SPR4-25-0001, City of La Pine
Planning Memo
October 28, 2025

The following comments must be addressed prior to final decision: During staff review of the application, the following comments were received, and it was noticed that additional elements were not addressed. Please address them prior to approval for consideration.

Agency Comments:

1. Troy Baker, Anderson Perry:

   The snow removal retention area appears to be inadequate for the site. Provide calculations showing the required area and the area to be provided.

Applicant Response: The Site Plan (AS101) has been updated, labeling the square footage of the snow storage area; 1,530 square feet.

2. Quinn Shubert, Deschutes County Road Dept.

   After reviewing the reference application, I have no concerns regarding the site plan in relation to the County's UIC retrofit project, currently under contract. The proposed location on Assembly Way also appears viable. However, I have the following concerns:

   1. *The sidewalk panel directly east of the proposed approach exceeds 8.2% slope, surpassing the maximum allowable design slope for a transition panel or curb ramp. While it complies with finish grade max curb ramp standards, it doesn't appear to be designed as a curb ramp.*

Applicant Response: The project engineer has further advanced their plans, preparing CD drawings for the Permit Submittal. Elements of the Permit Submittal Plans are being provided to staff with this response. Regarding this item, the project engineer has indicated "The attached plans, submitted to Deschutes County and City of La Pine for building permitting, show 31.06' on the east edge of the driveway approach, and 31.26', 20 feet away at the pedestrian connection to the building, which is a 1% slope."

   2. *The sidewalk termination setback to the west is much greater than the minimum requirement. This may necessitate the adjacent property owner to adapt their setback to ensure sidewalk continuity. Although this is primarily a City issue, I still wanted to bring it up at this stage.*

Applicant Response: The project engineer has indicated "There is an existing transformer vault shown on the utility plan and existing plan that prevents us from connecting at the standard sidewalk setback location".

3. *The asphalt patch in front of the proposed approach should extend eastward to connect with the westernmost utility crossing patch. This will help prevent the formation of a potential pavement scab between the two panels.*

Applicant Response: The development can accommodate this request, a condition of approval could be added if needed.

2a. Quinn's October 23, 2025, Additional Comments:

Following up on our meeting earlier this week: In conjunction with my comments below [above], per DCC 12.15150(B), sidewalks are required to be property-tight unless otherwise approved by the County Engineer. Given the 6-foot swale constructed as part of the County's UIC replacement project, additional right-of-way will likely be required to accommodate a 6-foot sidewalk along the applicant's frontage.

Applicant Response: The project engineer has indicated "Sidewalks have been placed with the extents of the Deschutes County's UIC replacement swale in mind." Also would it be possible that a public easement could be recorded in lieu of additional right-of-way dedication.

The sidewalk should be placed on a uniform alignment, property-tight to the new property line. Any deviation from this standard will require specific approval from the County Road Department. Additional discussion with the applicant may be necessary if a deviation is requested

Applicant Response: The project engineer has indicated "There is an existing transformer vault shown on the utility plan and existing plan that prevents us from connecting at the standard sidewalk setback location. We request a deviation from the uniform alignment standard to accommodate the existing transformer vault at the west edge of the property."

The City also has the following concerns/considerations with the approach design:

1. Sec. 15.312.060.B.2 says, "In terms of setback from streets or sidewalks, the design creates a visually interesting and compatible relationship between the proposed structures and/or adjacent structures." Staff are concerned about the off-set design of the walkway and the impacts it may have on future development.

    a. We're also looking for more understanding: why is the western sidewalk setback so far from the property line, and why is the eastern terminus so close? What's the box on the eastern terminus for?

Applicant Response: The project engineer has indicated "The originally proposed fire vault near the eastern terminus of the sidewalk has been deleted after clarifying its necessity with Oregon Fire Code. The eastern sidewalk is placed at the proposed back of swale location from Deschutes County's UIC replacement project."

b. After reviewing with Quinn, there may be concerns about swale encroachment on the eastside but that won't be formally reviewed until dimensions are provided.

2. The City is waiting for any additional comments from our Engineer and we will forward as soon as they are received.

Article 5: Development Standards

Landscaping

1. 15.24.500.A. – The criterion states that, "any portion of a lot developed for industrial uses…shall be planted and maintained with grass or other all-season groundcover vegetation." The landscaping plan shows "landscaping rock" as the dominant material, but I'm not sure if this is being counted towards the 30.5% landscaped area, and continued below:

Applicant Response: Collaborative has updated the landscape sheet to switch from "landscape rock" to "all-season groundcover vegetation".

2. 15.82.010.C – Please demonstrate compliance with the landscaping materials requirements, including the requirement that "the total amount of nonliving materials (including bark dust, chips, aggregate, or other non-plan ground covers) shall not exceed more than 50 percent of the required landscape area."

Applicant Response: Collaborative has updated the landscape sheet to switch from "landscape rock" to "all-season groundcover vegetation" to ensure predominantly living materials.

3. 15.82.010.H & 15.312.040 - Please demonstrate compliance with the maintenance and plant survival requirements including, if applicable, the required irrigation.

Applicant Response: Collaborative has updated the landscape plan notes and drawings to include a drip irrigation line serving the proposed vegetation areas.

4. 15.82.010.I – Please demonstrate compliance with the 1:1 tree replacement standard. It appears that 7 trees are planned for removal but 5 are planned for planting.

Applicant Response: As Noted in the Narrative: ***Applicant Response: As detailed on the Plan Set, the site includes 5 trees that are 10" DBH or greater. To accommodate the La Pine Small Business Incubator Facility, all of the trees on the site need to be removed. The 5 trees that are 10" DBH or greater are proposed to be replaced with 5 trees; which conforms to the requirements of this standard.***

Parking/Loading & Access

5. 15.86.050. – Commercial uses require 2 bicycle parking spaces per primary use or 1 per 5 vehicle spaces, whichever is greater. Each tenant space is considered a primary use, for four total primary uses. Please ensure the bicycle parking provided complies with the minimum parking requirements.

Applicant Response: Updated Site Plan shows 4 racks, 8 spaces.

6. 15.88.040. – The intersection of a driveway and a street, as shown in the example graphic from the code, does count towards the applicability of the clear vision standards. Please demonstrate how the clear vision requirements are met.

Applicant Response: 10 foot legs for clear vision triangles have been added at the driveway on the Site Plan.

