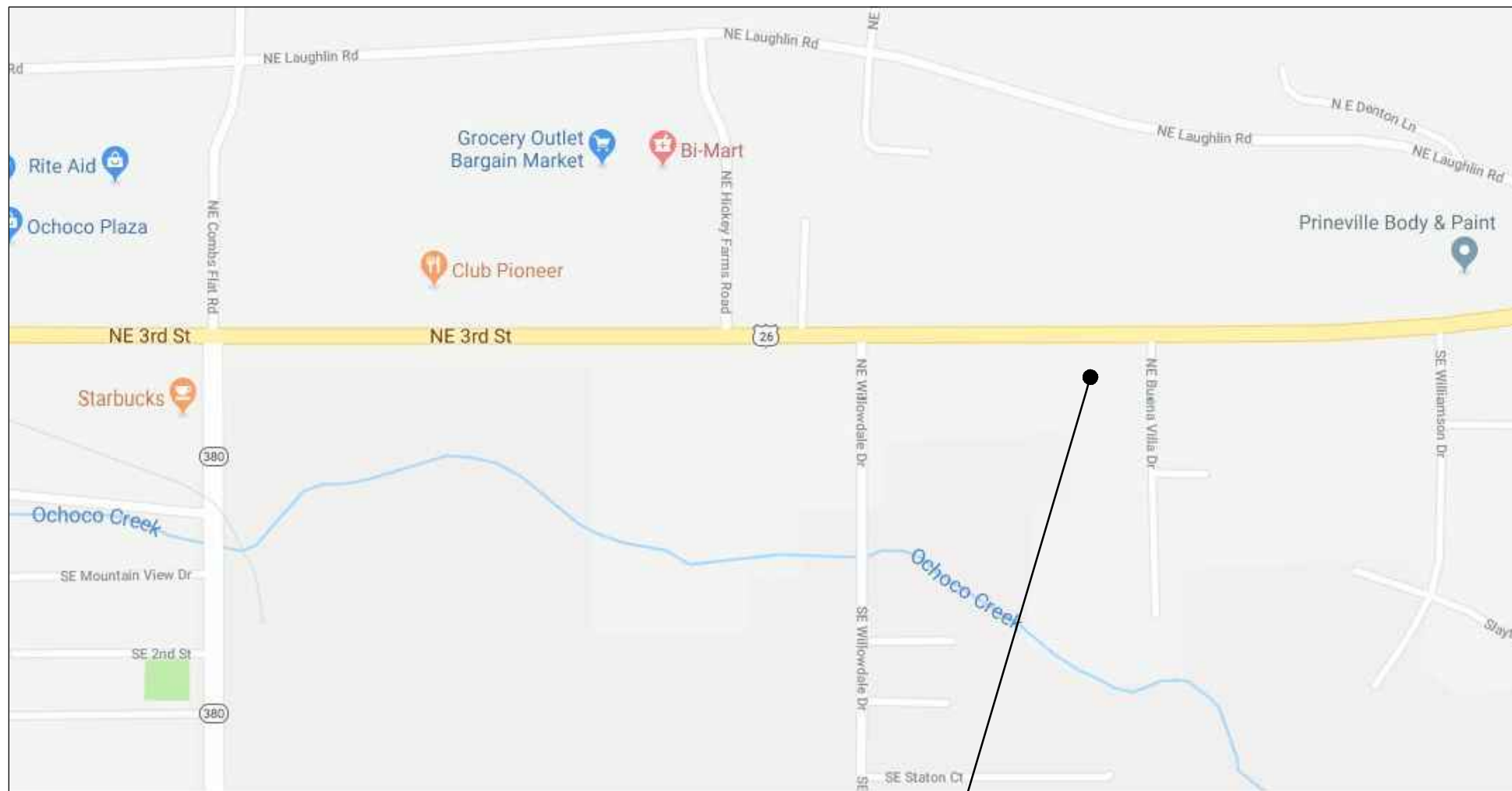




VICINITY MAP

NTS

PROJECT SITE

LEGEND	
EXISTING	PROPOSED
ECABL	EXISTING CABLE
EGAS	EXISTING GAS
EIRRG	EXISTING IRRIGATION
OHV	EXISTING OVERHEAD LINES
OHV	EXISTING POWER
EX SS	EXISTING SANITARY SEWER
EX SD	EXISTING STORM DRAIN
ECOMM	EXISTING TELECOMMUNICATIONS
EWAT	EXISTING WATER
CABL	NEW CABLE
GAS	NEW GAS
IRRG	NEW IRRIGATION
SD	NEW POWER
COMM	NEW SANITARY SEWER
	NEW STORM DRAIN
	NEW TELECOMMUNICATIONS
	NEW WATER
X X X X X	FENCE
X X X X X	EXISTING RIGHT-OF-WAY
X X X X X	EXISTING EDGE OF GRAVEL
X X X X X	EXISTING EDGE OF PAVEMENT
X X X X X	EXISTING CURB
X X X X X	NEW RIGHT-OF-WAY
X X X X X	NEW EDGE OF GRAVEL
X X X X X	NEW EDGE OF PAVEMENT
X X X X X	NEW CURB
SS	SANITARY SEWER MANHOLE
SD	STORM DRAIN MANHOLE, DRYWELL
WV	WATER VALVE, GAS VALVE
AR	AIR RELEASE VALVE
BP	BACKFLOW PREVENTER
WM	WATER METER, GAS METER
FH	FIRE HYDRANT
CB	CATCH BASIN/CURB INLET
CO	CLEAN OUT
RD	RAIN DRAIN
SL	STREET LIGHT, PARKING LOT LIGHT
UP	UTILITY POLE, GUY ANCHOR
UV	UTILITY VAULT
EP	ELECTRICAL PEDESTAL
CP	CABLE PEDESTAL
TP	TELECOMMUNICATIONS PEDESTAL
IR	IRON ROD, IRON PIPE
T	TREES
M	SIGN
MB	MAILBOX

SHEET INDEX

- P1.0 COVER SHEET, EXISTING CONDITIONS, AND DEMOLITION PLAN
- P1.1 SITE PLAN
- P1.2 UTILITY PLAN
- P1.3 LIGHTING & LANDSCAPE PLAN
- P2.0 FLOOR PLANS AND BUILDING ELEVATIONS
- P3.0 BOUNDARY SURVEY & LOT LINE ADJUSTMENT

LOCATE TICKET = 18171088

ALL UTILITY LOCATES WERE TIED DURING COURSE OF THIS SURVEY. H.A. M^{COY} ENGINEERING & SURVEYING, LLC MAKES NO GUARANTEE OF THE ACCURACY OF SAID MARKS.

SITE INFORMATION

ADDRESS: 2240 NE 3RD, PRINEVILLE, OR 97754

TAX ASSESSORS MAP: TAX LOT 4800, MAP 151604B

PROPERTY SIZE: 3.0 ACRES

ZONING: C2-GENERAL COMMERCIAL

PROPOSED USE

31 SPACE RV PARK AND ASSOC. IMPROVEMENTS

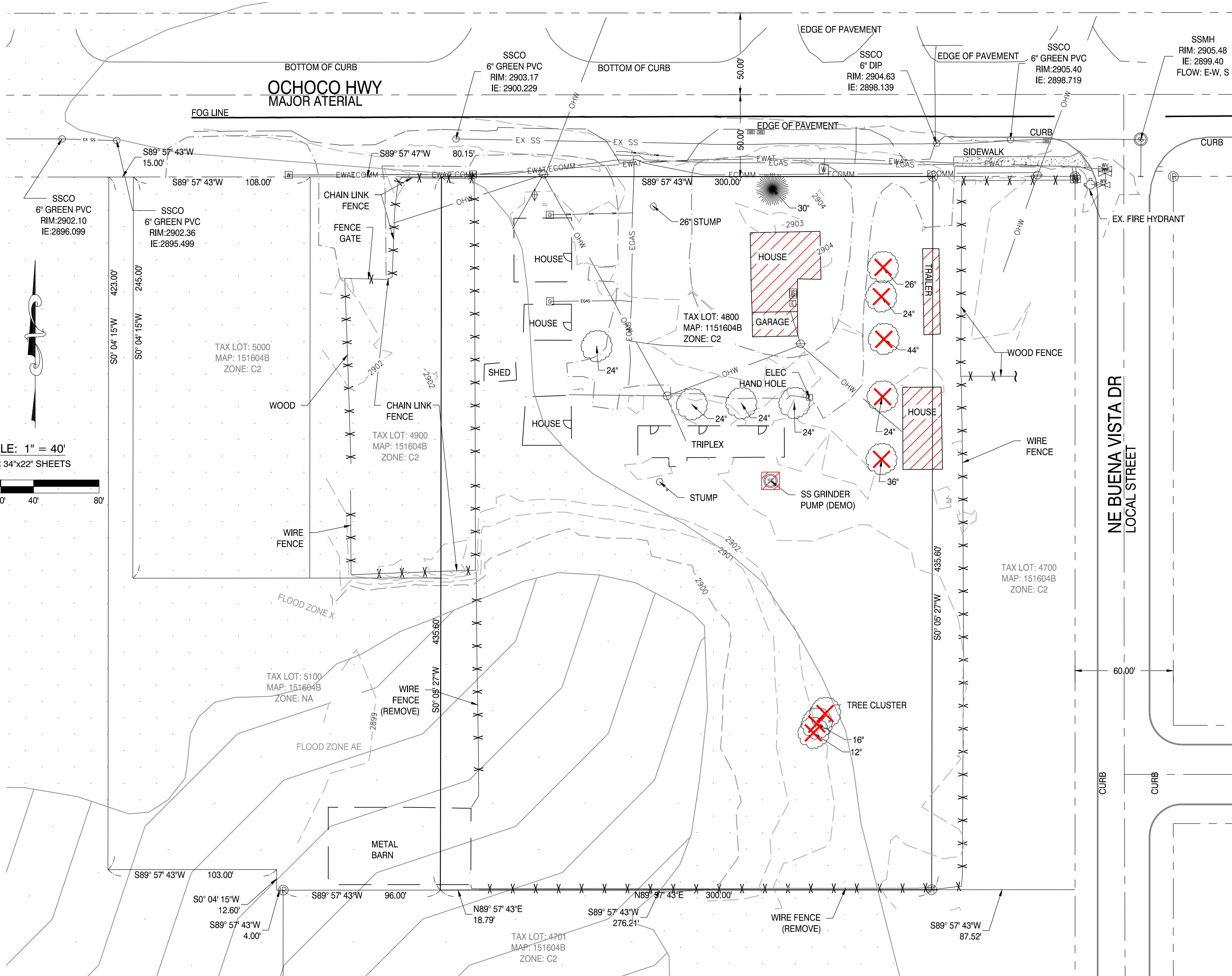
VERTICAL DATUM

NGS BENCHMARK QD1460 BEING A STEEL ROD IN MONUMENT WELL BEHIND THE SIDEWALK IN THE NW QUADRANT OF THE INTERSECTION OF SE COMBS FLAT ROAD AND OCHOCO HIGHWAY. ELEVATION= 2891.49 (NAVD 88)

