

P:\03-Bend\TAN (Thistle and Nes)\TAN-01 (Laughlin Road)\DWG\Sheets\Land Use\TAN01-C1 Existing Conditions.dwg

TOPOGRAPHIC LEGEND:

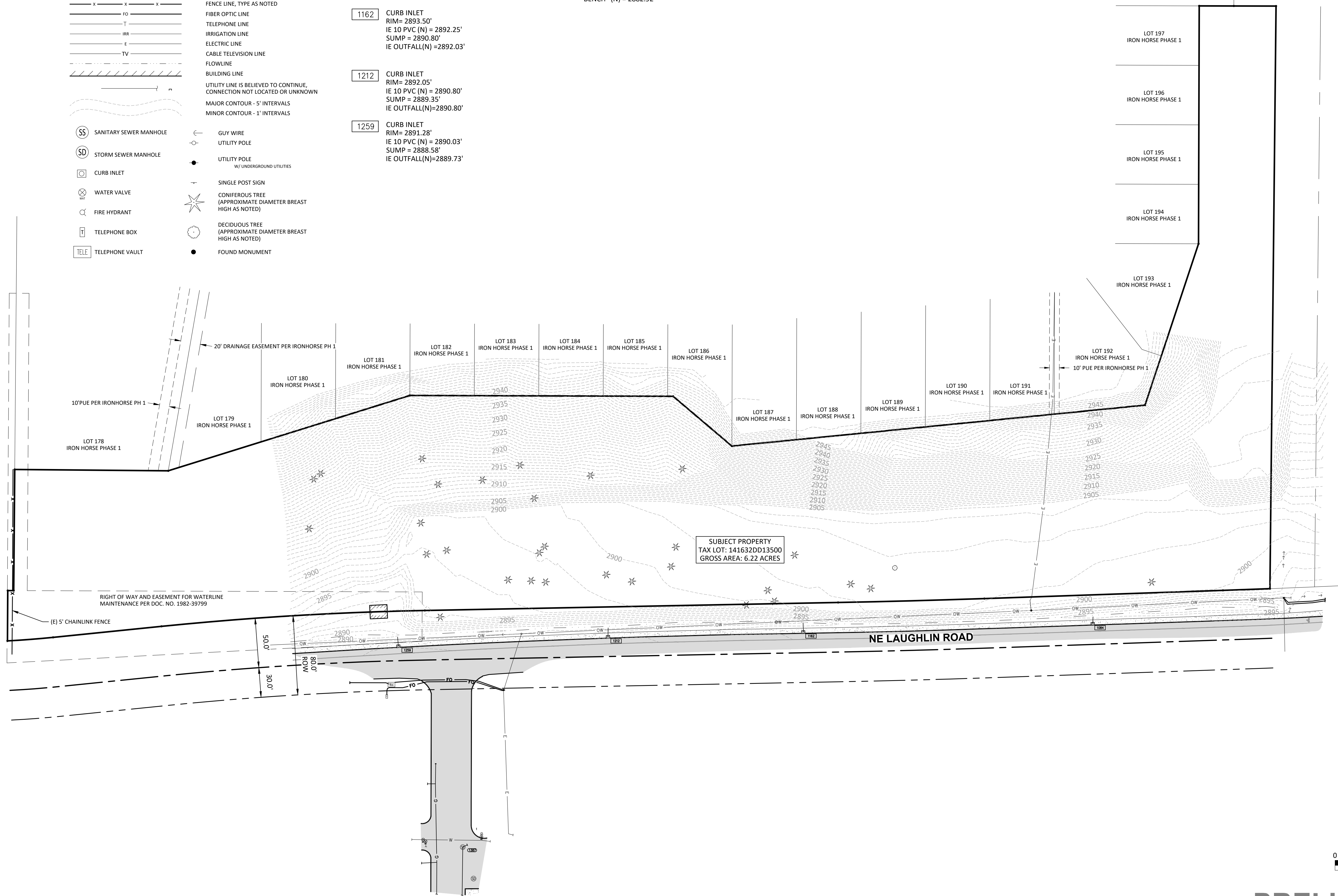
- | | | | |
|-------|---------------------------------------|---|------------------------------|
| STM | STORM SEWER LINE | — | GUY WIRE |
| SAN | SANITARY SEWER LINE | — | UTILITY POLE |
| W | WATER LINE | — | UTILITY POLE |
| G | GAS LINE | — | W/ UNDERGROUND UTILITIES |
| OW | OVERHEAD WIRE | — | SINGLE POST SIGN |
| X—X—X | FENCE LINE, TYPE AS NOTED | — | CONIFEROUS TREE |
| FO | FIBER OPTIC LINE | — | (APPROXIMATE DIAMETER BREAST |
| T | TELEPHONE LINE | — | HIGH AS NOTED) |
| IRR | IRRIGATION LINE | — | DECIDUOUS TREE |
| E | ELECTRIC LINE | — | (APPROXIMATE DIAMETER BREAST |
| TV | CABLE TELEVISION LINE | — | HIGH AS NOTED) |
| — | FLOWLINE | — | FOUND MONUMENT |
| — | BUILDING LINE | — | |
| — | UTILITY LINE IS BELIEVED TO CONTINUE, | | |
| — | CONNECTION NOT LOCATED OR UNKNOWN | | |
| — | MAJOR CONTOUR - 5' INTERVALS | | |
| — | MINOR CONTOUR - 1' INTERVALS | | |

STORM SEWER NOTES

- 1084 CURB INLET
RIM= 2894.63'
FILLED WITH SEDIMENT
IE OUTFALL(N)=2893.02'
- 1162 CURB INLET
RIM= 2893.50'
IE 10 PVC (N) = 2892.25'
SUMP = 2890.80'
IE OUTFALL(N)=2892.03'
- 1212 CURB INLET
RIM= 2892.05'
IE 10 PVC (N) = 2890.80'
SUMP = 2889.35'
IE OUTFALL(N)=2890.80'
- 1259 CURB INLET
RIM= 2891.28'
IE 10 PVC (N) = 2890.03'
SUMP = 2888.58'
IE OUTFALL(N)=2889.73'

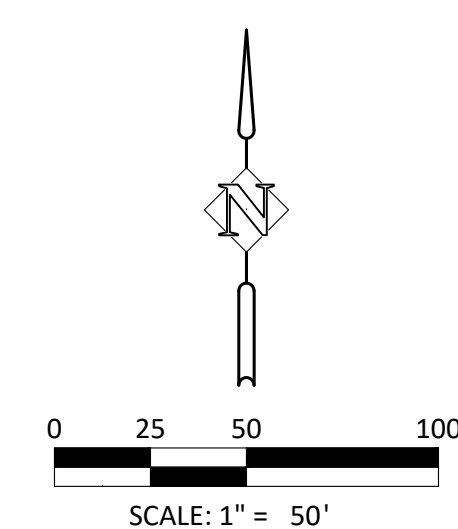
SANITARY SEWER NOTES

- 1387 SANITARY MANHOLE
RIM= 2887.62'
IE 8" PVC(E)= 2881.97'
IE 8" PVC(S)= 2881.87'
"BENCH" (N) = 2882.92'



