

VICINITY MAP

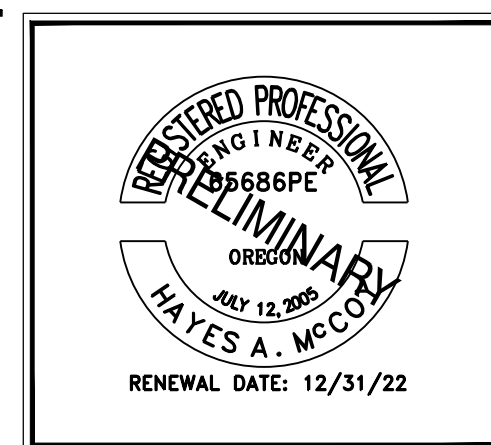
NTS

# SUNSET MEADOWS MASTER PLAN, PARTITION, AND SUBDIVISION

15510 MCKENZIE HWY, SISTERS, OR 97759

TAX LOT: 7300, MAP: 151005DC

AUGUST, 2022



DRAWING STATUS:	DATE:
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### 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

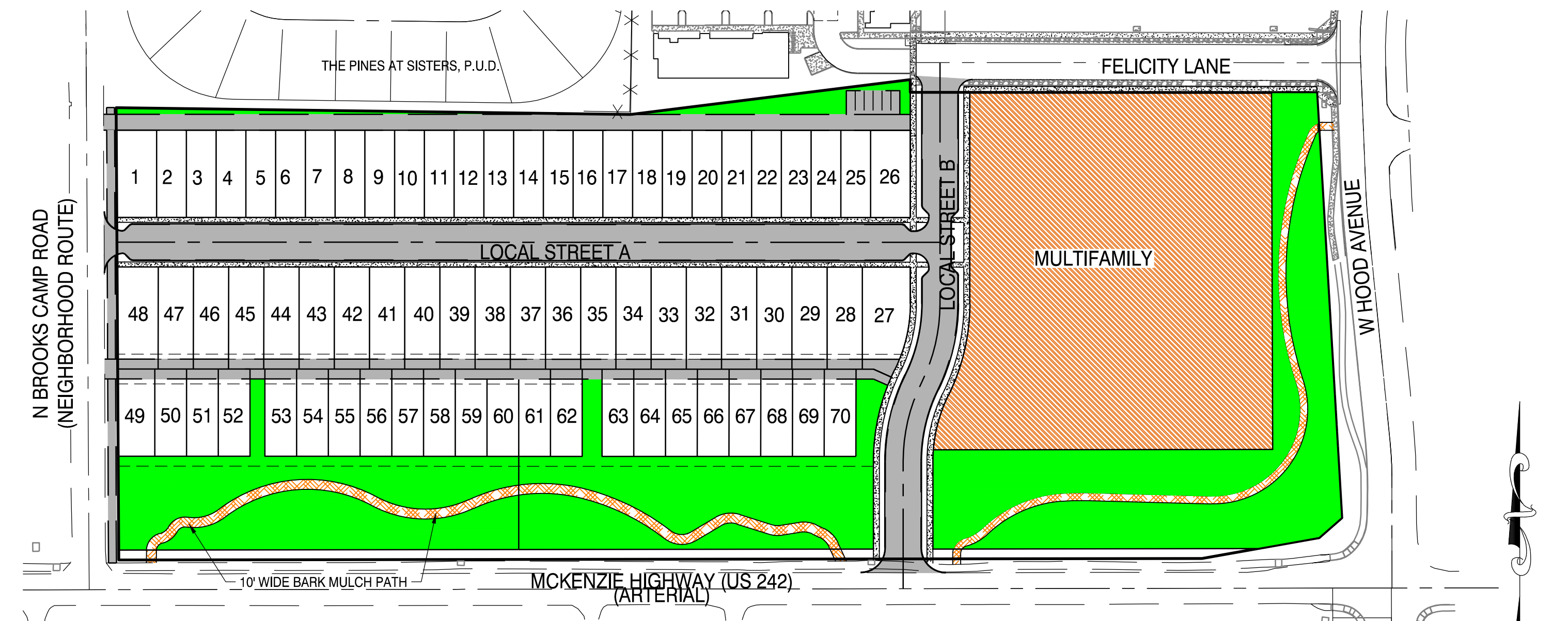
RICHARD G PATTERSON REVOCABLE TRUST  
 19510 FAIRWAY RIDGE LN  
 BEND, OR 97702

### APPLICANT

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

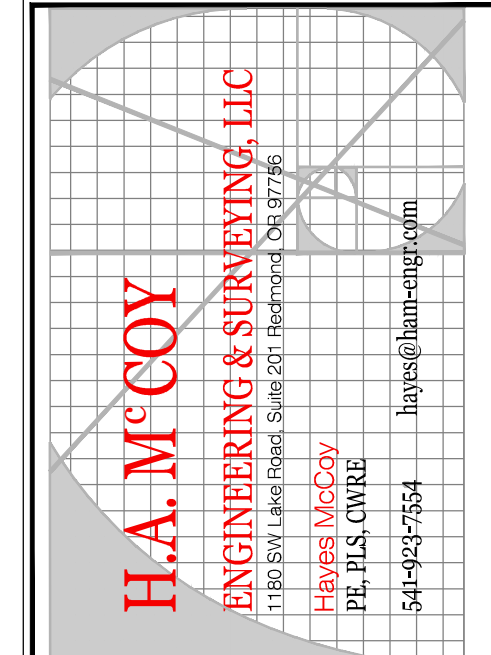
### LAND SURVEYOR / CIVIL ENGINEER

H.A. M<sup>COY</sup> ENGINEERING & SURVEYING  
 CONTACT: HAYES M<sup>COY</sup>  
 1180 SW LAKE ROAD, SUITE 201  
 REDMOND, OR 97756  
 PH: 541-923-7554



PROJECT OVERVIEW

SCALE: 1" = 100'  
 FOR 34"x22" SHEETS



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

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

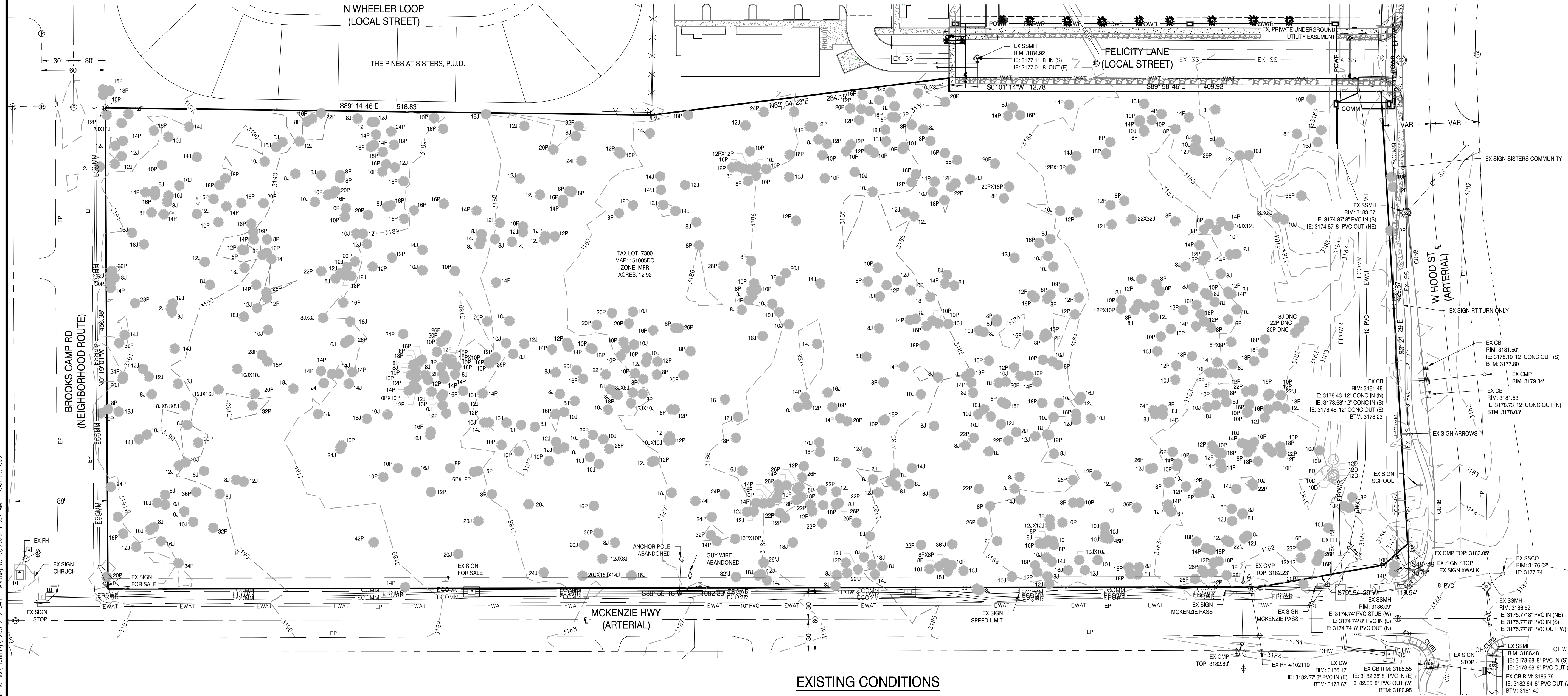
### SHEET INDEX

- 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**





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**H.A. MCCOY**  
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 Hayes McCoy  
 P.E., L.S., C.S., C.E.  
 hayes@ham-engr.com  
 503-423-7554

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

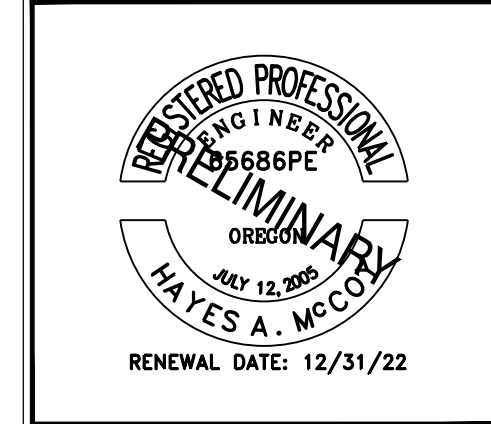
SHEET TITLE:  
**EXISTING CONDITIONS**

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

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\* 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.



