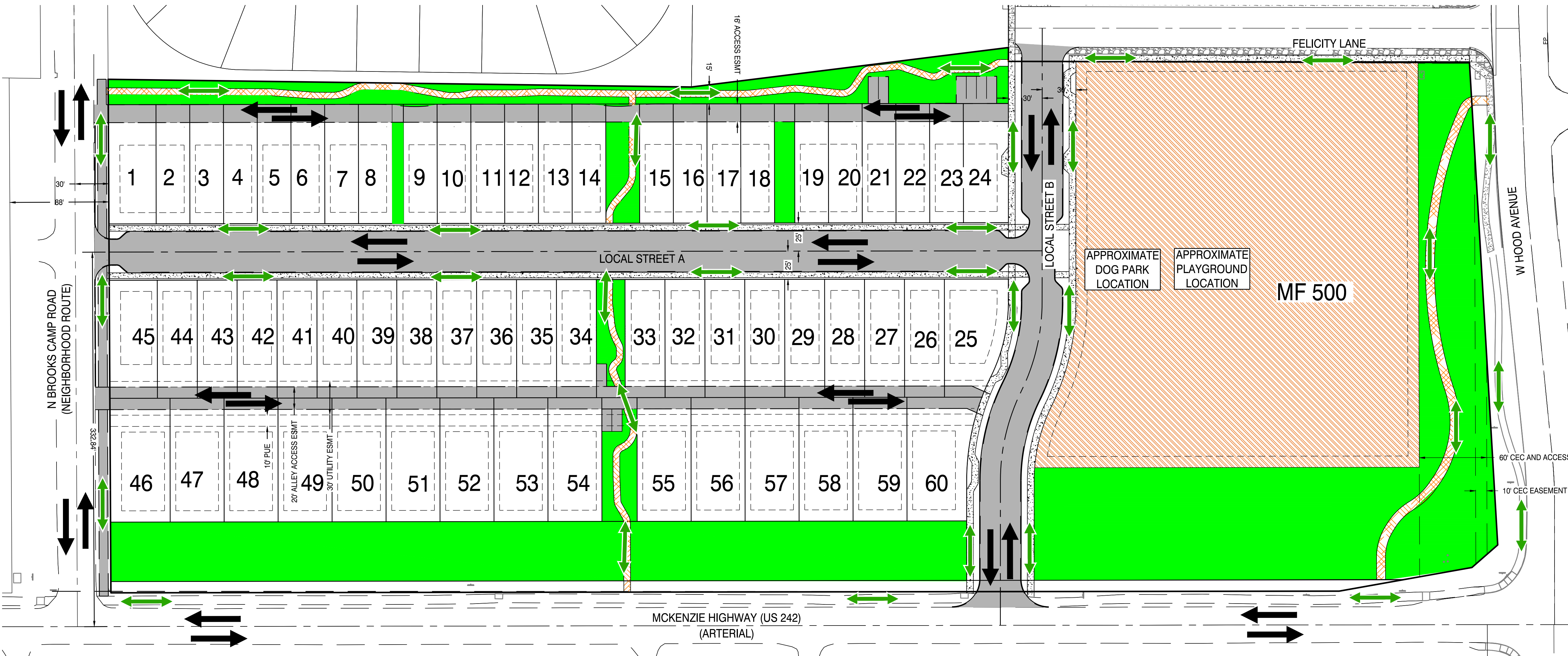
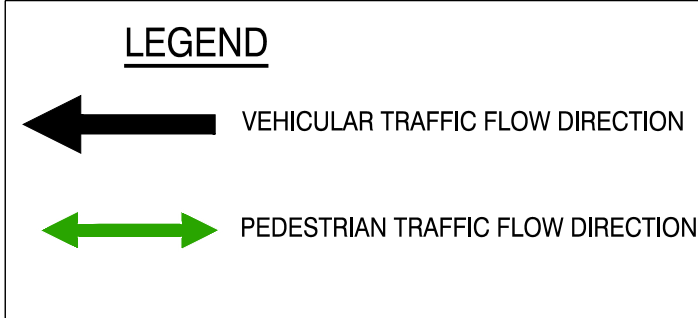


Matt Martin

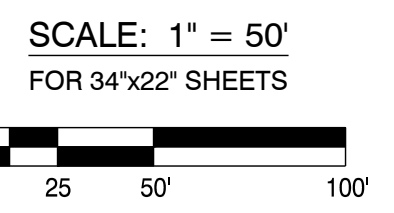
From: Hayes McCoy <hayes@ham-engr.com>
Sent: Thursday, December 22, 2022 2:10 PM
To: Matt Martin
Cc: 'George Hale'
Subject: Sunset Meadows Revised Plan 2/2
Attachments: 221222-21041-RevisedPlan-PartB.pdf

Email 2/2

Hayes McCoy
H.A. McCoy Engineering & Surveying
(541)923-7554



FILE: Z:\HAM Eng\21-041 Patterson Development - Wood Hill Homes\Planning\212122-21041-PLAN-MW.dwg 12/22/2022 10:27 AM - Owner



PUBLIC STREET AND PEDESTRIAN & BIKE FACILITY PLAN

DRAWING STATUS:	DATE:	No. REVISION:	DATE:
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 Hayes McCoy
 P.E., PLS, CNS
 541-943-7554
 hayes@ham-eng.com

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: MW

DRAWING: **P2.1**



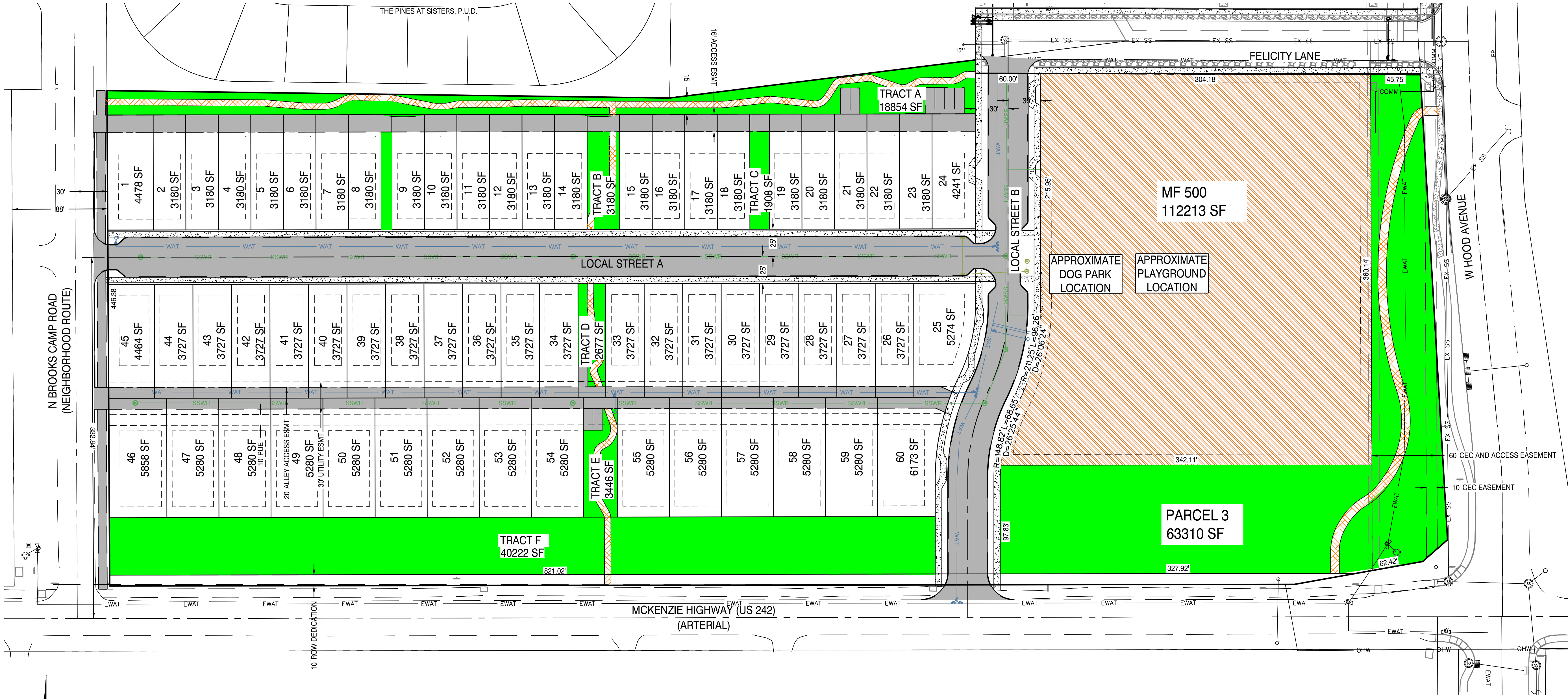
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<input type="checkbox"/>			

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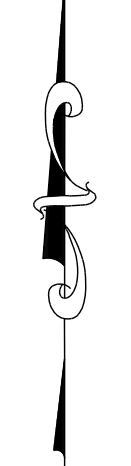
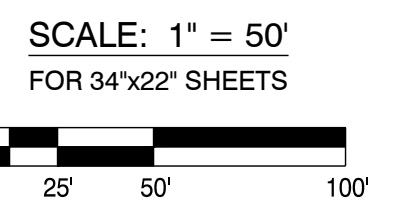
PROJECT: SUNSET MEADOWS
 MASTER PLAN AND SUBDIVISION
 PROJECT LOCATION:
 SISTERS, OR
 CLIENT: WOODHILL HOMES

SHEET TITLE:
**PUBLIC STREET AND
 UTILITY PLAN**

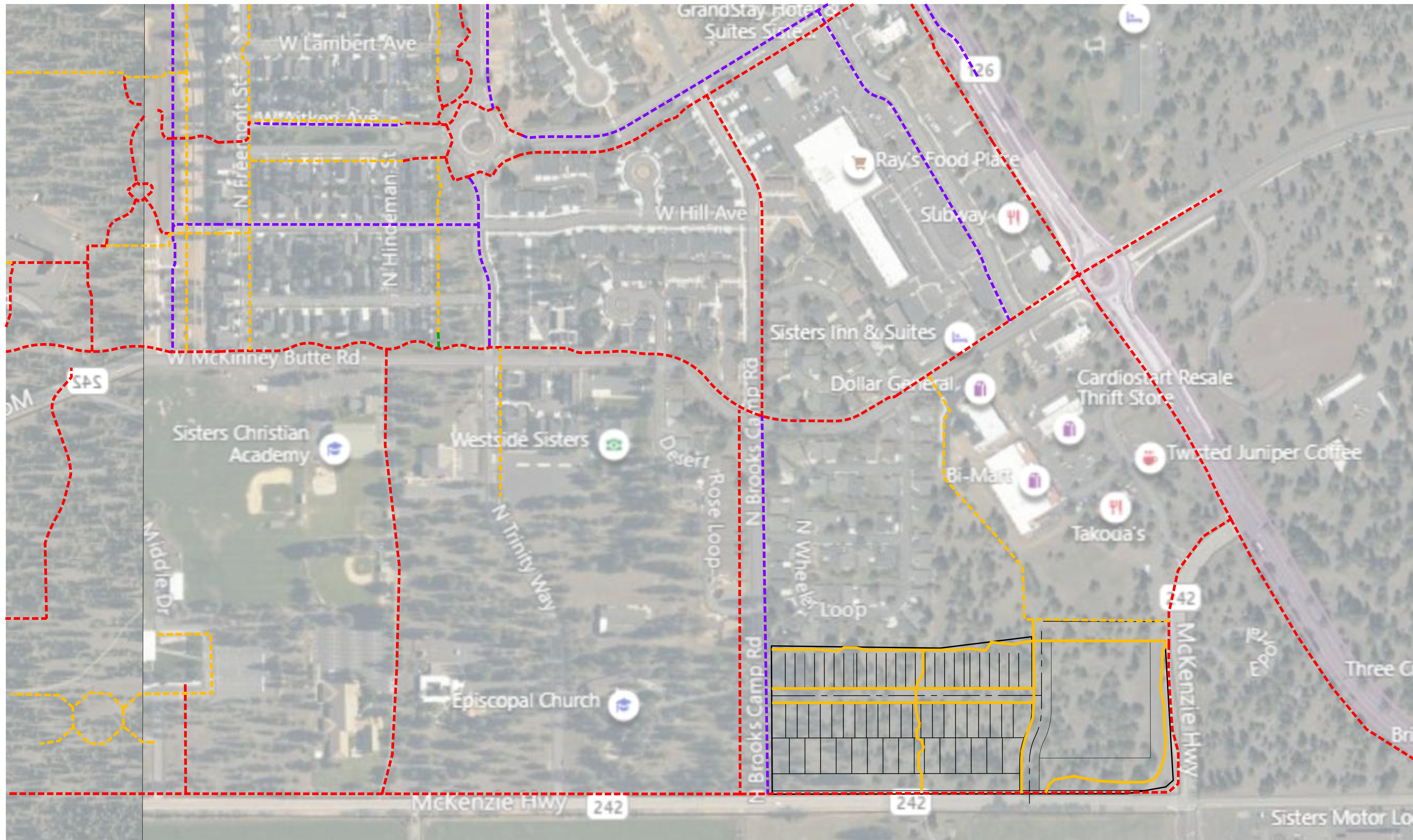
JOB NO. 21-041
 DRAWN BY: MW
 DRAWING:
P2.2



**PUBLIC STREET AND
 UTILITY PLAN**



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LEGEND

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

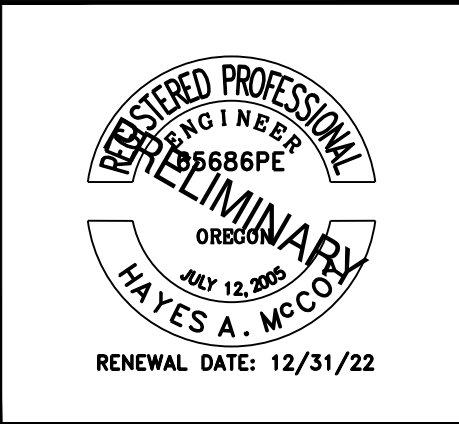
NOTES

**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



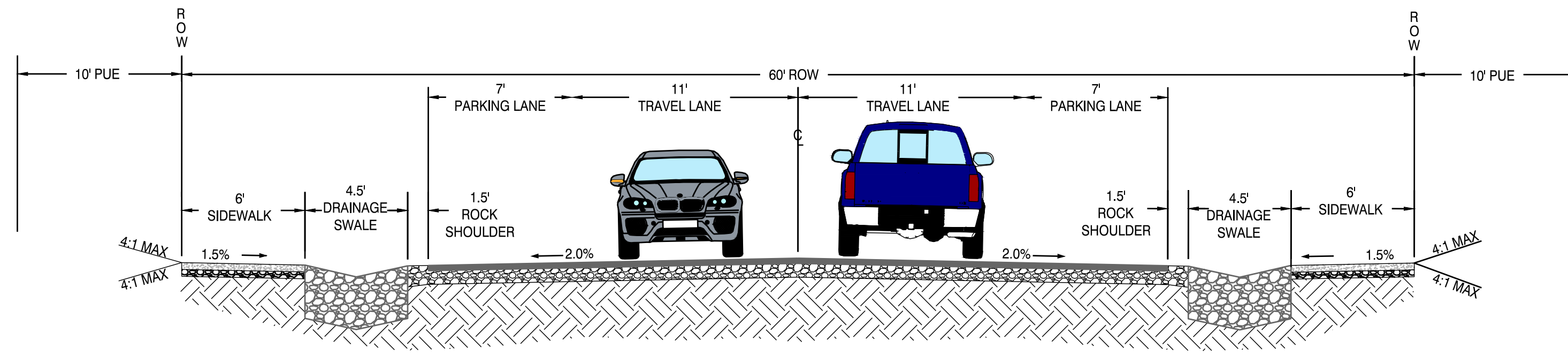
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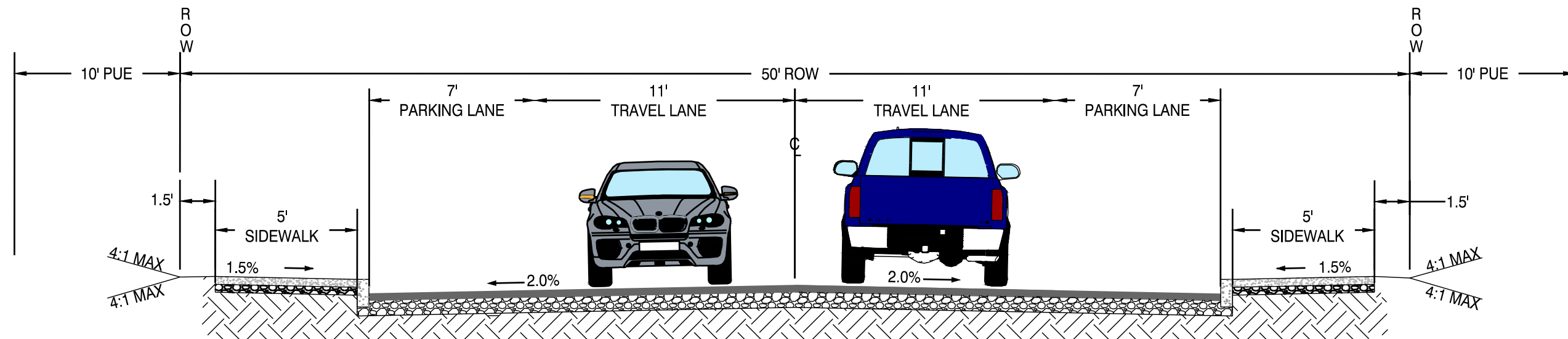
PROJECT: SUNSET MEADOWS
 MASTER PLAN AND SUBDIVISION
 PROJECT LOCATION: SISTERS, OR
 CLIENT: WOODHILL HOMES

SHEET TITLE:
**NW SISTERS
 CONNECTIVITY PLAN**

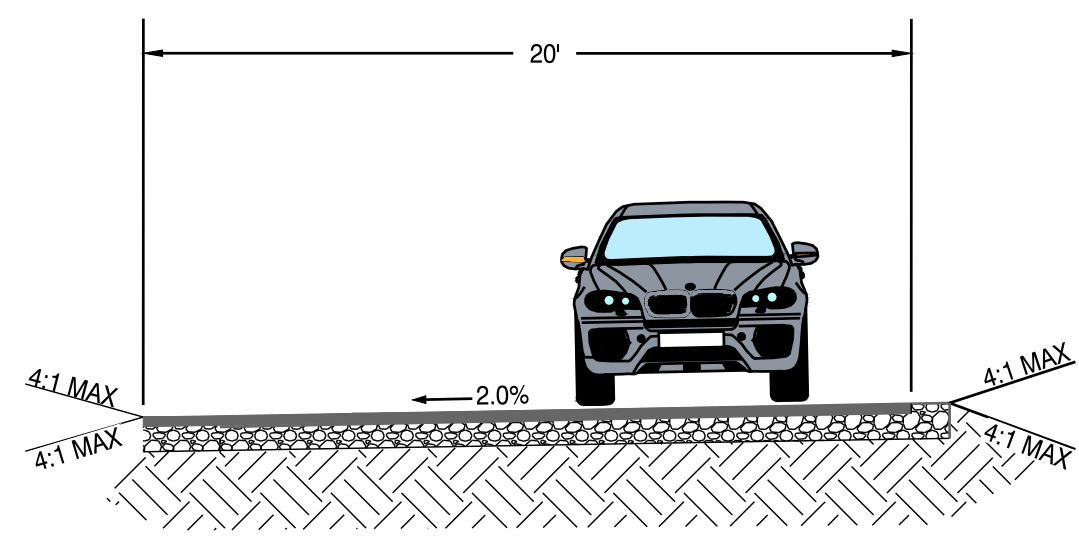
JOB NO. 21-041
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P2.3



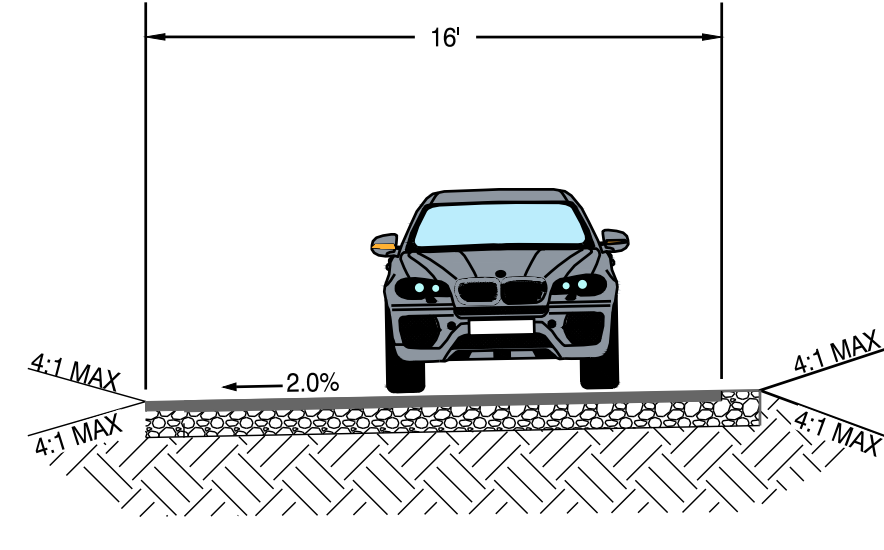
1 RESIDENTIAL LOCAL STREET SECTION WITH PARKING ON BOTH SIDES
M1.4 LOCAL STREET B



2 MODIFIED RESIDENTIAL LOCAL STREET SECTION WITH PARKING ON BOTH SIDES PER SDC 3.5.150(B) EXCEPTION
M1.4 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	10	1.77	0.79	0.98	0.15	0.34	34%
2	15	2.73	0.63	2.10	0.32	0.52	25%
3	14	1.73	0.65	1.08	0.16	0.22	20%
4	21	2.81	0.31	2.50	0.38	0.53	21%
5*	72 - 124*	3.88	0.11	3.77	0.57	1.54	36%
TOTAL:	132 - 184*	12.92	2.49	10.43	1.56	3.15	30%

* FUTURE SITE PLAN APPLICATION REQUIRED PRIOR TO CONSTRUCTION OF MULTIFAMILY UNITS. DETAILS TO BE EVALUATED DURING SITE PLAN REVIEW PROCESS.

HOUSING SUMMARY		
HOUSING TYPE	PHASE	UNITS PROVIDED
TOWNHOMES	1	10
	3	14
	SUBTOTAL:	24
DETACHED SINGLE FAMILY	2	15
	4	21
SUBTOTAL:	36	
MULTIFAMILY*	5	72-124
SUBTOTAL:	72-124	
TOTAL:	132-184	

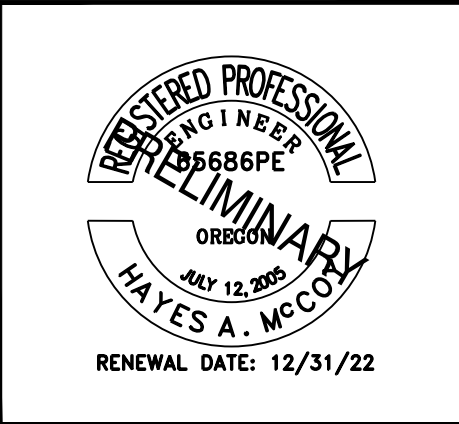
OPEN SPACE SUMMARY		
PHASE	TRACT NAME	AREA (ACRES)
1	A,B&C	0.34
2	D,E&F	0.52
3	A,G	0.22
4	F	0.53
5	PARCEL 3	1.54
	TOTAL:	3.15
	REQUIRED:	1.56

MFR STANDARDS
 MINIMUM DENSITY: 7 UNITS PER GROSS ACRE
 MAXIMUM DENSITY: 15 UNITS PER GROSS ACRE
 DENSITY PROVIDED: 10-14* UNITS PER GROSS ACRE
 MINIMUM OS: 15% OF NET AREA

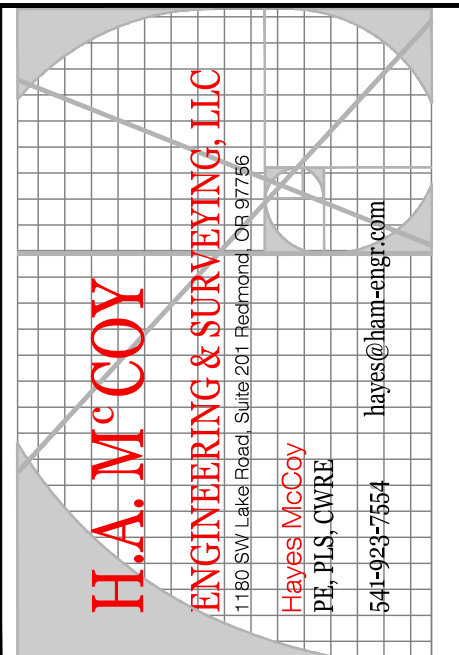
ACCESS SPACING			
MAIN ROAD	INTERSECTING ROAD 1	INTERSECTION ROAD 2	DISTANCE (FT)
LOCAL STREET A	N. BROOKS CAMP RD.	LOCAL STREET B	830
LOCAL STREET B	McKENZIE HWY	LOCAL STREET A	338
	LOCAL STREET A	FELICITY LANE	197
McKENZIE HWY	HOOD AVE	LOCAL STREET B	492
	LOCAL STREET B	N. BROOKS CAMP ROAD	821

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.



