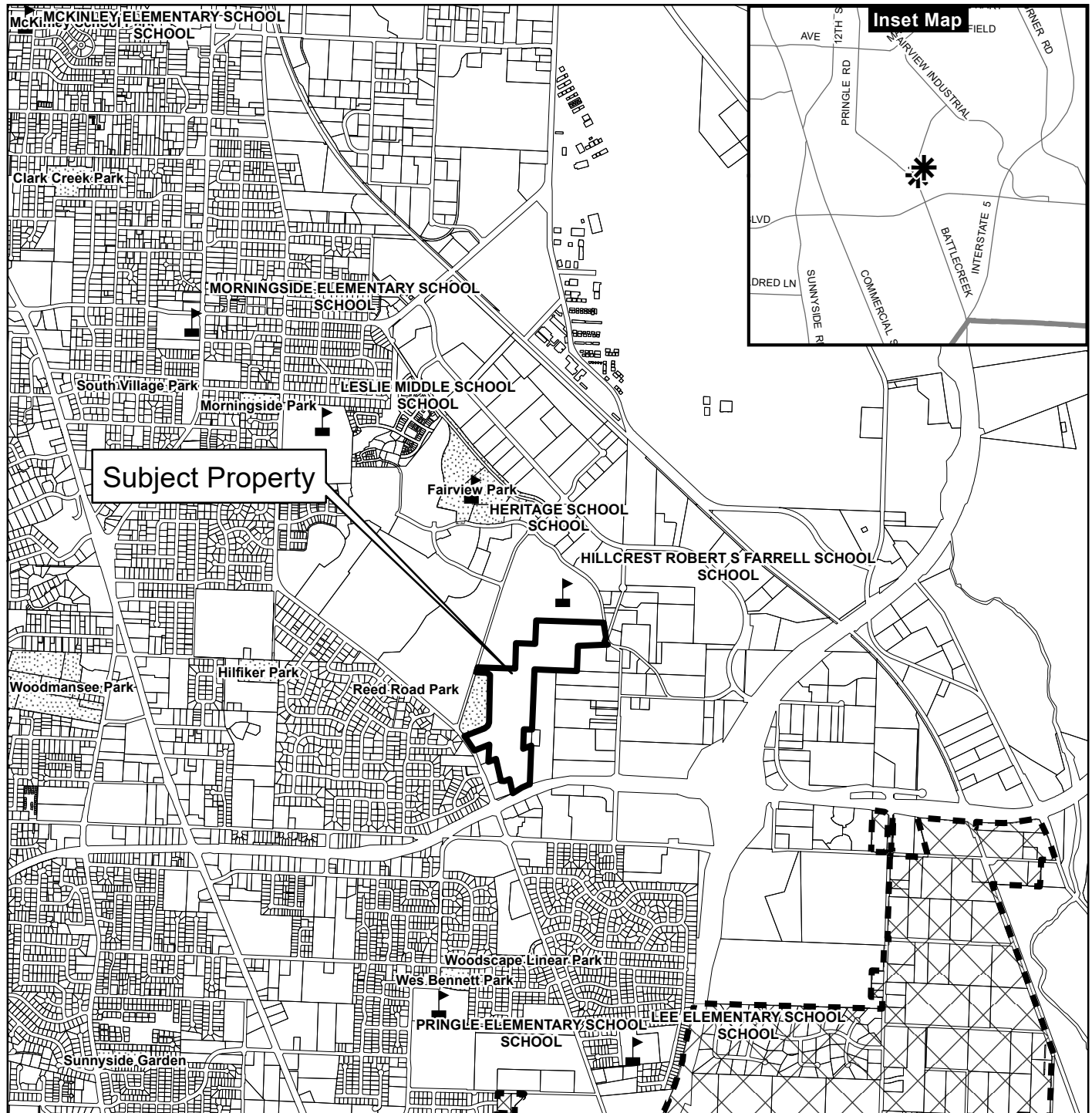


Vicinity Map

4400 Battle Creek Road SE



Legend

- | | | |
|-----------------------|---------------------------|-------|
| Taxlots | Outside Salem City Limits | Parks |
| Urban Growth Boundary | Historic District | |
| City Limits | Schools | |