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PROJECT:  
 SUNSET MEADOWS  
 MASTER PLAN AND SUBDIVISION

PROJECT LOCATION:  
 SISTERS, OR

CLIENT:  
 WOODHILL HOMES

SHEET TITLE:  
**PARTITION**

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

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BROOKS CAMP RD  
 (NEIGHBORHOOD ROUTE)

N WHEELER LOOP  
 (LOCAL STREET)

THE PINES AT SISTERS, P.U.D.

FELICITY LANE  
 (LOCAL STREET)

W HOOD ST  
 (ARTERIAL)

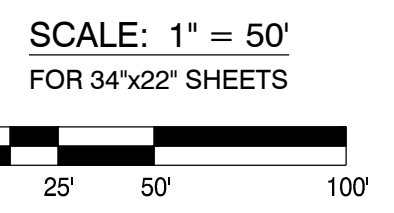
MCKENZIE HWY  
 (ARTERIAL)

PARCEL 2  
 450748 SF

PARCEL 1  
 112213 SF  
 72-124 MULTIFAMILY  
 UNITS PROPOSED \*

60' CEC AND ACCESS EASEMENT

10' CEC EASEMENT



**PARTITION**











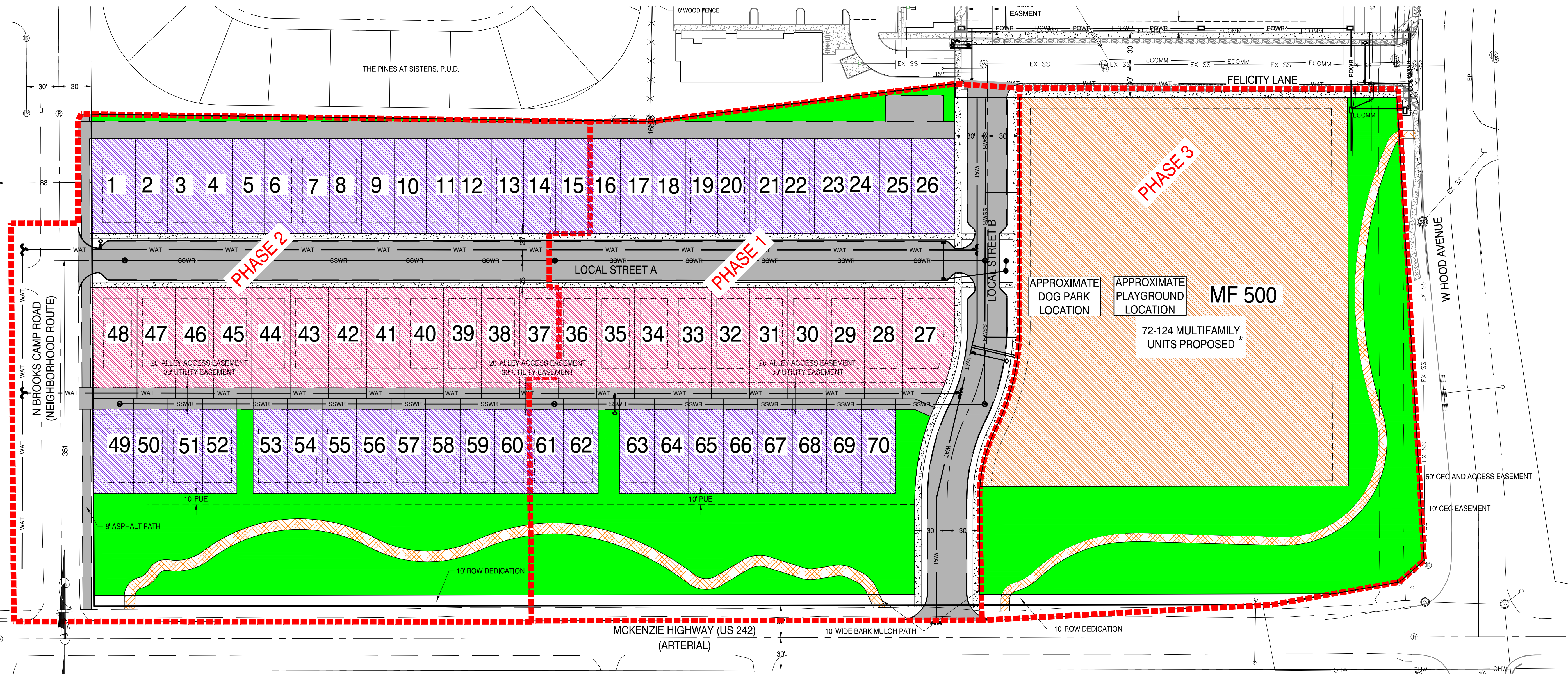
**PRELIMINARY DEVELOPMENT SCHEDULE**

YEAR	MONTH	ITEM
2022	OCTOBER	MASTERPLAN APPROVAL
2023	JANUARY	PHASE 1 STREET & UTILITY CONSTRUCTION
2023	MAY	PHASE 1 HOUSING CONSTRUCTION
2023	MAY	PHASE 2 STREET & UTILITY CONSTRUCTION
2023	SEPTEMBER	PHASE 2 HOUSING CONSTRUCTION
2023	SEPTEMBER	PHASE 3 STREET & UTILITY CONSTRUCTION
2024	JANUARY	PHASE 3 HOUSING CONSTRUCTION

**LEGEND**

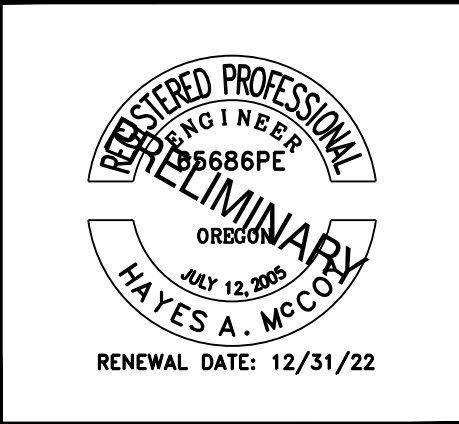
	DETACHED SINGLE FAMILY LOT (22)
	TOWNHOME LOT (48)
	MULTIFAMILY LOT(1)
	OPEN SPACE (3.17 ACRES, 31% OF NET AREA)

\* 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.

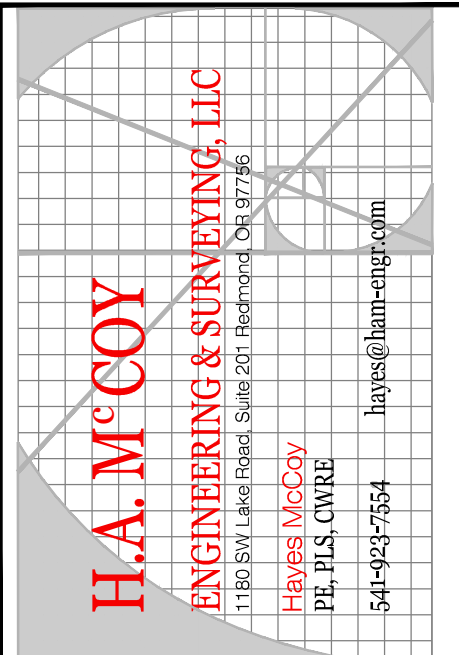


SCALE: 1" = 50'  
FOR 34"x22" SHEETS

**PHASING AND HOUSING DEVELOPMENT PLAN**



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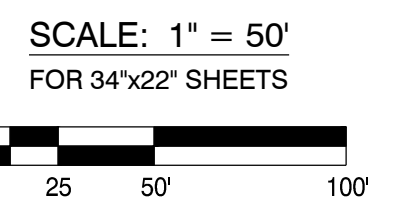
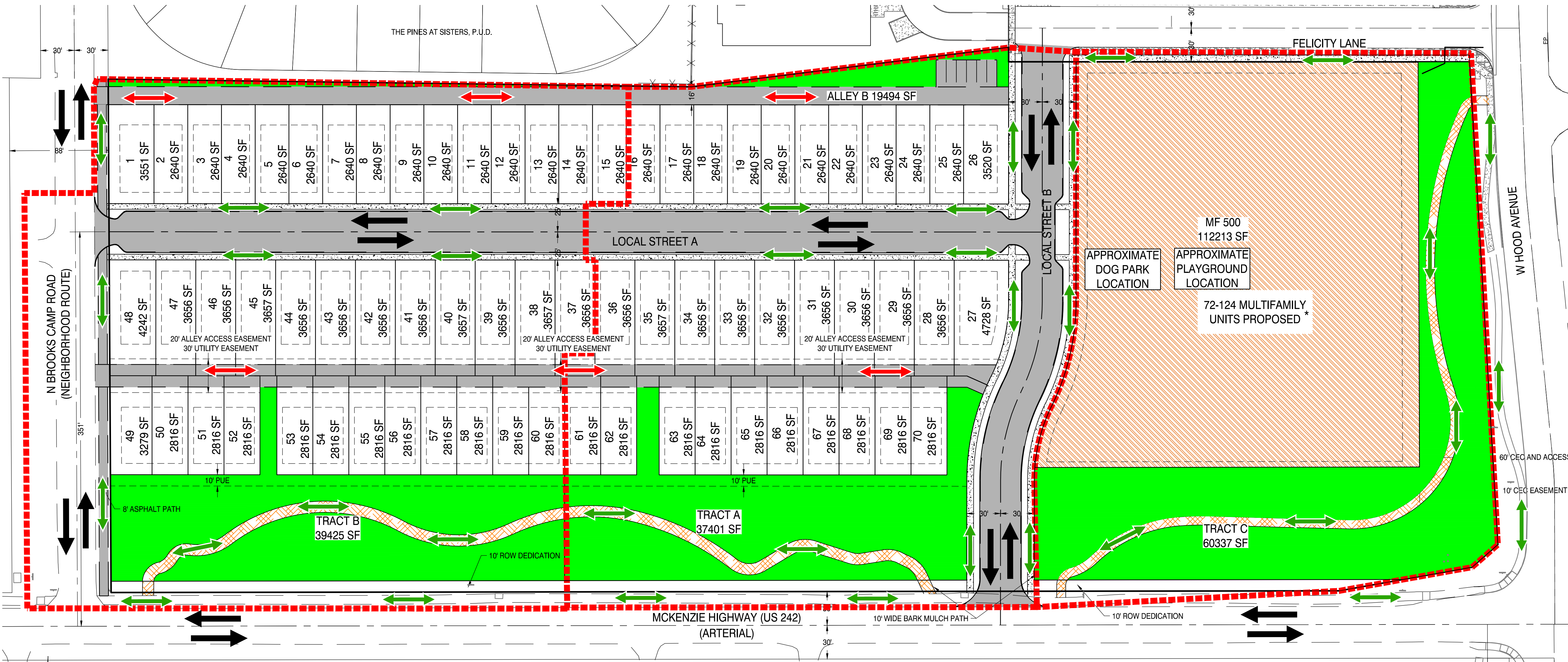
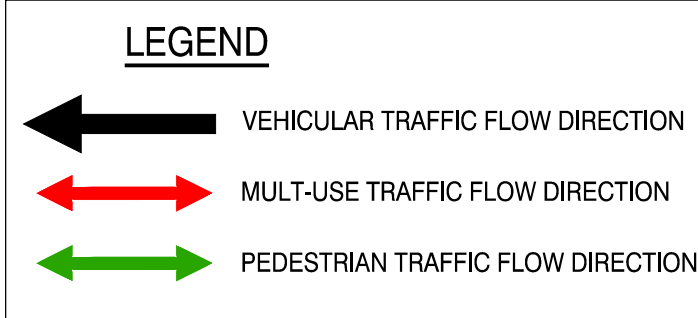


PROJECT: SUNSET MEADOWS MASTER PLAN AND SUBDIVISION  
PROJECT LOCATION: SISTERS, OR  
CLIENT: WOODHILL HOMES

SHEET TITLE:  
**PHASING AND HOUSING DEVELOPMENT PLAN**

JOB NO. 21-041  
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**PUBLIC STREET AND PEDESTRIAN & BIKE FACILITY PLAN**

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

SHEET TITLE:  
**PUBLIC STREET AND PEDESTRIAN & BIKE FACILITY PLAN**

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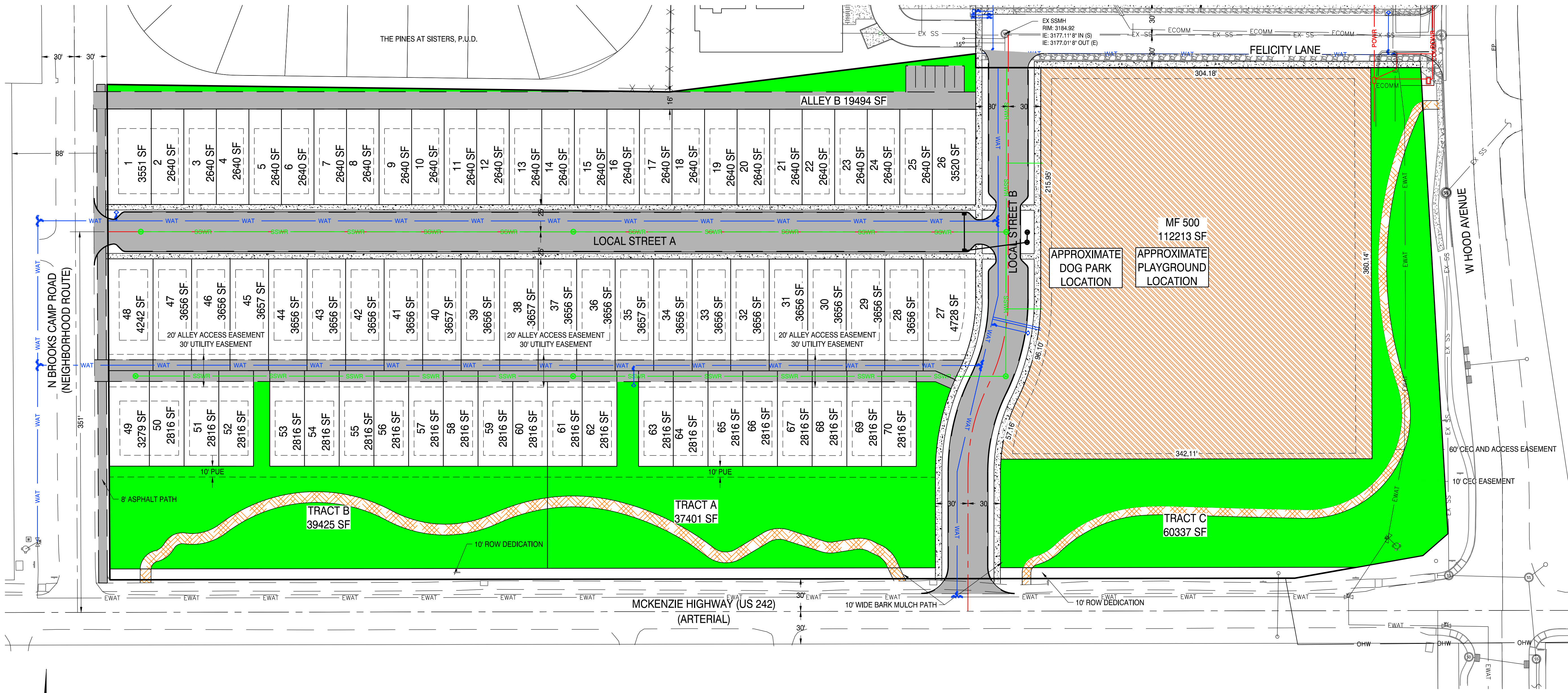
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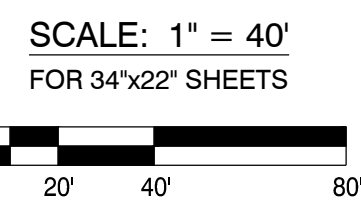
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 PROJECT LOCATION: SISTERS, OR  
 CLIENT: WOODHILL HOMES

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

JOB NO. 21-041  
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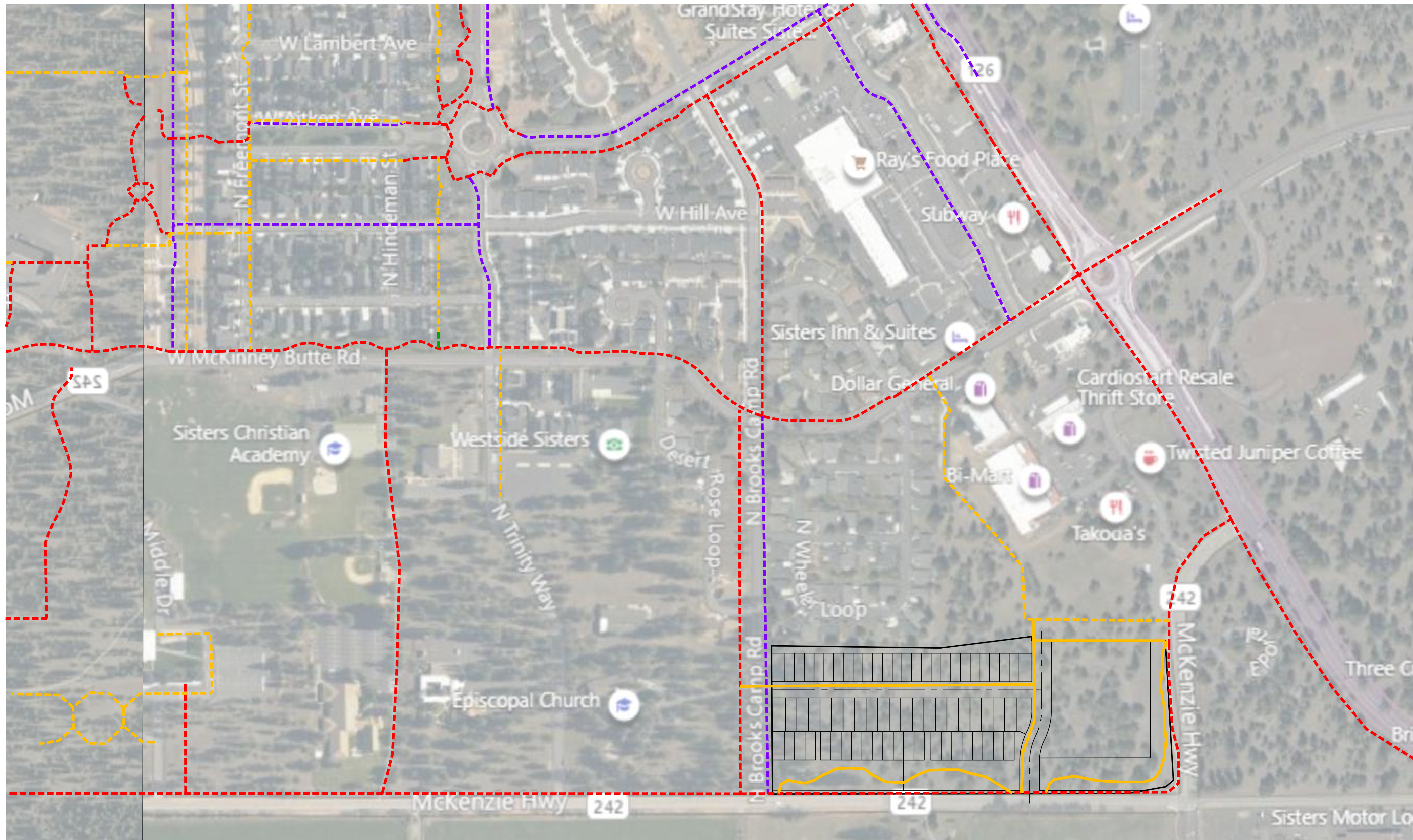
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**PUBLIC STREET AND UTILITY PLAN**



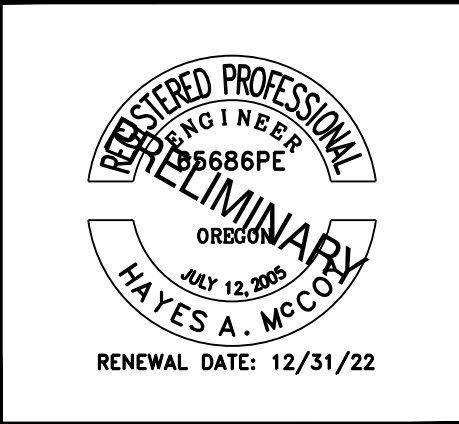
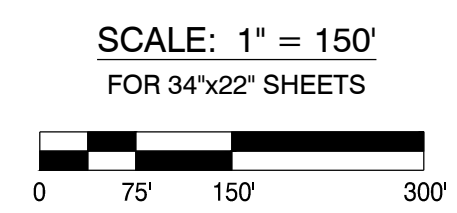
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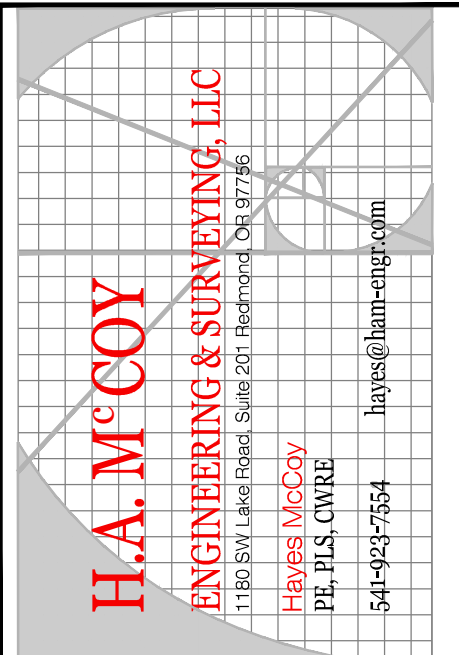
LEGEND	
	EXISTING BIKE ROUTE**
	PROPOSED BIKE CONNECTION**
	EXISTING PEDESTRIAN ROUTE**
	PROPOSED PEDESTRIAN CONNECTION**
	EXISTING OR PLANNED MULTI-USE ROUTE***
	PROPOSED MULTI-USE CONNECTION***

**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  
**DRAWN BY:** EDN  
**DRAWING:** P2.3









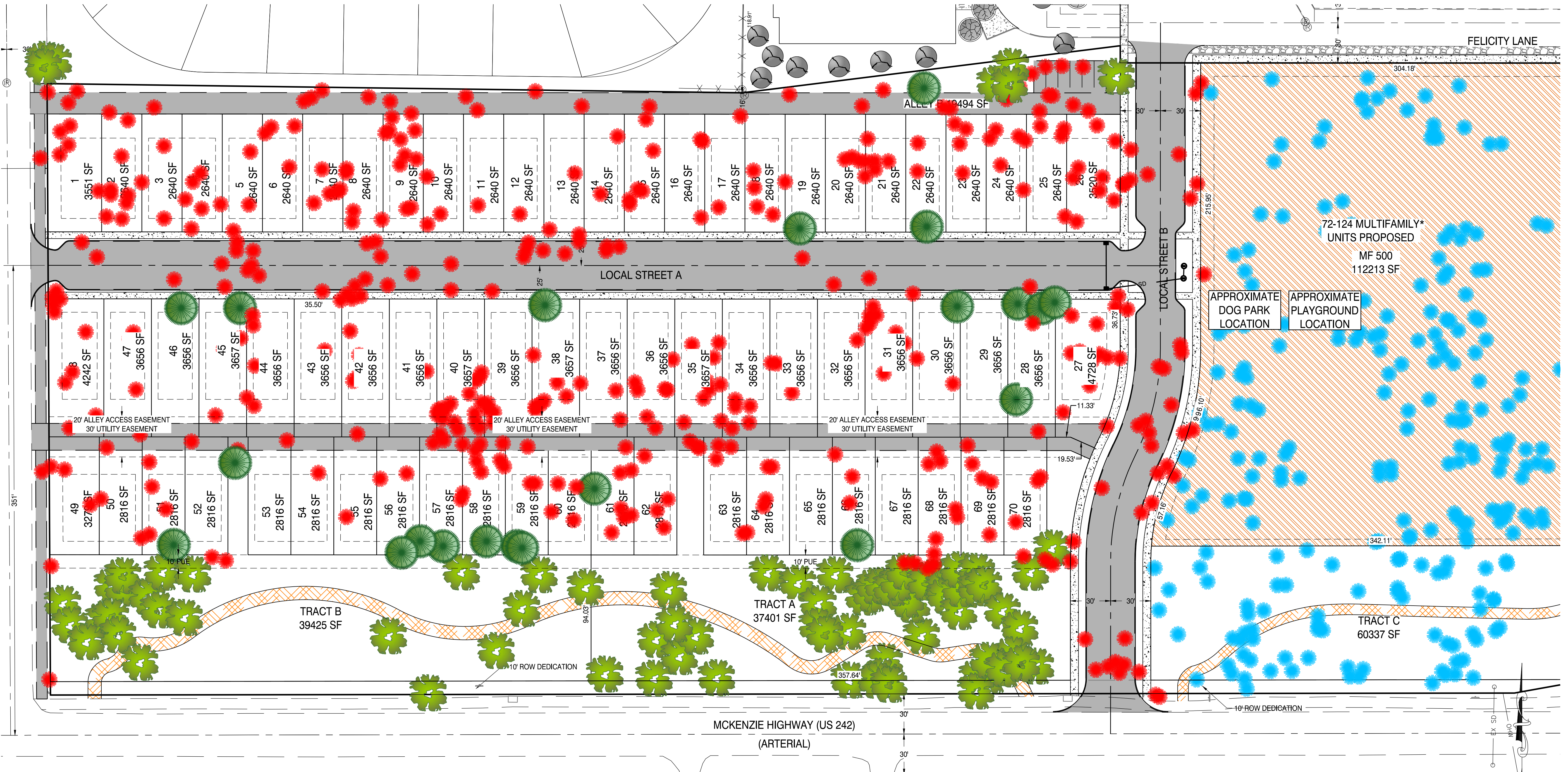
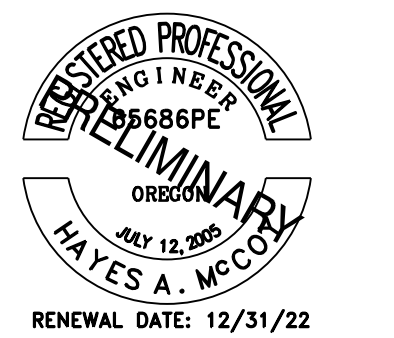


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**LEGEND**

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



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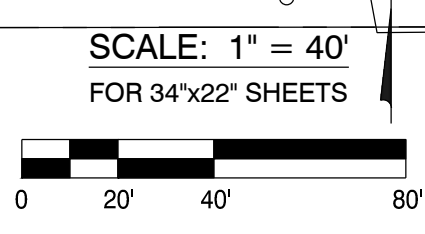
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PROJECT: SUNSET MEADOWS  
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 PROJECT LOCATION: SISTERS, OR  
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SHEET TITLE:  
**PUBLIC TREE  
 PRESERVATION PLAN**



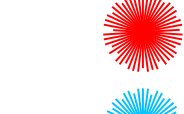

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**P2.5**

**PUBLIC TREE PRESERVATION PLAN**








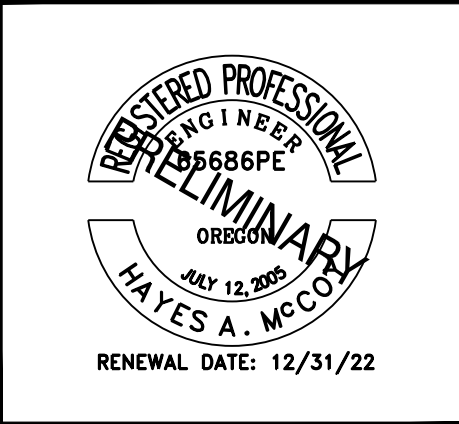
**LEGEND**

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-  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.

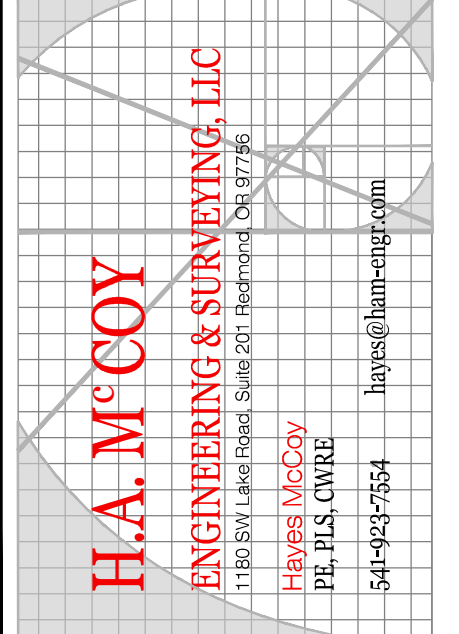
-  SMALL TREE SPECIES: CANADA RED CHERRY, FLOWERING CRABAPPLE, HAWTHORN, JAPANESE TREE LILAC, SERVICEBERRY, OR APPROVED EQUAL. TREES SHALL HAVE A MINIMUM CALIPER OF 2 INCHES AND SHALL CONFORM TO THE STANDARDS DESCRIBED BY THE ANSI A300 STANDARDS FOR NURSERY STOCK, LATEST EDITION.
-  MEDIUM TREE SPECIES: FLOWERING PLUM, AMERICAN HORNBAM, 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.

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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: EDN  
 DRAWING: **P2.6**



**LANDSCAPING PLAN**

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

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