



SITE SUMMARY

ADDRESS: 52511 MCKENZIE HIGHWAY
TAX MAP: 16-45-22 TAX LOTS: 1300
ZONING: RR-5 RURAL RESIDENTIAL
CURRENT USE: MANUFACTURED HOME PARK
SITE AREA: 331,927 SF (7.62 ACRES)

MINIMUM FIRE SEPARATION (PER OMDPSC 9-5.1A)
PROPERTY LINE TO MANUFACTURED DWELLING: 5'-0" REQUIRED; 39'-8" PROVIDED
PUBLIC STREET TO MANUFACTURED DWELLING: 10'-0" REQUIRED; 72'-10" PROVIDED
PARK STREET TO MANUFACTURED DWELLING: 5'-0" REQUIRED;
15'-3 1/2" AT RV SPACES
10'-0" PROVIDED AT MH SPACES
PARK SIDEWALK TO MANUFACTURED DWELLING: 2'-0" REQUIRED;
10'-3 1/2" PROVIDED AT RV SPACES
5'-0" PROVIDED AT MH SPACES
MANUFACTURED DWELLING ON ADJACENT LOT: 10'-0" REQUIRED;
14'-6" PROVIDED AT RV SPACES
21'-8" PROVIDED AT MH SPACES
BUILDINGS ON SAME PROPERTY INSIDE PARK: 10'-0" REQUIRED; 38'-0" PROVIDED

MINIMUM PAVEMENT WIDTHS (PER OMDPSC 10-5.1.1)
PARK STREET CONNECTING TO PUBLIC WAY, NO PARKING: 30'-0" REQUIRED;
32'-0" PROVIDED AT MAIN ENTRY
TWO WAY STREET, NO PARKING ON EITHER SIDE: 20'-0" REQUIRED; 20'-0" & 24'-0" PROVIDED

PARKING (PER OMDPSC 10-5.3)
MANUFACTURED HOME SPACES (1-20): 2 PER UNIT REQUIRED; 3 PER UNIT PROVIDED
RV SPACES (21-30): 2 PER UNIT PROVIDED

COMMUNITY BUILDING:
GUEST SPACES: 1 PER 8 UNITS REQUIRED; 4 SPACES PROVIDED
PLAY AREA: 2 PER 2,500 SF; 4 SPACES PROVIDED
COMMON FACILITIES: 1 PER 30 UNITS; 1 PROVIDED
TOTAL: 9 SPACES (1 ACCESSIBLE SPACE)

PLAY AREA (PER OMDPSC 10-7.2)
MINIMUM AREA: 2,500 SF REQUIRED; 5,240 SF PROVIDED
MINIMUM LENGTH TO WIDTH ASPECT RATIO: 3:1 REQUIRED; 5:4 PROVIDED

PHASING:
DEVELOPMENT WILL CONSIST OF TWO PHASES OF PERMITTING AND CONSTRUCTION, WITH THE INTENTION OF KEEPING PHASE 1 DEVELOPMENT UNDER 5,000 GPD OF ON-SITE WASTEWATER DISCHARGE.

PHASE 1:
- ALL ROADS AND SIDEWALKS
- COMMUNITY BUILDING
- TRASH ENCLOSURES
- OPEN SPACE PLAY AREA
- LANDSCAPING
- SITE LIGHTING
- STORM DRAINAGE
- WATER DISTRIBUTION
- ON-SITE WASTEWATER TREATMENT
- MANUFACTURED HOME SPACES 1 THROUGH 19 (5,000 GPD MAX INCLUDING COMMUNITY BLDG)

PHASE 2:
- RV SPACES
- REMAINING MANUFACTURED HOME SPACE 20

PHASE 2 SPACES WILL HAVE UTILITIES STUBBED OUT NEARBY, BUT WILL BE LEFT UNDEVELOPED UNTIL ALL NECESSARY APPROVALS ARE GRANTED.

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Revision Summary

| Revision Number | Revision Date |
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**LAZY DAYS
MANUFACTURED HOME PARK**
RECONSTRUCTION
52511 MCKENZIE HWY
BLUE RIVER, OREGON 97413
HOMES FOR GOOD

SITE PLAN

date 01/30/2023
file 2180_site
d.b. LWL

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