



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

Site Plan Application

File Number # _____

PROPERTY OWNER AND APPLICANT INFORMATION

Applicant Name Bend-La Pine Schools Phone 541-355-1015 Fax _____
Address 520 NW Wall City Bend State OR Zip Code 97703
Email sharon.smith@bend.k12.or.us
Property Owner Same Phone _____ Fax _____
Address _____ City _____ State _____ Zip Code _____
Email _____

PROPERTY DESCRIPTION

Property Location (address, intersection of cross street, general area) Coach Rd./Memorial Lane
16350 1ST ST, LA PINE, OR 97739 16360 1ST ST, LA PINE, OR 97739 51615 COACH RD, LA PINE, OR 97739 51627 COACH RD, LA PINE, OR 97739 51633 COACH RD, LA PINE, OR 97739
Tax lot number: T-15 R-13 Section 10 Tax Lot(s) 500
Zoning PF Total Land Area _____ (Square Ft.) 67.88 (Acres)
Present Land Use High School and Middle School
Describe Project (i.e. type of use, hours of operation, other project characteristics):
ADA improvements including new path and ramp

PROJECT DESCRIPTION

Please give a brief description of the project: ADA Improvements including new path and ramp



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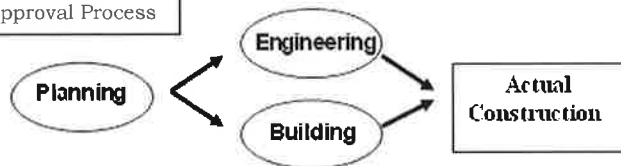
PROFESSIONAL SERVICES

Architect/Designer/Engineer Ashley & Vance Engineering Phone 541 / 647-1445 Fax /
Address 33 NW Franklin Ave, Suite 110 City Bend State OR Zip Code 97703
Email davis@ashleyvance.com

FOR OFFICE USE ONLY

Date Received: _____
Rec'd By: _____
Fee Paid: _____
Receipt #: _____

Approval Process



CHECKLIST

REQUIRED ITEMS TO BE SUBMITTED FOR SITE AND DESIGN REVIEW.

Note: additional information may be required depending on the actual project.

- ☒ Complete Application. The application *must be signed by the property owner and the applicant.*
- ☒ Mailing labels with all addresses within 100 feet of the property – obtained from title company
- ☒ Title Report or Subdivision Guarantee verifying ownership, *including legal description of land.*
- ☐ Fee Schedule (please see attached).
- ☒ Site and Landscape plan; Building Elevations; one (1) full sized copy of each which must be folded individually, 8 ½" X 11" or 11" by 17" in size.
- ☐ Floor plans, one (1) copy for each building which must be folded individually, 8 ½" X 11" or 11" by 17" in size. *N/A*
- ☒ Vicinity map.
- ☐ Trip Generation statement prepared by a professional transportation planner or equivalent. 5 copies, Note: if more than 200 ADT result (or at the discretion of the City Engineer), a Traffic Impact Study may be required. *N/A*



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- ☐ Preliminary Grading and Storm Drainage Plan, including drainage calculations demonstrating that all storm water will be retained on site in compliance with the Central Oregon Stormwater Manual (COSM) *N/A*
- ☐ Response regarding compliance with the 2014 Fire Code, specifically:
-Fire Apparatus Access Road Requirements as per OFC Section 503 & Appendix D
-Fire Protection Water Supplies as per OFC Section 507, Appendix B & C *N/A*
- ☐ Above Checklist items must be submitted electronically to the Planning Director at mbethel@lapineoregon.gov (Word, Jpeg or PDF).

SITE PLAN

- ☒ Project name, scale (not to exceed 1" = 50'), north arrow.
- ☒ Date the site plan is prepared.
- ☒ Street names and locations of all existing and proposed streets, curbs, and sidewalks within or adjacent to the proposed development. Show distance to centerline of street.
- ☒ Zoning of each adjacent property.
- ☐ Square footages by use – existing and proposed (storage, office, meeting, etc.) *N/A*
- ☐ Percentage of lot coverage and square footage by; *N/A*
- a) structures
 - b) recreation areas
 - c) landscaping
 - d) non-permeable surfaces (including parking areas, access aisles)
- ☐ Total number of parking spaces (existing and proposed). *N/A*
- ☐ Total landscaped area square footage (existing and proposed). *N/A*
- ☐ All vehicle and pedestrian access points and paths. *N/A*
- ☐ Location of all proposed and existing buildings, fences and structures within the project area. Indicate which ones are to remain and which are to be removed. *N/A*
- ☐ Location and size of all public utilities in and adjacent to the site, including: *N/A*
- a) Water lines and meter sizes.
 - b) Sewers, manholes and cleanouts.
 - c) Storm drains and catch basins.
- ☐ The proposed location of: *N/A*
- a) Connection to the City water system.
 - b) Connection to the City sewer system.
 - c) The proposed method of drainage of the site.
 - d) Postal box locations, if more than 7 units are proposed.
- ☐ Location of existing canals and laterals. *N/A*
- ☐ Retention of on-site drainage. *N/A*
- ☐ Existing easements on the property. *N/A*



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- ☐ Location and size of any public areas within the development. *N/A*
- ☐ All fire hydrants, existing and proposed, within 500 feet of the site. *N/A*
- ☐ A topographic map of the site if the slope of the site exceeds 5%. *N/A*
- ☐ Locations of all existing natural features including trees, natural drainage ways, rock outcroppings, et cetera. *N/A*

BUILDING ELEVATIONS

- ☐ Drawings or sketches of all four views of each new structure. *N/A*
- ☐ Building materials, colors (fascia, doors, trim, etc.), pitch of roof, shape and other design features of the building(s). *N/A*
- ☐ All exterior mechanical devices. *N/A*

LANDSCAPE PLAN (may be included on the site plan for smaller projects)

- ☐ Tree and plant species. *N/A*
- ☐ Tree and plant sizes (new only). *N/A*
- ☐ All trees having a six inch trunk diameter 3' above grade or greater shall be shown on the landscape plan. *N/A*
- ☐ Location/placement of existing and proposed vegetation to be retained, planted or removed. *N/A*
- ☐ Approximate location of irrigation lines, and type of irrigation system to be used. *N/A*

FLOOR PLAN

- ☐ All significant rooms within each structure; label or number rooms, including square footage for each room. *N/A*
- ☐ Electrical / mechanical equipment areas. *N/A*

LIGHTING PLAN

- ☐ All exterior light locations. *N/A*
- ☐ Brochure, illustration, cut sheet or photo for each light fixture type to be used. *N/A*

By signing this application, the undersigned certifies that he / she has read and understands the submittal requirements stated above. Note: if the applicant makes a misstatement of fact on the application regarding ownership, authority to submit the application, acreage, or any other fact material relied upon in making a decision, the City may upon notice to the applicant and subject to an applicant's right to a hearing declare the application void.

Owner: Brad Hill Date: 4/30/2024
Signature

BEFORE THE CITY OF LA PINE PLANNING DIVISION

)
) **BURDEN OF PROOF**
)

**APPLICANT/
OWNER:**

Bend-La Pine Schools
c/o Sharon R. Smith
520 NW Wall
Bend, OR 97703

ATTORNEY:

Sharon R. Smith

LOCATION:

16350 1ST ST, LA PINE, OR 97739
16360 1ST ST, LA PINE, OR 97739
51615 COACH RD, LA PINE, OR 97739
51627 COACH RD, LA PINE, OR 97739
51633 COACH RD, LA PINE, OR 97739

REQUEST:

ADA Improvements

I. APPLICABLE CRITERIA:

City of La Pine Development Code

Criteria

Sec. 15.82.010. - Landscaping and buffering requirements.

Sec. 15.88.050. - Pedestrian access and circulation.

II. FINDINGS OF FACT:

1. ZONING: The subject property is zoned Public Facilities

2. SITE DESCRIPTION & SURROUNDING USES: The subject property is currently developed with La Pine High School and La Pine Middle School and accompanying ball fields, parking and landscaping. The surrounding area includes residential development to the south, vacant land to the east and north, and commercial land to the east.

3. PROPOSAL: Applicant plans ADA improvements at La Pine High School. The project includes converting two existing parking spaces into two ADA parking stalls at the High school to the north of the track and altering an existing parking space at the Middle school into an ADA stall. These modifications do not require a Site Plan. In addition, the project includes adding a new concrete sidewalk and a new ADA compliant ramp. The additions require site plan review.

4. LOT OF RECORD: The property has been recognized as a legal lot of record by Deschutes County because it has had multiple land use and development permits. See SP-09-5.

III. PROPOSED FINDINGS, BURDEN OF PROOF:

Chapter 15.82

Sec. 15.82.010. - Landscaping and buffering requirements.

The following minimum landscape requirements are established for all developments subject to site plan approval, unless approved otherwise by the reviewing authority:

- A. Exemption.** The provisions of this section may be exempted for uses existing on or before the effective date of this Development Code that are a permitted use in a specific zone in an existing building or buildings on a lot or parcel of land of the scale that there is no remaining room for landscaping; this exemption shall also apply to the exterior remodeling and/or expansion of not more than 25 percent of the total square footage of all enclosed structures on a lot or parcel existing under a unit ownership on or before the effective date of this Development Code.
- B. Area required.** Except as approved otherwise by the city, the following minimum percent of a parcel area shall be landscaped for the following uses:
 - 1. Duplexes and triplexes: 25 percent.**
 - 2. Multi-family dwelling complexes containing four or more units and commercial residential mixed uses (CRM): 20 percent.**
 - 3. Commercial uses including mixed use commercial (CMX): 15 percent.**
 - 4. Industrial uses.** A minimum five-foot landscaped buffer along any adjoining public right-of-way of a collector or arterial street or highway, which may be computed toward an overall requirement of ten percent.
 - 5. Minimum area requirements may include landscaping around buildings, in parking and loading areas, outdoor recreational use areas, screening and buffering areas, and surface water drainage areas.**

FINDING: The property is not included in any of the above uses; therefore, the criteria is not applicable. This is consistent with how the County addressed landscaping. See attached Decision 09-05. However, the actual percentage of landscaping greatly exceeds the above requirements for all uses. A visual review of the site shows the extensive fields, developed landscaping and natural areas that would be considered landscaping.



Sec. 15.88.050. - Pedestrian access and circulation.

A. Purpose and intent. This section implements the pedestrian access and connectivity policies of City of La Pine Transportation System Plan and the requirements of the Transportation Planning Rule (OAR 660-012). It is intended to provide for safe, reasonably direct, and convenient pedestrian access and circulation.

B. Standards. New subdivisions, multi-family developments, planned developments, commercial developments and institutional developments shall conform to all of the following standards for pedestrian access and circulation:

1. Continuous walkway system. A pedestrian walkway system shall extend throughout the development site and connect to adjacent sidewalks, if any, and to all future phases of the development, as applicable.

FINDING: The new concrete paths will provide an accessible connection from the High School parking to the sports fields and then to the Middle School parking. This will connect both parking areas with an accessible route.

2.Safe, direct, and convenient. Walkways within developments shall provide safe, reasonably direct, and convenient connections between primary building entrances and all adjacent parking areas, recreational areas, playgrounds, and public rights-of-way conforming to the following standards:

a. The walkway is reasonably direct. A walkway is reasonably direct when it follows a route that does not deviate unnecessarily from a straight line or it does not involve a significant amount of out-of-direction travel.

FINDING: The new concrete paths will provide a reasonably direct route taking into account the existing development.

b. The walkway is designed primarily for pedestrian safety and convenience, meaning it is reasonably free from hazards and provides a reasonably smooth and consistent surface and direct route of travel between destinations. The city may require landscape buffering between walkways and adjacent parking lots or driveways to mitigate safety concerns.

FINDING: The new paths will improve safety and accessibility. The path will be internal to the site and does not need any additional buffering.

c. Vehicle/walkway separation. Except as required for crosswalks, per subsection d., below, where a walkway abuts a driveway or street it shall be raised six inches and curbed along the edge of the driveway or street. Alternatively, the city may approve a walkway abutting a driveway at the same grade as the driveway if the walkway is physically separated from all vehicle-maneuvering areas. An example of such separation is a row of bollards (designed for use in parking areas) with adequate minimum spacing between them to prevent vehicles from entering the walkway.

FINDING: Not applicable.

d. Crosswalks. Where a walkway crosses a parking area or driveway ("crosswalk"), it shall be clearly marked with contrasting paving materials (e.g., pavers, light-color concrete inlay between asphalt, or similar contrasting material). The crosswalk may be part of a speed table to improve driver-visibility of pedestrians.

FINDING: Not applicable.

e. Walkway construction. Walkway surfaces may be concrete, asphalt, brick or masonry pavers, or other city-approved durable surface meeting ADA

requirements. Walkways shall be not less than four feet in width, except that the city may require five-foot wide, or wider, sidewalks in developments where pedestrian traffic warrants walkways wider than four feet.

FINDING: The path will be concrete, five feet wide, and meet ADA standards.

f. Multi-use pathways. Multi-use pathways, where approved, shall be ten feet wide and constructed of asphalt, concrete or other city-approved durable surface meeting ADA requirements consistent with the applicable city engineering standards.

FINDING: Not applicable.

IV. CONCLUSION:

The Applicant satisfies all of the criteria for approval of the requested ADA improvements.

DATED this 30th day of April 2024.

Bend La Pine Schools

By: Sharon R. Smith
Sharon R. Smith OSB#862920
Attorney for Applicant

LA PINE HIGH SCHOOL ADA IMPROVEMENTS

CIVIL CONSTRUCTION DOCUMENTS

51627 COACH RD
LA PINE, OR 97739

VICINITY MAP



SURVEY NOTES

EXISTING TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HEREON PER SURVEY BY S&F LAND SERVICES DATED 01/04/2024

BOUNDARY DATA: THE HORIZONTAL DATUM FOR THIS SURVEY IS NAD 83 (91) BASED ON THE CENTRAL OREGON COORDINATE SYSTEM (COCS).

BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 60°58'39" WEST BETWEEN CONTROL POINTS 1 AND 2, DERIVED FROM GPS OBSERVATIONS UTILIZING THE OREGON REAL-TIME, GNSS NETWORK (ORIGN).

BENCHMARK: THE VERTICAL DATUM FOR THIS SURVEY IS NGVD29 BASED ON THE CENTRAL OREGON COORDINATE SYSTEM (COCS), DERIED FROM GPS OBSERVATIONS UTILIZING THE OREGON REAL-TIME GNSS NETWORK (ORGN) AT CONTROL POINTS 1 AND 2.

SURVEY MONUMENT PROTECTION:

PROTECT AND PRESERVE, IN PLACE, ALL SURVEY MONUMENTS AND BENCHMARKS. DO NOT DISTURB, MOVE, OR RELOCATE MONUMENTS OR BENCHMARKS WITHOUT THE PRIOR REVIEW AND APPROVAL BY THE AGENCY HAVING JURISDICTION OVER THE MONUMENT OR BENCHMARK. THE CONTRACTOR SHALL CONTRACT WITH A LICENSED SURVEYOR FOR MONUMENTS REQUIRING DISTURBANCE OR REMOVAL, AND THE SURVEYOR SHALL RESET THE MONUMENTS OR PROVIDE PERMANENT WITNESS MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE AUTHORITY HAVING JURISDICTION, PURSUANT TO ALL APPLICABLE BUSINESS AND PROFESSIONAL CODES.

