MANZANITA HIGHLANDS SUBDIVISION
AREAS B, E & F

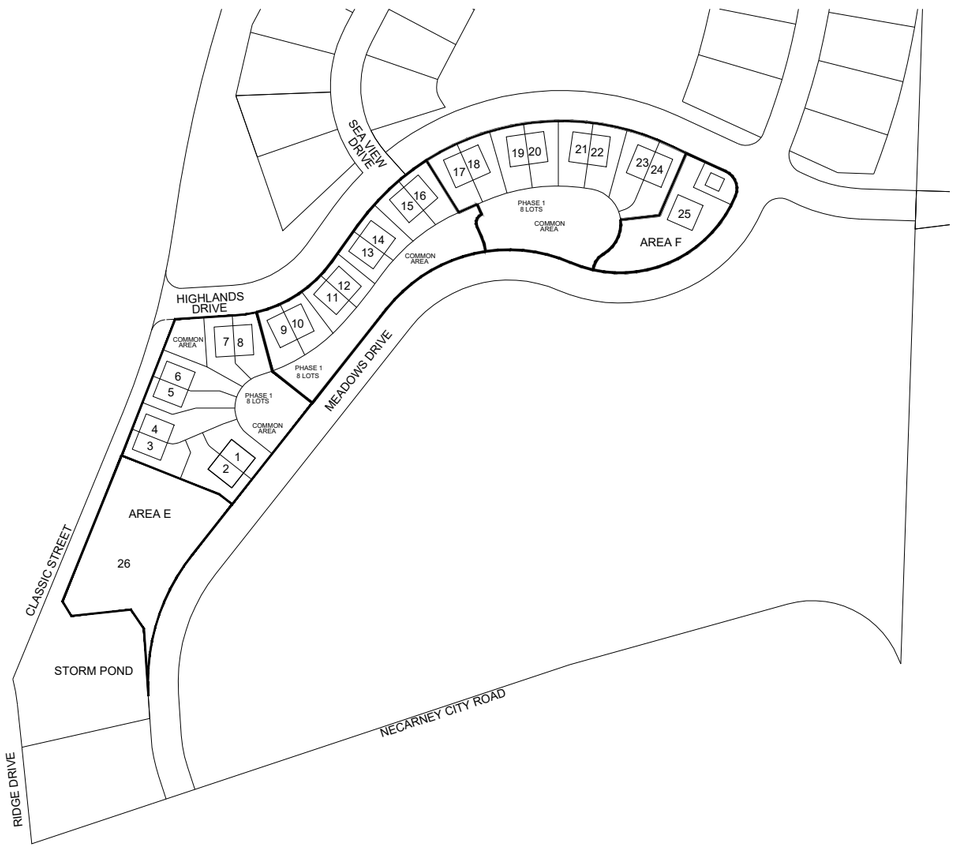
MANZANITA, OREGON

PREPARED FOR:

MANZANITA DEVELOPMENT GROUP LLC

VICINITY MAP
SCALE: NTS

SCALE
1" = 100'



PROJECT TEAM

DEVELOPER
MANZANITA DEVELOPMENT GROUP LLC
JERRY JONES
1051 NW BOND STREET, #205
BEND, OR 97703
PHONE: 541-668-4628

ARCHITECT/PLANNER
SAJ ARCHITECTURE
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VANDO DEVELOPMENT LLC
JEFF VANDERDASSON
915 SW RIMROCK WAY, STE 201-230
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PHONE: 503-407-2228

SURVEYOR
ONION PEAK DESIGN
ERICK WHITE
PO BOX 326
NEHALEM, OR 97131
PHONE: 541-336-6102

SHEET INDEX

C1 - COVER SHEET
C2 - EXISTING CONDITIONS PH 1 & AREA E
C3 - EXISTING CONDITIONS PH 2, 3 & AREA F
C4 - PH 1 & AREA E GRADING PLAN
C5 - PH 2, 3 & AREA F GRADING PLAN
C6 - PH 1 & AREA E PLAT
C7 - PH 1 & AREA E SITE PLAN
C8 - PH 1 & AREA E UTILITY PLAN
C9 - PH 2, 3 & AREA F PLAT
C10 - PH 2, 3 & AREA F SITE PLAN
C11 - PH 2, 3 & AREA F UTILITY PLAN

REGISTERED PROFESSIONAL ENGINEER
16,723
OREGON
JULY 20, 1993
JEFF A. VANDERDASSON
RENEWS 6/30/26

MANZANITA HIGHLANDS SUBDIVISION
AREAS B & E

Manzanita Development Group LLC
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Bend, OR 97703

Vando Development LLC
915 SW Rimrock Way, Ste 201-230
Redmond, OR 97756
(C) 503-407-2228
vandodevelopment@gmail.com

