

Brandie Dalton

From: Brandie Dalton
Sent: Thursday, March 18, 2021 9:24 AM
To: sidrakdragon@live.com; Geoffrey James
Subject: Proposed Development
Attachments: 60-Cover-Plan-P101CO.pdf; 60-Site-Plan-PART BC.pdf; 60-Site-Plan-PART BH.pdf

Good Morning,

I am sending you an email to inform you of a proposal for Land-Use in your Neighborhood. The owners of property currently located on Battle Creek and Reed Road are requesting to subdivide and partition the subject property. As a requirement of our proposal, we are notifying the neighborhood association.

Proposed Subdivision:

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 residential lots (within 4 Phases/Sections).

Section A: Lots 1-76 (Lots 34-72 are designed for townhomes)

Section B: Lots 77-100

Section C: Lots 101-134

Section D: Lots 135-171

Proposed Partition 1:

The subject properties are 17.69 acres in size and zoned RA and RM2. The applicant is requesting to partition 083W12B/Tax Lot 1600 and a portion of Tax Lot 1699 into three parcels as shown on the site plans.

***Parcel 1- 6.83 acres**

***Parcel 2- 6.15 acres**

***Parcel 3- 4.71 acres**

Proposed Partition 2:

The subject properties are 14.85 acres in size and zoned RA. The applicant is requesting to partition 083W11D/Tax Lot 400 into two parcels as shown on the site plans.

***Parcel 1- 8.78 acres**

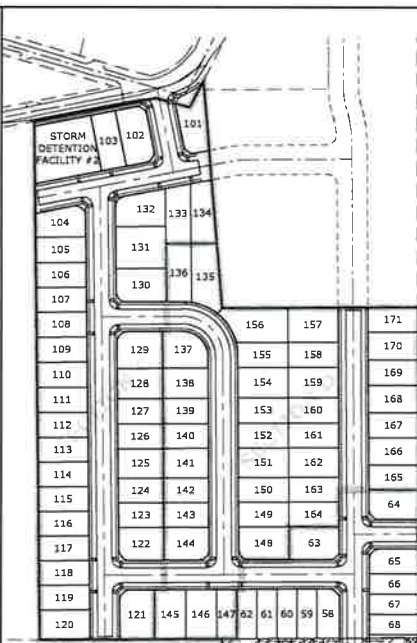
***Parcel 2- 6.07 acres**

See attached site plans.

At this time if you have any questions please let me know.
Thank you,

Brandie Dalton
Land-Use Planner
Multi/Tech Engineering Services, Inc

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.

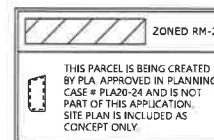
[illegible][illegible]

