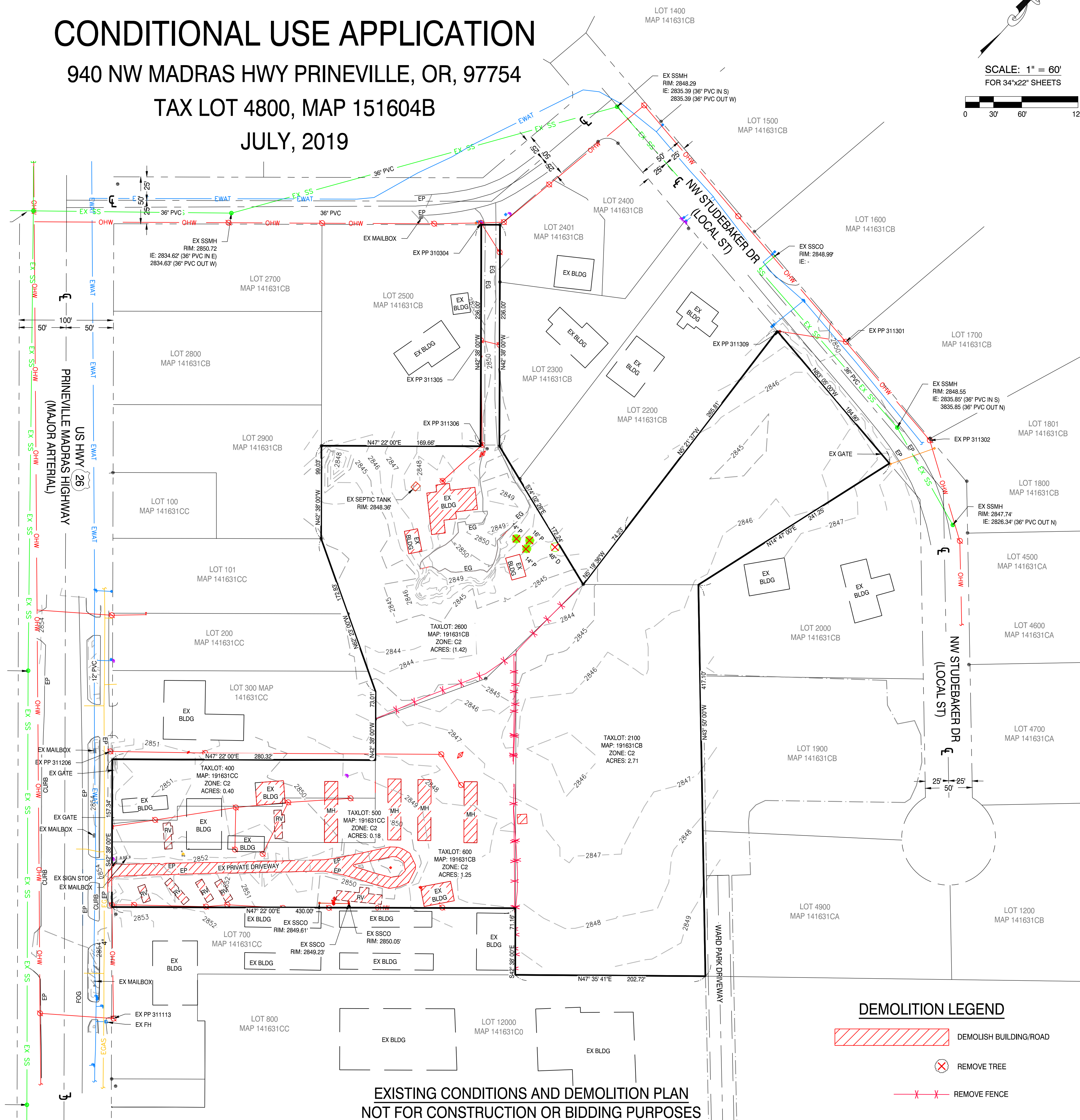


JULY, 2019



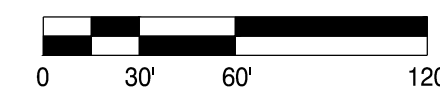
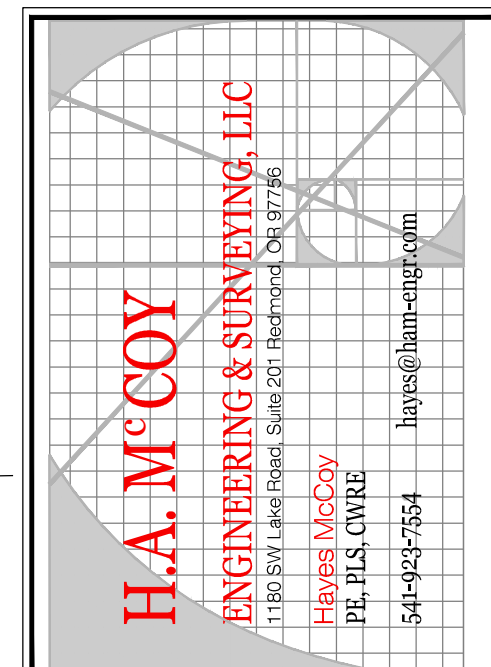
EXISTING		PROPOSED	
	EXISTING CABLE		SANITARY SEWER MANHOLE
	EXISTING GAS		STORM DRAIN MANHOLE, DRYWELL
	EXISTING IRRIGATION		WATER VALVE, GAS VALVE
	EXISTING OVERHEAD LINES		AIR RELEASE VALVE
	EXISTING POWER		BACKFLOW PREVENTER
	EXISTING SANITARY SEWER		WATER METER, GAS METER
	EXISTING STORM DRAIN		FIRE HYDRANT
	EXISTING TELECOMMUNICATIONS		CATCH BASIN/CURB INLET
	EXISTING WATER		CLEAN OUT
	NEW CABLE		RAIN DRAIN
	NEW GAS		STREET LIGHT, PARKING LOT LIGHT
	NEW IRRIGATION		UTILITY POLE, GUY ANCHOR
	NEW POWER		UTILITY VAULT
	NEW SANITARY SEWER		ELECTRICAL PEDESTAL
	NEW STORM DRAIN		CABLE PEDESTAL
	NEW TELECOMMUNICATIONS		TELECOMMUNICATIONS PEDESTAL
	NEW WATER		IRON ROD, IRON PIPE
	FENCE		
	EXISTING RIGHT-OF-WAY		