0 000 400 Feet



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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:

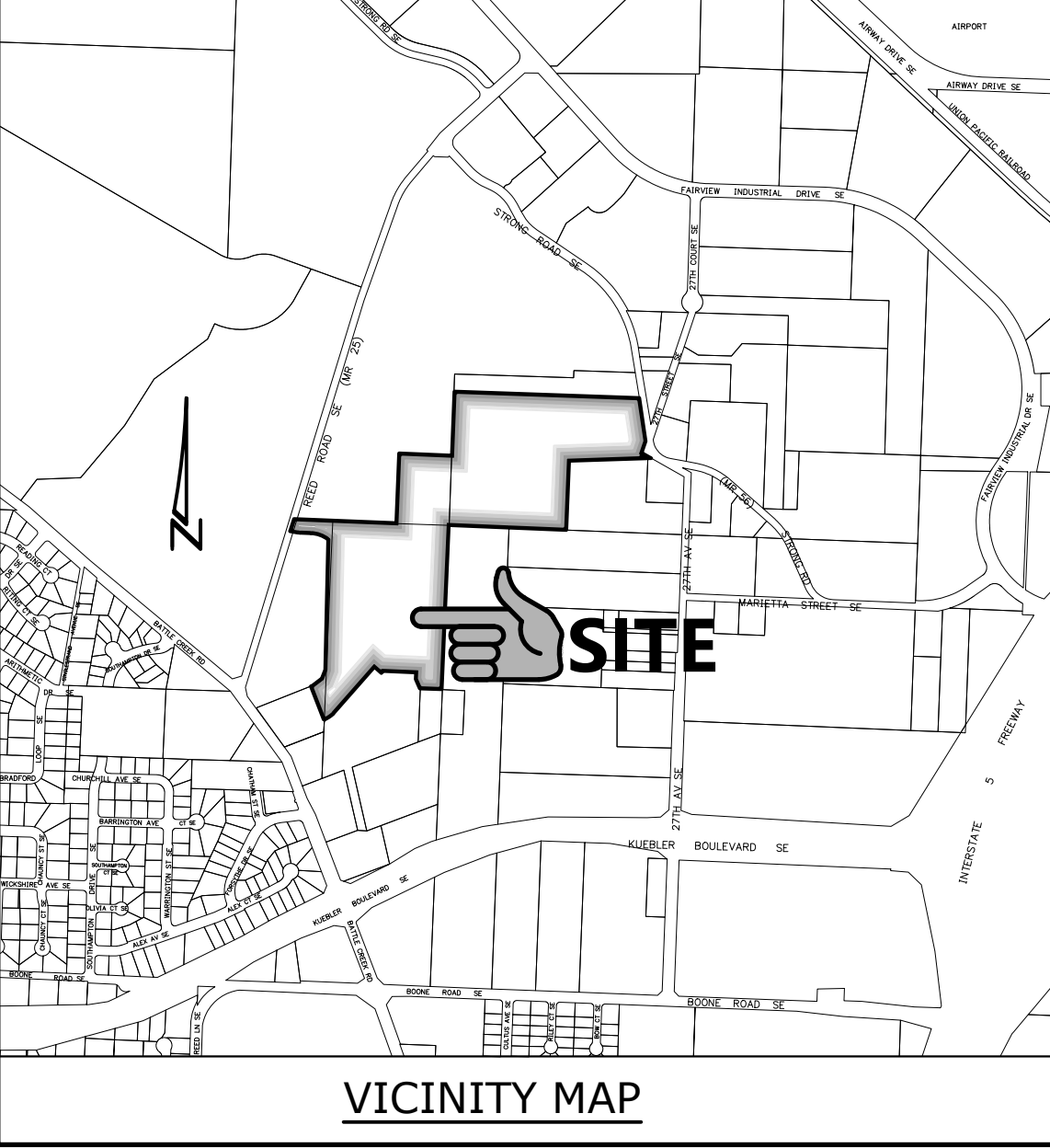
WESTWOOD HOMES LLC

12700 NW CORNELL RD.
PORTLAND, OREGON 97229

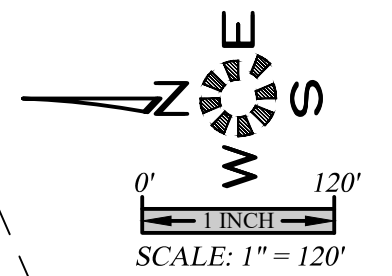
TOWNHOUSES:
DEVELOPABLE AREA — 2.711 AC.
NUMBER OF UNITS — 34
DENSITY — 12.54 UNITS/AC.
LARGEST LOT — 16,388 S.F.
SMALLEST LOT — 1,635 S.F.
AVERAGE — 3,031 S.F.

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.



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:
DEVELOPABLE AREA — 32.545 Ac.
NUMBER OF UNITS — 177
DENSITY — 5.439 UNITS/AC.
LARGEST LOT — 17,940 S.F.
SMALLEST LOT — 1,635 S.F.
AVERAGE — 5,545 S.F.

SECTION A:
DEVELOPABLE AREA — 13.492 Ac.
NUMBER OF UNITS — 82
DENSITY — 6.078 UNITS/AC.
LARGEST LOT — 10,658 S.F.
SMALLEST LOT — 1,635 S.F.
AVERAGE — 4,682 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 — 5,941 S.F.
AVERAGE — 5,941 S.F.

SECTION C:
DEVELOPABLE AREA — 6.828 Ac.
NUMBER OF UNITS — 37
DENSITY — 5.419 UNITS/AC.
LARGEST LOT — 8,579 S.F.
SMALLEST LOT — 4,001 S.F.
AVERAGE — 5,548 S.F.

SECTION D:
DEVELOPABLE AREA — 6.155 Ac.
NUMBER OF UNITS — 34
DENSITY — 5.52 UNITS/AC.
