THE WOODLANDS

MASTER PLAN & SUBDIVISION

SISTERS, OREGON 97759

MAY 2021

SITE MAP
SCALE: 1" = 80'

VICINITY MAP
SCALE: 1" = 1500'

APPLICANT

BUILD, LLC
CONTACT: KEVIN ECKERT
521 W HOPE AVENUE
SISTERS, OR 97759
(206) 940-4315

OWNER

PX2 INVESTMENTS, LLC
CONTACT: PAUL SCHNEIDER
201 N PINE STREET
SISTERS, OR 97759
(541) 706-9435

CIVIL ENGINEER & LAND SURVEYOR

HARPER HOUF PETERSON RIGHELLIS INC.
CONTACT: NICOLAS SPEROS, PE
250 NW FRANKLIN AVENUE, #404
BEND, OR 97703
(541) 318-1161

VERTICAL DATUM:

ELEVATIONS ARE BASED ON DESCHUTES COUNTY BENCHMARK GIS 015, WHICH IS A 3 AND 1/2 INCH ALUMINUM CAP SET IN CONCRETE. IT IS LOCATED 27 FEET SOUTH OF THE CENTERLINE OF HIGHWAY 242 AND 149 FEET WEST OF THE CENTERLINE OF TRINITY WAY. VERTICAL DATUM IS NGVD29. ELEVATION = 3196.95'.

SITE INFORMATION:

ADDRESS:	SISTERS, OR 97759
MAP AND TAXLOT:	1510050000102
LEGAL DESCRIPTION:	PARCEL 2 (PORTION) PP 2019-19
TOTAL GROSS AREA:	31.56 ACRES
ZONING:	DC, MFR, NSBP, OS
PROPOSED USE:	RESIDENTIAL, LIGHT INDUSTRIAL, COMMERCIAL, OPEN SPACE
CURRENT USE:	VACANT

SHEET INDEX:

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P1.1	EXISTING CONDITIONS
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P1.3	PRELIMINARY SITE PLAN EXHIBIT
P1.4	PRELIMINARY PLAT
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P1.8	CONNECTIVITY PLAN
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P1.10	TYPICAL STREET SECTIONS
P1.11	TYPICAL STREET SECTIONS

LEGEND:

	BOUNDARY LINE	SS	SANITARY SEWER MANHOLE		SINGLE POST SIGN	PWR	POWER VAULT
	RIGHT-OF-WAY LINE		WATER METER		GATE POST		POWER RISER/CABINET/ TRANSFORMER
	CENTER LINE		WATER VALVE	TR	TELEPHONE RISER		
	EASEMENT LINE		IRRIGATION VALVE	P	ELECTRIC BOX		PINE TREE (APPROXIMATE DIAMETER BREAST HIGH AS NOTED)
3175	EXISTING CONTOUR LINE		FIRE HYDRANT	L	STREET LIGHT BOX		
SAN	SANITARY SEWER LINE		WATER BOX		LIGHT POLE		
W	WATER LINE						
X	FENCE LINE, TYPE AS NOTED						
E	ELECTRIC LINE						

COVER SHEET
MASTER PLAN
SISTERS, OREGON

Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS
250 NW Franklin Avenue, Suite 404, Bend, OR 97703

REGISTERED PROFESSIONAL ENGINEER 94,828 OREGON JULY 15, 2010 NICOLAS G. SPEROS
EXPIRES 06/30/22

DESIGNED:	HHPR TEAM
DRAWN:	AG
CHECKED:	NS
DATE:	6/30/2021

REVISIONS

DATE	NO.	DESCRIPTION

SHEET NO.
P1.0

JOB NO.
PXI-01

P:\03-Bend\PXI | PX2 Investments LLC\PXI-01 | USFS Parcel 2\PXI01-DWGS\Sheets\Master\ PXI-01 P1.0_Cover Sheet.dwg

EXISTING CONDITIONS
SCALE: 1" = 50'

EXISTING CONDITIONS
MASTER PLAN
SISTERS, OREGON

LEGEND:

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- EASEMENT LINE
- 3175 EXISTING CONTOUR LINE
- SAN SANITARY SEWER LINE
- W WATER LINE
- X FENCE LINE, TYPE AS NOTED
- E ELECTRIC LINE
- TREE (APPROXIMATE DIAMETER BREAST HIGH AS NOTED ON SHEET P1.2)
- SINGLE POST SIGN
- GATE POST
- TEL TELEPHONE RISER
- P ELECTRIC BOX
- L STREET LIGHT BOX
- LIGHT POLE
- SS SANITARY SEWER MANHOLE
- WATER METER
- WATER VALVE
- IRRIGATION VALVE
- FIRE HYDRANT
- W WATER BOX
- PWR POWER VAULT
- POWER RISER/CABINET/ TRANSFORMER

Harper Houf Peterson Righellis Inc.
HHPR
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LANDSCAPE ARCHITECTS • SURVEYORS
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REGISTERED PROFESSIONAL ENGINEER
94,028
OREGON
JULY 15, 2019
NICOLAS G. SPEROS
EXPIRES: 06/30/22

DESIGNED:	HHPR TEAM
DRAWN:	AG
CHECKED:	NS
DATE:	6/30/2021

REVISIONS

DATE	NO.	DESCRIPTION

SHEET NO.
P1.1

JOB NO. PXI-01

P:\03-Bend\PXI (PX2 Investments LLC)\PXI-01 (USFS Parcel 2)\PXI01-DWGS\Sheets\Master\ PXI-01 P1.1 Existing Conditions.dwg

PRELIMINARY TREE PRESERVATION PLAN

SCALE: 1" = 50'

N

0 25 50 100

SCALE: 1" = 50'

LEGEND

- TREE TO BE REMOVED (374) TREE MITIGATION / REPLACEMENT TO BE DETERMINED DURING ENGINEERING
- TREE INTENDED TO BE PRESERVED (581)
- TREE INTENDED TO BE PRESERVED DURING SUBDIVISION DEVELOPMENT. WILL BE RE-EVALUATED DURING FUTURE DEVELOPMENT OF INDIVIDUAL LOTS (179)
- J-12 — J = JUNIPER TREE; 12 = 12" DIAMETER AT DBH
- P-21 — P = PINE TREE; 21 = 21" DIAMETER AT DBH

NOTE:
TREE PRESERVATION AND MITIGATION IS PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL ENGINEERING AND POTENTIAL FOR RELOCATING TREES WHEN OR IF POSSIBLE.