Public Facilities

7. 15.90.070.E – Assembly Way is a local street as classified in the TSP and will need to conform with all the required design standards, including adequate width. Please demonstrate how the property follows the local street design standards.

Applicant Response: Dimensions have been added to Sheet C2.1 of the Civil Plan Set.

REMOVAL KEY NOTES

1. SAWCUT AND REMOVE EXISTING HMAC PAVEMENT & AGGREGATE BASE AS SHOWN
2. REMOVE EXISTING TREE & STUMP
3. REMOVE EXISTING CONCRETE CURB

REMOVAL GENERAL NOTES

1. MINIMUM SAWCUT REMOVAL SHOWN - ACTUAL SAWCUT LINE TO FOLLOW EXISTING CONCRETE SCORE LINES (TYPICAL FOR ALL CONCRETE REMOVAL)
2. IF NECESSARY, CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR TEMPORARY RELOCATION OF POWER, COMMUNICATION, AND GAS DURING CONSTRUCTION. DISRUPTION OF UTILITY SERVICE TO ADJACENT PROPERTIES AND EXISTING ON-SITE FACILITIES, IF REQUIRED, SHALL BE COORDINATED WITH PROPERTY OWNERS AND SHALL BE MINIMIZED TO THE GREATEST EXTENT PRACTICABLE.
3. CONTRACTOR SHALL PROTECT EXISTING DRIVEWAYS AND SITE IMPROVEMENTS FROM DAMAGE DURING CONSTRUCTION. DAMAGED IMPROVEMENTS NOT SHOWN FOR REMOVAL SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
4. WITH REGARD TO UNDERGROUND UTILITIES, INFORMATION FROM THE CITY OF LA PINE AND UTILITY LOCATE MARKINGS WERE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, EXCAVATION MAY BE NECESSARY. PRIVATE LOCATES MAY BE NECESSARY TO CONFIRM ON-SITE UNDERGROUND/UNKNOWN UTILITIES THAT MAY BE PRESENT.

REMOVAL LEGEND

EXISTING HMAC PAVEMENT AND AGGREGATE BASE TO BE REMOVED

EXISTING TREE AND STUMP TO BE REMOVED

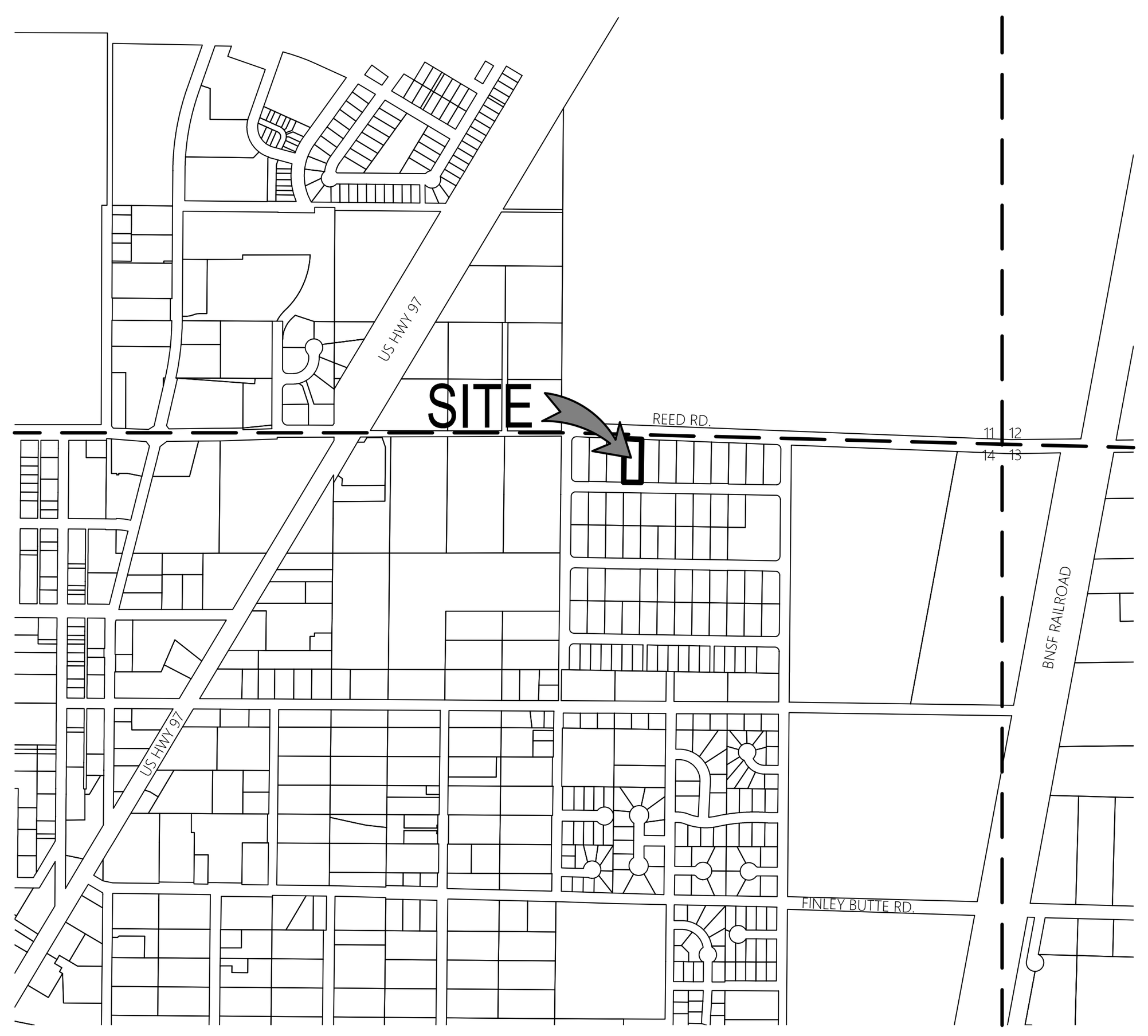
PERMANENT BENCH MARKS USED:

ID	DESCRIPTION	ELEV
#258	FND PROP CNR	4230.94'
#261	FND PROP CNR	4230.66'
#262	FND PROP CNR	4230.20'