STANDARD ABBREVIATIONS

AC	ASPHALTIC CONCRETE	IE	INVERT ELEVATION
BLDG	BUILDING	INV	INVERT
BCR	BEGIN CURB RETURN	LA	LANDSCAPE AREA
BVC	BEGIN VERTICAL CURVE	NG	NATURAL GRADE
BW	BOTTOM OF WALL	PA	PLANTER AREA
CB	CATCH BASIN	PCC	PORTLAND CEMENT CONCRETE
C/L	CENTERLINE	P/L	PROPERTY LINE
CMU	CONCRETE MASONRY UNIT	POC	POINT OF CONNECTION
CONC	CONCRETE	PS	PARKING STRIPE
DW	DRIVEWAY	PVC	POLYVINYL CHLORIDE
ECR	END CURB RETURN	RW	RIGHT OF WAY
EG	EXISTING GRADE	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SG	SUB-GRADE ELEVATION
EVC	END VERTICAL CURVE	SS	SANITARY SEWER
FF	FINISHED FLOOR	TC	TOP OF CURB, CONCRETE
FG	FINISHED GRADE	TF	TOP OF FOOTING
FH	FIRE HYDRANT	TG	TOP OF GRATE
FL	FLOW LINE	TW	TOP OF WALL
FS	FINISHED SURFACE	VC	VERTICAL CURVE
GB	GRADE BREAK		

DIG ALERT

OREGON UTILITY
NOTIFICATION CENTER
1-800-332-2344



UTILITY PURVEYORS

ELECTRICITY: MIDSTATE ELECTRIC COOPERATIVE
16755 FINLEY BUTTE RD
LA PINE, OR 97739
(541) 536-2126

TV/TELEPHONE
INTERNET: CENTURYLINK
100 NW KEARNEY AVE
BEND, OR 97701
(877) 837-5738

SEWER: CITY OF LA PINE UTILITY DEPARTMENT
16345 6TH ST.
LA PINE, OR, 97739
(541) 536-1432

SEWER: CITY OF LA PINE UTILITY DEPARTMENT
16345 6TH ST
LA PINE, OR, 97739
(541) 536-1432

PROJECT INFORMATION

CLIENT: BEND-LA PINE SCHOOL DISTRICT
520 WALL STREET
BEND, OR 97703

SURVEYOR: S&F LAND SERVICES
901 NW CARLON AVE, SUITE 3
BEND, OR 97703

TAX LOT: 2210100000500

SITE AREA: 67.88 AC
AREA DISTURBED: 0.17 AC

SHEET INDEX

SHEET	SHEET TITLE
C-0.0	TITLE SHEET
C-0.1	NOTES SHEET
C-1.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C-2.0	CIVIL SITE PLAN NORTH
C-2.1	CIVIL SITE PLAN SOUTH
C-3.0	DETAIL SHEET

Plan Prepared By:



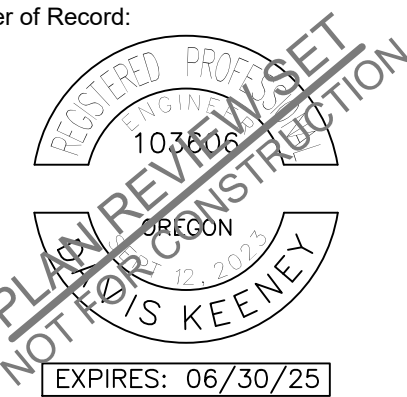
Ashley & Vance
ENGINEERING, INC.

33 NW Franklin Ave, Suite 110
Bend, OR 97703
(541) 647-1445
www.ashleyvance.com

CIVIL • STRUCTURAL

The use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these plans and specifications remain with Ashley & Vance Engineering, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

Engineer of Record:



BID SET - NOT FOR CONSTRUCTION

LA PINE HIGH SCHOOL ADA
IMPROVEMENTS

TITLE SHEET

51627 COACH RD
LA PINE, OR 97739

Revisions:

1	ADDENDUM 1 3-27-2024
2	.
3	.
4	.
5	.
6	.

Project Engineer: LPG Ext: 173

Project Manager: DMK

Date: 2024.03.25 Scale: PER PLAN

AV Job No: 231550 Sheet Size: 22" x 34"

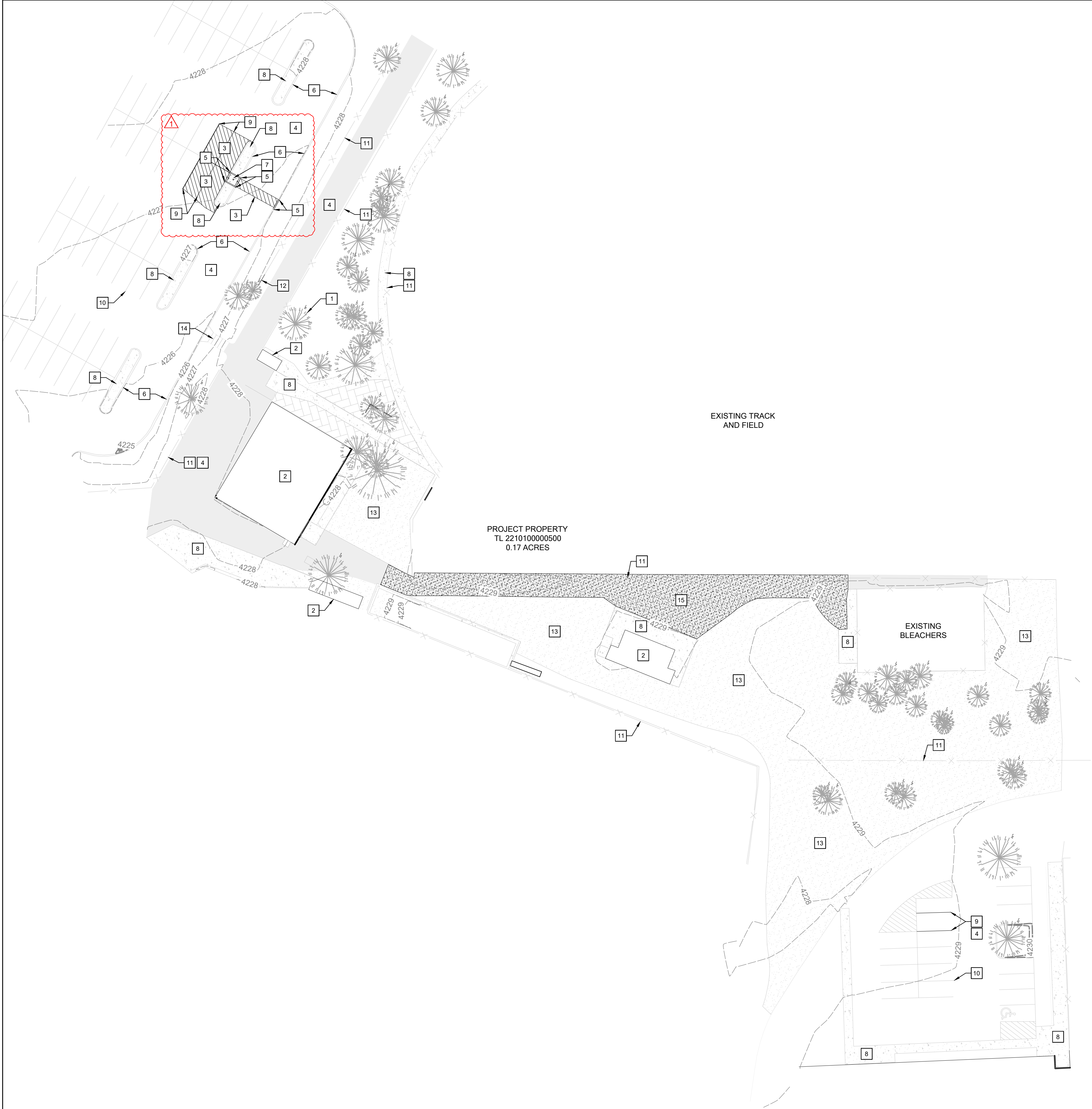
C-0.0

J:\2023 all jobs\231550 - la pine high school ada improvements - bldg\02_working drawings\23\04\03_ONSITE\c-0.1 TITLE SHEET.dwg, Co. 1, Mar /25, 2024, 4:01pm, Emily