DEMOLITION LEGEND

- DEMOLISH BUILDING
- REMOVE TREE

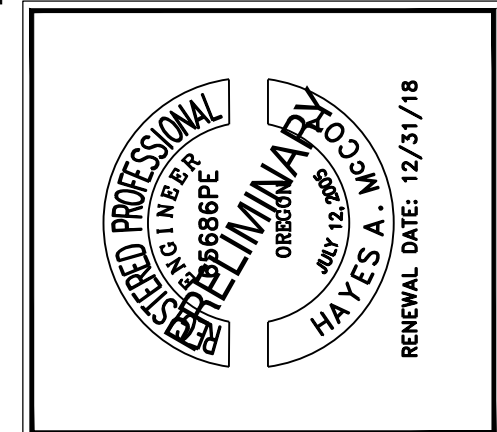
SCALE: 1" = 40'
FOR 34"x22" SHEETS



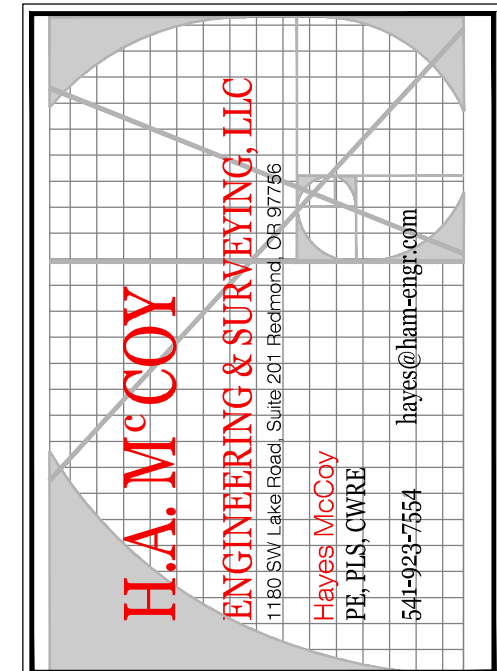
EXISTING CONDITIONS
NOT FOR CONSTRUCTION OR BIDDING PURPOSES

CIVIL ENGINEER
H.A. M^{COY} ENGINEERING & SURVEYING
CONTACT: HAYES M^{COY}
1180 SW LAKE ROAD
SUITE 201
REDMOND, OR 97756
PH: 541-923-7554

OWNER
LINDA K. COLLINS
60425 ARNOLD MARKET RD
BEND, OR 97702



DRAWING STATUS:	DATE:	No.	REVISION:	DATE:
SITE PLAN	10/17/18	1		
ADDITIONAL INFO:	11/07/18	2		
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PROJECT:	RV PARK PRINEVILLE
PROJECT LOCATION:	PRINEVILLE, OR
CLIENT:	LINDA K. COLLINS

SHEET TITLE:	COVER SHEET, EXISTING CONDITIONS, AND DEMOLITION PLAN
--------------	---

JOB NO.	18-053
DRAWN BY:	JB/SCW
DRAWING:	P1.0

FILE: \\treos\MS\HWI Ego\18-053 2240 NE 3rd RV Park Prineville\Planning\181105-18053-PLAN.dwg, 11/5/2018 10:14 AM - Owner

SITE PLAN NOTES:

- 1

60x12' RV SPACE
- 2

35x12' RV SPACE
- 3

12x12' OFFICE. SEE P2.0 FOR FLOOR PLAN AND ELEVATIONS.
- 4

PAVED DRIVEWAY PER TYP. SECTION
- 5

PARKING SPACE, 20x9'
- 6

PARKING SPACE, 20x8'
- 7

BICYCLE PARKING, 4 SPACES PER ZONING STANDARDS
- 8

26x5' CHAIN LINK FENCE GATE
- 9

SAW CUT EXISTING PAVEMENT AT MIN. 2' OFFSET FROM THE CURRENT EDGE OF PAVEMENT ON OCHOCO HWY
- 10

30x30' LAUNDRY & SHOWER BUILDING, ADA ACCESSIBLE. SEE P2.0 FOR FLOOR PLAN AND ELEVATIONS
- 11

8x10' TRASH ENCLOSURE. SEE P2.0 FOR DETAIL.
- 12

DRIVEWAY CONNECT TO OCHOCO HWY PER ODOT STANDARD DRAWING, 35'
- 13

WIDEN PAVEMENT ON OCHOCO HWY
- 14

EXTEND CURB ON OCHOCO HWY THROUGH PROPERTY
- 15

EXTEND SIDEWALK THROUGH PROPERTY
- 16

STANDARD ADA PARKING SPACE
- 17

5' CHAIN LINK FENCE GATE
- 18

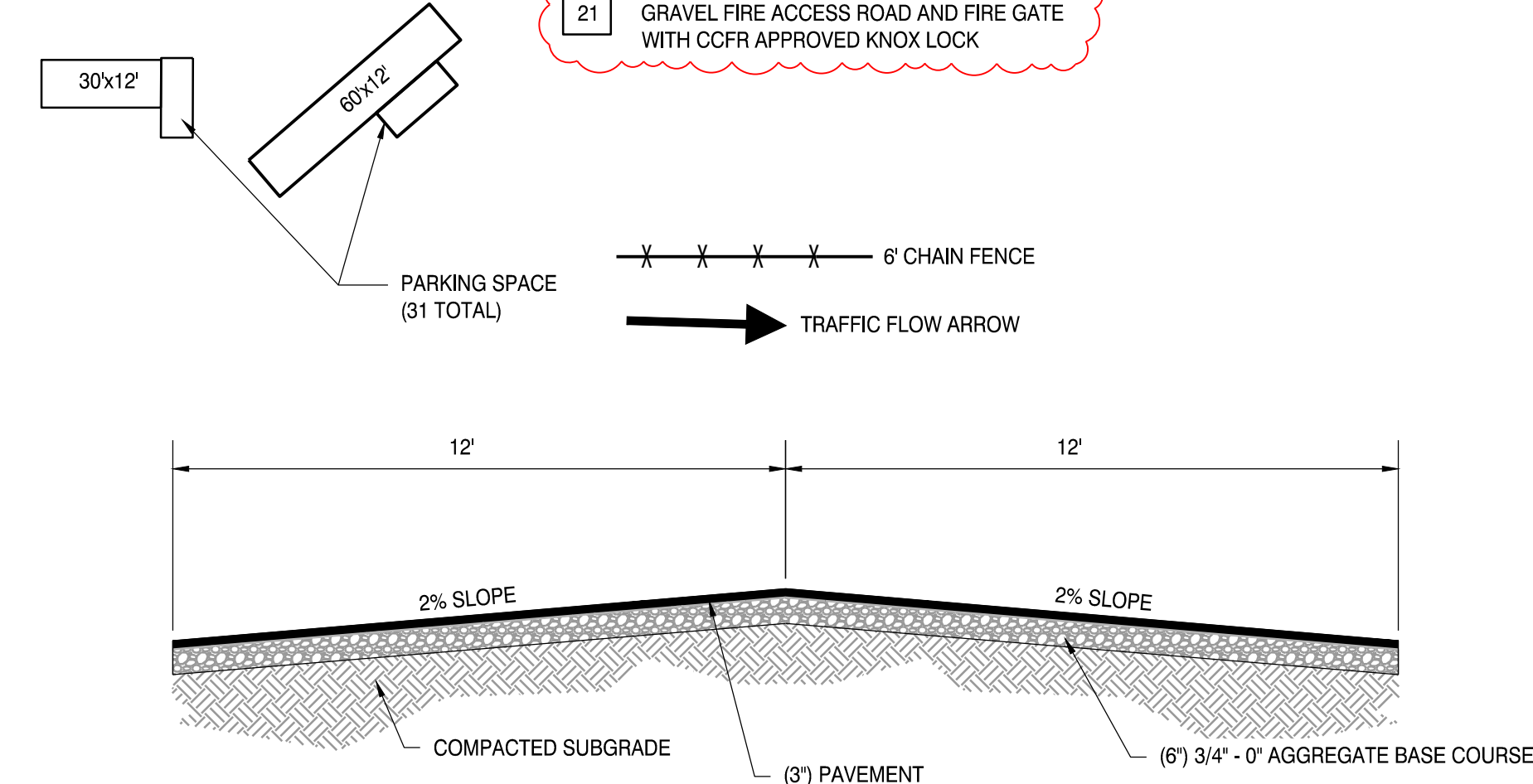
5' LANDSCAPING SETBACK PER CITY STANDARDS
- 19

