

MODIFICATION OF A CONDITIONAL USE APPROVAL - DR-08-0092

FOR CROSSING TRAILS MAP T15S R15E 17, TAX LOTS 100, 106, 109, 110 CROOK COUNTY, OREGON



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, WHETHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSURE ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2022 ATWELL LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC.



SUN COMMUNITIES, INC.
2777 FRANKLIN ROAD, SUITE 150
SOUTHFIELD, MI 48034
9755 SW BARNES ROAD, SUITE 150
PORTLAND, OR 97225
248.447.2000
866.850.4200 www.atwell-group.com

SUN COMMUNITIES, INC.
CROSSING TRAILS
CROOK COUNTY, OREGON
MODIFICATION OF A CONDITIONAL
USE APPROVAL SUBMITTAL
COVER SHEET

CLIENT
DATE 01/26/2022

REVISIONS

DR. SIM/JWA | CH. BB
P.M. BRADY BERRY
JOB 21002079
SHEET NO. C000

ABBREVIATIONS

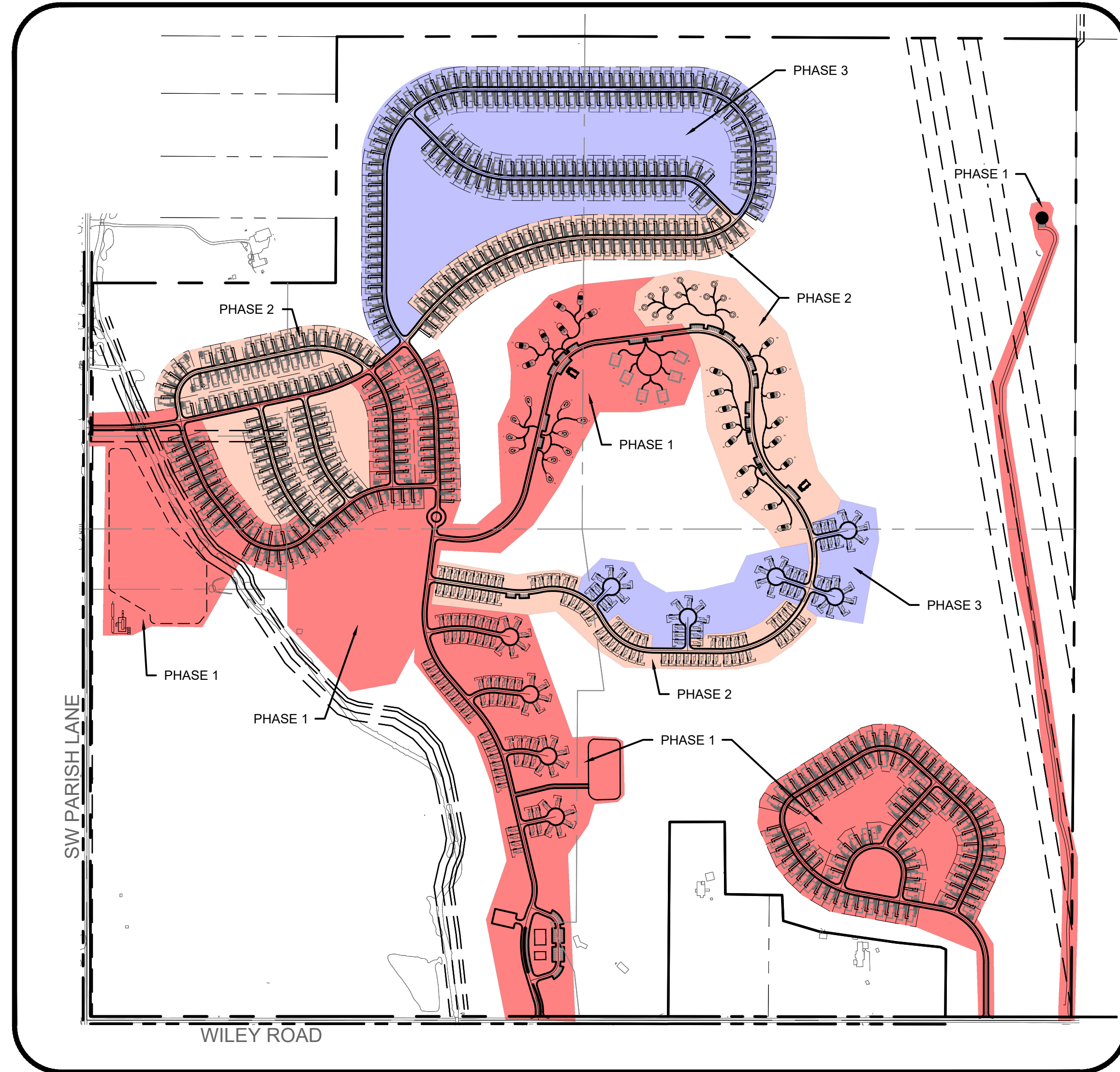
(AB)	AS-BUILT
BND	BEND
BC OR B/C	BACK OF CURB
BOW	BOTTOM OF WALL
BW	BACK OF WALK
C&G	CURB & GUTTER
CB	CATCH BASIN
CL	CENTERLINE
C/O	CLEANOUT
DEQ	DEPARTMENT OF ENVIRONMENTAL QUALITY
DTL OR DTLs	DETAIL OR DETAILS
DRN	DRAINAGE
E	ELECTRIC
EA	EACH
EL	ELEVATION
EOP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX	EXISTING
FC	FACE OF CURB
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
FLG	FLANGE
FP	FINISH PAD
G	GUTTER
GB	GRADE BREAK
HP	HIGH POINT
HZ	HORIZONTAL
INV	INVERT ELEVATION
LDR	LOW DENSITY RESIDENTIAL
LP	LOW POINT
L/S	LANDSCAPE STRIP
MDR	MEDIUM DENSITY RESIDENTIAL
MECH	MECHANICAL
MH	MANHOLE
MJ	MECHANICAL JOINT
P	PAVEMENT
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
REST	RESTRAINT
R/W	RIGHT OF WAY
S	SLOPE
SC	SCUPPER
SD	STORM DRAIN
STA	STATION
STD	STANDARD
SVT	SITE VISIBILITY TRIANGLE
SW OR SW	SIDEWALK
SWR	SEWER
TC	TOP OF CURB
TL	TRUE LENGTH
TEL	TELEPHONE
TOW	TOP OF WALL
VC	VILLAGE CENTER
VERT	VERTICAL
VG	VALLEY GUTTER
W	WATER
C1	CURVE TABLE NUMBER
L1	LINE TABLE NUMBER
R	RIGHT
L	LEFT
LF	LINEAR FEET
SF	SQUARE FEET
SY	SQUARE YARDS
CY	CUBIC YARDS
W=	WIDTH

EXISTING LEGEND

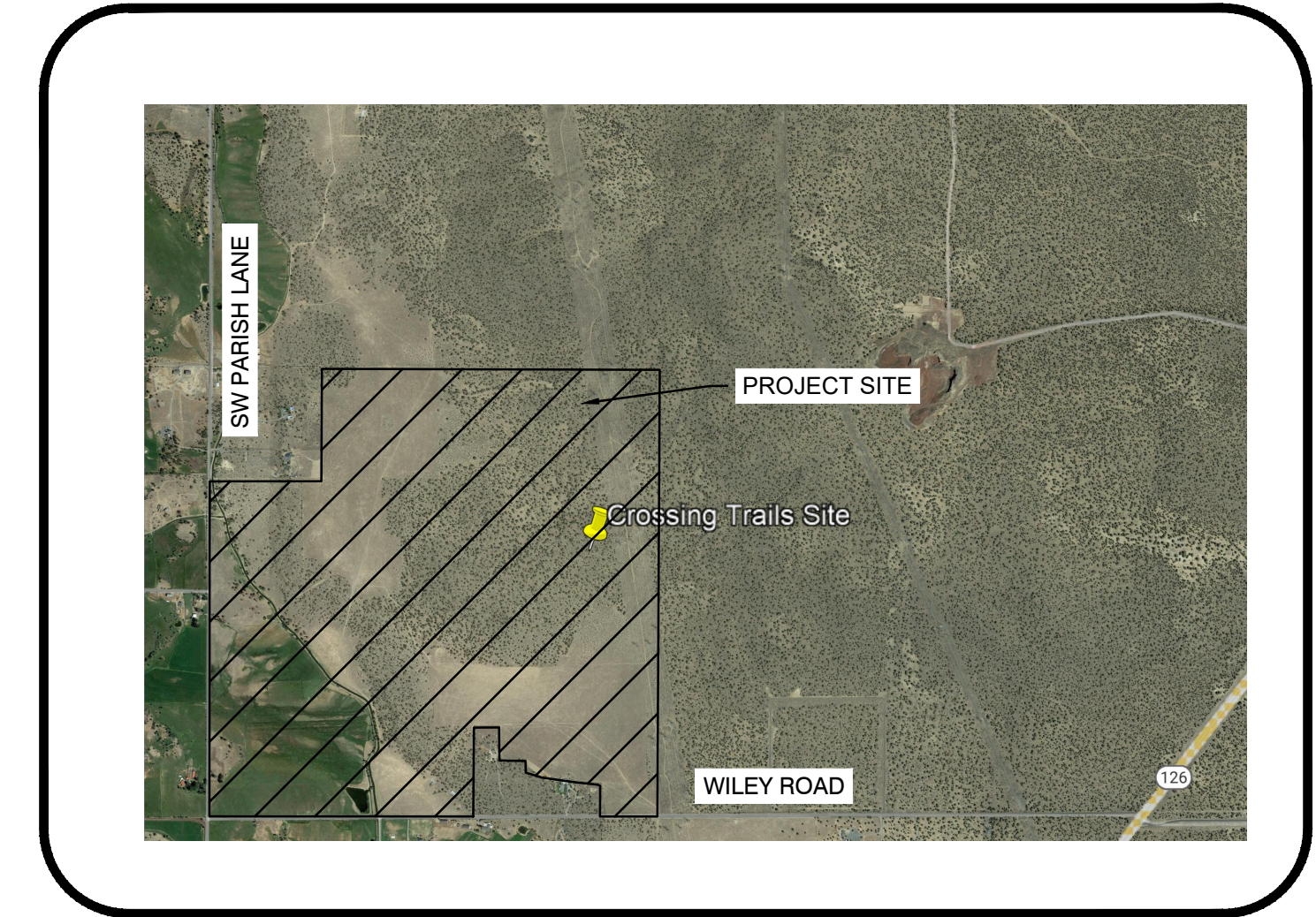
EXISTING GRADE MAJOR CONTOUR	---
EXISTING GRADE MINOR CONTOUR	- - -
WETLANDS	[Pattern]
VEGETATION	[Pattern]
UTILITY POLE	[Symbol]
FLOOD ZONE	[Pattern]
EASEMENT	[Pattern]
RIGHT OF WAY	---
CENTERLINE	---

