VICINITY MAP
NTS

FINLEY BUTTE RANCH

RESIDENTIAL SUBDIVISION

SEPTEMBER 2024

TAXLOT: 221014CD00100

CITY PROJECT NUMBER: 02SUB-24

CITY OF LA PINE, DESCHUTES COUNTY, OREGON

SCHEDULE OF PUBLIC IMPROVEMENTS:

STREET ASPHALT:	118,974 SF
SIDEWALK ASPHALT:	4,902 SF
SIDEWALK CONCRETE:	39,556 SF
ADA RAMPS:	25
8" PVC 3034 SEWER MAIN:	3,234'
SEWER CLEANOUTS:	31
4" SEWER SERVICES:	89
1000 GAL SEPTIC TANKS:	89
10" C900 WATER MAIN:	622'
10" GATE VALVES:	5
10" BLOW OFFS:	1
10" X 6" TEES:	2
8" C900 WATER MAIN:	2,669'
8" GATE VALVES:	12
8" BLOW OFFS:	1
8" X 6" TEE:	6
6" GATE VALVES:	8
FIRE HYDRANTS:	8
1" WATER SERVICES:	89
STREETLIGHTS:	6

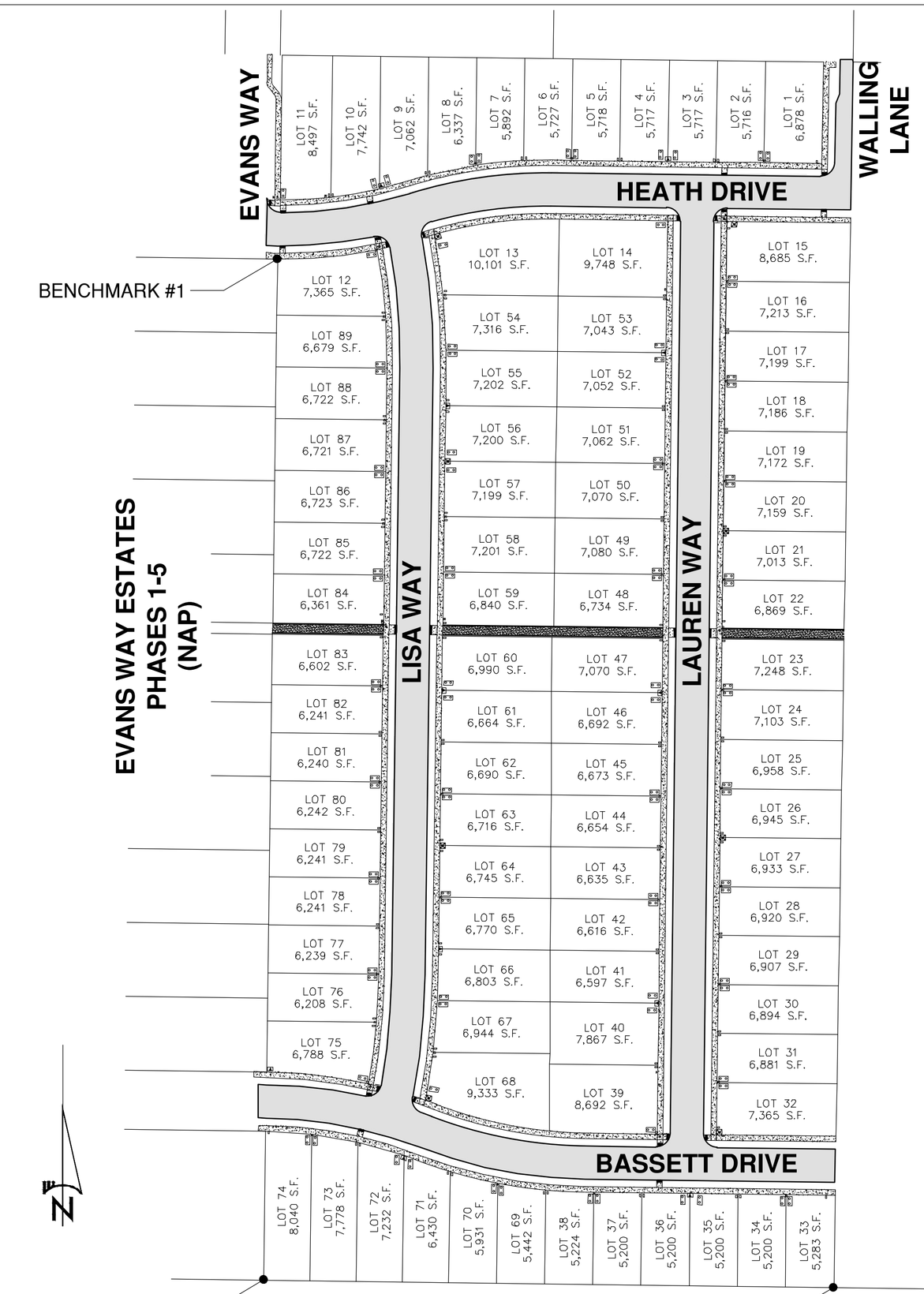
LEGEND: EXISTING

- PROPERTY LINE
- ROW CENTERLINE
- EASEMENT LINE
- MAJOR CONTOURS (3580)
- MINOR CONTOURS (3581)
- EXISTING WATER (W)
- EXISTING SEWER (SS)
- EX OVERHEAD POWER (OH)
- EXISTING FENCE (X)
- EXISTING CONCRETE
- EXISTING ASPHALT
- EXISTING WATER VALVE
- EXISTING HYDRANT
- EXISTING SURVEY MONUMENT

LEGEND: PROPOSED

- PROPERTY LINE
- ROW CENTERLINE
- EASEMENT LINE
- MAJOR CONTOURS (3580)
- MINOR CONTOURS (3581)
- JOINT UTILITY TRENCH (UT)
- PROPOSED WATER (W)
- PROPOSED SEWER (SS)
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED AC WALKWAY
- PROPOSED WATER METER
- PROPOSED HYDRANT
- PROPOSED WATER VALVE
- PROPOSED SEWER CLEAN OUT (CO)
- PROPOSED POWER PEDESTAL (P)
- PROPOSED POWER VAULT
- PROPOSED STREET LIGHT

SURVEY CONTROL DATA TABLE				
NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	60755.114	196785.686	4237.25'	5/8" REBAR
2	59540.839	196773.422	4238.62'	TOP OF 5/8" REBAR W/ YPC "SCE&S"
3	59535.000	197390.131	4238.36'	TOP OF 3 1/4" BRASS CAP 1/4 CORNER



SITE MAP
1" = 100'

APPROVALS:

CITY OF LA PINE PUBLIC WORKS DIRECTOR:

_____

OWNER:

EVANS PROPERTY HOLDINGS
17140 SHAWNEE CIRCLE
SUNRIVER, OR 97707

ENGINEER & SURVEYOR:

BECON CIVIL ENGINEERING & LAND SURVEYING
549 SW MILL VIEW WAY, SUITE 100
BEND, OREGON 97702

UTILITY PROVIDERS:

CITY OF LA PINE WATER
CITY OF LA PINE SEWER
MIDSTATE ELECTRIC COOPERATIVE
CASCADE NATURAL GAS
TDS
LUMEN

SHEET INDEX:

C1.0 COVER SHEET
C1.1 CONSTRUCTION NOTES
C2.0 EXISTING CONDITIONS
C3.0 TENTATIVE SUBDIVISION PLAT
C4.0 - C4.8 ROAD IMPROVEMENTS
C5.0 DETAILS
C5.1 DETAILS

ENGINEERING SET

REGISTERED PROFESSIONAL ENGINEER 79414 OREGON SEPT. 12, 2017 TREVOR RYAN MUNRO
RENEWS: DECEMBER 31, 2024

FINLEY BUTTE RANCH
RESIDENTIAL SUBDIVISION
COVER SHEET
CITY OF LA PINE, DESCHUTES COUNTY, OREGON

LA PINE OREGON

REVISIONS:
1.
2.
3.

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(541) 633-3140
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DESIGNED BY: TRM
DRAWN BY: SMA
SCALE: 1" = 100'
FILE: 24004
DATE: 09/10/2024

VERIFY SCALES
0 1"
BAR EQUALS ONE INCH ON ORIGINAL DRAWING

SHEET: C1.0

PERMIT# 02SUB-24

CITY OF LA PINE NOTES

GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES WHICH MAY BE IN THE WORK AREA BEFORE CONSTRUCTION IS UNDERTAKEN. THE NEW UTILITIES SHALL BE INSTALLED TO AVOID CONFLICT WITH THE EXISTING UTILITIES.
2. CONTRACTOR TO OBTAIN ALL PERMITS.
3. ALL WORK AND MATERIALS SHALL CONFORM WITH THE ODOT/AMERICAN PUBLIC WORKS SPECIFICATIONS FOR CONSTRUCTION (2018).
4. ALL WORK AND MATERIALS SHALL CONFORM WITH THE CORRESPONDING STANDARDS AND SPECIFICATIONS OF THE JURISDICTION, LATEST EDITION. CONTRACTOR SHALL MAINTAIN A CURRENT COPY OF STANDARDS AND SPECS ON SITE.
5. CONTRACTOR TO PROVIDE TRAFFIC CONTROL PER THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES.
6. ALL WORK SHALL BE DONE IN CONFORMANCE TO ALL APPLICABLE STATE & LOCAL PLUMBING CODES.
7. THE ENGINEER HAS NOT BEEN RETAINED OR COMPENSATED TO PROVIDE DESIGN AND CONSTRUCTION REVIEW SERVICES RELATING TO THE CONTRACTOR'S SAFETY PRECAUTIONS.
8. ONLY APPROVED CONTRACTORS TO PERFORM CONSTRUCTION IN THE PUBLIC RIGHT OF WAY.
9. ACCESSIBLE RAMPS SHALL CONFORM TO ODOT STANDARDS.
10. CITY ENGINEER'S SIGNATURE DOES NOT GRANT APPROVAL TO COMMENCE CONSTRUCTION. A PRE-CONSTRUCTION CONFERENCE SHALL BE CONDUCTED PRIOR TO COMMENCING WORK.
11. OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER AT (503) 232-1987.

