

# TENTATIVE PLAN OF PARKVIEW ESTATES

SECTION 32T. 14S., R.16E., W.M.  
PRINEVILLE, CROOK COUNTY OREGON  
FEBRUARY, 2021



VICINITY MAP

### UTILITIES:

WATER	CITY OF PRINEVILLE
SEWER	CITY OF PRINEVILLE
SOLID WASTE	CITY OF PRINEVILLE
POWER	PACIFIC POWER & LIGHT
GAS	CASCADE NATURAL GAS
TELEPHONE	LUMEN - CENTURY LINK
CABLE	TDS - BENDBROADBAND

### OWNER - APPLICANT:

Name: ROGERS ENTERPRISES, LLC  
 Contact: WADE AND ANGELA ROGERS  
 Address: 9608 SW HAPPY DAYS LANE  
 POWELL BUTTE, OR. 97753  
 Phone: 541-408-0524 541-948-4801  
 Fax: 541-416-0684

### PLANNER-SURVEY-CIVIL ENGINEER:

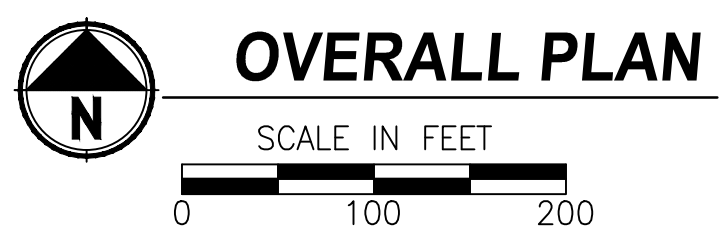
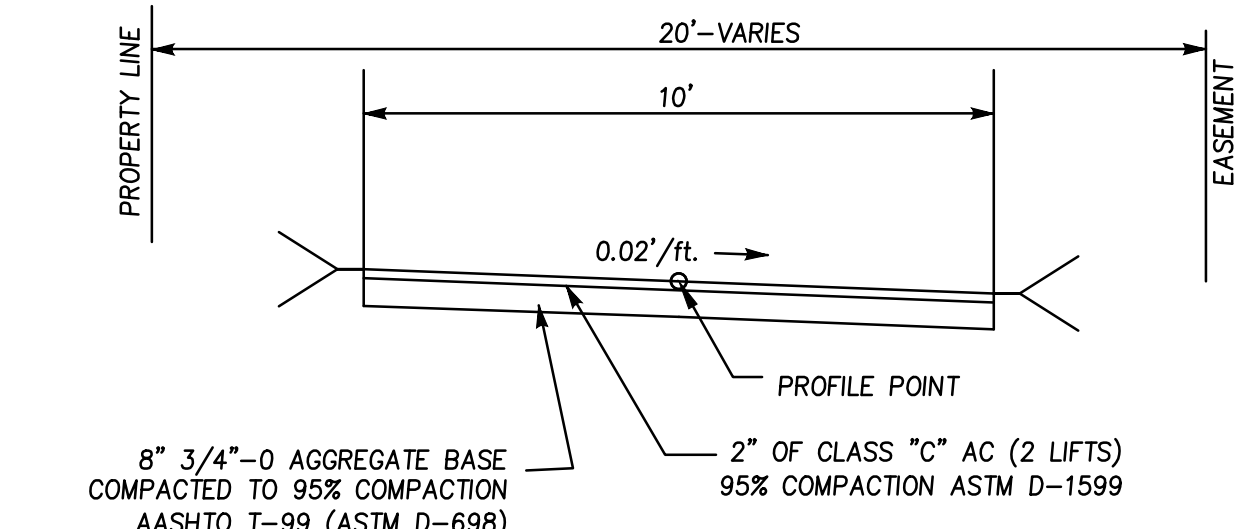
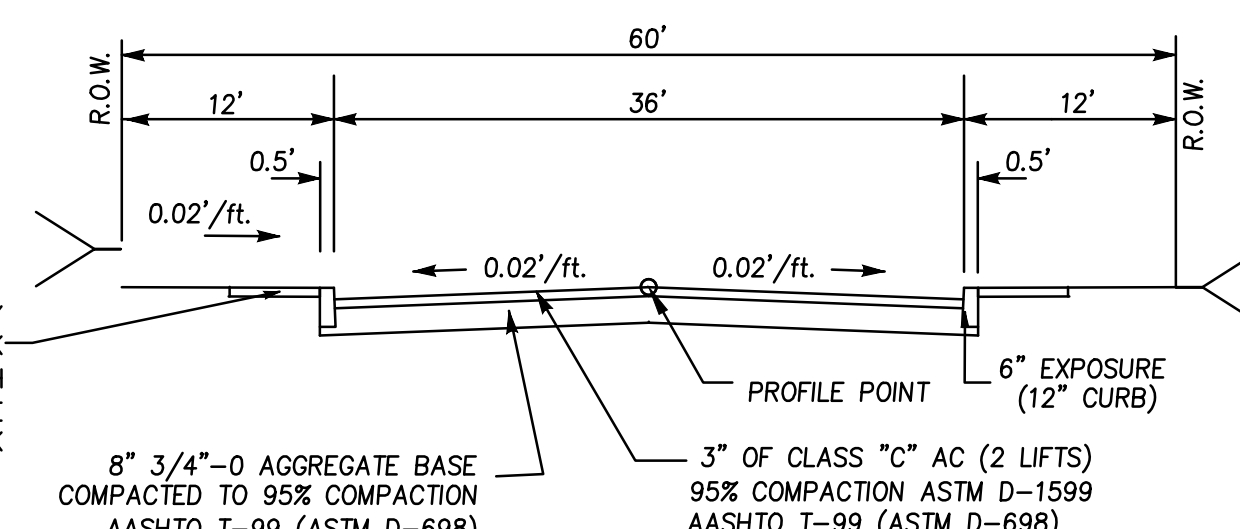
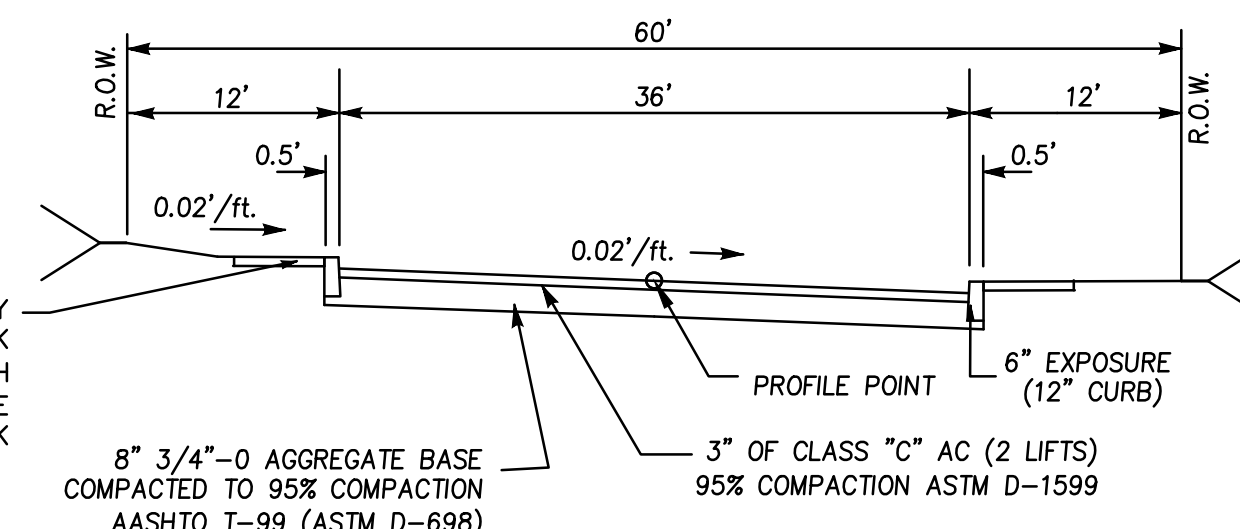
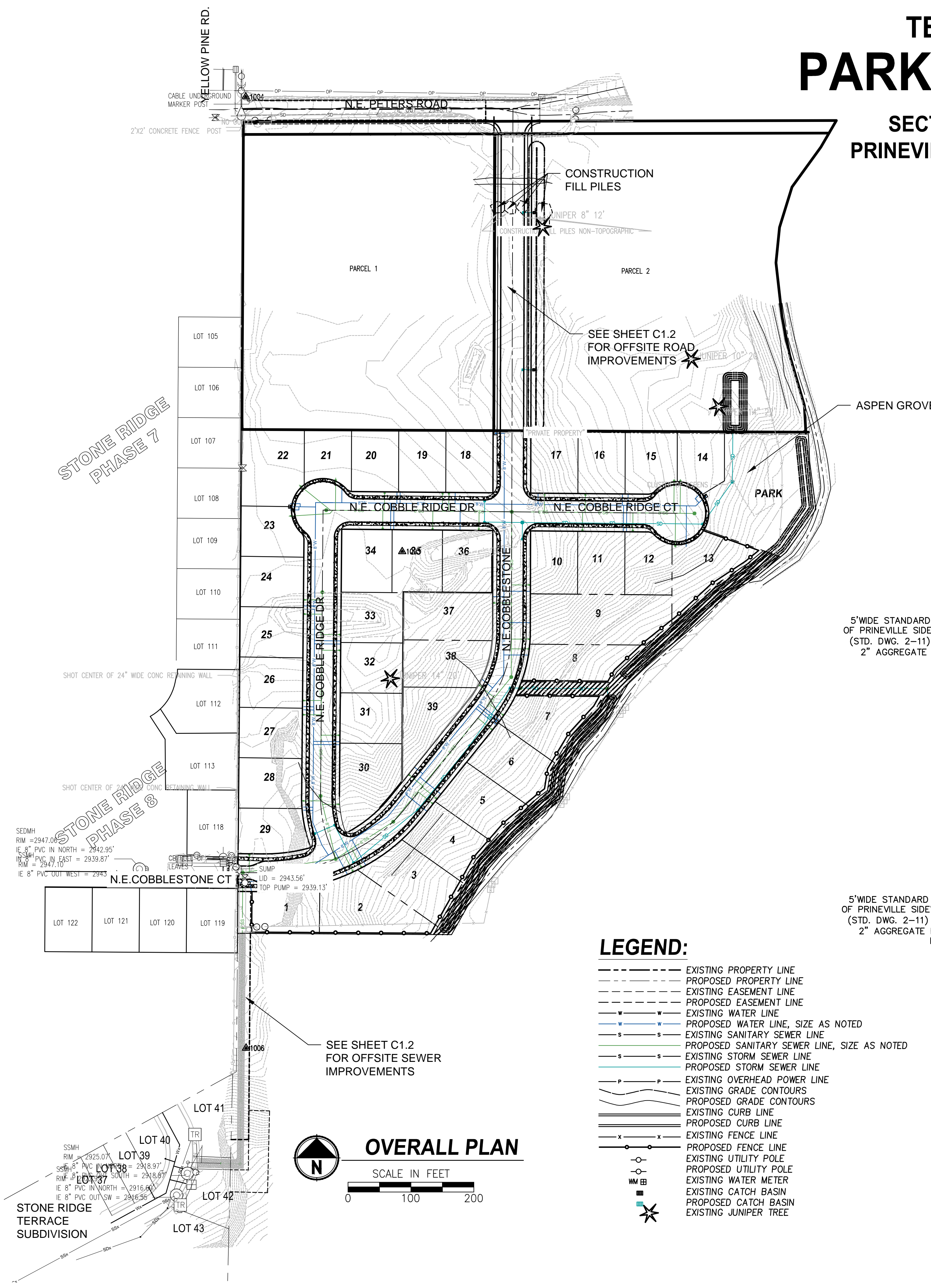
Name: PARAMETRIX  
 Contact: FRED KROON DAVE MUNSELL  
 Phone: 541-508-7567 541-508-7710

