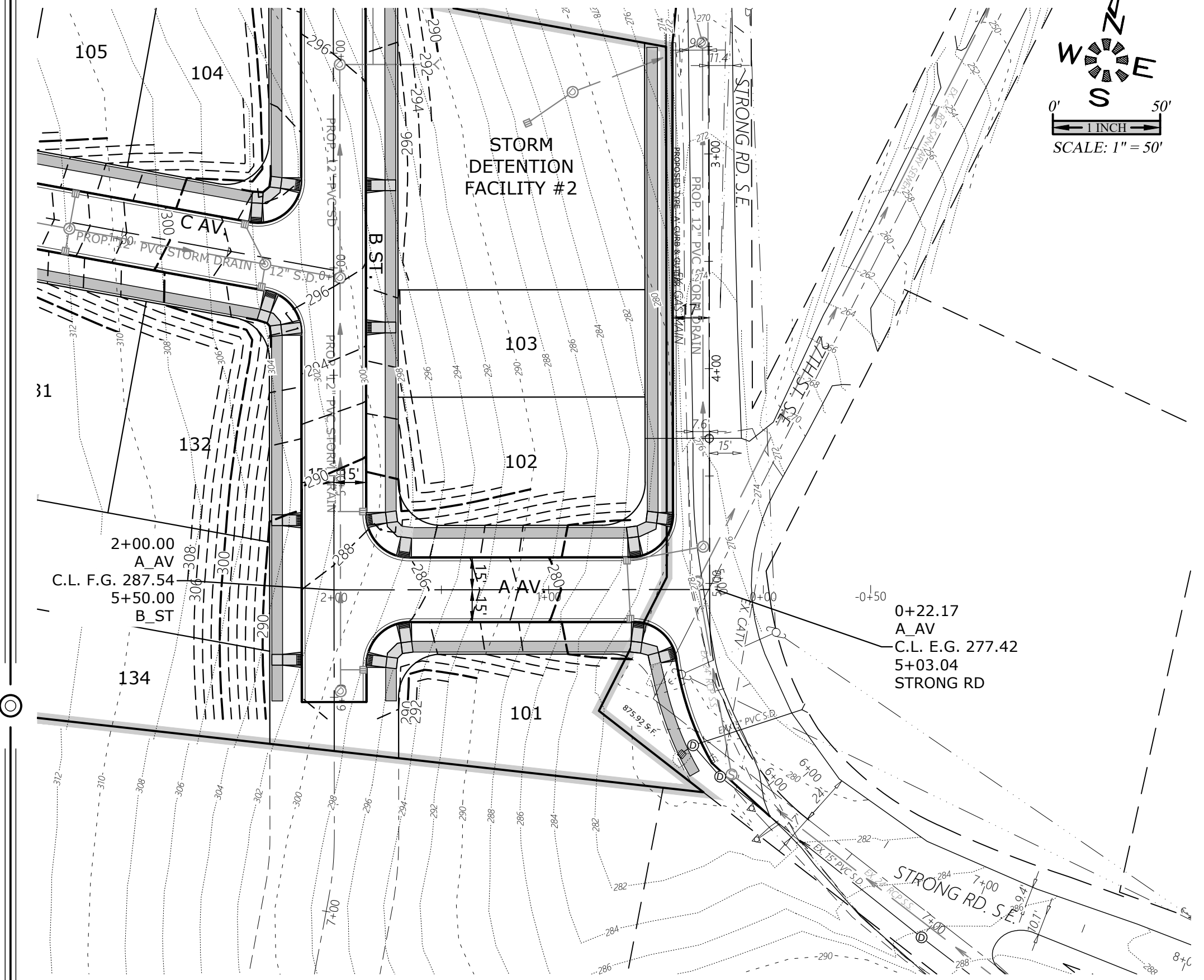
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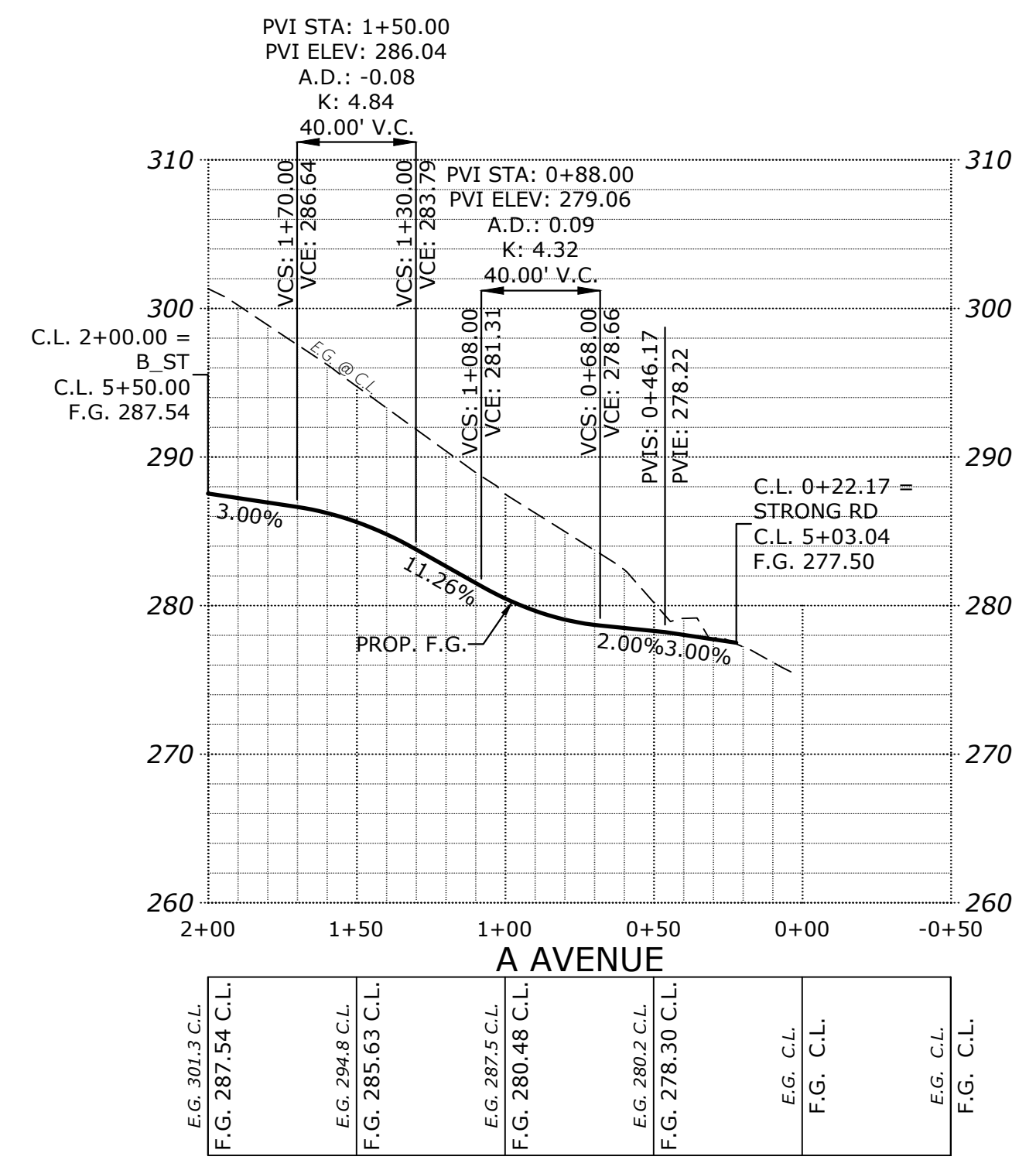
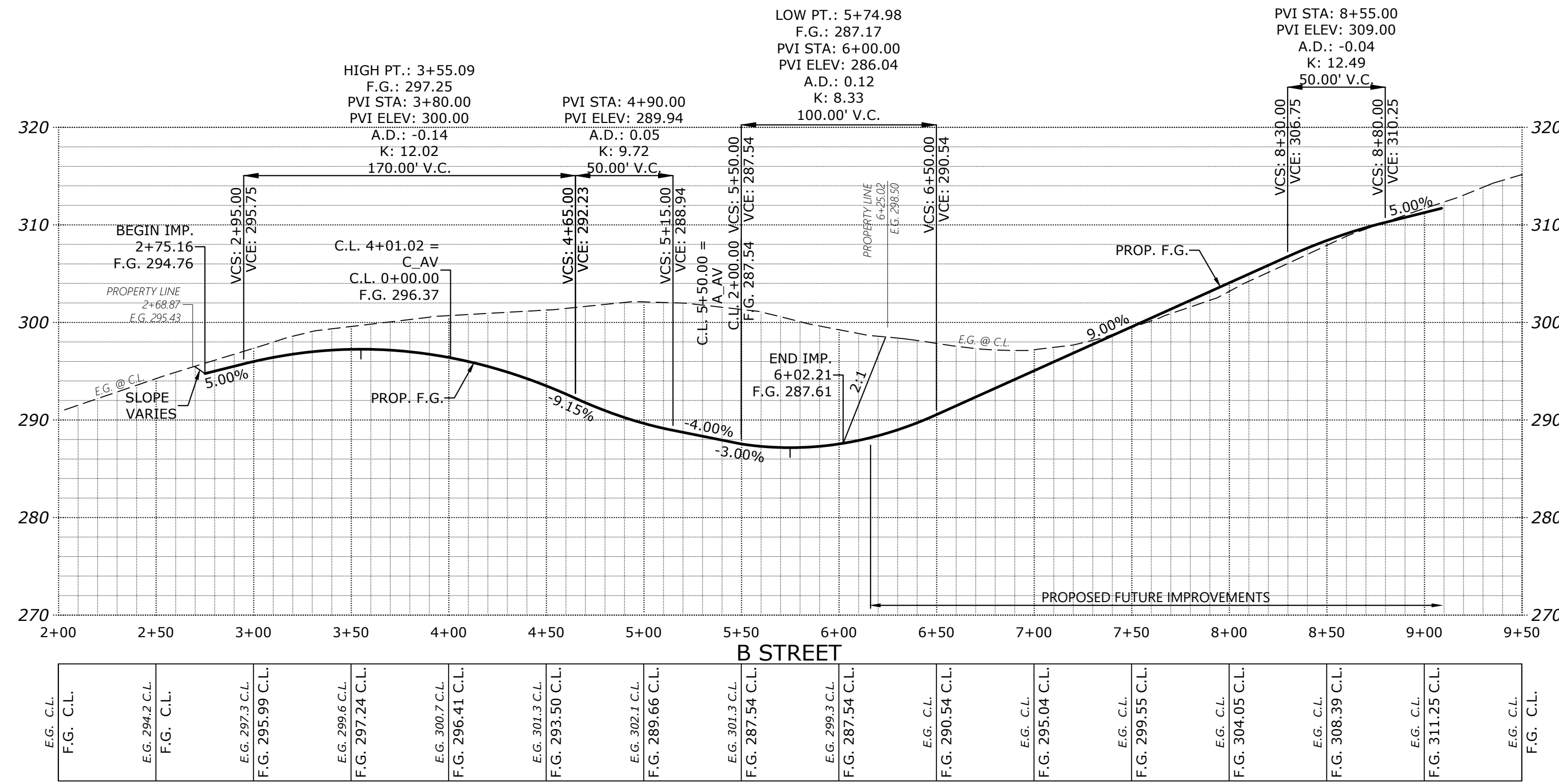
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SEE SHEET P502 FOR
C AVENUE DESIGN



