

Coburn Grand View Estates

Modification

Alternative Access proposal

Public Works Staff have proposed the following condition for the modification of phase sequences:

Condition: Construct a minimum 24-foot-wide paved access, approved by the Fire Department, through future streets of Section A (Phase 2) to Section C (Phase 1) in a temporary access easement to be terminated upon dedication of right-of-way.

This proposed condition is very expensive and would require the construction of the temporary access in a location that would be in the way of construction of the Segment “A” phase, adding to the costs this condition.

In lieu of the above proposed condition and construction of a temporary access roadway to Reed Road, we propose the following as an alternate to the condition above:

- Construct vehicular and pedestrian access through adjacent Coburn Terrace project (SUB-UGA22-06) located at 4345 27th Ave. SE to 27th Ave SE as shown on the attached exhibit.
- Either record an access easement to the City of Salem or dedicate right of way as shown on the attached exhibit.

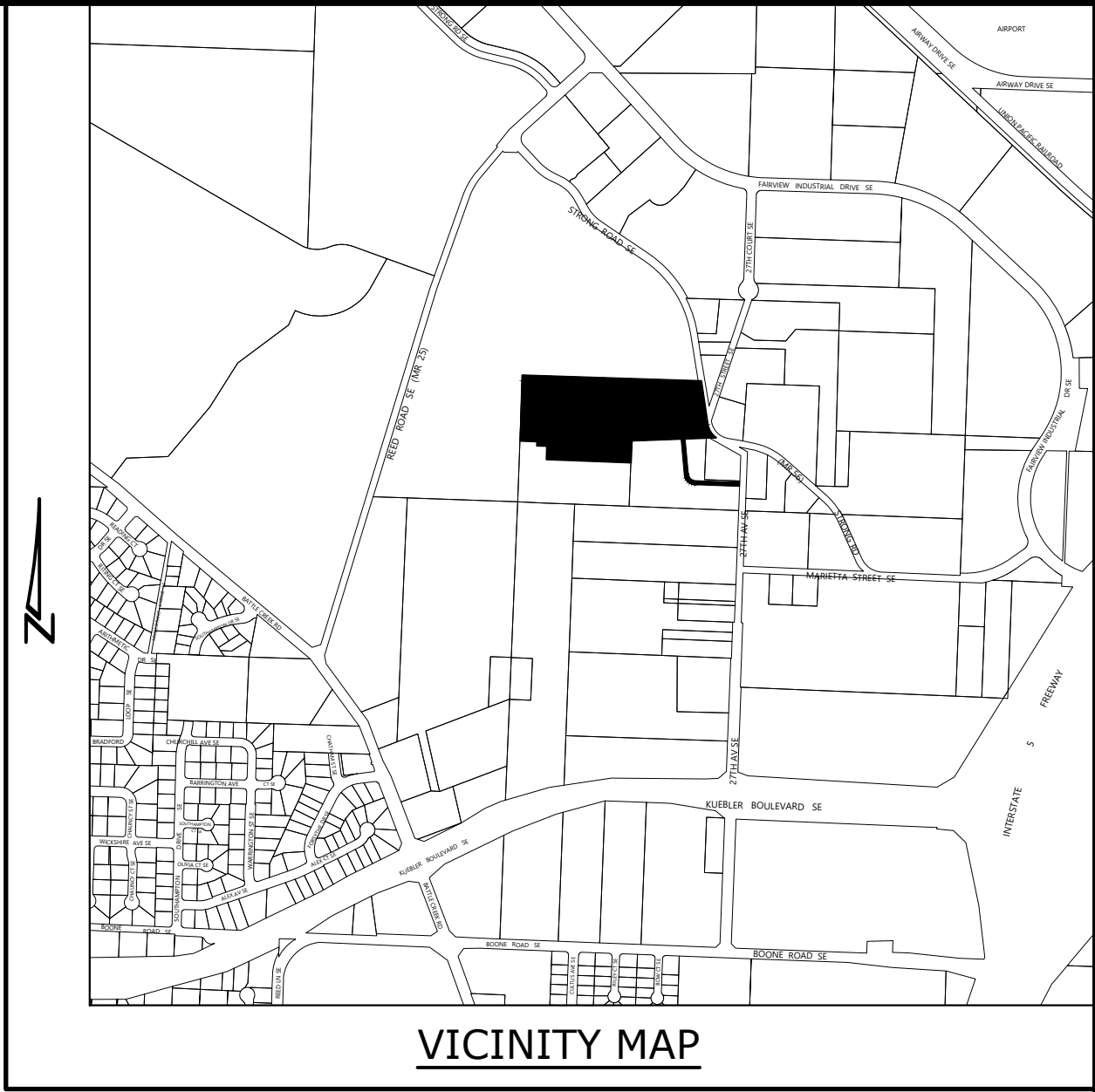
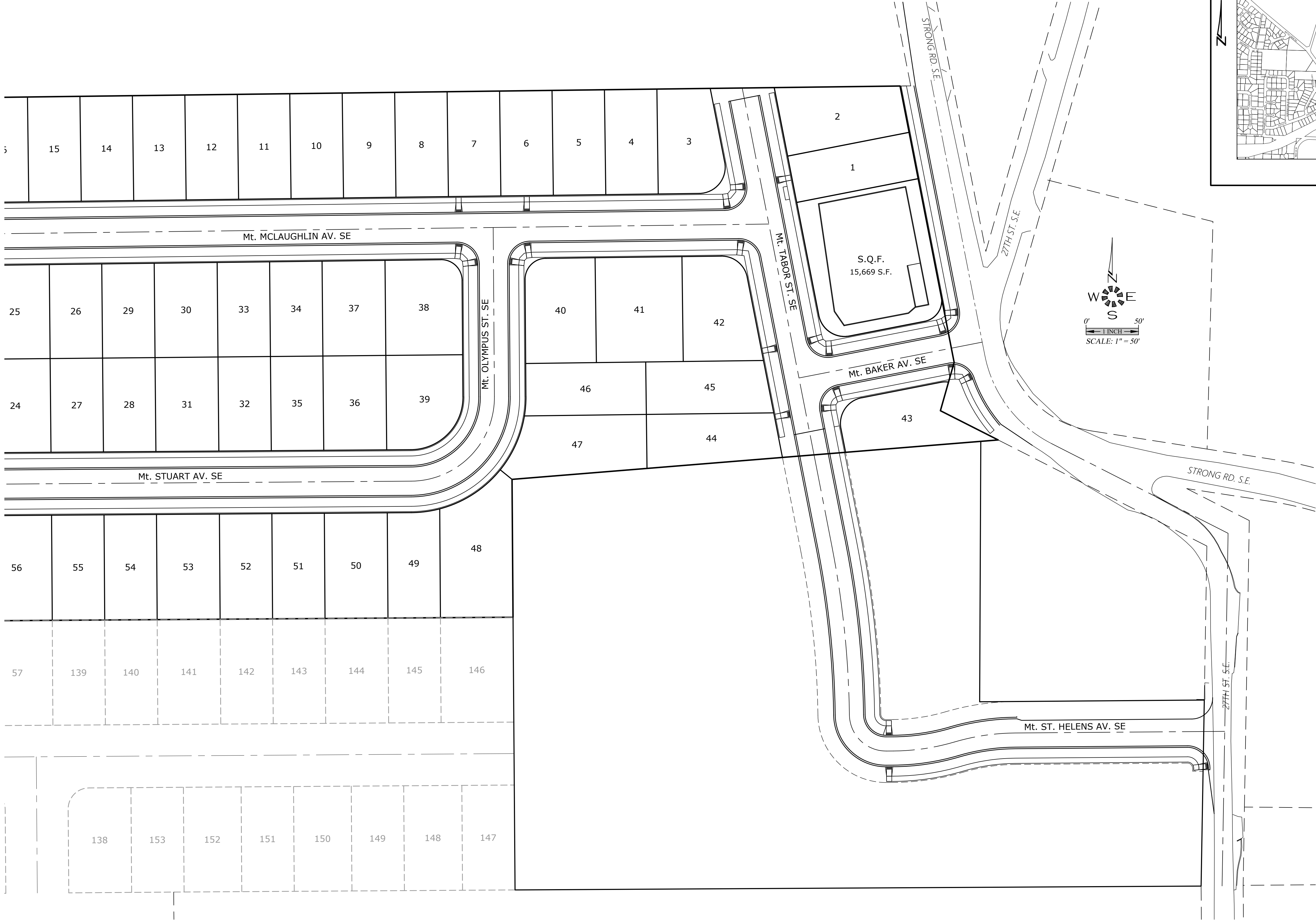
Owner / Developer:

WESTWOOD HOMES LLC

12700 NW CORNELL RD.
PORTLAND, OREGON 97229

COBURN GRAND VIEW ESTATES PHASE 1

SEC. 12, T. 8 S., R. 3 W., W.M.
CITY OF SALEM
MARION COUNTY, OREGON



MULTI/TECH

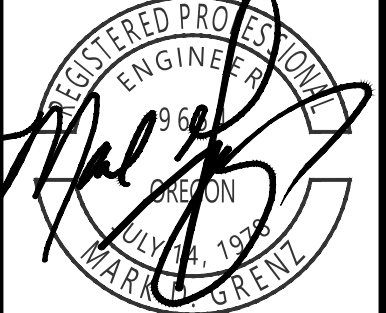
ENGINEERING SERVICES, INC.
1155 13TH ST. S.E. SALEM, OR. 97302
P.N. (503) 363-5227 FAX (503) 366-2660
www.mteengineering.net office@mteengineering.net

SECONDARY ACCESS

COBURN GRAND VIEW
ESTATES PHASE 1

NO CHANGES, MODIFICATIONS
OR REVISIONS SHALL BE
MADE TO THESE DRAWINGS
WITHOUT WRITTEN
AUTHORIZATION FROM THE
DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE
PRECEDENCE OVER
GRAPHICAL REPRESENTATION.

7391 ACCESS 2 ACZ
Design: M.D.G.
Drawn: T.N.S.
Checked: J.J.G.
Date: MARCH 2022
Scale: AS SHOWN
As-Built: ----



EXPIRES: 06-30-2023
JOB # 7391