### ZONING

RS RESIDENTIAL

### SHEET LIST

SHEET NUMBER	SHEET TITLE
C1.0	TENTATIVE SUBDIVISION PLAN
C1.1	ON SITE IMPROVEMENTS
C1.2	OFF SITE IMPROVEMENTS
C2.0	EROSION AND SEDIMENT CONTROL AND STORM DRAIN PLAN



REVISIONS	DATE	BY

ONE INCH AT FULL SCALE. IF NOT SCALE ACCORDINGLY.

**Parametrix**  
 ENGINEERING - PLANNING - ENVIRONMENTAL SCIENCES  
 150 NW PACIFIC PARK LANE, SUITE 110 | BEND, OR 97701  
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 DESIGNED: [ ] DRAWN: [ ] CHECKED: [ ] APPROVED: [ ]  
 DATE: 02/21/21 JOB No: 297-8633-001

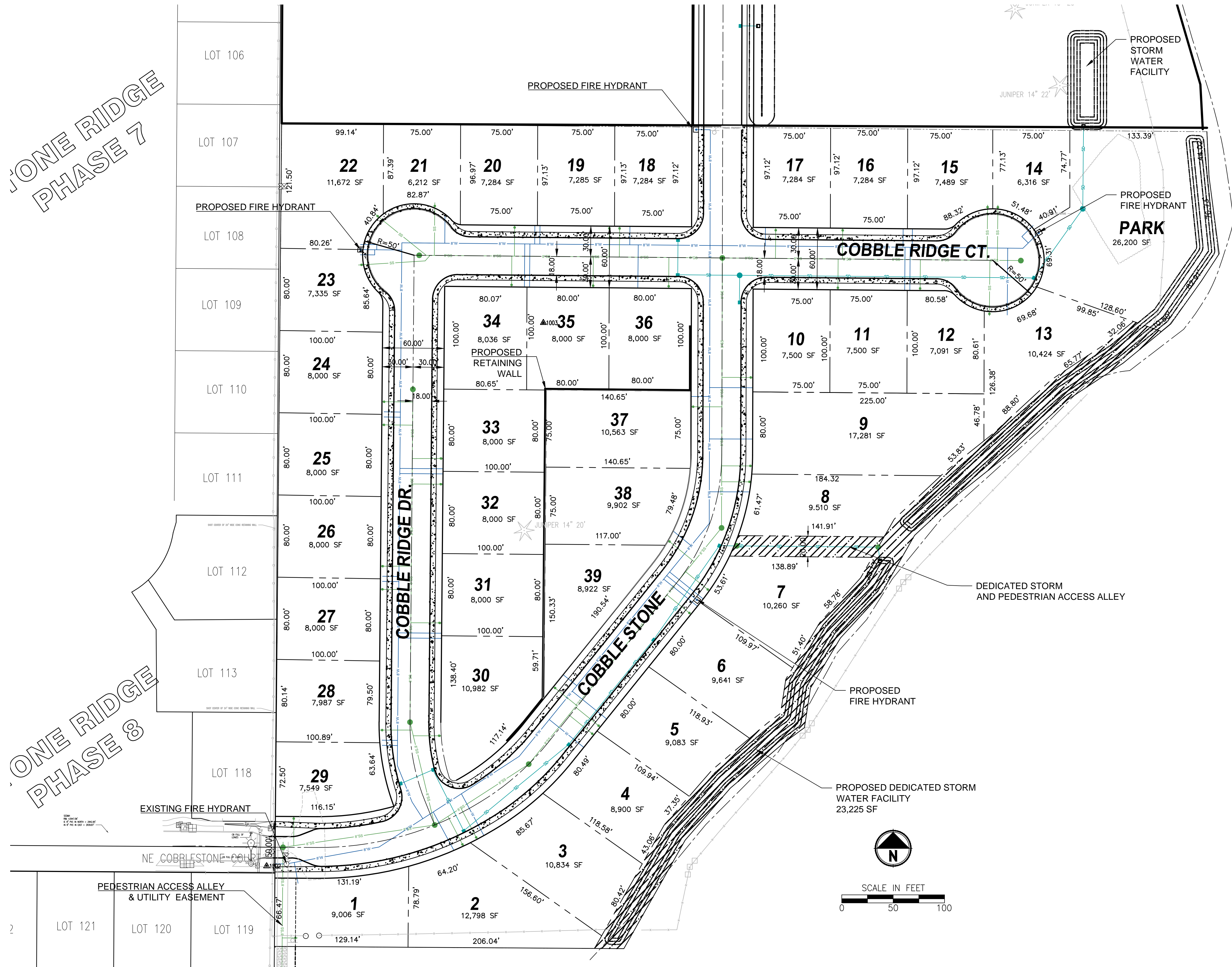
PROJECT NAME: **PARKVIEW ESTATES DEVELOPMENT**  
 ADDRESS: PETERS ROAD, PRINEVILLE, OREGON

**TENTATIVE SUBDIVISION PLAN**



ONE RIDGE  
PHASE 7

ONE RIDGE  
PHASE 8



REVISIONS	DATE	BY

ONE INCH  
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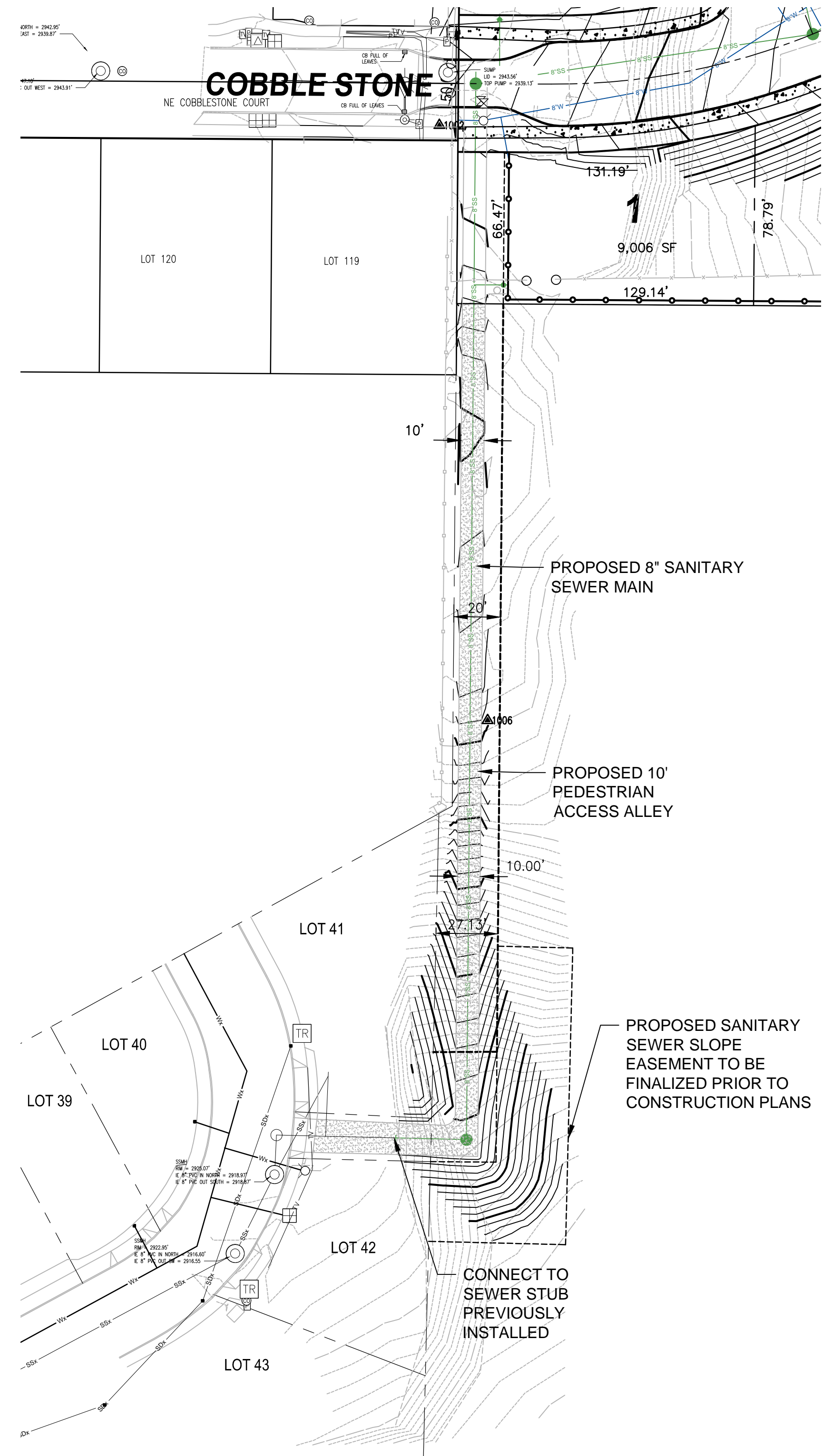
PROJECT NAME  
**PARKVIEW ESTATES  
DEVELOPMENT**  
PETERS ROAD, PRINEVILLE, OREGON

