

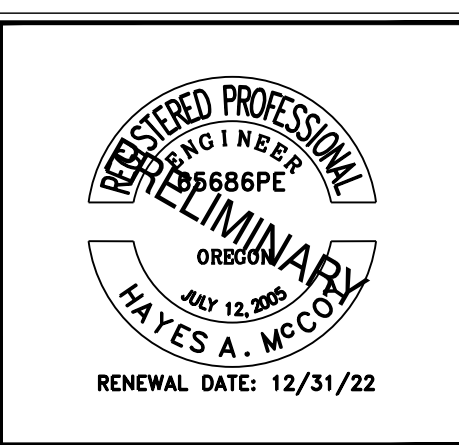
VICINITY MAP
NTS

SUNSET MEADOWS MASTER PLAN, PARTITION, AND SUBDIVISION

15510 MCKENZIE HWY, SISTERS, OR 97759

TAX LOT: 7300, MAP: 151005DC

OCTOBER, 2022



DRAWING STATUS:	DATE:
<input checked="" type="checkbox"/> MASTER PLAN	10/10/22
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
No. REVISION:	DATE:
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

UTILITY STATEMENT

UNDERGROUND UTILITIES WERE MARKED BY ONE CALL OREGON UNDER TICKETS NO. 1939635, 1939645, 1939652, AND 1939662.

THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

EXISTING UNDERGROUND UTILITY LOCATIONS SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITIES.

SITE INFORMATION

ADDRESS: 15510 MCKENZIE HWY, SISTERS, OR 97759
 TAX ASSESSORS MAP: TAX LOT 7300, MAP 151005DC
 PROPERTY SIZE: 12.92 ACRES
 ZONING: MFR

VERTICAL DATUM

ELEVATIONS ARE BASED OFF OF DESCHUTES COUNTY BENCHMARK GIS 015, A 3-1/2" ALUMINUM CAP SET IN CONCRETE. LOCATED 26 FEET SOUTH OF THE CENTERLINE OF HIGHWAY 242, 20 FEET NORTH OF A WOOD POLE FENCE AND 140 FEET WEST OF TRINITY WAY IN SISTERS, OREGON. (ELEVATION = 3196.95, NGVD 29)

OWNER

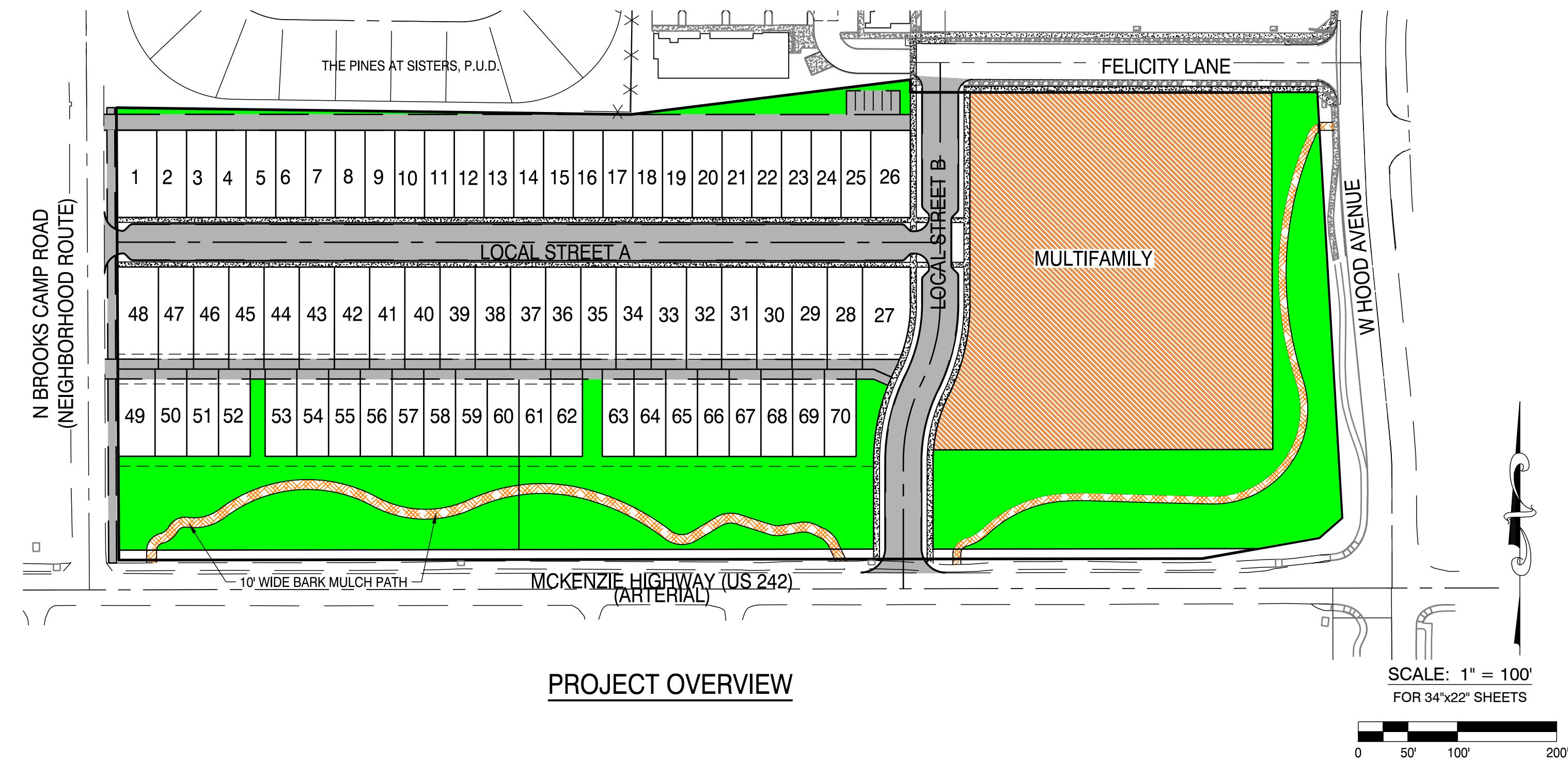
RICHARD G PATTERSON REVOCABLE TRUST
 19510 FAIRWAY RIDGE LN
 BEND, OR 97702

APPLICANT

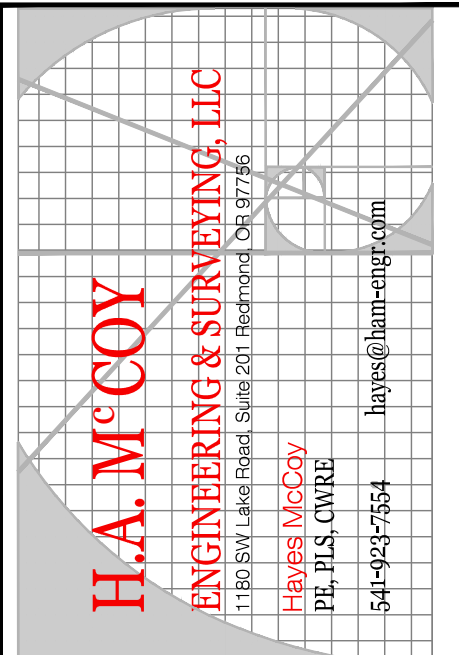
GEORGE HALE
 WOODHILL HOMES
 70 SW CENTURY DR.
 STE 100-240
 BEND, OR 97702

LAND SURVEYOR / CIVIL ENGINEER

H.A. M^{COY} ENGINEERING & SURVEYING
 CONTACT: HAYES M^{COY}
 1180 SW LAKE ROAD, SUITE 201
 REDMOND, OR 97756
 PH: 541-923-7554



PROJECT OVERVIEW



PROJECT: SUNSET MEADOWS
 MASTER PLAN AND SUBDIVISION
 PROJECT LOCATION: SISTERS, OR
 CLIENT: WOODHILL HOMES

LEGEND				
EXISTING	PROPOSED			
ECABL	EXISTING CABLE	EXISTING	PROPOSED	SANITARY SEWER MANHOLE
EGAS	EXISTING GAS	EXISTING	PROPOSED	STORM DRAIN MANHOLE, DRYWELL
EIRRG	EXISTING IRRIGATION	EXISTING	PROPOSED	WATER VALVE, GAS VALVE
OHV	EXISTING OVERHEAD LINES	EXISTING	PROPOSED	AIR RELEASE VALVE
EPOWR	EXISTING POWER	EXISTING	PROPOSED	BACKFLOW PREVENTER
EX SS	EXISTING SANITARY SEWER	EXISTING	PROPOSED	WATER METER, GAS METER
EX SD	EXISTING STORM DRAIN	EXISTING	PROPOSED	FIRE HYDRANT
ECOMM	EXISTING TELECOMMUNICATIONS	EXISTING	PROPOSED	CATCH BASIN/CURB INLET
EWAT	EXISTING WATER	EXISTING	PROPOSED	CLEAN OUT
CABL	NEW CABLE	NEW	NEW	RAIN DRAIN
CGAS	NEW GAS	NEW	NEW	STREET LIGHT, PARKING LOT LIGHT
IRRG	NEW IRRIGATION	NEW	NEW	UTILITY POLE, GUY ANCHOR
POWR	NEW POWER	NEW	NEW	UTILITY VAULT
SSWR	NEW SANITARY SEWER	NEW	NEW	ELECTRICAL PEDESTAL
SD	NEW STORM DRAIN	NEW	NEW	CABLE PEDESTAL
COMM	NEW TELECOMMUNICATIONS	NEW	NEW	TELECOMMUNICATIONS PEDESTAL
WAT	NEW WATER	NEW	NEW	IRON ROD, IRON PIPE
X	FENCE	NEW	NEW	TREES
---	EXISTING RIGHT-OF-WAY	NEW	NEW	SIGN
---	EXISTING EDGE OF GRAVEL	NEW	NEW	MAILBOX
---	EXISTING EDGE OF PAVEMENT	NEW	NEW	
---	EXISTING CURB	NEW	NEW	
---	NEW RIGHT-OF-WAY	NEW	NEW	
---	NEW EDGE OF GRAVEL	NEW	NEW	
---	NEW EDGE OF PAVEMENT	NEW	NEW	
---	NEW CURB	NEW	NEW	