PROPOSED LEGEND

FINISHED GRADE MAJOR CONTOUR	---
FINISHED GRADE MINOR CONTOUR	- - -
STORM TRENCH	---
STORM WATER DISPOSAL AREA	[Symbol]
WATER MAIN	8"W
SANITARY MAIN	8"S
FORCE MAIN	[Symbol]
SANITARY MANHOLE	[Symbol]
RV SITE UTILITY RISERS	[Symbol]



SITE MAP
SCALE: 1" = 500'



VICINITY MAP
NTS

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C000	COVER SHEET
C001	CONTEXT PLAN
C002	EXISTING CONDITIONS PLAN
C100	DEVELOPMENT PLAN
C101	PHASING PLAN
C102	TYPICAL ROAD SECTIONS
C200	GRADING & DRAINAGE PLAN
C300	WATER & SEWER PLAN
C400	TYPICAL AMENITIES PHOTOS
C401	TYPICAL CABIN PHOTOS

OWNER
818 POWELL, LLC
21059 AVERY LANE
BEND, OR 97702
CONTACT: GENE GRAMZOW
PHONE: 970.946.4194
EMAIL: FLYFISHING@GRAMZOW.COM

CONTRACT PURCHASER/APPLICANT
SUN CROSSING TRAILS, LLC
C/O SUN COMMUNITIES, INC
2777 FRANKLIN ROAD, SUITE 200
SOUTHFIELD, MI 48034
CONTACT: BILL RAFFOUL
PHONE: 248.208.2606
EMAIL: BRAFFOUL@SUNCOMMUNITIES.COM

APPLICANT'S REPRESENTATIVE
ATWELL, LLC
9755 SW BARNES ROAD, SUITE 150
PORTLAND, OR 97225
CONTACT: HAL KEEVER, VICE PRESIDENT
PHONE: 971.334.8961
EMAIL: HKEEVER@ATWELL-GROUP.COM

LAND ACQUISITION & ENTITLEMENTS
SUNRISE LAND GROUP, LLC
2777 FRANKLIN ROAD, SUITE 1045
SOUTHFIELD, MI 48034
CONTACT: NIKKI JEFFRIES
PHONE: 248.892.0889
EMAIL: NJEFFRIES@SUNRISELAND.COM

LAND USE CONSULTANTS
KILPATRICK CONSULTING, LLC
13790 NW O'NEIL HWY
REDMOND, OR 97756
CONTACT: CRAIG KILPATRICK
PHONE: 541.447.2724
EMAIL: CKRIMROCK@YAHOO.COM

THE SWEARINGEN GROUP, LLC
4022 SW WICKIUP COURT
REDMOND, OR 97756
CONTACT: LINDA SWEARINGEN
PHONE: 541.350.6012
EMAIL: LINDADOGGOTY@GMAIL.COM

LEGAL
KELLINGTON LAW GROUP, PC
PO BOX 159
LAKE OSWEGO, OR 97034
CONTACT: WENDIE KELLINGTON
PHONE: 503.636.0069
EMAIL: WK@KLGPC.COM

CIVIL ENGINEERING
ATWELL, LLC
9755 SW BARNES ROAD, SUITE 150
PORTLAND, OR 97225
CONTACT: BRADY BERRY, PE
PHONE: 971.334.8962
EMAIL: BBERRY@ATWELL-GROUP.COM

PLANNING
ATWELL, LLC
9755 SW BARNES ROAD, SUITE 150
PORTLAND, OR 97225
CONTACT: KEVIN APPERSON, RLA, ASLA
PHONE: 971.334.8964
EMAIL: KAPPERSON@ATWELL-GROUP.COM

ENVIRONMENTAL
PACIFIC HABITATS SERVICES, INC
9450 SW COMMERCE CIR # 180
WILSONVILLE, OR 97070
CONTACT: JOHN VANSTAVEN, PWS
PHONE: 503.570.0800
EMAIL: JVS@PACIFICHABITAT.COM

GEOTECHNICAL
WALLACE GROUP, INC
62915 NE 18TH STREET, SUITE 1
BEND, OR 97701
CONTACT: ADAM LARSON, PE
PHONE: 541.382.4707
EMAIL: ALARSON@WALLACEGROUP.COM

TRANSPORTATION
KITTELSON & ASSOCIATES, INC
1001 SW EMKAY DRIVE, SUITE 140
BEND, OR 97702
CONTACT: JACQUELINE GULCZYNSKI, PE
PHONE: 541.638.8617
EMAIL: JGULCZYNSKI@KITTELSON.COM

TOPOGRAPHIC SURVEY
GEOTERRA, INC
860 MCKINLEY STREET
EUGENE, OR 97402
CONTACT: BRETT HAZEL
PHONE: 541.343.8877
EMAIL: BHAZELL@GEOTERRA.US

ALTA SURVEYING
MILLMAN NATIONAL LAND SERVICES
4111 BRADLEY CIR NW STE 240
CANTON, OH 44718
CONTACT: MARVIN LOVLEIN
PHONE: 971.334.8964
EMAIL: MLOVLEIN@MILLMANLAND.COM

RESORT LAND PLANNER
RVI, LLC
1611 W 5TH STREET, SUITE 175
AUSTIN, TX 78703
CONTACT: LANCE IPPEL
PHONE: 512.480.0032
EMAIL: LIPEL@RVIPLANNING.COM

PROJECT LOCATION
CROOK COUNTY, OR
LATITUDE = 44.27698
LONGITUDE = -120.96760

PROJECT DESCRIPTION
TAX LOTS 100, 106, 109, 110 (CROOK COUNTY TAX MAP)
LOCATED IN T15S R15E 17
CROOK COUNTY, OREGON

VERTICAL DATUM
NAVD'88

SITE DATA
COMPREHENSIVE PLAN DESIGNATION:
AGRICULTURE
SITE ZONING DESIGNATION:
EXCLUSIVE FARM USE - POWELL BUTTE (EFU3)
DESTINATION RESORT OVERLAY DISTRICT (DR)
SITE AREA = 580.58 AC

PARCEL ID: 1190
O'LEARY JOHN K
PO BOX 7232
BEND, OR 97708
Tax #: 151507000401

PARCEL ID: 13049
CRAWFORD JAMES W
3008 SE TOLMAN ST
PORTLAND, OR 97202
Tax #: 151508000103

PARCEL ID: 1151
James Crawford
3008 SE Tolman St
Portland, OR 97202
Tax #: 151508000200

PARCEL ID: 13517
GRIZZLY MT LONG RIFLES
PO Box 4
Prineville, OR 97754
Tax #: 151500001206

PARCEL ID: 1199
David Fisher Jr
3093 SW Parrish Ln
Powell Butte, OR 97753
Tax #: 151518000100

PARCEL ID: 1194
Carole Hancock
2924 SW Parrish Ln
Powell Butte, OR 97753
Tax #: 151517000101

PARCEL ID: 1197
Steven & Dianna Brauchler
3092 SW Parrish Ln
Powell Butte, OR 97753
Tax #: 151517000104

PARCEL ID: 1195
Whispering Winds
Enterprises LLC
PO Box 1687
Prineville, OR 97754
Tax #: 151517000102

PARCEL ID: 1196
Alisha Bennett
916 SW Rimrock Way
Suite 203-149
Redmond, OR 97756
Tax #: 151517000103

PARCEL ID: 1200
Benny Allen
8011 NE Meadow Ridge Rd
Prineville, OR 97754
Tax #: 151518000200

PARCEL ID: 1204
Danielle Paul
4893 NE Ochoco Hwy
Prineville, OR 97754
Tax #: 151518000050

PARCEL ID: 19615
ROBINSON DOROTHY M TRUST
4271 SW PARRISH LN
POWELL BUTTE, OR 97753
TAX#: 1515180000602

PARCEL ID: 19613
Robinson, Dorothy M Trust
4271 SW Parrish Ln
Powell Butte, OR 97753
Tax #: 1515180000600

PARCEL ID: 19989
Malott Mark And Ann LLC
PO Box 127
Powell Butte, OR 97753
Tax #: 151519000101

PARCEL ID: 1216
Penelope Allen
9022 SW Wiley Rd
Powell Butte, OR 97753
Tax #: 151520000300

PARCEL ID: 1217
ALLEN BRIAN J AND NEVA J
9022 SW WILEY RD
POWELL BUTTE, OR 97753
Tax #: 151520000301

PARCEL ID: 1214
Brian & Neva Allen
9022 SW Wiley Road
Powell Butte, OR 97753
Tax #: 151520000200

