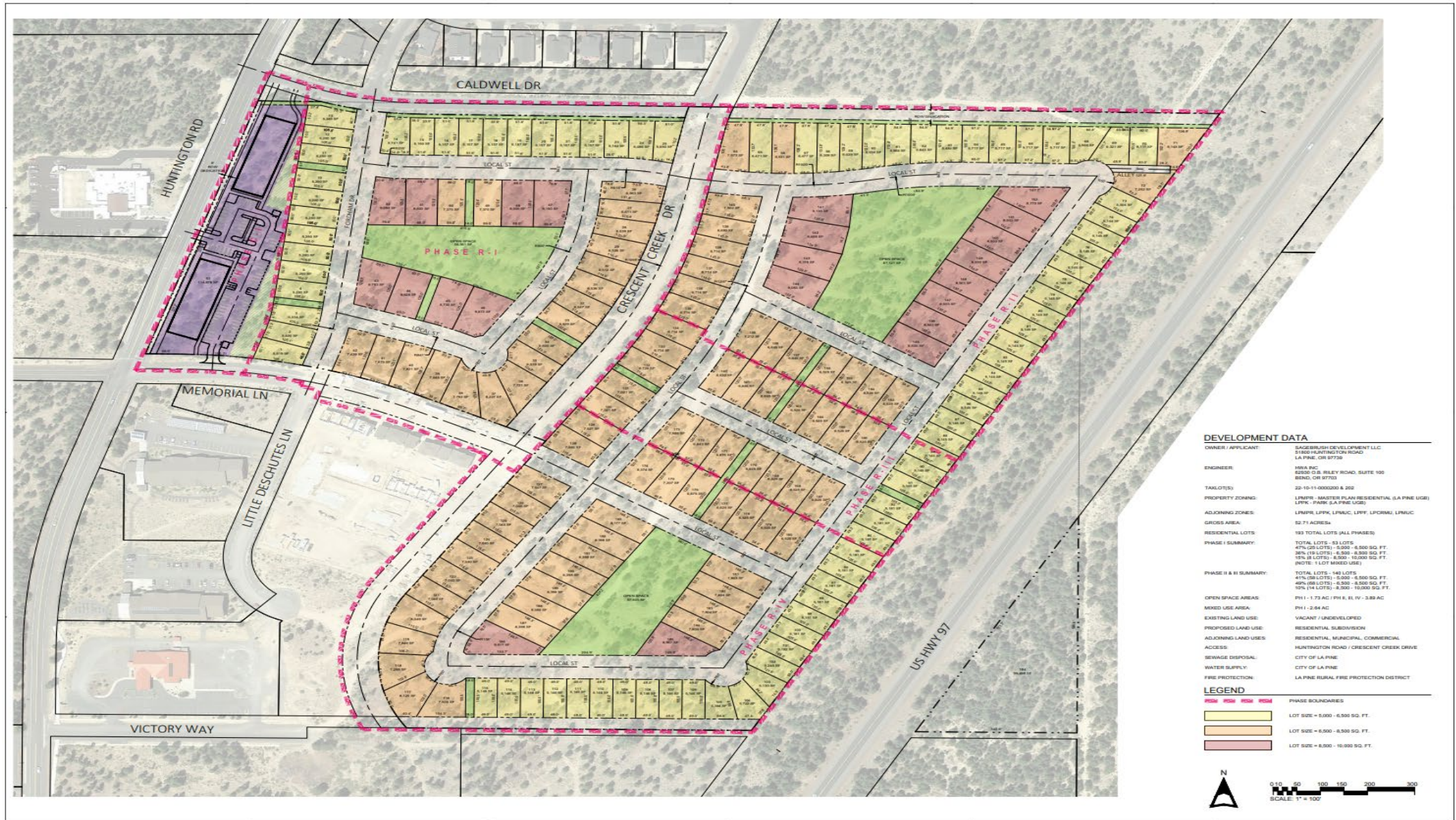


# THE RESERVE

IN THE PINES





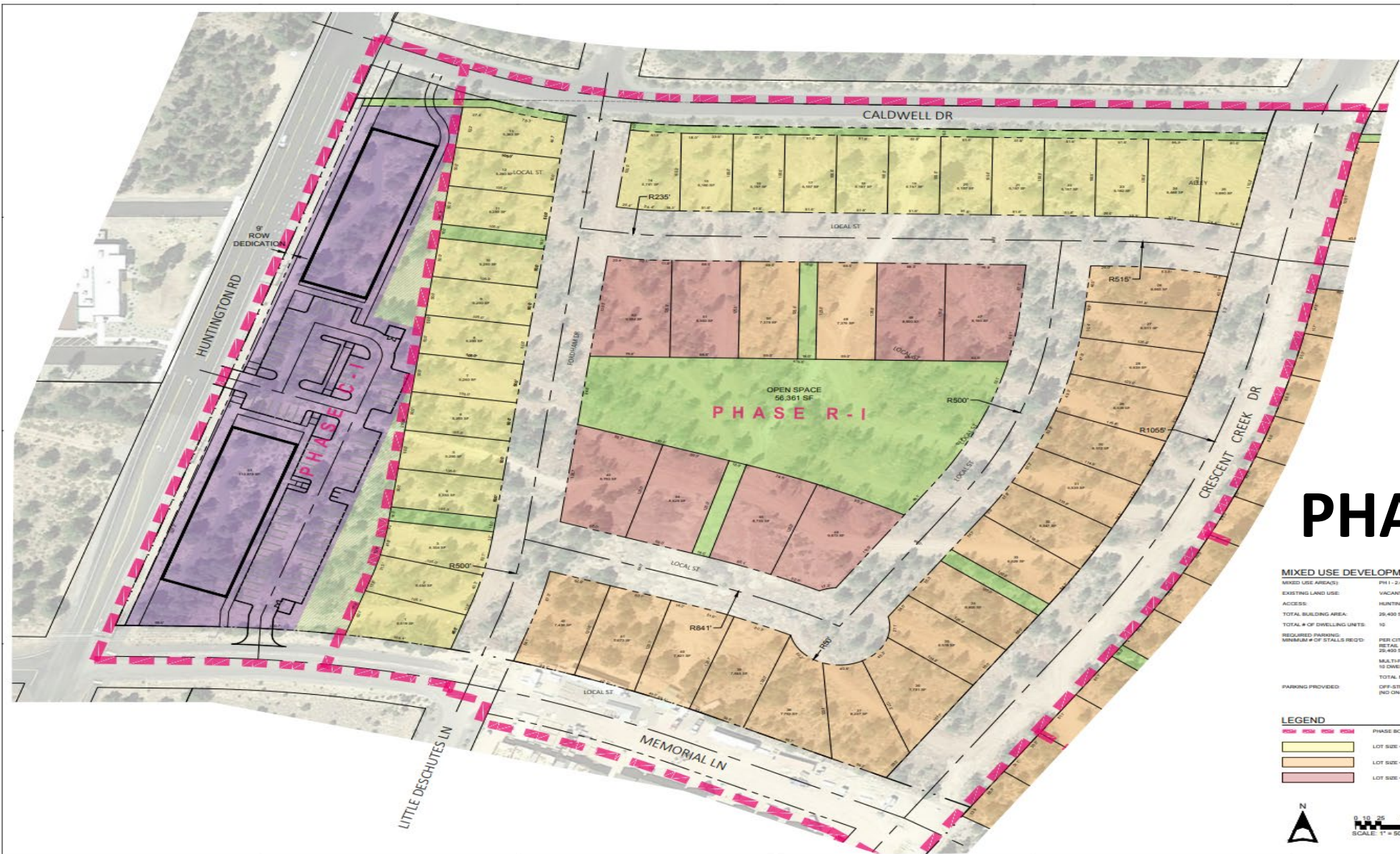
# PHASE 1

### MIXED USE DEVELOPMENT DATA

MIXED USE AREAS:	PH1 - 2.54 AC
EXISTING LAND USE:	VACANT / UNDEVELOPED
ACCESS:	HUNTINGTON ROAD & MEMORIAL LANE
TOTAL BUILDING AREA:	25,450 SQ. FT. (BUILDING FOOTPRINT AREA)
TOTAL # OF DWELLING UNITS:	50
REQUIRED PARKING:	PER CITY OF LA PINE DEVELOPMENT CODE TABLE 15.06-1
MINIMUM # OF STALLS REQ'D:	RETAIL SALES - 1 SPACE PER 400 SQ. FT. FLOOR AREA 25,450 SQ. FT. / 400 SQ. FT. = 74 SPACES MULTIFAMILY - 1 SPACE PER DWELLING UNIT 50 DWELLING UNITS = 50 SPACES TOTAL MIN. SPACES REQUIRED = 84 SPACES
PARKING PROVIDED:	OFF-STREET - 84 (ON-STREET PARKING PROPOSED)

### LEGEND

	PHASE BOUNDARIES
	LOT SIZE = 5,000 - 6,500 SQ. FT.
	LOT SIZE = 6,500 - 8,500 SQ. FT.
	LOT SIZE = 8,500 - 10,000 SQ. FT.



# The Reserve

In The Pines



Lot Sizes Ranging  
From 5,100 To  
10,000 sq. ft.



Cascadia Style  
Homes



A Community To  
Call Home



Coffeehouse  
Bakery  
Pub  
Retail  
Office Space  
Medical  
Dental



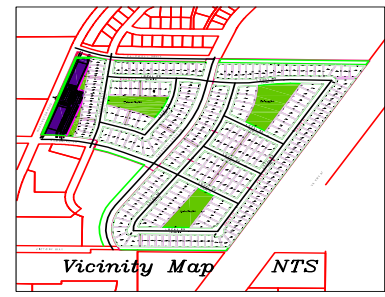
Non Amazon  
Businesses



- Blue oatgrass
- 'Karl Forester' grass
- Catmint
- 'Soa Gold' juniper
- 'Bridalweath' spirea
- Serviceberry
- 'Siouxland' poplar
- 'Prairie Fire' crabapple
- Colorado blue spruce