SURVEY LEGEND

SUBJECT PARCEL
SECTION LINE
ADJACENT PROPERTY LINE
CURB LINE
OVERHEAD POWER LINE
UNDERGROUND POWER LINE
UNDERGROUND COMM. LINE
UNDERGROUND GAS LINE
UNDERGROUND SEWER LINE
UNDERGROUND STORM DRAIN
UNDERGROUND WATER LINE
WIRE FENCE LINE
WOOD FENCE LINE
CHAIN-LINK FENCE LINE
CONTOUR LINE, 1' INTERVAL
BUILDING LINE
ASPHALT PAVING
CONCRETE
GRAVEL
ROCK OUTCROPPING

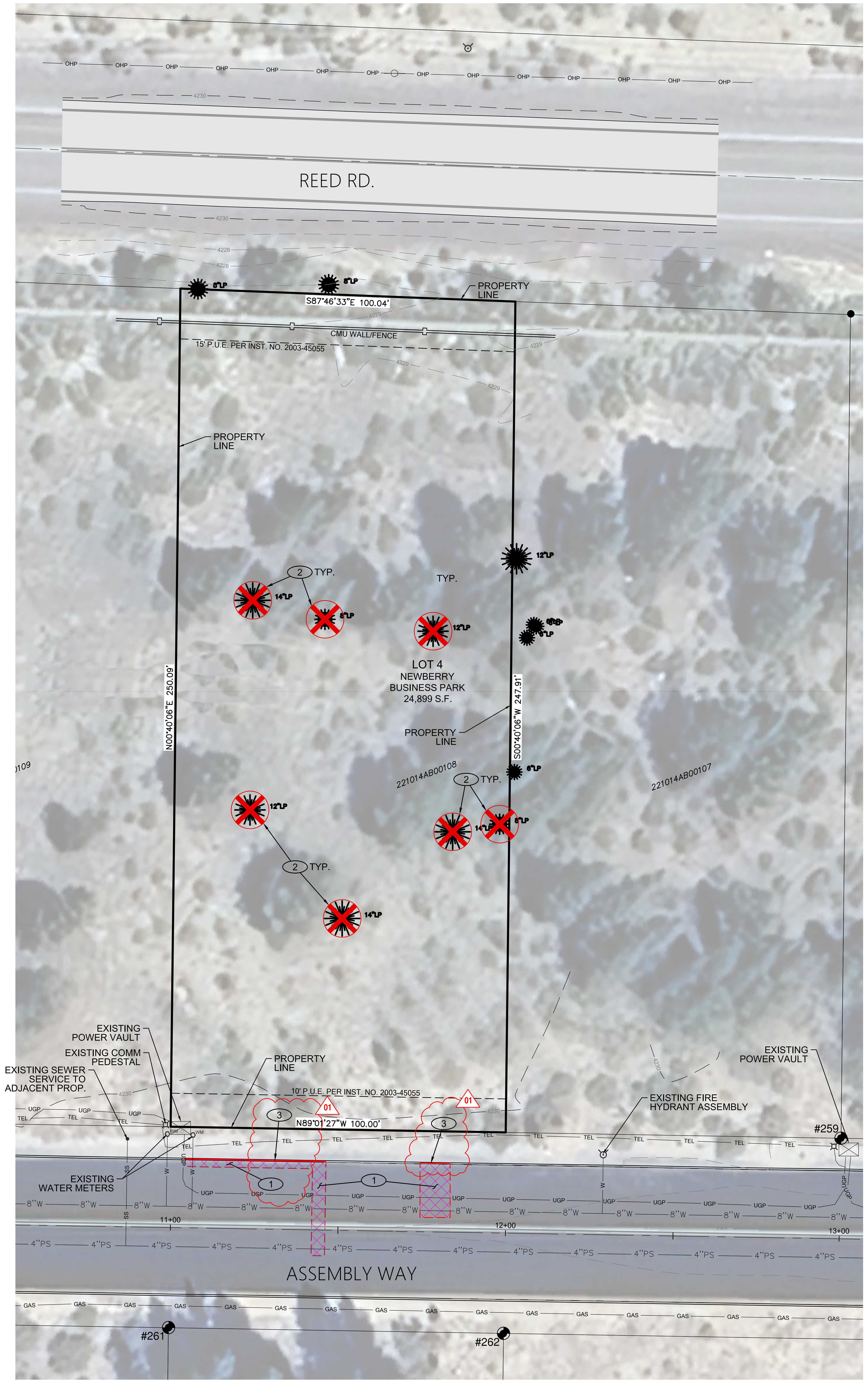
RECOVERED SECTION CORNER
RECOVERED MONUMENT AS NOTED
(R) RECORD PER REFERENCES
OCRR OREGON CORNER RESTORATION RECORD
YPC YELLOW PLASTIC CAP
RPC RED PLASTIC CAP
< > ORIGIN ON MONUMENT
SEWER MANHOLE
CO SEWER CLEAN-OUT
CB CATCH BASIN
DRYWELL
WM WATER METER
WATER VALVE
FIRE HYDRANT
IRRIGATION VALVE
IRRIGATION MANHOLE
IRRIGATION SPRINKLER
UTILITY POLE
GUY ANCHOR
ELECTRIC JUNCTION BOX / TRANSFORMER
COMMUNICATION PEDESTAL
SIGN



VICINITY MAP

SCALE: 1"=1000'
SITUS LOCATION: 16628 ASSEMBLY WAY
LA PINE, OR 97739
TAXLOT(S): 22-10-14AB-00108

SCALE: 1" = 20'



PERMIT/BID SET

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LA PINE BUSINESS INCUBATOR

16628 ASSEMBLY WAY, LA PINE, OREGON 97739

PREPARED FOR : FRANCIS SENGER | PROJECT ARCHITECT : TRAVIS SMITH , AIA | PROJECT NUMBER: 2519

REGISTERED PROFESSIONAL ENGINEER 92197PE PRELIMINARY OREGON NOV. 10, 2020 SEAN C. WILLIAMS
EXPIRES: 6/30/2026

C1.1
EXISTING CONDITIONS & REMOVAL PLAN

2519 - LA PINE BUSINESS INCUBATOR
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COLLABORATIVE DESIGN ARCHITECTS
www.cd-mt.com
2280 GRANT ROAD, SUITE C BILLINGS, MT 59102 406.248.3443

BASIN	FACILITY NUMBER	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TOTAL CONTRIBUTING AREA (SF)	25-YR/24 HR RUNOFF VOLUME (CF/GAL)	25-YR/24 HR RUNOFF RATE (CFS/GPM)	POND CAPACITY VOLUME (CF/GAL) @ 4230.30'
B1	POND1	17,068	1,735	18,803	3,238/24,220	0.64/287	2755/20607