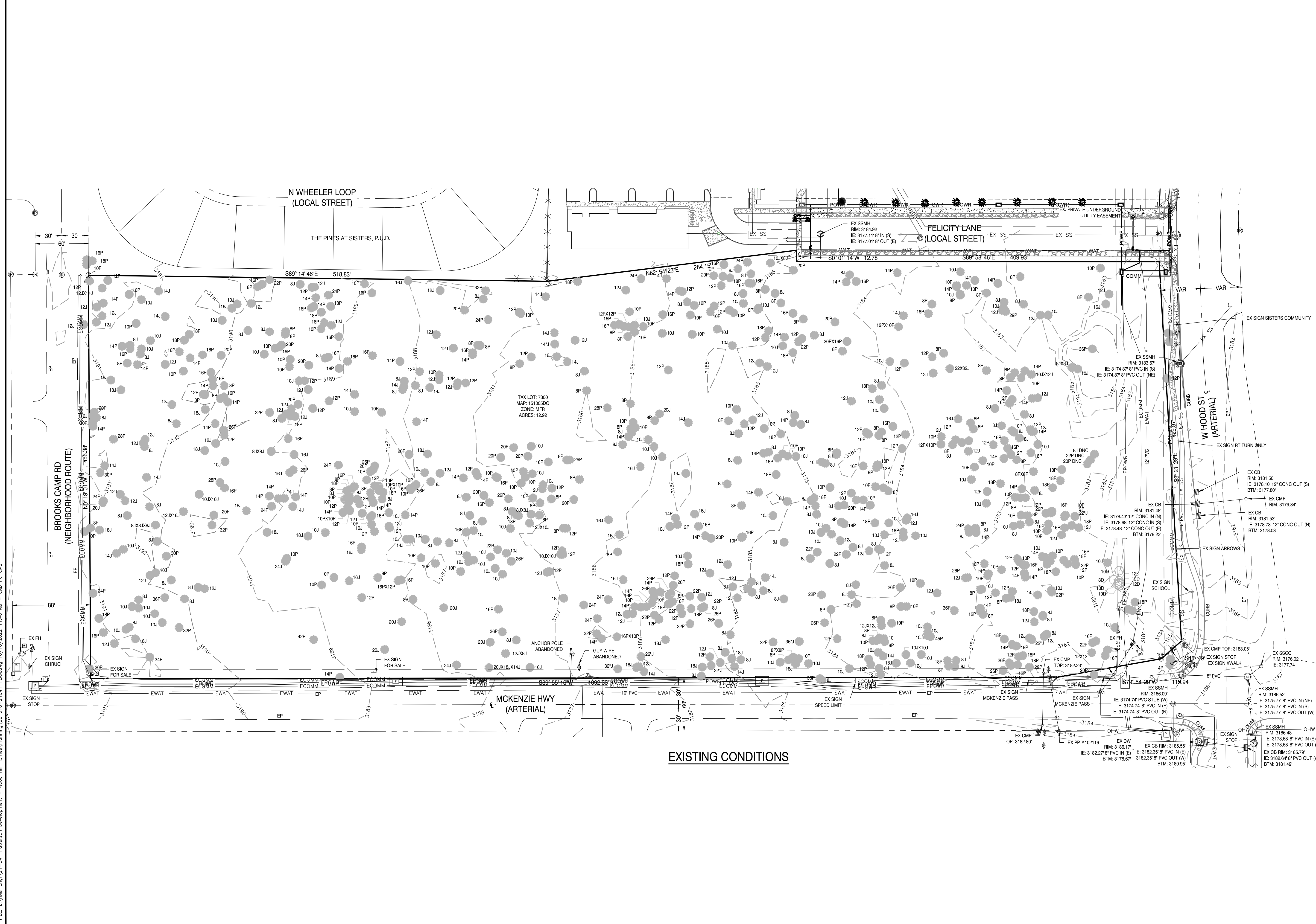
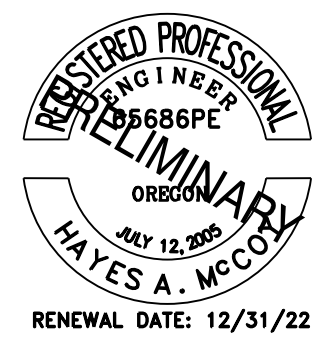
SHEET INDEX

- P1.0 COVER SHEET
- P1.1 EXISTING CONDITIONS
- P1.2 PARTITION
- P1.3 TENTATIVE PLAT
- P1.4 PHASING AND HOUSING DEVELOPMENT PLAN

- P2.1 PUBLIC STREET AND PEDESTRIAN & BIKE FACILITY PLAN
- P2.2 PUBLIC STREET AND UTILITY PLAN
- P2.3 NW SISTERS CONNECTIVITY PLAN
- P2.4 STREET SECTIONS AND TABULATIONS
- P2.5 PUBLIC TREE PRESERVATION PLAN
- P2.6 PUBLIC CONCEPTUAL LANDSCAPE PLAN

SHEET TITLE:
 COVER SHEET

JOB NO. 21-041
 DRAWN BY: EDN
 DRAWING:
P1.0



EXISTING CONDITIONS

DRAWING STATUS:	DATE:
<input checked="" type="checkbox"/> MASTER PLAN	10/10/22
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
No. REVISION:	DATE:
1	
2	
3	
4	
5	

H.A. MCCOY
ENGINEERING & SURVEYING, LLC
 1180 SW Lake Road, Suite 200, Beaverton, OR 97005
 Hayes McCoy
 P.E., U.S. CIVIL ENGR
 hayes@hmc-engineer.com
 504-942-7554

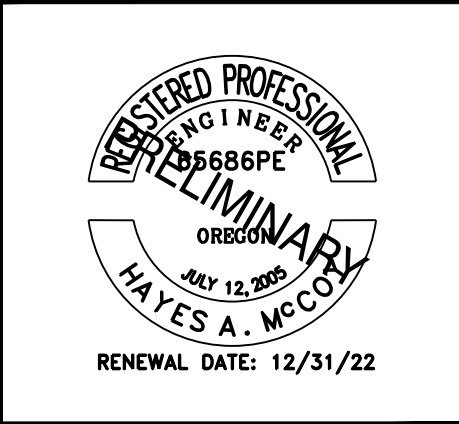
PROJECT: SUNSET MEADOWS MASTER PLAN AND SUBDIVISION
 PROJECT LOCATION: SISTERS, OR
 CLIENT: WOODHILL HOMES

SHEET TITLE:
EXISTING CONDITIONS

JOB NO. 21-041
 DRAWN BY: EDN
 DRAWING:
P1.1

FILE: Z:\HW Engr\21-041 Patterson Development - Wood Hill Homes\Planning\221010-21041 PLAN.dwg 10/10/2022 11:46 AM - CAD P.C. CHZ

* APPLICANT SEEKS A PARTITION BEFORE CONSTRUCTION AND FINAL PLAT OF SINGLE FAMILY AND TOWNHOME SUBDIVISION PORTION OF THE MASTER PLAN. CREATING A SEPARATE LEGAL PROPERTY WOULD ALLOW FOR MORE OPPORTUNITIES FOR THE FUTURE DEVELOPMENT OF THE MULTIFAMILY SITE.



DRAWING STATUS:	DATE:	No. REVISION:	DATE:
<input checked="" type="checkbox"/> MASTER PLAN	10/10/22	△	
<input type="checkbox"/>		△	
<input type="checkbox"/>		△	
<input type="checkbox"/>		△	
<input type="checkbox"/>		△	
<input type="checkbox"/>		△	

H.A. MCCOY
ENGINEERING & SURVEYING, LLC
 1180 SW Lake Road, Suite 201, Beaverton, OR 97006
 Hayes McCoy
 P.E., P.L.S., C.S., C.E.
 503-423-7554
 hayes@ham-engr.com

