

J:\2023 All Jobs\230739 - 123 SW Cleveland - Campbells\02_Working Drawings\22X34\03_PRELIMINARY UTILITY LAYOUT FLAG LOT OPTION.dwg, C-XX, Jan 12, 2024 10:40am, davis

GENERAL NOTES:

ALL EXISTING UTILITIES SHOWN ARE BASED ON THE BEST KNOWLEDGE AVAILABLE. UTILITY LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE.

LEGEND

- PROJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE
- PRIVATE ACCESS EASEMENT
- AC PAVEMENT
- EXISTING AC PAVEMENT
- CONCRETE SIDEWALK
- 4" SS 4" SS
- W W
- WATER METER
- SANITARY SEWER CLEANOUT

TL 181205DC00112
(NOT IN PROJECT)

TL 181205DC00111
(NOT IN PROJECT)

TL 181205DC00110
(NOT IN PROJECT)

TL 181205DC00109
(NOT IN PROJECT)

TL 181205DC00400
(NOT IN PROJECT)

TL 181205DC00600
(NOT IN PROJECT)

PROJECT PROPERTY
TL 181205DC00500
0.48 ACRES

PARCEL 2
6977 SF
5422 SF (BUILDING AREA)

PARCEL 3
5204 SF

TL 181205DC00101
(NOT IN PROJECT)

EXISTING FIRE HYDRANT
WFH004277

PROPOSED DRIVEWAY
APRON PER COB STD. DWG R-5A

STUB WATER SERVICE
AT PROPOSED PROPERTY LINE

S89°18'14"W
L: 15.00'

STUB SEWER SERVICE
AT PROPOSED PROPERTY LINE

N89°18'14"E
L: 15.00'

STUB WATER SERVICE
AT PROPOSED PROPERTY LINE

N00°02'19"W
L: 103.75'

N00°02'19"W
L: 186.98'

N00°02'19"W
L: 254.62'

WATER
SERVICE TAP

PROPOSED AC PAVEMENT
PER COB STD. DWG R-1

(2) SEWER SERVICES

WATER
SERVICE TAP

EXISTING PROJECT
PROPERTY LINE

EXISTING WATER
SERVICE TO REMAIN

EXISTING SEWER
SERVICE TO REMAIN

PROPOSED CONCRETE SIDEWALK
PER COB STD. DWG R-4A

PROPOSED 12" CURB
WITH 6" REVEAL PER
COB STD. DWG R-3 AND
R-3A

SW CLEVELAND AVE
LOCAL ROAD
(50' ROW)

50' ROW

5.00 ROW
DEDICATION

N89°18'14"E
L: 50.02'

N00°02'02"W
L: 104.32'

L: 83.40'
S00°02'02"E

L: 67.77'
S00°02'02"E

120.63

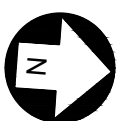
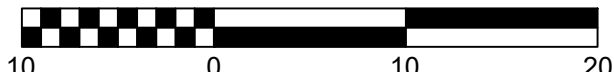
S89°57'41"W
L: 65.01'

S89°57'41"W
L: 65.01'

6.00

20.00

HORIZONTAL SCALE: 1" = 16'



Plan Prepared By:



CIVIL • STRUCTURAL

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Engineer of Record:

123 SW CLEVELAND
PRELIMINARY SITE AND UTILITY LAYOUT
123 SW CLEVELAND AVE
BEND, OR 97702

Revisions:

1	-
2	-
3	-
4	-
5	-

Project Engineer: D. KEENEY Ext: 136

Project Manager: D. KEENEY

Date: 2024.01.12 Scale: PER PLAN

AV Job No: 230739 Sheet Size: 22" x 34"

C-XX