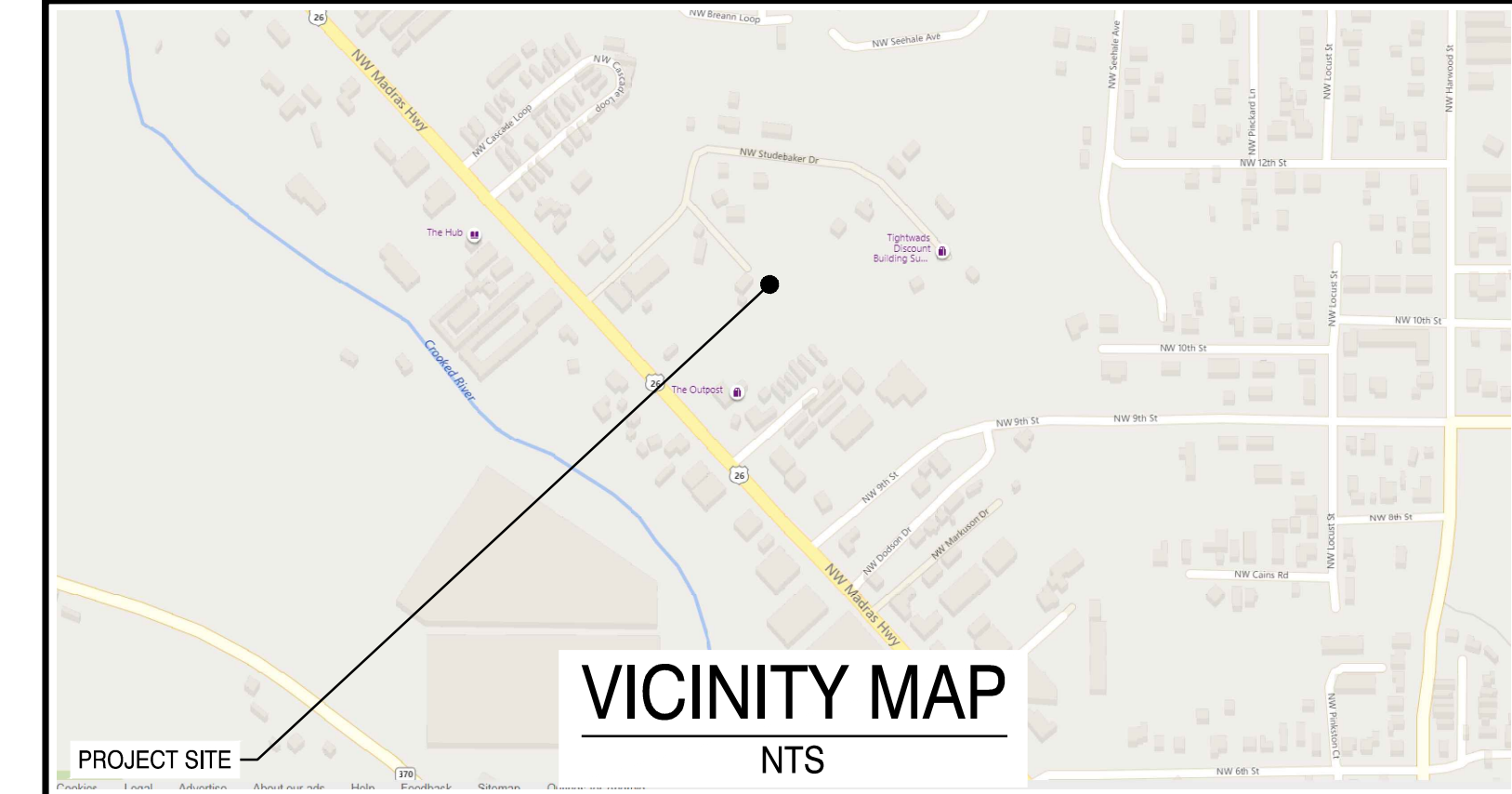




CHAR-MEL RV PARK

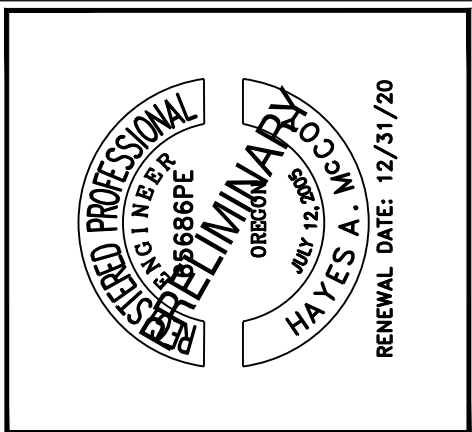
CONDITIONAL USE APPLICATION

940 NW MADRAS HWY PRINEVILLE, OR, 97754

TAX LOT 4800, MAP 151604B

JULY, 2019

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



LEGEND			
		EXISTING	PROPOSED
ECABL	EXISTING CABLE		
EGAS	EXISTING GAS		
EIRR	EXISTING IRRIGATION		
OHV	EXISTING OVERHEAD LINES		
EPOWR	EXISTING POWER		
EX SS	EXISTING SANITARY SEWER		
EX SD	EXISTING STORM DRAIN		
ECOMM	EXISTING TELECOMMUNICATIONS		
EWAT	EXISTING WATER		
CABL	NEW CABLE		
CAS	NEW GAS		
IRR	NEW IRRIGATION		
POWR	NEW POWER		
SSWR	NEW SANITARY SEWER		
SD	NEW STORM DRAIN		
COMM	NEW TELECOMMUNICATIONS		
WAT	NEW WATER		
FENCE	FENCE		
EXISTING RIGHT-OF-WAY	EXISTING RIGHT-OF-WAY		
EXISTING EDGE OF GRAVEL	EXISTING EDGE OF GRAVEL		
EXISTING EDGE OF PAVEMENT	EXISTING EDGE OF PAVEMENT		
EXISTING CURB	EXISTING CURB		
NEW RIGHT-OF-WAY	NEW RIGHT-OF-WAY		
NEW EDGE OF GRAVEL	NEW EDGE OF GRAVEL		