PROJECT:
 SUNSET MEADOWS
 MASTER PLAN AND SUBDIVISION

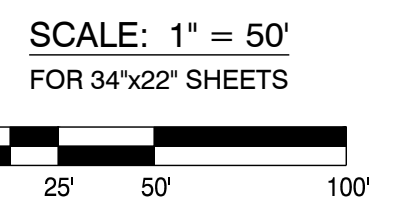
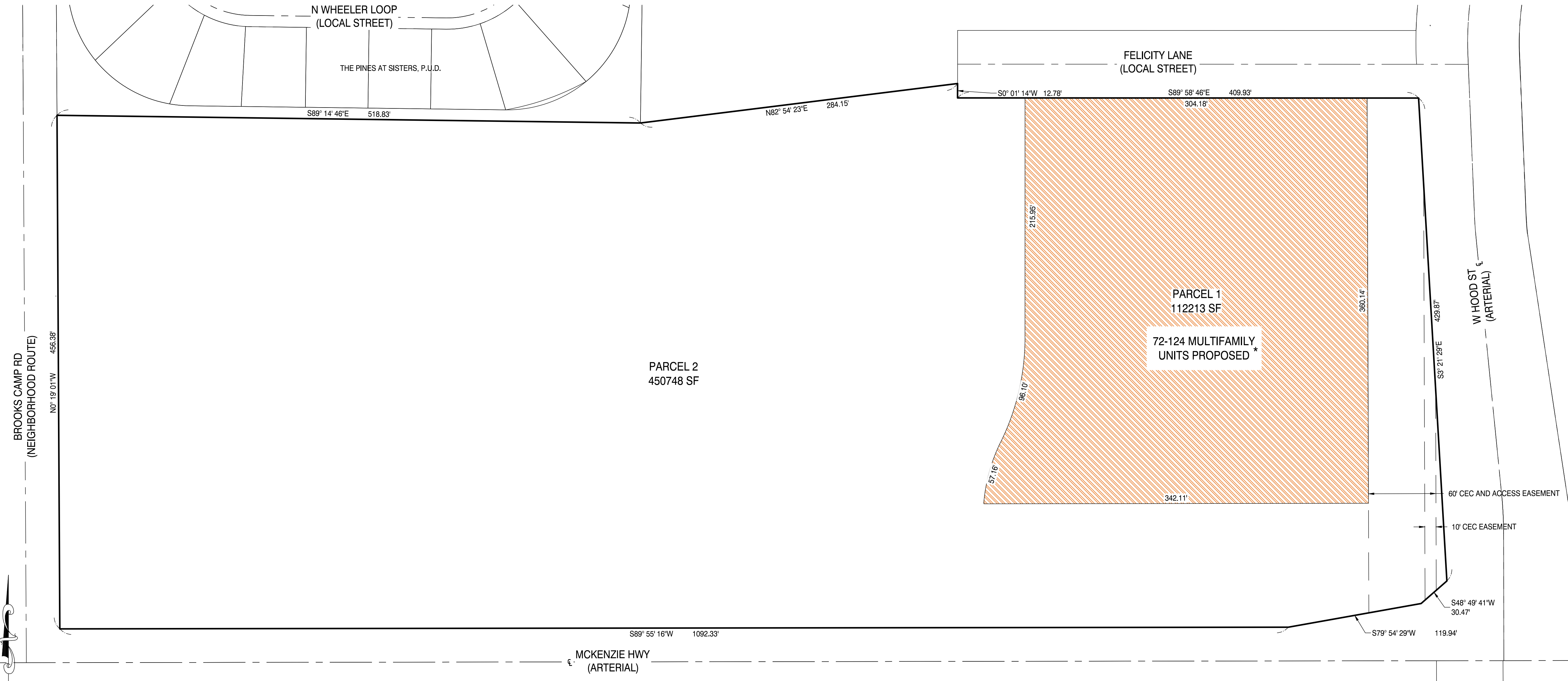
PROJECT LOCATION:
 SISTERS, OR

CLIENT:
 WOODHILL HOMES

SHEET TITLE:
PARTITION

JOB NO. 21-041
 DRAWN BY: EDN
 DRAWING:
P1.2

FILE: Z:\HAM_Eng\21-041_Patterson Development - Wood Hill Homes\Planning\221010-21041_PLAN.dwg 10/10/2022 11:46 AM - CAD PC CM2



PARTITION

SINGLE FAMILY DETACHED LOT REQUIREMENTS (LOTS 27-48):

- MINIMUM LOT AREA OF 4,500 SF
- 20% REDUCTION SOUGHT FOR MINIMUM LOT AREA OF 3,600 SF
- MINIMUM LOT WIDTH OF 40'
- 12% REDUCTION SOUGHT FOR MINIMUM LOT WIDTH OF 35.5'
- MAXIMUM FAR (FLOOR AREA RATIO) OF 60%
- BUILDING HEIGHT: 35'
- SETBACKS:
 - FRONT: 10'
 - GARAGE: 20'
 - 10% REDUCTION SOUGHT FOR MINIMUM GARAGE SETBACK OF 18'
 - INTERIOR SIDE: 5'
 - CORNER: 10'
 - REAR : 15'

SINGLE FAMILY ATTACHED LOT REQUIREMENTS (LOTS 1-26, 49-70):

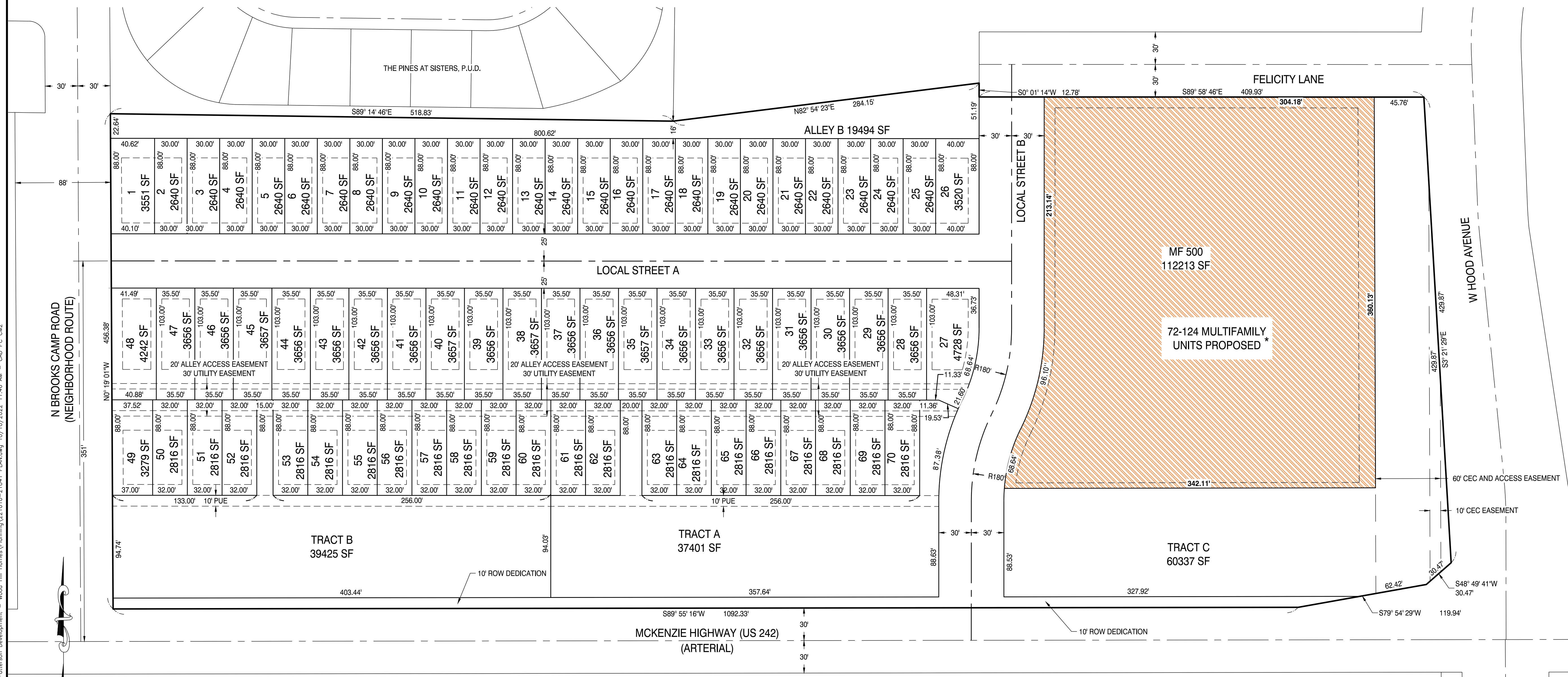
- MINIMUM LOT AREA OF 3,500 SF
- 20% REDUCTION SOUGHT FOR MINIMUM LOT AREA OF 2,800 SF
- MINIMUM LOT WIDTH OF 35'
- 15% REDUCTION SOUGHT FOR MINIMUM LOT WIDTH OF 30'
- BUILDING HEIGHT: 35'
- SETBACKS:
 - FRONT: 10'
 - GARAGE: 20'
 - 10% REDUCTION SOUGHT FOR MINIMUM GARAGE SETBACK OF 18'
 - INTERIOR SIDE: 5'
 - CORNER: 10'
 - REAR : 15'

MULTIFAMILY COMPLEX LOT REQUIREMENTS (MF 500):

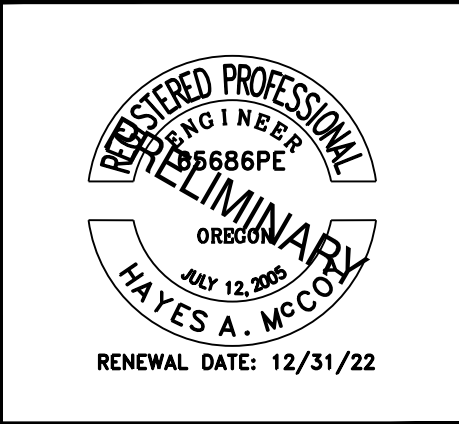
- MINIMUM DENSITY: 7 GROSS UNITS PER ACRE
- MAXIMUM DENSITY: 15 GROSS UNITS PER ACRE
- MINIMUM LOT AREA OF 12,000 SF
- MINIMUM LOT WIDTH OF 60'
- MAXIMUM FAR (FLOOR AREA RATIO) OF 60%
- BUILDING HEIGHT: 35' FOR HABITABLE AREA AND 50' FOR NON-HABITABLE AREA
- SETBACKS:
 - FRONT: 10'
 - INTERIOR SIDE: 5'
 - CORNER: 10'
 - REAR : 15'

* FUTURE SITE PLAN APPLICATION REQUIRED PRIOR TO CONSTRUCTION OF MULTIFAMILY UNITS. DETAILS TO BE EVALUATED DURING SITE PLAN REVIEW PROCESS. DENSITY IS SUMMARIZED ON SHEET P2.4.