PROGRAM USED: HYDROCAD 10.00-24 STORMWATER MODELING
CURVE NUMBER FOR IMPERVIOUS AREA = 98
CURVE NUMBER FOR PERVIOUS AREA = 55 (SEE NRCS SOIL SURVEY MAP IN DRAINAGE REPORT)

25-YR/24-HR = 2.5 IN (NOAA ATLAS 2 - VOLUME X PRECIPITATION VALUE - LA PINE, OR)
TIME OF CONCENTRATION Tc = 5 MIN
STORM TYPE - I

POND ASSUMED (TEST) INFILTRATION RATE = 17 IN/HR
POND DESIGN INFILTRATION RATE = 10 IN/HR (FACTOR OF SAFETY, FS = 1.7)

PROPOSED POND HAVE BEEN SIZED TO HOLD THE RUNOFF FROM THE 25-YR/24-HR STORM EVENT. POND VOLUMES WERE CALCULATED USING HYDROCAD STORMWATER MODELING SOFTWARE, ASSUMING A DESIGN INJECTION RATE OF 10 IN/HR.

CONTRACTOR SHALL CONDUCT POND PERFORMANCE TESTING AS DESCRIBED BELOW. FACILITY TESTING SHALL BE PERFORMED IN THE PRESENCE OF THE ENGINEER OF RECORD (EOR) OR EOR REPRESENTATIVE AND PRIOR TO ANY PLACEMENT AGGREGATE BASE ROCK, HMAC OR PCC PAVING.

POND SIZING SHALL BE FIELD VERIFIED BY THE ENGINEER OF RECORD (EOR) OR EOR REPRESENTATIVE PRIOR TO BACKFILL OR PLACEMENT OF CLEAN DRAIN ROCK MEDIA.

STORMWATER FACILITIES SHALL BE COMPLETELY DRAINED WITHIN 72 HOURS AFTER COMPLETION OF PERFORMANCE TESTING.

POND TEST PROCEDURE

1. INSPECT POND PRIOR TO TESTING, ENSURING THE POND IS CLEAN AND CLEAR OF DEBRIS
2. INTRODUCE CLEAN WATER INTO THE POND AND MONITOR USING AN INLINE FLOW METER. PLACE AND AIM HOSE TO AVOID DAMAGING POND SIDE SLOPES.
3. CONTINUE PLACING WATER INTO THE POND UNTIL THE 25-YR/24-HR STORM VOLUME IS REACHED. PLACE THE VOLUME WITHIN 3 HOURS.
4. IF THE POND BEGINS TO BACK UP DURING TESTING, REDUCE FLOW TO MAINTAIN THE WATER LEVEL 6" BELOW THE TOP OF POND.
5. THE POND HAS PASSED TESTING IF IT IS EMPTY AT THE CONCLUSION OF THE 3-HR TEST PERIOD.
6. IF WATER REMAINS AT THE END OF THE 3-HR TEST PERIOD RECORD DRAW DOWN MEASUREMENTS IN 5-MINUTE INCREMENTS TO ENSURE INFILTRATION MATCHES THE REQUIRED TEST INFILTRATION RATE.
7. POND MUST BE EMPTY WITHIN 72-HOURS OF CONCLUSION OF TESTING.

PAVING KEY NOTES

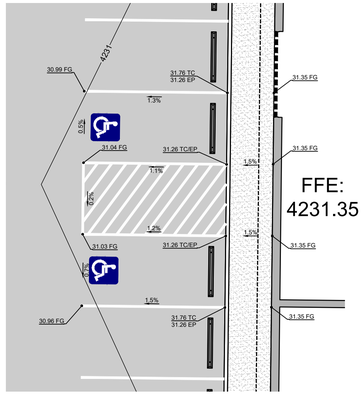
1. PROPOSED 12" CONCRETE CURB W/ 6" REVEAL
2. PROPOSED 8" CONCRETE CURB (FLUSH / NO REVEAL)
3. PROPOSED HMAC PAVEMENT
4. PROPOSED LIGHT-DUTY PCC PAVEMENT
5. PROPOSED HEAVY-DUTY PCC PAVEMENT
6. PROPOSED DRIVEWAY APRON
7. PROPOSED PARKING LOT STRIPING
8. PROPOSED ACCESSIBLE PARKING AND LOADING ZONE
9. PROPOSED CONCRETE WHEEL STOP

GRADING LEGEND

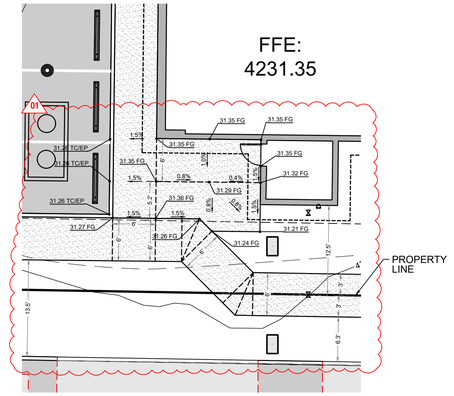
- DRAINAGE BASIN BOUNDARY
- EXISTING CURB
- PROPOSED 12" CONCRETE CURB (6" REVEAL)
- 3551 — EXISTING 1' GROUND SURFACE CONTOUR
- 3555 — EXISTING 5' GROUND SURFACE CONTOUR
- 3551 — PROPOSED 1' GROUND SURFACE CONTOUR
- 3555 — PROPOSED 5' GROUND SURFACE CONTOUR
- 50.50 TC / 50.00 FG — PROPOSED SPOT ELEVATION
- TC — TOP OF CURB
- FG — FINISH GRADE
- EG — EXISTING GRADE
- RE — RIM ELEVATION
- FFE — FINISH FLOOR ELEVATION
- BW — BOTTOM OF WALL
- TW — TOP OF WALL