NEW EDGE OF PAVEMENT	NEW EDGE OF PAVEMENT		
NEW CURB	NEW CURB		
SMH	SANITARY SEWER MANHOLE		
SDM	STORM DRAIN MANHOLE, DRYWELL		
WV	WATER VALVE, GAS VALVE		
ARV	AIR RELEASE VALVE		
BFP	BACKFLOW PREVENTER		
WM	WATER METER, GAS METER		
FD	FIRE HYDRANT		
CB	CATCH BASIN/CURB INLET		
CO	CLEAN OUT		
RD	RAIN DRAIN		
SL	STREET LIGHT, PARKING LOT LIGHT		
UA	UTILITY POLE, GUY ANCHOR		
UV	UTILITY VAULT		
EP	ELECTRICAL PEDESTAL		
CP	CABLE PEDESTAL		
TP	TELECOMMUNICATIONS PEDESTAL		
IR	IRON ROD, IRON PIPE		
T	TREES		
M	MAILBOX		

SHEET INDEX	
P1.0	COVER SHEET, EXISTING CONDITIONS, AND DEMOLITION PLAN
P1.1	SITE & LANDSCAPING PLAN
P1.2	UTILITY PLAN

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

OWNER
SWISS PROPERTY LLC
468 NE ALDEN AVE
BEND, OR 97701

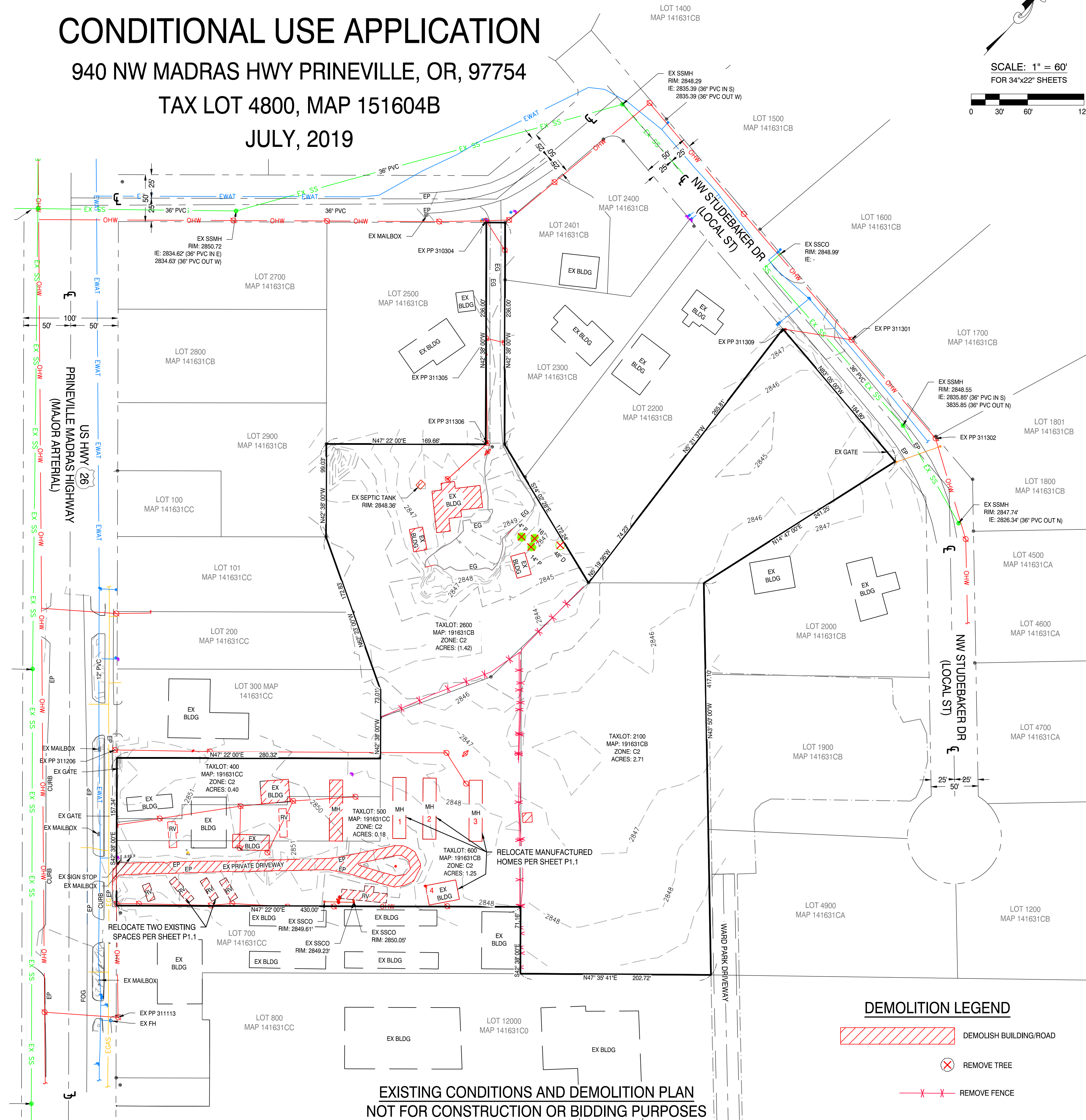
LOCATE TICKET = 19133412, 19133409 AND 19133413
ALL UTILITY LOCATES WERE TIED DURING COURSE OF THIS SURVEY. H.A. M^{COY} ENGINEERING & SURVEYING, LLC MAKES NO GUARANTEE OF THE ACCURACY OF SAID MARKS.

SITE INFORMATION

TAX MAP/LOT	ADDRESS	ZONE	ACRES
141631CB02100	NO SITUS ADDRESS	C2	2.71
141631CB02600	1538 NW STUDEBAKER DR PRINEVILLE, OR 9775	C2	1.42
141631CC00400	940 NW MADRAS HWY PRINEVILLE, OR 97754	C2	0.4
141631CC00500	NO SITUS ADDRESS	C2	0.18
141631CC00600	940 NW MADRAS HWY PRINEVILLE, OR 97754	C2	1.25
			5.96

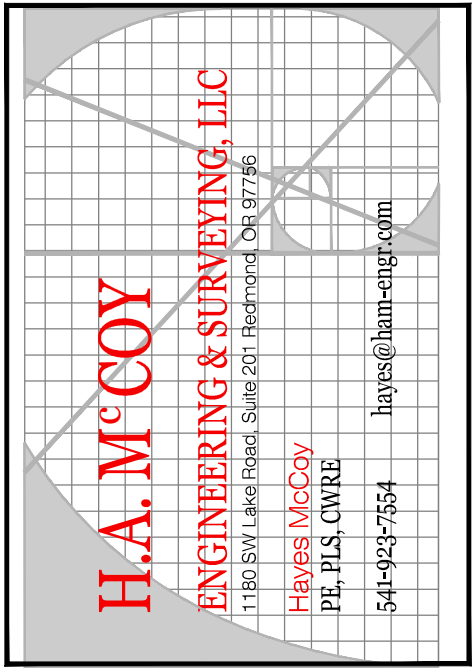
PROPOSED USE
51 SPACE RV PARK EXPANSION, MODIFICATION OF EXISTING MANUFACTURED HOME PARK AND ASSOCIATED IMPROVEMENTS

VERTICAL DATUM
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)



DEMOLITION LEGEND	
	DEMOLISH BUILDING/ROAD
	REMOVE TREE
	REMOVE FENCE

DRAWING STATUS:		DATE:	NO.	REVISION:
SITE PLAN		7/5/19	1	
REVISED		7/23/19	2	
MODIFICATION		9/03/19	3	
			4	
			5	
			6	
			7	
			8	
			9	
			10	



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: \\trecois\MS\H\H\ Ego\19-032 Channel RV-NH Park - Pineville\Planning\190903-19032-PLAN.dwg, 9/3/2019, 11:37 AM - Owner

SITE PLAN NOTES:

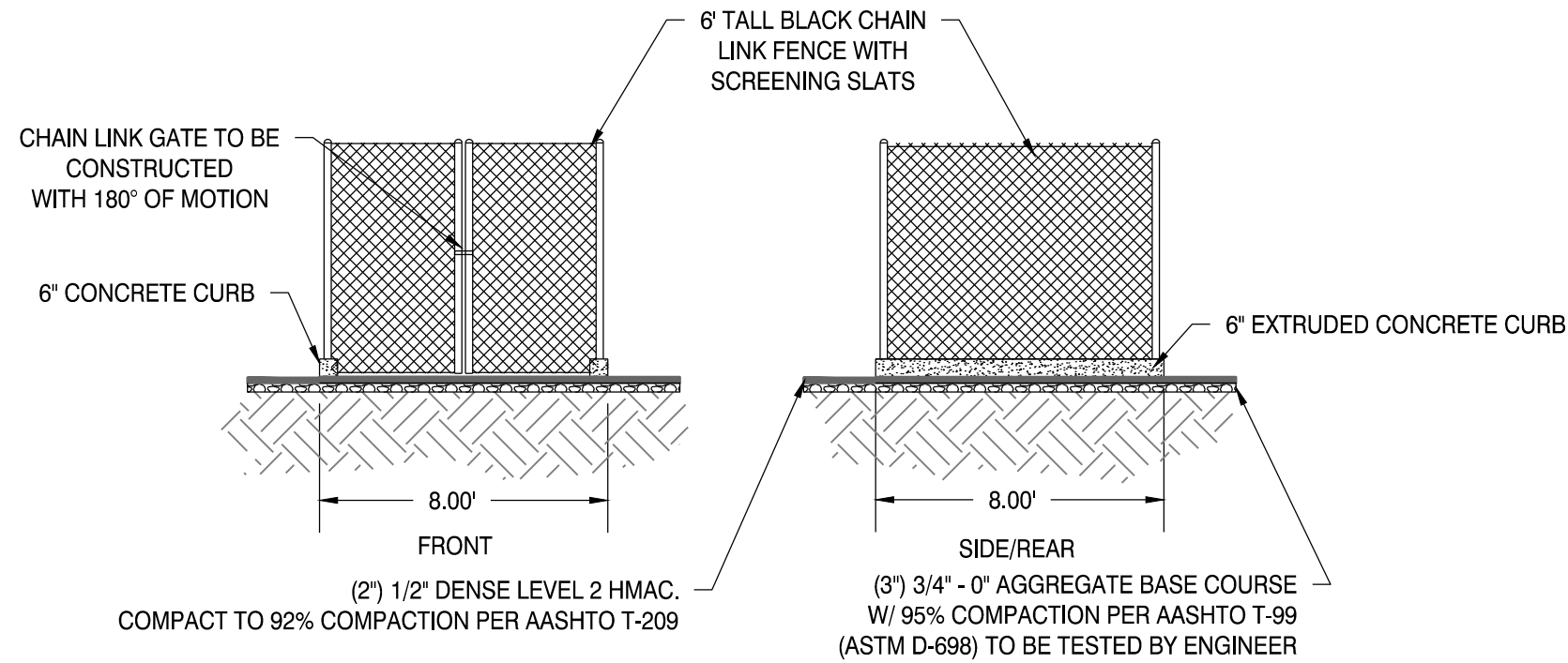
- 50'X12' RV SPACE
- 45'X12' RV SPACE
- 8.5'X20' PARKING SPACE
- TRASH ENCLOSURE. SEE DETAIL THIS PAGE.
- GRAVEL DRIVEWAY PER TYP. SECTION
- DRIVEWAY CONNECT 30'
- 20' CLEAR VISION SETBACK
- 10' LANDSCAPING SETBACK PER CITY STANDARDS
- PROPOSED LOT LINE ADJUSTMENT
- PROPOSED 24' WIDE FIRE GATE
- 6' TALL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

HATCH LEGEND

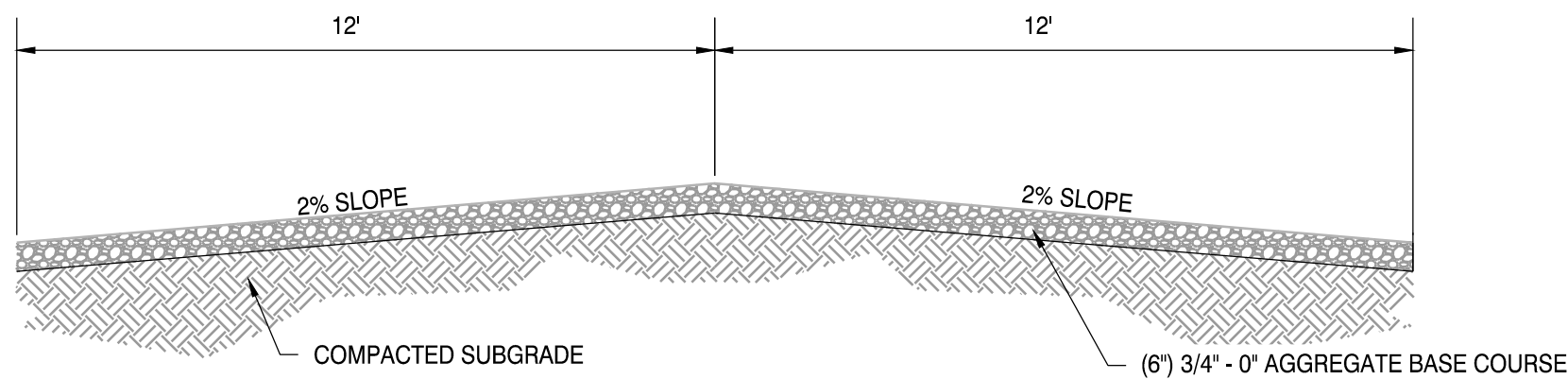
- PAVEMENT
- CONCRETE
- GRAVEL
- GRASS
- FENCE
- TRAFFIC FLOW

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
(9) 12x45 SPACES
51 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 WORKS 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 SPACE AND 5 GUEST SPACES.
ONE ADDITIONAL PARKING SPACE FOR EACH 4 CAMPSITES.