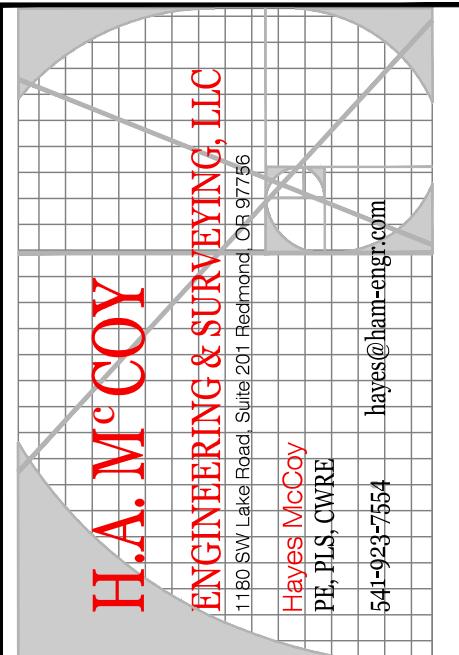
SITE DESIGN:
 PROPOSED ZONING: MFR
 TOTAL ACRES: 13.10 ACRES
 TOTAL # OF SINGLE FAMILY LOTS: 70



TENTATIVE PLAT



DRAWING STATUS:	DATE:	No. REVISION:	DATE:
<input checked="" type="checkbox"/> MASTER PLAN	10/10/22	<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	



PROJECT: SUNSET MEADOWS MASTER PLAN AND SUBDIVISION
 PROJECT LOCATION: SISTERS, OR
 CLIENT: WOODHILL HOMES

SHEET TITLE: TENTATIVE PLAT

JOB NO. 21-041
 DRAWN BY: EDN
 DRAWING: P1.3

FILE: Z:\HAM Eng\21-041 Patterson Development - Wood Hill Homes\Planning\221010-21041 PLAN.dwg 10/10/2022 11:46 AM - CAD PC CMZ

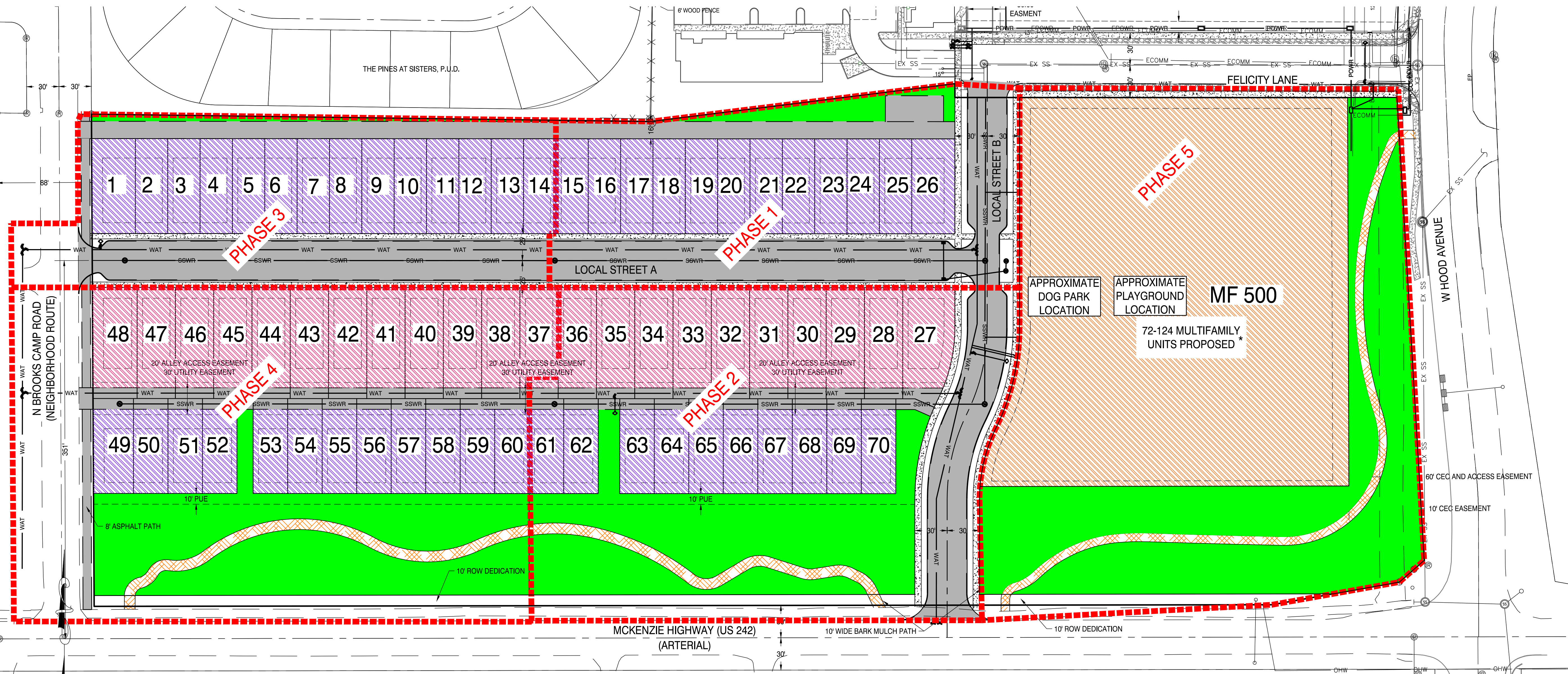
PRELIMINARY DEVELOPMENT SCHEDULE

YEAR	MONTH	ITEM
2022	NOVEMBER	MASTERPLAN APPROVAL
2023	FEBRUARY	PHASE 1 STREET & UTILITY CONSTRUCTION
2023	JUNE	PHASE 1 HOUSING CONSTRUCTION
2023	JUNE	PHASE 2 STREET & UTILITY CONSTRUCTION
2023	OCTOBER	PHASE 2 HOUSING CONSTRUCTION
2023	OCTOBER	PHASE 3 STREET & UTILITY CONSTRUCTION
2024	FEBRUARY	PHASE 3 HOUSING CONSTRUCTION
2024	FEBRUARY	PHASE 4 STREET & UTILITY CONSTRUCTION
2024	JUNE	PHASE 4 HOUSING CONSTRUCTION
2024	JUNE	PHASE 5 STREET & UTILITY CONSTRUCTION
2024	OCTOBER	PHASE 5 HOUSING CONSTRUCTION

LEGEND

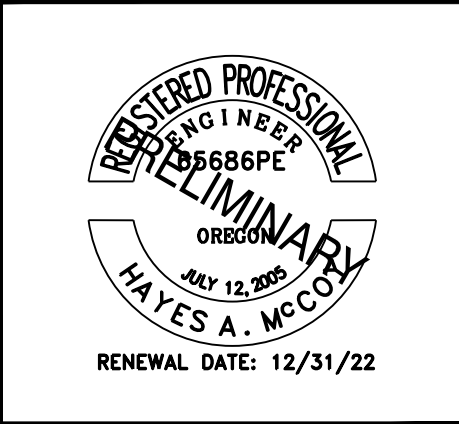
	DETACHED SINGLE FAMILY LOT (22)
	TOWNHOME LOT (48)
	MULTIFAMILY LOT(1)
	OPEN SPACE (8.17 ACRES, 31% OF NET AREA)

* FUTURE SITE PLAN APPLICATION REQUIRED PRIOR TO CONSTRUCTION OF MULTIFAMILY UNITS. DETAILS TO BE EVALUATED DURING SITE PLAN REVIEW PROCESS. DENSITY IS SUMMARIZED ON SHEET P2.4.

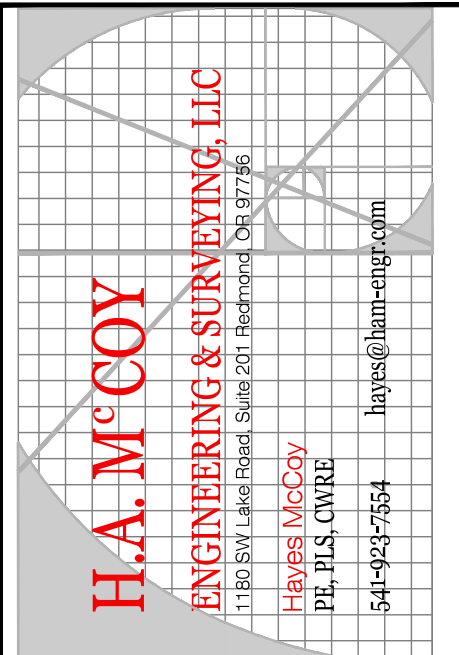


SCALE: 1" = 50'
FOR 34"x22" SHEETS

PHASING AND HOUSING DEVELOPMENT PLAN



DRAWING STATUS:	DATE:	No. REVISION:
<input checked="" type="checkbox"/> MASTER PLAN	10/10/22	
<input type="checkbox"/>		
<input type="checkbox"/>		
<input type="checkbox"/>		
<input type="checkbox"/>		



PROJECT: SUNSET MEADOWS MASTER PLAN AND SUBDIVISION
PROJECT LOCATION: SISTERS, OR
CLIENT: WOODHILL HOMES

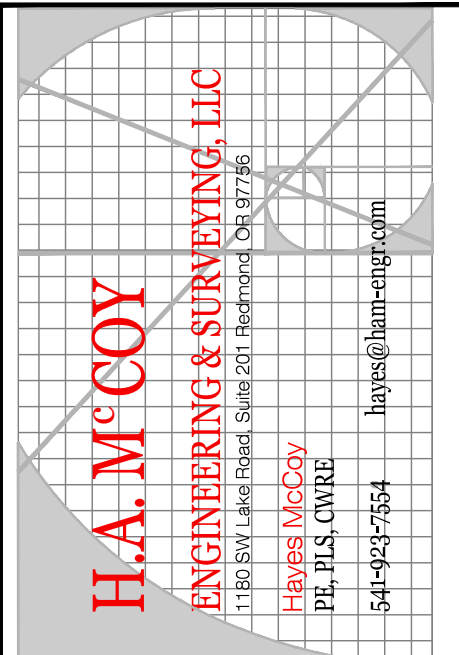
SHEET TITLE: PHASING AND HOUSING DEVELOPMENT PLAN

