


MEMO

To: Brent Bybee, City of La Pine, Oregon
From: Troy Baker, P.E. 
Subject: Site Plan Application Review: Pudding River Properties LLC
Date: April 7, 2025
Job/File No. 33-20-002 (w/o encl.)
cc: Branden Bren, City of La Pine, Oregon (w/o encl.)
Geoff Wullschlager, City of La Pine, Oregon (w/o encl.)

Per the City of La Pine, Oregon's request, Anderson Perry & Associates, Inc., has reviewed the Site Plan Application for Pudding River Properties LLC, located at 16775 CW Reeves Lane, La Pine, Oregon, on Tax Lot 221014DA00400, concerning the office and light manufacturing building'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.

Street

- Provide a design for concrete driveways, and concrete sidewalk improvements in the public right-of-way meeting the requirements of the Design Standards, II. Design Parameters, and III. Drawings.

Sewer

- Install sewer service to the applicable requirements of the Design Standards, II. Design Parameters, C. Sewer.

Water

- Show the fire and water services, 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.
- Coordinate with the La Pine Rural Fire District to verify if any additional fire hydrants are required for the development of the site.

TB/mb

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