**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:

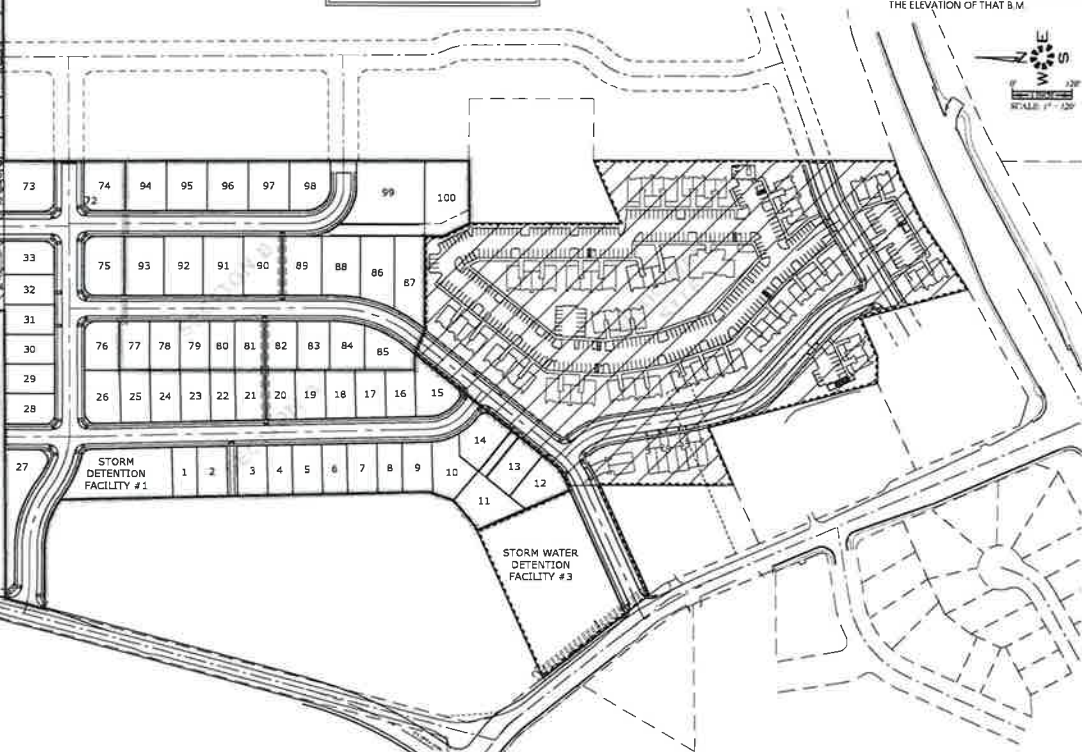
WESTWOOD HOMES LLC

**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.



PRELIMINARY SHEET INDEX

P101	COVER SHEET	
P201	EXISTING CONDITIONS PLAN	
P201	SITE PLAN	NORTH
P202	EXISTING FLOODPLAIN	CENTRAL
P203	SITE PLAN	SOUTH
P204	SLOPE EXCEPTION AREAS	
P301	UTILITY PLAN	NORTH
P301	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.W. & B.T.
P502	PUBLIC STREET IMPROVEMENTS	- A.W. & D.S.T.
P503	PUBLIC STREET IMPROVEMENTS	- A.W. & H. S.T.
P504	PUBLIC STREET IMPROVEMENTS	- G.S.T. & D. S.T.
P505	PUBLIC STREET IMPROVEMENTS	- I.A.V.
P506	PUBLIC STREET IMPROVEMENTS	- J.A.V.
P507	PUBLIC STREET IMPROVEMENTS	- K.S.T. & E. ACCESS
P508	PUBLIC STREET IMPROVEMENTS	- L.S.T. 0-10 TO 12+00
P509	PUBLIC STREET IMPROVEMENTS	- M.S.T. 0-30 TO 42+00
P510	PUBLIC STREET IMPROVEMENTS	- N.S.T. 0-30 TO 15+00
P511	PUBLIC STREET IMPROVEMENTS	- N.S.T.
P512	PUBLIC STREET IMPROVEMENTS	- O.S.T.
P513	PUBLIC STREET IMPROVEMENTS	- P.S.T.
P514	PUBLIC STREET IMPROVEMENTS	- WALKWAY 1, 2 & 3
P515	TYPICAL STREET SECTIONS	
P601	GRADING PLAN	NORTH
P601	GRADING PLAN	CENTRAL
P603	GRADING PLAN	SOUTH