	EXISTING EDGE OF GRAVEL		
	EXISTING EDGE OF PAVEMENT		
	EXISTING CURB		
	NEW RIGHT-OF-WAY		
	NEW EDGE OF GRAVEL		
	NEW EDGE OF PAVEMENT		
	NEW CURB		

ELEVATIONS ARE BASED ON NGS BENCHMARK QD1460 BEING A STAINLESS STEEL ROD IN MONUMENT CASE AT THE NW QUADRANT OF US HWY 26 AND COMBS FLAT ROAD.
ELEVATION: 2892.43 (NAVD88)



~~— X — X —~~ REMOVE FENCE

EXISTING CONDITIONS AND DEMOLITION PLAN
NOT FOR CONSTRUCTION OR BIDDING PURPOSES

[illegible]

PROJECT: CHAR-MEL RV PARK PRINEVILLE

PROJECT LOCATION: PRINEVILLE, OR

CLIENT: SWISS PROPERTY LLC

SHEET TITLE:
COVER SHEET,
EXISTING CONDITIONS
AND DEMOLITION PLAN

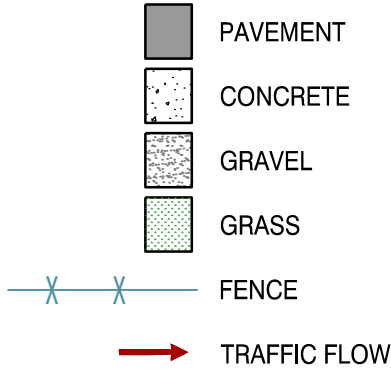
JOB NO.	19-032
DRAWN BY:	GWM
DRAWING:	P1.0

FILE: \\treos\MS\HAM Ego\19-032 Channel RV-MH Park - Prineville\Planning\190722-19032-PLAN.dwg 7/22/2019 5:11 PM - Owner

SITE PLAN NOTES:

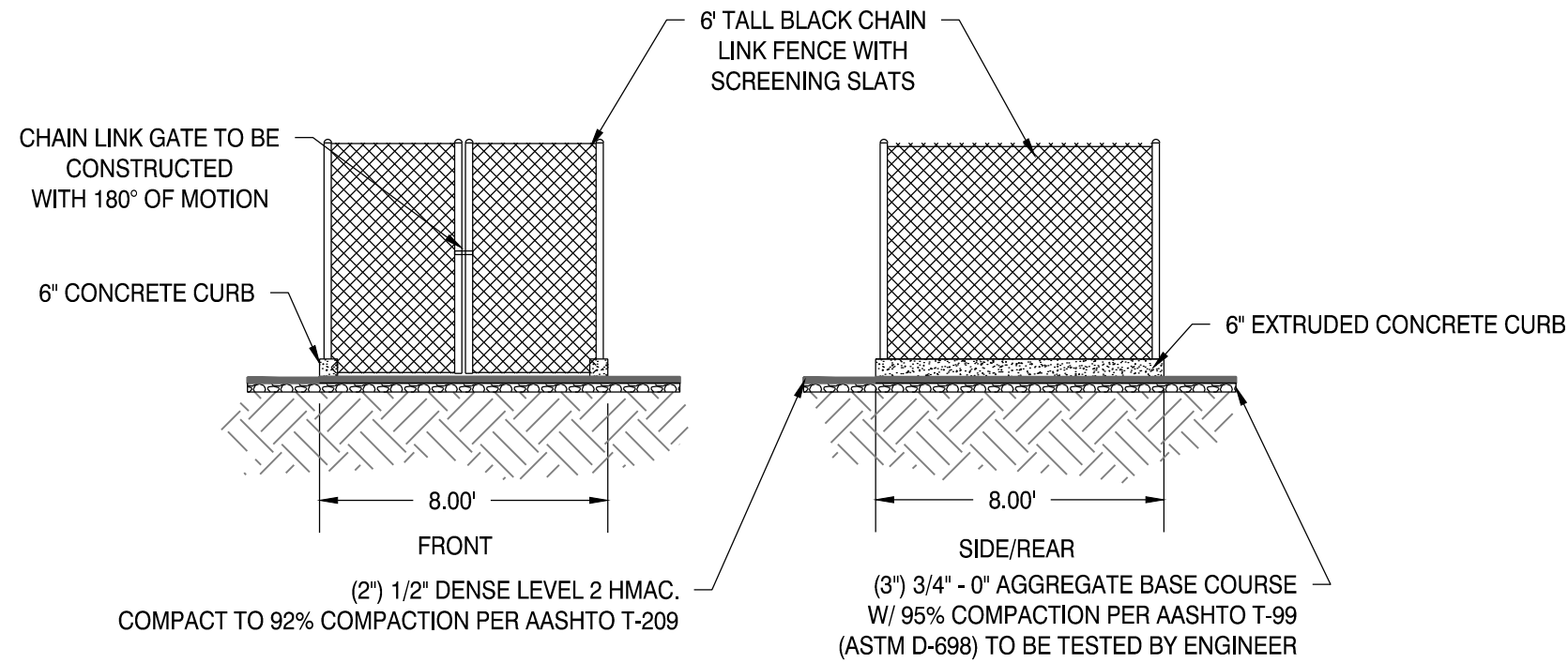
- 50'X12' RV SPACE
- 45'X12' RV SPACE
- 8.5'X20' PARKING SPACE
- TRASH ENCLOSURE. SEE DETAIL THIS PAGE.
- GRAVEL DRIVEWAY PER TYP. SECTION
- DRIVEWAY CONNECT 30'
- 20' CLEAR VISION SETBACK
- 10' LANDSCAPING SETBACK PER CITY STANDARDS
- PROPOSED LOT LINE ADJUSTMENT
- PROPOSED 24' WIDE FIRE GATE
- 6' TALL CHAIN LINK FENCE WITH PRIVACY SLATS
- BIKE RACK