51 RV SPACES PROPOSED WITH PARKING SPACES ADJACENT
18 ADDITIONAL PARKING SPACES REQUIRED - 21 PARKING SPACES PROPOSED

1 BICYCLE SPACE PER 12 VEHICLE SPACES
4 REQUIRED 4 PROPOSED

IRRIGATION NOTE

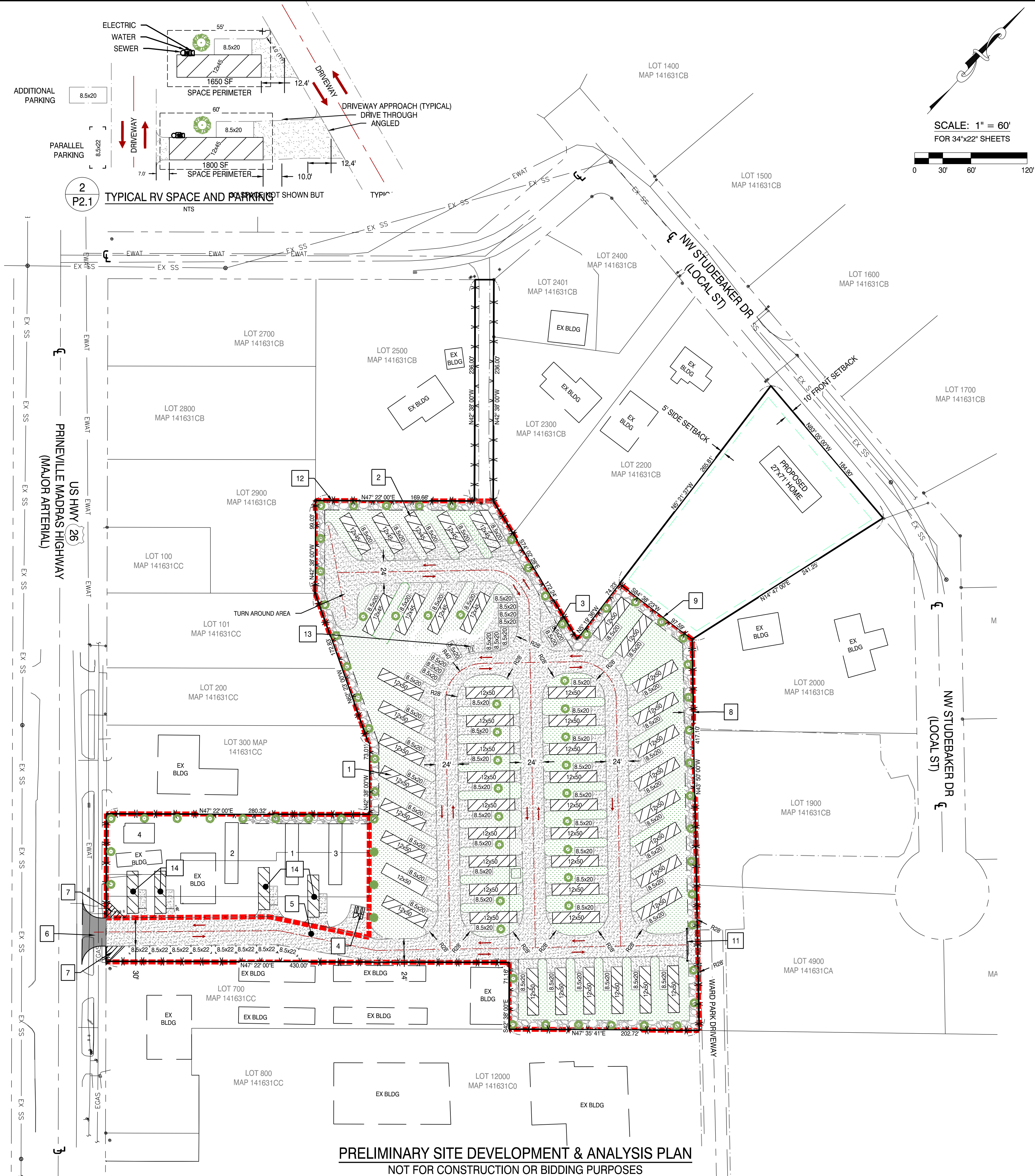
LANDSCAPING IS TO BE IRRIGATED WITH BUBBLERS AND SPRAYER UNTIL PLANTS ARE ESTABLISHED.
FINAL IRRIGATION DESIGN BY OTHERS.

