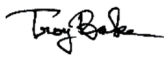


MEMO

To: Brent Bybee, City of La Pine, Oregon
From: Troy Baker, P.E. 
Subject: Site Plan Application Review: ARCO
Date: January 13, 2025
Job/File No. 33-20-002-015
cc: Kelly West, City of La Pine, Oregon
Geoff Wullschlager, City of La Pine, Oregon

Per the City of La Pine, Oregon's request, Anderson Perry & Associates, Inc., has reviewed the Site Plan Application for ARCO located at 52390 Hunting Road on Tax Lot 2210102AB00500 concerning the gas station, convenience store, and quick-serve restaurant's potential impacts to the City's public utilities and roadways. The public improvements shown on the Site Plan were reviewed using the City's 2016 Standards and Specifications Design Standards (Design Standards). The comments are listed below by the public facility.

General

- Show an Americans with Disabilities Act (ADA) parking sign for the ADA parking space shown on the Site Plan.
- Show ADA compliance for accessible paths on the Site Plan.
- The traffic impact analysis recommends the Burgess Road access be restricted to right-in and right-out movements; show signage and a splitter island for this driveway access.

Street

- Provide a design for culverts, drain infiltration swales, asphalt driveways, and asphalt path improvements in public right-of-way meeting the requirements of the Design Standards, II. Design Parameters, and III. Drawings.

Stormwater

- Provide a design and calculations meeting the requirements of the Design Standards, II. Design Parameters, B. Stormwater for roadway improvements and site development. The stormwater runoff from the site must be retained on site.
- Stormwater from the concrete fuel slab proposed under the canopy catch basin and the canopy oil/water separator shall be conveyed to the proposed infiltration swale and not to the City sanitary sewer system.

Sewer

- Show abandonment of unused existing septic tank effluent gravity system and unused effluent line.
- Install sewer service to the applicable requirements of the Design Standards, II. Design Parameters, C. Sewer.

Water

- Show the water service, meter box, and backflow prevention device on the Site Plan per the requirements of the Design Standards, II. Design Parameters, D. Water, d. Service Lines.
- Show abandonment of any unused water service lines.
- Coordinate with the La Pine Rural Fire District to verify if any additional fire hydrants are required for the redevelopment of the site.

TB/tb