HATCH LEGEND

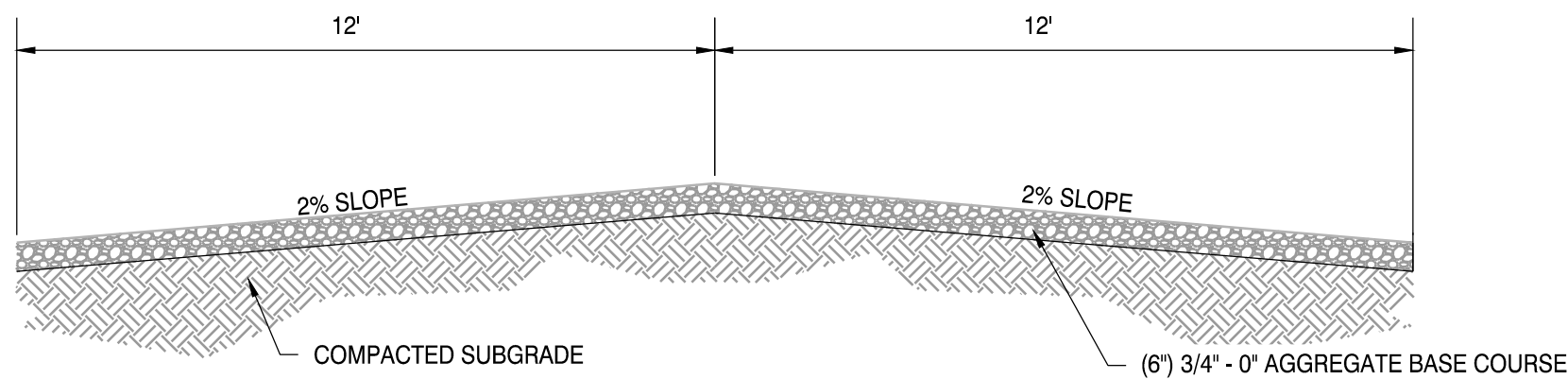


PLANT LEGEND

BOTANICAL NAME	COMMON NAME	SIZE	QTY P1 / P2
ACER RUBRUM "RED SUNSET"	RED MAPLE	2" CAL.	63 / 11
PINUS SYLVESTRIS	SCOTCH PINE	2" CAL.	3



2
P1.1
TRASH ENCLOSURE
NTS



3
P1.1
DRIVEWAY SECTION
NTS

PROJECT SUMMARY

AREA OF PROJECT SITE = 5.9 ACRES
75% OF THE LOT COVERED BY PROPOSED SITE= 4.4 ACRES
59 PROPOSED RV SPACES
(24) 12x50 PERIMETER SPACES
(18) 12x50 DRIVE THROUGH SPACES
(15) 12x45 SPACES
(2) 12X30 SPACES
59 PARKING SPACES PROVIDED ADJACENT TO RV SITES
21 PROPOSED ADDITIONAL PARKING SPACES
0.9 ACRES OF IMPERVIOUS SURFACE
1.8 ACRES OF LANDSCAPING

ZONING STANDARDS (C2)

MIN. LOT AREA: NO MINIMUM LOT SIZE
LOT FRONTAGE: 50'
SETBACKS: 10' LANDSCAPE BUFFER
LOT COVERAGE: DETERMINED BY ABILITY TO MAINTAIN DRAINAGE, PARKING, LANDSCAPING, CLEAR VISION, PUBLIC WORDS STANDARDS AND OTHER DIMENSIONAL STANDARDS
LANDSCAPING: TEN PERCENT (10%) PER C2 STANDARDS
CLEAR VISION: TWENTY PERCENT (20%) PER RV PARK STANDARDS
20' STREET INTERSECTION

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.