JOB NO. 21-041
DRAWN BY: EDN
DRAWING: P1.4

FILE: Z:\HAM Eng\21-041 Patterson Development - Wood Hill Homes\Planning\221010-21041 PLAN.dwg 10/10/2022 11:46 AM - CAD PC CMZ



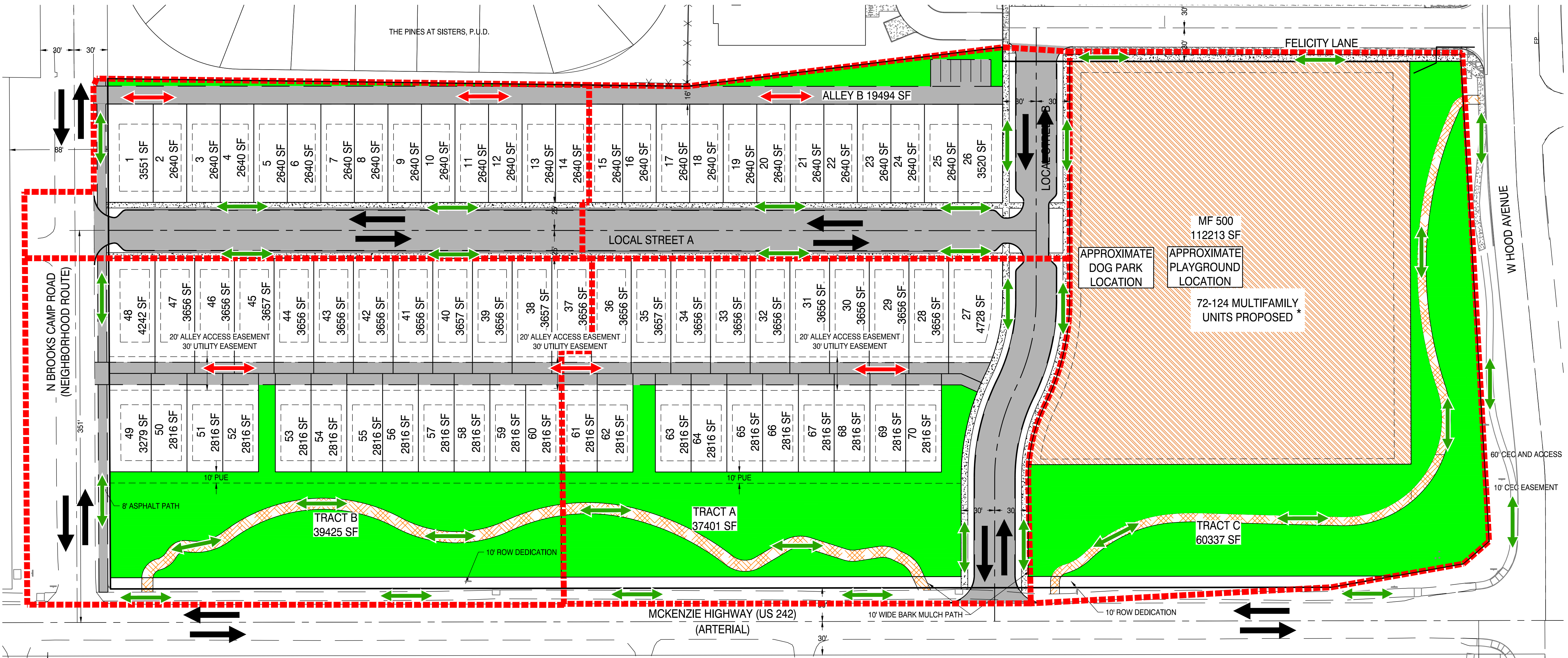
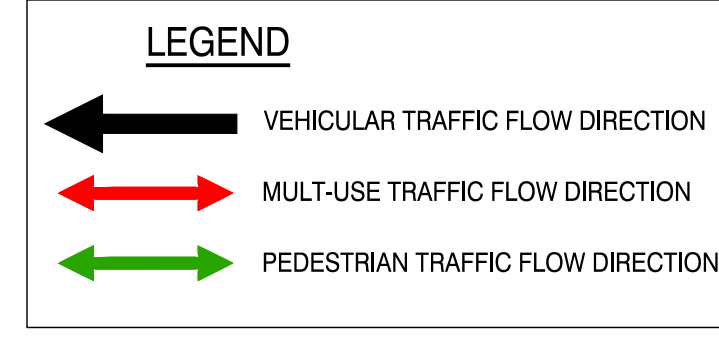
DRAWING STATUS:	DATE:	No. REVISION:	DATE:
<input checked="" type="checkbox"/> MASTER PLAN	10/10/22		
<input type="checkbox"/>			
<input type="checkbox"/>			
<input type="checkbox"/>			
<input type="checkbox"/>			
<input type="checkbox"/>			



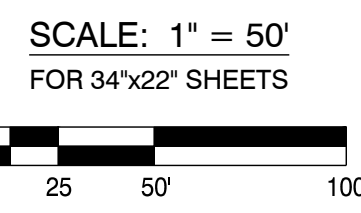
PROJECT: SUNSET MEADOWS MASTER PLAN AND SUBDIVISION
 PROJECT LOCATION: SISTERS, OR
 CLIENT: WOODHILL HOMES

SHEET TITLE:
PUBLIC STREET AND PEDESTRIAN & BIKE FACILITY PLAN

JOB NO. 21-041
 DRAWN BY: EDN
 DRAWING:
P2.1



PUBLIC STREET AND PEDESTRIAN & BIKE FACILITY PLAN



FILE: Z:\HAM Engr\21-041 Patterson Development - Wood Hill Homes\Planning\221010-21041 PLAN.dwg 10/10/2022 11:46 AM - CAD PC CMZ



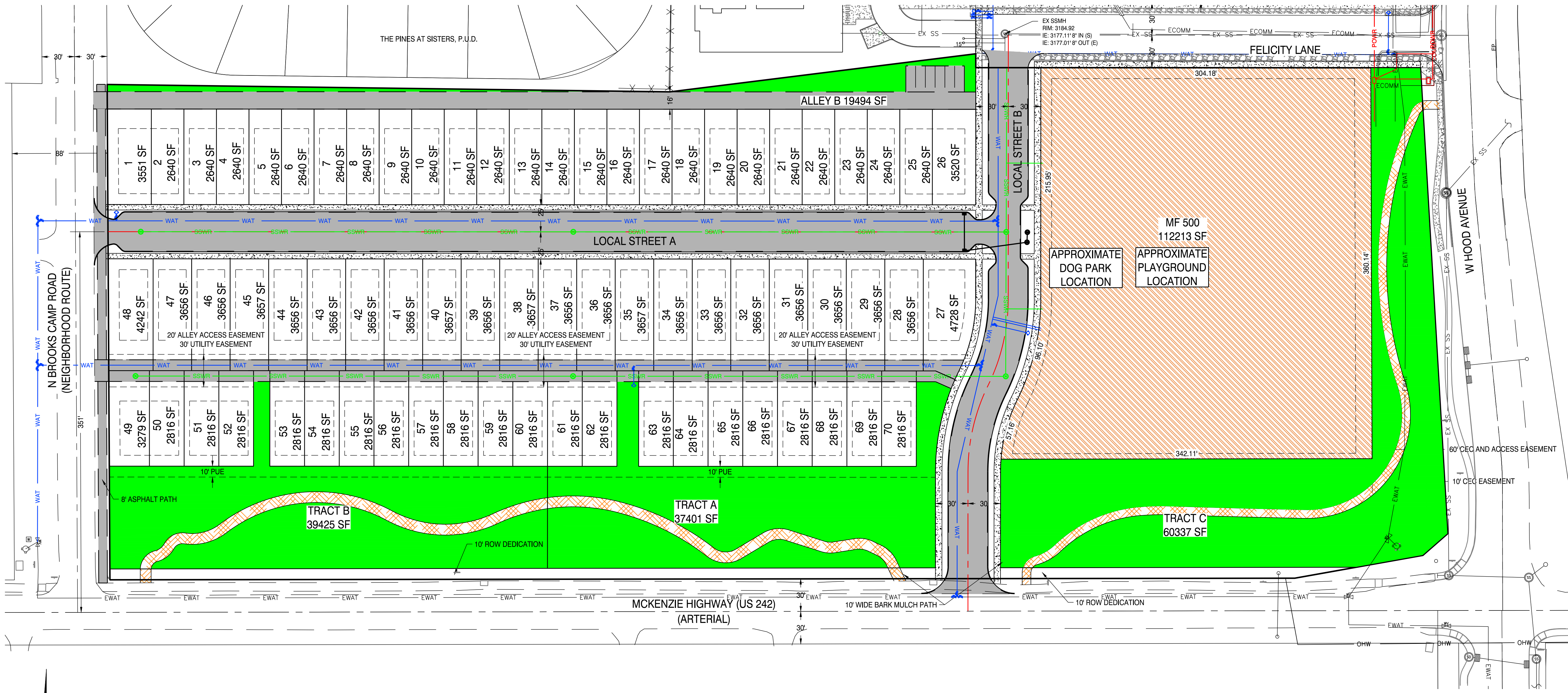
DRAWING STATUS:	DATE:	No. REVISION:	DATE:
<input checked="" type="checkbox"/> MASTER PLAN	10/10/22		
<input type="checkbox"/>			
<input type="checkbox"/>			
<input type="checkbox"/>			
<input type="checkbox"/>			

H.A. MCCOY
ENGINEERING & SURVEYING, LLC
 1180 SW Lake Road, Suite 201, Beaverton, OR 97005
 HAYES@H.A.MCCOY.COM
 503-642-7554