PRELIMINARY TREE PRESERVATION PLAN

MASTER PLAN

SISTERS, OREGON

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phone: (541) 318-1718 www.hhpr.com

REGISTERED PROFESSIONAL ENGINEER 94,828
OREGON
MAY 15, 2015
NICHLAS G. SPERRO
EXPIRES: 06/30/22

DESIGNED:	HHPR TEAM
DRAWN:	AG
CHECKED:	NS
DATE:	6/30/2021

DATE	NO.	DESCRIPTION

REVISIONS

SHEET NO.

P1.2

JOB NO. PXI-01

P:\03-Bend\PX2 PX2 Investments LLC\PX01 (USFS Parcel 2)\PX01-DWGS\Sheets\Master\ PX1.01 P1.2 Tree Preservation Plan.dwg

SITE PLAN EXHIBIT
SCALE: 1" = 50'

LEGEND:

- FIRE LANE ACCESS
- EXISTING OR PROPOSED FIRE HYDRANT
  NOTE: MAXIMUM FIRE HYDRANT SPACING = 400'
- ESMT — EASEMENT
- < 16" JUNIPER
- < 16" PINE
- 16" PINE
- 18" JUNIPER
- 24" JUNIPER
- 24" PINE
- 30" PINE
- 42" PINE
- 162 — NON-CONFORMING LOT, LOT NUMBER
- COTTAGE W/ PARKING
- MULTI-FAMILY TOWNHOMES W/ PARKING
- CONGREGATE HOUSING W/ PARKING
- APARTMENTS OVER COMMERCIAL/PARKING
- NORTH SISTERS BUSINESS PARK LIGHT INDUSTRIAL

ODOT NOTES:

1. PROPOSED PROTECTED CROSSWALK ACROSS SANTIAM HIGHWAY (US 20) PENDING ODOT APPROVAL
2. FURTHER COORDINATION FOR ALL ACCESS STREETS TO WOODLANDS PENDING ODOT FEEDBACK PROMISED WEEK OF MAY 3RD

SITE PLAN EXHIBIT
MASTER PLAN
SISTERS, OREGON

Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS
250 NW Franklin Avenue, Suite 404, Bend, OR 97703

REGISTERED PROFESSIONAL ENGINEER 94,828 OREGON MAY 15, 2018 NICOLAS G. SPENCER EXPIRES: 06/30/22

DESIGNED:	HHPR TEAM
DRAWN:	AG
CHECKED:	NS
DATE:	05.19.2021

REVISIONS

DATE	NO.	DESCRIPTION

SHEET NO. **P1.3**

JOB NO. PXI-01

P:\03-Bend\PXI (PX2 Investments LLC)\PX101 (USFS Parcel 2)\PX101-DV\GS\Sheets\Master\ PX101 P1.3 Site Plan Exhibit.dwg

PRELIMINARY PLAT
SCALE: 1" = 50'

TRACT SUMMARY

TRACT	LAND USE	ACREAGE
A	PUBLIC OPEN SPACE	2.85
B	PRIVATE OPEN SPACE	0.59
C	PRIVATE OPEN SPACE	0.04
D	PRIVATE OPEN SPACE	0.34
E	PRIVATE OPEN SPACE	0.1
F	PUBLIC OPEN SPACE	0.02
G	PRIVATE OPEN SPACE	0.04
H	PRIVATE OPEN SPACE	0.36
I	PRIVATE OPEN SPACE	0.75
J	PRIVATE OPEN SPACE	0.06
K	PRIVATE OPEN SPACE	0.72
L	PRIVATE OPEN SPACE	0.08
M	PRIVATE OPEN SPACE	0.02
N	PRIVATE OPEN SPACE	0.02
O	PRIVATE OPEN SPACE	0.02
P	PUBLIC OPEN SPACE	0.03
Q	PUBLIC OPEN SPACE	0.05
R	ALLEY	0.36
S	ALLEY	0.13
T	ALLEY	0.12
U	ALLEY	0.3
V	ALLEY	0.21
W	ALLEY	0.33

PRIVATE OPEN SPACE SUMMARY

TRACT	DESCRIPTION	ACREAGE
B	OPEN SPACE	0.59
C	OPEN SPACE	0.04
D	OPEN SPACE	0.34
E	OPEN SPACE	0.1
F	OPEN SPACE	0.02
G	OPEN SPACE	0.04
H	OPEN SPACE	0.36
I	OPEN SPACE	0.75
J	OPEN SPACE	0.06
K	OPEN SPACE	0.72
L	OPEN SPACE	0.08
M	PATHWAY	0.02
N	PATHWAY	0.02
O	PATHWAY	0.02
R	ALLEY	0.36
S	ALLEY	0.13
T	ALLEY	0.12
U	ALLEY	0.3
V	ALLEY	0.21
W	ALLEY	0.33
	TOTAL	**3.48**

PUBLIC OPEN SPACE SUMMARY

TRACT/LOT	LAND USE	ACREAGE
A	OPEN SPACE	2.85
169 (PORTION)	30' EASEMENT	0.24
170 (PORTION)	40' EASEMENT	0.4
	PINE STREET OPEN SPACE CORRIDOR	0.77
	TOTAL	**4.26**

(SEE SHEET 1.3)

GROSS AREA: 31.56 ACRES

ROW AREA: 6.27 ACRES

NET AREA = GROSS AREA - ROW AREA = 25.29 ACRES

15% OF NET AREA = 3.79 ACRES PUBLIC OPEN SPACE REQUIRED

PUBLIC OPEN SPACE PROVIDED = 4.26 ACRES (16.8%)