SEE SHEET P517 FOR
TYPICAL STREET SECTIONS



STREET
IMPROVEMENTS

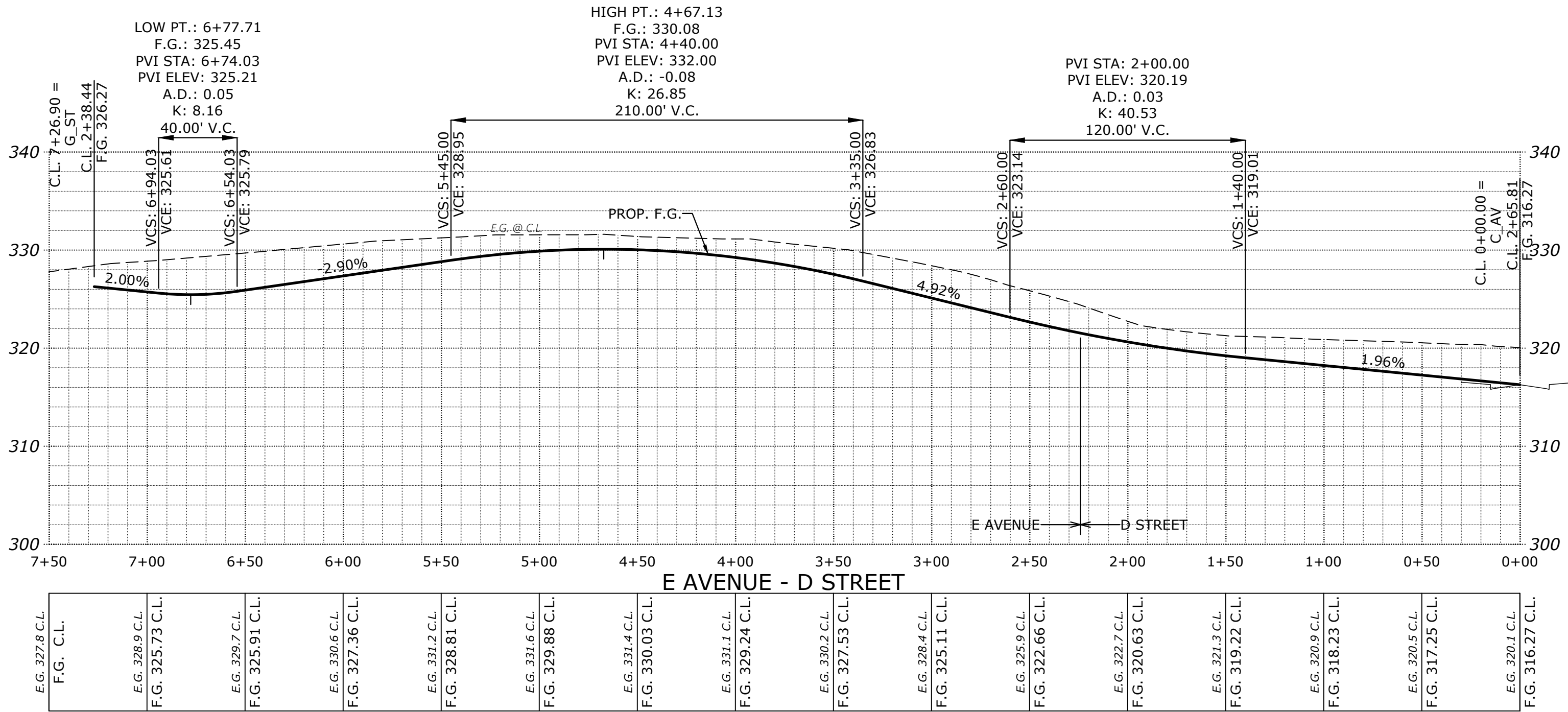
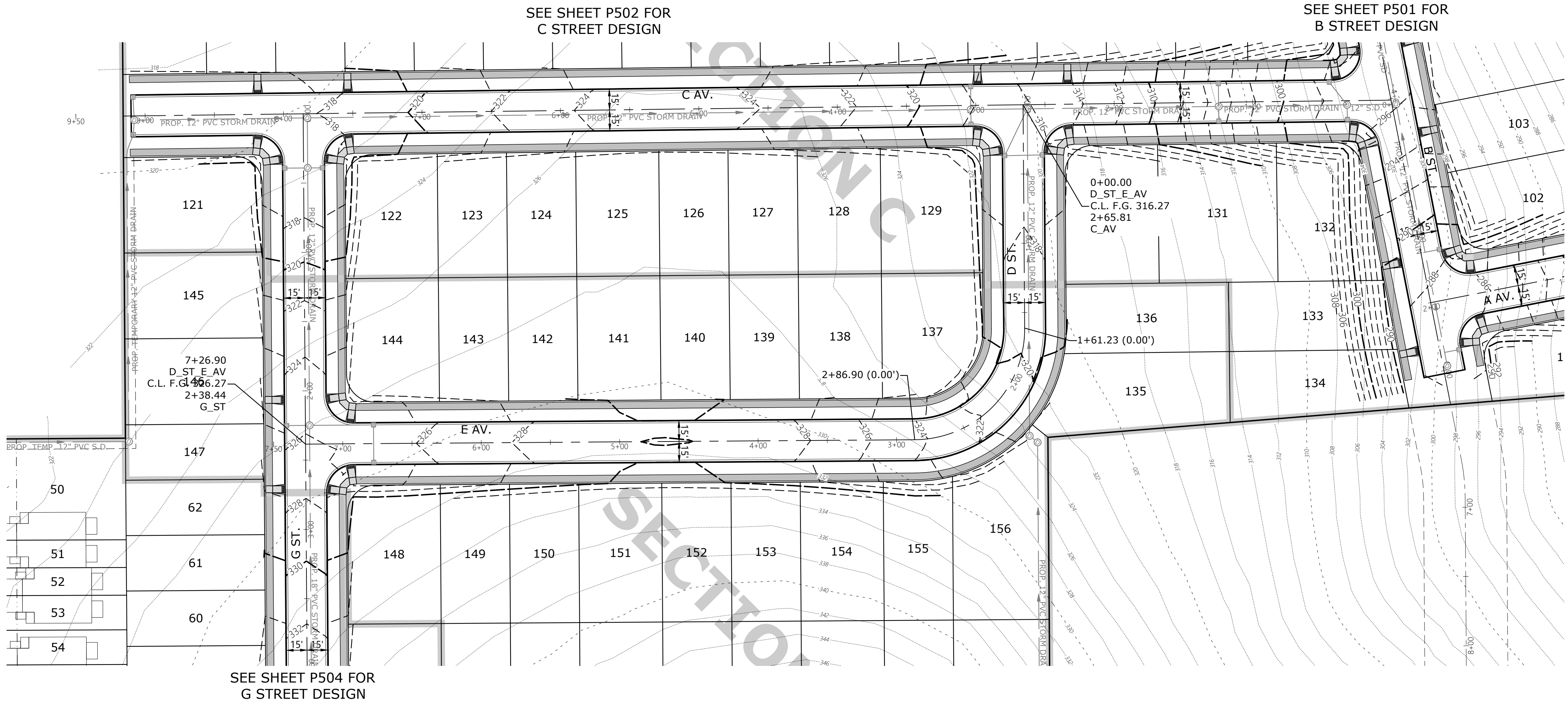
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REGISTERED PROFESSIONAL
ENGINEER
MARK COBURN
JULY 1978
OREGON

EXPIRES: 06-30-2021
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STREET
IMPROVEMENTS

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REGISTERED PROFESSIONAL
ENGINEER
OREGON
JULY 14, 1978
MARK D. GENEV

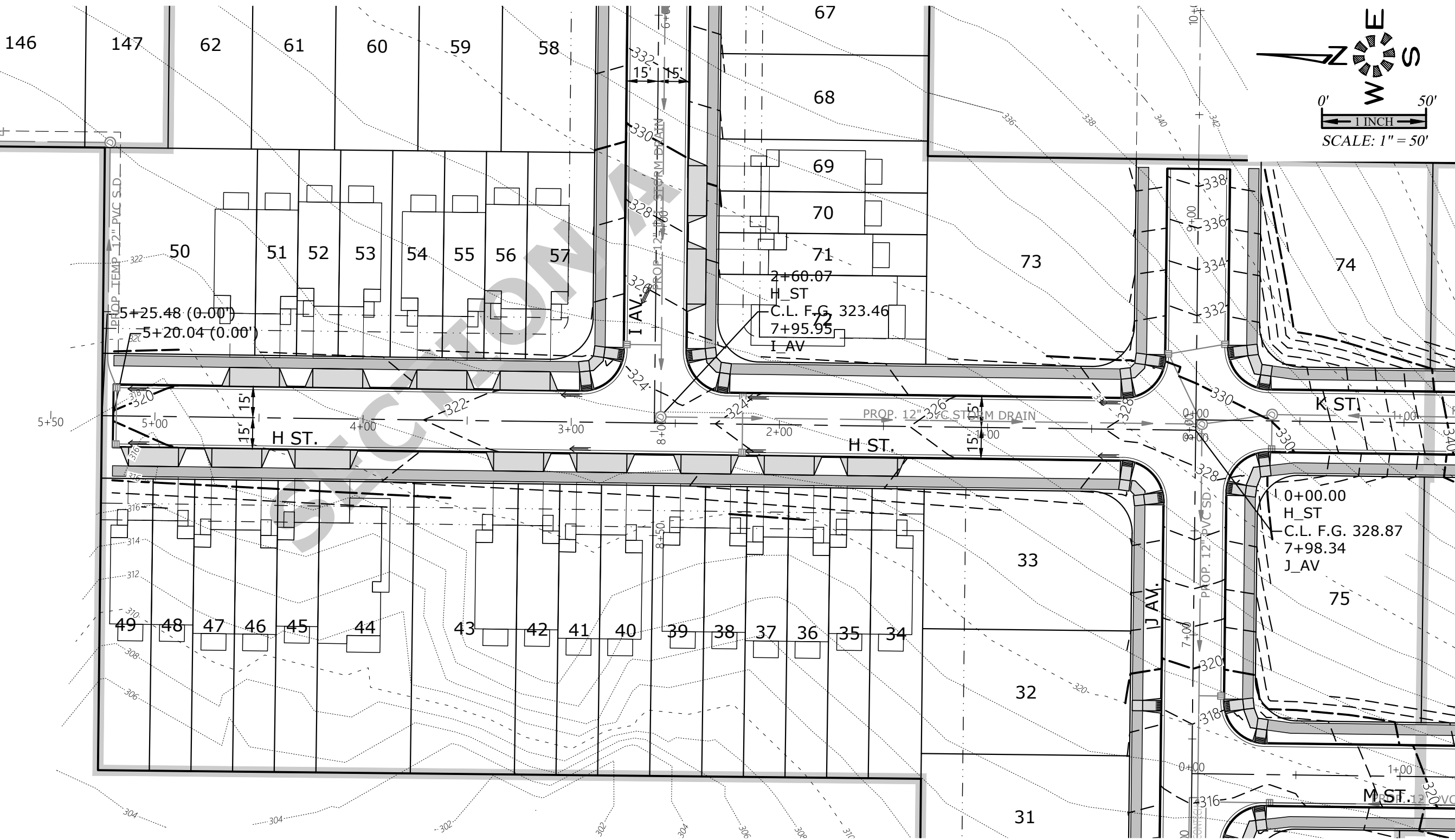
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JOB # 6234

SEE SHEET P502 FOR
C STREET DESIGN

SEE SHEET P503 FOR
E AVENUE & D STREET DESIGN

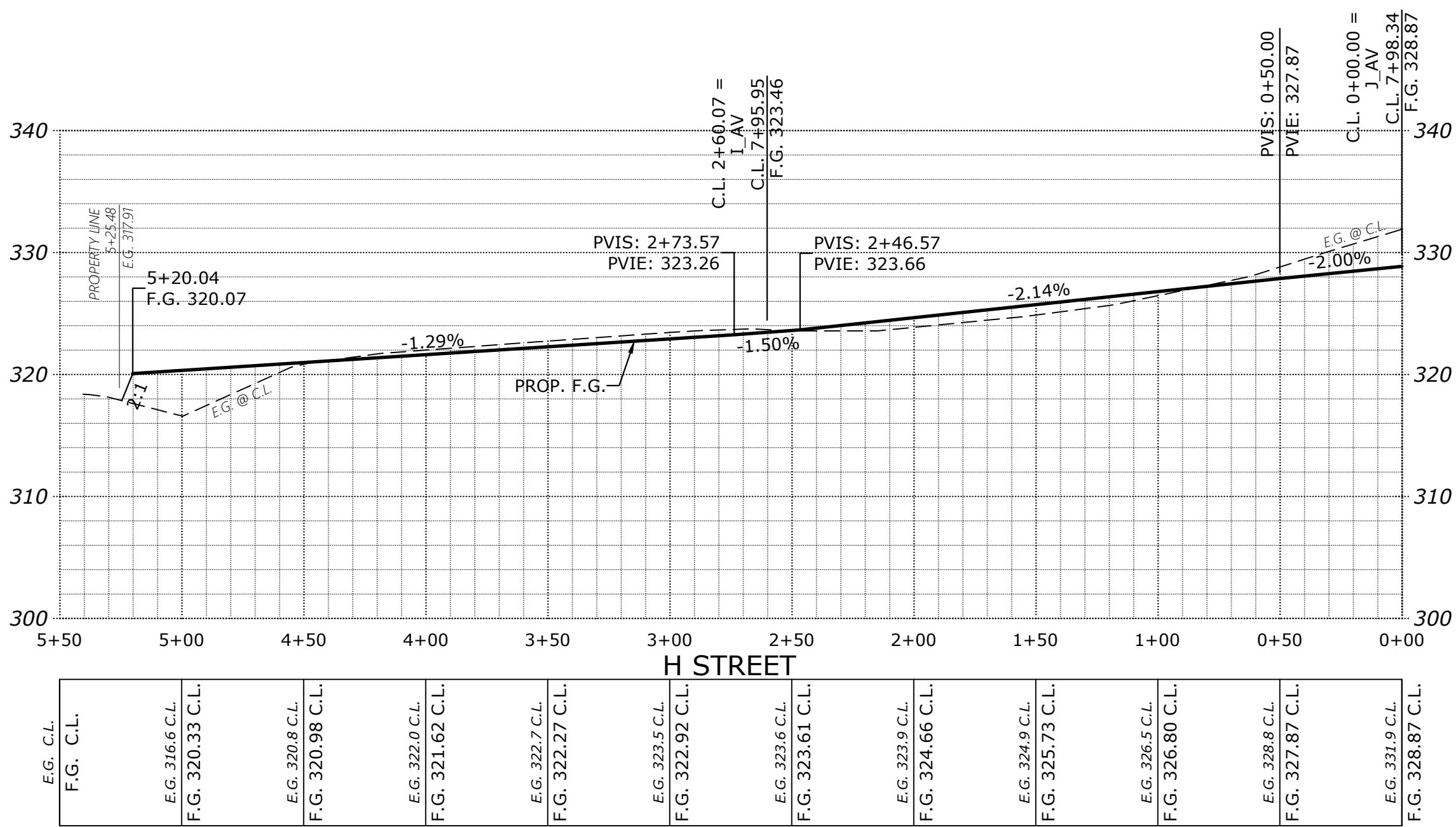
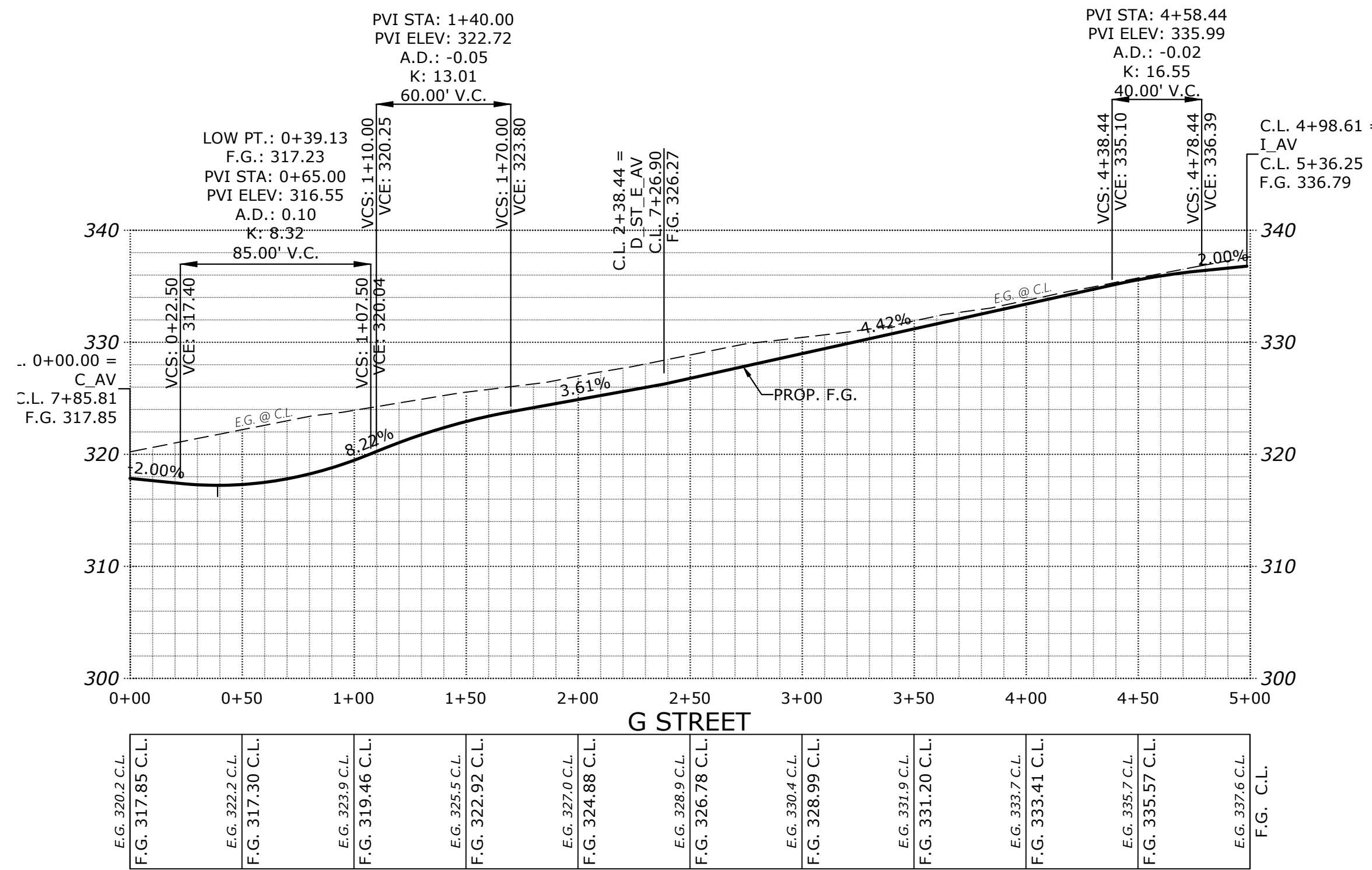