IRRIGATION NOTE

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

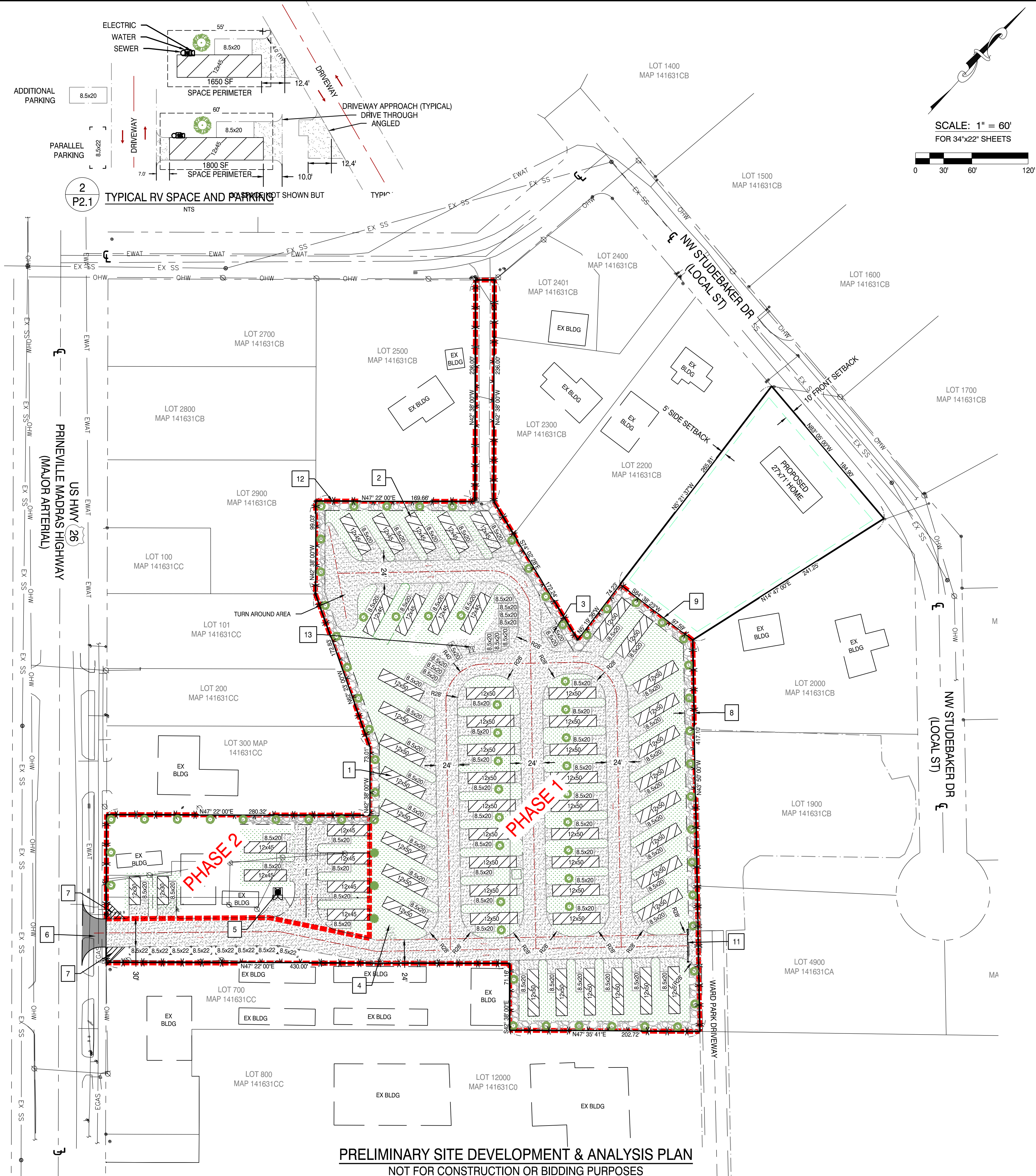
50 RV SPACES PROPOSED
13 PARKING SPACES REQUIRED - 14 PARKING SPACES PROPOSED

1 BICYCLE SPACE PER 12 VEHICLE SPACES
4 REQUIRED 4 PROPOSED

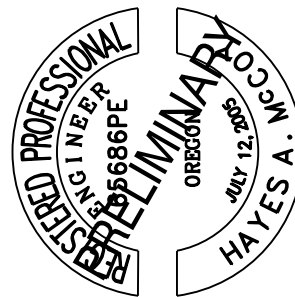
RECREATIONAL VEHICLE PARK STANDARDS:

20 CAMPSITES PER ACRE
PROPOSED DEVELOPMENT AREA = 4.4 ACRES
4.4 ACRES * 20 = 88 SITES MAXIMUM
50 SITES PROPOSED

MINIMUM VEHICLE SPACE SIZE = 160 SF



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



DRAWING STATUS:		DATE:	No.	REVISION:	DATE:
☐ SITE PLAN		7/5/19	△		
☒ REVISIONS		7/23/19	△		
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PL. H.A. MCCOY
541-423-7554
hayes@ham-engr.com

PROJECT: CHAR-MEL RV PARK PRINEVILLE
PROJECT LOCATION: PRINEVILLE, OR
CLIENT: SWISS PROPERTY LLC

SHEET TITLE: SITE & LANDSCAPE PLAN

JOB NO.	19-032
DRAWN BY:	GWM
DRAWING:	P1.1

UTILITY PLAN NOTES:

- SS1

INSTALL 6" SANITARY SEWER SERVICE ON EXISTING SEWER MAIN
- SS2

4" SEWER CLEANOUT
- W1

CONNECT TO EXISTING 2" WATER SERVICE. EXTEND 2" PVC/PEX SERVICE THROUGH SITE
- W2

HOT TAP EXISTING WATER MAIN AND EXTEND 8" PUBLIC FIRE SERVICE THROUGH SITE.
- W3

INSTALL PUBLIC FIRE HYDRANT WITH CONCRETE PAD AND 4 BOLLARDS ON 8" FIRE LINE
- W4

HOT TAP EXISTING WATER MAIN AND INSTALL 1" IRRIGATION METER AND CONTROL BOX. IRRIGATION DESIGN BY OTHERS.
- UT1

HOOKUP FOR RV AND TRAILER CAMP SITES. PROVIDE ELECTRICAL PEDESTAL, 4" SANITARY SEWER CLEANOUT AND 5/8" INSULATED HOSE BIB CONNECTION.
- E1

