



CITY OF PRINEVILLE, CROOK COUNTY, OREGON



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549 SW MILL VIEW WAY
SUITE 100
BEND, OREGON 97702
(541) 633-3140



DESIGNED BY: EJJ
DRAWN BY: KKS

SCALE: 1 = 30
FILE: 23137

1000000

06/15/2026

VERIFY SCALES
0  1"
BAR EQUALS ONE INCH
ON ORIGINAL DRAWING

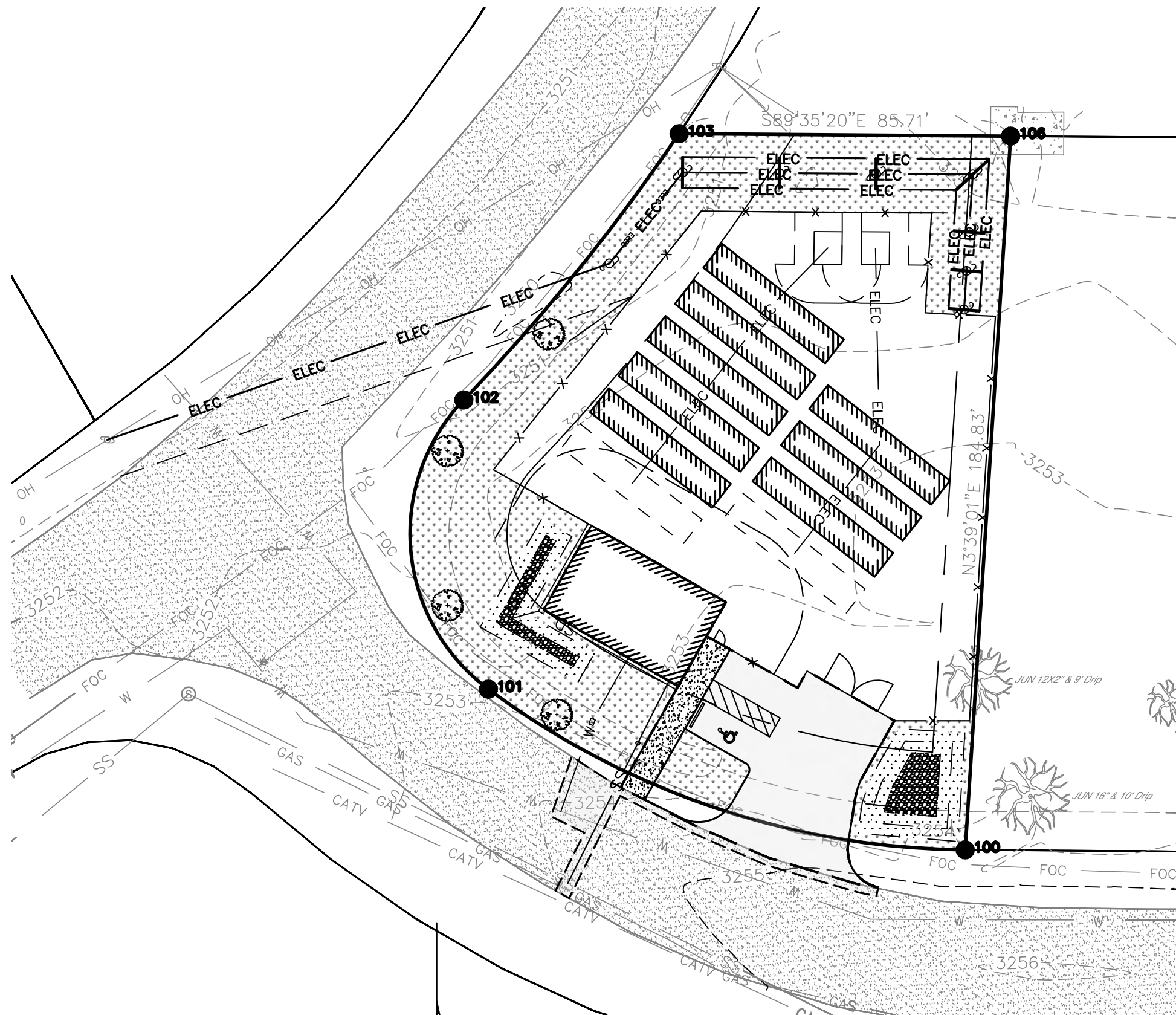
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OF 5

BUILDING PERMIT SET

CONSTRUCTION NOTES:

3. NO CONSTRUCTION SHALL BE STARTED WITHOUT APPROVAL BY THE CITY OF PRINEVILLE. THE CITY AND THE DESIGN ENGINEER SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY CONSTRUCTION WORK DONE PRIOR TO NOTICE TO PROCEED BEING ISSUED OR WITHOUT INSPECTION WILL BE REJECTED.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS ON THE JOB SITE INCLUDING BUT NOT LIMITED TO, ALL DIMENSIONS, GRADES, ELEVATIONS, EXTENT AND COMPATIBILITY TO THE EXISTING SITE CONDITIONS, AND WITH THE WORK DESCRIBED ON THE ENGINEER'S DRAWINGS. ANY DISCREPANCIES OR UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. CONTRACTOR SHALL NOT PROCEED WITH ANY OF THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO, THEN IT IS UNDERSTOOD THAT THE CONTRACTOR IS CHOOSING TO PROCEED AT THE CONTRACTOR'S OWN RISK AND SHALL INCUR ALL COSTS, IF ANY TO RESOLVE THE ISSUES TO THE SATISFACTION OF THE ENGINEER.
3. A CITY INSPECTOR ACTING ON BEHALF OF THE CITY MAY REQUIRE REVISIONS IN PLANS TO SOLVE UNFORESEEN PROBLEMS THAT MAY ARISE IN THE FIELD.
4. ALL CONSTRUCTION WORK AND INSTALLATIONS SHALL CONFORM TO CURRENT CITY OF PRINEVILLE STANDARDS & SPECIFICATIONS REQUIREMENTS, AND ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE CITY.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT "UNDERGROUND LOCATE SERVICE" AT 1-800-332-2344 AT LEAST 48 BUSINESS-DAY HOURS PRIOR TO THE START OF CONSTRUCTION FOR THE LOCATION OF POWER, GAS, CABLE TV AND TELEPHONE UNDERGROUND FACILITIES. THE CONTRACTOR WILL ALSO BE RESPONSIBLE FOR CONTACTING THE APPROPRIATE PUBLIC AGENCY FOR THE LOCATION OF UNDERGROUND FACILITIES.
6. ALL UTILITIES SHOWN ARE ACCURATE TO THE EXTENT OF AVAILABLE RECORDS AND KNOWLEDGE. NO POTHOLES TO VERIFY LOCATIONS AND ELEVATIONS HAS BEEN PERFORMED. THE CONTRACTOR HAS THE TOTAL RESPONSIBILITY TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND TO NOTIFY THE UTILITY COMPANIES WHEN WORKING IN THEIR PROXIMITY. CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. 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 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503)232-2987.
7. ALL GRADING SHALL BE IN CONFORMANCE WITH THE CURRENT CITY STANDARDS AND SPECIFICATIONS AND CURRENT GRADING ORDINANCE. ALL SUBGRADE MATERIAL SHALL BE CONSIDERED CLASS A AND COMPACTED TO 95% OF OPTIMUM DENSITY. AS SPECIFIED IN THESE PLANS, ALL FILL MATERIAL SHALL BE COMPACTED TO 95% RELATIVE COMPACTION PER THE CITY STANDARDS. TESTING TO BE REQUIRED IF REQUESTED BY THE OWNER OR EOR.
8. ALL FINAL CUT SLOPES SHALL NOT EXCEED A GRADE OF 2 TO 1 VERTICAL UNLESS OTHERWISE APPROVED. FILL SLOPES SHALL NOT EXCEED A GRADE OF 2 HORIZONTAL TO 1 VERTICAL UNLESS OTHERWISE APPROVED BY THE ENGINEER.
9. ALL UNSUITABLE SOILS MATERIALS, RUBBISH AND DEBRIS RESULTING FROM GRADING OPERATIONS SHALL BE REMOVED FROM THE JOB SITE AND DISPOSED OF PROPERLY.
10. THE CONTRACTOR SHALL EMPLOY ALL LABOR, EQUIPMENT, AND METHODS REQUIRED TO PREVENT DUST IN AMOUNTS DAMAGING TO PROPERTY, CULTIVATED VEGETATION AND DOMESTIC ANIMALS OR CAUSING A NUISANCE TO PERSONS OCCUPYING BUILDINGS IN THE VICINITY OF THE JOB SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY DUST RESULTING FROM CONSTRUCTION.
11. THE CONTRACTOR SHALL FOLLOW ALL APPLICABLE INDUSTRIAL SAFETY REGULATIONS. THE CITY AND DESCHUTES COUNTY AND THEIR OFFICIALS, THE ENGINEER, AND THE OWNER SHALL NOT BE RESPONSIBLE FOR ENFORCING SAFETY REGULATIONS.
12. MATERIAL QUANTITIES USED, NOTED, OR PROVIDED IN A SEPARATE ITEMIZED QUANTITY TAKE-OFF ARE AN ENGINEER'S OPINION OF PROBABLE MATERIAL REQUIREMENTS, AND IS AN ESTIMATE ONLY. CONTRACTOR'S HAVE THE SOLE RESPONSIBILITY OF MAKING THEIR OWN QUANTITY TAKE-OFF AND COST ESTIMATE.
13. ALL WORK SHALL BE PERFORMED BY A CITY APPROVED CONTRACTOR.
14. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS (PUE) IDENTIFIED ON THIS PLAN MAP AS MAY BE NECESSARY OR DESIRABLE IN SERVING THE LOTS IDENTIFIED HEREIN. INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE THE REMOVAL OF ANY OBSTRUCTIONS INCLUDING TREES AND VEGETATION THAT MAY BE PLACED WITH IN THE PUE AT THE LOT OWNERS EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT PRIOR WRITTEN APPROVAL OF THE UTILITIES AND FACILITIES IN THE PUE.
15. CITY ENGINEER'S SIGNATURE DOES NOT CONSTITUTE APPROVAL OF FACILITIES PROPOSED ON PRIVATE PROPERTY. SEPARATE PERMITS ISSUED BY THE BUILDING DEPARTMENT ARE REQUIRED AND SHALL BE OBTAINED BY THE DEVELOPER FOR FACILITIES LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
16. ANY WORK WITHIN EXISTING PUBLIC RIGHT-OF-WAY OR DEDICATED CITY EASEMENTS REQUIRES A SEPARATE RIGHT-OF-WAY EXCAVATION PERMIT OBTAINED FROM THE CITY ENGINEERING DIVISION.
17. ACCESS TO EXISTING PROPERTIES/RESIDENTS AFFECTED BY CONSTRUCTION ACTIVITIES WILL BE MAINTAINED AT ALL TIMES BY THE CONTRACTOR. EMERGENCY ACCESS AND COORDINATION OF BEND EMERGENCY SERVICES WILL BE REQUIRED.
18. SURVEY MONUMENTS, CONTROLS, OR PROPERTY CORNERS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION ACTIVITIES WILL BE RE-ESTABLISHED, RESTORED, AND/OR REPLACED AT THE CONTRACTOR'S EXPENSE.
19. ALL NECESSARY CHANGES TO DESIGN PLANS, REVEALED DURING CONSTRUCTION, MUST BE APPROVED BY THE DESIGN ENGINEER AND CITY OF PRINEVILLE.



