

LEGEND:

PROPERTY LINE	--- --	PROPOSED CURB	---
EXISTING TAX LOTS	---	PROPOSED WATER LINE	W
BUILDING SETBACK	---	PROPOSED SEWER LINE	SS
PROPOSED ASPHALT	▨	PROPOSED 8" FIRE SERVICE	8-FS
PROPOSED CONCRETE	▩	PROPOSED 6" FIRE SERVICE	6-FS
PROPOSED DRAIN ROCK	▧	LANDSCAPING AREAS: REQUIRED LANDSCAPING: 15% OF 30,056 = 4,508 SF PROVIDED LANDSCAPING: 4,515 SF	

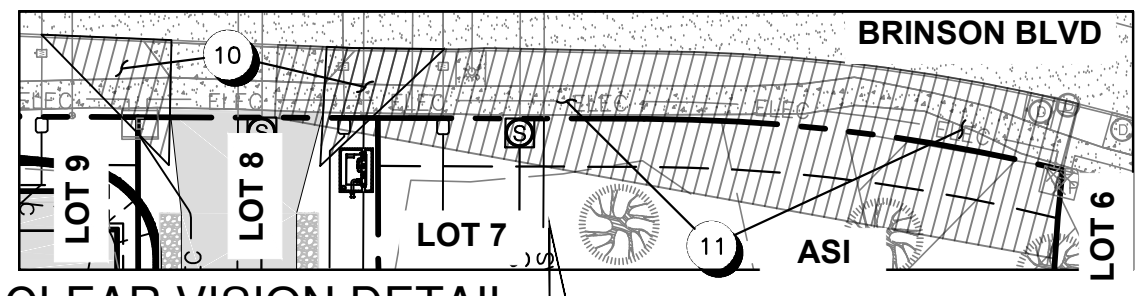
SITE NOTES

- 1 CONSTRUCT NEW 3" HMAC OVER 8" COMPACTED GRAVEL BASE
- 2 CONSTRUCT WALKWAY PER COB STD DWG'S R-4A AND R-4B
- 3 CONSTRUCT STANDARD 14" CURB WITH 6" REVEAL PER COB STD DWG R-3
- 4 PROPOSED 9'X20' ADA PARKING AND AISLE. NOT TO EXCEED 2% SLOPE IN ANY DIRECTION. "RESERVED PARKING" AND "VAN ACCESSIBLE" SIGNS TO BE INSTALLED PER OREGON TRANSPORTATION COMMISSION FIGURES 8 AND 9. "WHEELCHAIR" SYMBOL AND "NO PARKING" PAVEMENT MARKINGS TO BE INSTALLED PER OREGON TRANSPORTATION COMMISSION FIGURES 6 AND 7.
- 5 PROPOSED LANDSCAPE AREA. REFER TO LANDSCAPING PLANS.
- 6 PROPOSED STAGGERED CONTINENTAL CROSSWALK
- 7 PROPOSED TRASH ENCLOSURE, REFER TO ARCHITECTURE PLANS.
- 8 PROPOSED CONCRETE RETAINING WALL. REFER TO STRUCTURAL ENGINEERING PLANS
- 9 SHARED ACCESS, REFER TO SHEET C-5.0
- 10 CLEAR VISION AREAS PER COR STD DWG R-2 (10')
- 11 REMOVED ANY OBSTACLES WITHIN CLEAR VISION AND SIGHT DISTANCE AREA PER TRAFFIC ANALYSIS MEMO - PRTRFR202301389
- 12 PROPOSED MODULAR RETAINING WALL. REFER TO STRUCTURAL ENGINEERING PLANS
- 13 PROPOSED COMPACT PARKING STALL

UTILITY NOTES

- 1 EXISTING 2" WATER SERVICE. INSTALL 1.5" METER IN METER BOX. PROPOSED LOCATION FOR 1.5" DCVA PER COB STD DWG'S W-5 AND W-5B AND 1.5" ON SITE WATER LINE.
- 2 EXISTING 6" SEWER LATERAL. PROPOSED SAMPLING MANHOLE PER COB STD DWG S-15.
- 3 PROPOSED LOCATION FOR 4" ON SITE SEWER LINE CONNECTING TO SAMPLING MANHOLE.
- 4 INSTALL 687-WA FIRE VAULT WITH DCDA, FDC, PIV PER BSD 13.1 AND A 6"X8" REDUCER OUTSIDE VAULT. INSTALL TWO 1" ELECTRICAL UTILITY CONDUITS TO PROVIDE POWER AND PIV MONITORING FOR FIRE VAULT.
- 5 INSTALL 8" C-900 FIRE SERVICE LINE FROM REDUCER TO 6"X8" TEE. INSTALL EBAA IRON INC PVC MECHANICAL RESTRAINTS (OR EQUIVALENT) AT ALL JOINTS.
- 6 INSTALL 6"X8" TEE WITH 8" GATE VALVE AND 6" GATE VALVE.
- 7 INSTALL 6" C-900 DRY FIRE SERVICE LINE FROM 6"X8" TEE TO FUTURE BUILDING FOR LOT 7. INSTALL EBAA IRON INC PVC MECHANICAL RESTRAINTS (OR EQUIVALENT) AT ALL JOINTS.
- 8 INSTALL 8" C-900 FIRE SERVICE LINE FROM 6"X8" TEE TO 6"X8" TEE. INSTALL EBAA IRON INC PVC MECHANICAL RESTRAINTS (OR EQUIVALENT) AT ALL JOINTS.
- 9 INSTALL 6" C-900 FIRE SERVICE LINE FROM 6"X8" TEE TO PROPOSED BUILDING. INSTALL EBAA IRON INC PVC MECHANICAL RESTRAINTS (OR EQUIVALENT) AT ALL JOINTS. INSTALL A PIV FOR BUILDING. PIV TO BE INSTALLED WITH FIRE DEPARTMENT APPROVAL.
- 10 INSTALL 8" C-900 DRY FIRE SERVICE LINE FROM 6"X8" TEE TO FUTURE BUILDINGS FOR LOT 8. INSTALL EBAA IRON INC PVC MECHANICAL RESTRAINTS (OR EQUIVALENT) AT ALL JOINTS.

NOTE:
 - BICYCLE PARKING SPACES ARE WITHIN BUILDING, REFER TO BUILDING PERMIT SET
 - ALL PLUMBING INSTALLATION AND MATERIAL SHALL COMPLY WITH 2021 OREGON PLUMBING SPECIALTY CODE
 - FIRE SERVICE TO BE BLANKET EASEMENT TO BE RECORDED FOR FIRE SERVICE CROSSING PROPERTY LINES



SITE AND UTILITY PLAN
1" = 10'

CLEAR VISION DETAIL
1" = 40'

SIMP SUBMITTAL SET



WILSON CURB
 SOUTH BRINSON BUSINESS PARK LOT 9
 SITE AND UTILITY PLAN
 CITY OF BEND, DESCHUTES COUNTY, OREGON

REVISIONS:

1	LEIRE SERVICE 12/12/23
2	RETAINING WALL 1/25/24
3	

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DESIGNED BY: CLH
 DRAWN BY: CLH
 SCALE: 1" = 10'
 FILE: 20076
 DATE: 9/5/2023

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

SHEET: C-3.0

3 OF 7

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