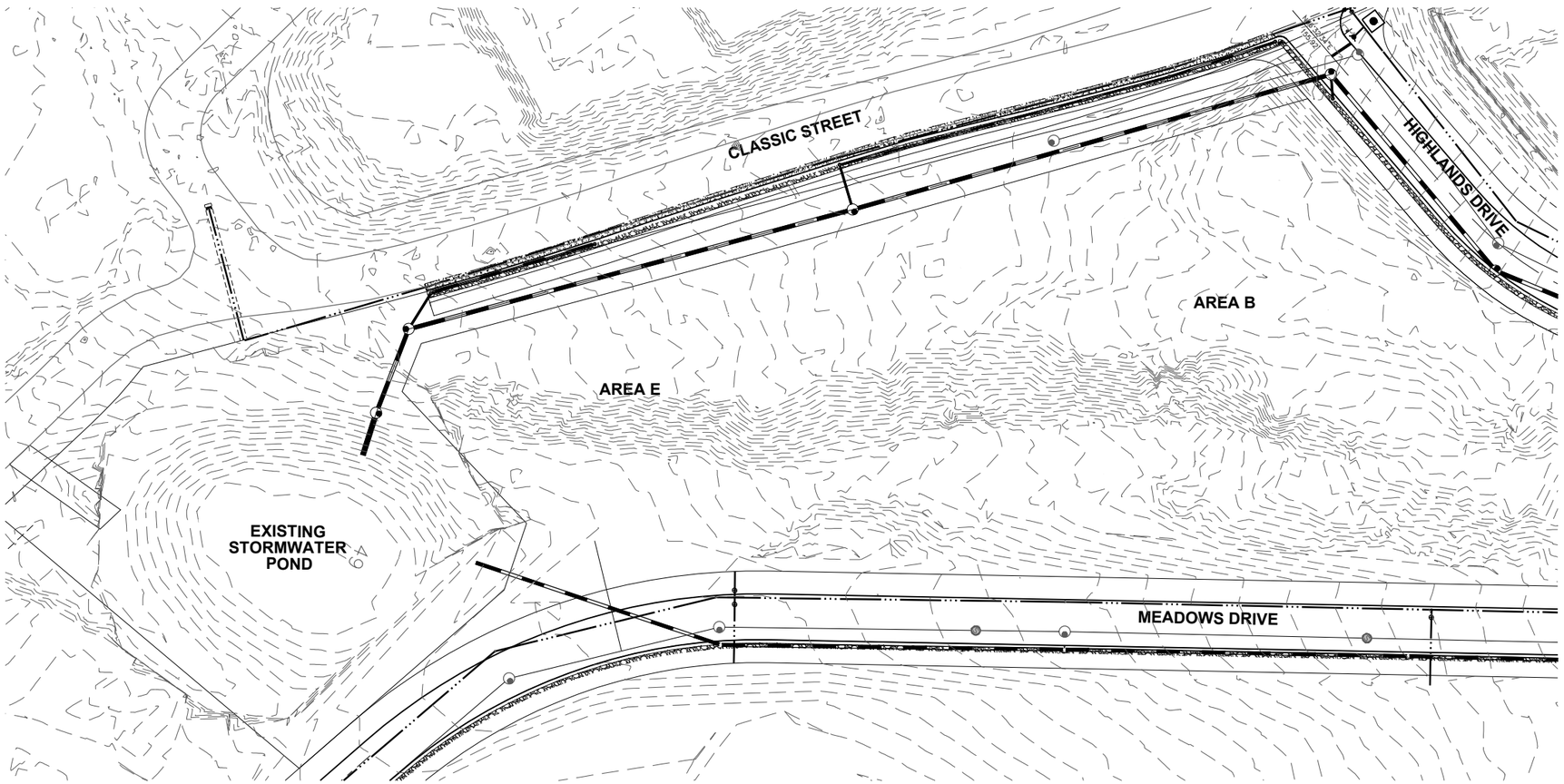
REVISIONS

MANZANITA HIGHLANDS AREA A C-1 COVER SHEET

PROJECT NO.:
DESIGNED BY:
DATE: 6/10/26
DRAWN BY:

COVER SHEET

SHEET
C1
OF



0 30 60

SCALE: 1" = 30 '
(WHEN PLOTTED 22X34)

REGISTERED PROFESSIONAL ENGINEER
16,723
OREGON
JULY 20, 1993
JEFF A. VANDERBURGH
RENEWS 6/30/26

MANZANITA HIGHLANDS SUBDIVISION
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vandodevelopment@gmail.com

REVISIONS

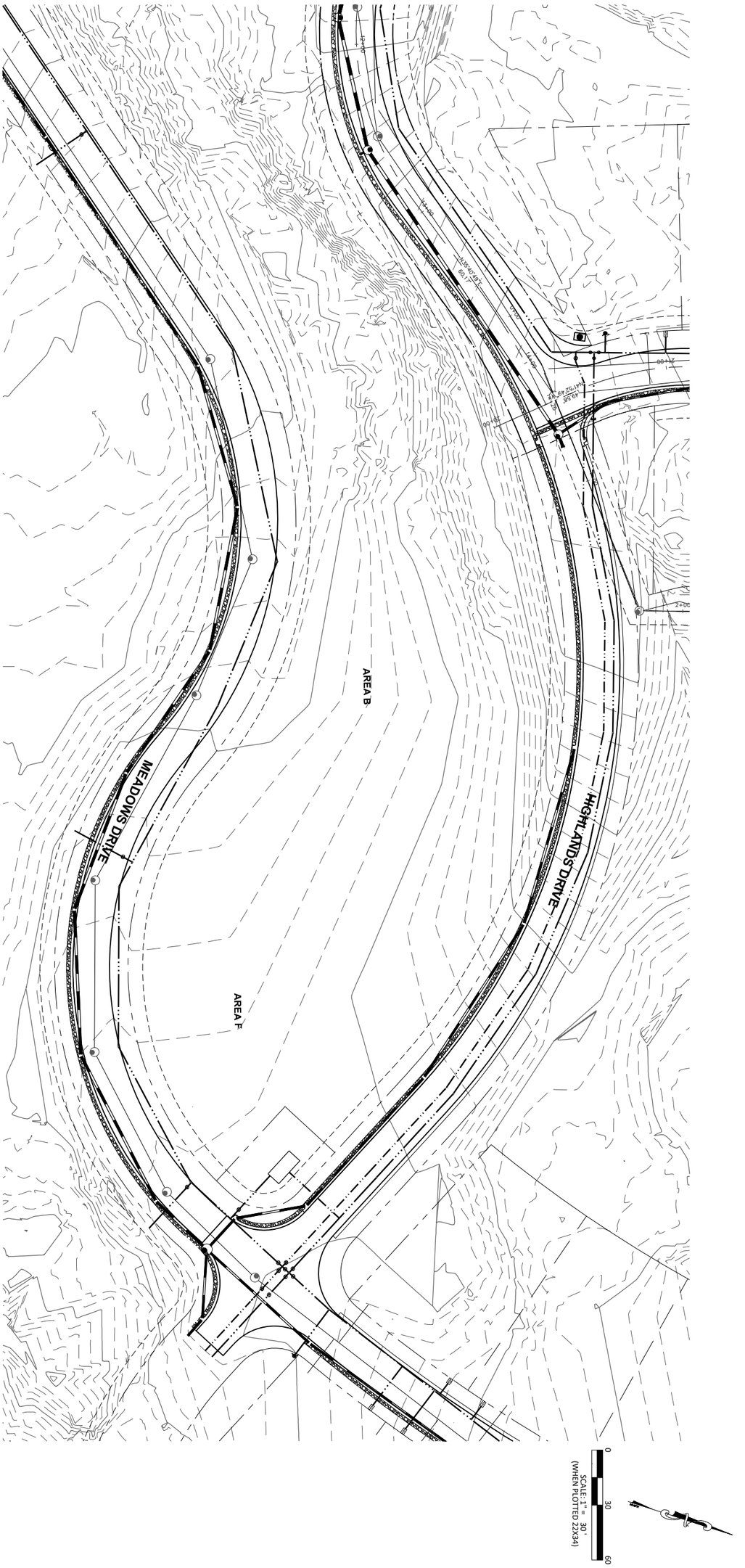
MANZANITA HIGHLANDS AREA A C-2 EXISTING CONDITIONS

PROJECT NO.:
DESIGNED BY:
DATE: 6/10/26
DRAWN BY:

EXISTING CONDITIONS
B1 & AREA E

SHEET
C2

OF



PROJECT NO.:	DATE: 6/10/26	REVISIONS	
DESIGNED BY:	DRAWN BY:		

EXISTING CONDITIONS
PH B2, B3 & AREA F

MANZANITA HIGHLANDS AREA A C-2 EXISTING CONDITIONS

SHEET C3 OF

Vando Development LLC
915 SW Rimrock Way, Ste 201-230
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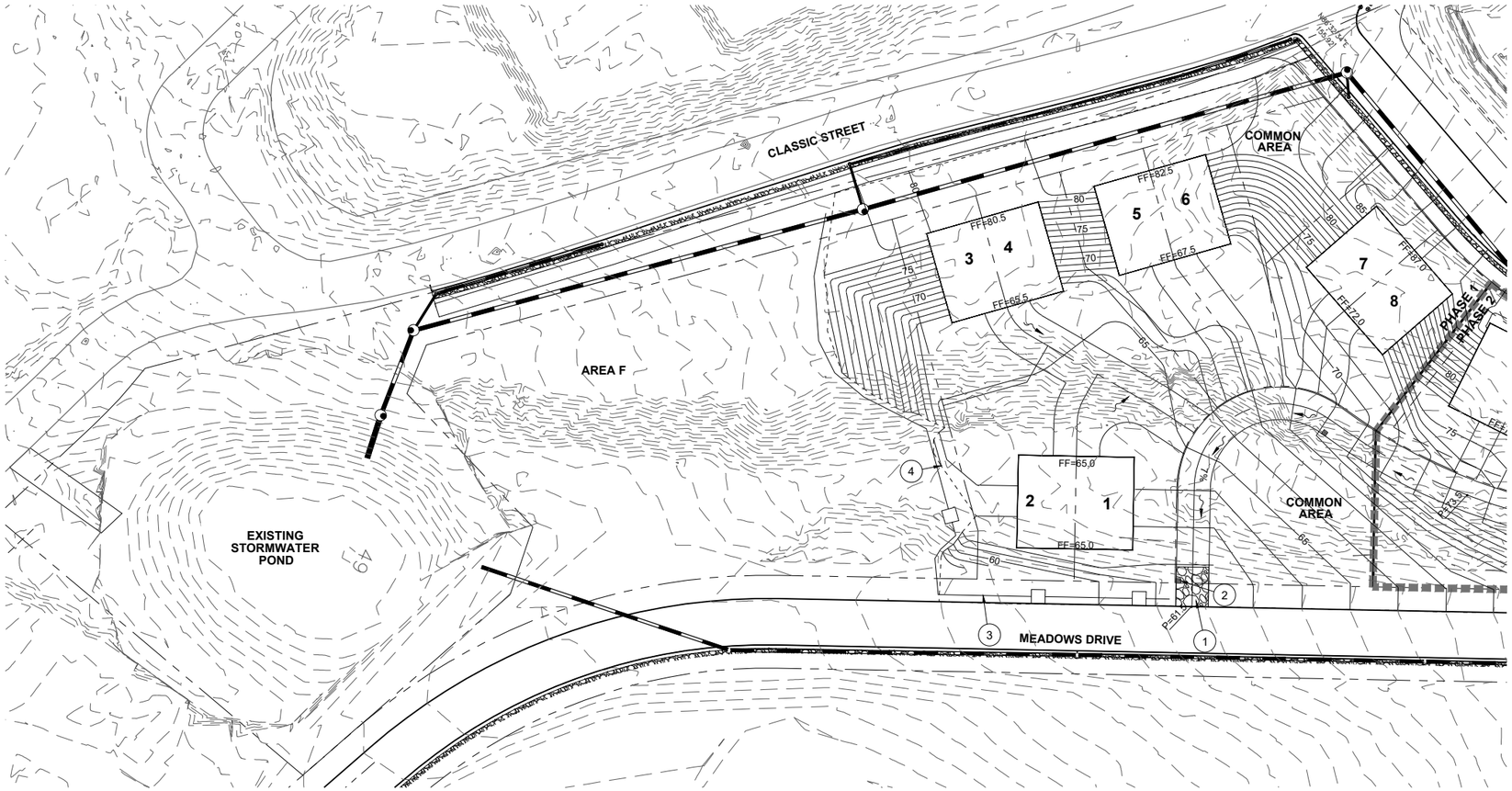
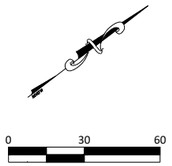
MANZANITA HIGHLANDS SUBDIVISION
AREA B & F

Manzanita Development Group LLC
1051 NW Bond Street, #205
Bend, OR 97703

REGISTERED PROFESSIONAL ENGINEER
OREGON
DEC. 20, 1983
RENEWS 6/30/26
16,723





GRADING NOTES

1. CONSTRUCTION ENTRANCE
2. INLET PROTECTION (TYP.)
3. SEDIMENTATION FENCE
4. LIMITS OF GRADING

REGISTERED PROFESSIONAL ENGINEER 16,723 OREGON JULY 20, 1993 JEFF A. VANDERBOSCH
RENEWS 6/30/26

MANZANITA HIGHLANDS SUBDIVISION
AREA B & E

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Bend, OR 97703

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Redmond, OR 97756
(C) 503-407-2228
vandodevelopment@gmail.com

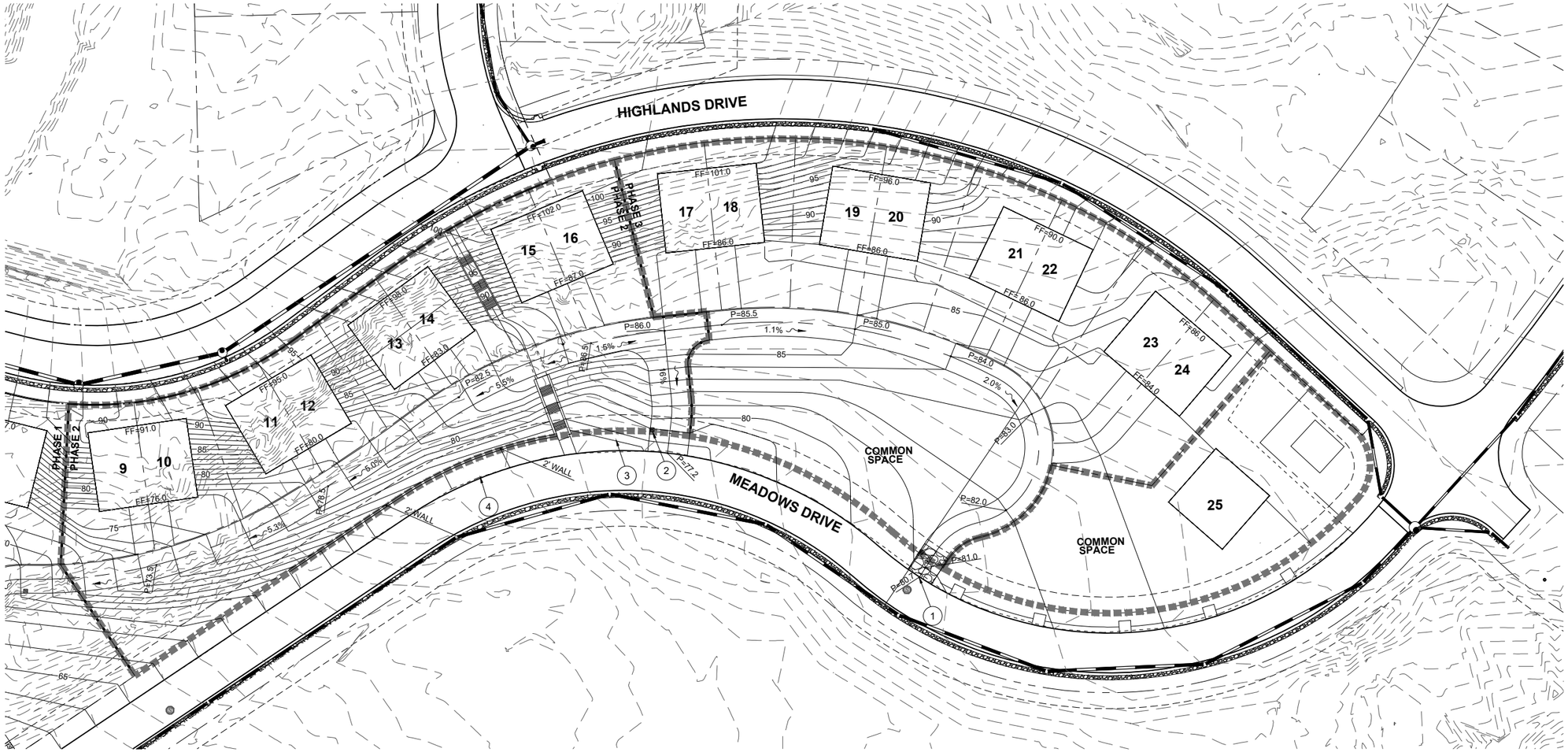
REVISIONS

MANZANITA HIGHLANDS AREA A C-2 EXISTING CONDITIONS

PROJECT NO.:
DESIGNED BY:
DATE: 6/10/26
DRAWN BY:

GRADING PLAN
B1 & AREA E

SHEET
C4
OF



0 30 60

SCALE: 1" = 30 '
(WHEN PLOTTED 22X34)

GRADING NOTES

1. CONSTRUCTION ENTRANCE
2. INLET PROTECTION (TYP.)
3. SEDIMENTATION FENCE
4. LIMITS OF GRADING

REGISTERED PROFESSIONAL ENGINEER 16,723
OREGON JULY 20, 1993 JEFF A VANDERBURGH
RENEWS 6/30/26

MANZANITA HIGHLANDS SUBDIVISION
AREA B & F

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vandodevelopment@gmail.com

REVISIONS

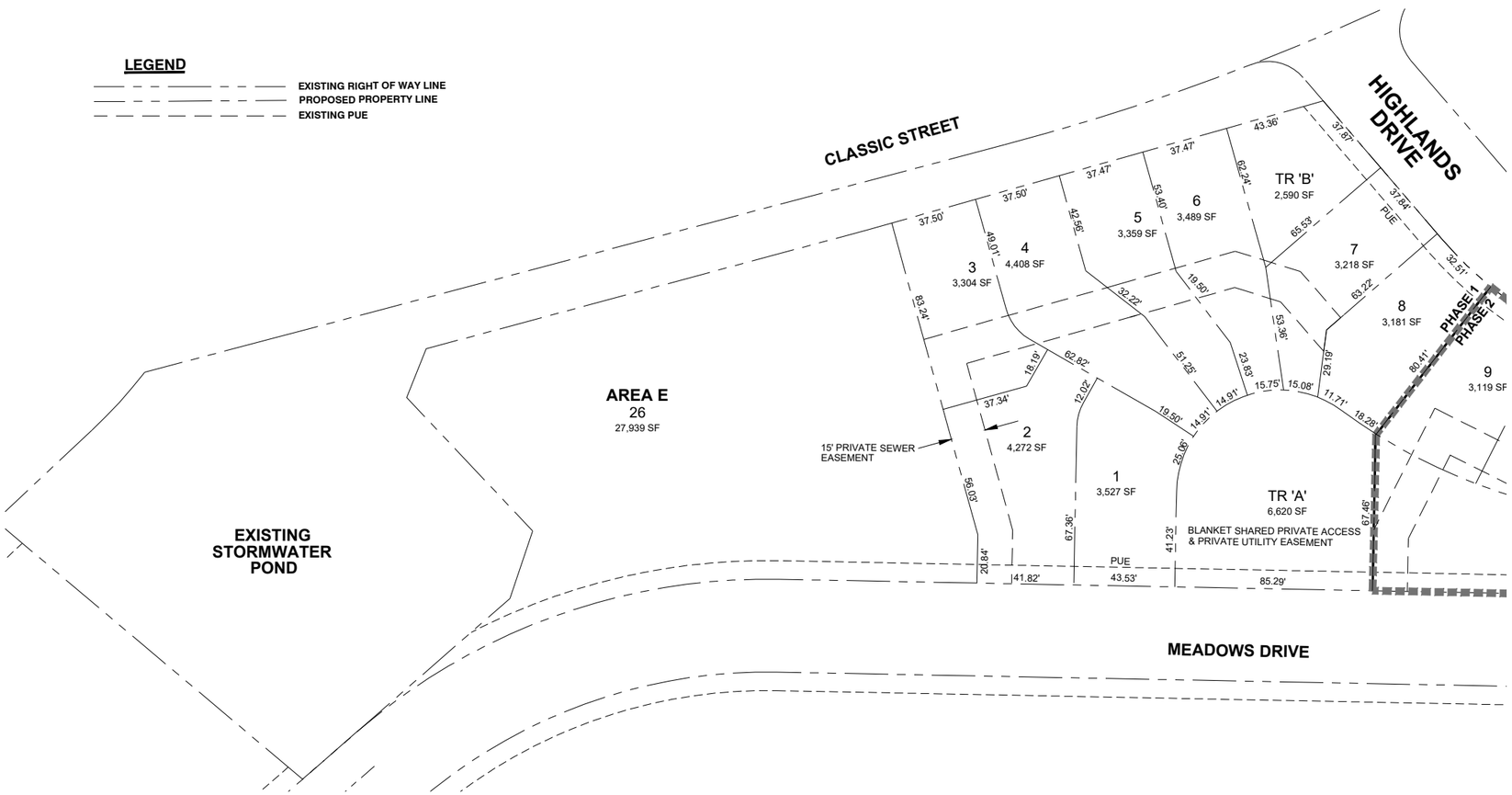
MANZANITA HIGHLANDS AREA A C2 GRADING PLAN

