



HUNTINGTON  
COMMERCIAL BUILDING  
LA PINE REALTY

PRELIMINARY SITE  
PLAN



REVISIONS  
DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
LAND USE SUBMITTAL - NOT FOR CONSTRUCTION

SCALE: AS SHOWN  
DATE: 5/9/2023 PROJECT NO: 2304-01  
DRAWN: be CHECKED: ae  
SHEET NO: SP1.0

**LEGEND**

	EXISTING RIGHT OF WAY
	PROPOSED RIGHT OF WAY DEDICATION
	EXISTING SUBJECT PROPERTY LINE
	EXISTING ROW
	EXISTING EDGE OF PAVEMENT
	EXISTING CURB
	PROPOSED EDGE OF PAVEMENT
	PROPOSED CURB
	PROPOSED CONCRETE SURFACING
	PROPOSED HMA PAVEMENT
	PROPOSED LANDSCAPE AREA
(E)	EXISTING
(P)	PROPOSED
COLP	CITY OF LA PINE
DESC. CO.	DESCHUTES COUNTY

**PROPOSED SITE PLAN DATA:**

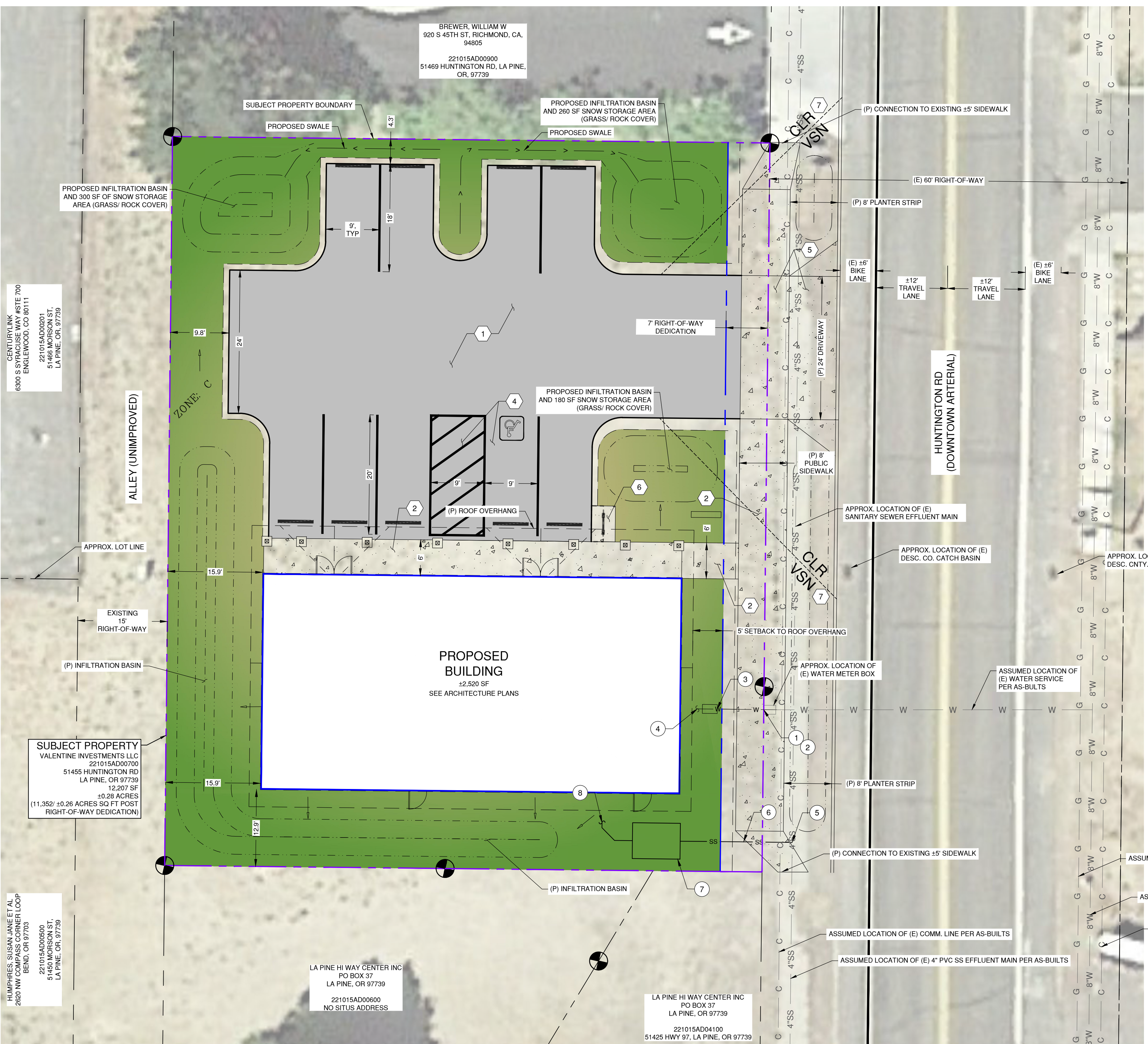
PROPERTY OWNER:	VALENTINE INVESTMENTS LLC LA PINE, OR, 97739
APPLICANT:	GUY & LISA TAVARES TRUST CONTACT: GUY TAVARES PO BOX 377 LA PINE, OR, 97739 541.848.7163
ARCHITECT:	LOG RHYTHMS, INC CONTACT: GREG STECKLER 541 SE 4TH ST BEND, OR, 97702 541.389.4887
CIVIL ENGINEERING:	KI ENGINEERING, LLC CONTACT: BEN EWING, PE 901 NW CARLON AVE., SUITE 3 BEND, OR 97703 541.948.9284
SURVEYING:	FRESHWATERS SURVEYING, INC. CONTACT: SCOTT C. FRESHWATERS, PLS P.O. BOX 4524 SUNRIVER, OR 97707 541.593.1792
PLANNING:	CCC CONSULTING CONTACT: CRAIG GHENOWETH 541.280.5683