PROPOSED LOT LINE ADJUSTMENT. SEE P3.0.
- 20

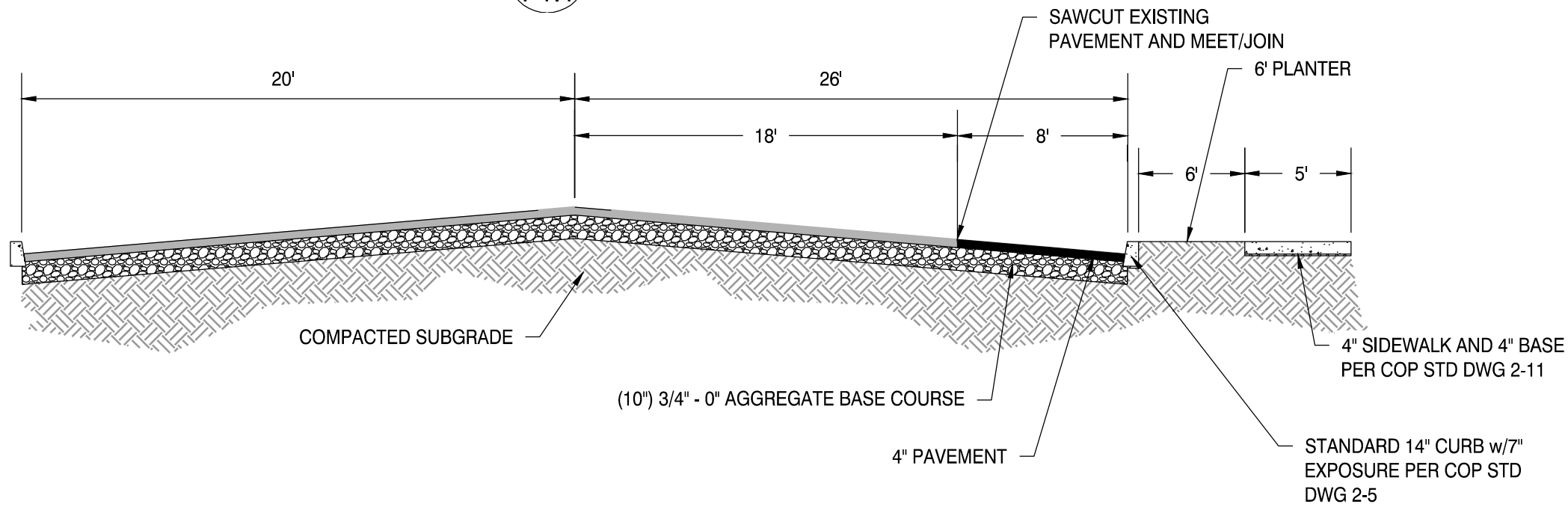
6' CHAIN LINK FENCE
- 21

GRAVEL FIRE ACCESS ROAD AND FIRE GATE WITH CCFR APPROVED KNOX LOCK

TYPICAL SPACES



1 PAVED DRIVEWAY SECTION
NTS



2 OCHOCO HWY SECTION
NTS

ZONING STANDARDS (C2)

- MIN. LOT AREA:

NO MINIMUM LOT SIZE
- LOT FRONTAGE:

50'
- SETBACKS:

NO MINIMUM (FRONT)
NO MINIMUM (INTERIOR SIDE)
NO MINIMUM (STREET SIDE)
NO MINIMUM (REAR)
- LOT COVERAGE:

DETERMINED BY ABILITY TO MAINTAIN DRAINAGE, PARKING, LANDSCAPING, CLEAR VISION, PUBLIC WORDS STANDARDS AND OTHER DIMENSIONAL STANDARDS
- BUILDING HEIGHT:

35 FEET
- LANDSCAPING:

TEN PERCENT (10%) PER C2 STANDARDS
TWENTY PERCENT (20%) PER RV PARK STANDARDS
- CLEAR VISION:

25' STREET INTERSECTION
15' ALLEY OR PEDESTRIAN PATH

PARKING REQUIREMENTS:

- RV PARK (PUBLIC OR PRIVATE):

1 AUTO PLUS RV SPACE FOR EACH DESIGNATED PLACE AND 5 GUEST SPACES.
ONE ADDITIONAL PARKING SPACE FOR EACH 4 CAMPSITES.
31 RV SPACES PROPOSED - 44 SPACES REQUIRED - 46 SPACES PROPOSED

- 1 BICYCLE SPACE PER 12 VEHICLE SPACES

4 REQUIRED 4 PROPOSED

RECREATIONAL VEHICLE PARK STANDARDS:

- 20 CAMPSITES PER ACRE

FULL SITE = 3.00 ACRES

60 SPACES MAXIMUM

31 SPACES PROPOSED

MINIMUM VEHICLE SPACE SIZE = 200 SF

33% MAXIMUM PAVING OR CONCRETE PER SPACE

PROJECT SUMMARY

AREA OF PROJECT SITE = 3.0 ACRES
69.4% OF THE LOT COVERED BY PROPOSED SITE= 2.07 ACRES
SHOWER AND LAUNDRY BUILDING: 840 SQ FT, 14 FT HEIGHT
OFFICE BUILDING: 1000 SQ FT, 12 FT HEIGHT
31 PROPOSED RV SPACES, 45 PROPOSED PARKING SPACES
1.30 ACRES OF IMPERVIOUS SURFACE
0.77 ACRES OF LANDSCAPING

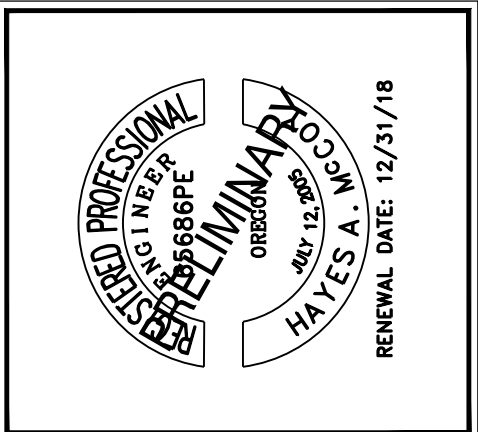
HATCH LEGEND

- PAVEMENT
- CONCRETE
- ARTIFICIAL TURF

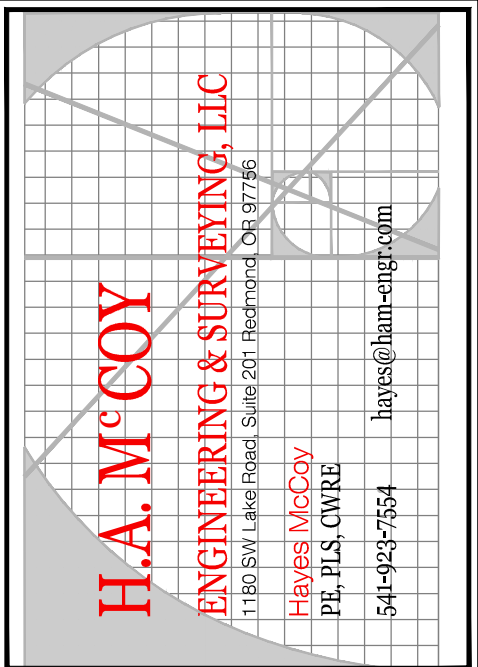
PRELIMINARY SITE DEVELOPMENT & ANALYSIS PLAN
NOT FOR CONSTRUCTION OR BIDDING PURPOSES

IRRIGATION NOTE

LANDSCAPING IS TO BE IRRIGATED WITH BUBBLERS AND SPRAYER UNTIL PLANTS ARE ESTABLISHED.
FINAL IRRIGATION DESIGN BY OTHERS



DRAWING STATUS:	DATE:	No.	REVISION:
☐ SITE PLAN	10/17/18	1	
☒ ADDITIONAL INFO.	11/07/18	2	
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PROJECT:	RV PARK PRINEVILLE
PROJECT LOCATION:	PRINEVILLE, OR
CLIENT:	LINDA K. COLLINS

SHEET TITLE:	SITE PLAN
--------------	-----------

JOB NO.	18-053
DRAWN BY:	JB/SCW
DRAWING:	P1.1

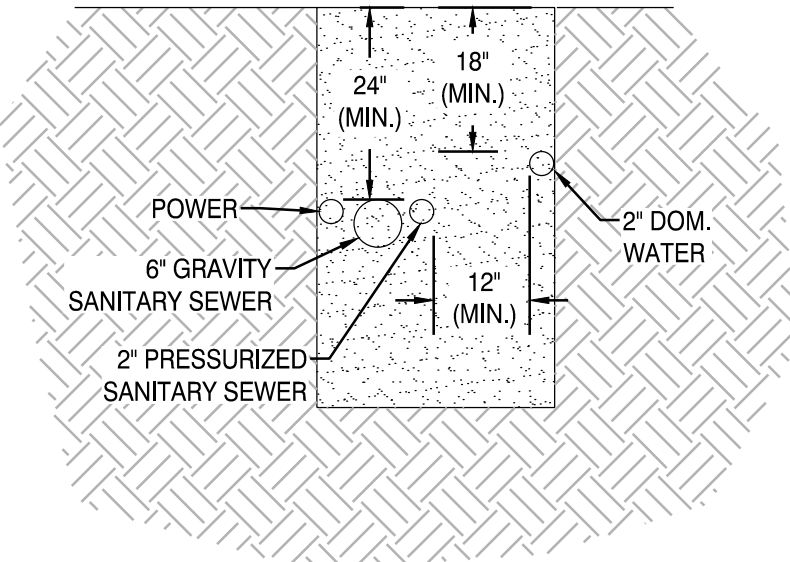
UTILITY PLAN NOTES:

- SS1 CONNECT TO EXISTING SANITARY SEWER MAIN
- SS2 INSTALL GRINDER PUMP
- SS3 CONNECT TO EXISTING SANITARY SEWER CLEANOUT AT HOUSE. EXTEND 6" PVC SERVICE TO PROPOSED GRINDER PUMP
- SS4 6" PVC SANITARY SEWER GRAVITY TO GRINDER PUMP
- W1 CONNECT TO EXISTING 1-1/2" WATER SERVICE. EXTEND 2" PVC SERVICE THROUGH SITE
- UT1 HOOKUP FOR RV AND TRAILER CAMP SITES. PROVIDE ELECTRICAL PEDESTAL, 4" SANITARY SEWER CLEANOUT AND 5/8" INSULATED HOSE BIB CONNECTION.
- E1 ELECTRIC METER
- SD1 DRAINAGE AREA
- SD2 PERIMETER DRAINAGE BASIN PER DETAIL 1, THIS SHEET.