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I STREET DESIGN

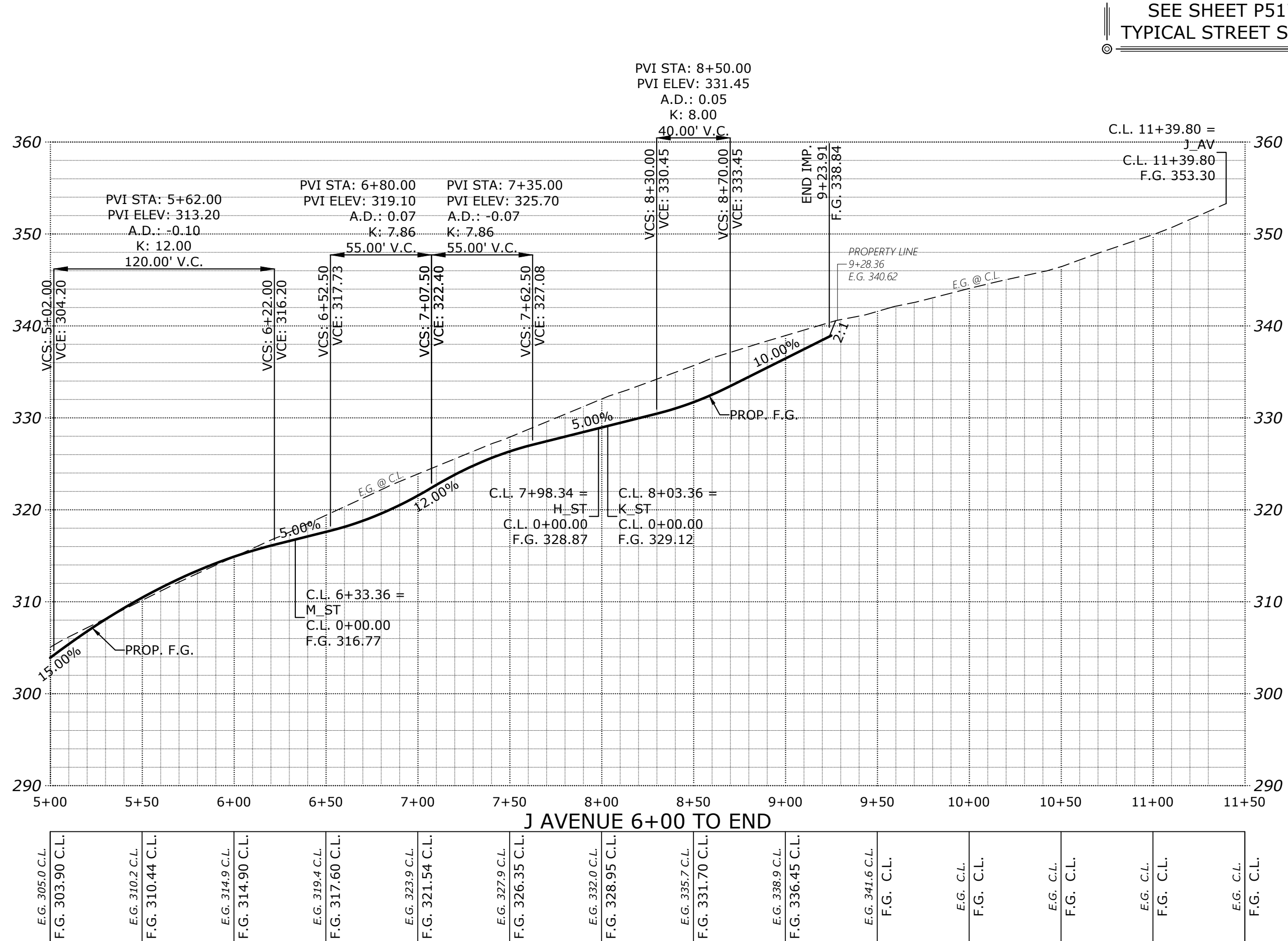
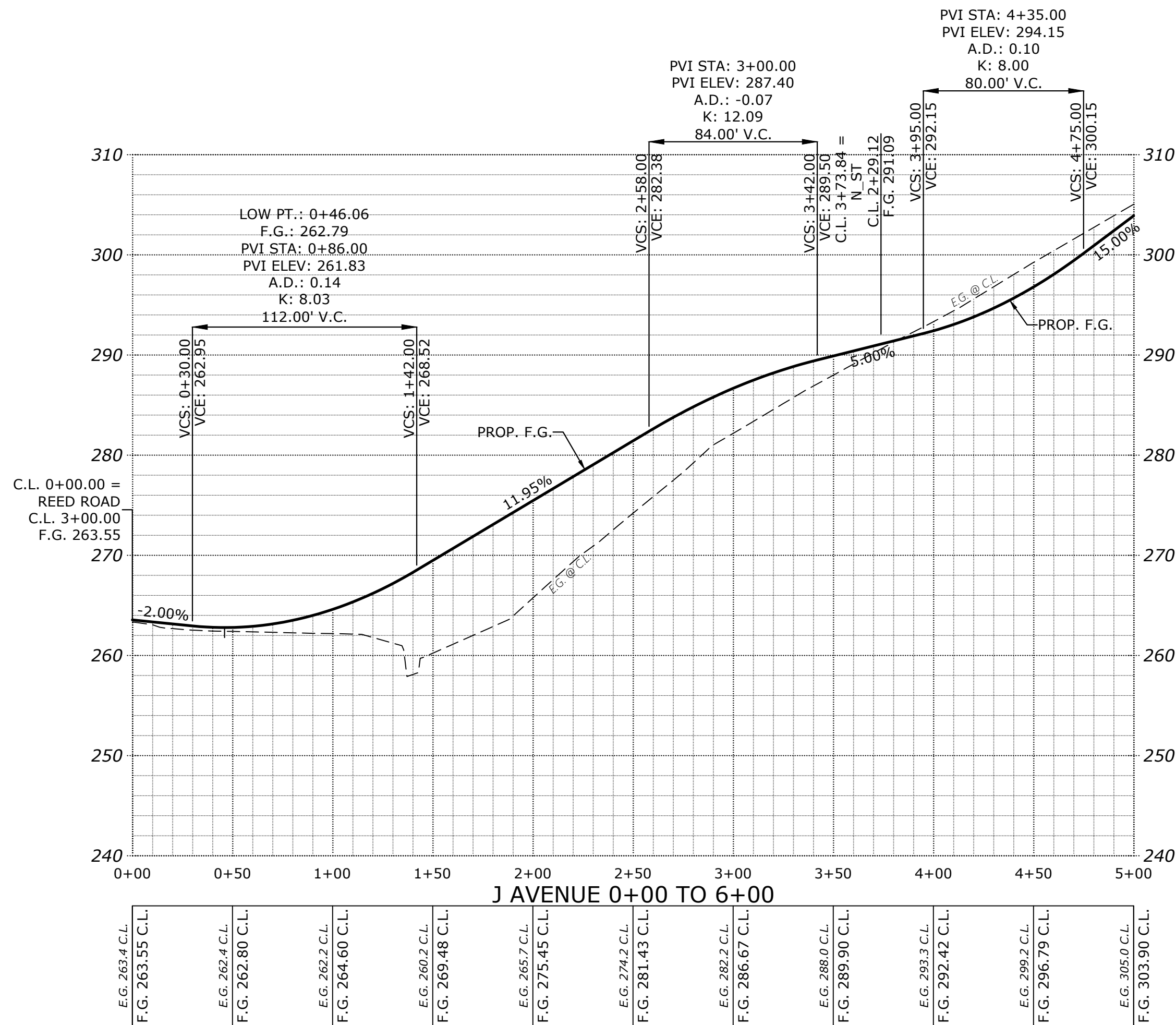
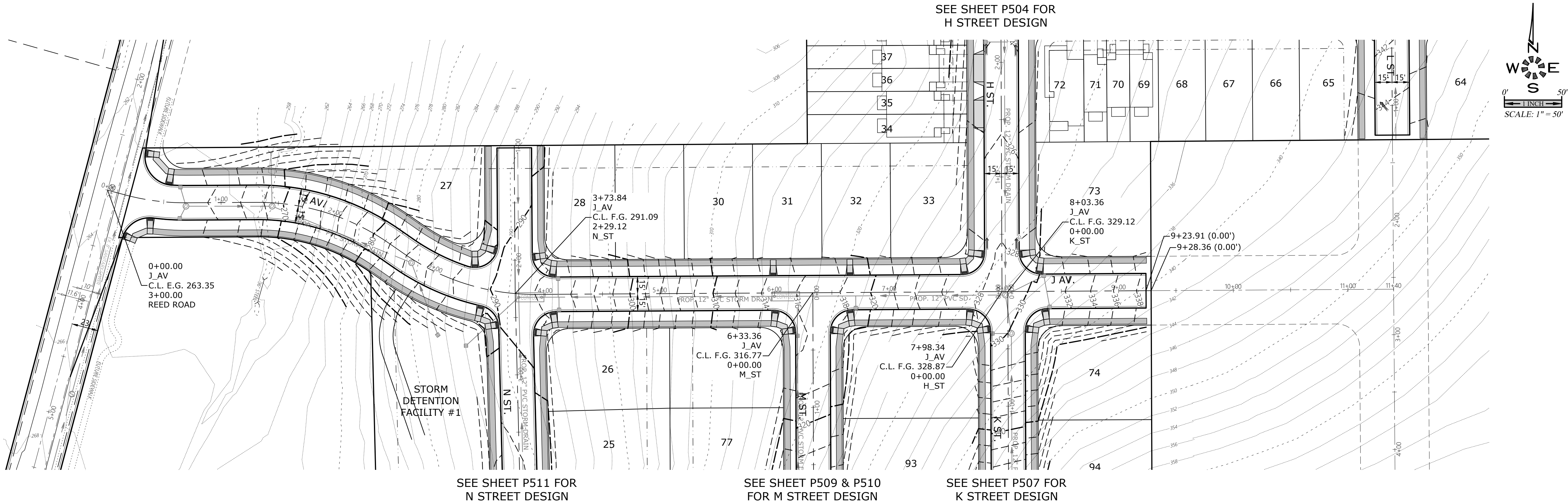


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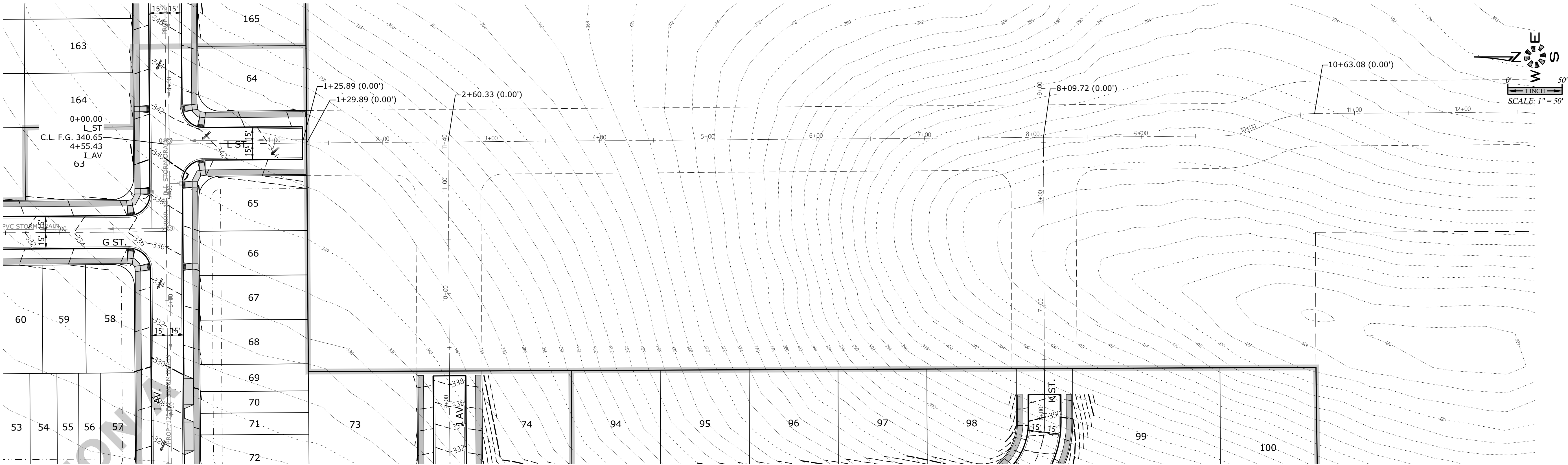
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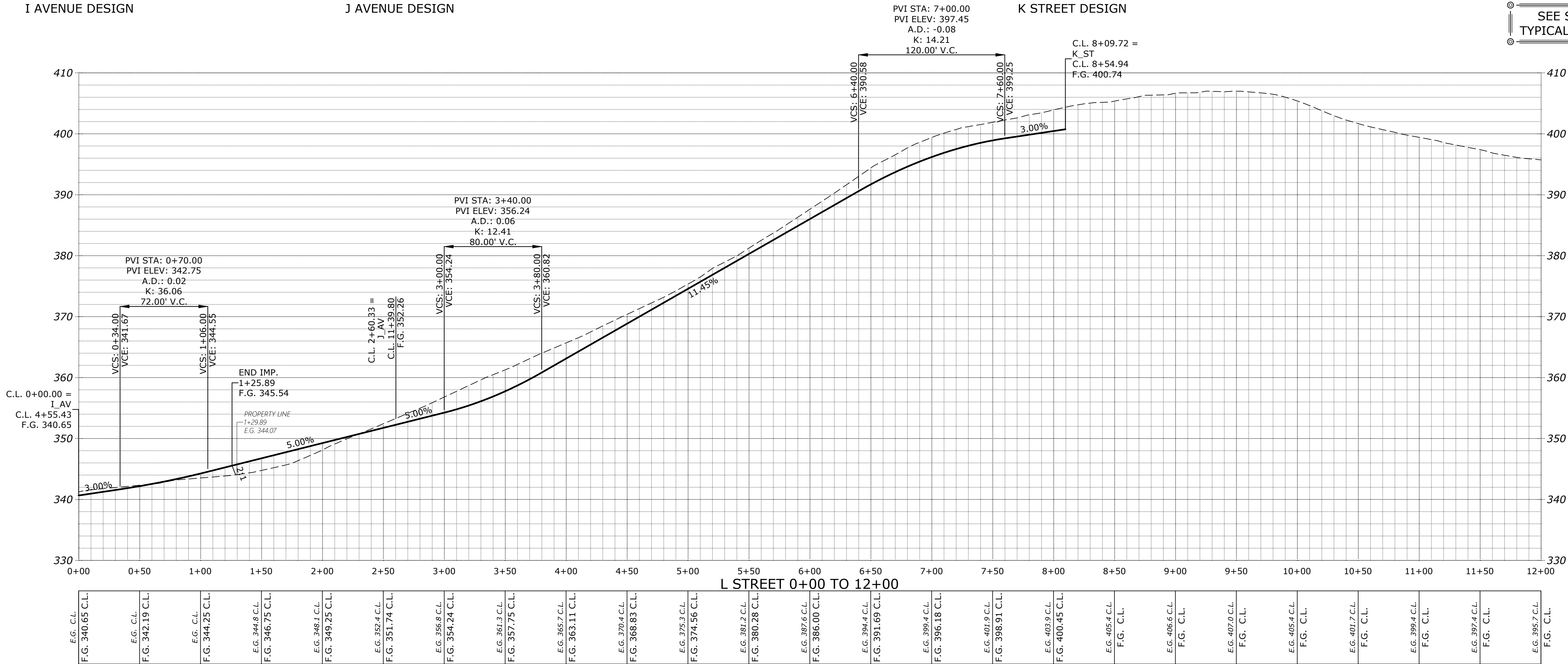


SEE SHEET P505 FOR
I AVENUE DESIGN

SEE SHEET P506 FOR
J AVENUE DESIGN

SEE SHEET P507 FOR
K STREET DESIGN

SEE SHEET P517 FOR
TYPICAL STREET SECTIONS



STREET
IMPROVEMENTS

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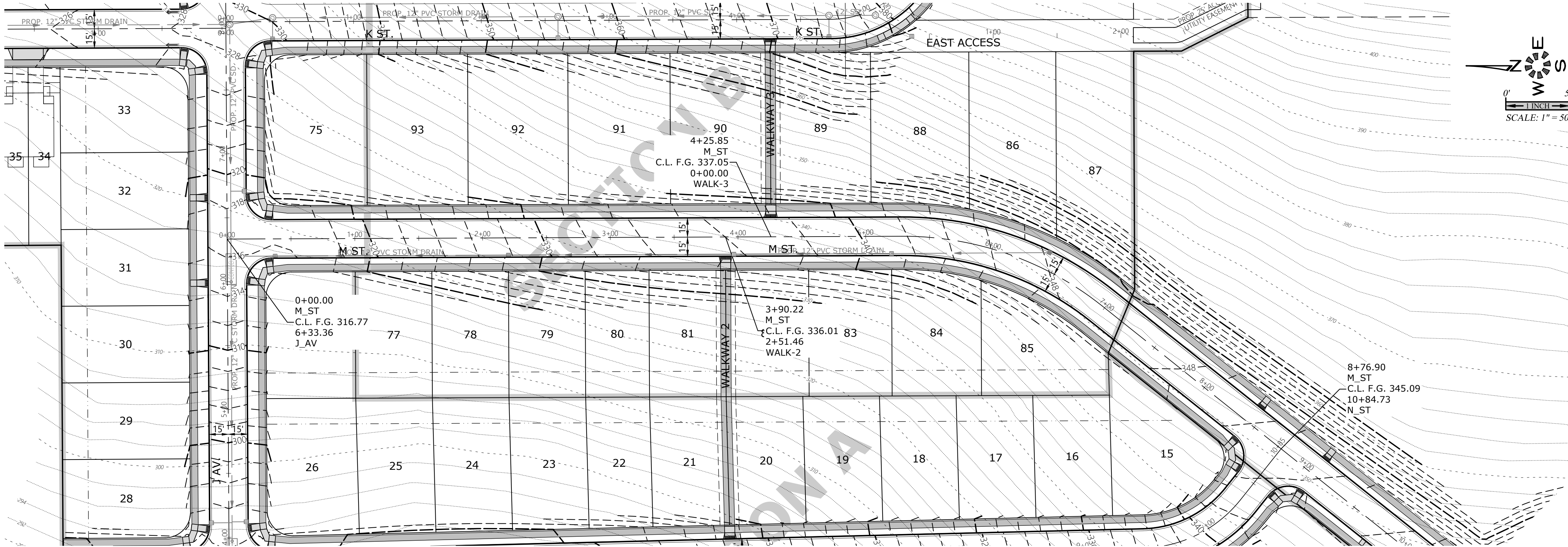
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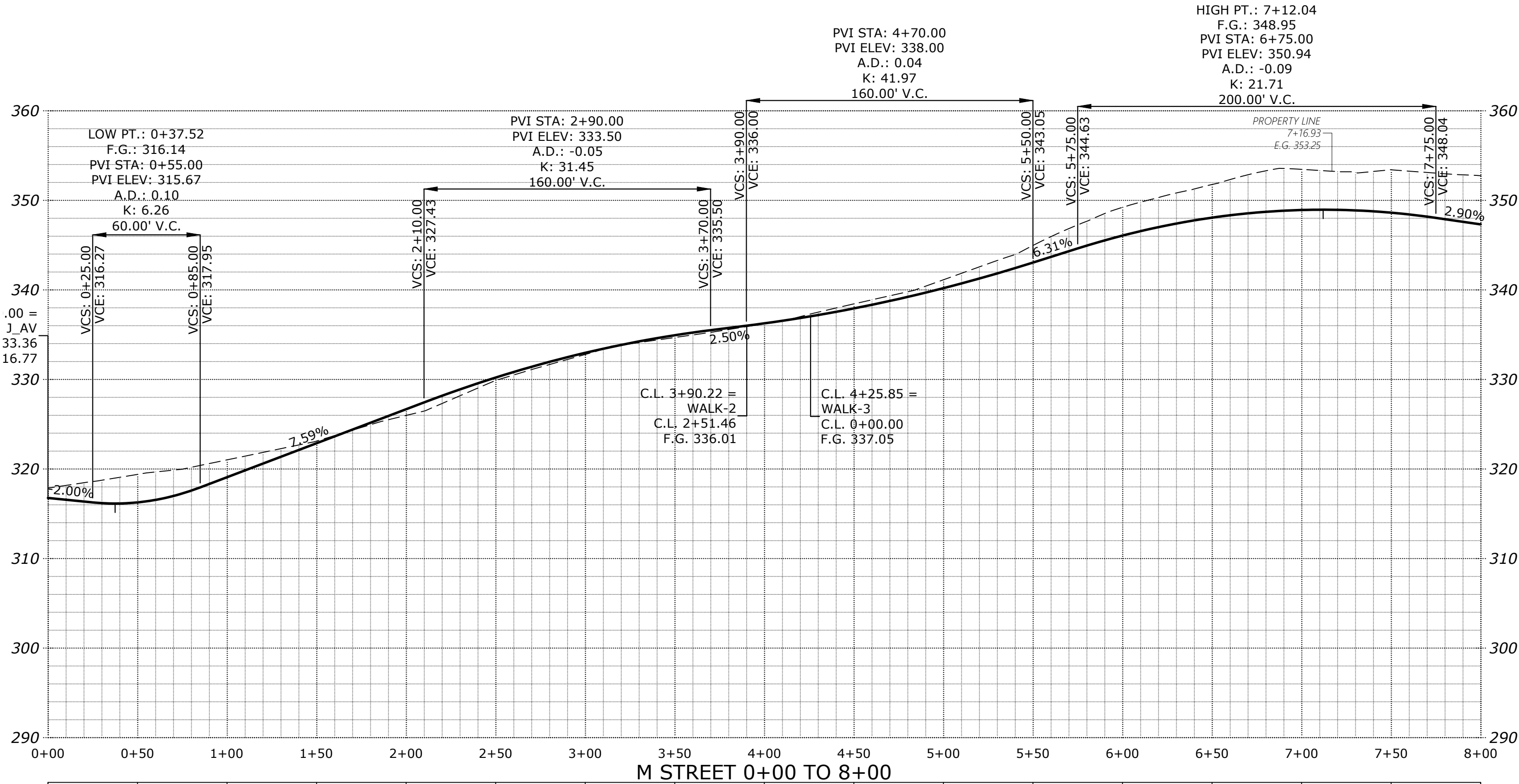
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K STREET DESIGN



SEE SHEET P506 FOR
J STREET DESIGN

SEE SHEET P511 FOR
N STREET DESIGN

SEE SHEET P510 FOR
M STREET DESIGN
CONTINUATION



SEE SHEET P517 FOR
TYPICAL STREET SECTIONS



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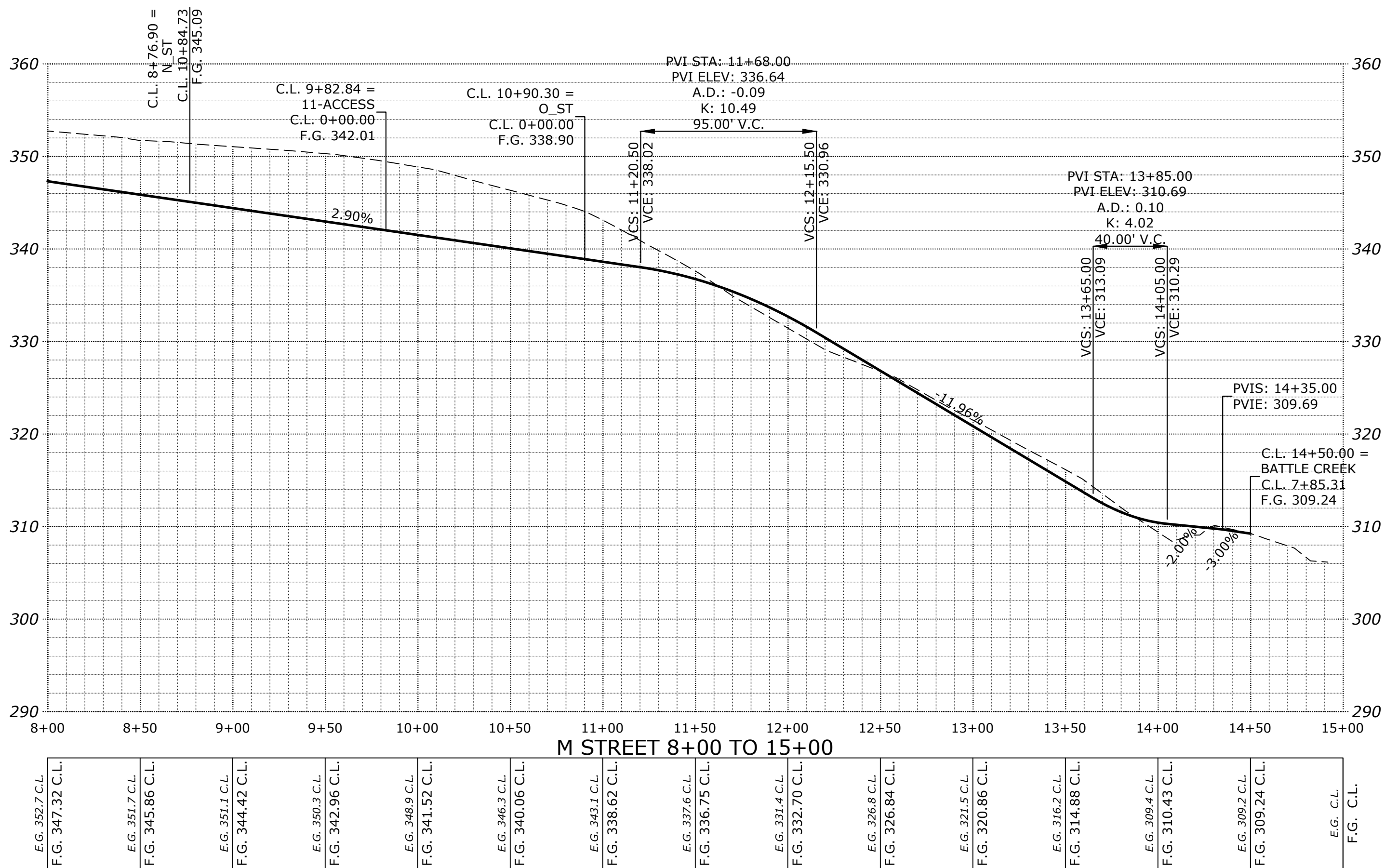
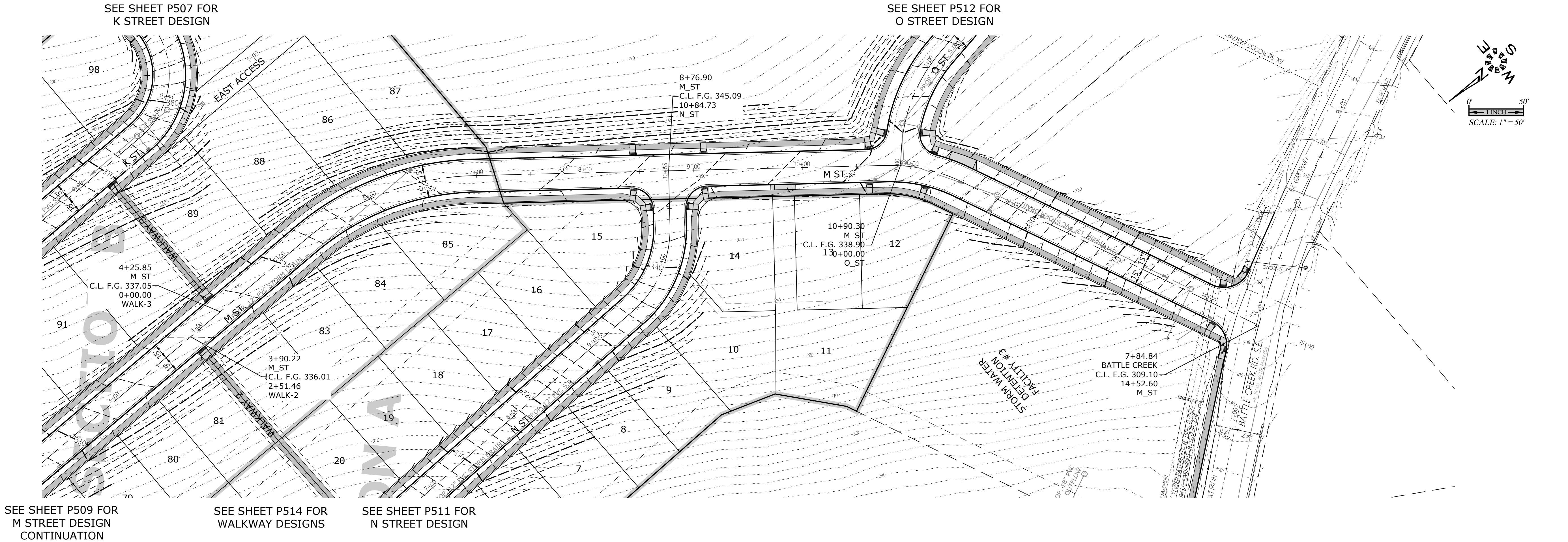


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P509

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STREET
IMPROVEMENTS

COBURN GRAND VIEW
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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

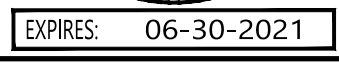
P510

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ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
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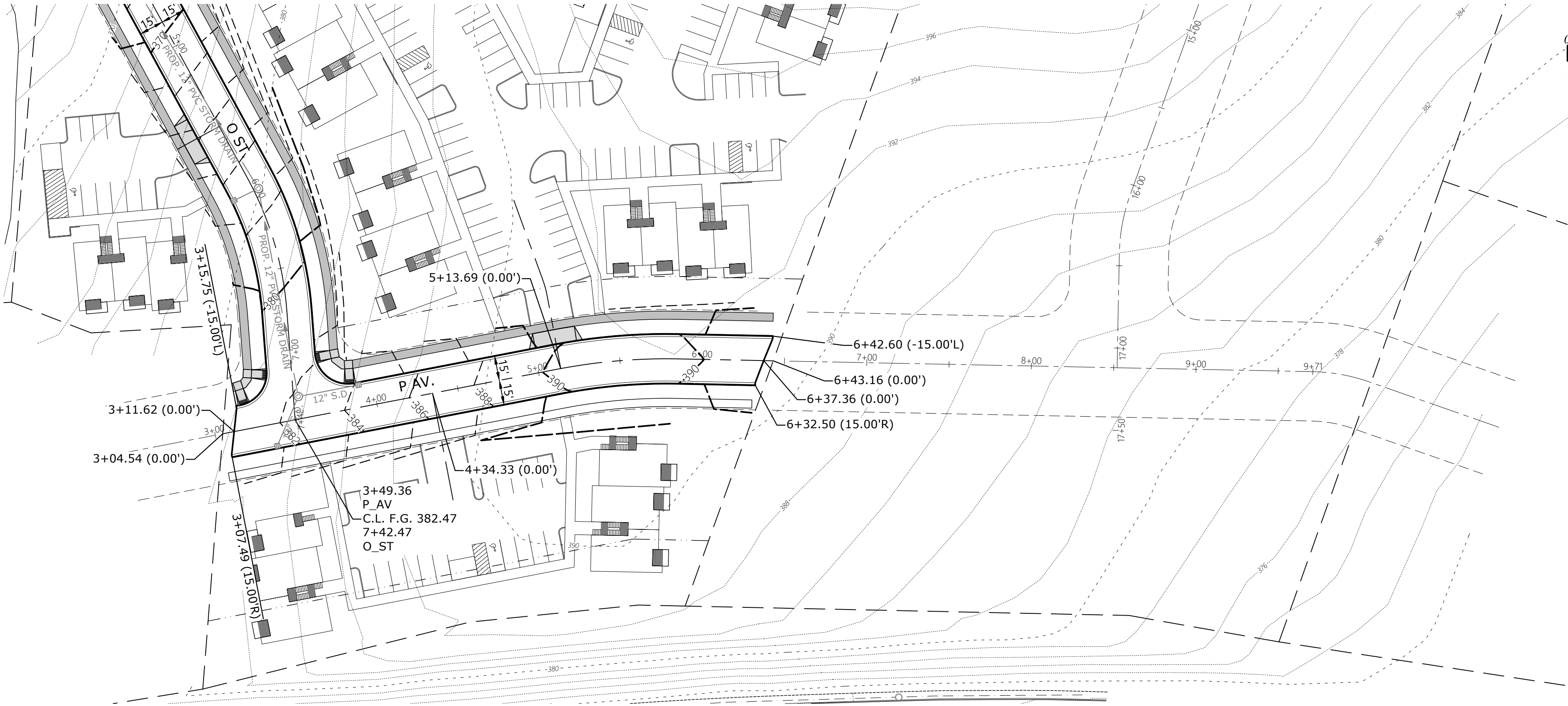


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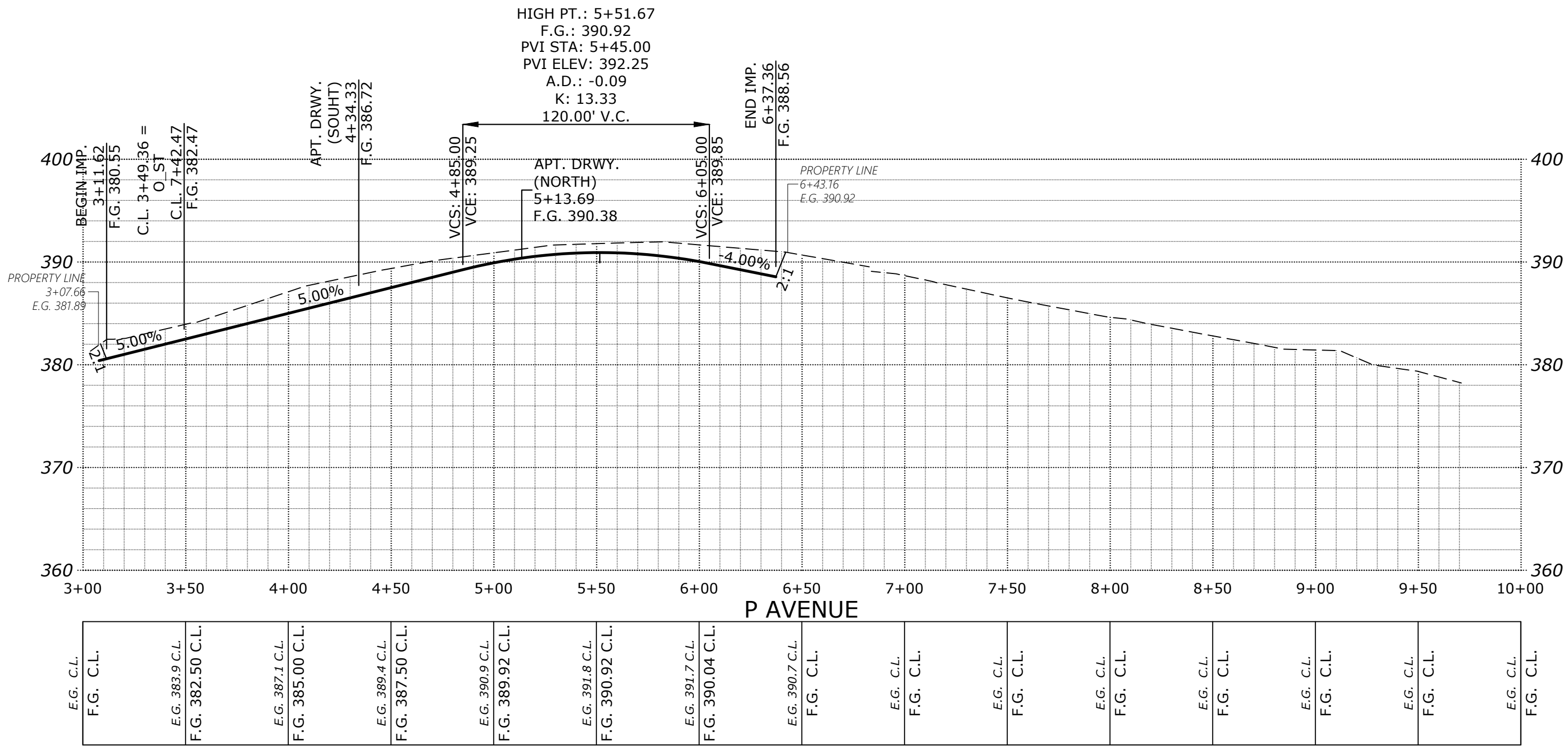
1155 13th ST. S.E. SALEM, OR. 97302
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SEE SHEET P512 FOR
O STREET DESIGN



SEE SHEET P517 FOR
TYPICAL STREET SECTIONS



STREET
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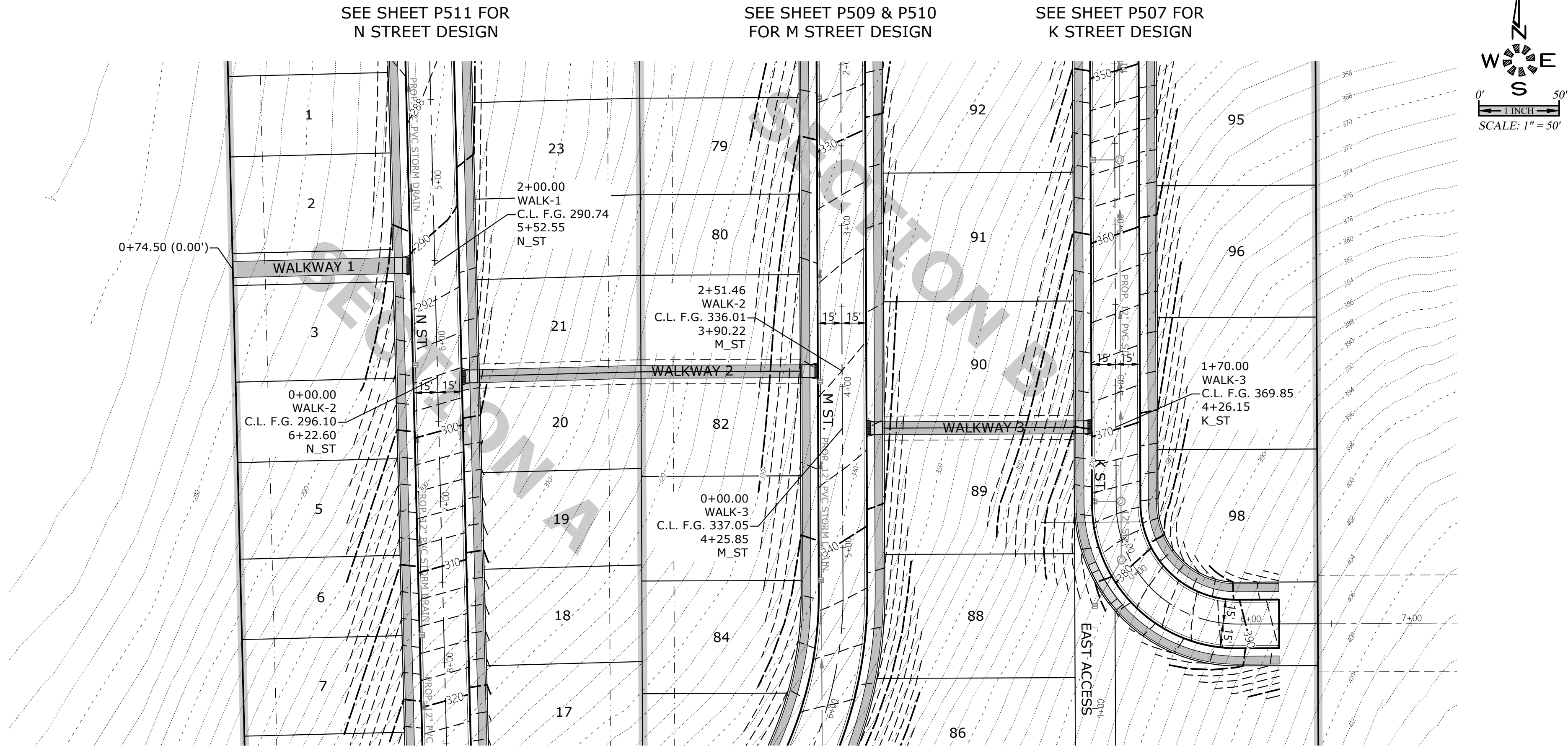
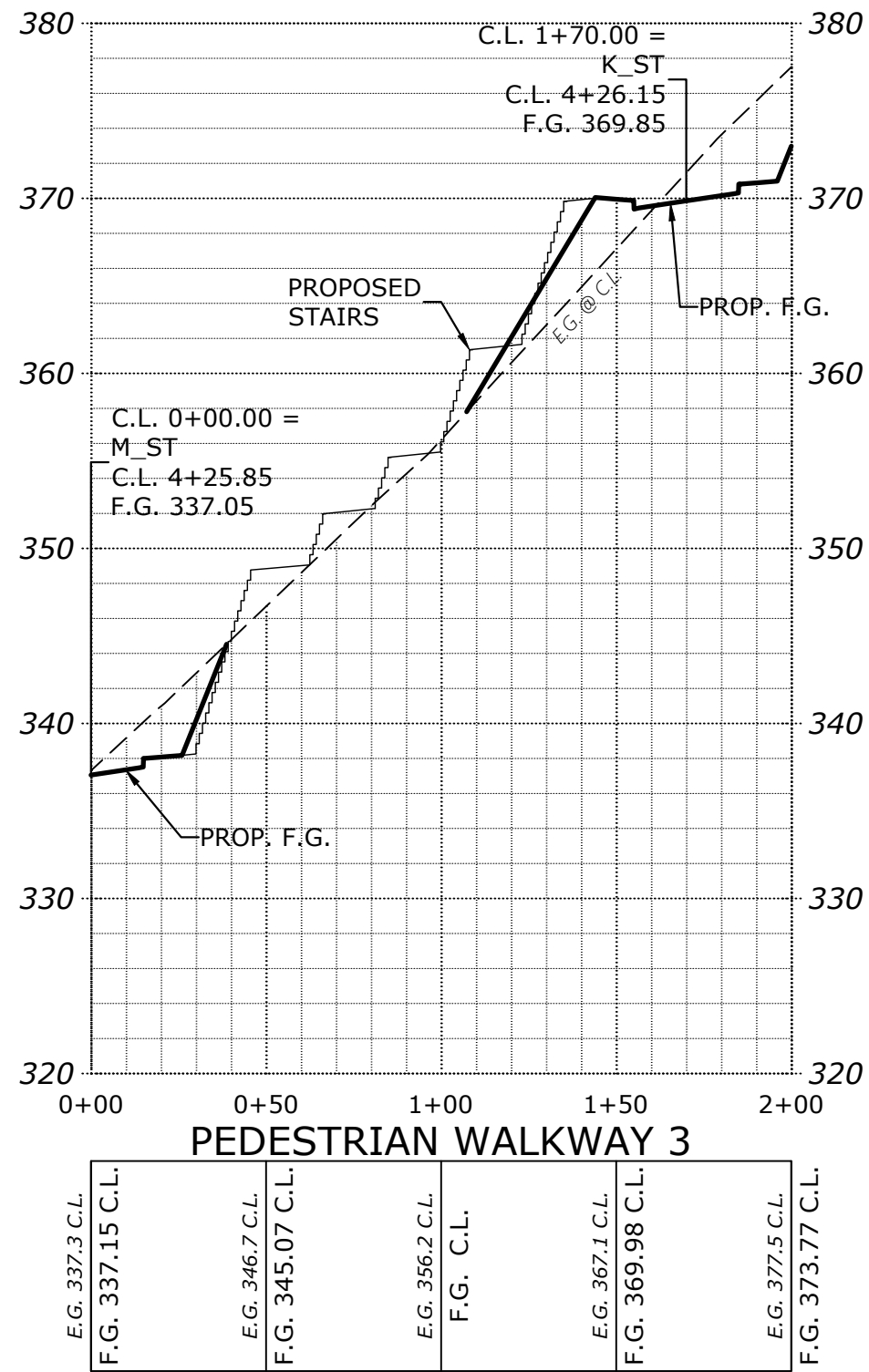
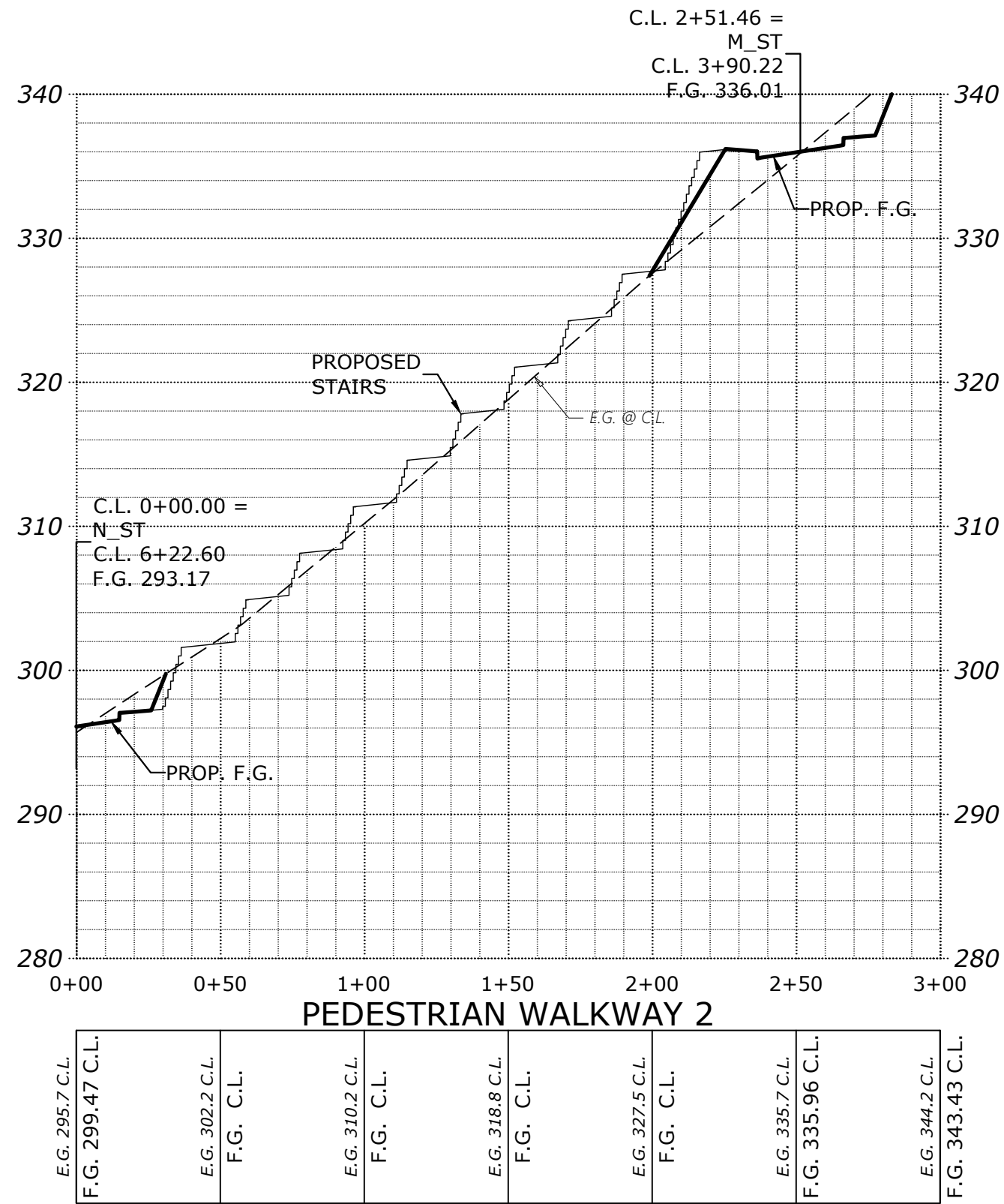
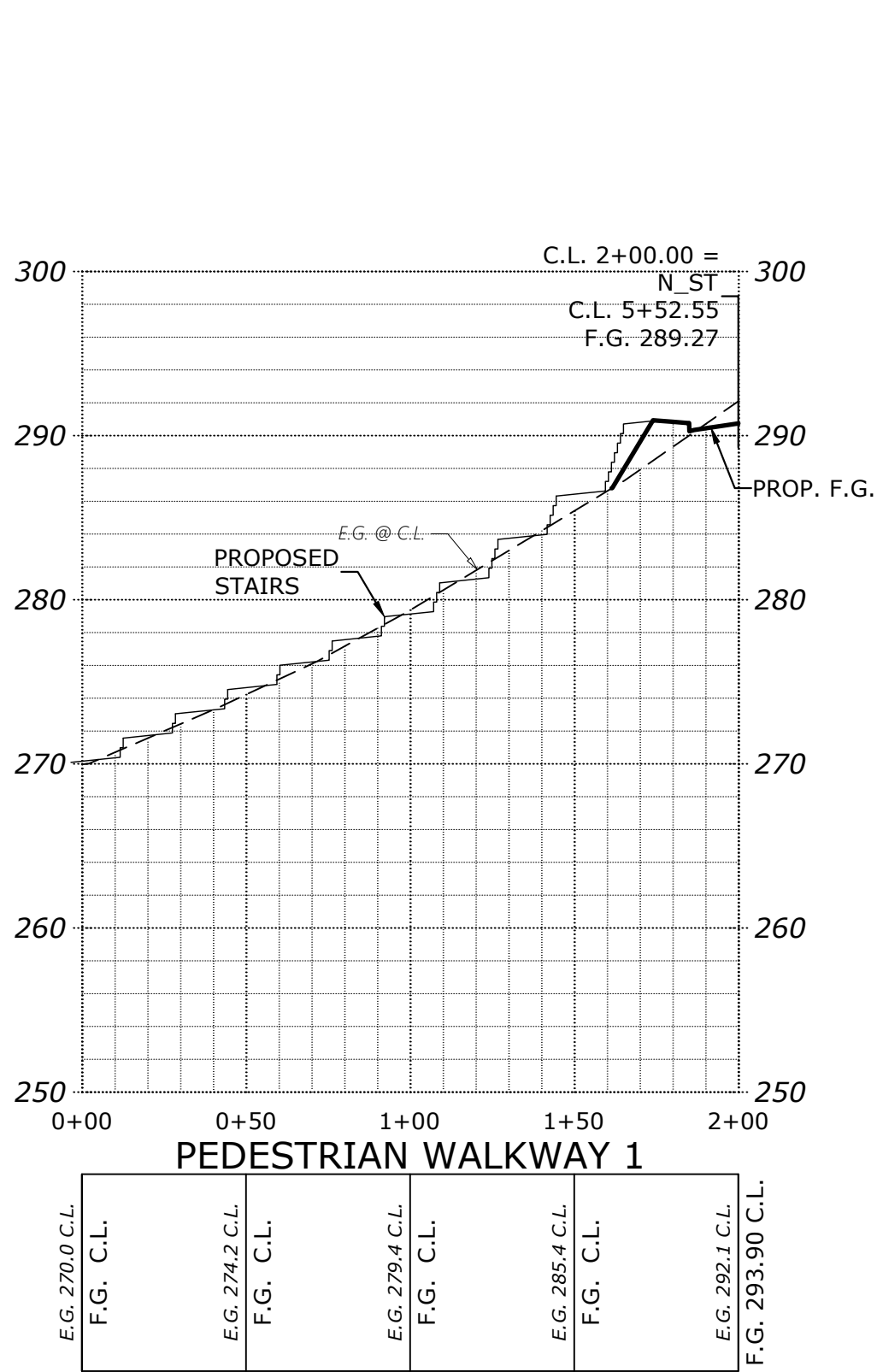
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P513

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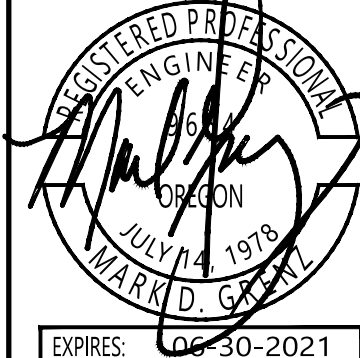