EXISTING CONDITIONS
SCALE: 1" = 50'

PRELIMINARY



EXISTING CONDITIONS
LAUGHLIN ROAD
PRINEVILLE, OREGON

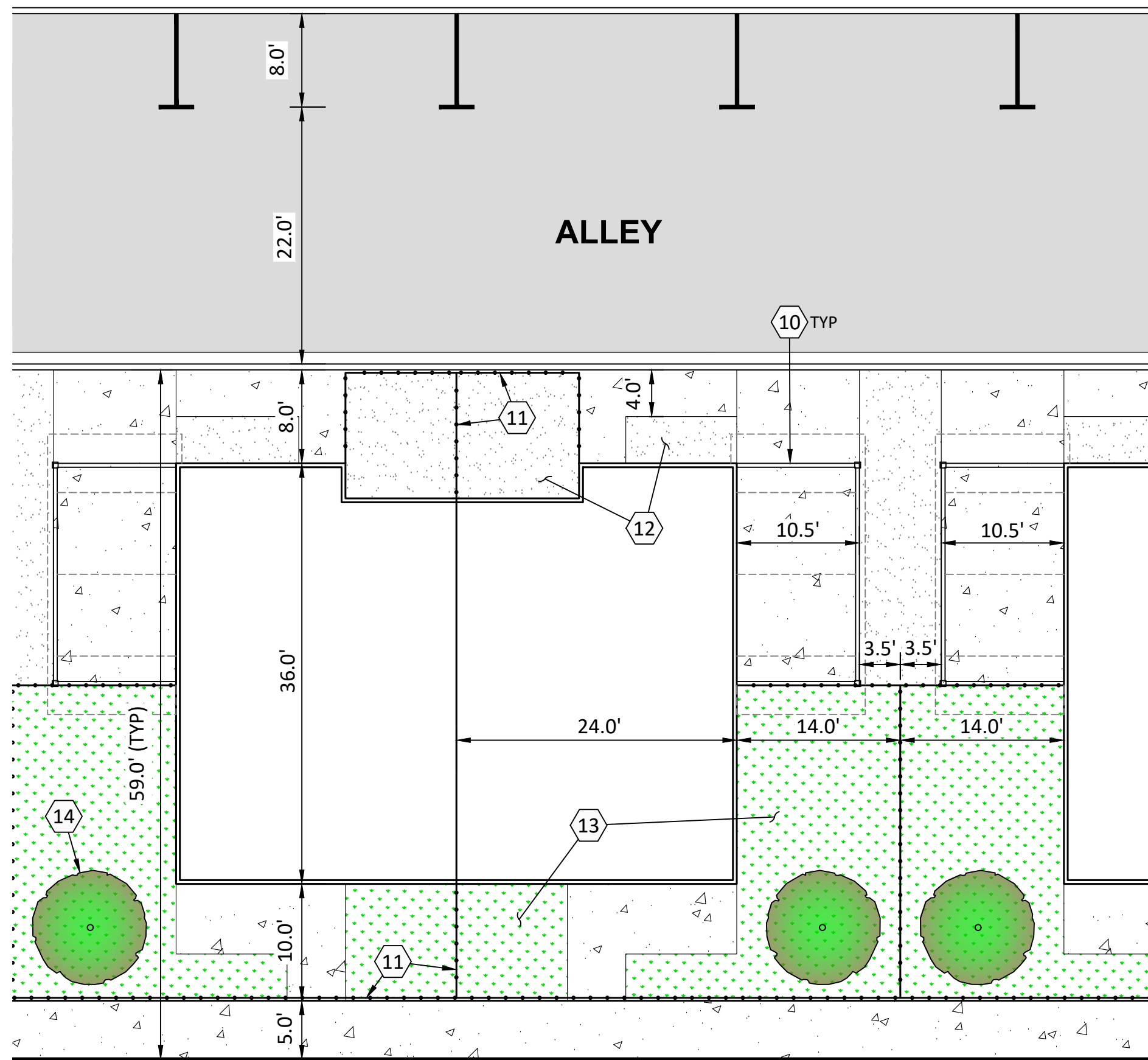
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ENGINEERS + PLANNERS
LANDSCAPE ARCHITECTS + SURVEYORS
250 NW Franklin Avenue, Suite 404, Bend, OR 97703
phone: 541.318.1161 www.hhpr.com

REGISTERED PROFESSIONAL ENGINEER
94,828
PRELIMINARY
OREGON
MAY 15, 2019
NICOLAS G. SPEROS
EXPIRES: 06/30/26

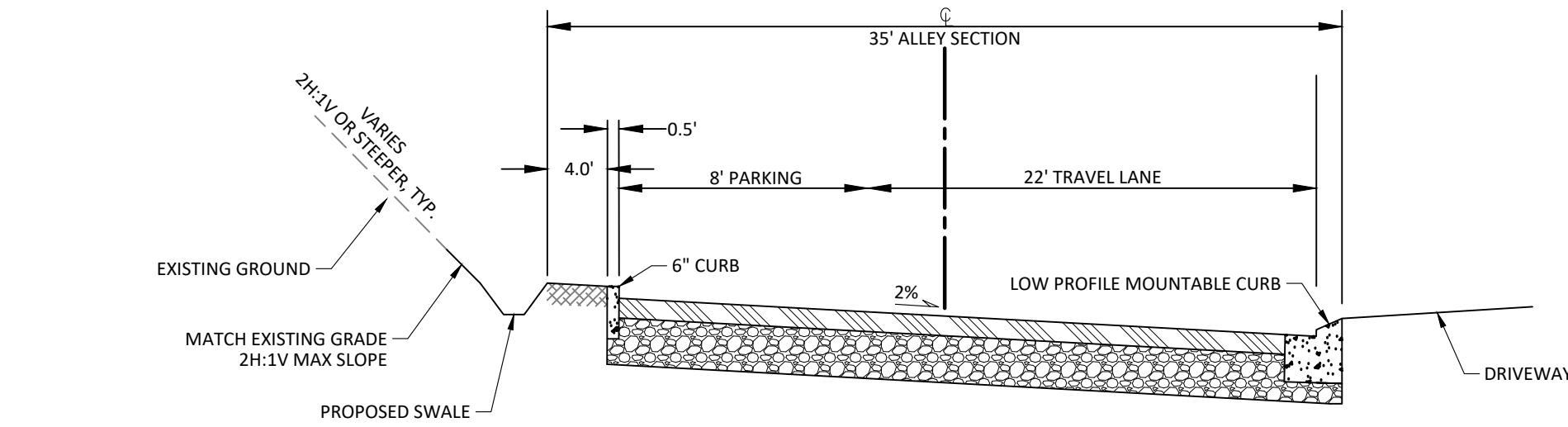
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DATE:	08.27.2024