TAX LOT:	22-10-15-AD-00700
PROPERTY ADDRESS:	51455 HUNTINGTON RD, LA PINE, OR 97739
LEGAL DESCRIP:	LOT 20 THRU 22 + ADDTL BLOCK 34
CURRENT ZONING:	TRADITIONAL COMMERCIAL
CURRENT USE:	VACANT
PROPOSED USE:	COMMERCIAL
TOTAL GROSS AREA:	12,207 SQ FT (0.28 ACRES)
BLDG FOOTPRINT:	2,520 SQ FT
MAX LOT COVERAGE:	80%
PROPOSED LOT COVERAGE:	20.6%
MAX. BUILDING HEIGHT ALLOWED:	70- FEET
PROPOSED MAX. BUILDING HEIGHT:	19' - 9", SEE ARCHITECTURAL ELEVATION DRAWINGS
SDWK./PVMT. AREA (HARDSCAPE):	4,428 SF
% SITE HARDSCAPE:	36.2%
15% LANDSCAPE REQ'D:	11,856 SF * 15% = 1,775 SF
LANDSCAPE AREA PROVIDED:	4,256 SF
15% AREA TO BE CLEARED OF SNOW:	4,428 SF * 15% = 665 SF
SNOW STORAGE AREA PROVIDED:	740 SF
SETBACKS:	REQUIRED: ACTUAL:
FRONT:	0- FEET 6.9- FEET (HUNTINGTON RD)
REAR/SIDE:	0- FEET 15.8- FEET

**PRELIMINARY SITE IMPROVEMENT NOTES:**

1. PROPOSED ASPHALT PAVEMENT PARKING LOT SURFACING.
2. PROPOSED CONCRETE SIDEWALK (WIDTH VARIES, SEE PLAN).
3. PROPOSED WHEEL STOP.
4. PROPOSED ACCESSIBLE PARKING STALL WITH PAVEMENT MARKINGS AND SIGNAGE IN ACCORDANCE WITH OSSC.
5. PROPOSED CONCRETE DRIVEWAY APRON TO CONNECT PARKING LOT TO PRIVATE ACCESS DRIVE.
6. PROPOSED BIKE PARKING LOCATION (2 STALLS - SEE ARCH PLANS FOR DETAILS).
7. CLEAR VISION AREA (30' PER LPDC 15.88.040).

**PRELIMINARY UTILITY CONSTRUCTION NOTES:**

1. PROPOSED CONNECTION OF NEW 1" DOMESTIC WATER SERVICE TO EXISTING WATER SERVICE.
2. PROPOSED ADJUSTMENT OF WATER METER BOX IN PROPOSED SIDEWALK.
3. PROPOSED DOUBLE CHECK VALVE ASSEMBLY.
4. PROPOSED POINT OF CONNECTION OF DOMESTIC WATER TO BUILDING PLUMBING.
5. PROPOSED CONNECTION TO EXISTING SEWER EFFLUENT MAIN.
6. PROPOSED 4" SEWER SERVICE.
7. PROPOSED SEPTIC TANK, ESTIMATED CAPACITY: 1,000 GALLONS.
8. POINT OF CONNECTION TO BUILDING (SEWER) DRAIN WITH CLEANOUT 5' FROM PROPOSED BUILDING.



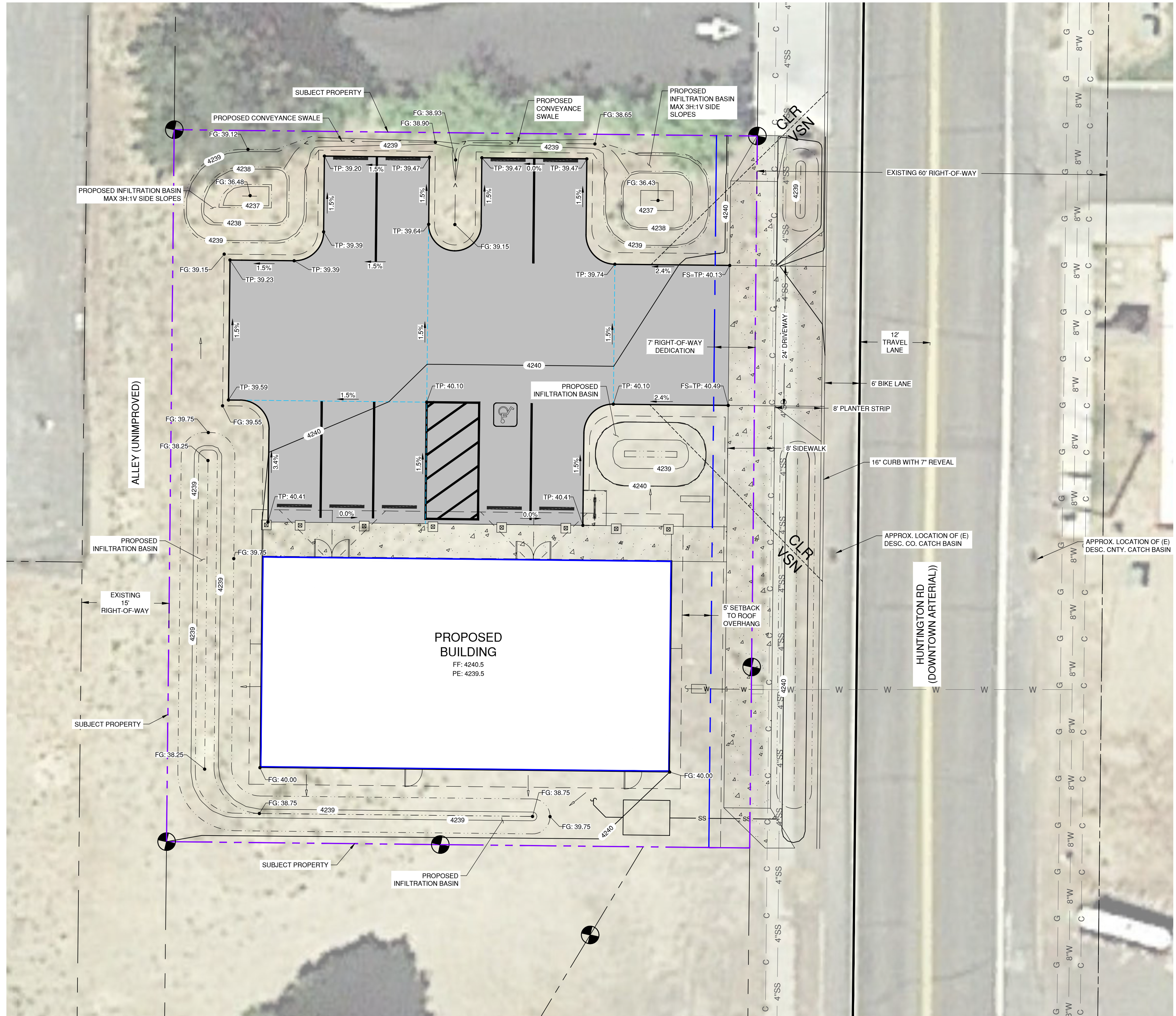
**COMMERCIAL BUILDING  
PRELIMINARY SITE PLAN  
AT TAXLOT 221015-AD-00700**

SCALE: 1" = 10'

SP1.0

**NOT FOR CONSTRUCTION**





**LEGEND**

- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY DEDICATION
- EXISTING SUBJECT PROPERTY LINE
- EXISTING ROW
- EXISTING EDGE OF PAVEMENT
- EXISTING CURB
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED CONCRETE SURFACING
- PROPOSED HMA PAVEMENT

**NOTE:**

- (E) - EXISTING
- (P) - PROPOSED
- (ME) - MATCH EXISTING
- CL - CENTER LINE
- R.O.W. - RIGHT OF WAY
- C.O.B. - CITY OF BEND
- P.U.E. - PUBLIC UTILITY EASEMENT
- CB - CATCH BASIN
- DW - DRYWELL
- FDC - FIRE DEPARTMENT CONNECTION
- P.V. - POST INDICATOR VALVE
- EG - EXISTING GROUND ELEVATION
- FF - FINISH FLOOR ELEVATION
- PE - EARTH PAD ELEVATION
- TW - TOP OF WALL ELEVATION
- BW - FINISH GRADE AT BOTTOM OF WALL
- TC - TOP OF CURB ELEVATION
- TP - TOP OF PAVEMENT ELEVATION
- FS - FINISH SURFACE ELEVATION (CONCRETE/PAVERS)
- FG - FINISH GRADE ELEVATION
- TC - TOP OF CURB ELEVATION
- - DRAINAGE FLOW DIRECTION
- SPOT ELEVATIONS HAVE BEEN TRUNCATED. ADD 4200' FOR FINISHED GRADE ELEVATIONS

**PRELIMINARY GRADING AND DRAINAGE NOTES:**

1. THE FINAL LOCATION AND SIZE OF FACILITIES ARE SUBJECT TO CHANGE DURING THE FINAL DESIGN PROCESS.
2. PRELIMINARY GRADES AND FINISH SURFACE CONTOURS ARE SUBJECT TO CHANGE IN FINAL DESIGN.
3. FINAL SURFACE WATER DETENTION AND TREATMENT DESIGN WILL BE IN ACCORDANCE WITH APPLICABLE CURRENT CITY OF LA PINE STANDARDS. PRELIMINARY STORMWATER RUNOFF VOLUME CALCULATIONS AND RETENTION BASIN SIZE WERE ESTIMATED USING THE NRCS CURVE NUMBER METHOD FOR A TYPE I, 24-HR, 25-YR DESIGN STORM PER COSM CHAPTER 5 AND ARE SUBJECT TO CHANGE DURING FINAL DESIGN.

**PRELIMINARY STORMWATER SURFACE DETENTION AND TREATMENT PLAN BASIN DELINEATION RUNOFF CALCULATIONS**

SUB-BASIN	SERVICE AREA (SQ. FT)	APPROX. 25-YR RUNOFF VOLUME (CF)
1	2,550	428
2	3,330	559
3	1,225	206
4	4,560	766