GENERAL NOTES (CONTINUED):

12. ALL CONSTRUCTION WORK SHALL BE PERFORMED BY APPROVED CONTRACTORS.
13. HOT TAPS TO EXISTING SEWER OR WATER FACILITIES MUST BE COMPLETED BY A CONTRACTOR APPROVED BY THE LA PINE PUBLIC WORKS.
14. ALL DRIVEWAY APPROACHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARD DRAWINGS AND SPECIFICATIONS.
15. TEN FOOT SEPARATION IS REQUIRED BETWEEN SEWER AND WATER SERVICES. NO UTILITIES SHALL BE PLACED WITHIN TEN FEET OF WATER MAINS OR SERVICES.
16. SEWER AND WATER SERVICES EXTENDED BEYOND PUBLIC RIGHT-OF-WAYS AND EASEMENTS SHALL BE INSPECTED BY THE COUNTY BUILDING DEPARTMENT.
17. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS (PUE) IDENTIFIED ON THIS PLAN AS MAY BE NECESSARY OR DESIRABLE IN SERVING THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE THE REMOVAL OF ANY OBSTRUCTIONS INCLUDING TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES AND FACILITIES IN THE PUE.
18. THE CONTRACTOR SHALL EXPOSE, VERIFY, AND\OR MATCH EXISTING UTILITIES AND IMPROVEMENTS, IN CONFORMANCE WITH THE INTENT OF THESE PLANS AND SPECIFICATIONS, TO PROVIDE COMPLETE AND OPERATIONAL SYSTEMS. ANY DISCREPANCIES AT PROPOSED CONNECTION POINTS SHALL BE REPORTED TO THE ENGINEER AND AFFECTED UTILITY PRIOR TO PROCEEDING WITH CONSTRUCTION.
19. DRY UTILITY TRENCHING SHALL BE COMPLETED IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS OF THE APPLICABLE UTILITY COMPANY. CONTRACTOR SHALL COORDINATE TRENCH EXCAVATION, BEDDING, BACKFILL, AND LOCATION OF TRENCH AND LOCATION OF RISERS, VAULTS, AND OTHER APPURTENANCES WITH THE APPROPRIATE UTILITY REPRESENTATIVE.

WATER NOTES:

1. EXISTING WATER LINE & SERVICES TO BE MAINTAINED UNTIL NEW SERVICES ARE COMPLETED. COORDINATE WITH THE LA PINE WATER DIST. ON THE NUMBER AND LOCATION OF EXISTING SERVICES. ABANDONED WATER SERVICES SHALL BE CUT AT THE WATER MAIN.
2. ALL WORK AND MATERIALS SHALL CONFORM WITH THE CORRESPONDING STANDARDS AND SPECIFICATIONS OF THE JURISDICTION, LATEST EDITION. CONTRACTOR SHALL MAINTAIN A CURRENT COPY OF STANDARDS AND SPECS ON SITE.
3. A 10' MINIMUM SEPARATION FROM ANY OTHER UTILITY LINE SHALL BE MAINTAINED EXCEPTING CROSSINGS.
4. THRUST BLOCKS TO BE PROVIDED AT ALL TEES, PLUGS, CAPS, BENDS, AND AT ALL OTHER LOCATIONS WHERE UNBALANCED FORCES EXIST. CONCRETE TO BE POURED AGAINST UNDISTURBED EARTH.
5. DISINFECTION PROCEDURE FOR NEW WATER LINE TO BE PERFORMED IN COMPLIANCE WITH ADMINISTRATIVE RULES CHAPTER 333, LATEST EDITION AND LA PINE WATER DIST. STANDARDS AND SPECIFICATIONS.
6. INSPECTION REQUIRED: NO THRUST BLOCKS SHALL BE POURED AND NO PIPE SHALL BE BACKFILLED UNTIL PUBLIC WORKS HAS GIVEN APPROVAL.
7. CONTRACTOR SHALL REFERENCE THE STANDARD DRAWINGS IN THE LA PINE CONSTRUCTION STANDARDS, LATEST EDITION.
8. THE LA PINE PUBLIC WORKS REQUIRES THAT ALL WORK BE INSPECTED AND TESTED BY THE LA PINE PUBLIC WORKS OR REPRESENTATIVE THEREOF.
9. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH ACCURATE AS-BUILT DRAWINGS SHOWING DISTANCES BETWEEN SERVICES, ALONG WITH ANY OTHER CHANGES TO THE APPROVED PLANS. THE DEVELOPER'S ENGINEER SHALL PROVIDE THE CITY OF LA PINE WITH MYLARS OR TRACINGS, AND TWO (2) SETS OF AS-BUILT PRINTS OF THE COMPLETED PROJECT. THE DEVELOPER'S ENGINEER SHALL PROVIDE AS-BUILTS IN DIGITAL FORM TO ALLOW THE WORK TO BE ADDED TO THE DISTRICT'S RECORDS.
10. TWO INCH WARNING TAPE AND TONING WIRE SHALL BE PLACED WITHIN ONE FOOT OF ALL WATER LINES.
11. ANY SINGLE HOME WATER SERVICE SHALL BE ONE INCH DIAMETER.
12. ALL FITTINGS TO CONFORM TO LA PINE PUBLIC WORKS STANDARD DETAILS.
13. BACKFILL CLASSES SHALL BE IN ACCORDANCE WITH DESCHUTES COUNTY PUBLIC WORKS STANDARDS.
14. PRESSURE TESTING OF NEW WATER LINES TO COMPLY WITH AWWA STANDARDS. NO PRESSURE TESTING AGAINST WATER VALVES. NEW WATER LINE TO BE TESTED TO BE WITHIN 10' OF EXISTING WATER LINE TO CONNECT TO. JOINTS TO BE RESTRAINED DURING PRESSURE TESTING PER AWWA STANDARDS. ALL TESTING SHALL BE PERFORMED IN THE PRESENCE OF A REPRESENTATIVE OF THE LAPINE PUBLIC WORKS.
15. VALVE AND BLOW OFF ASSEMBLY TO BE INSTALLED AT WATER MAIN ENDS INCLUDING PHASE LINES WHERE PHASES ARE NOT CONSTRUCTED CONSECUTIVELY.
16. ALL PUBLIC WATER SYSTEM CONSTRUCTION TO COMPLY WITH OAR 333-061-0050

SEWER NOTES:

1. ALL WORK AND MATERIALS SHALL CONFORM WITH THE CORRESPONDING STANDARDS AND SPECIFICATIONS OF THE JURISDICTION, LATEST EDITION. CONTRACTOR SHALL MAINTAIN A CURRENT COPY OF STANDARDS AND SPECS ON SITE.
2. CLEAN OUTS SHALL BE 45° "WYE" WITH A 24" SPOOL, FOLLOWED BY A 45° BEND, ALL ENCASED IN 2000 PSI CONCRETE. A "BROOKS" VALVE BOX MARKED "SEWER" SHALL BE SET IN CONCRETE (OR A/C IN ROADWAY) OVER THE LID, AT GRADE. CLEANOUTS SHALL BE PROVIDED IN ALL DIRECTIONS FROM EVERY TEE AND CROSS TO THE MAIN LINE, AND WITHIN 5 FEET OF THE INTERSECTION.
3. CONTRACTOR SHALL REFERENCE THE STANDARD DRAWINGS IN THE CITY OF LA PINE CONSTRUCTION STANDARDS, LATEST EDITION.
4. ALL TESTING SHALL BE PERFORMED IN THE PRESENCE OF A REPRESENTATIVE OF THE LAPINE PUBLIC WORKS. PROCEDURES SHALL BE IN CONFORMANCE WITH CITY POLICIES.
5. ALL WORK SHALL BE PERFORMED BY DISTRICT APPROVED CONTRACTORS.
6. TRENCH BACKFILL SHALL BE IN ACCORDANCE TO THE DESCHUTES COUNTY ROAD DEPARTMENT STANDARDS.
7. TWO INCH WARNING TAPE AND TONING WIRE SHALL BE PLACED WITHIN ONE FOOT OF ALL SEWER LINES.
8. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH ACCURATE AS-BUILT DRAWINGS SHOWING DISTANCES BETWEEN SERVICES, ALONG WITH ANY OTHER CHANGES TO THE APPROVED PLANS. THE DEVELOPER'S ENGINEER SHALL PROVIDE THE SEWER DISTRICT WITH MYLARS OR TRACINGS, AND TWO (2) SETS OF AS-BUILT PRINTS OF THE COMPLETED PROJECT. THE DEVELOPER'S ENGINEER SHALL PROVIDE AS-BUILTS IN DIGITAL FORM TO ALLOW THE WORK TO BE ADDED TO THE DISTRICT'S RECORDS.
9. A LENGTH OF AT LEAST 20 LF OF C900 PIPE SHALL BE USED FOR SANITARY SEWER AND SEWER SERVICES WHENEVER THEY CROSS WITHIN 18" OF A WATER MAIN.

BECON NOTES

CITY OF LA PINE NOTES ON THIS SHEET TAKE PRECEDENCE

CONSTRUCTION NOTES:

1. NO CONSTRUCTION SHALL BE STARTED WITHOUT A NOTICE TO PROCEED BY THE CITY ENGINEERING DEPARTMENT. THE CITY ENGINEERING DEPARTMENT AND THE DESIGN ENGINEER SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY CONSTRUCTION WORK DONE PRIOR TO NOTICE TO PROCEED BEING ISSUED OR WITHOUT INSPECTION WILL BE REJECTED.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS ON THE JOB SITE INCLUDING BUT NOT LIMITED TO, ALL DIMENSIONS, GRADES, ELEVATIONS, EXTENT AND COMPATIBILITY TO THE EXISTING SITE CONDITIONS, AND WITH THE WORK DESCRIBED ON THE ENGINEER'S DRAWINGS. ANY DISCREPANCIES OR UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. CONTRACTOR SHALL NOT PROCEED WITH ANY OF THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO, THEN IT IS UNDERSTOOD THAT THE CONTRACTOR IS CHOOSING TO PROCEED AT THE CONTRACTOR'S OWN RISK AND SHALL INCUR ALL COSTS, IF ANY TO RESOLVE THE ISSUES TO THE SATISFACTION OF THE ENGINEER.
3. A CITY INSPECTOR ACTING ON BEHALF OF THE CITY MAY REQUIRE REVISIONS IN PLANS TO SOLVE UNFORESEEN PROBLEMS THAT MAY ARISE IN THE FIELD.
4. ALL CONSTRUCTION WORK AND INSTALLATIONS SHALL CONFORM TO THE CURRENT CITY PUBLIC WORKS STANDARDS & SPECIFICATIONS REQUIREMENTS, AND ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE CITY.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT "UNDERGROUND LOCATE SERVICE" AT 1-800-332-2344 AT LEAST 48 BUSINESS-DAY HOURS PRIOR TO THE START OF CONSTRUCTION FOR THE LOCATION OF POWER, GAS, CABLE TV AND TELEPHONE UNDERGROUND FACILITIES. THE CONTRACTOR WILL ALSO BE RESPONSIBLE FOR CONTACTING THE APPROPRIATE PUBLIC AGENCY FOR THE LOCATION OF UNDERGROUND FACILITIES.
6. ALL UTILITIES SHOWN ARE ACCURATE TO THE EXTENT OF AVAILABLE RECORDS AND KNOWLEDGE. NO POTHOLING TO VERIFY LOCATIONS AND ELEVATIONS WAS AUTHORIZED BY THE OWNER. THE CONTRACTOR HAS THE TOTAL RESPONSIBILITY TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND TO NOTIFY THE UTILITY COMPANIES WHEN WORKING IN THEIR PROXIMITY. CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503)232-2987.
7. ALL GRADING SHALL BE IN CONFORMANCE WITH THE CURRENT CITY STANDARDS AND SPECIFICATIONS AND CURRENT GRADING ORDINANCE. ALL SUBGRADE MATERIAL SHALL BE CONSIDERED CLASS A AND COMPACTED TO 95% OF OPTIMUM DENSITY. AS SPECIFIED IN THESE PLANS, ALL FILL MATERIAL SHALL BE COMPACTED TO 95% RELATIVE COMPACTION PER THE CITY TESTING REQUIREMENTS.
8. ALL FINAL CUT SLOPES SHALL NOT EXCEED A GRADE OF 2 TO 1 VERTICAL UNLESS OTHERWISE APPROVED. FILL SLOPES SHALL NOT EXCEED A GRADE OF 2 HORIZONTAL TO 1 VERTICAL UNLESS OTHERWISE APPROVED BY THE ENGINEER.

CONSTRUCTION NOTES (CONT):

9. ALL UNSUITABLE SOILS MATERIALS, RUBBISH AND DEBRIS RESULTING FROM GRADING OPERATIONS SHALL BE REMOVED FROM THE JOB SITE AND DISPOSED OF PROPERLY.
10. THE CONTRACTOR SHALL EMPLOY ALL LABOR, EQUIPMENT, AND METHODS REQUIRED TO PREVENT DUST IN AMOUNTS DAMAGING TO PROPERTY, CULTIVATED VEGETATION AND DOMESTIC ANIMALS OR CAUSING A NUISANCE TO PERSONS OCCUPYING BUILDINGS IN THE VICINITY OF THE JOB SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY DUST RESULTING FROM CONSTRUCTION.
11. THE CONTRACTOR SHALL FOLLOW ALL APPLICABLE INDUSTRIAL SAFETY REGULATIONS. THE CITY AND DESCHUTES COUNTY AND THEIR OFFICIALS, THE ENGINEER, AND THE OWNER SHALL NOT BE RESPONSIBLE FOR ENFORCING SAFETY REGULATIONS.
12. MATERIAL QUANTITIES USED, NOTED, OR PROVIDED IN A SEPARATE ITEMIZED QUANTITY TAKE-OFF ARE AN ENGINEER'S OPINION OF PROBABLE MATERIAL REQUIREMENTS, AND IS AN ESTIMATE ONLY. CONTRACTOR'S HAVE THE SOLE RESPONSIBILITY OF MAKING THEIR OWN QUANTITY TAKE-OFF AND COST ESTIMATE.
13. ALL WORK SHALL BE PERFORMED BY A CITY APPROVED CONTRACTOR.
14. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS (PUE) IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN SERVING THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE THE REMOVAL OF ANY OBSTRUCTIONS INCLUDING TREES AND VEGETATION THAT MAY BE PLACED WITH IN THE PUE AT THE LOT OWNERS EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT PRIOR WRITTEN APPROVAL OF THE UTILITIES AND FACILITIES IN THE PUE.
15. CITY ENGINEER'S SIGNATURE DOES NOT CONSTITUTE APPROVAL OF FACILITIES PROPOSED ON PRIVATE PROPERTY. SEPARATE PERMITS ISSUED BY THE BUILDING DEPARTMENT ARE REQUIRED AND SHALL BE OBTAINED BY THE DEVELOPER FOR FACILITIES LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
16. ANY WORK WITHIN EXISTING PUBLIC RIGHT-OF-WAY OR DEDICATED CITY EASEMENTS REQUIRES A SEPARATE RIGHT-OF-WAY EXCAVATION PERMIT OBTAINED FROM THE CITY ENGINEERING DIVISION.
17. ACCESS TO EXISTING PROPERTIES/RESIDENTS AFFECTED BY CONSTRUCTION ACTIVITIES WILL BE MAINTAINED AT ALL TIMES BY THE CONTRACTOR. EMERGENCY ACCESS AND COORDINATION OF EMERGENCY SERVICES WILL BE REQUIRED.
18. SURVEY MONUMENTS, CONTROLS, OR PROPERTY CORNERS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION ACTIVITIES WILL BE RE-ESTABLISHED, RESTORED, AND/OR REPLACED AT THE CONTRACTOR'S EXPENSE.
19. ALL NECESSARY CHANGES TO DESIGN PLANS, REVEALED DURING CONSTRUCTION, MUST BE APPROVED BY THE DESIGN ENGINEER AND THE CITY.

ENGINEERING SET

REGISTERED PROFESSIONAL ENGINEER 79414 OREGON SEPT. 12, 2017 TREVOR RYAN MUNRO
RENEWS: DECEMBER 31, 2024

FINLEY BUTTE RANCH
RESIDENTIAL SUBDIVISION
CONSTRUCTION NOTES
CITY OF LA PINE, DESCHUTES COUNTY, OREGON

LA PINE OREGON

REVISIONS:
1.
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3.

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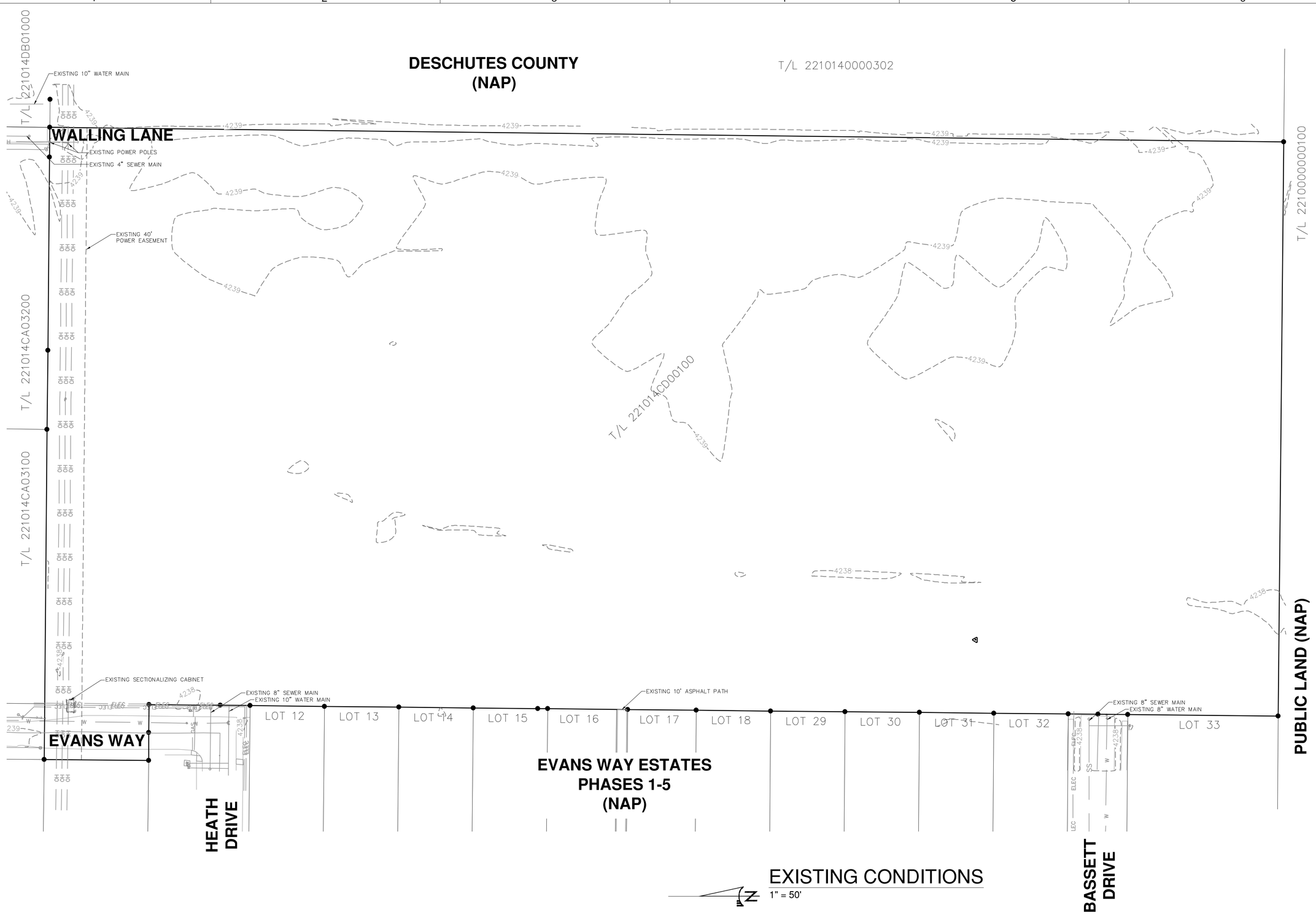
DESIGNED BY: TRM
DRAWN BY: SMA
SCALE: NTS
FILE: 24004
DATE: 09/10/2024

VERIFY SCALES
0 1"
BAR EQUALS ONE INCH ON ORIGINAL DRAWING

SHEET: C1.1

PERMIT# 02SUB-24



EXISTING CONDITIONS

1" = 50'

ENGINEERING SET

REGISTERED PROFESSIONAL ENGINEER 79414 OREGON SEPT. 12, 2017 TREVOR RYAN MUNRO

RENEWS: DECEMBER 31, 2024

FINLEY BUTTE RANCH RESIDENTIAL SUBDIVISION

EXISTING CONDITIONS

CITY OF LA PINE, DESCHUTES COUNTY, OREGON

LA PINE OREGON

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0 1"
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SHEET: C2.0

03 OF 15

PERMIT# 02SUB-24

TENTATIVE PLAT

SCALE: 1"= 50'

ENGINEERING SET

REGISTERED PROFESSIONAL ENGINEER 79414 OREGON SEPT. 12, 2017 TREVOR RYAN MUNRO

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FINLEY BUTTE RANCH RESIDENTIAL SUBDIVISION

TENTATIVE PLAT

CITY OF LA PINE, DESCHUTES COUNTY, OREGON

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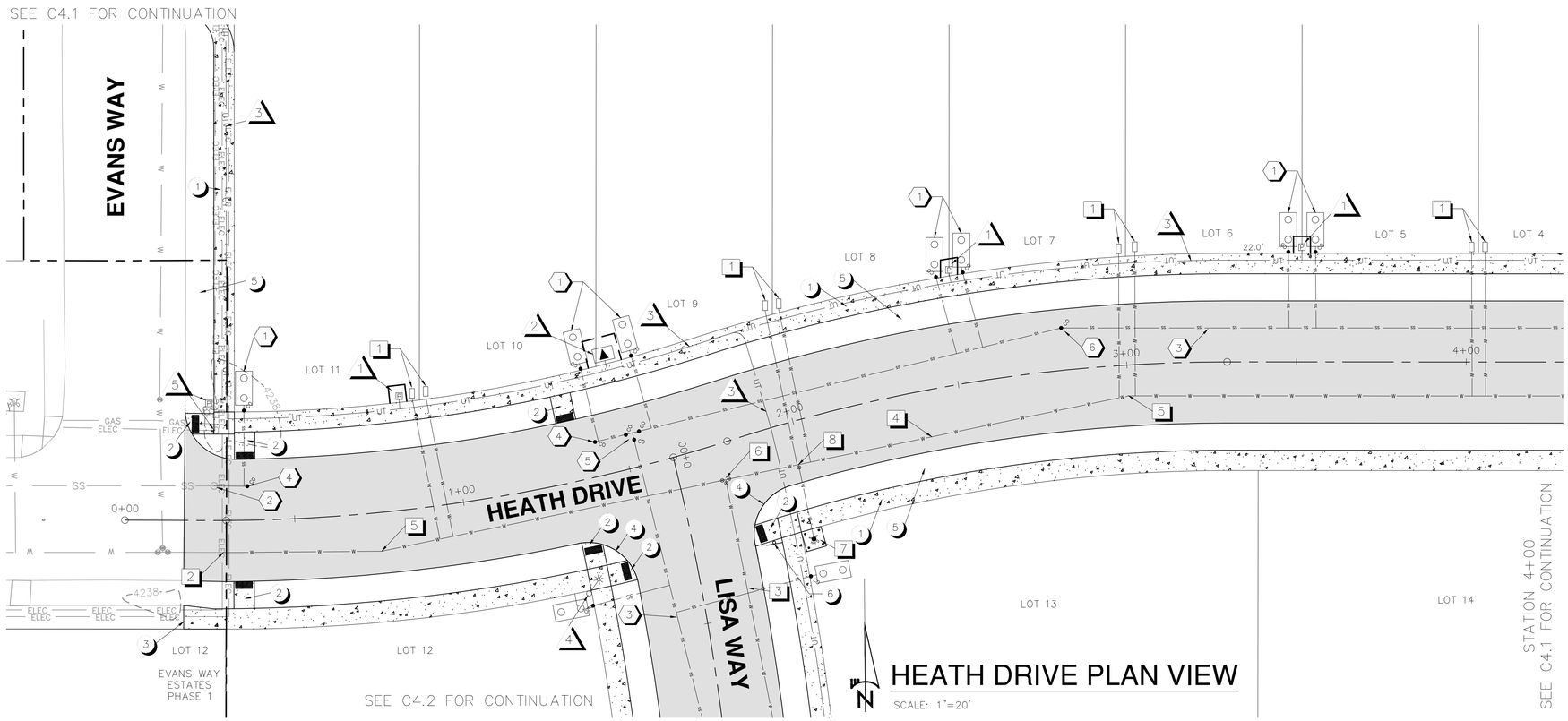
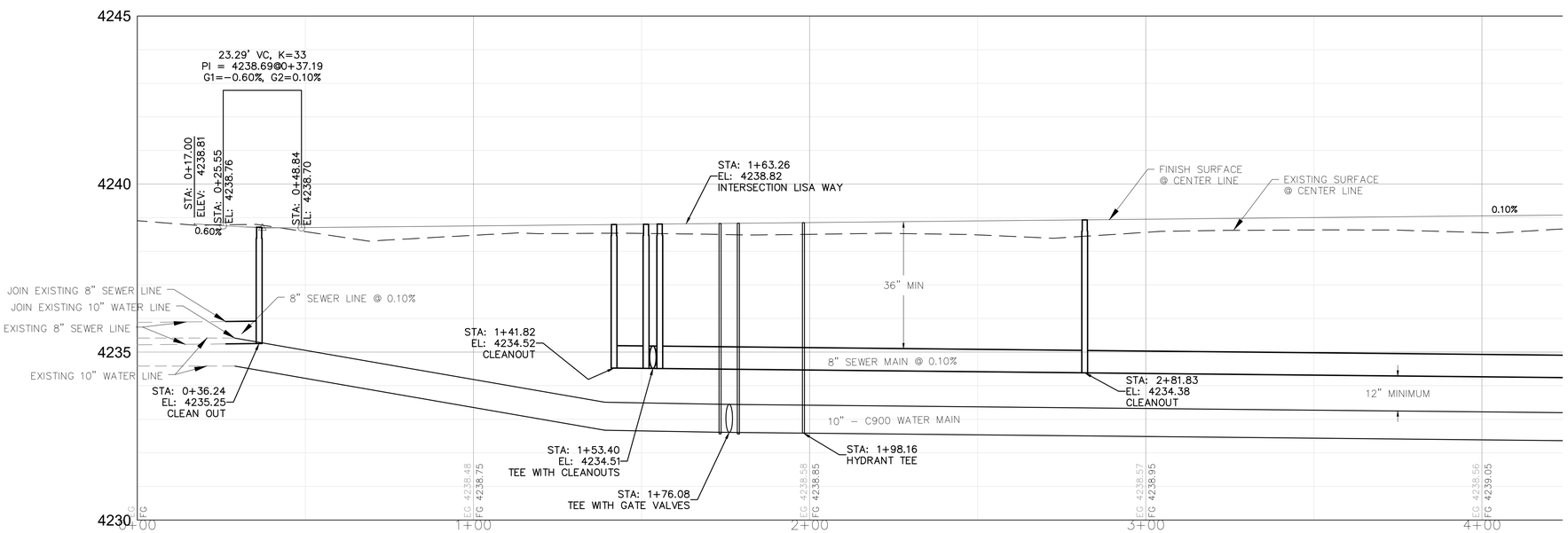


HEATH DRIVE PLAN VIEW

SCALE: 1"=20'



HEATH DRIVE PROFILE VIEW

SCALE: 1" = 2'V, 1" = 20'H

SITE NOTES

1. CONCRETE SIDEWALK PER DETAILS SHEETS
2. ADA RAMP TO BE CONSTRUCTED
3. MATCH GRADE – BEGIN SIDEWALK
4. 15' RADIUS
5. DRAINAGE SWALE
6. STOP SIGN WITH ROAD NAMES PER CITY STANDARDS

WATER NOTES

1. 1" WATER SERVICE PER CITY STANDARDS
2. REMOVE BLOW OFF AND CONNECT TO EXISTING 10" WATER MAIN
3. 8" C900 WATER MAIN PER CITY STANDARDS
4. 10" C900 WATER MAIN PER CITY STANDARDS
5. 10" 11.25° BEND
6. 10" X 8" TEE WITH GATE VALVES
7. FIRE HYDRANT WITH PAD AND BOLLARDS PER CITY STANDARDS
8. 10" X 6" TEE WITH GATE VALVE

SEWER NOTES

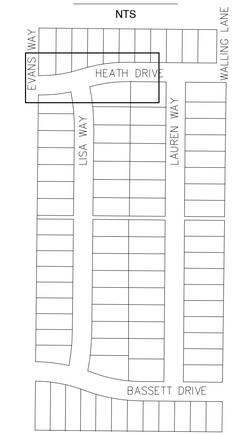
1. 4" SEWER SERVICE PER CITY STANDARDS. 1000 GAL SEPTIC TANK TO BE INSTALLED.
2. REMOVE CLEANOUT AND CONNECT TO EXISTING SEWER MAIN
3. 8" PVC SEWER MAIN PER CITY STANDARDS
4. SEWER CLEANOUT
5. TEE WITH CLEANOUTS
6. 11.25° BEND WITH CLEANOUT

FRANCHISE UTILITY NOTES

1. POWER SERVICE PEDESTAL PER MIDSTATE
2. 644 TRANSFORMER VAULT PER MIDSTATE
3. JOINT UTILITY TRENCH. REFER TO MIDSTATE POWER PLAN AND GAS AND TELCO UTILITY PLANS.
4. LIGHT POLE PER MIDSTATE.
5. RELOCATE EXISTING POWER SERVICE PEDESTAL

KEY MAP

NTS



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FINLEY BUTTE RANCH RESIDENTIAL SUBDIVISION

ROAD IMPROVEMENTS - HEATH DRIVE

CITY OF LA PINE, DESCHUTES COUNTY, OREGON

LA PINE OREGON

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DESIGNED BY: TRM
DRAWN BY: SMA
SCALE: 1"=20'
FILE: 24004
DATE: 09/10/2024

VERIFY SCALES
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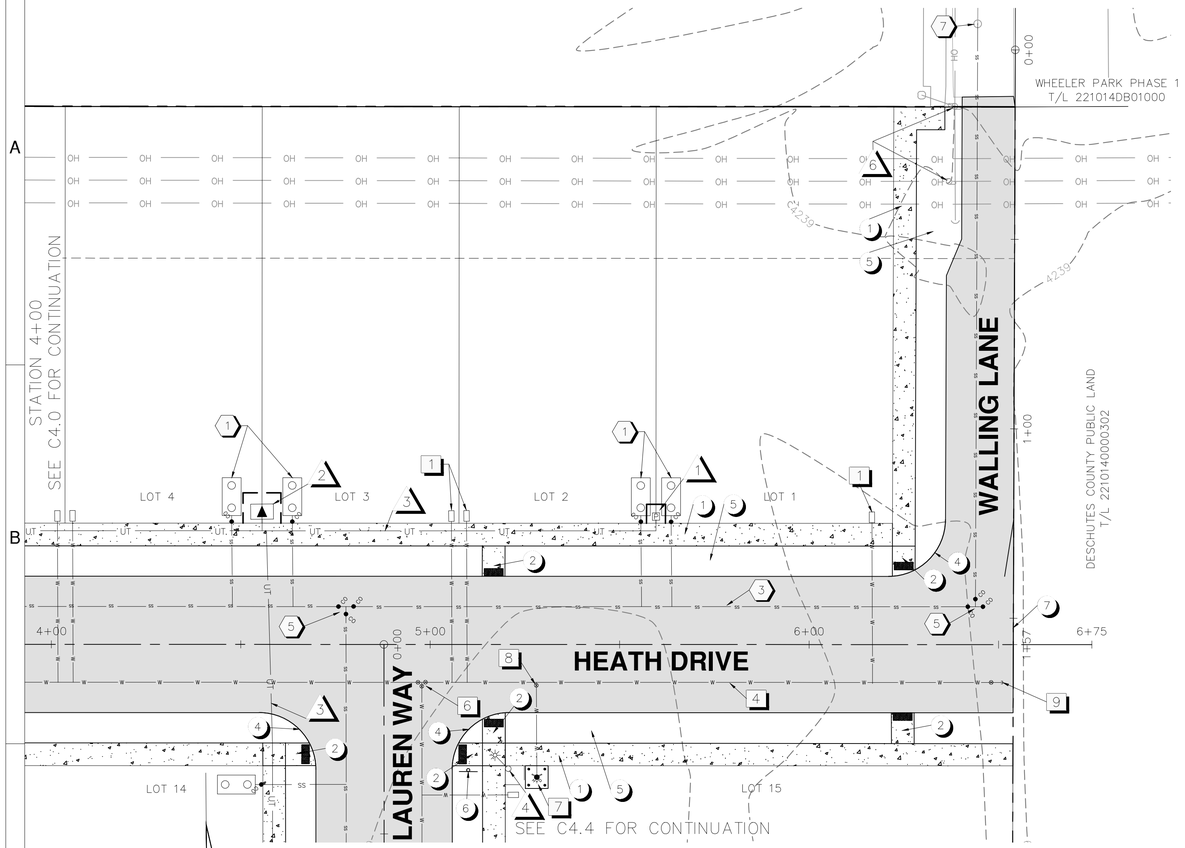
BAR EQUALS ONE INCH ON ORIGINAL DRAWING

SHEET: C4.0

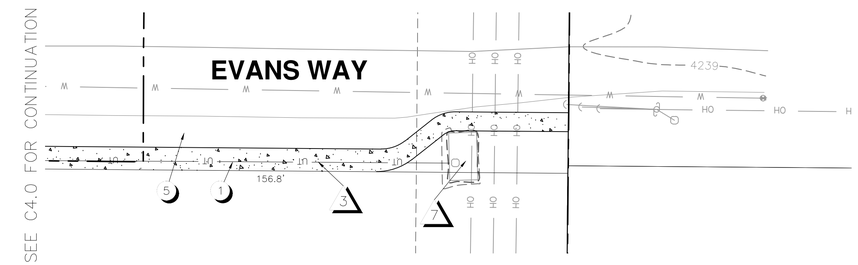
05 OF 15

PERMIT# 02SUB-24



HEATH DRIVE & WALLING LANE PLAN VIEW

SCALE: 1"=20'



EVANS WAY SIDEWALK

SCALE: 1"=20'

SITE NOTES

1. CONCRETE SIDEWALK PER DETAILS SHEETS
2. ADA RAMP TO BE CONSTRUCTED
4. 15' RADIUS
5. DRAINAGE SWALE
6. STOP SIGN WITH ROAD NAMES PER CITY STANDARDS
7. INSTALL TYPE III BARRICADE

WATER NOTES

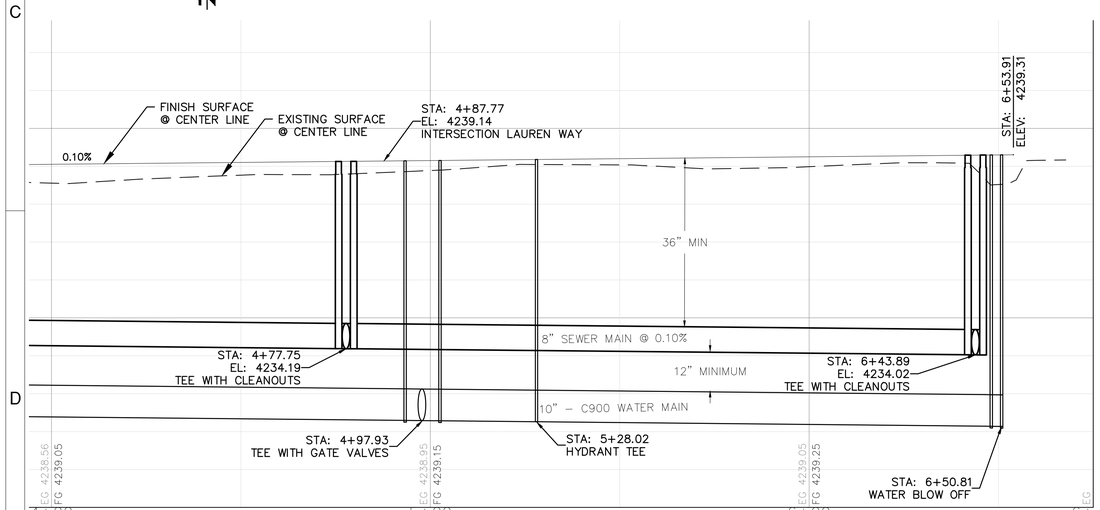
1. 1" WATER SERVICE PER CITY STANDARDS
4. 10" C900 WATER MAIN PER CITY STANDARDS
6. 10" X 8" TEE WITH GATE VALVES
7. FIRE HYDRANT WITH PAD AND BOLLARDS PER CITY STANDARDS
8. 10" X 6" TEE WITH GATE VALVE
9. BLOW OFF ASSEMBLY

SEWER NOTES

1. 4" SEWER SERVICE PER CITY STANDARDS. 1000 GAL SEPTIC TANK TO BE INSTALLED.
3. 8" PVC SEWER MAIN PER CITY STANDARDS
5. TEE WITH CLEANOUTS
7. REMOVE CLEANOUT AND CONNECT TO EXISTING 4" SEWER MAIN WITH REDUCER. INSTALL 8" CLEANOUT.

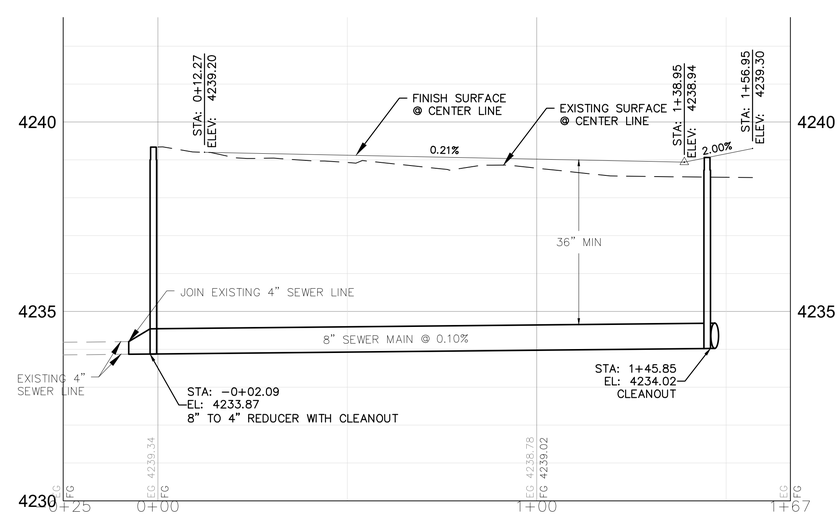
FRANCHISE UTILITY NOTES

1. POWER SERVICE PEDESTAL PER MIDSTATE
2. 644 TRANSFORMER VAULT PER MIDSTATE
3. JOINT UTILITY TRENCH. REFER TO MIDSTATE POWER PLAN AND GAS AND TELCO UTILITY PLANS.
4. LIGHT POLE PER MIDSTATE.
6. EXISTING POWER POLES TO BE COORDINATED WITH MIDSTATE
7. EXISTING SWITCH GEAR VAULT. REFER TO MIDSTATE POWER PLAN.



HEATH DRIVE PROFILE VIEW

SCALE: 1" = 2'V, 1" = 20'H

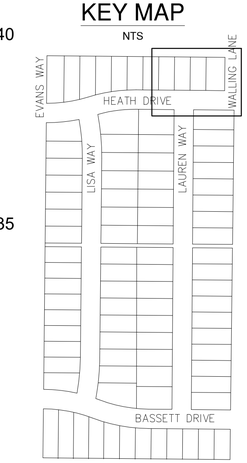


WALLING LANE PROFILE VIEW

SCALE: 1" = 2'V, 1" = 20'H

KEY MAP

NTS



ENGINEERING SET

REGISTERED PROFESSIONAL ENGINEER 79414 OREGON SEPT. 12, 2017 TREVOR RYAN MARD

RENEWS: DECEMBER 31, 2024

FINLEY BUTTE RANCH RESIDENTIAL SUBDIVISION

ROAD IMPROVEMENTS - HEATH DRIVE

CITY OF LA PINE, DESCHUTES COUNTY, OREGON

LA PINE OREGON

REVISIONS:
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2.
3.