<div>GENERAL NOTES:</div> <div><div><div>1.</div><div>ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LA PINE, BEND-LA PINE SCHOOL DISTRICT, AND THE CURRENT EDITION OF THE OREGON STATE BUILDING CODE.</div></div><div><div>2.</div><div>IN THE EVENT OF A CONFLICT BETWEEN ANY REFERENCED STANDARD, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.</div></div><div><div>3.</div><div>STORMWATER POLLUTION PREVENTION REQUIREMENTS PER CITY OF LA PINE AND BEND-LA PINE SCHOOL DISTRICT STANDARDS AND SPECIFICATIONS.</div></div><div><div>4.</div><div>A COPY OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.</div></div><div><div>5.</div><div>BEFORE BEGINNING WORK, CONTRACTOR SHALL CONFIRM WITH AGENCIES HAVING JURISDICTION THAT ALL REQUIRED PERMITS AND LICENSES HAVE BEEN OBTAINED AND ALL REQUIRED NOTICES GIVEN.</div></div><div><div>6.</div><div>UNDERGROUND AND OVERHEAD CONSTRUCTION IN ADDITION TO WHAT IS SHOWN ON THESE PLANS MAY BE PART OF THIS PROJECT, INCLUDING ARCHITECTURAL AND LANDSCAPE ARCHITECTURAL IMPROVEMENTS. ADDITIONAL PERMITS MAY BE REQUIRED.</div></div><div><div>A.</div><div>CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WORK AND INTERFACING IMPROVEMENTS WITH WORK BY OTHER CONTRACTORS AT THIS JOB SITE AND WITH IMPROVEMENTS REQUIRED BY PLANS BY OTHERS.</div></div><div><div>B.</div><div>CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR BUILDING AND SITE LAYOUT DIMENSIONING.</div></div><div><div>C.</div><div>CONTRACTOR SHALL REFER TO ARCHITECTURAL AND LANDSCAPE ARCHITECTURAL PLANS AND SPECIFICATIONS FOR SITE DEVELOPMENT CONSTRUCTION DETAILS AND DIMENSIONING, INCLUDING THOSE FOR BUILDINGS, PATIOS, WALKWAYS, DRIVEWAYS, WALLS/FENCES, PLUMBING, ELECTRICAL, UTILITIES, LANDSCAPING, AND IRRIGATION.</div></div><div><div>7.</div><div>ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE HEALTH AND SAFETY LAWS, ORDINANCES, REGULATIONS, RULES, AND STANDARDS INCLUDING ALL REQUIREMENTS OF OREGON OSHA AND OSHA.</div></div><div><div>8.</div><div>ALL UNSUITABLE CONSTRUCTION MATERIALS AND RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE JOB SITE, TRANSPORTED TO A SUITABLE LOCATION, AND DISPOSED OF IN A PROPER AND LEGAL MANNER.</div></div><div><div>9.</div><div>BEFORE COMMENCING EXCAVATION, CONTRACTOR SHALL CONTACT PUBLIC WORKS AND UTILITY COMPANIES OR OTHER OWNERS OF SUBSURFACE FACILITIES WITHIN THE WORK SITE AND SHALL VERIFY WHETHER OR NOT A REPRESENTATIVE WILL BE PRESENT BEFORE AND/OR DURING EXCAVATION, AND SHALL DETERMINE SITE SPECIFIC REQUIREMENTS FOR EXCAVATION.</div></div><div><div>10.</div><div>CONTRACTOR SHALL NOTIFY PUBLIC WORKS, BUILDING AND SAFETY, UTILITY COMPANIES, AND ENGINEER OF RECORD, AT LEAST 48 HOURS BEFORE START OF ANY CONSTRUCTION AND OF THE TIME AND LOCATION OF PRE-CONSTRUCTION CONFERENCE, AND SHALL DETERMINE FROM EACH PARTY THEIR SCOPE OF WORK TO BE OBSERVED AND BY WHOM, AND SCOPE OF TESTING. DURING THE COURSE OF WORK, CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR OBSERVATION AND TESTING AS STIPULATED PURSUANT TO ABOVE DETERMINATIONS. WORK NOT OBSERVED AND TESTED WILL BE SUBJECT TO REJECTION.</div></div><div><div>11.</div><div>CONTRACTOR SHALL FURNISH, INSTALL, AND MAINTAIN SUCH SHEETING, SHORING, BRACING, AND/OR OTHER PROTECTION AS IS NECESSARY TO PREVENT FAILURE OF TEMPORARY EXCAVATIONS AND EMBANKMENTS AND TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS, TEMPORARY IMPROVEMENTS, AND PARTIALLY COMPLETED PORTIONS OF THE WORK. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SUFFICIENCY OF SUCH SUPPORTS AND/OR OTHER PROTECTION PER ALL REQUIREMENTS OF OREGON OSHA AND OSHA.</div></div><div><div>12.</div><div>CONTRACTOR SHALL PROMPTLY NOTIFY ENGINEER OF RECORD AND AUTHORITY HAVING JURISDICTION BY TELEPHONE AND IN WRITING UPON DISCOVERY OF, AND BEFORE DISTURBING ANY PHYSICAL CONDITIONS DIFFERING FROM THOSE REPRESENTED BY APPROVED PLANS AND SPECIFICATIONS.</div></div><div><div>13.</div><div>CONTRACTOR SHALL MAINTAIN A COMPLETE AND ACCURATE RECORD OF ALL CHANGES OF CONSTRUCTION FROM THAT SHOWN ON THESE PLANS AND SPECIFICATIONS FOR THE PURPOSE OF PROVIDING A BASIS FOR CONSTRUCTION OF RECORD DRAWINGS. NO CHANGES SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF ENGINEER OF RECORD AND AUTHORITY HAVING JURISDICTION. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL DELIVER THIS RECORD OF ALL CONSTRUCTION CHANGES TO ENGINEER ALONG WITH A LETTER WHICH DECLARES THAT, OTHER THAN THESE NOTED CHANGES, "THE PROJECT WAS CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS." WARNING: ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THESE PLANS MUST BE APPROVED IN WRITING BY PREPARER.</div></div><div><div>14.</div><div>CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONALS HARMLESS FROM ALL LIABILITY AND CLAIMS, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT AND ACCEPTS LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONALS.</div></div><div><div>15.</div><div>CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL AND SAFETY AND SHALL FURNISH, INSTALL, AND MAINTAIN SUCH FENCING, SIGNS, LIGHTS, TRENCH PLATES, BARRICADES, AND/OR OTHER PROTECTION AS IS NECESSARY FOR SAID CONTROL AND SAFETY.</div></div><div><div>16.</div><div>CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR PROTECTION OF PUBLIC AND PRIVATE PROPERTY AT OR IN THE VICINITY OF THE JOB SITE AND FURTHER AGREES TO, AT CONTRACTOR'S EXPENSE, REPAIR OR REPLACE TO ORIGINAL CONDITION, ALL EXISTING IMPROVEMENTS WITHIN OR IN THE VICINITY OF THE JOB SITE WHICH ARE NOT DESIGNATED FOR REMOVAL AND WHICH ARE DAMAGED OR REMOVED AS A RESULT OF CONTRACTOR'S OPERATIONS.</div></div><div><div>17.</div><div>IF A GEOTECHNICAL REPORT HAS BEEN PROVIDED BY ASHLEY AND VANCE ENGINEERING OR ANY OTHER CONSULTANT, CONTRACTOR TO FOLLOW RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. IF THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT ARE IN CONFLICT WITH THESE PLANS, CONTRACTOR TO NOTIFY THE PROJECT ENGINEER BEFORE CONSTRUCTING AFFECTED COMPONENTS. CONTRACTOR TO IDENTIFY POTENTIAL GEOTECHNICAL ISSUES AND CONSULT A GEOTECHNICAL ENGINEER AS NEEDED.</div></div></div> <div><div>GENERAL GRADING NOTES:</div><div><div><div>1.</div><div>AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION (EXCEPT TREES INDICATED TO REMAIN), INCLUDING ROOTS AND ROOT STRUCTURES, OTHER ORGANIC MATERIAL, DEBRIS, NON-COMPLYING FILL, AND OTHER MATERIAL UNSUITABLE FOR SUPPORT OF FILL AND/OR PROPOSED IMPROVEMENTS. CALL THE INSPECTOR FOR INITIAL INSPECTION.</div></div><div><div>2.</div><div>ALL UNSUITABLE SOIL MATERIALS AND RUBBISH AND DEBRIS RESULTING FROM DEMOLITION AND GRADING OPERATIONS SHALL BE REMOVED FROM THE JOB SITE, TRANSPORTED TO A SUITABLE LOCATION AND DISPOSED OF IN A PROPER AND LEGAL MANNER.</div></div><div><div>3.</div><div>PRIOR TO PLACEMENT OF FILL AND BACKFILL MATERIAL, THE PREPARED AREA SHALL BE INSPECTED AND APPROVED BY THE INSPECTOR. A GEOTECHNICAL ENGINEER SHALL ALSO OBSERVE THE AREAS TO BE FILLED BENEATH INHABITED STRUCTURES. ALLOW A MINIMUM 48-HOUR NOTICE. FILL AND BACKFILL PLACED ON THE PREPARED AREA WITHOUT THE REQUIRED OBSERVATION SHALL BE REMOVED.</div></div><div><div>4.</div><div>ALL FILL MATERIAL, WHETHER EXCAVATED ON-SITE OR IMPORTED FROM OFF-SITE, SHALL BE TESTED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT. IMPORTED FILL MATERIAL SHALL BE EQUAL TO OR BETTER IN QUALITY THAN THE ON-SITE SOILS AND SHALL CONFORM TO THE RECOMMENDATION OF TA GEOTECHNICAL ENGINEER. A GEOTECHNICAL ENGINEER SHALL TEST AND APPROVE THE SOIL PROPOSED FOR IMPORT FOR STRUCTURAL FILL PRIOR TO IMPORTATION TO THE SITE.</div></div><div><div>5.</div><div>CONTRACTOR SHALL REFER TO THE FOLLOWING AS APPLICABLE: - ARCHITECT'S PLANS FOR ADDITIONAL GRADING REQUIREMENTS IN BUILDING AREAS. - LANDSCAPE ARCHITECT'S PLANS FOR TREE PRESERVATION REQUIREMENTS AND FOR SUBGRADE ALLOWANCES IN LANDSCAPE AREAS. - PUBLIC IMPROVEMENT PLANS FOR INTERFACING WITH PUBLIC GRADING, PAVING, STORM DRAINAGE AND UTILITY IMPROVEMENTS.</div></div><div><div>8.</div><div>WHERE PLANTER AREAS ARE SHOWN ON THE PLANS ADJACENT TO BUILDINGS AND ARE CONTAINED BY WALKS / FLATWORK LESS THAN 8" BELOW BOTTOM OF SILL PLATE OR WHERE ADJACENT FINISH GRADE OUTSIDE A BUILDING IS SHOWN TO BE LESS THAN 8" BELOW BOTTOM OF SILL PLATE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT BUILDING PLANS CALL FOR APPROPRIATE DAMPROOF OR WATERPROOF CONSTRUCTION AND IS CONSTRUCTED IN ACCORDANCE WITH ALL BUILDING APPLICABLE CODE REQUIREMENTS.</div></div><div><div>9.</div><div>PLAN ELEVATIONS SHOWN ON SOIL AND LANDSCAPED AREAS ARE FINISH GRADE (FINISH SURFACE) ELEVATIONS INTENDED TO ESTABLISH SURFACE DRAINAGE CONTROL FOR THESE AREAS. DURING GRADING OPERATIONS, THICKNESSES (SUBGRADE ALLOWANCES) SPECIFIED BY LANDSCAPE ARCHITECT FOR TURF, WOOD CHIPS, MULCH, ETC. SHALL BE SUBTRACTED FROM THESE ELEVATIONS TO ESTABLISH FINISH SUBGRADE.</div></div><div><div>10.</div><div>QUALITY REVIEW AND REPORTING REQUIREMENTS. A. GRADING AND IMPROVEMENTS FOUND NOT IN CONFORMANCE WITH APPROVED PLANS AND DESIGN INTENT SHALL BE CORRECTED BY CONTRACTOR AT CONTRACTOR'S EXPENSE. ADDITIONAL SURVEYING TO CONFIRM ELEVATIONS AFTER CORRECTIVE MEASURES SHALL ALSO BE AT CONTRACTOR'S EXPENSE. REQUIREMENTS FOR VARIOUS SURFACING CONDITIONS ARE AS FOLLOWS: - DIRT: NOT LESS THAN 2% (1/4" PER FOOT) SLOPE IN DIRECTION OF SURFACE DRAINAGE AND 0.10 FOOT MAXIMUM DEVIATION FROM DESIGN ELEVATION AT ANY LOCATION - A.C. PAVEMENT: NOT LESS THAN 1% (1/8 INCH PER FOOT) SLOPE IN DIRECTION OF SURFACE DRAINAGE AND 0.04 FOOT MAXIMUM DEVIATION FROM DESIGN ELEVATION AT ANY LOCATION - CONCRETE: NOT LESS THAN 0.5% (1/16 INCH PER FOOT) SLOPE IN DIRECTION OF SURFACE DRAINAGE AND 0.02 FOOT MAXIMUM DEVIATION FROM DESIGN ELEVATION AT ANY LOCATION UNLESS NOTED OTHERWISE ON PLANS.</div></div></div><div><div>TRENCHING AND BACKFILL NOTES:</div><div><div><div>1.</div><div>ALL TRENCHING, BEDDING AND BACKFILL MATERIAL AND CONSTRUCTION, SHALL BE IN ACCORDANCE WITH THESE PLANS INCLUDING THE PIPE TRENCH DETAIL.</div></div><div><div>2.</div><div>WATER ENCOUNTERED IN TRENCH OR STRUCTURE EXCAVATION SHALL BE REMOVED BY THE CONTRACTOR TO PROVIDE DRY CONDITIONS DURING CONSTRUCTION OF PIPE OR STRUCTURE.</div></div><div><div>3.</div><div>BEDDING AND PIPE ZONE BACKFILL MATERIAL, SHALL BE COMPACTED TO NOT LESS THAN 95% OF MAXIMUM DENSITY. TRENCH BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 90% OF MAXIMUM DENSITY. THE UPPER 12" BELOW THE BASE OR SUB-BASE COURSE IN PAVED AND OTHER TRAFFIC AREAS AND BELOW THE CONCRETE OR SAND COURSE IN WALKWAY AREAS SHALL BE COMPACTED TO NOT LESS THAN 95% OF MAXIMUM DENSITY. BACKFILL COMPACTION SHALL BE TESTED FOR COMPLIANCE WITH THESE REQUIREMENTS IN ACCORDANCE WITH ASTM D-1557, LATEST REVISION.</div></div><div><div>4.</div><div>CLASS I OR CLASS II (TRENCH) BACKFILL SHALL NOT BE PLACED UNTIL BEDDING AND INITIAL (PIPE ZONE) BACKFILL HAVE BEEN OBSERVED, TESTED AND APPROVED.</div></div><div><div>5.</div><div>COMPACTION BY FLOODING OR JETTING IS NOT PERMITTED.</div></div><div><div>6.</div><div>CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE WORK AREA CONDITIONS, CONTRACTOR SHALL MAKE HIS OWN DEDUCTIONS AND CONCLUSIONS AS TO HOW EXISTING SURFACE AND SUB-SURFACE CONDITIONS WILL AFFECT OR BE AFFECTED BY HIS CONSTRUCTION OPERATIONS, INCLUDING THE NATURE OF MATERIALS TO BE EXCAVATED, THE DEGREE OF DIFFICULTY ASSOCIATED WITH MAKING AND MAINTAINING THE REQUIRED EXCAVATIONS, AND THE DEGREE OF DIFFICULTY WHICH MAY ARISE FROM SUBSURFACE CONDITIONS INCLUDING GROUNDWATER, AND SHALL ACCEPT FULL RESPONSIBILITY THEREOF.</div></div><div><div>7.</div><div>IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT THE INTEGRITY OF EXISTING PAVEMENT ALONG AND BEHIND THE TRENCH SAWCUT LINES DURING CONSTRUCTION. IF THIS PAVEMENT IS BROKEN-OFF OR OTHERWISE DAMAGED BEFORE NEW PAVEMENT IS PLACED, CONTRACTOR SHALL SAWCUT A NEW CONFORM LINE PARALLEL WITH, FULL LENGTH OF, AND SUFFICIENT DISTANCE (1-FOOT MINIMUM) BEHIND ORIGINAL SAWCUT SO AS TO REMOVE DAMAGED PAVEMENT AND / OR IRREGULARITY ALONG THE CONFORM LINE.</div></div></div></div><div><div>DEMOLITION NOTES:</div><div><div><div>1.</div><div>THE EXISTENCE AND APPROXIMATE LOCATIONS OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY THE AVAILABLE RECORDS PROVIDED. THE CIVIL ENGINEER ASSUMES NO LIABILITY AS TO THE EXACT LOCATION OF SAID LINES, NOR FOR UTILITY OR IRRIGATION LINES WHOSE LOCATIONS ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES PRIOR TO WORK OR POT HOLE TO DETERMINE THE EXACT LOCATIONS OF ALL LINES AFFECTING THIS WORK, WHETHER OR NOT SHOWN HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OR PROTECTION OF ALL EXISTING UTILITY LINES.</div></div><div><div>2.</div><div>THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION OF THE SITE AND SHALL REMOVE AND DISPOSE OF ALL STRUCTURES ABOVE AND OR BELOW GROUND UNLESS NOTED OTHERWISE. ANY HAZARDOUS MATERIALS ENCOUNTERED SHALL BE HANDLED AND REMOVED AS REQUIRED BY LOCAL AND/OR STATE LAWS AT NO COST TO THE OWNER.</div></div><div><div>3.</div><div>THE CONTRACTOR SHALL EXERCISE DUE CARE TO AVOID DAMAGE TO EXISTING HARDSCAPE IMPROVEMENTS, UTILITY FACILITIES, AND LANDSCAPING FEATURES THAT ARE NOT AFFECTED BY THESE PLANS.</div></div><div><div>4.</div><div>ALL JOIN LINES SHALL BE SAWCUT ON A NEAT, STRAIGHT LINE PARALLEL WITH THE JOIN. THE CUT EDGE SHALL BE PROTECTED FROM CRUSHING, AND ALL BROKEN EDGES SHALL BE RE-CUT PRIOR TO JOINING.</div></div><div><div>5.</div><div>ALL EXISTING OBJECTIONABLE MATERIALS THAT CONFLICT WITH PROPOSED IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, BUILDING FOUNDATIONS, UTILITIES, APPURTENANCES, TREES, SIGNS, STRUCTURES, ETC. SHALL BE REMOVED AND DISPOSED BY THE CONTRACTOR AT NO COST TO THE OWNER, UNLESS NOTED OTHERWISE HEREIN, OR AS DIRECTED BY THE CONSTRUCTION MANAGER.</div></div><div><div>6.</div><div>THE CONTRACTOR SHALL PROTECT ALL EXISTING STREETS FROM DAMAGES CAUSED BY HIS OPERATIONS, ANY CURBS DAMAGED DURING HIS OPERATIONS SHALL BE SAWCUT AND REPLACED AT NO COST TO THE OWNER. ANY EXISTING PAVING IDENTIFIED AS POTENTIALLY NEEDING TO BE REPLACED SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF WORK.</div></div><div><div>7.</div><div>THE CONTRACTOR SHALL PERFORM AND BE RESPONSIBLE FOR ALL CLEARING AND GRUBBING OPERATIONS AS NECESSARY TO COMPLETE THE WORK, INCLUDING TRANSPORTATION AND DISPOSAL OF ALL REMOVED MATERIALS, AND ALL ASSOCIATED COSTS.</div></div></div><div><div>CITY OF LA PINE GENERAL NOTES:</div><div><div><div>1.</div><div>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.</div></div><div><div>2.</div><div>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.</div></div><div><div>3.</div><div>A CITY INSPECTOR ACTING ON BEHALF OF THE CITY MAY REQUIRE REVISIONS IN PLANS TO SOLVE UNFORESEEN PROBLEMS THAT MAY ARISE IN THE FIELD.</div></div><div><div>4.</div><div>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.</div></div><div><div>5.</div><div>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.</div></div><div><div>6.</div><div>ALL UTILITIES SHOWN ARE ACCURATE TO THE EXTENT OF AVAILABLE RECORDS AND KNOWLEDGE. NO POT HOLING TO VERIFY LOCATIONS AND ELEVATIONS WAS AUTHORIZED BY THE ENGINEER. 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 852-001-0010 THROUGH 852-001-0080. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503)232-2887.</div></div><div><div>7.</div><div>ALL GRADING SHALL BE IN CONFORMANCE WITH THE CURRENT CITY STANDARDS AND SPECIFICATIONS AND CURRENT GRADING ORDINANCE. ALL SUBGRADE MATERIAL SHALL BE CONSIDERED CLASS A AND COMPACTED TO 95% OF OPTIMUM DENSITY. AS SPECIFIED IN THESE PLANS, ALL FILL MATERIAL SHALL BE COMPACTED TO 95% RELATIVE COMPACTION PER THE CITY TESTING REQUIREMENTS.</div></div><div><div>8.</div><div>ALL FINAL CUT SLOPES SHALL NOT EXCEED A GRADE OF 2 TO 1 VERTICAL UNLESS OTHERWISE APPROVED. FILL SLOPES SHALL NOT EXCEED A GRADE OF 2 HORIZONTAL TO 1 VERTICAL UNLESS OTHERWISE APPROVED BY THE ENGINEER.</div></div><div><div>9.</div><div>ALL UNSUITABLE SOILS MATERIALS, RUBBISH AND DEBRIS RESULTING FROM GRADING OPERATIONS SHALL BE REMOVED FROM THE JOB SITE AND DISPOSED OF PROPERLY.</div></div><div><div>10.</div><div>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.</div></div><div><div>11.</div><div>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.</div></div><div><div>12.</div><div>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. CONTRACTOR'S HAVE THE SOLE RESPONSIBILITY OF MAKING THEIR OWN QUANTITY TAKE-OFF AND COST ESTIMATE.</div></div><div><div>13.</div><div>ALL WORK SHALL BE PERFORMED BY A CITY APPROVED CONTRACTOR.</div></div><div><div>14.</div><div>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 PLAT MAP 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 PRIOR WRITTEN APPROVAL OF THE UTILITIES AND FACILITIES IN THE PUE.</div></div><div><div>15.</div><div>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.</div></div><div><div>16.</div><div>ANY WORK WITHIN EXISTING PUBLIC RIGHT-OF-WAY OR DEDICATED CITY EASEMENTS REQUIRES A SEPARATE RIGHT-OF-WAY EXCAVATION PERMIT OBTAINED FROM THE CITY ENGINEERING DIVISION.</div></div></div></div><div><div>USE OF PLANS:</div><div><p>THIS DRAWING IS PROVIDED IN AN ELECTRONIC FORMAT AS A COURTESY, IF REQUESTED BY THE USER. THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. THE SIGNED HARD COPY PREPARED FOR THE PROJECT CONSTITUTES OUR PROFESSIONAL WORK PRODUCT AND THE HARD COPY MUST BE REFERRED TO FOR THE CORRECT DESIGN INFORMATION. THESE PLANS HAVE BEEN PREPARED SOLELY FOR USE FOR THE PROJECT SCOPE AND SITE SPECIFICALLY IDENTIFIED HEREON AT THE TIME THESE PLANS ARE SIGNED. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, USE OF ANY PART OF THESE PLANS, INCLUDING ANY NOTE OR DETAIL, FOR ANY UNAPPROVED OR REVISED PROJECT SCOPE, OR FOR ANY OTHER PROJECT AT THIS OR ANY OTHER SITE. USER AGREES TO INDEMNIFY AND HOLD HARMLESS ASHLEY & VANCE FOR ALL COSTS AND DAMAGES IF USED.</p><p>USE OF ELECTRONIC INFORMATION:</p><p>ELECTRONIC INFORMATION MAY BE PROVIDED BY THE ENGINEER FOR CONVENIENCE; UNDER NO CIRCUMSTANCES SHALL DELIVERY OF ELECTRONIC FILES FOR USE BY OTHERS BE DEEMED A SALE BY THE ENGINEER AND THE ENGINEER MAKES NO WARRANTIES, EITHER EXPRESS OR IMPLIED, OF MERCHANTABILITY AND FITNESS FOR ANY PARTICULAR PURPOSE. IN NO EVENT SHALL THE ENGINEER BE LIABLE FOR INDIRECT OR CONSEQUENTIAL DAMAGES AS A RESULT OF THE USE OR REUSE OF THE ELECTRONIC FILES BY OTHERS.</p><p>ELECTRONIC INFORMATION IS INTENDED TO PROVIDE INFORMATION SUPPLEMENTAL AND SUBORDINATE TO THE CONSTRUCTION CONTRACT DOCUMENTS. LAYOUT AND CONSTRUCTION OF PROJECT ELEMENTS SHALL BE BASED ON DIMENSIONS AND INFORMATION INCLUDED ON THE SIGNED AND SEALED CONSTRUCTION CONTRACT DOCUMENTS WHICH SHALL CONTROL OVER ELECTRONIC INFORMATION. USER IS RESPONSIBLE FOR CONFIRMING LOCATION OF PROPOSED IMPROVEMENTS BASED ON DIMENSIONS AND INFORMATION INCLUDED ON THE CONSTRUCTION CONTRACT DOCUMENTS. INCONSISTENCIES BETWEEN THE ELECTRONIC INFORMATION AND THE CONSTRUCTION CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION PRIOR TO CONSTRUCTION.</p><p>PROJECT ELEMENTS SUCH AS MANHOLES, CATCH BASINS, UTILITY VAULTS, VALVE ASSEMBLIES, STAIRS, RAMPS, WALLS, ETC. ARE SHOWN SCHEMATICALLY IN THE ELECTRONIC INFORMATION AND CONSTRUCTION OF THESE ELEMENTS SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION NOTES AND DETAILS PRESENTED OR REFERENCED IN THE SIGNED AND SEALED CONSTRUCTION CONTACT DOCUMENTS. IMPROVEMENTS CONSTRUCTED BASED ON ELECTRONIC INFORMATION AND IN CONFLICT WITH THE DRAWING DIMENSIONS DETAILS, AND THE CONSTRUCTION CONTRACT DOCUMENTS SHALL BE REMOVED AND CONSTRUCTED IN THE PROPER LOCATION AND DIMENSIONS AT CONTRACTOR'S SOLE EXPENSE.</p><p>DIGITAL DRAWINGS ARE TYPICALLY A COMPILATION OF DRAWINGS FROM A NUMBER OF SOURCES AND, AS SUCH, THERE IS INFORMATION IN THE ELECTRONIC FILE ISSUED BY THE ENGINEER THAT WAS NOT DEVELOPED BY THE ENGINEER AND IS NOT AUTHORIZED BY THE ENGINEER FOR USE BY OTHERS. ELECTRONIC INFORMATION PROVIDED BY THE ENGINEER SHALL ONLY BE APPLICABLE FOR IMPROVEMENTS DESIGNED BY THE ENGINEER AND WHICH ARE SPECIFICALLY DESIGNATED BY CONSTRUCTION NOTES AND/OR DETAILS ON THE SIGNED AND SEALED CONTRACT DOCUMENTS.</p><p>IF DIGITAL FILES ARE OBTAINED WITH THE INTENT TO USE THEM FOR PROJECT STAKING, THEY SHALL ONLY BE USED BY A QUALIFIED ENGINEER OR LAND SURVEYOR. DIGITAL INFORMATION SHALL ONLY BE USED FOR STAKING HORIZONTAL LOCATION OF PROPOSED IMPROVEMENTS AFTER IT HAS BEEN CONFIRMED WITH THE SIGNED AND SEALED CONSTRUCTION CONTRACT DOCUMENTS.</p><p>THE DIGITAL DRAWINGS ARE NOT INTENDED TO BE USED DIRECTLY FOR CONTROL OF CONTRACTOR'S GRADING OPERATIONS WITHOUT STAKING BY ENGINEER OR LAND SURVEYOR. THE INTERSECTION OF PROPOSED CUT AND FILL SLOPES WITH EXISTING GRADE IS APPROXIMATE WHERE SHOWN ON THE DRAWINGS AND SHALL BE CONFIRMED BY FIELD STAKING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT SLOPES IN CONFORMANCE WITH THE SPECIFIED AND DETAILED REQUIREMENTS CONTAINED IN THE CONTRACT DOCUMENTS.</p></div></div></div></div>
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BID SET - NOT FOR CONSTRUCTION

