

# TENTATIVE SITE PLAN

## ALSTRUP COTTAGES

LOCATED IN A PORTION OF THE SW1/4 SW1/4 OF SECTION 4,  
TOWNSHIP 18 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN,  
CITY OF BEND, DESCHUTES COUNTY, OREGON

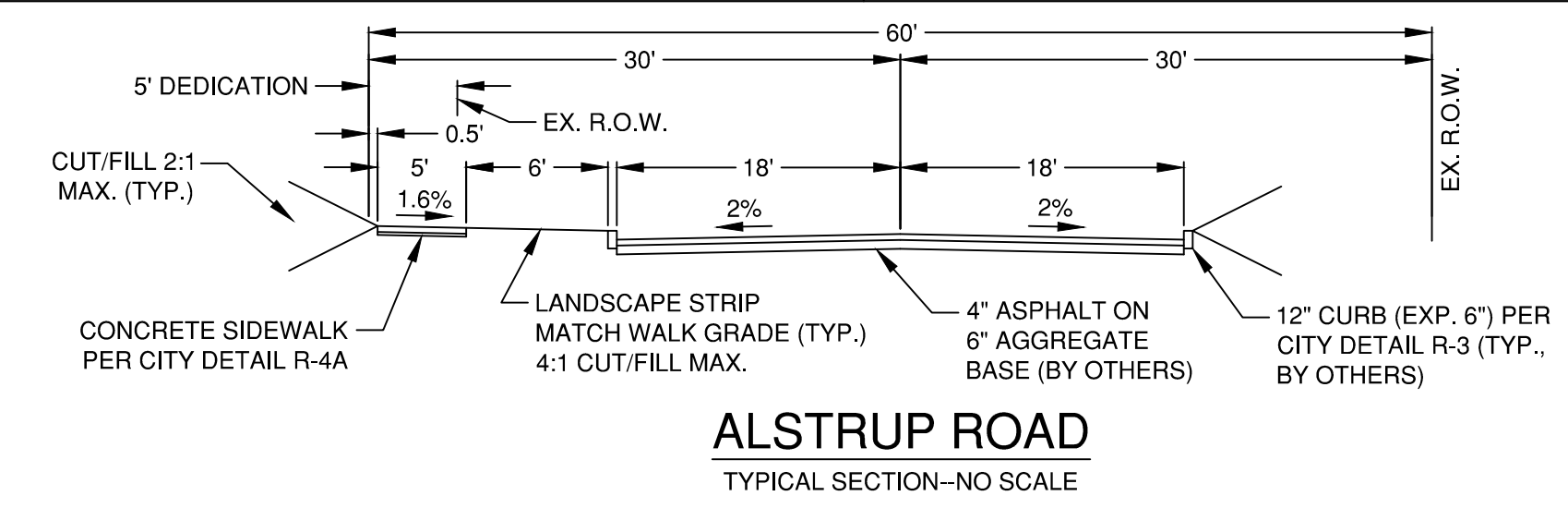
**APPLICANT/OWNER:**  
TONEY PROPERTIES, LLC  
2747 SW 6TH ST., SUITE 101  
REDMOND, OR 97756

**ENGINEER/LAND SURVEYOR:**  
MUNSON & ASSOCIATES  
233 SW WILSON AVE., SUITE 5  
BEND, OR 97702

**SITE INFORMATION:**  
ADDRESS: NOT ASSIGNED/ALSTRUP RD.  
TAX LOT: 18-12-04CC-02000  
GROSS AREA: 16,649 SF (0.38 AC.)  
ZONE: RM  
COMPREHENSIVE PLAN: RM