BECON CIVIL ENGINEERING & LAND SURVEYING
549 SW MILL VIEW WAY
SUITE 100
BEND, OREGON 97702
(541) 633-3140
www.beconeng.com

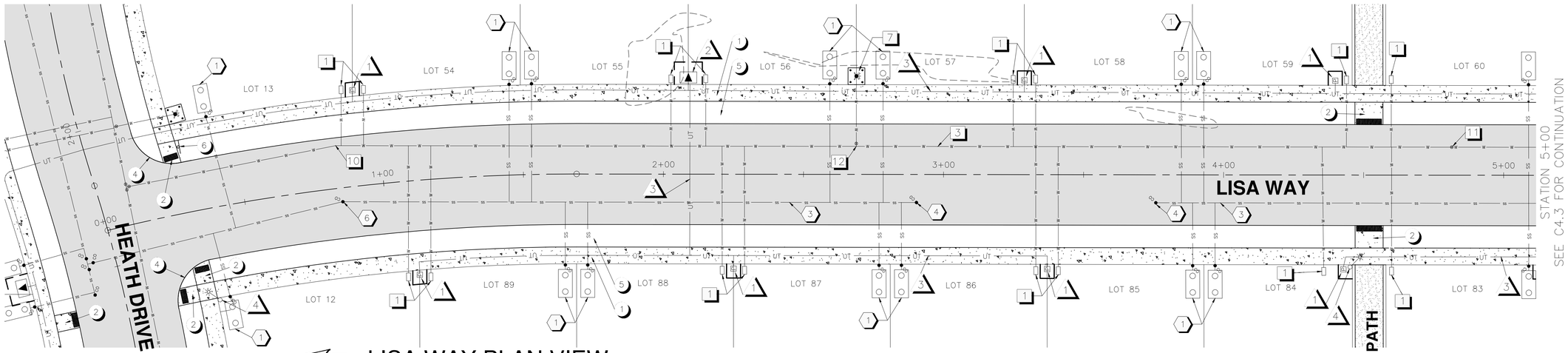
DESIGNED BY: TRM
DRAWN BY: SMA
SCALE: 1"=20'
FILE: 24004
DATE: 09/10/2024

VERIFY SCALES
0 1"
BAR EQUALS ONE INCH ON ORIGINAL DRAWING

SHEET: C4.1

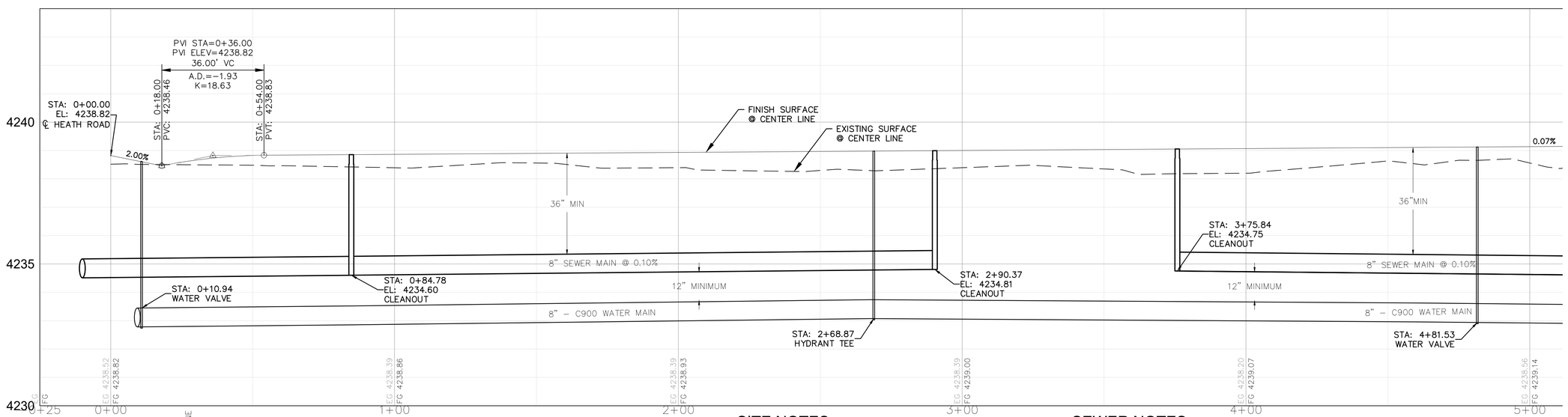
06 OF 15

PERMIT# 02SUB-24



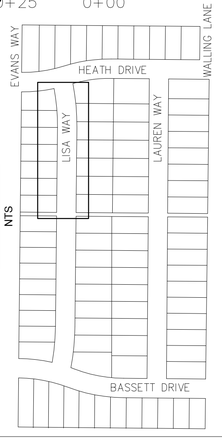
LISA WAY PLAN VIEW

SCALE: 1"=20'



LISA WAY PROFILE VIEW

SCALE: 1" = 2'V, 1" = 20'H



KEY MAP

NTS

SITE NOTES

1. CONCRETE SIDEWALK PER DETAILS SHEETS
2. ADA RAMP TO BE CONSTRUCTED
4. 15' RADIUS
5. DRAINAGE SWALE
6. STOP SIGN WITH ROAD NAMES PER CITY STANDARDS

WATER NOTES

1. WATER SERVICE PER CITY STANDARDS
3. 8" C900 WATER MAIN PER CITY STANDARDS
7. FIRE HYDRANT WITH PAD AND BOLLARDS PER CITY STANDARDS
10. 8" 11.25° BEND
11. 8" GATE VALVE
12. 8" X 6" TEE WITH GATE VALVE

SEWER NOTES

1. 4" SEWER SERVICE PER CITY STANDARDS. 1000 GAL SEPTIC TANK TO BE INSTALLED.
3. 8" PVC SEWER MAIN PER CITY STANDARDS
4. SEWER CLEANOUT
6. 11.25° BEND WITH CLEANOUT

FRANCHISE UTILITY NOTES

1. POWER SERVICE PEDESTAL PER MIDSTATE
2. 644 TRANSFORMER VAULT PER MIDSTATE
3. JOINT UTILITY TRENCH. REFER TO MIDSTATE POWER PLAN AND GAS AND TELCO UTILITY PLANS.
4. LIGHT POLE PER MIDSTATE.

ENGINEERING SET

REGISTERED PROFESSIONAL ENGINEER 79414 OREGON SEPT. 12, 2017 TREVOR RYAN MUNRO
RENEWS: DECEMBER 31, 2024

FINLEY BUTTE RANCH RESIDENTIAL SUBDIVISION

ROAD IMPROVEMENTS - LISA WAY

CITY OF LA PINE, DESCHUTES COUNTY, OREGON

LA PINE OREGON

REVISIONS:
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SUITE 100
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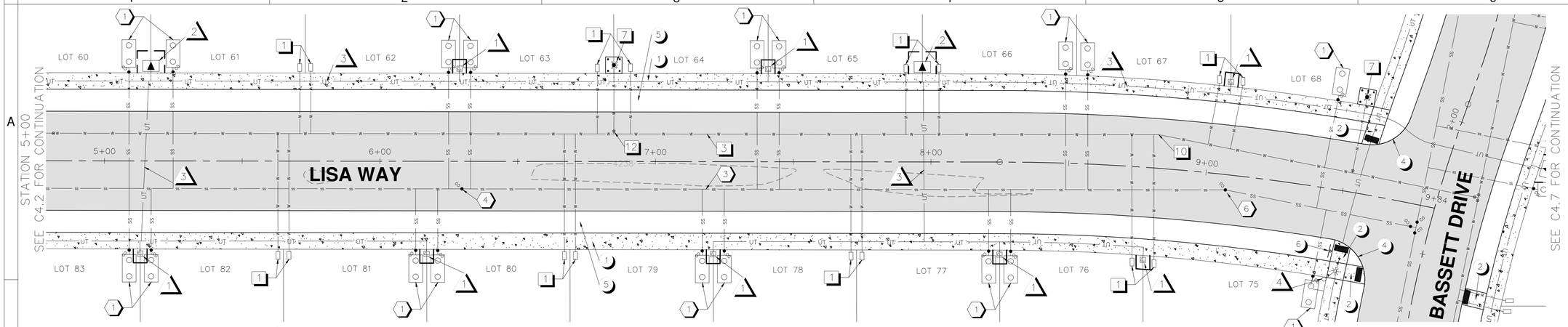
SHEET: C4.2

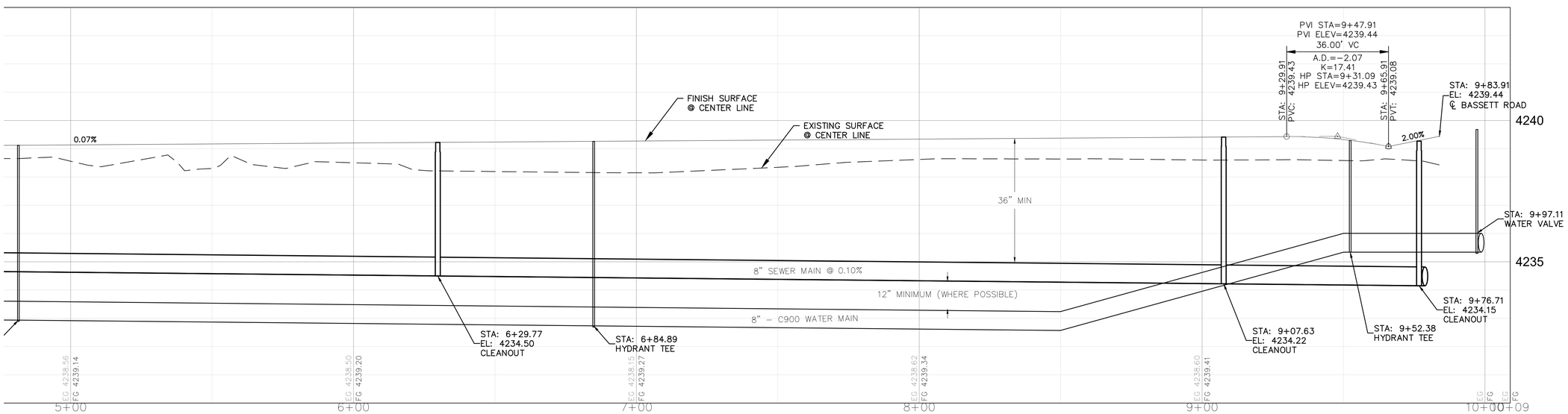
07 OF 15

PERMIT# 02SUB-24



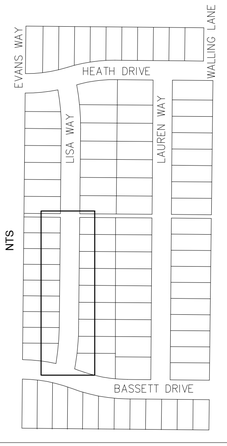
LISA WAY PLAN VIEW

SCALE: 1"=20'