POWER TRANSFORMER
- SD1

DRAINAGE AREA
- SD2

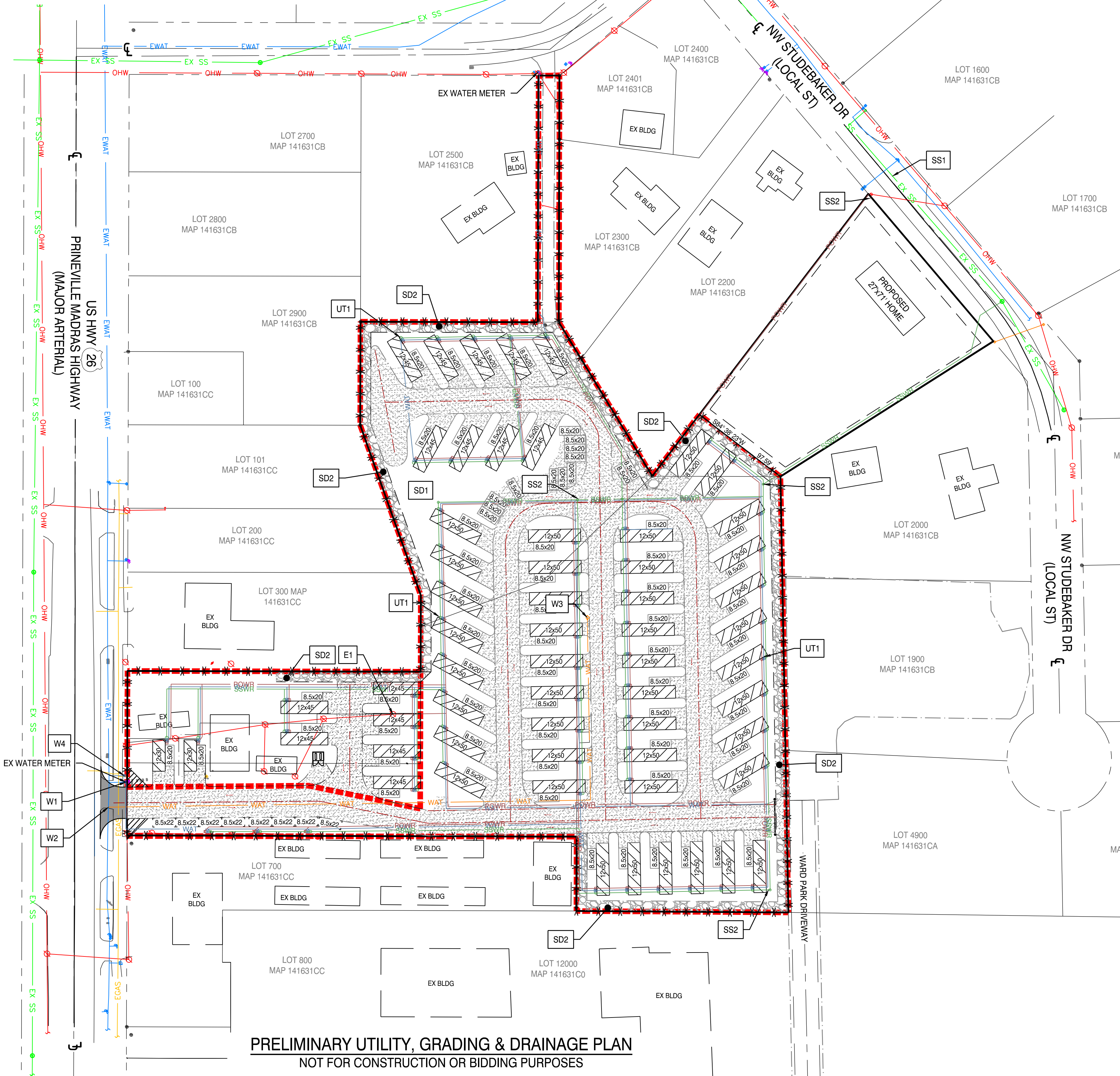
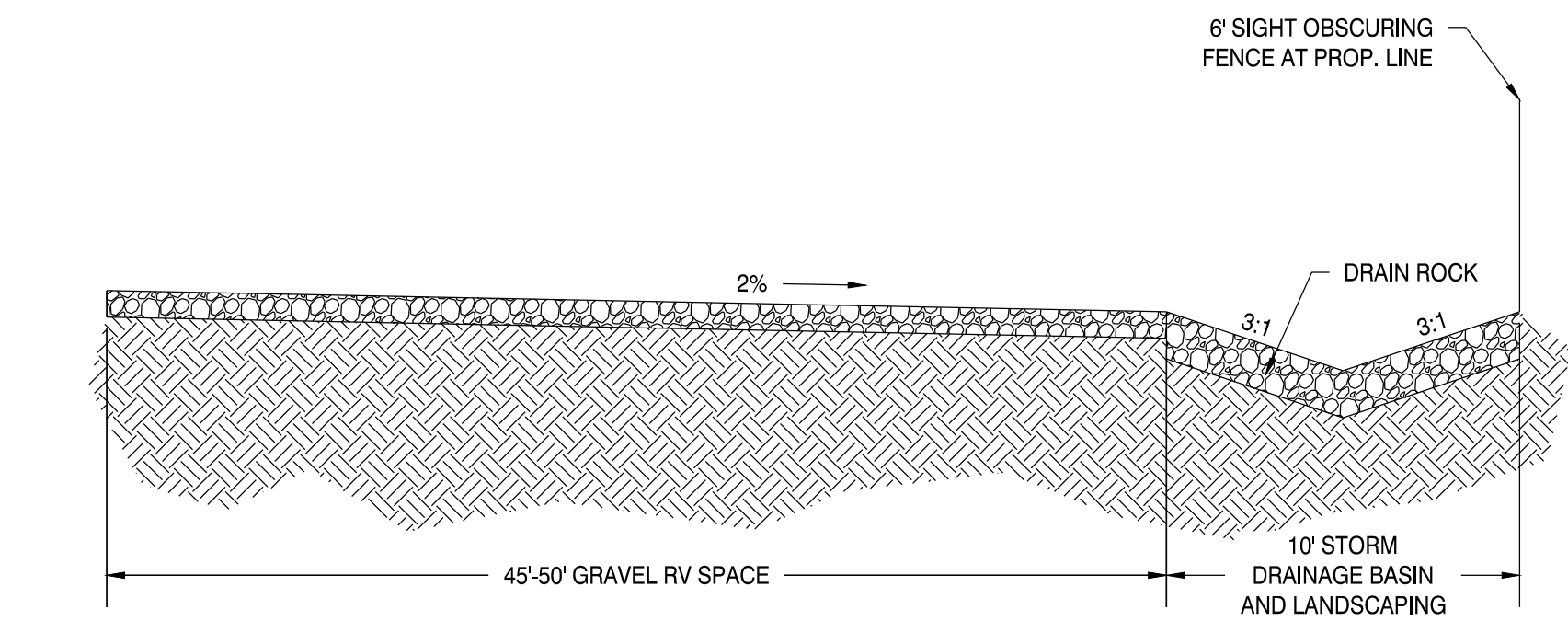