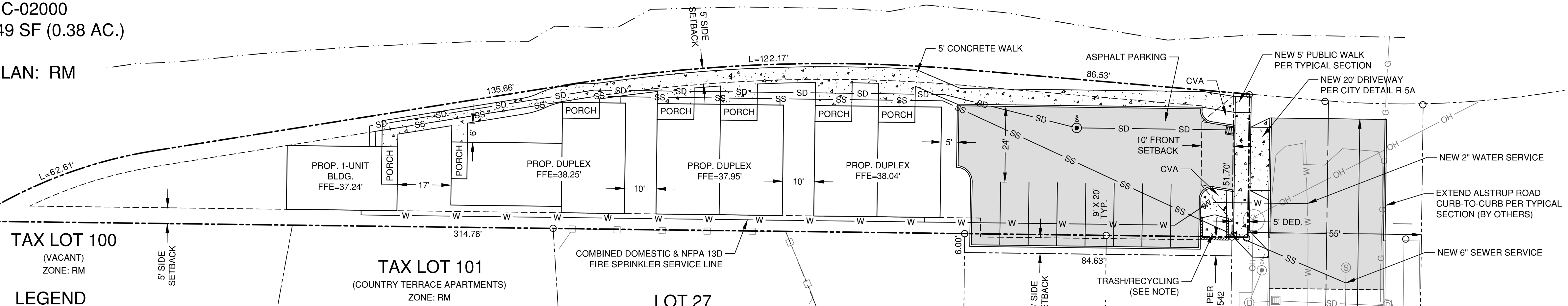
**DEVELOPMENT DATA**

SITE AREA (BEFORE DEDICATION):	16,649 SF
TOTAL BUILDING AREA:	4,900 SF
LOT COVERAGE:	29%
VEHICLE PARKING REQUIRED (7 1-BD UNITS):	7
VEHICLE PARKING PROVIDED:	8



**TRASH/RECYCLING ENCLOSURE:**  
TRASH/RECYCLING AREA SHALL BE ENCLOSED BY A SOLID WALL OR EVERGREEN HEDGE NO LESS THAN 6 FEET TALL ON THE SOUTH, EAST, AND WEST SIDES.