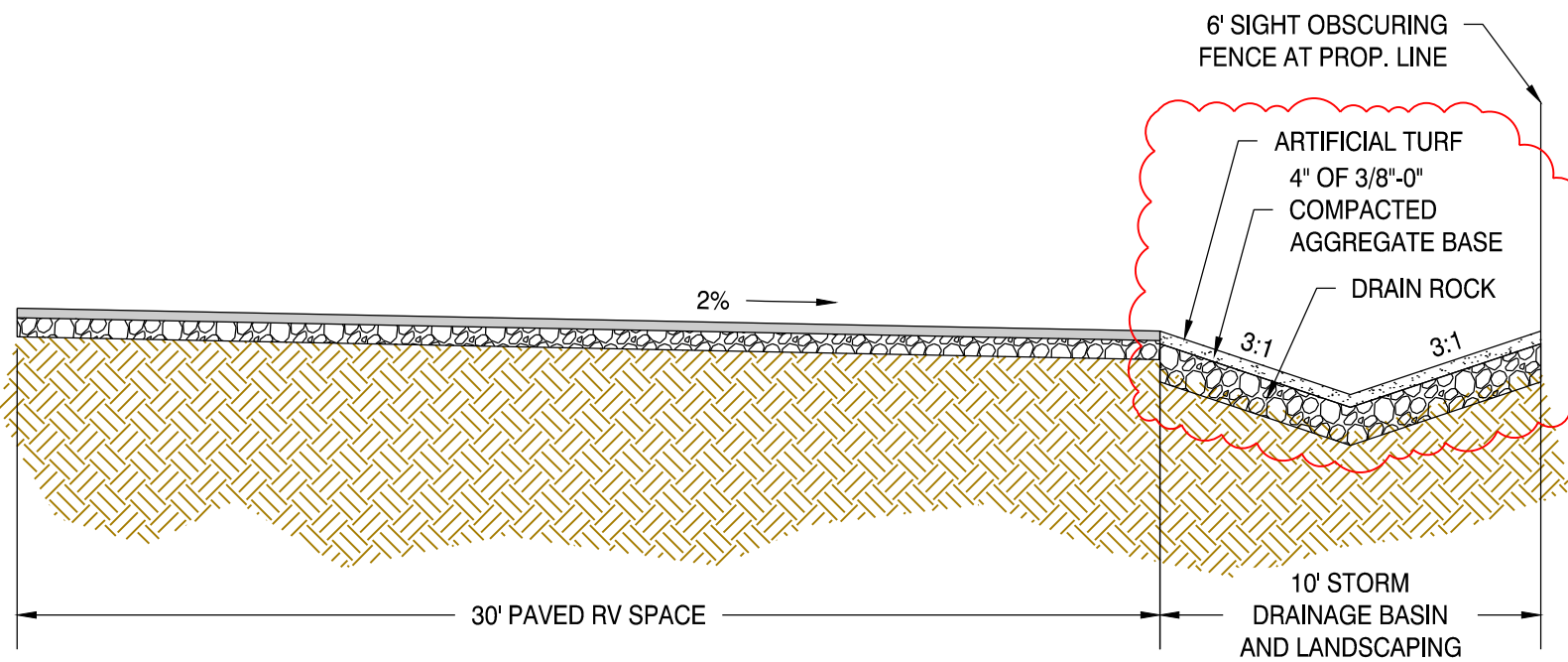
STORM DRAINAGE CRITERIA

1. PRIVATE FACILITIES MUST BE DESIGNED TO ACCOMMODATE THE 50-YR DETENTION STORM ONSITE BEFORE ANY DISCHARGE TO PUBLIC ROW.
2. FACILITIES MUST HAVE CAPACITY TO RETAIN THE 2-YR WATER QUALITY STORM PRIOR TO CONSIDERING INFILTRATION.

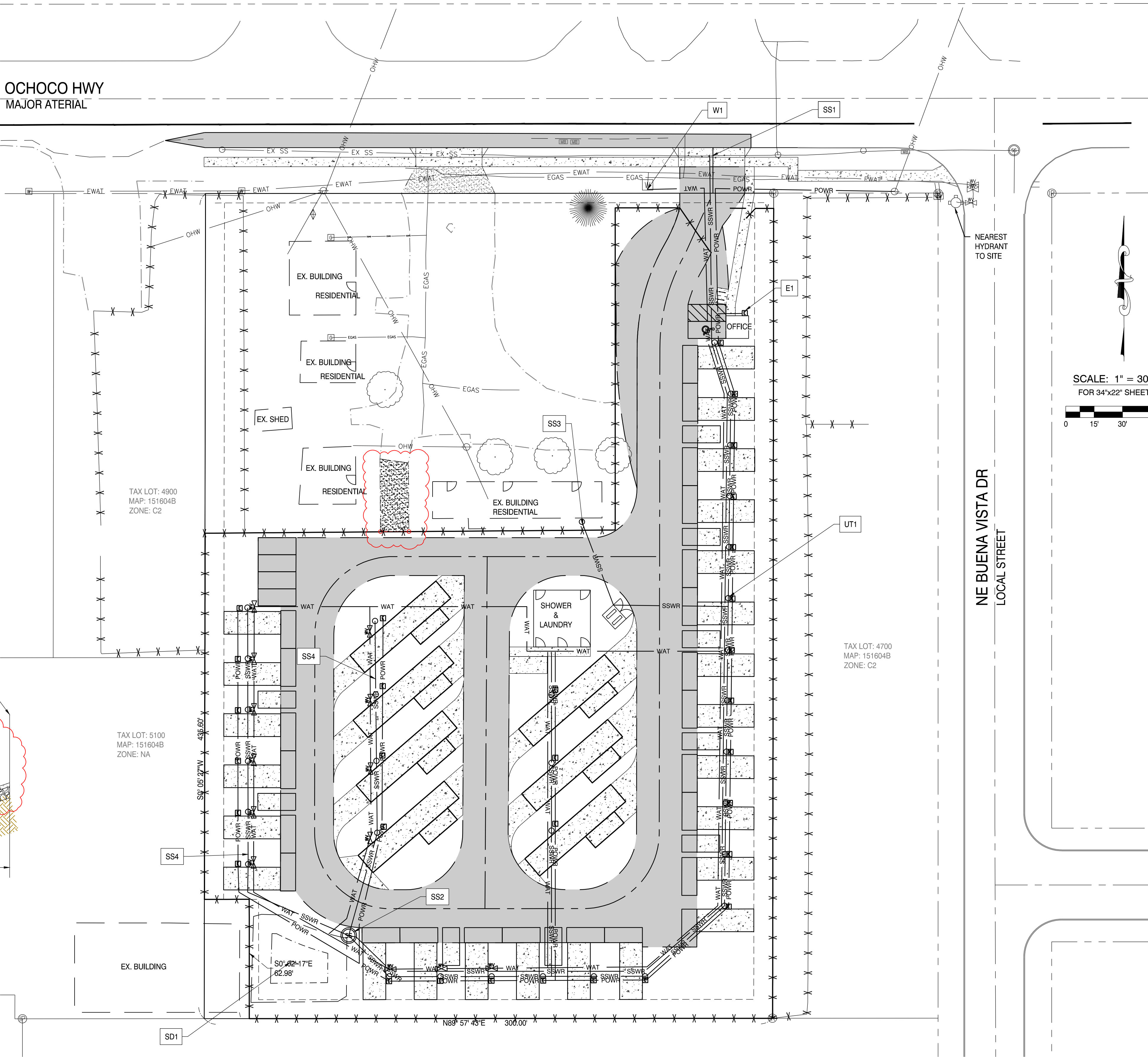
FREQUENCY EVENT	RAINFALL ACCUMULATED DEPTH
2-YR, 24-HR	1.2 INCHES
50-YR, 24-HR	2.2 INCHES



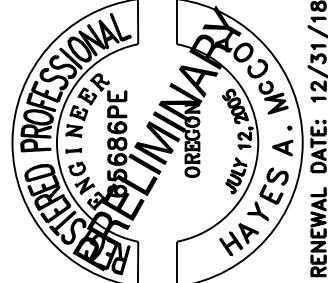
TYP. TRENCH DETAIL
NTS



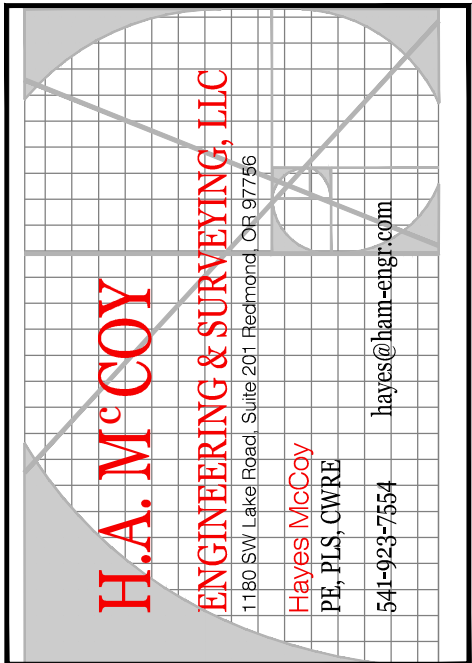
1 TYPICAL PERIMETER SPACE SECTION
P1.2
NTS



PRELIMINARY UTILITY, GRADING & DRAINAGE PLAN
NOT FOR CONSTRUCTION OR BIDDING PURPOSES



DRAWING STATUS:	DATE:	No.	REVISION:
☐ SITE PLAN	10/17/18	1	
☒ ADDITIONAL INFO.	11/07/18	2	
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PROJECT:
RV PARK PRINEVILLE

PROJECT LOCATION:
PRINEVILLE, OR

CLIENT:
LINDA K. COLLINS

SHEET TITLE:
UTILITIES PLAN

JOB NO. 18-053

DRAWN BY: JB/SCW

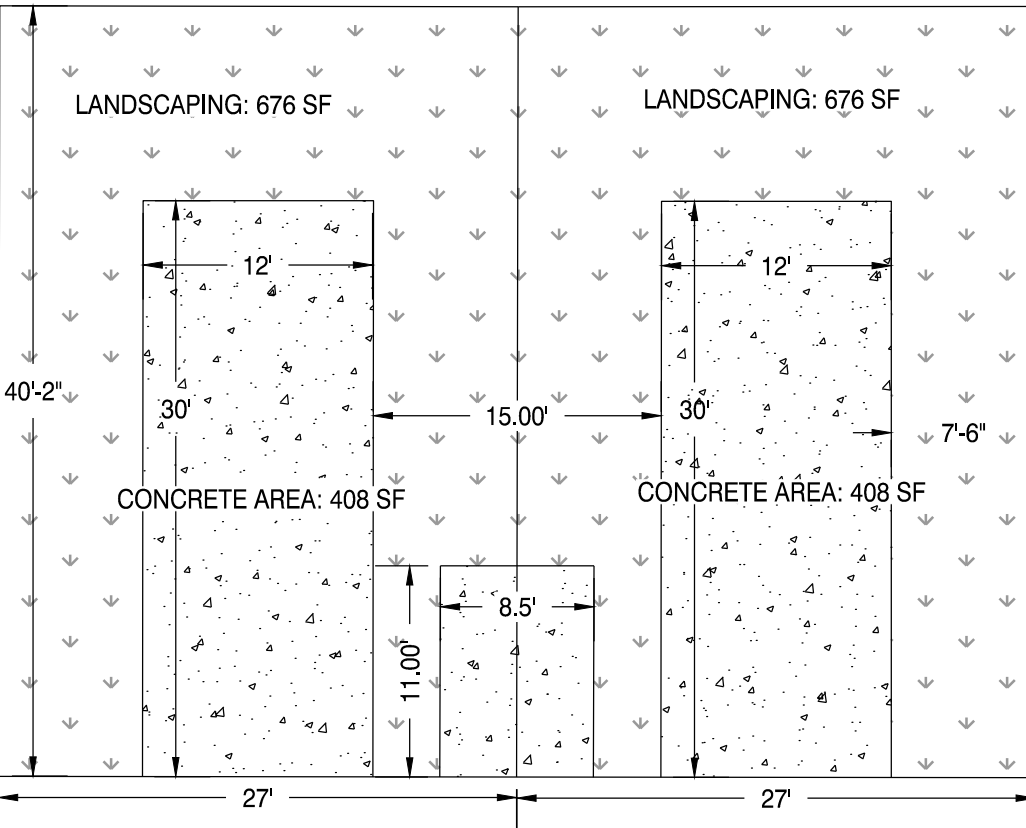
DRAWING:
P1.2

LIGHTING PLAN NOTES:

L1 OUTDOOR LED LIGHT. SEE CUT SHEET, THIS PAGE.