DATE	NO.	DESCRIPTION

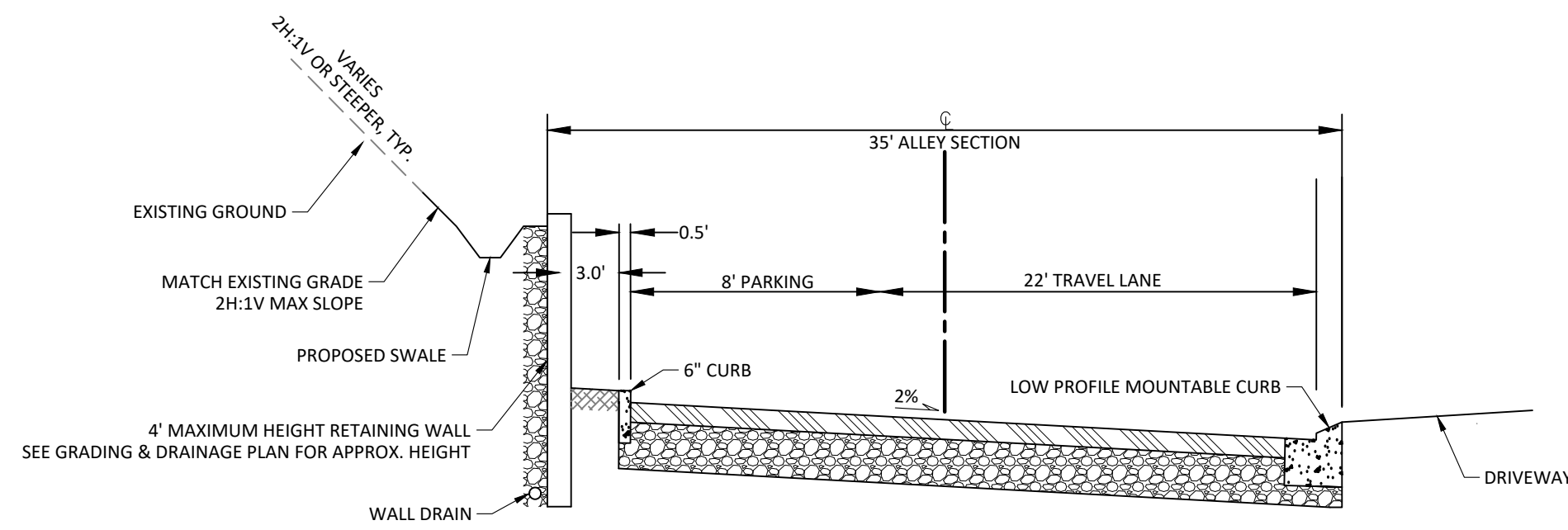
SHEET NO.
C1.0
JOB NO.
TAN-01



LAUGHLIN ROAD ROW
TYPICAL DIMENSIONS
 SCALE: 1" = 10'



ALLEY TYPICAL SECTION
 (LOOKING EAST)
 NTS



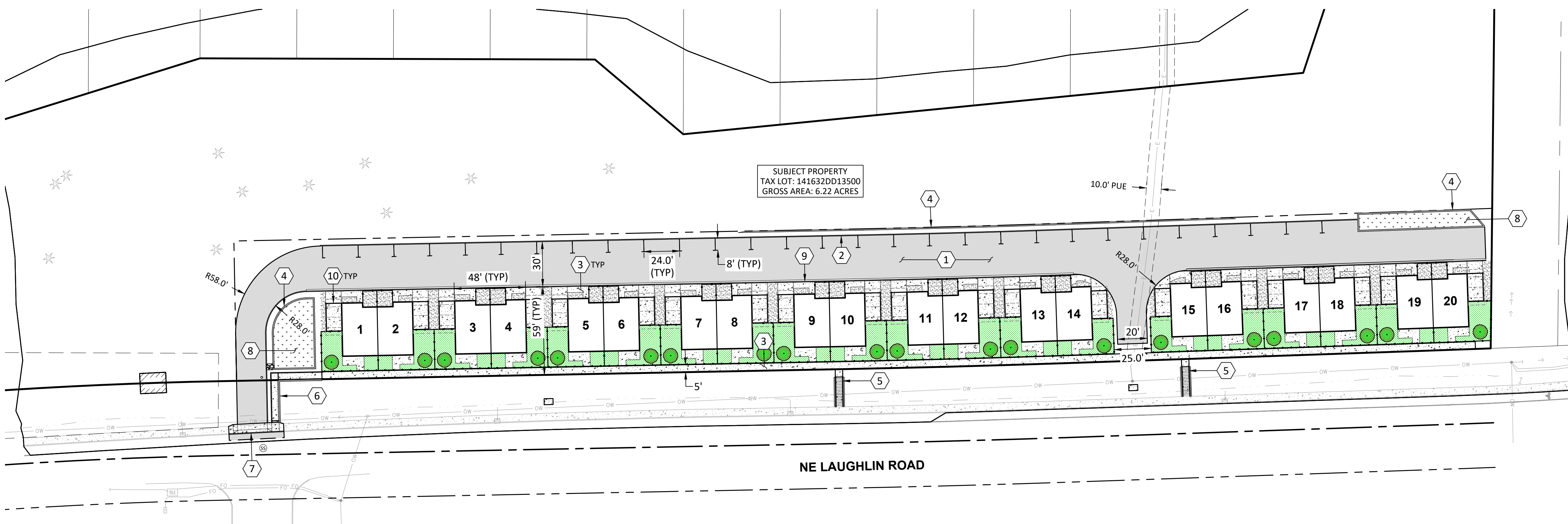
ALLEY TYPICAL SECTION W/ RETAINING WALL
 (LOOKING EAST)
 NTS

HATCH LEGEND

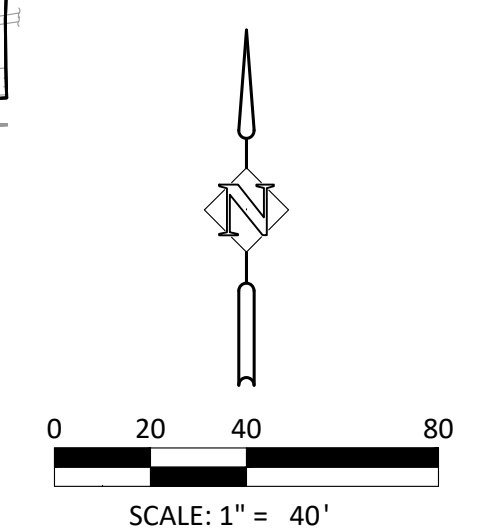
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- 2
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- 14