**TENTATIVE SUBDIVISION  
PLAN  
ON SITE IMPROVEMENTS**

DRAWING NO.  
2 OF 4  
**C1.1**

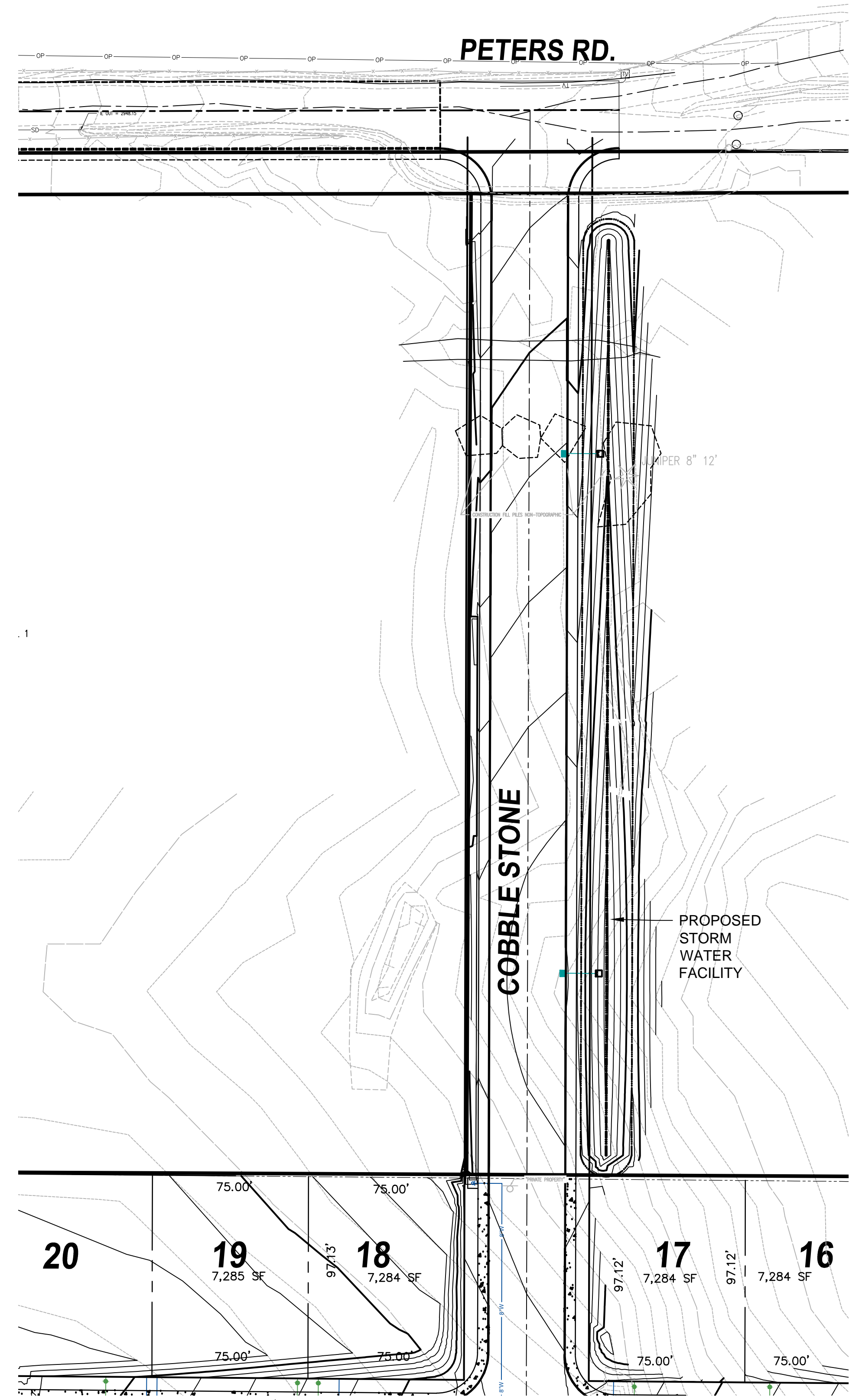
LAND USE DOCUMENTS  
NOT FOR CONSTRUCTION





**OFF SITE SEWER IMPROVEMENTS**

SCALE IN FEET  
0 40 80



**OFF SITE ROAD IMPROVEMENTS**

SCALE IN FEET  
0 40 80

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PETERS ROAD, PRINEVILLE, OREGON

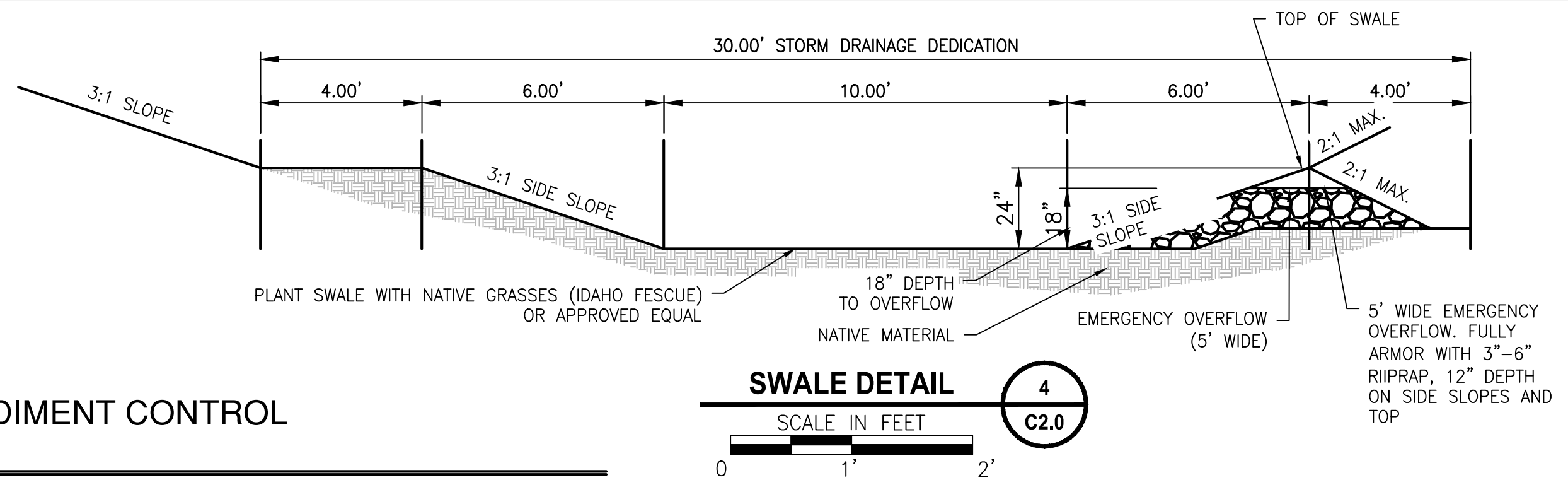
**TENTATIVE SUBDIVISION PLAN - OFF SITE IMPROVEMENTS**