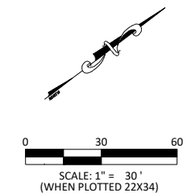
PROJECT NO.:
DESIGNED BY:
DATE: 6/10/26
DRAWN BY:

GRADING PLAN
PH B2, B3 & AREA F

SHEET
C5

OF





REGISTERED PROFESSIONAL ENGINEER
16,723
OREGON
JULY 20, 1993
KEITH A. VANDEBOGSTON
RENEWS 6/30/26

MANZANITA HIGHLANDS SUBDIVISION
AREA B & E

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(C) 503-407-2228
vandodevelopment@gmail.com

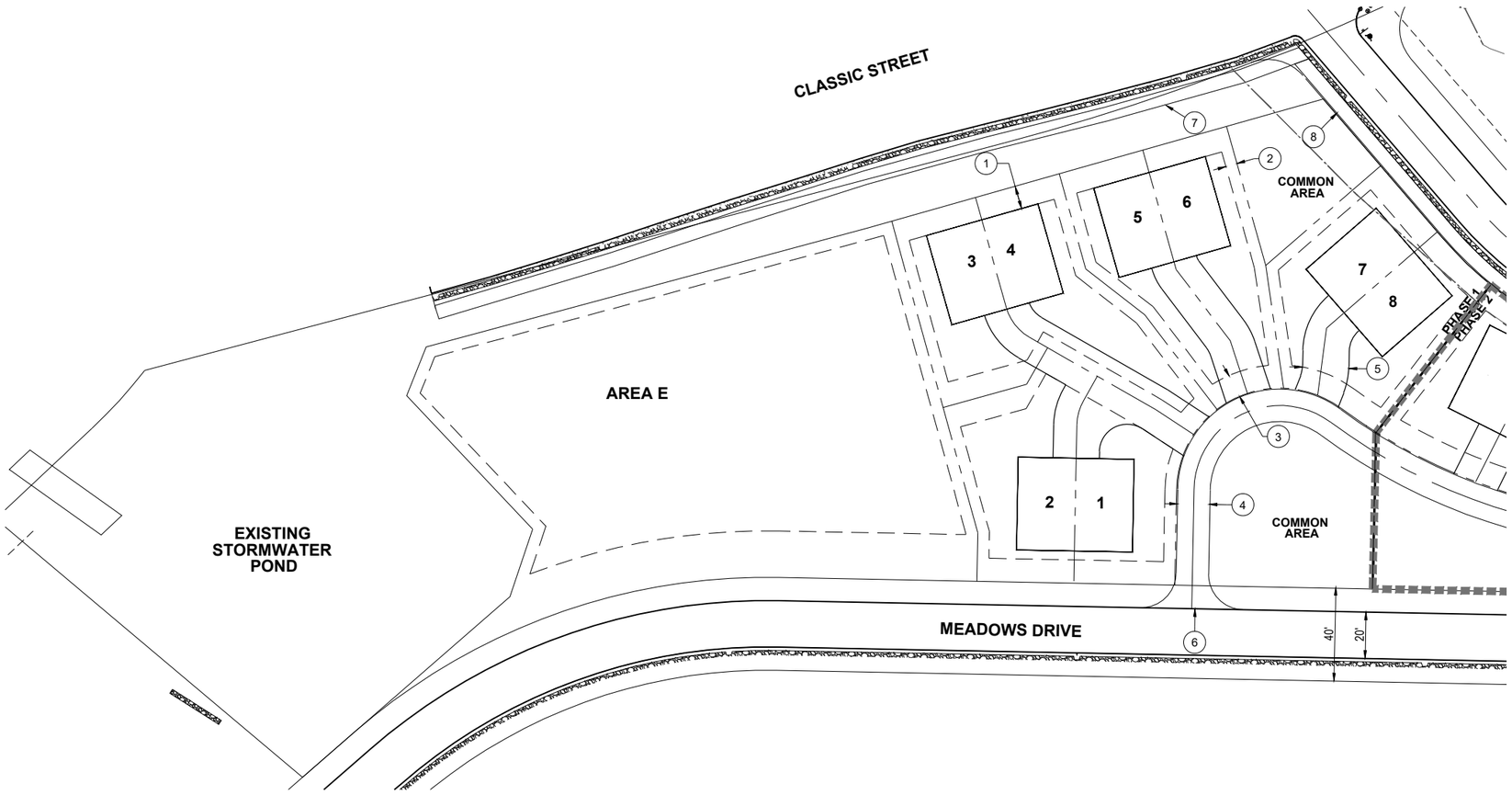
REVISIONS

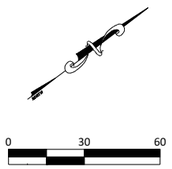
MANZANITA HIGHLANDS AREA B - C6 PROPOSED PLAT.DWG

PROJECT NO.:
DESIGNED BY:
DATE: 6/10/26
DRAWN BY:

PROPOSED PLAT
B1 & AREA E

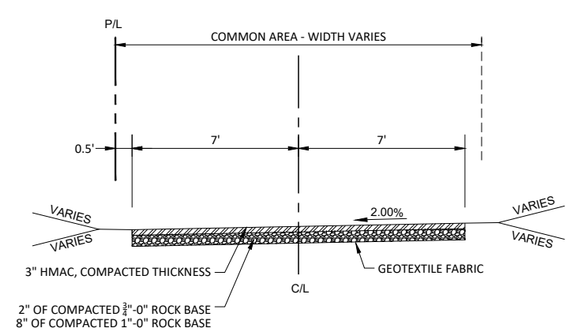
SHEET
C6
OF





SITE NOTES

1. 10' FRONT YARD SETACK
2. 5' SIDE YARD SETBACK
3. 10' REAR SETBACK (TYP.)
4. 14' WIDE SHARED ACCESS DRIVE
5. 20' WIDE SHARED DRIVEWAY (TYP.)
6. END PAVEMENT (THIS PHASE)
7. 6' PAVED PATH (BY OTHERS)
8. PROPOSED 6' PAVED PATH