CONSTRUCTION NOTES:

- 1 AC PAVING SECTION.
- 2 6" CONCRETE CURB.
- 3 CONCRETE SIDEWALK. WIDTH NOTED ON PLAN.
- 4 RETAINING WALL.
- 5 STAIR AND HANDRAIL.
- 6 RAMP AND HANDRAIL.
- 7 CONCRETE DRIVEWAY APRON.
- 8 STORMWATER FACILITY.
- 9 LOW PROFILE MOUNTABLE CURB.
- 10 DRIVEWAY/CARPORT
- 11 PROPOSED FENCE
- 12 LANDSCAPING/DRAIN ROCK. SEE LANDSCAPING PLANS.
- 13 PROPOSED TURF LAWN. SEE LANDSCAPING PLANS.
- 14 PROPOSED TREE. SEE LANDSCAPING PLANS.



PRELIMINARY SITE PLAN
 SCALE: 1" = 40'



PRELIMINARY SITE PLAN
LAUGHLIN ROAD
 PRINEVILLE, OREGON

Harper Houf Peterson
Righelias Inc.
 ENGINEERS + PLANNERS
 LANDSCAPE ARCHITECTS + SURVEYORS
 250 NW Franklin Avenue, Suite 404, Bend, OR 97703
 phone: 541.318.1161 www.hhpr.com

REGISTERED PROFESSIONAL ENGINEER
 PRELIMINARY
 OREGON
 MAY 15, 2019
 NICOLAS G. SPEROS
 EXPIRES: 06/30/26

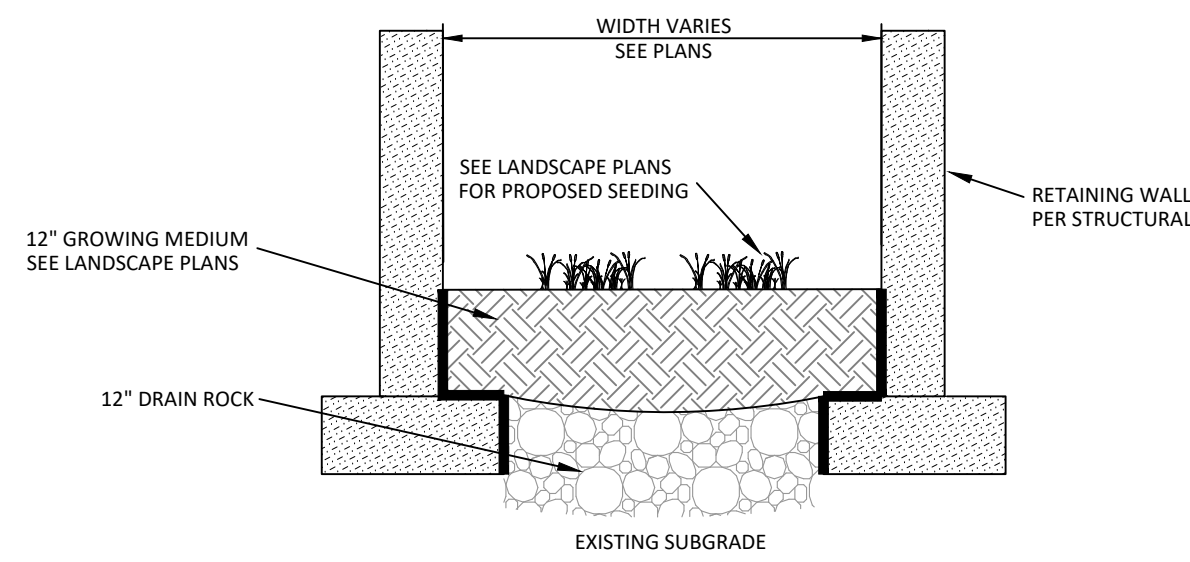
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SHEET NO. **C2.0**
 JOB NO. TAN-01

PRELIMINARY

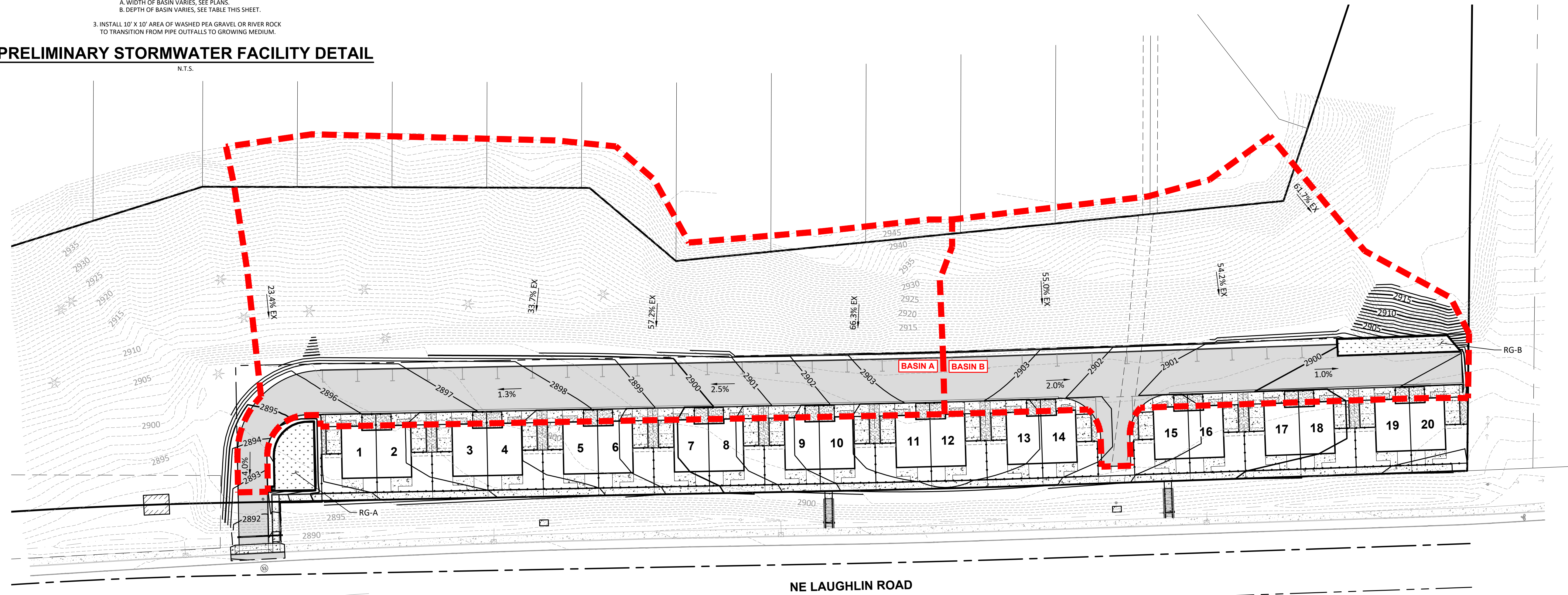
P:\03-Bend\TAN (Thistle and Nest)\TAN-01 (Laughlin Road)\DWG\Sheets\Land Use\TAN01-C2 Site Plan.dwg