**CENTRAL OREGON CANAL**  
(100' RIGHT-OF-WAY)



**TAX LOT 100**  
(VACANT)  
ZONE: RM

**TAX LOT 101**  
(COUNTRY TERRACE APARTMENTS)  
ZONE: RM

**LOT 27**  
ALSTRUP ESTATES  
ZONE: RM

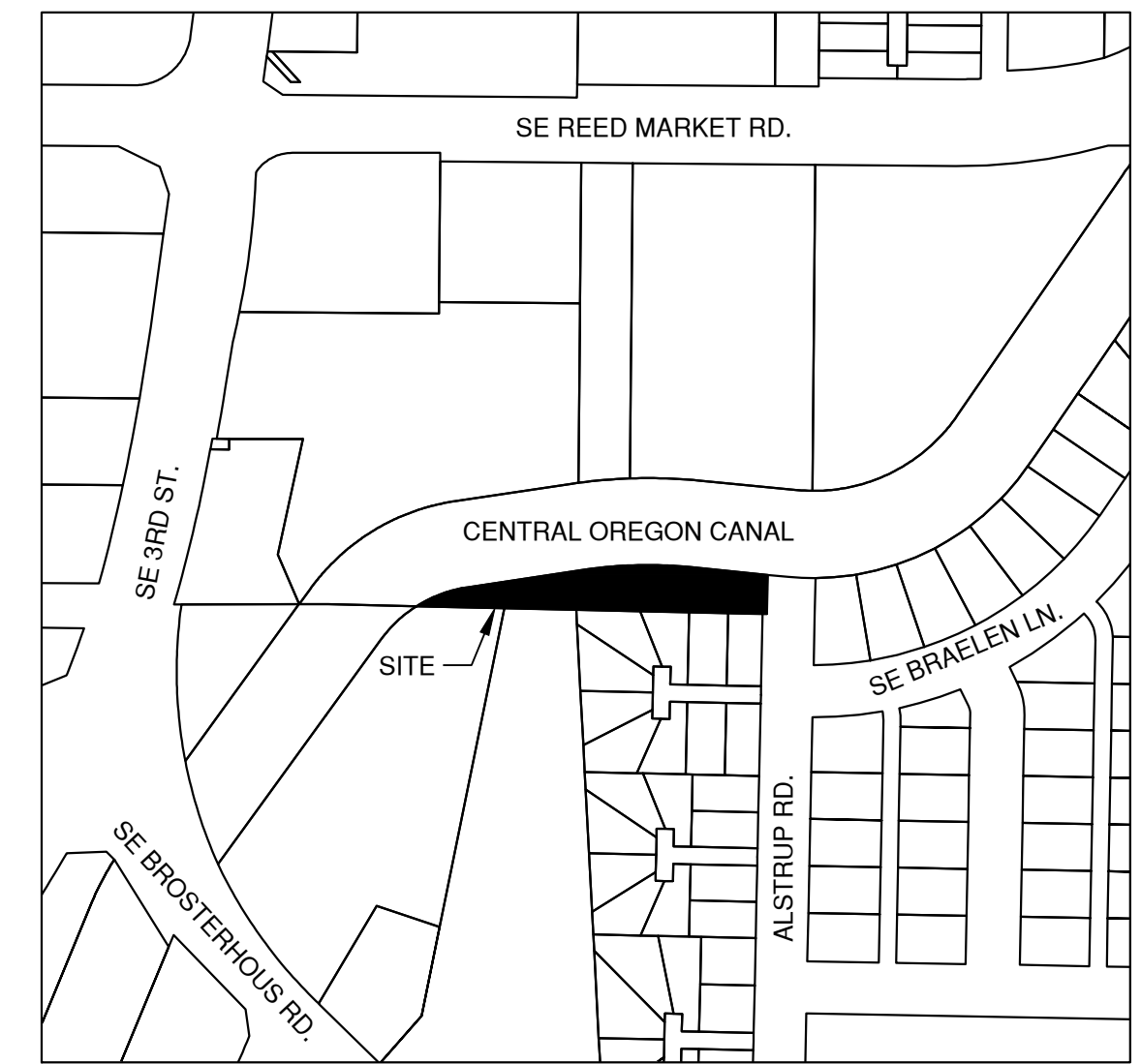
**LOT 28**  
ALSTRUP ESTATES  
ZONE: RM

**LOT 29**  
ALSTRUP ESTATES  
ZONE: RM

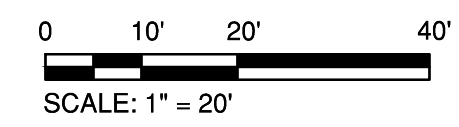
**LOT 30**  
ALSTRUP ESTATES  
ZONE: RM

**LEGEND**

BENCHMARK (FOUND)	BANK (BOTTOM)	CATV
BENCHMARK (SET)	BANK (TOP)	CENTERLINE
CATCH BASIN	CABLE TV	SWALE (WATER QUAL.)
CLEANOUT	CANAL	EDGE OF CONCRETE
CONCRETE	CANAL	EDGE OF GRAVEL
	CANAL	EDGE OF PAVEMENT
	CANAL	EASEMENT
JUNIPER TREE (DBH)	CENTERLINE	FENCE (OTHER)
	SWALE (WATER QUAL.)	FENCE (SILT)
CONTROL MON	EDGE OF CONCRETE	FENCE (STEEL)
CULVERT	EDGE OF GRAVEL	FENCE (WOOD)
	EDGE OF PAVEMENT	FIBER OPTICS
	EASEMENT	FORCE MAIN
PINE TREE (DBH)	FENCE (OTHER)	GAS
	FENCE (SILT)	GRADE BREAK
	FENCE (STEEL)	GUARDRAIL
DOWNSPOUT	FENCE (WOOD)	IRRIGATION
DRYWELL	FIBER OPTICS	JERSEY BARRIER
GAS METER	FORCE MAIN	PAVEMENT REPAIR
GAS VALVE	GAS	PROPERTY BOUNDARY
GRAVEL	GRADE BREAK	PROPERTY SETBACKS
GUY WIRE	GUARDRAIL	POWER
HANDICAP	IRRIGATION	POWER (OVERHEAD)
	JERSEY BARRIER	RIVER
IRRIGATION CONTROL BOX	PAVEMENT REPAIR	SANITARY SEWER
MAILBOX	PROPERTY BOUNDARY	STORM DRAIN
MONUMENT (FOUND)	PROPERTY SETBACKS	TELEPHONE
MONUMENT (SET)	POWER	TERRAIN CONTOUR
RAILROAD CROSSING ARM	POWER (OVERHEAD)	WATER
SANITARY MANHOLE	RIVER	
SIGN	SANITARY SEWER	
SPOT ELEVATION	STORM DRAIN	
STORM MANHOLE	TELEPHONE	
COMMUNICATIONS RISER/BOX	TERRAIN CONTOUR	
TELEPHONE MANHOLE	WATER	
TRAFFIC SIGNAL CONTROL BOX		
TRAFFIC SIGNAL W/ MAST ARM		
UTILITY POLE		
UTILITY POLE/LIGHT		
POWER VAULT		
WATER FIRE HYDRANT		
WATER VALVE		
WATER METER		
WATER BLOWOFF ASSEMBLY		
WATER THRUST BLOCK		
WATER MANHOLE		



**VICINITY MAP**  
NO SCALE



**Munson & Associates**  
civil engineers | land surveyors

233 SW WILSON AVENUE, SUITE 5 • BEND, OREGON 97702  
(541) 550-7396 • www.munson-assoc.com

REVISIONS:


**PROJECT/CLIENT:**  
ALSTRUP COTTAGES  
TENTATIVE SITE PLAN  
TONEY PROPERTIES, LLC  
2747 SW 6TH ST., STE 101  
REDMOND, OR 97756

DESIGNED BY: CRM
DRAWN BY: CRM
SCALE: 1"=20'
FILE: 17-004
DATE: 12/22/19

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

C1