

TENTATIVE GRADING STATEMENT:
 THE PROPOSED SITE IMPROVEMENTS SHALL NOT INCLUDE ANY SIGNIFICANT CUTS OR FILLS. ALL FINISHED GRADE CONTOURS AND SPOT ELEVATIONS SHOWN ON THESE PLANS ARE PRELIMINARY AND ARE SUBJECT TO CHANGE DURING FINAL ENGINEERING. PROPOSED GRADING, WHICH WILL BE DETAILED IN THE FINAL CONSTRUCTION DOCUMENT PHASE, WILL CLOSELY FOLLOW EXISTING GRADES TO MINIMIZE CUT AND FILL ACTIVITIES.

PRELIMINARY STORMWATER STATEMENT:
 ALL STORMWATER RUNOFF WILL BE RETAINED ON SITE. FINAL DESIGN OF THE STORMWATER RETENTION FACILITIES WILL BE COMPLETED DURING THE CONSTRUCTION DOCUMENT PHASE OF THIS PROJECT. HOWEVER, AT THIS TIME THE CONCEPTUAL STORMWATER PLAN IS TO CONTAIN AND INFILTRATE ALL ONSITE STORMWATER RUNOFF BY THE USE OF DRYWELLS. ALL INSTALLATION OF UNDERGROUND INJECTION CONTROLS (UICs) SHALL BE IN CONFORMANCE WITH CITY OF BEND, OREGON AND OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY STANDARDS.

TENTATIVE TREE REMOVAL STATEMENT:
 THE PROPOSED IMPROVEMENTS WILL REQUIRE THE REMOVAL OF ALL TREES LOCATED WITHIN THE PROPOSED STREET ALIGNMENTS. TREES MAY BE RETAINED WITHIN THE INDIVIDUAL LOTS AT THE CONTRACTOR'S DISCRETION.

- STORM DRAIN CONSTRUCTION NOTES:**
- 1. INSTALL STANDARD DOUBLE CATCH BASIN PER CITY OF BEND STD. DWG R-14. (TYP. OF 14)
 - 2. INSTALL STORMWATER SEDIMENTATION MANHOLE WITH STORMWATER MANHOLE LID PER CITY OF BEND STD. DWGS STRM-1, STRM-2, AND STRM-11. (TYP. OF 8)
 - 3. INSTALL STANDARD PRE-CAST DRYWELL WITH STORMWATER MANHOLE LID PER CITY OF BEND STD. DWGS STRM-8, STRM-10, AND STRM-11. (TYP. OF 6)

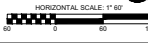
PUBLIC STORMWATER RUNOFF RATES AND VOLUMES

ALL STORMWATER DRAINAGE TO REMAIN ONSITE. STORMWATER DETENTION FACILITIES SHOWN HEREON ARE SIZED TO FULLY STORE AND INFILTRATE THE 100 YEAR DESIGN STORM. AREAS ARE APPROXIMATE. RUNOFF AND VOLUMES CALCULATED USING THE SANTA BARBARA UNIT HYDROGRAPH METHOD AS OUTLINED IN THE CENTRAL OREGON STORMWATER MANUAL.

AREA	SIZE	CN	W STORM FLOWVOLUME	2Y STORM FLOWVOLUME	10Y STORM FLOWVOLUME
AC PAVT	152,000 SF	98	1.34 CFS / 7,361 CF	3.70 CFS / 21,138 CF	4.47 CFS / 26,771 CF
CONC.	30,000 SF	98	0.38 CFS / 2,276 CF	0.98 CFS / 5,878 CF	1.20 CFS / 7,419 CF
OTHER*	106,600 SF	85	0.13 CFS / 753 CF	0.81 CFS / 4,846 CF	2.50 CFS / 15,481 CF
TOTAL	248,600 SF		1.83 CFS / 10,873 CF	5.50 CFS / 32,259 CF	8.17 CFS / 49,671 CF

*OTHER STORMWATER RUNOFF INCLUDES A 20' EXTENSION INTO PRIVATE LOT AREAS WITH POTENTIAL FOR STORMWATER TO FLOW INTO THE PUBLIC RIGHT OF WAY. CITY OF BEND STANDARDS AND SPECIFICATIONS PART II, SECTION 2.6.2.1

- LEGEND:**
- RIGHT OF WAY BOUNDARY LINE
 - PROPERTY LINE
 - 3750 PROPOSED MAJOR CONTOUR (5' INTERVALS)
 - 3751 PROPOSED MINOR CONTOUR (1' INTERVALS)
 - 3752 EXISTING MAJOR CONTOUR (5' INTERVALS)
 - 3753 EXISTING MINOR CONTOUR (1' INTERVALS)
 - PROPOSED STANDARD DOUBLE CATCH BASIN
 - PROPOSED SEDIMENTATION MANHOLE OR DRYWELL



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 61335 & 61395 NEWS LANE
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Revisions:

No.	Description

Proj. Eng. _____ of _____ Phone Ext. 107
 Proj. Mgr. _____ Phone Ext. 106
 Date: 11/19/2024 Scale: PER PLAN
 ASV Job No.: 2024

TENTATIVE GRADING AND DRAINAGE PLAN
C-4.0