1. PROVIDE PROTECTION FROM ALL VEHICLE TRAFFIC, EQUIPMENT STAGING, AND FOOT TRAFFIC IN PROPOSED INFILTRATION AREAS PRIOR TO, DURING, AND AFTER CONSTRUCTION.
2. DIMENSIONS:
A. WIDTH OF BASIN VARIES, SEE PLANS.
B. DEPTH OF BASIN VARIES, SEE TABLE THIS SHEET.
3. INSTALL 10' X 10' AREA OF WASHED PEA GRAVEL OR RIVER ROCK TO TRANSITION FROM PIPE OUTFALLS TO GROWING MEDIUM.

PRELIMINARY STORMWATER FACILITY DETAIL

N.T.S.



PRELIMINARY STORMWATER DESIGN:

BASIN A
STORMWATER FROM THE PRIVATE DRIVE AISLE AND EXISTING UPHILL VEGETATED SLOPE WILL FLOW ALONG THE SOUTHERN ALLEY GUTTER INTO A PROPOSED RAIN GARDEN, RG-A.

BASIN B
STORMWATER FROM THE PRIVATE DRIVE AISLE AND EXISTING UPHILL VEGETATED SLOPE WILL FLOW ALONG THE SOUTHERN ALLEY GUTTER INTO A PROPOSED RAIN GARDEN, RG-B.

ROOF AREAS (TYP)
STORMWATER FROM ROOF AREAS WILL BE COLLECTED AND PIPED FROM DOWNSPOUTS TO A SOAKAGE TRENCH WITHIN THE LOT BOUNDARY.

GRADING & DRAINAGE NOTES:

1. ALL PROPOSED ELEVATIONS/GRADES SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
2. STORMWATER MANAGEMENT FACILITY LOCATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
3. FINAL DRAINAGE FACILITIES DESIGN WILL BE IN ACCORDANCE WITH CITY OF PRINEVILLE STANDARDS.

LEGEND

- DRAINAGE BASIN BOUNDARY
- 2900 (P) CONTOUR
- 2901 (E) CONTOUR
- X.X% (P) SLOPE ARROW
- XXXX.XX FG FINISHED GRADE (CURB HEIGHT NOTED ON PLAN)

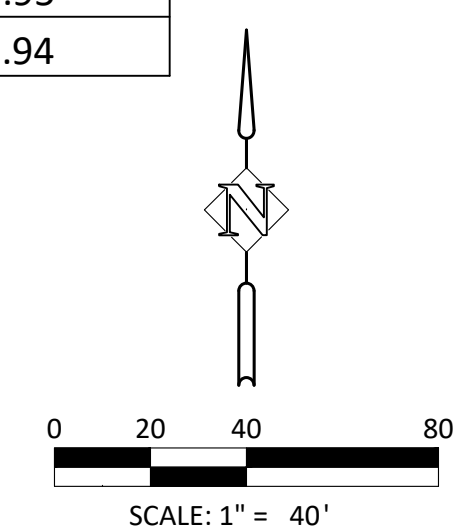
PRELIMINARY STORMWATER CALCULATIONS:

BASIN	FACILITY	BASIN AREA		CURVE NUMBER	2-YR/WATER QUALITY STORM		50-YR STORM		100-YR STORM		RAIN GARDEN AREA (SF)	WATER QUALITY STORM DEPTH (FT)	100-YR STORM DEPTH (FT)
		IMP (SF)	PER (SF)		VOLUME (CF)	FLOW RATE (CFS)	VOLUME (CF)	FLOW RATE (CFS)	VOLUME (CF)	FLOW RATE (CFS)			
A	RG-A	18,738	62,114	98 / 71	1,699	0.109	4,879	0.233	5,663	0.282	1,130 SF	0.96	3.95
B	RG-B	13,613	27,896	98 / 71	3,441	0.079	7,144	0.164	8,364	0.192	869 SF	0.89	2.94

NOTES:
 -WATER QUALITY EVENT ASSUMES NO INFILTRATION
 -DETENTION STORM ASSUMES 0.2 IN/HOUR INFILTRATION RATE
 -DETENTION STORM ASSUMES 6" FREEBOARD

PRELIMINARY GRADING & DRAINAGE PLAN

SCALE: 1" = 40'



PRELIMINARY GRADING & DRAINAGE PLAN
LAUGHLIN ROAD
 PRINEVILLE, OREGON

Harper Houf Peterson Righellis Inc.
 ENGINEERS • PLANNERS
 LANDSCAPE ARCHITECTS • SURVEYORS
 250 NW Franklin Avenue, Suite 404, Bend, OR 97703
 phone: 541.318.1161 www.hhp.com fax: 541.318.1141

REGISTERED PROFESSIONAL ENGINEER
 94,828
PRELIMINARY
 OREGON
 MAY 15, 2019
 NICOLAS G. SPEROS
 EXPIRES: 06/30/26

DESIGNED:	HHPR
DRAWN:	HHPR
CHECKED:	HHPR
DATE:	08.27.2024

DATE	NO.	DESCRIPTION

SHEET NO. **C3.0**
 JOB NO. TAN-01

P:\03-Bend\TAN (Thistle and Nest)\TAN-01 (Laughlin Road)\DWG\Sheets\Land Use\TAN01-C3 Grading & Drainage Plan.dwg

P:\03-Bend\TAN (Thisle and Nes)\TAN-01 (Laughlin Road)\DWGS\Sheets\Land Use\TAN01-C4_Utility Plan.dwg

WATER SERVICE NOTES:

- ① PROPOSED 8" CITY OF PRINEVILLE PUBLIC WATER MAIN INSTALLED BY OTHERS.
- ② HOT TAP EXISTING CITY OF PRINEVILLE PUBLIC WATER MAIN; CONNECT 8" PUBLIC WATER MAIN; INSTALL GATE VALVE.
- ③ DOMESTIC WATER SERVICE METER & VAULT PER CITY OF PRINEVILLE STANDARDS. SIZE TO BE DETERMINED.
- ④ DOMESTIC DCVA BACKFLOW DEVICE & VAULT PER CITY OF PRINEVILLE STANDARDS. SIZE TO BE DETERMINED.
- ⑤ FIRE HYDRANT ASSEMBLY PER CITY OF PRINEVILLE STANDARDS INSTALLED BY OTHERS.
- ⑥ CONNECT TO BUILDING DOMESTIC WATER SERVICE. COORDINATE WITH PLUMBING PLANS TO VERIFY LOCATION.