LARGEST LOT — 8,353 S.F.
SMALLEST LOT — 4,470 S.F.
AVERAGE — 5,480 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	ROAD
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.

PRELIMINARY SHEET INDEX	
P101	COVER SHEET
P102	EXISTING CONDITIONS PLAN
P201	SITE PLAN — NORTH
P202	SITE PLAN — CENTRAL
P203	SITE PLAN — SOUTH
P204	SLOPE EXCEPTION AREAS
P301	UTILITY PLAN — NORTH
P302	UTILITY PLAN — CENTRAL
P303	UTILITY PLAN — SOUTH
P401	TREE CONSERVATION PLAN — NORTH
P402	TREE CONSERVATION PLAN — CENTRAL
P403	TREE CONSERVATION PLAN — SOUTH
P404	TREE CONSERVATION PLAN — R.O.W. NORTH
P405	TREE CONSERVATION PLAN — R.O.W. SOUTH
P501	PUBLIC STREET IMPROVEMENTS — A AV. & B ST.
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

MULTI/TECH

ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363-5277 FAX (503) 366-5600
www.esengineering.net office@esengineering.net

PRELIMINARY PLAN
COVER SHEET

COBURN GRAND VIEW
ESTATES

NO CHANGES, MODIFICATIONS
OR REVISIONS SHALL BE
MADE TO THESE DRAWINGS
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AUTHORIZATION FROM THE
DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE
PRECEDENCE OVER
GRAPHICAL REPRESENTATION.