SITE MAP

SCALE: 1"=30'

DEVELOPER:

DATA FACTORY OREGON LLC
1000 ISLAND BLVD, UNIT 609
NORTH MIAMI BEACH, FLORIDA 33160-4938

CIVIL ENGINEER & LAND SURVEYOR:

BECON CIVIL ENGINEERING & LAND SURVEYING
549 SW MILL VIEW WAY, SUITE 100
BEND, OREGON 97702

ARCHITECT:

STEELE ASSOCIATES ARCHITECTS
2738 NW POTTS CT, SUITE 110
BEND, OREGON, 97703

SITE DATA

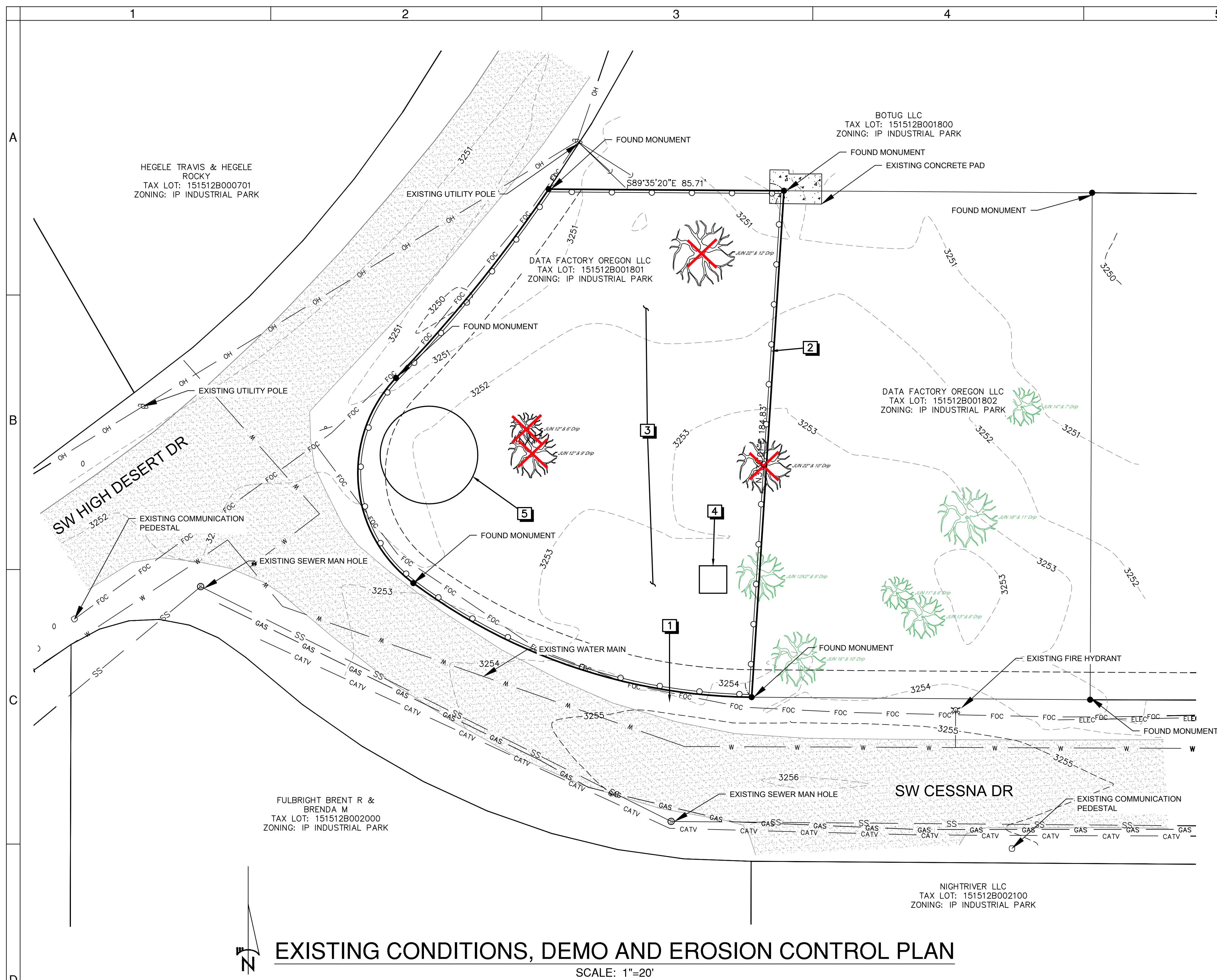
PROPERTY AREA: 0.50 ACRES / 21,780 SF

ZONING: (IP) INDUSTRIAL PARK

SHEET INDEX:

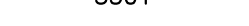
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|------|--|
| C1.0 | COVER SHEET |
| C2.0 | EXISTING CONDITIONS, DEMO AND ESC PLAN |
| C3.0 | SITE, UTILITY, GRADING AND DRAINAGE PLAN |
| C4.0 | DETAILS |
| C4.1 | DETAILS |

PERMANENT BENCHMARKS				
POINT #	RAW DESCRIPTION	ELEVATION	NORTHING	EASTING
100	FRC 5/8	3254.340	287537.4510	359049.0970
106	FRC 5/8	3251.243	287721.9050	359060.8640
103	FRB 5/8	3250.146	287722.5200	358975.1580
102	FRB 5/8	3250.823	287653.7110	358919.5200
101	FRB 5/8	3252.749	287578.9750	358925.8610



EXISTING CONDITIONS, DEMO AND EROSION CONTROL PLAN

SCALE: 1"=20'

LEGEND	
PROPERTY LINE	
EXISTING TAX LOTS	
EXISTING MAJOR CONTOUR	
EXISTING MINOR CONTOUR	
EXISTING TAX LOTS	
EXISTING FIBER OPTIC	
EXISTING UNDERGROUND POWER	
EXISTING WATER	
EXISTING SEWER	
EXISTING OVERHEAD CABLE	
EXISTING GAS	
EXISTING COMMUNICATION LINE	
SEDIMENT FENCE	
EXISTING ASPHALT PAVEMENT	
EXISTING CONTROL	
EXISTING MONUMENT	
EXISTING UTILITY PEDESTAL	
EXISTING HYDRANT	
EXISTING TREE TO BE REMOVED	
EXISTING JUNIPER TREE	
EXISTING SEWER MANHOLE	