DRAWING NO. 3 OF 4  
**C1.2**



**STORM DRAINAGE NOTES**

1. INSTALL TYPE 3 CATCH BASIN
2. INSTALL 60" WATER QUALITY MANHOLE
3. INSTALL 48" STORM MANHOLE
4. INSTALL 48" STORM MANHOLE
5. CONSTRUCT STORM OUT FALLOW SIZES REFERENCED, RIP-RAP SIZE PLACEMENT SPECIFICATIONS SECTION 31 37 00
5. CONSTRUCT STORM SWALE
6. CONSTRUCT STORM SWALE, DIMENSIONS NOTED ON FINAL CONSTRUCTION PLANS
7. INSTALL CHECK DAM



**STANDARD EROSION AND SEDIMENT CONTROL PLAN DRAWING NOTES**

1. HOLD A PRE-CONSTRUCTION MEETING OF PROJECT CONSTRUCTION PERSONNEL THAT INCLUDES THE INSPECTOR TO DISCUSS EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION LIMITS. (SCHEDULE A.8.C.I.(3))
2. ALL INSPECTIONS MUST BE MADE IN ACCORDANCE WITH DEQ 1200-C PERMIT REQUIREMENTS. (SCHEDULE A.12.B AND SCHEDULE B.1)
3. INSPECTION LOGS MUST BE KEPT IN ACCORDANCE WITH DEQ'S 1200-C PERMIT REQUIREMENTS. (SCHEDULE B.1.C AND B.2)
4. RETAIN A COPY OF THE ESCP AND ALL REVISIONS ON SITE AND MAKE IT AVAILABLE ON REQUEST TO DEQ, AGENT, OR THE LOCAL MUNICIPALITY. CURING INACTIVE PERIODS OF GREATER THAN SEVEN (7) CONSECUTIVE CALENDAR DAYS, THE ABOVE RECORDS MUST BE RETAINED BY THE PERMIT REGISTRANT BUT DO NOT NEED TO BE AT THE CONSTRUCTION SITE. (SCHEDULE B.2.C)
5. ALL PERMIT REGISTRANTS MUST IMPLEMENT THE ESCP. FAILURE TO IMPLEMENT ANY OF THE CONTROL MEASURES OR PRACTICES DESCRIBED IN THE ESCP IS A VIOLATION OF THE PERMIT. (SCHEDULE A.8.A)
6. THE ESCP MUST BE ACCURATE AND REFLECT SITE CONDITIONS. (SCHEDULE A.12.C.I)
7. SUBMISSION OF ALL ESCP REVISIONS IS NOT REQUIRED. SUBMITTAL OF THE ESCP REVISIONS IS ONLY UNDER SPECIFIC CONDITIONS. SUBMIT ALL NECESSARY REVISION TO DEQ OR AGENT WITH 10 DAYS. (SCHEDULE A.12.C.IV AND V)
8. PHASE CLEARING AND GRADING TO THE MAXIMUM EXTENT PRACTICAL TO PREVENT EXPOSED INACTIVE AREAS FROM BECOMING A SOURCE OF EROSION. (SCHEDULE A.7.A.III)
9. IDENTIFY, MARK, AND PROTECT (BY CONSTRUCTION FENCING OR OTHER MEANS) CRITICAL RIPARIAN AREAS AND VEGETATION INCLUDING IMPORTANT TREES AND ASSOCIATED ROOTING ZONES, AND VEGETATION AREAS TO BE PRESERVED. IDENTIFY VEGETATIVE BUFFER ZONES BETWEEN THE SITE AND SENSITIVE AREAS (E.G., WETLANDS), AND OTHER AREAS TO BE PRESERVED, ESPECIALLY IN PERIMETER AREAS. (SCHEDULE A.8.C.I.(1) AND (2))
10. PRESERVE EXISTING VEGETATION WHEN PRACTICAL AND RE-VEGETATE OPEN AREAS. RE-VEGETATE OPEN AREAS WHEN PRACTICABLE BEFORE AND AFTER GRADING OR CONSTRUCTION. IDENTIFY THE TYPE OF VEGETATIVE SEED MIX USED. (SCHEDULE A.7.A.V)
11. MAINTAIN AND DELINEATE ANY EXISTING NATURAL BUFFER WITHIN THE 50-FOOT OF WATERS OF THE STATE. (SCHEDULE A.7.B.I. AND (2)(A)(B))
12. INSTALL PERIMETER SEDIMENT CONTROL, INCLUDING STORM DRAIN INLET PROTECTION AS WELL AS ALL SEDIMENT BASINS, TRAPS, AND BARRIERS PRIOR TO LAND DISTURBANCE. (SCHEDULE A.8.C.I.(5))
13. CONTROL BOTH PEAK FLOW RATES AND STORMWATER VOLUME, TO MINIMIZE EROSION AT OUTLETS AND DOWNSTREAM CHANNELS AND STREAMBANKS. (SCHEDULE A.7.C)
14. CONTROL SEDIMENT AS NEEDED ALONG THE SITE PERIMETER AND AT ALL OPERATIONAL INTERNAL STORM DRAIN INLETS AT ALL TIMES DURING CONSTRUCTION, BOTH INTERNALLY AND AT THE SITE BOUNDARY. (SCHEDULE A.7.D.I)
15. ESTABLISH CONCRETE TRUCK AND OTHER CONCRETE EQUIPMENT WASHOUT AREAS BEFORE BEGINNING CONCRETE WORK. (SCHEDULE A.8.C.I.(6))
16. APPLY TEMPORARY AND/OR PERMANENT SOIL STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS AS GRADING PROGRESSES. TEMPORARY OR PERMANENT STABILIZATION MEASURES ARE NOT REQUIRED FOR AREAS THAT ARE INTENDED TO BE LEFT UNVEGETATED, SUCH AS DIRT ACCESS ROADS OR UTILITY POLE PADS. (SCHEDULE A.8.C.II.(3))
17. ESTABLISH MATERIAL AND WASTE STORAGE AREAS, AND OTHER NON-STORMWATER CONTROLS. (SCHEDULE A.8.C.I.(6))
18. PREVENT TRACKING OF SEDIMENT ONTO PUBLIC OR PRIVATE ROADS USING BMPs SUCH AS: GRAVELED (OR PAVED) EXITS AND PARKING AREAS, GRAVEL ALL UNPAVED ROADS LOCATED ONSITE, OR USE AN EXIT TIRE WASH. THESE BMPs MUST BE IN PLACE PRIOR TO LAND-DISTURBING ACTIVITIES. (SCHEDULE A.7.D.II AND A.8.C.II.(4))
19. WHEN TRUCKING SATURATED SOILS FROM THE SITE, EITHER USE WATER-TIGHT TRUCKS OR DRAIN LOADS ON SITE. (SCHEDULE A.7.D.II(5))
20. CONTROL PROHIBITED DISCHARGES FROM LEAVING THE CONSTRUCTION SITE, I.E., CONCRETE WASH-OUT, WASTEWATER FROM CLEANOUT OF STUCCO, PAINT AND CURING COMPOUNDS. (SCHEDULE A.6)