LISA WAY PROFILE VIEW

SCALE: 1" = 2'V, 1" = 20'H



KEY MAP

NTS

SITE NOTES

1. CONCRETE SIDEWALK PER DETAILS SHEETS
2. ADA RAMP TO BE CONSTRUCTED
4. 15' RADIUS
5. DRAINAGE SWALE
6. STOP SIGN WITH ROAD NAMES PER CITY STANDARDS

WATER NOTES

1. 1" WATER SERVICE PER CITY STANDARDS
3. 8" C900 WATER MAIN PER CITY STANDARDS
7. FIRE HYDRANT WITH PAD AND BOLLARDS PER CITY STANDARDS
10. 8" – 11.25° BEND
12. 8" X 6" TEE WITH GATE VALVE

SEWER NOTES

1. 4" SEWER SERVICE PER CITY STANDARDS. 1000 GAL SEPTIC TANK TO BE INSTALLED.
3. 8" PVC SEWER MAIN PER CITY STANDARDS
4. SEWER CLEANOUT
6. 11.25° BEND WITH CLEANOUT

FRANCHISE UTILITY NOTES

1. POWER SERVICE PEDESTAL PER MIDSTATE
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3. JOINT UTILITY TRENCH. REFER TO MIDSTATE POWER PLAN AND GAS AND TELCO UTILITY PLANS.
4. LIGHT POLE PER MIDSTATE.

ENGINEERING SET

REGISTERED PROFESSIONAL ENGINEER 79414 OREGON SEPT. 12, 2017 TREVOR RYAN MARD
RENEWS: DECEMBER 31, 2024

FINLEY BUTTE RANCH RESIDENTIAL SUBDIVISION

ROAD IMPROVEMENTS - LISA WAY

CITY OF LA PINE, DESCHUTES COUNTY, OREGON

LA PINE OREGON

REVISIONS:
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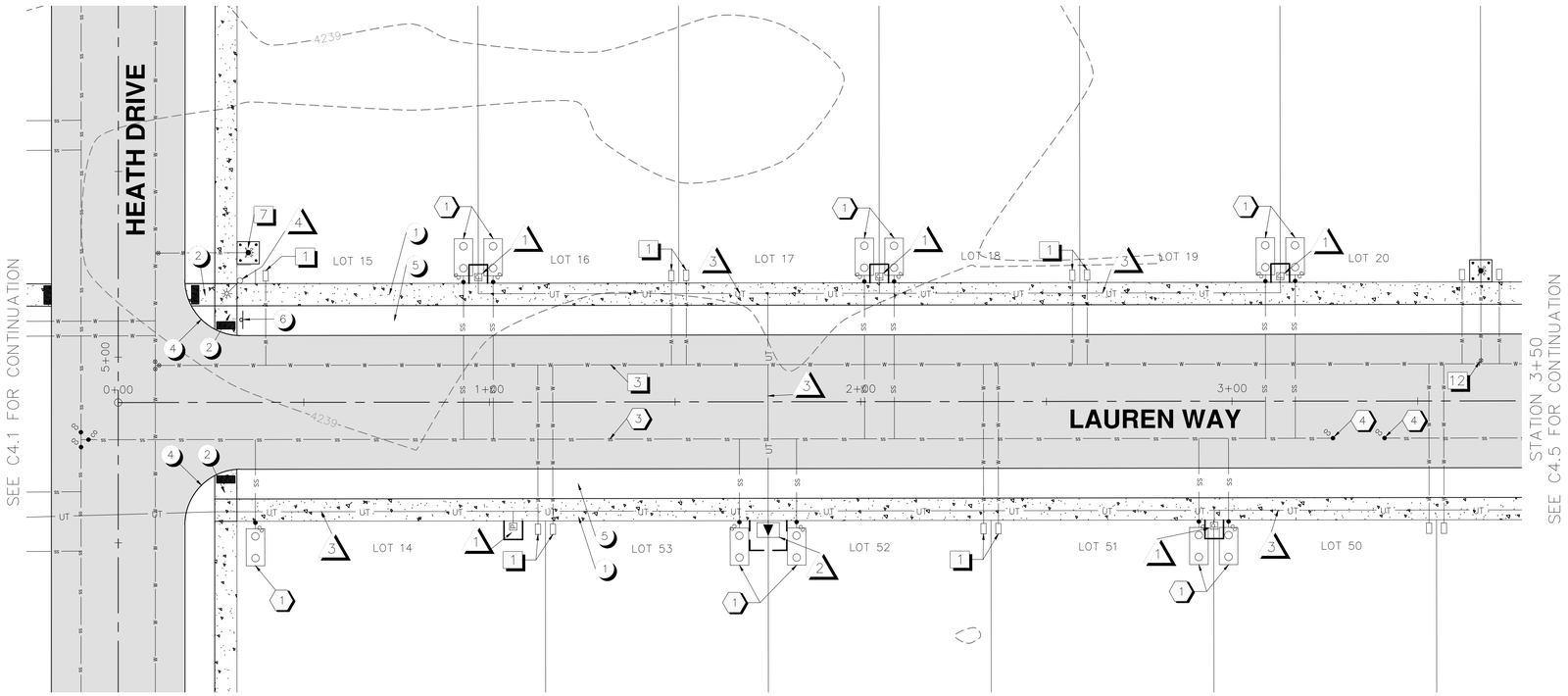
SHEET: C4.3

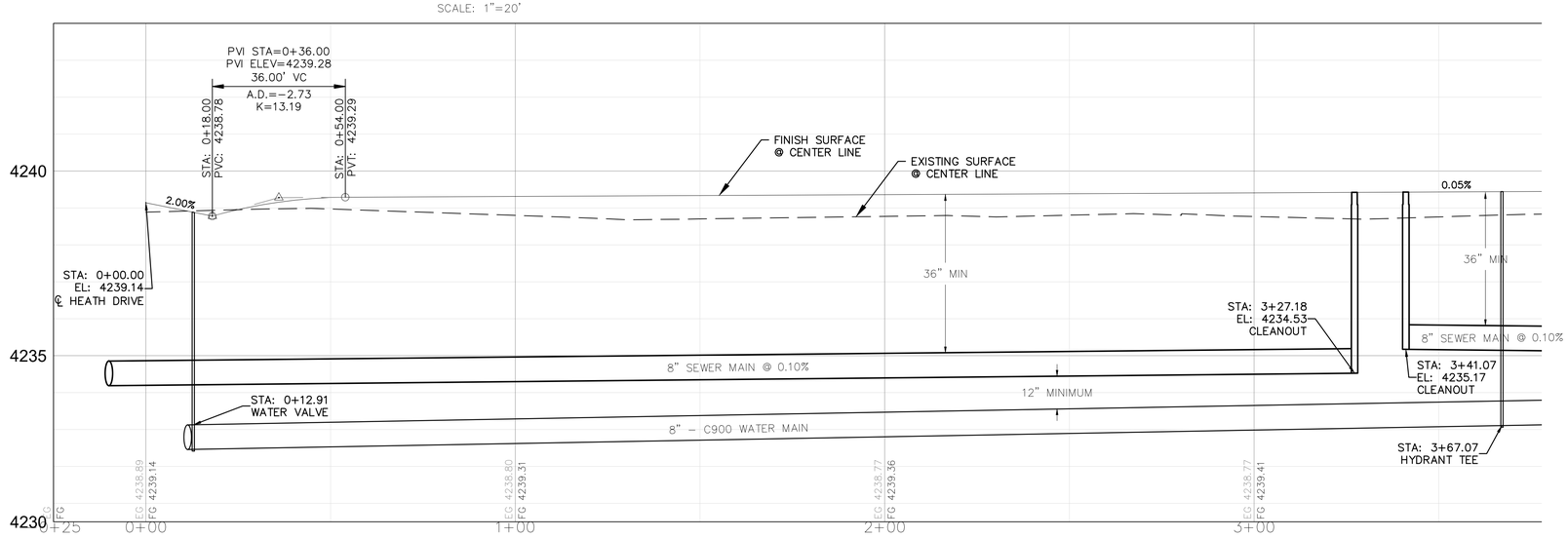
08 OF 15

PERMIT# 02SUB-24



LAUREN WAY PLAN VIEW

SCALE: 1"=20'



LAUREN WAY PROFILE VIEW

SCALE: 1" = 2'V, 1" = 20'H

SITE NOTES

1. CONCRETE SIDEWALK PER DETAILS SHEETS
2. ADA RAMP TO BE CONSTRUCTED
4. 15' RADIUS
5. DRAINAGE SWALE
6. STOP SIGN WITH ROAD NAMES PER CITY STANDARDS

WATER NOTES

1. 1" WATER SERVICE PER CITY STANDARDS
3. 8" C900 WATER MAIN PER CITY STANDARDS
7. FIRE HYDRANT WITH PAD AND BOLLARDS PER CITY STANDARDS
12. 8" X 6" TEE WITH GATE VALVE

SEWER NOTES

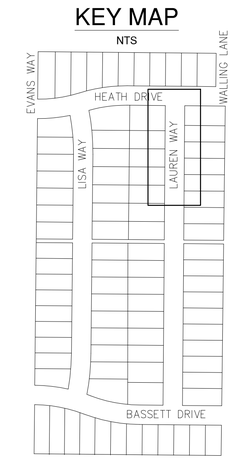
1. 4" SEWER SERVICE PER CITY STANDARDS. 1000 GAL SEPTIC TANK TO BE INSTALLED.
3. 8" PVC SEWER MAIN PER CITY STANDARDS
4. SEWER CLEANOUT

FRANCHISE UTILITY NOTES

1. POWER SERVICE PEDESTAL PER MIDSTATE
2. 644 TRANSFORMER VAULT PER MIDSTATE
3. JOINT UTILITY TRENCH, REFER TO MIDSTATE POWER PLAN AND GAS AND TELCO UTILITY PLANS.
4. LIGHT POLE PER MIDSTATE.