PROJECT: SUNSET MEADOWS MASTER PLAN AND SUBDIVISION
 PROJECT LOCATION: SISTERS, OR
 CLIENT: WOODHILL HOMES

SHEET TITLE:
PUBLIC STREET AND UTILITY PLAN

JOB NO. 21-041
 DRAWN BY: EDN
 DRAWING: **P2.2**

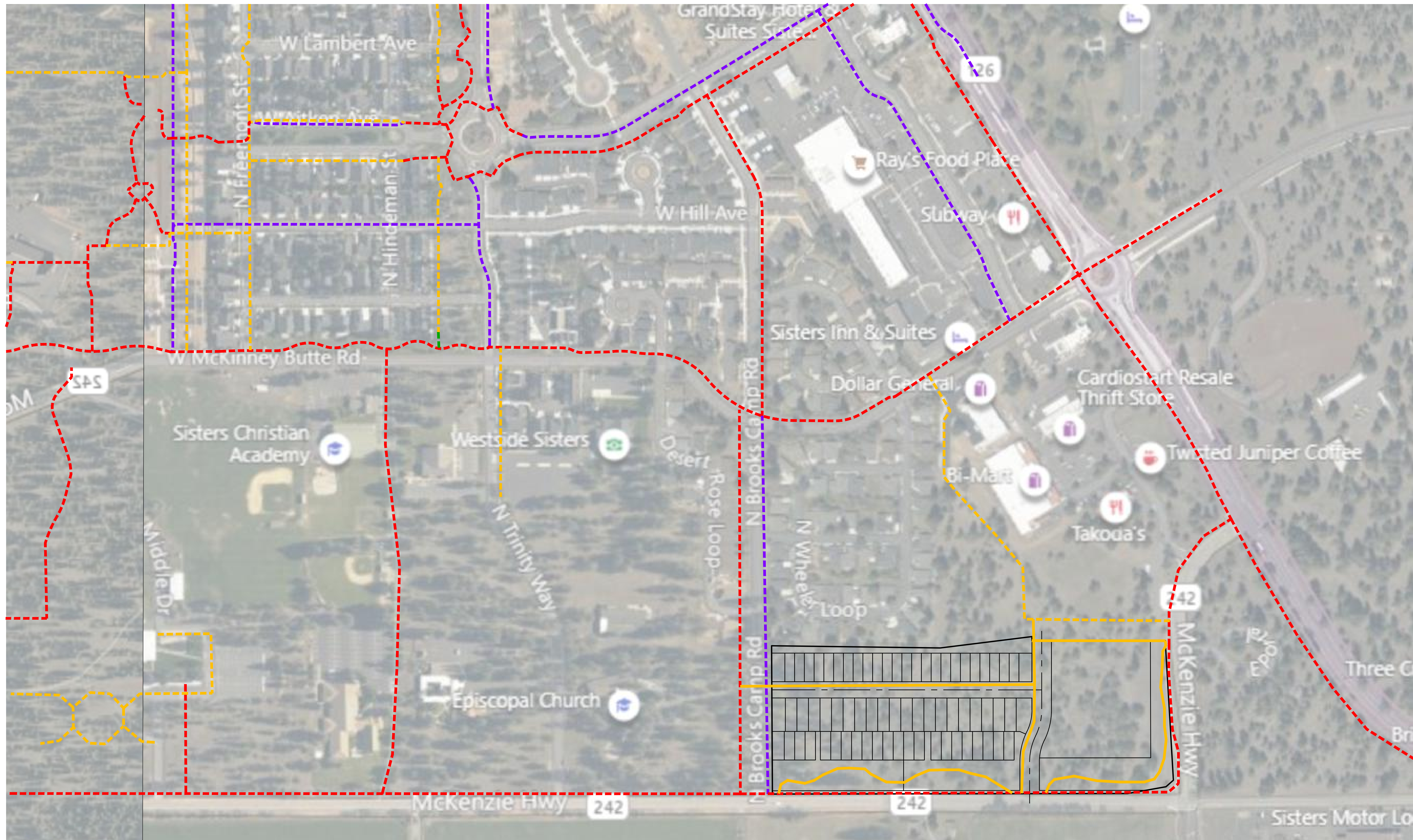


PUBLIC STREET AND UTILITY PLAN

SCALE: 1" = 40'
 FOR 34"x22" SHEETS

FILE: Z:\HW Engr\21-041 Patterson Development - Wood Hill Homes\Planning\221010-21041 PLAN.dwg 10/10/2022 11:46 AM - CAD PC CMZ

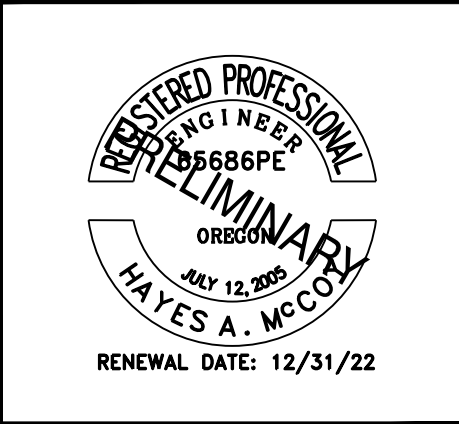
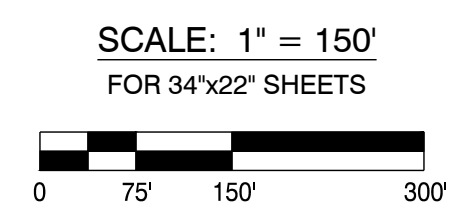
FILE: Z:\HW Eng\21-041 Patterson Development - Wood Hill Homes\Planning\221010-21041 PLAN.dwg, 10/10/2022, 11:46 AM - CAD PC, CMZ



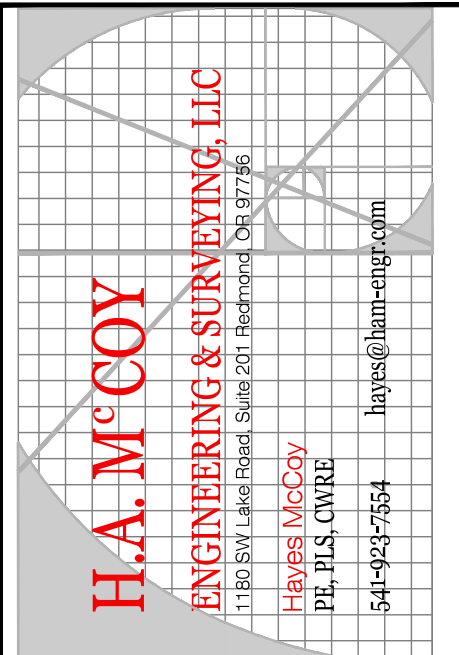
LEGEND	
	EXISTING BIKE ROUTE**,**
	PROPOSED BIKE CONNECTION**,**
	EXISTING PEDESTRIAN ROUTE**,**
	PROPOSED PEDESTRIAN CONNECTION**,**
	EXISTING OR PLANNED MULTI-USE ROUTE***
	PROPOSED MULTI-USE CONNECTION***

NOTES
 **WHERE PEDESTRIAN AND BIKE ROUTES EXIST OR ARE PROPOSED ON EITHER SIDE OF THE STREET, ONLY ONE ROUTE IS SHOWN FOR THE PURPOSE OF CLARITY.
 ***SOME EXISTING AND PROPOSED PEDESTRIAN ROUTES HAVE BEEN OMITTED DUE TO PROXIMITY OF MULTIPURPOSE ROUTES OR A LACK OF IMPORTANCE TO THE OVERALL CONNECTIVITY OF THE AREA.
 ****A MULTI-USE ROUTE IS DEFINED AS A PATH THAT SERVES BOTH PEDESTRIANS AND BICYCLES. THESE PATHS ARE GENERALLY PAVED WITHIN SISTERS.

NW SISTERS CONNECTIVITY PLAN



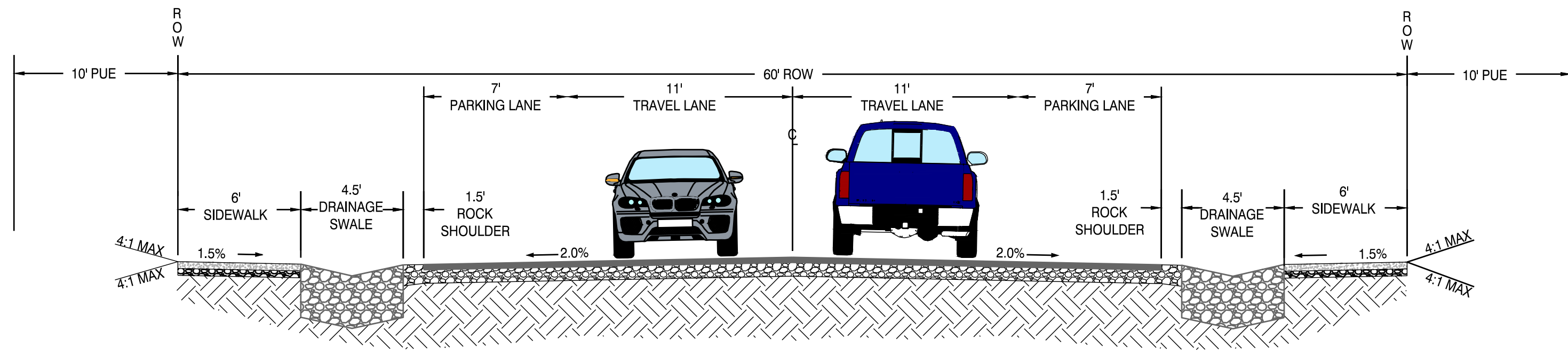
DRAWING STATUS:	DATE:	No. REVISION:	DATE:
<input checked="" type="checkbox"/> MASTER PLAN	10/10/22	1	
<input type="checkbox"/>		2	
<input type="checkbox"/>		3	
<input type="checkbox"/>		4	
<input type="checkbox"/>		5	
<input type="checkbox"/>		6	