DRAWING STATUS:	No.	REVISION:	DATE:
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<input checked="" type="checkbox"/> REVISED PLAN	1		12/22/22
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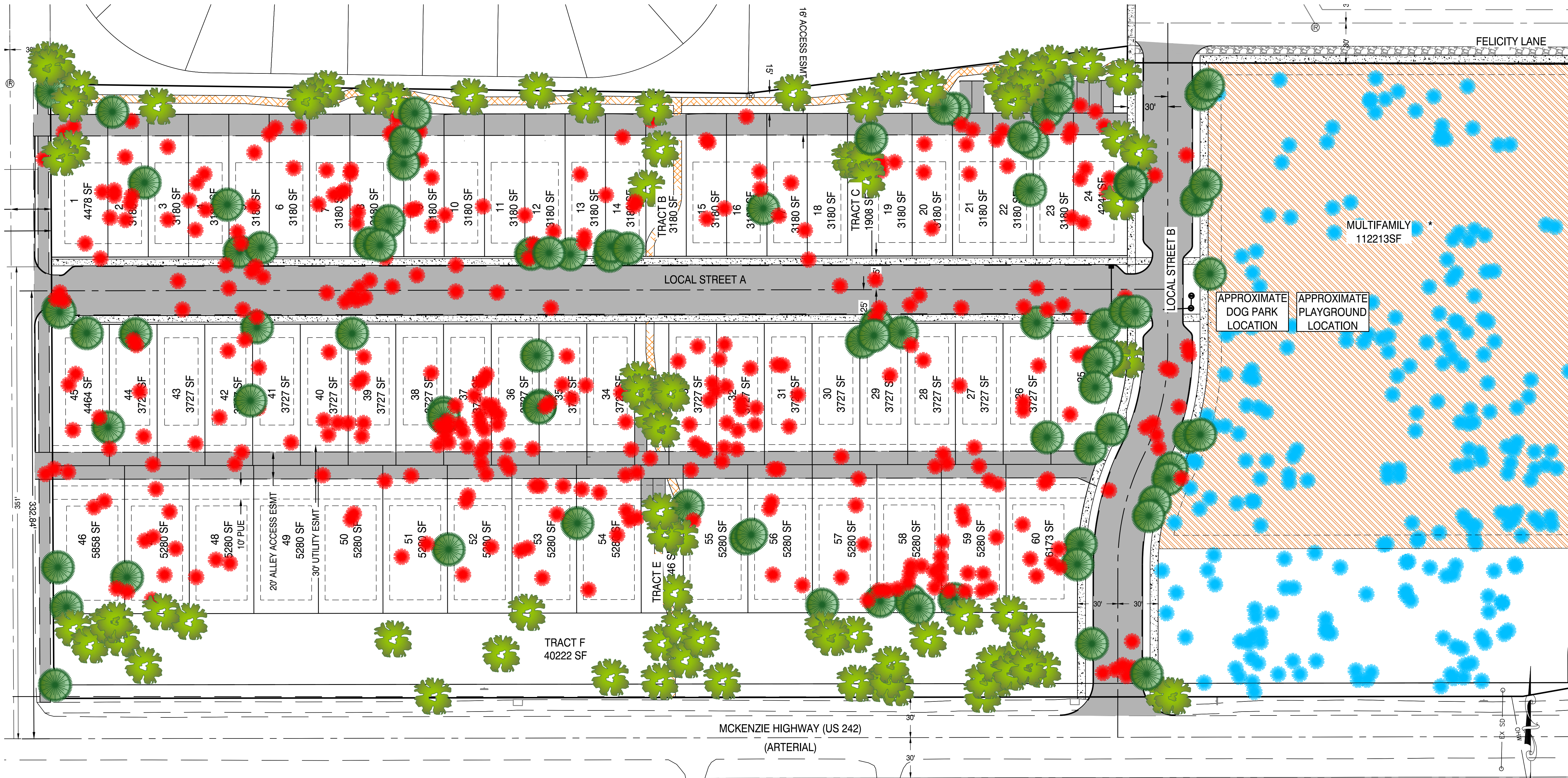


PROJECT: SUNSET MEADOWS MASTER PLAN AND SUBDIVISION
 PROJECT LOCATION: SISTERS, OR
 CLIENT: WOODHILL HOMES



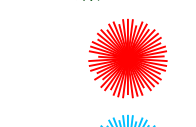
SHEET TITLE: STREET SECTIONS AND TABULATIONS

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

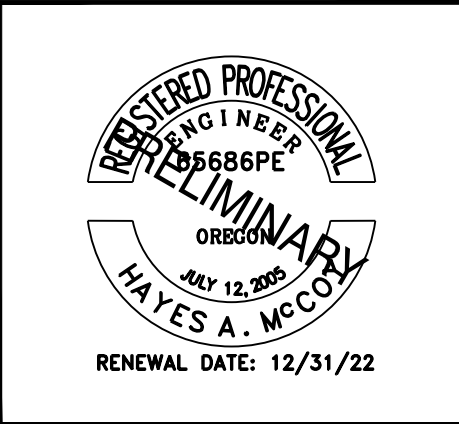
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LEGEND

-  PRESERVED TREE
-  TREE TO BE PRESERVED DURING SUBDIVISION DEVELOPMENT. DURING FINAL ENGINEERING TREE SHALL BE EVALUATED AND MAY REQUIRE REMOVAL
-  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: 357 TREES
 TREES TO BE REEVALUATED DURING SUBDIVISION DEVELOPMENT: 89
 REQUIRED MITIGATION: 1 TREE REPLACED PER 3 REMOVED
 REQUIRED REPLACEMENT: 119 TREES