PRIVATE OPEN SPACE PROVIDED = 3.48 ACRES

PRELIMINARY PLAT
MASTER PLAN
SISTERS, OREGON

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REGISTERED PROFESSIONAL ENGINEER
94,828
OREGON
JULY 15, 2015
NICHOLAS G. SPENCE
EXPIRES: 06/30/22

DESIGNED:	HHPR TEAM
DRAWN:	AG
CHECKED:	NS
DATE:	6/30/2021

REVISIONS

DATE	NO.	DESCRIPTION

SHEET NO.
P1.4

JOB NO. PXI-01

P:\03-Bend\PXI | PX2 Investments LLC\PX01 (US)\S Parcel 2\PX001-DWGS\Sheets\Master\ PX1.01 P1.4 Prelim Plat.dwg

PRELIMINARY STREET PLAN

SCALE: 1" = 50'

PRELIMINARY STREET PLAN

MASTER PLAN

SISTERS, OREGON

Harper Houf Peterson Righellis Inc.

ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS

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phone: 541.318.1101 fax: 541.318.1189

REGISTERED PROFESSIONAL ENGINEER
94,828
OREGON
MAY 15, 2018
NICOLAS G. SPERDOS
EXPIRES: 06/30/22

DESIGNED:	HHPR TEAM
DRAWN:	AG
CHECKED:	NS
DATE:	6/30/2021

REVISIONS

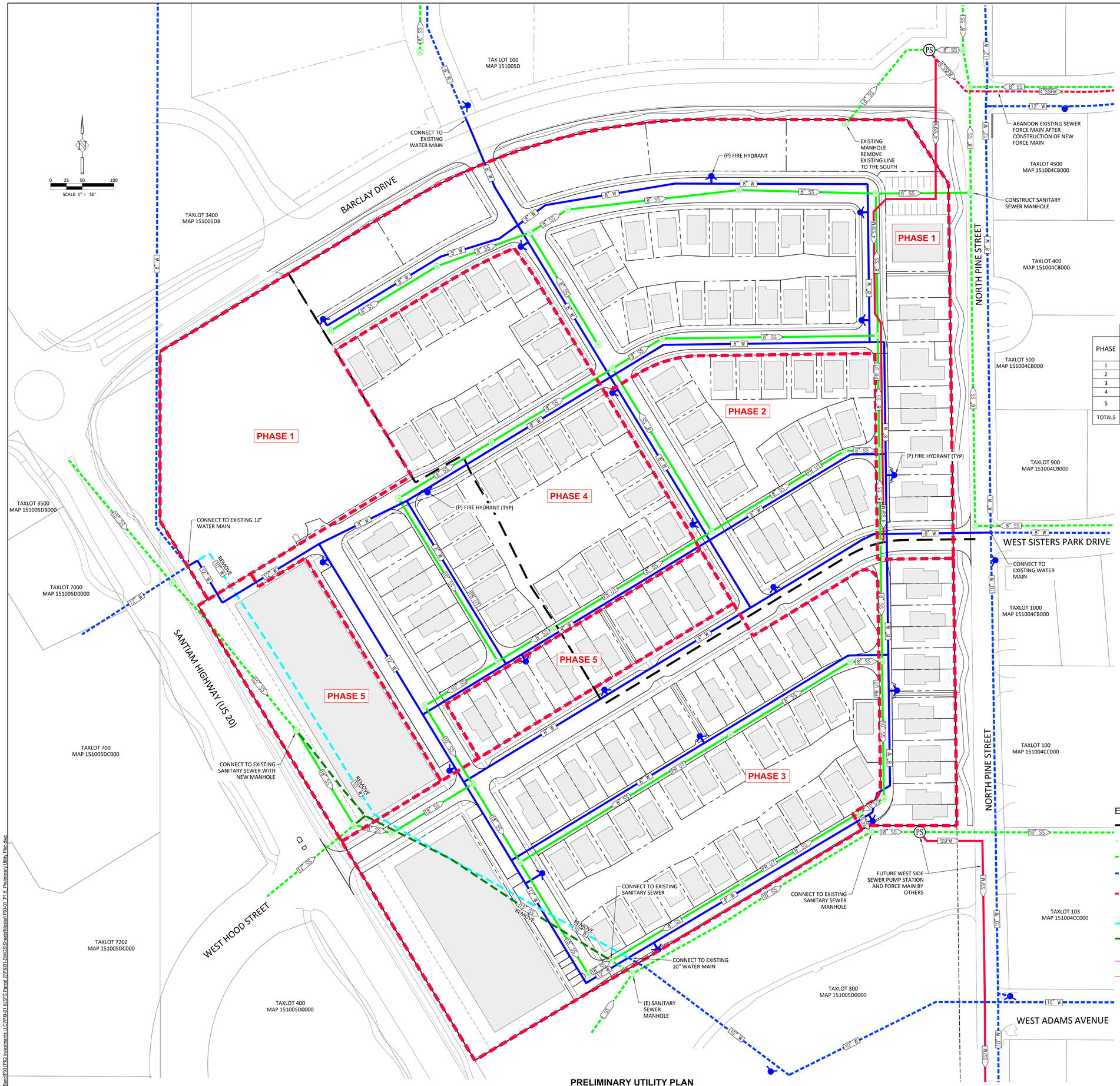
DATE	NO.	DESCRIPTION

SHEET NO.

P1.5

JOB NO. PXI-01

P:\03-Bend\PXI_IPX2 Investments LLC\PXI.01 USFS Parcel 2\IPX01-DWGS\Sheets\Master\ PXI.01 P1.5 Preliminary Street Plan.dwg



PRELIMINARY UTILITY PLAN

SCALE: 1" = 50'

EDU'S BY PHASE

	UNITS								EDU'S	
PHASE	C	A	TH	ADU	CH	NSBP (SF)	DC (SF)	OS (SF)	EDU'S	CUMULATIVE EDU'S
1	21	15[3]	11[4]	8	30	80,150		99,428	74.2	74.2
2	16		18	18					44.8	119.0
3	26	56	18	18					99.6	218.6
4	38		8	8					50.8	269.4
5		56	13	13			22,000		70.0	339.4
TOTALS	**101**	**127**	**68**	**65**	**30**	**80,150**	**22,000**	**99,428**	**339.4**	**339.4**

LEGEND / CONVERSIONS TO EDU'S:

C = COTTAGES = 1 EDU
A = APARTMENTS = 0.8 EDU [1]
TH = TOWNHOMES = 0.8 EDU [1]
ADU = ACCESSORY DWELLING UNIT = 0.8 EDU [1]
- IT IS ASSUMED EACH TOWNHOME HAS AN ADU
CH = CONGREGATE HOUSING = 0.4 EDU / ROOM [2]
NSBP = NORTH SISTERS BUSINESS PARK = 1 EDU / 20,000 SF
NSBP = ASSUME ADDITIONAL EDU'S FOR APARTMENTS PER NOTE BELOW
DC = DOWNTOWN COMMERCIAL = 1 EDU / 5,000 SF
OS = OPEN SPACE = 1 EDU / 10,000 SF

NOTES:

1. THE 0.80 EDU REDUCTION FACTOR IS FOR MULTI-FAMILY DWELLINGS, AND FOR REFERENCE IS UTILIZED BY THE CITY OF BEND.
2. THE 0.40 EDU REDUCTION FACTOR IS FOR HOTEL AND DORMITORY TYPE FACILITIES CALCULATED ON A PER ROOM BASIS AND FOR REFERENCE IS UTILIZED BY THE CITY OF BEND. ASSUME 60 BEDS AND 2 BEDS PER ROOM = 30 ROOMS.
3. ASSUME 3 APARTMENT UNITS PER NSBP LOT IN ADDITION TO INDUSTRIAL EDU'S.
4. INCLUDES THE 3-UNIT TRIPLEX BUILDING ON LOT 109 AS 3 UNITS.
5. 127 EDU'S TRIBUTARY TO EXISTING PUMP STATION #2 IS EXCEEDED WITH PHASE 4.
   - PHASE 3 EXCEEDS 127 TOTAL EDU'S, BUT PHASE 3 IS TRIBUTARY TO THE SOUTH AND NOT PUMP STATION #2.

LEGEND

EXISTING	PROPOSED	
		PROJECT BOUNDARY
		EASEMENT LINE
8" SS	8" SS	GRAVITY SANITARY SEWER
12" W	12" W	WATER MAIN AND FIRE HYDRANT
4" SSFM	4" SSFM	FORCE MAIN SANITARY SEWER
		SEWER BASIN DELINEATION
10" W		WATER MAIN TO BE RELOCATED
15" SS		SANITARY SEWER MAIN TO BE RELOCATED
UT		FRANCHISE UTILITY TRENCH
PR UT		PRIVATE FRANCHISE UTILITY TRENCH

UTILITY LOCATIONS ARE SCHEMATIC AND SUBJECT TO CHANGE DURING ENGINEERING.

INDIVIDUAL LOT SERVICES WILL BE DETERMINED ON CONSTRUCTION PLANS.

PRELIMINARY UTILITY PLAN
MASTER PLAN
SISTERS, OREGON

Harper Houf Peterson Righellis Inc.
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phone: 541.318.1101 • www.hhpr.com • fax: 541.318.1189

REGISTERED PROFESSIONAL ENGINEER 94,828 OREGON JULY 15, 2010 NICOLAS G. SPENCER EXPIRES: 06/30/22

DESIGNED	HHPR TEAM
DRAWN	AG
CHECKED	NS
DATE	6/30/2021

DATE	NO.	DESCRIPTION
		REVISIONS

SHEET NO. **P1.6**

JOB NO. PXI-01

P:\03-Bend\PXI | PX2 Investments LLC\PXI-01 | USFS Parcel 2\PXI01-DV\CSS\Sheets\Master\ PXI-01 P1.6 Preliminary Utility Plan.dwg

NOTE:

PROPOSED ROCK DRAINAGE SWALE DIMENSIONS ARE REFLECTED ON THE TYPICAL SECTIONS ON SHEET P1.10 AND P1.11

GRADING NOTE:

INDIVIDUAL LOT GRADING AND DRAINAGE DETAILS WILL BE PROVIDED AT SITE PLAN SUBMITTAL FOR EACH LOT.

PRELIMINARY GRADING AND DRAINAGE PLAN

SCALE: 1" = 50'

PRELIMINARY GRADING AND DRAINAGE PLAN

MASTER PLAN

SISTERS, OREGON

Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
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REGISTERED PROFESSIONAL ENGINEER
94,020
OREGON
JULY 15, 2019
NICOLAS G. SPENCER
EXPIRES: 06/30/22

DESIGNED:	HHPR TEAM
DRAWN:	AG
CHECKED:	NS
DATE:	6/30/2021

REVISIONS

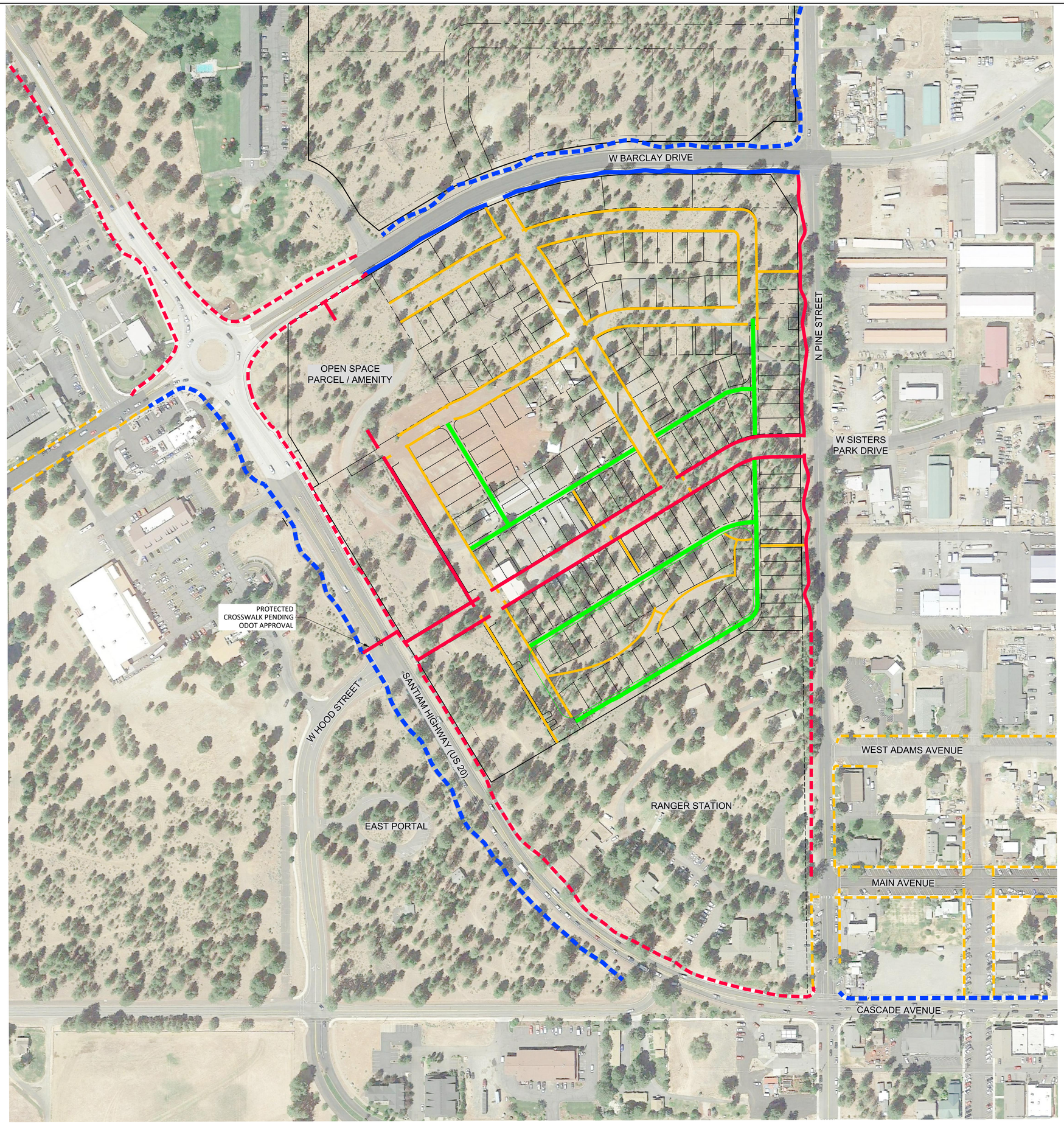
DATE	NO.	DESCRIPTION

SHEET NO.

P1.7

JOB NO. PXI-01

P:\03-Bend\PXI (PX2 Investments LLC)\PX1-01 (USFS Parcel 2)\PX01-DWGS\Sheets\Master(PX1-01 P1.7 Preliminary Grading & Drainage Plan.dwg



N

0 40 80 160

SCALE: 1" = 80'

LEGEND

EXISTING	PROPOSED	
		4' - 6' PATH (ASPHALT OR CONCRETE)
		8' MULTI-USE PATH (APSHALT OR CONCRETE)
		10' MULTI-USE PATH (ASPHALT)
		SHARED VEHICLE / BICYCLE ROUTE

CONNECTIVITY PLAN

MASTER PLAN

SISTERS, OREGON

Harper Houf Peterson Righellis Inc.
HHPR
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
230 NW Franklin Avenue, Suite 404, Bend, OR 97703

REGISTERED PROFESSIONAL ENGINEER 94,828 OREGON JAN. 15, 2019 NICOLAS G. SPERCOS EXPIRES 06/30/22

DESIGNED: HHPR TEAM
DRAWN: AG
CHECKED: NS
DATE: 7/1/2021

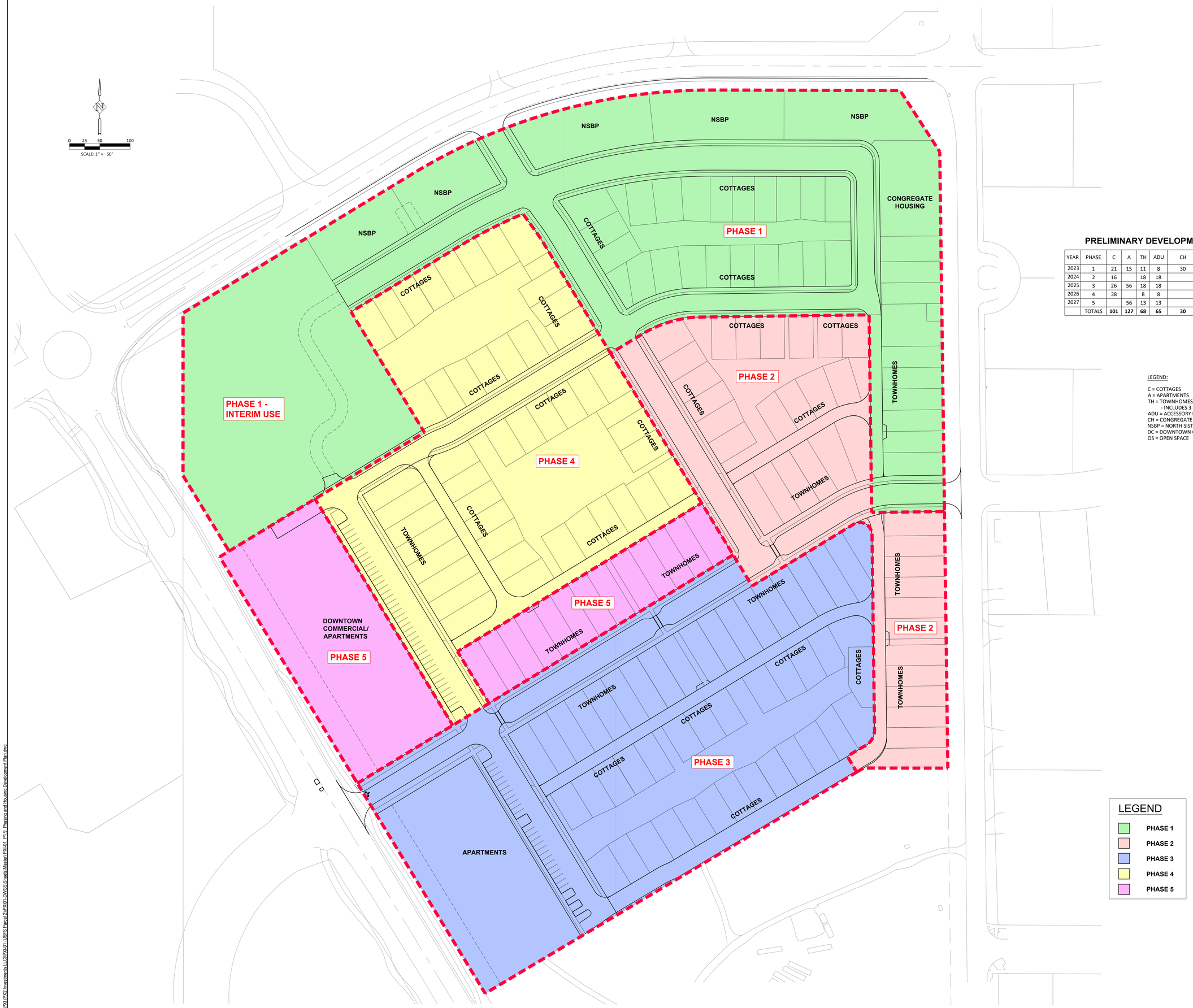
DATE	NO.	DESCRIPTION

REVISIONS

SHEET NO. **P1.8**

JOB NO. PXI-01

P:\03-Bend\PXI\PX2 Investments LLC\PXI-01 (USFS Parcel 2)\PX01-DWGS\Sheets\Master\ PXI-01 P1.8 Connectivity Plan.dwg



PHASING AND HOUSING DEVELOPMENT PLAN

SCALE: 1" = 50'

PRELIMINARY DEVELOPMENT SCHEDULE

YEAR	PHASE	C	A	TH	ADU	CH	NSBP (SF)	DC (SF)	TRACT
2023	1	21	15	11	8	30	80,150		A,C,D,E,F
2024	2	16		18	18				G,H,O,S,T,V
2025	3	26	56	18	18				J,K,L,N,U,W
2026	4	38		8	8				B,I,P,Q,R
2027	5		56	13	13			22,000	M
	TOTALS	**101**	**127**	**68**	**65**	**30**	**80,150**	**22,000**	

LEGEND:

C = COTTAGES
A = APARTMENTS
TH = TOWNHOMES
: INCLUDES 3 UNITS FOR THE TRIPLEX
ADU = ACCESSORY DWELLING UNIT
CH = CONGREGATE HOUSING
NSBP = NORTH SISTERS BUSINESS PARK
DC = DOWNTOWN COMMERCIAL
OS = OPEN SPACE

LEGEND

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5

PHASING AND HOUSING DEVELOPMENT PLAN

MASTER PLAN

SISTERS, OREGON

Harper Houf Peterson Righellis Inc.
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REGISTERED PROFESSIONAL ENGINEER
94,828
OREGON
MAY 15, 2018
NICOLAS G. SPERDOS
EXPIRES: 06/30/22

DESIGNED	HHPR TEAM
DRAWN	AG
CHECKED	NS
DATE	7/1/2021

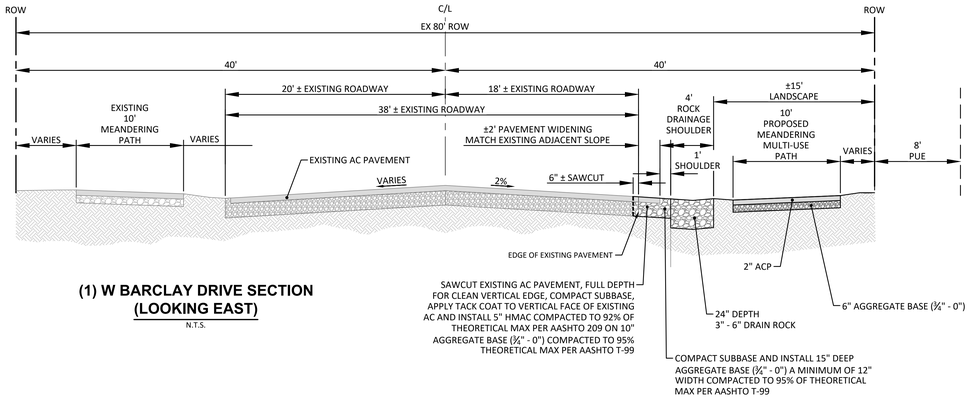
REVISIONS

DATE	NO.	DESCRIPTION

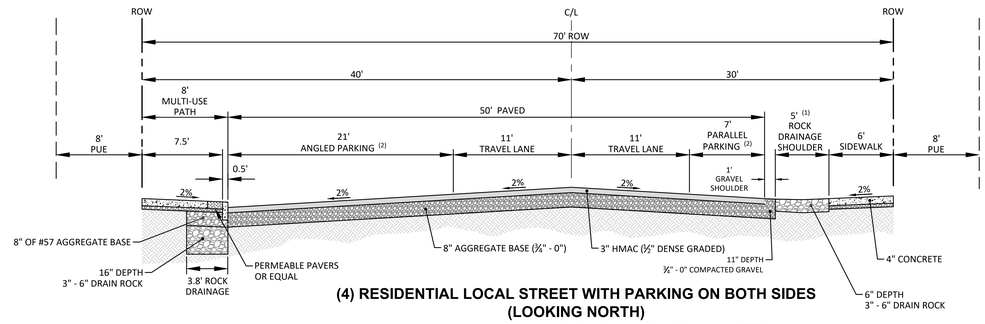
SHEET NO.
P1.9

JOB NO.
PXI-01

P:\03-Bend\PXI\ IPX2 Investments LLC\PXI-01 USFS Parcel 2\IPX01-DWGS\Sheets\Master\ PX-01 P1.9 Phasing and Housing Development Plan.dwg



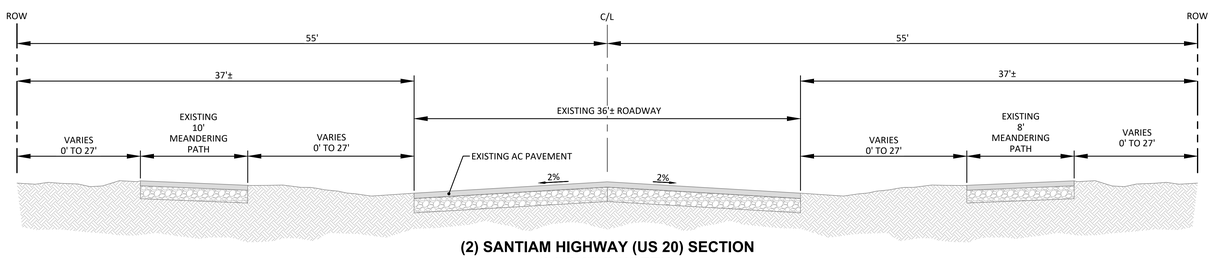
(1) W BARCLAY DRIVE SECTION
(LOOKING EAST)
N.T.S.



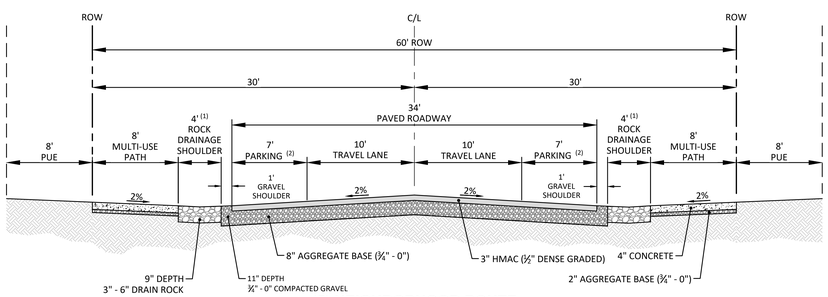
(4) RESIDENTIAL LOCAL STREET WITH PARKING ON BOTH SIDES
(LOOKING NORTH)
PARALLEL PARKING - EAST SIDE
ANGLE PARKING - WEST SIDE
N.T.S.
STREET B

NOTES:

1. CONSTRUCT 4' WIDE CONNECTING WALK EVERY TWO PARKING STALLS PER DETAIL THIS SHEET. EXACT LOCATIONS TO BE DETERMINED ON ENGINEERING PLANS.
2. PARKING MAY REMOVED FOR LANDSCAPING / TREE PRESERVATION. EXACT LOCATIONS TO BE DETERMINED ON ENGINEERING PLANS.



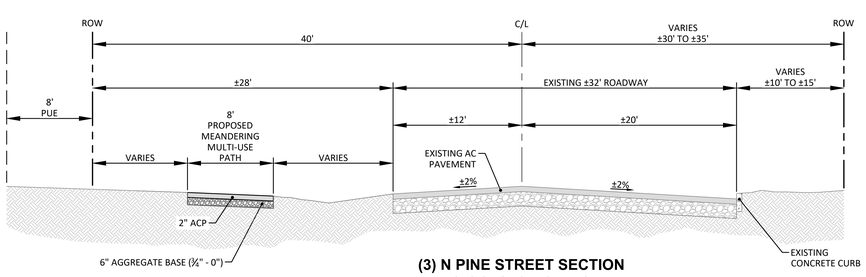
(2) SANTIAM HIGHWAY (US 20) SECTION
(LOOKING NORTH)
N.T.S.



(5) NEIGHBORHOOD ROUTE
N.T.S.
STREET E

NOTES:

1. CONSTRUCT 4' WIDE CONNECTING WALK EVERY TWO PARKING STALLS PER DETAIL THIS SHEET. EXACT LOCATIONS TO BE DETERMINED ON ENGINEERING PLANS.
2. PARKING MAY REMOVED FOR LANDSCAPING / TREE PRESERVATION. EXACT LOCATIONS TO BE DETERMINED ON ENGINEERING PLANS.



(3) N PINE STREET SECTION
(LOOKING NORTH)
N.T.S.

TYPICAL STREET SECTIONS
MASTER PLAN
SISTERS, OREGON

Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS
205 SE Spokane Street, Portland, OR 97202
Phone: 503.221.1131 Fax: 503.221.1171
www.hhpr.com

REGISTERED PROFESSIONAL ENGINEER 94,828 OREGON NOV. 15, 2002 NICOLAS G. SPENCER EXPIRES: 06/30/22

DESIGNED:	HHPR TEAM
DRAWN:	AG
CHECKED:	NS
DATE:	9/13/2021

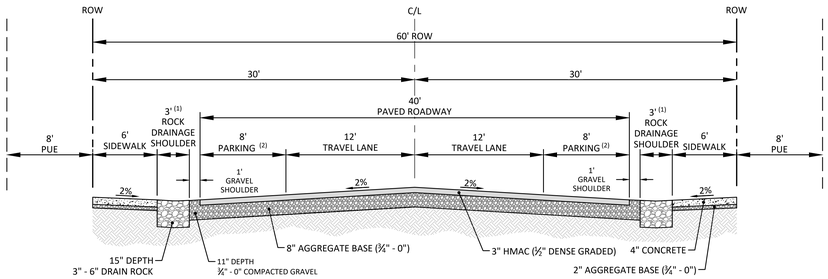
REVISIONS

DATE	NO.	DESCRIPTION

SHEET NO.
P1.10

JOB NO. PXI-01

P:\03-Bend\PXI (PX2 Investments LLC)\PX-01 (USFS Parcel 2)\PX01-DWGS\Sheets\Master\ PX1-01 P1.10-11 Typical Section Details.dwg



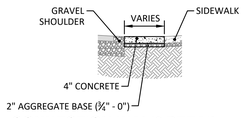
(6) COMMERCIAL / INDUSTRIAL LOCAL STREET

N.T.S.