62340200 10/10/20

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

REGISTERED PROFESSIONAL
ENGINEER
9854
JUN 14, 2018
MARK D. GREVY
OREGON

EXPIRES: 06-30-2021
JOB # 6234

P101

J:\922A\6234-ResRoad\Draw\20\6234.dwg, P101CO, 4/19/2021 4:54:25 PM, T5UB

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MULTI/TECH

ENGINEERING SERVICES, INC.

1155 13th ST. SE SALEM, OR 97302

PH: (503) 363 - 9227 FAX: (503) 364-1260

www.mtengineering.net office@mtengineering.net

TREE CONSERVATION
PLAN - NORTH -

COBURN GRAND VIEW
ESTATES

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AUTHORIZATION FROM THE
DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE
PRECEDENCE OVER
GRAPHICAL REPRESENTATION.

6234P401TR

Design: M.D.G.

Drawn: P.H.S.

Checked: J.J.G.

Date: JUNE 2018

Scale: AS SHOWN

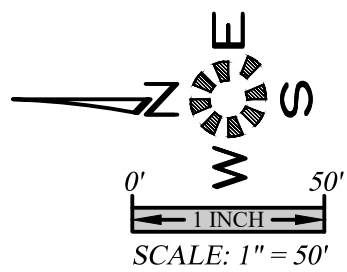
As-Built: _____

REGISTERED PROFESSIONAL
ENGINEER
OREGON
JULY 19, 1978
MARK D. GRANT

EXPIRES: 06-30-2021

JOB # 6234

P401



Tax lot 200 designated
park space - not a part
of this TCP approval

TREE LEGEND

100% 192 TOTAL TREES WITHIN BOUNDARY
31% 60 MINIMUM TREES TO REMAIN
69% 132 TREES TO BE REMOVED

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



TREE CONSERVATION PLAN - CENTRAL -

COBURN GRAND VIEW ESTATES

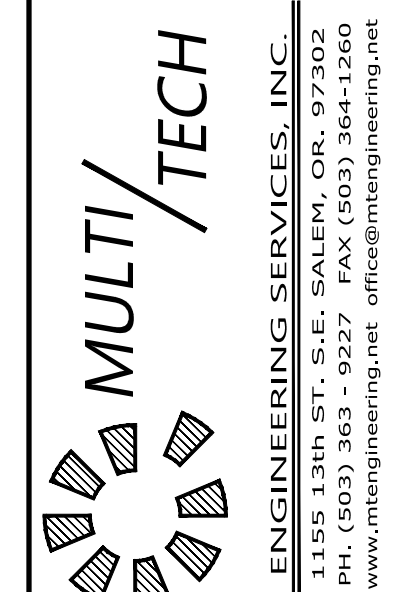
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OR REPRODUCTIONS TO BE
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WITHOUT WRITTEN
AUTHORIZATION FROM THE
DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE
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GRAPHICAL REPRESENTATION.

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



JOB # 6234

P402



**TREE CONSERVATION
PLAN - SOUTH -**

COBURN GRAND VIEW ESTATES

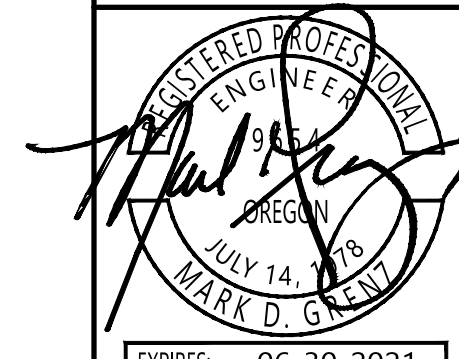
NO CHANGES, MODIFICATIONS
OR REPRODUCTIONS TO BE
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WITHOUT WRITTEN
AUTHORIZATION FROM THE
DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE
PRECEDENCE OVER
GRAPHICAL REPRESENTATION.

