anderson perry
Engineering Surveying Natural Resources Cultural Resources GIS

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MEMO

To: Nick Tierney, City of La Pine, Oregon

From: Troy Baker, P.E.

Subject: Application Review: PA-25-0002 GEU Development Doe Lane Partition

Date: July 22, 2025

cc: Brent Bybee, City of La Pine, Oregon
Ashley Ivans, City of La Pine, Oregon
Branden Bren, City of La Pine, Oregon
Geoff Wullschlager, City of La Pine, Oregon

Per the City of La Pine's request, Anderson Perry & Associates, Inc., has reviewed the tentative plan of a three-lot partition of Lot 4 Block 3, Gagle Subdivision, Plat No. 2 on Tax Lot No. 211036C000601for the potential impacts on public utilities and roadways. The public improvements shown on the tentative Plan were reviewed using the City's 2016 Standards and Specifications Design Standards (Design Standards). The review comments are listed below by public facility.

Street

- The parcels will be accessed from an existing gravel road in the public right-of-way (ROW). Seven feet of ROW along the entirety of the frontage of Doe Lane shall be dedicated to the public on the partition plat map.
- It is recommended that the applicant pay a fee in lieu rather than constructing a sidewalk. Sidewalk improvement plans shall be submitted to the City for review and fee approval. Improvement plans should include a 6-foot wide concrete sidewalk, drainage swales on the frontages, and street trees at an average of 35-foot spacing except within site vision triangles.
- The applicant will agree to sign and cause to be recorded a waiver of remonstrance against the formation of a future local improvement district for Doe Lane to City local street standards.

Stormwater

- No street improvements are being proposed that will affect the existing stormwater drainage. No stormwater improvement plans for Doe Lane are required. On-site stormwater runoff will be contained on-site.

Sewer

- Show the existing sewer main and proposed sewer service locations in Doe Lane on the tentative plan.
- Provide details of the connection to the existing sewer main, service, and service cleanout that comply with Design Standards II. Design Parameters, C. Sewer, and III. Drawings. Each lot shall be serviced by its own septic tank. Any accessory dwelling units (ADUs) proposed will be required to have a septic tank separate from the existing dwelling.
- The communications line to the existing house on Parcel 1 appears to cross the proposed sewer easement for Parcel 3. Relocate the sewer easement or communications line onto Parcel 1.

Water

- Show the water main and proposed water service locations in Doe Lane on the tentative plan.
- Provide details of the hot tap on the existing water main, service, and meter box that comply with Design Standards II. Design Parameters, D. Water, and III. Drawings. Each lot shall be serviced by its own water meter. Any ADU proposal will require a larger service.

Sheet C31 from City's Water and Wastewater System Improvements - Schedule C - Cagle and Glenwood Acres project is attached as a reference for water and sewer service locations.

The development will comply with the City's 2016 Standards and Specifications Development Provisions. The following provisions are reiterated below to ensure the timely progression of the development.

Prior to final plat approval, and only for those improvements that are to be constructed and not otherwise paid for separately by fee in lieu, the applicant shall provide the City with a performance bond of 120 percent of the cost of improvements prior to beginning construction.

Prior to construction, a pre-construction meeting with the construction contractor shall be held with City staff.