ESC NOTES:

- 1** INSTALL CONSTRUCTION ENTRANCE PER COSM 9.4.3.4
- 2** SEDIMENT AND RUNOFF CONTROL BMP'S PER COSM 9.4.3.5
- 3** SOIL STABILIZATION BMP'S PER COSM 9.4.3.6
- 4** CONCRETE WASHOUT PER COSM 9.4.3.8 - CONTRACTOR TO SELECT LOCATION
- 5** MATERIAL STORAGE PER COSM 9.4.3.10 - CONTRACTOR TO SELECT LOCATION



DATA FACTORY - PRINEVILLE
DEVELOPEMENT PLANS
ING CONDITIONS, DEMO AND ESC PLAN
C OF PRINEVILLE, CROOK COUNTY, OREGON



1 REVISIONS.

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2 OF 5

BUILDING PERMIT SET

STORMWATER CALCULATIONS

6 MONTH = 0.8" / 25 YEAR = 2.0" / 50 YEAR = 2.2" / 100 YEAR = 2.4"

BASIN	DESIGN STORM EVENT	IMPERVIOUS AREA (SF/AC)	PERVIOUS AREA (SF/AC)	STORM EVENT PEAK FLOW (CFS/GPM)	STORM EVENT VOLUME (CF/GAL)	DESIGN INFILTRATION (CFS/GPM)	REQUIRED STORAGE (CF/GAL)	FACILITY CAPACITY (CF/GAL)	TEST VOLUME (CF/GAL)
1	50 YR	2545 / 0.058	0 / 0	0.094 / 42.19	428 / 3201.65	0.004 / 1.8	183 / 1368.93	267 / 1997.29	92/688
2	50 YR	1000 / 0.023	0 / 0	0.037 / 16.61	170 / 1271.69	0.003 / 1.35	87 / 650.8	100 / 748.05	44/329

NOTE:
TIME OF CONCENTRATION, TC, IS LESS THAN OR EQUAL TO DESIGN STORM DURATION, TD (TC = 5 MIN <= TD). DRAIN ROCK VOID RATIO = 35%. DESIGN INFILTRATION RATE = 1.0 IN/HR. PERVIOUS CN FROM COSM TABLE 5-1, OPEN SPACES (POOR CONDITION, <50% COVER), SOIL GROUP D, CN = 89. STORM POND TEST IS EQUAL TO 2 YEAR STORM VOLUME

REFER TO
LANDSCAPE
DESIGN FOR
PLANT LIST AND
IRRIGATION PLAN

LEGEND

PROPOSED MINOR CONTOUR	3581
PROPOSED MAJOR CONTOUR	3580
EXISTING MINOR CONTOUR	3581
EXISTING MAJOR CONTOUR	3580
PROPERTY LINE	
EXISTING TAX LOTS	
MINIMUM SETBACK LINE	
PROPOSED WATER LINE	W
PROPOSED SEWER LINE	SS
PROPOSED STORMWATER LINE	SD
PROPOSED DRAINAGE BASIN	
PROPOSED SIDEWALK	
PROPOSED ASPHALT PAVEMENT	
PROPOSED FINISH GRADE ELEVATION	4235.00

SITE NOTES

- PROPOSED 7" CONCRETE WALKWAY - 4" CONCRETE OVER 4" COMPACTED AGGREGATE BASE
- PROPOSED 3" HMAC OVER 6" COMPACTED AGGREGATE BASE PER CITY OF PRINEVILLE STANDARDS AND SPECIFICATIONS
- PROPOSED ADA PARKING AND AISLE - SLOPE NOT TO EXCEED 1.5% IN ANY DIRECTION. SIGNS AND STRIPPING TO BE PER OREGON TRANSPORTATION COMMISSION 2023 FIGURES ON SHEET C4.0
- ROADWAY TRENCH AND SURFACE RESTORATION PER COP STD DWG 1-1, 1-2 AND 1-3
- PROPOSED CHAIN LINK FENCE - REFER TO ARCHITECTURAL PLANS FOR DETAILS
- PROPOSED 16" MANUAL SWINGING GATE - REFER TO ARCHITECTURAL PLANS FOR DETAILS
- PROPOSED LANDSCAPING AND STREET TREES - REFER TO LANDSCAPING PLAN FOR DETAILS
- REFER TO ARCHITECTURAL AND ELECTRICAL PLANS FOR DETAILS ON POLICLOUD DATA FACTORY BOX'S

UTILITY NOTES

- TAP EXISTING MAIN AND INSTALL 1" COPPER WATER SERVICE AND 1" METER BOX PER COP STD DWG 4-5
- INSTALL PROPOSED 6" PVC SEWER SERVICE AND SEWER CLEAN OUT PER COP STD DWG 3-2
- POWER CONNECTION AND UTILITY POLE TO BE INSTALLED BY CEC
- INSTALL 686 POWER VAULT WITH CONCRETE PAD (6" THICKNESS) PER POWER PLAN
- REFER TO POWER PLAN FOR CONDUIT QUANTITIES AND SIZING

GRADING & DRAINAGE NOTES

- INSTALL DRAINAGE SWALE PER DETAIL SHEET C5.0
- INSTALL 4" PVC STORM PIPE. PIPE TO SLOPE @ MIN 1.5%

SITE, UTILITY, GRADING & DRAINAGE PLAN

SCALE: 1" = 10'

BUILDING PERMIT SET



DATA FACTORY - PRINEVILLE
DEVELOPEMENT PLANS
SITE, UTILITY, GRADING & DRAINAGE PLAN
CITY OF PRINEVILLE, CROOK COUNTY, OREGON



