

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

Plan Prepared By:

Engineer of Record:

| 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"

N

C-XX

HORIZONTAL SCALE: 1" = 16'  
10 0 10 20

EXISTING FIRE HYDRANT  
WFFH004277

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 181205DC00101  
(NOT IN PROJECT)

TL 181205DC00600  
(NOT IN PROJECT)

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

N89°18'14"E  
L: 103.75'

PROPOSED PROJECT  
PROPERTY LINE

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

PROJECT PROPERTY LINE  
104.67

ACCESS EASEMENT  
20.00' PRIVATE

PARCEL 1  
8227 SF  
5424 SF (BUILDING AREA)

PARCEL 2  
6977 SF  
5422 SF (BUILDING AREA)

PARCEL 3  
5204 SF

L: 80.00'  
N89°56'00"E

S89°57'41"W  
L: 65.01'

120.63

L: 67.77'  
S00°02'02"E

PROJECT PROPERTY LINE  
L: 83.40'  
S00°02'02"E

N00°02'19"W  
L: 254.62'

N00°02'19"W  
L: 186.98'

N00°02'19"W  
L: 103.75'

N00°02'02"W  
L: 104.32'

**GENERAL NOTES:**

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

**LEGEND**