21. USE BMPs TO PREVENT OR MINIMIZE STORMWATER EXPOSURE TO POLLUTANTS FROM SPILLS; VEHICLE AND EQUIPMENT FUELING, MAINTENANCE, AND STORAGE; OTHER CLEANING AND MAINTENANCE ACTIVITIES; AND WASTE HANDLING ACTIVITIES. THESE POLLUTANTS INCLUDE FUEL, HYDRAULIC FLUID, AND OTHER OILS FROM VEHICLES AND MACHINERY, AS WELL AS DEBRIS, FERTILIZER, PESTICIDES AND HERBICIDES, PAINTS, SOLVENTS, CURING COMPOUNDS AND ADHESIVES FROM CONSTRUCTION OPERATIONS. (SCHEDULE A.7.E.I.(2))
22. IMPLEMENT THE FOLLOWING BMPs WHEN APPLICABLE: WRITTEN SPILL PREVENTION AND RESPONSE PROCEDURES, EMPLOYEE TRAINING ON SPILL PREVENTION AND PROPER DISPOSAL PROCEDURES, SPILL KITS IN ALL VEHICLES, REGULAR MAINTENANCE SCHEDULE FOR VEHICLES AND MACHINERY, MATERIAL DELIVERY AND STORAGE CONTROLS, TRAINING AND SIGNAGE, AND COVERED STORAGE AREAS FOR WASTE AND SUPPLIES. (SCHEDULE A.7.E.III)
23. USE WATER, SOIL-BINDING AGENT OR OTHER DUST CONTROL TECHNIQUE AS NEEDED TO AVOID WIND-BLOWN SOIL. (SCHEDULE A.7.A.IV)
24. THE APPLICATION RATE OF FERTILIZERS USED TO REESTABLISH VEGETATION MUST FOLLOW MANUFACTURER'S RECOMMENDATIONS TO MINIMIZE NUTRIENT RELEASES TO SURFACE WATERS. EXERCISE CAUTION WHEN USING TIME-RELEASE FERTILIZERS WITHIN ANY WATERWAY RIPARIAN ZONE. (SCHEDULE A.9.B.III)
25. IF AN ACTIVE TREATMENT SYSTEM (FOR EXAMPLE, ELECTRO-COAGULATION, FLOCCULATION, FILTRATIONS, ETC.) FOR SEDIMENT OR OTHER POLLUTANT REMOVAL IS EMPLOYED, SUBMIT AN OPERATION AND MAINTENANCE PLAN (INCLUDING SYSTEM SCHEMATIC, LOCATION OF SYSTEM, LOCATION OF INLET, LOCATION OF DISCHARGE, DISCHARGE DISPERSION DEVICE DESIGN, AND A SAMPLING PLAN AND FREQUENCY) BEFORE OPERATION THE TREATMENT SYSTEM. OBTAIN PLAN APPROVAL BEFORE OPERATION THE TREATMENT SYSTEM. OPERATE AND MAINTAIN THE TREATMENT SYSTEM ACCORDING TO MANUFACTURER'S SPECIFICATIONS. (SCHEDULE A.9.D)
26. TEMPORARILY STABILIZE SOILS AT THE END OF THE SHIFT BEFORE HOLIDAYS AND WEEKENDS, IF NEEDED. THE REGISTRANT IS RESPONSIBLE FOR ENSURING THAT SOILS ARE STABLE DURING RAIN EVENTS AT ALL TIMES OF THE YEAR. (SCHEDULE A.7.B)
27. AS NEEDED BASED ON WEATHER CONDITIONS, AT THE END OF EACH WORKDAY SOIL STOCKPILES MUST BE STABILIZED OR COVERED, OR OTHER BMPs MUST BE IMPLEMENTED TO PREVENT DISCHARGES TO SURFACE WATERS OR CONVEYANCE SYSTEMS LEADING TO SURFACE WATERS. (SCHEDULE A.7.E.II.(2))
28. CONSTRUCTION ACTIVITIES MUST AVOID OR MINIMIZE EXCAVATION AND CREATION OF BARE GROUND DURING WET WEATHER. (SCHEDULE A.7.A.I)
29. SEDIMENT FENCE: REMOVE TRAPPED SEDIMENT BEFORE IT REACHES ONE THIRD OF THE ABOVE GROUND FENCE HEIGHT AND BEFORE FENCE REMOVAL. (SCHEDULE A.9.C.I)
30. OTHER SEDIMENT BARRIERS (SUCH AS BIOBAGS): REMOVE SEDIMENT BEFORE IT REACHES TWO INCHES DEPTH ABOVE GROUND HEIGHT AND BEFORE BMP REMOVAL. (SCHEDULE A.9.C.I)
31. CATCH BASINS: CLEAN BEFORE RETENTION CAPACITY HAS BEEN REDUCED BY FIFTY PERCENT. SEDIMENT BASINS AND SEDIMENT TRAPS: REMOVE TRAPPED SEDIMENTS BEFORE DESIGN CAPACITY HAS BEEN REDUCED BY FIFTY PERCENT AND AT COMPLETION OF PROJECT. (SCHEDULE A.9.C.II & IV)
32. WITHIN 24 HOURS, SIGNIFICANT SEDIMENT THAT HAS LEFT THE CONSTRUCTION SITE, MUST BE REMEDIATED. INVESTIGATE THE CAUSE OF THE SEDIMENT RELEASE AND IMPLEMENT STEPS TO PREVENT A RECURRENCE OF THE DISCHARGE WITHIN THE SAME 24 HOURS. ANY IN-STREAM CLEAN UP OF SEDIMENT SHALL BE PERFORMED ACCORDING TO THE OREGON DIVISION OF STATE LANDS REQUIRED TIMEFRAME. (SCHEDULE A.9.B.I)
33. THE INTENTIONAL WASHING OF SEDIMENT INTO STORM SEWERS OR DRAINAGE WAYS MUST NOT OCCUR. VACUUMING OR DRY SWEEPING AND MATERIAL PICKUP MUST BE USED TO CLEANUP RELEASED SEDIMENTS. (SCHEDULE A.9.B.II)
34. THE ENTIRE SITE MUST BE TEMPORARILY STABILIZED USING VEGETATION OR A HEAVY MULCH LAYER. TEMPORARY SEEDING, OR OTHER METHOD SHOULD ALL CONSTRUCTION ACTIVITIES CEASE FOR 30 DAYS OR MORE. (SCHEDULE A.7.F.I)
35. PROVIDE TEMPORARY STABILIZATION FOR THAT PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES CEASE FOR 14 DAYS OR MORE WITH A COVERING OF BLOWN STRAW AND A TACKIFIER, LOOSE STRAW, OR AN ADEQUATE COVERING OF COMPOST MULCH UNTIL WORK RESUMES ON THAT PORTION OF THE SITE. (SCHEDULE A.7.F.II)
36. DO NOT REMOVE TEMPORARY SEDIMENT CONTROL PRACTICES UNTIL PERMANENT VEGETATION OR OTHER COVER OF EXPOSED AREAS IS ESTABLISHED. ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED, ALL TEMPORARY EROSION CONTROLS AND RETAINED SOILS MUST BE REMOVED AND DISPOSED OF PROPERLY, UNLESS DOING SO CONFLICTS WITH LOCAL REQUIREMENTS. (SCHEDULE A.8.C.II.(1) AND d.3.C.II AND III)