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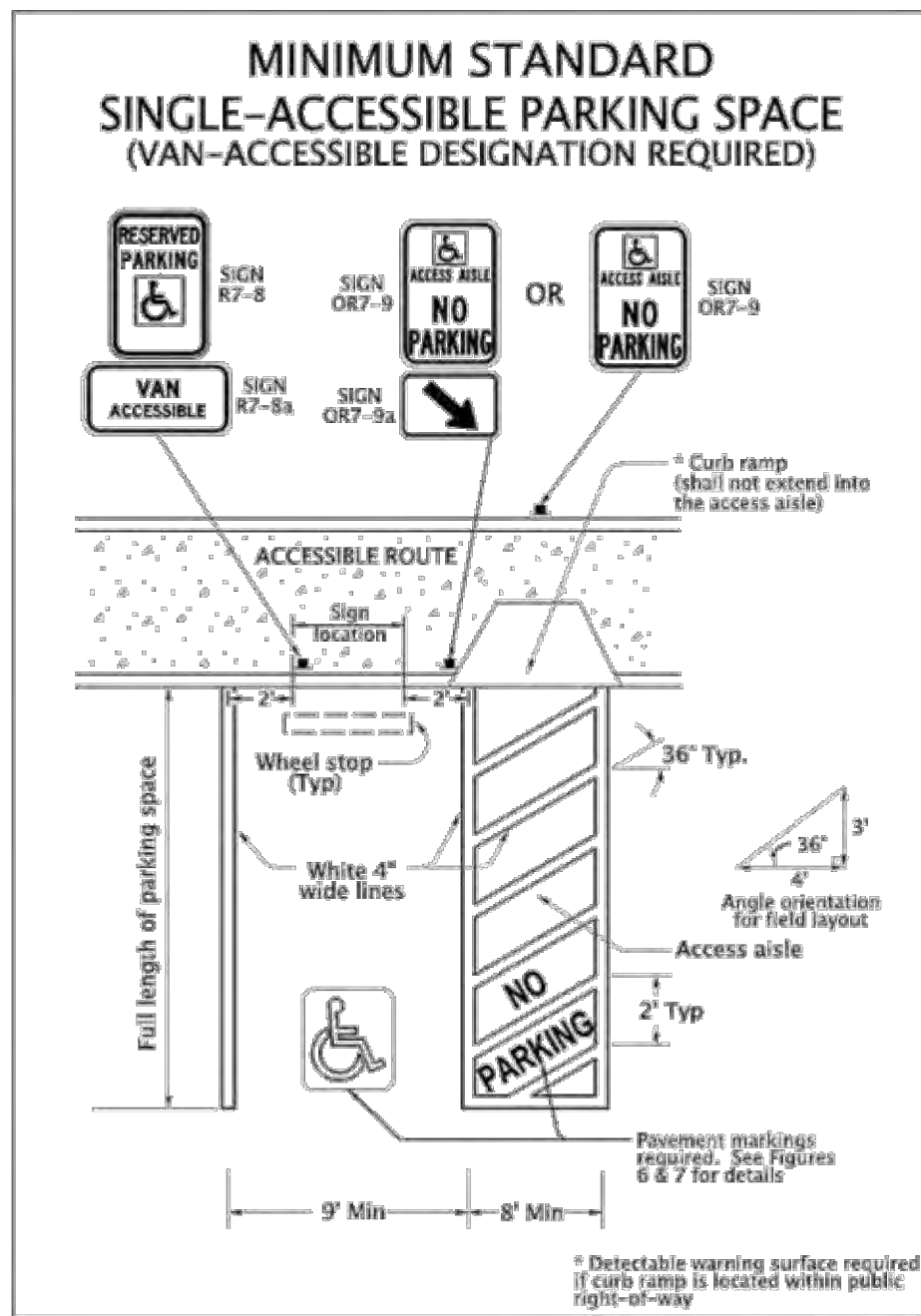