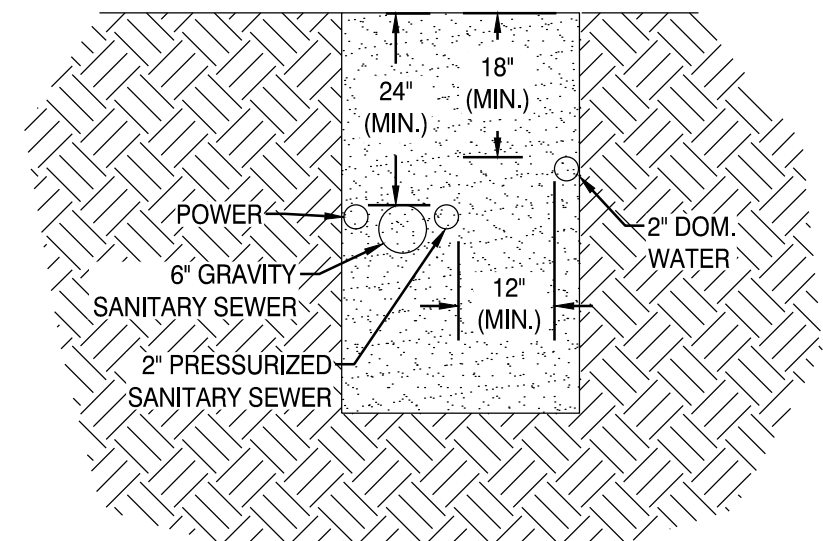
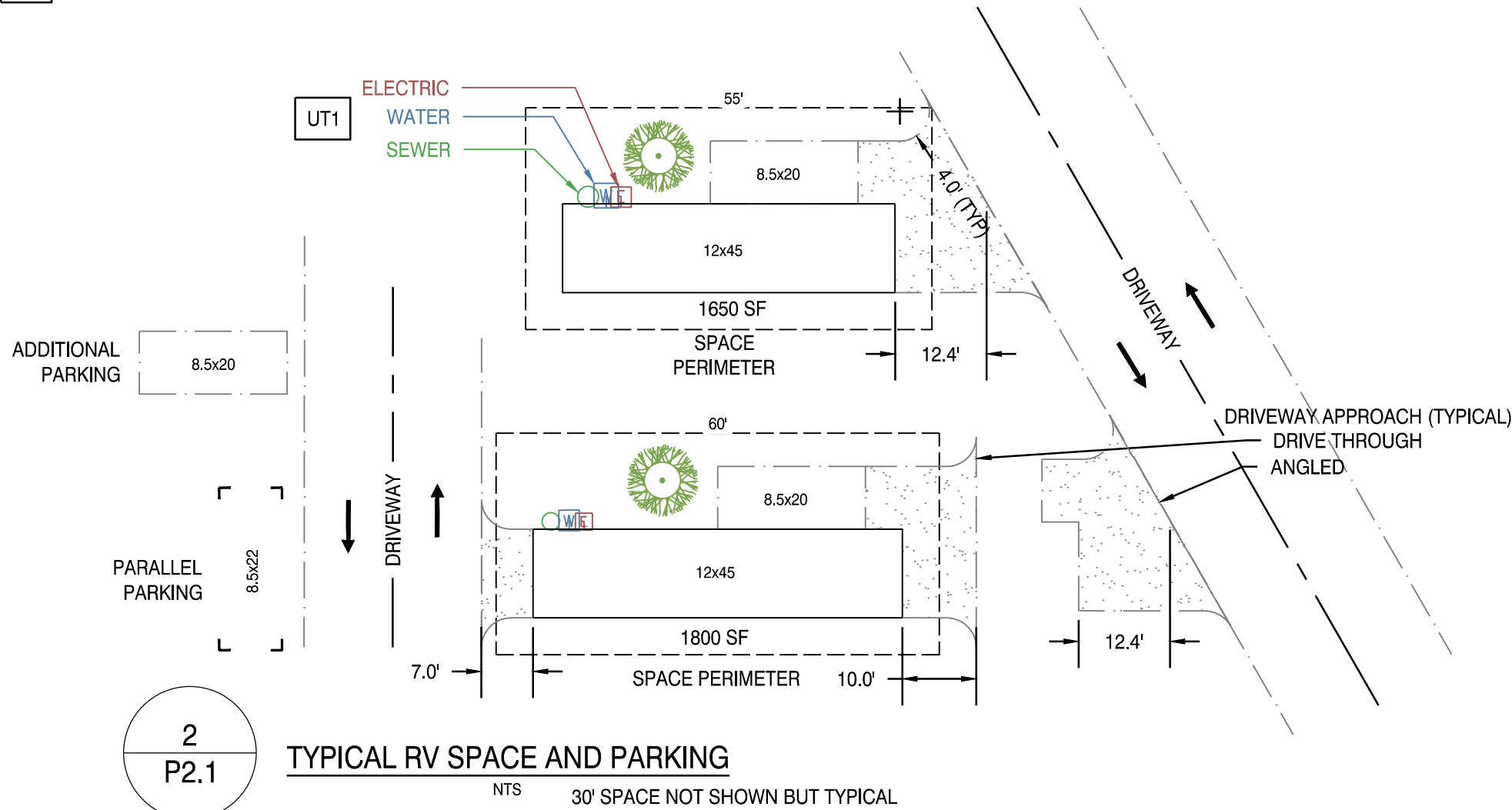
PERIMETER DRAINAGE BASIN PER DETAIL 1, THIS SHEET.
- POWR