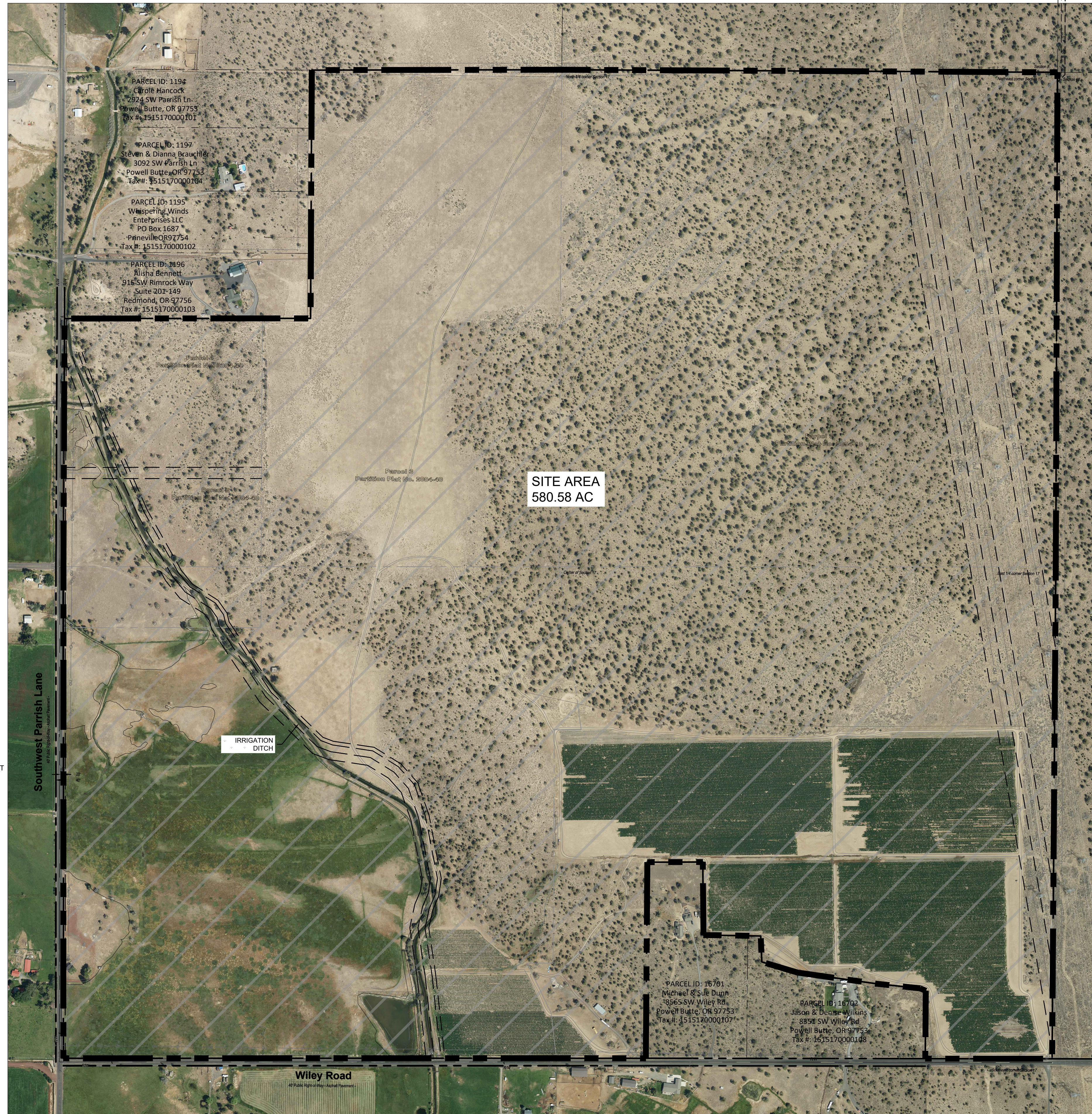
PARCEL ID: 19957
STAFFORD SAMUEL J
8600 SW WILEY RD
POWELL BUTTE, OR 97753
Tax #: 151520000100

PARCEL ID: 14400
Samuel Stafford
8600 SW Wiley Rd
Powell Butte, OR 97753
TAX#: 151520000103

PARCEL ID: 19958
STAFFORD SAMUEL J
8600 SW WILEY RD
POWELL BUTTE, OR 97753
TAX#: 151520000104

PARCEL ID: 19959
URELL KORI JAMES
7111 SW HIGHLAND DR
POWELL BUTTE, OR 97753
TAX#: 151520000105

PARCEL ID: 19136
Waibel Joseph & Thelma
Rev Living Trust
7305 SW Hwy 126
Powell Butte, OR 97753
Tax #: 151521000100



SITE AREA
580.58 AC

IRRIGATION DITCH

Wiley Road

Southwest Parrish Lane

ZONING:
THE SUBJECT PROPERTY IS ZONED EFU3
WITH A DESTINATION OVERLAY ZONE
(SHOWN HERE AS A CROSS HATCH).
ALL ADJACENT PROPERTIES ARE ZONED EFU3.

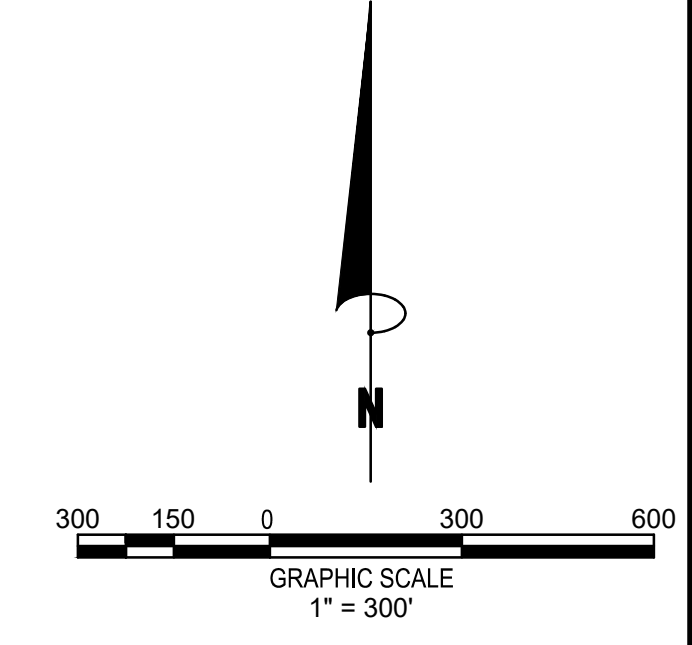
811
Know what's below.
Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.
COPYRIGHT © 2022 ATWELL LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC.

ATWELL
866.850.4200 www.atwell-group.com
9755 SW BARNES ROAD, SUITE 150
PORTLAND, OR 97225
248.447.2000

SUN COMMUNITIES, INC.
2777 FRANKLIN ROAD, SUITE 150
SOUTHFIELD, MI 48034
(248) 206-2006
BILL RAFFOUL

SUN COMMUNITIES, INC.
CROSSING TRAILS
CROOK COUNTY, OREGON
MODIFICATION OF A CONDITIONAL
USE APPROVAL SUBMITTAL
CONTEXT PLAN

CLIENT: SUN COMMUNITIES, INC.
DATE: 01/26/2022
REVISIONS:
DR. SIM/JWA | CH. BB
P.M. BRADY BERRY
JOB: 21002079
SHEET NO.: C001





Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, WHETHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSURE ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2022 ATWELL LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC.



SUN COMMUNITIES, INC.
2777 FRANKLIN ROAD, SUITE 150
SOUTHFIELD, MI 48034
(248) 205-2006
BILL RAFFOUL

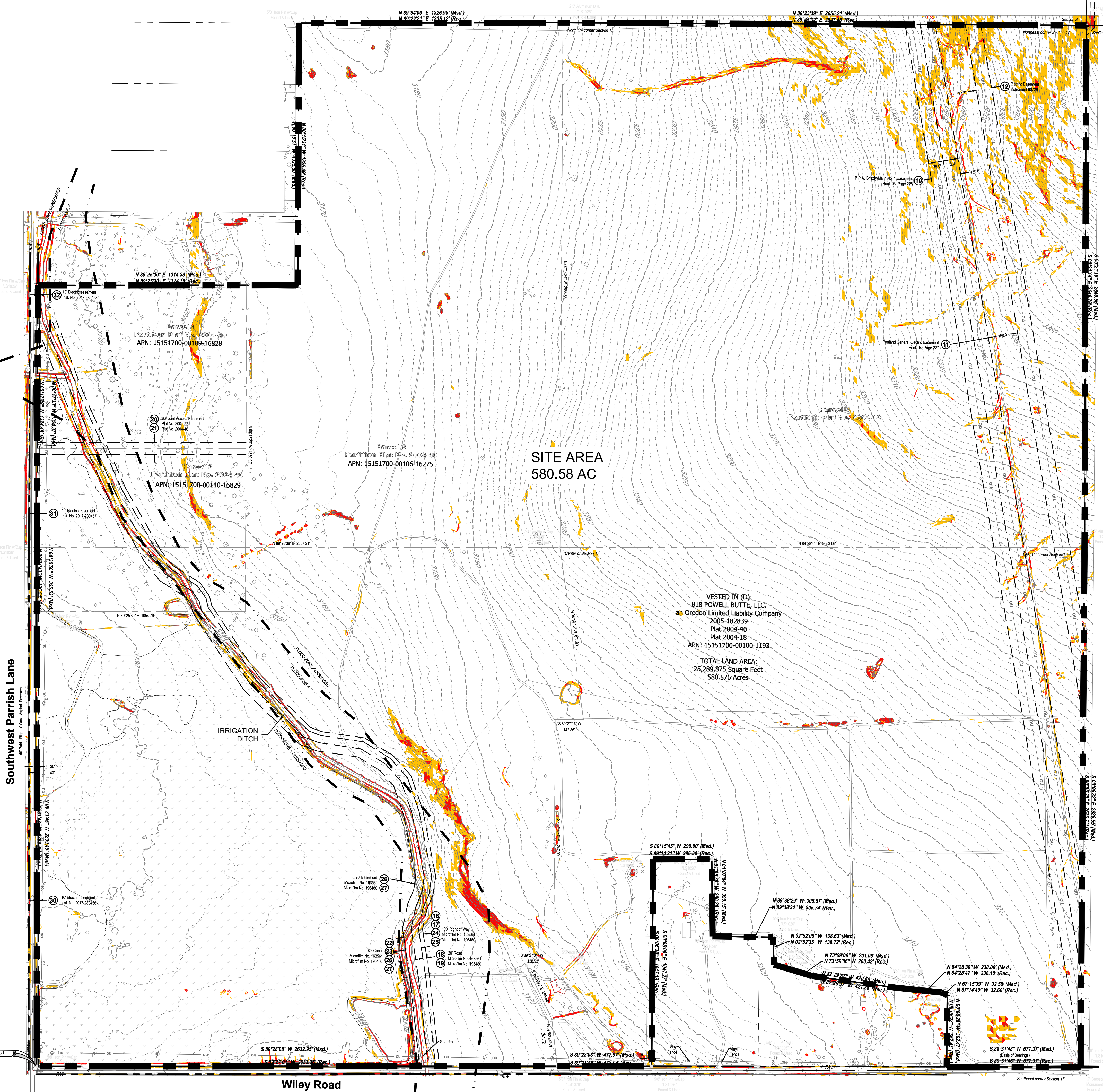
SUN COMMUNITIES, INC.
CROSSING TRAILS
CROOK COUNTY, OREGON
MODIFICATION OF A CONDITIONAL
USE APPROVAL SUBMITTAL
EXISTING CONDITIONS PLAN