STORM WATER



**PRELIMINARY PLAN
COVER SHEET**

**COBURN GRAND VIEW
ESTATES**

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

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



EXP. 06-30-2021

P101

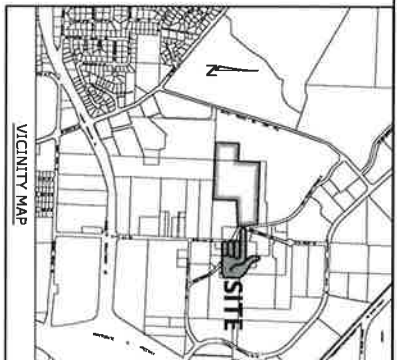
COBURN GRAND VIEW ESTATES

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

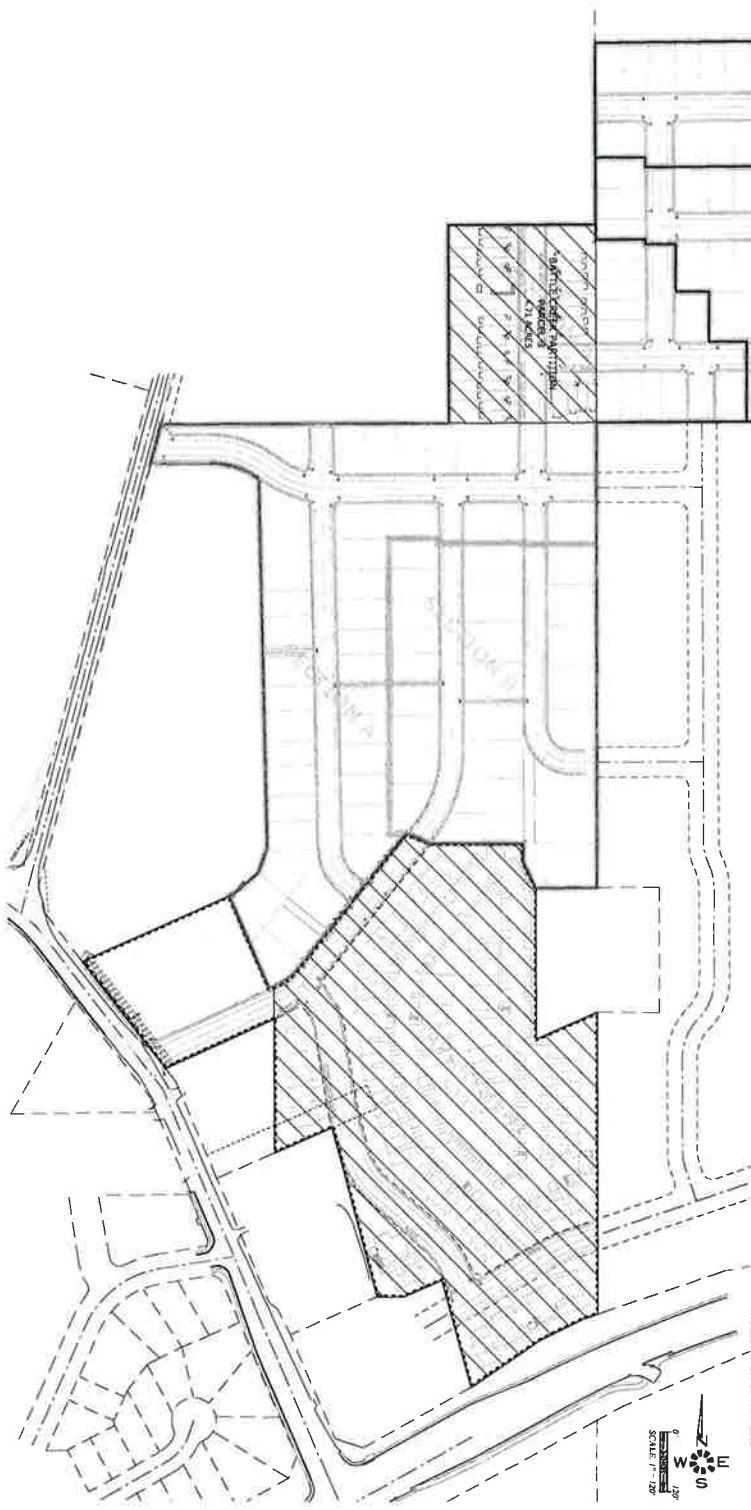
Owner / Developer:

WESTWOOD HOMES LLC
12700 NW CORNELL RD.
PORTLAND, OREGON 97229

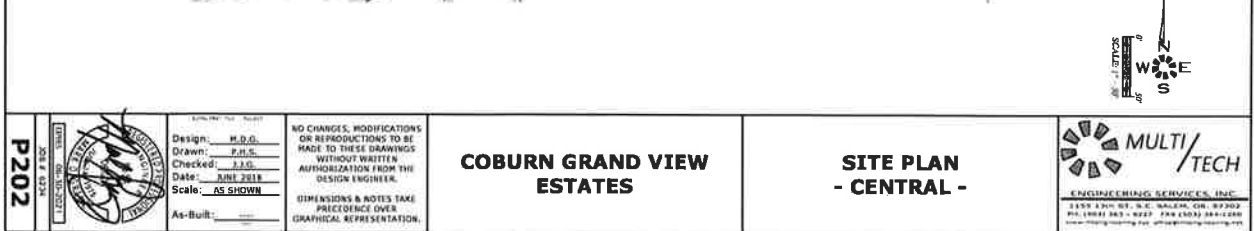
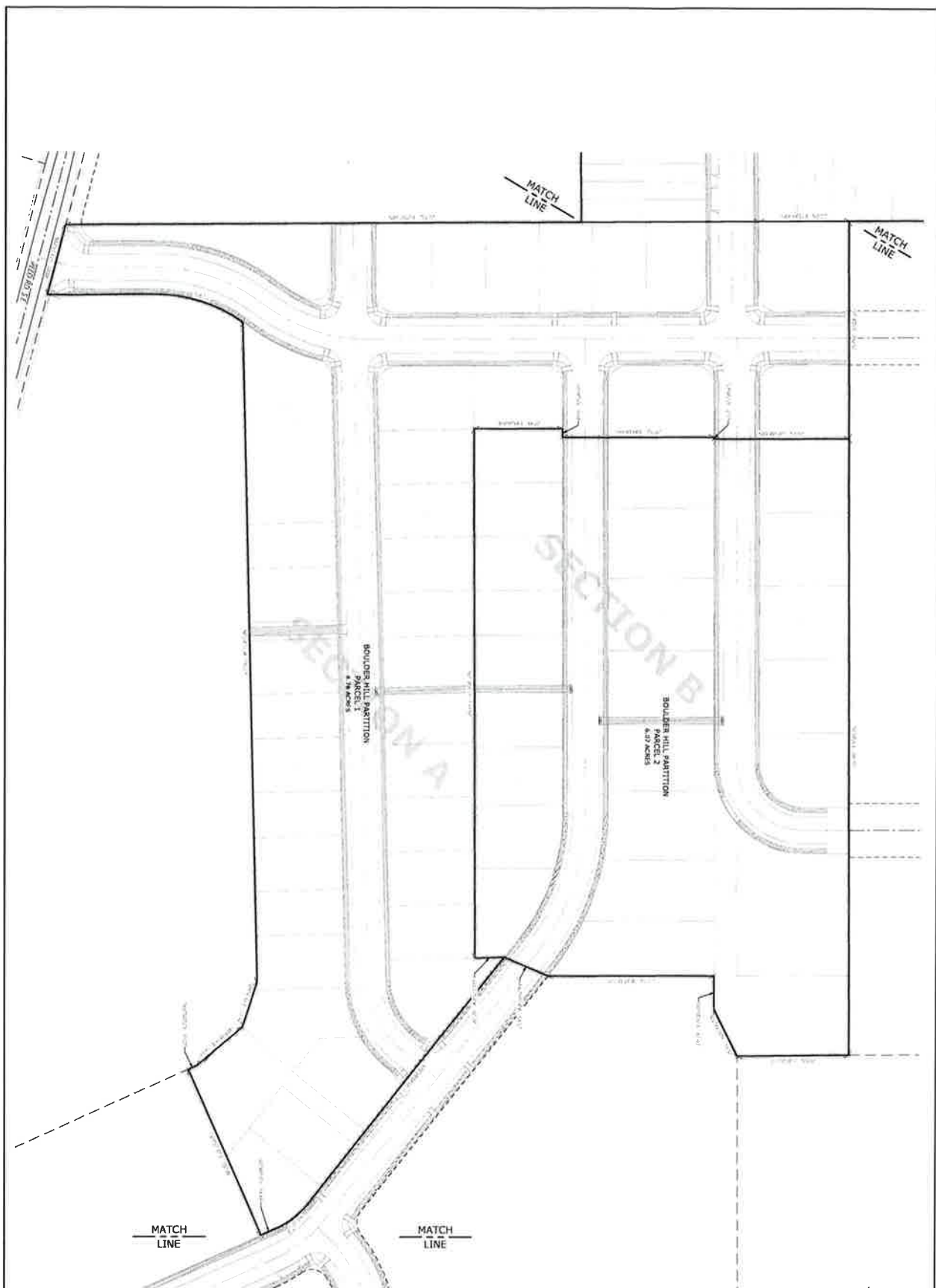
THIS PARCEL IS BEING CREATED
BY PLS. APPROVED IN PLANNING
DEPARTMENT. THE PLANNING
DEPARTMENT HAS REVIEWED THE
SITE PLAN IS INCLUDED AS
CONCEPT ONLY.



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



	Design: M.B.G.	NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.	COBURN GRAND VIEW ESTATES	PRELIMINARY PLAN COVER SHEET	
	Drawn: P.H.G. Checked: J.L.G. Date: JUNE 2018 Scale: AS SHOWN As-Built: _____				
P101					



P202


 [REDACTED]

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

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

DIMENSIONS & NOTES TAKE
PRECEDENCE OVER

COBURN GRAND VIEW ESTATES

**SITE PLAN
- CENTRAL -**



**MULTI/
TECH**
ENGINEERING SERVICES, INC.
2155 13TH ST. N.W. ALBUQUERQUE, NM 87202
TEL: (505) 262-1422 FAX: (505) 262-1429

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

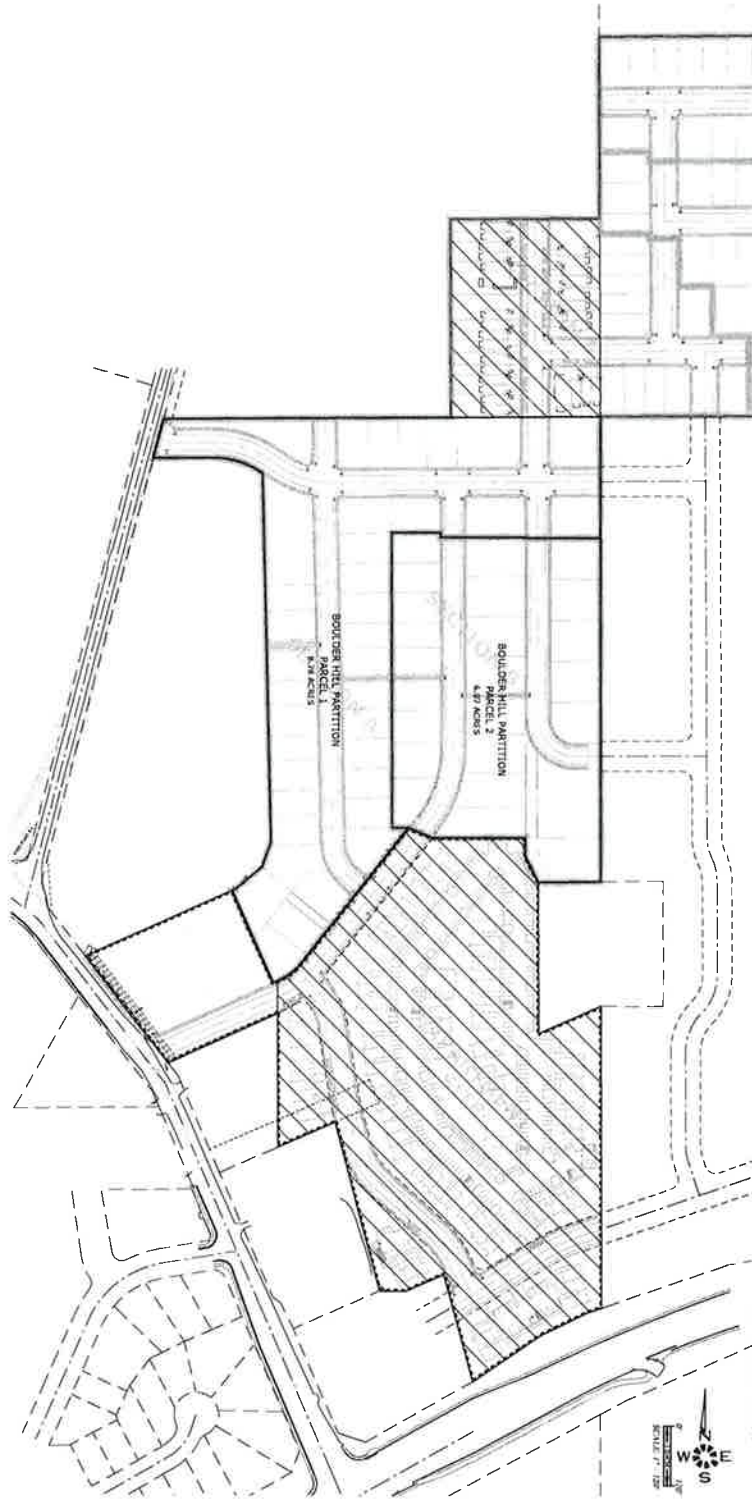
Owner / Developer:

WESTWOOD HOMES LLC
 12700 NW CORNELL RD.
 PORTLAND, OREGON 97229

THIS PARCEL IS BEING CREATED
 BY P.A. APPROVED IN PLANNING
 PART OF THIS APPLICATION
 SITE PLAN IS INCLUDED AS
 CONCEPT ONLY.

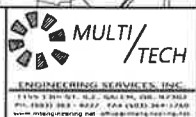


T.B.M. 100.00
 THIS IS THE DESCRIPTION & LOCATION OF
 THE NEAREST B.M. ELEVATION MARKER WITH
 THE ELEVATION OF THAT B.M.



COBURN GRAND VIEW ESTATES

PRELIMINARY PLAN COVER SHEET

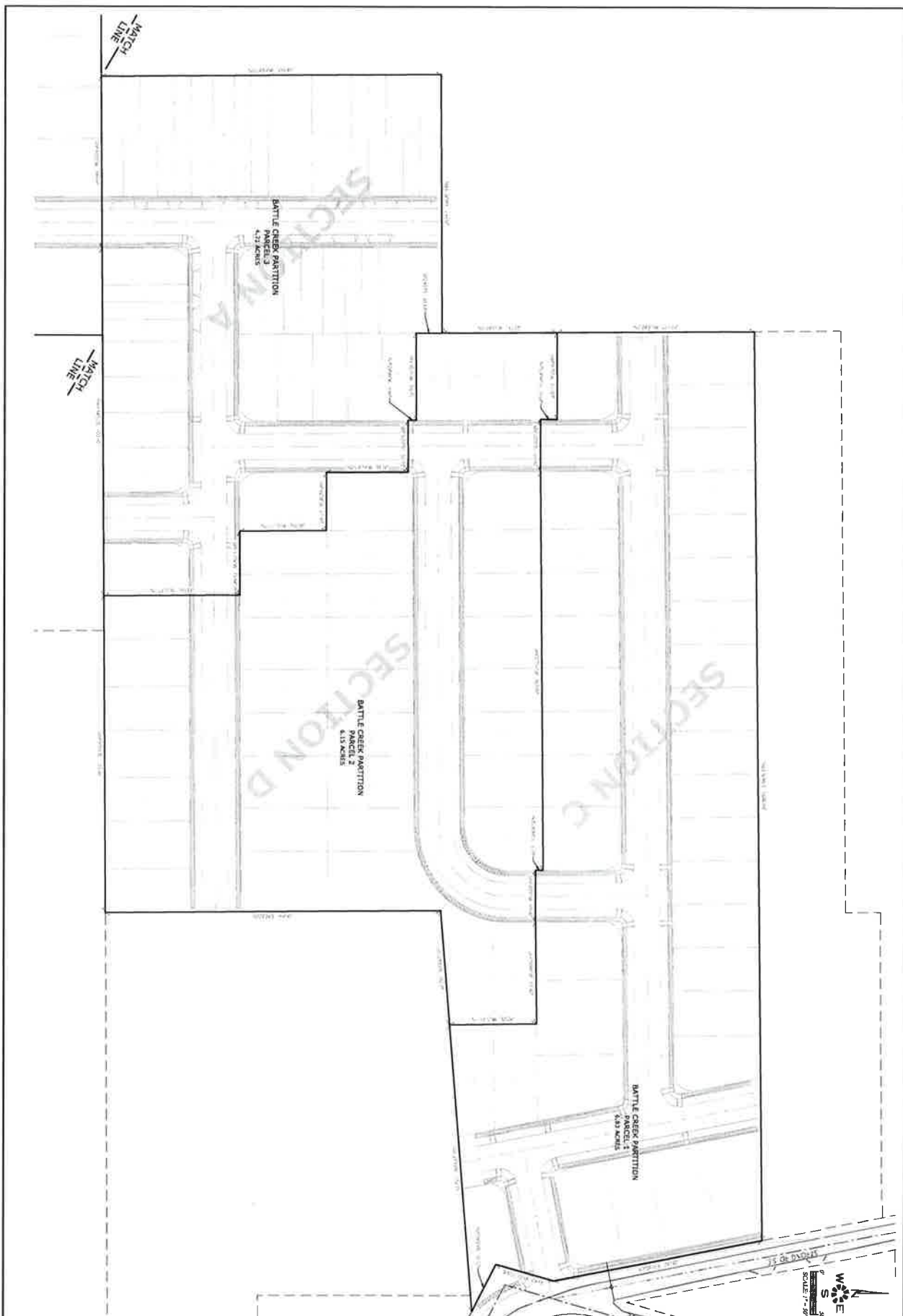


NO CHANGES, MODIFICATIONS
 OR REPRODUCTIONS TO BE
 MADE TO THESE DRAWINGS
 WITHOUT WRITTEN
 AUTHORIZATION FROM THE
 DESIGN ENGINEER.

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



P101



	<p>Design: H.D.G. Drawn: J.L.S. Checked: J.L.S. Date: JULY 2018 Scale: AS SHOWN As-Built: _____</p> <p>NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.</p> <p>DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.</p>	<p>COBURN GRAND VIEW ESTATES</p>	<p>SITE PLAN - NORTH -</p>	<p>MULTI/TECH ENGINEERING SERVICES, INC. 1150 E 9TH ST. S.E. WALKER, MI 49787 TEL: (269) 783-1000 FAX: (269) 783-1000 www.multiprogramming.com</p>
--	--	---	-----------------------------------	---