- 'Autumn Blaze' Norway maple

**General Notes**

1. This map does not represent a boundary or ALTA survey of this property and is subject to any errors or omissions or subsequent survey map changes.
2. All underground utilities would be field located prior to construction.
3. Landscaping to include a fully automatic irrigation system.
4. All shrubs to be 2" to 4" of bark width, and all plants to be appropriately containerized.
5. These construction documents and instruments of service are the property of "Little River Design". All design and other information contained in these documents are to be used exclusively for the specified project and shall not be used elsewhere without the expressed written permission of a qualified representative of "Little River Design".



**Conceptual Landscape Plan**

Designed for:  
**Sage Development  
La Pine, OR 97789**

Landscape and Irrigation design by . . .  
**Little River Design**  
1642 Falls-Bain Road, LaPine, Oregon 97728 Phone/Fax 541-336-1312

Scale: 1" = 20'  
Page: 1 of 1  
Rev # 1 of 1  
Date: 1 of 1



# The Reserve

In The Pines



Over 5+ Acres  
Dedicated To Park  
Space



Places To Gather



Crafted For All  
Ages & Lifestyles



THE RESERVE IN THE PINES  
COMMUNITY

**LIVABLE**  
**SUSTAINABLE**  
**AFFORDABLE**  
**LA PINE**

*SMALL  
TOWN  
STRONG*