POWER
- WAT

2" WATER
- WAT

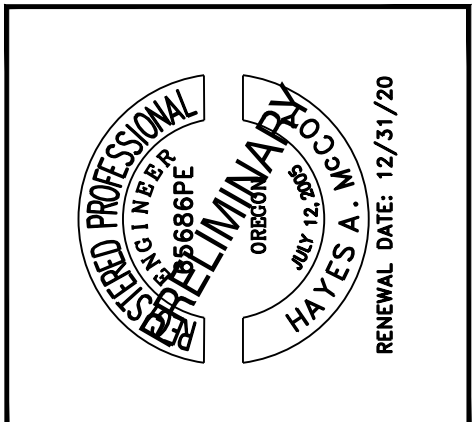
8" FIRE LINE
- SSWR

8" SS LINE



SCALE: 1" = 60'
FOR 34"x22" SHEETS

0 30' 60' 120'



DRAWING STATUS:		DATE:	No.	REVISION:	DATE:
☐	SITE PLAN	7/5/19	△		
☒	REVISIONS	7/23/19	△		
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PROJECT: CHAR-MEL RV PARK PRINEVILLE
PROJECT LOCATION: PRINEVILLE, OR
CLIENT: SWISS PROPERTY LLC

SHEET TITLE: UTILITY PLAN

JOB NO. 19-032
DRAWN BY: GWM
DRAWING: P1.2