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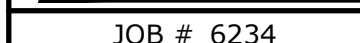
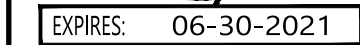
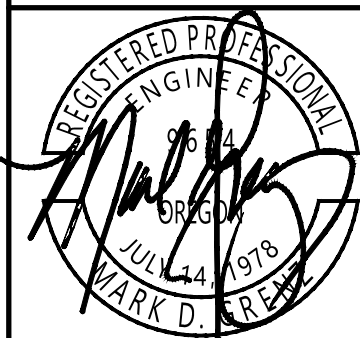
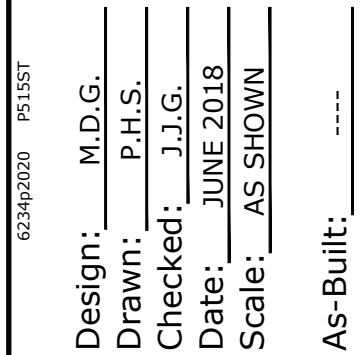
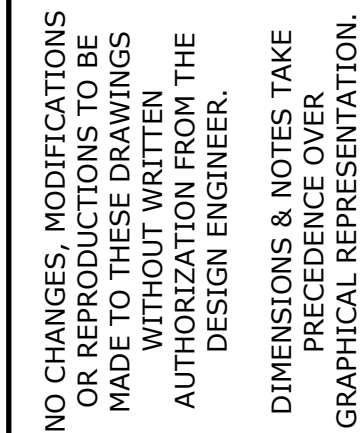
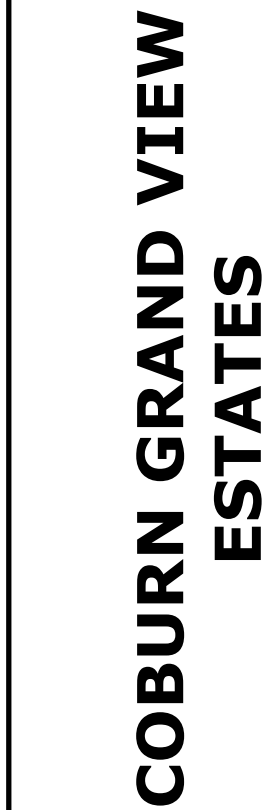
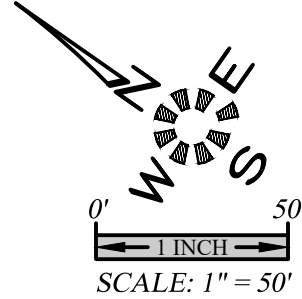
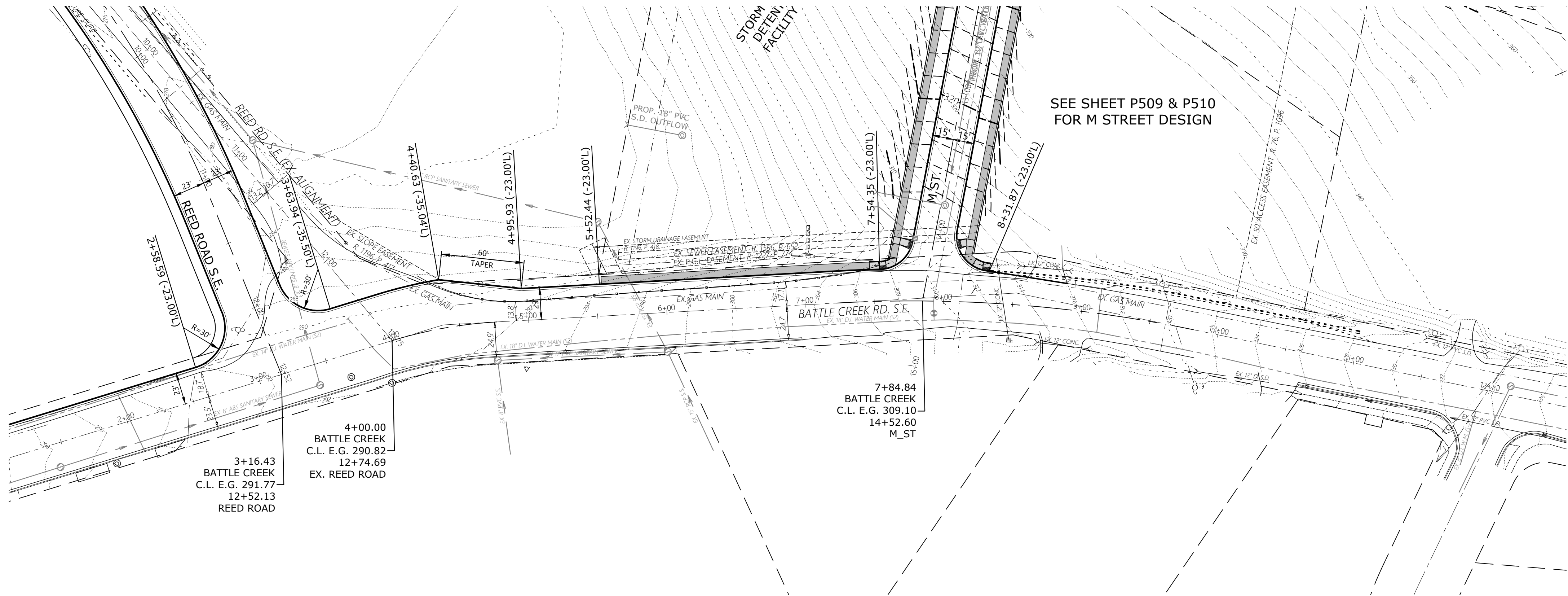
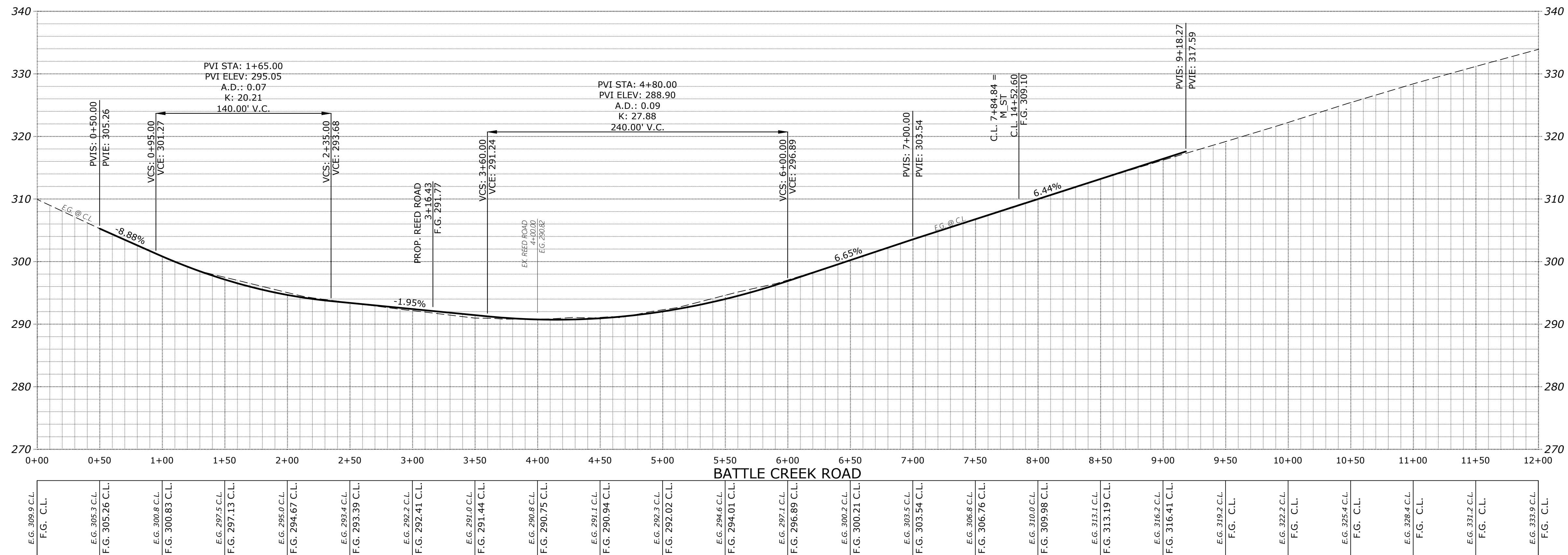


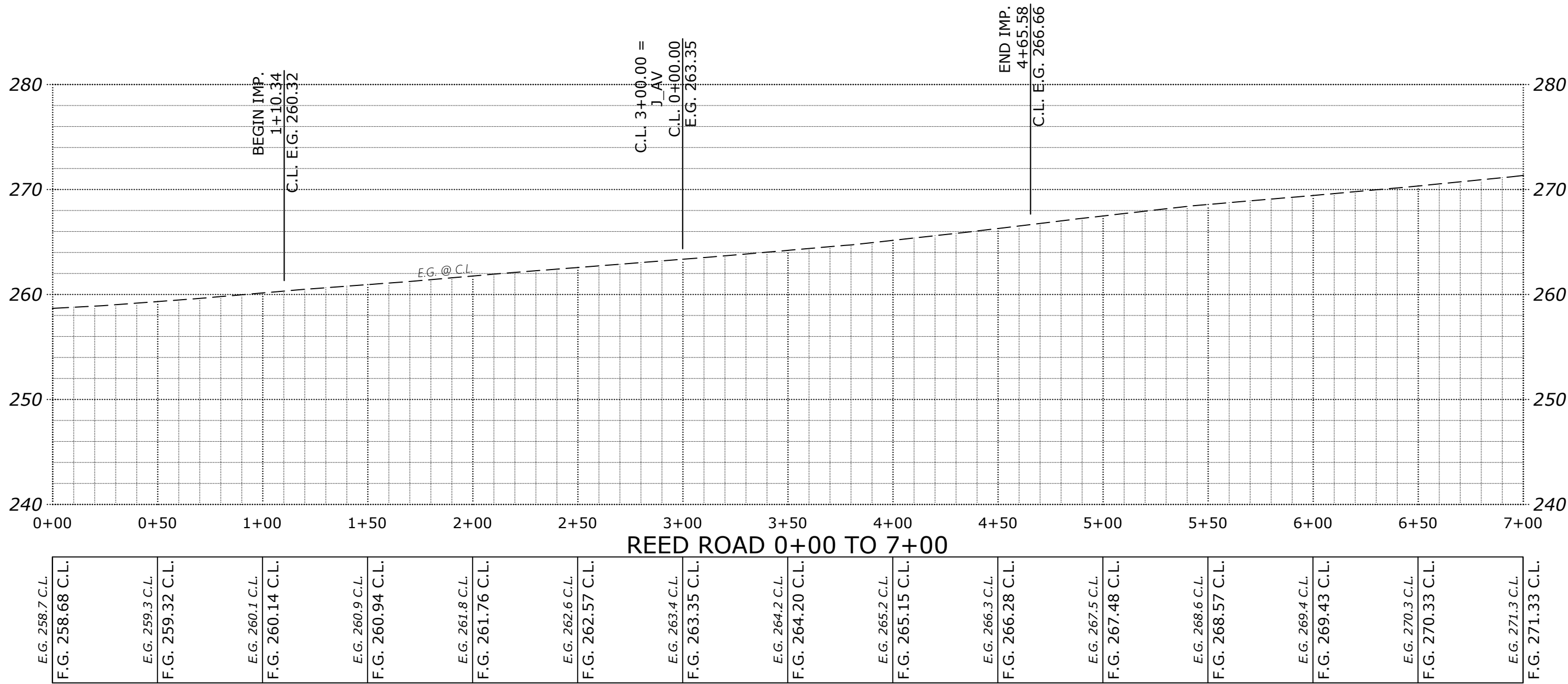
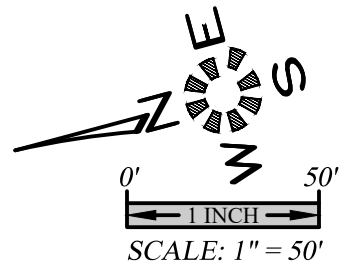
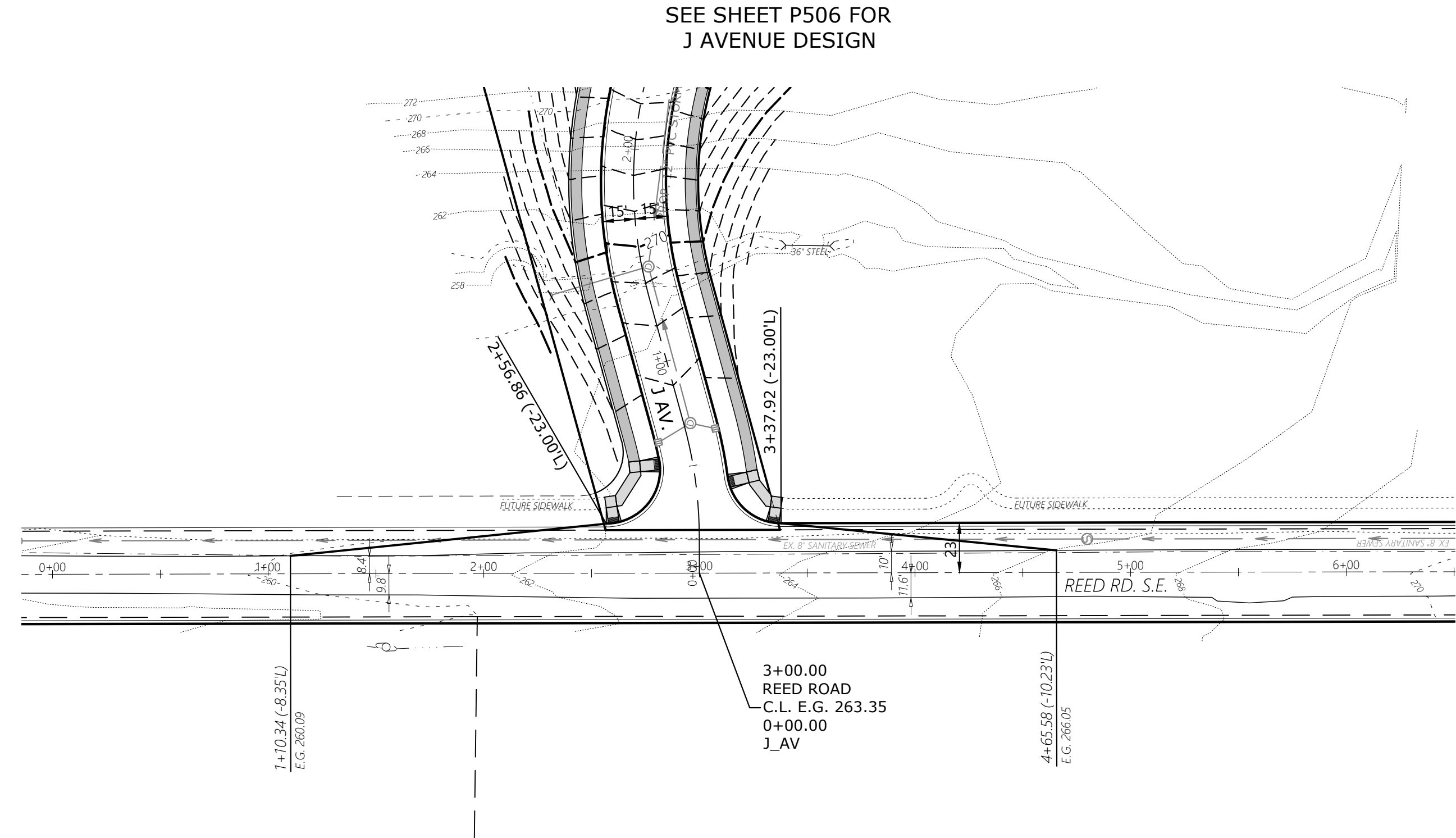
JOB # 6234