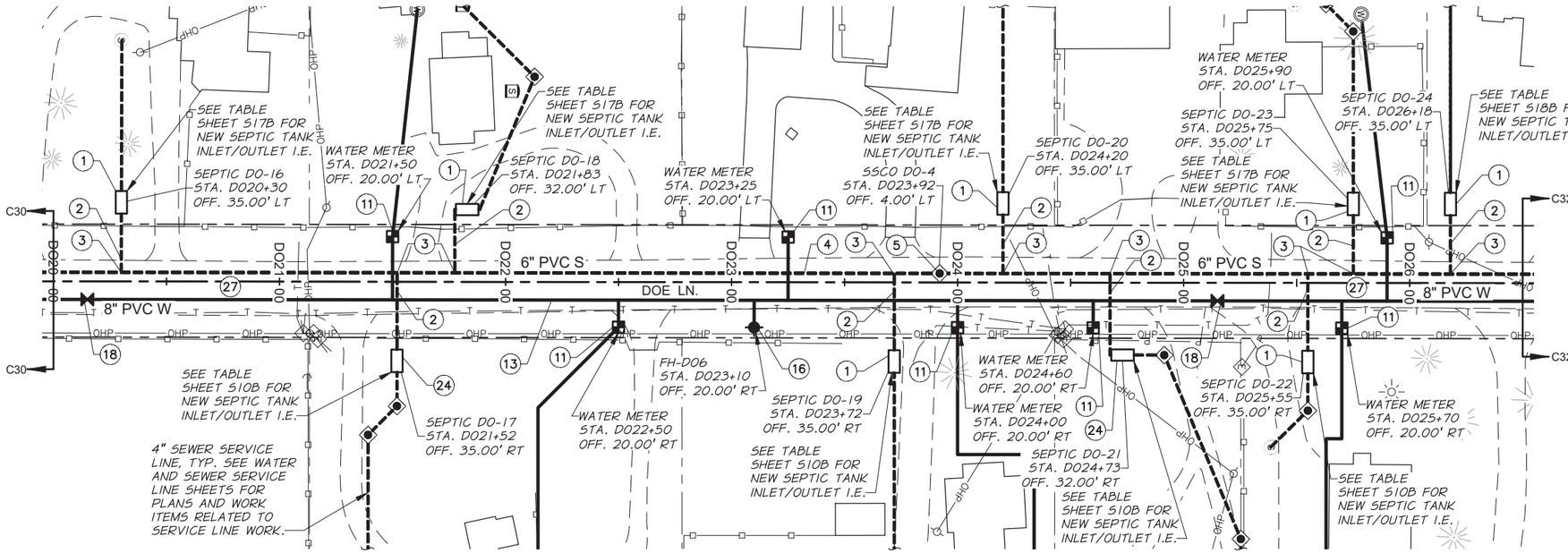
At the completion of construction of the required improvements, the City will require a one-year maintenance surety bond for 20 percent of the value of all improvements to guarantee maintenance and performance for a period of one year from the date of acceptance of the improvements.

TB/tb

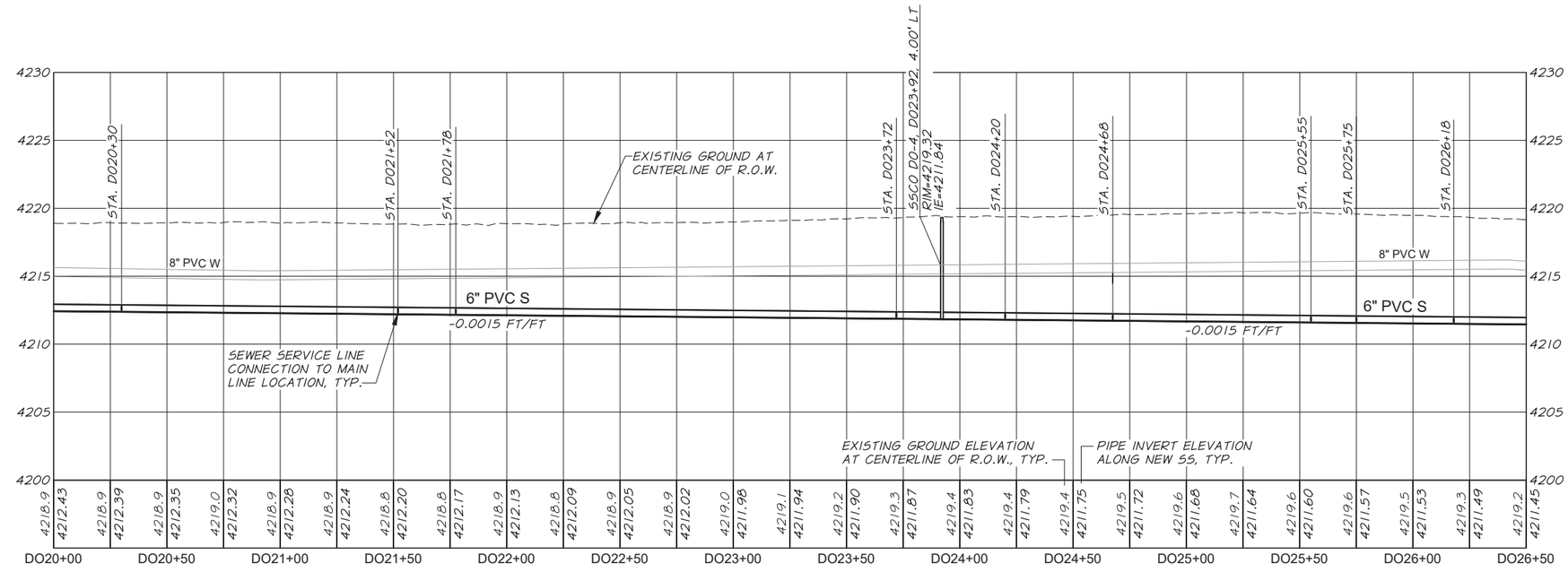
File No. 33-20-002 (w/ encl.)