**BMP MATRIX FOR CONSTRUCTION**

REFER TO DEQ GUIDANCE MANUAL FOR A COMPREHENSIVE LIST OF AVAILABLE BMP'S.

BMPs	CLEARING	MASS GRADING	UTILITY INSTALLATION	STREET CONSTRUCTION	FINAL STABILIZATION	WET WEATHER (OCT. 1 - MAY 31ST)
BIOBAGS						
BIOSWALES						
CHECK DAMS						
COMPOST BERM						
COMPOST BLANKETS						
COMPOST SOCKS						
CONCRETE TRUCK WASHOUT	"X"	X	X	X	X	X
CONSTRUCTION ENTRANCE	"X"	X	X	X	X	
DEWATERING (TREATMENT LOCATION, SCHEMATIC, & SAMPLING PLAN REQUIRED)						
DRAINAGE SWALES						
EARTH DIKES (STABILIZED)						
ENERGY DISSIPATORS						
EROSION CONTROL BLANKETS & MATS (SPECIFY TYPE)						
HYDROSEEDING						
INLET PROTECTION	"X"	X	X	X	X	X
MULCHES (SPECIFY TYPE)						
MYCORRHIZAE/ BIOFILTERS						
NATURAL BUFFER ZONE						
ORANGE FENCING (PROTECTING SENSITIVE/PRESERVED AREAS)						
OUTLET PROTECTION						
PERMANENT SEEDING AND PLANTING						
PIPE SLOPE DRAINS						
PLASTIC SHEETING	"X"	X	X	X	X	X
PRESERVE EXISTING VEGETATION	"X"	X	X	X	X	X
SEDIMENT FENCING	"X"	X	X	X	X	X
SEDIMENT BARRIER						
SEDIMENT TRAP						
SODDING						
SOIL TACKIFIERS						
STORM DRAIN INLET PROTECTION						
STRAW WATTLES (OR OTHER MATERIALS)						
TEMPORARY DIVERSION DIKES						
TEMPORARY OR PERMANENT SEDIMENTATION BASINS						
TEMPORARY SEEDING AND PLANTING						
TREATMENT SYSTEM (O & M PLAN REQUIRED)						
UNPAVED ROADS GRAVELED OR OTHER BMP ON THE ROAD						
VEGETATIVE BUFFER STRIPS						

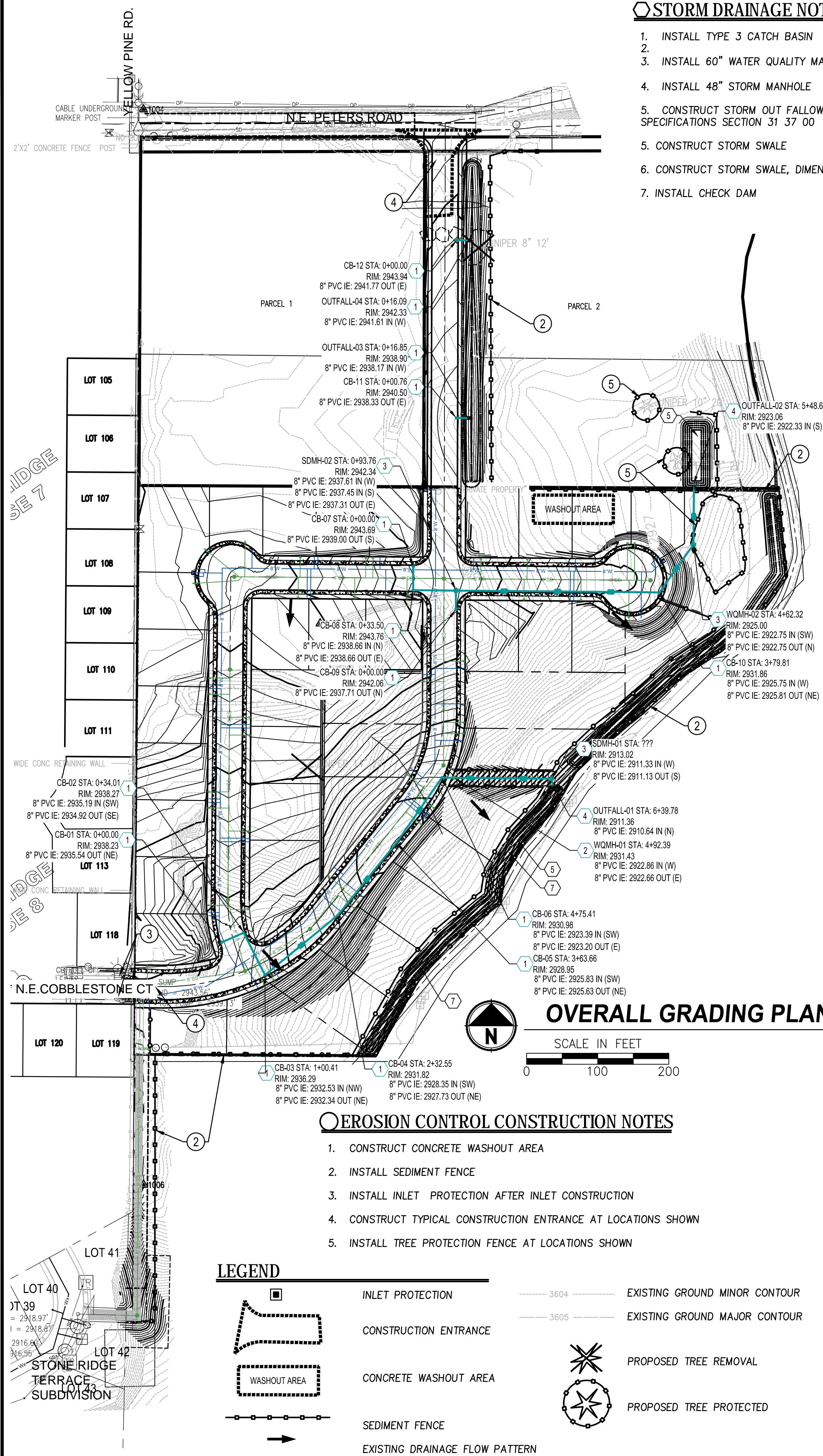
SITE CONDITION	MINIMUM FREQUENCY
1. ACTIVE PERIOD	WEEKLY WHEN STORMWATER RUNOFF, INCLUDING RUNOFF FROM SNOW MELT, IS OCCURRING.  AT LEAST ONCE EVERY MONTH, REGARDLESS OF WHETHER STORMWATER RUNOFF IS OCCURRING.
2. PRIOR TO THE SITE BECOMING INACTIVE OR IN ANTICIPATION OF SITE INACCESSIBILITY.	ONCE TO ENSURE THAT EROSION AND SEDIMENT CONTROL MEASURES ARE IN WORKING ORDER. ANY NECESSARY MAINTENANCE AND REPAIR MUST BE MADE PRIOR TO LEAVING THE SITE.
3. INACTIVE PERIODS GREATER THAN FOURTEEN (14) CONSECUTIVE CALENDAR DAYS.	ONCE EVERY MONTH.
4. PERIODS DURING WHICH THE SITE IS INACCESSIBLE DUE TO INCLEMENT WEATHER.	IF PRACTICAL, INSPECTIONS MUST OCCUR DAILY AT A RELEVANT AND ACCESSIBLE DISCHARGE POINT OR DOWNSTREAM LOCATION.
5. PERIODS DURING WHICH DISCHARGE IS UNLIKELY DUE TO FROZEN CONDITIONS.	MONTHLY. RESUME MONITORING IMMEDIATELY UPON MELT, OR WHEN WEATHER CONDITIONS MAKE DISCHARGES LIKELY.