P514

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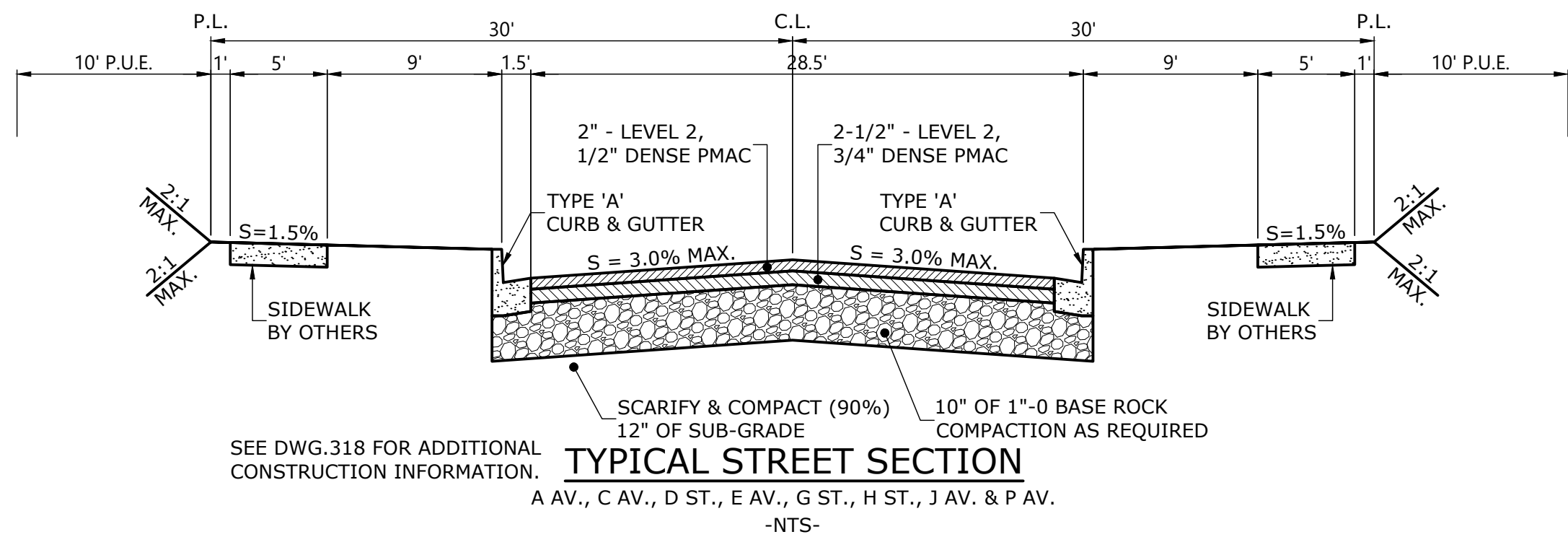
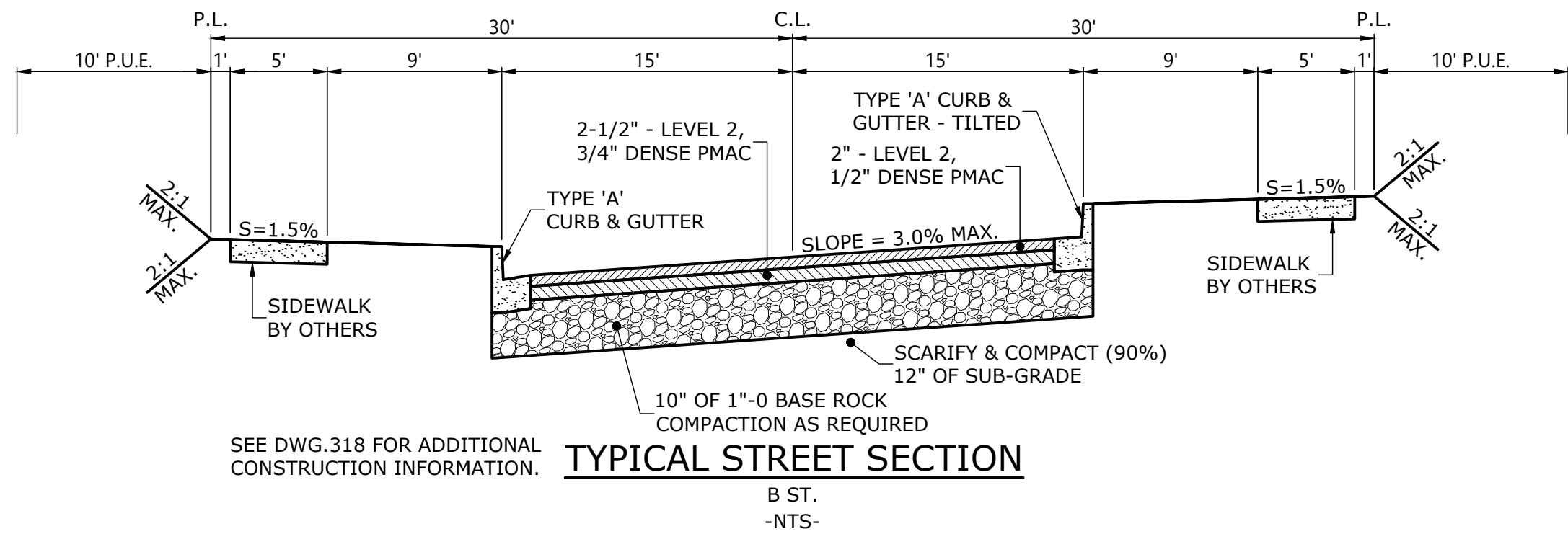
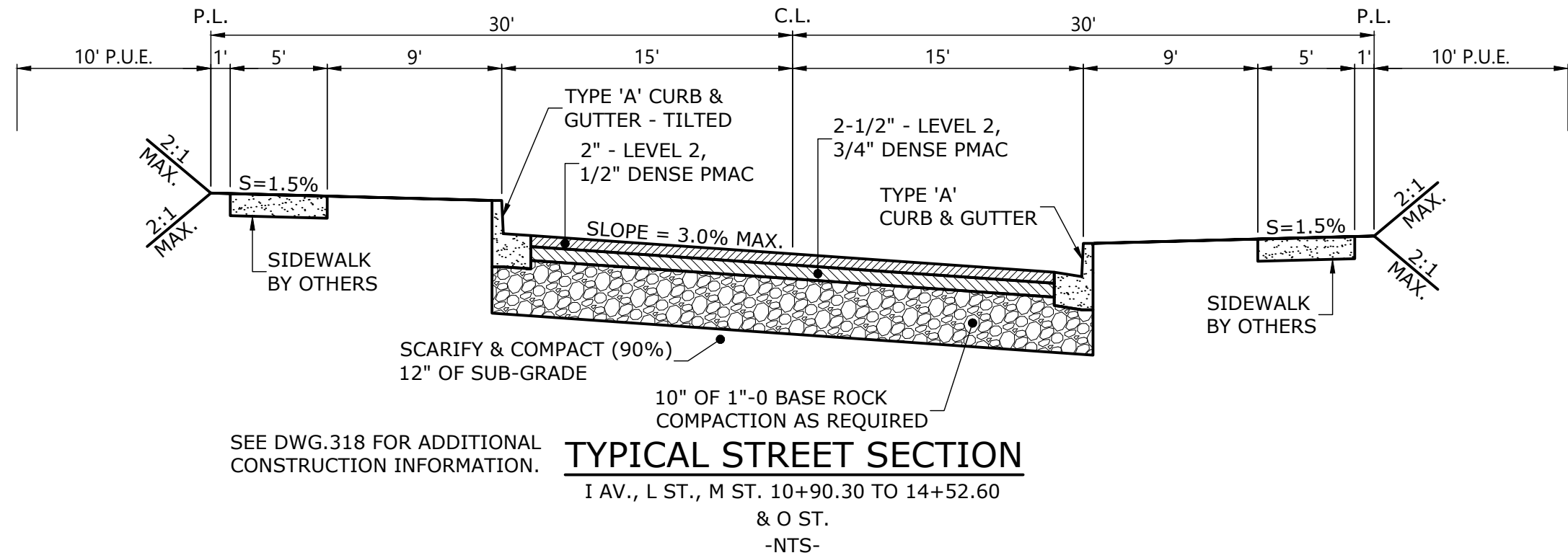
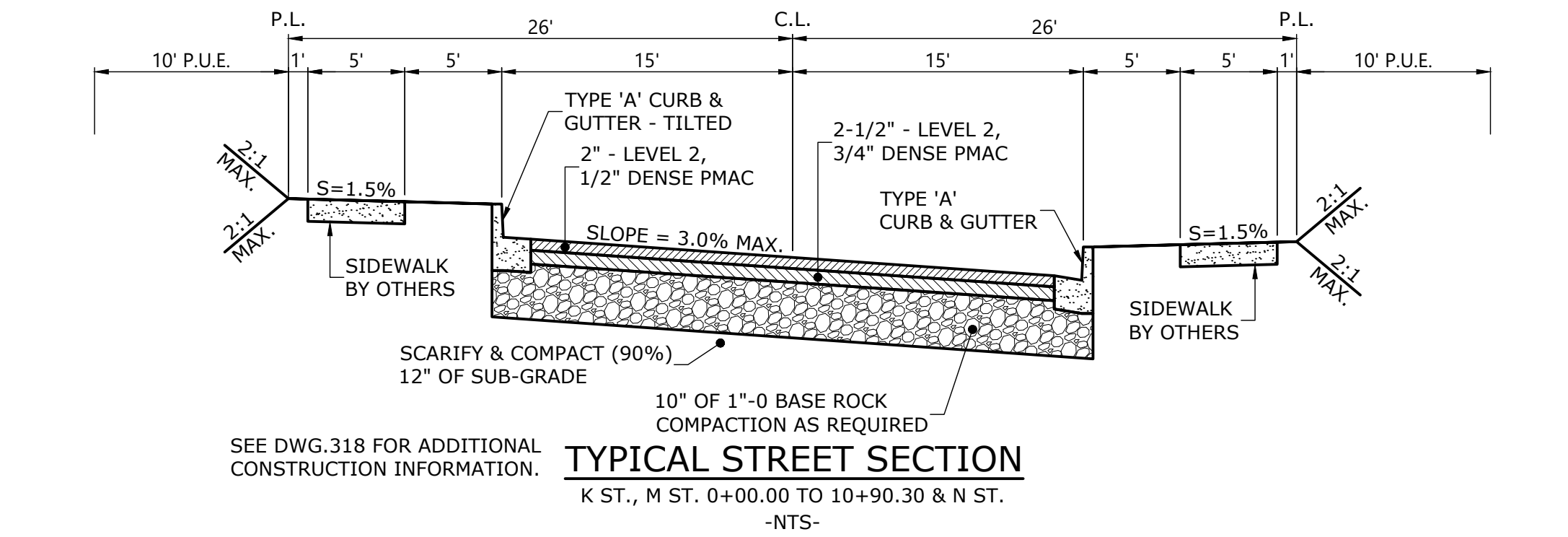
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P516

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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.

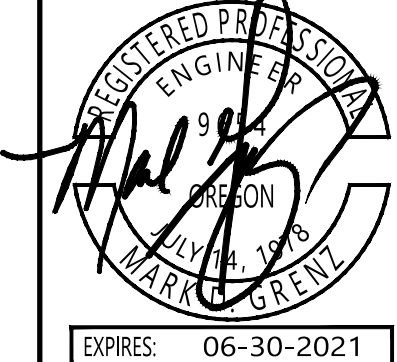
MITIGATION OF WET AND SOFT SUBGRADE, IF ENCOUNTERED
DEPENDING ON THE TIMING FOR THE PROJECT, ANY SOFT SUBGRADE FOUND DURING PROOF-ROLLING OR BY VISUAL OBSERVATION CAN EITHER BE REMOVED AND REPLACED WITH COMPACTED CRUSHED AGGREGATE, REMOVED AND DRIED OR DRIED IN-PLACE AND RECOMPACTED, OR AN AREA OF SUFFICIENT 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

COBURN GRAND VIEW ESTATES

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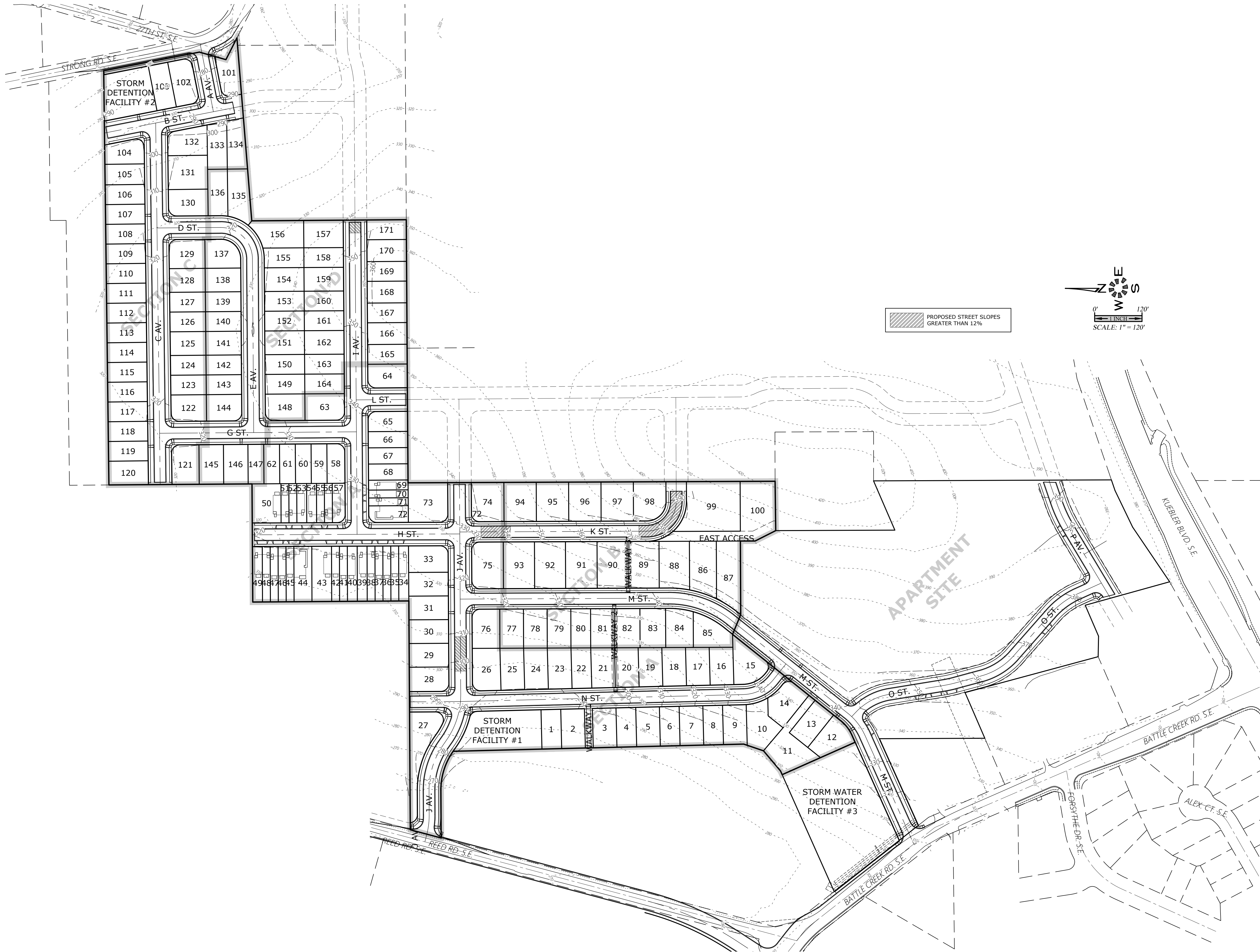


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P517

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SLOPE EXCEPTION AREAS

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P204