


# MEMO

**To:** Nick Tierney, City of La Pine, Oregon

**From:** Troy Baker, P.E. 

**Subject:** Application Review: PA-25-0003 F&S South 16, LLC, Erling Drive 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

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Per the City of La Pine's request, Anderson Perry & Associates, Inc., has reviewed the tentative partition plan of a two-lot partition of Lot 42, Oksenholt Estates, on Tax Lot No. 221014CD00340 for the potential impacts on public utilities and roadways. The public improvements shown on the tentative partition exhibit 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 paved road in the public right-of-way. No street improvement plans are required.
- Provide detail of driveway access across the swale.
- Provide street cut and sidewalk replacement details for installation of water and sewer services in Bassett Drive.

## **Stormwater**

- No street improvements are proposed that would affect the existing stormwater drainage. No stormwater improvement plans for Erling Drive or Basset Drive are required. On-site stormwater runoff will be contained on site.

## **Sewer**

- Provide a construction drawing for the extension of sewer main approximately 8 feet, details of the connections to the sewer main, septic tanks, sewer services, and sewer service cleanouts that comply with Design Standards II. Design Parameters, C. Sewer, and III. Drawings. The sewer extension plan will require the Oregon Department of Environmental Quality review and approval.
- Alternatively, a sewer service could tap into the existing main and angle over to the property without the 8-foot sewer main extension.

- Provide details of the connections to the sewer main, septic tanks, sewer services, and sewer service cleanouts that comply with Design Standards II. Design Parameters, C. Sewer, and III. Drawings.
- Provide a minimum 10- by 25-foot septic tank access and maintenance easements for septic tanks on private property.

**Water**

- Provide details of the hot tap on the existing water main, water service, and water 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.
- Provide a minimum 5- by 5-foot water meter access and maintenance easements for meters on private property.

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