CONSOLIDATED ACCESS

REGISTERED PROFESSIONAL ENGINEER 16,723 OREGON JULY 20, 1993 KEITH A. VANDERHAEGEN
RENEWS 6/30/26

MANZANITA HIGHLANDS SUBDIVISION
AREA B & E

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vandodevelopment@gmail.com

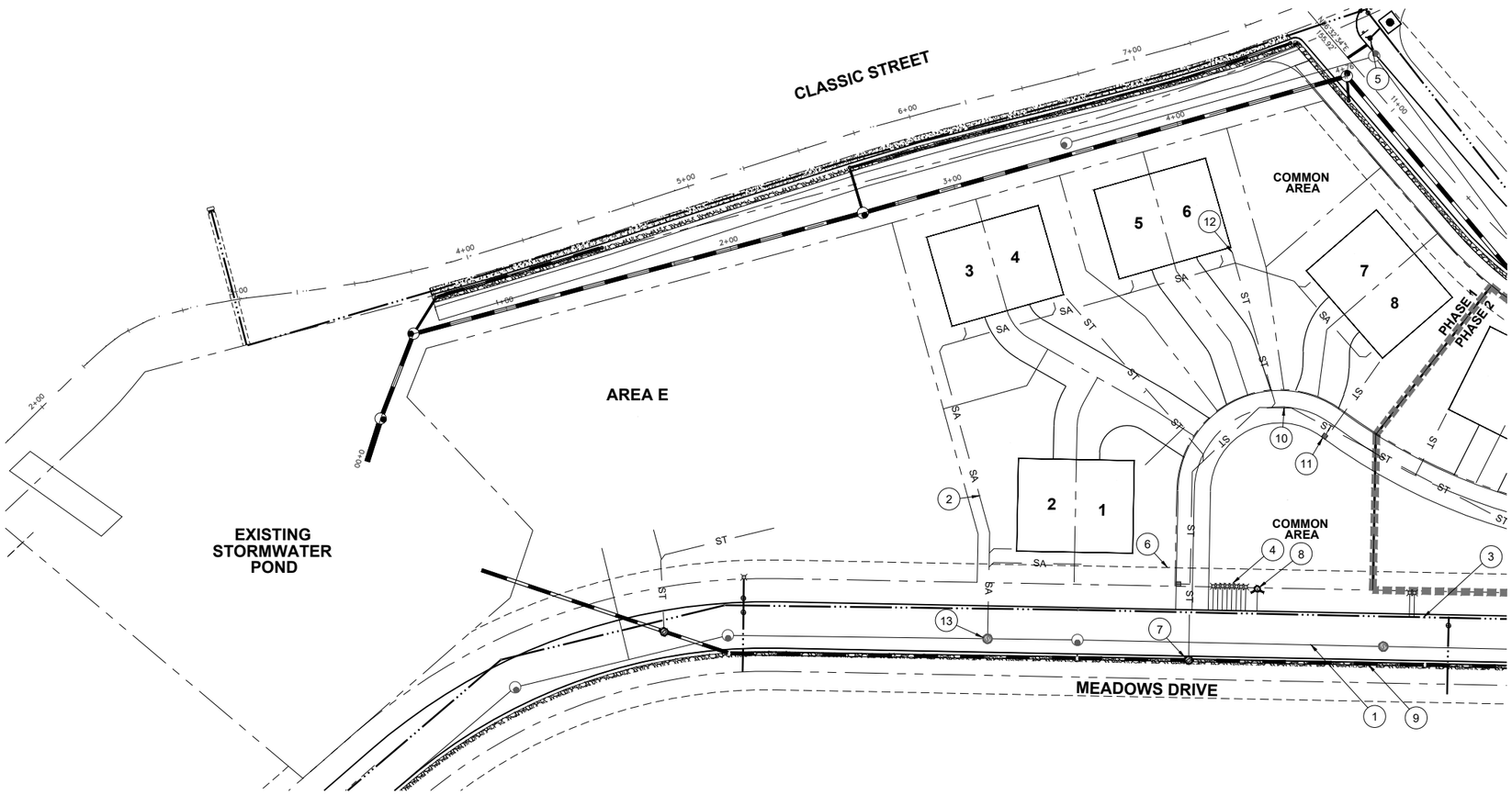
REVISIONS

MANZANITA HIGHLANDS AREA B C-7 PROPOSED ISTE PLAN.DWG

PROJECT NO:
DESIGNED BY:
DATE: 6/10/26
DRAWN BY:

PROPOSED SITE PLAN
B1 & AREA E

SHEET
C7
OF



0 30 60

SCALE: 1" = 30 '
(WHEN PLOTTED 22X34)

UTILITY NOTES

1. EXISTING 8" SANITARY SEWER MAIN
2. PROPOSED PRIVATE SANITARY SEWER LINE
3. EXISTING 8" WATER MAIN
4. PROPOSED WATER SERVICE
5. EXISTING FIRE HYDRANT
6. EXISTING 8' PUE
7. CONNECT TO EXISTING 15" STORM SEWER MAIN W/ MANHOLE
8. PROPOSED FIRE HYDRANT
9. EXISTING 15" STORM MAIN
10. PROPOSED STORM LINE
11. PROPOSED STORM CATCH BASIN
12. PROPOSED STORM ROOF CONNECTION
13. CONNECT TO EXISTING 8" SANITARY SEWER MAIN W/ MANHOLE