NOTE:
ADD 4200.00 FT TO ALL SPOT ELEVATIONS

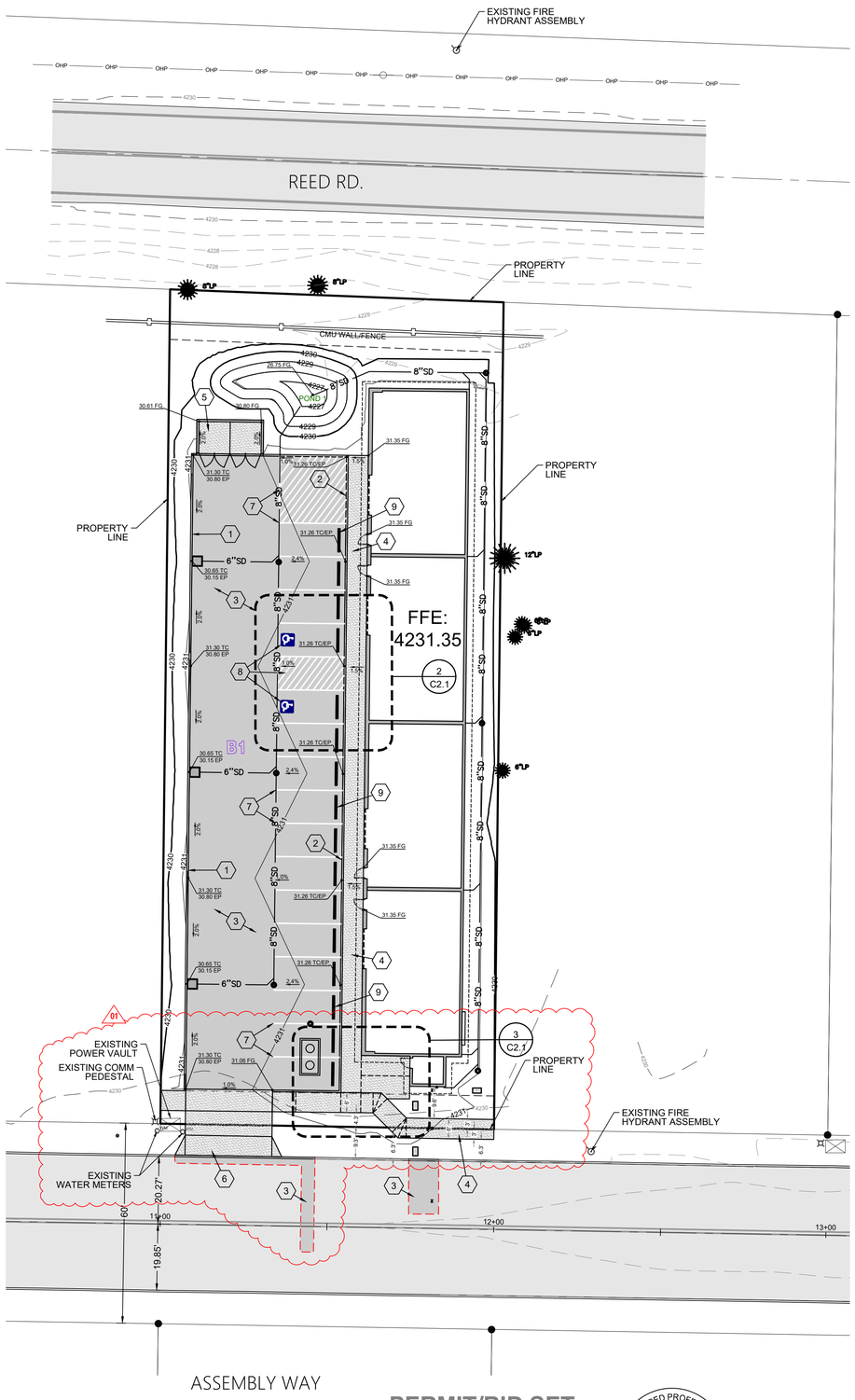
- EXISTING HMAC PAVEMENT TO REMAIN
- PROPOSED HMAC PAVEMENT
- EXISTING CONCRETE TO REMAIN
- PROPOSED LIGHT-DUTY PCC PAVEMENT
- PROPOSED HEAVY-DUTY PCC PAVEMENT



2 / C2.1 ACCESSIBLE PARKING GRADING DETAIL
SCALE: 1" = 10'



3 / C2.1 SITE ACCESS GRADING DETAIL
SCALE: 1" = 10'



0 5 10 20 30 40 60
SCALE: 1" = 20'

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92197PE
PRELIMINARY
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NOV. 10, 2020
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C2.1
GRADING & DRAINAGE PLAN

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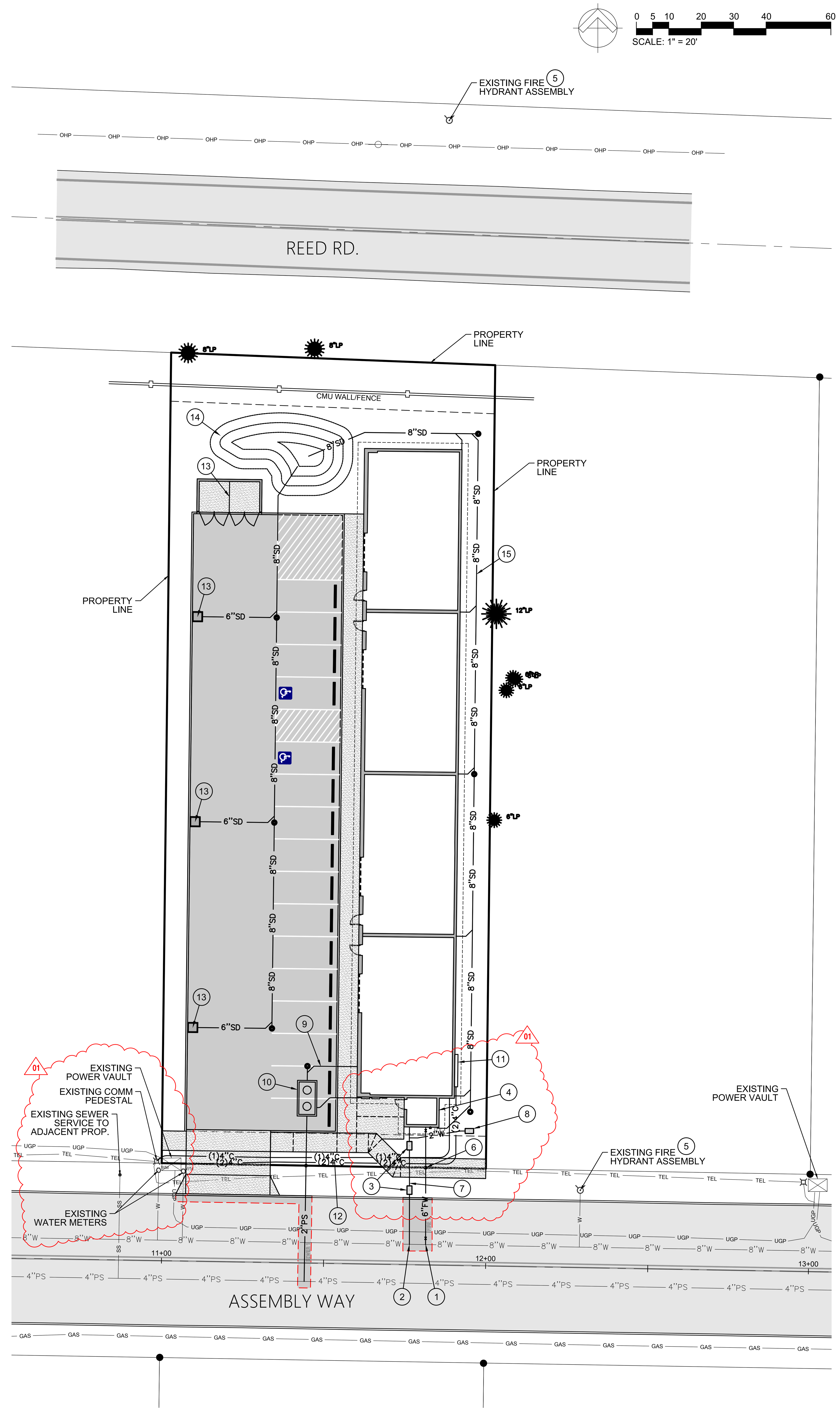
2519 - LA PINE BUSINESS INCUBATOR



