

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.

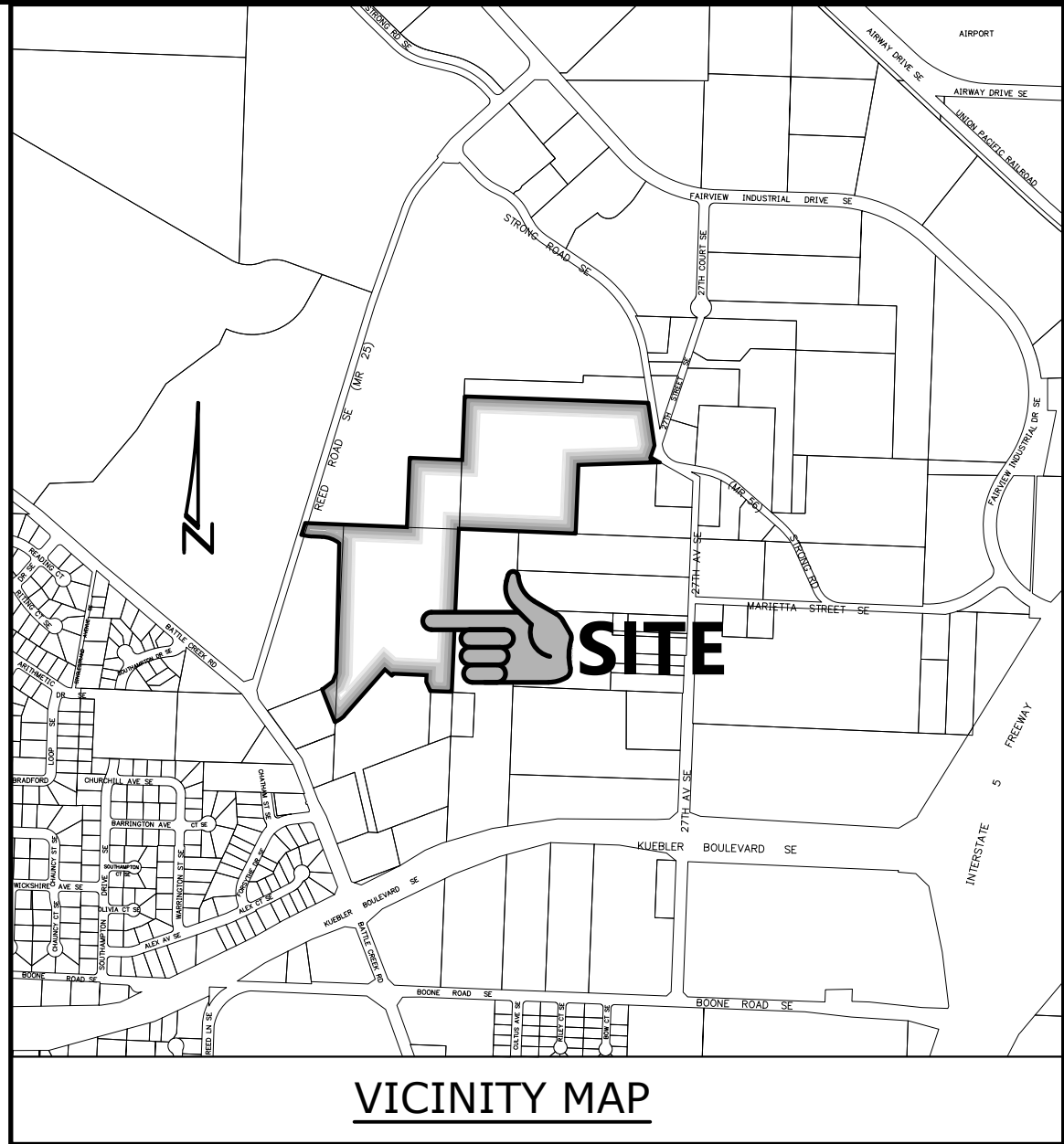
COBURN GRAND VIEW ESTATES

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

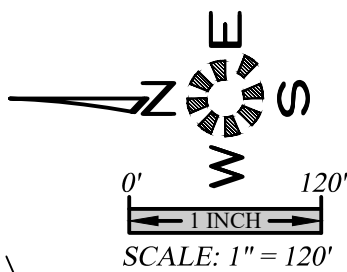
12700 NW CORNELL RD.
PORTLAND, OREGON 97229



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.