DRAWING STATUS:	DATE:	No.	REVISION:	DATE:
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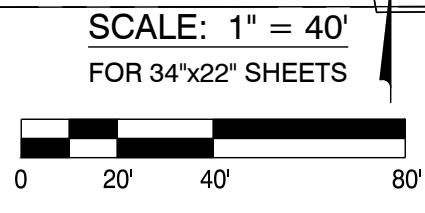
H.A. MCCOY
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 Hayes A. McCoy, P.E., PLS, CINS
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 hayes@ham-eng.com

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

SHEET TITLE:
**PUBLIC TREE
 PRESERVATION PLAN**

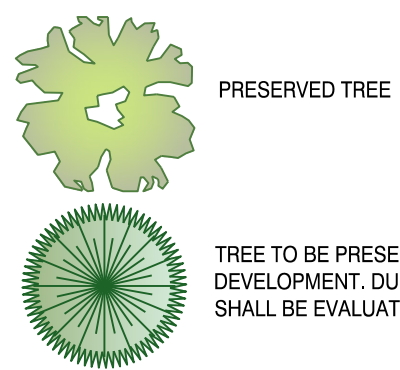
JOB NO. 21-041
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PUBLIC TREE PRESERVATION PLAN

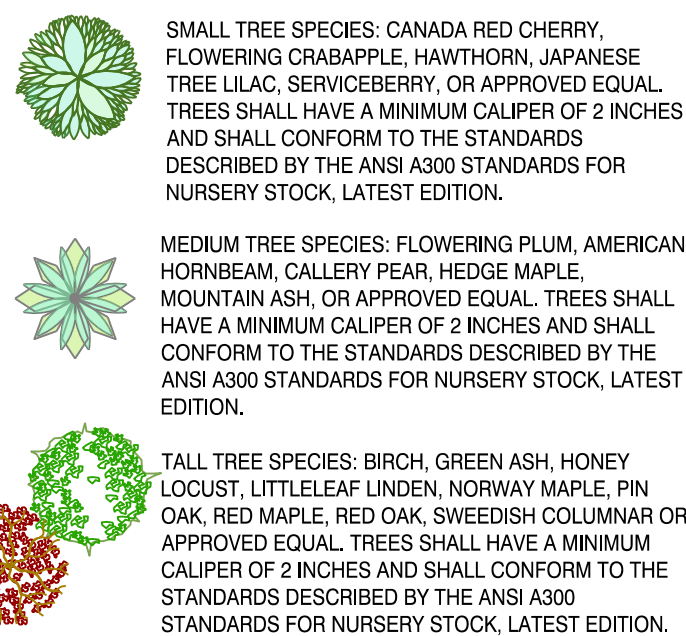


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LEGEND



PRESERVED TREE
TREE TO BE PRESERVED DURING SUBDIVISION DEVELOPMENT. DURING FINAL ENGINEERING TREE SHALL BE EVALUATED AND MAY REQUIRE REMOVAL



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 HORNBEEAM, 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, SWEDISH COLUMNAR 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.

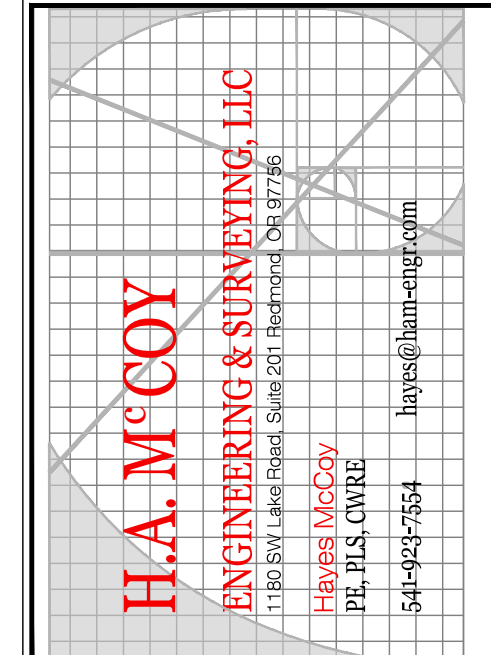
NATIVE UNDERSTORY PLANTS AND VEGETATION

GROUND COVER: KINKINICK, CREEPING MAHINA, IDAHO FESCUE, AND SPREADING PHLOX, OR APPROVED EQUAL. TO BE PLACED AS 5' BUFFER AROUND PARKING AREA

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.



DRAWING STATUS:	DATE:	No.	REVISION:	DATE:
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PROJECT: SUNSET MEADOWS MASTER PLAN AND SUBDIVISION
PROJECT LOCATION: SISTERS, OR
CLIENT: WOODHILL HOMES

SHEET TITLE: LANDSCAPING PLAN

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



LANDSCAPING PLAN

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