CLIENT: SUN COMMUNITIES, INC.
DATE: 01/26/2022

REVISIONS table with columns for description and date.

DR. SIM/JWA CH. BB
P.M. BRADY BERRY
JOB: 21002079
SHEET NO.: C002

CAD FILE: E:\0202079\EC.DWG



SITE AREA
580.58 AC

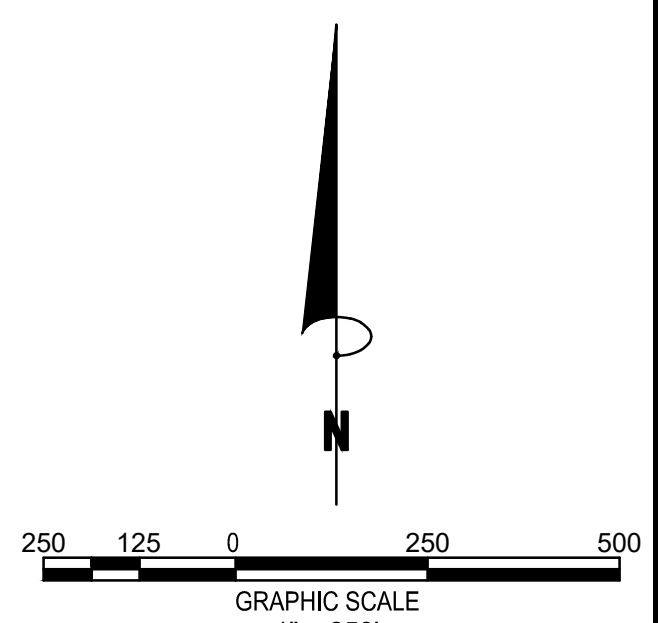
VESTED IN (D):
818 POWELL BUTTE, LLC,
an Oregon Limited Liability Company
2005-162839
Plat 2004-40
Plat 2004-18
APN: 15151700-00100-1193.

TOTAL LAND AREA:
25,289,875 Square Feet
580.576 Acres

SLOPES TABLE

NO.	MIN. SLOPE	MAX. SLOPE	COLOR
1	15.00%	25.00%	Yellow
2	> 25.00%		Red

WETLANDS DELINEATED BY PACIFIC HABITAT SERVICES, INC.



Southwest Parrish Lane

Wiley Road



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSURE ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2022 ATWELL LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC.



SUN COMMUNITIES, INC.
27777 FRANKLIN ROAD, SUITE 150
SOUTHFIELD, MI 48034
(248) 205-2006
BILL RAFFOUL

SUN COMMUNITIES, INC.
CROSSING TRAILS
CROOK COUNTY, OREGON
MODIFICATION OF A CONDITIONAL
USE APPROVAL SUBMITTAL
DEVELOPMENT PLAN

CLIENT
DATE 01/26/2022

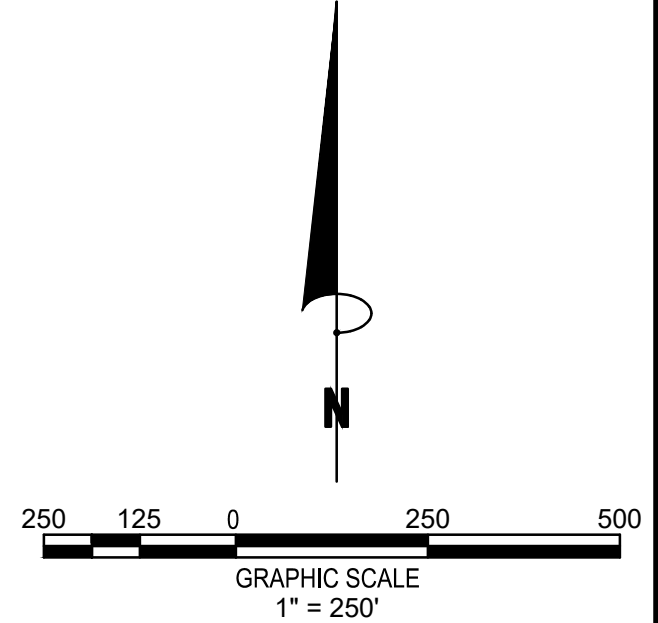
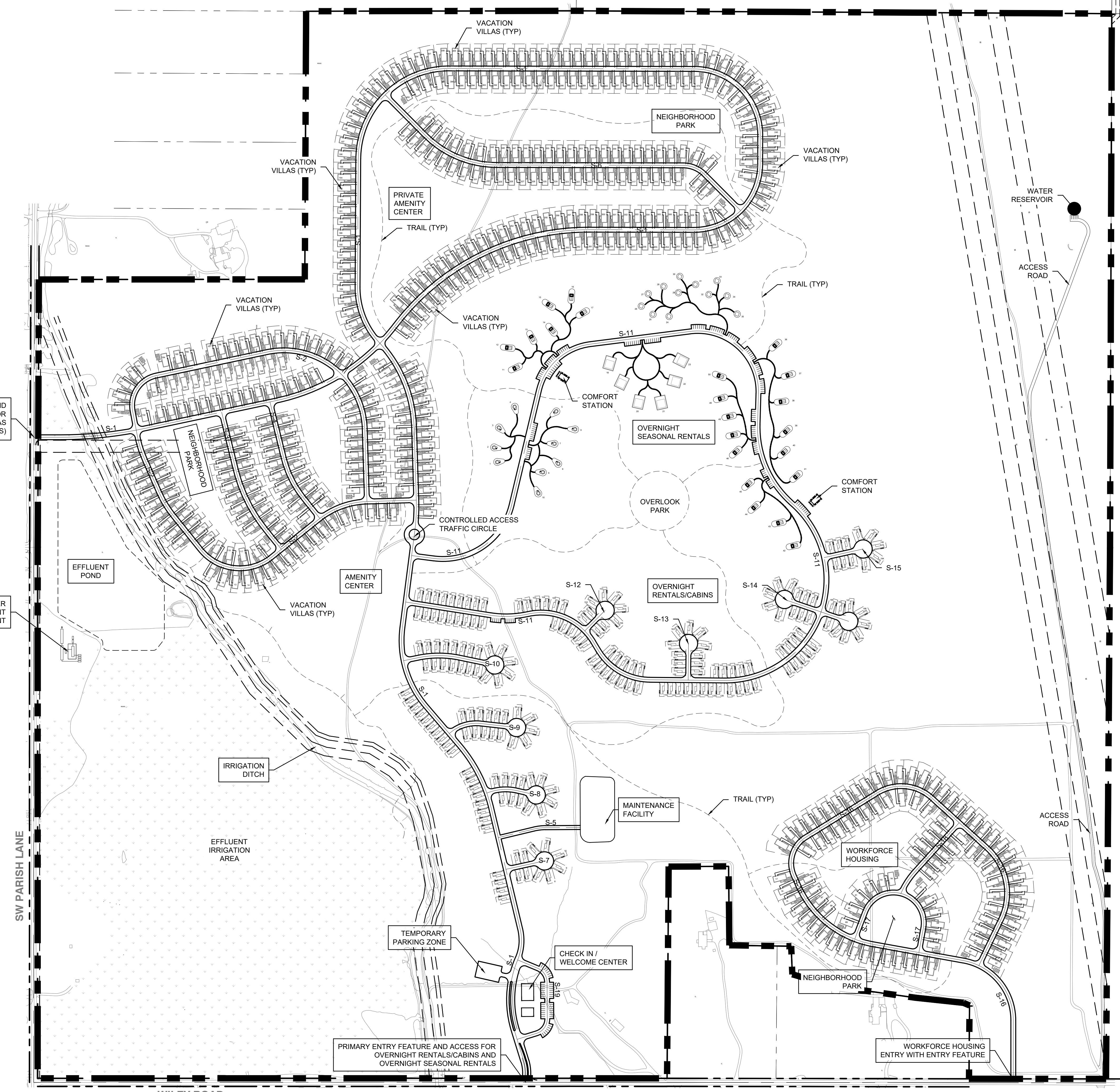
REVISIONS