UTILITY KEY NOTES

1. PROPOSED 8"x6" HOT TAP TEE ASSEMBLY & 6" FIRE SPRINKLER LINE
2. PROPOSED 2" HOT TAP & 2" DOMESTIC WATER SERVICE
3. PROPOSED 2" WATER METER VAULT & ASSEMBLY AND 2" DCVA BOX & ASSEMBLY
4. PROPOSED FIRE SPRINKLER RISER ROOM WITH WALL MOUNTED FDC
5. EXISTING FIRE HYDRANT ASSEMBLY
6. PROPOSED FIRE SERVICE ISOLATION VALVE
7. PROPOSED 2" DOMESTIC WATER SERVICE TO PROPOSED BUILDING
8. PROPOSED IRRIGATION TEE & STUB
9. PROPOSED 6" SANITARY SEWER SERVICE FROM PROPOSED BUILDING TO PROPOSED SEPTIC TANK
10. PROPOSED 2000 GALLON SEPTIC TANK
11. PROPOSED ELECTRIC METER/SWITCH GEAR
12. PROPOSED SHARED FRANCHISE UTILITY TRENCH
13. PROPOSED CATCH BASIN INLET
14. PROPOSED DRAINAGE POND
15. PROPOSED UNDERGROUND STORM DRAIN PIPE TO ROUTE ROOF RUNOFF TO STORM INFILTRATION FACILITY

UTILITY LEGEND

(line)	PROPERTY LINE
8"SS	PROPOSED SEWER LINE (SIZE AS NOTED)
2"W	PROPOSED WATER LINE (SIZE AS NOTED)
6"FW	PROPOSED FIRE WATER/SPRINKLER LINE (SIZE AS NOTED)
8"SD	PROPOSED STORM DRAIN LINE (SIZE AS NOTED)
4"C	PROPOSED POWER CONDUIT (SIZE & QUANTITY AS NOTED)
4"C	PROPOSED COMMUNICATIONS CONDUIT (SIZE & QUANTITY AS NOTED)
	PROPOSED FDC
	PROPOSED WATER METER/DCVA BOX
	PROPOSED DOUBLE GRATE CATCH BASIN ASSEMBLY
	PROPOSED CLEANOUT ASSEMBLY (SIZE AS NOTED)

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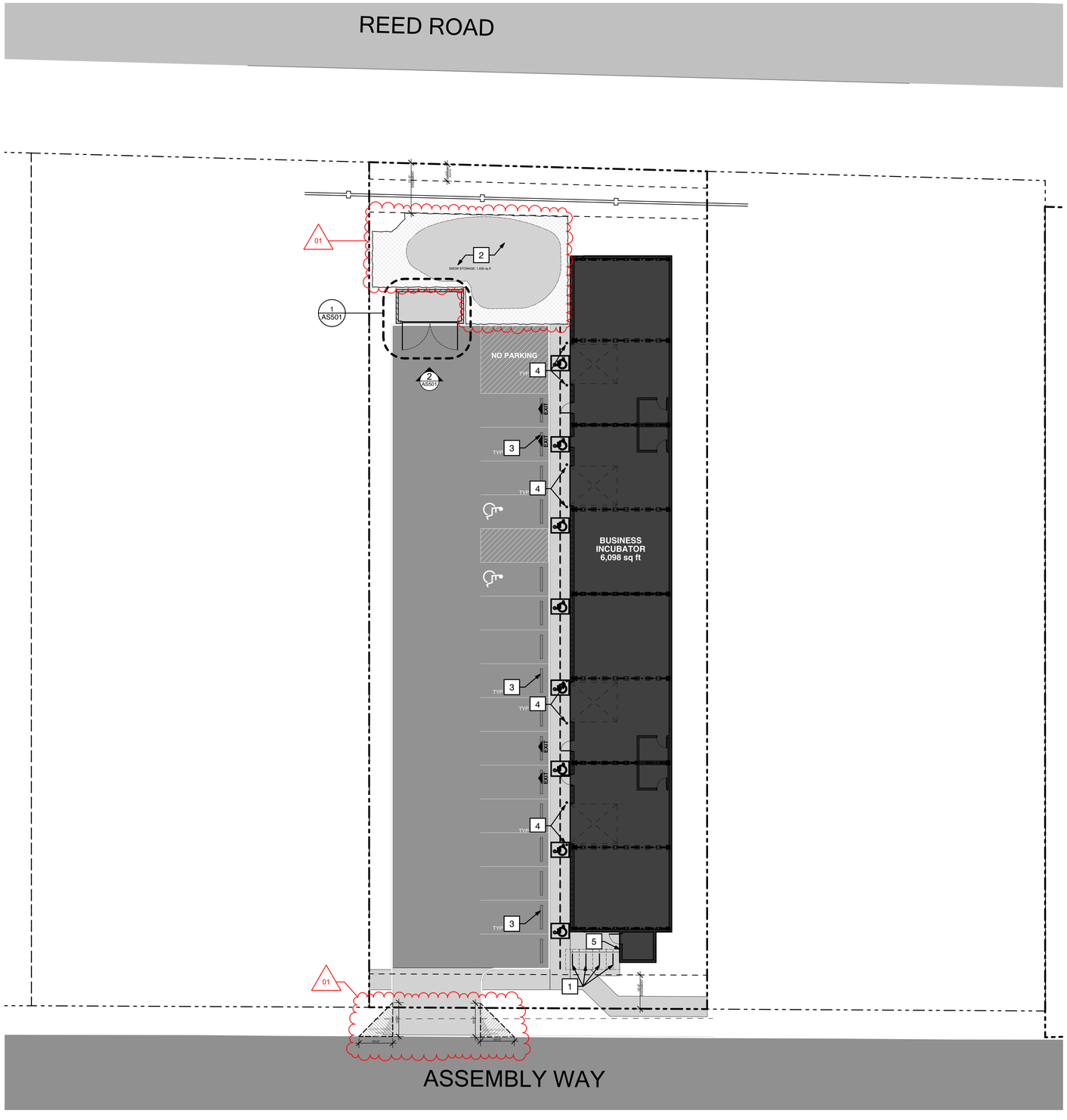
EXPIRES: 6/30/2026

C3.1
UTILITY PLAN



1 **SITE PLAN**
1/16" = 1'-0"

SITE PLAN GENERAL NOTES

A. SIDEWALKS/RAMPS SHALL BE CONSTRUCTED TO THE REQUIREMENTS:
   1. MAXIMUM CROSS SLOPE: 1:50
   2. MAXIMUM SLOPE OF SIDEWALKS: 1:20
   3. MAXIMUM SLOPE OF RAMPS: 1:12
   4. MAXIMUM SLOPE OF ACCESSIBLE PARKING STALL: 2% IN ANY DIRECTION
   5. 2% MAXIMUM SLOPE FOR 5' IN DIRECTION OF TRAVEL AT ALL BUILDING ENTRANCES
B. THE CONTRACTOR SHALL CONFINE OPERATIONS AT THE SITE TO AREAS PERMITTED BY LAW, ORDINANCES, PERMITS AND THE CONTRACT DOCUMENTS
C. THE CONTRACTOR AND SUBCONTRACTORS SHALL LIMIT STORAGE OF MATERIALS AND PORTABLE FIELD OFFICES WITHIN THE AREA APPROVED BY THE AHJ & OWNER
D. GENERAL CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE OR DISRUPT EXISTING UTILITIES, INCLUDING DRAINS, WHILE EXCAVATING OR GRADING. CONFIRM LOCATION OF EXISTING UTILITIES ON ADJACENT PROPERTIES.
E. PRIOR TO THE START OF WORK, THE CONTRACTOR SHALL COORDINATE WITH EACH RESPECTIVE GOVERNING AUTHORITY IN VERIFYING THE LOCATION OF EXISTING SANITARY AND STORM SEWER, WATER, NATURAL GAS, ELECTRICAL, FIBER OPTIC, TELEPHONE, OVERHEAD POWER LINES, AND OTHER UTILITY SYSTEMS BOTH ON SITE AND OFF SITE. THE CONTRACTOR SHALL COMPARE UTILITY INFORMATION WITH THE CONTRACT DOCUMENTS. IF A CONSTRUCTION CONFLICT IS DISCOVERED BETWEEN THE UTILITY INFORMATION OBTAINED AND THE CONTRACT DOCUMENTS NOTIFY THE ARCHITECT IMMEDIATELY.
F. THE CONTRCATOR SHALL MAINTAIN FIRE TRUCK ACCESS TO THE SITE THROUGHOUT THE CONSTRUCTION PROCESS UNLESS AN ALTERNATE PLAN IS APPROVED BY THE FIRE DEPARTMENT.
G. ALL LANDSCAPE SHOWN PER AS102.

SITE PLAN LEGEND

	PROPERTY LINE
	ACCESSIBLE PATH OF TRAVEL
	EXISTING FENCE: TO REMAIN
EXIT	BUILDING EXIT

SITE PLAN KEYNOTES

1. BICYCLE PARKING RACK (4 SPACES) STANDARD INVERTED U-SHAPE BIKE RACKS
2. SNOW STORAGE AREA
3. CONCRETE WHEEL STOP
4. BOLLARD PER 5/AS501
5. KNOX BOX LOCATION

PROJECT DATA

ZONING:	I - INDUSTRIAL
SITE AREA:	24,899 SQ FT
BUILDING USE:	SHOP, WAREHOUSE
BUILDING CODE:	2022 OSSC
OCC. GROUP:	F-1 MODERATE HAZARD FACTORY INDUSTRIAL
CONSTRUCTION TYPE:	VB
FIRE SPRINKLERS:	FULLY SPRINKLERED

SITE COVERAGE ANALYSIS

TOTAL LOT AREA: 24,899 SQ FT

STRUCTURES: 6,115 SQ FT (24.5%)
LANDSCAPING: 7,598 SQ FT (30.5%)
- 3,799 SQ FT MINIMUM NON-LIVING MATERIAL (50%)