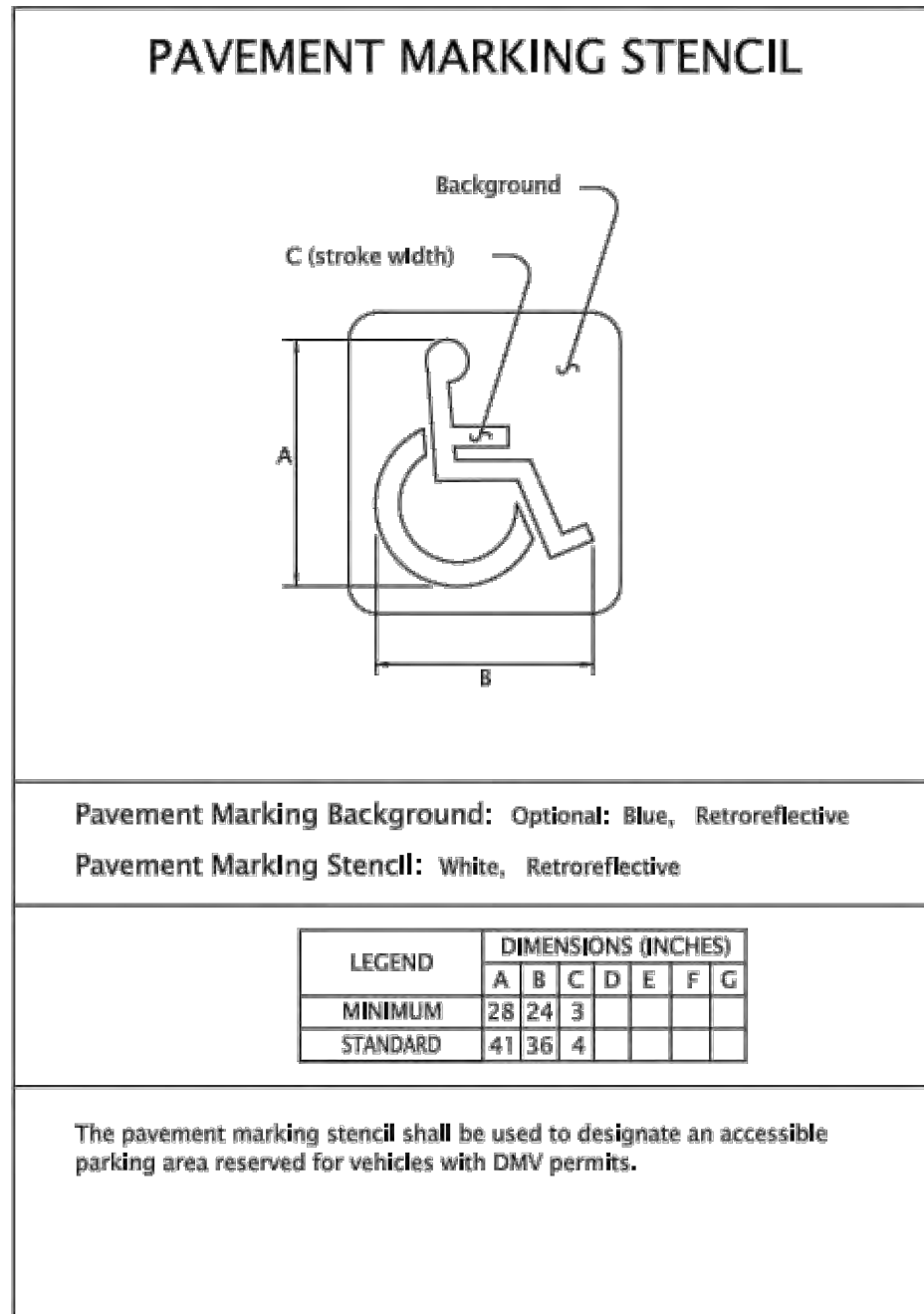
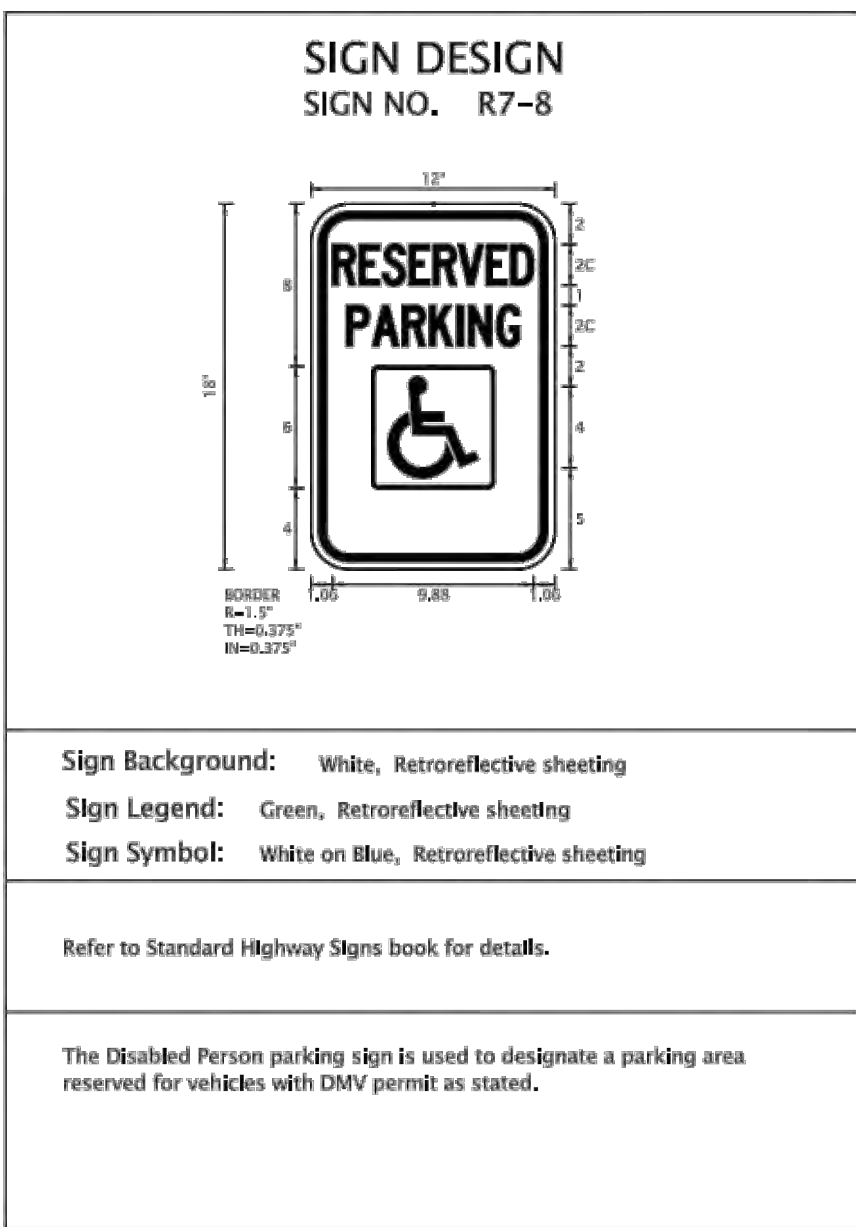
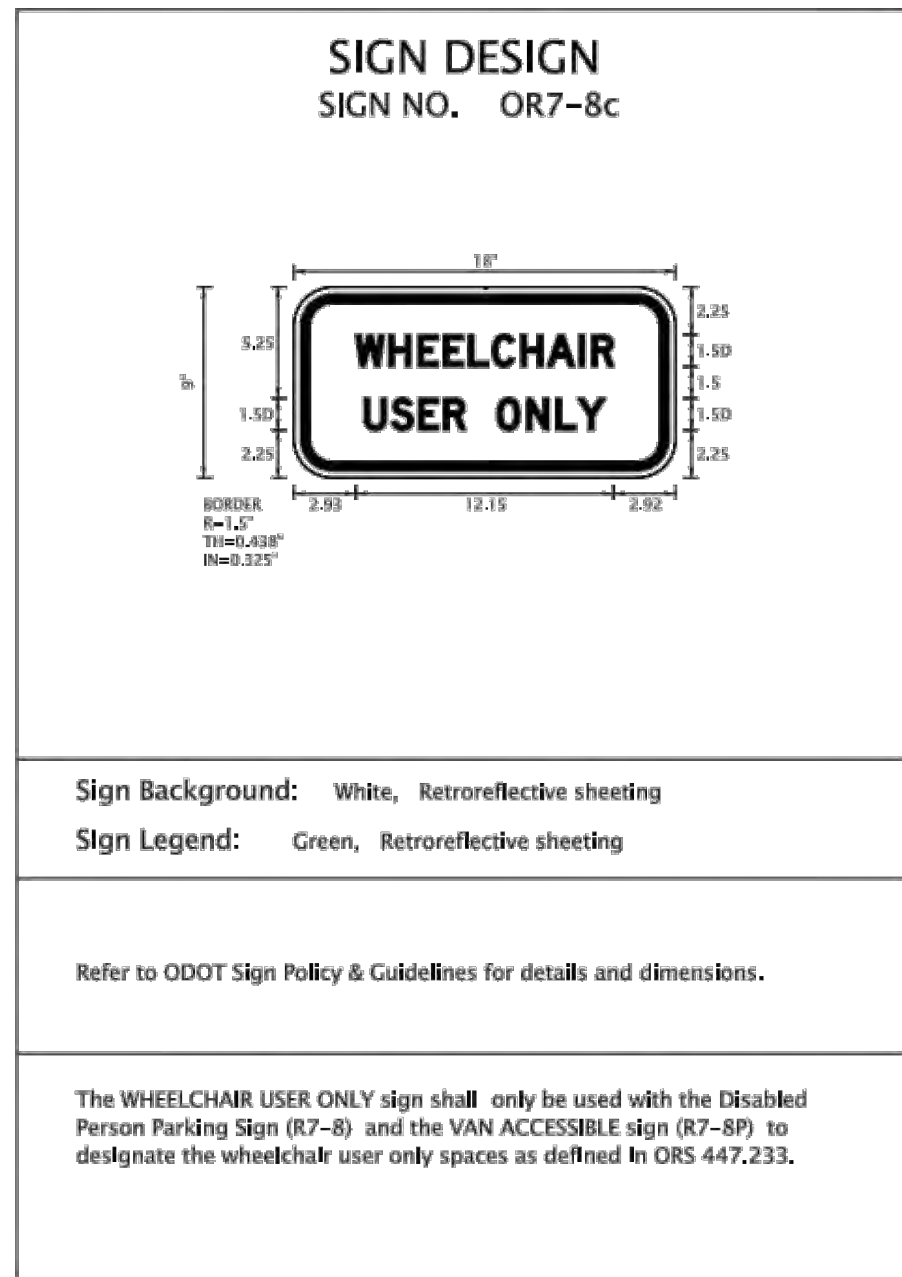