PLANT LEGEND

BOTANICAL NAME	COMMON NAME	SIZE	QTY
ACER RUBRUM "RED SUNSET"	RED MAPLE	2" CAL.	42



RV SPACE AREA SUMMARY:
CONCRETE: 408 SF (37%)
LANDSCAPING: 676 SF (63%)

1 TYPICAL PERIMETER SPACE DETAIL
P1.3 NTS

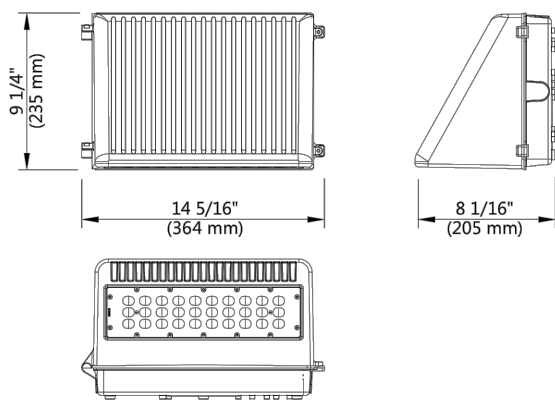
Technical Information Bulletin

LED Outdoor Luminaires

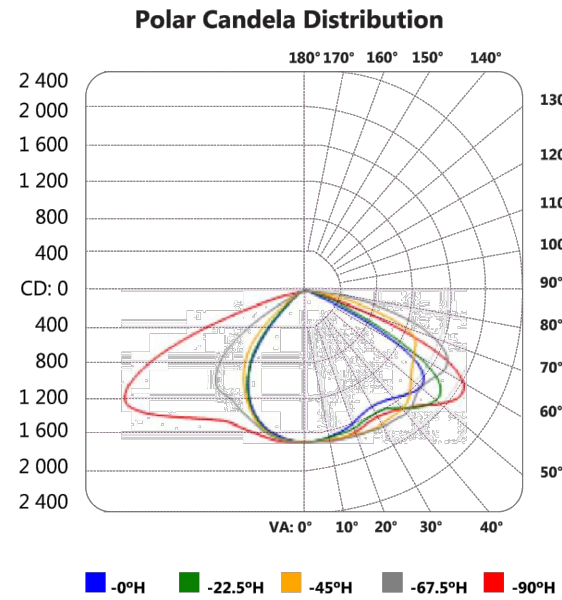
ORDERING INFORMATION

Order code: 65565
Description: LWP/FCO/50W/30K/120-277/BRZ/STD
UPC: 69549655652
Case quantity: 1/1

TECHNICAL DRAWINGS



PHOTOMETRICS - CANDELA DISTRIBUTION*



WARNINGS

- Installation and maintenance must be performed by licensed electricians only.
- To avoid risk of electric shock, make sure to turn off main power switch prior to installation or maintenance.
- Must be installed in compliance with Canadian Electrical Code in Canada or National Electrical Code (NEC) in the US.
- Make sure input voltage and frequency are compatible with the fixture. Check installation guide for power requirements prior to installation.

Qty	Description	Price
-----	-------------	-------

I accept the specifications of the luminaire configuration mentioned above.

Name: _____
Company: _____
Signature: _____ Date: _____

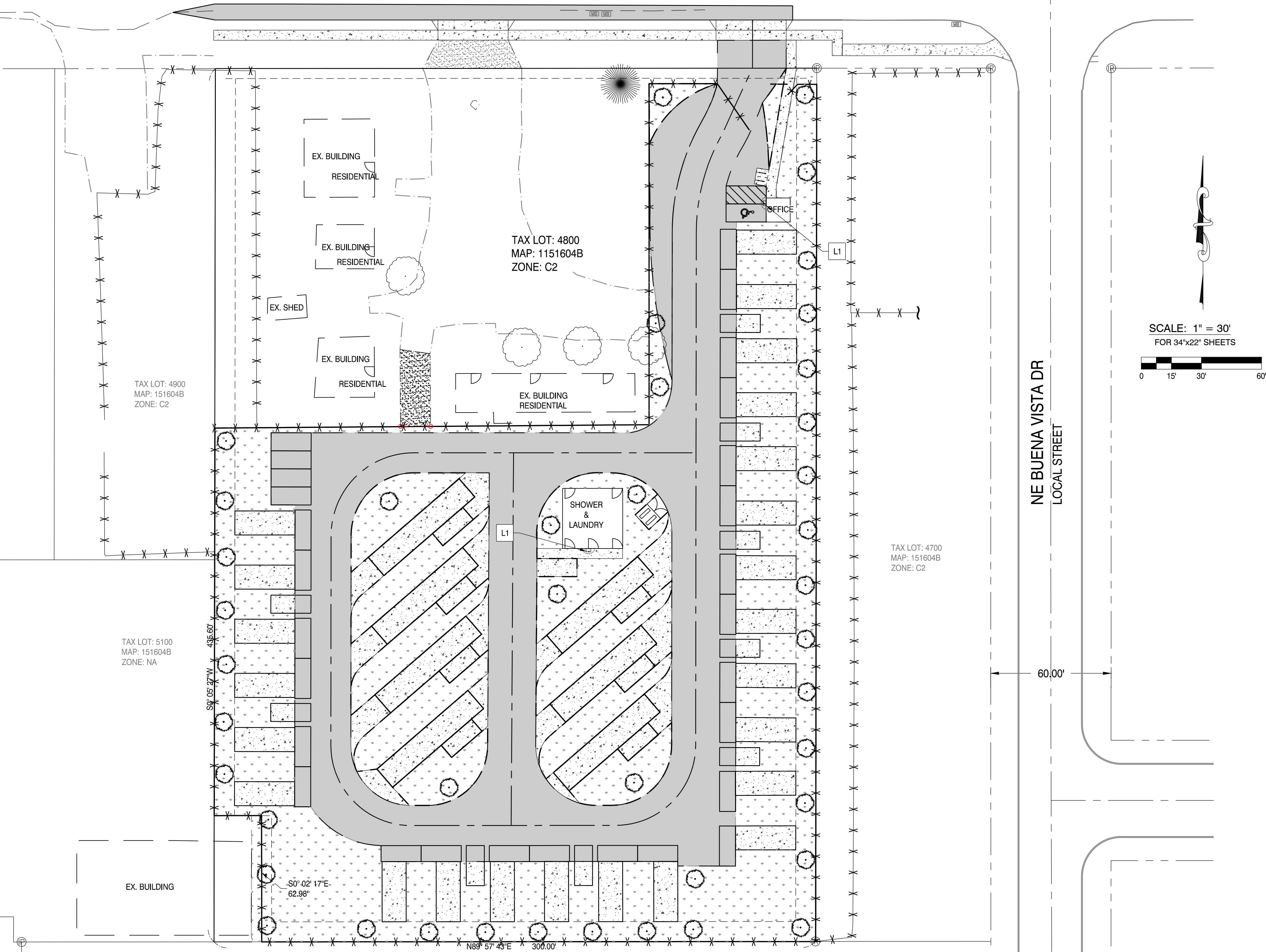
CAN ICES-005 (B) - This lighting equipment complies with Canadian standard ICES-005 for use in residential applications.

The attached data is provided to assist users in making lighting decisions based on various assumptions, factors and methods. Resources and efforts have been put in place to account for the data and the development of this tool however STANDARD does not warrant or guarantee that the results obtained will be accurate under actual use conditions. A lighting layout is recommended to ensure the proper light levels are attained to satisfy the demand of the application. Data is based upon tests performed in a controlled environment and representative of relative performance. Actual performance can vary depending on operating conditions. Specifications are subject to change without notice.

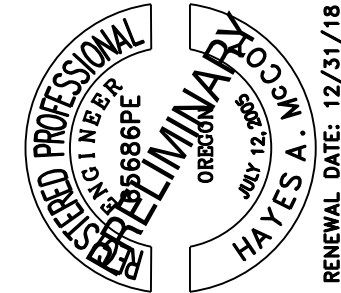


August 23, 2017

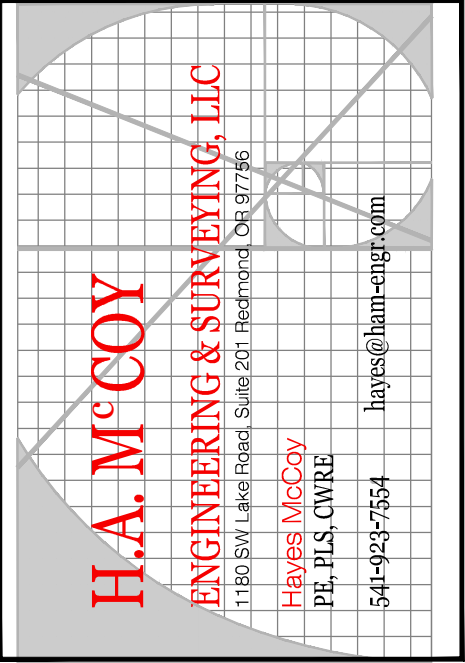
OCHOCO HWY
MAJOR ATERIAL



PRELIMINARY LIGHTING & LANDSCAPE PLAN
NOT FOR CONSTRUCTION OR BIDDING PURPOSES



DRAWING STATUS:	DATE:	No.	REVISION:	DATE:
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PROJECT:
RV PARK PRINEVILLE