SANITARY SERVICE NOTES:

- ① 8" PUBLIC SANITARY SEWER MAIN. INSTALLED BY OTHERS.
- ② CONNECT 8" PUBLIC SANITARY SEWER MAIN TO EXISTING SANITARY SEWER MANHOLE. INSTALLED BY OTHERS.
- ③ PUBLIC SANITARY SEWER MANHOLE. INSTALLED BY OTHERS.
- ④ INSTALL 6" SANITARY SEWER SERVICE.
- ⑤ INSTALL 6" SANITARY SEWER CLEANOUT.
- ⑥ CONNECT TO BUILDING SANITARY SEWER SERVICE; COORDINATE WITH PLUMBING PLANS TO VERIFY LOCATION.



PRELIMINARY UTILITY PLAN
SCALE: 1" = 40'

PRELIMINARY

PRELIMINARY UTILITY PLAN
LAUGHLIN ROAD
PRINEVILLE, OREGON

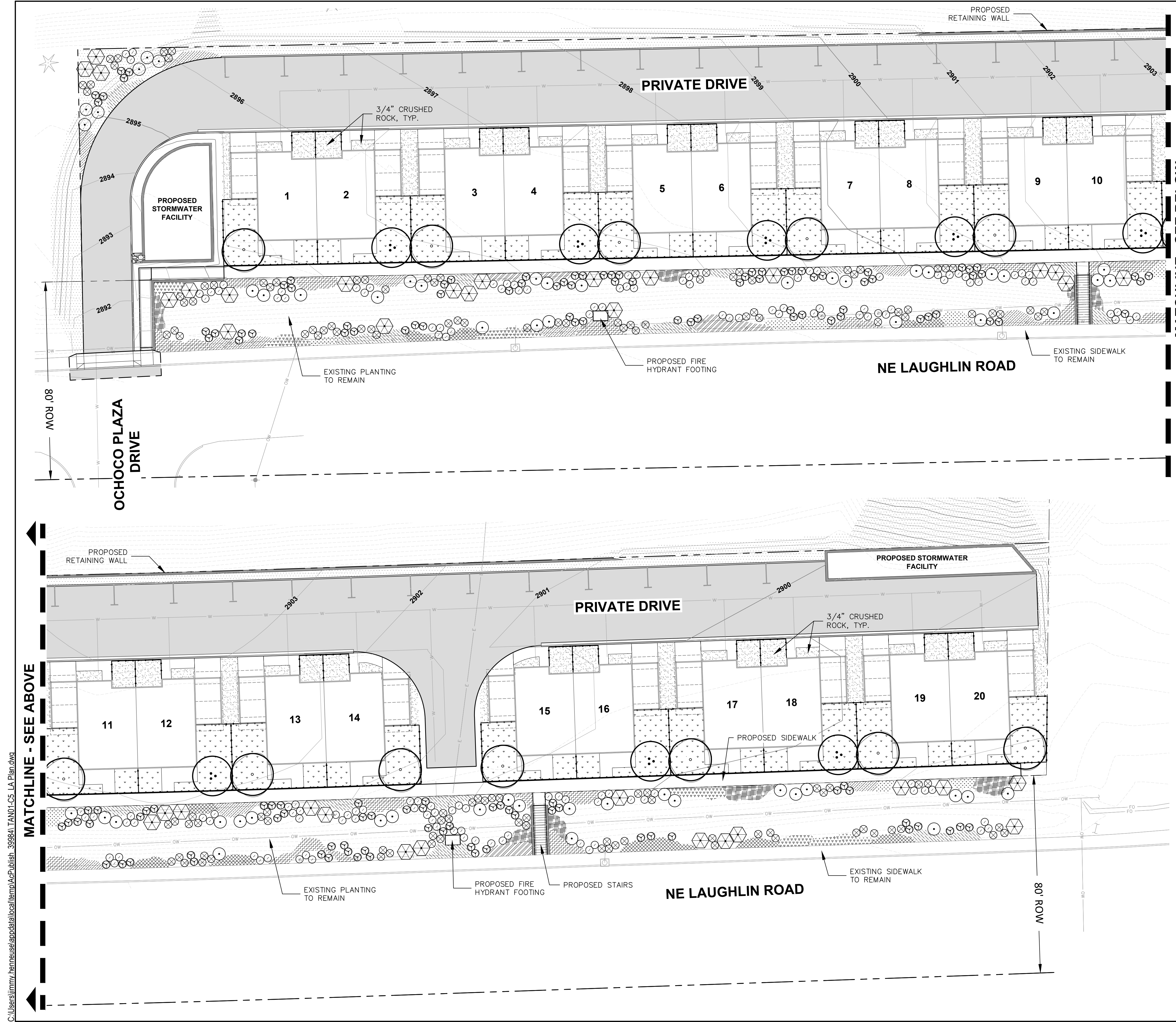
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Righelias Inc.
ENGINEERS * PLANNERS
LANDSCAPE ARCHITECTS * SURVEYORS
250 NW Franklin Avenue, Suite 404, Bend, OR 97703
phone: 541.318.1161 www.hhpr.com fax: 541.318.1141

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94,828
PRELIMINARY
OREGON
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NICOLAS G. SPEROS
EXPIRES: 06/30/26

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DATE	NO.	DESCRIPTION

SHEET NO.
C4.0
JOB NO.
TAN-01



PLANT SCHEDULE

TREES

12 *Acer x freemanii* - Freeman Maple
2" CAL. B&B, WELL BRANCHED

8 *Prunus maackii* - Amur Chokecherry
2" CAL. B&B, WELL BRANCHED

SHRUBS

138 *Artemisia tridentata ssp. wyomingensis* - Wyoming Sagebrush
1 GAL. CONT., FULL PLANTS, SPACING AS SHOWN

128 *Penstemon fruticosus* - Shrubby Penstemon
1 GAL. CONT., FULL PLANTS, SPACING AS SHOWN

55 *Garrya fremontii* - Fremont Silktassel
1 GAL. CONT., FULL PLANTS, SPACING AS SHOWN

134 *Salvia dorrii* - Purple Sage
1 GAL. CONT., FULL PLANTS, SPACING AS SHOWN

35 *Ribes aureum* - Golden Currant
1 GAL. CONT., FULL PLANTS, SPACING AS SHOWN

NATIVE GRASSES

272 *Deschampsia cespitosa* - Tufted Hairgrass
1 GAL. CONT., FULL PLANTS, 24" O.C.