SNOW STORAGE

REQUIRED 15% OF SITE AREA TO BE CLEARED

10,205 SQ FT x 15% = 1,530 SQ FT

COLLABORATIVE DESIGN ARCHITECTS
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PERMIT/BID SET

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PREPARED FOR : FRANCIS SENGER
PROJECT ARCHITECT : TRAVIS SMITH , AIA
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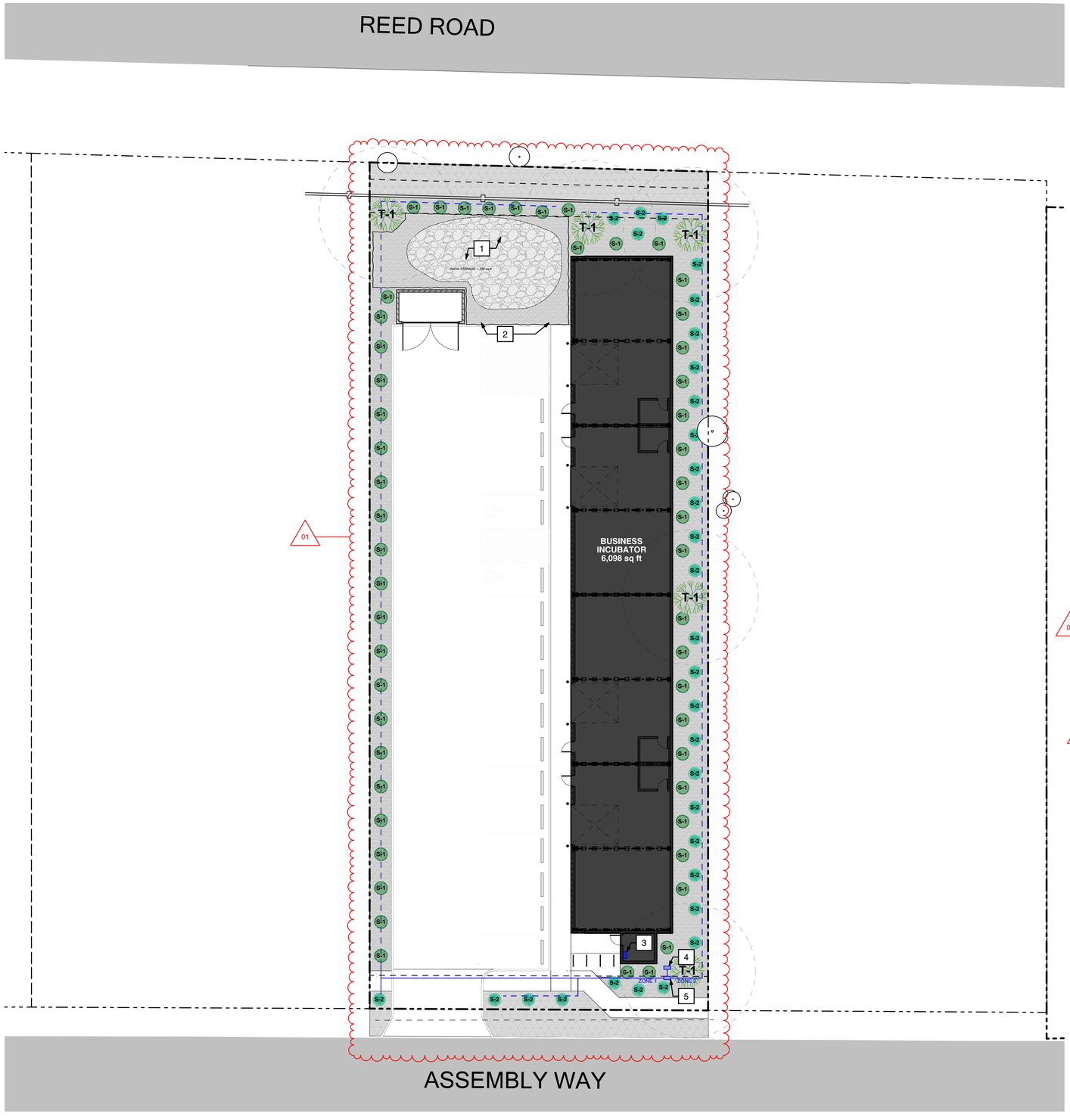
REGISTERED ARCHITECT
TRAVIS W. SMITH
BILLINGS, MT
ARI-11949
STATE OF OREGON

AS101
SITE PLAN



1 **LANDSCAPING PLAN**
1/16" = 1'-0"

LANDSCAPING GENERAL NOTES

A. ALL IN GROUND IRRIGATION TO BE HIGH EFFICIENCY DRIP EMITTERS TO PLANTING BEDS.
B. INSTALLED PLANT MATERIALS SHALL BY PROPERLY GUYED & STAKED AT TIME OF PLANTING:
   1.) **SHRUBS:** SHALL BE SUPPLIED IN ONE GALLON (MIN) OR SIX INCH BURLAP BALLS WITH A MINIMUM SPREAD OF 12".
   2.) **TREES:** SHALL BE A MINIMUM OF 6'-0" IN HEIGHT & FULLY BRANCHED.
C. ALL PLANTINGS INSTALLED IN THE DESIGNATED CLEAR VISION AREAS ARE NOT TO EXCEED 3'-6" IN HEIGHT AT FULL MATURITY.

LANDSCAPING LEGEND

- DRAINAGE POND PER CIVIL
- NATIVE LANDSCAPING (TO REMAIN)
- ALL-SEASON GROUNDCOVER VEGETATION — 01
- EXISTING PLANTING / TREE TO REMAIN
- **S-1:** SHRUB PLANTING — ORNAMENTAL GRASS: CALAMAGROSTIS X ACUTIFLORA 'KARL FOERESTER' / FEATHER REED GRASS
- **S-2:** SHRUB PLANTING — ORNAMENTAL GRASS: FESTUCA GLAUCA 'BOULDER BLUE' / BOLDER BLUE FESCUE
- **T-1:** TREE PLANTING — STREET TREE: 1.5" CALIPER NORWAY MAPLE
- 1" PVC IRRIGATION LINE
- 1/2" FLEX TO DRIP IRRIGATION LINE

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LANDSCAPING KEYNOTES

1. DRAINAGE POND PER CIVIL
2. SNOW STORAGE AREA, NO PROPOSED LANDSCAPING WITHIN BOUNDARY
3. IRRIGATION TIMER
4. 1" IRRIGATION BACKFLOW DEVICE, CONNECT TO IRRIGATION WATER SERVICE PER CIVIL
5. IRRIGATION VALVE CONTROLS

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COLLABORATIVE DESIGN ARCHITECTS
2280 GRANT ROAD, SUITE C BILLINGS, MT 59102 406.248.3443
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2519 - LA PINE BUSINESS INCUBATOR
16626 ASSEMBLY WAY, LA PINE, OREGON 97739

ISSUE DATES:
- 7/15/2025 - LAND-USE SUBMITTAL
- 9/5/2025 - PERMIT/BID SET
- 10/30/2025 - PLANNING DEPT 01

PERMIT/BID SET

LA PINE BUSINESS INCUBATOR
16628 ASSEMBLY WAY, LA PINE, OREGON 97739

PREPARED FOR : FRANCIS SENGER
PROJECT ARCHITECT : TRAVIS SMITH , AIA
PROJECT NUMBER: 2519

REGISTERED ARCHITECT — TRAVIS W. SMITH — BILLINGS, MT — ARI-11949 — STATE OF OREGON

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LANDSCAPING PLAN