PROJECT LOCATION:
PRINEVILLE, OR

CLIENT:
LINDA K. COLLINS

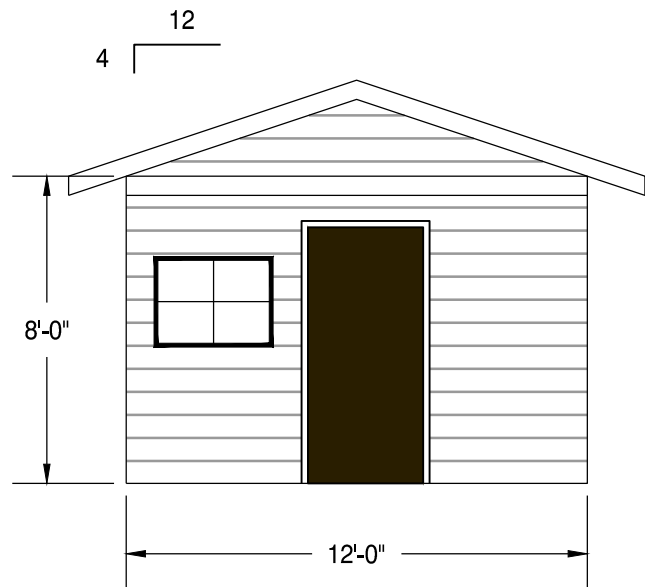
SHEET TITLE:
LIGHTING AND
LANDSCAPE PLAN

JOB NO. 18-053
DRAWN BY: JB/SCW
DRAWING:
P1.3

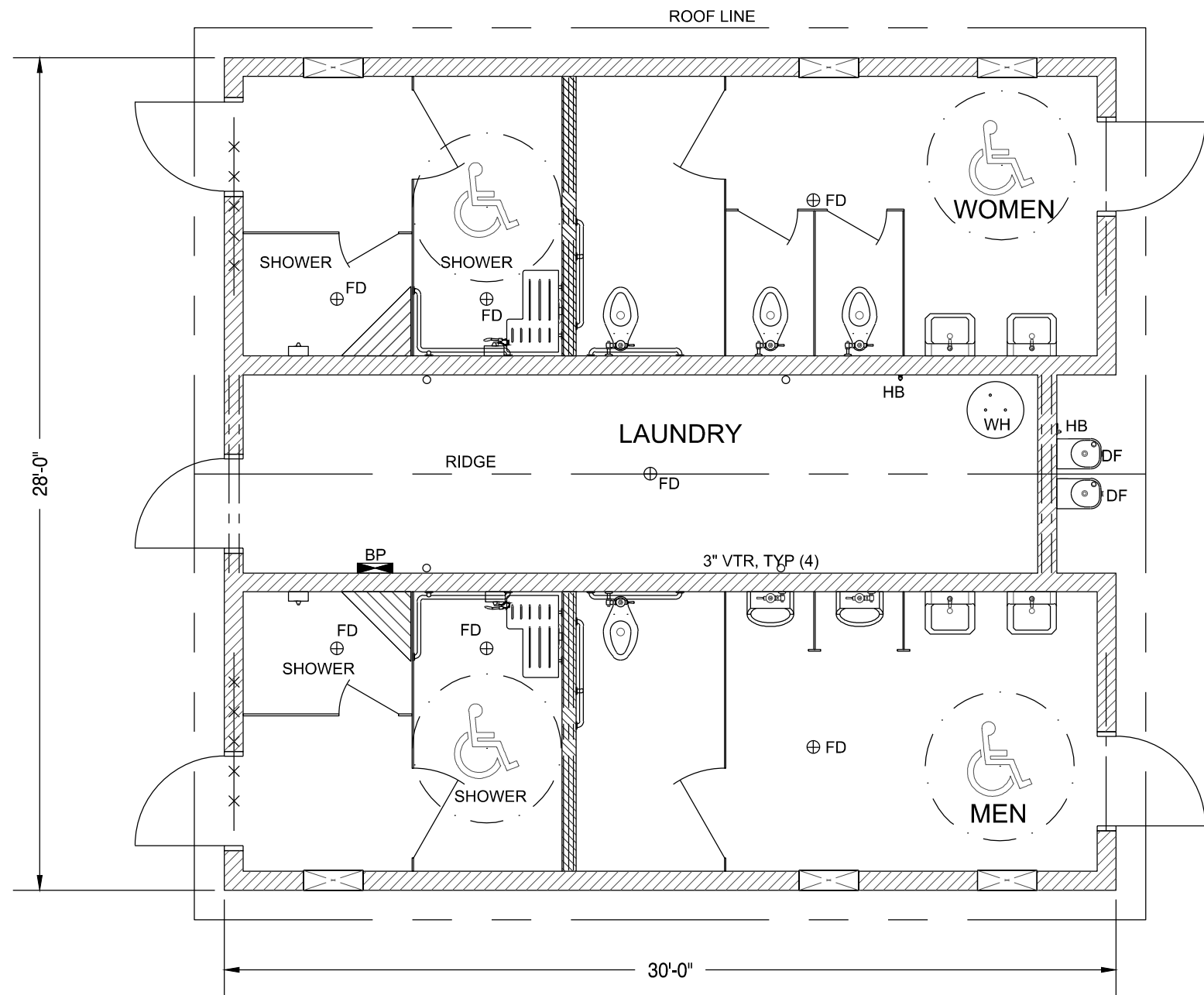
FILE: \\treon05\MS\HAM Egr\18-053 2240 NE 3rd RV Park Prineville\Planning\181105-18053-PLAN.dwg, 11/5/2018 10:14 AM - Owner