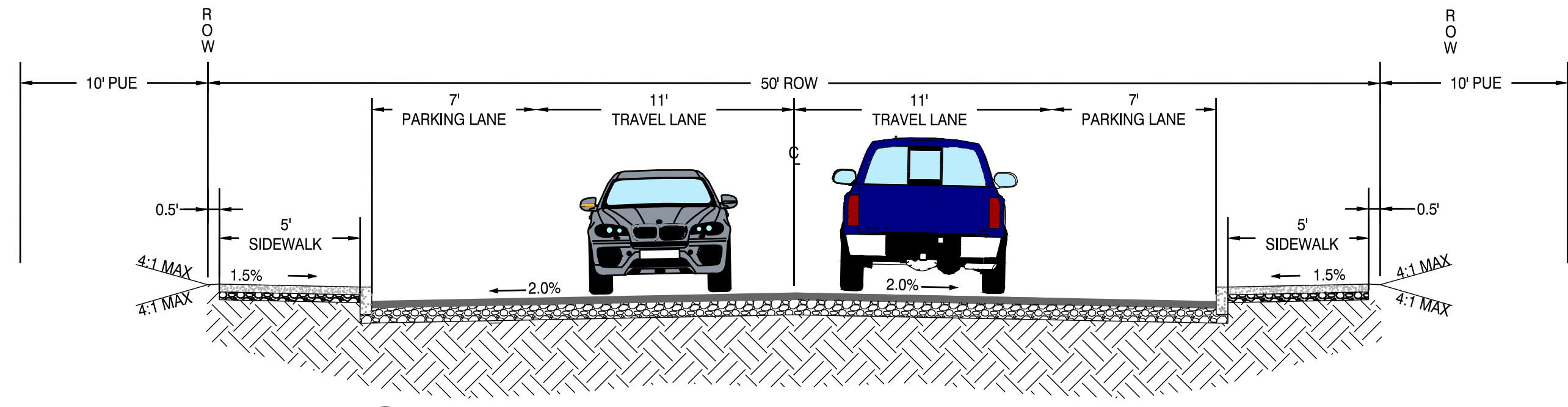
PROJECT: SUNSET MEADOWS MASTER PLAN AND SUBDIVISION
 PROJECT LOCATION: SISTERS, OR
 CLIENT: WOODHILL HOMES

SHEET TITLE:
NW SISTERS CONNECTIVITY PLAN

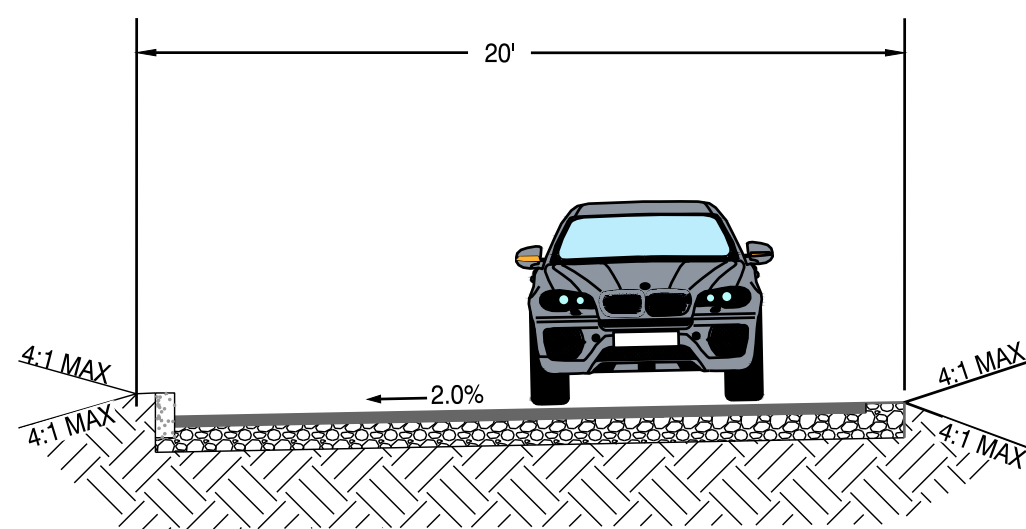
JOB NO. 21-041
 DRAWN BY: EDN
 DRAWING: **P2.3**



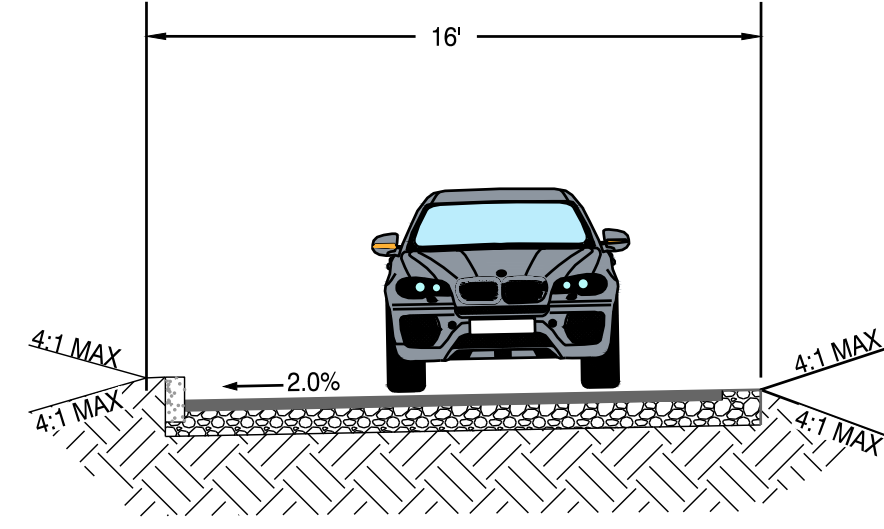
1 RESIDENTIAL LOCAL STREET SECTION WITH PARKING ON BOTH SIDES
M1.4 LOCAL STREET B



2 MODIFIED RESIDENTIAL LOCAL STREET SECTION WITH PARKING ON ONE SIDE
M1.4 PER SDC 3.5.150(B) EXCEPTION LOCAL STREET A



3 ALLEY SECTION
M1.4 ALLEY A



4 MODIFIED ALLEY SECTION PER SDC 3.5.150(B) EXCEPTION
M1.4 ALLEY B

PHASING, AREA, AND DENSITY SUMMARY							
PHASE	UNITS PROVIDED	GROSS AREA (ACRES)	ROW AREA (ACRES)	NET AREA (ACRES)	OS REQUIRED (ACRES)	OS PROVIDED (ACRES)	OS PERCENTAGE
1	12	1.69	0.69	1.00	0.15		
2	20	3.01	0.63	2.38	0.36	0.86	25%**
3	14	1.68	0.62	1.06	0.16		
4	24	2.51	0.62	1.89	0.28	0.92	31%***
5*	72 - 124*	4.03	0.11	3.92	0.59	1.39	35%
TOTAL:	142 - 194*	12.92	2.67	10.25	1.54	3.17	31%

* FUTURE SITE PLAN APPLICATION REQUIRED PRIOR TO CONSTRUCTION OF MULTIFAMILY UNITS. DETAILS TO BE EVALUATED DURING SITE PLAN REVIEW PROCESS.
 ** PERCENTAGE CALCULATED AS (OS PROVIDED)/(NET AREA PHASE 1 + NET AREA PHASE 2)*100
 *** PERCENTAGE CALCULATED AS (OS PROVIDED)/(NET AREA PHASE 3 + NET AREA PHASE 4)*100

HOUSING SUMMARY		
HOUSING TYPE	PHASE	UNITS PROVIDED
TOWNHOMES	1	12
	2	10
	3	14
	4	12
SUBTOTAL:		48
SINGLE FAMILY	2	10
	4	12
SUBTOTAL:		22
MULTIFAMILY*	5	72-124
SUBTOTAL:		72-124
TOTAL:		142-194

OPEN SPACE SUMMARY		
PHASE	TRACT NAME	AREA (ACRES)
2	A	0.86
4	B	0.92
3	C	1.39
TOTAL:		3.17
REQUIRED:		1.54

MFR STANDARDS
 MINIMUM DENSITY: 7 UNITS PER GROSS ACRE
 MAXIMUM DENSITY: 15 UNITS PER GROSS ACRE
 DENSITY PROVIDED: 11-15* UNITS PER GROSS ACRE
 MINIMUM OS: 15% OF NET AREA

ACCESS SPACING			
MAIN ROAD	INTERSECTING ROAD 1	INTERSECTION ROAD 2	DISTANCE (FT)
LOCAL STREET A	N. BROOKS CAMP RD.	LOCAL STREET B	830
LOCAL STREET B	McKENZIE HWY	LOCAL STREET A	315
	LOCAL STREET A	FELICITY LANE	185
McKENZIE HWY	HOOD AVE	LOCAL STREET B	493
	LOCAL STREET B	N. BROOKS CAMP ROAD	821

MFR STANDARDS
 MINIMUM DENSITY: 7 UNITS PER GROSS ACRE
 MAXIMUM DENSITY: 15 UNITS PER GROSS ACRE
 MAXIMUM DENSITY WITH MINOR CONDITIONAL USE: 20 UNITS PER ACRE
 MINIMUM OS: 15% OF NET AREA

AMENITIES
 MASTERPLANS PROPOSING MORE THAN 100 UNITS ARE REQUIRED TO PROVIDE 4 AMENITIES. THE MASTER PLAN CURRENTLY PROPOSES A WOODED OPEN SPACE (1) AND A BARK MULCH PATH (1). THE MULTIFAMILY SITE PLAN WILL BE REQUIRED TO PROPOSE A PLAYGROUND (1) AND A DOG PARK (1). APPROXIMATE LOCATIONS FOR AMENITIES WITHIN THE MULTIFAMILY SITE ARE PROVIDED. FINAL LOCATIONS FOR AMENITIES WITHIN THE MULTIFAMILY SITE WILL BE DETERMINED DURING SITE PLAN APPLICATION. THE PLAYGROUND WILL INCLUDE A PLAY STRUCTURE, BENCHES, AND LANDSCAPING. THE DOG PARK WILL INCLUDE A FENCED AREA, BARK MULCH SURFACING, AND BENCHES.