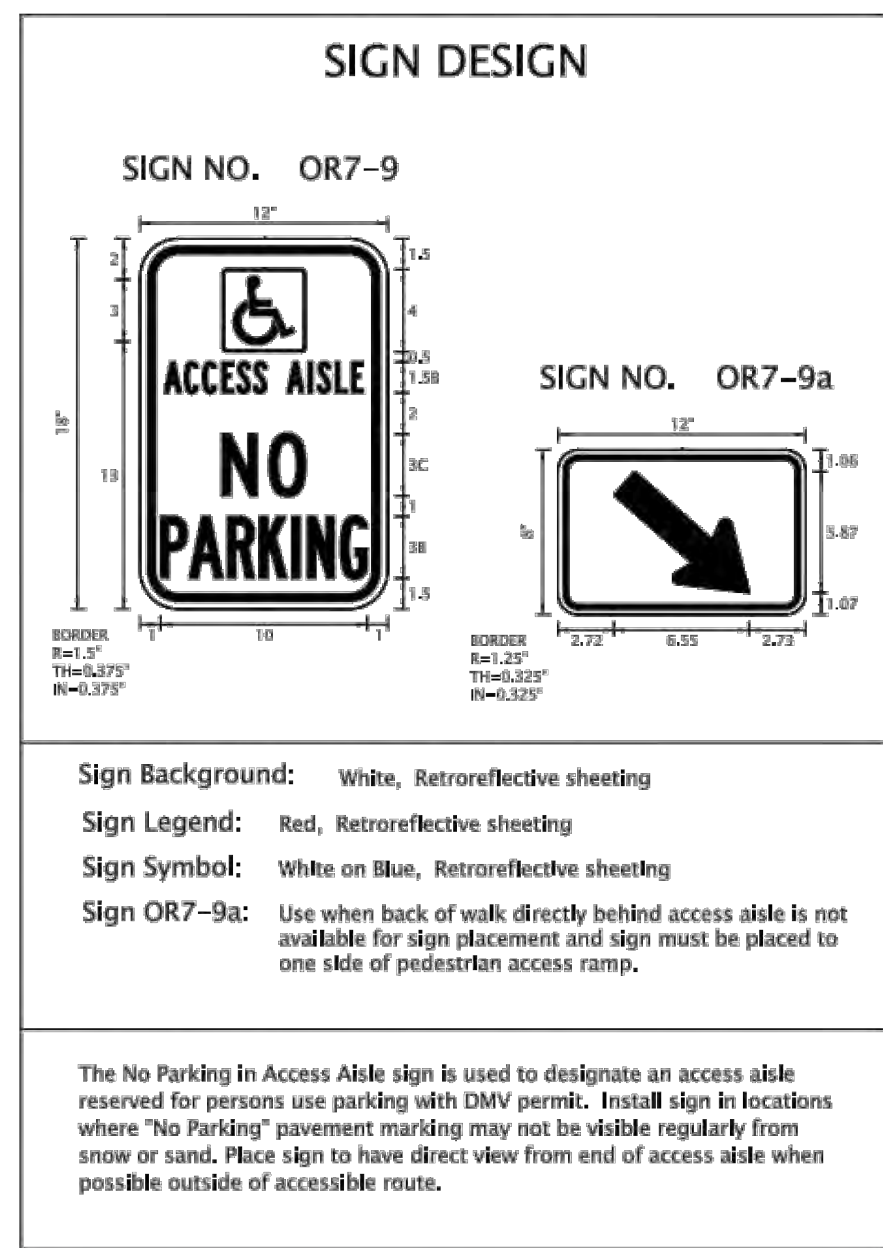
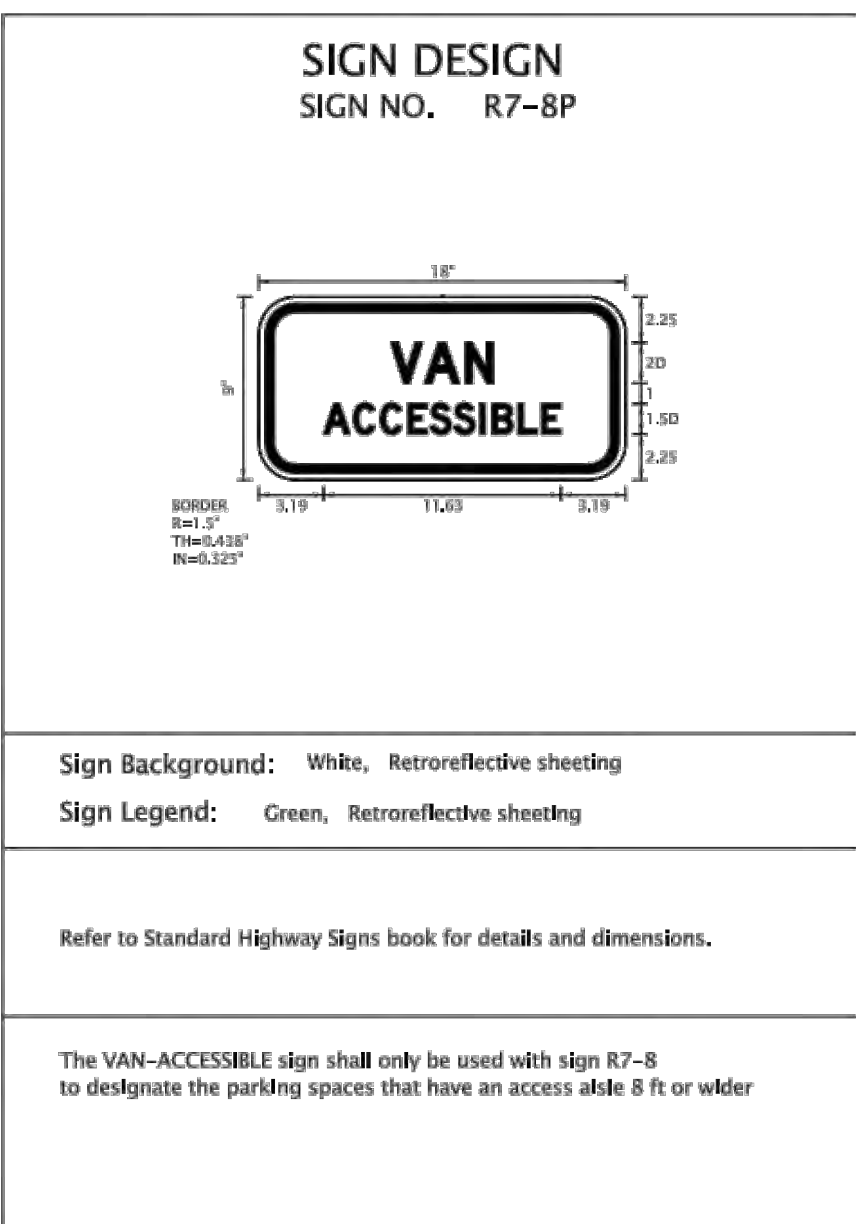