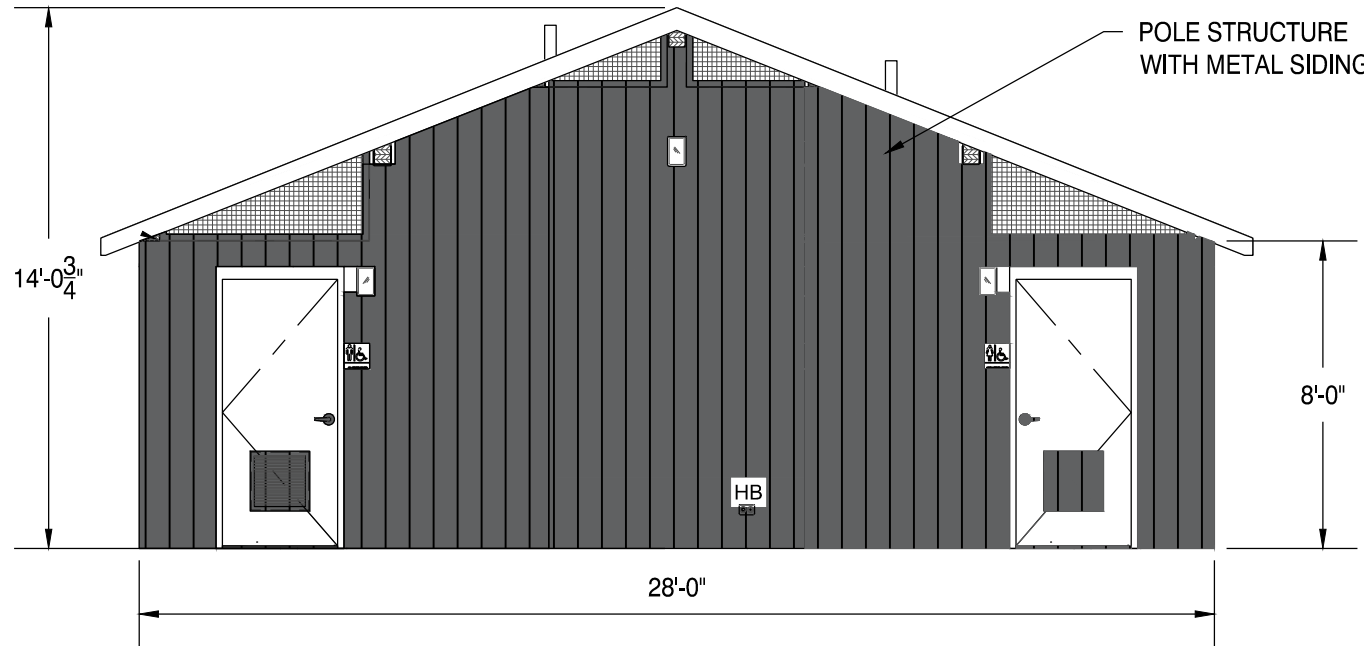
1 OFFICE FLOOR PLAN
P2.0 NTS



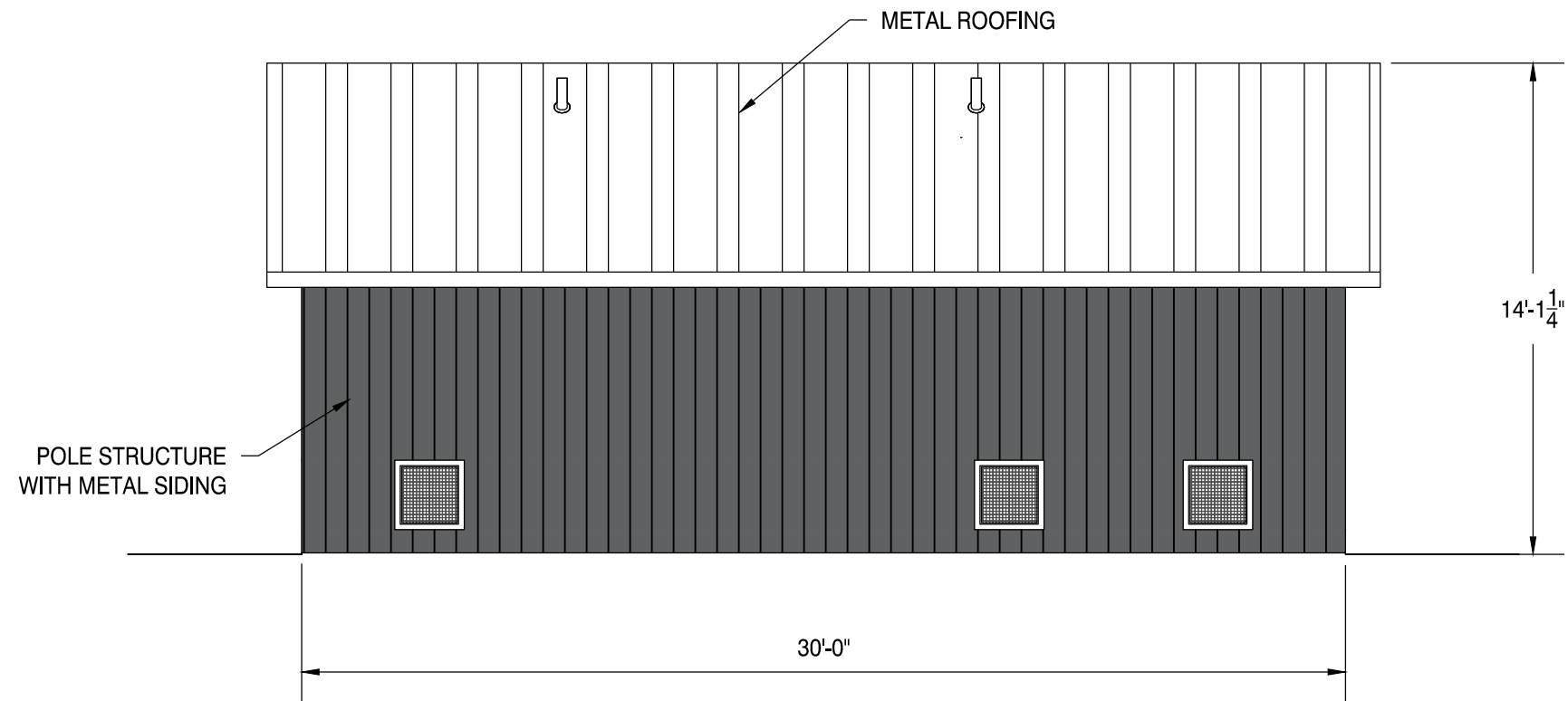
2 OFFICE FRONT ELEVATION
P2.0 NTS



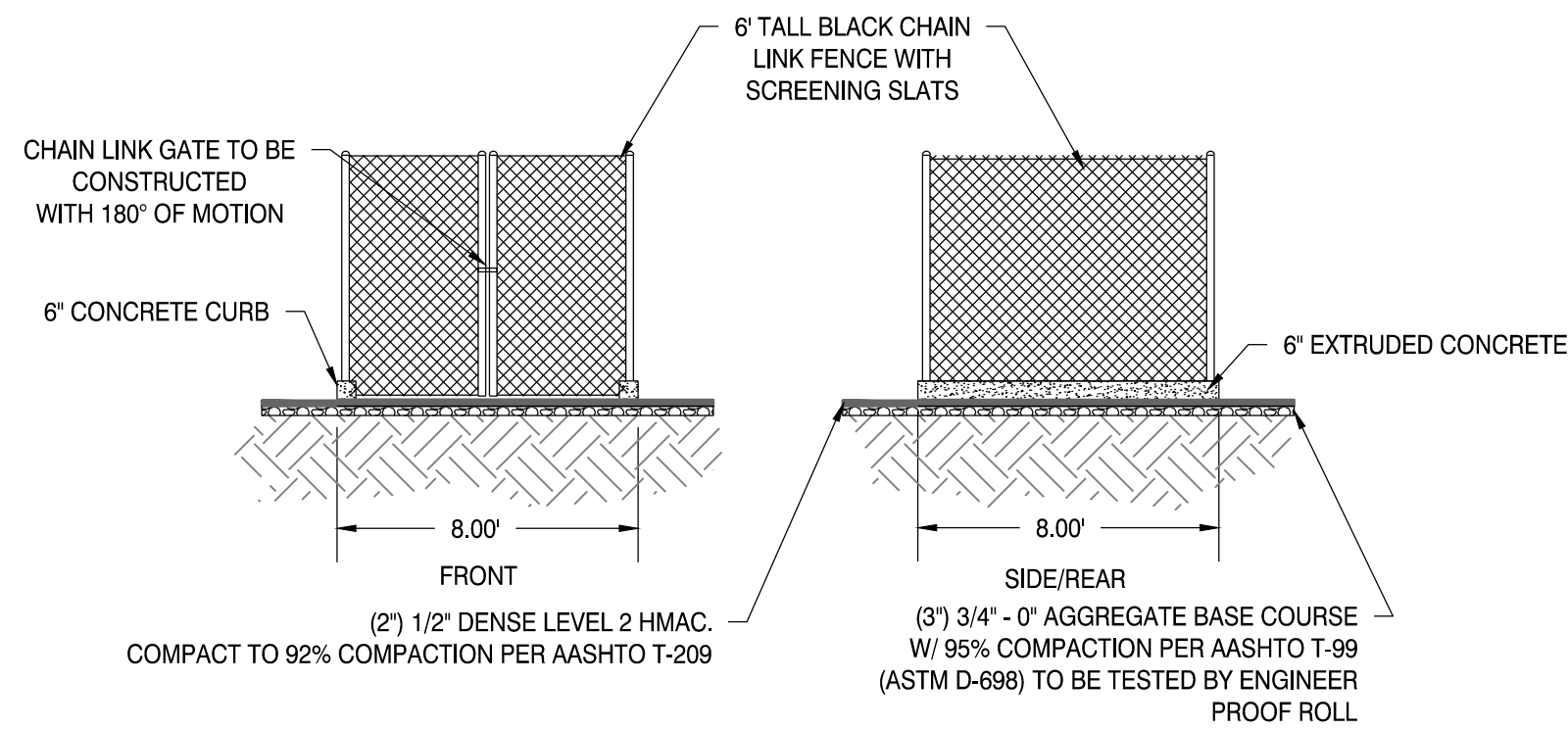
3 RESTROOM FLOOR PLAN
P2.0 NTS



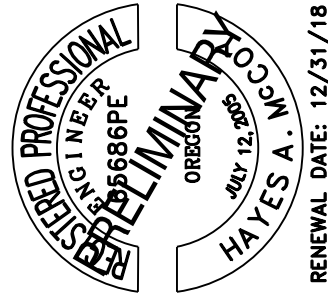
4 RESTROOM FRONT ELEVATION
P2.0 NTS



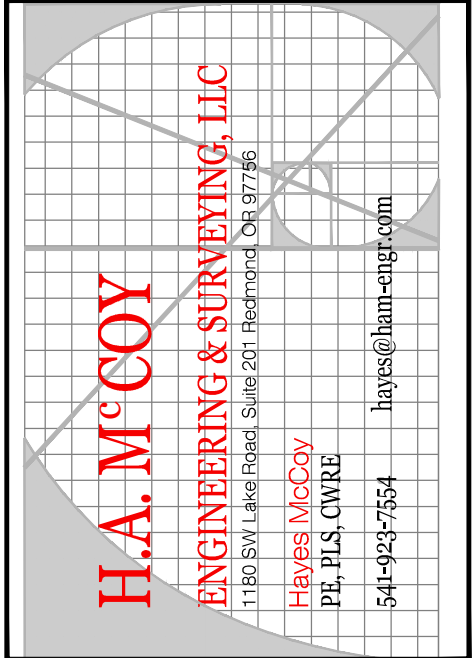
5 RESTROOM SIDE ELEVATION
P2.0 NTS



6 TRASH ENCLOSURE
P2.0 NTS



DRAWING STATUS:	DATE:	No.	REVISION:	DATE:
☐ SITE PLAN	10/17/18	1		
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PROJECT: RV PARK PRINEVILLE
PROJECT LOCATION: PRINEVILLE, OR
CLIENT: LINDA K. COLLINS

SHEET TITLE: FLOOR PLANS & BUILDING ELEVATIONS

JOB NO. 18-053
DRAWN BY: JB/SCW
DRAWING: P2.0

BOUNDARY NARRATIVE:
THE PURPOSE OF THIS SURVEY IS TO DEFINE THE BOUNDARIES OF THAT PROPERTY DESCRIBED IN 2013-260995.