J:\2023-all jobs\231550 - la pine high school ada improvements - bldg02_working drawings\22\34\03_ONSITE-C-1 EXISTING CONDITIONS & DEMOLITION.dwg C-1.0, Mar 25, 2024 4:01pm, Emily



GENERAL NOTES:

ALL EXISTING UTILITIES SHOWN ARE BASED ON THE BEST KNOWLEDGE AVAILABLE. CONTRACTOR TO POTHOLE ALL POINTS OF CONNECTION AND VERIFY ALL CLEARANCES. MATERIAL DEPTH AND LOCATION SHALL BE IDENTIFIED BY CONTRACTOR. IF THERE ARE ANY DIFFERENCES FROM PLAN WITH ANY OF THESE ITEMS, ENGINEER OF RECORD SHALL BE NOTIFIED IMMEDIATELY.

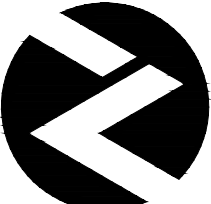
DEMOLITION NOTES

- EXISTING TREE TO REMAIN. (TYP.)
- EXISTING BUILDING TO REMAIN.
- EXISTING AC PAVEMENT TO BE REMOVED.
- EXISTING AC PAVEMENT TO REMAIN.
- EXISTING CONCRETE CURB TO BE REMOVED.
- EXISTING CONCRETE CURB TO REMAIN.
- EXISTING CONCRETE TO BE REMOVED.
- EXISTING CONCRETE TO REMAIN.
- EXISTING STRIPING TO BE REMOVED.
- EXISTING STRIPING TO REMAIN. (TYP.)
- EXISTING FENCE TO REMAIN.
- EXISTING FENCE TO BE REMOVED.
- EXISTING GRAVEL TO REMAIN.
- EXISTING CONCRETE STAIRS TO REMAIN.
- EXISTING AC PAVEMENT WORK TO BE DETERMINED BY BLSD. SEE BID ALTERNATES ON SHEETS C-2.0 AND C-2.1.

EXISTING CONDITIONS AND DEMOLITON LEGEND

- EXISTING BUILDING
- EXISTING FENCE
- EXISTING FENCE TO BE REMOVED
- MAJOR CONTOUR (5' INTERVAL)
- MINOR CONTOUR (1' INTERVAL)
- EXISTING TREE
- EXISTING GRAVEL
- EXISTING AC PAVEMENT
- EXISTING AC PAVEMENT TO BE REMOVED
- EXISTING AC PAVEMENT TO BE DETERMINED BY BLSD
- EXISTING CONCRETE
- EXISTING CONCRETE TO BE REMOVED
- EXISTING CURB
- EXISTING CURB TO BE REMOVED
- EXISTING STRIPING TO BE REMOVED

Plan Prepared By:

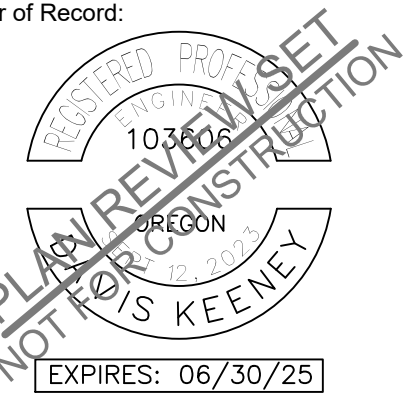


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Engineer of Record:



BID SET - NOT FOR CONSTRUCTION

LA PINE HIGH SCHOOL ADA
IMPROVEMENTS

EXISTING CONDITIONS AND DEMOLITION PLAN

51627 COACH RD
LA PINE, OR 97739

Revisions:

1	ADDENDUM 1 3-27-2024
2	.
3	.
4	.
5	.

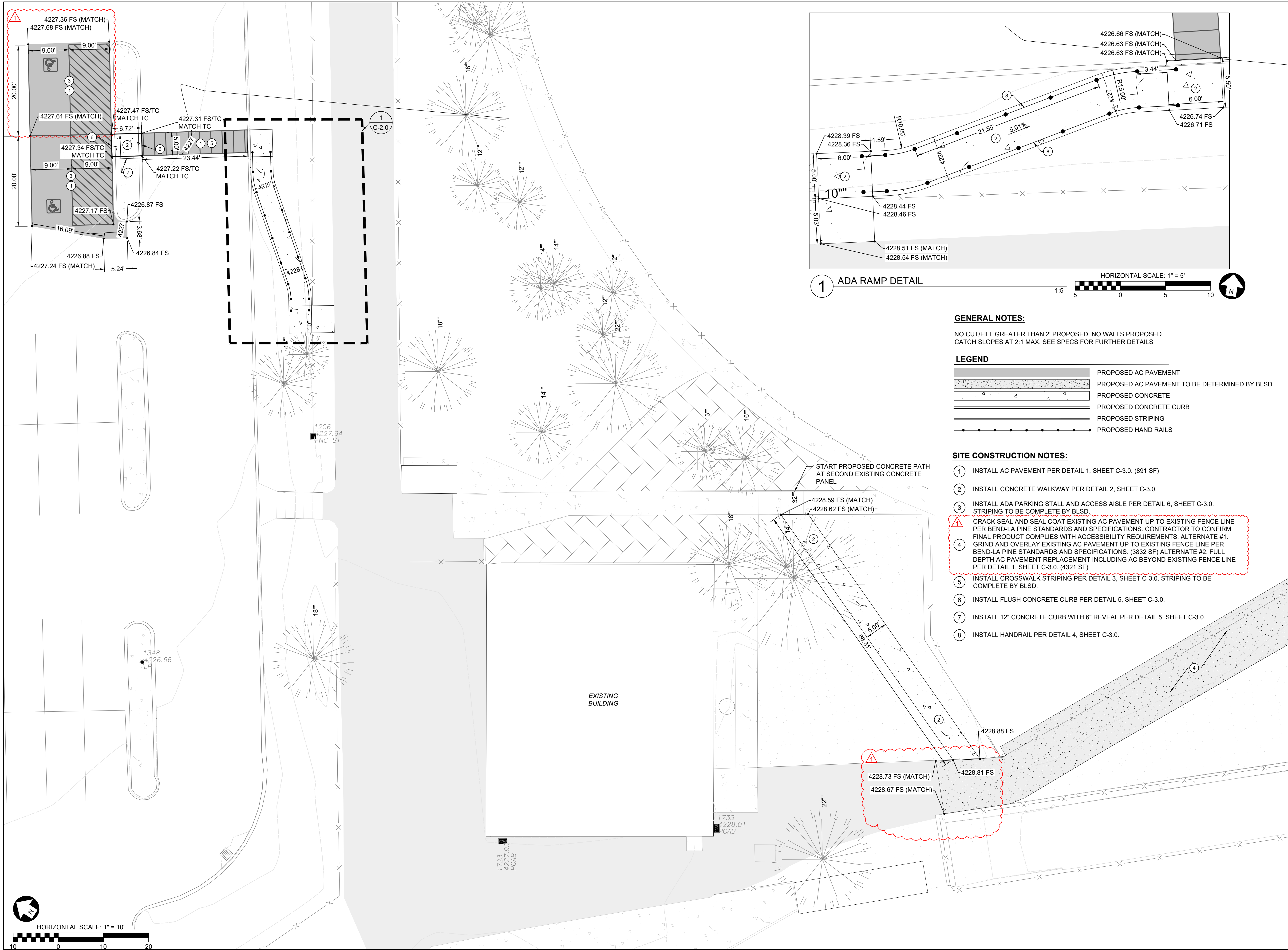
Project Engineer: LPG Ext: 173

Project Manager: DMK

Date: 2024.03.25 Scale: PER PLAN

AV Job No: 231550 Sheet Size: 22" x 34"

C-1.0

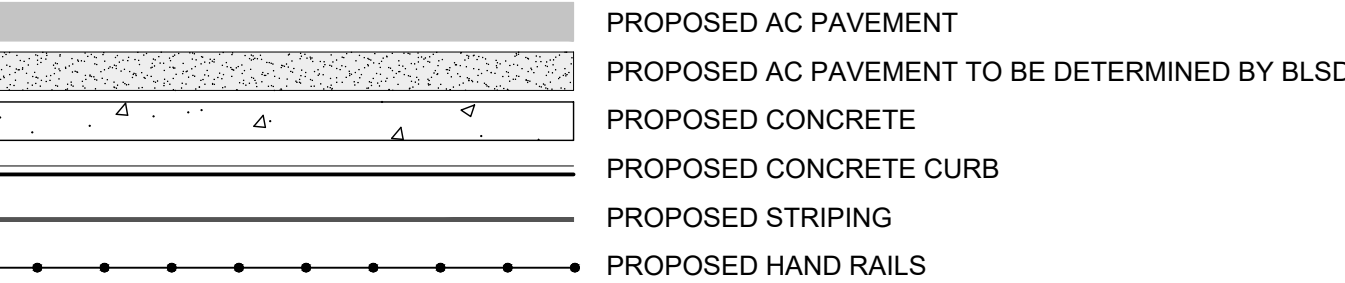


1 ADA RAMP DETAIL

GENERAL NOTES:

NO CUT/FILL GREATER THAN 2' PROPOSED. NO WALLS PROPOSED.
CATCH SLOPES AT 2:1 MAX. SEE SPECS FOR FURTHER DETAILS

LEGEND



SITE CONSTRUCTION NOTES:

- 1 INSTALL AC PAVEMENT PER DETAIL 1, SHEET C-3.0. (891 SF)
- 2 INSTALL CONCRETE WALKWAY PER DETAIL 2, SHEET C-3.0.
- 3 INSTALL ADA PARKING STALL AND ACCESS AISLE PER DETAIL 6, SHEET C-3.0. STRIPING TO BE COMPLETE BY BLS.D.
- 4 CRACK SEAL AND SEAL COAT EXISTING AC PAVEMENT UP TO EXISTING FENCE LINE PER BEND-LA PINE STANDARDS AND SPECIFICATIONS. CONTRACTOR TO CONFIRM FINAL PRODUCT COMPLIES WITH ACCESSIBILITY REQUIREMENTS. ALTERNATE #1: GRIND AND OVERLAY EXISTING AC PAVEMENT UP TO EXISTING FENCE LINE PER BEND-LA PINE STANDARDS AND SPECIFICATIONS. (3832 SF) ALTERNATE #2: FULL DEPTH AC PAVEMENT REPLACEMENT INCLUDING AC BEYOND EXISTING FENCE LINE PER DETAIL 1, SHEET C-3.0. (4321 SF)
- 5 INSTALL CROSSWALK STRIPING PER DETAIL 3, SHEET C-3.0. STRIPING TO BE COMPLETE BY BLS.D.
- 6 INSTALL FLUSH CONCRETE CURB PER DETAIL 5, SHEET C-3.0.
- 7 INSTALL 12" CONCRETE CURB WITH 6" REVEAL PER DETAIL 5, SHEET C-3.0.
- 8 INSTALL HANDRAIL PER DETAIL 4, SHEET C-3.0.

BID SET - NOT FOR CONSTRUCTION

LA PINE HIGH SCHOOL ADA IMPROVEMENTS

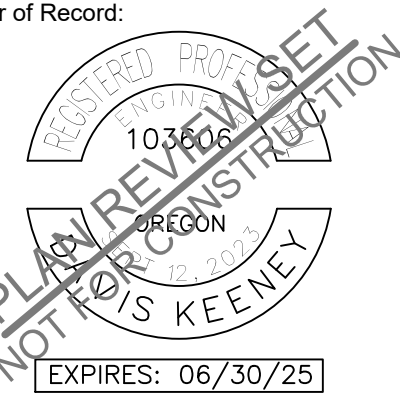
CIVIL SITE PLAN NORTH

51627 COACH RD
LA PINE, OR 97739

Plan Prepared By:

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Engineer of Record



EXPIRES: 06/30/25

Ashley & Vance
ENGINEERING, INC.

CIVIL • STRUCTURAL

33 NW Franklin Ave, Suite 110
Bend, OR 97703
(541) 647-1445
www.ashleyvance.com

www.ashleyvance.com

Revisions:	
①	ADDENDUM 1 3-27-2024
②	.
③	.
④	.
⑤	.
Project Engineer: LPG	
Ext: 173	
Project Manager: DMK	
Date:	2024.03.25
Scale:	PER PLAN
AV Job No:	231550
Sheet Size:	22" x 34"

C-2.0

MATCHLINE - SEE SHEET C-2.0

GENERAL NOTES:

NO CUT/FILL GREATER THAN 2' PROPOSED. NO WALLS PROPOSED.
CATCH SLOPES AT 2:1 MAX. SEE SPECS FOR FURTHER DETAILS

LEGEND

	PROPOSED AC PAVEMENT
	PROPOSED AC PAVEMENT TO BE DETERMINED BY BLSd
	PROPOSED CONCRETE
	PROPOSED STRIPING

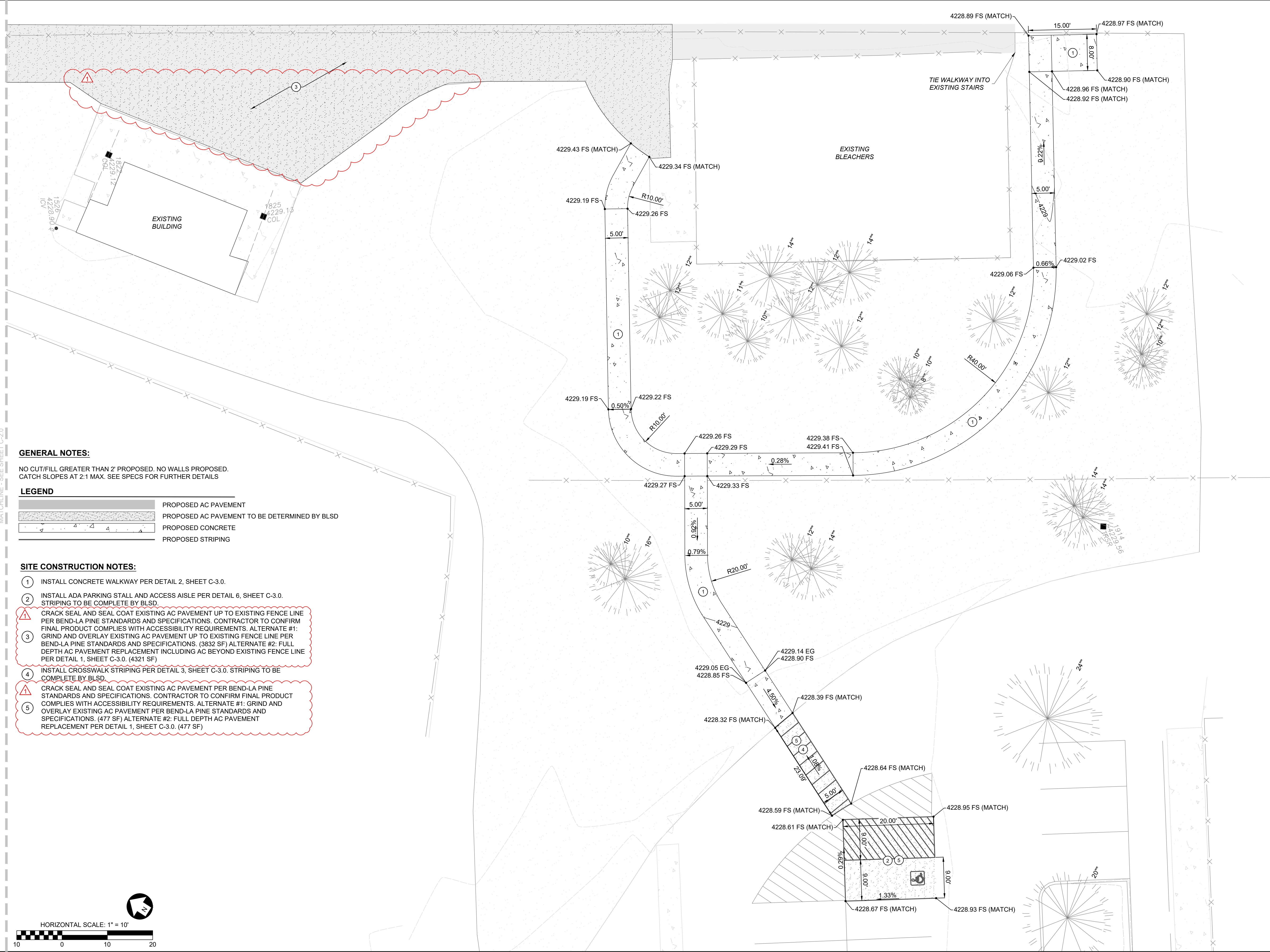
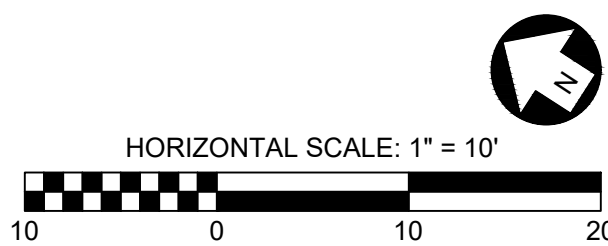
SITE CONSTRUCTION NOTES:

1. INSTALL CONCRETE WALKWAY PER DETAIL 2, SHEET C-3.0.
2. INSTALL ADA PARKING STALL AND ACCESS AISLE PER DETAIL 6, SHEET C-3.0. STRIPING TO BE COMPLETE BY BLSd.

3. CRACK SEAL AND SEAL COAT EXISTING AC PAVEMENT UP TO EXISTING FENCE LINE PER BEND-LA PINE STANDARDS AND SPECIFICATIONS. CONTRACTOR TO CONFIRM FINAL PRODUCT COMPLIES WITH ACCESSIBILITY REQUIREMENTS. ALTERNATE #1: GRIND AND OVERLAY EXISTING AC PAVEMENT UP TO EXISTING FENCE LINE PER BEND-LA PINE STANDARDS AND SPECIFICATIONS. (3832 SF) ALTERNATE #2: FULL DEPTH AC PAVEMENT REPLACEMENT INCLUDING AC BEYOND EXISTING FENCE LINE PER DETAIL 1, SHEET C-3.0. (4321 SF)

4. INSTALL CROSSWALK STRIPING PER DETAIL 3, SHEET C-3.0. STRIPING TO BE COMPLETE BY BLSd.

5. CRACK SEAL AND SEAL COAT EXISTING AC PAVEMENT PER BEND-LA PINE STANDARDS AND SPECIFICATIONS. CONTRACTOR TO CONFIRM FINAL PRODUCT COMPLIES WITH ACCESSIBILITY REQUIREMENTS. ALTERNATE #1: GRIND AND OVERLAY EXISTING AC PAVEMENT PER BEND-LA PINE STANDARDS AND SPECIFICATIONS. (477 SF) ALTERNATE #2: FULL DEPTH AC PAVEMENT REPLACEMENT PER DETAIL 1, SHEET C-3.0. (477 SF)



BID SET - NOT FOR CONSTRUCTION

LA PINE HIGH SCHOOL ADA IMPROVEMENTS CIVIL SITE PLAN SOUTH 51627 COACH RD LA PINE, OR 97739

Revisions:

1	ADDENDUM 1 3-27-2024
2	
3	
4	
5	

Project Engineer: LPG

Ext: 173

Project Manager: DMK

Date: 2024.03.25

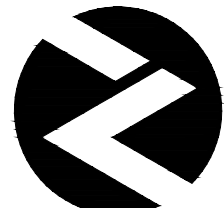
Scale: PER PLAN

AV Job No: 231550

Sheet Size: 22" x 34"

C-2.1

Plan Prepared By:



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Bend, OR 97703
(541) 647-1445
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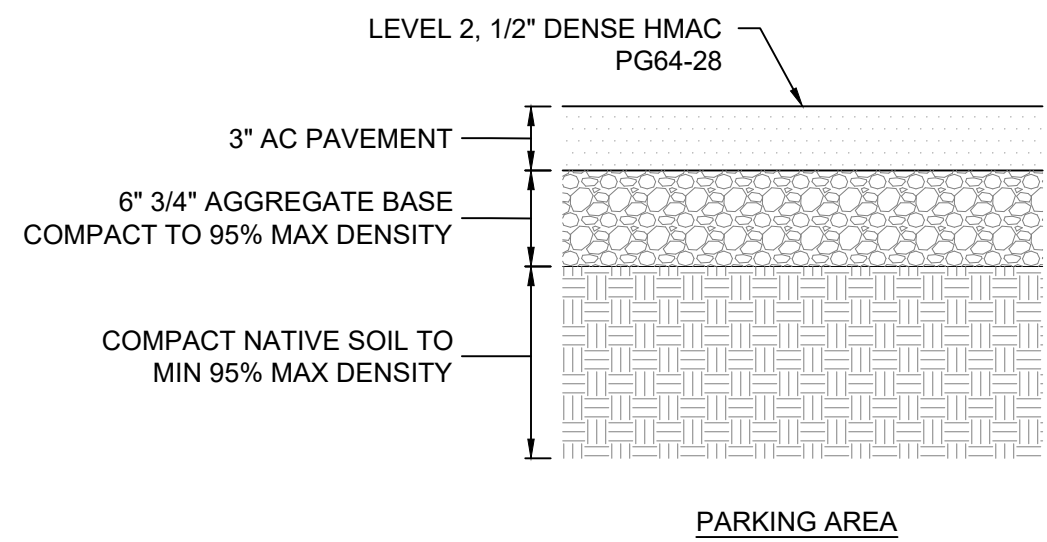
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Engineer of Record:

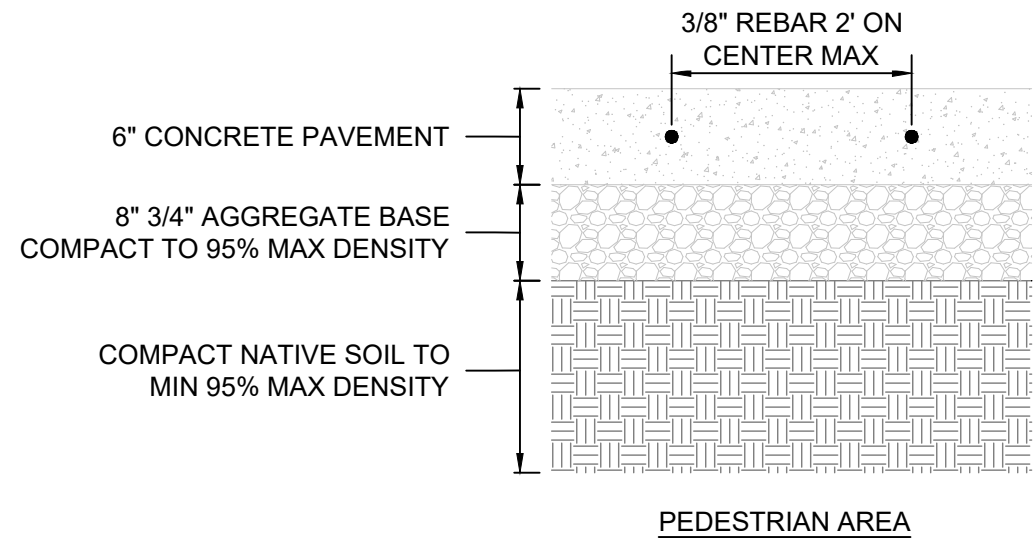


J:\2023-all jobs\231550 - la pine high school ada improvements - bldg02_working drawings\2303403_ONSITE\C-3 DETAIL S.dwg, C-3.0, Mar/25, 2024 4:02pm, Emily



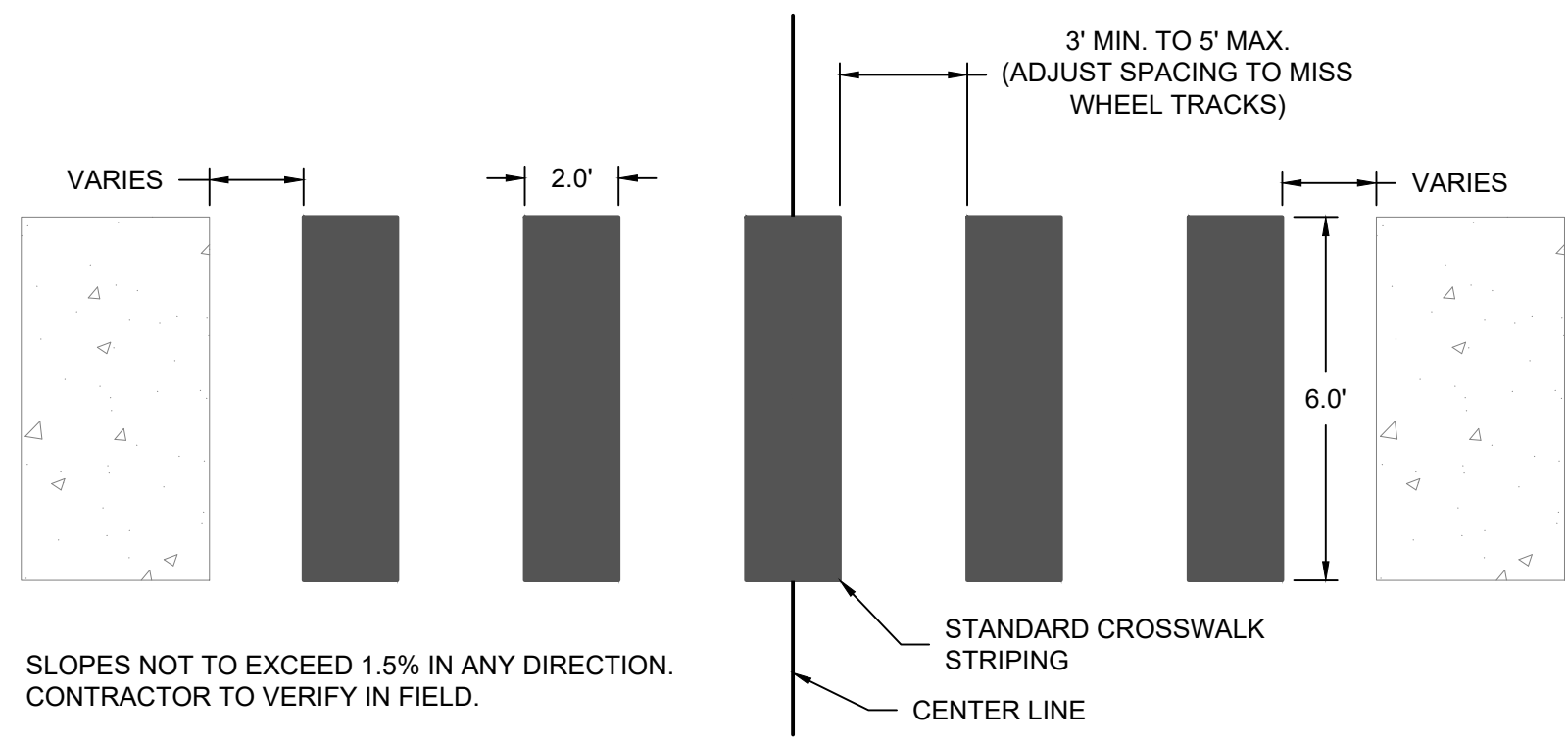
1 ASPHALT SECTION

1"=1'



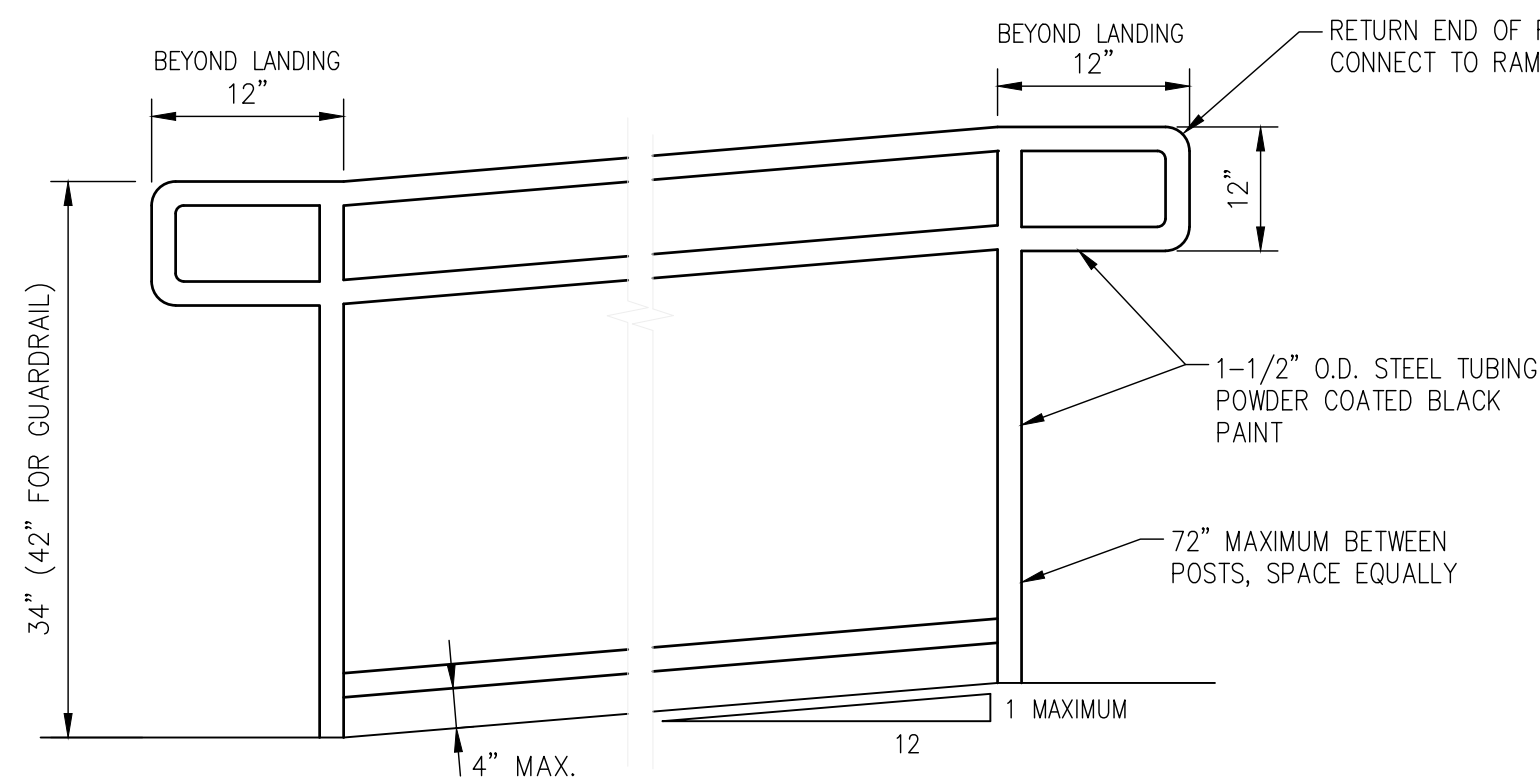
2 CONCRETE SECTION

NTS

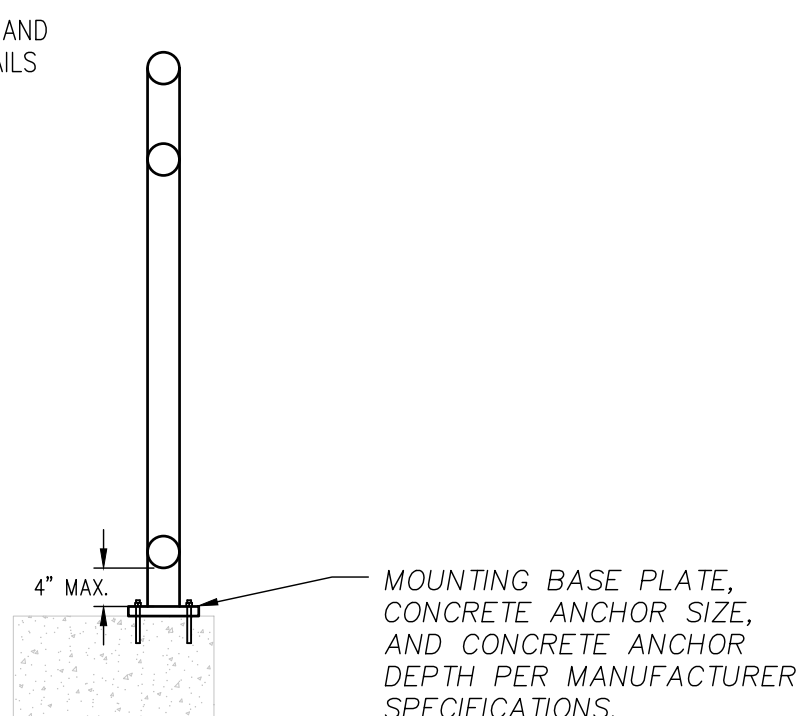


3 CONTINENTAL CROSSWALK DETAIL

NTS



RAMP RAIL PROFILE

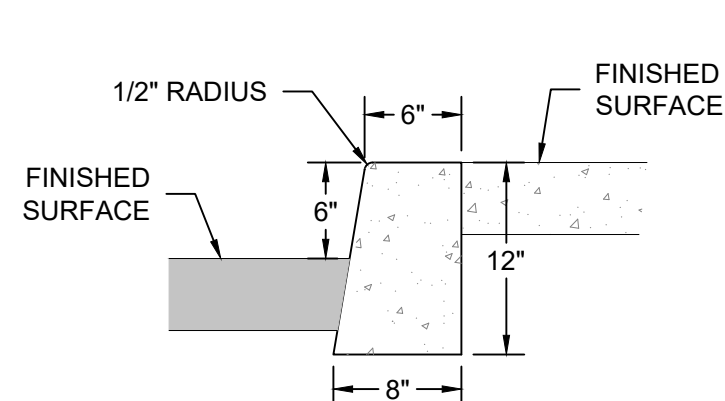


RAMP RAIL SECTION

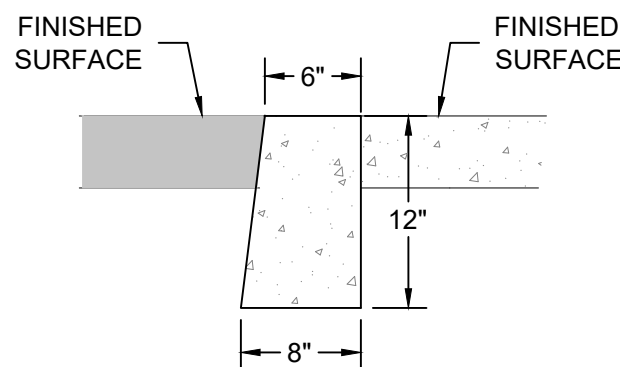
- GAURDRAILS TO BE CONSTRUCTED PER 2019 OSSC 1015

4 HANDRAIL DETAIL

NTS



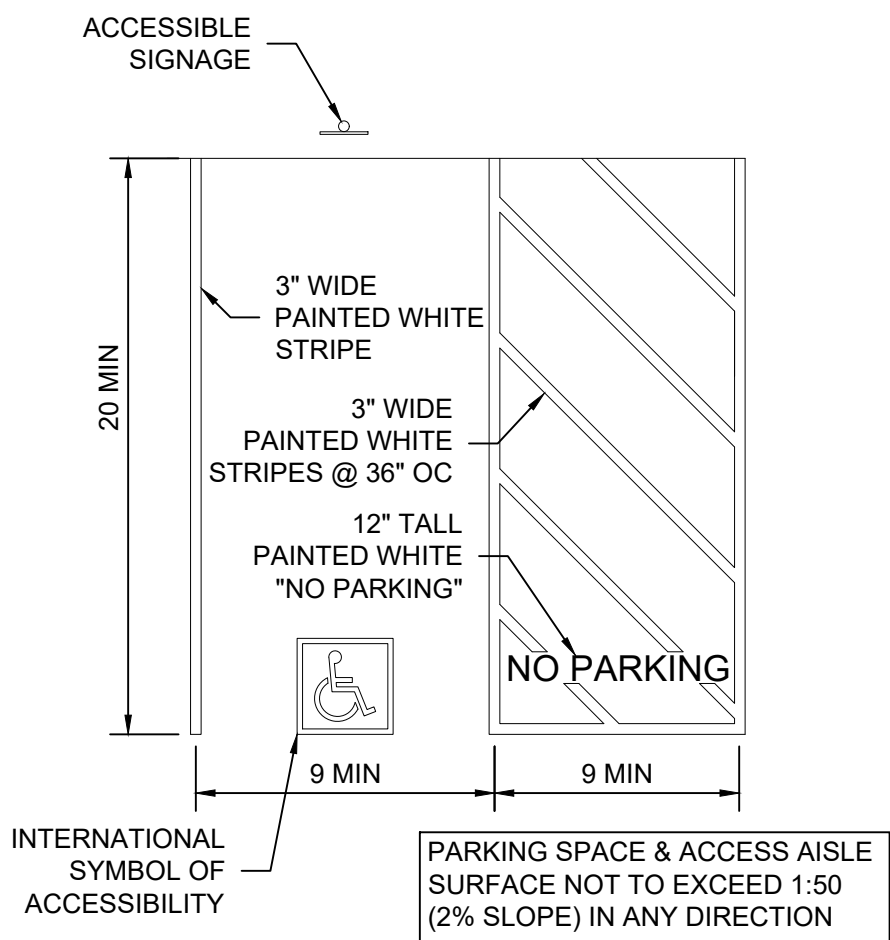
6" CURB FOR USE WITH HARDSCAPE BEHIND CURB



FLUSH CONCRETE CURB

5 CONCRETE CURB DETAILS

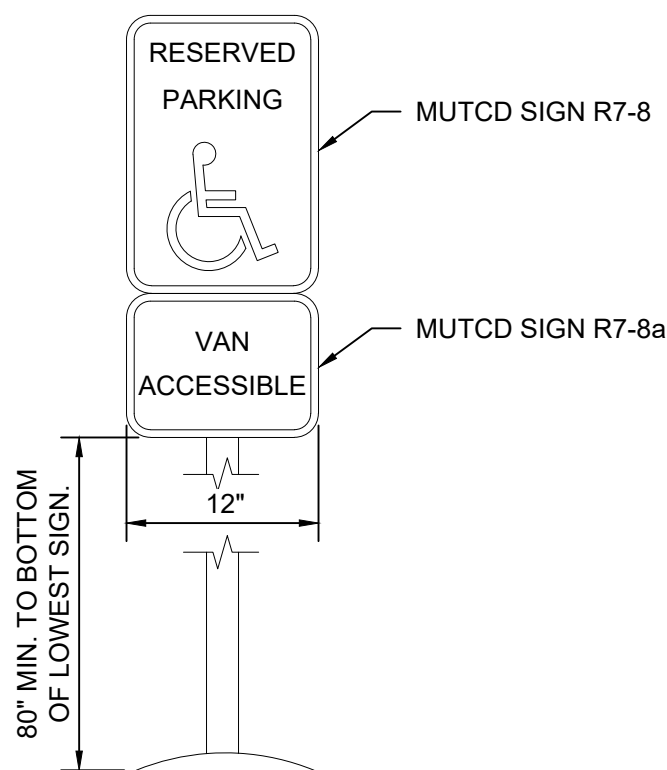
NTS



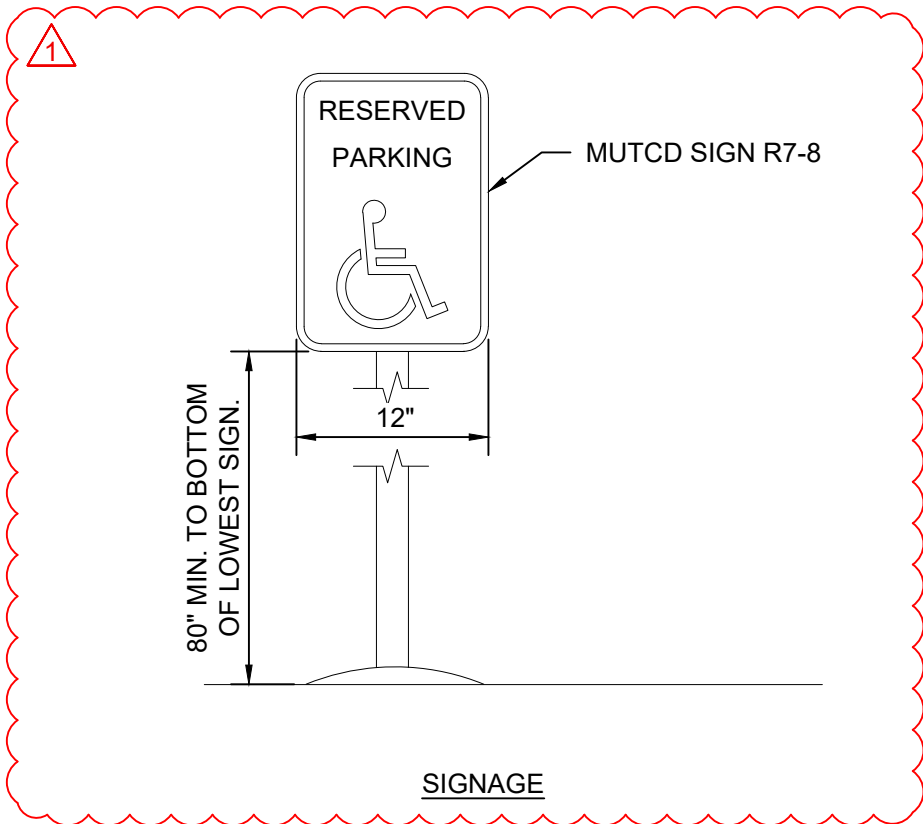
OVERALL
- ALL STRIPING TO BE COMPLETED BY
BLSD

6 VAN ACCESSIBLE PARKING STALL DETAIL

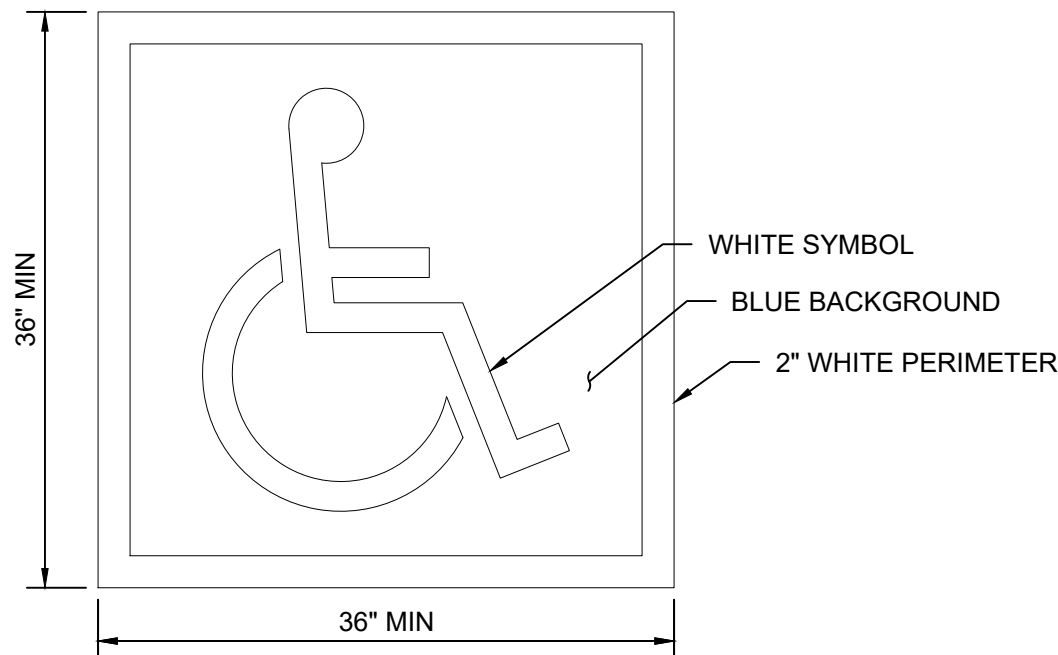
NTS



SIGNAGE

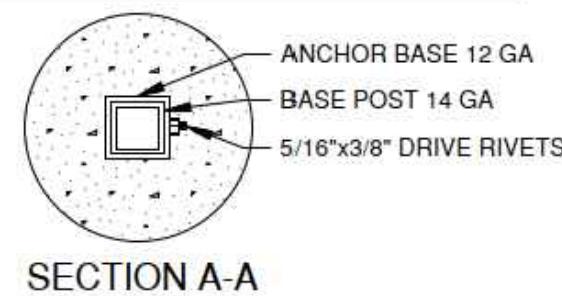


SIGNAGE

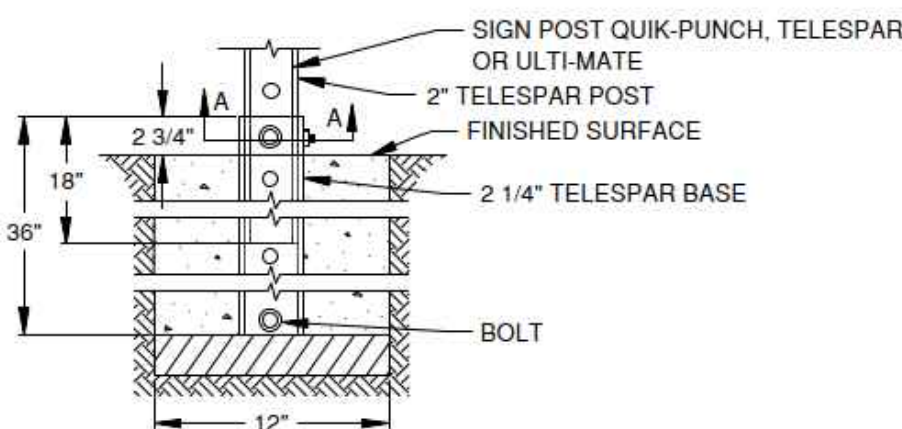


INTERNATIONAL
SYMBOL
OF ACCESSIBILITY

INSTALLATION IN NEW CONSTRUCTION



SECTION A-A



ANCHOR BASE DETAIL

BID SET - NOT FOR CONSTRUCTION

LA PINE HIGH SCHOOL ADA
IMPROVEMENTS
DETAIL SHEET
51627 COACH RD
LA PINE, OR 97739

Revisions:

1	ADDENDUM 1 3-27-2024
2	.
3	.
4	.
5	.

Project Engineer: LPG

Ext: 173

Project Manager: DMK

Date:

2024.03.25

Scale: PER PLAN

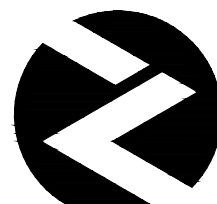
AV Job No:

231550

Sheet Size: 22" x 34"

C-3.0

Plan Prepared By:



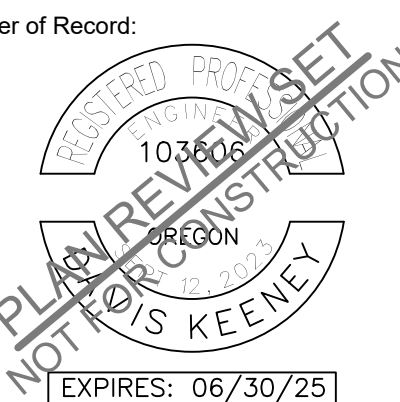
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Engineer of Record:



LA PINE HIGH SCHOOL ADA IMPROVEMENTS

CIVIL CONSTRUCTION DOCUMENTS

51627 COACH RD
LA PINE, OR 97739

VICINITY MAP



PROJECT INFORMATION

CLIENT: BEND-LA PINE SCHOOL DISTRICT 520 WALL STREET BEND, OR 97703

SURVEYOR : S&F LAND SERVICES
901 NW CARLON AVE, SUITE 3 BEND, OR 97703

TAX LOT: 2210100000500

SITE AREA: 67.88 AC
DISTURBED: 0.17 AC

SHEET INDEX

SHEET SHEET TITLE

C-0.0 TITLE SHEET

C-2.0 CIVIL SITE PLAN OVERALL

PROJECT SCOPE

- Remove and Replace Existing Asphalt
- Provide New ADA Compliant Concrete Pathway
- Provide Metal Handrail (Optional)
- Restripe Asphalt
- Provide ADA Compliant Signage

DIG ALERT

OREGON UTILITY
NOTIFICATION CENTER
1-800-332-2344



Plan Prepared By:



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Bend, OR 97703
(541) 647-1445
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Engineer of Record:



LA PINE HIGH SCHOOL ADA
IMPROVEMENTS

TITLE SHEET

51627 COACH RD
LA PINE, OR 97739

Revisions:

1	.
2	.
3	.
4	.
5	.

Project Engineer: LPG Ext: 173

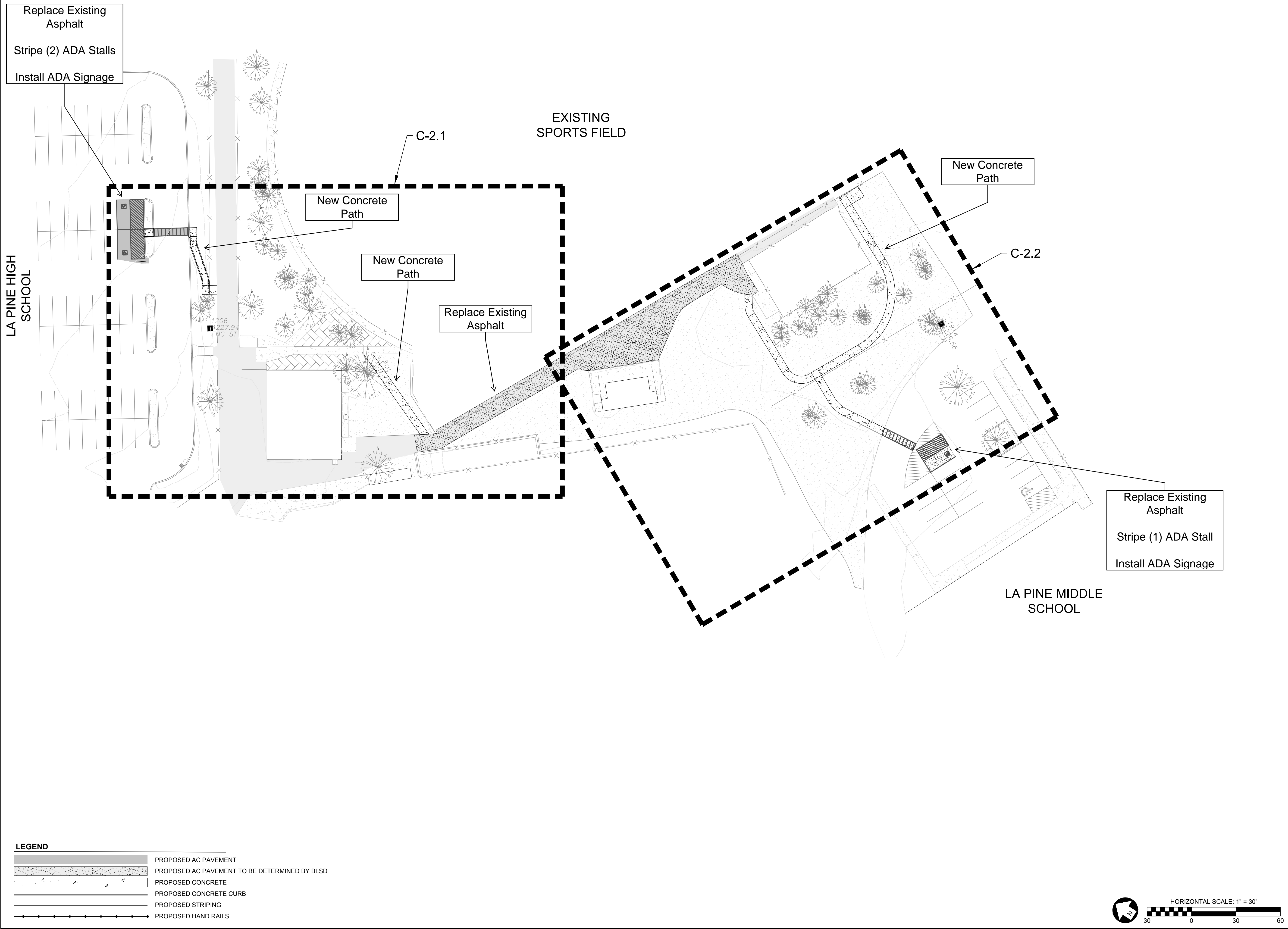
Project Manager: DMK

Date: 2024.04.09 Scale: PER PLAN

AV Job No: 231550 Sheet Size: 22" x 34"

C-0.0

J:\2023-all jobs\231550 - la pine high school ada improvements - bld\02_working drawings\22\34\03_ONSITE\C-3 CIVIL SITE PLAN.dwg, C-2.0, Apr 09, 2024, 6:04pm, davis



Plan Prepared By:

Ashley & Vance
ENGINEERING, INC.

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Bend, OR 97703
(541) 647-1445
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Engineer of Record:

Davis Keeney
REGISTERED PROFESSIONAL
103606
OREGON
DAVIS KEENEY
EXPIRES: 06/30/25

LA PINE HIGH SCHOOL ADA IMPROVEMENTS
OVERALL CIVIL SITE PLAN
51627 COACH RD
LA PINE, OR 97739

Revisions:

1	.
2	.
3	.
4	.
5	.

Project Engineer: LPG
Project Manager: DMK
Date: 2024.04.09
AV Job No: 231550

Ext: 173
Scale: PER PLAN
Sheet Size: 22" x 34"

C-2.0

Deschutes County Property Information

Building Permit details for account #201334

The Deschutes County Community Development Department is responsible for land use and permits for properties in the County's jurisdiction. Contact this department if you need additional information or if you have questions.

Account Information

Mailing Name: SCHOOL DIST # 1
Map and Taxlot: 2210100000500
Account: 201334
Situs Address: **MULTIPLE SITUS ADDRESSES**
Tax Status: Non-Assessable

Building Permit Details

Permit Number: 247-24-002226-STR	Application Date: 04/19/2024	Status: Finaled
Permit Name: SCHOOL DIST # 1	Issue Date: 06/04/2024	
Contractor Name: VAN NEVEL CONCRETE & CURB INC	Final Date: 01/10/2025	

Building Classification: Commercial
Class of Work: Alteration - Commercial
Building Use: COMMERCIAL - LA PINE HIGH SCHOOL PARKING LOT IMPROVEMENTS. REPLACE ASPHALT. NEW ADA CONCRETE PATHWAY WITH HANDRAIL. RESTRIPE ASPHALT AND PROVIDE ADA SIGNS.

Square Feet: 0	On Sewer:
Bedrooms:	Permit Valuation: \$140,238
Stories: 0	

Inspections

Date: 12/19/2024
Initials: Aaron
Comments: 1999 Final Building -- Insp Completed : Approved

Date: 12/17/2024
Initials: Rachel
Comments: 1996 Final Inspection - Planning -- Insp Completed : Approved

Date: 10/09/2024
Initials: Kelly
Comments: 6799 Final Site Development Inspection -- Insp Completed : Approved

Date: 07/22/2024
Initials: Aaron
Comments: 1065 Sidewalk**next inspections final building and final planning -- Insp Cancelled : Information Only

Date: 07/08/2024
Initials: Aaron
Comments: 1065 Sidewalk**sidewalks around bleachers -- Insp Completed : Approved

Date: 07/01/2024
Initials: Rainer
Comments: 1065 Sidewalk -- Insp Cancelled : Cancelled

Date: 06/27/2024
Initials: Rainer
Comments: 1150 Slab/Flatwork -- Insp Completed : Approved

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[Search](#) [Schedule Inspections](#)

Permit/Application 247-24-002226-STR:
Commercial Structural
Record Status: Finaled
Expiration Date: 06/17/2025

Record Info/Schedule
Inspections ▼

Payments ▼

Conditions 2

A notice was added to this record on 10/05/2023.
Condition: Multiple situses Severity: Notice
Total Conditions: 2 (Notice: 2)

[View Condition](#)

Processing Status

- ✓ ▶ Application Intake
 - Fire Review
 - Site Review
 - Additional Review
- ✓ ▶ Building Review
- ✓ ▼ Planning Review

Due on **05/02/2024**, assigned to **Rachel Vickers**

Marked as **Addl Info Needed** on **05/02/2024** by **Rachel Vickers (rvickers@lapineoregon.gov)**

City of La Pine has received a site plan application for the proposed development. The site plan submitted with this STR permit matches the one that was submitted with their site plan review. City of La Pine planning will approve this permit once their land use application is complete.

Comment:

NOTE FOR BUILDING DEPARTMENT: okay to route to plans examiner for review.

Due on **05/02/2024**, assigned to **Rachel Vickers**

Marked as **Awaiting Review** on **05/02/2024** by **Jessica Henderson (Jessica.Henderson@deschutes.org)**

Comment: ROUTED FOR CITY INTAKE APPROVAL

Due on **05/02/2024**, assigned to **Rachel Vickers**

Marked as **Approved** on **06/04/2024** by **Rachel Vickers (rvickers@lapineoregon.gov)**

Comment: land use file 04SPR-24 is complete. all relevant COAs and zoning regulations are met. approved by planning

- ✓ ▶ Infrastructure Review

	Review Consolidation
✔ ▶	Completeness
✔ ▶	Permit Issuance
✔ ▶	Inspection Process
✔ ▶	Certificate of Occupancy
✔ ▶	Close Out

Contractor Resources

Building Codes Division
Construction Contractors Board
DEQ Onsite/Septic Contact List
Elevator Permits

Oregon ePermitting App Help Hub
Forms Library
Minor Labels
Training: Using Oregon ePermitting

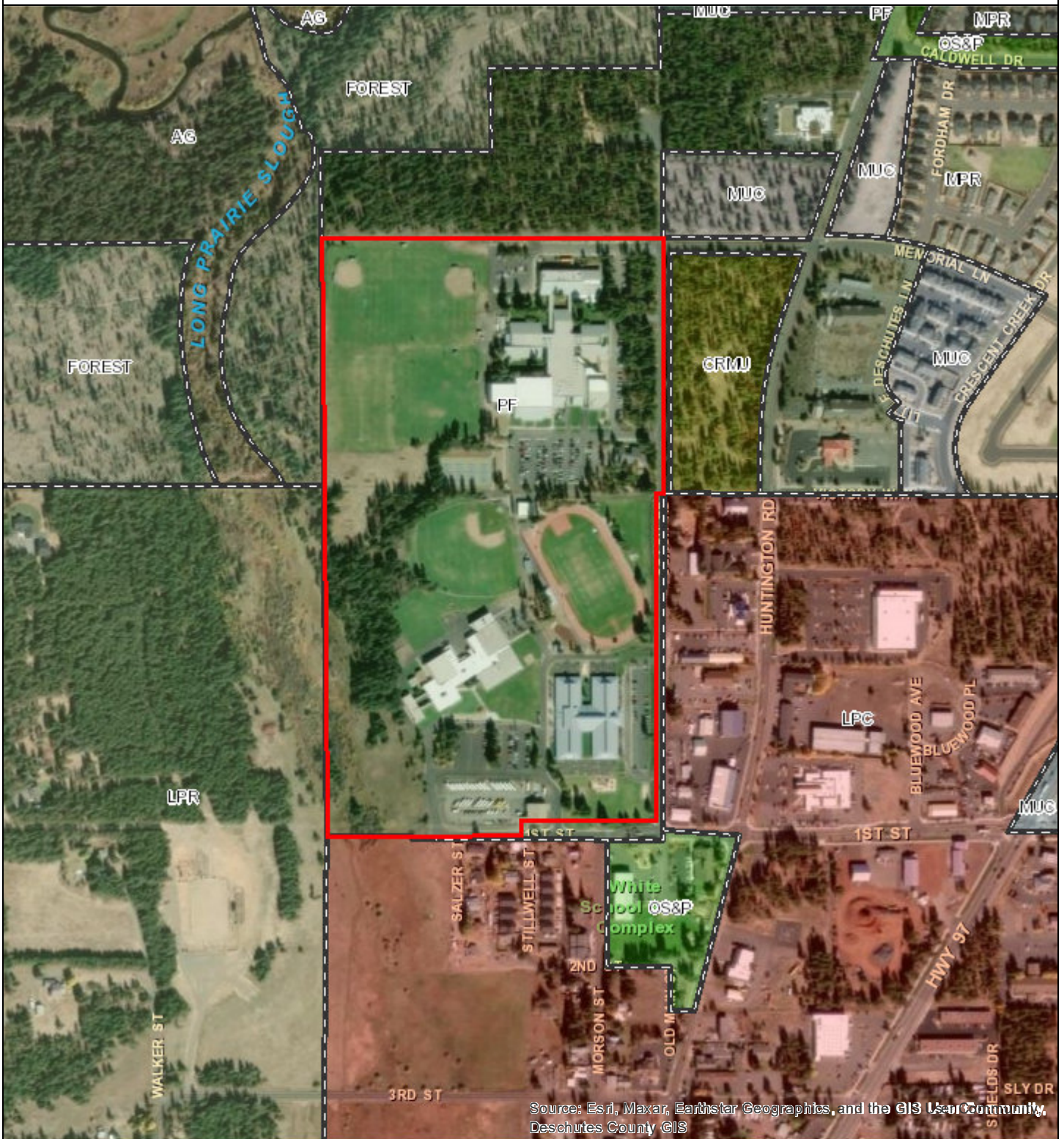
Jurisdiction Resources

Android - Oregon Inspector App
iOS - Oregon Inspector App
ePermitting Help Center

Need Help?

Contact us for assistance
503-373-7339
Oregon.ePermitting
7:30 a.m. to 4:30 p.m. MT
Closed major holidays

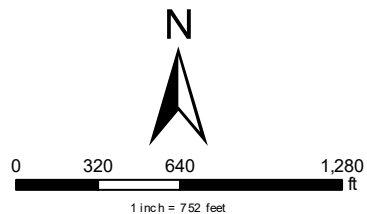
La Pine HS



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Deschutes County GIS



Date: 4/22/2024





**PUBLIC RECORD REPORT
FOR NEW SUBDIVISION
OR LAND PARTITION**

THIS REPORT IS ISSUED BY THE ABOVE-NAMED COMPANY ("THE COMPANY") FOR THE EXCLUSIVE USE OF THE FOLLOWING CUSTOMER:

Bend-La Pine Schools
Phone No.: (999)999-9999

Date Prepared: April 29, 2024
Effective Date: April 22, 2024 / 05:00 PM
Charge: \$750.00
Order No.: WT0261946
Reference:

The information contained in this report is furnished to the Customer by Western Title & Escrow Company (the "Company") as an information service based on the records and indices maintained by the Company for the county identified below. This report is not title insurance, is not a preliminary title report for title insurance, and is not a commitment for title insurance. No examination has been made of the Company's records, other than as specifically set forth in this report ("the Report"). Liability for any loss arising from errors and/or omissions is limited to the lesser of the fee paid or the actual loss to the Customer, and the Company will have no greater liability by reason of this report. This report is subject to the Definitions, Conditions and Stipulations contained in it.

REPORT

- A. The Land referred to in this report is located in the County of Deschutes, State of Oregon, and is described as follows:
As fully set forth on Exhibit "A" attached hereto and by this reference made a part hereof.
- B. As of the Effective Date, the tax account and map references pertinent to the Land are as follows:
As fully set forth on Exhibit "B" attached hereto and by this reference made a part hereof.
- C. As of the Effective Date and according to the Public Records, we find title to the land apparently vested in:
As fully set forth on Exhibit "C" attached hereto and by this reference made a part hereof.
- D. As of the Effective Date and according to the Public Records, the Land is subject to the following liens and encumbrances, which are not necessarily shown in the order of priority:
As fully set forth on Exhibit "D" attached hereto and by this reference made a part hereof.

Western Title & Escrow Company
Public Record Report for New Subdivision or Land Partition
Order No. WT0261946

EXHIBIT "A"
(Land Description)

Parcel 1:

The Southeast quarter of the Southeast quarter of Section 10, Township 22 South, Range 10 East of the Willamette Meridian, Deschutes County, Oregon.

Parcel 2:

The South half of the North half of the Northeast Quarter of the Southeast quarter of Section 10 and the South half of the Northeast quarter of the Southeast quarter of Section 10, Township 22 South, Range 10 East of the Willamette Meridian, Deschutes County, Oregon.

Western Title & Escrow Company
Public Record Report for New Subdivision or Land Partition
Order No. WT0261946

EXHIBIT "B"
(Tax Account and Map)

Tax/Map ID(s) 2210100000500

Western Title & Escrow Company
Public Record Report for New Subdivision or Land Partition
Order No. WT0261946

EXHIBIT "C"
(Vesting)

Administrative School District No. 1

EXHIBIT "D"
(Liens and Encumbrances)

1. The subject property is under public, charitable, fraternal, or religious organization ownership and is exempt from ad valorem taxation. Any change in ownership prior to delivery of the assessment roll may result in tax liability.

Tax Account No.: 201334
Map No.: 2210100000500
2. City Liens, if any, of the City of La Pine.
(Please contact the Title Department for a City Lien Search within 30 days before closing.)
3. Regulations, levies, liens, assessments, rights of way and easements of La Pine Special Sewer District.
4. Reservations, exceptions and provisions contained in the patent from the United States of America, and in the acts authorizing the issuance thereof.

Recording Date: July 13, 1977
Recording No: 253-874
(Affects Parcel 1)
5. Reservations, exceptions and provisions contained in the patent from the United States of America, and in the acts authorizing the issuance thereof.

Recording Date: July 19, 1983
Recording No: 20-577
(Affects Parcel 2)
6. Rights of the public to any portion of the Land lying within the area commonly known as Coach Road and First Street.
7. The existence of roads, railroads, irrigation ditches and canals, telephone, telegraph and power transmission facilities.
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Midstate Electric Cooperative, Inc., a cooperative corporation
Purpose: Electric Line
Recording Date: May 14, 1980
Recording No: 321-660
(Affects Parcel 1)
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Midstate Electric Cooperative, Inc., a cooperative corporation
Purpose: Electric Line
Recording Date: June 4, 1980
Recording No: 322-689
(Affects Parcel 1)

EXHIBIT "D"
(Liens and Encumbrances)
(continued)

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Midstate Electric Cooperative, Inc., a cooperative corporation
Purpose: Electric Line
Recording Date: July 16, 1980
Recording No: 325-3
(Affects Parcel 1)

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Midstate Electric Cooperative, Inc., a cooperative corporation
Purpose: Electric Line
Recording Date: February 29, 1984
Recording No: 45-765
(Affects Parcel 2)

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Midstate Electric Cooperative, Inc., a cooperative corporation
Purpose: Electric Line
Recording Date: August 13, 1984
Recording No: 68-373
(Affects Parcel 2)

13. A deed of trust to secure an indebtedness in the amount shown below,

Amount: Securing performance of an Intergovernmental Agreement
Dated: March 6, 1995
Trustor/Grantor: Bend LaPine School District
Trustee: Rick Isham
Beneficiary: Deschutes County
Recording Date: April 6, 1995
Recording No.: 370-314
(Affects a portion)

14. Intergovernmental Agreement, including the terms and provisions thereof,

Recording Date: April 6, 1995
Recording No: 370-314
Between: Deschutes County, a political subdivision of the State of Oregon
And: Administrative School District No. 1, a municipal corporation
(Affects a portion)

EXHIBIT "D"
(Liens and Encumbrances)
(continued)

15. Unrecorded lease to LaPine Early Intervention Center as disclosed by Trust Deed recorded,
Recording Date: April 6, 1995
Recording No.: 370-314
(Affects a portion)
16. Water Supply Agreement, including the terms and provisions thereof,
Recording Date: June 25, 1996
Recording No: 414-232
Between: The Bend LaPine School District
And: Deschutes County
17. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: La Pine Special Sewer District
Purpose: Sewerage System Easement
Recording Date: May 28, 1998
Recording No: 495-1372

Note: The above document contains an incomplete legal description.

DEFINITIONS, CONDITIONS AND STIPULATIONS

1. **Definitions.** The following terms have the stated meaning when used in this report:
 - (a) "Customer": The person or persons named or shown as the addressee of this report.
 - (b) "Effective Date": The effective date stated in this report.
 - (c) "Land": The land specifically described in this report and improvements affixed thereto which by law constitute real property.
 - (d) "Public Records": Those records which by the laws of the state of Oregon impart constructive notice of matters relating to the Land.
2. **Liability of Company.**
 - (a) This is not a commitment to issue title insurance and does not constitute a policy of title insurance.
 - (b) The liability of the Company for errors or omissions in this public record report is limited to the amount of the charge paid by the Customer, provided, however, that the Company has no liability in the event of no actual loss to the Customer.
 - (c) No costs (including without limitation attorney fees and other expenses) of defense, or prosecution of any action, is afforded to the Customer.
 - (d) In any event, the Company assumes no liability for loss or damage by reason of the following:
 - (1) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.
 - (2) Any facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
 - (3) Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
 - (4) Discrepancies, encroachments, shortage in area, conflicts in boundary lines or any other facts which a survey would disclose.
 - (5) (i) Unpatented mining claims; (ii) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (iii) water rights or claims or title to water.
 - (6) Any right, title, interest, estate or easement in land beyond the lines of the area specifically described or referred to in this report, or in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
 - (7) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (8) Any governmental police power not excluded by 2(d)(7) above, except to the extent that notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (9) Defects, liens, encumbrances, adverse claims or other matters created, suffered, assumed, agreed to or actually known by the Customer.
3. **Report Entire Contract.** Any right or action or right of action that the Customer may have or may bring against the Company arising out of the subject matter of this report must be based on the provisions of this report. No provision or condition of this report can be waived or changed except by a writing signed by an authorized officer of the Company. By accepting this form report, the Customer acknowledges and agrees that the Customer has elected to utilize this form of public record report and accepts the limitation of liability of the Company as set forth herein.
4. **Charge.** The charge for this report does not include supplemental reports, updates or other additional services of the Company.

LIMITATIONS OF LIABILITY

"CUSTOMER" REFERS TO THE RECIPIENT OF THIS REPORT.

CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REQUESTED REPORT, HEREIN "THE REPORT." CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

ONLY MATTERS IDENTIFIED IN THIS REPORT AS THE SUBJECT OF THE REPORT ARE WITHIN ITS SCOPE. ALL OTHER MATTERS ARE OUTSIDE THE SCOPE OF THE REPORT.

CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING, INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE OR ANY OTHER THEORY OF RECOVERY, OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT OR ANY OF THE MATERIALS CONTAINED THEREIN OR PRODUCED, **SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT.**

CUSTOMER AGREES THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE THE CUSTOMER IS PAYING, WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO THE CUSTOMER WITHOUT SAID TERM. CUSTOMER RECOGNIZES THAT THE COMPANY WOULD NOT ISSUE THE REPORT BUT FOR THIS CUSTOMER AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THE REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THE REPORT.

THE REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. THE REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THE REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTY AS TO THE REPORT, ASSUMES NO DUTIES TO CUSTOMER, DOES NOT INTEND FOR CUSTOMER TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THE REPORT OR OTHERWISE.

IF CUSTOMER (A) HAS OR WILL HAVE AN INSURABLE INTEREST IN THE SUBJECT REAL PROPERTY, (B) DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND (C) DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, THEN CUSTOMER MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCT OR SERVICE PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

CUSTOMER AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSE WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

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