6/23/2020 P403TR

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

As-Built: _____

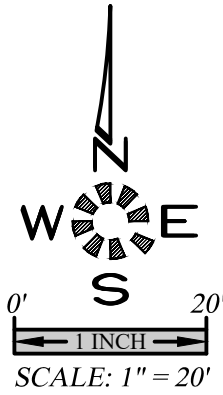
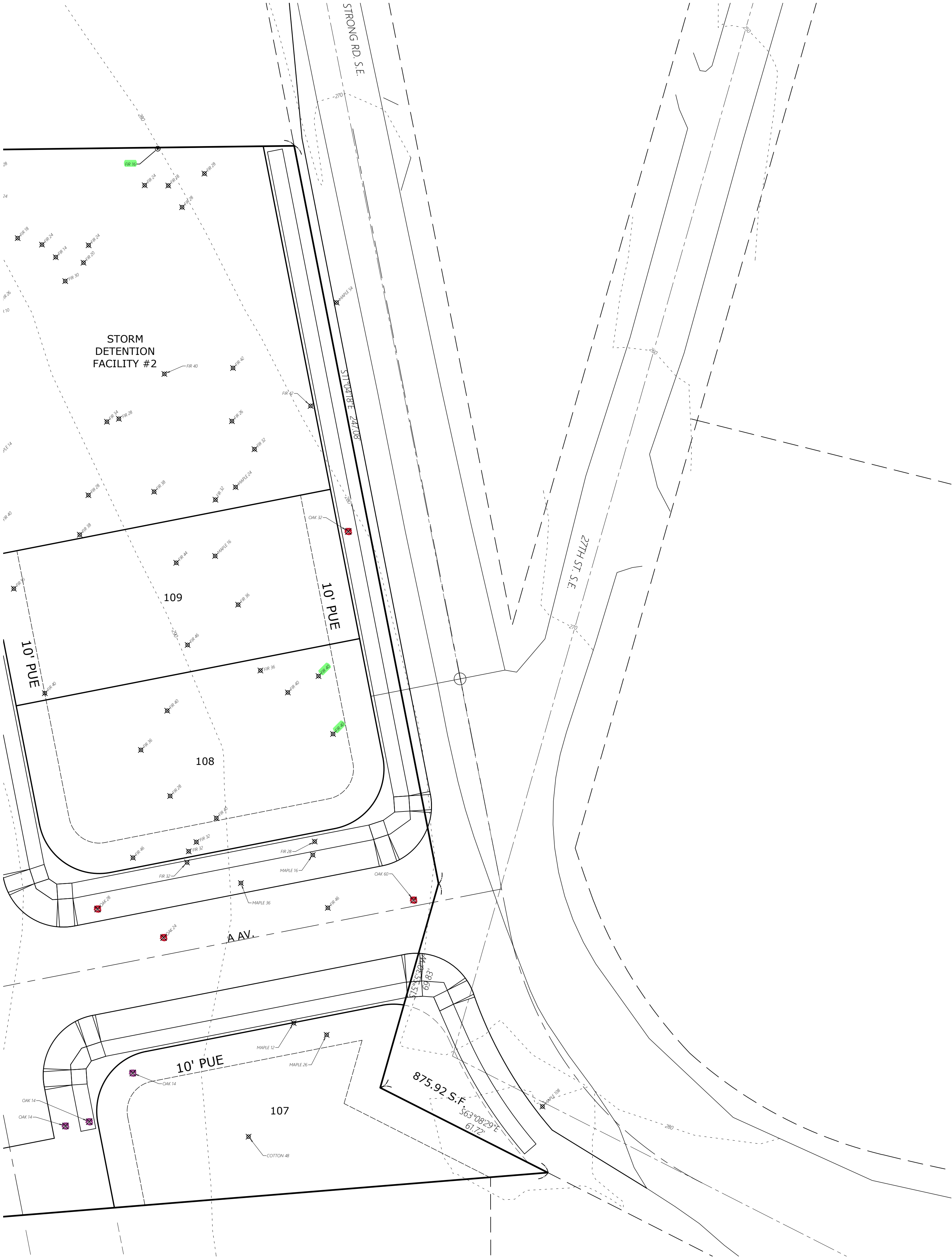


EXPIRES: 06-30-2021

JOB # 6234

P403

Counted on P401



MULTI/TECH

ENGINEERING SERVICES, INC.

1155 13th ST. S.E. SALEM, OR 97302

PH: (503) 363 - 9227 FAX: (503) 364-1260

www.mtengineering.net office@mtengineering.net

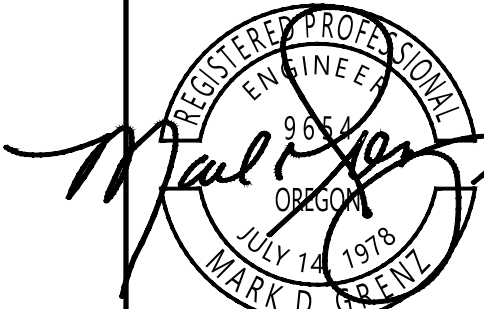
STREET TREE REMOVAL
PLAN - NORTH -

COBURN GRAND VIEW
ESTATES

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OR REPRODUCTIONS TO BE
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WITHOUT WRITTEN
AUTHORIZATION FROM THE
DESIGN ENGINEER.

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

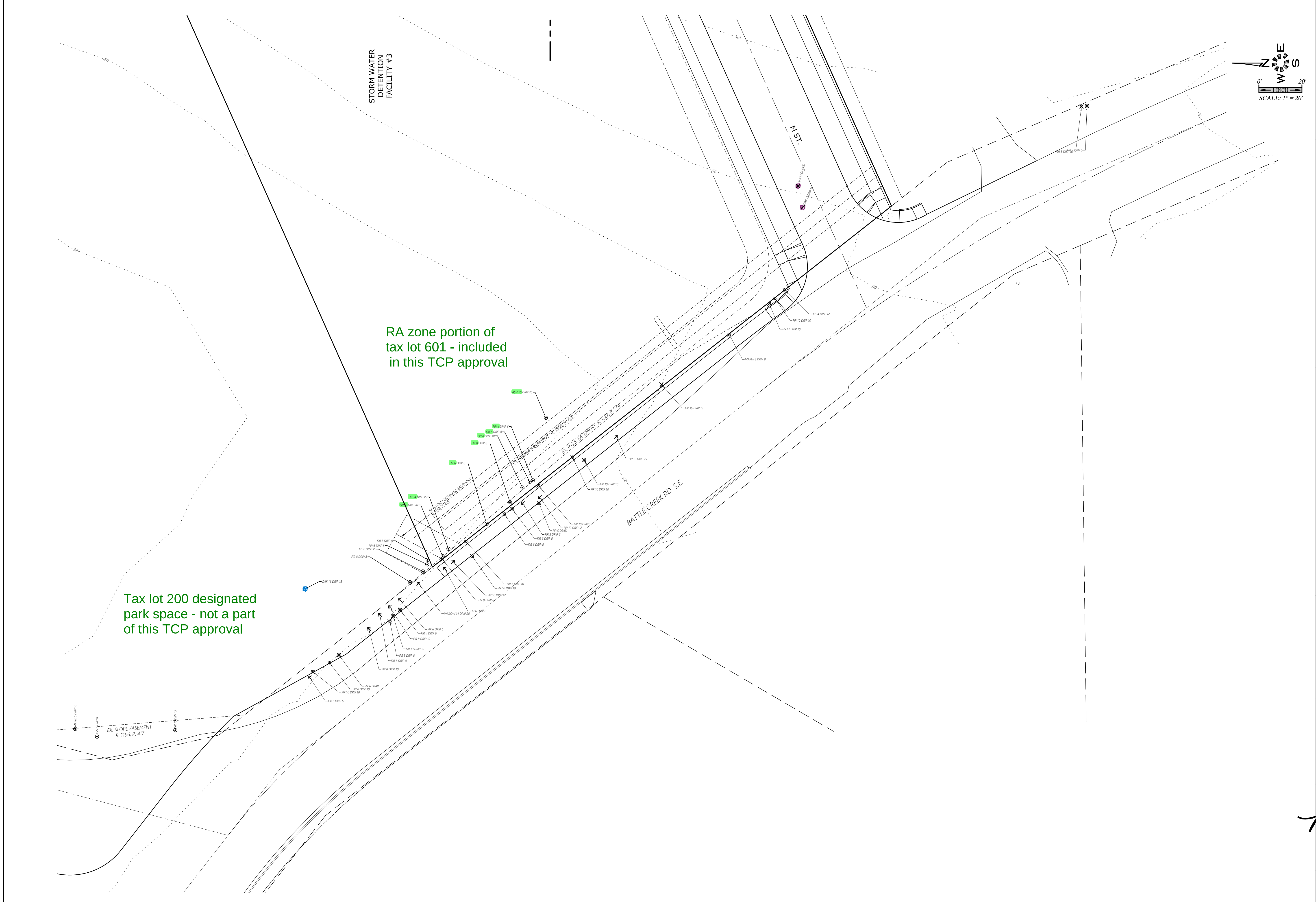


EXPIRES 06-30-2021

JOB # 6234

P404

J:\V22x\6234-ReadRoad\img_423\6234_2020.dwg, P405TR, 4/8/2021 1:02:10 PM, TSIJL



MULTI/TECH

ENGINEERING SERVICES, INC.

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

STREET TREE REMOVAL
PLAN - SOUTH -

COBURN GRAND VIEW
ESTATES

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DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE
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6/24/2020 P405TR

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, 1918
MARK D. BROWN

EXPIRES: 06-30-2021

JOB # 6234

P405

Tree Variance

Proposal:

The subject property is about 32.55 acres in size and zoned RA (Residential Single Agriculture) and RM2 (Multi-Family Residential). The applicant is proposing to divide the subject property into 171 single family residential lots (within 4 Phases/Sections).

There are 192 trees located within the boundary of the site. One-hundred and thirty (130) trees are designated for removal. The applicant is preserving 32% of the tree on the site. Trees designated for removal are within the right-of-way, the building envelop or within an area close to the building envelope, which have the potential of being damaged during grading and construction. Therefore, the removal of these 130 trees is necessary for development of the site.

There are eleven (11) Oregon White Oaks 24" in diameter or greater located throughout the site. The applicant is removing six (6) of these significant trees.

J Avenue-Oak 24"	Remove
Strong Road-Oak 32"	Remove
A Avenue-Oak 60"	Remove
A Avenue-Oak 28"	Remove
A Avenue-Oak 24"	Remove
Lot 118-Oak 30"	Remove

Criteria

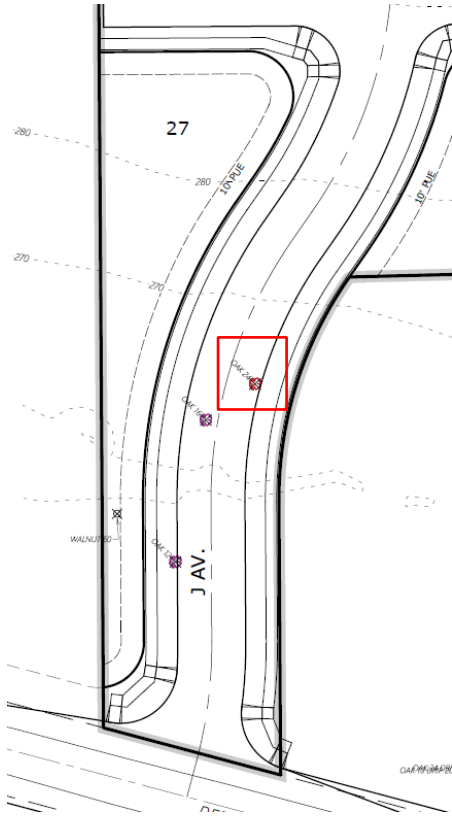
Tree Variance 808.045(d)(1):

