



CITY OF LA PINE, OREGON
SPECIAL CITY COUNCIL MEETING

Wednesday, February 2nd, 2022, at 5:30 PM

La Pine City Hall: 16345 Sixth Street, La Pine, Oregon 97739

Available online via Zoom: <https://us02web.zoom.us/j/81241946672>

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to City Hall at (541-536-1432). For deaf, hearing impaired, or speech disabled dial 541-536-1432 for TTY.

AGENDA

CALL TO ORDER

ESTABLISH A QUORUM

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

Three (3) minutes per person; when asked to the podium, please state your name and whether you live within La Pine city limits.

ADDED AGENDA ITEMS

Any matters added to the Agenda at this time will be discussed during the "Other Matters" portion of this Agenda or such time selected by the City Council

CONSENT AGENDA

Information concerning the matters listed within the Consent Agenda has been distributed to each member of the City Council for reading and study, is considered to be routine, and will be enacted or approved by one motion of the City Council without separate discussion. If separate discussion is desired concerning a particular matter listed within the Consent Agenda, that matter may be removed from the Consent Agenda and placed on the regular agenda by request of any member of the City Council.

1. No past minutes to review

PRESENTATIONS:

1. None

PUBLIC HEARING (CONTINUANCE): This is a continuance of the public hearing of January 26th, 2022.

(Suspend the regular meeting and make a declaration of the opening of the public hearing and note the time for the record)

1.	Variance Application (Appeal) – 01VA-21-Reserve	
	a. Notice of Public Hearing.....	4.
	b. 01VA-21Application.....	6.
	i. Supplementary Information:	
	1. Request for Review/De Novo Hearing.....	8.
	c. Public Hearing Script – 01VA-21.....	10.
	d. 01VA-21 Notice of Application (Appeal).....	13.
	e. 01VA-21Burden of Proof Statement (Appeal).....	15.
	i. Initial Burden of Proof Statement	23.
	f. 01VA-21Staff Report and Cover Letter.....	41.
	g. 01VA-21 Comments:	
	i. Chad Davis Construction.....	48.
	ii. La Pine Fire District	
	1. Comments (1.).....	51.
	2. Comments (2.).....	53.
	iii. Vic Russell Construction, Inc.	54.
	1. 01VA-21 Appeal Materials Document (Asphalt Shingles).....	55.
	iv. 01VA-21 Engineering Comments.....	63.
	v. 01VA-21 Public Works Comments.....	64.
	h. 01VA-21 Partition Plat.....	65.
	i. 01VA-21 Plans.....	66.
	j. 01VA-21 Setbacks.....	93.
	k. 01VA – 21 Deed.....	107.

- I. 01VA – 21 Supplemental Information from applicant (none received as of date of packet)

All public hearing continuances will follow the following procedure:

- A. Re-Opening of Public Hearing - 01VA-21
- B. Applicant Presentation/Testimony
- C. Public Testimony
- D. Applicant Rebuttal
- E. Council clarification
- F. Close of Hearing (Note: No testimony can be taken by the deliberations body once the hearing is closed)

CLOSE OF PUBLIC HEARING (Note time for the record)

RECONVENE REGULAR MEETING (Note time for the record)

OLD BUSINESS: None

NEW BUSINESS:

1. 01VA-21

PUBLIC COMMENTS

Three (3) minutes per person; when asked to the podium, please state your name and whether you live within La Pine city limits.

STAFF COMMENTS

1. Planner Report
2. Public Works Report
3. City Manager Report (Supplemental)

MAYOR & COUNCIL COMMENTS

ADJOURNMENT

Pursuant to ORS 192.640: This notice includes a list of the principal subjects anticipated to be considered or discussed at the above-referenced meeting. This notice does not limit the ability of the City Council to consider or discuss additional subjects. This meeting is subject to cancellation without notice. The regular meeting is open to the public and interested citizens are invited to attend.

NOTICE OF PUBLIC HEARING

The City of La Pine will hold a public hearing before the City Council at 5:30 PM on Wednesday, January 26, 2022 in the City of La Pine Council Chambers at 16345 6th Street La Pine, Oregon.

FILE NUMBERS: 01VA-21

HEARING DATE: January 26, 2022, 5:30 PM – City Council, City Hall
16345 6th Street, La Pine

**APPLICANT/
OWNER:** Sagebrush Development LLC
PO Box 2520
La Pine, OR 97739



PROPERTY LOCATION: The subject property is located east of Huntington Road, south of Caldwell Drive, north of Victory Way, and west of Highway 97. The property includes all of the residential lots within the Reserve in the Pines Phases 2, 3, and 4. The subject property is identified as Tax Lot 202 on Deschutes County Tax Assessor’s Map 22-10-11.

REQUEST: The original request was for a Minor Variance for a 25% decrease in side setback requirements. The proposed setbacks are 7.5’ as opposed to the 10’ requirement. The request before the City Council is for an Appeal to the Staff Report denying the Variance application.

All interested persons may appear, be heard, be represented by counsel, or send written signed testimony. All written comments must be received by the City prior to the hearing date or submitted at the hearing. Failure to raise an issue in person at the hearing or in writing precludes appeal by that person to the Land Use Board of Appeals (LUBA). Failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to LUBA based on that issue.

A copy of the application, all documents and evidence submitted by or on behalf of the applicant and applicable criteria are available for inspection at City Hall during normal business hours, at no cost.

Copies will be provided upon request at a reasonable cost. Interested persons may obtain a Staff Report within seven days of the date of the hearing. Please contact City of La Pine Principal Planner, Alexa Repko, at 541-668-1135, if you have any questions.

Applicable Criteria and Procedures:

City of La Pine Comprehensive Plan

- V. Amendments to the Plan
- Chapters 1-12

La Pine Development Code

- Article 3, Development Standards
Chapter 15.20, Residential Master Plan Zone
- Article 4, Overlay Zones
Chapter 15.32, Newberry Neighborhood Planning Area (NNPA) Overlay Zone
- Article 7, Procedures
Chapter 15.204, Application Procedures
Chapter 15.212, Appeals
- Article 8, Applications and Reviews
Chapter 15.320, Variances

Oregon Revised Statutes

- ORS 197.610, Local Government Notice of Amendment or New Regulation
- ORS 197.250, Compliance with Goals Required
- ORS 197.763, Conduct of Local Quasi-Judicial Land Use Hearings; Notice Requirements

Oregon Administrative Rules (OAR)

- 660-012 Transportation Planning Rule
- 660-015 Oregon Statewide Planning Rule

C: Property owners within 100'
 Planning Commission
 City Council
 Agency List



Community Development Department
PO Box 2460 16345 Sixth Street
La Pine, Oregon 97739
Phone: (541) 536-1432 Fax: (541) 536-1462
Email: info@lapineoregon.gov

Request for Variance Application

Fee: \$1,000.00 File Number: _____

Name: Sagebrush Development LLC Phone Number: 541-536-3478 or 541-426-1383
Mailing Address: PO BOX 2520 City: La Pine
State: OR Zip: 97739 Email Address: vickira@vicrussellconstruction.com

PROJECT DESCRIPTION

Property Address: 51800 Huntington Rd. La Pine, OR 97739
Tax Lot: 202 Section: 22-46-11 Lot Numbers: _____
Zone: MPR / NNPA
Present Use: Commercial _____ Industrial _____ Residential _____ Vacant Other _____

Briefly describe the variance requested (attach description if needed):
Please see Burden of Proof. Sagebrush Development
is requesting a minor variance to setback

PROFESSIONAL SERVICES

Architect/Designer/Engineer: HWA
Address: 62930 OB Riley Rd City: Bend State: OR Zip Code: 97703
E-mail Address: SeanP@hwa-irq.org
Phone Number: 541-389-9351 Fax Number: 541-388-5416

PLEASE SUBMIT THE FOLLOWING WITH THIS APPLICATION



Community Development Department
 PO Box 2460 16345 Sixth Street
 La Pine, Oregon 97739
 Phone: (541) 536-1432 Fax: (541) 536-1462
 Email: info@lapineoregon.gov

- **Vicinity Map** (A tax lot map is acceptable)
- **Site Plan** (Conceptual or actual)
 - All existing buildings, parking, landscaped areas, curbs, and sidewalks
 - All known utility locations: power, sewer, water, and fire hydrant(s)
 - Lot boundaries and sizes for all existing and proposed lots
 - Street name(s) and location(s) adjacent to the site
 - Neighboring zones and uses (i.e. residential, vacant, commercial, etc.)
- **Burden of Proof** (Conceptual or actual)
 - Utilizing section 15 of Zoning Ordinance Criteria
- **Proof of ownership**
 - Copy of Title showing ownership

Vicci L Russell for
 Applicant Signature Sagebrush Development LLC

10-20-21
 Date

 Property Owner Signature (if different)

 Date

FOR OFFICE USE ONLY
Date Received: _____
Rec'd By: _____
Fee Paid: _____
Receipt #: _____



January 20, 2022

City of La Pine
C/O City Council
PO Box 2460
La Pine, OR 97739

Re: Request for Review/De Novo Hearing

Dear Esteemed Council members:

The City Administration is submitting this Request for Review/De Novo Hearing letter with regards to application 01VA-21 for your consideration. ‘

Under Sec. 15.212.030 of the La Pine Municipal Code the following requirements must be satisfied by the applicant when submitting a notice of appeal:

- A. A statement raising any issued relied upon for appeal with sufficient specificity to afford the hearings body an adequate opportunity to respond to and resolve each issue in dispute:

Previously submitted by appellant.

- B. If the city council is the hearings body, a request for review by the council stating the reasons why the council should review the lower hearings body’s decision.

As the Appellant cannot be afforded an opportunity to have their appeal heard by the lower hearings body (Planning Commission) due to lack of quorum, and as the City Council has authority under LPMC 15.204.020 (G.) to review an administrative decision in lieu of the Planning Commission, the City administratively enters this request by proxy on the part of the appellant to afford them due process in a timely manner with regards to application 01VA-21.

- C. If the city council is the hearings body and de novo review is desired, a request for de novo review by the council stating that reasons why the council should provide de novo review as provided in section 12.212.050.

Notwithstanding section 12.212.050 in its entirety the following can be established:

1. The council is the hearings body
2. De Novo is not only desired per applicants Request for Review, but is guaranteed under Sec. 15.212.050 A., holding that:
 - a. *Before planning commission:* The review on appeal before the planning commission shall be de novo.

As the appellant is being denied timely planning commission review, that may or may not meet appellants right to 120 final disposition, through no fault of their own, City Administration hereby requests that the city council hereby grant the applicant de novo review by default without further establishment of basis for this review.

Sincerely,



Geoff Wullschlager
City Manager
City of La Pine



CITY COUNCIL PUBLIC HEARING CONTINUANCE SCRIPT – 01VA-21

Wednesday February 2 – 5:30 p.m.

La Pine City Hall

16345 6th Street, La Pine OR, 97739 & electronically on Zoom at: <https://us02web.zoom.us/j/81241946672>

I. CALL TO ORDER

Council Chair (or designee) should call the meeting to order. Please note time for the record.

- II. **PUBLIC HEARING CONTINUANCE OF AN APPLICATION FOR 01VA-21, Variance (Appeal of a Type II Administrative Decision – De Novo).** The chair should start by re-opening the public hearing and saying following: *“This is a continuance of a quasi-judicial public hearing of the La Pine City Council to consider an application for a minor variance, application 01VA-21. in the **Master Plan Residential Zone** within the City of La Pine. This continuance was granted on January 26th, 2022, at the request of the applicant and or their designated representatives, to a time and place certain; in person within the La Pine City Council Chambers located at 16345 6th St., La Pine, OR 97739, and virtually on Zoom at: the link indicated on this packet, February 2nd, 2022 at 5:30 p.m.*

The decision that will be made tonight is whether or not the City Council will approve or deny a minor variance, titled 01VA-21. The final decision will be adopted through a final order that staff will prepare after the meeting tonight (If there is no continuance requested by a party to the hearing or by the City Council itself). Any appeal to the decision made here tonight must be submitted to the Oregon Land Use Board of Appeals by filing a Notice of Intent to Appeal, no later than 21 days after the land use decision becomes final as described by OAR 661-010-0010(3). Once staff has prepared the final order and we have signed it, the applicant will be notified along with anyone else that requests or is required to be notified. Notification will be provided within five days of the date that the order is signed. Are there any questions about this process?”

APPLICANTS TESTIMONY – *“The City Council now calls for the applicant to present any new or additional testimony regarding their application.”*

This is an opportunity for the applicant or their representative(s) to present any new or additional information/testimony regarding the application as submitted.

PUBLIC COMMENT - *“The City Council will now call for public testimony. First, we will hear from Proponents, then Opponents, then people neither in support nor in opposition to the appeal application.*

*If there are any comments on the proposed use, please keep those comments brief and to the point. If there is an objection to a proposed use, **the objection needs to address relevant facts***

or information from the City's municipal code, the City's comprehensive plan, the Planner's staff report or relevant State law. Any material produced in relation to, support or opposition of, the proposed use must be submitted to the Recorder to be included in the record. Failure to address a pertinent criterion at this hearing may preclude an appeal based on that criterion, subject to Oregon land use law, and the rules/policies/procedures of the Oregon Land Use Board of Appeals. Any party may request that the record for this hearing be held open for at least seven days; however, this request must be made prior to the close of this hearing and is subject to the requirements of ORS 227.178 which requires the governing body of a city or its designee to take final action on an application for a permit, including resolution of all appeals within 120 days after the application is deemed complete. The applicant's representative verbally waived the 120 day-clock requirement during the initial phase of the public hearing on January 26th, 2022. The city received and deemed the application complete on **October 20, 2021**.

Comments are limited to three minutes. Persons wishing to speak must first be recognized by the chair and the meeting administrator and must state their name and address. If you are representing another person or entity, please state who that is and what your connection to that person or entity is.

To reiterate, I will be calling for public comment in following fashion:

1. Proponents or supporters of the application
2. Opponents or those who do not support the application
3. Neutral parties neither in support or opposition of the application”

I'll hand the sign-in slips (if we are conducting an in-person meeting or will recognize participants that elect to be recognized by virtual means) to the chair and he/she can start going through the names. I will keep a list as well to ensure that we follow the order of testimony correctly You'll want to take proponents comments first, opponents second and neutral testimony last,

The applicant gets three minutes to respond to each opponent. If the applicant gives new information during their rebuttal, the opponent that they addressed gets an additional three minutes to respond. Once someone starts talking, you'll want to make sure they don't get interrupted. If a person has a specific objection to the proposed use, they need to make that objection at this time.

“I will take any Proponents' testimony first.”

Please re-indicate that it is important for those wishing to speak, to only identify themselves if they are proponents at this time.

“I will now take any Opponents testimony. Please keep in mind that the applicant gets three minutes to respond to each opponent. If the applicant gives any new information during their rebuttal, the opponent in turn gets an additional three minutes to respond.”

Let anyone who has been identified by the meeting administrator in opposition to the application make public comment at this time. Please follow the standards as described above in the proponent's category.

“I will now take any Neutral testimony.”

Let anyone who has been identified by the meeting administrator as neutral to the application make public comment at this time. Please follow the standards as described above in the proponent’s category.

“Are there any questions from the council about comments received at this time?”

This gives the councilors a chance to clarify anything they have heard. Since we are still in the public hearing, I would suggest that the council stay on topic with what has been said during the public comment.

“Are there any questions from the council to staff about the staff report, or findings at this time?”

This gives the councilors a chance to clarify any questions they may have regarding the staff’s recommendations.

“Is there a request to keep the record open by a party to the hearing or anyone on the deliberations body?”

If such a request is made, the council needs to leave the record open for at least seven days. If this happens, the chair should set a date to reconvene at a time and place certain, and the hearing will be concluded at that time. There are no special noticing requirements for reconvening.

“This public hearing of the City Council will re-convene on XXXX,XX, 2022.”

Make sure no deliberation or decisions by the Council are made while in the public hearing. This needs to take place during the regular session of the Council, under new business, once the regular meeting is reconvened.

Once this is done the council chair can close the public hearing. Please state the time for the record.

“I know close this public hearing at XX:XX and will re-open the regular meeting of the La Pine City Council at XX:XX.”

Enter new business in the regular meeting as indicated on the agenda.



Community Development Department
 PO Box 2460 16345 Sixth Street
 La Pine, Oregon 97739
 Phone: (541) 536-1432 Fax: (541) 536-1462
 Email: info@ci.la-pine.or.us

Appeal Application

PLEASE NOTE: INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Original File Number # 01VA-21
~~01OR-02508-19~~

Fee \$ 50% of Application Fee

File Number # _____

PERSON FILING APPEAL: Sagebrush Development LLC / Vicki Russell
 ADDRESS: PO Box 2520
 CITY: La Pine STATE: OR ZIP: 97739
 PHONE: 541-536-3478 EMAIL: vicki@vicrusselconstruction.com
541-420-1383

IN ORDER TO APPLY FOR AN APPEAL:

1. THE FILER MUST HAVE SUBMITTED TESTIMONY AT THE HEARING, OR MUST HAVE SUBMITTED WRITTEN TESTIMONY PRIOR TO THE HEARING, OR MUST BE A PERSON TO WHOM NOTICE WAS TO BE MAILED AND TO WHOM NO NOTICE WAS MAILED.
2. IF A HEARING WAS HELD, A TRANSCRIPTION OF THE MAGNETIC/CD TAPE RECORD MUST BE SUBMITTED BY THE APPLICANT. FAILURE TO SUBMIT THE TRANSCRIPTION WITHIN TEN DAYS AFTER THE NOTICE IS FILED SHALL RENDER A NOTICE OF APPEAL INSUFFICIENT.
3. A BURDEN OF PROOF STATEMENT MUST BE ATTACHED. THE BURDEN OF PROOF SPECIFIES THE GROUNDS FOR THE APPEAL AND ADDRESSES ERRORS WITHIN THE ADOPTED FINDINGS OF FACT DOCUMENT.



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 Email: info@ci.la-pine.or.us

4. THE FILING FEE MUST ACCOMPANY THE APPLICATION FOR APPEAL.

I AM APPEALING THE STAFF REPORT / FINDINGS OF FACT OF THE PROPERTY KNOWN AS:

T-15 R-13 SECTION 22-10-11 TAX LOT 202

REFERENCED IN OIVA-21
~~DISP 1023409~~ (FILE NUMBER)

Vicki L Russell
 SIGNATURE

12-14-21
 DATE

FOR OFFICE USE ONLY

Date Received: _____

Rec'd By: _____

Fee Paid: _____

Receipt #: _____

Burden of Proof Statement
City of La Pine

APPEAL of 01VA-21 – Reserve in the Pines

- Applicant:** Sagebrush Development, LLC
Vicki Russell
PO Box 2520
La Pine, OR 97739
- Owner:** Sagebrush Development, LLC
Victor and Vicki Russell
PO Box 2520
La Pine, OR 97739
- Location:** The subject property is located east of Huntington Road, south of Caldwell Drive, north of Victory Way, and west of Highway 97. The property includes all of the residential lots within the Reserve in the Pines Phases 2, 3, and 4, which are identified as Tax Lot 202 on the Deschutes County Tax Assessor's Map 22-10-11, which has not been assigned an address.
- Request:** Appeal of the Staff Decision on Planning File No. 01VA-21, wherein the applicant requested a Minor Variance to the setback standards of the Residential General District of the Newberry Neighborhood Planning Area Overlay Zone, for the Reserve in the Pines (Quadrants 1b and 1d). The Setback Variance is follows:
- Side – reduced from 10' to 7.5'

Background

The applicant understand that this appeal will be de novo and the entirety of the existing record will be considered by the Planning Commission. The sections below address the Appeal provisions of Chapter 15.212, followed by Applicant Responses to the Staff Findings that are in dispute.

Review of Chapter 15.212 – Appeals

Sec. 15.212.010. - Who may appeal.

The following may file an appeal:...

B. Appeals of Type II decisions shall be in accordance with 15.204.020.F.

Response: The initial decision was a Type II decision; therefore it is expected that the appeal will be reviewed in accordance with the procedures of 15.204.020.F.

Sec. 15.212.020. - Filing appeals.

A. To file an appeal, an appellant must file a completed notice of appeal on a form prescribed by the city planning official and an appeal fee.

Response: The appeal is supported by the referenced documents.

B. Unless a request for reconsideration has been filed, the notice of appeal and appeal fee must be received at the offices of the city planning official no later than 5:00 p.m. on the 12th day following mailing of the decision. If a decision has been modified on reconsideration, an appeal must be filed no later than 5:00 p.m. on the 12th day following mailing of the decision as modified. Notices of appeals may not be received by facsimile machine.

Response: The appeal is being submitted on 12/14/2021, thus in accordance with this requirement.

C. If the city council is the hearings body and the city declines review of the appeal, a portion of the appeal fee may be refunded. The amount of any refund will depend upon the actual costs incurred by the city in reviewing the appeal.

Response: The Planning Commission is the review body; therefore this section is not applicable.

D. The appeal fee shall be paid by cash or check or money order, except that local, state or federal governmental agencies may supply a purchase order at the time of filing.

Response: The appeal submission is supported by a check, consistent with this requirement.

Sec. 15.212.030. - Notice of appeal.

The notice of appeal shall include:

A. A statement raising any issue relied upon for appeal with sufficient specificity to afford the hearings body an adequate opportunity to respond to and resolve each issue in dispute.

Response: The text below, along with the complete application record provide adequate evidence and specificity for the Planning Commission to understand the proposal and the specific appeal items.

B. If the city council is the hearings body, a request for review by the council stating the reasons why the council should review the lower hearings body's decision.

C. If the city council is the hearings body and de novo review is desired, a request for de novo review by the council stating the reasons why the council should provide de novo review as provided in [section 15.212.050](#).

Response: While the appeal will be a de novo review of the file, the Planning Commission will be the review body (not the City Council); therefore these sections do not apply.

Sec. 15.212.040. - Consolidation of multiple appeals.

If more than one party files a notice of appeal, the appeals shall be consolidated and noticed and heard as one proceeding.

Response: Multiple appeals are not being filed; therefore this section does not apply.

Sec. 15.212.050. - Scope of review.

A. *Before planning commission.* The review on appeal before the planning commission shall be de novo....

Response: The appeal is an appeal of an administrative decision, thus will be de novo before the Planning Commission. The applicant anticipates that the appeal will be reviewed accordingly.

Sec. 15.212.060. - Hearing on appeal.

A. The appellant and all other parties to the decision below shall be mailed notice of the hearing on appeal at least ten days prior to any de novo hearing or deadline for submission of written arguments.

B. Except as otherwise provided in this chapter, the appeal shall be heard in accordance with the Type III procedures. The applicant shall proceed first in all de novo appeals.

C. The order of hearings body shall be as follows: 1. planning commission. 2. city council, except that the council may call up an administrative decision for review without the necessity of an application going before the planning commission.

D. The record of the proceeding from which appeal is taken shall be a part of the record on appeal.

- E. The record for a review on the record shall consist of the following:
1. A written transcript of any prior hearing;
 2. All written and graphic materials that were part of the record below;
 3. The hearings body decision appealed from;
 4. Written arguments, based upon the record developed below, submitted by any party to the decision;
 5. Written comments submitted by the planning commission or individual planning commissioners, based upon the record developed below; and
 6. A staff report and staff comment based on the record. No oral evidence, argument or comment other than staff comment based on the record shall be taken. The hearings body shall not consider any new factual information.

Response: It is anticipated that the appeal review will be heard in accordance with the provisions of this section.

Applicant Response to Staff Findings

**** Code Section Staff Finding in Bold – Applicant Appeal Response in italics****

- D. Section 15.320.040 contains the approval criteria. A variance may be granted unqualifiedly, or may be granted subject to prescribed conditions and limitations, provided that the following findings are evident:

1. Section 15.320.040.A. - That the literal application of specific provisions of the Code would create practical difficulties for the applicant resulting in greater private expense than public benefit. However, a variance is not to be granted simply because it would afford the owner a higher profit or prevent a mere inconvenience.

FINDING: The applicant noted setback standards are a type of development standard and they are established to create a particular aesthetic, ensuring safety, privacy, energy conservation and/or recreational opportunities. They noted the Crescent Creek subdivision (to the north) allows for setbacks that are less than those that are proposed (5 feet), thus a particular aesthetic has been established in the area. The applicant intends for Reserve in the Pines to have a similar aesthetic, but on slightly larger lots, making the proposal in harmony with the intent and purpose of the MRP, NNPA and the Setback Standards. In further support of the request, the applicant identified setback standards from other jurisdictions in Central Oregon, including Bend, Redmond, Sisters, Prineville, and

Madras, which document that the distance is reasonable for the housing product proposed.

The applicant's commentary focuses on aesthetic issues but does not identify any practical difficulties which support the setback reduction. The applicant chose the Residential General District for the entirety of the Quadrant. Homes in Phase I of this project fully comply with the 10-foot setback requirement without apparent harm to the public or financial impact for the developer. To the contrary, the Fire District identified significant fire safety concerns with the proposed reduction. On balance, there is no public benefit gained from the reduction.

Applicant Appeal Response: *The difficulties presented in the original submittal are not aesthetic only (as suggested by Staff), rather the difficulties do amount to real and practical difficulties to developing a variety of housing sizes and types to meet the market and needs in the City of La Pine. To expand on that statement, the large setbacks on the lots (which are allowed to be as narrow as 45 feet) limit the amount of buildable area on each lot, and the limiting of the buildable area restricts the potential for variety in the building design. Limited design, results in fewer design options, less of an ability to meet the diverse market demand, and fewer housing options for the residents in La Pine (a real and practical difficulty).*

Furthermore, the applicant has recently corresponded with the Fire Department, Mike Supkis. Upon informing the Fire Chief of the intended design, which includes the following:

- 1. Fiber Cement Exterior Siding*
- 2. Asphalt Shingle Roofs*
- 3. Stone/Masonry Accents*
- 4. Brushed Concrete Patios, Porches, & Walkways*
- 5. Fire Safety Conscious Landscaping*
and most importantly
- 6. One Story / Single Level Homes*

the applicant was informed that the Fire Chief would not object to the Variance request. Through the standard City notification process, the applicant anticipates that the Fire Department's updated comments will be included to the record for the Planning Commission to consider.

Given that the overall design will allow for the intent of the Reserve in the Pines, and provide for the potential for variety in the housing design, the proposal will improve the overall aesthetic and allow for a variety in home design, which will be able to accommodate differing household sizes and desires, thus be a benefit to the public.

2. **Section 15.320.040.B. - That the condition creating the difficulty is not general throughout the surrounding area, but is unique to the applicant's site or property; therefore, the granting of the requested variance will not set a precedent for future applications.**

FINDING: The applicant notes the subject property is unique, because it is part of a Quadrant Plan and stating the proposed setback standards may not be appropriate for all Residential Zones throughout the entire City at this time. Further, the proposal is for a unique and discrete area, an area where the proposed setbacks could have been approved through the Quadrant Planning processes, if the Applicant would have established a Residential Center District instead of a Residential General District (the lots would have been smaller). With the Quadrant Plan, the applicant desired slightly larger lots than the Residential Central District allows, and the purpose of the larger lots was (and is) to better fit in with the character of La Pine. Furthermore, the applicant notes the neighborhood has been and will continue to be developed with parks and a well-connected pedestrian system and concludes the proposal is consistent with Building and Fire Code Requirements.

While stating the site is unique, the applicant does not identify specific conditions on the 140-lots that warrant a reduction in the setback. The applicant specifically noted the site is relatively flat with only a slight incline. Nothing in this description identified unique physical features that prevent compliance with setbacks. Again, Phase I, a part of this project and on similarly situated land, has been successfully developed in compliance with all setback requirements.

Applicant Appeal Response: *Nothing in this provision requires the "Condition" to be a unique physical feature (as suggested by Staff), it just requires a unique condition. It is noted that Neighborhood 1 of the Newberry Neighborhood Planning area is the only area where a 45 foot minimum lot width is allowed. All other Neighborhoods of NNPA require a 50 foot width¹. The additional 5 foot of width would allow for the additional 5 foot of setback. The Condition is unique to Neighborhood 1 and while it is true that the Phase I area was able to build homes even with this condition, those homes are limited in their design size, style, and diversity; thus the market that they serve.*

¹ It is noted that when deciding to pursue this project in the City of La Pine, the Applicant found a number items, issues and concerns with the Newberry Neighborhood, which impacted the ability to develop these properties. Prior to even submitting the Quadrant Plan, the applicant applied to modify the text of the Newberry Neighborhood Planning Area (O1TA-19). Aside from clearing up problematic text language for the benefit of the City, the amendment also made a handful of changes to the design provisions of Neighborhood 1, to establish a specific development type. One of those changes included narrowing the minimum lot width to 45 feet. While it may have been an oversight, if a 7.5 foot setback where request at that time, it is likely that the text would have been updated.

Given that the condition is unique to the NNPA Neighborhood #1, approval of the Variance will not set a precedent for future applications in any other area of the City.

- 3. Section 15.320.040.C. - That the condition was not created by the applicant. A self- created difficulty will be found if the applicant knew or should have known of the specific restriction or provision at the time the site was purchased. Self-created hardship also results when an owner and/or developer negligently or knowingly violates a provision of this Code.**

FINDING: The applicant states the site’s challenges and associated setback impacts were only identified when marketing the properties to potential buyers. Builders interested in the properties noted that the 10-foot side yard setbacks on the lot size that were approved prevent a number of housing options that could be provided if a lesser side yard setback were established.

Staff notes the applicant was well aware of the development requirements at the beginning of the subdivision project. In fact, the applicant specifically chose the Residential General District at the time of the application, a District containing a 10-foot side yard setback. Only after the approval was granted did the applicant consider the lot sizes and setbacks may not be marketable. This situation is entirely self-created and not the result of unique factors with the property.

Applicant Appeal Response: *When the applicant initially took on the project, they reviewed the NNPA Overlay Code Section and found a number of issues that prevented development of the site. The applicant undertook a Text Amendment process, to clean-up the text for the benefit of the City and to allow development to occur on the property. Through that process, a minimum lot width of 45 feet was also requested specifically (and only) for Neighborhood 1. Subsequent to amending the text, the applicant proceeded with a Quadrant Plan and a Subdivision Plan. Both were established for a desired product for the City of La Pine and based upon “standard” lot sizes by the applicant, after researching and discussing the issue with developers, builders, and industry professionals. Detailed home design on each lot was not completed at the time of the Text Amendment, Quadrant Plan, and/or Subdivision submittal or review, rather lot design was only based upon owners research and discussion with designers and builders.*

At this point, now that builders are actively designing and building homes on the lots, it has become apparent that the lot widths, coupled with the setback requirements, limit the types of homes that can be designed on the lots, and therefore limit the products that can be provided. While the setback issue may have been an oversight, the applicant contends that it is not an oversight that cannot be rectified and/or addressed, in conformance with this criterion. This criterion establishes the following provisions:

A self- created difficulty will be found if the applicant knew or should have known of the specific restriction or provision at the time the site was purchased. Self-created hardship also results when an owner and/or developer negligently or knowingly violates a provision of this Code.

The applicant clearly did not know that the width and side setback standards would create a difficulty (otherwise the extensive planning effort that has occurred would have been designed differently). Therefore the question for the Planning Commission becomes “should the applicant have known, when they applied for the text amendment, quadrant plan and/or subdivision”. It is likely that different individuals will have different opinions on this specific item (as evidenced by the initial submittal and the Staff Decision), nonetheless the facts are as follows:

- *the applicant researched the market demand and spoke with designers and builders throughout the region to design lots that would be desirable*
- *the applicant ultimately modified the Development Code and designed a Quadrant Plan and Subdivision to allow for lot sizes to accommodate what they understood to be the market demand.*
- *After all of that time and expense, the applicant is finding that the designed lot sizes combined with the 10 foot side yard setback limit the products that can be provided to the City.*

In the applicants perspective, they did their due diligence and the setback issue is not something that they “should have known”.

Furthermore, the applicant consulted with numerous qualified professionals in the design of the lots and thus was not negligent in the design. Lastly, the applicant did not knowingly violate any provision of this Code.

For the aforementioned reasons, the proposal complies with this approval criterion.

Conclusion

The entirety of the record and the analysis above documents that the proposal conforms to the approval criteria for the proposed variance. The applicant respectfully requests that the Planning Commission approve the Setback Variance as originally proposed.

Attachments

- Letter from Chad E. Davis Construction, LLC
- Chad E. Davis Construction - Reserve In The Pines Standard Features List
- Asphalt Shingle Limited Warranty Information
- Letter from Vic Russell Construction to La Pine Fire Department

Burden of Proof Statement
City of La Pine
Setback Variance – Reserve in the Pines

Applicant: Sagebrush Development, LLC
Randy Akacich
PO Box 2520
La Pine, OR 97739

Owner: Sagebrush Development, LLC
Victor and Vicki Russell
PO Box 2520
La Pine, OR 97739

Location: The subject property is located east of Huntington Road, south of Caldwell Drive, north of Victory Way, and west of Highway 97. The property includes all of the residential lots within the Reserve in the Pines Phases 2, 3, and 4, which are identified as Tax Lot 202 on the Deschutes County Tax Assessor's Map 22-10-11, which has not been assigned an address.

Request: The applicant requests a Minor Variance to the setback standards of the Residential General District of the Newberry Neighborhood Planning Area Overlay Zone, for the Reserve in the Pines (Quadrants 1b and 1d). The Setback Variance is follows:

- Side – reduced from 10' to 7.5'

I. Applicable Criteria and Procedures:

1. City of La Pine Development Code

- ARTICLE 4 – OVERLAY ZONES
 - Chapter 15.30 - Overlay Zones Generally
 - Chapter 15.32 - Newberry Neighborhood Planning Area (NNPA) Overlay Zone
-
- ARTICLE 7 - PROCEDURES
- ARTICLE 8 – APPLICATIONS AND REVIEWS
 - Chapter 15.320 - Variances

II. General Facts:

1. LOCATION: The subject property is located east of Huntington Road, south of Caldwell Drive, north of Victory Way, and west of Highway 97. The property includes all

of the residential lots of Phases 2, 3 and 4 within the Reserve in the Pines, which are identified as Tax Lot 202 on the Deschutes County Tax Assessor's Map 22-10-11, which has not been assigned an address.



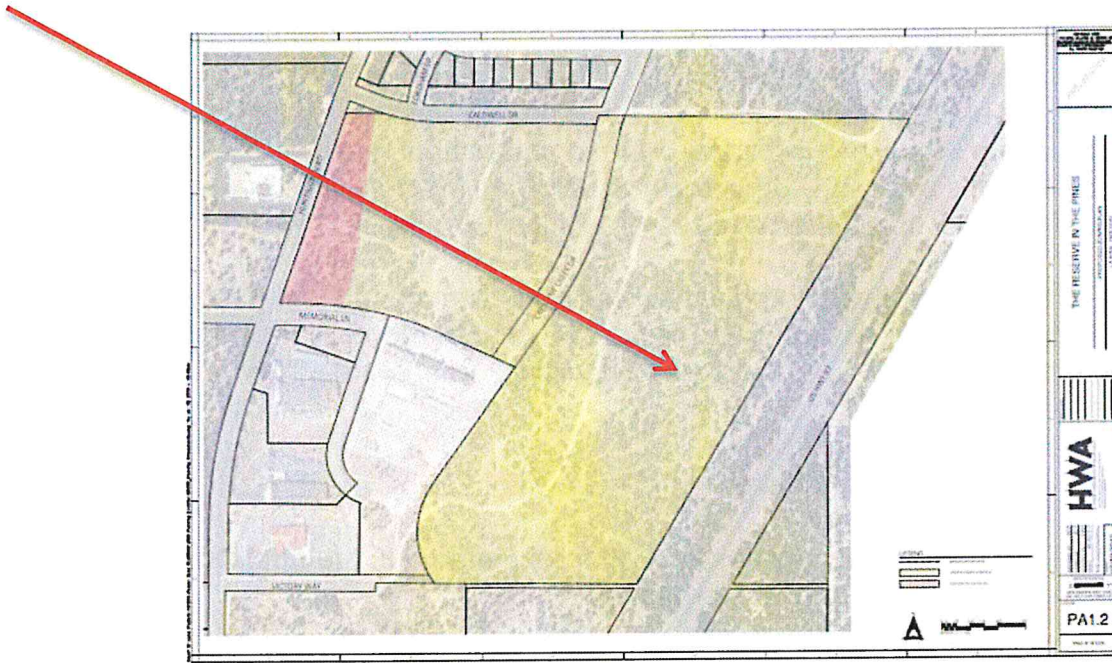
2. ZONING AND COMPREHENSIVE PLAN DESIGNATIONS: The property is designated Master Plan Residential (MPR)¹ on the Comprehensive Plan Map and Zoning Map. The property is in the Newberry Neighborhood Planning Area and has approved Quadrant Plans and a Subdivision Plan.

3. SITE DESCRIPTION AND SURROUNDING DEVELOPMENT: The subject property consists of the tentatively approved lots of the Reserve in the Pines Phases 2, 3 and 4. The site is in the process of being cleared and developed. The property is generally level with approximately 4 feet of grade change from the northeast property corner to the south boundary line at the Highway 97 right-of-way line. The property is located outside of any FEMA designated floodway and/or floodplain.

Zoning -

Zoning Map is included below:

¹ MPR is referenced on the Map and RMP in the Development Code text. These references are used interchangeably in this narrative.



The property to the north is zoned Master Plan Residential (MPR) / Newberry Neighborhood Planning Area (NNPA) Overlay Zone, the property to the south is zoned Traditional Commercial (C) and the properties to the southwest are zoned Commercial Mixed Use (CMX) and Public Facilities (PF). To the west is Huntington Road and to the east is Highway 97.

Surrounding Development –

An aerial image of the surrounding area is included below:



As shown on the aerial image, the properties to the north(west) are developed with detached single-family homes in the Crescent Creek Subdivision, the property to the north(east) is vacant. The properties to the southwest are developed with an affordable senior living facility and a senior center, and an affordable multi-family development, along with a Sunriver / La Pine Habitat for Humanity Development. To the south is Bi-Mart and to the west is a recently developed St. Charles Medical Clinic. Also, the Bend-La Pine School Campus is situated in close proximity to the west.

4. **PROPOSAL:** The applicant requests a Minor Variance to the setback standards of the Residential General District of the Newberry Neighborhood Planning Area Overlay Zone, for the Reserve in the Pines (Quadrants 1b and 1d). The Setback Variance is follows:

- Side – reduced from 10' to 7.5'

5. **EXHIBITS:** In addition to this burden of proof statement, the applicant submits the following exhibits in support of this proposal:

- Application Form and Fee
- Summary Table of Other Jurisdiction Standards
- City of Bend Development Code Section
- City of Sisters Development Code Section
- City of Redmond Development Code Section
- City of Prineville Development Code Section
- City of Madras Development Code Section

6. **LOT LEGALITY:** The property was created Tract F of the Reserve in the Pines Phase R1 subdivision, thus consist of a lot of record as defined by the La Pine Development Code.

III. Compliance with Article 3 – Zoning Districts:

Chapter 15.20 – Residential Master Plan Zone

15.20.100 Purpose

Chapter 15.20 regulates allowed land uses (“uses”) in the Residential Master Plan zone (RMP). The use regulations of the RMP zone work together with additional use regulations and development standards of the Newberry Neighborhood Overlay Zone. The regulations of this chapter are intended to implement the City of La Pine Comprehensive Plan.

15.20.200 Characteristics of the Residential Master Plan Zone (RMP)

The RMP zone covers a large land area within the center of the La Pine. Deschutes County has approved a master plan for the area and has included areas for neighborhood commercial, public facilities, schools, open spaces, and

recreation areas. The concept is to allow a development pattern that incorporates a balanced mix of single-family residential development with a variety of multi-family residential options. An overall density range of three to 21 units per gross acre is desired for the zone. The overall densities are intended to blend single-family and multi-family residential development patterns. The densities within specific areas of the zone are intended to be more dependent on complementary design elements and arrangements of facilities (i.e. proximity to commercial services, proximity to schools, design of pedestrian amenities, etc.) rather than prescriptive zoning boundaries.

Applicant Response: The subject property is zoned Residential Master Plan. As detailed in these sections, the RMP Zone works with the NNPA Overlay Zone, wherein standards have been adopted to implement a Deschutes County Master Plan for the area. The property is situated within an area that has an approved Quadrant Plan, which considered and approved overall densities. This section establishes the desired characteristics of the RMP zone, but does not establish any development standards or approval criteria. Furthermore, the proposal is consistent with the approved Quadrant Plan 01QP-19; therefore the design is consistent with the intent of the RMP zone.

It is worth noting that “The concept [of the RMP Zone] is to allow a development pattern that incorporates a balanced mix of single-family residential development with a variety of multi-family residential options”. There RMP and the Newberry Neighborhood Master Plan allow for a variety of “Districts” including the “Residential General District” and the “Residential Center District”. The Code does not establish where the Districts are to be located. The Residential General District encourages larger single family lots, whereas the Residential Center District allows for smaller lots and tighter/denser development. It is up to a developer to determine the preferred District(s) and the preferred location(s) at the time of Quadrant Plan Approval. With the 01QP-19 (the Reserve in the Pines), the developer selected the Residential General District for the entirety of the Quadrant and the reason for the request was to efficiently develop a single-family residential neighborhood on decent sized lots, with well-connected parks. However, it is noted that they could have established Residential Center, with smaller lots, lesser setbacks, and higher density.

15.20.300 Use Regulations...

Applicant Response: The proposal does not impact or modify any uses; therefore this section does not apply.

15.20.400 Development Standards

The development standards for the Residential Master Plan zone are specified in the Newberry Neighborhood Overlay Zone. The standards vary based on the location within the zone, use, or housing type. All development in the RMP zone is subject to overlay zone development standards. Additional standards in Article 5 may apply as well.

Applicant Response: A review of the applicable provisions of the NNPA Overlay Zone is addressed below. The current proposal requests a Variance to the setback standards of a specific property within the Residential General District of the Neighborhoods of the Newberry Neighborhood Planning Area Overlay Zone, for the Reserve in the Pines (Quadrants 1b and 1d).

IV. Compliance with Article 4 – Overlay Zones

Chapter 15.30 - Overlay Zones Generally

15.30.010 Purpose

Overlay zones address concerns unique to an area when other zoning mechanisms cannot achieve the desired results. An area may be unique based on natural, economic or historic attributes. Overlay zones provide a means to modify zoning regulations of the underlying base zones.

Applicant Response: This section establishes a purpose, but does not contain any measurable development standards or approval criteria. It is worth noting that Overlay Zones provide a means to modify zoning regulations of the underlying base zone. Another way of saying this, is that Overlay Zones are unique, they are intended to have a specific character, and it may not be appropriate to apply general standards of the City of La Pine to these areas. The current proposal is consistent with the intent of Overlay Zones in general.

15.30.020 Scope of Overlay Zones

Overlay zone regulations are applied in conjunction with a base zone. The overlay zone provisions may modify any portion of the regulations of the base zone or other regulations of this Title. The provisions may apply additional requirements or allow exceptions to general regulations. The specific regulations of the base zone or other regulations of this Title apply unless the overlay zone provides other regulations for the same specific topic. However, when there is a conflict between the overlay zone regulations and the base zone or other regulations of this Title, the overlay zone regulations control.

Applicant Response: The zone of the subject property is Residential Master Plan; the property is also located within the Newberry Neighborhood Planning Area Overlay Zone. As stated in Section 15.20.100, the RMP Zone works with the NNPA, wherein standards have been adopted to implement a Deschutes County Master Plan for the area. As detailed in this section, Overlay Zones may apply different standards, and, if there is conflict between a base zone and an overlay zone, the overlay zone supersedes. The applicant anticipates that the application will be reviewed accordingly.

Chapter 15.32 - Newberry Neighborhood Planning Area (NNPA) Overlay Zone

15.32.010 Purpose

The Neighborhood Planning Area provides standards and review procedures for development in the Neighborhood Planning Area of the City of La Pine and is the “receiving area” for transferable development credits (TDCs). The Neighborhood Planning Area includes six zoning districts, each with its own set of allowed uses.

Applicant Response: This section establishes a purpose, but does not contain any measurable development standards or approval criteria. Compliance with the applicable overlay zone standards will ensure compliance with this stated purpose.

15.32.020 General Standards

- A. Water and Wastewater Facilities...**
- B. Transportation...**

Applicant Response: The proposal does not impact or alter any water facility, wastewater facility, or transportation system. These sections are not relevant to the current proposal.

15.32.100 Districts.

- A. Residential General District.**

1. Purpose. The residential general district is the largest area of neighborhood planning area. The district is primarily for single-family residential uses with a variety of lot sizes and housing styles. Some higher density housing is allowed in specified locations.

Applicant Response: This section provides a purpose statement. The proposal does not modify the use types of the approved Quadrant Plan or Subdivision. The proposal is consistent with this stated purpose.

- 2. Uses permitted outright...**
- 3. Uses permitted subject to site plan review...**
- 4. Conditional uses permitted...**
- 5. Dimensional standards...**

Applicant Response: The proposal does not impact or alter any use or dimensional standard; therefore these sections are not relevant to the proposal.

6. Yard and setback requirements. The front, side and rear yard requirements in Table 15.32-2 shall apply to uses in the residential general district.

Applicant Response: The proposal includes a variance to the side yard requirements in Table 15.32-2. The requested changes are detailed below.

- 7. Residential density....**

Applicant Response: The proposal does not impact or alter the density of the approved development; therefore these sections are not relevant to the proposal.

B. Residential Center District...

Applicant Response: The property is not in the Residential Center District; therefore this sections does not apply.

C. Residential Density....

Applicant Response: The proposal does not impact or alter the approved density; therefore this section is not relevant to the proposal.

- D. Community Facility District...**
- E. Community Facility Limited District...**
- F. Neighborhood Commercial District...**
- G. Park District...**
- H. Open Space District....**

Applicant Response: The proposal does not involve a Community Facility, Community Facility Limited, Neighborhood Commercial, Park or Open Space District; therefore the standards of these sections are not applicable.

I. Quadrant Plan.

Plan Approval Required. Prior to issuance of a building permit, approval of a tentative plan or initiation of development including streets or placement of utilities within a Neighborhood or Quadrant, a Quadrant Plan shall be approved according to the provisions of DCC 18.61.050 until the City develops its own standards...

Applicant Response: This section addresses the procedures, standards and criteria that apply to Quadrant Plan review and approval. The subject property is situated within an approved Quadrant Plan. This section does not apply to the current Request.

Table 15.32-2. La Pine Neighborhood Planning Area Zoning Standards

	Residential General
Front	15' min
Side	10' min
Side at Corner	10'
Rear	10'

Applicant Response: The proposal includes a minor variance to these standards as follows:

- Side – reduced from 10’ to 7.5’

The Applicant is pursuing a Minor Variance to allow for the proposed changes. A complete review of 15.320 is detailed below.

V. Compliance with Article 7 - Procedures:

15.202.0010 Purpose and Applicability

A. Purpose. The purpose of this chapter is to establish decision-making procedures that will enable the City, the applicant, and the public to reasonably review applications and participate in the local decision-making process in a timely and effective way. Table 15.202-1 provides a key for determining the review procedure and the decision-making body for particular applications.

Applicant Response: This section addresses the procedures that will be utilized in the review of this application packet. The procedures do not include any development standards or approval criteria that the applicant needs to document conformance with, instead this sections details how the applications are to be reviewed by the City. The majority of the provisions of this Article direct City Staff, however there are a few sections that identify applicant required procedural provisions. The applicant anticipates that all applicable procedures of this section will be followed by City Staff. The procedures that are requirements of the applicant (and those which could use further analysis), are addressed below.

B. Applicability of Review Procedures. All land use and development permit applications, except building permits, shall be decided by using the procedures contained in this article as modified by any applicable application-specific procedures identified in Articles 8 and 9. The procedure “type” assigned to each application governs the decision-making process for that application. There are four types of review procedures as described in subsections 1-4 below. Table 15.202-1 lists the City’s land use and development applications and corresponding review procedure(s)...

- 2. Type II procedure (administrative/staff review with notice).** Type II decisions are made by the city planning official, with public notice and an opportunity for appeal to the planning commission. Alternatively, the city planning official may refer a Type II application to the planning commission for its review and decision in a public meeting.

Applicant Response: The proposal is a Minor Variance . Based upon Table 15.202-1, the applicant anticipates that the application will be reviewed via the Type II procedure.

15.202.020 Time Limit and Consolidated Review.

- C. **Consolidated Review of Applications.** When an applicant applies for more than one type of application for the same one or more contiguous parcels of land, the proceedings shall be consolidated for review and decision. When proceedings are consolidated, required notices may be consolidated, provided the notice shall identify each application to be decided. When more than one application is reviewed in a hearing, separate findings and decisions shall be made on each application.

Applicant Response: The applicant has submitted only a Minor Variance Application. This section does not apply.

15.202.040 Pre-application conference

- A. **A pre-application conference is encouraged for complex applications or for applicants who are unfamiliar with the land use process and is required for all Type III applications.** The purpose of the conference shall be to acquaint the applicant with the substantive and procedural requirements of the applicable land use codes, to provide for an exchange of information regarding applicable requirements of the comprehensive plan, zoning code or land division code and to identify issues likely to arise in processing an application. The applicable zoning code may require that a pre-application conference be held for particular types of applications.
- B. **Required pre-application conferences must be held no more than one year prior to the submittal of a Type III land use application. Requests for pre-application conferences shall be made on a form provided by the City.**

Applicant Response: The applicant held multiple pre-application meetings with City prior to submittal. Furthermore, the proposal is consistent with the approved Quadrant Plan and it is not complex. Also, the applicant is very familiar with the land use process. The submittal procedures to date conforms to these requirements.

15.202.050 Neighborhood Contact

- A. **Purpose and Applicability.** Unless waived by the City Planning Official, applicants for master plans, subdivisions with more than 10 lots, major variances and property owner-initiated for zone changes are required to contact neighboring property owners and offer to a hold meeting with them prior to submitting an application...

Applicant Response: The proposal is for a Minor Variance. It is not a master plan, a subdivision with more than 10 lots, a major variance, or property owner-initiated for zone change. Therefore Neighborhood Contact is not required.

VI. Compliance with Title 8 - Applications and Reviews

CHAPTER 15.320. - VARIANCES

Sec. 15.320.010. - Applicability.

- A. **Variance.** Variances from the provisions and requirements of this chapter [article] may be approved in accordance with the provisions of this section [chapter].
- B. **Minor variance.** A minor variance is a variance to an area or dimensional standard of this Development Code that meets one of the following conditions. Only one such variance may be granted for any one lot, parcel or tract of land.
1. Involves a deviation from a minimum lot size requirement of not more than ten percent.

Applicant Response: The proposal does not modify any lot size standard; therefore this section does not apply.

2. Involves a deviation from a yard or setback requirement of not more than 25 percent.

Applicant Response: The applicant proposes to reduce the side yard setback by 25% from 10 feet to 7.5 feet, which is consistent with this allowance.

3. Involves a request for the expansion of a non-conforming use by not more than ten percent.

Applicant Response: The proposal is not for the expansion of a non-conforming use; therefore this section does not apply.

C. **Riparian variance....**

Applicant Response: The proposal does not include a riparian variance; therefore this section does not apply.

Sec. 15.320.020. - Procedure type.

- A. **Minor variance.** An application for a minor variance is subject to Type II review in accordance with the procedures in [article 7](#).

Applicant Response: The proposal is for a minor variance; therefore it is anticipated that the Type II procedures of article 7 will be utilized.

- B. **Variance.** All variance applications (other than for minor variances) are subject to Type III review in accordance with the procedures in [article 7](#).
- C. **Riparian variance.** All riparian variance applications are subject to Type III review in accordance with the procedures in [article 7](#).

Applicant Response: The proposal is for a minor variance, it is neither a Variance, nor a Riparian Variance; therefore the provisions of these sections do not apply.

Sec. 15.320.030. - Submittal requirements.

- A. **Minor variance.** An application for a minor variance shall include the materials required for a Type II review as specified in [article 7](#).

Applicant Response: The proposal is for a minor variance; therefore it is anticipated that the Type II procedures of article 7 will be utilized. Furthermore, the application is accompanied by all of the items needed for a minor variance.

- B. **Variance.** All variance applications (other than for minor variances) shall include the materials required for a Type III review as specified in [article 7](#).
- C. **Riparian variance.** All riparian variance applications shall include the materials required for a Type III review as specified in [article 7](#).

Applicant Response: The proposal is for a minor variance, it is neither a Variance, nor a Riparian Variance; therefore the provisions of these sections do not apply.

- D. **Additional information required.** The city may require studies or exhibits prepared by qualified professionals to address specific site features or project impacts (e.g., traffic, noise, environmental features, natural hazards, etc.), as necessary to determine a proposal's conformance with this Development Code.

Applicant Response: To date, the City has not identified any additional information as being required.

Sec. 15.320.040. - Approval criteria (except for riparian variances).

A variance may be granted unqualifiedly, or may be granted subject to prescribed conditions and limitations, provided that the following findings are evident:

- A. That the literal application of specific provisions of the Development Code would create practical difficulties for the applicant resulting in greater private expense than public benefit. However, a variance is not to be granted simply because it would afford the owner a higher profit or prevent a mere inconvenience.

Applicant Response: In assessing compliance with this section, it is important to understand the purpose and intent of the Newberry Neighborhood Area Planning Regulations:

- **Sec. 15.30.010. - Purpose. - Overlay zones address concerns unique to an area when other zoning mechanisms cannot achieve the desired results. An area may be unique based on natural, economic or historic attributes. Overlay zones provide a means to modify zoning regulations of the underlying base zones.**
- **Sec. 15.18.400. - Development standards. A. Purpose. The development standards for residential zones work together to create desirable residential areas by promoting aesthetically pleasing environments, safety, privacy, energy conservation, and recreational opportunities. The development standards generally ensure that new development will be compatible with the city's character. At the same time, the standards allow for flexibility for new development. In addition, the regulations provide certainty to property owners, developers, and neighbors about the limits of what is allowed.**

Setback standards are a type of development standard and they are established to create a particular aesthetic, ensuring safety, privacy, energy conservation and/or recreational opportunities. The purpose of the MRP is to recognize and provide for unique neighborhoods and provide the means for modifying Code standards. The purpose of the NNPA and the Quadrant Planning process is to allow for unique and cohesive neighborhoods, that may be different than the rest of the City. The Crescent Creek subdivision (to the north) allows for setbacks that are less than those that are proposed (5 feet), thus a particular aesthetic has been established in the area. The Reserve in the Pines intends to have a similar aesthetic, but on slightly larger lots. The proposal is in harmony with the intent and purpose of the MRP, NNPA and the Setback Standards.

Regarding a public benefit, the applicant notes that if all of the lots were 4,500 square feet or less, than the Quadrant Plan could have been approved with a Residential Center District, and the proposed setbacks or less would have applied. The fact that the City allows the proposed setback distances and less on other lots, proves that the distances will not be injurious or detrimental to the public interests. This application is only an issue of aesthetics, not public safety. The public can and will benefit by the housing choices that the variance provides, the ability to provide additional housing units with greater variety in the size and location of the yards, and the increased tax base from new housing. Furthermore, the application is supported by Setback Standards from other jurisdictions in Central Oregon, including Bend, Redmond, Sisters, Prineville, and Madras, which document that the distance is reasonable for the housing product proposed.

- B. That the condition creating the difficulty is not general throughout the surrounding area, but is unique to the applicant's site or property; therefore, the granting of the requested variance will not set a precedent for future applications.**

Applicant Response: The subject property is unique, because it is part of a Quadrant Plan. While the City has established setback standards that apply within City; the proposed setback standards may not be appropriate for all Residential Zones throughout the entire City at this time. The proposal is for a unique and discrete area, an area where the proposed setbacks could have been approved through the Quadrant Planning processes, if the Applicant would have established a Residential Center District instead of a Residential General District (the lots would have been smaller). With the Quadrant Plan, the applicant desired slightly larger lots than the Residential Central District allows, and the purpose of the larger lots was (and is) to better fit in with the character of La Pine. By limiting the current Variance request to Neighborhoods 1b and 1d of the Newberry Neighborhood Planning Area, the number, area and location of the Variance area can be controlled and it will be unique to the neighborhood. Furthermore, the neighborhood has been and will continue to be developed with parks and a well- connected pedestrian system. The proposal is consistent with Building and Fire Code Requirements, thus safe. As proposed, the request is consistent with this approval criterion.

- C. That the condition was not created by the applicant. A self-created difficulty will be found if the applicant knew or should have known of the specific restriction or provision at the time the site was purchased. Self-created hardship also results when an owner and/or developer negligently or knowingly violates a provision of this Development Code.**

Applicant Response: The challenges of the site and the associated setback impacts were identified when marketing the properties to potential buyers. Builders interested in the properties noted that the 10 foot side yard setbacks on the lot size that were approved prevent a number of housing options that could be provided if a lesser side yard setback were established. The lot sizes which are smaller than City Standard (if not in NNPA) coupled with larger lot setback standards create a difficulty that does not exist elsewhere in the City. The condition was created by market conditions that necessitate affordability, and thus smaller lots in an area that is well integrated and connected to/with parks. The reason for the request is consistent with this criterion.

- D. No variance shall be granted that would allow the use of property for a purpose not authorized within the zone in which the proposed use or development is located.**

Applicant Response: The variance does not modify any uses. The proposal is consistent with this approval criterion.

- E. In granting a variance, conditions may be attached that are found necessary to protect the best interests of the adjoining or surrounding properties or the vicinity, and to otherwise achieve the purposes of this Development Code, including the specific applicable zone, and the objectives and policies of the city's comprehensive plan.**

Applicant Response: The applicant understands that conditions may be added.

Additional Justification for the Variance:

- The City has established setback standards that apply to the City; the proposed setback standards may not be appropriate for all Residential Zones throughout the entire City at this time. The proposal is for a unique and discrete area, an area where the proposed setbacks could have been approved through the Quadrant Planning processes, if the Applicant would have established a Residential Center District instead of a Residential General District (the lots would have been smaller). With the Quadrant Plan, the applicant desired slightly larger lots than the Residential Central District allows, and the purpose of the larger lots was (and is) to better fit in with the character of La Pine. By limiting the current Exception request to Neighborhoods 1b, and 1d, the number, area and location of the minor variance area can be controlled and it will be unique to the neighborhood. Furthermore, the neighborhood has been and will continue to be developed with parks and a well-connected pedestrian system. The proposal is consistent with Building and Fire Code Requirements, thus safe. As proposed, review of this section of the Code is appropriate to for the application under review.
- It is important that:
 1. the request will be in harmony with the general intent and purpose of these zoning regulations; and
 2. will not be injurious to the neighborhood or otherwise detrimental to the public interest.
- **Sec. 15.30.010. - Purpose. - Overlay zones address concerns unique to an area when other zoning mechanisms cannot achieve the desired results. An area may be unique based on natural, economic or historic attributes. Overlay zones provide a means to modify zoning regulations of the underlying base zones.**
- **Sec. 15.18.400. - Development standards. A. Purpose. The development standards for residential zones work together to create desirable residential areas by promoting aesthetically pleasing environments, safety, privacy, energy conservation, and recreational opportunities. The development standards**

generally ensure that new development will be compatible with the city's character. At the same time, the standards allow for flexibility for new development. In addition, the regulations provide certainty to property owners, developers, and neighbors about the limits of what is allowed.

Setback standards are a type of development standard and they are established to create a particular aesthetic, ensuring safety, privacy, energy conservation and/or recreational opportunities. The purpose of the MRP is to recognize and provide for unique neighborhoods and provide the means for modifying Code standards. The purpose of the NNPA and the Quadrant Planning process is to allow for unique and cohesive neighborhoods, that may be different than the rest of the City. The Crescent Creek subdivision (to the north) allows for setbacks that are less than those that are proposed, thus a particular aesthetic has been established in the area. The Reserve in the Pines intends to have a similar aesthetic, but on slightly larger lots. The proposal is in harmony with the intent and purpose of the MRP, NNPA and the Setback Standards.

Regarding the being injurious to the neighborhood or detrimental to the public interest, the proposal will be neither. As noted previously, if all of the lots were 4,500 square feet or less, than the Quadrant Plan could have been approved with a Residential Center District, and the proposed setbacks or less would have applied. The fact that the City allows the proposed setback distances and less on other lots in the City proves that the distances will not be injurious or detrimental to the public interests. This is only an issue of aesthetics, not public safety. Furthermore, the application is supported by Setback Standards from other jurisdictions in Central Oregon, including Bend, Redmond, Sisters, Prineville, and Madras, which document that the distance is safe.

- As noted above, if all of the lots were 4,500 square feet or less, than the Quadrant Plan could have been approved with a Residential Center District, and the proposed setbacks (or less) would have applied. The fact that the City allows the proposed setback distances (and less) proves that the distances will not be injurious or detrimental to the public interests. This is only an issue of aesthetics, it is not public safety. Furthermore, the application is supported by Setback Standards from other jurisdictions in Central Oregon, including Bend, Redmond, Sisters, Prineville, and Madras, which document that the distance is safe.
- The proposal will not affect the uses in the immediate area, properties to the north were developed as Residential Center District in the NNPA Overlay Zone and Quadrant Planning Process, thus have setback requirements that are equal to or less than the ones proposed. Furthermore, properties to the southwest are affordable housing developments within a CMX Zone, which have much higher density than the density proposed and lesser setback requirements. The proposal will not significantly affect the uses of other property in the vicinity.
- As noted above, the properties to the north are on smaller lots with equal or lesser less setback requirements and the properties to the southwest are constructed to higher density and have similar setback provisions. The proposed development will have setbacks that are similar to nearby residential development, but on slightly

larger lots than the nearby lots. Overall, there will be more space between the buildings than on nearby lots, thus be less cluttered.

- The Development Code and Comprehensive Plan clearly intend to allow residential development on residential lands. Furthermore, the Code and Comprehensive Plan encourage flexibility in Overlay Zone, including small lots with setbacks that are similar or less than those currently proposed in the Residential Central District of the NNPA Overlay Zone. The current proposal allows for efficient use of residential lands, without necessitating very small lot sizes that would be required in the Residential Center District of the NNPA. The proposal furthers the purpose of the Development Code, by providing added flexibility in a unique and discrete neighborhood, in an overlay zone area.
- The entire area is within an approved Quadrant Plan, which has planned for water, sewer, streets, pedestrian facilities, and parks. The proposal modifies a neighbor character element, but it will not impede development on any property.
- Facilities have been planned for in the approved Quadrant Plan and will be developed with the approved Subdivision build out. The proposal alters the location that structures can be placed on properties; however the proposal will not impact facilities, roads, drainage and/or services.
- Facilities have been planned for in the approved Quadrant Plan and will be developed with the approved Subdivision build out. The proposal alters the location that structures can be placed on properties; however the proposal will not impact facilities, roads, access or ingress.

VII. Summary and Conclusion:

Based on the discussion above, as well as the exhibits included with this application, the Applicant has documented that the request meets the applicable approval criteria. Because the proposal conforms to all applicable criteria and standards, the applicant respectfully requests that the City approve the Minor Variance as proposed.

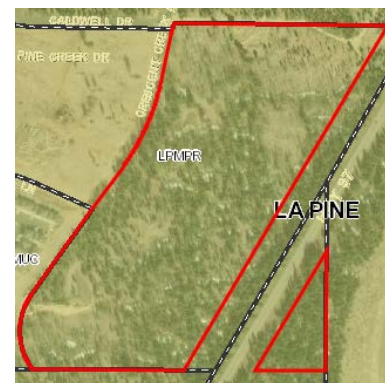


APPEAL TO ADMINSTRATIVE LAND USE DECISION

FILE NUMBER: 01VA-21

**OWNER/
APPLICANT:** Sagebrush Development LLC
PO Box 2520
La Pine, OR 97739

LOCATION: The subject property is located east of Huntington Road, south of Caldwell Drive, north of Victory Way, and west of Highway 97. The property includes all of the residential lots within the Reserve in the Pines Phases 2, 3, and 4. The subject property is identified as Tax Lot 202 on Deschutes County Tax Assessor’s Map 22-10-11.



REQUEST: The Applicant is requesting an Appeal to the Administrative Land Use Decision for a Minor Variance for 25% decrease in the side setback requirements. The proposed side setbacks are 7.5’ as opposed to the 10’ requirement.

RESPONSE: The Applicant has not provided new evidence relevant to the Development Code, more specifically Chapter 15.320 Variances. The initial Staff Report remains standing in addressing the Applicant’s Burden of Proof with the addition of findings specific to the Applicant’s Burden of Proof for Appeal of 01VA-21, subsection “Applicant Response to Staff Findings, D. 2.”.

LPDC Sec. 15.320.040 B: That the condition creating the difficulty is not general throughout the surrounding area, but is unique to the applicant’s site or property; therefore, the granting of the requested variance will not set a precedent for future applications.

Applicant Appeal Response: Nothing in this provision requires the ‘Condition’ to be a unique physical feature (as suggested by Staff), it just requires a unique condition. It is noted that Neighborhood 1 of the Newberry Neighborhood Planning area is the only area where a 45 foot minimum lot width is allowed. All other Neighborhoods of NNPA require a 50 foot width¹. The additional 5 foot of width would allow for the additional 5 foot of setback. The Condition is unique to Neighborhood 1 and while it is true that the Phase I area was able to build homes even with this condition, those homes are limited in their design, style, and diversity, thus the marker that they serve.

1. It is noted that when deciding to pursue this project in the City of La Pine, the Applicant found a number of items (*sic*), issues and concerns with the Newberry Neighborhood, which impacted the ability to develop these properties. Prior to even submitting the Quadrant Plan, the Applicant applied to modify the text of the Newberry Neighborhood Planning Area (01TA-19). Aside from cleaning up problematic text language for the benefit of the City, the amendment also made a handful of changes to the design provisions of Neighborhood 1, to establish a

specific development type. One of those changes included narrowing the minimum lot width to 45 feet. While it may have been an oversight, if a 7.5 foot setback were request (*sic*) at that time, it is likely that the text would have been updated.

Finding: The unique condition, cited as causal in the Applicant's response, creating the difficulty was not unknown to the Applicant by their own admission, and was created by them per their proposed, and adopted text amendments contained within application 01TA-19, prior to their current application which fails to meet the minimum adjoining criteria of:

LPDC Sec. 15.320.040 C: That the condition was not created by the applicant. A self-created difficulty will be found if the applicant knew or should have known of the specific restriction or provision at the time the site was purchased. Self-created hardship also results when an owner and/or developer negligently or knowingly violates a provision of this Development Code.

Additionally, as applicants, generally, may find any number of Development Code standards prohibitive to development as envisioned or planned, the unique condition creating the difficulty in the case of application 01VA-21 is not limited to the development standard inherent to Neighborhood 1, a 45 foot minimum lot width.

The unique condition creating the difficulty in this case is a self-imposed development standard, not a unique characteristic that is prohibitive without redress or recourse akin to a physical attribute. The appropriate appeal of this standard is a matter of text amendment and or legislative amendment to the La Pine Development Code, just as previously executed under application 01TA-19. To allow this unique condition to be considered as a matter of variance does not meet the minimum criteria of Sec. 15.320.040.

Setting a precedent for future applications: The statement from the Applicant's Appeal Response, "The Condition is unique to Neighborhood 1 and while it is true that the Phase I area was able to build homes even with this condition, those homes are limited in their design, style, and diversity, thus the market that they serve." also fails under adjoining following criteria:

Sec. 15.320.040. C: That the condition was not created by the applicant. A self-created difficulty will be found if the applicant knew or should have known of the specific restriction or provision at the time the site was purchased. Self-created hardship also results when an owner and/or developer negligently or knowingly violates a provision of this Development Code.



CITY OF LA PINE PLANNING DIVISION
Decision: Minor Variance for Setbacks

PLANNING FILE NO. 01VA-21

I. BACKGROUND

- A. APPLICANT:** Sagebrush Development, LLC.
- B. PROPERTY LOCATION:** The subject property is located east of Huntington Road, south of Caldwell Drive, north of Victory Way, and west of Highway 97. The property includes all of the residential lots within the Reserve in the Pines Phases 2, 3, and 4. This property is identified as Tax Lot 202 on the Deschutes County Tax Assessor's Map 22-10-11, and has not been assigned an address.
- C. ZONING:** The property is designated Master Plan Residential (MPR) on the Comprehensive Plan Map and Zoning Map. The property is in the Newberry Neighborhood Planning Area and with approved Quadrant Plans and a Subdivision Plan.
- D. EXISTING DEVELOPMENT:** The subject property consists of the tentatively approved lots of the Reserve in the Pines Phases 2, 3 and 4. The site is in the process of being cleared and developed. The site is generally level with a slight grade change from the northeast property corner to the south boundary line.
- E. ADJACENT ZONING AND LAND USE:** The property to the north is zoned Master Plan Residential (MPR)/Newberry Neighborhood Planning Area (NNPA) Overlay Zone, the property to the south is zoned Traditional Commercial (C) and the properties to the southwest are zoned Commercial Mixed Use (CMX) and Public Facilities (PF). To the west is Huntington Road and to the east is Highway 97. Properties to the north(west) are developed with detached single-family homes in the Crescent Creek Subdivision, the property to the north(east) is vacant. The properties to the southwest include a senior living facility and senior center; an affordable multi-family development; and, the Sunriver/La Pine Habitat for Humanity Development. To the south is Bi- Mart and to the west is a recently developed St. Charles Medical Clinic. Also, the Bend- La Pine School Campus is situated in close proximity to the west.
- F. REQUEST:** The applicant is requesting approval of a Minor Variance to reduce the required side yard setback from 10-feet to 7.5-feet. This request applies to all lots in the approved, but un-platted, Phases 2, 3, and 4 of Reserve in the Pines subdivision.
- G. DECISION CRITERIA:** This application will be evaluated against the criteria contained in Chapter 15.320 of the La Pine Development Code.

II. APPLICATION SUMMARY

- A.** The applicant received approval to create a 191-lot single family subdivision identified as Reserve in the Pines. Phase I was plated with 55 lots, a majority of which are developed. The remaining Phases 2, 3 and 4 will contain 140-lots but are not yet plated.
- B.** The subject property is zoned Residential Master Plan and is situated within the Newberry Neighborhood Planning Area, with approved Quadrant Plans and Subdivision Plan. At the time of Quadrant Plan Approval, the applicant selected the Residential General District for the entirety of the Quadrant.
- C.** Setbacks within this subdivision are contained in Table 15.32-2 of the Development Code with a minimum side-yard setback is 10-feet. The applicant is requesting reduction in this setback to 7.5-feet. A variance is required as this request reduces a quantifiable standard. However, as the reduction does not exceed 25% of the standard, this is processed as a Minor Variance.
- D.** The Planning Division requested comments from area property owners and affected agencies. The La Pine City Engineer and La Pine Public Works Department reviewed the request and did not comment. The County Building official noted the review would occur when permits are submitted. The La Pine Rural Fire District reviewed the proposal and opposed the setback reduction. The District noted setbacks are an important element of community safety in keeping structure fires from extending to multiple buildings. In reviewing the application, the District did not find any proposed off set accommodations such as sprinkler systems in all the homes. For the record, all comments are part of the official record.

III. CRITERIA AND FINDINGS

- A.** As noted, Chapter 15.320 contains the procedures and decision criteria for a Variance. Section 15.320.010 includes provisions for applicability. Subsection "B." states the following:

Minor Variance. A minor variance is a variance to an area or dimensional standard of this Code that meets one of the following conditions. Only one such variance may be granted for any one lot, parcel or tract of land.

- 1. Involves a deviation from a minimum lot size requirement of not more than 10%.*
- 2. Involves a deviation from a yard or setback requirement of not more than 25%.*
- 3. Involves a request for the expansion of a nonconforming use by not more than 10%.*

FINDING: The reduction is to a side yard setback and the reduction does not exceed 25% of the 10-foot standard. This application can therefore be processed as a Minor Variance.

- B.** Section 15.320.020 identifies the procedure type. Per subsection “A.”, a Minor Variance is subject to Type II review in accordance with the procedures in Article 7 of the Development Code.

FINDING: For the record, this application and review follow procedures in Article 7 for a Type II Review.

- C.** Submittal requirements are contained in Section 15.320.030.

FINDING: In compliance with these provisions, the applicant submitted an application, tentative plan, burden of proof, fee, and supporting materials required for a Minor Variance.

- D.** Section 15.320.040 contains the approval criteria. A variance may be granted unqualifiedly, or may be granted subject to prescribed conditions and limitations, provided that the following findings are evident:

1. Section 15.320.040.A. - That the literal application of specific provisions of the Code would create practical difficulties for the applicant resulting in greater private expense than public benefit. However, a variance is not to be granted simply because it would afford the owner a higher profit or prevent a mere inconvenience.

FINDING: The applicant noted setback standards are a type of development standard and they are established to create a particular aesthetic, ensuring safety, privacy, energy conservation and/or recreational opportunities. They noted the Crescent Creek subdivision (to the north) allows for setbacks that are less than those that are proposed (5 feet), thus a particular aesthetic has been established in the area. The applicant intends for Reserve in the Pines to have a similar aesthetic, but on slightly larger lots, making the proposal in harmony with the intent and purpose of the MRP, NNPA and the Setback Standards. In further support of the request, the applicant identified setback standards from other jurisdictions in Central Oregon, including Bend, Redmond, Sisters, Prineville, and Madras, which document that the distance is reasonable for the housing product proposed.

The applicant’s commentary focuses on aesthetic issues but does not identify any practical difficulties which support the setback reduction. The applicant chose the Residential General District for the entirety of the Quadrant. Homes in Phase I of this project fully comply with the 10-foot setback requirement without apparent harm to the public or financial impact for the developer. To the contrary, the Fire District identified significant fire safety concerns with the proposed reduction. On balance, there is no public benefit gained from the reduction.

2. Section 15.320.040.B. - That the condition creating the difficulty is not general throughout the surrounding area, but is unique to the applicant’s site or property;

therefore, the granting of the requested variance will not set a precedent for future applications.

FINDING: The applicant notes the subject property is unique, because it is part of a Quadrant Plan and stating the proposed setback standards may not be appropriate for all Residential Zones throughout the entire City at this time. Further, the proposal is for a unique and discrete area, an area where the proposed setbacks could have been approved through the Quadrant Planning processes, if the Applicant would have established a Residential Center District instead of a Residential General District (the lots would have been smaller). With the Quadrant Plan, the applicant desired slightly larger lots than the Residential Central District allows, and the purpose of the larger lots was (and is) to better fit in with the character of La Pine. Furthermore, the applicant notes the neighborhood has been and will continue to be developed with parks and a well-connected pedestrian system and concludes the proposal is consistent with Building and Fire Code Requirements.

While stating the site is unique, the applicant does not identify specific conditions on the 140-lots that warrant a reduction in the setback. The applicant specifically noted the site is relatively flat with only a slight incline. Nothing in this description identified unique physical features that prevent compliance with setbacks. Again, Phase I, a part of this project and on similarly situated land, has been successfully developed in compliance with all setback requirements.

3. Section 15.320.040.C. - That the condition was not created by the applicant. A self-created difficulty will be found if the applicant knew or should have known of the specific restriction or provision at the time the site was purchased. Self-created hardship also results when an owner and/or developer negligently or knowingly violates a provision of this Code.

FINDING: The applicant states the site's challenges and associated setback impacts were only identified when marketing the properties to potential buyers. Builders interested in the properties noted that the 10-foot side yard setbacks on the lot size that were approved prevent a number of housing options that could be provided if a lesser side yard setback were established.

Staff notes the applicant was well aware of the development requirements at the beginning of the subdivision project. In fact, the applicant specifically chose the Residential General District at the time of the application, a District containing a 10-foot side yard setback. Only after the approval was granted did the applicant consider the lot sizes and setbacks may not be marketable. This situation is entirely self-created and not the result of unique factors with the property.

4. Section 15.320.040.D. - No variance shall be granted that would allow the use of property for a purpose not authorized within the zone in which the proposed use or development is located.

FINDING: The variance would modify a quantifiable standard and not allow a use prohibited in the zone.

5. Section 15.320.040.E. - In granting a variance, conditions may be attached that are found necessary to protect the best interests of the adjoining or surrounding properties or the vicinity, and to otherwise achieve the purposes of this Code, including the specific applicable zone, and the objectives and policies of the City's Comprehensive Plan.

FINDING: The applicant stated they were aware a decision could be conditioned. This is an administrative provision of this Chapter.

IV. **DECISION:**

Based on the submitted application materials and the above Findings, the City concludes that the Applicant has not met the applicable criteria for a Minor Variance for a 25% deviation from the side yard setback requirement. The request is therefore DENIED.

THIS DECISION BECOMES FINAL TWELVE (12) DAYS AFTER THE DATE MAILED, UNLESS APPEALED BY THE APPLICANT OR A PARTY OF INTEREST IN ACCORDANCE WITH ARTICLE 7 OF THE CITY OF LA PINE LAND DEVELOPMENT CODE.



Alexa Repko, City Planner
City of La Pine

Date: December 2, 2021

Date Mailed: December 2, 2021

By: Alexa Repko



**Chad E. Davis
Construction, LLC
Forest Grove, OR**
2808 19th Ave Forest Grove, OR 97116
Office 503.357.8587 Fax 503.992.2301
CCB#154184 Federal ID #93-1261750

To: City of La Pine

Re: Variance request to minimize side yard setbacks

We wanted to convey the materials and products we use in/on our homes are those of great quality and of fire retardant in nature including siding, Roofing & Patios

43011.03 Material only Siding:

Vapor Barrier: Weathersmart Forifiber installed per weatherization plans and Manufacture recommendations.

Entry soffits and cantilevered soffits to be finished with HardiePanel® soffit board.

Siding & Trim: Confirm details with each plan-

Horizontal siding - main house body; 5/16 x 8-1/4, HardiePlank® texture with 7" inch exposure. Installed per Manufacture Recommendation.

Use Hot Dipped Galvanized Ring Shank 7D nails

Shingle siding to be #1 cedar shingles or HardieShingle® Staggered Edge (per plan).

Board and batten siding to be 4x8 or 4x9 – HardiePanel® grain to run vertically.

All window, door, gable vent, outlooks, porch post and railing details to conform to plan details.

Belly bands, where shown on plans, shall be 5/4x6, 5/4x8 or 5/4x10 HardieTrim®. Banding @ Patios and Front Entry Porches.

Entry Porch, under front door sill HardieTrim®, beside the front door the banding should be 2 inches above sill HardieTrim®.

Entry porch and patio banding to be scribed to match slope of concrete. Outside corners – 5/4x4 HardieTrim® at all locations.

Inside corners - 2x2 HardieTrim®.

Shutters: Per plan, all shutters (cedar) to be primed front and back for water protection. Light Blocks for all surface mounted exterior lights to be 7-1/4"x 9-1/4" HardieTrim®.

Entry / Porch beams (sides & bottom) wrapped with HardiePlank®.

44010.01 Roofing:

Composition Architectural Shingles: "IKO Cambridge" Product. Color to be per color document Roofing Laminated Shingles.

Install as per manufacturer's guidelines and requirements to meet 90mph wind rating; including felt, underlayment, specified fasteners, accessories, and trims.

New code: ASTM D226 or ASTM4869 15# felt paper, Roofing nails. No staples. Miscellaneous Flashing /

Counter Flashing: All flashing shall be 26 gauge preformed factory baked on finish. Widths shall be as required.

See details/drawings miscellaneous flashing. Install as per plans and/or Manufactures requirements.

Metal edge flashing required on all Multi-Family projects.

1520-24030 Exterior Flatwork Concrete: Slab Thickness = 4 inches nominal, (3 1/2" actual)

Porch/Patio/Drives/Sidewalks per plan with positive drainage to the gutter line.

100 Sq. Ft exposed aggregate stoop at Sliding Glass Door.

All concrete used on the Project shall be 5-1/2 sack, 3/8" aggregate, 3,000-3,500 PSI mix after 28 days. Concrete shall be supplied by Subcontractor.

A washout area will be designated at each construction site.

Porch/Patio/Driveway all exposed aggregate.

Single level homes:

One of the main reasons for the Variance request is so that we can build more single level homes. With a Variance approval the lots would allow more single level homes to be built. Our plan is to build 60-70% of the future development in single level homes.

Single Level homes of various sizes allow for versatility of the type of buyer/living style:

2 & 3 car garage options

Those with physical restrictions

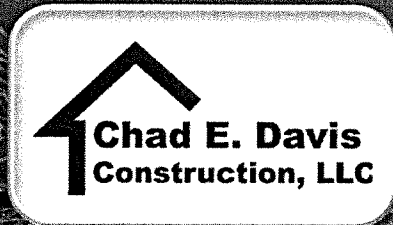
Those that potentially want to "age in place"

Quieter living

Flexible design options

Single Level Homes are potentially MORE fire proof due to less wall heights

Additionally, the public has been asking for this in the feedback we are getting at our open houses



RESERVE

— IN THE PINES —

Standard Features List

Exterior

Designed by local architects, the stylish elevations add distinction without the custom home price.

- Professionally-landscaped and irrigated front yards
- James Hardie fiber cement exterior siding
- Asphalt driveways
- Brushed Concrete patios, porch, walkways
- Rear covered patio (if setbacks allow)
- Stone masonry accents
- Decorative fiberglass front door with security bolt
- Exterior paint schemes by Sherwin Williams
- 2x6 exterior double-wall construction
- 2 exterior hose bibs
- Insulated garage doors; 2-car garage door opener with 2 remotes; 3rd-bay garage is pre-wired only
- Vapor barrier in crawlspace
- Post and beam construction with crawlspace

Interior

- Efficient, open floor plans
- 9' ceilings on the main and 8' on second floors
- Luxurious gas fireplace with mantel
- Fiberglass showers
- Laminate flooring and carpet with 6 lb. pad
- Craftsman-style trim
- Square drywall corners throughout
- Fully wood-wrapped windows on main floor, sills only on second floor
- Dual vanity in the master bath with tiled counters
- Brushed nickel plumbing and lighting fixtures
- Brushed nickel hardware and cabinet pulls
- Interior paint by Sherwin Williams
- Wood shelving in pantry and closets
- Coaxial cable outlet in living room & master bedroom
- 1 USB outlet in kitchen, 2 in master bedroom
- Utility room cabinet
- Painted garage walls and ceilings

Kitchen

Gourmet kitchens designed with an emphasis on functionality, space and storage.

- Whirlpool stainless steel appliances including gas freestanding range, dishwasher and built-in microwave hood/vent combo
- Solid-surface quartz counter tops
- Full-tile backsplash
- Custom craftsman-style cabinets with crown molding and brushed nickel pulls
- Stainless steel single-basin sink with brushed faucet pull-out sprayer
- Garbage disposal
- Pre-plumbed for ice maker

Construction Standards and Safety

- New Home Limited Structural Warranty
- Fire-rated door between the garage and living areas
- 2 weatherproof exterior electrical outlets
- Hard-wired smoke and carbon monoxide detectors per code
- Smart key deadbolt with entry hardware

Energy Efficiency

Energy efficiency for added comfort and savings in your new home.

- White dual-pane Low-E windows
- 50-gallon energy-efficient electric water heater
- Low-flush toilets and water-efficient fixtures
- PEX plumbing throughout
- Energy-efficient lighting
- 95%-efficient gas forced-air furnace
- A/C Ready wiring and line-set

1 Year Builder Warranty

Buyer(s) Initial/Date

Custom Selections Depending on construction scheduling there may be some options available to make choice of colors within builder's standards.

Note: Chad E. Davis Construction reserves the right to change elevations, specifications, materials and pricing without prior notice. Variations within floor plans and elevations may exist. Square footages are approximate and may vary. All floor plans and elevations are artist's renderings and may vary. CCB# 154184.



La Pine Rural Fire Protection District

51590 Huntington Rd.
Post Office Box 10
La Pine, OR 97739
Phone 541.536.2935
Fax 541.536.2627
www.lapinefire.org

January 4, 2020

Mr. Vic Russell
Sage Brush Development – The Reserve in the Pines
P.O. Box 2520
La Pine Oregon 97739

Dear Vic:

Thank you for your phone call, letter, and additional information on your proposal to the City for the reduced side yard setback variance that you are seeking for Reserve in the Pines R-I through R-IV. The fire district always has and wants to assist in community development and hopefully this response will guide that successfully. The district has priority responsibility to a fire safe community. For disclosure, fire districts are the only public tax districts in Oregon that do not receive any support from undeveloped lands and vacant lots - so it is also in the district's financial interest to see community growth.

By process, when asked for review of the requested variance 01VA-21 the fire district made the following recommendation to the City Planning Board based on what was in the variance documentation. That actual recommendation is:

"Thank you for the opportunity to review and make comment on the proposed 01VA-21 Variance request for setbacks within Reserve in the Pines Phase R- II through R- IV.

Setbacks have two primary important purposes – (A) community quality of life attributes, and (B) public safety. The fire district will speak to only the public safety aspect. Setbacks are an important element of community safety in keeping structure fires from extending to multiple buildings - side to side and/or to adjoining lots and/or blocks. Where neighborhood setbacks have different dimensions throughout a block, commonly wider breaks are provided every couple of structures to also limit an unchecked conflagration. One does not have to look far to see how conflagrations are destroying neighborhoods and whole communities. La Pine is front and center within the wildland urban interface bull's eye.

In reviewing application 01 VA-21 the fire district did not find any proposed off set accommodations for seeking a variance for reducing the side yard setback standards (such as committing to all fully sprinkler structures and/or fire-resistant construction (i.e., brick)). Thus, the fire district's recommendation to the City of La Pine is not permit the reduction of setbacks as now provided in Code as the minimum required for public safety without any added fire safety accommodations."

The district will be happy to provide a recommendation of support for the requested variance if accommodations to prevent building to building fire spread are included in official City Planning variance request and recorded on the plat documents to offset the reduced side yard spacing between otherwise ordinary constructed buildings.

The fire district will not mandate any single and/or combination of possible accommodations, that is best left to your development team and licensed project engineers and should have industry supported certification and documentation to the effectiveness of the approach(s) chosen.

A non-exclusive list of possible variance accommodations for reduced side yard setbacks could be :

- Fire sprinkler all buildings on reduced side lot parcels
- Limit all construction on the lot(s) to only one story (reduces exposures)
- Rated fire resistive roof, wall assemblies and sheeting (many options)
- Limit any wall openings/penetrations or only have fire rated windows and door assemblies
- Noncombustible solid fences between properties (think heat or fire shield)
- Noncombustible and/or automatic irrigated landscape
- No combustible decks – hard scaped patios only
- No combustible (wood/plastic) fences
- Larger fire breaks between groups of exposure (i.e., every three, four lots)

Again, hope this response helps the process and will look forward to the opportunity review and to provide recommendations to the City Planning Board on subsequent updated and completed variance applications. We appreciate your time constraints and will provide that review immediately to keep the process moving forward.

Respectfully,
La Pine Rural Fire Protection District

A handwritten signature in black ink, appearing to read "Mike Supkis". The signature is stylized and cursive.

Mike Supkis
Fire Chief

Cc: La Pine City Planning Board
La Pine City Planner - Alexa Repko

From: [Mike Supkis](#)
To: [Alexa Repko](#)
Subject: FW: Letter requested - fire district per 01VA-21
Date: Wednesday, January 5, 2022 11:14:21 AM
Attachments: [Russell, Sage Brush Development -The Reserve in the Pines, Comment on 01VA-21.pdf](#)

Alexa:

Please find the attached letter - Cc'd to both you and the Planning Board - for distribution and for the 01VA-21 file.

Our assumption is Mr. Russell is appealing the decision to 01VA-21 - but going to the fire district first?

Trying to provide some guidance to Mr. Russell in how to get a positive recommendation, or at least a no objection, from the fire district for his reduced side yard proposal on his developments.

As you will see our stance remains the same but believes he does has options at least on the fire safety part of the variance consideration. However, those need to be reasonable recognized (rated /code accepted to limit fire spread) as an adequate accommodation and documented on the plat as conditions of the development (and even future use).

Mike Supkis
La Pine Rural Fire Protection District

From: Mike Supkis
Sent: Wednesday, January 5, 2022 10:57 AM
To: Vicr@vicrussellconstruction.com
Subject: Letter requested - fire district per 01VA-21

Vic:

Thank you for the phone call and information dropped off last month on the Reserve in the Pines Project and your appeal of the City's decision of 01VA-21.

To help the process forward I am proving you, as requested, a letter (PDF attached, and hard copy in the mail) to where the district it at with reviews and current recommendation made to the City. Have forwarded copies to the City Planner and Planning Board.

Will look forward to the City's request to the revisit the variance application and do whatever to help the process along quickly.

Mike

VIC RUSSELL CONSTRUCTION, INC.

FINLEY BUTTE AGGREGATE & PAVING

La Pine Fire Dept

51590 Huntington Road

La Pine, OR 97739

ATT. Fire Chief Mike Supkis

December 8, 2021

Dear Chief, Supkis

My goal from the beginning design of The Reserve in the Pines was a multi-generational and fire safe community. After observing the impact of Fires in communities we have been very conscientious in design to keeping our The Reserve In the Pines fire safe. I spoke to you last spring for your input and thought you were in full support of the direction of a minor setback. My error was not responding back you in writing the results of my discussions with Chad Davis Construction and their compliance, resulting in a remarkable job of addressing your concerns and mine. I believe this should address your concerns and I am asking you for your support in my appeal of the denial of our minor variance to the setback requirement of 7.5' instead of 10'. Thank you Chief Supkis for your help and for all that you do in our community. Please respond to this request on or before Monday December 13, 2021, so we can meet the City of La Pine's Appeal deadline.

Regards,



Vic

Vic Russell

Sagebrush Development

The Reserve in the Pines.

CCB #31500

www.vicrussellconstruction.com

P.O. Box 2520, La Pine, Oregon 97739

Plant Location: 17900 Finley Butte Rd., La Pine, Oregon 97739
La Pine: 541-536-3478 • Bend: 541-593-8310 • FAX: 541-536-3526



Limited Warranty Information for Asphalt Shingles



Owner's Name: _____

Address: _____

Contractor's Name: Bühner Construction LLC

Address: Oregon City, OR

Phone #: (503) 849-3475

Contractor's Signature: Ryan A Hite Printed by Pro-Kit Inc. © 2018 IKO Industries, Inc. All rights reserved. IKO Industries, Inc. 02/18/18

Date of Application: _____

(mm) (dd) (yy)

Product Applied: IKO Cambridge

Color: Dual Black

Contract Price: _____

Number of Bundles: _____

Complete and retain for your records - do not send to IKO.
Note: This Limited Warranty form does not constitute proof of product purchase.

MR1L032_IKOIndustriesUnified_08-2018

IKO Asphalt Shingle Limited Warranty

Congratulations on your purchase of IKO asphalt roof Shingles. Your choice gives you a roof backed by over 60 years of experience in making high quality products for homes across North America.

This document explains the details of the limited warranty IKO provides on your Shingles after they have been installed on your roof. Read it carefully to ensure you are well-informed about the warranty coverage for your purchase. Also, remember that your contractor or roofer is not an employee or representative of IKO. This limited warranty can only be changed if such change is in writing and signed by an authorized corporate officer of IKO. IKO is not bound by any guarantees, warranties or representations or any change to this limited warranty made by your contractor, roofer or by any other person who is not an authorized corporate officer of IKO. IKO's Limited Warranty and your coverage is detailed in this booklet (the "Limited Warranty"). If you have questions about that coverage, contact IKO directly for assistance.

There are many terms in this Limited Warranty that have specific meanings. For your convenience some of the terms are defined below:

"AR" means certain Shingles which are covered by the Limited Algae Resistance Warranty set out herein that provide for the cleaning of discoloration on the exposed face of certain Shingles should that discoloration be caused by blue-green algae growth. Only Shingles shown as "AR" in the Information Tables, and Armourshake, Cambridge, Crowne Slate, Cambridge IR (with ArmourZone), Dynasty (with ArmourZone), RoofShake HW and Royal Estate Shingles are covered by a Limited Algae Resistance Warranty. See the section titled "Limited Algae Resistance Warranty" for more details on this coverage.

"High Wind Application" means the installation of Shingles using the specific instructions that appear on the Shingle wrapper. Some local building codes may require additional fasteners. For "High Wind Application" of all IKO Shingles, except for Cambridge IR (with ArmourZone) and for Dynasty (with ArmourZone), additional fasteners are required during installation. Please check your local building code and the application instructions specific to your Shingles for proper nailing and application requirements.

"IKO" in the United States means IKO Industries Inc. / in Canada it means IKO Industries Ltd.

"Iron Clad Protection" means the limited non prorated coverage provided by the IKO Limited Warranty during the Iron Clad Protection Period. Please read the section titled "IKO Iron Clad Protection Period" for more details on this coverage. The length of the Iron Clad Protection period for each Shingle is listed in the Information Tables.

"Iron Clad Protection Period" means the initial period of the Warranty Period during which IKO provides Iron Clad Protection coverage. Please read the section titled "IKO Iron Clad Protection Period" for more details. The length of the Iron Clad Protection period for each Shingle is listed in the Information Tables.

"Limited Warranty" means the limited warranties and your coverage provided by IKO for your Shingles as expressly set out in this document, and are the only warranties being provided by IKO.

"Maximum Liability" means the maximum obligation of IKO under the Limited Warranty, as described in the sections titled "Iron Clad Protection Period", "Beyond Iron Clad Protection Period", "Limited Wind Resistance Warranty" and "Limited Algae Resistance Warranty" whichever is applicable. Please read each of these sections carefully for more details.

"Owner" means the individual owner(s) of the single family residential home at the time that the Shingles were installed on that building. If you purchase a new residence from the builder of the home and are the first person to live in it, IKO will consider you to be the Owner, even though the Shingles had already been installed.

"Purchase" or "Purchased" means the retail purchase of the Shingles covered by this Limited Warranty.

"Shingle" or "Shingles" means the IKO asphalt shingle product identified in this Limited Warranty that was installed on the roof of the building owned by the Owner.

"Square" means 100 square feet of roof area.

"The Information Tables" means collectively the Limited Warranty Information Table and the Limited Lifetime Warranty Information Table below.

In addition to any other specific conditions set forth in this Limited Warranty, the "Warranty Conditions" are standard conditions that must be met for your IKO warranty claim to be valid. The Warranty Conditions include:

- The Shingles were properly installed, in strict accordance with both IKO's written installation instructions and local building code requirements; and
- The person making the Warranty claim is the Owner of the Shingles, or the person to whom the Limited Warranty was validly transferred as set out herein. For details on Warranty Transfers, please read "Transferability of Warranty" below; and
- The Shingles have a manufacturing defect that has resulted in a leak; and
- The repair or replacement must be with IKO Shingles and must be completed on the same building/structure to which the Shingles covered under this Limited Warranty were originally applied.

Depending on the type of Shingles used on the Owner's roof, other conditions described herein may also apply in order for the IKO warranty to be valid or applicable.

Limited Warranty Information Table

Name of Shingle	Warranty Period (months)	IKO "Iron Clad Protection Period" (months)	Reduction Figure (first 180 months) n*	Reduction Figure (after 180 months) m*	Maximum Liability / Dollar Limit per Square	Standard Application/ High Wind Application Warranty - mph [km/h]	Algae Resistance Warranty (months)
Armourshake™ ²	Limited Lifetime ¹	180	Refer to Chart A	Refer to Chart A	95	110/130 [177/210]	120
Crowne Slate™ ²	Limited Lifetime ¹	180	Refer to Chart A	Refer to Chart A	95	110/130 [177/210]	120
Royal Estate™ ²	Limited Lifetime ¹	180	Refer to Chart A	Refer to Chart A	45	110/130 [177/210]	120
Dynasty (with ArmourZone) ²	Limited Lifetime ¹	180	Refer to Chart A	Refer to Chart A	40	130 [210]	120
Cambridge IR™ (with ArmourZone) ³	Limited Lifetime ¹	180	Refer to Chart A	Refer to Chart A	75	130 [210]	120
Cambridge™ Cool Colors ²	Limited Lifetime ¹	180	Refer to Chart A	Refer to Chart A	40	110/130 [177/210]	N/A
Cambridge™ ²	Limited Lifetime ¹	180	Refer to Chart A	Refer to Chart A	40	110/130 [177/210]	120
RoofShake HW™ ²	Limited Lifetime ¹	180	Refer to Chart A	Refer to Chart A	40	110/130 [177/210]	120
Marathon™ Plus AR ²	300	60	n/225	m/600	30	60 [97] ⁴	60
Marathon™	240	36	n/225	m/300	30	60 [97]	N/A

Chart A - Limited Lifetime Warranty Information Table for Armourshake, Crowne Slate, Royal Estate, Dynasty (with ArmourZone), Cambridge IR (with ArmourZone), Cambridge Cool Colors, Cambridge and RoofShake HW Shingles

Warranty Period	IKO "Iron Clad Protection Period"	Reduction Figure for months 181-206	Reduction Figure for months 207-480	Reduction Figure for months 481+
Limited Lifetime ¹	180	n/260	384/480	432/480

¹For any non-Individual owner, such as a corporation, religious entity, condominium, government entity or homeowner association, or for any non-single family residential home, the Warranty Period for these Shingles is limited to 40 years.

²Hip and ridge shingles used for installation of these shingles must be either Marathon, Marathon Plus AR, IKO UltraHP, IKO Hip & Ridge 12, IKO Hip & Ridge Plus or an IKO approved equivalent product.

³Hip and ridge shingles used for installation of these shingles must be IKO UltraHP IR or an IKO approved equivalent product.

n* - refers to the number of months that have passed since the Shingles were installed on the building.

m* - refers to the number of months greater than 180 that have passed since the Shingles were installed on the building.

⁴In Canada the Wind Warranty for Standard Application is 70mph [112 km/h] and the High Wind Application Warranty is 80mph [129 km/h]. There is no High Wind application Warranty for Marathon Plus AR shingles in the U.S.

EXAMPLE - A manufacturing defect resulting in leaks is found in January 2034 in Shingles purchased with a 25 year limited warranty. The Shingles were purchased in January 2016; 18 years, or a total of 216 months have elapsed since purchase. IKO's warranty obligation will be reduced by $(180/225 = .80) + (36/600 = .06) = .86$. So IKO's maximum obligation would be 14% $(100 - 86)$ of the cost of the replacement Shingles.

Asphalt Shingle Limited Warranty

LIMITED WARRANTY

IKO provides a Limited Warranty to the original Owner of its Shingle products. The coverage provided by this Limited Warranty is subject to the terms and conditions listed herein. This Limited Warranty is intended to provide coverage only to the Owner and only for a manufacturing defect that results in leaks. The Limited Warranty starts on the day that the original installation of the Shingles on the roof is completed, and coverage is limited to the length of time listed in the Information Tables for the specific Shingles product installed on the Owner's roof (the "Warranty Period"). The Limited Warranty provides the Owner specific legal rights, but the Owner may also have other legal rights. Those rights will vary from state to state or province to province. In situations where the coverage given includes a dollar value, it is meant to be given in the currency of the country in which the building is located.

IRON CLAD PROTECTION PERIOD

IKO offers Iron Clad Protection as set out below for every Shingle listed in the Information Tables. The length of the Iron Clad Period varies by Shingle product. Refer to the Information Tables to find the Iron Clad Protection Period for your Shingles. The Iron Clad Period starts on the day of installation of the Shingles on the Owner's roof. This coverage is limited to the amount of time shown in the Tables for your Shingles. During the Iron Clad Protection Period, IKO will, at its option, either repair or replace affected Shingles if all Warranty Conditions are met (the "Iron Clad Protection").

If there is a valid claim during the Iron Clad Period, IKO's Maximum Liability is limited to the reasonable cost of placing new Shingles on the Owner's roof. This means that IKO will supply replacement Shingles similar to those already on the roof, plus a reasonable allowance for the cost of applying the new Shingles. Other costs, such as flashings, metal work, vents or repair of any other damages or expenses incurred or claimed, removal of the existing Shingles from the roof (tear-off), and disposal of the existing Shingles, are not covered by the Iron Clad Protection or by other terms of the Limited Warranty, including during the Iron Clad Protection Period.

BEYOND IRON CLAD PROTECTION PERIOD

Once the Iron Clad Period expires, the Limited Warranty provides certain outlined coverage to the Owner for the remainder of the Warranty Period outlined in the Information Tables for the Shingle product on your roof (the "Beyond Iron Clad Protection Period"). This coverage during the Beyond Iron Clad Protection Period will apply only if the Warranty Conditions have been met.

During the Beyond Iron Clad Protection Period, IKO's Maximum Liability is the prorated portion of the replacement Shingles required at the time the claim was reported to IKO. Alternatively, if IKO decides it cannot reasonably provide replacement Shingles, IKO may offer coverage based upon the prorated value of the maximum liability per square as shown in the Information Tables. Other costs, including labor, tear-off and disposal of the existing Shingles, other Shingles, roof, flashings, metal work, vents or repair of any other damages or expenses incurred or claimed are not covered by the Limited Warranty. The formula used to calculate the coverage available is shown in the Information Tables.

LIMITED WIND RESISTANCE WARRANTY

For Armourshake, Crowne Slate, Royal Estate, Dynasty (with ArmourZone), Cambridge IR (with ArmourZone), Cambridge Cool Colors, Cambridge and RoofShake HW Shingles only during the first 15 years after they are installed on the Owner's roof, the IKO Shingles carry a Limited Warranty for wind "blow-off" for Shingles lost from the roof due to wind gusts not exceeding certain maximum speeds (a "Limited Wind Resistance Warranty"). Each type of these Shingles carries a maximum wind resistance limit for this coverage. Please refer to the Information Table for the wind speed limits for the Shingles on your roof.

For all other Shingles, during the first 5 years after they are installed on the Owner's roof, the IKO Shingles carry a Limited Wind Resistance Warranty for wind "blow-off" for Shingles lost from the roof due to wind gusts not exceeding certain maximum speeds. Each type of these Shingles carries a maximum wind resistance limit for this coverage. Please refer to the Information Tables for the wind speed limits for the Shingles on your roof.

For the shingles specified in the Limited Warranty Information Table above, the use of a High Wind Application will increase the limit of the maximum wind resistance under the Limited Wind Resistance Warranty (a "High Wind Resistance Limited Warranty"). The wind speed limits for the High Wind Resistance Limited Warranty for those Shingles are listed in the Information Tables. If additional nails as listed are used for the following shingles, the maximum wind speed increases to one hundred thirty (130) mph (two hundred ten (210) km/h), for Marathon Plus AR it increases to 80 mph (129 km/h), in Canada only;

- (i) three (3) additional (8 in total) nails for Crowne Slate,
- (ii) two (2) additional (6 in total) nails for Royal Estate, Cambridge Cool Colors, Cambridge, RoofShake HW and for Canada only, Marathon Plus AR.
- (iii) one (1) additional (6 in total) nail for Armourshake.

In addition, for the High Wind Resistance Limited Warranty to apply, IKO starter strip shingles must be installed at all eaves and rakes, and IKO Hip and Ridge shingles or approved equivalent must be used on all hips and ridges. Rake application of starter strip shingles not required for Cambridge IR (with ArmourZone) and for Dynasty (with ArmourZone) Also:

- (i) the Limited Wind Resistance Warranty will only apply if: (a) the Shingles were installed using roofing nails (not staples) in strict accordance with the instructions on the wrapper and (b) for installations in Canada during the fall, winter or in cool weather, the Shingles have been manually sealed at the time of installation, and for installations at all other times in Canada, and at all times in the U.S., the Shingles have been manually sealed at the time of installation, or have had the opportunity to seal down;
- (ii) the High Wind Resistance Limited Warranty will only apply if: (a) the Shingles were installed using roofing nails (not staples) in strict accordance with the instructions on the wrapper and (b) for installations in Canada, the Shingles have been manually sealed at the time of installation, and (c) for installations in the U.S., the Shingles have been manually sealed at the time of installation, or have had the opportunity to seal down. Manual sealing is not required in the state of Florida. For Cambridge IR (with ArmourZone) and for Dynasty (with ArmourZone) in Canada provision (b) does not apply if the shingles have had an opportunity to seal down.

Shingles that are installed in cool seasons or weather may not seal until weather conditions are adequate to allow the self seal down strip to activate. Please see the NO LIMITED WIND RESISTANCE WARRANTY COVERAGE FOR WIND DAMAGE BEFORE SELF SEALING STRIPS SEAL paragraph in this Limited Warranty for more information regarding the self sealing strip. Please consult your roofer, shingle dealer, the product packaging or our website at www.iko.com/na for more information on the application instructions for your Shingles.

For valid claims under the Limited Wind Resistance Warranty (where the warranty conditions are satisfied), IKO's Maximum Liability is to provide replacement Shingles for those Shingles lost from the roof due to 'blow-off', or alternatively, IKO will pay for the reasonable cost of manually sealing unsealed Shingles. Other costs, such as labor, tear-off, removal or disposal costs of Shingles, other shingles, roof, flashings, metal work, vents or repair of any other damages or expenses incurred or claimed, are not covered by the Limited Wind Resistance Warranty or otherwise.

NO LIMITED WIND RESISTANCE WARRANTY COVERAGE FOR WIND DAMAGE BEFORE SELF-SEALING STRIPS SEAL

All Shingles that contain a factory applied self sealing strip must be subjected to direct sunlight and warm temperatures for several days before full sealing will occur. Shingles installed in the fall or winter may not seal until the following spring. Shingles which do not receive direct sunlight, or which are not exposed to adequate surface temperatures may never seal. Damage to the factory self sealing strip by dust, sand or foreign matter will prevent the sealing strip from activating. This is the nature of shingles and failure to seal down under such circumstances is not a manufacturing defect. IKO will not be responsible for any blow-offs or wind damage that may occur prior to thermal sealing having occurred. After the Shingles have sealed, the Limited Warranty that commenced at installation will cover wind damage or blow-offs, in accordance with the terms listed in the "Limited Wind Resistance Warranty" section of this booklet.

LIMITED ALGAE RESISTANCE WARRANTY

Some IKO Shingles carry a Limited Warranty against discoloration caused by the development of blue-green algae on the exposed face of the Shingles (Please refer to the Information Tables to see whether your Shingles carry this coverage and for the period of coverage provided). If there is a valid claim under the Limited Algae Resistance Warranty, (where all the Warranty Conditions are satisfied), IKO's Maximum Liability is to provide the Owner with a labor payment certificate. The certificate will pay the reasonable costs of cleaning the affected Shingles up to a maximum value of \$15 per Square. This maximum value will be prorated based upon the number of months that the Shingles have been installed on the Owner's home at the time the claim is filed, divided by the maximum period of coverage listed in the Information Tables.

NON-TRANSFERABILITY OF LIMITED WARRANTY

This Limited Warranty provides rights to, and can only be enforced by the original Owner, or to a person to whom the Limited Warranty is allowed to be and is validly transferred as detailed below in the section titled "Limited Transferability of Limited Warranty". No other person or business can claim coverage or has rights under the Limited Warranty.

NO LIABILITY OR COVERAGE OUTSIDE TERRITORY

IKO does not provide any warranty for Shingles purchased in Canada, whether by the Owner or by any other party, and that are installed in the United States or elsewhere not in Canada. Also, IKO does not provide any warranty for Shingles purchased in the United States, whether by the Owner or by any other party, and that are installed in Canada or elsewhere not in the United States."

LIMITED TRANSFERABILITY OF LIMITED WARRANTY

The Limited Warranty for your Shingles is intended to primarily provide coverage only to the original Owner of the Shingles. Certain limited provisions of the Limited Warranty and only for a limited period, as outlined below, may be transferred by the original Owner to the next property owner only once during the Limited Warranty period, and only during the first 10 years of the Warranty Period. If the original Owner dies, the Limited Warranty cannot be transferred to the Owner's estate or to anyone else. In the absence of a permissible and valid transfer of the Limited Warranty as set out herein, the Limited Warranty ends on the sale or other transfer of the property.

To transfer certain provisions of the Limited Warranty from the original Owner during the first 10 years of the Warranty Period, the Owner must complete the following steps:

- Notification of a request for transfer must be received in writing by IKO at the Warranty Services Office. Both the Canadian and US Office addresses are listed below in the section entitled "Notification of Claims". Notification must be received within 30 days of the completion of the real estate transfer.
- The transfer request must attach the original Proof of Purchase for the Shingles, and a copy of the property transfer documents.
- The transfer request must also include payment in full of a \$100 transfer fee to complete the transfer.

Except for Armourshake, Crowne Slate, Royal Estate, Dynasty (with ArmourZone), Cambridge IR (with ArmourZone), Cambridge Cool Colors, Cambridge and RoofShake HW Shingles, upon the sale or transfer of the property, the Iron Clad Protection Period shall automatically terminate and for an allowable and valid transfer of the Limited Warranty, the IKO Shingles will then be covered for a limited Beyond Iron Clad Protection Period on a prorated basis for the Shingles only for a period of two (2) years following the transfer of the property. Please see the Limited Warranty Information Table for the method used to calculate the Limited Warranty coverage for the two (2) year period. The Reduction Figure for these Shingles will be n/225.

For Armourshake, Crowne Slate, Royal Estate, Dynasty (with ArmourZone), Cambridge IR (with ArmourZone), Cambridge Cool Colors, Cambridge and RoofShake HW Shingles, if the transfer of the Limited Warranty occurs within the first 7 years (84 months) after installation, the remaining Iron Clad Protection Period will remain intact. See the section titled "Iron Clad Protection Period" for more information. If the transfer takes place more than 7 years after installation, the Iron Clad Protection Period shall automatically terminate and coverage will be calculated on a prorated basis for the Shingles, using the formula shown in the Information Tables. (The Reduction Figure in Chart A for months 85-120 shall be n/260.) Regardless of when the transfer occurs, the Warranty Period for a transferred Limited Warranty for Armourshake, Crowne Slate, Royal Estate, Dynasty (with ArmourZone), Cambridge IR (with ArmourZone), Cambridge Cool Colors, Cambridge and RoofShake HW Shingles is limited to 15 years from the date of completion of original installation.

EXCLUSIONS AND LIMITATIONS

Except as and limited to what is explicitly set out in this Limited Warranty with respect to the Limited Wind Resistance Warranty and the Limited Algae Resistance Warranty, the coverage under this Limited Warranty is only for manufacturing defects that result in a leak of the Shingles on the Owner's roof, and for no other cause whatsoever. Conditions that do not result in a leak, or are not due solely to a manufacturing defect in the Shingles are not covered by the Limited Warranty or otherwise.

As a result, and without limiting the generality of the foregoing, IKO will not have any liability or obligation under the Limited Warranty or otherwise for the following:

1. Any damage that occurs during or after any improper application process, including one that fails to follow IKO's printed application instructions;
2. Any variation in the color or shading between installed Shingles on the building, including the fading or weathering of colored granules used in any of IKO's Shingle blends, backsurfacing transfer between Shingles, or asphalt staining of Shingles. IKO reserves the right to discontinue or modify any of its products, including the color blend of any Shingles, without notice to the original Owner. IKO will not be liable for any costs as a result of such modification or discontinuance of any product;
3. Any damage to the interior or exterior of any building, or any property or contents within or outside any building;
4. Any damage caused by Acts of God or other causes beyond IKO's control, including, without limitation, lightning, gale or wind (except for the coverage in the Limited Wind Resistance Warranty), hail, hurricane, tornado, earthquake, explosion, flood, fungus contamination, solid objects falling on the roof, or any other causes. This exclusion does not apply to ordinary wear and tear of Shingles caused by the elements;
5. Any damage caused by settlement, distortion or cracking of the roof deck, walls or foundation of a building. This includes failure in the materials used as a roof base, or by the presence of people, animals, machinery, equipment or any traffic of any kind on the roof;
6. Any damage caused by buckling of Shingles. The installation of Shingles on dimensional lumber (including shiplap or board decks) is not recommended as it may cause buckling of Shingles;
7. Any damage that arises after the roof is altered following the original installation of the Shingles. This includes any alteration including structural additions, changes, or replacement; or equipment installations (including but not limited to, signs, water towers, fan housings, air conditioning equipment, solar heaters, water heaters, television and/or radio antennas, satellite dishes, skylights, and equipment or machinery of any kind);
8. Any costs incurred for any, work, repairs (whether temporary or permanent) or replacements not authorized in advance in writing by IKO;
9. Costs incurred for materials, repairs or replacements where materials produced by someone other than IKO (unless authorized in advance in writing by IKO to do so);
10. Any damage that arises from any cause other than a manufacturing defect that results in a leak;
11. Any discoloration or damage due to the presence of mold, mildew, fungus, algae, biological growth or pollutant or other matter on the Shingles or roof (except for the coverage in the Limited Algae Resistance Warranty);
12. Any damage or distortion caused by inadequate ventilation either at the eaves or on the rooftop of the building. This includes failure of ventilation caused by blocked, non operative or defective vents or any other condition that renders the ventilation system ineffective. Roof system ventilation should meet local building code standards for total vent area. Ventilation must also be distributed evenly between the rooftop and the eaves of the building;
13. Any costs related to the replacement of the Shingles that is not expressly covered in this Limited Warranty. This means that unless otherwise explicitly set out in this Limited Warranty, the Limited Warranty does not cover the cost of installation, application, tear-off, removal and disposal of Shingles, other shingles, roof flashings, metal work, vents or repair of any other damages caused by or associated with any leakage, or any other costs or expenses the Owner may incur or claim;
14. Any costs related to the removal of any asbestos present in the roof on which the Shingles have been installed;
15. Any damage due to the effects of debris, resins or drippings from trees in contact with or near the Shingles. Such damage may include blisters on the Shingle surface or premature aging caused by debris or matter on the roof;
16. Any damage due to the effects of chemicals on the Shingles, whether applied to the Shingles or roof, airborne or which otherwise come in contact with the Shingles or roof. This means that this Limited Warranty does not cover the effects on Shingles or roof of any chemical including but not limited to aliphatic or aromatic solvents, chlorinated hydrocarbons, turpentine, oils, organic or inorganic polar materials or any other related materials;
17. Any damage due to the excessive use of roofing cement;
18. Any damages or failure in performance of Shingles installed over insulated roof deck panels, except as outlined below under the section "REDUCED WARRANTY COVERAGE FOR INSTALLATION OF SHINGLES ON INSULATED ROOF DECKS";
19. Any Shingle product sold with or bearing "ECONOMY NO WARRANTY" tape or marking. Such Shingle product is sold on an "As Is", no warranty basis;
20. Any damage to Shingles applied in a closed valley application, where Shingles are used to construct the valley or run-off areas on the roof. Open metal valleys are recommended for best roof performance;
21. Any claim under this Limited Warranty where the Owner deliberately or negligently misrepresents any material fact;

NO LIABILITY OR COVERAGE FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES

The Limited Warranty provides coverage only for certain limited damage to Shingles that is directly caused by a manufacturing defect. IN NO EVENT SHALL IKO OR ITS AFFILIATES BE LIABLE FOR ANY INDIRECT, ASSOCIATED, INCIDENTAL OR CONSEQUENTIAL DAMAGES. This means, without limiting the foregoing, that this Limited Warranty does not cover claims for: damages to homes or other structures, interiors, exteriors, furniture, contents, appliances, loss of income, loss of enjoyment, storage fees, economic loss, or any other loss or damage. Some jurisdictions do not allow the exclusion or limitation of incidental or consequential damages, so this condition may not apply to you in those jurisdictions.

REDUCED WARRANTY COVERAGE FOR LOW SLOPE ROOFS

The Limited Warranty terms set out in this document only apply to Shingles installed on roof slopes of 4 in 12 (1:3) and steeper. The limited Warranty Period for Shingles installed on low slope roofs (i.e. those with a slope of less than 4 in 12 (1:3) and down to 2 in 12 (1:6)) is 12 years, and will be prorated for material only (with no Iron Clad Protection coverage) at an annual reduction rate of 8.33%. If certain application procedures are followed as detailed in the application instructions printed on the Shingle wrapper, the regular Limited Warranty may be available for slopes between 3 in 12 and 4 in 12 (1:4 and 1:3). Please see the product packaging or visit www.iko.com/na for application procedures and instructions for your Shingles, as certain Shingles may not be suitable for use on slopes below 4:12.

If you do not know the slope of your roof, please contact your contractor or roofer for assistance.

REDUCED WARRANTY COVERAGE FOR INSTALLATION OF SHINGLES ON INSULATED ROOF DECKS

The coverage under this Limited Warranty is reduced for any Shingles, which are applied to any of the following:

- a) roof deck assemblies (of slopes greater than 2 in 12) where foam insulation is prefabricated into the roof deck system (commonly known as "nail board insulation"), or
- b) where insulation is installed immediately beneath an acceptable roof deck system.

In the event that such Shingles are installed on insulated or unventilated decks the Warranty Period available to the Owner is reduced to 10 (ten) years with no Iron Clad Protection coverage. The annual reduction figure in this case shall be 10% per year.

LIMITED COVERAGE FOR REPLACEMENT SHINGLES

If IKO provides coverage under this Limited Warranty for a submitted claim, the replacement Shingles are covered by the Limited Warranty only for the remainder of the Warranty Period starting from the date of the completion of original installation of the replaced Shingles.

SEVERABILITY

Each provision of this Limited Warranty is intended to be severable. If any provision hereof is illegal, invalid or unenforceable in whole or in part, such illegality, invalidity or unenforceability shall not affect the legality, validity or enforceability of the remainder hereof. Any provision hereof that is held to be illegal, invalid or unenforceable in any jurisdiction shall be illegal, invalid or unenforceable in that jurisdiction without affecting any other provision hereof in that jurisdiction or the legality, validity or enforceability of that provision in any other jurisdiction, and to this end the provisions hereof are declared to be severable.

NOTIFICATION OF CLAIMS

To receive coverage under the Limited Warranty, the following steps must be followed. This allows IKO the opportunity to review the claim and determine if the reported condition is covered by the Limited Warranty terms. To file a claim, the Owner must:

1. Contact IKO Warranty Services within thirty (30) days of becoming aware of the alleged concern. The Owner may reach IKO toll free at the numbers listed below:
Eastern Canada 1-800-361-5836 Western Canada 1-800-521-8484 United States 1-800-433-2811
2. Provide all information requested by the IKO Warranty Claims Representative in order to open a claim. The Warranty Claims Representative will then forward a Homeowner Inquiry Survey to your attention.
3. Complete and sign the Homeowner Inquiry Survey. Return the completed Survey along with the following additional items:
 - a. A valid Proof of Purchase for your Shingles, which must identify that the Shingles are IKO Shingles, the model of IKO Shingle, the quantity of Shingles Purchased and the date of original Purchase.
 - b. The required clear color photos as detailed in the Survey information.
 - c. Two complete sample Shingles from the roof which demonstrate the alleged concern. (If claim is for color concerns, please send two full sample Shingles of the lighter color and two full samples of the darker color.)
 - d. Any other information requested by the Warranty Claims Representative during the original reporting call.
4. All requested materials should be provided to IKO within 30 days of the discovery of the alleged concern at the address listed below. The cost of shipping the materials required for the claim is the responsibility of the Owner. Claims materials should be sent to:

Canada IKO Industries Ltd. 80 Stafford Drive Brampton ON L6W 1L4	United States IKO Industries Inc. 235 West South Tec Drive Kankakee IL 60901-8426
--	---
5. Provide IKO and its representative(s) with access to all of the IKO Shingles in question, and the roof and outside and inside of the building upon which it was installed for the purpose of investigating the claim, if IKO requests access. This request may include physical inspection of the roof surface, taking sample Shingles, and photographing the roof surface and the attic space, should IKO determine that such information is needed.

If the Owner fails to send in all requested information or does not otherwise comply with these steps, it may result in a delay in response to the claim and IKO is entitled to conclude that the claim is not valid and decline coverage under the Limited Warranty.

IKO will evaluate and respond according to any obligations under the Limited Warranty within approximately 60 days of receiving all necessary information needed to assess reported claim.

MR1L032_IKOIndustriesUnified_08-2018

IMPORTANT NOTICES

This Limited Warranty replaces all other oral or written warranties, liabilities or obligations of IKO. There are no other warranties which extend beyond the limited warranty described in this document. IKO will not be liable for any oral statement or other written statement about any IKO Shingle, whether such statements are made by an agent or employee of IKO or by any other person. IKO does not authorize its representatives, distributors, contractors or dealers to make any changes or modifications to this limited warranty. EXCEPT WHERE PROHIBITED BY LAW, THE OBLIGATION CONTAINED IN THIS LIMITED WARRANTY IS EXPRESSLY IN LIEU OF ANY OTHER OBLIGATIONS, WARRANTIES, CAUSES OF ACTION, CONDITIONS, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED CONDITION OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, AND EXCEPT FOR THE OBLIGATION EXPRESSLY CONTAINED IN THIS LIMITED WARRANTY, LIABILITY IS EXCLUDED RELATING TO, IN CONNECTION WITH, OR ARISING FROM, ANY RIGHT, CLAIM, REMEDY AND CAUSE OF ACTION AGAINST IKO OR ANY OF ITS AFFILIATED OR RELATED COMPANIES, OR THEIR AGENTS, OFFICERS, DIRECTORS AND EMPLOYEES, INCLUDING, WITHOUT LIMITATION, STRICT LIABILITY, STATUTE, TORT, NEGLIGENCE, WAIVER OF TORT AND INDIRECT, ASSOCIATED, INCIDENTAL OR CONSEQUENTIAL DAMAGES.

BINDING ARBITRATION: EVERY CLAIM, CONTROVERSY OR DISPUTE OF ANY KIND WHATSOEVER (EACH AN "ACTION") BETWEEN YOU AND IKO (INCLUDING ANY OF IKO'S EMPLOYEES AND AGENTS) RELATING TO OR ARISING OUT OF THE SHINGLES OR THIS LIMITED WARRANTY SHALL BE RESOLVED BY FINAL AND BINDING ARBITRATION, REGARDLESS OF WHETHER THE ACTION SOUNDS IN WARRANTY, CONTRACT, STATUTE OR ANY OTHER LEGAL OR EQUITABLE THEORY. YOU AND IKO AGREE THAT ANY ACTION WILL BE ARBITRATED ON AN INDIVIDUAL BASIS AND THAT NO CLAIM(S) WILL BE CONSOLIDATED OR AGGREGATED WITH THE CLAIM(S) OF ANY OTHER PERSONS BY CLASS ACTION, CLASS ARBITRATION, IN A REPRESENTATIVE CAPACITY OR OTHERWISE. TO ARBITRATE AN ACTION AGAINST IKO, YOU MUST INITIATE THE ARBITRATION, FOR U.S. CLAIMS, IN ACCORDANCE WITH THE FEDERAL ARBITRATION ACT, TO BE CONDUCTED BY A SINGLE ARBITRATOR IN ACCORDANCE WITH THE RULES OF THE AMERICAN ARBITRATION ASSOCIATION, AND FOR CANADIAN CLAIMS, IN ACCORDANCE WITH THE ARBITRATION ACT, R.S.A. 2000, c. A-43, ALBERTA, AS MAY BE AMENDED) AND YOU MUST COMMENCE THE ARBITRATION AND PROVIDE WRITTEN NOTICE TO IKO BY CERTIFIED MAIL AT THE APPLICABLE ADDRESS NOTED ABOVE, WITHIN THE APPLICABLE TIME PERIOD PRESCRIBED IMMEDIATELY BELOW. IF YOU PREVAIL ON YOUR CLAIMS IN THE ARBITRATION, IKO WILL REIMBURSE YOU FOR ANY FILING AND ADMINISTRATIVE FEES PAID BY YOU TO THE ARBITRATION ORGANIZATION. Some jurisdictions do not allow mandatory arbitration, so the above arbitration provision may not apply to you in those jurisdictions. An Action may also be referred to another arbitration organization if you and IKO agree in writing. IKO will not elect arbitration for any Action you file in court in which you agree not to seek to recover more than \$25,000, including attorneys' fees and costs, so long as the claim is individual and pending only in that court. You may also reject this arbitration provision by notifying IKO in writing within 45 days after the installation of the Shingles or the valid transfer of this Limited Warranty to you. If any portion of this arbitration provision is not enforced in the arbitration, then either you or IKO can file a lawsuit in court to adjudicate the arbitrability of the Action and the enforceability of the portion of the arbitration provision at issue.

NO ACTION OR BREACH OF THIS LIMITED WARRANTY OR ANY OTHER ACTION AGAINST IKO RELATING TO OR ARISING OUT OF THE SHINGLES, THEIR PURCHASE OR THIS TRANSACTION SHALL BE BROUGHT LATER THAN ONE (1) YEAR AFTER ANY CAUSE OF ACTION HAS ARISEN OR ACCRUED. IN JURISDICTIONS WHERE STATUTORY CLAIMS OR IMPLIED WARRANTIES AND CONDITIONS CANNOT BE EXCLUDED, ALL SUCH STATUTORY CLAIMS, IMPLIED WARRANTIES AND CONDITIONS AND ALL RIGHTS TO BRING ACTIONS FOR BREACH THEREOF EXPIRE AFTER ONE (1) YEAR, OR SUCH LONGER PERIOD OF TIME IF MANDATED BY APPLICABLE LAWS, AFTER THE PURCHASE OF THE SHINGLE PRODUCT. SOME JURISDICTIONS DO NOT ALLOW LIMITATIONS ON HOW LONG AN IMPLIED WARRANTY OR CONDITION LASTS, SO THE ABOVE LIMITATION MAY NOT APPLY TO YOU IN THOSE JURISDICTIONS.

This Limited Warranty applies to IKO Shingles sold on or after August 10, 2018 and supersedes all previously published warranties.

From: [Erik Huffman](#)
To: [Alexa Repko](#); [Jacob Obrist](#)
Subject: Reserve in the Pines setback variance
Date: Wednesday, November 17, 2021 3:10:46 PM

Hi Alexa, I have no comment regarding the setback variance relating to engineering.
Thanks a lot, -Erik

Erik Huffman, PE, PLS, CWRE, LEED AP
BECON www.beconeng.com
549 SW Mill View Way, Suite 100
Bend, OR 97702
Office (541) 633-3140
Direct (541) 668-6250
Cell (503) 730-5274

From: [Jacob Obrist](#)
To: [Alexa Repko](#)
Cc: [Erik Huffman](#)
Subject: Reserve in the Pines-Setback Variance
Date: Wednesday, November 17, 2021 3:11:16 PM
Attachments: [image001.png](#)

Alexa,

I have no comments in regards to the recent Variance request for the Reserve in the Pines.

Thanks,



Jake Obrist
Public Works Manager
City Hall: 541-536-1432
Cell Phone: 541-419-5625
16345 Sixth St. La Pine, OR 97739
www.ci.la-pine.or.us

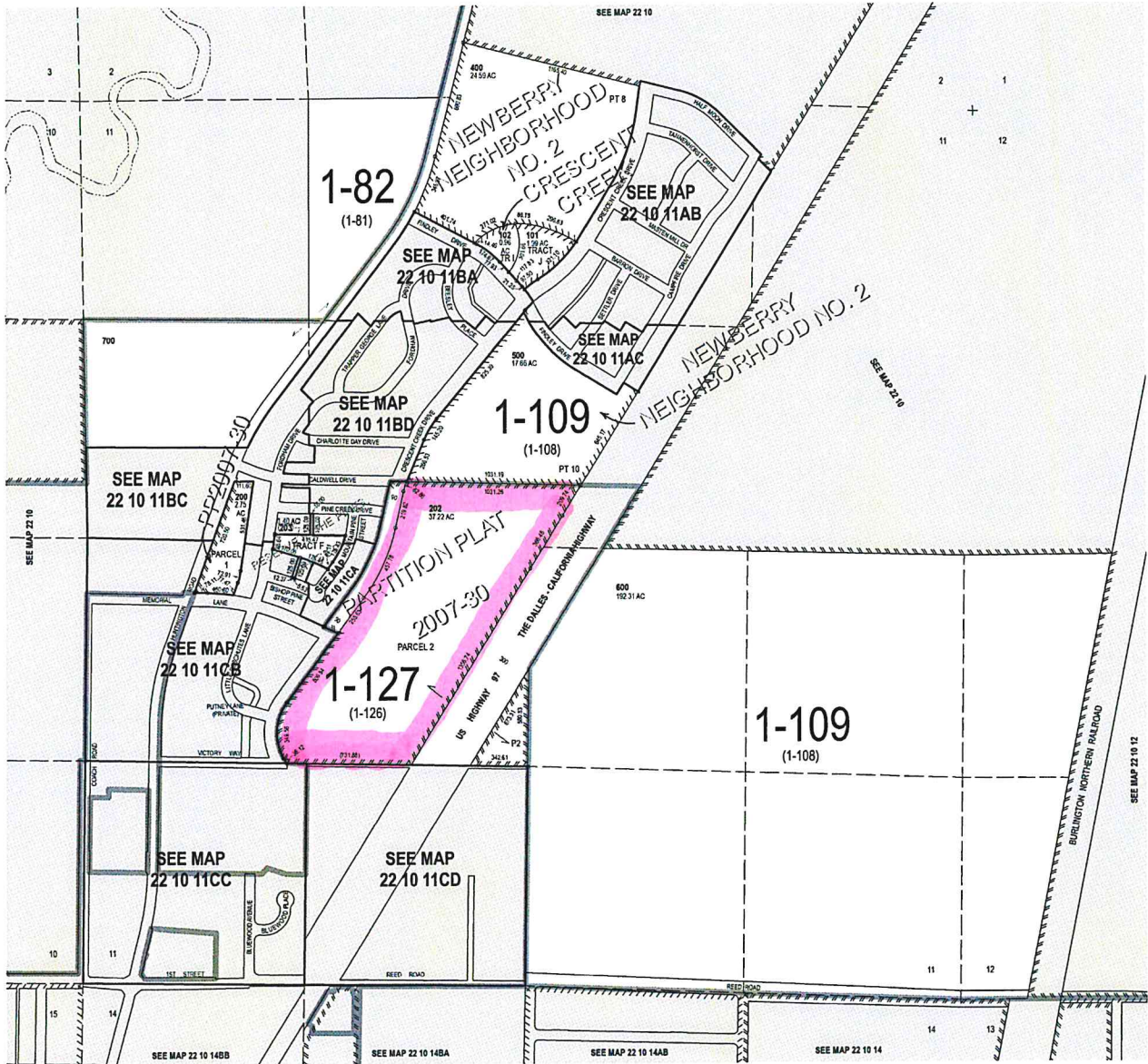
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

3/8/2021

SECTION 11 T.22S. R.10E. W.M.
DESCHUTES COUNTY
1" = 400'

22 10 11
& INDEX

Cancelled Nos.
100
201
300



22 10 11
& INDEX

THE RESERVE IN THE PINES - PHASE R-II - R-IV PUBLIC INFRASTRUCTURE PLANS

JULY, 2021

BEING A PARTITION OF LOT 4 OF THE PLAT OF NEWBERRY NEIGHBORHOOD
LOCATED IN SECTION 11, TOWNSHIP 22 SOUTH, RANGE 10 EAST, WILLAMETTE MERIDIAN
CITY OF LA PINE, DESCHUTES COUNTY, OREGON

CONTACT INFORMATION

OWNER: SAGEBRUSH DEVELOPMENT LLC
P.O. BOX 2520
LA PINE, OR 97739
PH: 541.536.3478

ENGINEER/SURVEYOR: HWA
CONTACT: SEAN PASSAGE, PE & GRANT HARDGRAVE, PE
62930 O.B. RILEY ROAD, STE. 100
BEND, OR 97703
PH: 541.389.9351

POWER: MIDSTATE ELECTRIC (MSE)
CONTACT: JEN MIDDLEBROOK
16755 FINLEY BUTTE ROAD
LA PINE, OR 97739
PH: 541.536.7230

GAS: CASCADE NATURAL GAS (CNG)
CONTACT: JILL VAN LANDUYT
64500 O.B. RILEY ROAD, STE. 2
BEND, OR 97701
PH: 541.706.6287

STORM/SANITARY SEWER: CITY OF LA PINE
CONTACT: JACOB OBRIST
16345 SIXTH ST.
LA PINE, OR 97739
PH: 541.536.1432

CABLE/COMMUNICATIONS: BEND BROADBAND (BBB)
CONTACT: SOSANNA MCHUGH / BRANDEN CHENOWETH
63070 NELS ANDERSON RD.
BEND, OR 97703
PH: (SM) 541.693.5981 / (BC) 541.693.5984



THE RESERVE IN THE PINES - PHASE R-II - R-IV
PUBLIC INFRASTRUCTURE PLANS
COVER SHEET
DESCHUTES COUNTY, OREGON



REVISIONS:

NO.	DESCRIPTION	DATE

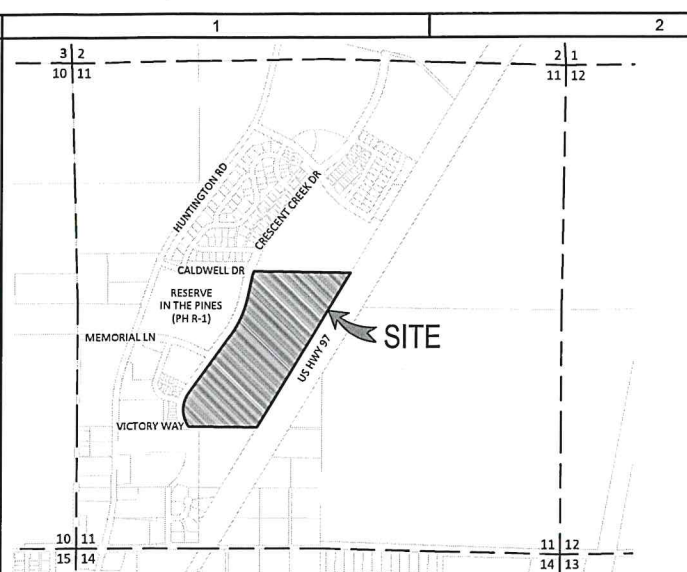


DESIGNED BY:	SCP
DRAWN BY:	SCP
CHECKED BY:	GMH
SCALE:	AS NOTED
FILE:	210214_CD.dwg
DATE:	07/02/2021

VERIFY SCALES
0 1"
BAR EQUALS ONE INCH
ON ORIGINAL DRAWING

SHEET:
C1.1
HWA # 210214

PERMIT SET



VICINITY MAP
SCALE: 1"=1000'
SITUS LOCATION: NO SITUS ADDRESS (NEAREST INTERSECTION - CALDWELL DR / CRESCENT CREEK DR)
TAXLOT(S): 21-10-1100-00202



SITE PLAN
SCALE: 1"=200'

PERMANENT BENCH MARKS USED:

ID	DESCRIPTION	ELEV
#1	SET 1/2" HWA	4227.01

LEGEND

PROPOSED	EXISTING	DESCRIPTION
---	---	PROPERTY BOUNDARY
---	---	RIGHT OF WAY
---	---	TAX LOT LINE
---	---	CENTERLINE (AS NOTED)
---	---	EASEMENT LINE
8"W	8"W	UNDERGROUND WATER LINE (SIZE AS NOTED)
8"SS	8"SS	UNDERGROUND SANITARY SEWER LINE (SIZE AS NOTED)
UT	UT	UNDERGROUND SHARED UTILITY TRENCH
	UGP	UNDERGROUND POWER LINE
	OHP	OVERHEAD POWER LINE
	☐	PAD AND TRANSFORMER
	☐	TELEPHONE RISER
	☐	GUY ANCHOR
	☐	POWER POLE
	☐	FIRE HYDRANT
	☐	WATER VALVE
	☐	WATER METER
	☐	UTILITY POLE W/ LIGHT
	☐	CABLE RISER
	☐	ELECTRIC JUNCTION BOX
	☐	CATCH BASIN
	☐	SEWER MANHOLE
	☐	SEPTIC TANK
	●	FOUND MONUMENT AS NOTED
	●	SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "HWA"
	■	HMAC PAVEMENT
	■	PCC PAVEMENT
4220	4220	CONTOUR LINE, 5' INTERVAL
4226	4226	CONTOUR LINE, 1' INTERVAL
	●	PROPOSED SPOT ELEVATION (NOTE: ADD 4200.00 TO ALL SPOT ELEVATIONS)
	☼	PONDEROSA PINE TREE (SIZE AS NOTED)

ABBREVIATIONS

AC	ASPHALT CONCRETE	INV	INVERT
AGG	AGGREGATE	JNT	JOINT
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	LF	LINEAR FEET
BBB	BEND BROADBAND	MIN	MINIMUM
BTM	BOTTOM	MPT	MALE PIPE THREAD
BW	BOTTOM OF WALL	MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
CB	CATCH BASIN	NOM	NOMINAL
CNG	CASCADE NATURAL GAS	ON	ON CENTER
COMP	COMPACTION	OD	OUTSIDE DIAMETER
CPLG	COUPLING	ODOT	OREGON DEPARTMENT OF TRANSPORTATION
CTL	CENTURY LINK	PCC	PORTLAND CEMENT CONCRETE
DCVA	DOUBLE CHECK VALVE ASSEMBLY	PFL	PACIFIC POWER
DDCA	DOUBLE CHECK DETECTOR ASSEMBLY	PVC	POLYVINYL CHLORIDE
DI	DUCTILE IRON	RE	RIM ELEVATION
DIAM	DIAMETER	SD	STORM DRAIN
DTL	DETAIL	SF	SQUARE FEET
EG	EXISTING GRADE	SS	SANITARY SEWER
ELEC	ELECTRIC	SS BOLT	STAINLESS STEEL BOLT
ELEV	ELEVATION	STD	STANDARD
ENGR	ENGINEER	TBM	TEMPORARY BENCHMARK
EX	EXISTING	TC	TOP OF CURB
FG	FINISH GRADE	THKN	THICKNESS
FPT	FEMALE PIPE THREAD	TW	TOP OF WALL
GAL	GALLON	TYP	TYPICAL
HMAC	HOT MIX ASPHALT CONCRETE	VERT	VERTICAL
HORIZ	HORIZONTAL	WTR	WATER
HVAC	HEATING, VENTILATION, AND COOLING	WM	WATER METER

APPROVAL SIGNATURES

CITY OF LA PINE DIRECTOR OF PUBLIC WORKS:	DATE
NOTE: SIGNATURE DOES NOT GRANT APPROVAL TO COMMENCE CONSTRUCTION.	
CITY OF LA PINE ENGINEER:	DATE
CITY OF LA PINE RURAL FIRE PROTECTION DISTRICT:	DATE
MIDSTATE ELECTRIC:	DATE
CASCADE NATURAL GAS:	DATE
BEND BROADBAND:	DATE

SHEET INDEX

C1.1	COVER SHEET
C1.2	CONSTRUCTION NOTES
C2.1	EXISTING CONDITIONS & REMOVAL PLAN - NORTH
C2.2	EXISTING CONDITIONS & REMOVAL PLAN - SOUTH
C3.1	SITE PLAN
C3.2	SITE PLAN - NORTH
C3.3	SITE PLAN - SOUTH
C4.1	OVERALL UTILITY PLAN
C4.2	UTILITY PLAN - NORTH
C4.3	UTILITY PLAN - SOUTH
C5.1	OVERALL GRADING PLAN
C6.1	STREET SECTIONS
C7.1	PINE CREEK DR PLAN & PROFILE
C7.2a	JUBILEE PINE DR PLAN & PROFILE - STA 0+00-10+50
C7.2b	JUBILEE PINE DR PLAN & PROFILE - STA 10+50-16+25
C7.3	COTTAGE PINE ST PLAN & PROFILE
C7.4a	MORNING PINE DRIVE PLAN & PROFILE - STA 0+00-9+50
C7.4b	MORNING PINE DRIVE PLAN & PROFILE - STA 9+50-15+00
C7.5	BLUE PINE ST PLAN & PROFILE
C7.6	GREY PINE ST PLAN & PROFILE
C7.7	MEMORIAL LN PLAN & PROFILE
C7.8	CRESCENT CREEK DR PLAN & PROFILE
C8.1	DETAILS
C8.2	DETAILS
C8.3	DETAILS
C8.4	DETAILS
C8.5	DETAILS



seamp C:\Users\seamp\Desktop\210214-Reserve in the Pines, Phases II-IV\wp\CIVIL\CD\SHEETS\210214_CD.dwg Fri Jul 02, 2021 12:00pm

CITY OF LA PINE PUBLIC IMPROVEMENT CONSTRUCTION NOTES

- 1. CITY ENGINEERS SIGNATURE DOES NOT GRANT APPROVAL FOR CONSTRUCTION TO BEGIN.
2. EXCAVATION SHALL CONFORM TO THE PROVISIONS OF OAR 9520001-0090.
3. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CURRENT CITY OF LA PINE PUBLIC WORKS REQUIREMENTS.
4. CONTRACTOR IS REQUIRED TO NOTIFY THE CITY OF LA PINE 24 HOURS IN ADVANCE OF COMMENCING CONSTRUCTION AND TO COORDINATE INSPECTIONS UNTIL PROJECT IS DEEMED COMPLETE BY THE ENGINEERING DEPARTMENT.
5. ACCESS TO EXISTING PROPERTIES/RESIDENCES AFFECTED BY CONSTRUCTION ACTIVITIES SHALL BE MAINTAINED AT ALL TIMES BY THE CONTRACTOR. EMERGENCY ACCESS AND COORDINATION OF LA PINE EMERGENCY SERVICES SHALL BE REQUIRED.
6. SURVEY MONUMENTS, CONTROLS OR PROPERTY CORNERS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION ACTIVITIES SHALL BE RE-ESTABLISHED, RESTORED AND/OR REPLACED AT THE CONTRACTOR'S EXPENSE.
7. PUBLIC STREET LIGHTS AND UTILITY LAYOUT SHALL BE INSTALLED PER APPROVED CONSTRUCTION PLANS. PUBLIC STREET LIGHTS SHALL BE CONSTRUCTED, INSTALLED AND COMPLETED PRIOR TO CITY ACCEPTANCE OF PROJECT.
8. CONTRACTOR SHALL COORDINATE INSTALLATION OF PUBLIC STREET LIGHTS WITH THE LOCAL POWER COMPANY. ALL COSTS RELATED TO STREET LIGHT INSTALLATION INCLUDING BUT NOT LIMITED TO BASE, POLE, CONDUIT AND WIRING SHALL BE PROVIDED BY THE PROPERTY OWNER/PROJECT DEVELOPER.
9. CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE OREGON UTILITY NOTIFICATION CENTER OR LOCATE PRIOR TO EXCAVATION. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
10. THE LOCATION OF PROPOSED DRYWELLS/AUCD'S SHALL NOT CONFLICT WITH EXISTING DOMESTIC WATER WELLS OR EXISTING NOR PLANNED CITY MUNICIPAL WATER WELLS.
11. TOPOGRAPHY SURVEY IS BASED ON STATE HIGHWAY DATUM.
12. ALL NECESSARY CHANGES TO DESIGN PLANS, REVEALED DURING CONSTRUCTION, MUST BE APPROVED BY THE DESIGN ENGINEER AND CITY OF LA PINE AND DOCUMENTED ON THE PROJECT AS-BUILT PLAN SET.
13. PLAN APPROVAL BY THE CITY DOES NOT RELIEVE THE DESIGN ENGINEER OF LIABILITY OR RESPONSIBILITY FOR ERRORS AND OMISSIONS IN THE PLANS.

GENERAL

- 1. NO CONSTRUCTION SHALL BE STARTED WITHOUT A NOTICE TO PROCEED BY THE CITY ENGINEERING DEPARTMENT. THE CITY ENGINEERING DEPARTMENT AND THE DESIGN ENGINEER SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY CONSTRUCTION WORK DONE PRIOR TO NOTICE TO PROCEED BEING ISSUED OR WITHOUT INSPECTION WILL BE REJECTED.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS ON THE JOB SITE INCLUDING BUT NOT LIMITED TO, ALL DIMENSIONS, GRADES, ELEVATIONS, EXTENT AND COMPATIBILITY TO THE EXISTING SITE CONDITIONS, AND WITH THE WORK DESCRIBED ON THE ENGINEER'S DRAWINGS. ANY DISCREPANCIES OR UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. CONTRACTOR SHALL NOT PROCEED WITH ANY OF THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO, THEN IT IS UNDERSTOOD THAT THE CONTRACTOR IS CHOOSING TO PROCEED AT THE CONTRACTOR'S OWN RISK AND SHALL INCUR ALL COSTS, IF ANY TO RESOLVE THE ISSUES TO THE SATISFACTION OF THE ENGINEER.
3. A CITY INSPECTOR ACTING ON BEHALF OF THE CITY MAY REQUIRE REVISIONS IN PLANS TO SOLVE UNFORESEEN PROBLEMS THAT MAY ARISE IN THE FIELD.
4. ALL CONSTRUCTION WORK AND INSTALLATIONS SHALL CONFORM TO THE CITY STANDARDS AND SPECIFICATIONS, AND ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE CITY, WHERE NOT SPECIFICALLY STATED, ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION (ODOT/APWA).
5. CONTRACTOR SHALL CONNECT AND MATCH TO EXISTING UTILITIES AND IMPROVEMENTS, IN CONFORMANCE WITH THESE PLANS AND THE SPECIFICATIONS, TO PROVIDE COMPLETE AND OPERATIONAL SYSTEMS.
6. DOWNTIME FOR UTILITIES SHALL BE HELD TO A MINIMUM AND COORDINATED WITH THE CITY PRIOR TO DISRUPTION. INTERRUPTION SHALL BE IN ACCORDANCE WITH A SCHEDULE OF SHUTDOWNS TO BE PROVIDED BY THE CONTRACTOR AND APPROVED BY THE CITY.
7. EXCAVATION SHALL COMPLY WITH THE PROVISIONS OF OAR 952-001-0090.
8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT "UNDERGROUND LOCATE SERVICE" AT 1-800-332-2344 AT LEAST 48 BUSINESS-DAY HOURS PRIOR TO THE START OF CONSTRUCTION FOR THE LOCATION OF POWER, GAS, CABLE TV AND TELEPHONE UNDERGROUND FACILITIES. THE CONTRACTOR WILL ALSO BE RESPONSIBLE FOR CONTACTING THE APPROPRIATE PUBLIC AGENCY FOR THE LOCATION OF UNDERGROUND FACILITIES.
9. ALL UTILITIES SHOWN ARE ACCURATE TO THE EXTENT OF AVAILABLE RECORDS AND KNOWLEDGE. NO POTHOLES TO VERIFY LOCATION AND ELEVATIONS WAS AUTHORIZED BY THE OWNER. THE CONTRACTOR HAS THE TOTAL RESPONSIBILITY TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND TO NOTIFY THE UTILITY COMPANIES WHEN WORKING IN THEIR PROXIMITY. CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER, THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503)232-2887.
10. THE LOCATIONS, DEPTH AND DESCRIPTION OF EXISTING UTILITIES SHOWN ARE COMPILED FROM AVAILABLE RECORDS AND/OR FIELD SURVEYS. THE ENGINEER OR UTILITY COMPANIES DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF SUCH RECORDS. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. ADDITIONAL UTILITIES MAY EXIST WITHIN THE WORK AREA.
11. ALL FINAL CUT AND FILL SLOPES SHALL NOT EXCEED A GRADE OF 2 HORIZONTAL TO 1 VERTICAL UNLESS OTHERWISE APPROVED.
12. ALL UNSUITABLE SOILS MATERIALS, RUBBISH AND DEBRIS RESULTING FROM GRADING OPERATIONS SHALL BE REMOVED FROM THE JOB SITE AND DISPOSED OF PROPERLY.
13. THE CONTRACTOR SHALL EMPLOY ALL LABOR, EQUIPMENT, AND METHODS REQUIRED TO PREVENT DUST IN AMOUNTS DAMAGING TO PROPERTY, CULTIVATED VEGETATION AND DOMESTIC ANIMALS OR CAUSING A NUISANCE TO PERSONS OCCUPYING BUILDINGS IN THE VICINITY OF THE JOB SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY DUST RESULTING FROM CONSTRUCTION.
14. THE CONTRACTOR SHALL FOLLOW ALL APPLICABLE INDUSTRIAL SAFETY REGULATIONS. THE CITY AND DESCHUTES COUNTY AND THEIR OFFICIALS, THE ENGINEER, AND THE OWNER SHALL NOT BE RESPONSIBLE FOR ENFORCING SAFETY REGULATIONS.
15. ALL TRENCHES SHALL BE PROPERLY SHORED AND BRACED TO PREVENT CAVING. NO TRENCHES WILL BE ALLOWED TO REMAIN OPEN OVERNIGHT. ALL TRENCHES SHALL BE COVERED WITH STEEL PLATES OR FILLED IN AT NIGHT.
16. MATERIAL QUANTITIES USED, NOTED, OR PROVIDED IN A SEPARATE ITEMIZED QUANTITY TAKE-OFF ARE AN ENGINEER'S OPINION OF PROBABLE MATERIAL REQUIREMENTS, AND IS AN ESTIMATE ONLY. CONTRACTORS HAVE THE SOLE RESPONSIBILITY OF MAKING THEIR OWN QUANTITY TAKE-OFF AND COST ESTIMATE.
17. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY APPROVED CONTRACTOR (INCLUDING SUBCONTRACTORS).
18. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS (PUE) IDENTIFIED ON THIS PLAN AS MAY BE NECESSARY OR DESIRABLE IN SERVING THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE THE REMOVAL OF ANY OBSTRUCTIONS INCLUDING TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE AT THE LOT OWNERS EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT PRIOR WRITTEN APPROVAL OF THE UTILITIES AND FACILITIES IN THE PUE.
19. CITY ENGINEER'S SIGNATURE DOES NOT CONSTITUTE APPROVAL OF FACILITIES PROPOSED ON PRIVATE PROPERTY. SEPARATE PERMITS ISSUED BY THE BUILDING DEPARTMENT ARE REQUIRED AND SHALL BE OBTAINED BY THE DEVELOPER FOR FACILITIES LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
20. ALL WATER MAIN CONNECTION TO BE DESIGNED AND CONSTRUCTED WITH CROSS CONNECTION PROTECTION.
21. CONTRACTOR SHALL OBTAIN HYDRANT METER PERMIT FOR USE OF TESTING WATER MAIN. A MINIMUM OF 48 HOURS ADVANCED NOTICE IS REQUIRED TO THE CITY OF LA PINE PUBLIC WORKS DEPARTMENT.
22. ALL RESTORATION TO BE COMPLETED AS SOON AS POSSIBLE UPON COMPLETION AND APPROVAL FROM THE INSPECTOR FOR ON-SITE WORK AND UNDERGROUND WORK.
23. ALL RESTORATION SHALL COMPLY WITH CITY STANDARDS AND SPECIFICATIONS AND FOLLOW THE BMP PAVING GUIDELINES ESTABLISHED BY THE PUBLIC WORKS DEPARTMENT.
24. ALL GRADED AND/OR CLEARED AREAS, INCLUDING EXCAVATION AND FILL SLOPES, SHALL BE RE-VEGETATED OR STABILIZED IN ORDER TO REDUCE EROSION, DUST, AND NOXIOUS WEEDS.
25. THE CONTRACTOR SHALL FOLLOW ALL APPLICABLE INDUSTRIAL SAFETY REGULATIONS. THE CITY AND THEIR OFFICIALS, THE ENGINEER AND THE OWNER SHALL NOT BE RESPONSIBLE FOR ENFORCING SAFETY REGULATIONS.
26. THE FOLLOWING STANDARD SPECIFICATIONS ARE INCORPORATED BY REFERENCE. ALL MATERIALS SHALL CONFORM TO CURRENT APPLICABLE REQUIREMENTS OF THE UNIFORM PLUMBING CODE (UPC), INTERNATIONAL BUILDING CODE (IBC), ODOT/APWA STANDARD SPECIFICATIONS, AND THE CITY OF LA PINE.
27. ALL CONSTRUCTION SHALL CONFORM TO STATE AND FEDERAL STANDARDS REGARDING ACCESSIBILITY FOR PEOPLE WITH DISABILITIES.
28. CONTRACTOR SHALL CLEARLY INDICATE TERMINATION OF ALL WATER, SEWER, AND IRRIGATION STUB-OUTS FOR FUTURE CONNECTION BY OTHERS.

GRADING AND ESC NOTES

- 1. THE ENGINEER OF RECORD (EOR) CAN PROVIDE ADDITIONAL BEST MANAGEMENT PRACTICES (BMP) FROM SECTION 9.4.3 IN THE CENTRAL OREGON STORMWATER MANUAL (COSM) THAT APPLY TO THE PROJECT.
2. HOLD A PRE-CONSTRUCTION MEETING THAT INCLUDES THE CITY INSPECTOR, EOR AND CONTRACTOR TO DISCUSS EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION LIMITS.
3. THE EROSION AND SEDIMENT CONTROL (ESC) PLAN MUST BE KEPT ON SITE AT ALL TIMES WHEN WORK IS OCCURRING.
4. THE ESC MEASURES SHOWN ON THIS PLAN ARE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THE MEASURES MUST BE UPGRADED AS NEEDED TO COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL EROSION AND SEDIMENT CONTROL REGULATIONS.
5. THE FOLLOWING CONSTRUCTION SEQUENCE SHALL BE FOLLOWED IN ORDER TO BEST MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENTATION CONTROL PROBLEMS.
a. FENCE OR FLAG AREAS TO BE PROTECTED OR LEFT UNDISTURBED DURING CONSTRUCTION
b. INSTALL GRAVELED OR PAVED CONSTRUCTION ENTRANCES, EXITS, AND PARKING AREAS TO REDUCE THE TRACKING OF SEDIMENT ONTO PUBLIC AND PRIVATE ROADS
c. CLEAR AND GRUB SUFFICIENTLY FOR INSTALLATION OF TEMPORARY ESC BMPS
d. INSTALL TEMPORARY ESC BMPS, CONSTRUCTING SEDIMENT TRAPPING BMPS AS ONE OF THE FIRST STEPS PRIOR TO GRADING
e. CLEAR, GRUB AND GRADE INDIVIDUAL AND ROUGH GRADE FOR ROADS AND UTILITY LOCATIONS
f. CLEAR, GRUB AND GRADE INDIVIDUAL LOTS OR GROUPS OF LOTS
g. TEMPORARILY STABILIZE A LOT OR GROUPS OF LOTS, THROUGH RE-VEGETATION OR OTHER APPROPRIATE BMPS, WHERE SUBSTANTIAL CUT OR FILL SLOPES ARE RESULT OF SITE GRADING
h. CONSTRUCT ROADS, BUILDINGS, PERMANENT STORMWATER FACILITIES (I.E. INLETS, PONDS, UIC FACILITIES, ETC.)
i. PROTECT ALL PERMANENT STORMWATER FACILITIES UTILIZING THE APPROPRIATE BMPS
j. REMOVE TEMPORARY ESC CONTROLS WHEN PERMANENT STORMWATER FACILITIES HAVE BEEN INSTALLED, ALL LAND-DISTURBING ACTIVITIES HAVE CEASED, AND VEGETATION HAS BEEN ESTABLISHED IN THE AREAS NOTED ON THE ACCEPTED ESC PLAN(S)
6. RETAIN THE DUFF LAYER, NATIVE TOPSOIL, AND NATURAL VEGETATION IN AN UNDISTURBED STATE TO THE MAXIMUM EXTENT AND DURATION PRACTICAL.
7. INSPECT ALL ROADWAYS ADJACENT TO THE CONSTRUCTION ACCESS ROUTE AT THE END OF EACH DAY. SIGNIFICANT AMOUNTS OF SEDIMENT THAT LEAVES THE CONSTRUCTION SITE MUST BE CLEANED UP WITHIN 24 HOURS. VACUUMING OR DRY SWEEPING MUST BE USED TO CLEAN UP RELEASED SEDIMENT AND SEDIMENT MUST NOT BE INTENTIONALLY WASHED INTO STORM SEWERS, DRAINAGE WAYS, OR WATER BODIES.
8. COVER AND SECURE ALL DUMP TRUCK LOADS LEAVING THE CONSTRUCTION SITE TO MINIMIZE SPILLAGE ON ROADS.
9. RESTORE CONSTRUCTION ACCESS ROUTE EQUAL TO OR BETTER THAN THE PRE-CONSTRUCTION CONDITION. CONTROL FUGITIVE DUST FROM CONSTRUCTION ACTIVITY.
10. STABILIZE EXPOSED UNWORKED SOILS (INCLUDING STOCKPILES), WHETHER AT FINAL GRADE OR NOT, WITHIN 10 CALENDAR DAYS DURING THE REGIONAL DRY SEASON (JULY 1 THROUGH SEPTEMBER 30) AND WITHIN 5 CALENDAR DAYS DURING THE REGIONAL WET SEASON (OCTOBER 1 THROUGH JUNE 30).
11. KEEP ROADS ADJACENT TO INLETS CLEAN.
12. INSTALL SEDIMENT CONTROLS ALONG THE SITE PERIMETER ON ALL DOWN GRADIENT SIDES OF THE CONSTRUCTION SITE BEFORE COMMENCING EARTH DISTURBING ACTIVITIES.
13. WHENEVER POSSIBLE, CONSTRUCT STORMWATER CONTROL FACILITIES (DETENTION/RETENTION STORAGE POND OR SWALES) BEFORE GRADING BEGINS. THESE FACILITIES SHOULD BE OPERATIONAL BEFORE THE CONSTRUCTION OR IMPERVIOUS SITE IMPROVEMENTS.
14. STOCKPILE MATERIALS (SUCH AS TOPSOIL) ON SITE MUST BE KEPT OFF OF ROADWAY AND SIDEWALKS AND SHALL BE PROTECTED FROM EROSION BY WIND AND/OR WATER.
15. COVER, CONTAIN AND PROTECT ALL CHEMICALS, LIQUID PRODUCTS, PETROLEUM PRODUCT, AND NON-INERT WASTES PRESENT ON SITE FROM VANDALISM. MAINTAIN A SUPPLY OF MATERIALS ON HAND TO ADDRESS AND CONTAIN SPILLS.
16. LOCATE DESIGNATED VEHICLE AND EQUIPMENT SERVICE AREAS, FUEL, AND MATERIALS AWAY FROM DRAINAGE INLETS, WATER COURSES, AND CANALS. PROPERLY CONTAIN AREAS USING BERMS, SAND BAGS, OR OTHER BARRIERS.
17. REGULARLY INSPECT AND MAINTAIN EQUIPMENT, ESPECIALLY FOR DAMAGED HOSES AND LEAKY GASKETS. CONDUCT MAINTENANCE AND REPAIR OF HEAVY EQUIPMENT AND VEHICLES (I.E. OIL CHANGES, FUEL TANK DRAIN DOWN, ETC) THAT MAY RESULT IN DISCHARGE OR SPILLAGE OF POLLUTANTS USING SPILL PREVENTION MEASURES, SUCH AS DRIP PANS. CLEAN ALL CONTAMINATED SURFACES IMMEDIATELY FOLLOWING ANY DISCHARGE OR SPILL INCIDENT, PERFORM REPAIRS ON SITE USING TEMPORARY PLASTIC OR OIL ABSORBING BLANKETS BENEATH THE VEHICLE.
18. DESIGNATE AN AREA FOR CLEANING PAINTING EQUIPMENT AND TOOLS. NEVER CLEAN BRUSHES OR RINSE CONTAINERS INTO THE STREET, GUTTER, DRAINAGE INLET, OR WATERWAY.
19. APPLY LANDSCAPING OR AGRICULTURAL CHEMICALS, INCLUDING FERTILIZERS AND PESTICIDES, IN SUCH A MANNER, AND AT APPLICATIONS RATES, THAT INHIBITS THE LOSS OF CHEMICALS INTO STORMWATER RUNOFF FACILITIES.
20. INSPECT ON A REGULAR BASIS (AT A MINIMUM WEEKLY, AND DAILY DURING/AFTER A RUNOFF PRODUCING STORM EVENT) AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPS TO ENSURE SUCCESSFUL PERFORMANCE OF THE BMPS.
21. REMOVE TEMPORARY ESC BMPS WITHIN 30 DAYS AFTER THE TEMPORARY BMPS ARE NO LONGER NEEDED. PERMANENTLY STABILIZE AREAS THAT ARE DISTURBED DURING THE REMOVAL PROCESS.
22. KEEP SEDIMENT ON THE PROJECT SITE, TO THE MAXIMUM EXTENT PRACTICAL.
23. CONTROL FUGITIVE DUST FROM CONSTRUCTION ACTIVITY. DUST CONTROL MUST BE CONTINUOUS, PARTICULARLY DURING THE DRY SEASON.
24. DESIGNATE THE LOCATION OF A SLURRY PIT WHERE CONCRETE TRUCKS AND EQUIPMENT CAN BE WASHED OUT. SLURRY PITS ARE NOT TO BE LOCATED IN, OR UPSTREAM OF, A SWALE, DRAINAGE AREA, STORMWATER FACILITY, WATER BODY, OR IN AN AREA WHERE A STORMWATER FACILITY EXISTS OR IS PROPOSED.
25. PROPERTY DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE SEEDED AND RESTORED TO PRE-EXISTING CONDITIONS. SHRUBS, FLOWERS, BARK DUST, EXISTING SIGNS, PAVEMENT MARKINGS, MAILBOXES, ETC. DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE RE-ESTABLISHED, REINSTALLED OR REPLACED, WITH LIKE KIND AND MATERIAL.

TRAFFIC CONTROL NOTES

- 1. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AN APPROVED TRAFFIC CONTROL PLAN (TCP) TO PROVIDE SAFE AND EFFICIENT VEHICULAR, BICYCLE AND PEDESTRIAN MOVEMENT IN AND AROUND THE WORK ZONES. CERTIFIED TRAFFIC CONTROL FLAGGERS AND PROFESSIONALS MAY BE REQUIRED PER THE CONDITIONS OF THE PERMIT. THE CITY RESERVES THE RIGHT TO MODIFY THE TCP AT ANY TIME BASED ON FIELD CONDITIONS.
2. THE CONTRACTOR SHALL PROVIDE TRAFFIC REGULATION, BARRICADES AND OTHER NECESSARY SAFETY MEASURES IN CONFORMANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), OSHA REGULATIONS, AND ALL OTHER APPLICABLE REGULATIONS.
3. PUBLIC ROADWAYS SHALL NOT BE CLOSED TO TRAFFIC, AT ANY TIME, WITHOUT HAVING FIRST OBTAINED WRITTEN APPROVAL FROM THE CITY OR COUNTY. THE CONTRACTOR IS RESPONSIBLE FOR PROVISION OF TIMELY NOTIFICATION OF TRAFFIC FLOW DISRUPTIONS TO AREA WIDE EMERGENCY SERVICES.
4. TRAFFIC CONTROL DEVICES, FLAG PERSONS, ETC., SHALL BE IN PLACE PRIOR TO INITIATION OF CONSTRUCTION WORK AND SHALL BE EFFECTIVELY MAINTAINED.
5. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS INCLUDING THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE OREGON TEMPORARY TRAFFIC CONTROL HANDBOOK FOR OPERATIONS OF THREE DAYS OR LESS, DATED DECEMBER 2011 AND PREPARED BY ODOT (ORANGE BOOK).

UTILITIES

- 1. POWER, TELEPHONE, CABLE AND TELEVISION TRENCHING AND CONDUITS ARE TO BE INSTALLED PER UTILITY COMPANY REQUIREMENTS. VERIFY WITH UTILITY COMPANY REPRESENTATIVE FOR SIZE AND TYPE OF CONDUIT, BEDDING AND TRENCH BACKFILL PRIOR TO CONSTRUCTION. CONTRACTOR SHALL INSTALL DETECTION TAPE ABOVE ALL UNDERGROUND UTILITIES IN ACCORDANCE WITH CITY OF LA PINE STANDARDS AND SPECIFICATIONS AND FRANCHISE UTILITY SPECIFICATIONS.
2. ALL POWER, CABLE, GAS, AND COMMUNICATIONS UTILITIES WORK SHALL BE PERFORMED IN ACCORDANCE WITH THOSE RESPECTIVE UTILITY STANDARDS, REQUIREMENTS, AND APPLICABLE SERVICE CONTRACTS.
3. THE CONTRACTOR IS TO NOTIFY PRIVATE UTILITIES FOR RELOCATION OF STREET LIGHTS, POWER POLES, VAULTS, ETC.
4. THE CONTRACTOR IS TO COORDINATE CONSTRUCTION OF DRY UTILITIES (POWER, TELEPHONE, CABLE, AND TELEVISION).
5. UTILITY CROSSINGS SHALL BE PERPENDICULAR (90 DEGREES) TO THE CITY WATER, STORM, AND SEWER LINES.
6. UTILITY CROSSINGS SHALL MAINTAIN A MINIMUM VERTICAL SEPARATION OF 12 INCHES FROM ALL WATER AND SEWER MAIN LINES.
7. ANY UTILITY THAT IS LOCATED PARALLEL TO A CITY WATER OR SEWER MAIN LINE SHALL MAINTAIN A MINIMUM OF 10-FT OF HORIZONTAL SEPARATION.
8. NO EXCAVATION IS PERMITTED WITHIN 10 FT BEHIND FORCE MAINS, PRESSURE MAINS, FIRE HYDRANT OR WATER MAIN THRUST BLOCKS.
9. UTILITY LINES SHALL NOT BE PLACED IN THE ROOT AREAS OF TREES AND SHALL MAINTAIN 5-FT CLEARANCE FROM THE DRIPLINE OF TREES OR AS DIRECTED BY THE CITY ENGINEER. ANY TREES DAMAGED ARE TO BE REPLACED.
10. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAN AS MAY BE NECESSARY OR DESIRABLE IN SERVING THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE THE REMOVAL OF ANY OBSTRUCTIONS INCLUDING TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. AT THE LOT OWNER'S EXPENSE, AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE, OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE, WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES AND FACILITIES IN THE P.U.E.

STREETS

- 1. CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL EARTHWORK, TRENCH BACKFILL, ROAD CONSTRUCTION COMPACTION TESTS, AND GEOTECHNICAL REVIEWS WITH THE PROJECT'S GEOTECHNICAL ENGINEER.
2. ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY THAT DISTURBS A PEDESTRIAN SIDEWALK OR TRAIL, REQUIRES THE REPLACEMENT OF THAT PUE AS TO CURRENT CITY AND PROWAG STANDARDS. THIS INCLUDES BUT IS NOT LIMITED TO ALL ADA RAMPS, CONCRETE SIDEWALKS, ASPHALT TRAILS, DRIVEWAYS, CROSSWALKS, AND SIGNAGE.
3. ASPHALT RESTORATION LIMITS WILL BE DETERMINED AFTER PERMIT SCOPE IS COMPLETED.

SANITARY SEWER

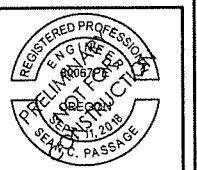
- 1. ALL TRENCH BACKFILL OR EMBANKMENTS WITHIN CITY OF LA PINE RIGHTS OF WAY AND EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 04045 OF THE CURRENT OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION AND THE CITY OF LA PINE DESIGN STANDARDS.
2. ALL SEWER MAINS AND SERVICE LATERALS, EXCEPT AT CERTAIN WATER CROSSINGS (SEE NOTE 3.) SHALL BE CONSTRUCTED OF PVC GASKETED JOINT GRAVITY SEWER PIPE CONFORMING TO ASTM D3034 SDR35 IN ACCORDANCE WITH CITY OF LA PINE DESIGN STANDARDS.
3. PER CITY OF LA PINE STANDARDS AND SPECIFICATIONS II.C.1, A SEPTIC TANK IS REQUIRED AT EACH DEVELOPED PROPERTY. TANK CAPACITY SHALL BE 1,000 GALLONS MINIMUM, AND SHALL BE SIZED ACCORDING TO OAR 340-71-220(3). ALL NEW SEPTIC TANKS, EXISTING SEPTIC TANKS, OR USED SEPTIC TANKS MUST PASS A LEAKAGE TEST PRIOR TO USE. THE CITY MAINTAINS SEPTIC TANKS WITHIN CITY LIMITS. THE MAINTENANCE OF SEPTIC TANKS ENDS AT THE UPSTREAM WALL OF THE SEPTIC TANK. A MAINTENANCE EASEMENT MUST BE CREATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AROUND SEPTIC TANKS. SEWER LINES UPSTREAM OF THE SEPTIC TANKS ARE PRIVATE AND ARE NOT MAINTAINED BY THE CITY.
4. PER CITY OF LA PINE STANDARDS AND SPECIFICATIONS II.C.3J, WHEN THE SEWER LINE IS LOCATED ABOVE OR LESS THAN 18" BELOW A CROSSING WATERLINE, THE SEWER LINE SHALL BE CONSTRUCTED OF PIPE CONFORMING TO WATER PIPE STANDARDS. AWWA C900 PVC PIPE IS ACCEPTABLE. THE MINIMUM LENGTH OF THIS STRENGTHENED SEWER IS 20'. IT IS INTENDED THAT A SECTION OF THE WATER CLASS PIPE BE CENTERED OVER THE WATER MAIN AND CONNECTED TO THE SEWER LINE WITH APPROVED PVC COUPLINGS SO THAT JOINTS ARE 10 FEET FROM THE WATER LINE.
5. PER CITY OF LA PINE STANDARDS AND SPECIFICATIONS II.C.3.b, MINIMUM COVER FOR ALL STANDARD SEWER LINES EXCEPT SEWER SERVICES SHALL BE 36 INCHES.
6. PER CITY OF LA PINE STANDARDS AND SPECIFICATIONS II.C.5 SANITARY SEWER LATERALS SHALL BE CONSTRUCTED WITH A MINIMUM SLOPE OF 1/8" PER FOOT (1.0%) FROM THE SEPTIC TANK TO THE SANITARY SEWER MAIN LINE.
7. PER CITY OF LA PINE STANDARDS AND SPECIFICATIONS II.C.5, MINIMUM COVER FOR SANITARY SEWER LATERALS SHALL BE 30 INCHES MINIMUM AT THE PROPERTY OR RIGHT-OF-WAY LINE.
8. PER CITY OF LA PINE STANDARDS AND SPECIFICATIONS II.C.7, CLEANOUT SPACING SHALL BE 400' MAXIMUM. CLEANOUTS SHALL BE SEALED WITH A SCREWED CAP OR PLUG SECURED UNDER A TAMPERPROOF (BOLT-DOWN) COVER.
9. WATER AND SEWER SERVICES SHALL HAVE 10' MINIMUM SEPARATION. WATER AND UTILITY SERVICES SHALL HAVE 10' MINIMUM SEPARATION.

WATER

- 1. ALL TRENCH BACKFILL OR EMBANKMENTS WITHIN CITY OF LA PINE RIGHTS OF WAY AND EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 04045 OF THE CURRENT OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION AND THE CITY OF LA PINE DESIGN STANDARDS.
2. PER CITY OF LA PINE STANDARDS AND SPECIFICATIONS II.D.1.F, DETECTION WIRE AND TAPE SHALL BE INSTALLED ON ALL NON-METALLIC MAIN LINE, NON-METALLIC SERVICE LINE, AND ANGLED OR MEANDERING SERVICE LINES.
3. ALL WORK SHALL BE PERFORMED AND TESTED IN ACCORDANCE WITH CURRENT AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS AND THE CITY OF LA PINE STANDARDS AND SPECIFICATIONS.
4. WATER PIPE AND APPURTENANCES SHALL BE TESTED FOR PRESSURIZATION IN ACCORDANCE WITH CURRENT CITY OF LA PINE STANDARDS AND SPECIFICATIONS.
5. ALL WATER PIPE AND FITTINGS SHALL BE AWWA C900, CL235/DR-18, PVC.
6. UNLESS SPECIFICALLY NOTED, ALL WATER SERVICE LINES SHALL BE TYPE K SOFT COPPER. WATER SERVICE LINES SHALL HAVE A MINIMUM COVER TO FINISH GRADE OF 3.0 FEET.
7. ALL VALVE-OPERATING NUTS SHALL BE WITHIN 36" OF FINISHED GRADE, OTHERWISE VALVE OPERATING NUT EXTENSIONS WILL BE REQUIRED.
8. ALL WATER SERVICE LATERALS SHALL BE 1" WITH 1"x1" ANGLE STOPS.
9. PER CITY OF LA PINE STANDARDS AND SPECIFICATIONS II.D.1.a, MINIMUM COVER ON ALL WATER LINES SHALL BE 36".
10. PIPE DEFLECTION SHALL NOT EXCEED EITHER THE VALUES STATED BY THE CITY OF LA PINE PUBLIC WORKS STANDARDS OR THE MANUFACTURER'S RECOMMENDATIONS.
11. THRUST BLOCKS SHALL BE USED ON ALL TEE'S, CROSSES, REDUCERS, VALVES, AND CHANGES IN PIPE DIRECTION MORE THAN 10 DEGREES. MECHANICAL RESTRAINTS MAY BE APPROVED PENDING THE CITY ENGINEER'S REVIEW.
12. PER CITY OF LA PINE STANDARDS AND SPECIFICATIONS II.D.1.d, SERVICE LINES ARE TO TERMINATE IN AN APPROVED METER BOX. SERVICE LINES SHALL BE CONSTRUCTED COMPLETE AND WITH ALL INCIDENTALS TO THE TERMINUS OF THE METER BOX, TO BE LOCATED DIRECTLY BEHIND THE SIDEWALK. CITY SHALL SET WATER METERS.

CONSTRUCTION, INSPECTION, AND NOTIFICATIONS

- 1. PERMITTEE SHALL REQUEST INSPECTIONS A MINIMUM OF 24 HOURS IN ADVANCE.
2. THE PERMITTEE SHALL REQUEST FINAL INSPECTION 48 HOURS AFTER THE WORK IS COMPLETE.
3. THE CITY CAN INSPECT ANY PORTION OF THE PROJECT AT ANY TIME. THE INSPECTION SHALL BE PERFORMED BY CITY INSPECTORS AND MAY REQUIRE INSPECTION BY THE ENGINEER OF RECORD (THIRD PARTY INSPECTORS). PRIOR TO CONSTRUCTION A PRE-CONSTRUCTION MEETING MAY BE REQUIRED. THE PERMITTEE/CONTRACTOR IS REQUIRED TO CALL IN ALL INSPECTIONS PER THE REQUIREMENTS OF THE PERMIT.
4. CONTRACTOR SHALL PROVIDE THE CITY A MINIMUM OF 48 HRS NOTICE PRIOR TO ANY TRAFFIC CONTROL BEING IMPLEMENTED.
5. THE PERMITTEE AND CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGE TO PUBLIC AND PRIVATE PROPERTY. ALL DAMAGE SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AND TO THE SATISFACTION OF THE PROPERTY OWNER.



THE RESERVE IN THE PINES - PHASE R-II - R-IV PUBLIC INFRASTRUCTURE PLANS CONSTRUCTION NOTES DESCHUTES COUNTY, OREGON



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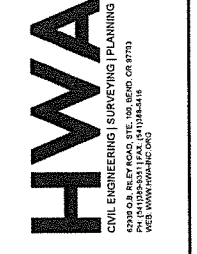


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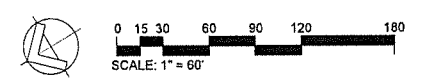
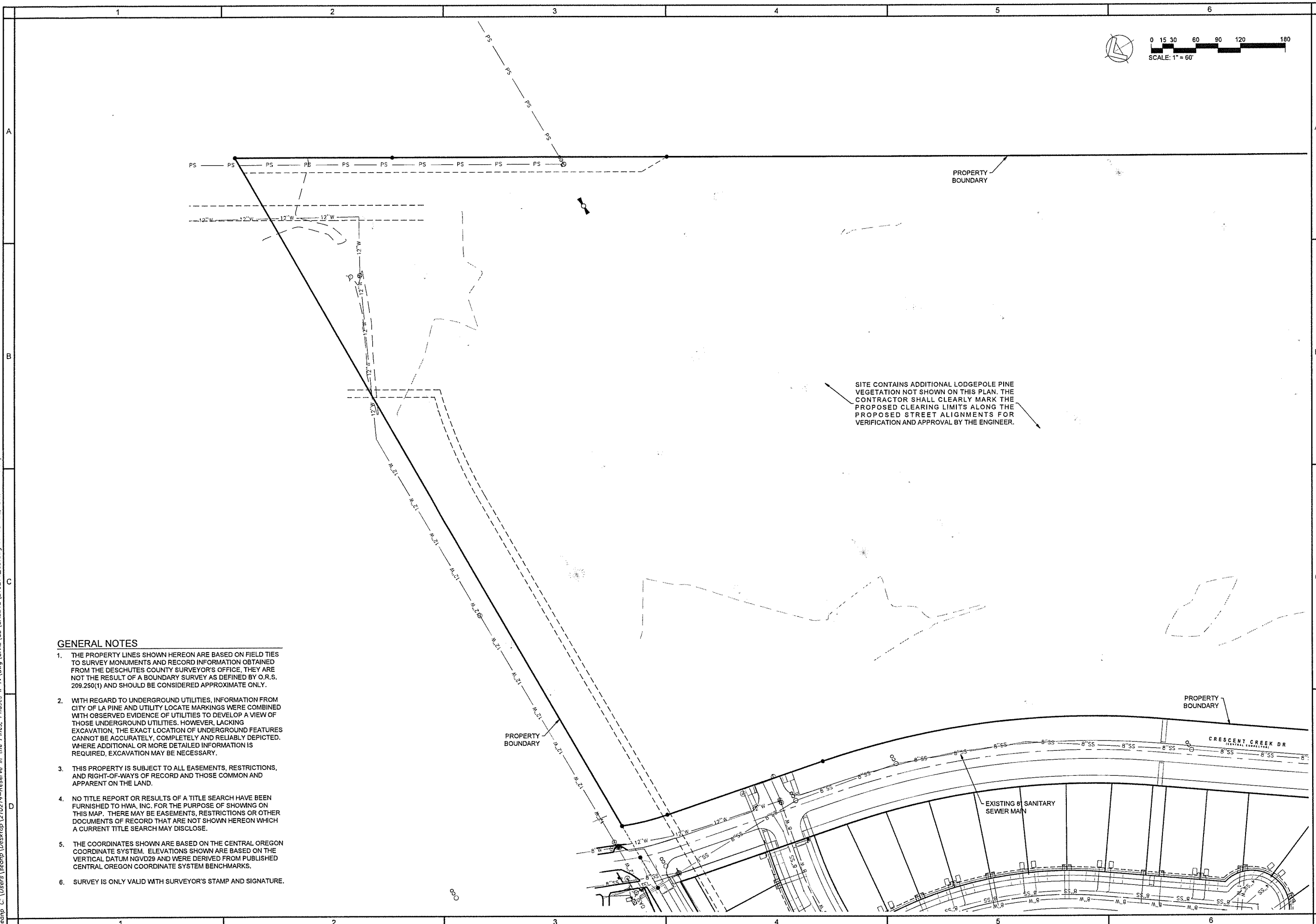
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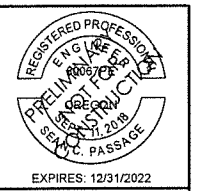
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GENERAL NOTES

1. THE PROPERTY LINES SHOWN HEREON ARE BASED ON FIELD TIES TO SURVEY MONUMENTS AND RECORD INFORMATION OBTAINED FROM THE DESCHUTES COUNTY SURVEYOR'S OFFICE. THEY ARE NOT THE RESULT OF A BOUNDARY SURVEY AS DEFINED BY O.R.S. 209.250(1) AND SHOULD BE CONSIDERED APPROXIMATE ONLY.
2. WITH REGARD TO UNDERGROUND UTILITIES, INFORMATION FROM CITY OF LA PINE AND UTILITY LOCATE MARKINGS WERE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, EXCAVATION MAY BE NECESSARY.
3. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHT-OF-WAYS OF RECORD AND THOSE COMMON AND APPARENT ON THE LAND.
4. NO TITLE REPORT OR RESULTS OF A TITLE SEARCH HAVE BEEN FURNISHED TO HWA, INC. FOR THE PURPOSE OF SHOWING ON THIS MAP. THERE MAY BE EASEMENTS, RESTRICTIONS OR OTHER DOCUMENTS OF RECORD THAT ARE NOT SHOWN HEREON WHICH A CURRENT TITLE SEARCH MAY DISCLOSE.
5. THE COORDINATES SHOWN ARE BASED ON THE CENTRAL OREGON COORDINATE SYSTEM. ELEVATIONS SHOWN ARE BASED ON THE VERTICAL DATUM NGVD29 AND WERE DERIVED FROM PUBLISHED CENTRAL OREGON COORDINATE SYSTEM BENCHMARKS.
6. SURVEY IS ONLY VALID WITH SURVEYOR'S STAMP AND SIGNATURE.

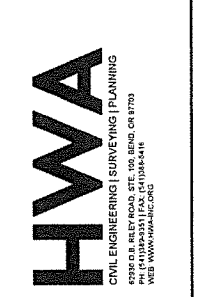
SITE CONTAINS ADDITIONAL LODGEPOLE PINE VEGETATION NOT SHOWN ON THIS PLAN. THE CONTRACTOR SHALL CLEARLY MARK THE PROPOSED CLEARING LIMITS ALONG THE PROPOSED STREET ALIGNMENTS FOR VERIFICATION AND APPROVAL BY THE ENGINEER.



THE RESERVE IN THE PINES - PHASE R-II - R-IV
PUBLIC INFRASTRUCTURE PLANS
 EXISTING CONDITIONS & REMOVAL PLAN - NORTH
 DESCHUTES COUNTY, OREGON



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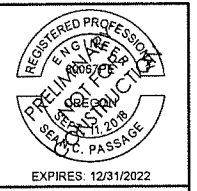
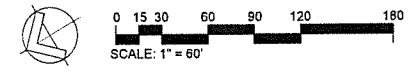
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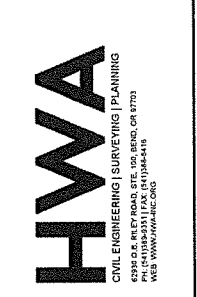


THE RESERVE IN THE PINES - PHASE R-II - R-IV
PUBLIC INFRASTRUCTURE PLANS
EXISTING CONDITIONS & REMOVAL PLAN - SOUTH
DESCHUTES COUNTY, OREGON



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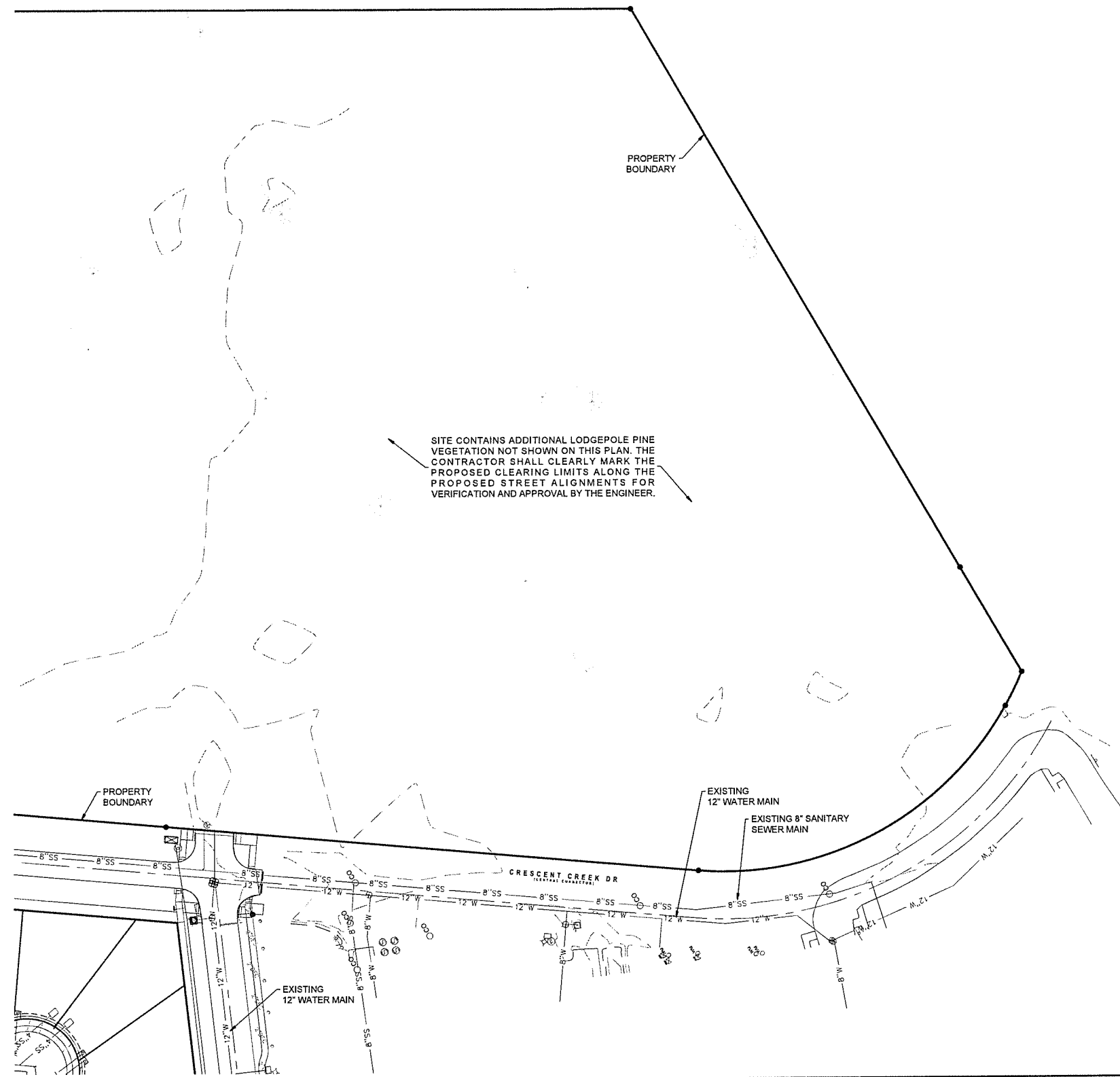
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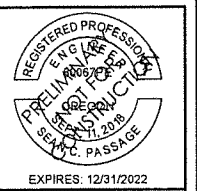
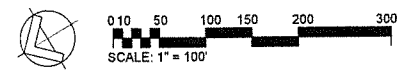
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6. SURVEY IS ONLY VALID WITH SURVEYOR'S STAMP AND SIGNATURE.



PERMIT SET

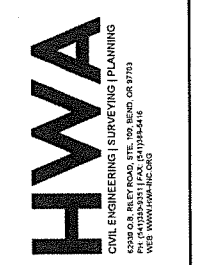
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**THE RESERVE IN THE PINES - PHASE R-II - R-IV
PUBLIC INFRASTRUCTURE PLANS**
SITE PLAN
DESCHUTES COUNTY, OREGON



REVISIONS:



DESIGNED BY: SCP
DRAWN BY: SCP
CHECKED BY: GMM
SCALE: AS NOTED
FILE: 210214_CD02P
DATE: 07/02/2021

VERIFY SCALES
0 1"
BAR EQUALS ONE INCH
ON ORIGINAL DRAWING

SHEET:
C3.1

HWA # 210214

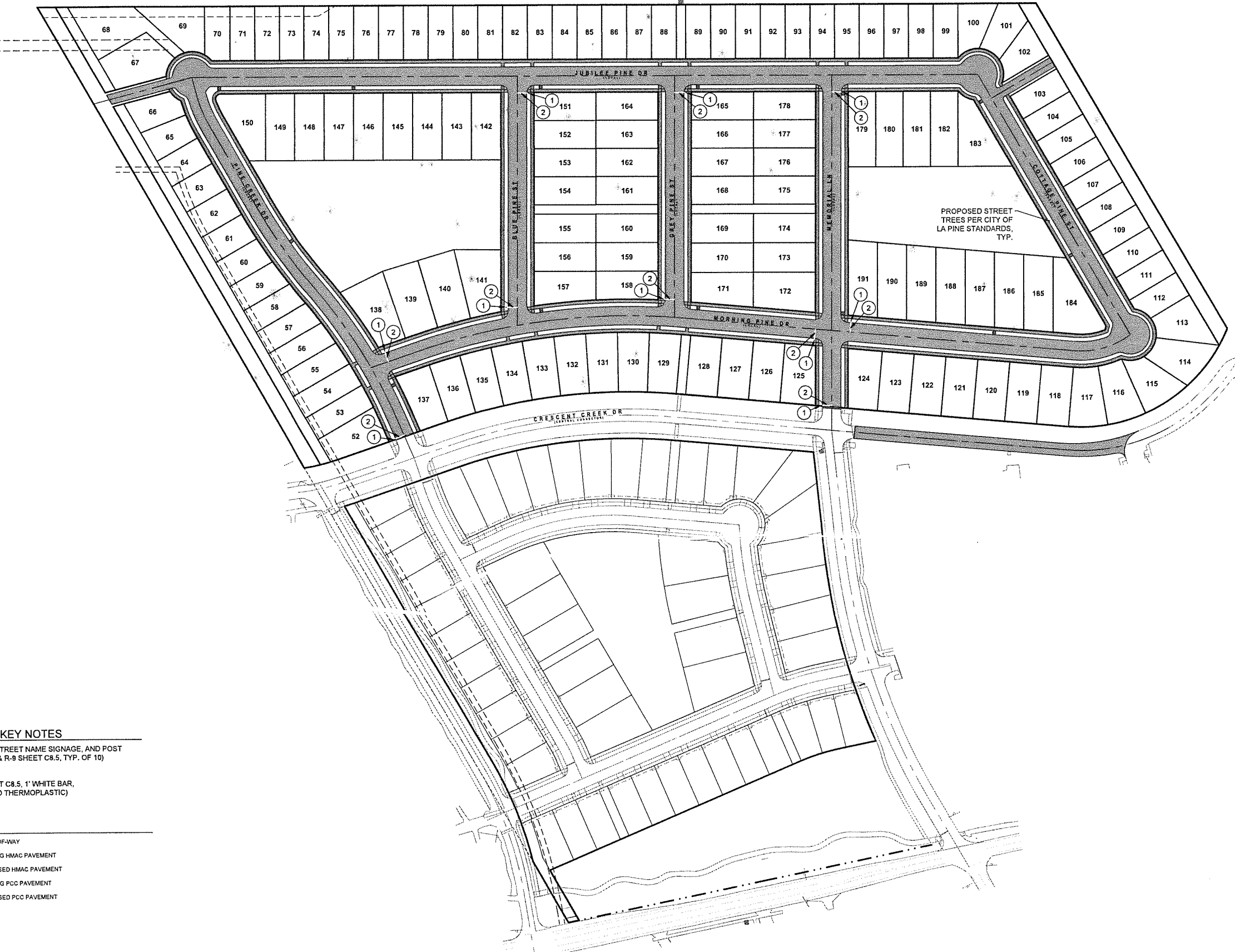
PERMIT SET

SIGNAGE & STRIPING KEY NOTES

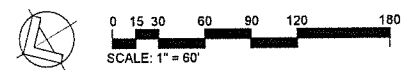
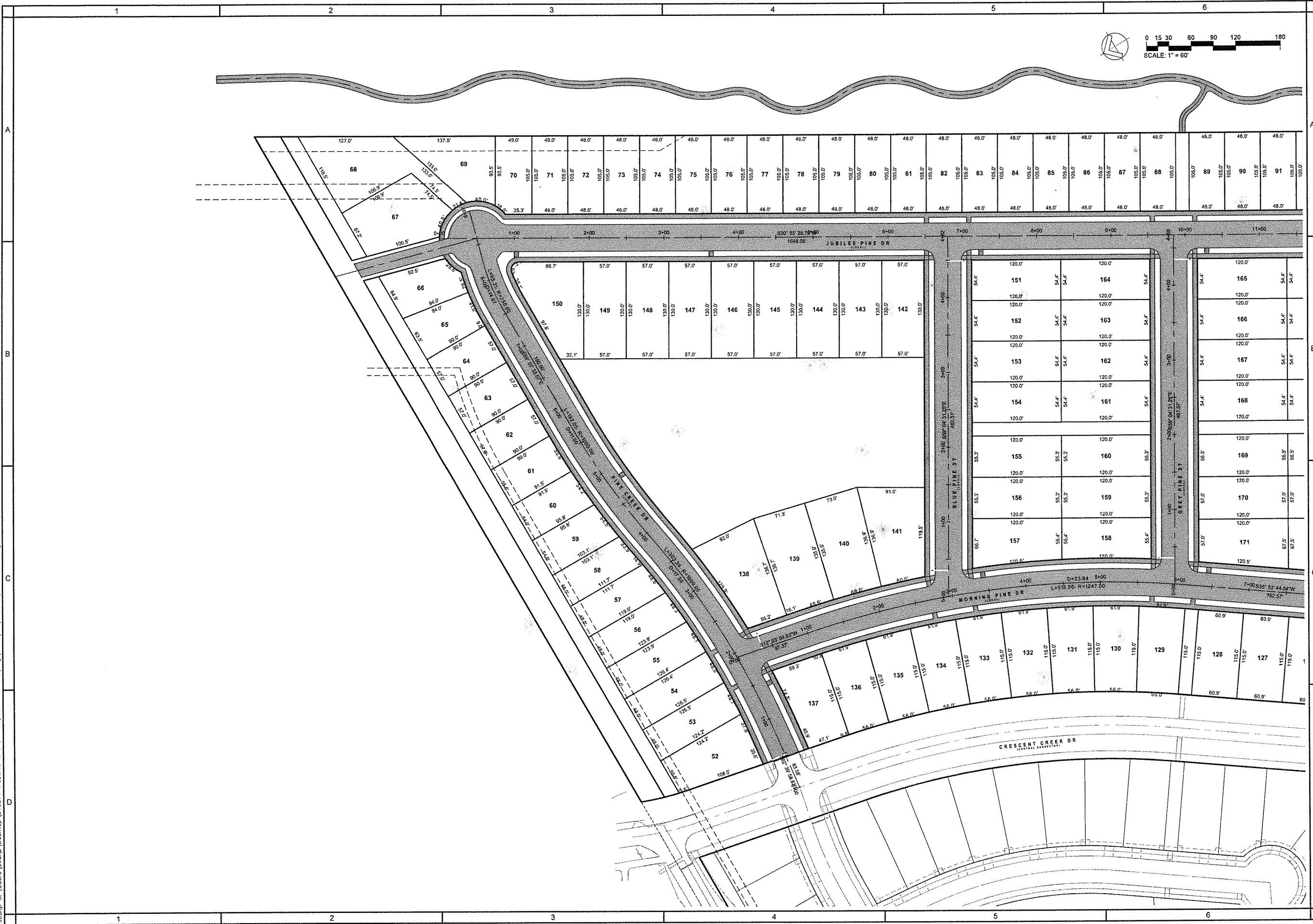
- ① INSTALL "STOP" SIGN, STREET NAME SIGNAGE, AND POST
(SEE DETAILS R-7, R-8, & R-9 SHEET C8.5, TYP. OF 10)
- ② PROVIDE STOP BAR
(SEE DETAIL R-40 SHEET C8.5, 1' WHITE BAR,
TYPE B-HS PREFORMED THERMOPLASTIC)

LEGEND

	RIGHT-OF-WAY
	EXISTING HMAC PAVEMENT
	PROPOSED HMAC PAVEMENT
	EXISTING PCC PAVEMENT
	PROPOSED PCC PAVEMENT



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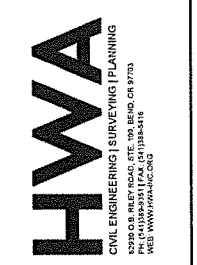


**THE RESERVE IN THE PINES - PHASE R-II - R-IV
PUBLIC INFRASTRUCTURE PLANS**

SITE PLAN - NORTH
DESCHUTES COUNTY, OREGON



REVISIONS:



DESIGNED BY: SCP
 DRAWN BY: SCP
 CHECKED BY: GMMH
 SCALE: AS NOTED
 FILE: 210214_CD.dwg
 DATE: 07/02/2021

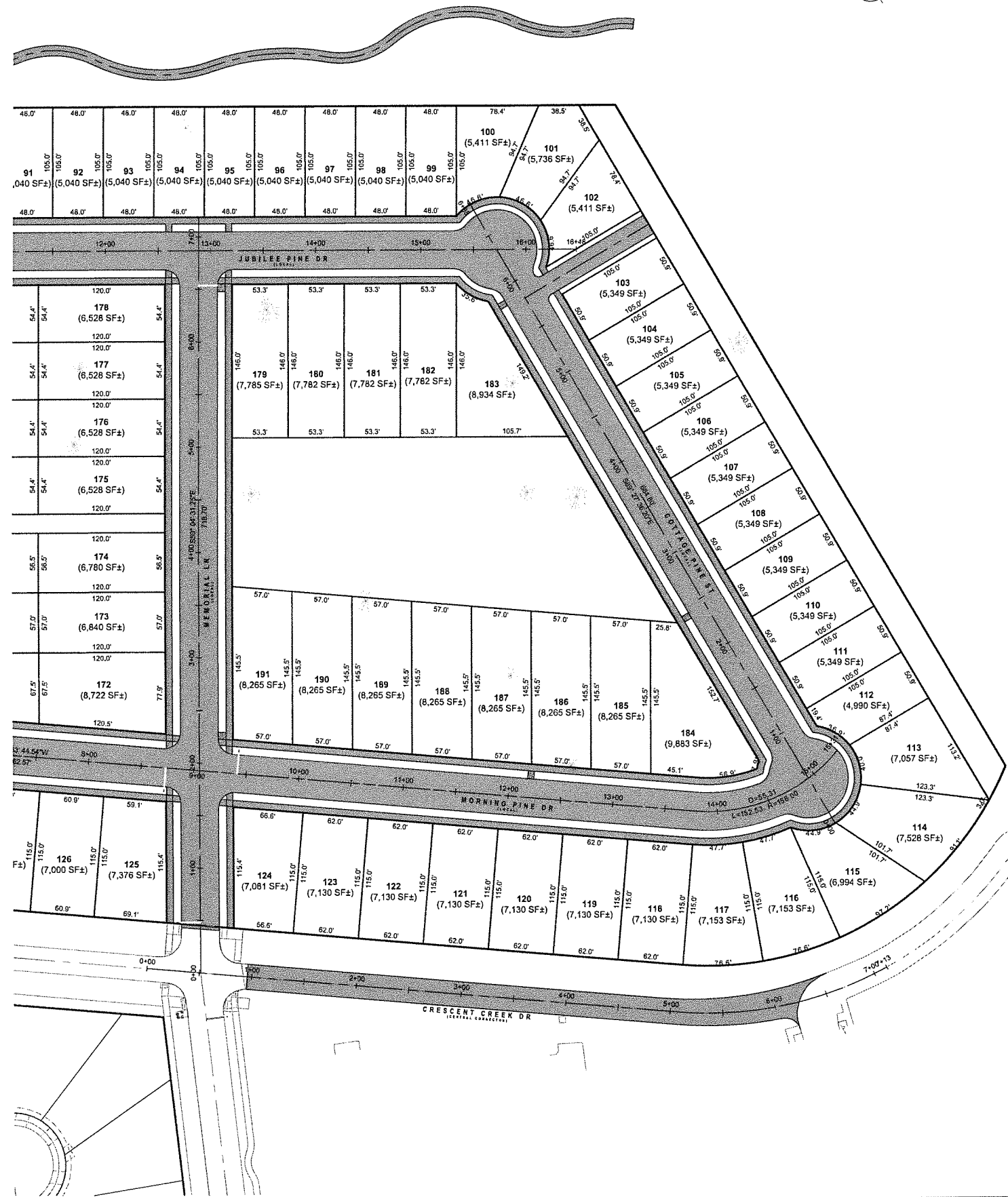
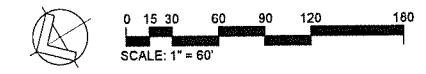
VERIFY SCALES
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SHEET: **C3.2**

HWA # 210214

PERMIT SET

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THE RESERVE IN THE PINES - PHASE R-II - R-IV
PUBLIC INFRASTRUCTURE PLANS
SITE PLAN - SOUTH
DESCHUTES COUNTY, OREGON



NO.	DATE	DESCRIPTION



DESIGNED BY: SCP
 DRAWN BY: SCP
 CHECKED BY: GMH
 SCALE: AS NOTED
 FILE: 210214_CD.dwg
 DATE: 07/02/2021

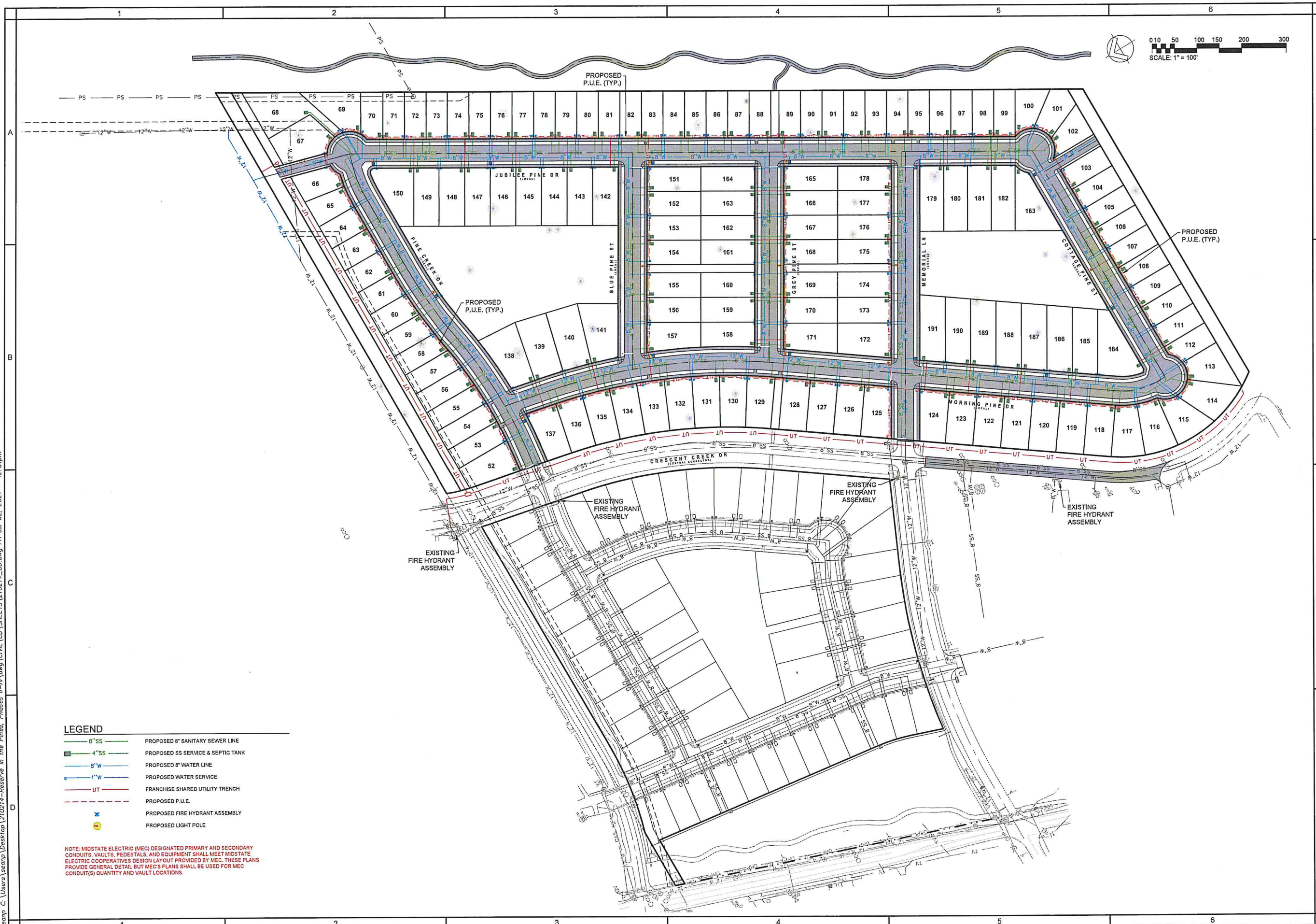
VERIFY SCALES
 0 1"
 BAR EQUALS ONE INCH
 ON ORIGINAL DRAWING

SHEET: **C3.3**

HWA # 210214

PERMIT SET

senap C:\Users\senap\Desktop\210214-Reserve in the Pines, Phases II-IV.dwg\CIVIL\CD\SHEETS\210214_CD.dwg Fri Jul 02, 2021 - 12:01pm



LEGEND

	PROPOSED 8" SANITARY SEWER LINE
	PROPOSED SS SERVICE & SEPTIC TANK
	PROPOSED 8" WATER LINE
	PROPOSED WATER SERVICE
	FRANCHISE SHARED UTILITY TRENCH
	PROPOSED P.U.E.
	PROPOSED FIRE HYDRANT ASSEMBLY
	PROPOSED LIGHT POLE

NOTE: MIDSTATE ELECTRIC (MEC) DESIGNATED PRIMARY AND SECONDARY CONDUITS, VAULTS, PEDESTALS, AND EQUIPMENT SHALL MEET MIDSTATE ELECTRIC COOPERATIVES DESIGN LAYOUT PROVIDED BY MEC. THESE PLANS PROVIDE GENERAL DETAIL BUT MEC'S PLANS SHALL BE USED FOR MEC CONDUIT(S) QUANTITY AND VAULT LOCATIONS.



THE RESERVE IN THE PINES - PHASE R-II - R-IV
PUBLIC INFRASTRUCTURE PLANS
 OVERALL UTILITY PLAN
 DESCHUTES COUNTY, OREGON



REVISIONS:



DESIGNED BY: SCP	SCP
DRAWN BY: GMH	GMH
CHECKED BY: AS NOTED	AS NOTED
SCALE: AS NOTED	AS NOTED
FILE: 210214_CD.dwg	
DATE: 07/02/2021	

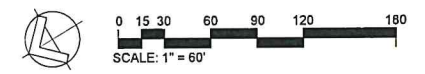
VERIFY SCALES
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 BAR EQUALS ONE INCH ON ORIGINAL DRAWING

SHEET:
C4.1

HWA # 210214

PERMIT SET

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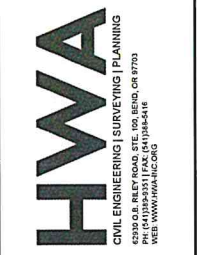


**THE RESERVE IN THE PINES - PHASE R-II - R-IV
PUBLIC INFRASTRUCTURE PLANS**
UTILITY PLAN - NORTH
DESCHUTES COUNTY, OREGON



REVISIONS:

NO.	DESCRIPTION



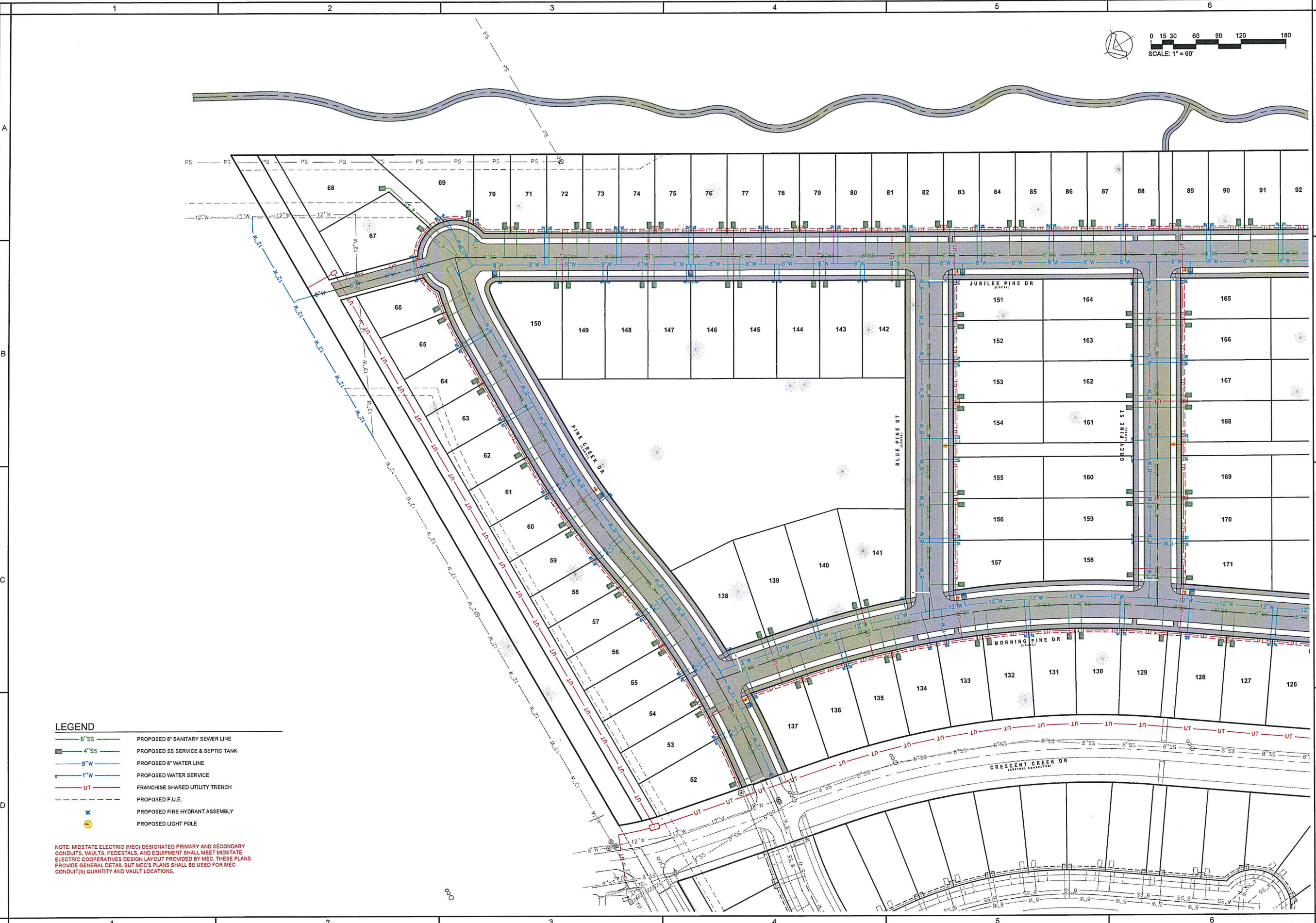
DESIGNED BY: SCP
DRAWN BY: SCP
CHECKED BY: GMH
SCALE: AS NOTED
FILE: 210214_CD.dwg
DATE: 07/02/2021

VERIFY SCALES
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BAR EQUALS ONE INCH
ON ORIGINAL DRAWING

SHEET:
C4.2

HWA # 210214

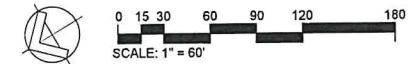
PERMIT SET



- LEGEND**
- 8"SS PROPOSED 8" SANITARY SEWER LINE
 - 4"SS PROPOSED SS SERVICE & SEPTIC TANK
 - 8"W PROPOSED 8" WATER LINE
 - 1"W PROPOSED WATER SERVICE
 - UT FRANCHISE SHARED UTILITY TRENCH
 - PROPOSED P.U.E.
 - PROPOSED FIRE HYDRANT ASSEMBLY
 - PROPOSED LIGHT POLE

NOTE: MIDSTATE ELECTRIC (MEC) DESIGNATED PRIMARY AND SECONDARY CONDUITS, VAULTS, PEDESTALS, AND EQUIPMENT SHALL MEET MIDSTATE ELECTRIC COOPERATIVES DESIGN LAYOUT PROVIDED BY MEC. THESE PLANS PROVIDE GENERAL DETAIL BUT MEC'S PLANS SHALL BE USED FOR MEC CONDUIT(S) QUANTITY AND VAULT LOCATIONS.

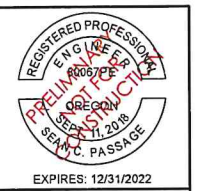
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LEGEND

	8"SS	PROPOSED 8" SANITARY SEWER LINE
	4"SS	PROPOSED SS SERVICE & SEPTIC TANK
	8"W	PROPOSED 8" WATER LINE
	1"W	PROPOSED WATER SERVICE
	UT	FRANCHISE SHARED UTILITY TRENCH
		PROPOSED P.U.E.
		PROPOSED FIRE HYDRANT ASSEMBLY
		PROPOSED LIGHT POLE

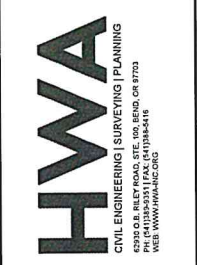
NOTE: MIDSTATE ELECTRIC (MEC) DESIGNATED PRIMARY AND SECONDARY CONDUITS, VAULTS, PEDESTALS, AND EQUIPMENT SHALL MEET MIDSTATE ELECTRIC COOPERATIVES DESIGN LAYOUT PROVIDED BY MEC. THESE PLANS PROVIDE GENERAL DETAIL BUT MEC'S PLANS SHALL BE USED FOR MEC CONDUIT(S) QUANTITY AND VAULT LOCATIONS.



THE RESERVE IN THE PINES - PHASE R-II - R-IV
PUBLIC INFRASTRUCTURE PLANS
UTILITY PLAN - SOUTH
DESCHUTES COUNTY, OREGON



REVISIONS:



DESIGNED BY:	SCP
DRAWN BY:	SCP
CHECKED BY:	GMH
SCALE:	AS NOTED
FILE:	210214_CD.dwg
DATE:	07/02/2021

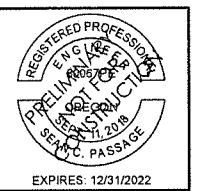
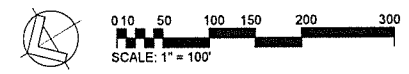
VERIFY SCALES
0 1"
BAR EQUALS ONE INCH ON ORIGINAL DRAWING

SHEET:
C4.3

HWA # 210214

PERMIT SET

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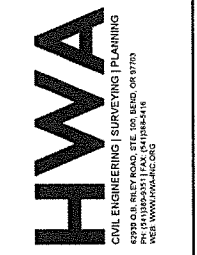


**THE RESERVE IN THE PINES - PHASE R-II - R-IV
PUBLIC INFRASTRUCTURE PLANS**

OVERALL GRADING PLAN
DESCHUTES COUNTY, OREGON



REVISIONS:



DESIGNED BY: SCP	DATE: 07/02/2021
DRAWN BY: SCP	
CHECKED BY: GMH	
SCALE: AS NOTED	
FILE: 210214_CD.dwg	

VERIFY SCALES
0 1"
BAR EQUALS ONE INCH
ON ORIGINAL DRAWING

SHEET:
C5.1

HWA # 210214

- GRADING NOTES**
- SEE SHEET C1.2 FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
 - DRIVEWAYS TO BE CONSTRUCTED BY HOMEBUILDER. LOCATION MAY VARY. ASSUMED DRIVEWAY WIDTH = 12.0'. ASSUMED DRIVEWAY LOCATIONS SHOWN ON THIS PLAN FOR DRAINAGE CALCULATIONS PURPOSES.
 - NO CUT OR FILL SHALL EXCEED A GRADE OF 2 HORIZONTAL TO 1 VERTICAL UNLESS APPROVED PRIOR TO CONSTRUCTION BY THE GEOTECHNICAL ENGINEER, PROJECT ENGINEER, AND CITY OF LA PINE.
 - THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT ENGINEER AND THE PROJECTS GEOTECHNICAL ENGINEER FOR REQUIRED INSPECTIONS AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
 - PROJECT GRADING LIMITS SHALL BE WITHIN THE PROJECTS PROPERTY BOUNDARY AND/OR STREET RIGHT-OF-WAY. UNLESS OTHERWISE SHOWN ON PLANS, NO GRADING SHALL BE CONDUCTED IN WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS UNLESS SPECIFICALLY SHOWN ON THE APPROVED PLANS.
 - REMOVE AND DISPOSE OF ALL ORGANIC AND/OR UNSUITABLE MATERIALS, INCLUDING TREES, STUMPS, ROOTS, BRUSH, AND GRASS IN SUCH A MANNER TO MEET ALL APPLICABLE REGULATIONS.
 - COMPACTION TESTS AND REPORTS SHALL BE CONDUCTED BY AN APPROVED TESTING LABORATORY. TEST FREQUENCY SHALL BE PER THE PROJECTS GEOTECHNICAL ENGINEER RECOMMENDATIONS AND/OR REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THE NECESSARY ARRANGEMENTS FOR COMPACTION TESTING AND FOR SUPPLYING THE RESULTS TO THE PROJECT ENGINEER.

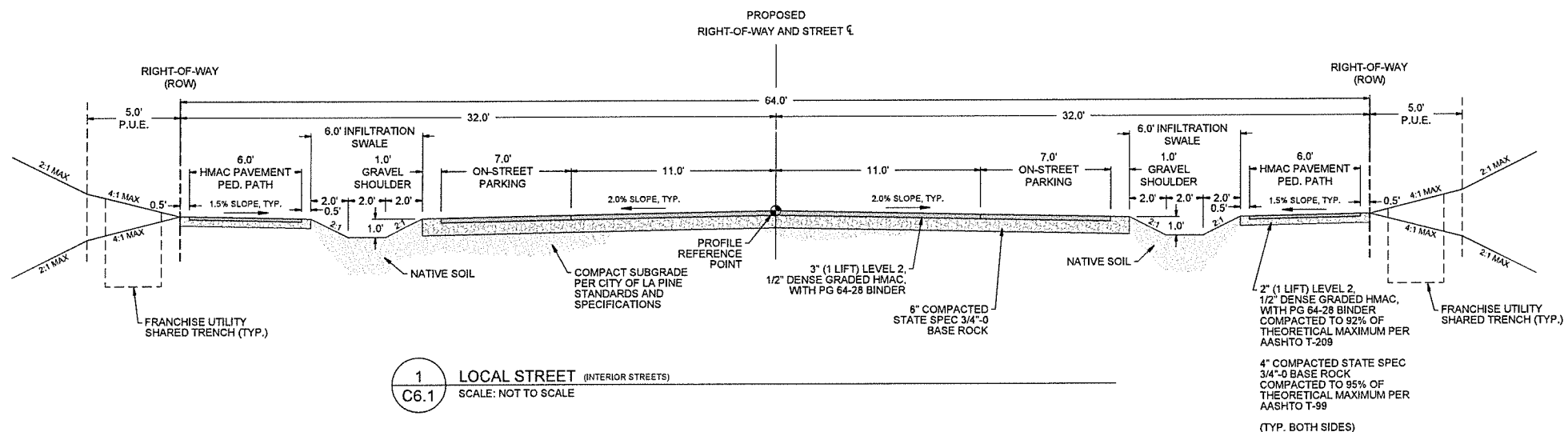
LEGEND

	RIGHT-OF-WAY
	EXISTING 1' GROUND SURFACE CONTOUR
	EXISTING 5' GROUND SURFACE CONTOUR
	PROPOSED 1' GROUND SURFACE CONTOUR
	PROPOSED 5' GROUND SURFACE CONTOUR
	EXISTING HMA PAVEMENT
	PROPOSED HMA PAVEMENT
	EXISTING PCC PAVEMENT
	PROPOSED PCC PAVEMENT

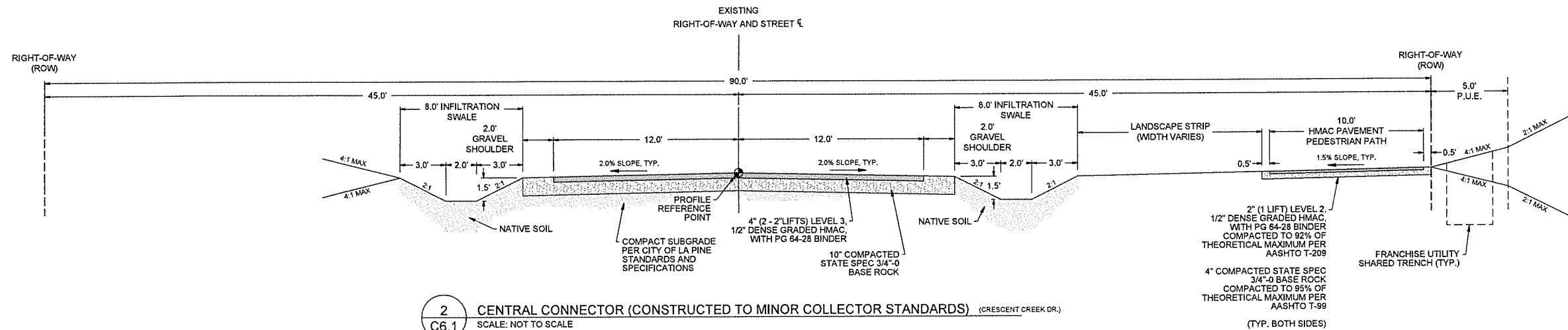


PERMIT SET

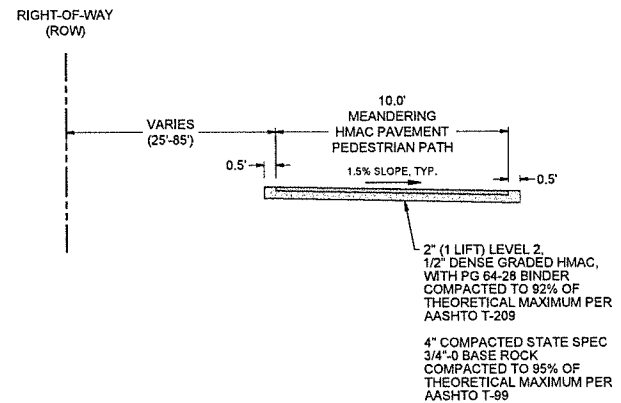
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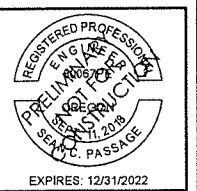
1 LOCAL STREET (INTERIOR STREETS)
C6.1 SCALE: NOT TO SCALE



2 CENTRAL CONNECTOR (CONSTRUCTED TO MINOR COLLECTOR STANDARDS) (CRESCENT CREEK DR.)
C6.1 SCALE: NOT TO SCALE



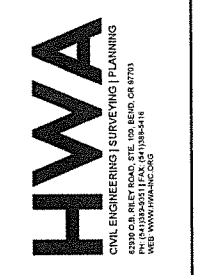
3 O.D.O.T. PEDESTRIAN PATH
C6.1 SCALE: NOT TO SCALE



THE RESERVE IN THE PINES - PHASE R-II - R-IV
PUBLIC INFRASTRUCTURE PLANS
STREET SECTIONS
DESCHUTES COUNTY, OREGON



REVISIONS:



DESIGNED BY: SCP	DATE: 07/02/2021
DRAWN BY: SCP	
CHECKED BY: GMH	
SCALE: AS NOTED	
FILE: 210214_CD.dwg	

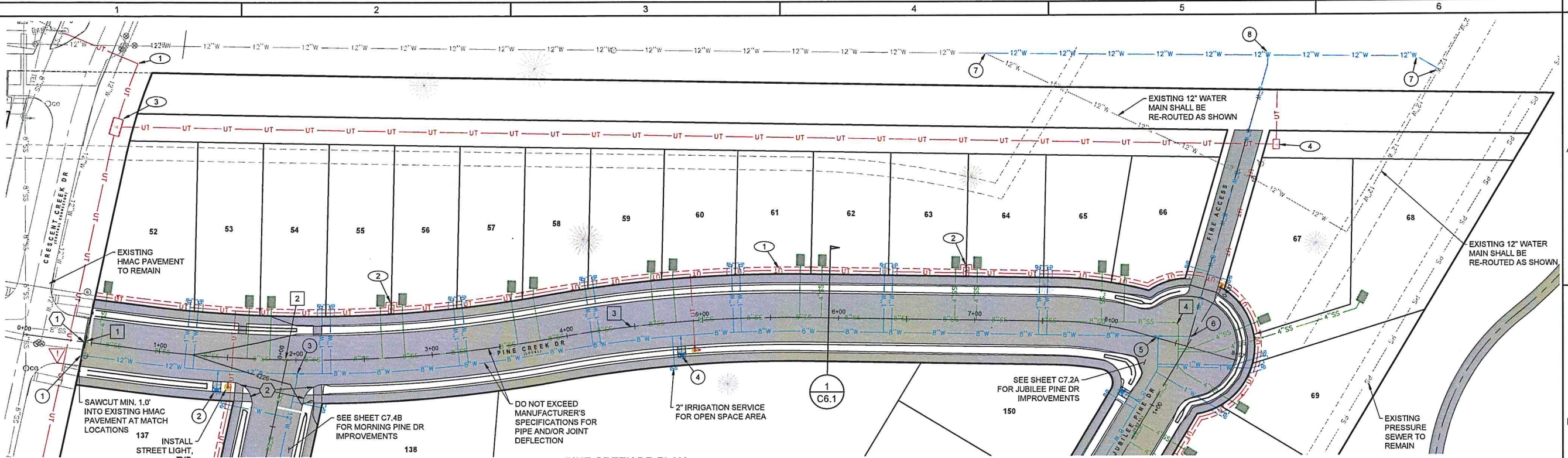
VERIFY SCALES
0 1"
BAR EQUALS ONE INCH ON ORIGINAL DRAWING

SHEET:
C6.1

HWA # 210214

PERMIT SET

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PINE CREEK DR PLAN
SCALE: 1"=40'

SUPERELEVATION TABLE (PINE CR DR / CRESCENT CR DR)

STATION	LT ELEVATION	ELEVATION	RT ELEVATION
0+44.20	4225.42 (-1.0%)	4225.60	4225.69 (0.5%)
0+69.20	4225.36 (-2.0%)	4225.72	4225.63 (-0.5%)
0+94.20	4225.49 (-2.0%)	4225.85	4225.58 (-1.5%)
1+19.20	4225.62 (-2.0%)	4225.98	4225.62 (-2.0%)

HIGH PT. STA: 4+12.54
HIGH PT. ELEV: 4226.97
PVI STA: 3+50.00
PVI ELEV: 4227.13
K: 375.09
250.00' VC

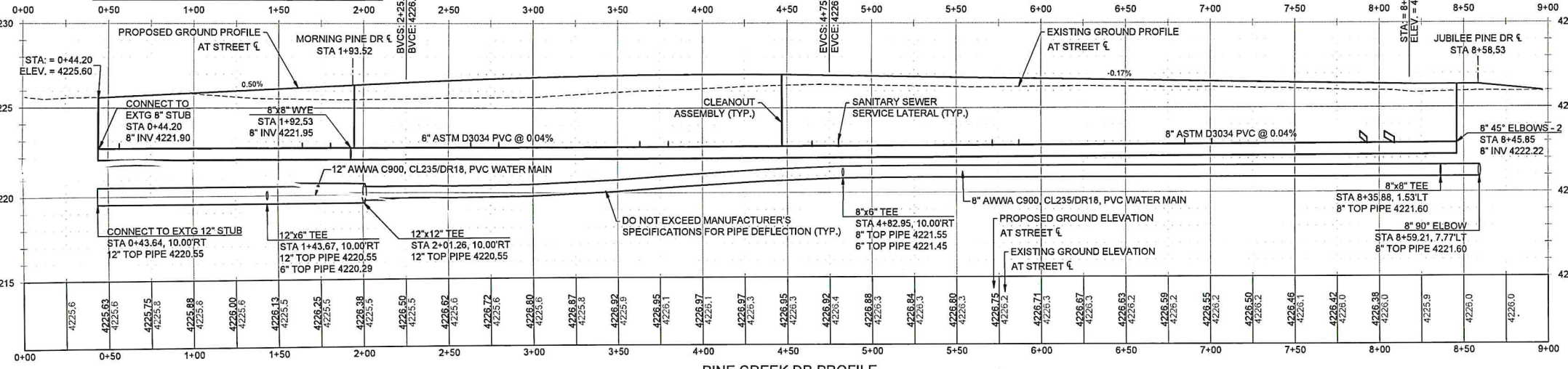
CONTRACTOR SHALL POTHOLE AND VERIFY DEPTH AND LOCATION OF EXISTING UTILITY OR UNDERGROUND SERVICE LINE AT PROPOSED CONNECTION. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY CONSTRUCTION.

PAVING KEY NOTES

- STA 0+44.20, 0.00'RT "PINE CREEK DR" BEGIN CONSTRUCTION OF PINE CREEK DR IMPROVEMENTS MATCH EXISTING PAVING SURFACE AT SAWCUT LINE
- CONSTRUCT 6.0' WIDTH BLENDED TRANSITION (SEE DETAIL RD759/C8.5)

WATER KEY NOTES

- STA 0+43.64, 10.00'RT "PINE CREEK DR" CONNECT TO EXISTING 12" STUB - 1
- STA 1+43.67, 10.00'RT "PINE CREEK DR" INSTALL 12"x6" TEE W/ THRUST BLOCK - 1
INSTALL 6" GATE VALVE
STA 1+43.67, 24.17'RT
INSTALL FIRE HYDRANT ASSEMBLY - 1
(SEE DETAILS RD254 & RD255 SHEET C8.4)
- STA 2+01.26, 10.00'RT "PINE CREEK DR" INSTALL 12"x12" TEE W/ THRUST BLOCK - 1
INSTALL 12"x8" REDUCER - 1
INSTALL 12" 11.25" ELBOW W/ THRUST BLOCK - 1
INSTALL 12" BUTTERFLY VALVES - 2
INSTALL 8" GATE VALVE - 1
- STA 4+82.95, 10.00'RT "PINE CREEK DR" INSTALL 8"x6" TEE W/ THRUST BLOCK - 1
INSTALL 6" GATE VALVE
STA 4+82.95, 24.17'RT
INSTALL FIRE HYDRANT ASSEMBLY - 1
(SEE DETAILS RD254 & RD255 SHEET C8.4)
- STA 8+35.88, 1.53'LT "PINE CREEK DR" INSTALL 8"x8" TEE W/ THRUST BLOCK
INSTALL 8" GATE VALVES - 3
- STA 8+59.21, 7.77'LT "PINE CREEK DR" INSTALL 8" 90" ELBOW W/ THRUST BLOCK - 1
- STA 7+03.74, 195.86'LT "PINE CREEK DR" CONNECT TO EXISTING 12" WATER MAIN BEGIN RE-ROUTE OF 12" WATER MAIN AS SHOWN
INSTALL 12" 11.25" AND 22.5" ELBOWS AND 12" 90" ELBOW AT NEW CONNECTION
- STA 8+56.78, 221.67'LT "PINE CREEK DR" INSTALL 12"x8" TEE W/ THRUST BLOCK - 1
INSTALL 12" BUTTERFLY VALVES - 2
INSTALL 8" GATE VALVE - 1
INSTALL 8" 11.25" ELBOW W/ THRUST BLOCK - 1



PINE CREEK DR PROFILE
SCALE: HORIZONTAL 1"=40' / VERTICAL 1"=4'

WATER / SANITARY SEWER LATERAL TABLE

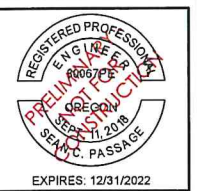
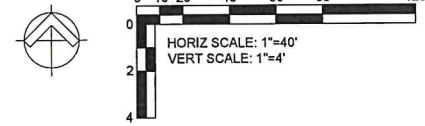
LOT #	1" WATER SERVICE STATION @ FACE OF W.M. BOX	4" SEWER SERVICE STATION @ FACE OF SEPTIC TANK	SEWER PIPE IE IN @ SS MAIN	SEWER PIPE IE IN @ TANK	SEWER PIPE LENGTH	SEWER PIPE SLOPE (MIN. %)	SEWER PIPE COVER @ TANK
52	1+19.05, 38.17' LT	0+56.44, 38.00' LT	4222.55'	4222.93'	38.0'	1.00	2.5'
53	1+25.31, 38.03' LT	1+63.83, 38.09' LT	4222.60'	4222.98'	38.1'	1.00	2.9'
54	2+18.93, 38.01' LT	1+80.47, 38.04' LT	4222.60'	4222.98'	38.1'	1.00	2.9'
55	2+25.17, 38.07' LT	2+63.70, 38.20' LT	4222.65'	4223.03'	38.2'	1.00	3.4'
56	3+19.05, 38.06' LT	2+80.38, 38.25' LT	4222.65'	4223.03'	38.3'	1.00	3.4'
57	3+25.37, 38.29' LT	3+64.31, 38.47' LT	4222.70'	4223.08'	38.6'	1.00	3.6'
58	4+17.79, 38.08' LT	3+81.23, 38.52' LT	4222.70'	4223.09'	38.6'	1.00	3.6'
59	4+23.68, 38.34' LT	4+65.47, 38.31' LT	4222.70'	4223.08'	38.3'	1.00	3.6'
60	5+22.49, 38.16' LT	4+80.96, 38.27' LT	4222.70'	4223.08'	38.3'	1.00	3.6'
61	5+28.28, 38.11' LT	5+71.27, 38.03' LT	4222.75'	4223.13'	38.0'	1.00	3.3'
62	6+32.98, 38.00' LT	5+88.98, 38.00' LT	4222.75'	4223.13'	38.0'	1.00	3.3'
63	6+38.98, 38.00' LT	6+84.98, 38.00' LT	4222.80'	4223.18'	38.0'	1.00	3.1'
64	7+46.98, 38.00' LT	7+00.98, 38.00' LT	4222.80'	4223.18'	38.5'	1.00	3.1'
65	7+52.98, 38.00' LT	7+88.51, 38.00' LT	4222.85'	4223.21'	36.3'	1.00	2.9'
66	8+43.53, 57.00' LT	8+03.09, 38.50' LT	4222.85'	4223.19'	34.0'	1.00	2.9'

UTILITY KEY NOTES

- CONSTRUCT SHARED UTILITY TRENCH (SEE DETAIL R-10A/C8.1)
- INSTALL TRANSFORMER VAULT ASSEMBLY (COORDINATE WITH MIDSTATE ELECTRIC)
- INSTALL 6x12 VAULT ASSEMBLY (COORDINATE WITH MIDSTATE ELECTRIC)
- INSTALL 5x7 VAULT ASSEMBLY (COORDINATE WITH MIDSTATE ELECTRIC)

SANITARY SEWER KEY NOTES

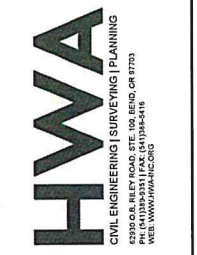
- STA 0+44.20, 0.00'RT "PINE CREEK DR" CONNECT TO EXISTING 8" SANITARY SEWER STUB - 1
INSTALL CLEANOUT ASSEMBLY - 1
(SEE DETAIL RD362/C8.2)
- STA 1+92.53, 0.00'RT "PINE CREEK DR" INSTALL 8"x8" WYE - 1
INSTALL 8" 11.25" ELBOW - 1
INSTALL CLEANOUT ASSEMBLY - 1
(SEE DETAIL RD362/C8.2)
- STA 4+47.08, 0.00'RT "PINE CREEK DR" INSTALL CLEANOUT ASSEMBLY - 1
(SEE DETAIL RD362/C8.2)
- STA 8+45.85, 14.55'RT "PINE CREEK DR" INSTALL 8" 45" ELBOWS - 2
INSTALL CLEANOUT ASSEMBLY - 1
(SEE DETAIL RD362/C8.2)



THE RESERVE IN THE PINES - PHASE R-II - R-IV
PUBLIC INFRASTRUCTURE PLANS
PINE CREEK DR PLAN & PROFILE
DESCHUTES COUNTY, OREGON



REVISIONS:



DESIGNED BY:	SCP
DRAWN BY:	SCP
CHECKED BY:	GMH
SCALE:	AS NOTED
FILE:	210214_CD.dwg
DATE:	07/02/2021

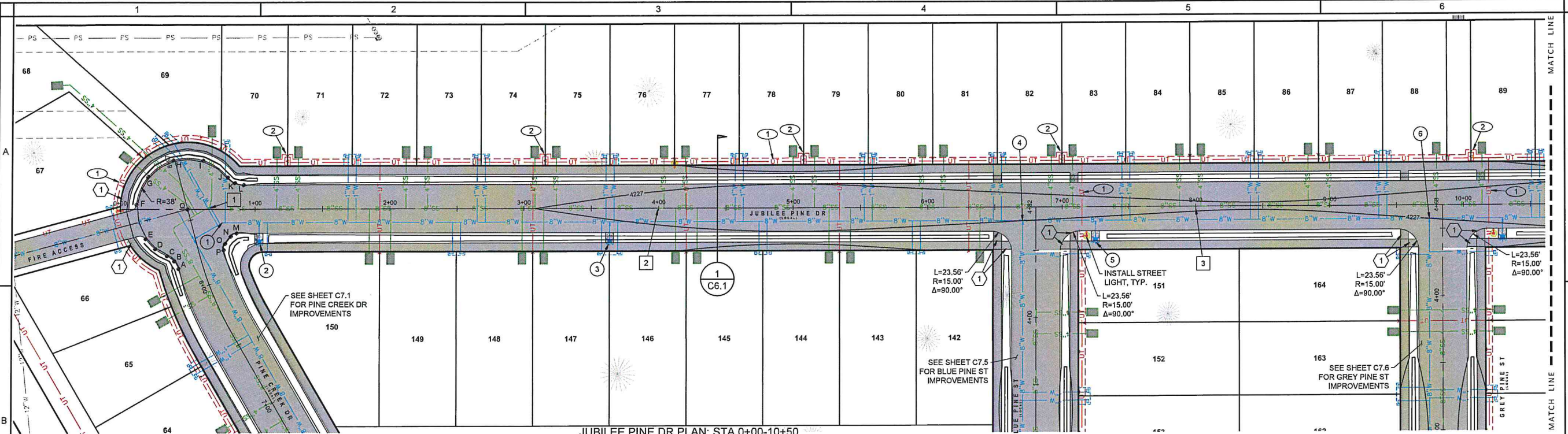
VERIFY SCALES
0 10 20 40 60 80 100 120
BAR EQUALS ONE INCH ON ORIGINAL DRAWING

C7.1

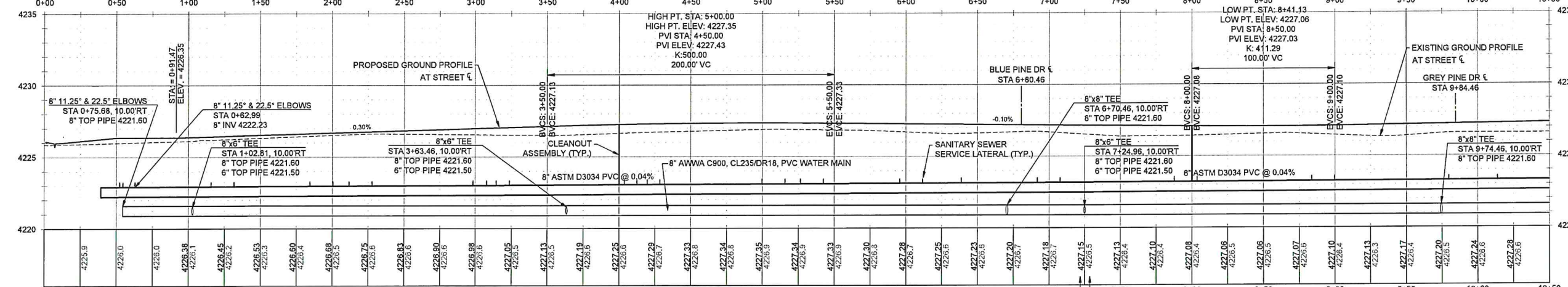
HWA # 210214

PERMIT SET

seamp C:\Users\seamp\Desktop\210214-Reserve in the Pines, Phases II-IV\DWG\CIVIL\CD\SHEETS\210214_CD.dwg Fri Jul 02, 2021 12:02pm



JUBILEE PINE DR PLAN: STA 0+00-10+50
SCALE: 1"=40'



JUBILEE PINE DR PROFILE: STA 0+00-10+50
SCALE: HORIZONTAL 1"=40' / VERTICAL 1"=4'

WATER / SANITARY SEWER LATERAL TABLE

LOT #	1" WATER SERVICE STATION @ FACE OF W.M. BOX	4" SEWER SERVICE STATION @ FACE OF SEPTIC TANK	SEWER PIPE IE IN @ SS MAIN	SEWER PIPE IE IN @ TANK	SEWER PIPE LENGTH	SEWER PIPE SLOPE (MIN. %)	SEWER PIPE COVER @ TANK
67		0+07.00, 35.95' LT	4222.85'	4223.50'	63.3'	1.00	2.6'
68	0+27.04, 52.07' LT	0+15.98, 44.48' LT	4222.85'	4224.26'	141.3'	1.00	1.3'
69	0+33.91, 53.91' LT	0+67.66, 53.98' LT	4222.90'	4223.45'	56.0'	1.00	2.7'
70	0+77.68, 38.00' LT	1+15.68, 38.00' LT	4222.90'	4223.28'	38.0'	1.00	2.9'
71	1+68.68, 38.00' LT	1+31.68, 38.00' LT	4222.90'	4223.28'	38.0'	1.00	2.9'
72	1+74.68, 38.00' LT	2+11.68, 38.00' LT	4222.95'	4223.33'	38.0'	1.00	3.1'
73	2+64.68, 38.00' LT	2+27.68, 38.00' LT	4222.95'	4223.33'	38.0'	1.00	3.1'
74	2+70.68, 38.00' LT	3+07.68, 38.00' LT	4223.00'	4223.38'	38.0'	1.00	3.4'
75	3+60.68, 38.00' LT	3+23.68, 38.00' LT	4223.00'	4223.38'	38.0'	1.00	3.4'
76	3+66.68, 38.00' LT	4+03.68, 38.00' LT	4223.05'	4223.43'	38.0'	1.00	3.6'
77	4+56.68, 38.00' LT	4+19.68, 38.00' LT	4223.05'	4223.43'	38.0'	1.00	3.6'
78	4+62.68, 38.00' LT	4+99.68, 38.00' LT	4223.10'	4223.48'	38.0'	1.00	3.6'
79	5+52.68, 38.00' LT	5+15.68, 38.00' LT	4223.10'	4223.48'	38.0'	1.00	3.6'
80	5+58.68, 38.00' LT	5+95.68, 38.00' LT	4223.10'	4223.48'	38.0'	1.00	3.5'
81	6+48.68, 38.00' LT	6+11.68, 38.00' LT	4223.10'	4223.48'	38.0'	1.00	3.5'
82	6+54.68, 38.00' LT	6+91.68, 38.00' LT	4223.15'	4223.53'	38.0'	1.00	3.4'
83	7+44.68, 38.00' LT	7+07.68, 38.00' LT	4223.15'	4223.53'	38.0'	1.00	3.4'
84	7+50.68, 38.00' LT	7+87.68, 38.00' LT	4223.20'	4223.58'	38.0'	1.00	3.2'
85	8+40.68, 38.00' LT	8+03.68, 38.00' LT	4223.20'	4223.58'	38.0'	1.00	3.2'
86	8+46.68, 38.00' LT	8+83.68, 38.00' LT	4223.25'	4223.63'	38.0'	1.00	3.2'
87	9+36.68, 38.00' LT	8+99.68, 38.00' LT	4223.25'	4223.63'	38.0'	1.00	3.4'
88	9+42.68, 38.00' LT	9+79.68, 38.00' LT	4223.25'	4223.63'	38.0'	1.00	3.4'
89	10+50.68, 38.00' LT	10+13.68, 38.00' LT	4223.25'	4223.63'	38.0'	1.00	3.4'
142	5+94.46, 32.00' RT	6+38.68, 33.00' RT	4223.15'	4223.48'	33.0'	1.00	3.5'
143	5+88.46, 32.00' RT	5+42.46, 33.00' RT	4223.10'	4223.43'	33.0'	1.00	3.6'
144	4+90.46, 32.00' RT	5+26.46, 33.00' RT	4223.10'	4223.43'	33.0'	1.00	3.6'
145	4+74.46, 32.00' RT	4+28.46, 33.00' RT	4223.05'	4223.38'	33.0'	1.00	3.6'
146	3+69.46, 32.00' RT	4+12.46, 33.00' RT	4223.05'	4223.38'	33.0'	1.00	3.6'
147	3+57.46, 32.00' RT	3+14.46, 33.00' RT	4223.00'	4223.33'	33.0'	1.00	3.4'
148	2+52.46, 32.00' RT	2+98.46, 33.00' RT	4223.00'	4223.33'	33.0'	1.00	3.4'
149	2+46.46, 32.00' RT	2+90.46, 33.00' RT	4222.95'	4223.28'	33.0'	1.00	3.1'
150	1+08.81, 32.00' RT	1+84.46, 33.00' RT	4222.95'	4223.28'	33.0'	1.00	3.1'

- WATER KEY NOTES**
- STA 0+75.68, 10.00' RT "JUBILEE PINE DR" INSTALL 8" 11.25" & 22.5" ELBOWS W/ THRUST BLOCK - 1
 - STA 1+02.81, 10.00' RT "JUBILEE PINE DR" INSTALL 8"x8" TEE W/ THRUST BLOCK - 1 INSTALL 6" GATE VALVE STA 1+02.81, 24.17 RT INSTALL FIRE HYDRANT ASSEMBLY - 1 (SEE DETAILS RD254 & RD255 SHEET C8.4)
 - STA 3+63.46, 10.00' RT "JUBILEE PINE DR" INSTALL 8"x8" TEE W/ THRUST BLOCK - 1 INSTALL 6" GATE VALVE STA 3+63.46, 24.17 RT INSTALL FIRE HYDRANT ASSEMBLY - 1 (SEE DETAILS RD254 & RD255 SHEET C8.4)
 - STA 6+70.46, 10.00' RT "JUBILEE PINE DR" INSTALL 8"x8" TEE W/ THRUST BLOCK - 1 INSTALL 8" GATE VALVES - 3
 - STA 7+24.96, 10.00' RT "JUBILEE PINE DR" INSTALL 8"x8" TEE W/ THRUST BLOCK - 1 INSTALL 6" GATE VALVE STA 7+24.96, 24.17 RT INSTALL FIRE HYDRANT ASSEMBLY - 1 (SEE DETAILS RD254 & RD255 SHEET C8.4)
 - STA 9+74.46, 10.00' RT "JUBILEE PINE DR" INSTALL 8"x8" TEE W/ THRUST BLOCK - 1 INSTALL 8" GATE VALVES - 3

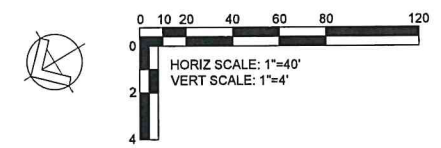
- PAVING KEY NOTES**
- CONSTRUCT 6.0' WIDTH BLENDED TRANSITION (SEE DETAIL RD759/C8.5)

- SANITARY SEWER KEY NOTES**
- STA 0+62.99, 0.00' RT "JUBILEE PINE DR" INSTALL 8" 11.25" & 22.5" ELBOWS - 2
 - STA 4+00.00, 0.00' RT "JUBILEE PINE DR" INSTALL CLEANOUT ASSEMBLY - 1 (SEE DETAIL RD362/C8.2)
 - STA 8+00.00, 0.00' RT "JUBILEE PINE DR" INSTALL CLEANOUT ASSEMBLY - 1 (SEE DETAIL RD362/C8.2)

- UTILITY KEY NOTES**
- CONSTRUCT SHARED UTILITY TRENCH (SEE DETAIL R-10A/C8.1)
 - INSTALL TRANSFORMER VAULT ASSEMBLY (COORDINATE WITH MIDSTATE ELECTRIC)

BULB SPOT ELEVATION TABLE

I.D.	PAVEMENT FINISH GRADE ELEVATION
A	4226.00
B	4226.00
C	4226.00
D	4226.00
E	4226.00
F	4226.00
G	4226.00
H	4226.00
I	4226.00
J	4226.00
K	4226.00
L	4226.00
M	4226.00
N	4226.00
O	4226.00
P	4226.00
Q	4226.35

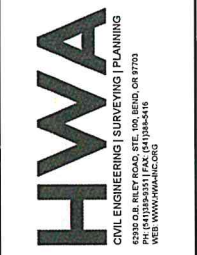


**THE RESERVE IN THE PINES - PHASE R-II - R-IV
PUBLIC INFRASTRUCTURE PLANS**

JUBILEE PINE DR PLAN & PROFILE - STA 0+00-10+50
DESCHUTES COUNTY, OREGON



REVISIONS:



DESIGNED BY: SCP
DRAWN BY: SCL
CHECKED BY: GMH
SCALE: AS NOTED
FILE: 210214_CD.dwg
DATE: 07/02/2021

VERIFY SCALES
0 1" BAR EQUALS ONE INCH ON ORIGINAL DRAWING

SHEET: **C7.2A**

HWA # 210214

PERMIT SET

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WATER KEY NOTES

- ① STA 12+88.46, 10.00'RT "JUBILEE PINE DR"
INSTALL 8"x8" TEE W/ THRUST BLOCK - 1
INSTALL 8" GATE VALVES - 3
- ② STA 15+65.69, 10.32'RT "JUBILEE PINE DR"
INSTALL 8" 11.25' & 45' ELBOWS W/ THRUST BLOCK - 1
INSTALL 8" GATE VALVES - 2

PAVING KEY NOTES

- ① CONSTRUCT 6.0' WIDTH BLENDED TRANSITION
(SEE DETAIL RD759/C8.5)

SANITARY SEWER KEY NOTES

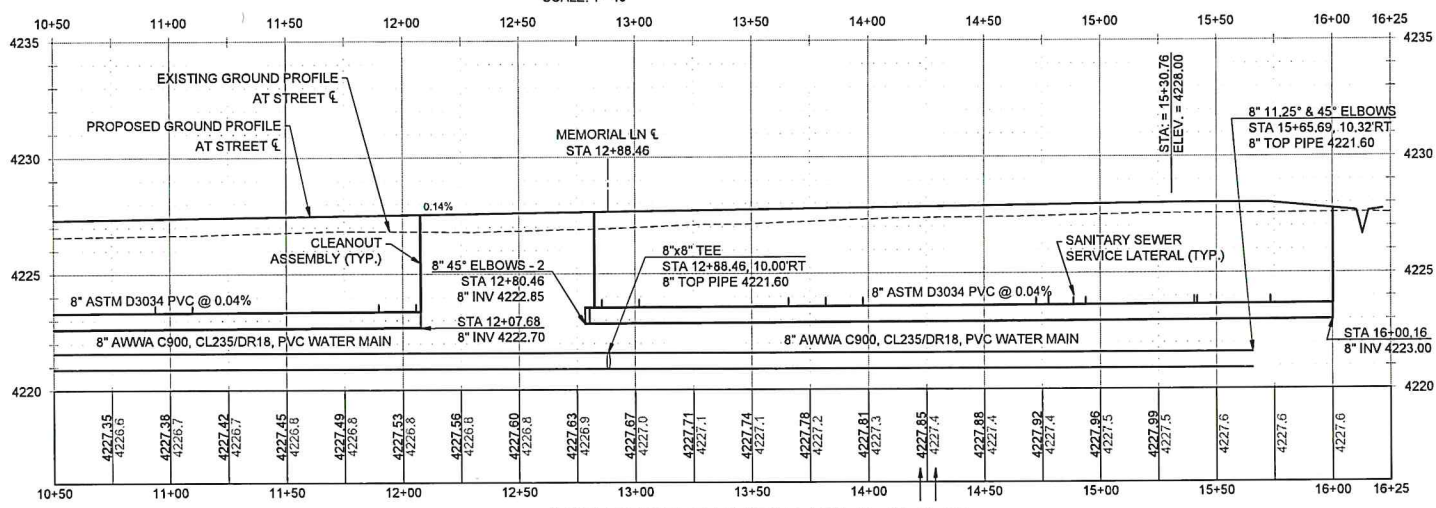
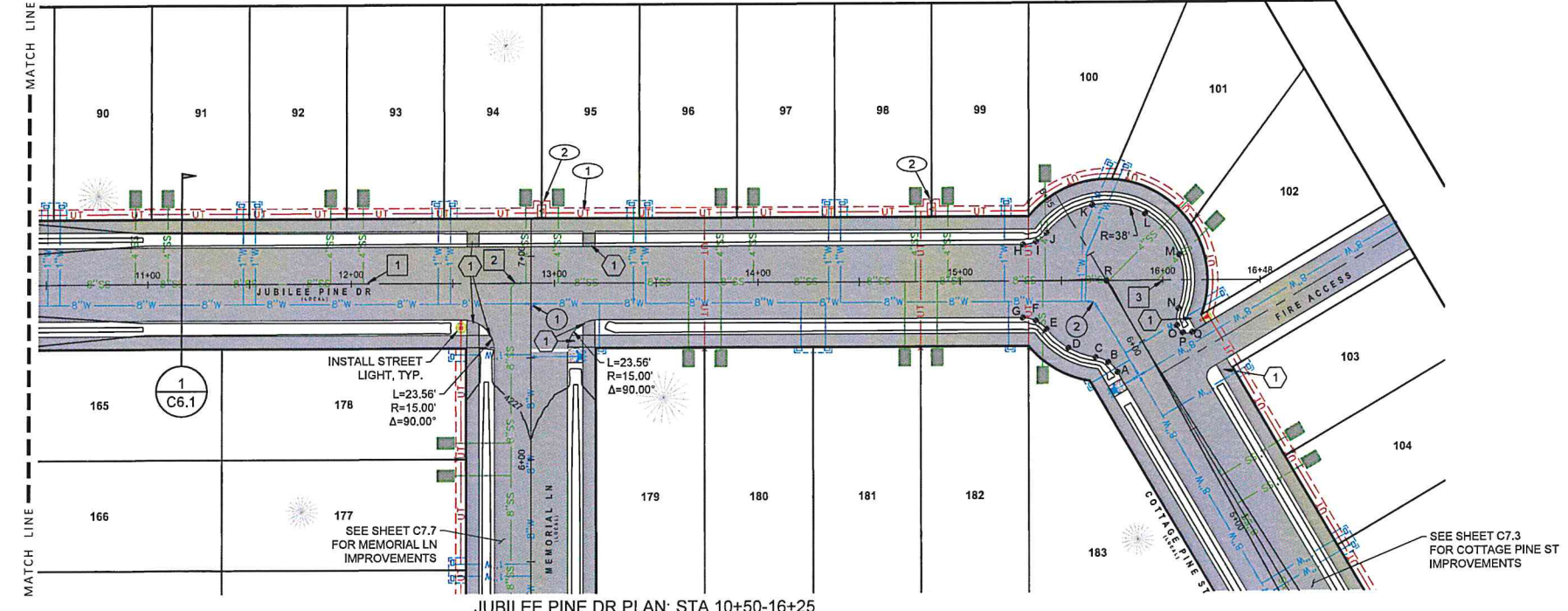
- ① STA 12+07.68, 0.00'RT "JUBILEE PINE DR"
INSTALL CLEANOUT ASSEMBLY - 1
(SEE DETAIL RD362/C8.2)
- ② STA 12+80.46, 0.00'RT "JUBILEE PINE DR"
INSTALL 8" 45' ELBOWS - 2
INSTALL CLEANOUT ASSEMBLY - 1
(SEE DETAIL RD362/C8.2)
- ③ STA 16+00.16, 0.00'RT "JUBILEE PINE DR"
INSTALL CLEANOUT ASSEMBLY - 1
(SEE DETAIL RD362/C8.2)

UTILITY KEY NOTES

- ① CONSTRUCT SHARED UTILITY TRENCH
(SEE DETAIL R-10A/C8.1)
- ② INSTALL TRANSFORMER VAULT ASSEMBLY
(COORDINATE WITH MIDSTATE ELECTRIC)

WATER / SANITARY SEWER LATERAL TABLE

LOT #	1" WATER SERVICE STATION @ FACE OF W.M. BOX	4" SEWER SERVICE STATION @ FACE OF SEPTIC TANK	SEWER PIPE IE IN @ SS MAIN	SEWER PIPE IE IN @ TANK	SEWER PIPE LENGTH	SEWER PIPE SLOPE (MIN. %)	SEWER PIPE COVER @ TANK
90	10+56.68, 38.00' LT	10+93.68, 38.00' LT	4223.30'	4223.68'	38.0'	1.00	3.4'
91	11+46.68, 38.00' LT	11+09.68, 38.00' LT	4223.30'	4223.68'	38.0'	1.00	3.4'
92	11+52.68, 38.00' LT	11+89.68, 38.00' LT	4223.35'	4223.73'	38.0'	1.00	3.5'
93	12+42.68, 38.00' LT	12+05.68, 38.00' LT	4223.35'	4223.73'	38.0'	1.00	3.5'
94	12+48.68, 38.00' LT	12+85.68, 38.00' LT	4223.55'	4223.93'	38.0'	1.00	3.5'
95	13+38.68, 38.00' LT	13+01.68, 38.00' LT	4223.55'	4223.93'	38.0'	1.00	3.5'
96	13+44.68, 38.00' LT	13+81.68, 38.00' LT	4223.60'	4223.98'	36.0'	1.00	3.5'
97	14+34.68, 38.00' LT	13+97.68, 38.00' LT	4223.60'	4223.98'	38.0'	1.00	3.5'
98	14+40.68, 38.00' LT	14+77.68, 38.00' LT	4223.60'	4223.98'	38.0'	1.00	3.7'
99	15+21.68, 38.00' LT	14+93.68, 38.00' LT	4223.60'	4223.98'	38.0'	1.00	3.6'
100	15+74.22, 56.14' LT	15+41.68, 48.71' LT	4223.65'	4224.14'	48.7'	1.00	3.6'
101	15+80.65, 55.87' LT	16+12.27, 39.02' LT	4223.65'	4224.20'	36.7'	1.00	3.5'
102		16+22.64, 25.92' LT	4223.65'	4224.02'	36.7'	1.00	3.7'
179	13+21.96, 32.00' RT	13+65.78, 33.00' RT	4223.60'	4223.93'	33.0'	1.00	3.6'
180	14+21.08, 32.00' RT	13+81.78, 33.00' RT	4223.60'	4223.93'	33.0'	1.00	3.7'
181	14+33.08, 32.00' RT	14+72.38, 33.00' RT	4223.60'	4223.93'	33.0'	1.00	3.7'
182	15+23.68, 32.00' RT	14+88.38, 33.00' RT	4223.60'	4223.93'	33.0'	1.00	3.6'
183	15+64.43, 50.19' RT	15+40.47, 42.09' RT	4223.65'	4224.07'	42.1'	1.00	1.00



BULB SPOT ELEVATION TABLE

I.D.	PAVEMENT FINISH GRADE ELEVATION
A	4227.65
B	4227.65
C	4227.65
D	4227.65
E	4227.65
F	4227.65
G	4227.65
H	4227.65
I	4227.65
J	4227.65
K	4227.65
L	4227.65
M	4227.65
N	4227.65
O	4227.65
P	4227.65
Q	4227.65
R	4228.00



**THE RESERVE IN THE PINES - PHASE R-II - R-IV
PUBLIC INFRASTRUCTURE PLANS**
JUBILEE PINE DR PLAN & PROFILE - STA 10+50-16+25
DESCHUTES COUNTY, OREGON



REVISIONS:



DESIGNED BY: SCP
DRAWN BY: SCP
CHECKED BY: GMH
SCALE: AS NOTED
FILE: 210214_CD.dwg
DATE: 07/02/2021

VERIFY SCALES
0 1"
BAR EQUALS ONE INCH ON ORIGINAL DRAWING

SHEET: **C7.2B**

HWA # 210214

PERMIT SET

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WATER KEY NOTES

- ① STA 0+50.00, 10.00'LT "COTTAGE PINE ST"
INSTALL 8" 90° ELBOW W/ THRUST BLOCK - 1
INSTALL 8" GATE VALVES - 2
- ② STA 2+41.09, 10.00'LT "COTTAGE PINE ST"
INSTALL 8"x8" TEE W/ THRUST BLOCK - 1
INSTALL 8" GATE VALVE
STA 2+41.09, 24.17'LT
INSTALL FIRE HYDRANT ASSEMBLY - 1
(SEE DETAILS RD254 & RD255 SHEET C8.4)
- ③ STA 5+86.39, 10.00'LT "COTTAGE PINE ST"
INSTALL 8"x8" CROSS W/ THRUST BLOCK - 1
INSTALL 8"x6" REDUCER - 1
INSTALL 8" GATE VALVE - 1
INSTALL 8" GATE VALVES - 3
STA 5+86.39, 24.17'LT
INSTALL FIRE HYDRANT ASSEMBLY - 1
(SEE DETAILS RD254 & RD255 SHEET C8.4)

PAVING KEY NOTES

- ① CONSTRUCT 6.0' WIDTH BLENDED TRANSITION
(SEE DETAIL RD759/C8.5)

SANITARY SEWER KEY NOTES

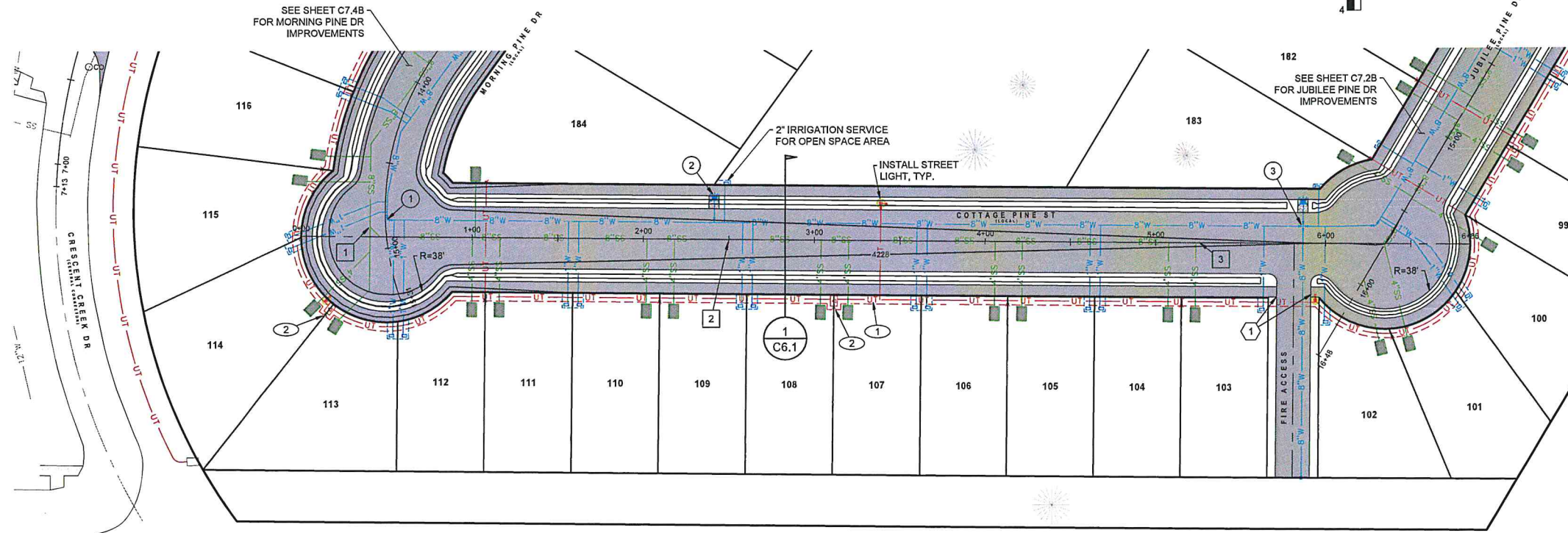
- ① STA 0+40.00, 5.86'LT "COTTAGE PINE ST"
INSTALL 8"x8" WYE - 1
INSTALL 8" 45° ELBOW - 1
INSTALL CLEANOUT ASSEMBLY - 1
(SEE DETAIL RD362/C8.2)
- ② STA 2+50.00, 0.00'RT "COTTAGE PINE ST"
INSTALL CLEANOUT ASSEMBLY - 1
(SEE DETAIL RD362/C8.2)
- ③ STA 5+25.45, 0.00'RT "COTTAGE PINE ST"
INSTALL CLEANOUT ASSEMBLY - 1
(SEE DETAIL RD362/C8.2)

UTILITY KEY NOTES

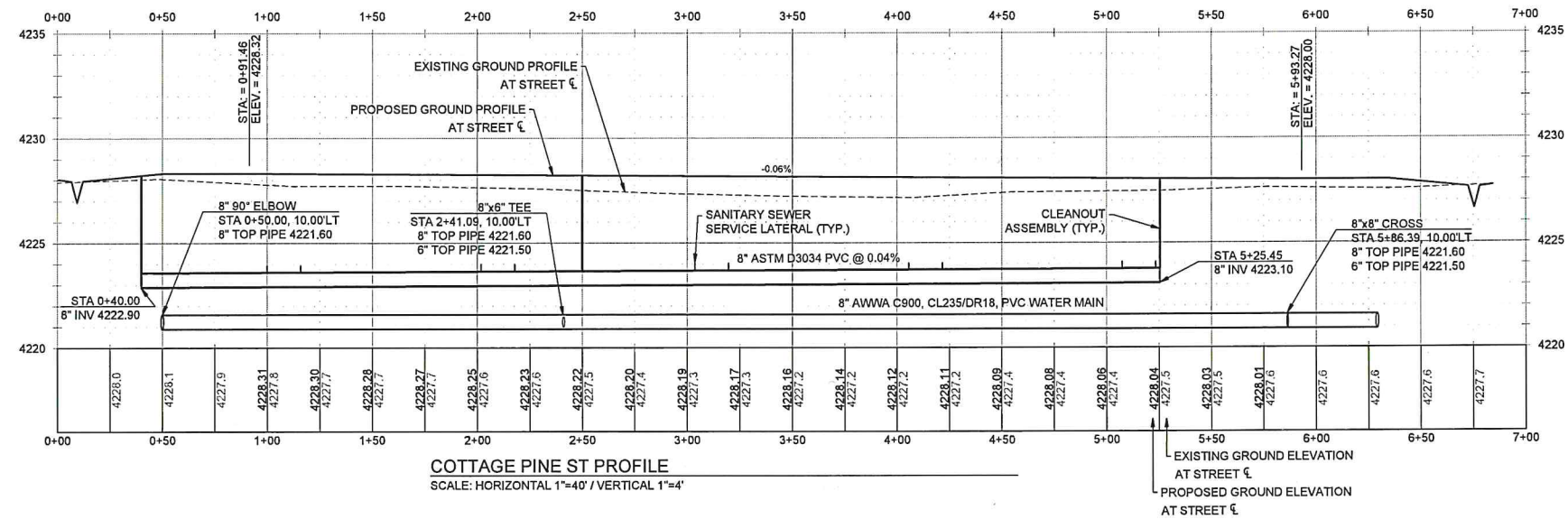
- ① CONSTRUCT SHARED UTILITY TRENCH
(SEE DETAIL R-10A/C8.1)
- ② INSTALL TRANSFORMER VAULT ASSEMBLY
(COORDINATE WITH MIDSTATE ELECTRIC)

WATER / SANITARY SEWER LATERAL TABLE

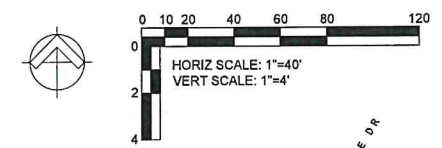
LOT #	1" WATER SERVICE STATION @ FACE OF W.M. BOX	4" SEWER SERVICE STATION @ FACE OF SEPTIC TANK	SEWER PIPE IE IN @ SS MAIN	SEWER PIPE IE IN @ TANK	SEWER PIPE LENGTH	SEWER PIPE SLOPE (MIN. %)	SEWER PIPE COVER @ TANK
183	5+95.39, 32.00' LT						
102	5+99.39, 45.07' RT						
103	5+63.39, 38.00' RT	5+23.45, 38.00' RT	4223.75'	4224.13'	38.0'	1.00	3.6'
104	4+67.51, 38.00' RT	5+07.45, 38.00' RT	4223.75'	4224.13'	38.0'	1.00	3.6'
105	4+61.51, 38.00' RT	4+21.57, 38.00' RT	4223.70'	4224.08'	38.0'	1.00	3.6'
106	3+65.63, 38.00' RT	4+05.57, 38.00' RT	4223.70'	4224.08'	38.0'	1.00	3.6'
107	3+59.63, 38.00' RT	3+19.68, 38.00' RT	4223.70'	4224.08'	38.0'	1.00	3.6'
108	2+63.74, 38.00' RT	3+03.68, 38.00' RT	4223.70'	4224.08'	38.0'	1.00	3.6'
109	2+57.74, 38.00' RT	2+17.80, 38.00' RT	4223.65'	4224.03'	38.0'	1.00	3.9'
110	1+61.86, 38.00' RT	2+01.80, 38.00' RT	4223.65'	4224.03'	38.0'	1.00	4.0'
111	1+55.86, 38.00' RT	1+15.92, 38.00' RT	4223.60'	4223.96'	38.0'	1.00	4.0'
112	0+59.98, 56.93' RT	0+99.92, 38.00' RT	4223.60'	4223.96'	38.0'	1.00	4.0'
113	0+53.98, 56.93' RT						



COTTAGE PINE ST PLAN
SCALE: 1"=40'



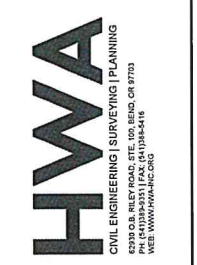
COTTAGE PINE ST PROFILE
SCALE: HORIZONTAL 1"=40' / VERTICAL 1"=4'



THE RESERVE IN THE PINES - PHASE R-II - R-IV
PUBLIC INFRASTRUCTURE PLANS
COTTAGE PINE ST PLAN & PROFILE
DESCHUTES COUNTY, OREGON



REVISIONS:



DESIGNED BY: SCP
DRAWN BY: SCP
CHECKED BY: GMH
SCALE: AS NOTED
FILE: 210214_CD.dwg
DATE: 07/02/2021

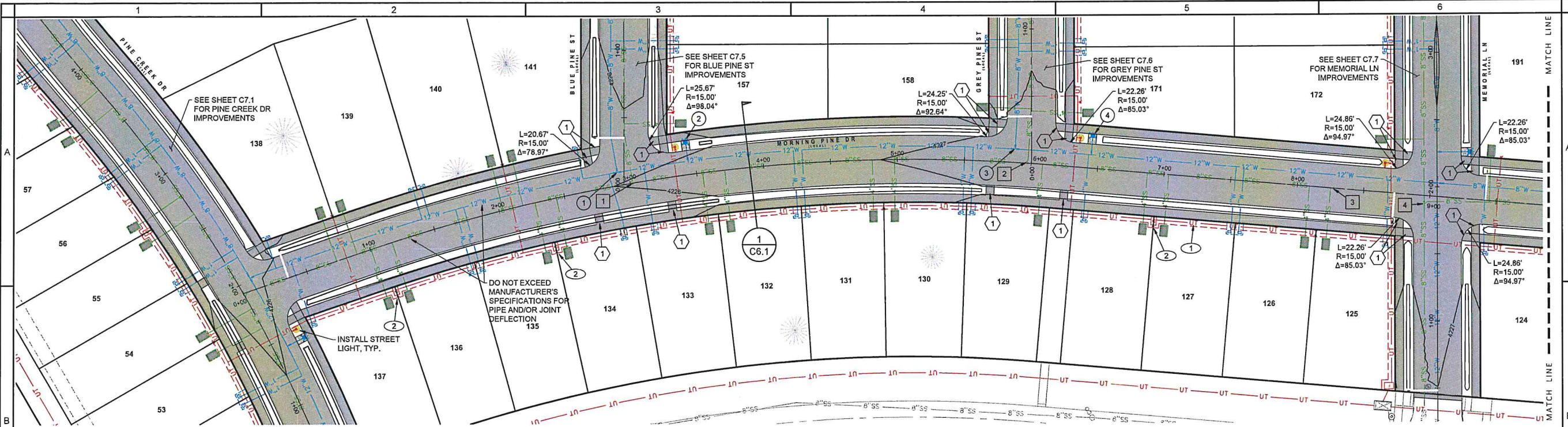
VERIFY SCALES
0 1"
BAR EQUALS ONE INCH ON ORIGINAL DRAWING

SHEET: **C7.3**

HWA # 210214

PERMIT SET

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SUPERELEVATION TABLE (PINE CREEK DR / MORNING PINE DR)

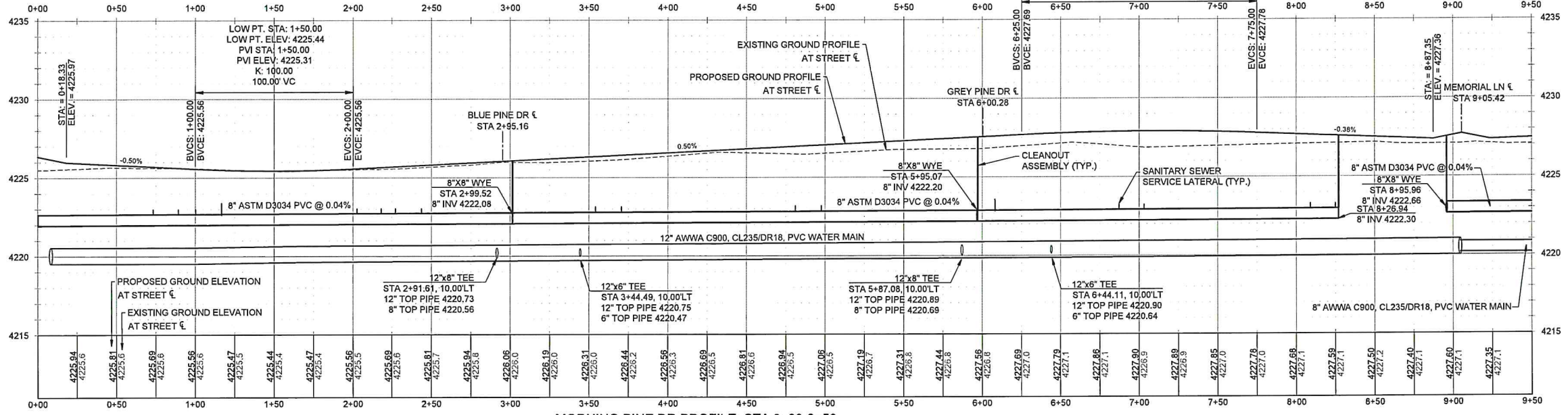
STATION	LT ELEVATION	RT ELEVATION	LT ELEVATION	RT ELEVATION
0+38.57	4225.96 (0.5%)	4225.87	4225.78 (-0.5%)	
0+69.20	4225.65 (-0.5%)	4225.74	4225.47 (-1.5%)	
0+94.20	4225.35 (-1.5%)	4225.62	4225.26 (-2.0%)	
1+19.20	4225.17 (-2.0%)	4225.53	4225.17 (-2.0%)	

MORNING PINE DR PLAN: STA 0+00-9+50
SCALE: 1"=40'

SUPERELEVATION TABLE (MORNING PINE DR / MEMORIAL LN)

STATION	LT ELEVATION	RT ELEVATION	LT ELEVATION	RT ELEVATION
7+94.42	4227.36 (-2.0%)	4227.72	4227.36 (-2.0%)	
8+19.42	4227.35 (-1.5%)	4227.62	4227.26 (-2.0%)	
8+44.42	4227.43 (-0.5%)	4227.52	4227.25 (-1.5%)	
8+69.42	4227.51 (0.5%)	4227.42	4227.13 (-0.5%)	

HIGH PT. STA: 7+10.57
HIGH PT. ELEV: 4227.90
PVI STA: 7+00.00
PVI ELEV: 4228.06
K: 171.13
150.00' VC



MORNING PINE DR PROFILE: STA 0+00-9+50
SCALE: HORIZONTAL 1"=40' / VERTICAL 1"=4'

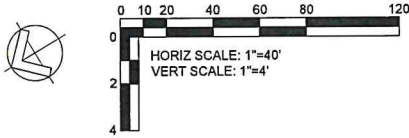
WATER / SANITARY SEWER LATERAL TABLE

LOT #	1" WATER SERVICE STATION @ FACE OF W.M. BOX	4" SEWER SERVICE STATION @ FACE OF SEPTIC TANK	SEWER PIPE IE IN @ SS MAIN	SEWER PIPE IE IN @ TANK	SEWER PIPE LENGTH	SEWER PIPE SLOPE (MIN. %)	SEWER PIPE COVER @ TANK
125	8+70.57, 38.00' RT	8+24.94, 38.00' RT	4222.95	4223.33	38.0'	1.00	4.0'
126	7+59.07, 38.00' RT	8+06.94, 38.00' RT	4222.95	4223.33	38.0'	1.00	4.0'
127	7+53.07, 38.00' RT	7+03.20, 38.00' RT	4222.90	4223.28	38.0'	1.00	4.3'
128	6+42.11, 38.00' RT	6+87.20, 38.00' RT	4222.90	4223.28	38.0'	1.00	4.3'
129	5+55.94, 38.00' RT	6+08.08, 38.00' RT	4222.85	4223.23	38.0'	1.00	4.1'
130	5+49.75, 38.00' RT	4+97.61, 38.00' RT	4222.85	4223.23	38.0'	1.00	3.5'
131	4+28.97, 38.00' RT	4+81.11, 38.00' RT	4222.85	4223.23	38.0'	1.00	3.5'
132	4+22.78, 38.00' RT	3+70.64, 38.00' RT	4222.80	4223.18	38.0'	1.00	2.9'
133	3+11.82, 38.00' RT	3+54.14, 38.00' RT	4222.80	4223.18	38.0'	1.00	2.9'
134	2+89.37, 38.00' RT	2+43.68, 38.00' RT	4222.70	4223.08	38.0'	1.00	2.4'
135	1+75.04, 38.00' RT	2+27.17, 38.00' RT	4222.70	4223.08	38.0'	1.00	2.4'
136	1+68.85, 38.00' RT	1+16.71, 38.00' RT	4222.65	4223.03	38.0'	1.00	2.2'
137	0+41.09, 38.00' RT	1+00.21, 38.00' RT	4222.65	4223.03	38.0'	1.00	2.2'
138	0+29.03, 32.00' LT	0+73.23, 34.00' LT	4222.65	4222.99	34.0'	1.00	2.5'
139	1+43.06, 32.00' LT	0+89.23, 34.00' LT	4222.65	4222.99	34.0'	1.00	2.5'
140	1+48.91, 32.00' LT	2+02.54, 34.00' LT	4222.70	4223.04	34.0'	1.00	2.3'
141	2+65.90, 32.10' LT	2+18.12, 34.00' LT	4222.70	4223.04	34.0'	1.00	2.3'

- WATER KEY NOTES**
- STA 2+91.61, 10.00' LT "MORNING PINE DR" INSTALL 12"x6" TEE W/ THRUST BLOCK - 1 INSTALL 12" BUTTERFLY VALVES - 2 INSTALL 8" GATE VALVE - 1
 - STA 3+44.49, 10.00' LT "MORNING PINE DR" INSTALL 12"x6" TEE W/ THRUST BLOCK - 1 INSTALL 6" GATE VALVE STA 3+44.49, 24.17' LT INSTALL FIRE HYDRANT ASSEMBLY - 1 (SEE DETAILS R0254 & R0255 SHEET C8.4)
 - STA 5+87.08, 10.00' LT "MORNING PINE DR" INSTALL 12"x6" TEE W/ THRUST BLOCK - 1 INSTALL 12" BUTTERFLY VALVES - 2 INSTALL 8" GATE VALVE - 1
 - STA 6+44.11, 10.00' LT "MORNING PINE DR" INSTALL 12"x6" TEE W/ THRUST BLOCK - 1 INSTALL 6" GATE VALVE STA 6+44.11, 24.17' LT INSTALL FIRE HYDRANT ASSEMBLY - 1 (SEE DETAILS R0254 & R0255 SHEET C8.4)

- SANITARY SEWER KEY NOTES**
- STA 2+99.52, 0.00' RT "MORNING PINE DR" INSTALL 8"x8" WYE - 1 INSTALL 8" 45° ELBOW - 1 INSTALL CLEANOUT ASSEMBLY - 1 (SEE DETAIL RD362/C8.2)
 - STA 5+95.07, 0.00' RT "MORNING PINE DR" INSTALL 8"x8" WYE - 1 INSTALL 8" 45° ELBOW - 1 INSTALL CLEANOUT ASSEMBLY - 1 (SEE DETAIL RD362/C8.2)
 - STA 8+26.94, 0.00' RT "MORNING PINE DR" INSTALL 8"x8" WYE - 1 INSTALL 8" 45° ELBOW - 1 INSTALL CLEANOUT ASSEMBLY - 1 (SEE DETAIL RD362/C8.2)
 - STA 8+95.96, 6.65' RT "MORNING PINE DR" INSTALL 8"x8" WYE - 1 INSTALL 8" 45° ELBOW - 1 INSTALL CLEANOUT ASSEMBLY - 1 (SEE DETAIL RD362/C8.2)

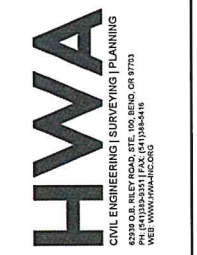
- UTILITY KEY NOTES**
- CONSTRUCT SHARED UTILITY TRENCH (SEE DETAIL R-10A/C8.1)
 - INSTALL TRANSFORMER VAULT ASSEMBLY (COORDINATE WITH MIDSTATE ELECTRIC)
- PAVING KEY NOTES**
- CONSTRUCT 6.0' WIDTH BLENDED TRANSITION (SEE DETAIL RD759/C8.5)



THE RESERVE IN THE PINES - PHASE R-II - R-IV PUBLIC INFRASTRUCTURE PLANS
MORNING PINE DRIVE PLAN & PROFILE - STA 0+00-9+50
DESCHUTES COUNTY, OREGON



REVISIONS:



DESIGNED BY: SCP
DRAWN BY: SCP
CHECKED BY: GMMH
SCALE: AS NOTED
FILE: 210214_CD.dwg
DATE: 07/02/2021

VERIFY SCALES
0 1" BAR EQUALS ONE INCH ON ORIGINAL DRAWING

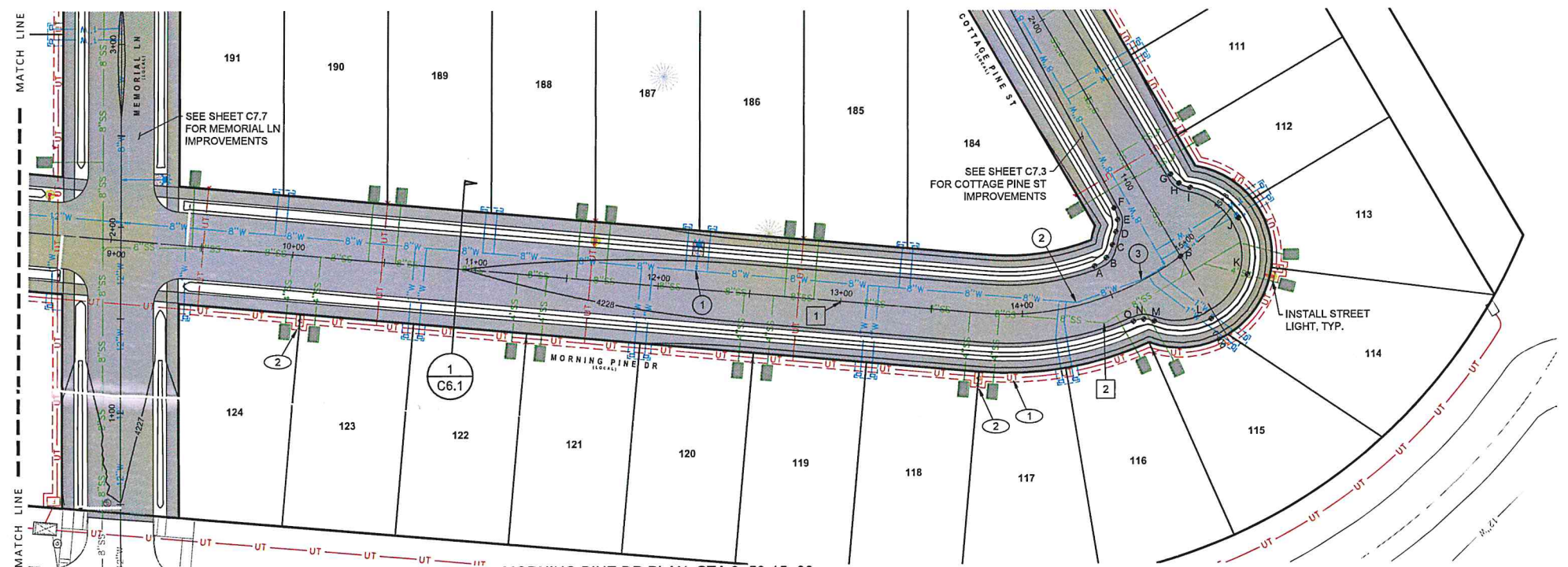
C7.4A

HWA # 210214

PERMIT SET

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- WATER KEY NOTES**
- STA 12+19.75, 10.00' LT "MORNING PINE DR" INSTALL 8"x6" TEE W/ THRUST BLOCK - 1
INSTALL 6" GATE VALVE
STA 12+19.75, 24'-17" LT
INSTALL FIRE HYDRANT ASSEMBLY - 1
(SEE DETAILS RD254 & RD255 SHEET C8.4)
 - STA 14+30.40, 1.77' LT "MORNING PINE DR" INSTALL 8" 22.5" ELBOW W/ THRUST BLOCK - 1
 - STA 14+68.92, 0.73' LT "MORNING PINE DR" INSTALL 8" 22.5" ELBOW W/ THRUST BLOCK - 1
- SANITARY SEWER KEY NOTES**
- STA 13+00.00, 0.00' RT "MORNING PINE DR" INSTALL CLEANOUT ASSEMBLY - 1
(SEE DETAIL RD362/C8.2)
 - STA 14+41.48, 13.26' RT "MORNING PINE DR" INSTALL 8" 11.25" & 22.5" ELBOWS - 1
- UTILITY KEY NOTES**
- CONSTRUCT SHARED UTILITY TRENCH (SEE DETAIL R-10A/C8.1)
 - INSTALL TRANSFORMER VAULT ASSEMBLY (COORDINATE WITH MIDSTATE ELECTRIC)



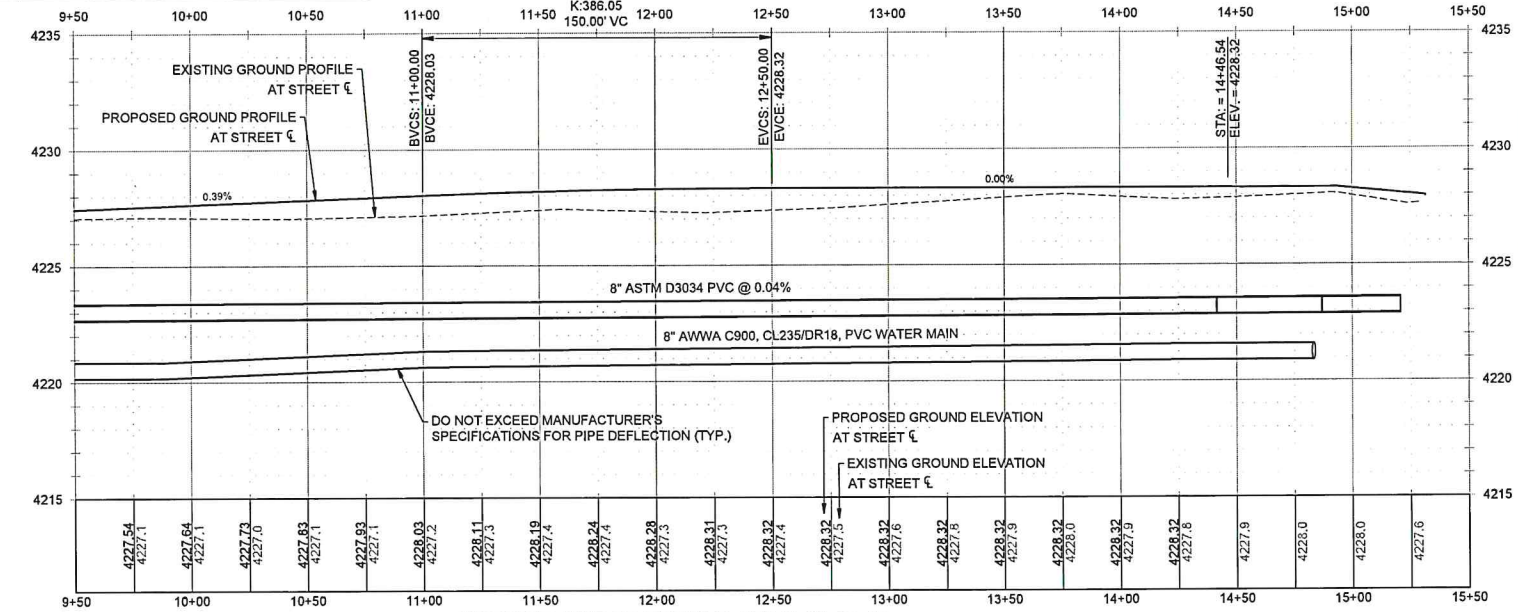
SUPERELEVATION TABLE (MORNING PINE DR / MEMORIAL LN)
SCALE: 1"=40'

STATION	LT ELEVATION	CL ELEVATION	RT ELEVATION
9+41.41	4227.50 (0.5%)	4227.41	4227.32 (-0.5%)
9+66.41	4227.42 (-0.5%)	4227.51	4227.24 (-1.5%)
9+91.41	4227.34 (-1.5%)	4227.61	4227.25 (-2.0%)
10+16.41	4227.35 (-2.0%)	4227.71	4227.35 (-2.0%)

HIGH PT. STA: 12+50.00
HIGH PT. ELEV: 4228.32
PVI STA: 11+75.00
PVI ELEV: 4228.32
K: 386.05
150.00' VC

WATER / SANITARY SEWER LATERAL TABLE

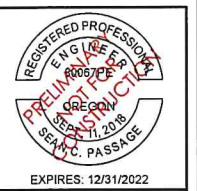
LOT #	1" WATER SERVICE STATION @ FACE OF W.M. BOX	4" SEWER SERVICE STATION @ FACE OF SEPTIC TANK	SEWER PIPE IE IN @ SS MAIN	SEWER PIPE IE IN @ TANK	SEWER PIPE LENGTH	SEWER PIPE SLOPE (MIN. %)	SEWER PIPE COVER @ TANK
113		15+30.37, 38.07' RT	4223.60'	4223.65'	25.0'	1.00	4.2'
114	14+94.03, 56.54' RT	15+19.98, 47.14' RT	4223.60'	4224.03'	42.8'	1.00	4.0'
115	14+89.17, 55.97' RT	14+64.48, 46.88' RT	4223.55'	4223.92'	37.2'	1.00	4.1'
116	14+21.02, 38.00' RT	14+51.86, 38.10' RT	4223.55'	4223.83'	26.6'	1.00	4.2'
117	14+16.18, 38.00' RT	13+85.34, 38.18' RT	4223.55'	4223.93'	38.0'	1.00	4.1'
118	13+19.90, 38.00' RT	13+70.90, 38.00' RT	4223.55'	4223.86'	38.0'	1.00	4.2'
119	13+13.90, 38.00' RT	12+62.90, 38.00' RT	4223.50'	4223.86'	38.0'	1.00	4.2'
120	11+95.90, 38.00' RT	12+46.90, 38.00' RT	4223.50'	4223.86'	38.0'	1.00	4.2'
121	11+89.90, 38.00' RT	11+38.90, 38.00' RT	4223.45'	4223.83'	38.0'	1.00	4.0'
122	10+71.90, 38.00' RT	11+22.90, 38.00' RT	4223.45'	4223.83'	38.0'	1.00	4.0'
123	10+65.90, 38.00' RT	10+14.90, 38.00' RT	4223.40'	4223.78'	38.0'	1.00	3.5'
124	9+43.32, 38.00' RT	9+98.90, 38.00' RT	4223.40'	4223.78'	38.0'	1.00	3.5'
184	13+36.75, 32.00' LT						
185	13+30.75, 32.00' LT	12+84.75, 33.00' LT	4223.50'	4223.83'	33.0'	1.00	4.2'
186	12+25.75, 32.00' LT	12+68.75, 33.00' LT	4223.50'	4223.83'	33.0'	1.00	4.2'
187	12+13.75, 32.00' LT	11+70.75, 33.00' LT	4223.45'	4223.78'	33.0'	1.00	4.2'
188	11+08.75, 32.00' LT	11+54.75, 33.00' LT	4223.45'	4223.78'	33.0'	1.00	4.2'
189	11+02.75, 32.00' LT	10+55.75, 33.00' LT	4223.40'	4223.73'	33.0'	1.00	3.8'
190	9+94.75, 32.00' LT	10+40.75, 33.00' LT	4223.40'	4223.73'	33.0'	1.00	3.8'
191	9+88.75, 32.00' LT	9+42.75, 33.00' LT	4223.35'	4223.69'	33.0'	1.00	3.9'



MORNING PINE DR PROFILE: STA 9+50-15+00
SCALE: HORIZONTAL 1"=40' / VERTICAL 1"=4'

BULB SPOT ELEVATION TABLE

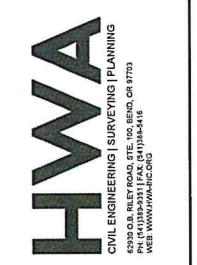
I.D.	PAVEMENT FINISH GRADE ELEVATION
A	4227.96
B	4227.96
C	4227.96
D	4227.96
E	4227.96
F	4227.96
G	4227.96
H	4227.96
I	4227.96
J	4227.96
K	4227.96
L	4227.96
M	4227.96
N	4227.96
O	4227.96
P	4228.32



THE RESERVE IN THE PINES - PHASE R-II - R-IV
PUBLIC INFRASTRUCTURE PLANS
MORNING PINE DRIVE PLAN & PROFILE - STA 9+50-15+00
DESCHUTES COUNTY, OREGON



REVISIONS:



DESIGNED BY: SCP
DRAWN BY: SCP
CHECKED BY: GMI
SCALE: AS NOTED
FILE: 210214_CD.dwg
DATE: 07/02/2021

VERIFY SCALES
0 1" BAR EQUALS ONE INCH ON ORIGINAL DRAWING

SHEET: **C7.4B**

HWA # 210214

PERMIT SET

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WATER KEY NOTES

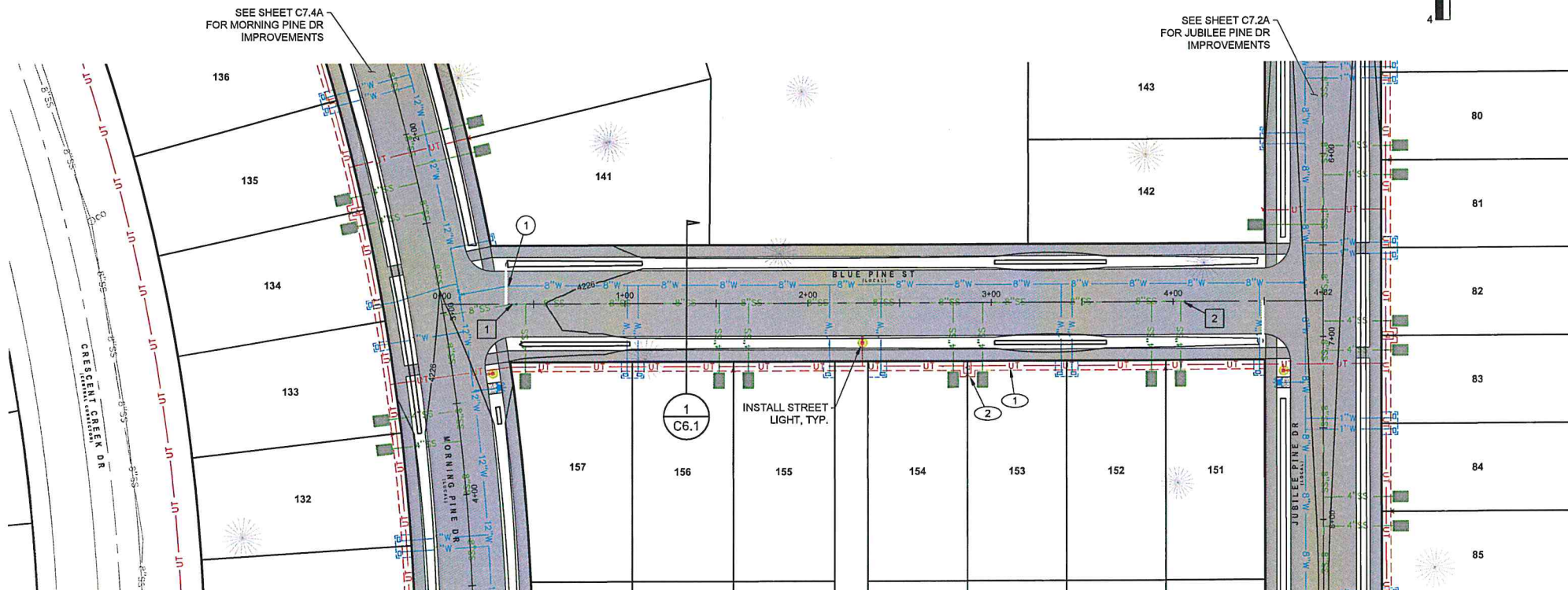
- ① STA 0+36.41, 10.00'LT "BLUE PINE ST"
INSTALL 8" 11.25° ELBOW W/ THRUST BLOCK - 1

SANITARY SEWER KEY NOTES

- ① STA 0+38.57, 0.00'RT "BLUE PINE ST"
INSTALL 8" 11.25° ELBOW - 1
INSTALL CLEANOUT ASSEMBLY - 1
(SEE DETAIL RD362/C8.2)
- ② STA 4+05.91, 0.00'RT "BLUE PINE ST"
INSTALL CLEANOUT ASSEMBLY - 1
(SEE DETAIL RD362/C8.2)

UTILITY KEY NOTES

- ① CONSTRUCT SHARED UTILITY TRENCH
(SEE DETAIL R-10A/C8.1)
- ② INSTALL TRANSFORMER VAULT ASSEMBLY
(COORDINATE WITH MIDSTATE ELECTRIC)



BLUE PINE ST PLAN
SCALE: 1"=40'

SUPERELEVATION TABLE (MORNING PINE DR / BLUE PINE ST)

STATION	LT ELEVATION	℄ ELEVATION	RT ELEVATION
0+38.57	4225.76 (-0.5%)	4225.85	4225.94 (0.5%)
0+69.20	4225.69 (-2.0%)	4226.05	4225.96 (-0.5%)
0+94.20	4225.69 (-2.0%)	4226.25	4225.98 (-1.5%)
1+19.20	4226.04 (-2.0%)	4226.40	4226.04 (-2.0%)

HIGH PT. STA: 1+80.25
HIGH PT. ELEV: 4226.61
PVI STA: 1+50.00
PVI ELEV: 4226.75
K: 144.06
150.00' VC

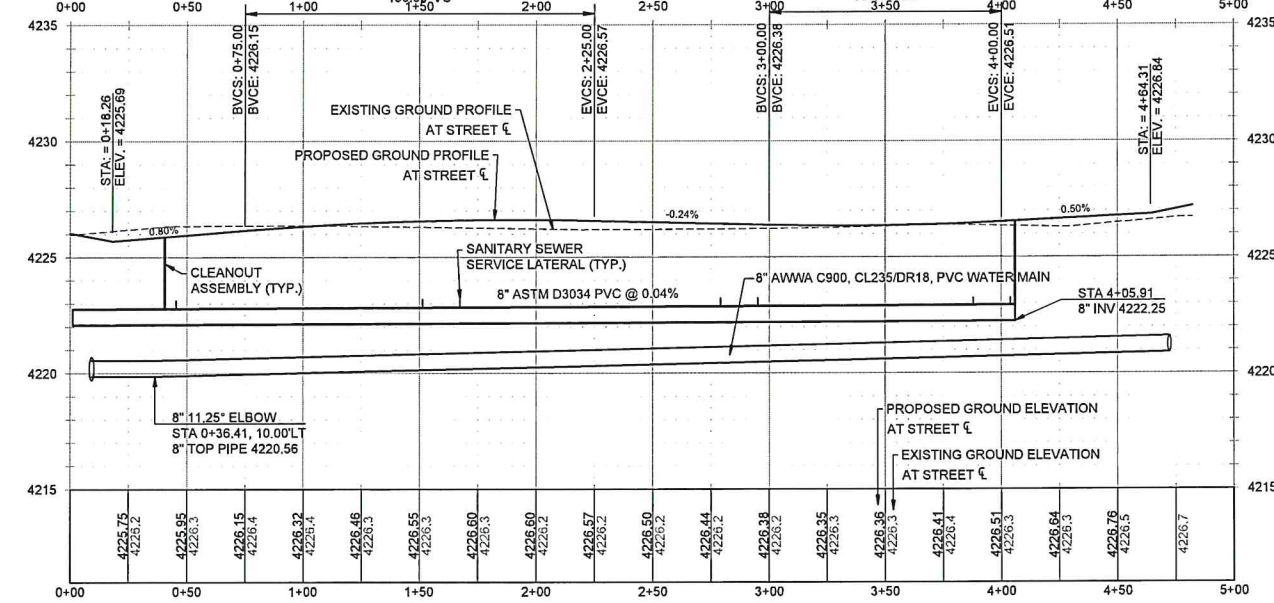
SUPERELEVATION TABLE (BLUE PINE ST / JUBILEE PINE DR)

STATION	LT ELEVATION	℄ ELEVATION	RT ELEVATION
3+99.31	4226.14 (-2.0%)	4226.50	4226.14 (-2.0%)
4+24.31	4226.46 (-1.0%)	4226.64	4226.46 (-1.0%)
4+49.31	4226.78 (0.1%)	4226.76	4226.74 (-0.1%)

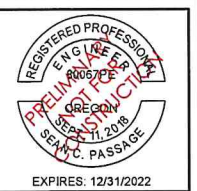
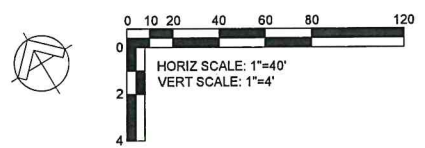
LOW PT. STA: 3+32.54
LOW PT. ELEV: 4226.34
PVI STA: 3+50.00
PVI ELEV: 4226.26
K: 134.91
100.00' VC

WATER / SANITARY SEWER LATERAL TABLE

LOT #	1" WATER SERVICE STATION @ FACE OF W.M. BOX	4" SEWER SERVICE STATION @ FACE OF SEPTIC TANK	SEWER PIPE IE IN @ SS MAIN	SEWER PIPE IE IN @ TANK	SEWER PIPE LENGTH	SEWER PIPE SLOPE (MIN. %)	SEWER PIPE COVER @ TANK
151	4+47.31, 38.00' RT	4+03.91, 38.00' RT	4222.90'	4223.28'	38.0'	1.00	2.9'
152	3+44.51, 38.00' RT	3+87.91, 38.00' RT	4222.90'	4223.28'	38.0'	1.00	2.9'
153	3+38.51, 38.00' RT	2+95.11, 38.00' RT	4222.90'	4223.28'	38.0'	1.00	2.9'
154	2+39.73, 38.00' RT	2+79.11, 38.00' RT	4222.90'	4223.28'	38.0'	1.00	2.9'
155	2+11.71, 38.00' RT	1+67.41, 38.00' RT	4222.85'	4223.23'	38.0'	1.00	3.1'
156	1+07.11, 38.00' RT	1+51.41, 38.00' RT	4222.85'	4223.23'	38.0'	1.00	3.1'
157	1+01.11, 38.00' RT	0+45.42, 38.00' RT	4222.80'	4223.18'	38.0'	1.00	2.8'



BLUE PINE ST PROFILE
SCALE: HORIZONTAL 1"=40' / VERTICAL 1"=4'



THE RESERVE IN THE PINES - PHASE R-II - R-IV
PUBLIC INFRASTRUCTURE PLANS
BLUE PINE ST PLAN & PROFILE
DESCHUTES COUNTY, OREGON



REVISIONS:



DESIGNED BY: SCP
DRAWN BY: SCP
CHECKED BY: GMH
SCALE: AS NOTED
FILE: 210214_CD.dwg
DATE: 07/02/2021

VERIFY SCALES
0 1"
BAR EQUALS ONE INCH ON ORIGINAL DRAWING

C7.5

HWA # 210214

PERMIT SET

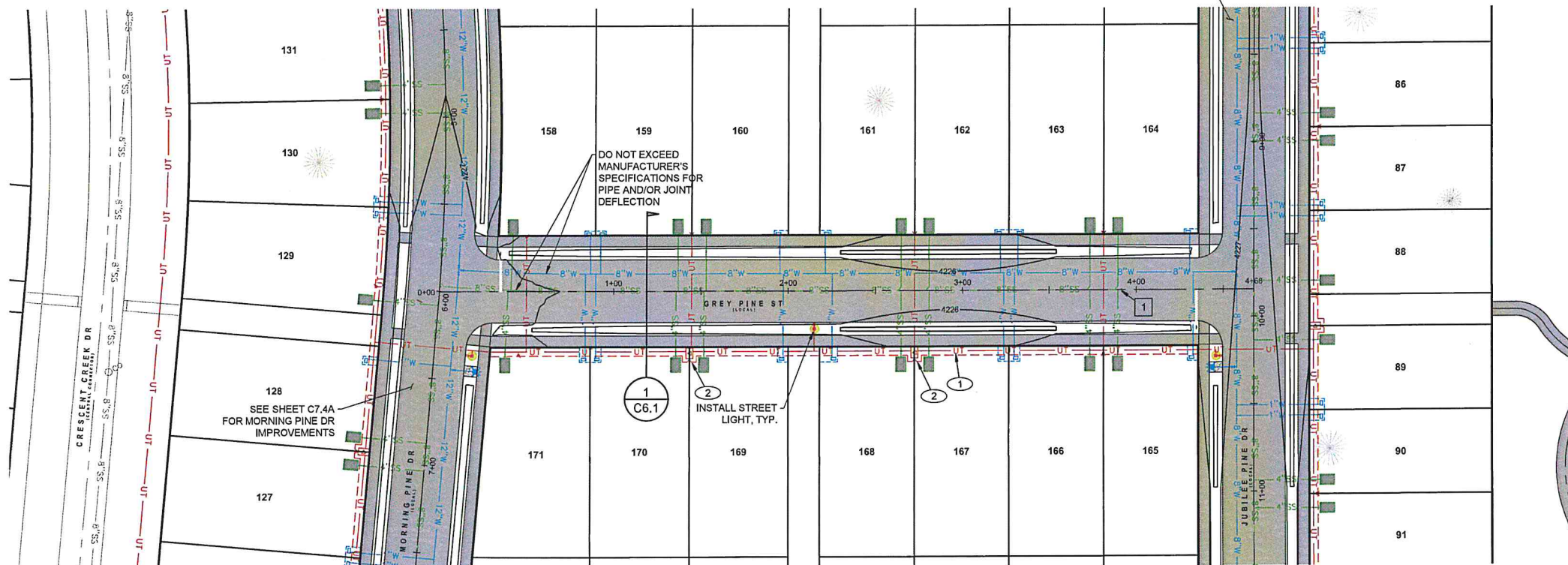
secomp_c:\Users\secomp\Desktop\210214-Reserve in the Pines, Phases II-IV.dwg (C:\Users\secomp\Desktop\210214-Reserve in the Pines, Phases II-IV.dwg) [CD] SHEETS\210214_CD.dwg Fri Jul 02, 2021 - 12:03pm

SANITARY SEWER KEY NOTES

- 1 STA 3+91.17, 0.00' RT 'GREY PINE ST'
INSTALL CLEANOUT ASSEMBLY - 1
(SEE DETAIL RD362/C8.2)

UTILITY KEY NOTES

- 1 CONSTRUCT SHARED UTILITY TRENCH
(SEE DETAIL R-10A/C8.1)
- 2 INSTALL TRANSFORMER VAULT ASSEMBLY
(COORDINATE WITH MIDSTATE ELECTRIC)



WATER / SANITARY SEWER LATERAL TABLE

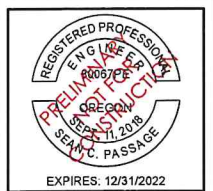
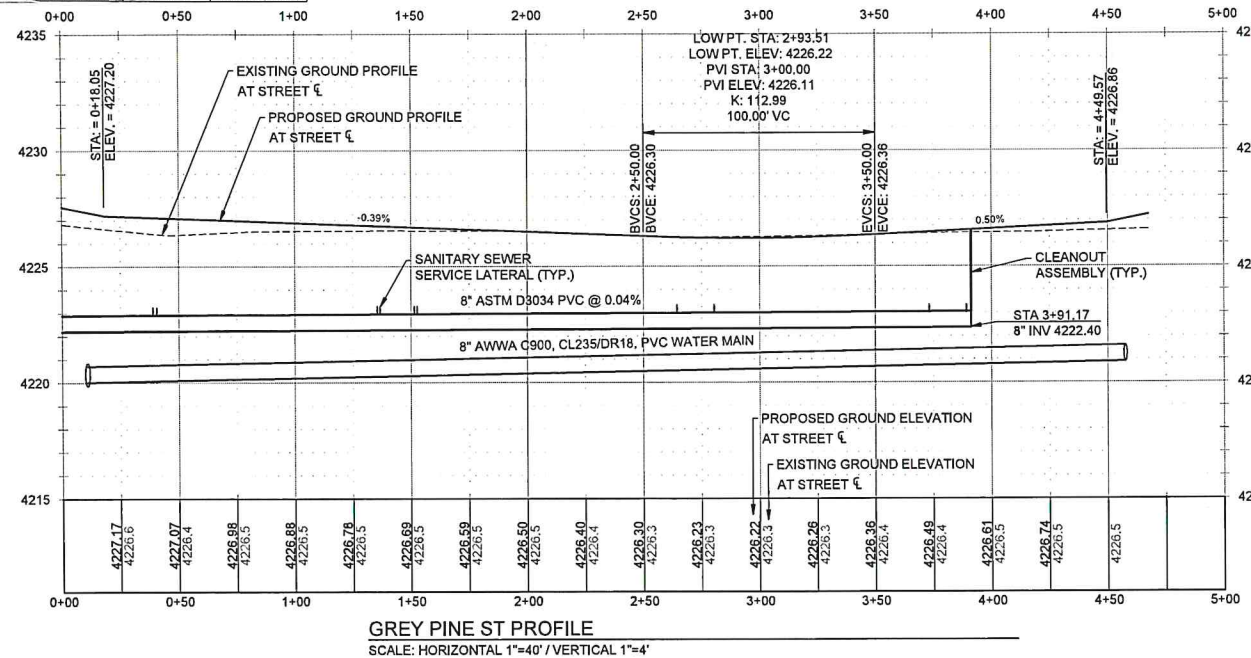
LOT #	1" WATER SERVICE STATION @ FACE OF WM. BOX	4" SEWER SERVICE STATION @ FACE OF SEPTIC TANK	SEWER PIPE IE IN @ SS MAIN	SEWER PIPE IE IN @ TANK	SEWER PIPE LENGTH	SEWER PIPE SLOPE (MIN. %)	SEWER PIPE COVER @ TANK
158	0+86.37, 32.00' LT	0+42.00, 33.00' LT	4222.90'	4223.23'	33.0'	1.00	3.8'
159	0+92.37, 32.00' LT	1+36.67, 33.00' LT	4222.95'	4223.28'	33.0'	1.00	3.1'
160	1+84.97, 32.00' LT	1+52.67, 33.00' LT	4222.95'	4223.28'	33.0'	1.00	3.1'
161	2+20.97, 32.00' LT	2+64.37, 33.00' LT	4223.00'	4223.33'	33.0'	1.00	2.6'
162	3+21.77, 32.00' LT	2+80.37, 33.00' LT	4223.00'	4223.33'	33.0'	1.00	2.6'
163	3+31.77, 32.00' LT	3+73.17, 33.00' LT	4223.00'	4223.33'	33.0'	1.00	2.9'
164	4+30.57, 32.00' LT	3+89.17, 33.00' LT	4223.00'	4223.33'	33.0'	1.00	2.9'
165	4+32.57, 38.00' RT	3+89.17, 38.00' RT	4223.00'	4223.38'	38.0'	1.00	2.9'
166	3+29.77, 38.00' RT	3+73.17, 38.00' RT	4223.00'	4223.38'	38.0'	1.00	2.9'
167	3+23.77, 38.00' RT	2+80.37, 38.00' RT	4223.00'	4223.38'	38.0'	1.00	2.6'
168	2+25.00, 38.00' RT	2+64.37, 38.00' RT	4223.00'	4223.38'	38.0'	1.00	2.6'
169	1+96.97, 38.00' RT	1+51.47, 38.00' RT	4222.95'	4223.33'	38.0'	1.00	3.1'
170	0+89.47, 38.00' RT	1+35.47, 38.00' RT	4222.95'	4223.33'	38.0'	1.00	3.1'
171	0+83.47, 38.00' RT	0+37.44, 38.00' RT	4222.90'	4223.29'	38.0'	1.00	4.0'

SUPERELEVATION TABLE (MORNING PINE DR / GREY PINE ST)

STATION	LT ELEVATION	RT ELEVATION	RT ELEVATION
0+35.00	4227.04 (-0.5%)	4227.13	4227.22 (0.5%)
0+60.00	4226.68 (-2.0%)	4227.04	4226.95 (-0.5%)
0+85.00	4226.58 (-2.0%)	4226.94	4226.67 (-1.5%)
1+10.00	4226.48 (-2.0%)	4226.84	4226.48 (-2.0%)

SUPERELEVATION TABLE (GREY PINE ST / JUBILEE PINE DR)

STATION	LT ELEVATION	RT ELEVATION	RT ELEVATION
3+99.31	4226.17 (-2.0%)	4226.53	4226.17 (-2.0%)
4+24.31	4226.48 (-1.0%)	4226.66	4226.48 (-1.0%)
4+49.31	4226.77 (-0.14%)	4226.80	4226.83 (0.14%)



**THE RESERVE IN THE PINES - PHASE R-II - R-IV
PUBLIC INFRASTRUCTURE PLANS**

GREY PINE ST PLAN & PROFILE
DESCHUTES COUNTY, OREGON



REVISIONS:



DESIGNED BY: SCP
DRAWN BY: SCP
CHECKED BY: GMT
SCALE: AS NOTED
FILE: 210214_CD.dwg
DATE: 07/02/2021

VERIFY SCALES
0 1" BAR EQUALS ONE INCH ON ORIGINAL DRAWING

SHEET: **C7.6**

HWA # 210214

PERMIT SET

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PAVING KEY NOTES

1 STA 0+41.80, 0.00'RT "MEMORIAL LN" BEGIN CONSTRUCTION OF MEMORIAL LN IMPROVEMENTS MATCH EXISTING PAVING SURFACE AT SAWCUT LINE

WATER KEY NOTES

1 STA 0+50.00, 0.00'RT "MEMORIAL LN" CONNECT TO EXISTING 12" STUB - 1

2 STA 2+02.84, 0.00'RT "MEMORIAL LN" INSTALL 12"x12" CROSS W/ THRUST BLOCK - 1
INSTALL 12"x8" REDUCERS - 2
INSTALL 12" BUTTERFLY VALVES - 2
INSTALL 8" GATE VALVES - 2

3 STA 2+26.06, 0.00'RT "MEMORIAL LN" INSTALL 8"x6" TEE W/ THRUST BLOCK - 1
INSTALL 6" GATE VALVE
STA 2+26.06, 24.17'RT
INSTALL FIRE HYDRANT ASSEMBLY - 1
(SEE DETAILS RD254 & RD255 SHEET C8.4)

4 STA 6+50.70, 0.00'RT "MEMORIAL LN" INSTALL 8"x6" TEE W/ THRUST BLOCK - 1
INSTALL 6" GATE VALVE
STA 6+50.70, 24.17'RT
INSTALL FIRE HYDRANT ASSEMBLY - 1
(SEE DETAILS RD254 & RD255 SHEET C8.4)

SANITARY SEWER KEY NOTES

1 STA 0+50.75, 10.00'LT "MEMORIAL LN" CONNECT TO EXISTING 8" SANITARY SEWER STUB - 1

2 STA 1+87.00, 10.00'LT "MEMORIAL LN" INSTALL 8"x8" WYE - 1
INSTALL 8" 45° ELBOW - 1
INSTALL CLEANOUT ASSEMBLY - 1
(SEE DETAIL RD362/C8.2)

3 STA 4+00.00, 10.00'LT "MEMORIAL LN" INSTALL CLEANOUT ASSEMBLY - 1
(SEE DETAIL RD362/C8.2)

UTILITY KEY NOTES

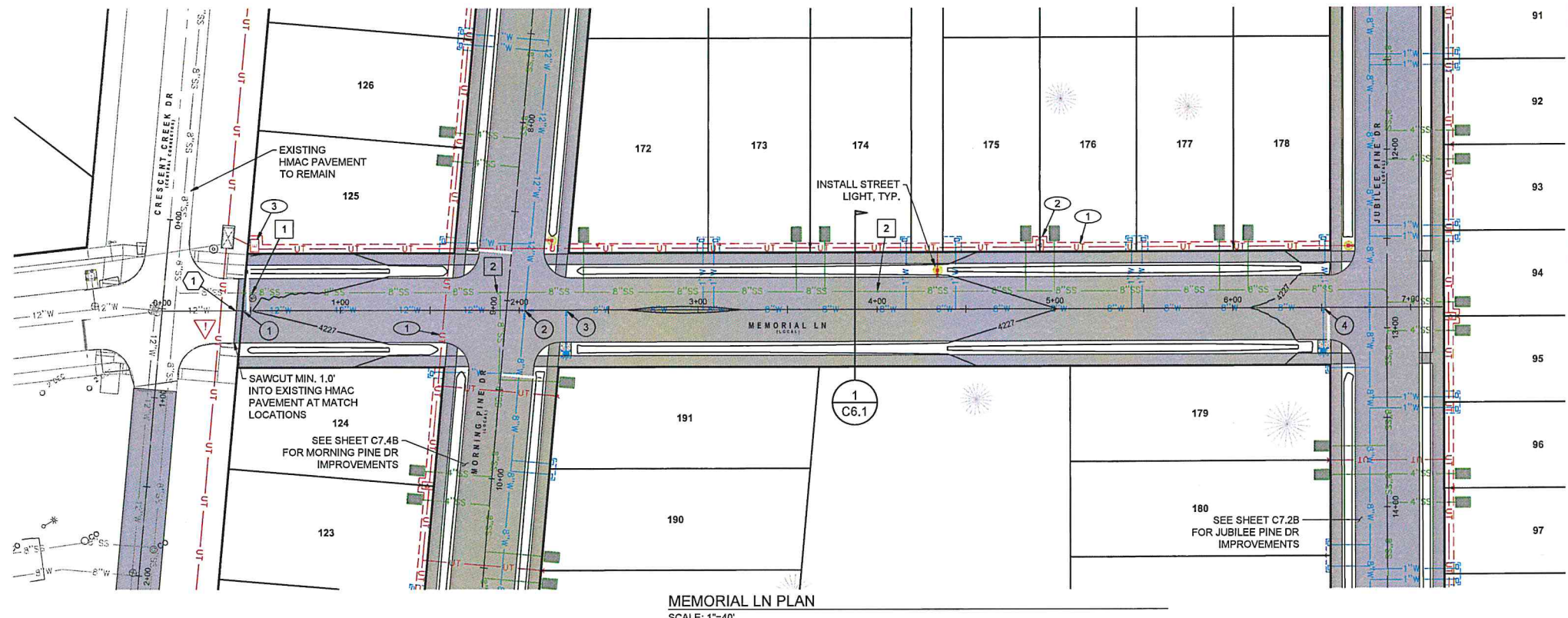
1 CONSTRUCT SHARED UTILITY TRENCH (SEE DETAIL R-10A/C8.1)

2 INSTALL TRANSFORMER VAULT ASSEMBLY (COORDINATE WITH MIDSTATE ELECTRIC)

3 INSTALL 5x7 VAULT ASSEMBLY (COORDINATE WITH MIDSTATE ELECTRIC)

WATER / SANITARY SEWER LATERAL TABLE

LOT #	1" WATER SERVICE STATION @ FACE OF W.M. BOX	4" SEWER SERVICE STATION @ FACE OF SEPTIC TANK	SEWER PIPE IE IN @ SS MAIN	SEWER PIPE IE IN @ TANK	SEWER PIPE LENGTH	SEWER PIPE SLOPE (MIN. %)	SEWER PIPE COVER @ TANK
172	3+02.60, 38.00' LT	2+35.71, 38.00' LT	4223.35'	4223.63'	38.0'	1.00	4.0'
173	3+08.60, 38.00' LT	3+54.60, 38.00' LT	4223.40'	4223.68'	38.0'	1.00	3.9'
174	4+16.10, 38.00' LT	3+70.60, 38.00' LT	4223.40'	4223.68'	38.0'	1.00	3.9'
175	4+44.13, 38.00' LT	4+83.50, 38.00' LT	4223.45'	4223.73'	38.0'	1.00	3.0'
176	5+42.90, 38.00' LT	4+99.50, 38.00' LT	4223.45'	4223.73'	38.0'	1.00	3.0'
177	5+48.90, 38.00' LT	5+92.30, 38.00' LT	4223.50'	4223.78'	38.0'	1.00	2.9'
178	6+51.70, 38.00' LT	6+08.30, 38.00' LT	4223.50'	4223.78'	38.0'	1.00	2.9'

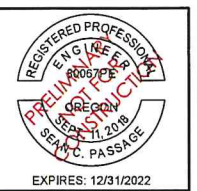
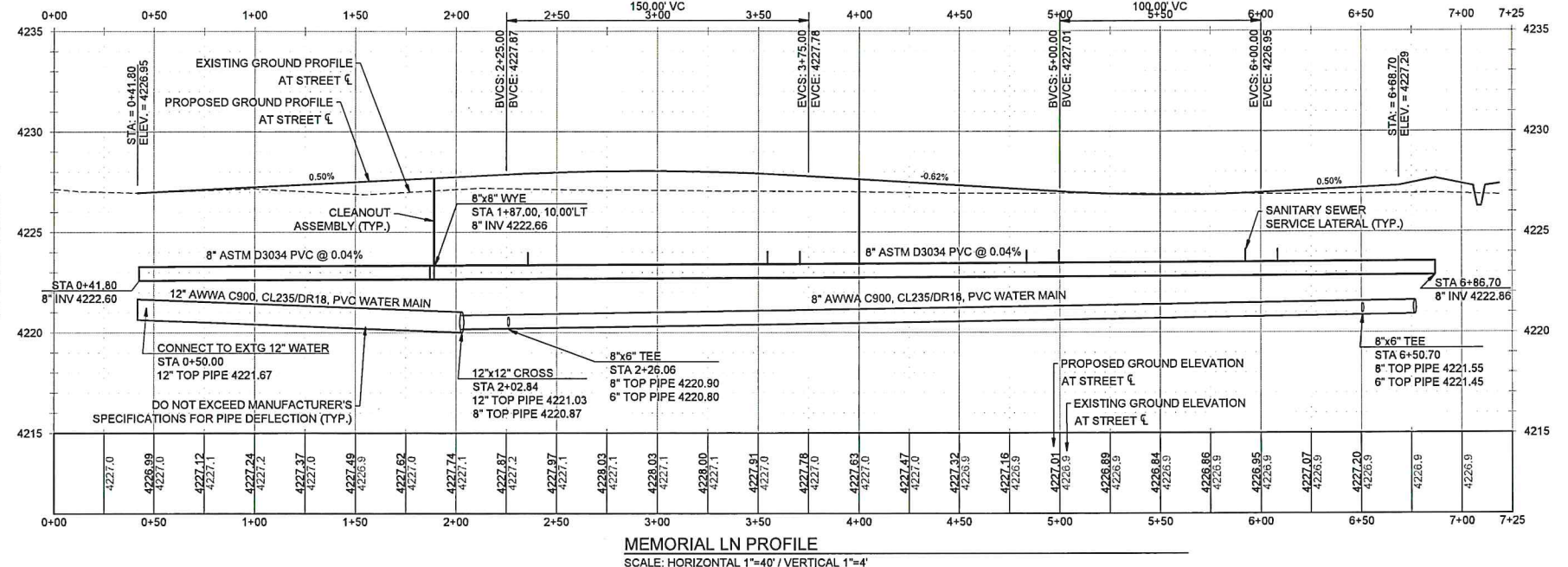


SUPERELEVATION TABLE (CRESCENT CREEK DR / MEMORIAL LN)

STATION	LT ELEVATION	CL ELEVATION	RT ELEVATION
0+41.80	4226.95 (0.0%)	4226.95	4226.77 (-1.0%)
0+66.80	4226.90 (-1.0%)	4227.08	4226.72 (-2.0%)
0+91.80	4226.85 (-2.0%)	4227.21	4226.85 (-2.0%)

SUPERELEVATION TABLE (MEMORIAL LN / JUBILEE PINE DR)

STATION	LT ELEVATION	CL ELEVATION	RT ELEVATION
3+99.31	4226.61 (-2.0%)	4226.97	4226.61 (-2.0%)
4+24.31	4226.91 (-1.0%)	4227.09	4226.91 (-1.0%)
4+49.31	4227.20 (-0.14%)	4227.22	4227.25 (0.14%)



THE RESERVE IN THE PINES - PHASE R-II - R-IV
PUBLIC INFRASTRUCTURE PLANS
MEMORIAL LN PLAN & PROFILE
DESCHUTES COUNTY, OREGON



REVISIONS:



DESIGNED BY: SCP
DRAWN BY: SCP
CHECKED BY: GMM
SCALE: AS NOTED
FILE: 210214_CD.dwg
DATE: 07/02/2021

VERIFY SCALES
0 1" BAR EQUALS ONE INCH ON ORIGINAL DRAWING

C7.7

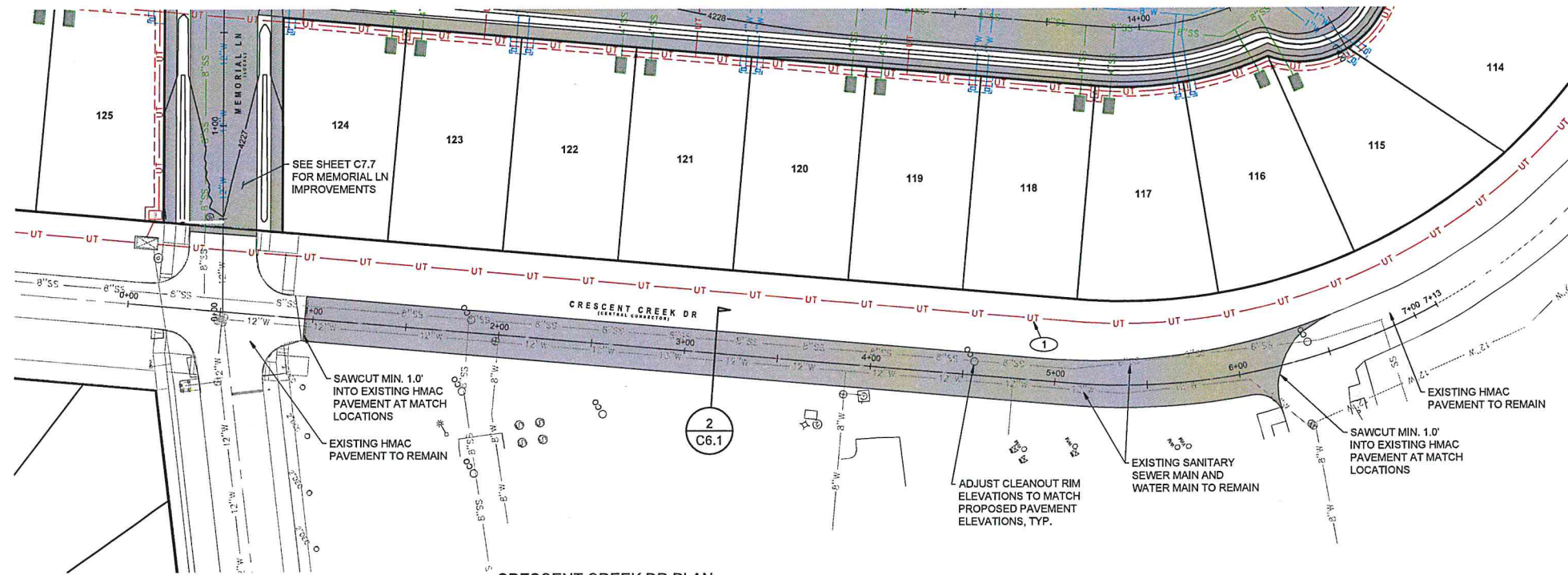
HWA # 210214

PERMIT SET

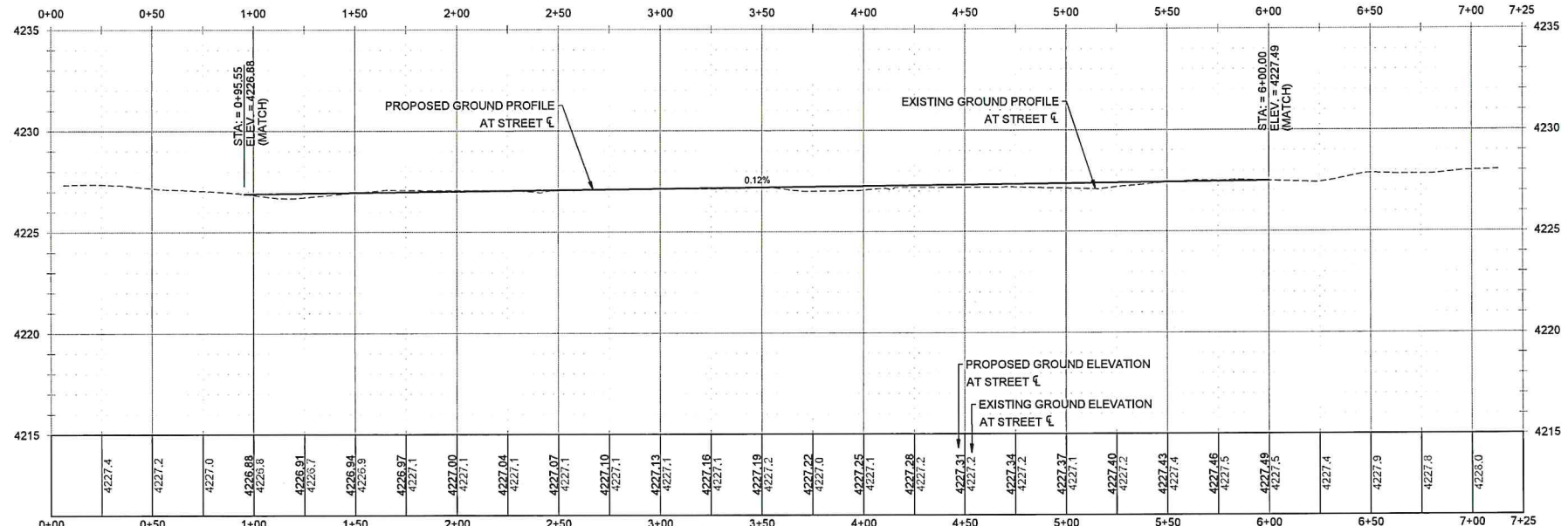
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UTILITY KEY NOTES

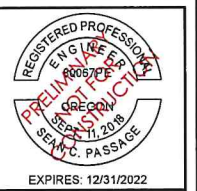
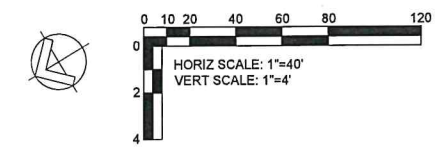
- 1 CONSTRUCT SHARED UTILITY TRENCH (SEE DETAIL R-10A/C6.1, NOTE: SEE MIDSTATE ELECTRIC POWER ONE LINE AND OVERALL UTILITY PLAN SHEET C4.1 FOR REMAINDER OF SHARED TRENCH ROUTING. COORDINATE WITH MIDSTATE ELECTRIC)



CRESCENT CREEK DR PLAN
SCALE: 1"=40'



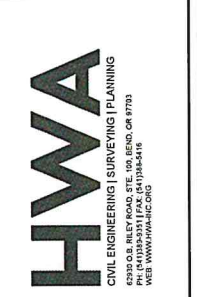
CRESCENT CREEK DR PROFILE
SCALE: HORIZONTAL 1"=40' / VERTICAL 1"=4'



THE RESERVE IN THE PINES - PHASE R-II - R-IV
PUBLIC INFRASTRUCTURE PLANS
CRESCENT CREEK DR PLAN & PROFILE
DESCHUTES COUNTY, OREGON



REVISIONS:



DESIGNED BY: SCP	DATE: 07/02/2021
DRAWN BY: SCP	
CHECKED BY: GMI	
SCALE: AS NOTED	
FILE: 210214_CD.dwg	

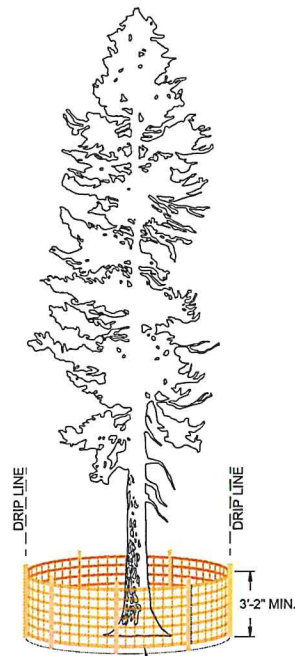
VERIFY SCALES
0 1" BAR EQUALS ONE INCH ON ORIGINAL DRAWING

SHEET: **C7.8**

HWA # 210214

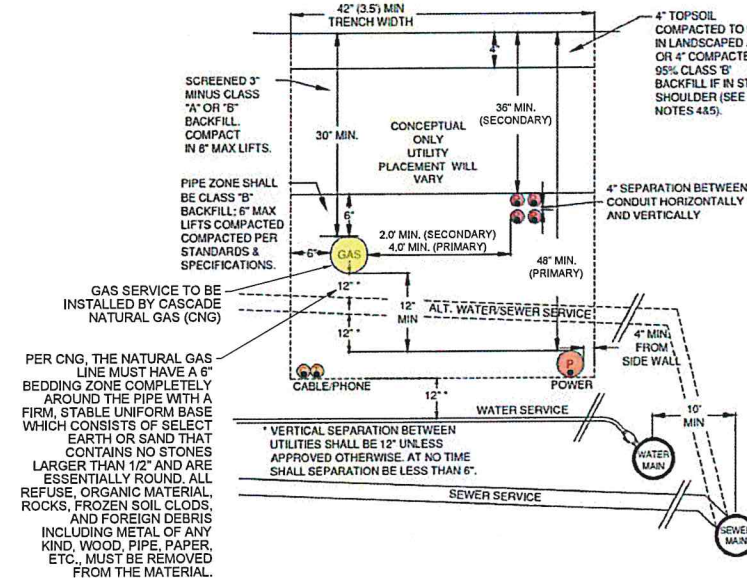
PERMIT SET

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- NOTES:
1. USE WOOD OR METAL FENCE POSTS. POST SPACING AND DEPTH SHALL BE INSTALLED TO ADEQUATELY SUPPORT THE FENCE IN AN UPRIGHT MANNER.
 2. MAXIMUM FENCE OPENINGS SHALL BE 2'x2'

1
C8.1 TREE PROTECTION FENCING
SCALE: NOT TO SCALE



- NOTES:
1. ALL COMPACTION TO COMPLY WITH CURRENT OSS AND CITY OF LA PINE STANDARDS.
 2. ALL FRANCHISE UTILITIES SHALL BE INSTALLED IN UL APPROVED SCHEDULE 40 (SCH-40) PVC CONDUIT WITH SCH-40 PVC FITTINGS UNLESS OTHERWISE APPROVED.
 3. UTILITY SIZES AND LOCATION SHALL BE DETERMINED BY THE UTILITY COMPANY. LOCATION TO BE SHOWN AND APPROVED BY CITY WITH A RIGHT OF WAY PERMIT.
 4. WHERE STORM SWALES ARE PROPOSED WITHIN THE LANDSCAPE STRIP, FRANCHISE UTILITIES SHALL BE INSTALLED OUTSIDE OF THE SWALE AREA.
 5. TOP SOIL LAYER TO BE COMPACTED TO 90% MAX DENSITY. WHERE SIDEWALK IS PLACED OVER FRANCHISE UTILITY TRENCH, NO TOP SOIL SHALL BE PLACED AND SIDEWALK TO BE CONSTRUCTED TO COMPLY WITH STREET SECTIONS SHOWN ON SHEETS C4.1 AND C4.2.
 6. STANDARD SHOWN FOR NEW CONSTRUCTION. MODIFICATIONS SHALL BE MADE WHEN WITHIN EXISTING DEVELOPMENTS WHERE APPROVED BY THE CITY ENGINEER.
 7. UTILITIES OUTSIDE THE RIGHT OF WAY SHALL BE WITHIN A PUBLIC UTILITIES EASEMENT (P.U.E.). BACKFILL AND INSTALLATION REQUIREMENTS STILL COMPLY WITHIN THE P.U.E.

DETAIL: R-10A - FRANCHISE UTILITY JOINT TRENCH

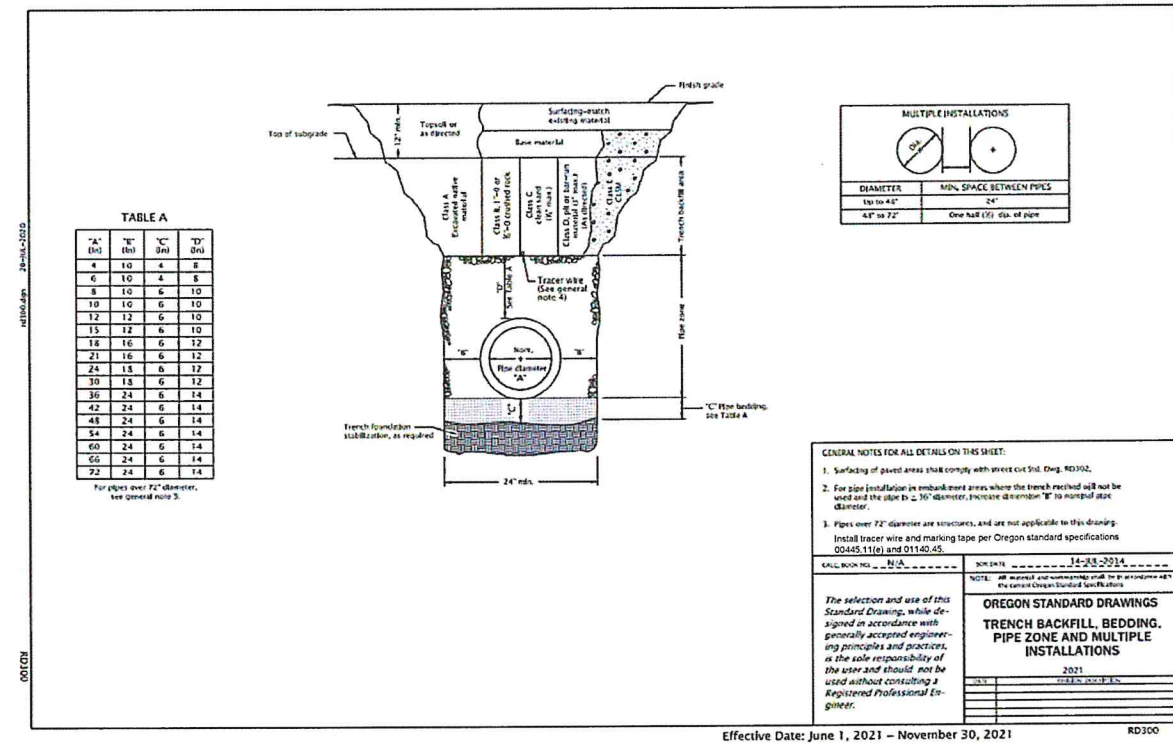


TABLE A

"A" (in)	"B" (in)	"C" (in)	"D" (in)
4	10	4	8
6	10	4	8
8	10	6	10
10	10	6	10
12	12	6	10
15	12	6	10
18	16	6	12
21	16	6	12
24	18	6	12
30	18	6	12
36	24	6	14
42	24	6	14
48	24	6	14
54	24	6	14
60	24	6	14
66	24	6	14
72	24	6	14

For pipes over 72" diameter, see general note 3.

- GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:
1. Surfacing of paved areas shall comply with street cut 3rd. Div. RD302.
 2. For pipe installation in embankment areas where the trench reached up but not to the top of the embankment, the trench shall be backfilled to the top of the embankment.
 3. Pipes over 72" diameter are structures, and are not applicable to this drawing. Install tracer wire and marking tape per Oregon standard specifications (OSAS 110) and 011-01-05.

PROJECT NO. N/A SHEET NO. 14 OF 2014

DATE: 07/02/2021

DESIGNED BY: SCP
DRAWN BY: SCP
CHECKED BY: GMH
SCALE: AS NOTED
FILE: 210214_CD.dwg

VERIFY SCALES
0 1" BAR EQUALS ONE INCH ON ORIGINAL DRAWING

SHEET: C8.1

HWA # 210214



THE RESERVE IN THE PINES - PHASE R-II - R-IV
PUBLIC INFRASTRUCTURE PLANS
DETAILS
DESCHUTES COUNTY, OREGON



REVISIONS:

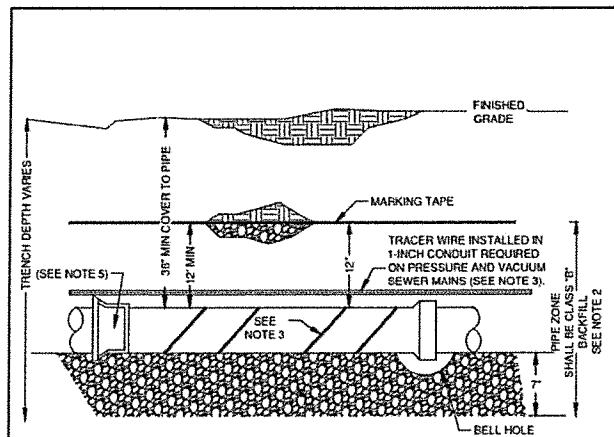


DESIGNED BY: SCP
DRAWN BY: SCP
CHECKED BY: GMH
SCALE: AS NOTED
FILE: 210214_CD.dwg
DATE: 07/02/2021

VERIFY SCALES
0 1" BAR EQUALS ONE INCH ON ORIGINAL DRAWING

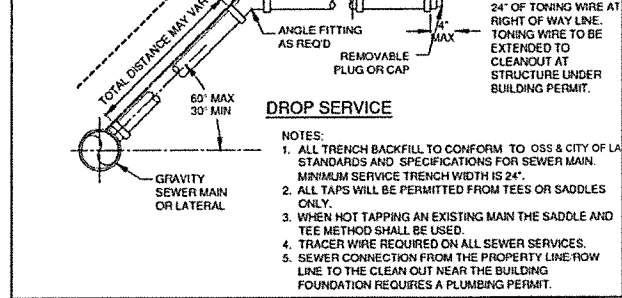
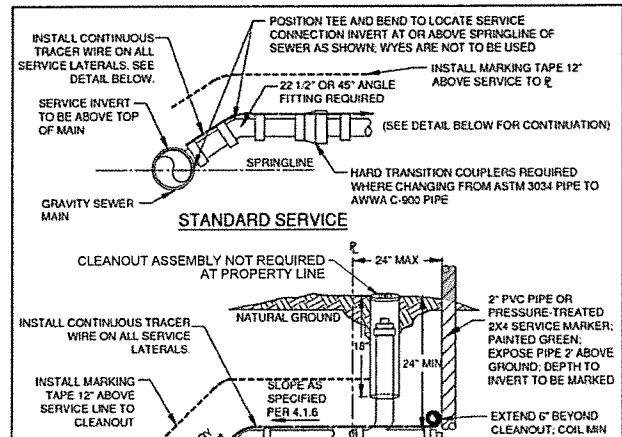
SHEET: C8.1

HWA # 210214

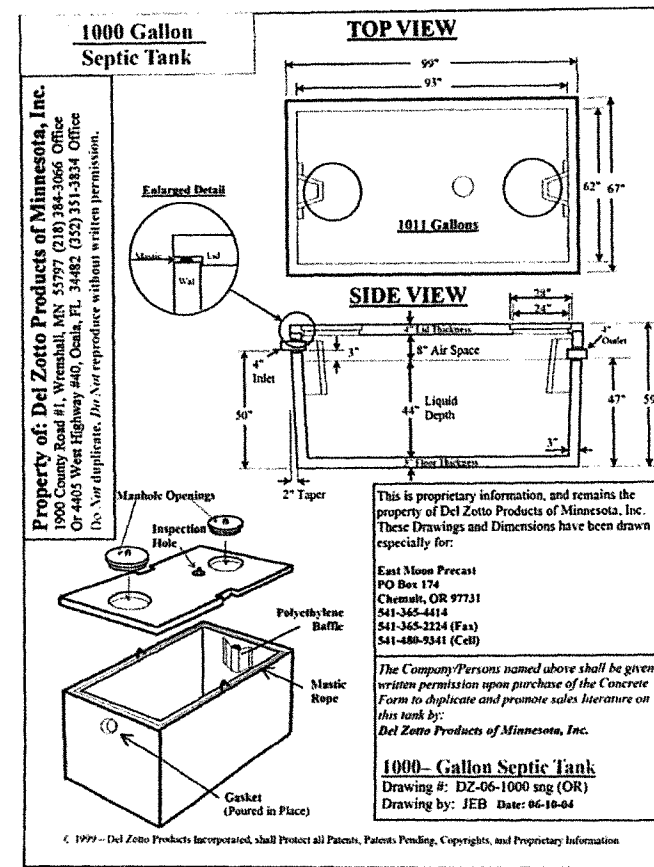


- NOTES:
- SCREENED MAX 3" MINUS BACKFILL PER R-10 OR R-11, MECHANICALLY COMPACTED TO 95% OF AASHTO T-99-74. BACKFILL SHALL BE CAREFULLY AND THOROUGHLY TAMPED IN LAYERS.
 - PIPE ZONE BACKFILL MATERIAL PIPE SHALL BE COMPACTED IN LAYERS NOT EXCEEDING 6". ALL PIPE ZONE MATERIAL SHALL BE 2" MINUS ROCK CONFORMING TO OSS SPECIFICATIONS 00405.00 AND 00530.10.
 - FOR PRESSURE AND VACUUM SEWER MAINS ONLY, TRACER WIRE SHALL BE INSTALLED WITHIN A 1-INCH CONDUIT CENTERED ON TOP OF THE MAIN, AS CLOSE TO THE MAIN AS POSSIBLE. THE MAIN SHALL BE WRAPPED WITH MARKING TAPE A MIN OF 4 WRAPS PER 20 FEET OF MAIN. TRACER WIRE IS NOT REQUIRED ON GRAVITY SEWER MAIN.
 - PLACE TRACER WIRE ON GRAVITY, PRESSURE, AND VACUUM SEWER SERVICES PER SECTION 00445.11 (a) AND 00445.48.
 - TRANSITION FITTING SHALL BE A HARD COUPLER WHERE CHANGING FROM ASTM 3034 OR ASTM F679 PIPE TO C-900 OR C905 PIPE.
 - WHEN A SEWER LINE IS LOCATED ABOVE OR WITHIN 18" BELOW A WATERLINE, THE SEWER SHALL BE CONSTRUCTED WITH A MIN OF 20 LF OF AWWA C300 OR C905 PIPE CENTERED OVER THE WATERLINE PER OAR 333-061-0050(9) AND BE APPROVED BY CITY STATE.
 - WHEN INSTALLING A WATER LINE THAT CROSSES BELOW OR WITHIN 18 INCHES ABOVE AN EXISTING SEWER LINE, FOLLOW OAR 333-061-0050(9).

CIVIL ENGINEER JEB 170 KING ST. S.E. BEND, OREGON 97701 541-325-1118 WWW.HWAENGINEERING.COM	CITY OF BEND STANDARD DRAWING 710 NW WALL ST., BEND, OREGON 97701	SHEET NO. 118 DATE 03/11/18 DRAWN BY JEB CHECKED BY JEB DATE 03/11/18
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CIVIL ENGINEER JEB 170 KING ST. S.E. BEND, OREGON 97701 541-325-1118 WWW.HWAENGINEERING.COM	CITY OF BEND STANDARD DRAWING 710 NW WALL ST., BEND, OREGON 97701	SHEET NO. 119 DATE 03/11/18 DRAWN BY JEB CHECKED BY JEB DATE 03/11/18
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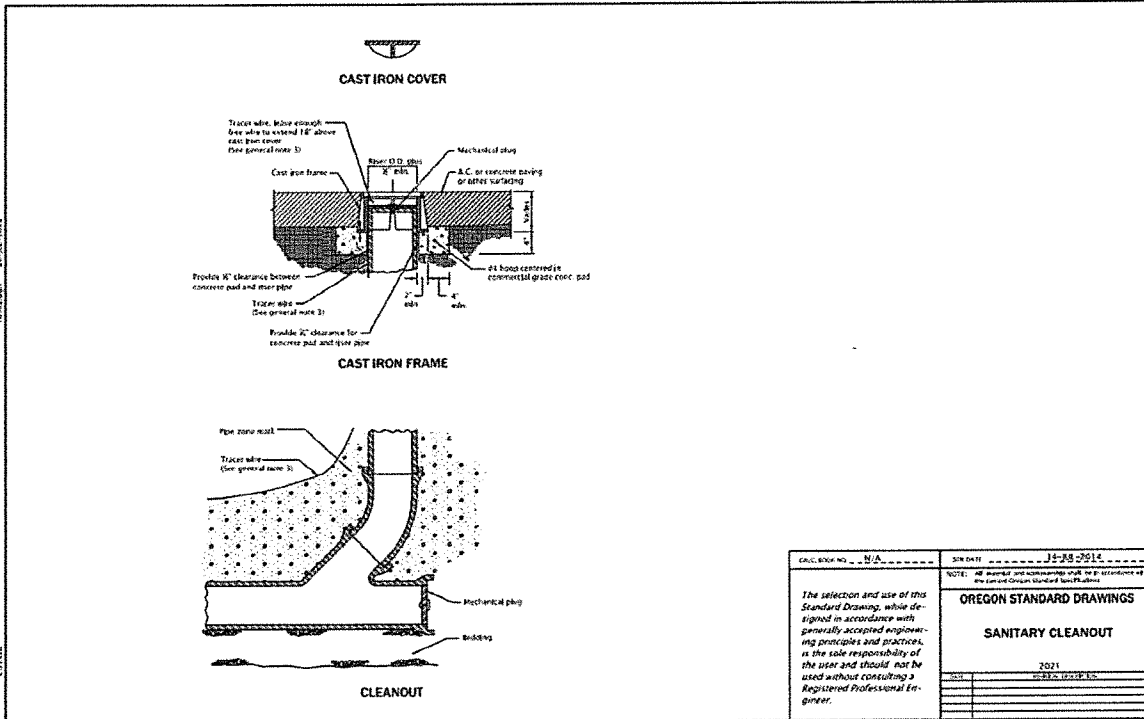
Property of: Del Zotto Products of Minnesota, Inc.
 1900 County Road #1, Wrentham, MN 55797 (218) 384-3066 Office
 Or 4403 West Highway #40, Ocala, FL 34482 (352) 351-3834 Office
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East Moon Precast
 PO Box 174
 Chemung, OR 97731
 541-365-4414
 541-365-2124 (Fax)
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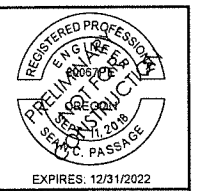
The Company/Persons named above shall be given written permission upon purchase of the Concrete Form to duplicate and promote sales literature on this tank by:

Del Zotto Products of Minnesota, Inc.
1000-Gallon Septic Tank
 Drawing #: DZ-06-1000 sng (OR)
 Drawing by: JEB Date: 06-10-04



DESIGNER BY: SCP DRAWN BY: SCP CHECKED BY: GMH SCALE: AS NOTED FILE: 210214_C8.2.dwg DATE: 07/02/2021	SHEET NO. 118 DATE 03/11/18 DRAWN BY JEB CHECKED BY JEB DATE 03/11/18
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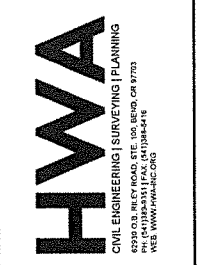
Effective Date: June 1, 2021 – November 30, 2021



THE RESERVE IN THE PINES - PHASE R-II - R-IV
 PUBLIC INFRASTRUCTURE PLANS
 DETAILS
 DESCHUTES COUNTY, OREGON



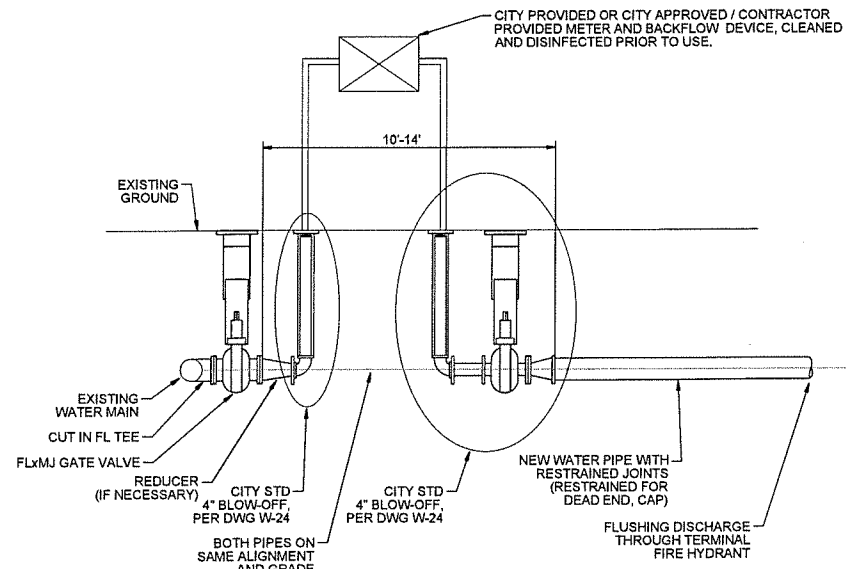
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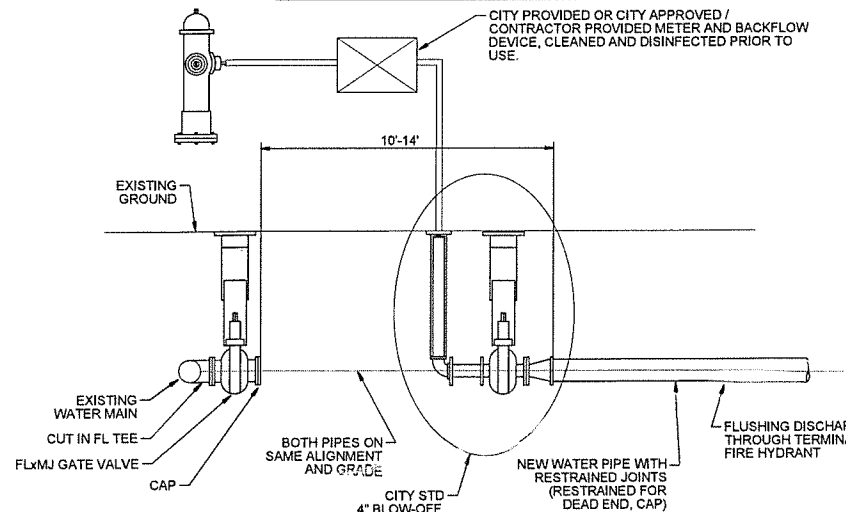
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VERIFY SCALES
 0 1"
 BAR EQUALS ONE INCH ON ORIGINAL DRAWING

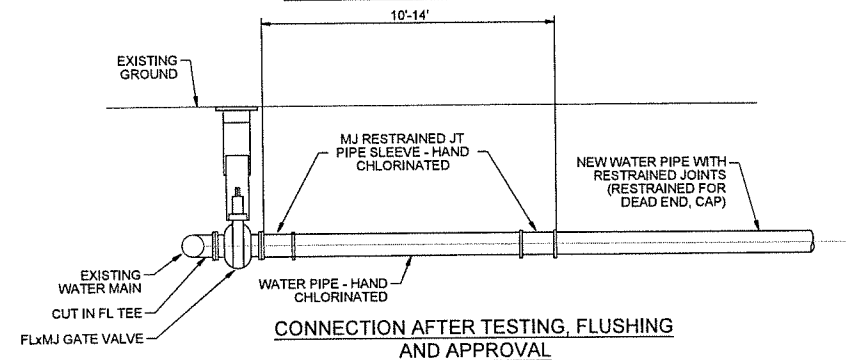
SHEET:
C8.2
 HWA # 210214



NOT CONNECTED DURING TESTING AND FLUSHING, USING BLOW-OFF ASSEMBLY



NOT CONNECTED DURING TESTING AND FLUSHING, USING NEARBY HYDRANT

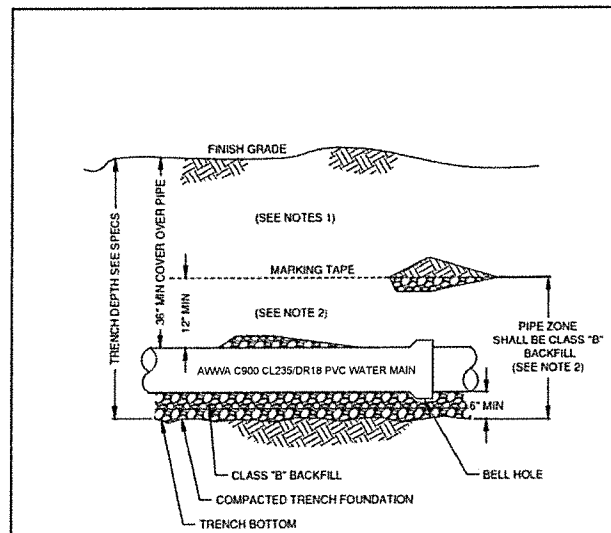


CONNECTION AFTER TESTING, FLUSHING AND APPROVAL

CONSTRUCTION SEQUENCE

1. CONTRACTOR TO TEMPORARILY SHUT DOWN EXISTING LINE, CUT IN TEE WITH VALVE AND POUR THRUST BLOCK.
2. CONTRACTOR TO CONSTRUCT NEW WATER LINE, LEAVING 10'-14" SEPARATION TO CUT IN TEE.
3. PRESSURE TEST, CHLORINATE, AND GET NEW WATER LINE ACCEPTED BY CITY UTILIZING ONE OF THE ABOVE METHODS.
4. CONNECT NEW LINE TO CUT IN TEE WITH SWABBED PIPE AND FITTINGS.

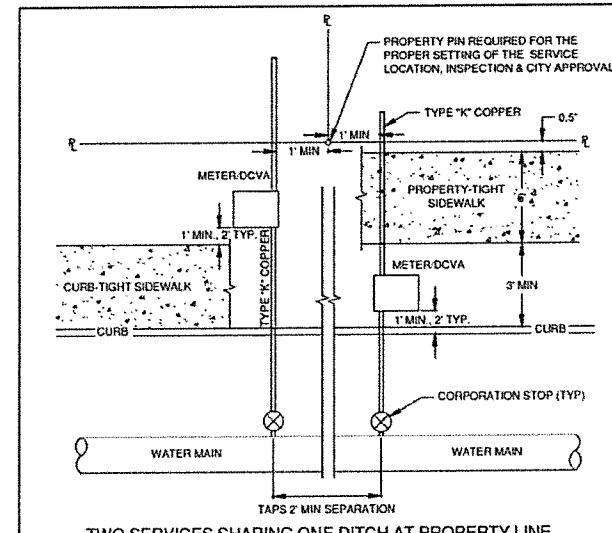
3 PERPENDICULAR CONNECTION TO EXISTING WATER MAIN
SCALE: NOT TO SCALE



NOTES:

1. SCREENED MAX. 3" MINUS BACKFILL MECHANICALLY COMPACTED TO 95% OF AASHTO T-99-74 SHALL BE CAREFULLY AND THOROUGHLY TAMPED IN LAYERS PER SECTION 00405.00.
2. SPECIFIED PIPE ZONE MATERIAL ABOVE, AROUND, AND BELOW PIPE SHALL BE CAREFULLY AND THOROUGHLY TAMPED IN LAYERS NOT EXCEEDING 6" SO THAT IT IS FULLY COMPACTED TO 95% OF AASHTO T-99-74 METHOD C. ALL PIPE ZONE MATERIAL SHALL BE 2" MINUS ROCK CONFORMING TO GSS SPECIFICATIONS 00405.00 AND 01140.10.
3. WOOD BLOCKING IS NOT PERMITTED IN THE BACKFILLED TRENCH.

SCALE: NTS	CITY OF BEND	DATE: 3/31/19
BY: WATER	STANDARD DRAWING	PROJECT: 18-1
DATE: 12/11/17	710 NW WALL ST., BEND, OREGON 97701	
CITY OF BEND WATER MAIN TYPICAL PROFILE		

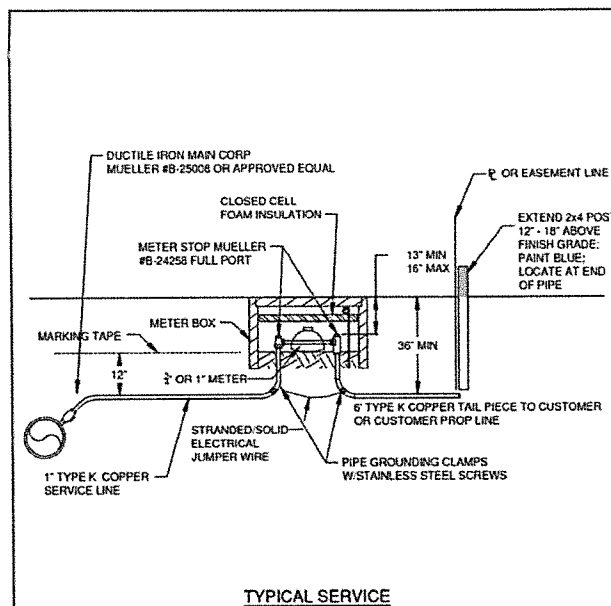


TWO SERVICES SHARING ONE DITCH AT PROPERTY LINE

NOTE:

1. WATER METER BOXES SHALL BE LOCATED IN LANDSCAPE AREAS, NOT IN HARDSCAPE (I.E. SIDEWALKS & DRIVEWAYS). EXCEPTIONS REQUIRE APPROVAL OF CITY ENGINEER.
2. SET WATER SERVICES A MINIMUM OF 10' FROM ALL SANITARY, FRANCHISE, STORM, AND ELECTRICAL SERVICES.
3. METER SHALL MATCH SERVICE LINE SIZE OR ONE SIZE SMALLER.
4. A 1" TAP NEAR A BELL SECTION SHALL BE SEPARATED FROM THE BELL BY A MINIMUM OF 2'. TAPS LARGER THAN 1" IN SIZE SHALL BE SEPARATED FROM THE BELL BY A MINIMUM OF 3'.
5. WHERE METERS ARE PLACED IN METER BANKS, A PERMANENT ADDRESS TAG PROVIDED BY THE CONTRACTOR SHALL BE PLACED ON THE METER BOX.

SCALE: NTS	CITY OF BEND	DATE: 3/31/19
BY: WATER	STANDARD DRAWING	PROJECT: W-4
DATE: 12/11/17	710 NW WALL ST., BEND, OREGON 97701	
CITY OF BEND RESIDENTIAL WATER SERVICE INSTALLATION		

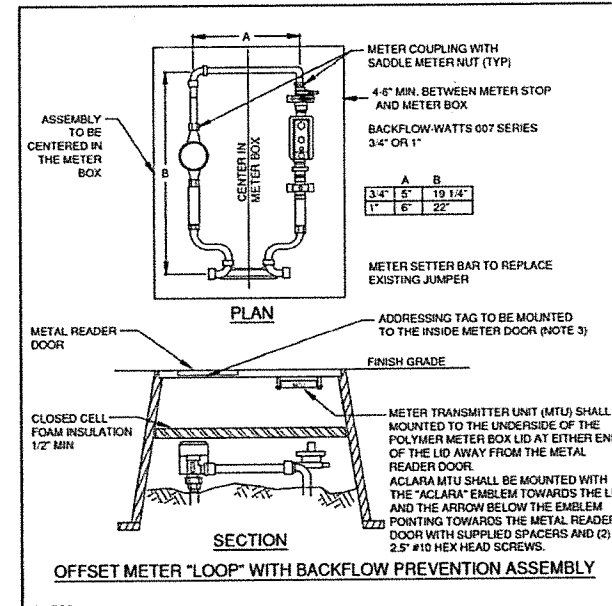


TYPICAL SERVICE

NOTES:

1. METER BOXES SHALL BE SET PARALLEL W/ THE CURB LINE AND SHALL NOT BE INSTALLED WITHIN SIDEWALK OR PAVED AREAS.
2. JUMPER SIZE 1" METER SETTER - 1 1/4"x11" SCHEDULE 80 THREADED NIPPLE (DOMESTIC) DRILLED TO PREVENT FLOW.
3. METERS ARE TO BE THE SAME SIZE AS THE SERVICE LINE OR ONE SIZE SMALLER.
4. METER BOXES SHALL BE INSTALLED OUTSIDE OF P.U.E.'S.

SCALE: NTS	CITY OF BEND	DATE: 12/11/17
BY: WATER	STANDARD DRAWING	PROJECT: 18-1
DATE: 12/11/17	710 NW WALL ST., BEND, OREGON 97701	
CITY OF BEND 3/4"-1" RESIDENTIAL METER SERVICE INSTALLATION		

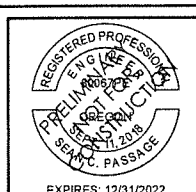


OFFSET METER 'LOOP' WITH BACKFLOW PREVENTION ASSEMBLY

NOTES:

1. METER BOXES SHALL BE SET PARALLEL W/ THE CURB LINE AND SHALL NOT BE INSTALLED WITHIN SIDEWALK OR PAVED AREAS.
2. JUMPER SIZE 1" METER SETTER - 1 1/4"x11" SCHEDULE 80 THREADED NIPPLE (DOMESTIC) DRILLED TO PREVENT FLOW.
3. WHERE METER BOXES ARE INSTALLED IN A METER BANK, A BRASS OR STAINLESS STEEL TAG PLACED TO BE MOUNTED TO THE INSIDE METER DOOR WITH THE LOT ADDRESS STAMPED.
4. CORRECTIONS OR REPAIRS TO AN EXISTING METER OR HARDWARE WITHIN THE METER BOX MAY REQUIRE THE EXISTING SERVICE TO BE UPGRADED TO CURRENT CITY STANDARDS.

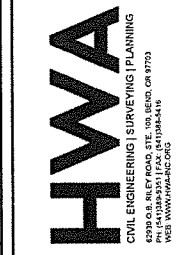
SCALE: NTS	CITY OF BEND	DATE: 12/11/17
BY: WATER	STANDARD DRAWING	PROJECT: W-4B
DATE: 12/11/17	710 NW WALL ST., BEND, OREGON 97701	
CITY OF BEND 3/4"-1" RESIDENTIAL METER SERVICE INSTALLATION		



THE RESERVE IN THE PINES - PHASE R-II - R-IV
PUBLIC INFRASTRUCTURE PLANS
DETAILS
DESCHUTES COUNTY, OREGON



NO.	REVISIONS



DESIGNED BY: SCP
DRAWN BY: SCP
CHECKED BY: GMH
SCALE: AS NOTED
FILE: 210214_CD.dwg
DATE: 07/02/2021

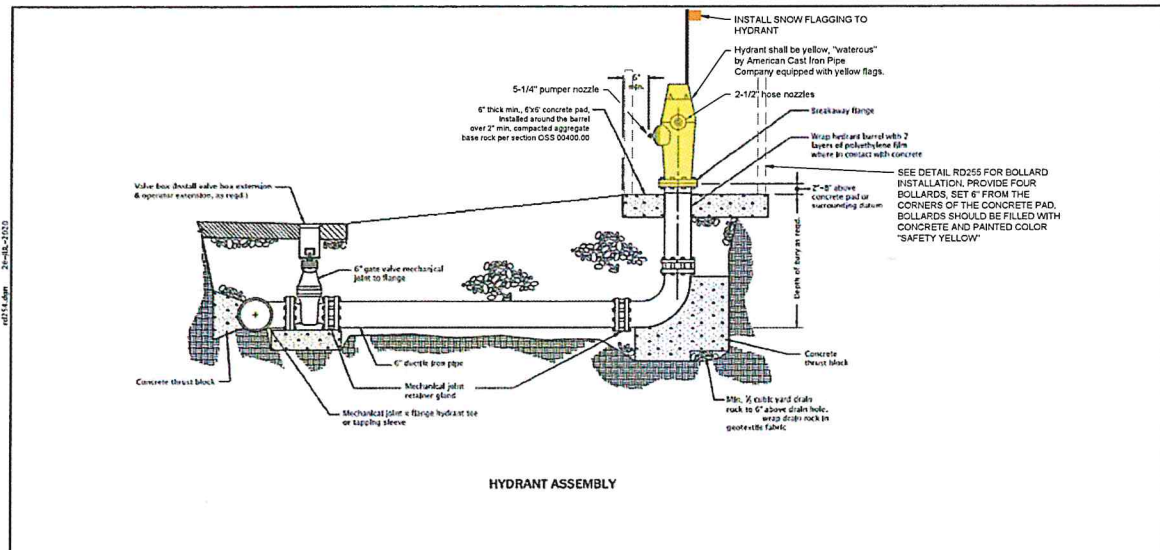
VERIFY SCALES
0 1" BAR EQUALS ONE INCH ON ORIGINAL DRAWING

SHEET: C8.3

HWA # 210214

PERMIT SET

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HYDRANT ASSEMBLY

INSTALL SNOW FLAGGING TO HYDRANT

Hydrant shall be yellow, "waterous" by American Cast Iron Pipe Company equipped with yellow flags.

5-1/4" pumper nozzle

6" thick min. 4"Ø concrete pad installed around the barrel over 2" min. compacted aggregate base per section OSS 03406.00

2-1/2" hose nozzles

Steakaway flange

Wipe feet and barrel with 2 layers of polyethylene film where in contact with concrete

SEE DETAIL RD255 FOR BOLLARD INSTALLATION. PROVIDE FOUR BOLLARDS, SET 6" FROM THE CORNERS OF THE CONCRETE PAD. BOLLARDS SHOULD BE FILLED WITH CONCRETE AND PAINTED COLOR "SAFETY YELLOW"

2"Ø above concrete pad or surrounding datum

Drain of barrel as noted

Concrete thrust block

6" ductile iron pipe

Mechanical joint retainer gland

Mechanical joint or flange hydrant tie or tapping sleeve

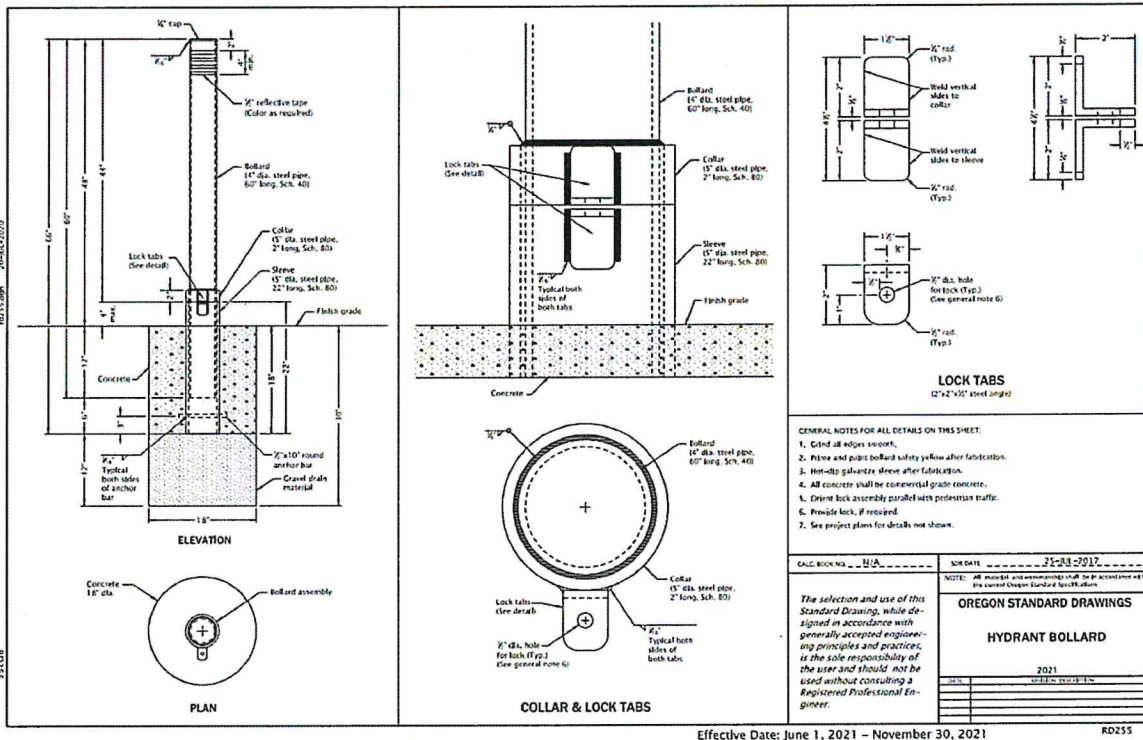
3/8" x 1/2" cast iron drain rock to 6" above drain hole, wrap drain rock in geotextile fabric

Concrete thrust block

GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:

- When pipe is shorter than 18', no joints allowed. Use mechanical joint retainer glands. Ten 1/2" galvanized iron rods may be used in lieu of thrust blocks for pressurized lines less than 18' long. Coat the rods with two coats of cold tar epoxy.
- When pipe is longer than 18' retainer glands not required.
- Three shall be a minimum of 18" horizontal clearance around hydrant.
- When placed adjacent to curb, hydrant post shall be 24" from face of curb.
- Concrete thrust blocks shall be constructed as per thrust blocking Std. Dep. 80250. Do not block drain holes.
- Extensions required for hydrant systems shall be installed to the manufacturer's specifications.
- Hydrants shall be placed to provide a minimum of 5' clearance from driveways, poles, and other structures.
- Hydrant pumper post shall face direction of access.
- Set hydrant plumb in all directions.
- See project plans for details not shown.
- Fully restrain all joints with thrust. Use of mechanical restraints requires City Engineer approval.
- Nonwoven separation filter fabric (OSS Table 03320-4) installed between undisturbed earth and drain rock prior to install.

Effective Date: June 1, 2021 – November 30, 2021

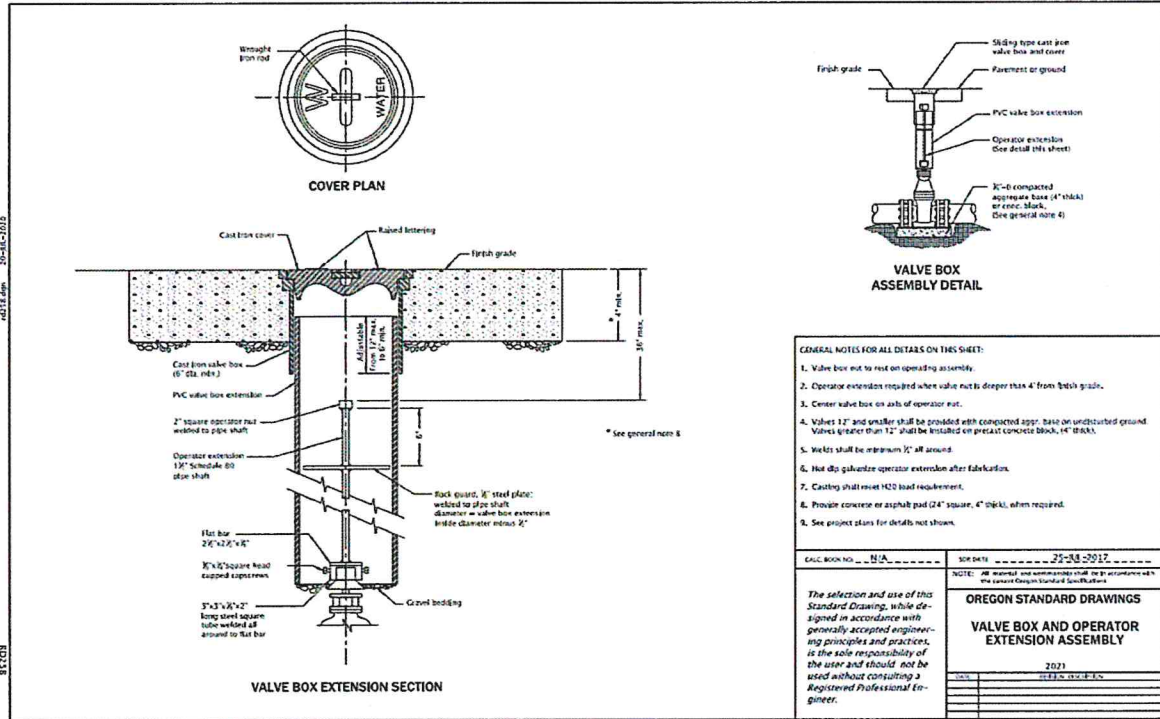


HYDRANT BOLLARD

GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:

- Grind all edges smooth.
- Prime and paint bollard safety yellow after fabrication.
- Non-slip granules shown after fabrication.
- All concrete shall be commercial grade concrete.
- Drain lock assembly gasketed with protection traffic.
- Provide lock, if required.
- See project plans for details not shown.

Effective Date: June 1, 2021 – November 30, 2021

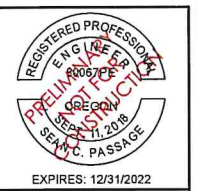
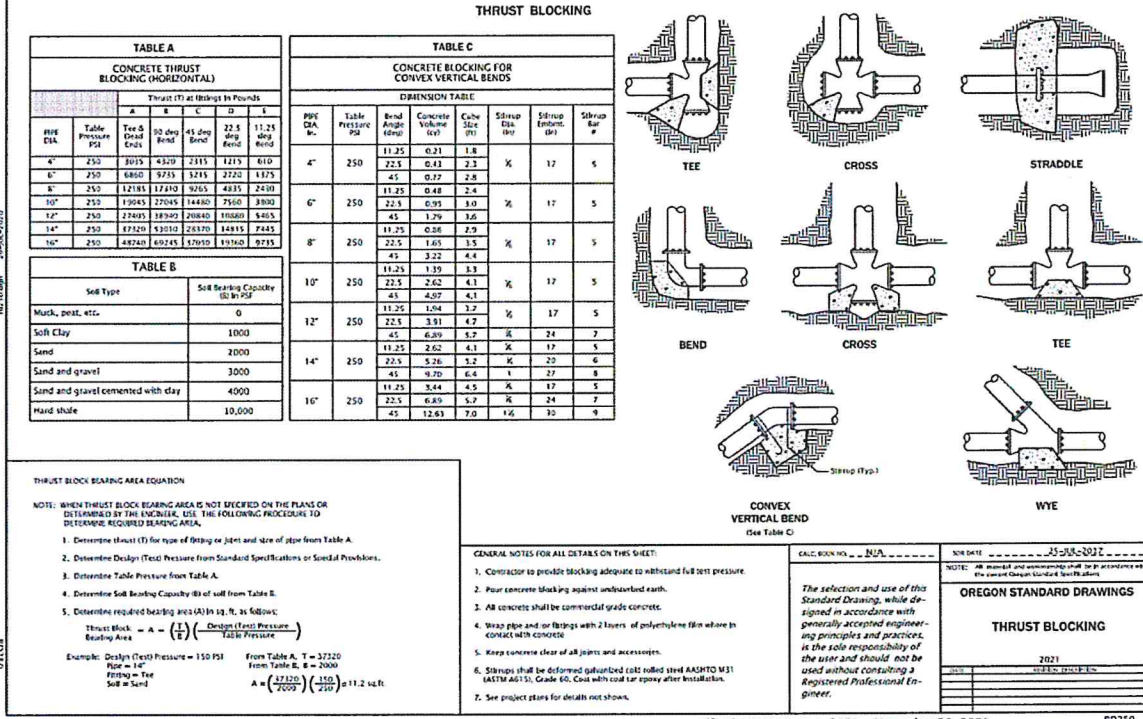


VALVE BOX AND OPERATOR EXTENSION ASSEMBLY

GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:

- Valve box not to rest on operating assembly.
- Operator extension required when valve nuts deeper than 4" from finish grade.
- Center valve box on axis of operator nut.
- Valves 12" and smaller shall be provided with compacted app. based on undisturbed ground. Valves greater than 12" shall be installed on precast concrete block, 14" thick.
- Wells shall be minimum 12" all around.
- Hot dip galvanized operator extension after fabrication.
- Coating shall meet M23 load requirement.
- Provide concrete or asphalt pad (24" square, 4" thick), when required.
- See project plans for details not shown.

Effective Date: June 1, 2021 – November 30, 2021



THE RESERVE IN THE PINES - PHASE R-I-I - R-IV
PUBLIC INFRASTRUCTURE PLANS

DETAILS
DESCHUTES COUNTY, OREGON



REVISIONS:



DESIGNED BY: SCP
DRAWN BY: SCP
CHECKED BY: GMH
SCALE: AS NOTED
FILE: 210214_CD.dwg
DATE: 07/02/2021

VERIFY SCALES
0 = 1" BAR EQUALS ONE INCH ON ORIGINAL DRAWING

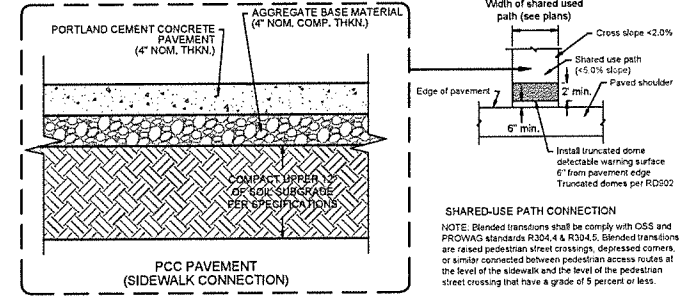
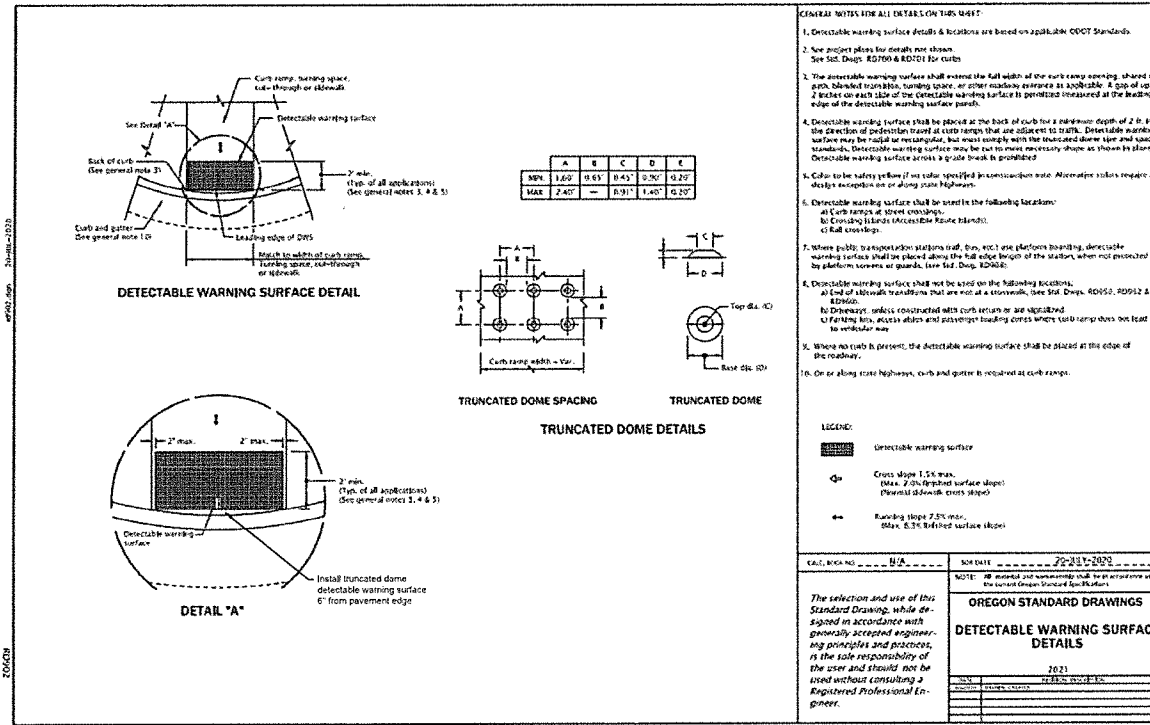
SHEET: C8.4

HWA # 210214

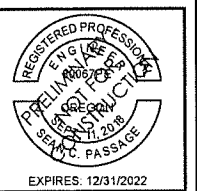
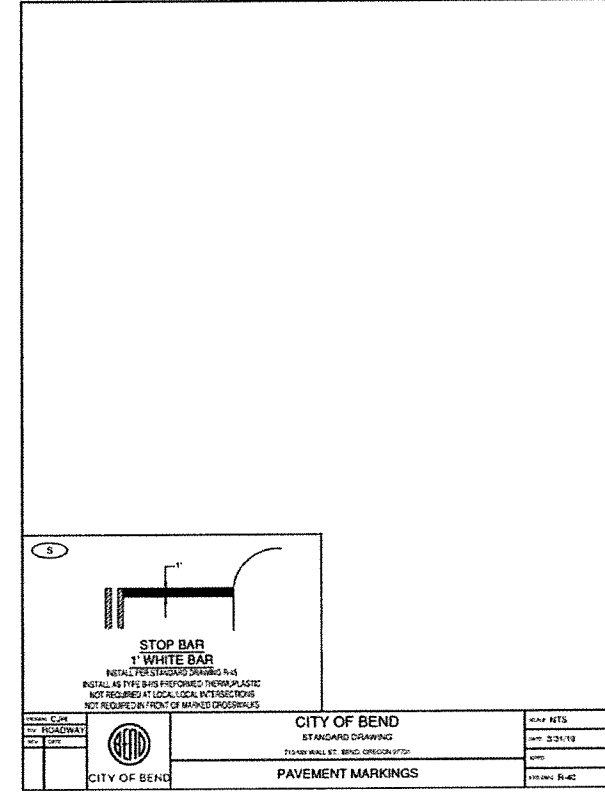
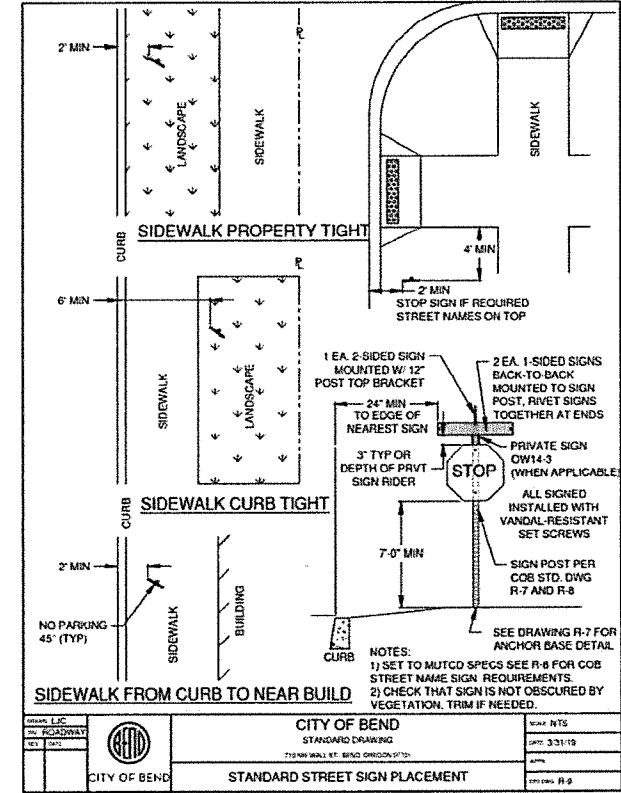
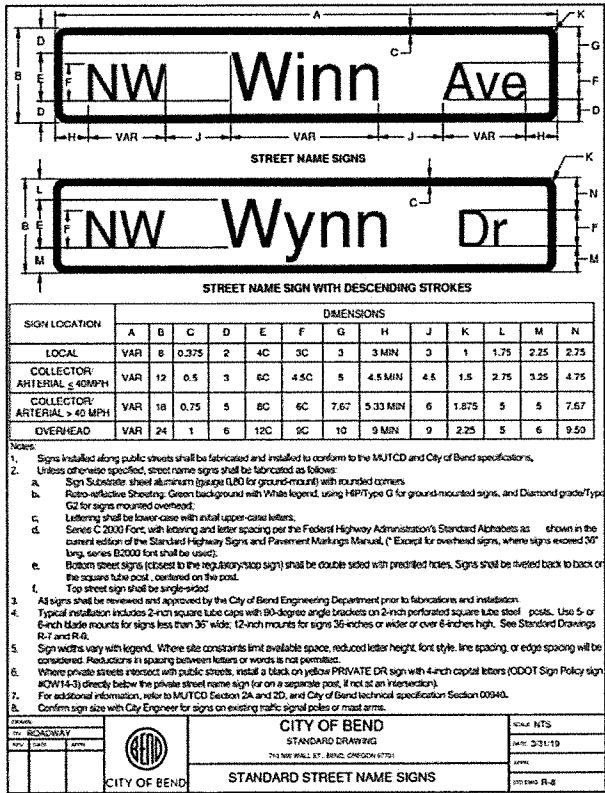
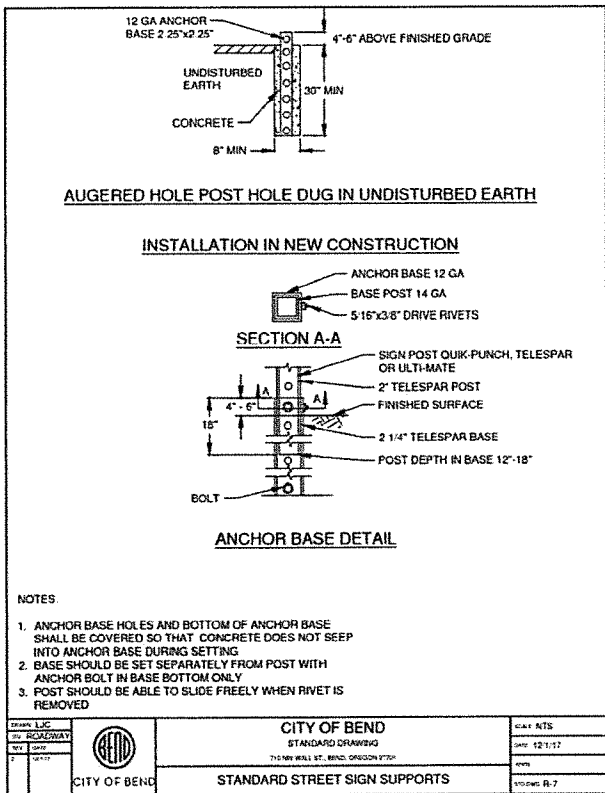
PERMIT SET

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1 BLENDED TRANSITION
C8.5 SCALE: NOT TO SCALE



THE RESERVE IN THE PINES - PHASE R-II - R-IV PUBLIC INFRASTRUCTURE PLANS

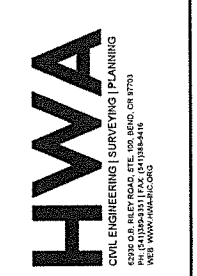
DETAILS

DESCHUTES COUNTY, OREGON



REVISIONS:

NO.	DATE	DESCRIPTION



DESIGNED BY: SCP
DRAWN BY: SCP
CHECKED BY: GML
SCALE: AS NOTED
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VERIFY SCALES
0 1" BAR EQUALS ONE INCH ON ORIGINAL DRAWING

SHEET: C8.5

HWA # 210214

PERMIT SET

CENTRAL OREGON CITIES SETBACK COMPARATIVE

	Prineville	Redmond	Sisters	Bend	Madras	La Pine	<i>Proposed Minor Variance</i>
Standard Class	R-2 Gen	R-4		RS			
Minimum Lot Size	5000	5500			7500		
Min Net Density/acre	4						
Max Net Density/acre		10					
Front Yard setback (feet)	10	10	10	10	12	15	
Garage to Public Street (feet)	20	20	20	20		20	
Side Yard setback (feet)	5	5/10	5	5	5	10	7.5
Side Yard corner lot street side (feet)	10	15	10	5	12	10	
Rear Yard setback (feet)	10	20	15	5		10	
Rear Yard corner lot (feet)	5	20					
Maximum FAR	35%						

CITY OF PRINEVILLE

153.036 RESIDENTIAL DIMENSIONAL STANDARDS

	R-1	R-2	R-3	R-4	R-5
	Limited	General	Low Density	Redevelopment	High Density
Minimum lot area (public water and sewer required)					
Accessory Dwelling Unit (ADU)	In conjunction with Single Family Dwelling				Zone Standards
Single family dwelling/Duplex	6,500 sf	5,000 sf	10,000sf	4,000sf	Zone Standards
Duplex (Within designated hazard areas)	N/A	7,500 sf	N/A	6,500 sf	Zone Standards
Townhome Lots (2-lots) 153.084(C)	N/A	3,750 sf	N/A	3,250 sf	Zone Standards
Triplex	N/A	9,000 sf	N/A	8,000 sf	Zone Standards
Fourplex	N/A	10,500 sf	N/A	9,500 sf	Zone Standards
Additional area for each unit over 4	N/A	+1,500 sf	N/A	+1,250 sf	Zone Standards
Townhome Subdivision (3 or more lots) 153.094	N/A	As Approved	N/A	As Approved	Zone Standards
Townhome Multiplex	N/A	N/A	N/A	N/A	Zone Standards
Non-residential uses	N/A	Based on requirements of use—and preservation of residential character of neighborhood	N/A	Based on requirements of use and preservation of residential character of neighborhood	Zone Standards
Min. Net Density for Subdivision ¹	3/acre	4/acre	2/acre	6/acre	12/acre
Max. Net Density for Land Division	Calculated based on "Net Density" definition				

Minimum lot area (no public water or sewer available) ²		
Single family dwelling	On existing lots or parcels only with approved water supply and sewage disposal system.	N/A
Accessory Dwelling Unit (ADU)	In conjunction with Single Family Dwelling with approved water supply and sewage disposal system.	

¹ The City may grant an exception to the minimum density standards based on site specific issues that make such density infeasible such as: steep slopes, floodplain, and wetlands.

² Water supplies are reviewed and sewage disposal systems are approved through the Crook County Community Development Department

	R1	R2	R3	R4	R5
Minimum Setbacks for structures (ft.):	<i>See 153.117 for exceptions to setbacks.</i>				
Front yard (local street)	10	10	10	10	0
Front yard (Collector or Arterial) ⁵	10	10	10	10	0
Carport/Garage entrance to Public street/Alley	20	20	20	20	20
Carport/Garage entrance to Public sidewalk	25	25	25	25	25
Side yard	5	5	5	5	0/ 5
Side yard corner lot (street side)	10	10	10	10	0
Side & Rear yard multi-story multi-family or 3 or more consecutive townhomes	10	10	10	10	0/ 5
Rear yard	10	10	10	5	0/ 20 ⁵
Rear yard corner lot	5	5	5	5	0 / 20 ⁵
Rear yard adjacent to alley	10	5	5	5	0
Accessory (no building permit)	3	3	3	3	3
Projections into setback ⁴	2	2	2	2	2

³ Plus that which is necessary to meet street and sidewalk right-of-way standards.

⁴ May project 2 feet into a setback provided the projection is not closer than 3 feet to a property line.

⁵ If the rear property line is adjacent to a residential zone, the setback is 20 feet.

Minimum Street Frontage (ft.): *See 153.191(C) for exceptions.*

Standard Street	50	50	100	40	Zone Standards
Cul-de-sac	35	35	50	35	Zone Standards
Townhome Lot (2 lots) 153.084(C)	N/A	25	N/A	25	Zone Standards
Flag Lot	N/A	20	N/A	20	20
Townhouse Lots	N/A	As Approved	N/A	As Approved	Zone Standards

Maximum Building Coverage (%): *Open air covered porches are excluded from lot coverage.*

All Buildings (percentage of lot) ⁸	30%	35%	30%	35% (40% replacing dilapidated structure)	Determined by parking, landscaping, drainage
--	-----	-----	-----	---	--

⁸ The calculation for lot coverage excludes up to 500sq.ft. of a garage or attached carport

City OF REDMOND

CHAPTER 8 DEVELOPMENT REGULATIONS

Residential Care Home	C	Defined in and regulated by ORS
Single Family Dwelling	O	
Non-Residential Uses:		
Church, Religious Institution	C	
Community Center (private)	C	
Community Pool (private)	C	
Commercial Office	C	Only within buildings existing as of Oct. 20, 2007 or as modified (expanded) up to a maximum of 25%. Any modification shall require site plan review. A building destroyed or damaged may be rebuilt up to the former size and general configuration.
Retail	C	
Professional Offices	C	
Restaurant	C	
Theater	C	
Art Gallery or Center	C	
Public or Semi Public Uses	C	
School (private)	C	
Tennis Court (private)	O	
City Owned Utility Facility	O	
Private Utility Facilities	C	

C = conditional uses.

*All or portions of shipping containers, subject to staff's determination of appropriate architectural designs, may be used subject to building permit approval.

[Section 8.0137 amended by Ord. #2018-09 passed September 11, 2018]
 [Section 8.0137 amended by Ord. #2020-15 passed November 10, 2020]

8.0138 Standards. Except as provided for in Section 8.0137 and 8.0615, the standards and criteria for development in the R-3 zone shall apply to development in the R-3A zone.

8.0140 Table B, Minimum Standards. The following minimum standards apply in each of the Residential zones as follows:

Standard:	Zone:				
	R-1	R-2	R-3	R-4	R-5
Minimum Lot size - Square Feet					
Single Family	9,000	9,000	7,500	5,500	5,500
Duplex	NA	10,000	8,000	7,500	7,500
Duplex Lot			4,250	3,750	3,750
Townhouse			E	E	E
Multi-family Dwelling	NA	NA	NA	F	F
Multi-family Complex	NA	NA		F	F
Maximum Density/Gross Acre	4	4	5	10	15
Minimum Setback Distance -					
<small>See C, F, and H below</small>					
Front Façade, excluding garage which must be 20 feet back from property line	15	15	15	10	10
Interior Side	B 5/10	B 5/10	B 5/10	B 5/10	5
Street Side	15	15	15	15	15

CHAPTER 8 DEVELOPMENT REGULATIONS

Rear	20	20	20	20	5
Garage	20	20	20	20	20
Maximum Building Height_F	32	32	32	40,E	40,E
Minimum Street Frontage					
Standard Street	50	50	50	50	50
Cul-de-sac	30	30	30	30	30
Flag Lot	20	20	20	20	20
Duplex lot (non flag or cul de sac)	N/A	N/A	25	25	25
Townhouse				E	E
<p>A Interior side yards must provide a minimum of 5 feet on one side and 10 feet on the other side for single family and duplex residences. Where alley access is provided, both interior side yards may be reduced to 5'. Exceptions to this 10' setback are allowed (1) when the lot was created prior to the adoption of this standard (November 9, 2006); or (2) on cul de sac lots; or (3) on flag lots, or (4) parcels created by partition.</p>					
<p>B Does not include solar setbacks, which are calculated separately</p>					
<p>D Pursuant to the Townhouse Development Standards in Chapter 8, Article IV Site and Design Review Standards, Section 8.3035.4.f.2, Table A.</p>					
<p>E Does not apply to development standards for Multi-family Dwellings and Multi-family Complexes which are located in Chapter 8, Article IV, Site and Design Review Standards, Section 8.3035.4.E.2., Table A</p>					
<p>F. Street trees are required to be provided in accordance with Section 8.3035(5)(K)</p>					
<p>G. ADU Rear-Yard and Other Setbacks (Zones R-1 and R-2 – <i>no change to setbacks since the lot sizes are quite large.</i>)</p> <p>For all other zones:</p> <p>2 story ADUs – 20-foot rear yard setback; 2 story ADU that abuts an alley – 10-foot rear yard setback (driveway, if proposed, must still be 20 feet deep) 1 story ADU – 10-foot rear yard setback 1 story ADU that abuts a 20-foot-wide alley – 5-foot rear yard setback (driveway must still be 20 feet deep) ADU abutting a street corner – maintain front yard setback – side may be 5 feet for either 1 or 2 stories (driveway must still be 20 feet deep) ADU cannot extend in front of the house or front yard setback. ADU on lot abutting a commercial/industrial property – 5-foot rear yard setback regardless of height.</p>					
<p>N/A = "not allowed"</p>					

[Section 8.0140 amended by Ord. #2012-04 passed April 24, 2012]

[Section 8.0140 amended by Ord. #2013-04 passed May 14, 2013]

[Section 8.0140 amended by Ord. #2018-09 passed September 11, 2018]

[Section 8.0140 amended by Ord. #2020-15 passed November 10, 2020]

8.0141 Architectural Design Standards for Single Family Dwellings, Duplexes, Triplexes, and Four-plexes

Porch	10 ft. min.
Primary Building/Living Space (Enclosed habitable area)/Accessory Building	10 ft. min.
Garage (front-loaded street accessed)	20 ft. min.
Garage (side-loaded street accessed)	10 ft. min.
Interior Side Yard Setbacks	
Primary Building/Living Space (Enclosed habitable area)/Accessory Building	5 ft. min.
Exterior Side Yard Setbacks	
Primary Building/Living Space (Enclosed habitable area)/Accessory Building	10 ft. min
Garage (front-loaded) when accessed from a street	20 ft. min
Garage (side-loaded) when accessed from a street	10 ft. min
Garage (front-loaded) when accessed from an alley	20 ft. min.
Garage (side-loaded) when accessed from an alley	3 ft. min.
Rear Yard Setbacks	
Primary Building/Living Space (Enclosed habitable area)/Attached garage (street accessed)	15 ft. min
Accessory Building	5 ft. per story min.
Detached Garage (street accessed)	5 ft. per story min.
Garage (front-loaded) when accessed from an alley	20 ft. min.
Garage (side-loaded) when accessed from an alley	3 ft. min.
See also garage requirements 2.2.300.E	
Accessory dwelling units shall comply with living space setbacks	

B. General Exceptions to Setbacks and Building Height

1. Front and Rear Deck. An uncovered deck not exceeding 30 inches in height above grade may encroach into the front yard setback by no more than 6 feet and rear yard setback by no more than 8 feet, as long as it does not encroach into a public utility easement.

2. Acceptable Encroachments into Setbacks.

a. The following features are allowed to encroach into the required side setbacks by no more than two (2) feet: eaves, chimneys, overhangs, canopies, fire escapes, landing places, outside stairways, and similar architectural features.

b. The following features are allowed to encroach into the required rear setbacks by no more than two (2) feet: bay windows, chimneys, overhangs, canopies, fire escapes, balconies, landing places, outside stairways and similar architectural features.

c. The following feature is allowed to encroach into the front and rear setbacks no more than three (3) feet: eaves.

3. General Exceptions to Building Height. Exceptions to the building height standard are available for certain types of affordable housing as set forth in Special Provisions. Chimneys, bell towers, steeples, roof equipment, flagpoles, and similar features that are not intended for human occupancy and which do not exceed 40 feet in height are not subject to building height limits.

C. Walls and Fences. Walls and fences may be placed on property lines, subject to the standards in Chapter 3.2 – Landscaping and Screening. Walls and fences within front yards shall also comply with the vision clearance standards in Special Provisions, Chapter 2.15.

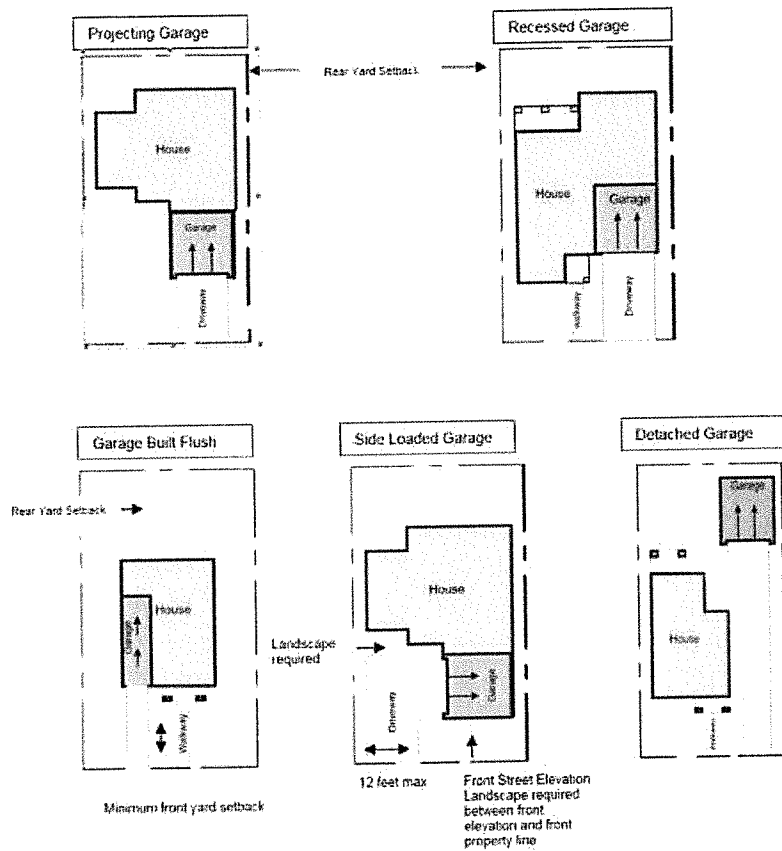
D. Special Yards. Distance between buildings on the same lot. To provide usable yard area and allow air circulation and light, the distance between buildings on the same lot shall be a minimum of six feet.

E. Garage Requirements. In addition to Table 2.2.2, the following standards shall apply;

1. Minimum one car garage shall be required per unit for single-family detached dwelling, manufactured dwelling on individual lot, zero lot line dwelling, townhome and duplex dwelling

2. Garages and carports shall be accessed from alleys where available.

3. Side loaded street accessed garages. The street facing elevation of the garage shall include windows and landscaping shall be provided between the dwelling unit and the driveway and between the street facing elevation of the garage and front property line. The throat of the driveway shall be a maximum of 12 feet in width.



F. Residential Density Standards. The following residential density standards apply to all land divisions in the Residential District.

1. The density range for the Residential District shall be 3 units per gross acre minimum and 8 units per gross acre maximum.
2. Minimum and maximum residential densities are calculated by multiplying the gross acres by the applicable density standard. For example, if the parcel size is 5 acres, the minimum density is 15 units and the maximum density is 40 units. When calculating minimum and maximum densities, figures are rounded down to the closest whole number.
3. The following types of housing are exempt from the density standards:
 - a. Accessory dwelling units
 - b. Bed and breakfast inns

G. Design Standards

1. Applicability. The design standards are applicable to the following types of uses and

buildings in the Residential District:

- a. Single-Family Detached Dwelling Units
- b. Duplexes and triplex dwellings
- c. Attached dwelling (townhome)
- d. Public and institutional buildings
- e. Manufactured dwellings
- f. Buildings for shared residential amenities

2. Base Standards. This section is intended to show examples of how to comply with the design standards. Other building styles and designs can be used to comply, so long as they are consistent with the text of the standard. An architectural feature may be used to comply with more than one standard.

- a. Building Orientation. All buildings shall have their primary entrance oriented to the street or a common area (private street, courtyard, or open space). If oriented to a common area, the development shall provide a pedestrian sidewalk or pathway connecting the building entrance to the street.
- b. Eyes on the Street. All building elevations visible from a street right-of-way shall provide doors, porches, balconies, and/or windows. The standard applies to each full and partial building story.
- c. Detailed Design. All buildings included in the applicability section shall provide detailed design along all elevations (e.g., front, rear and sides). Detailed design requires use of at least five of the following architectural features on all front and exterior side (corner lot) elevations and at least three of the following architectural features on all interior and rear yard elevations, as appropriate for the building type and style. Architectural features shall be varied on the different building elevations.
 1. Dormers
 2. Gables
 3. Recessed entries
 4. Covered porch entries
 5. Cupolas or towers
 6. Pillars or posts

7. Eaves (minimum 6-inch projection)
 8. Off-sets in building face or roof (minimum 16 inches)
 9. Window trim
 10. Bay or oriel windows
 11. Balconies
 12. Decorative patterns on exterior finishes (e.g., scales/shingles, wainscoting, ornamentation, and similar features)
 13. Decorative cornices and roof lines (e.g., for flat roofs)
 14. An alternative feature providing visual relief and detail, similar to options 1-13 above.
3. Garbage and Recycling Collection Areas. An exterior garbage and recycling collection area is required and shall be oriented away from the street.
4. Mechanical Equipment. Mechanical equipment located on the ground, such as heating or cooling equipment, pumps or generators, must be screened from the street by walls, fences, or vegetation. Landscaping and screening shall be tall enough to screen the equipment. Mechanical equipment is not permitted to be placed on roofs. Screening shall be compliant with all applicable fire codes.
4. Gated Communities. Gated communities are prohibited except as may be permitted by Chapter 4.5 Master Planned Developments. [Ord. 497 § 2 (Exh. B), 2019].

2.1.300 Setbacks. Revised 11/20

A. Purpose. Setbacks provide private outdoor living space, building separation for fire protection/security, building maintenance, and sunlight and air circulation. The setback standards encourage placement of residences close to the street for public safety and neighborhood security.

B. Setback Standards. The following setback standards apply to all structures, except as otherwise provided by this section or specified in this code.

C. Front Setbacks.

1. RL and UAR Districts. The minimum front setback is 20 feet.

Exception. On corner lots within a platted subdivision, one front setback may be 10 feet; provided, that the garage and/or carport is set back a minimum of 20 feet.

2. RS, RM-10, RM, and RH Districts. **The minimum front setback is 10 feet.** Garages and carports must be accessed from alleys where practical, otherwise garages and carports with street access must be set back a minimum of 20 feet from the front property line. In this instance, the term "practical" means that there is an existing or platted alley that could be used in its current condition or improved to provide access.

3. Where streets with insufficient right-of-way abut the site, special setbacks apply in conformance with BDC 3.4.200(J), Special Setbacks.

D. Rear Setbacks.

1. RL and UAR Districts. The minimum rear setback is 20 feet.

Exception. In the RL Zone on corner lots within a platted subdivision, the minimum rear setback is 10 feet.

2. RS, RM-10, RM and RH Districts. **The minimum rear setback is five feet.** When multifamily residential or nonresidential uses abut a detached single-family dwelling unit in the RS District, the rear setback abutting the RS District must increase one-half foot for each foot by which the building height exceeds 20 feet.

Exception: Development in conformance with the provisions of BDC Chapter 3.8, Development Alternatives.

E. Side Setbacks.

1. RL and UAR Districts. The minimum side setback is 10 feet.

2. RS, RM-10, RM and RH Districts. **The minimum side setback is five feet.** When multifamily residential or nonresidential uses abut a detached single-family dwelling unit in the RS District, the side setback abutting the RS District must increase one-half foot for each foot by which the building height exceeds 20 feet.

Exception: Development in conformance with the provisions of BDC Chapter 3.8, Development Alternatives.

Table 2.1.300 – Typical Residential District Setbacks

	Front	Rear	Side
UAR	10 ft./20 ft.	20 ft.	10 ft.
RL	10 ft./20 ft.	10 ft./20 ft.	10 ft.
RS	10 ft., except garages and/or carports must be set back 20 ft.	5 ft.**	3 ft.*/5 ft.**
RM-10, RM and RH	10 ft., except garages and/or carports must be set back 20 ft.	5 ft.**	5 ft.**

* Special setbacks for certain features as permitted in this section, BDC 3.6.200 (special standards for residential uses), and BDC Chapter 3.8, Development Alternatives.

** When multifamily residential or nonresidential uses abut a detached single-family dwelling unit in the RS District, the setback abutting the RS District must increase one-half foot for each foot by which the building height exceeds 20 feet. Where a fractional number results, the number may be rounded down to the nearest whole number.

F. Setback Exceptions.

1. Garages and Carports.

a. Where the side or rear wall of the garage faces the street, the front setback for the garage side or rear wall must be a minimum of 10 feet from the front property line for RS, RM, RM-10 and RH and 20 feet for RL. The garage must have a window(s) in the side or rear wall facing the street that is a minimum of six square feet.

b. Alley Access. Where an existing alley is less than 20 feet in width, the setback abutting the alley must be increased to provide a minimum of 24 feet for maneuvering and backing movements from garages, carports and/or parking areas. As shown in Figure 2.1.300, side entry garages that access an

ARTICLE 3: LAND USE ZONES**SECTION 3.1 SINGLE FAMILY RESIDENTIAL (R-1).****A. PERMITTED USES.**

1. Single-family dwellings shall have a minimum of a 1-car garage, which is architecturally integrated with and has an exterior similar to the dwelling.
2. Duplexes shall have a minimum of a 1-car garage for each unit, which is architecturally integrated with and has an exterior similar to the dwelling unit.
3. Manufactured Homes shall have a minimum of a 1-car garage, which is architecturally integrated with and has an exterior similar to the dwelling unit. (See Section 3.3)
4. Public parks, recreation areas, and community centers (Subject to Site Plan Review)
5. Accessory structures under 950 sq. ft (Shipping containers or the like are not allowed)
6. Day Care (1-5 children)
7. Model home shall be allowed only after construction plans have been approved by the City Public Works Director; occupancy and use is prohibited until documentation has been received by the City Public Works Director that the utilities have been connected.

B. CONDITIONAL USES. (Subject to Site Plan Review)

1. Home occupations (See Section 3.1.2) (Planning Commission Review)
2. Churches
3. Public buildings, such as library, fire station, museum, schools
4. Public utilities; except for communication facilities
5. Lodge or civic organizations
6. Medical and dental clinics, hospitals, sanitariums, rest homes, homes for the aged, nursing homes or convalescent homes.
7. Day Care (over 5 children)

8. Accessory structures over 950 sq. ft. (shipping containers or the like are not allowed)
9. Bed and Breakfast (see Section 3.1.1)
10. Residential Care Facilities (Planning Commission Review)
11. Residential Home Facilities (Planning Commission Review)

C. AREA REQUIREMENTS. The minimum lot size requirements are as follows:

1. For platted lots before the enactment of Ordinance No. 252 (each structure must meet the setback requirements from property lines in order to be allowed):
 - a. One Single-family dwelling per lot; or
 - b. One Duplex per lot; or
2. Lots not already platted prior to [date/ordinance no.] and non-platted areas annexed to the City following enactment of City of Madras Ordinance No. 252 shall have a minimum lot size as follows:
 - a.. One Single-family dwelling per lot -- 7,500 square feet
 - b.. Duplex -- 8,000 square feet for the first two (2) units, plus 2,000 square feet for each additional dwelling unit; or

D. SETBACK REQUIREMENTS. The minimum setback requirements for structures from property lines shall be as follows:

1. Front Setback. The minimum depth of a proposed structure from the front setback shall be **twelve (12')** feet from the property boundary line; or existing public easement, if abutting the front property line.
2. Side and Rear Setbacks. The minimum side and rear setbacks for any proposed structure shall be five **feet (5')** from the property line.
3. Corner Setback for a lot with more than one (1) property line abutting a street - proposed structure(s) shall be twelve feet (12') from the property lines.

E. HEIGHT OF BUILDING. No primary or accessory building shall exceed a height of thirty-five feet (35') when measured from the ground to the peak of the roof.

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D-D Cnts1 Str=4 TM
\$5.00 \$11.00 \$10.00 \$5.00

10/18/2007 03:28:02 PM

After recording return to:
SAGEBRUSH DEVELOPMENT, LLC
JOHN D. BRADLEY/VICTOR & VICKI RUSSELL
P. O. BOX 764
LAKE OSWEGO, OR 97034

Until a change is requested all tax statements shall be sent to the following address:
SAGEBRUSH DEVELOPMENT, LLC
JOHN D. BRADLEY/VICTOR & VICKI RUSSELL
P. O. BOX 764
LAKE OSWEGO, OR 97034

WARRANTY DEED -- STATUTORY FORM

VICTOR R. RUSSELL and VICKI L. RUSSELL, as tenants by the entirety, Grantor, conveys and warrants to SAGEBRUSH DEVELOPMENT, LLC, Grantee, the following described real property, free of encumbrances except as specifically set forth herein, to wit:

Parcels 1 & 2, PARTITION PLAT NO. 2007-30, City of LaPine, Deschutes County, Oregon

Tax Account No(s): 241294, 257235
Map/Tax Lot No(s): 22-10-11-00-00200, 22-10-11-00-00202

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$ 1,390,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER ORS 197.352.

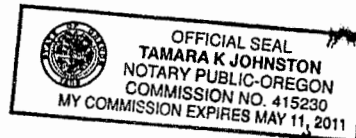
Dated this 17th day of October, 2007.

Victor R. Russell
VICTOR R. RUSSELL
Vicki L. Russell
VICKI L. RUSSELL

STATE OF OREGON, COUNTY OF DESCHUTES) SS.

This instrument was acknowledged before me on October 17th 2007 by VICTOR R. RUSSELL and VICKI L. RUSSELL.

[Signature]
(Notary Public for Oregon)
My commission expires 5/11/2011



TITLE NO. 10-0295107
ESCROW NO. 10-0295107