REGISTERED PROFESSIONAL ENGINEER 16,723 OREGON JULY 20, 1993 JEFF A. VANDERBURGH
RENEWS 6/30/26

MANZANITA HIGHLANDS SUBDIVISION
AREA B & E

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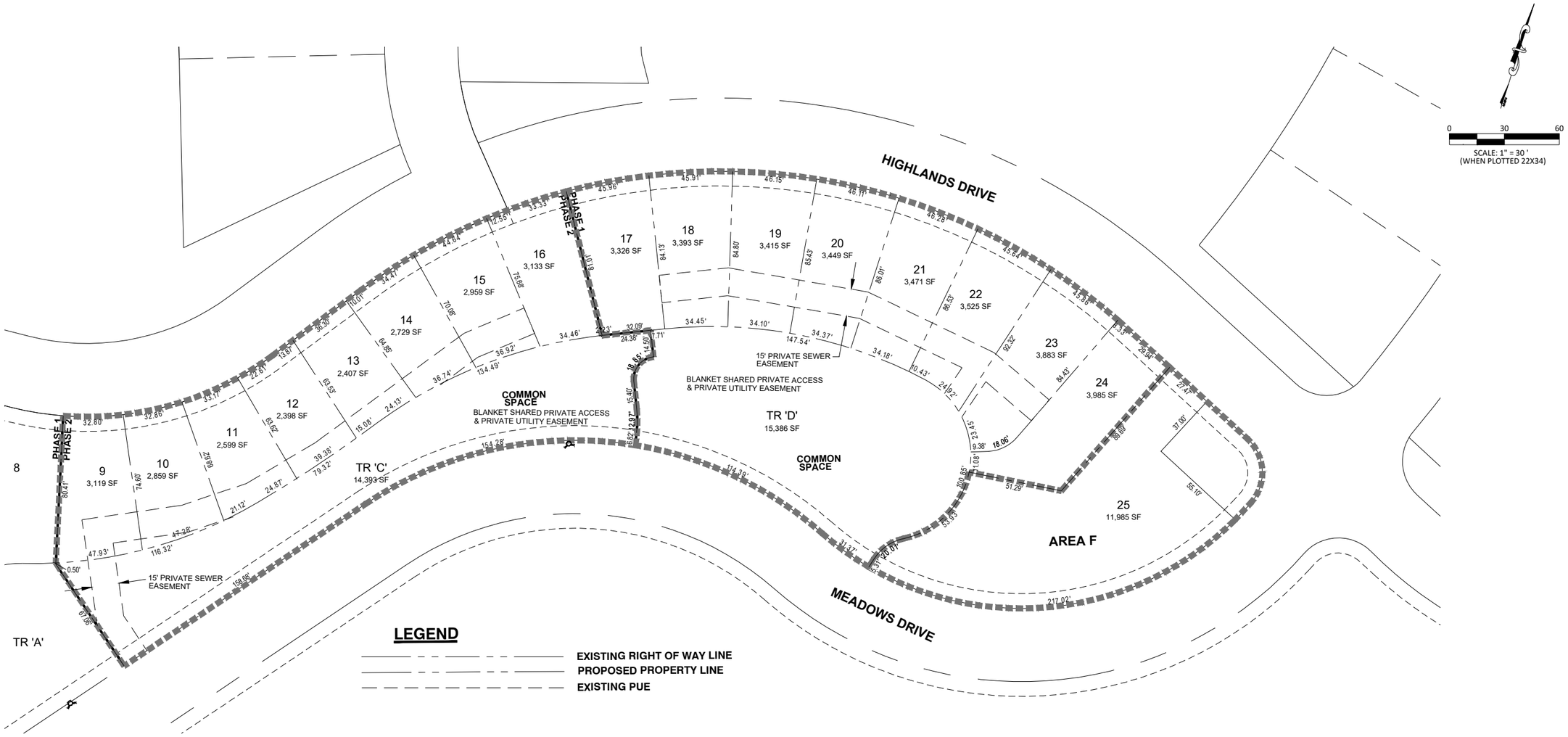
REVISIONS

MANZANITA HIGHLANDS AREA A, C-2 EXISTING CONDITIONS

PROJECT NO:
DESIGNED BY:
DATE: 6/10/26
DRAWN BY:

PROPOSED UTILITY PLAN
B1 & AREA E

SHEET
C8
OF



REGISTERED PROFESSIONAL ENGINEER
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OREGON
JULY 20, 1993
KEITH A. VANDEBASTON
RENEWS 6/30/26

MANZANITA HIGHLANDS SUBDIVISION
AREA B & F

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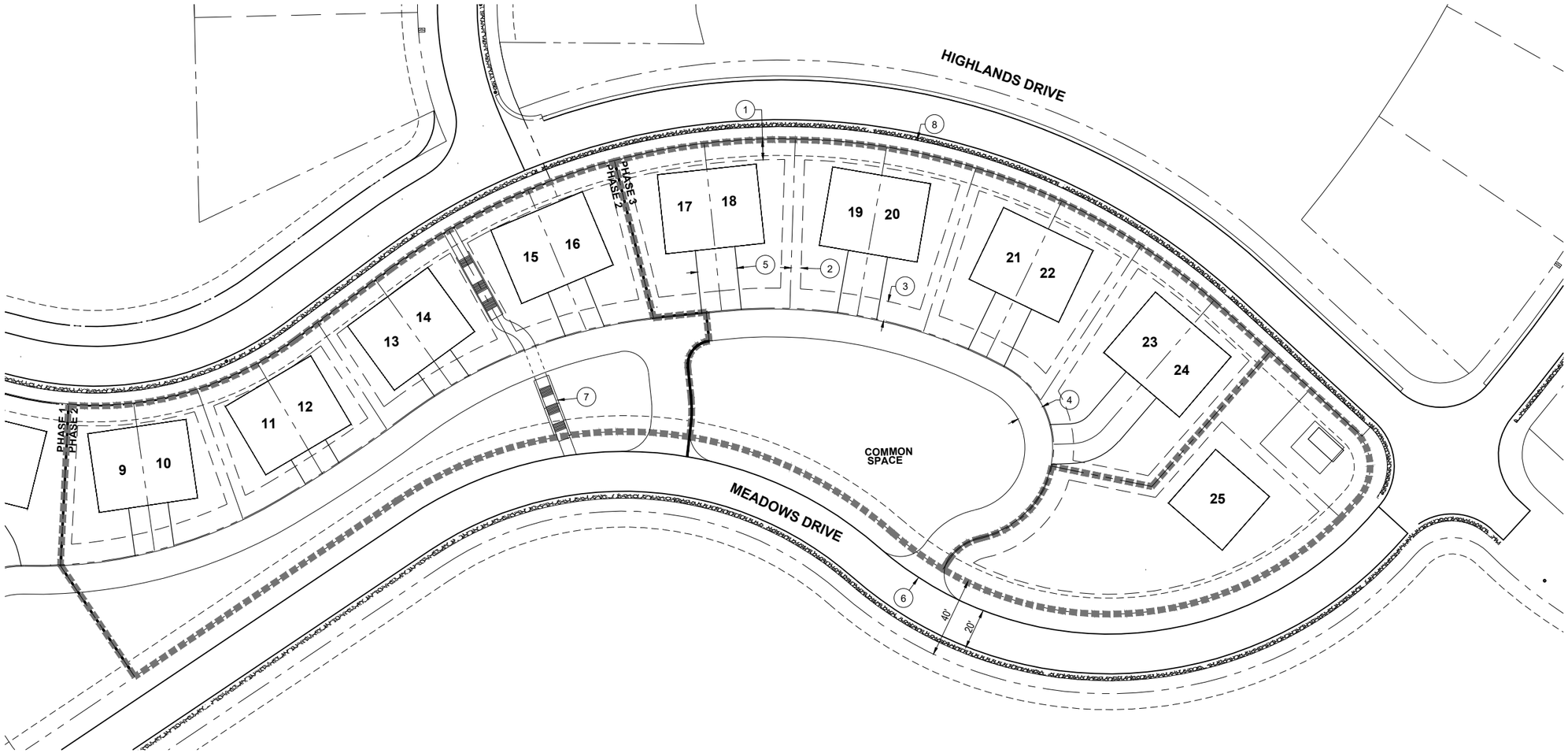
REVISIONS

