


MEMO

To: Brent Bybee, City of La Pine, Oregon
From: Troy Baker, P.E. 
Subject: Application Review: Spike Subdivision
Date: March 26, 2025
Job/File No. 33-20-002
cc: Branden Bren, City of La Pine, Oregon
Geoff Wullschlager, City of La Pine

Per the City of La Pine's request, Anderson Perry & Associates, Inc., has reviewed the tentative plat of a ten-lot subdivision at 52586 and 52598 Antler Lane on Tax Lots No. 211036004500 and 211036004600 for the potential impacts to 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 review comments are listed below by public facility.

Street

- Provide street improvement plans for Antler Lane and Spike Court that comply with Design Standards II. Design Parameter, A. Street, and III. Drawings. Provide details for the proposed street section and pavement section.
- The Design Standards require curbs along street improvements. Provide curbs along Antler Lane and Spike Court that comply with Design Standards II. Design Parameter, A. Street, 10. Curbs. Provide detail for the curb opening to allow for street drainage to the swale. Show curb opening locations on the plans.
- Sidewalk ramps are missing to Antler Lane. Show ramps on the street improvement plan. Provide detail for accessible ramps.
- Provide details for driveways through swales and driveways from the cul-de-sac bulb, with a design section suitable for vehicle traffic. Show in the detail if swale driveways have a low point to let stormwater cross to balance storage/infiltration across Swales 1 and 2.
- Locate the proposed mail cluster delivery box outside of the intersection sight distance triangle and comply with Design Standards II. Design Parameter, A. Street, 15. Cluster Postal Delivery Boxes.
- Show stop/street name sign at the intersection per Design Standards II. Design Parameter, A. Street, 14. Street Signs.

Stormwater

- Provide stormwater improvement plans for Antler Lane and Spike Court that comply with Design Standards II. Design Parameter, B. Stormwater, and III. Drawings.
- Provide details for swales along Antler Lane and Spike Court.
- Provide a grading plan showing how lot drainage will remain on site. The preliminary grading plan shows stormwater from the southern half of the proposed subdivision draining toward the sidewalk, across the sidewalk, and into the swale or cul-de-sac.
- Provide stormwater calculations supporting the analysis shown on Drawings No. G-04 and G-05.

Sewer

- Provide sewer improvement plans for Spike Court that comply with Design Standards II. Design Parameter, C. Sewer, and III. Drawings.
- Provide detail of the connection to the existing sewer main.
- Provide main line cleanout detail.
- Provide service and service cleanout detail.

Water

- Provide water improvement plans for Spike Court that comply with Design Standards II. Design Parameter, D. Water, and III. Drawings.
- Provide detail of the hot tap on the existing water main, including the 8-inch valve.
- Provide detail for hydrant installation. Show the minimum separation between water and electrical on the detail.
- The hydrant is shown in the utility easement. Grant City water easement for the hydrant in the utility easement.
- Provide service and meter box detail.

TB/tb