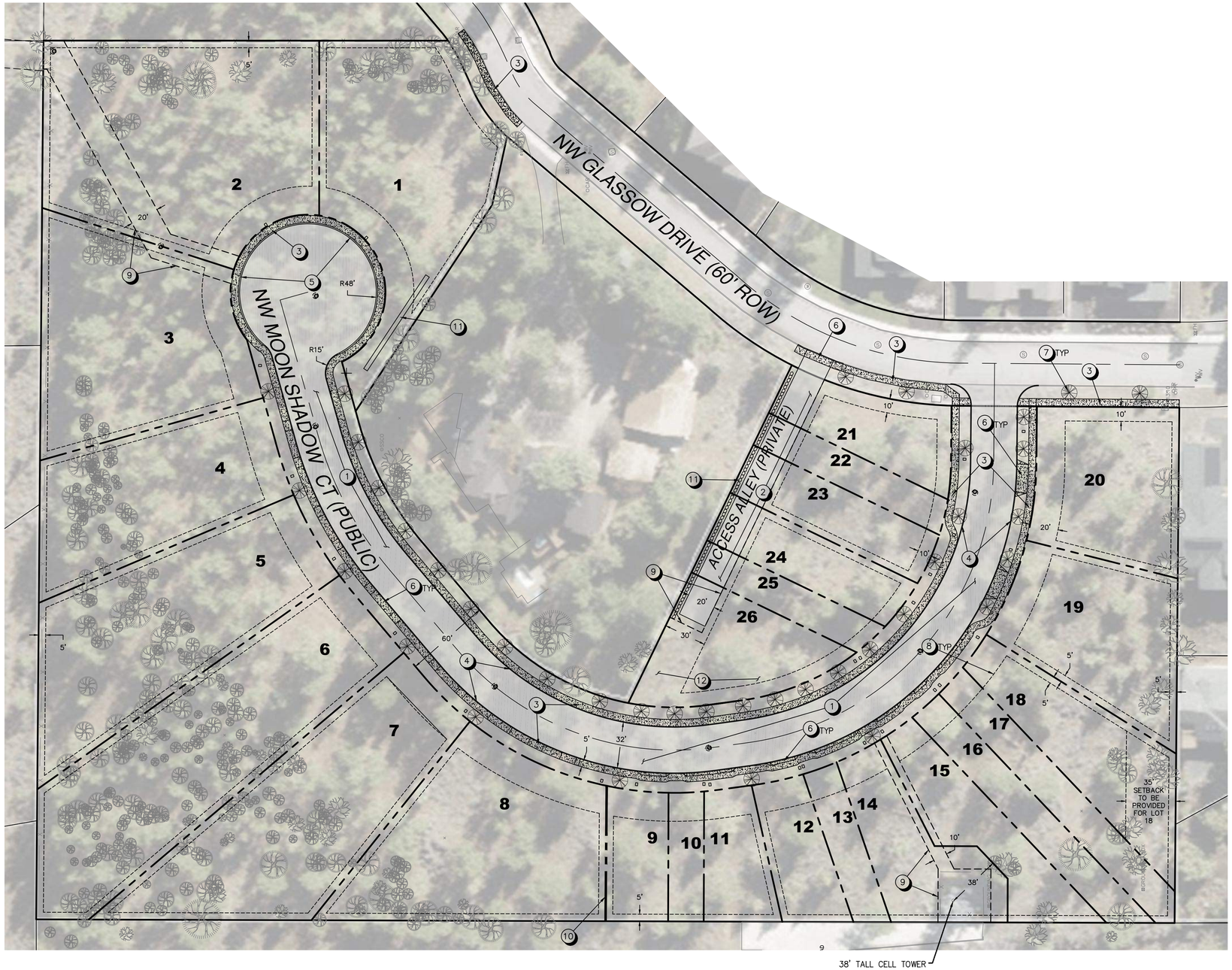

LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED CURB
- PROPOSED EASEMENT
- PROPERTY SETBACK
- PROPOSED PROPERTY LINE
- PROPOSED STREET TREE

SITE NOTES

1. NEW STREET SECTION PER COB STANDARDS WITH SHED GRADING DESIGN. REFER TO SHEET C5.0 FOR SECTION DETAIL.
2. NEW HMAC OVER COMPACTED GRAVEL BASE FOR ALLEY SECTION. SECTION THICKNESS TBD.
3. NEW CONCRETE SIDEWALK OVER COMPACTED GRAVEL BASE PER COB STANDARDS. SIDEWALK PROPERTY TIGHT WHERE EXISTING CROSS-SLOPE IS UNDER 15%, CURB TIGHT WHERE EXISTING CROSS-SLOPE IS OVER 15%, OR EXISTING UTILITIES EXIST.
4. STANDARD 12" CURB WITH 6" REVEAL PER COB STANDARDS
5. MOUNTABLE CURB PER COB STANDARDS FOR CUL-DE-SAC
6. NEW DRIVEWAY ENTRANCES PER COB STANDARDS. DRIVEWAY APPROACHES TO BE DESIGNED UNDER INFR PERMIT. APPROACHES TO BE WRAPPING STYLE WHERE CURB-TIGHT SIDEWALK IS LOCATED ON STEEP PROFILE GRADES. APPROACHES CAN BE CURB-TIGHT FULLY LOWERED WHERE PROFILE GRADES ALLOW. SETBACK APPROACHES TO BE DESIGNED WHERE SIDEWALK IS PROPERTY TIGHT.
7. PROPOSED STREET TREES TO BE INSTALLED PER COB REQUIREMENTS
8. PROPERTY LINE SETBACK
9. PROPOSED EASEMENT
10. PROPOSED LOTS TO THE NORTH OF THIS LINE MUST BE GREATER THAN 12,500 SF AREA PER EXISTING CC&Rs
11. RETAINING WALL TO BE DESIGNED
12. REMAINING REQUIRED STREET TREES TO BE PLANTED ON THE WEST SIDE OF LOT 26

SITE PLAN

1" = 40'

PLANNING SET

REGISTERED PROFESSIONAL ENGINEER
OREGON
APRIL 12, 2017
TAYLOR RYAN MUNRO
PRELIMINARY
RENEWS: DECEMBER 31, 2022

OREGON BUILDERS DEVELOPERS LLC
WEST VIEW SUBDIVISION
SITE PLAN
DESCHUTES COUNTY, OREGON

CITY OF BEND

REVISIONS:
1.
2.
3.

BECON
CIVIL ENGINEERING & LAND SURVEYING
549 SW MILL VIEW WAY
SUITE 105
BEND, OREGON 97702
(541) 633-3140
www.beconeng.com

DESIGNED BY: TRM
DRAWN BY: TRM/GR
SCALE: 1" = 40'
FILE: 21037
DATE: 04/29/2022

VERIFY SCALES
0 1"
BAR EQUALS ONE INCH ON ORIGINAL DRAWING

SHEET: C3.0

PLLD20210908