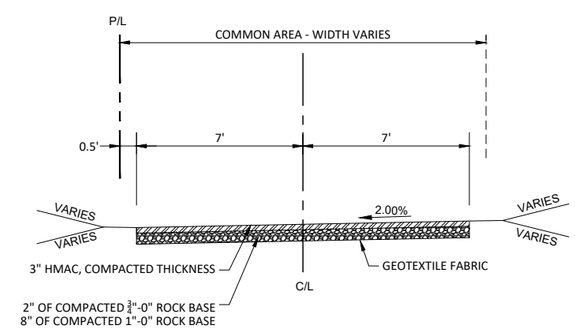
MANZANITA HIGHLANDS AREA B C-9 PROPOSED PLAT.DWG

DATE: 6/10/26
DRAWN BY:
PROJECT NO.:
DESIGNED BY:

PROPOSED PLAT
PH B2, B3 & AREA F

SHEET
C9
OF





CONSOLIDATED ACCESS

SITE NOTES

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3. 10' REAR SETBACK (TYP.)
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5. 20' WIDE SHARED DRIVEWAY
6. END PAVEMENT (THIS PHASE)
6. MATCH EXISTING PAVEMENT
7. CONCRETE PATH AND STAIRS
8. PROPOSED 6' PAVED PATH

REGISTERED PROFESSIONAL ENGINEER 16,723
OREGON JULY 20, 1993 KEITH A. VANDERBASTON
RENEWS 6/30/26

ROPOSED SITE PLAN
AREA B & F

Manzanita Development Group LLC
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Bend, OR 97703

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Redmond, OR 97756
(C) 503-407-2228
vandodevelopment@gmail.com

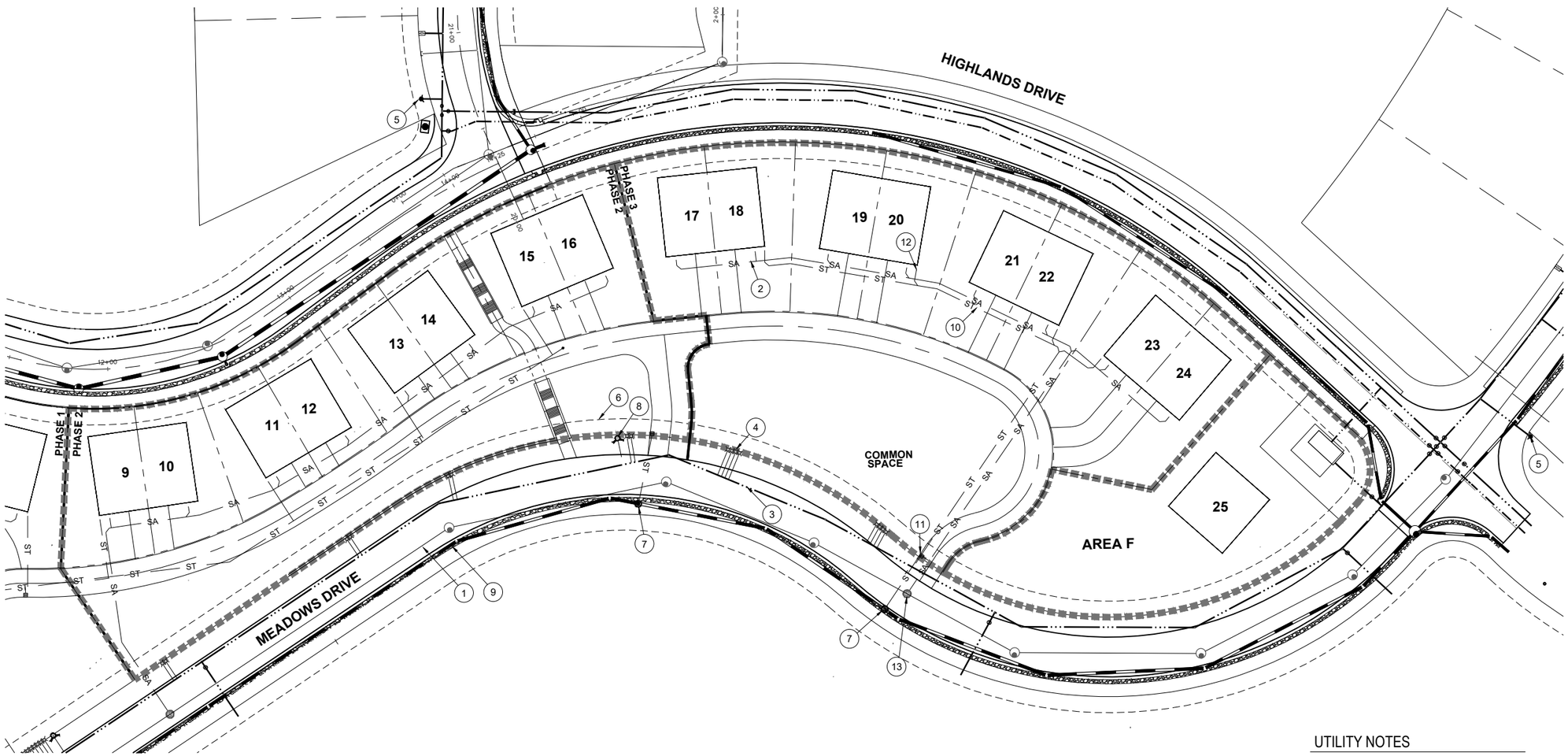
REVISIONS

MANZANITA HIGHLANDS AREA B C10 SITE PLAN PH 2,3 & F.DWG

PROJECT NO.:
DESIGNED BY:
DATE: 6/10/26
DRAWN BY:

PROPOSED SITE PLAN
PH B2, B3 & AREA F

SHEET
C10
OF



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12. PROPOSED STORM ROOF CONNECTION
13. CONNECT TO EXISTING 8" SANITARY SEWER MAIN W/ MANHOLE

REGISTERED PROFESSIONAL ENGINEER
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REVISIONS

MANZANITA HIGHLANDS AREA A C11 UTILITY PLAN.DWG

PROJECT NO.:
DESIGNED BY:
DATE: 6/10/26
DRAWN BY:

UTILITY PLAN
PH B2, B3 & AREA F

SHEET
C11
OF