- \* HOLD A PRE-CONSTRUCTION MEETING OF PROJECT CONSTRUCTION PERSONNEL THAT INCLUDES THE INSPECTOR TO DISCUSS EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION LIMITS.
- \* ALL INSPECTIONS MUST BE MADE IN ACCORDANCE WITH DEQ'S 1200-CN PERMIT REQUIREMENTS.
- \* INSPECTION LOGS MUST BE KEPT IN ACCORDANCE WITH DEQ'S 1200-CN PERMIT REQUIREMENTS.
- \* RETAIN A COPY OF THE ESCP AND ALL REVISIONS ON SITE AND MAKE IT AVAILABLE ON REQUEST TO DEQ, AGENT, OR THE LOCAL MUNICIPALITY. DURING INACTIVE PERIODS OF GREATER THAN SEVEN (7) CONSECUTIVE CALENDAR DAYS, RETAIN THE ESCP AT THE CONSTRUCTION SITE OR AT ANOTHER LOCATION.

**ATTENTION EXCAVATORS:**

OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THESE RULES FROM THE CENTER BY CALLING 503-232-1987. IF YOU HAVE ANY QUESTIONS ABOUT THE RULES, YOU MAY CONTACT THE CENTER. YOU MUST NOTIFY THE CENTER AT LEAST TWO BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION. CALL 503-246-6699.

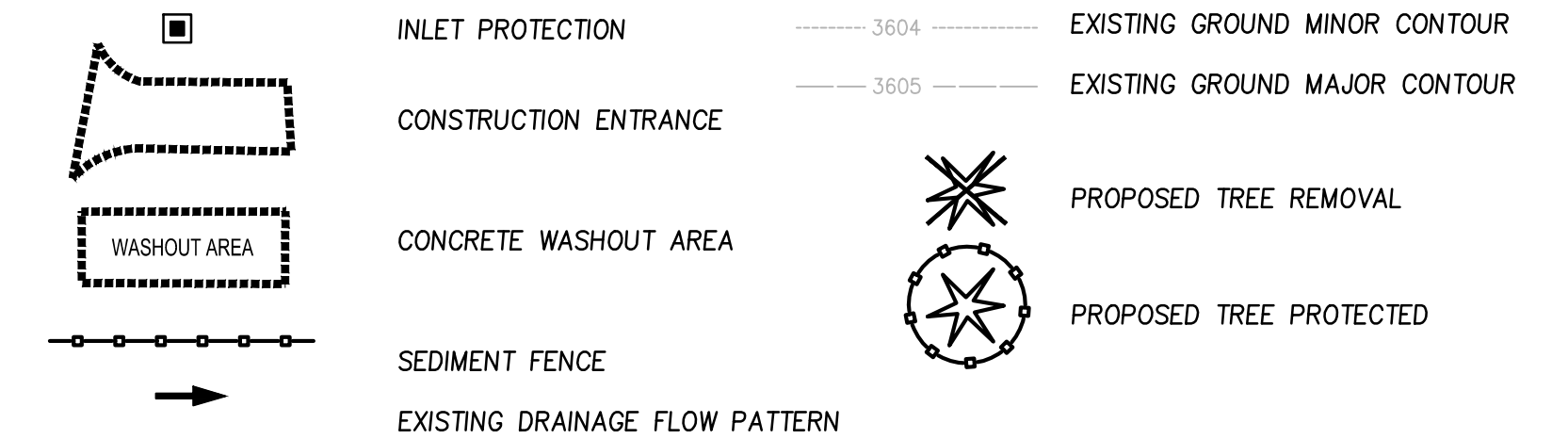
**LAND USE DOCUMENTS NOT FOR CONSTRUCTION**



**EROSION CONTROL CONSTRUCTION NOTES**

1. CONSTRUCT CONCRETE WASHOUT AREA
2. INSTALL SEDIMENT FENCE
3. INSTALL INLET PROTECTION AFTER INLET CONSTRUCTION
4. CONSTRUCT TYPICAL CONSTRUCTION ENTRANCE AT LOCATIONS SHOWN
5. INSTALL TREE PROTECTION FENCE AT LOCATIONS SHOWN

**LEGEND**



PLOTTED BY: munsedov DATE: Thursday, June 03, 2021 11:01:12 AM  
 PAT: U:\Bend\Projects\Clients\8633-Rogers Enterprises LLC\297-8633-001 Stone Ridge Estates\CAD\DWG\Sheets\Planning - Tentative Plan  
 LAYOUT: ESC - C2.0

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PROJECT NAME: **PARKVIEW ESTATES DEVELOPMENT**  
 PETERS ROAD, PRINEVILLE, OREGON

**TENTATIVE SUBDIVISION PLAN - EROSION AND SEDIMENT CONTROL AND STORM DRAIN PLAN**