69 *Pseudoroegneria spicata* - Bluebunch Wheatgrass
1 GAL. CONT., FULL PLANTS, 30" O.C.

PERENNIALS

274 *Achillea sp.* - Yarrow
1 GAL. CONT., FULL PLANTS, 15" O.C.

81 *Lupinus caudatus* - Tailcup Lupine
1 GAL. CONT., FULL PLANTS, 30" O.C.

377 *Balsamorhiza sagittata* - Arrowleaf Balsamroot
1 GAL. CONT., FULL PLANTS, 15" O.C.

105 *Aster douglasii* - Douglass aster
1 GAL. CONT., FULL PLANTS, 15" O.C.

GROUNDCOVER

111 *Arctostaphylos uva-ursi* - Kinnikinnick
1 GAL. CONT., FULL PLANTS, 24" O.C.

420 *Antennaria microphylla* - Rosy Pussytoes
4" POT. CONT., FULL PLANTS, 15" O.C.

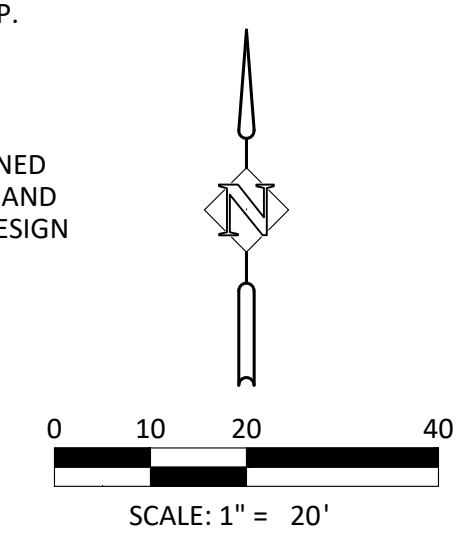
HYDRO-SEED MIX

PLS	%	LBS OF PLS/ 1000 SF
8,616 SF	SUNMARK SEEDS NATIVE EC MIX	
10	Hordeum brachyantherum	40%
10	Bromus carinatus	35%
30	Festuca rubra rubra	20%
25	Deschampsia cespitosa	3%
25	Agrostis exerata	2%
TOTAL		8.6 LBS

LAWN SEED MIX

LBS OF PLS/ 1000 SF	
9,757 SF	
LAWN MIXTURE	
60%	
40%	
TOTAL	
29 LBS	

- CONSTRUCTION NOTES:**
- PLACE 12" AMENDED TOPSOIL IN SHRUB AREAS, TYP.
 - PLACE 6" AMENDED TOP SOIL IN SEEDED AREAS, TYP.
 - PLACE 3" BARK MULCH DIRECTLY AROUND NEW PLANTINGS, TYP.
 - IRRIGATION SYSTEM SHALL BE CONTRACTOR DESIGNED AND INSTALLED. CONTRACTOR SHALL INSPECT SITE AND VERIFY CONDITIONS AND DIMENSIONS PRIOR TO DESIGN AND CONSTRUCTION.



LANDSCAPE PLAN
LAUGHLIN ROAD
PRINEVILLE, OREGON

Harper Houf Peterson
Righellis Inc.

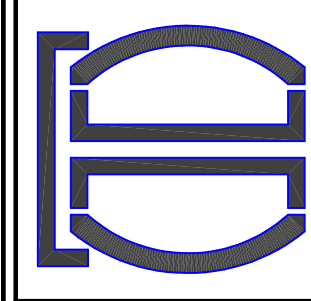
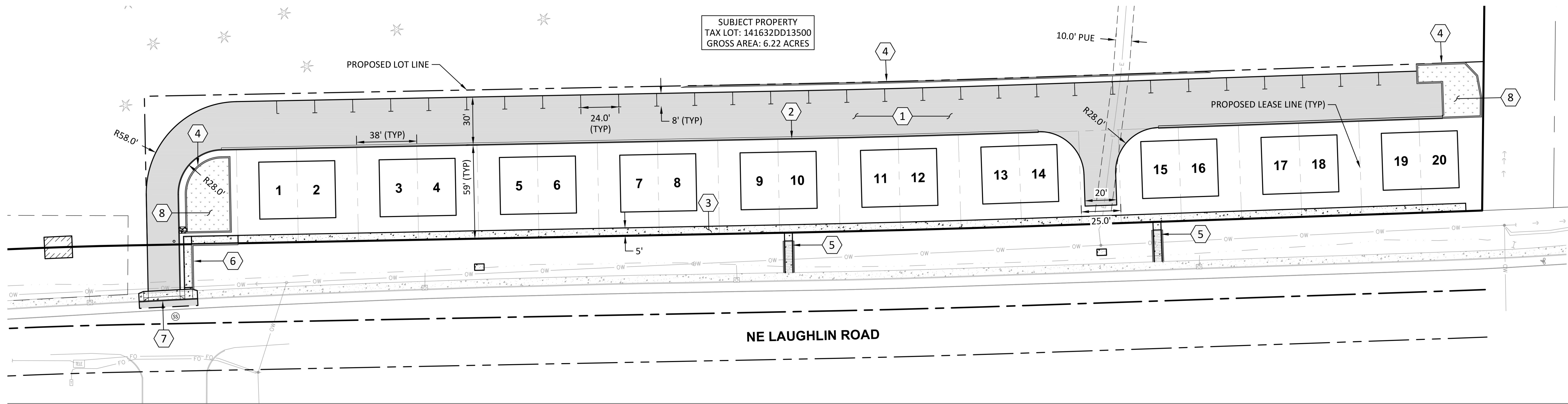
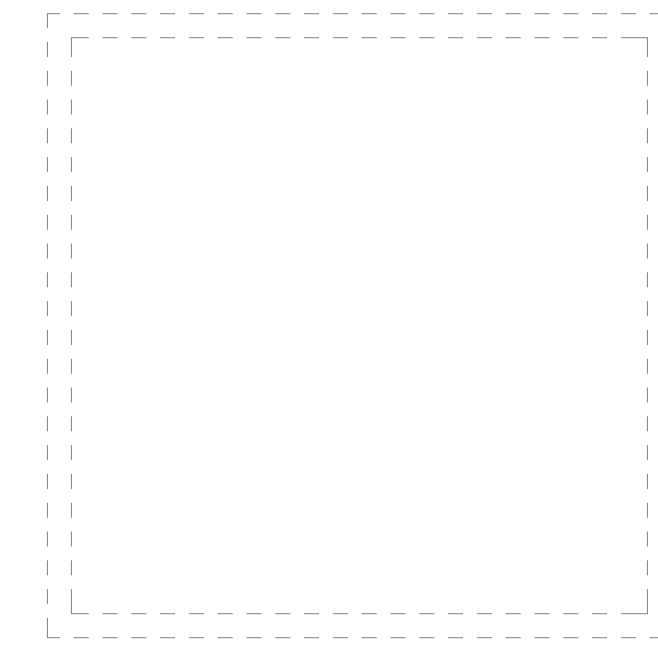
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LANDSCAPE ARCHITECTS + SURVEYORS
250 NW Franklin Avenue, Suite 404, Bend, OR 97703
phone: 541.318.1161 www.hhp.com

