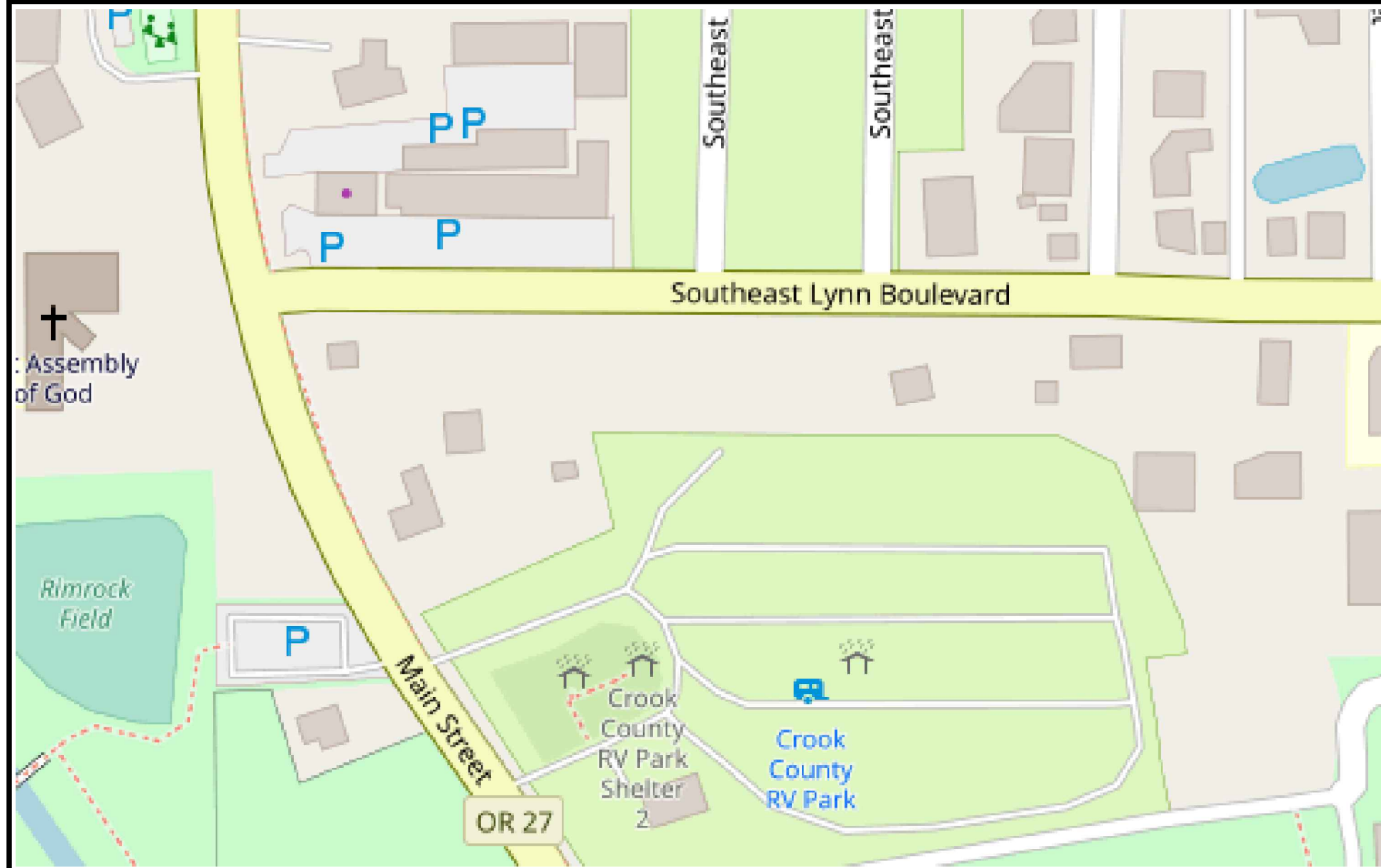




VICINITY MAP
NTS

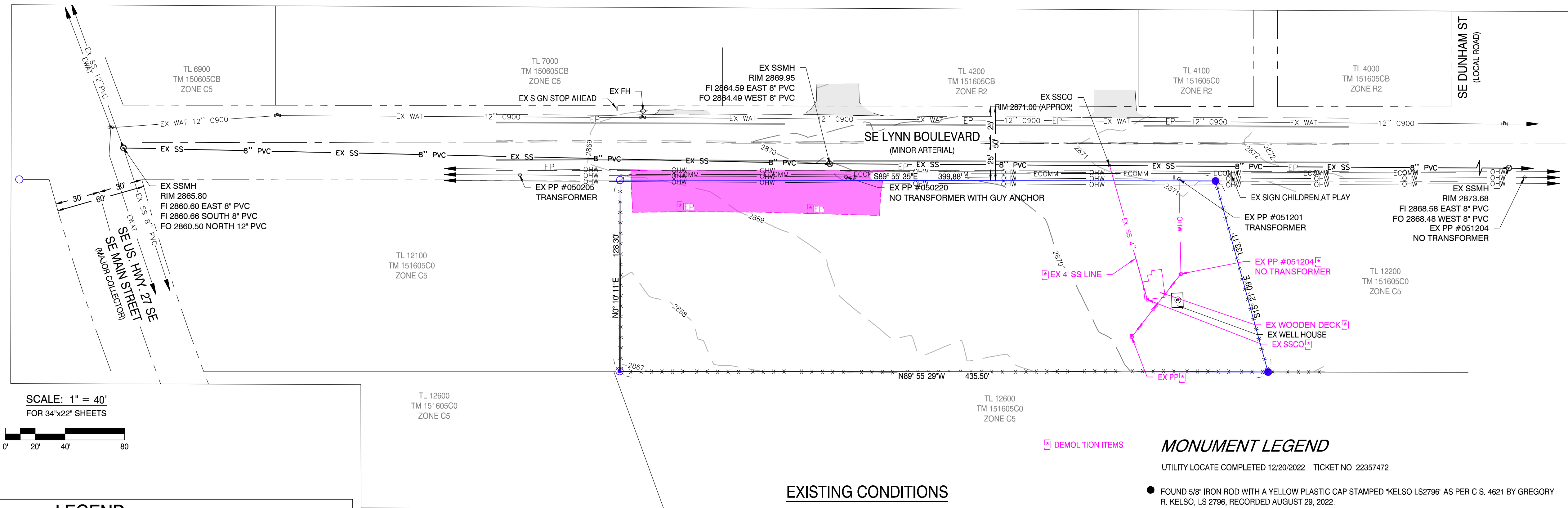
COSGROVE RV PARK - PRINEVILLE

EXISTING CONDITIONS

330 SE LYNN BLVD, PRINEVILLE, OR, 97754

TAX LOT 12101, MAP 151605C0

FEBRUARY, 2023



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

LEGEND

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

SITE INFORMATION

ADDRESS: 330 SE LYNN BLVD, PRINEVILLE, OR, 97754
TAX ASSESSORS MAP: LOT 12101, MAP 151605C0
ZONING: C5

LAND SURVEYOR / CIVIL ENGINEER

H.A. McCOY ENGINEERING & SURVEYING
CONTACT: HAYES McCOY
1180 SW LAKE ROAD SUITE 201
REDMOND, OR 97756
PH: 541-923-7554

OWNER

PATRICK J LANE
125 SW E STREET,
MADRAS, OREGON 97741
541-475-2344

SHEET INDEX

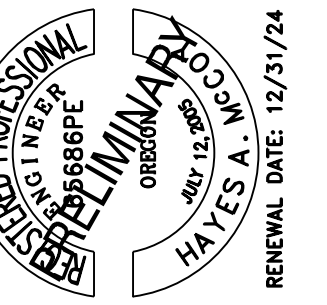
P1.0 COVER SHEET AND EXISTING CONDITIONS,
DEMOLITION PLAN
P1.1 SITE PLAN

UTILITY STATEMENT

UNDERGROUND UTILITIES WERE MARKED BY ONE CALL OREGON UNDER TICKET NO. 22357472.

THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

EXISTING UNDERGROUND UTILITY LOCATIONS SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITIES.