STREET C

NOTES:

1. CONSTRUCT 4' WIDE CONNECTING WALK EVERY TWO PARKING STALLS PER DETAIL THIS SHEET. EXACT LOCATIONS TO BE DETERMINED ON ENGINEERING PLANS.
2. PARKING MAY REMOVED FOR LANDSCAPING / TREE PRESERVATION. EXACT LOCATIONS TO BE DETERMINED ON ENGINEERING PLANS.

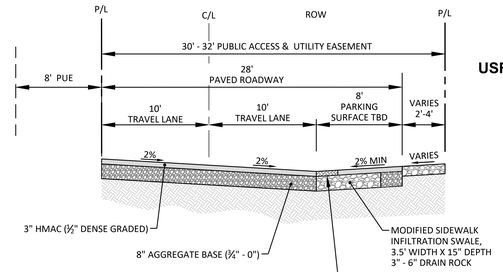


CONNECTION WALK DETAIL

N.T.S.

PROVIDE 4' WIDE CONNECTING WALK APPROXIMATELY EVERY TWO PARKING STALLS. EXACT LOCATIONS TO BE DETERMINED ON ENGINEERING PLANS.

COTTAGES

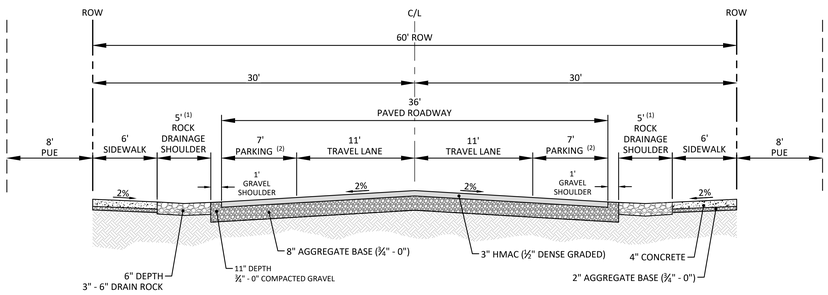


USFS

(9) ALLEY

N.T.S.

ALLEY 5



(7) RESIDENTIAL LOCAL STREET WITH PARKING ON BOTH SIDES

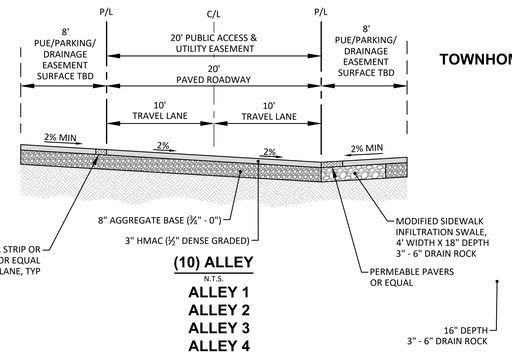
N.T.S.

STREET A

NOTES:

1. CONSTRUCT 4' WIDE CONNECTING WALK EVERY TWO PARKING STALLS PER DETAIL THIS SHEET. EXACT LOCATIONS TO BE DETERMINED ON ENGINEERING PLANS.
2. PARKING MAY REMOVED FOR LANDSCAPING / TREE PRESERVATION. EXACT LOCATIONS TO BE DETERMINED ON ENGINEERING PLANS.

COTTAGES

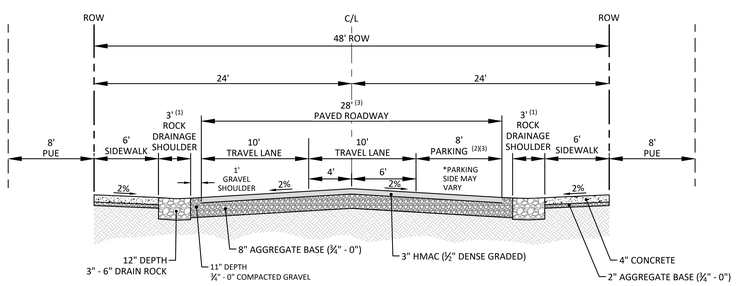


TOWNHOMES

(10) ALLEY

N.T.S.

ALLEY 1
ALLEY 2
ALLEY 3
ALLEY 4



(8) RESIDENTIAL LOCAL STREET WITH PARKING ON ONE SIDE

N.T.S.

STREET D
STREET F

NOTES:

1. CONSTRUCT 4' WIDE CONNECTING WALK EVERY TWO PARKING STALLS PER DETAIL THIS SHEET. EXACT LOCATIONS TO BE DETERMINED ON ENGINEERING PLANS.
2. PARKING MAY REMOVED FOR LANDSCAPING / TREE PRESERVATION. EXACT LOCATIONS TO BE DETERMINED ON ENGINEERING PLANS.
3. STREET D ADJACENT TO THE OPEN SPACE AMENITY / LOT 76 IS A 40' ROW WITH A 20' TRAVEL WAY AND NO PARKING.

TYPICAL STREET SECTIONS
MASTER PLAN
SISTERS, OREGON

Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
205 NW Franklin Avenue, Suite 404, Bend, OR 97703
phone: 541.318.1010 www.hhpr.com fax: 541.383.1181

REGISTERED PROFESSIONAL ENGINEER 94,828 OREGON JULY 15, 2010 NICOLAS G. SPENCER EXPIRES: 06/30/22

DESIGNED:	HHPR TEAM
DRAWN:	AG
CHECKED:	NS
DATE:	6/30/2021

DATE	NO.	DESCRIPTION

REVISIONS

SHEET NO.
P1.11

JOB NO. PXI-01

P:\03-Bend\PXI | PX2 Investments LLC\PX01-01 LUSFS Parcel 2\PX01-01-DWGS\Sheets\Master\ PX1.01 P1.10-11 Typical Section Details.dwg