DR. SIM/JWA | CH. BB
P.M. BRADY BERRY

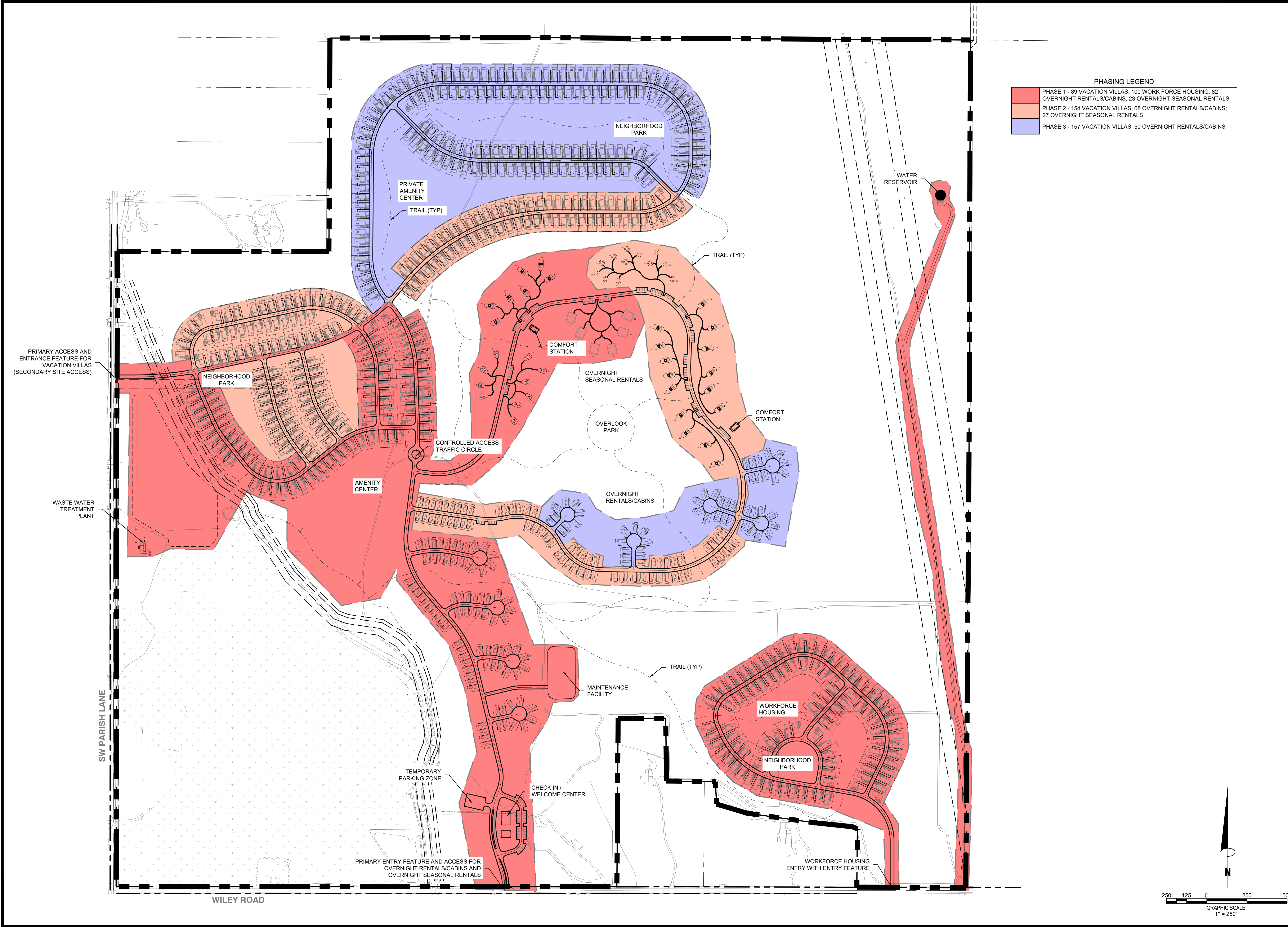
JOB 21002079
SHEET NO. C100

UNIT SUMMARY		
USE	UNITS	%
VACATION VILLAS	400	53.3%
OVERNIGHT RENTALS/CABINS	200	26.7%
OVERNIGHT SEASONAL RENTALS	50	6.7%
WORKFORCE HOUSING	100	13.3%
TOTAL	750	100%

NOTE: OPEN SPACE WILL BE GREATER THAN 50%



C:\PROJECTS\21002079\SP\DWG\CAD FILE: 21002079-SP.DWG



PHASING LEGEND

	PHASE 1 - 89 VACATION VILLAS; 100 WORK FORCE HOUSING; 82 OVERNIGHT RENTALS/CABINS; 23 OVERNIGHT SEASONAL RENTALS
	PHASE 2 - 154 VACATION VILLAS; 68 OVERNIGHT RENTALS/CABINS; 27 OVERNIGHT SEASONAL RENTALS
	PHASE 3 - 157 VACATION VILLAS; 50 OVERNIGHT RENTALS/CABINS

811
 Know what's below.
 Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, WHETHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2022 ATWELL LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC.

ATWELL
 866.850.4200 www.atwell-group.com
 9755 SW BARBES ROAD, SUITE 150
 PORTLAND, OR 97225
 248.447.2000

SUN COMMUNITIES, INC.
 2777 FRANKLIN ROAD, SUITE 150
 SOUTHFIELD, MI 48034
 (248) 205-2006
 BILL RAFFOUL

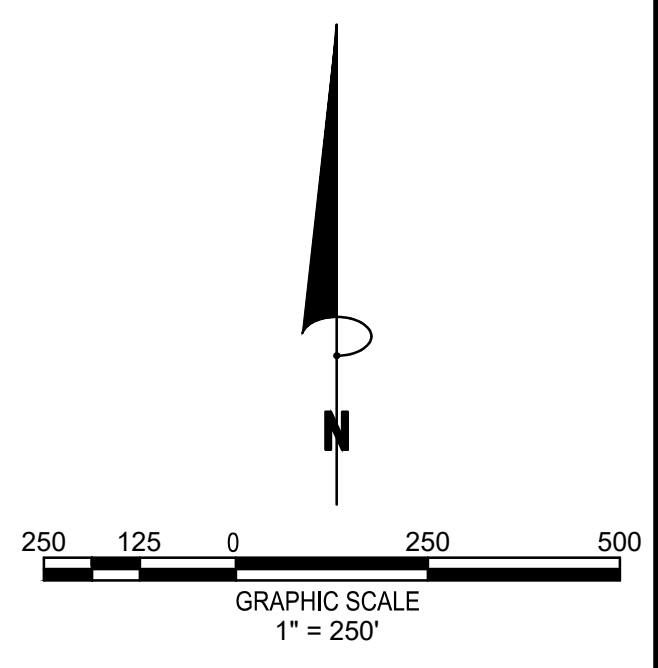
SUN COMMUNITIES, INC.
 CROSSING TRAILS
 CROOK COUNTY, OREGON
 MODIFICATION OF A CONDITIONAL
 USE APPROVAL SUBMITTAL
 PHASING PLAN

CLIENT: _____
 DATE: 01/26/2022

NO.	REVISIONS

DR. SIM/JWA | CH. BB
 P.M. BRADY BERRY

JOB: 21002079
 SHEET NO.: C101



SW PARISH LANE

WILEY ROAD

PRIMARY ACCESS AND ENTRANCE FEATURE FOR VACATION VILLAS (SECONDARY SITE ACCESS)

WASTE WATER TREATMENT PLANT

NEIGHBORHOOD PARK

PRIVATE AMENITY CENTER
 TRAIL (TYP)

NEIGHBORHOOD PARK

COMFORT STATION

OVERNIGHT SEASONAL RENTALS

OVERLOOK PARK

OVERNIGHT RENTALS/CABINS

COMFORT STATION

CONTROLLED ACCESS TRAFFIC CIRCLE

AMENITY CENTER

MAINTENANCE FACILITY

WORKFORCE HOUSING

NEIGHBORHOOD PARK

TEMPORARY PARKING ZONE

CHECK IN / WELCOME CENTER

PRIMARY ENTRY FEATURE AND ACCESS FOR OVERNIGHT RENTALS/CABINS AND OVERNIGHT SEASONAL RENTALS

WORKFORCE HOUSING ENTRY WITH ENTRY FEATURE

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2022 ATWELL LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC.

ATWELL
866.850.4200 www.atwell-group.com
9755 SW BARBINS ROAD, SUITE 150
PORTLAND, OR 97225
248.447.2000

SUN COMMUNITIES, INC.
2777 FRANKLIN ROAD, SUITE 150
SOUTHFIELD, MI 48034
(248) 205-2006
BILL RAFFOUL

SUN COMMUNITIES, INC.
CROSSING TRAILS
CROOK COUNTY, OREGON
MODIFICATION OF A CONDITIONAL
USE APPROVAL SUBMITTAL
TYPICAL ROAD SECTIONS

CLIENT

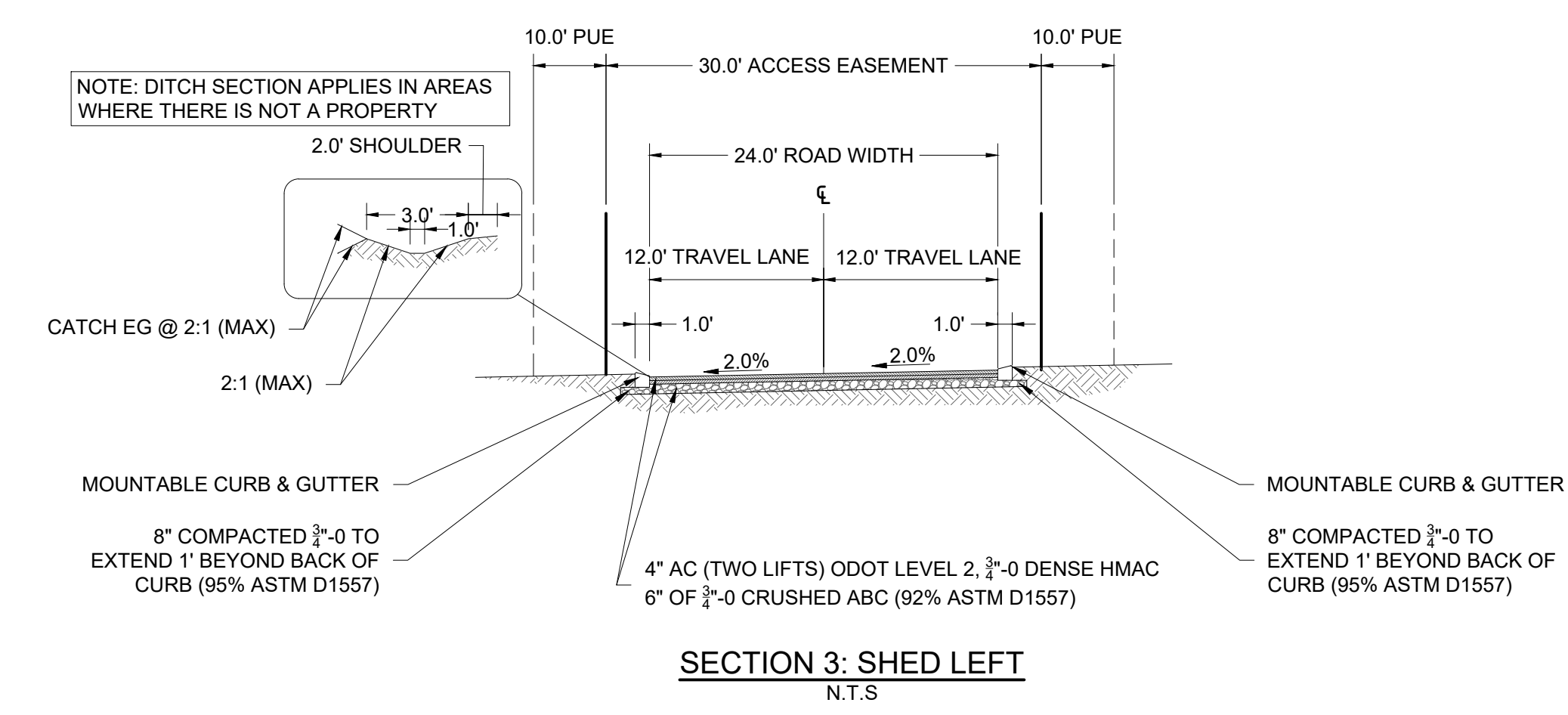
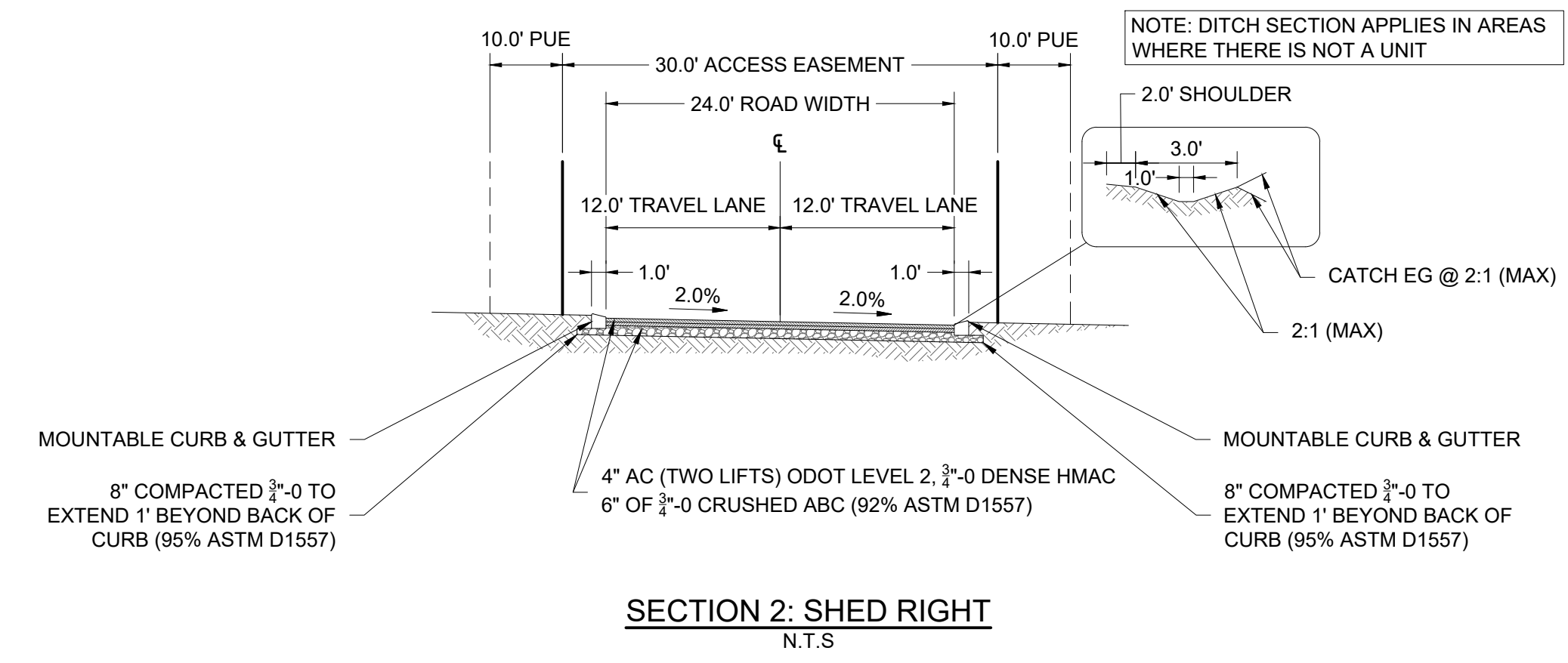
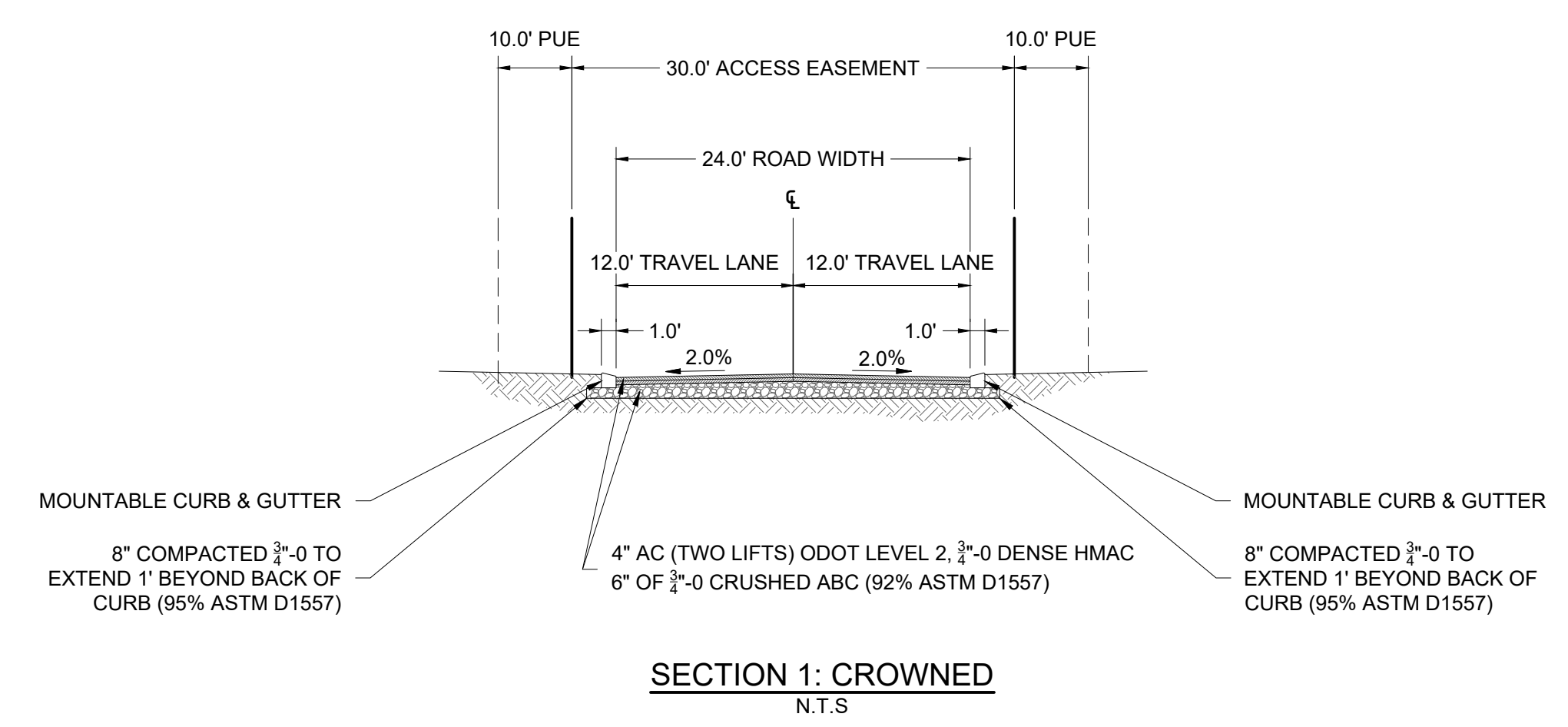
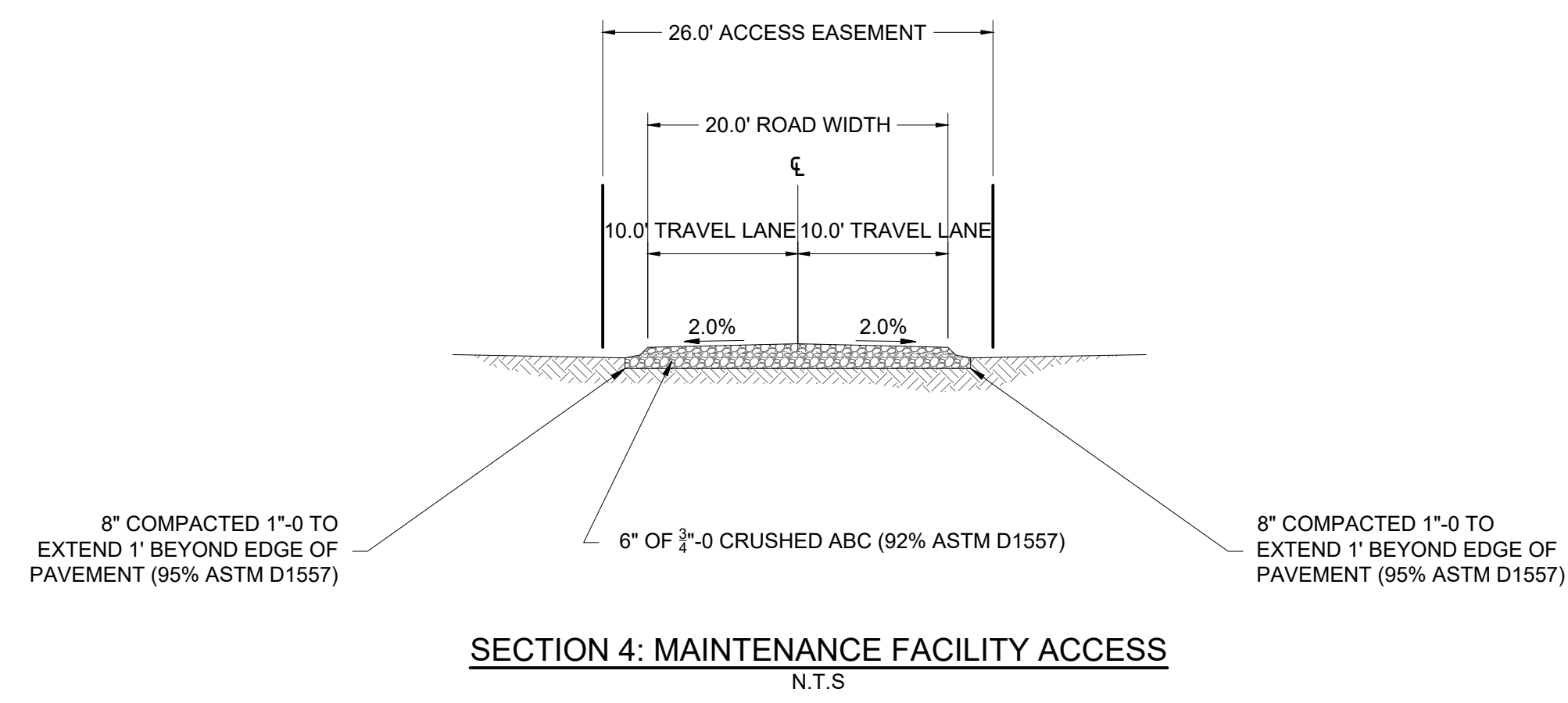
DATE 01/26/2022