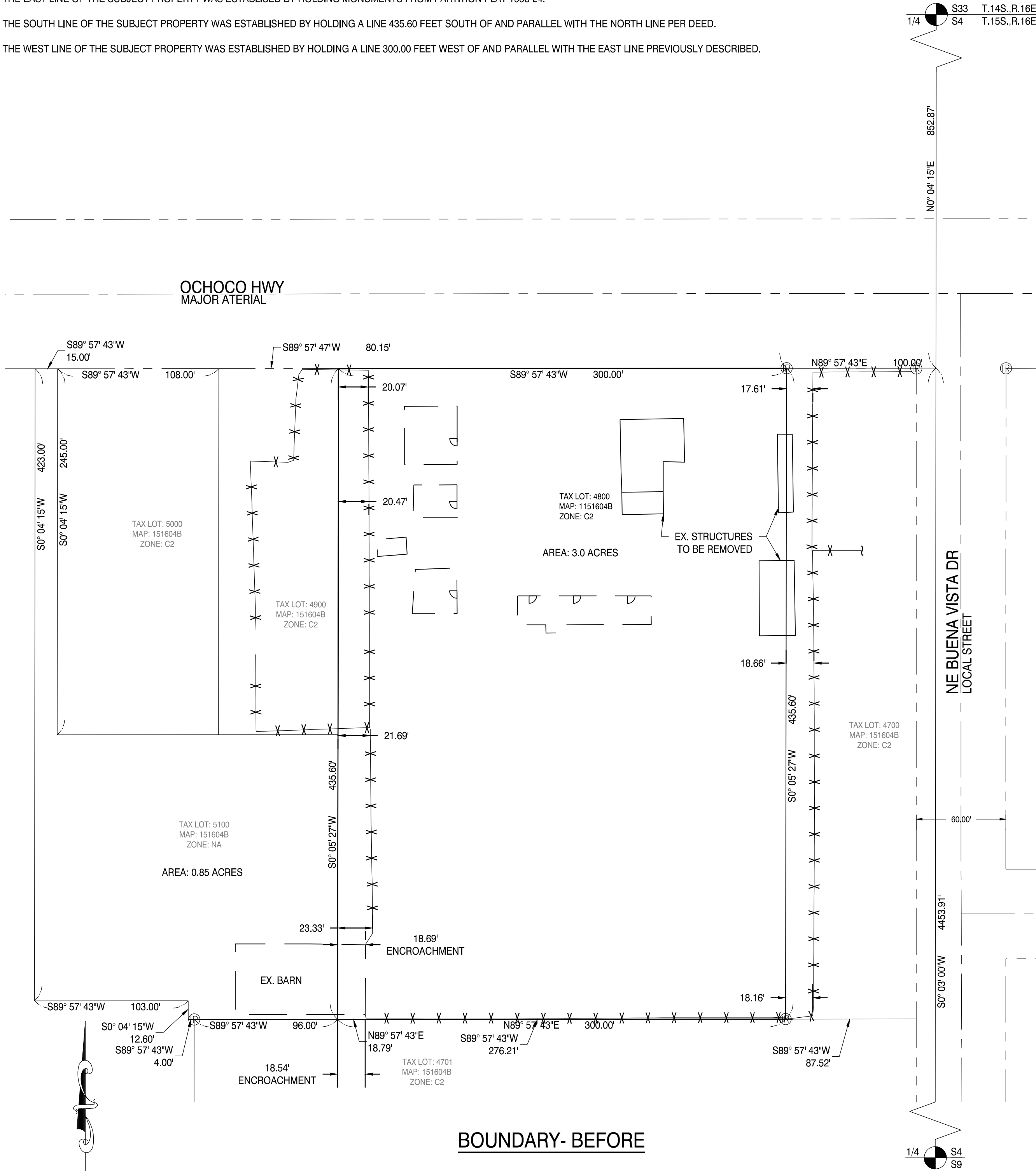
WHILE CONDUCTING DEED AND SURVEY RESEARCH OF THE SUBJECT PROPERTY AS WELL AS CONDUCTING THE FIELD SURVEY IT BECAME APPARENT THAT LINES OF POSSESSION DO NOT MATCH UP WITH TITLE LINES. LINES OF POSSESSION ARE SHIFTED APPROXIMATELY 15 TO 17 FEET EAST OF TITLE LINES. AS DESCRIBED IN DETAIL IN THE SURVEY NARRATIVE IN PARTITION PLAT 1998-24 BY DAVID ARMSTRONG, PLS AND COUNTY SURVEYOR AT THE TIME. THIS CONDITION WAS FIRST NOTED IN 1947 IN SCHNOOR'S TRACTS, FURTHER DEFINED IN C.S. 1021 IN 1965 BY BUSSARD AND ALSO NOTED BY IN C.S. 587 IN 1980 BY BACHAND. THE ASSUMPTION IS THAT THERE WAS A FENCE LINE THAT WAS INSTALLED EAST OF AN OLD BURIED PIPELINE ALONG THE EAST LINE OF THE MIZER PROPERTY THAT WAS THE PROPERTY PARTITIONED IN 1998-24. MIZER'S EAST PROPERTY LINE WAS THE NORTH-SOUTH CENTERLINE OF THE SECTION AND THE PIPELINE CLOSELY FOLLOWED THE NORTH-SOUTH CENTERLINE OF THE SECTION. A FENCE WAS APPARENTLY CONSTRUCTED EAST OF THE PIPELINE BY APPROXIMATELY 15 TO 17 FEET. PROPERTY OWNERS ASSUMING THAT THE FENCE LINE REPRESENTED THE SECTION LINE BEGAN MEASURING FROM THIS FENCE TO LAY OUT THEIR PROPERTIES WHEN IN FACT THE SECTION LINE WAS APPROXIMATELY 15 TO 17 FEET TO THE WEST OF SAID FENCE AND HAS SINCE RESULTED IN LINE OF POSSESSION SHIFTING EAST.

THE BOUNDARY OF THE SUBJECT PROPERTY IS RESOLVED AS FOLLOWS:
THE NORTH LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY HOLDING THE SOUTH RIGHT-OF-WAY LINE OF OCHOCO HIGHWAY. THE SOUTH LINE OF THE OCHOCO HIGHWAY WAS ESTABLISHED BY HOLDING RECORD DISTANCE SOUTH FROM THE QUARTER CORNER BETWEEN SECTIONS 33, T14S, R16E AND SECTION 4, T15S, R16E AND HOLDING RECORD ANGLE PER PARTITION PLAT 1998-24. FOUND MONUMENTS ALONG THE LINE AGREE WITH THIS METHOD.

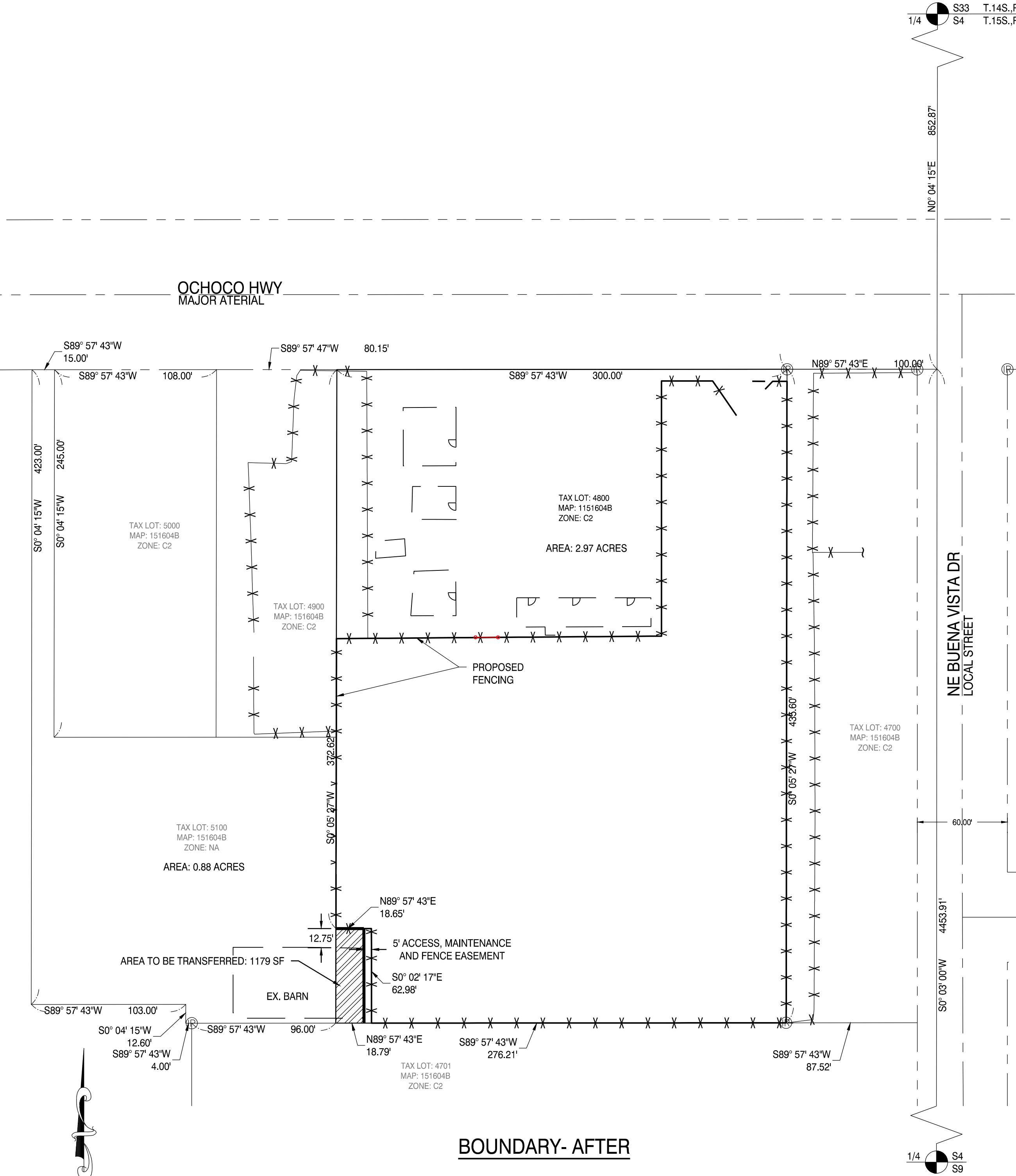
THE EAST LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY HOLDING MONUMENTS FROM PARTITION PLAT 1998-24.

THE SOUTH LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY HOLDING A LINE 435.60 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE PER DEED.

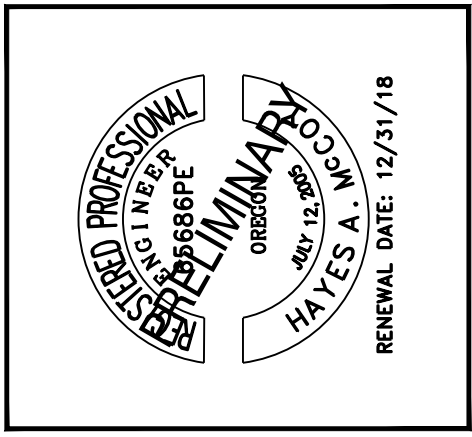
THE WEST LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY HOLDING A LINE 300.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE PREVIOUSLY DESCRIBED.



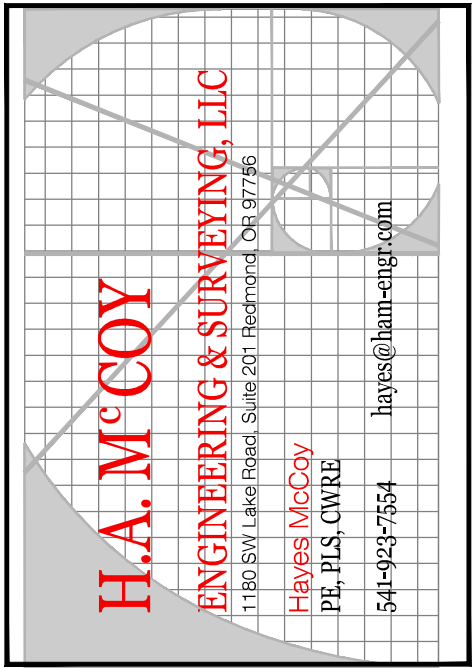
BOUNDARY- BEFORE



BOUNDARY- AFTER



DRAWING STATUS:	DATE:	No.	REVISION:
☐ SITE PLAN	10/17/18	1	
☒ ADDITIONAL INFO.	11/07/18	2	
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PROJECT: RV PARK PRINEVILLE
PROJECT LOCATION: PRINEVILLE, OR
CLIENT: LINDA K. COLLINS

SHEET TITLE: BOUNDARY SURVEY & LOT LINE ADJUSTMENT

JOB NO. 18-053
DRAWN BY: JB/SCW
DRAWING: P3.0