1) Hardship-

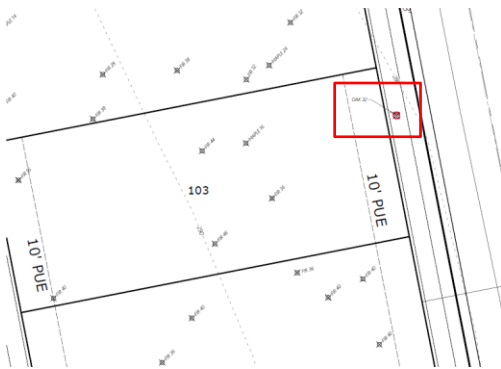
(A) The site being developed is 32.55 acres in size and zoned RA and RM2. All Oregon White Oaks designated for removal are within the right-of-way, the building envelopes or within an area close to the building envelope, which have the potential of being damaged during grading and construction. The site has been designed to accommodate a safe and efficient circulation system, adequate parking, and meet the standards all while taking into consideration topography, stormwater detention, and street connections.

Due to the topography and required street connections on the site, these areas where the trees are located couldn't not be avoided and therefore, created a hardship by impacting how the site could be laid out. Therefore, the trees proposed for removal are located within the proposed accessways and the proposed building envelopes.

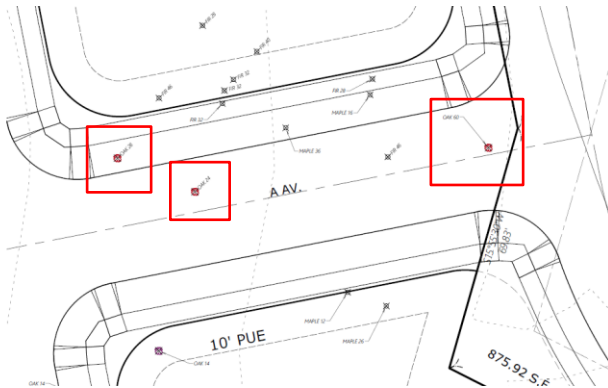
The 24" Oregon White Oak designated for removal is located within the area where a sidewalk is required. J Avenue is necessary in order to provide street connections and circulations throughout the subdivision.



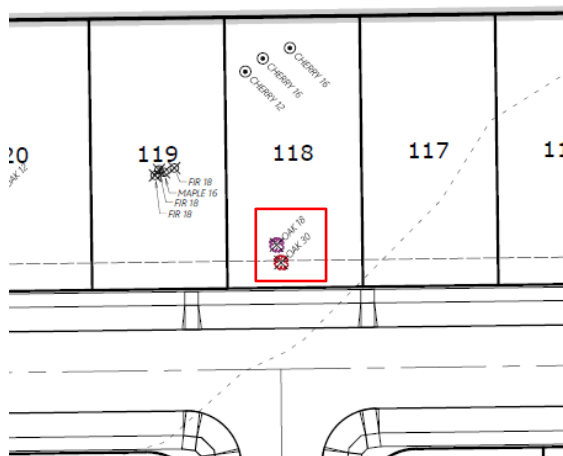
The 32" Oregon White Oak designated for removal is located within Strong Road area where a sidewalk is required.



The 24", 28", and 60" Oregon White Oaks designated for removal are located within A Avenue. A Avenue is necessary in order to provide street connections and circulations throughout the subdivision.



The 30" Oregon White Oaks designated for removal is located within Lot 118. This tree is located in the driveway location and potential building area and will be affected by the construction of a driveway and/or a sidewalk. This tree must be removed to accommodate a driveway and sidewalk.



(B) The proposed variance is the minimum necessary to allow the lawful development of the site. There are 11 significant trees (Oregon White Oaks) located throughout the subject property. The applicant is requesting to remove 6 of those significant trees in order to develop the site.