REVISIONS

DR. SIM/JWA | CH. BB
P.M. BRADY BERRY

JOB 21002079
SHEET NO. C102

CAD FILE: 21002079-01.DWG





THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2022 ATWELL LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC.

ATWELL
 866.850.4200 www.atwell-group.com
 9755 SW BARNES ROAD, SUITE 150
 PORTLAND, OR 97225
 248.447.2000

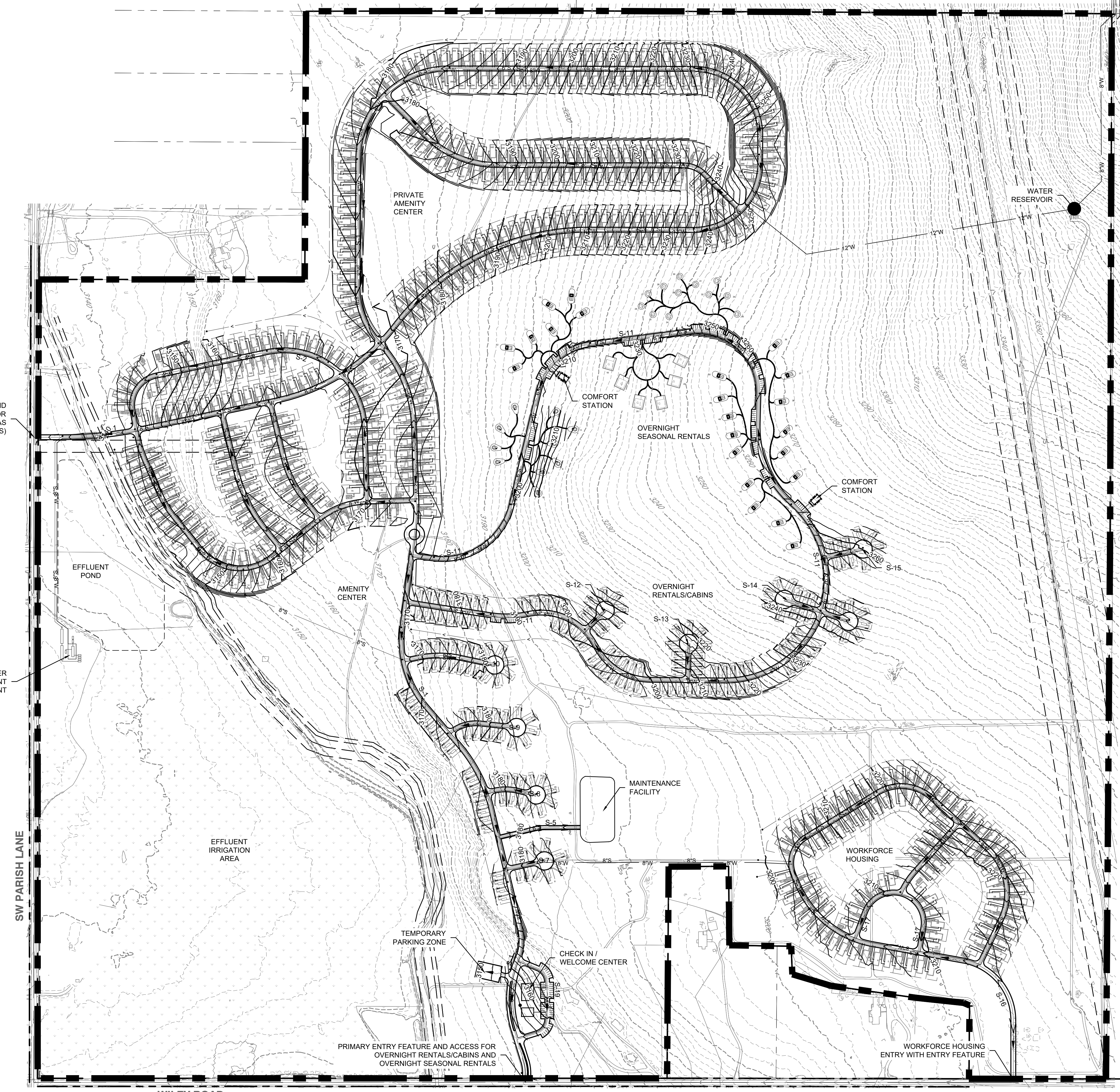
SUN COMMUNITIES, INC.
 2777 FRANKLIN ROAD, SUITE 150
 SOUTHFIELD, MI 48034
 (248) 205-2006
 BILL RAFFOUL

SUN COMMUNITIES, INC.
 CROSSING TRAILS
 CROOK COUNTY, OREGON
 MODIFICATION OF A CONDITIONAL
 USE APPROVAL SUBMITTAL
 GRADING & DRAINAGE PLAN

CLIENT
 DATE 01/26/2022

REVISIONS

DR. SIM/JWA | CH. BB
 P.M. BRADY BERRY
 JOB 21002079
 SHEET NO. C200



GRADING AND DRAINAGE LEGEND

- EXISTING GRADE MAJOR CONTOUR
- EXISTING GRADE MINOR CONTOUR
- FINISHED GRADE MAJOR CONTOUR
- FINISHED GRADE MINOR CONTOUR
- STORM TRENCH
- STORM WATER DISPOSAL AREA

250 125 0 250 500
 GRAPHIC SCALE
 1" = 250'

PRIMARY ACCESS AND ENTRANCE FEATURE FOR VACATION VILLAS (SECONDARY SITE ACCESS)