DATE:	NO. REVISION:
10/10/22	1
	2
	3
	4
	5
	6
	7
	8
	9
	10

H.A. MCCOY
 ENGINEERING & SURVEYING, LLC
 1180 S.W. Lake Road, Suite 201, Hickory, NC 27042
 HAYES MCCOY
 P.E., N.C. LICENSE
 541-422-7554
 hayes@ham-engr.com





PROJECT: SUNSET MEADOWS MASTER PLAN AND SUBDIVISION
 PROJECT LOCATION: SISTERS, OR
 CLIENT: WOODHILL HOMES

SHEET TITLE: STREET SECTIONS AND TABULATIONS

JOB NO. 21-041
 DRAWN BY: EDN
 DRAWING: P2.4

FILE: Z:\HAM Eng\21-041 Patterson Development - Wood Hill Homes\Planning\211010-21041 PLAN.dwg 10/10/2022 11:46 AM - CAD PC CM2

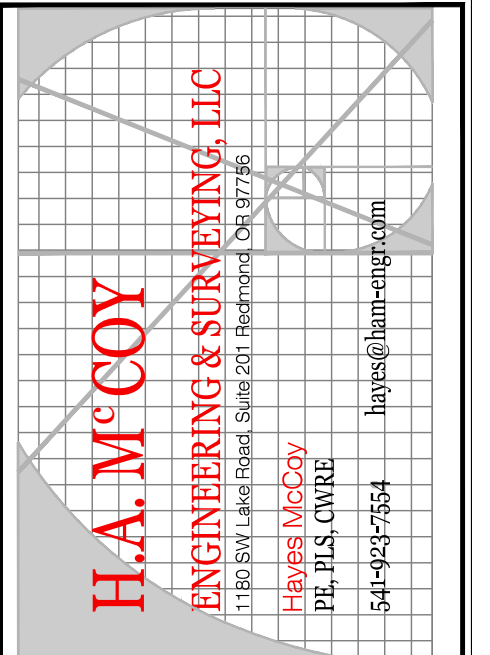
LEGEND

-  PRESERVED TREE
-  TREE TO BE PRESERVED DURING SUBDIVISION DEVELOPMENT. DURING FINAL ENGINEERING TREE SHALL BE EVALUATED AND MAY REQUIRE REMOVAL
-  TREE TO BE REMOVED
-  TREE TO BE PRESERVED DURING SUBDIVISION DEVELOPMENT. TREE MAY BE REMOVED DURING MULTIFAMILY DEVELOPMENT. MITIGATION TO BE PROVIDED DURING SITE PLAN SUBMITTAL.

TREE REMOVAL SUMMARY
 PROPOSED REMOVAL: 426 TREES
 TREES TO BE REEVALUATED DURING SUBDIVISION DEVELOPMENT: 20
 REQUIRED MITIGATION: 1 TREE REPLACED PER 3 REMOVED
 REQUIRED REPLACEMENT: 142 TO 148 TREES



DRAWING STATUS:	DATE:	No. REVISION:	DATE:
<input checked="" type="checkbox"/> MASTER PLAN	10/10/22		
<input type="checkbox"/>			
<input type="checkbox"/>			
<input type="checkbox"/>			
<input type="checkbox"/>			

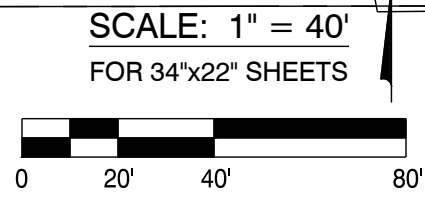


PROJECT: SUNSET MEADOWS
 MASTER PLAN AND SUBDIVISION
 PROJECT LOCATION: SISTERS, OR
 CLIENT: WOODHILL HOMES





SHEET TITLE:
**PUBLIC TREE
 PRESERVATION PLAN**


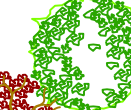
JOB NO. 21-041
 DRAWN BY: EDN
 DRAWING: **P2.5**




PUBLIC TREE PRESERVATION PLAN



LEGEND

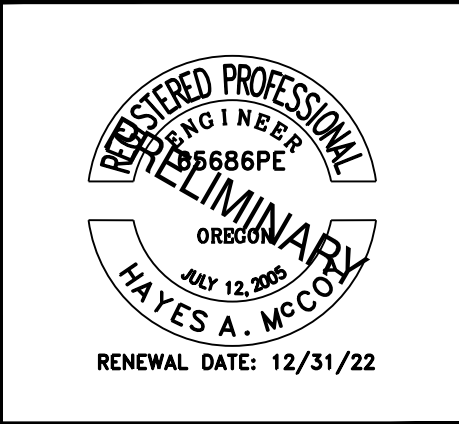
-  PRESERVED TREE
-  TREE TO BE PRESERVED DURING SUBDIVISION DEVELOPMENT. DURING FINAL ENGINEERING TREE SHALL BE EVALUATED AND MAY REQUIRE REMOVAL
-  TREE TO BE REMOVED
-  TREE TO BE PRESERVED DURING SUBDIVISION DEVELOPMENT. TREE MAY BE REMOVED DURING MULTIFAMILY DEVELOPMENT. MITIGATION TO BE PROVIDED DURING SITE PLAN SUBMITTAL.

-  SMALL TREE SPECIES: CANADA RED CHERRY, FLOWERING CRABAPPLE, HAWTHORN, JAPANESE TREE LILAC, SERVICEBERRY, OR APPROVED EQUAL. TREES SHALL HAVE A MINIMUM CALIPER OF 2 INCHES AND SHALL CONFORM TO THE STANDARDS DESCRIBED BY THE ANSI A300 STANDARDS FOR NURSERY STOCK, LATEST EDITION.
-  MEDIUM TREE SPECIES: FLOWERING PLUM, AMERICAN HORNBEAM, CALLERY PEAR, HEDGE MAPLE, MOUNTAIN ASH, OR APPROVED EQUAL. TREES SHALL HAVE A MINIMUM CALIPER OF 2 INCHES AND SHALL CONFORM TO THE STANDARDS DESCRIBED BY THE ANSI A300 STANDARDS FOR NURSERY STOCK, LATEST EDITION.
-  TALL TREE SPECIES: BIRCH, GREEN ASH, HONEY LOCUST, LITTLELEAF LINDEN, NORWAY MAPLE, PIN OAK, RED MAPLE, RED OAK, OR APPROVED EQUAL. TREES SHALL HAVE A MINIMUM CALIPER OF 2 INCHES AND SHALL CONFORM TO THE STANDARDS DESCRIBED BY THE ANSI A300 STANDARDS FOR NURSERY STOCK, LATEST EDITION.

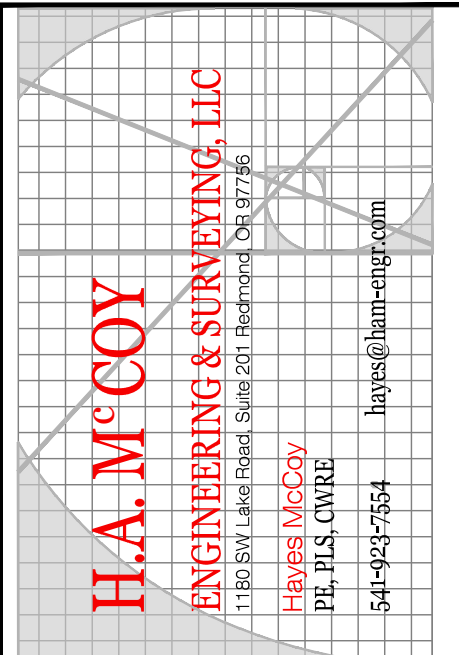
-  LANDSCAPING SHRUBS AND BUSHES: OREGON VINE MAPLE, OREGON GRAPE, JAPANESE BARBERRY, OR APPROVED EQUAL. SHRUBS AND BUSHES SHALL BE A MINIMUM OF 3' IN HEIGHT AT TIME OF PLANTING.
-  NATIVE UNDERSTORY PLANTS AND VEGETATION
-  GROUND COVER: KINKINICK, CREEPING MAHONIA, IDAHO FESCUE, AND SPREADING PHLOX, OR APPROVED EQUAL.

TREE REMOVAL SUMMARY

PROPOSED REMOVAL: 426 TREES
 TREES TO BE REEVALUATED DURING SUBDIVISION DEVELOPMENT: 20
 REQUIRED MITIGATION: 1 TREE REPLACED PER 3 REMOVED
 REQUIRED REPLACEMENT: 142 TO 148 TREES



DRAWING STATUS:	DATE:
<input checked="" type="checkbox"/> MASTER PLAN	10/10/22
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
No. REVISION:	DATE:
1	
2	
3	
4	
5	

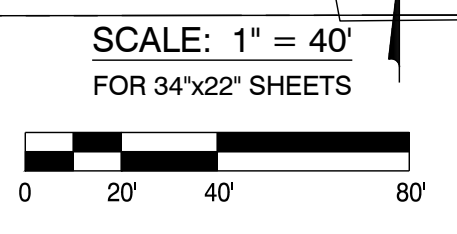


PROJECT: SUNSET MEADOWS
 MASTER PLAN AND SUBDIVISION
 PROJECT LOCATION: SISTERS, OR
 CLIENT: WOODHILL HOMES

SHEET TITLE:
LANDSCAPING PLAN

JOB NO. 21-041
 DRAWN BY: EDN
 DRAWING: **P2.6**

LANDSCAPING PLAN



FILE: Z:\HAM Eng\21-041 Patterson Development - Wood Hill Homes\Planning\221010-21041 PLAN.dwg 10/10/2022 11:46 AM - CAD PC CMZ