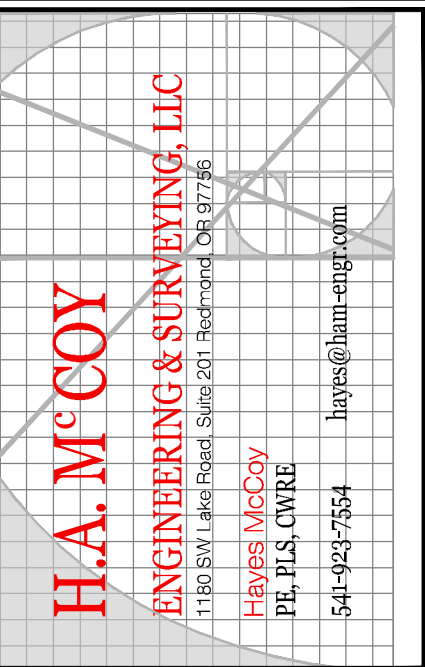
DATE:

REVISION:

No.

DATE:

DRAWING STATUS:



PROJECT: COSGROVE RV PARK - PRINEVILLE

PROJECT LOCATION: PRINEVILLE, OR

CLIENT: PATRICK J LANE

SHEET TITLE: COVER SHEET AND EXISTING CONDITIONS, DEMOLITION PLAN

JOB NO. 22-188

DRAWN BY: GWM

DRAWING:

P1.0

FILE: \\Frenos\MS\HAM_Eng\12-188 Cosgrove RV Park Prineville\ Preliminary_230201-22188 Prelim.DWG 2/1/2023 10:45 AM - Owner

SITE INFORMATION

ADDRESS: 330 SE LYNN BLVD, PRINEVILLE, OR, 97754
TAX ASSESSORS MAP: LOT 12101, MAP 151605C0
ZONING: C5 ACRES: 1.40

OWNER

PATRICK J LANE
231 N MAIN ST STE 204
PRINEVILLE, OR 97754-1833

SETBACKS

FRONT 20'
SIDE 10'
REAR 10'
ROW DEDICATION 30'
PARKING 1 PER 4 RV SPACE
8 GUEST PARKING

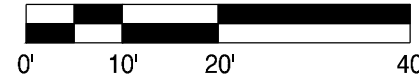
TOTAL SF 41470 SF
LANDSCAPING / ROCK 14655 SF 35%

SITE PLAN

KEYNOTES

- | | | | |
|----|---|----|--|
| 1 | 25' CLEAR VISION TRIANGLE | 11 | PROPOSED SEWER CLEAN-OUT |
| 2 | PROPOSED LANDSCAPE BUFFER | 12 | PROPOSED 2" WATER LINE |
| 3 | PROPOSED TRASH ENCLOSURE | 13 | SITE IDENTIFICATION MARKERS ON 4X4 POSTS (TYPICAL) |
| 4 | PROPOSED PARALLEL PARKING SPACE 10'X24' | 14 | CONCRETE WHEEL STOPS (TYPICAL) |
| 5 | PROPOSED RV SPACE 13'X50' WITH INCLUDED 10X20 PARKING | 15 | SITE OBSCURING FENCE |
| 6 | PROPOSED DRAINAGE SWALE | | |
| 7 | PROPOSED 1.5" WATER METER AND BACKFLOW PREVENTION VALVE | | |
| 8 | PROPOSED 2.5" WATER LINE | | |
| 9 | PROPOSED POWER | | |
| 10 | PROPOSED SEWER LINE | | |

SCALE: 1" = 20'
FOR 34"x22" SHEETS



PROJECT:
COSGROVE RV PARK - PRINEVILLE

PROJECT LOCATION:
PRINEVILLE, OR

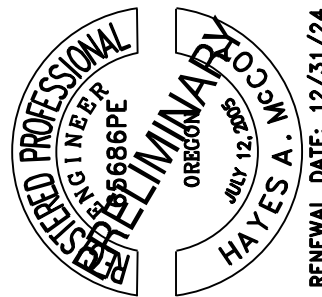
CLIENT:
PATRICK J LANE

SHEET TITLE:
SITE PLAN

JOB NO. 22-188
DRAWN BY: GWM
DRAWING:

P1.1

H.A. McCOY
ENGINEERING & SURVEYING, LLC
1180 SW Laurel Road, Suite 201, Redmond, OR 97756
HAYES McCoy
PL, LLC OWNER
541-923-7554
hayes@ham-eng.com



DRAWING STATUS: DATE: 2/1/23

EXISTING COND

NO. REVISION:

DATE: