



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 # _____

Fee: Less than 1,000 sq ft	Fee: \$ 2,000.00
Fee: 1,001 to 5,000 sq ft	Fee: \$ 2,500.00
Fee: 5,001 to 10,000 sq ft	Fee: \$ 3,500.00
Fee: More than 10,000 sq ft	Fee: \$ 4,000.00

PROPERTY OWNER AND APPLICANT INFORMATION

Applicant Name Double R Products Phone 541 601 0817 Fax 541 474 2528
 Address 901 NW E St, City Grants Pass State OR Zip Code 97526
 Email jian@doublerproducts.com

Property Owner George Herbert Phone 831 747-0188 Fax _____
 Address 17000 Burgess Rd City La Pine State Or Zip Code 97739
 Email gherbert1921@gmail.com

PROPERTY DESCRIPTION

Property Location (address, intersection of cross street, general area) Head north from the corner of Skidgel Rd and Burgess Rd. Take the first right and the property is on the left at the end of the road

Tax lot number: T-15 R-13 Section 36 Tax Lot(s) 0900

Zoning _____ Total Land Area _____ (Square Ft.) _____ (Acres)

Present Land Use Gas station and convenience store

Describe Project (i.e. type of use, hours of operation, other project characteristics):

Replacement of existing gas station canopy

PROJECT DESCRIPTION

Please give a brief description of the project: Replacement gas station canopy for an old canopy



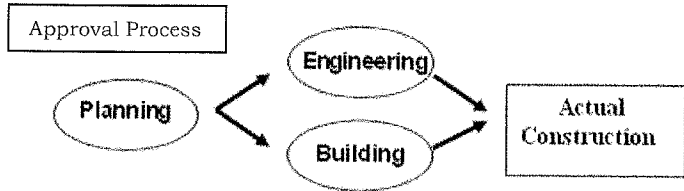
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that was damaged and had to be removed.

PROFESSIONAL SERVICES

Architect/Designer/Engineer _____ Phone ____/____/____ Fax ____/____/____
 Address _____ City _____ State ____ Zip Code _____
 Email _____

<p><u>FOR OFFICE USE ONLY</u> Date Received: _____ Rec'd By: _____ Fee Paid: _____ Receipt #: _____</p>
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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.
- 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.



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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)
- 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
- 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.)
- Percentage of lot coverage and square footage by;
 - a) structures
 - b) recreation areas
 - c) landscaping
 - d) non-permeable surfaces (including parking areas, access aisles)
- Total number of parking spaces (existing and proposed).
- Total landscaped area square footage (existing and proposed).
- All vehicle and pedestrian access points and paths.
- 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.
- Location and size of all public utilities in and adjacent to the site, including:
 - a) Water lines and meter sizes.
 - b) Sewers, manholes and cleanouts.
 - c) Storm drains and catch basins.
- The proposed location of:
 - 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.
- Retention of on-site drainage.
- Existing easements on the property.



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

BUILDING ELEVATIONS

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

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

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

FLOOR PLAN

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

LIGHTING PLAN

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

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: Jan Diet Date: 3-20-2024
Signature

Authorized Representative and Acknowledgement Form

This authorization expires 12 months from date of owner signature.

Project Description: Replacement 52'x52' Canopy	Property Address: 17000 Burgess Rd, La Pine, OR 97739
Applicant's Name <i>(If different from owner)</i> Double R Products	Applicant's Phone Number 541 476 1387
Applicant Mailing Address 901 NW E St, Grants Pass OR 97526	
Primary Contact (PC) Name: Jian Koid	PC Phone # 541 601 0817
PC Mailing Address: 901 NW E St, Grants Pass OR 97526	
PC Email: jian@doublerproducts.com	

Authorized Representative

I, George Herbert (building owner), have authorized Double R Products (authorized representative), to act as my agent in performing the activities necessary to obtain services provided by Deschutes County Community Development Department. I agree that any costs not satisfied by the Authorized Representative are my responsibility.

George Herbert 3-20-2024
 Owner Signature Date

 Authorized Representative Signature Date

Acknowledgements

Zoning Setback

The inspector's review of zoning setbacks is based on information provided by the applicant. Only a State of Oregon Licensed land surveyor can certify the correct location of this building on this lot. Deschutes County Community Development Department strongly recommends that the applicant retain a licensed land surveyor to verify the zoning setbacks applicable to this lot. Accuracy of building setbacks is the sole responsibility of the applicant and the applicant accepts all risks associated with any inaccurate information contained in the County's setback review.

By signing, I acknowledge that all information contained in this form is true to the best of my knowledge.

Authorized Representative

Representative's Signature Date

Print Name

OR

Owner

George Herbert 3-20-2024
 Owner's Signature Date

George Herbert
 Print Name

Commercial Building Application

247- _____ - 17000 Burgess Rd, La Pine, OR 97739

Office Use

Project Information

Project Description: **Replacement Canopy 52'x52'**

Business Commercial Name (If applicable): **Wickiup Junction**

Property Address: **17000 Burgess Rd, La Pine, OR 97739**

_____ Street _____ City _____

Details of Project		Are any of the following being constructed or remodeled?	
Project Cost/Bid: 118,243	<input type="checkbox"/> Deferred/Phased Submittal	<input type="checkbox"/> Restaurant	<input type="checkbox"/> Pool(s)
Structure Sq. footage: 2704	New Structure Height: 19'-0"	<input type="checkbox"/> Spa(s)	<input checked="" type="checkbox"/> None of these

Mechanical Information

Bid/Project Value for All Mechanical Work: \$: _____

Heat Source

Gas Electric Propane (if heat source is propane, fill in the Propane Contact information located on the next page)

Gas and Electric Other(Specify): **Replacement 52'**

Enter the Quantity of all that apply.

Exhaust Fans		Cadet Heater, Baseboard Electric Wall Heater	
Radiant Floor Heating	Open Loop	Boiler	Over 200,000 BTU
	Closed Loop		Under 200,000 BTU
Heat Pump	Over 100,000 BTU	Furnace/ Forced Air Unit	Over 100,000 BTU
	Under 100,000 BTU		Under 100,000 BTU

Electrical Information

Is Temporary Power (TP) needed?

Now No At issuance

If at issuance or now, fill in Temporary power contractor information on contact page located on the next page.

No. of Services & Subpanels:	No. of Circuits/ services:	No. of Amps/ services:
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Limited Energy Low Voltage Mark all that apply:

Boiler Controls	Intercom / Paging	Nurse Calls	
Clock System	Medical	Landscaping Irrigation	
Medical	Data Tele-Communication	Outdoor Landscaping Lighting	
HVAC	Instrumentations	Protective Signaling	
		Other (specify):	

Plumbing Information

Installing/Altering/Relocating Water line? Enter # of Feet	
Installing/Altering/Relocating Septic or Sewer line? Enter # of Feet	

Enter quantity of all that apply

Bath Sinks	Water Heater		
Water	Washing Machines		
Tubs / Showers	Utility Sink		
Kitchen Sinks	Hose Bibs		
Dish Washers	Backflow Devices		
Disposals	Other Specify		



Contact Information

Building Owner Information

Name: WICKIUP ROSE PROPERTIES LLC

Email: gherbert1921@gmail.com

Phone/Cell: 831 747-0188

Mailing Address: 17000 Burgess Rd, La Pine, OR 97739

#

Street

City

State

Zip code

Applicant Information (if applicant is same as building owner, skip this section)

Name: Double R Products

Email: jian@doublerproducts.com

Phone/Cell: 541 601 0817

Tenant Information

Name:

Email:

Phone/Cell:

Contractor Information:

Name: Double R Products

CCB #: 40432

Phone/Cell: 541 476 1387

Email: info@doublerproducts.com

Plumbing Contractor

Name :

License #:

Electrical Contractor

Name :

License #:

Mechanical Contractor

Name :

License #:

Propane Contractor (if heat source is propane)

Name:

License #:

Temporary Power Contractor (if temporary power needed)

Name:

License #:

Design Engineer

Name: TM Rippey Consulting Engineers

Email: Admin@TMRippey.com

Phone/Cell: 503-443-3900

SURVEY DATE: FEBRUARY 23, 2024

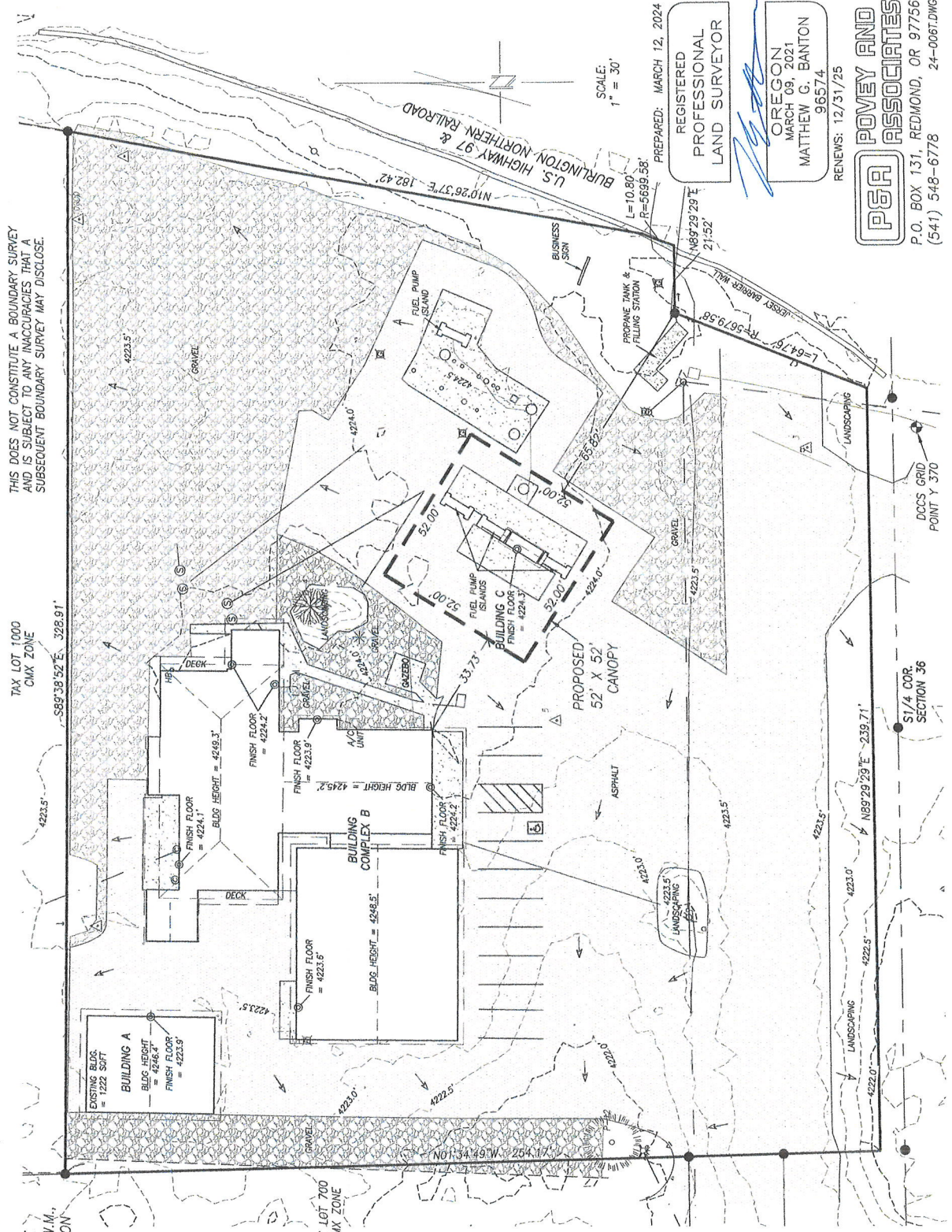
SITE PLAN FOR WICKIUP JUNCTION STORE,

TAX LOT 21-10-36DC-900,
 LOCATED IN THE SW1/4 SE1/4 AND IN THE
 SE1/4 SW1/4 SECTION 36, T.21S, R.10E, W.M.,
 CITY OF LAPINE, DESCHUTES COUNTY, OREGON

PROJECT NOTES:

- LOT AREA = 74355 SQFT
- IMPERMEABLE SURFACE AREA = 45390 SQFT (61%)
- PERMEABLE SURFACE AREA = 28965 SQFT (39%)
- TOTAL LANDSCAPED AREA = 3928 SQFT (5.3%)
- TOTAL PARKING SPACES = 10 (9 REGULAR, 1 ADA)
- DEED DOC. 2019-35818
- BUILDING A
 BUILDING FOOTPRINT = 1222 SQFT
 BUILDING AREA = 1527 SQFT
- BUILDING COMPLEX B
 BUILDING FOOTPRINT = 7895 SQFT
 ROOF AREA = 9119 SQFT
- BUILDING C
 BUILDING FOOTPRINT = 51 SQFT
 ROOF AREA = 84 SQFT
- GAZEBO
 ROOF AREA = 100 SQFT
- PROPOSED CANOPY
 ROOF AREA = 2704 SQFT

THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY
 AND IS SUBJECT TO ANY INACCURACIES THAT A
 SUBSEQUENT BOUNDARY SURVEY MAY DISCLOSE.

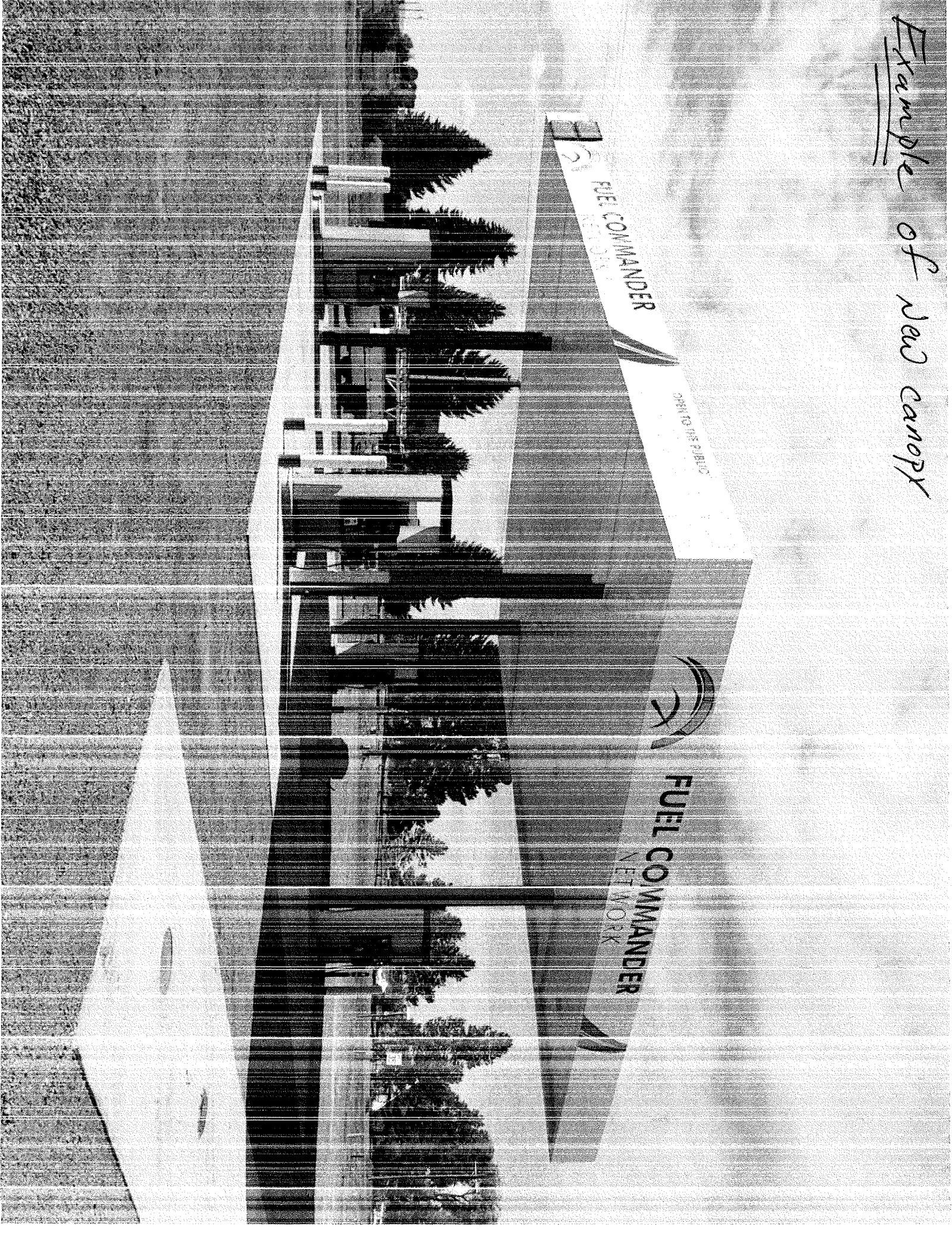


- LEGEND**
- DCCS GRID POINT
 - △ CONTROL POINT
 - SURVEY MONUMENT
 - ⊗ FIRE HYDRANT
 - ⊕ WATER VALVE
 - ⊖ HOSE BIB
 - ⊙ SEWER/SEPTIC MANHOLE
 - ⊖ SEWER CLEAN-OUT
 - ⊙ STREET LIGHT
 - ⊙ MAIL BOX
 - ⊙ BOLLARD
 - ⊙ MONITORING WELL
 - ⊙ POWER METER
 - ⊙ UTILITY POLE
 - ⊙ GUY ANCHOR
 - ⊙ UTILITY RISERS
 - ⊙ DRAINAGE SLOPE ARROW
 - ⊙ DECIDUOUS TREE
 - ⊙ CONIFER TREE
 - ⊙ STREET CENTERLINE
 - ⊙ SECTION LINE
 - ⊙ TAX LOT LINE
 - ⊙ BUILDING LINE
 - ⊙ EAVE LINE
 - ⊙ FENCE LINE
 - ⊙ CONCRETE EDGE
 - ⊙ ASPHALT EDGE
 - ⊙ GRAVEL EDGE
 - ⊙ WATER LINE
 - ⊙ SEWER LINE
 - ⊙ OVERHEAD UTILITY LINE
 - ⊙ POWER LINE
 - ⊙ COMM LINE
 - ⊙ ASPHALT
 - ⊙ CONCRETE
 - ⊙ GRAVEL

SCALE:
 1" = 30'
 PREPARED: MARCH 12, 2024
 REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 OREGON
 MARCH 09, 2021
 MATTHEW G. BANTON
 96574
 RENEWS: 12/31/25

PGA **POVEY AND ASSOCIATES**
 P.O. BOX 131, REDMOND, OR 97756
 (541) 548-6778 24-006T.DWG

Example of new canopy



NEW CUSTOM FACES

SINCLAIR - CLEAR FORMED EMBOSSED POLYCARBONATE LOGO FACES
BACK SPRAYED GREEN (PMS 348), RED (PMS 485) & WHITE

DINOCARE - WHITE PAN FORMED POLYCARBONATE FACES
WITH DIGITALLY PRINTED GRAPHICS ON CLEAR VINYL

THREE PRODUCT PRICE - CLEAR FLAT POLYCARBONATE FACES
WITH SECOND SURFACE DECORATION
GREEN (PMS 348) TRANSLUCENT & WHITE DIFFUSER VINYL APPLIED
16" FUELIGHT LED PRICE DISPLAYS (ONE RED, ONE GREEN PER SIDE)
11 7/8" X 35 3/4" PRODUCT PANELS

PAINT CABINETS & POLES SINCLAIR DARK GREY



EXISTING



PROPOSED