WORK ITEMS

1. 1,000 GALLON PRECAST CONCRETE SEPTIC TANK TYPE A, SEE DETAIL, SHEET TD1.
2. 4" SEWER SERVICE LINE, LENGTH AND FITTINGS AS REQUIRED. INSTALL WITH CONSTANT SLOPE BETWEEN SEPTIC TANK AND MAIN LINE CONNECTION.
3. SEWER SERVICE LINE CONNECTION TO MAIN LINE, SEE DETAIL, SHEET TD2.
4. SEWER MAIN LINE, SIZE AND TYPE AS CALLED OUT ON PLANS.
5. MAIN LINE CLEANOUT, SEE DETAIL, SHEET TD3.
6. 4" PVC SEWER SERVICE STUB 1% MIN. SLOPE TO MAIN LINE, SEE DETAIL SHEET TD2.
7. RELOCATE EXISTING UNDERGROUND UTILITIES AS REQUIRED TO AVOID CONFLICTS.
8. GRAVEL SURFACE RESTORATION, SEE TRENCH RESTORATION DETAIL SHEET TD12.
9. ASPHALT SURFACE RESTORATION, SEE TRENCH RESTORATION DETAIL SHEET TD12.
10. 3/4" WATER SERVICE STUB, SEE DETAIL SHEET TD8.
11. WATER METER AND BACKFLOW VALVE, SEE DETAIL SHEET TD8.
12. MAIN LINE ANGLE CONNECTION, SEE DETAIL SHEET TD2.
13. WATER MAIN LINE, SIZE AND TYPE AS CALLED OUT ON PLANS.
14. PRESSURE SEWER DISCHARGE MANHOLE. SEE DETAIL, SHEET TD3.
15. 1,500 GALLON PRECAST CONCRETE SEPTIC TANK, SEE DETAIL, SHEET TD1.
16. FIRE HYDRANT ASSEMBLY TYPE A, SEE DETAIL SHEET TD6.
17. RESTRAINED FITTINGS AS REQUIRED AND THRUST BLOCKS.
18. 8" RESTRAINED MJ GATE VALVE
19. AIR RELEASE VALVE, SEE DETAIL SHEET TD6.
20. WATER METER AND SAMPLING STATION, SEE DETAIL SHEET TD9.
21. 12" BUTTERFLY VALVE
22. 2" WATER METER AND BACKFLOW VALVE, SEE DETAIL SHEET TD9.
23. REMOVE EXISTING METER AND METER BOX
24. 1,000 GALLON PRECAST CONCRETE SEPTIC TANK TYPE B, SEE DETAIL, SHEET TD1.
25. PRESSURIZED PIPELINE CLEANOUT, SEE DETAIL SHEET TD3.
26. 3-WAY WYE CONNECTION, SEE DETAIL SHEET TD2.
27. GRAVEL ROADWAY SURFACE RESTORATION, SEE SECTION SHEET TD13.
28. ASPHALT ROADWAY RESURFACING, SEE SECTION SHEET TD13.
29. COMBINATION SEWAGE AIR/VACUUM RELEASE VALVE, SEE DETAIL SHEET TD10.
30. FIRE HYDRANT ASSEMBLY TYPE B, SEE DETAIL SHEET TD6.
31. 1" WATER METER AND BACKFLOW VALVE, SEE DETAIL SHEET TD8.
32. 1" WATER SERVICE LINE



PLAN



PROFILE

REGISTERED PROFESSIONAL ENGINEER
65318PE
Digitally Signed
OREGON
MARCH 12, 2002
TROY L. BAKER
01/31/2022
RENEWS 12-31-23

REVISION	BY	DATE

HORZ. SCALE IN FEET: 30 0 30 60 90
VERT. SCALE IN FEET: 5 0 5 10 15

DESIGNED BY	M. WARD
DRAWN BY	P. RICHARDSON
REVIEWED BY	T. BAKER
JOB NUMBER	33-10
DATE	2022
ACAD FILE:	33-10-060CDC-222DO4.dwg

anderson perry & associates, inc.
engineering • surveying • natural resources

CITY OF LA PINE
WATER AND WASTEWATER SYSTEMS IMPROVEMENTS
SCHEDULE C
CAGLE AND GLENWOOD ACRES

WASTEWATER COLLECTION AND WATER DISTRIBUTION SYSTEM
DOE LN.
PLAN AND PROFILE STA. DO20+00 TO STA. DO26+50

SHEET
C31

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