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C3.0

3 OF 5

	1	2	3	4	5	6	
A	Traffic-Roadway Section Standards for Accessible Parking Places Figure 1: Single-Accessible Parking Space  September 2023 page 6	Traffic-Roadway Section Standards for Accessible Parking Places Figure 6: Pavement Marking Stencil for an Accessible Parking Spot  September 2023 page 11	Traffic-Roadway Section Standards for Accessible Parking Places Figure 7: Pavement Marking Legend details for NO PARKING  September 2023 page 12	Traffic-Roadway Section Standards for Accessible Parking Places Figure 8: Sign design details for an accessible parking spot  September 2023 page 13	REGISTERED PROFESSIONAL ENGINEER 70814 OREGON REC. 31, 2007 CRYK J. HUFFMAN RENEWS: JUNE 30, 2027 DATA FACTORY - PRINEVILLE DEVELOPEMENT PLANS DETAILS CITY OF PRINEVILLE, CROOK COUNTY, OREGON REVISIONS: 1. 2. 3. DESIGNED BY: E.J.H. DRAWN BY: KKS SCALE: NTS FILE: 23137 DATE: 06/15/2026 VERIFY SCALES 0 1" BAR EQUALS ONE INCH ON ORIGINAL DRAWING SHEET: C4.1 5 OF 5 BUILDING PERMIT SET		
B							
C	Traffic-Roadway Section Standards for Accessible Parking Places Figure 10: Sign design details for a sign rider to denote wheelchair only use for the parking spot  September 2023 page 15	Traffic-Roadway Section Standards for Accessible Parking Places Figure 11: Sign design details for a sign and rider to denote an access aisle where parking is prohibited  September 2023 page 16	Traffic-Roadway Section Standards for Accessible Parking Places Figure 9: Sign design details for a sign rider to denote a van accessible parking spot  September 2023 page 14				
D							

REGISTERED PROFESSIONAL
ENGINEER
70814
OREGON
DEC 31, 2027
ERIK J. HUFFMAN
RENEWS: JUNE 30, 2027

DATA FACTORY - PRINEVILLE
DEVELOPEMENT PLANS
DETAILS
CITY OF PRINEVILLE, CROOK COUNTY, OREGON

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