ZONED RM-2
THIS PARCEL IS BEING CREATED BY PLA. APPROVED IN PLANNING CASE # PLA20-24 AND IS NOT PART OF THIS APPLICATION. SITE PLAN IS INCLUDED AS CONCEPT ONLY.

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

PRELIMINARY SHEET INDEX

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P202	SITE PLAN — CENTRAL
P203	SITE PLAN — SOUTH
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P301	UTILITY PLAN — NORTH
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P502	PUBLIC STREET IMPROVEMENTS — C ST.
P503	PUBLIC STREET IMPROVEMENTS — E AV. & D ST.
P504	PUBLIC STREET IMPROVEMENTS — G ST. & H ST.
P505	PUBLIC STREET IMPROVEMENTS — I AV.
P506	PUBLIC STREET IMPROVEMENTS — J AV.
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.
P514	PUBLIC STREET IMPROVEMENTS — WALKWAY 1, 2 & 3
P515	TYPICAL STREET SECTIONS
P601	GRADING PLAN — NORTH
P602	GRADING PLAN — CENTRAL
P603	GRADING PLAN — SOUTH

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.

MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363-5277 FAX (503) 366-5600
www.mtengr.com email: office@mtengr.com

PRELIMINARY PLAN
COVER SHEET

COBURN GRAND VIEW
ESTATES

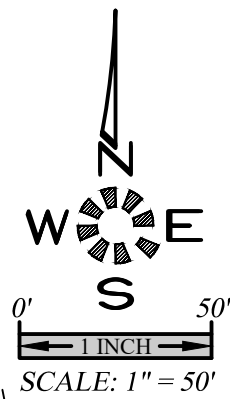
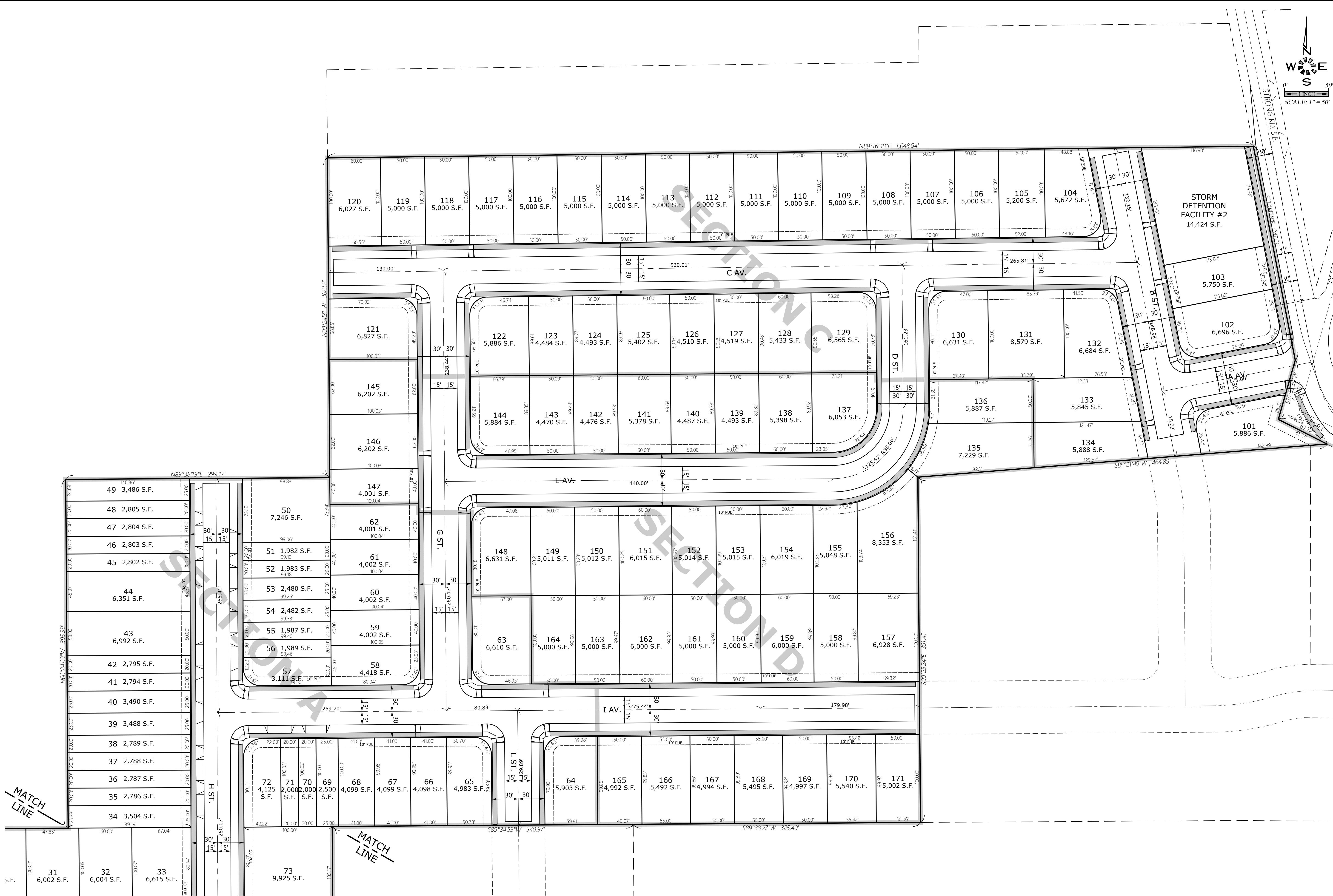
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PRECEDENCE OVER
GRAPHICAL REPRESENTATION.

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



MULTI/TECH

ENGINEERING SERVICES, INC.

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**SITE PLAN
- NORTH -**

**COBURN GRAND VIEW
ESTATES**

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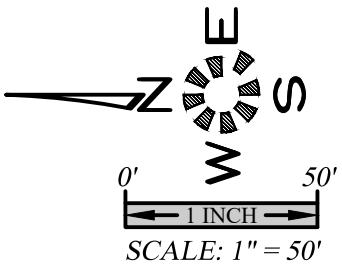
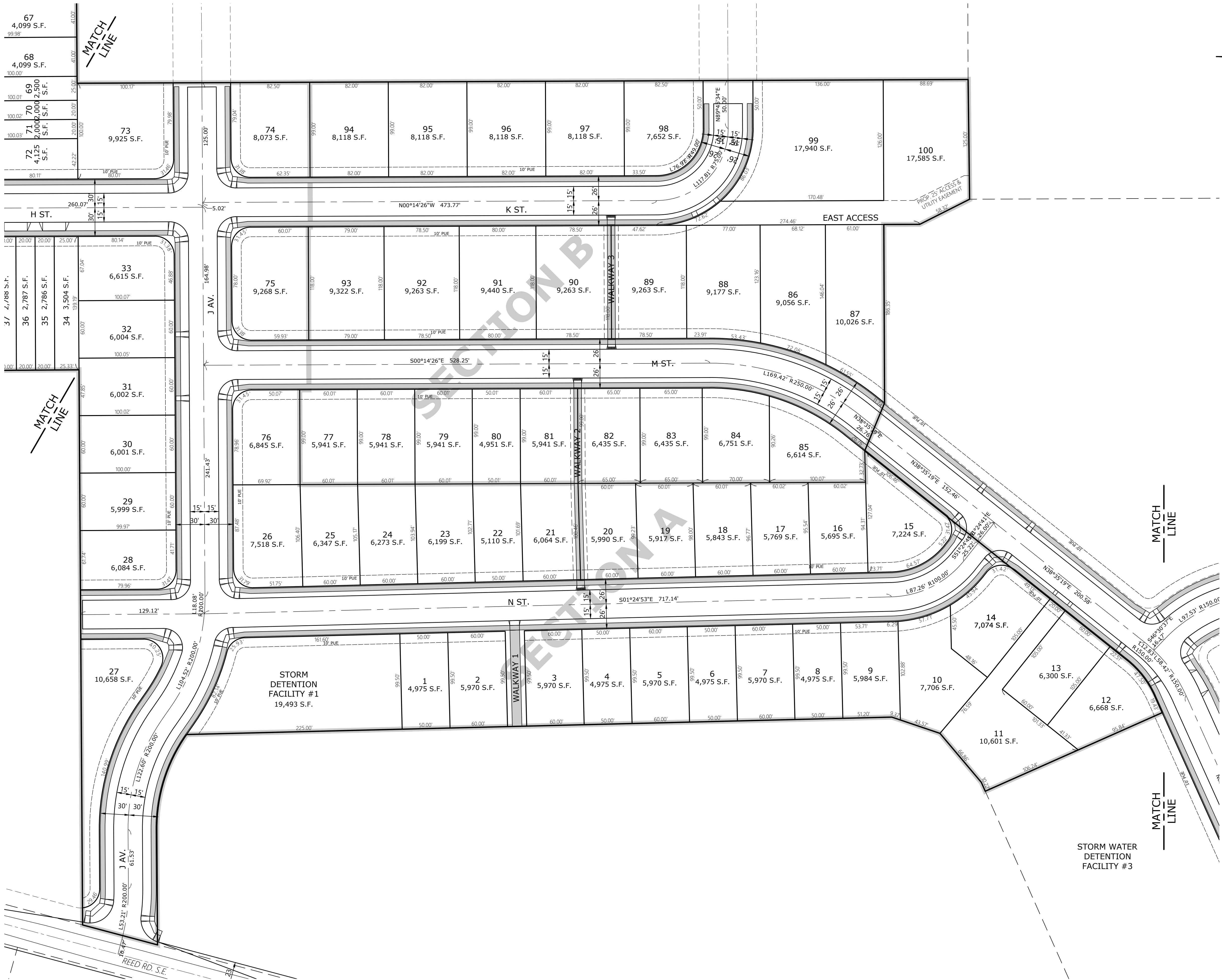
Design: M.D.G.
Drawn: P.H.S.
Checked: J.J.G.
Date: JUNE 2018
Scale: AS SHOWN
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JOB # 6234

P201

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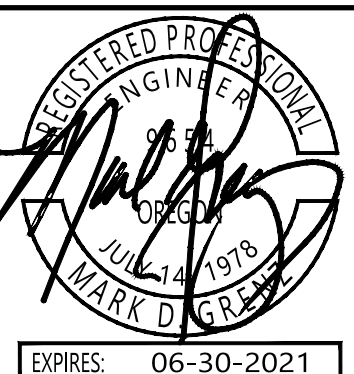
ENGINEERING SERVICES, INC.

1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363-9227 FAX (503) 364-1260
www.mtengr.com office@mtengr.com

**SITE PLAN -
CENTRAL -
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: ----



EXPIRES: 06-30-2021
JOB # 6234
P202



SITE PLAN - SOUTH -

COBURN GRAND VIEW ESTATES

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6234p/2020 P203SP

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



EXPIRES:	06-30-2021
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JOB # 623

P203