RECREATIONAL VEHICLE PARK STANDARDS:

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

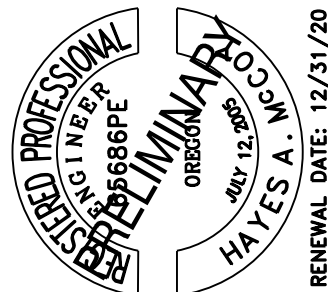
MINIMUM VEHICLE SPACE SIZE = 160 SF

EXISTING PARK
5 MANUFACTURED HOME SPACES WILL REMAIN
4 RV SPACES WILL REMAIN



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

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



DRAWING STATUS:	DATE:	No.	REVISION:
☐ SITE PLAN	7/5/19	1	
☐ REVISIONS	7/23/19	2	
☒ MODIFICATION	9/03/19	3	
☐		4	
☐		5	
☐		6	
☐		7	
☐		8	
☐		9	
☐		10	

H.A. MCCOY
ENGINEERING & SURVEYING, LLC
1180 SW Leland Road, Suite 201, Beaufort, NC 28520
PL. H.A. MCCOY
541-423-7554
hayes@ham-engr.com

PROJECT: CHAR-MEL RV PARK PINEVILLE
PROJECT LOCATION: PINEVILLE, 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

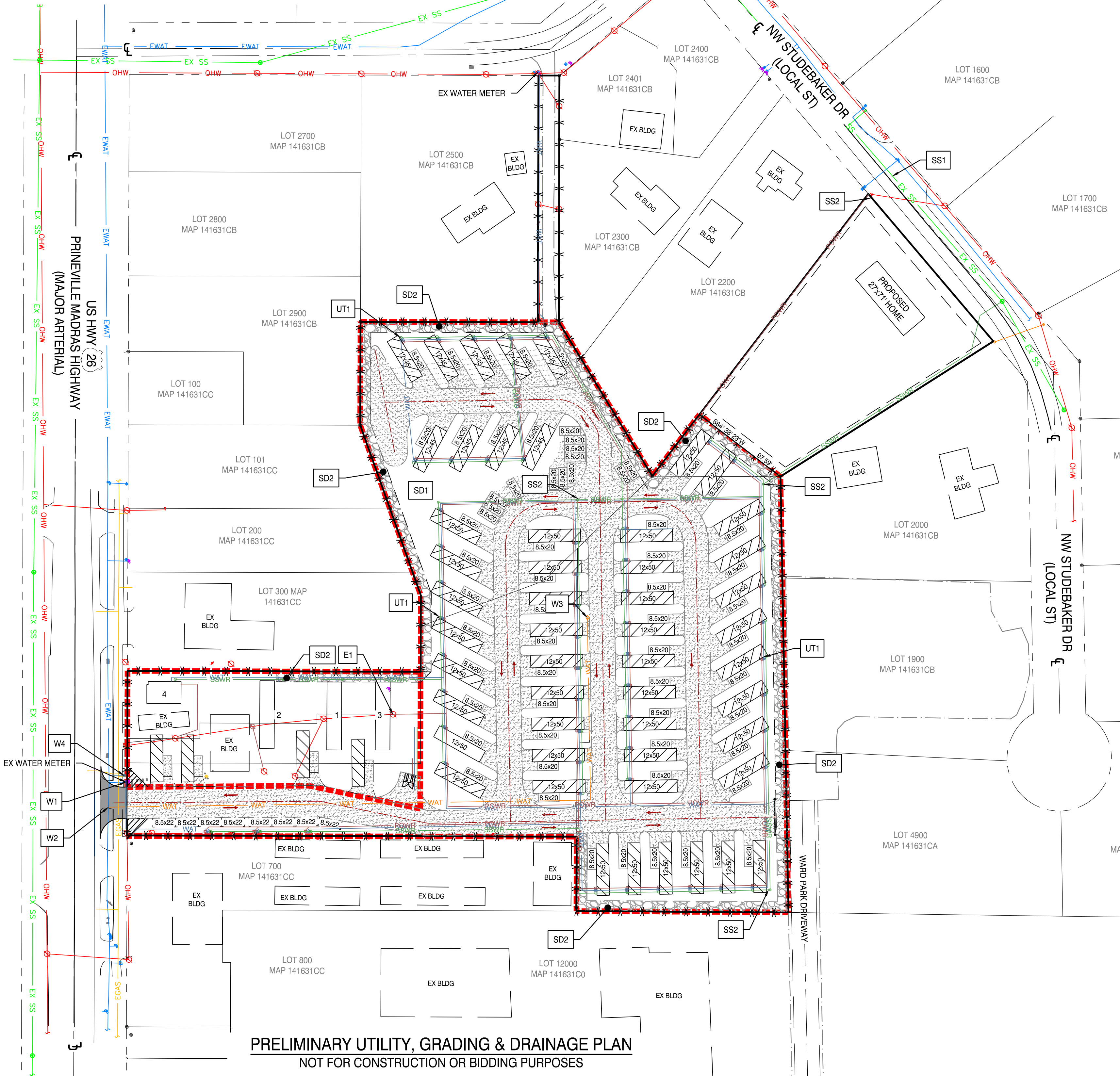
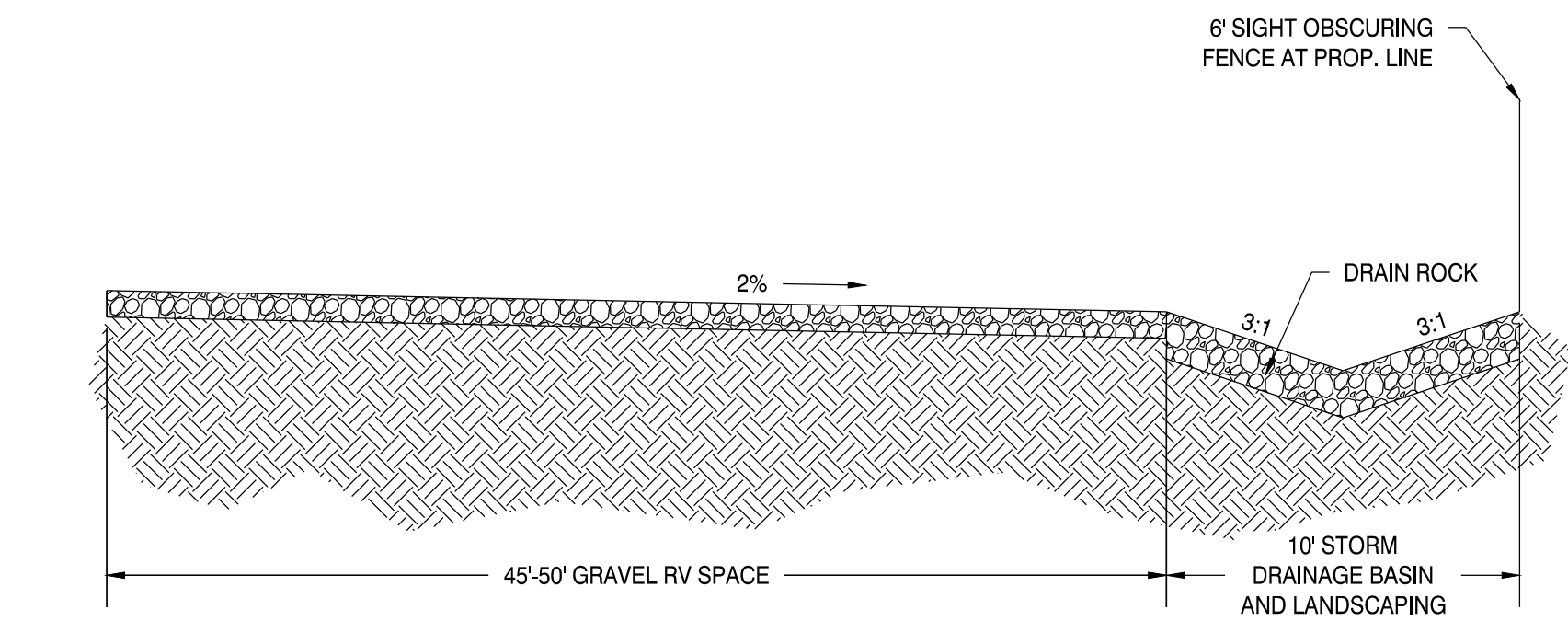
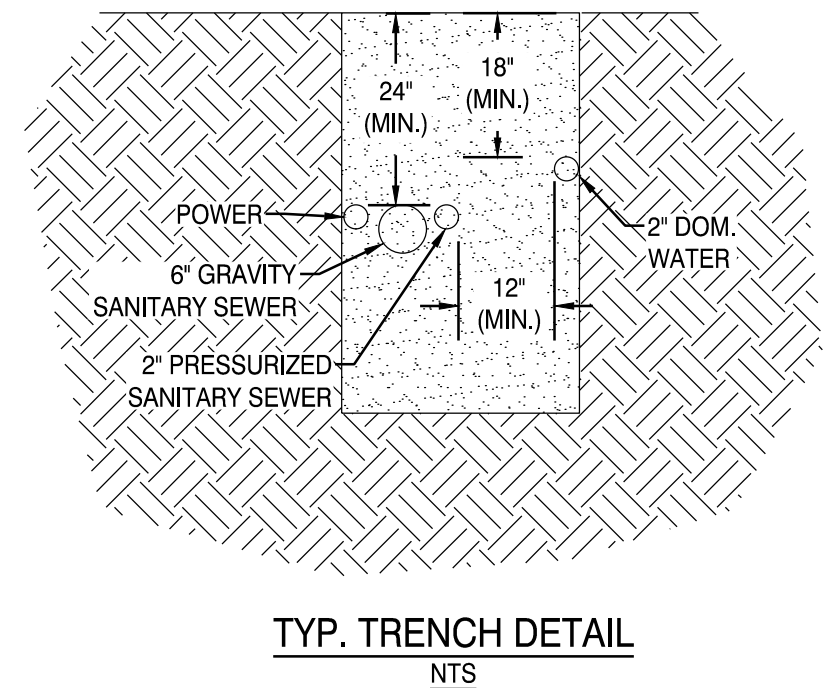
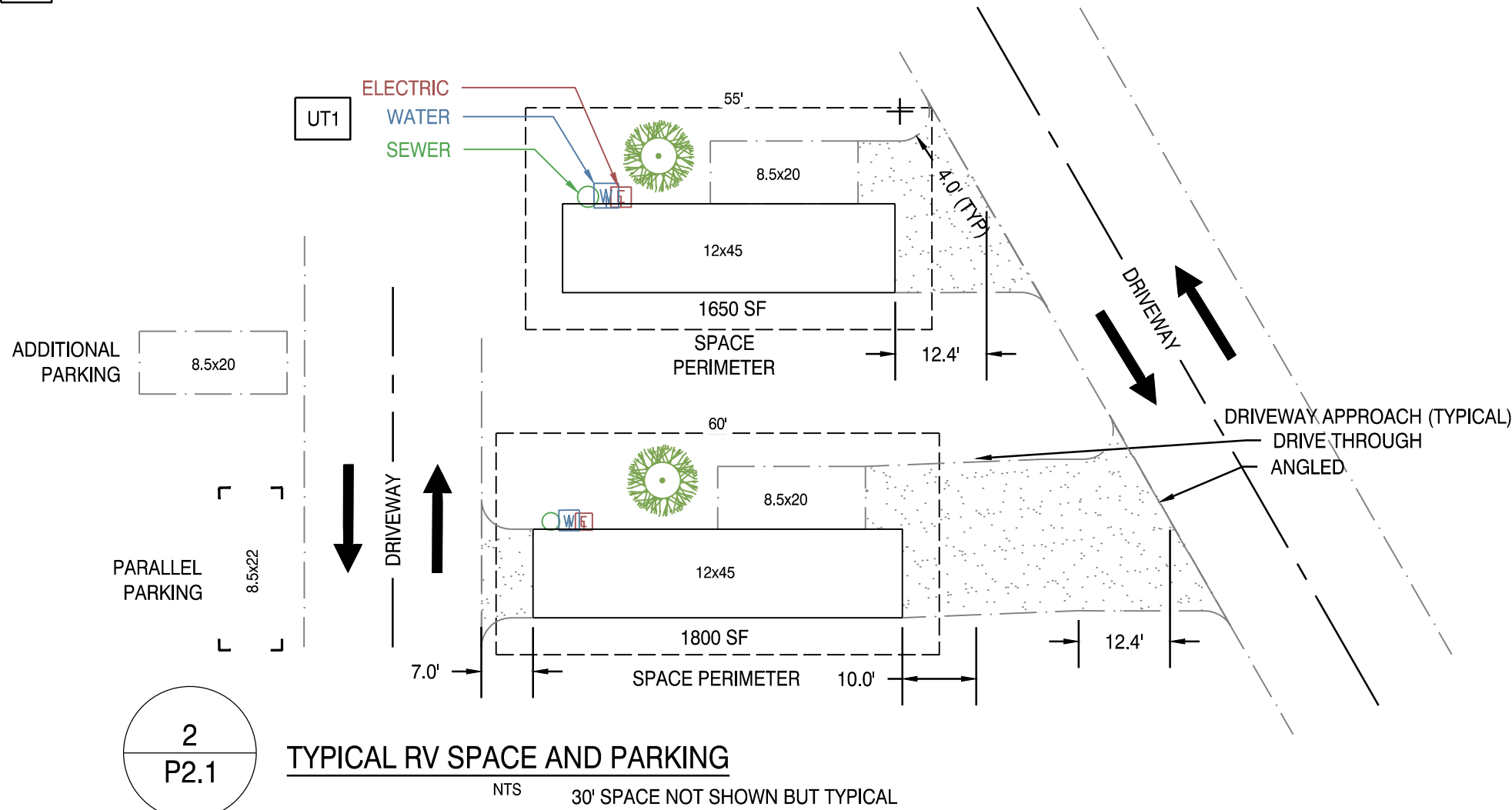
PERIMETER DRAINAGE BASIN PER DETAIL 1, THIS SHEET.
- POWR

POWER
- WAT

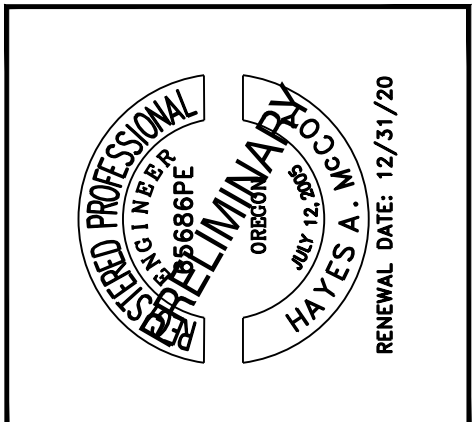
2" WATER
- WAT

8" FIRE LINE
- SSWR

8" SS LINE



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



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☐		6	

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1180 SW Laker Road, Suite 201, Beaverton, OR 97006
PL. H.A. MCCOY
hayes@ham-engineer.com
504-423-7554

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