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PRELIMINARY
Daniel K. Chin
OREGON
LANDSCAPE ARCHITECT
02/08/13
EXPIRES: 02/28/25

DESIGNED:	DRAWN:	CHECKED:	DATE:
HHPR	HHPR	HHPR	MAY 2024

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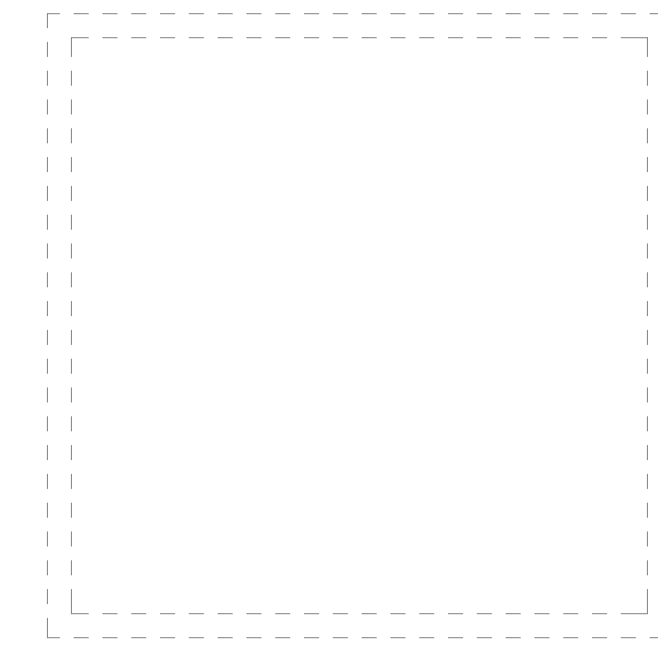
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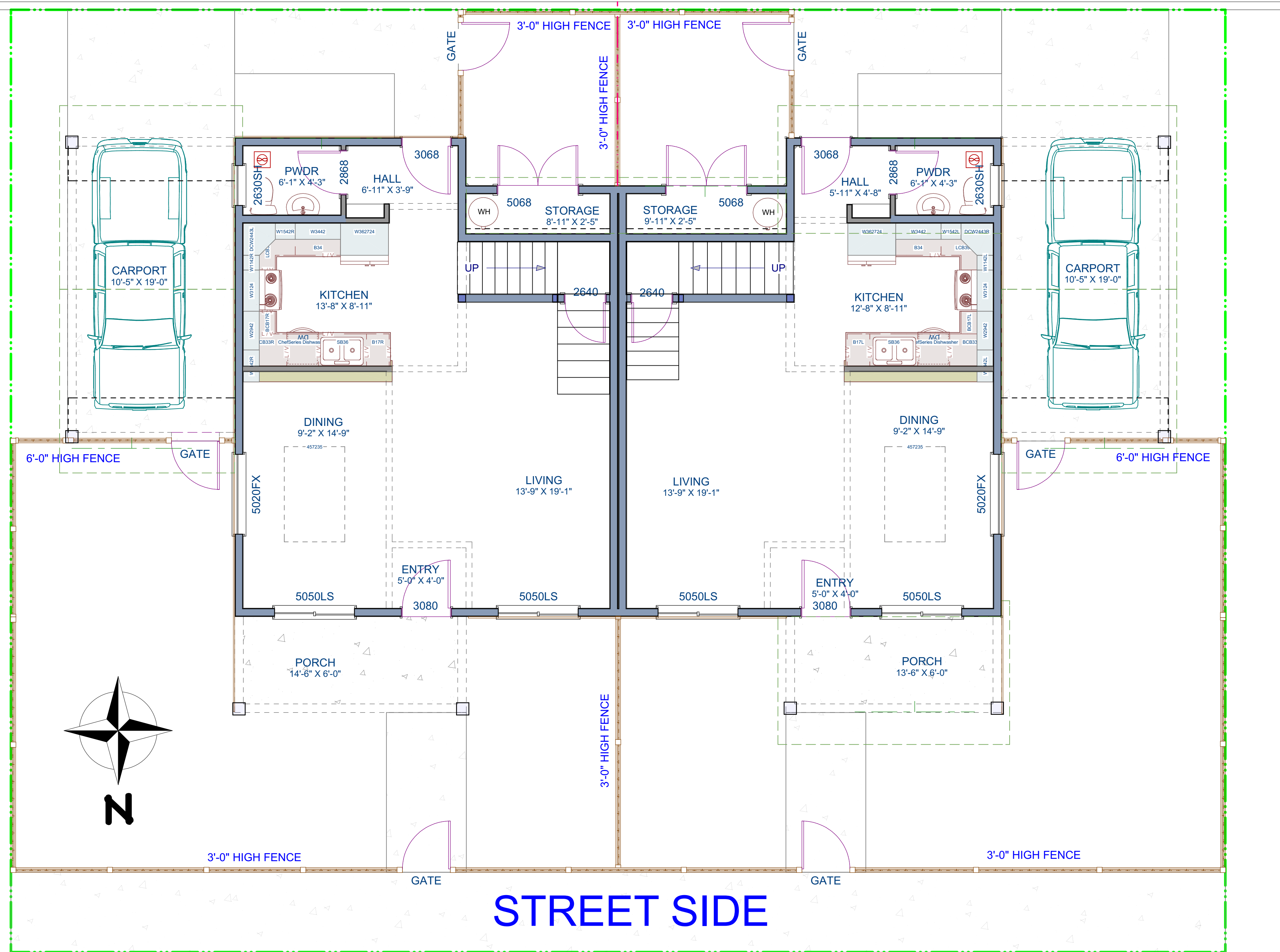
TROY DIMMITT DESIGN LLC
 1133 NW WALL ST. BEND, OREGON 97701
 troydimmitt@yahoo.com PHONE: (541) 815-1740

SOLACE ESTATES :
 PRINEVILLE, OREGON

SOLACE : 3_2_TWO STORY



PARKING SIDE



STREET SIDE

SITE PLAN

SCALE: 1/8" = 1'-0"