EFFLUENT POND

WASTE WATER TREATMENT PLANT

SW PARISH LANE

EFFLUENT IRRIGATION AREA

TEMPORARY PARKING ZONE

CHECK IN / WELCOME CENTER

PRIMARY ENTRY FEATURE AND ACCESS FOR OVERNIGHT RENTALS/CABINS AND OVERNIGHT SEASONAL RENTALS

WILEY ROAD

WORKFORCE HOUSING

WORKFORCE HOUSING ENTRY WITH ENTRY FEATURE

MAINTENANCE FACILITY

AMENITY CENTER

PRIVATE AMENITY CENTER

COMFORT STATION

OVERNIGHT SEASONAL RENTALS

COMFORT STATION

OVERNIGHT RENTALS/CABINS

S-15

S-14

S-12

S-13

S-6

S-7

S-8

S-9

S-10

S-11

S-12

S-13

S-14

S-15

S-16

S-17

S-18

S-19

S-20

S-21

S-22

S-23

S-24

S-25

S-26

S-27

S-28

S-29

S-30

S-31

S-32

S-33

S-34

S-35

S-36

S-37

S-38

S-39

S-40

S-41

S-42

S-43

S-44

S-45

S-46

S-47

S-48

S-49

S-50

S-51

S-52

S-53

S-54

S-55

S-56

S-57

S-58

S-59

S-60

S-61

S-62

S-63

S-64

S-65

S-66

S-67

S-68

S-69

S-70

S-71

S-72

S-73

S-74

S-75

S-76

S-77

S-78

S-79

S-80

S-81

S-82

S-83

S-84

S-85

S-86

S-87

S-88

S-89

S-90

S-91

S-92

S-93

S-94

S-95

S-96

S-97

S-98

S-99

S-100

S-101

S-102

S-103

S-104

S-105

S-106

S-107

S-108

S-109

S-110

S-111

S-112

S-113

S-114

S-115

S-116

S-117

S-118

S-119

S-120

S-121

S-122

S-123

S-124

S-125

S-126

S-127

S-128

S-129

S-130

S-131

S-132

S-133

S-134

S-135

S-136

S-137

S-138

S-139

S-140

S-141

S-142

S-143

S-144

S-145

S-146

S-147

S-148

S-149

S-150

S-151

S-152

S-153

S-154

S-155

S-156

S-157

S-158

S-159

S-160

S-161



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2022 ATWELL LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC.

ATWELL
 866.850.4200 www.atwell-group.com
 9755 SW BARBES ROAD, SUITE 150
 PORTLAND, OR 97225
 248.447.2000

SUN COMMUNITIES, INC.
 27777 FRANKLIN ROAD, SUITE 150
 SOUTHFIELD, MI 48034
 (248) 205-2006
 BILL RAFFOUL

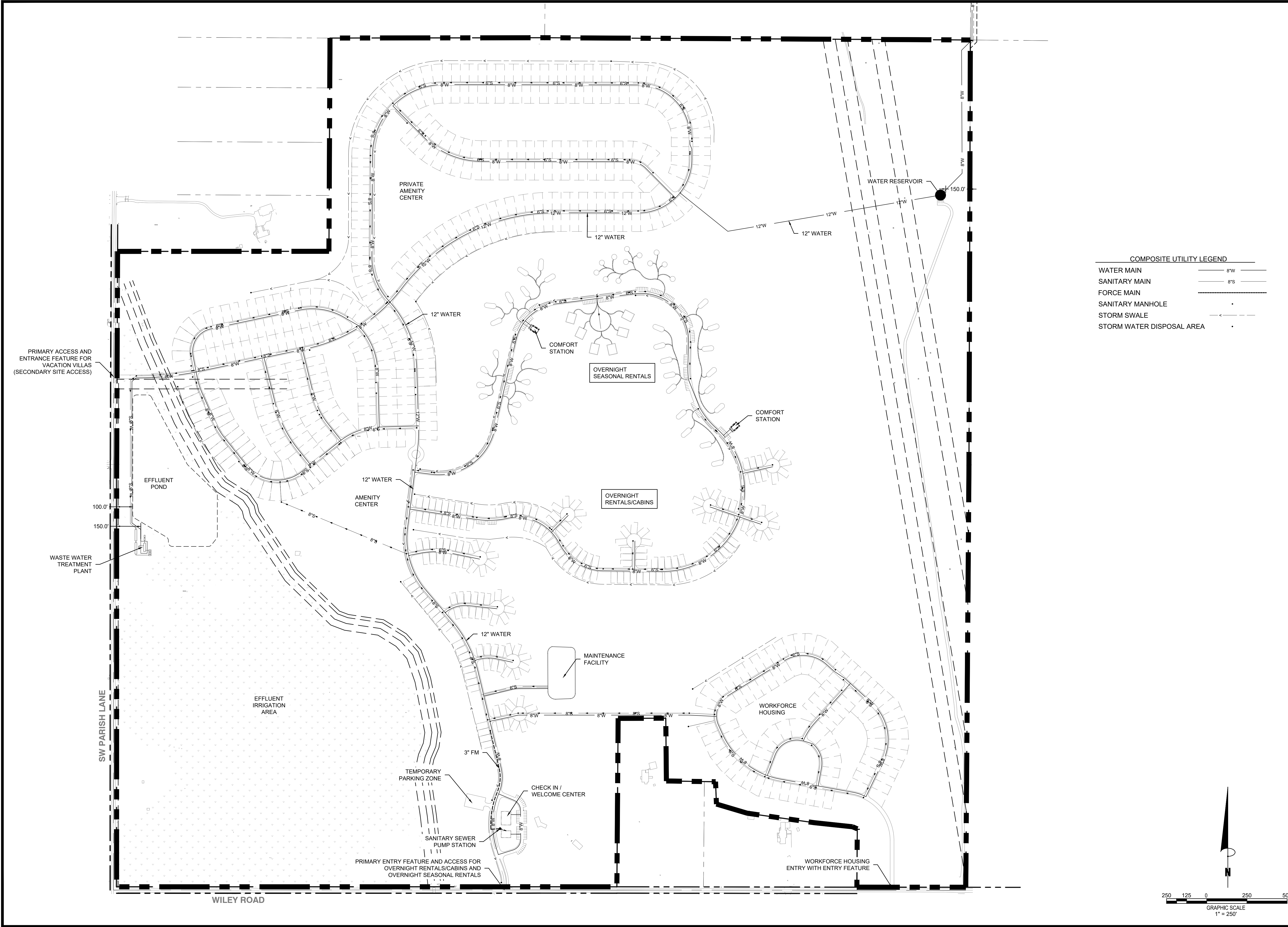
SUN COMMUNITIES, INC.
 CROSSING TRAILS
 CROOK COUNTY, OREGON
 MODIFICATION OF A CONDITIONAL
 USE APPROVAL SUBMITTAL
 WATER & SEWER PLAN

CLIENT: SUN COMMUNITIES, INC.

DATE: 01/26/2022

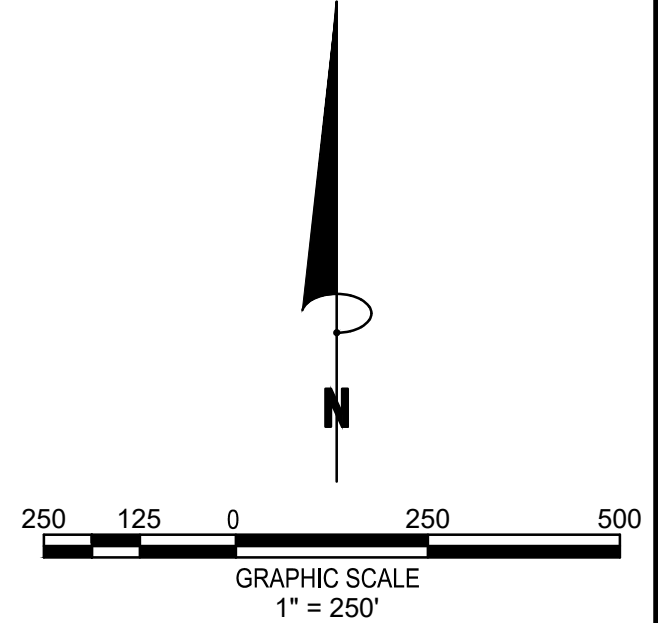
NO.	REVISIONS

DR. SIM/JWA | CH. BB
 P.M. BRADY BERRY
 JOB: 21002079
 SHEET NO.: C300



COMPOSITE UTILITY LEGEND

WATER MAIN	8"W
SANITARY MAIN	8"S
FORCE MAIN	3" FM
SANITARY MANHOLE	•
STORM SWALE	- - - -
STORM WATER DISPOSAL AREA	•



DATE PLOTTED: 01/26/2022 10:58:11 AM PROJECT: CROSSING TRAILS CROOK COUNTY, OREGON SHEET: C300



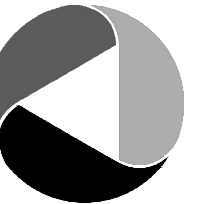
Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2022 ATWELL LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC.

ATWELL
866.850.4200 www.atwell-group.com
9755 SW BARNES ROAD, SUITE 150
PORTLAND, OR 97225
248.447.2000



SUN COMMUNITIES, INC.
27777 FRANKLIN ROAD, SUITE 150
SOUTHFIELD, MI 48034
(248) 205-2000
BILL RAFFOUL

SUN COMMUNITIES, INC.
CROSSING TRAILS
CROOK COUNTY, OREGON
MODIFICATION OF A CONDITIONAL
USE APPROVAL SUBMITTAL
TYPICAL AMENITIES PHOTOS

CLIENT
DATE 01/26/2022

REVISIONS

DR. SIM/JWA | CH. BB
P.M. BRADY BERRY
JOB 21002079
SHEET NO. C400

C:\PROJECTS\21002079\21002079-CP-AMENITIES-IMAGES.DWG

C:\PROJECTS\21002079\21002079-CP-AMENITIES-IMAGES.DWG