KEY MAP

NTS



ENGINEERING SET

REGISTERED PROFESSIONAL ENGINEER 79414 OREGON SEPT. 12, 2017 TREVOR RYAN MARD
RENEWS: DECEMBER 31, 2024

FINLEY BUTTE RANCH RESIDENTIAL SUBDIVISION

ROAD IMPROVEMENTS - LAUREN WAY

CITY OF LA PINE, DESCHUTES COUNTY, OREGON

LA PINE OREGON

REVISIONS:
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SUITE 100
BEND, OREGON 97702
(541) 633-3140
www.beconeng.com

DESIGNED BY: TRM
DRAWN BY: SMA
SCALE: 1"=20'
FILE: 24004
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VERIFY SCALES
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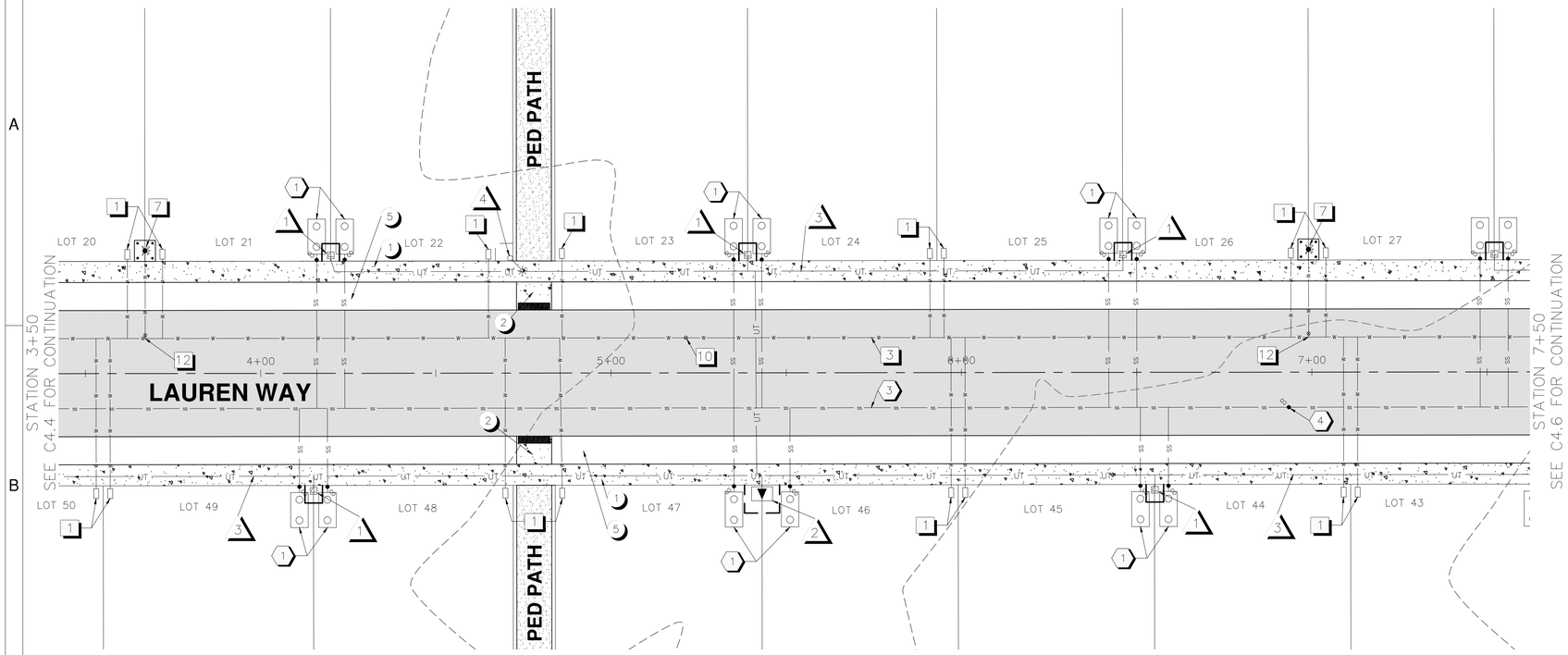
BAR EQUALS ONE INCH ON ORIGINAL DRAWING

SHEET: C4.4

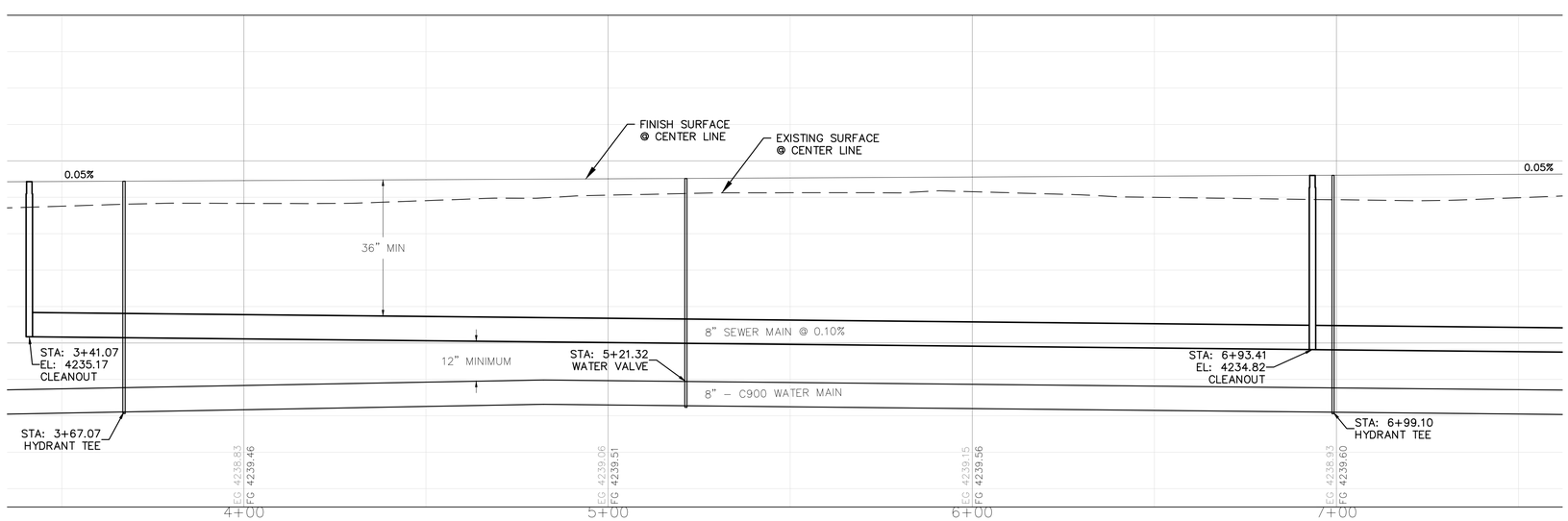
09 OF 15

PERMIT# 02SUB-24



LAUREN WAY PLAN VIEW

SCALE: 1"=20'



LAUREN WAY PROFILE VIEW

SCALE: 1" = 2'V, 1" = 20'H

SITE NOTES

1. CONCRETE SIDEWALK PER DETAILS SHEETS
2. ADA RAMP TO BE CONSTRUCTED
5. DRAINAGE SWALE

WATER NOTES

1. 1" WATER SERVICE PER CITY STANDARDS
3. 8" C900 WATER MAIN PER CITY STANDARDS
7. FIRE HYDRANT WITH PAD AND BOLLARDS PER CITY STANDARDS
10. 8" GATE VALVE
12. 8" X 6" TEE WITH GATE VALVE

SEWER NOTES

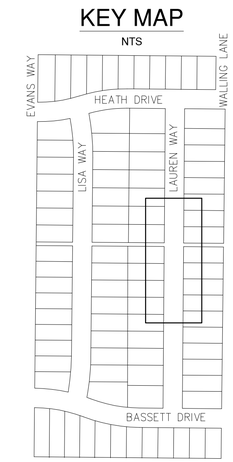
1. 4" SEWER SERVICE PER CITY STANDARDS. 1000 GAL SEPTIC TANK TO BE INSTALLED.
3. 8" PVC SEWER MAIN PER CITY STANDARDS
4. SEWER CLEANOUT

FRANCHISE UTILITY NOTES

1. POWER SERVICE PEDESTAL PER MIDSTATE
2. 644 TRANSFORMER VAULT PER MIDSTATE
3. JOINT UTILITY TRENCH. REFER TO MIDSTATE POWER PLAN AND GAS AND TELCO UTILITY PLANS.
4. LIGHT POLE PER MIDSTATE.

KEY MAP

NTS



ENGINEERING SET

REGISTERED PROFESSIONAL ENGINEER 79414 OREGON SEPT. 12, 2017 TREVOR RYAN MARD

RENEWS: DECEMBER 31, 2024

FINLEY BUTTE RANCH RESIDENTIAL SUBDIVISION

ROAD IMPROVEMENTS - LAUREN WAY

CITY OF LA PINE, DESCHUTES COUNTY, OREGON

LA PINE OREGON

REVISIONS:
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549 SW MILL VIEW WAY
SUITE 100
BEND, OREGON 97702
(541) 633-3140
www.beconeng.com

DESIGNED BY: TRM
DRAWN BY: SMA
SCALE: 1"=20'
FILE: 24004
DATE: 09/10/2024

VERIFY SCALES
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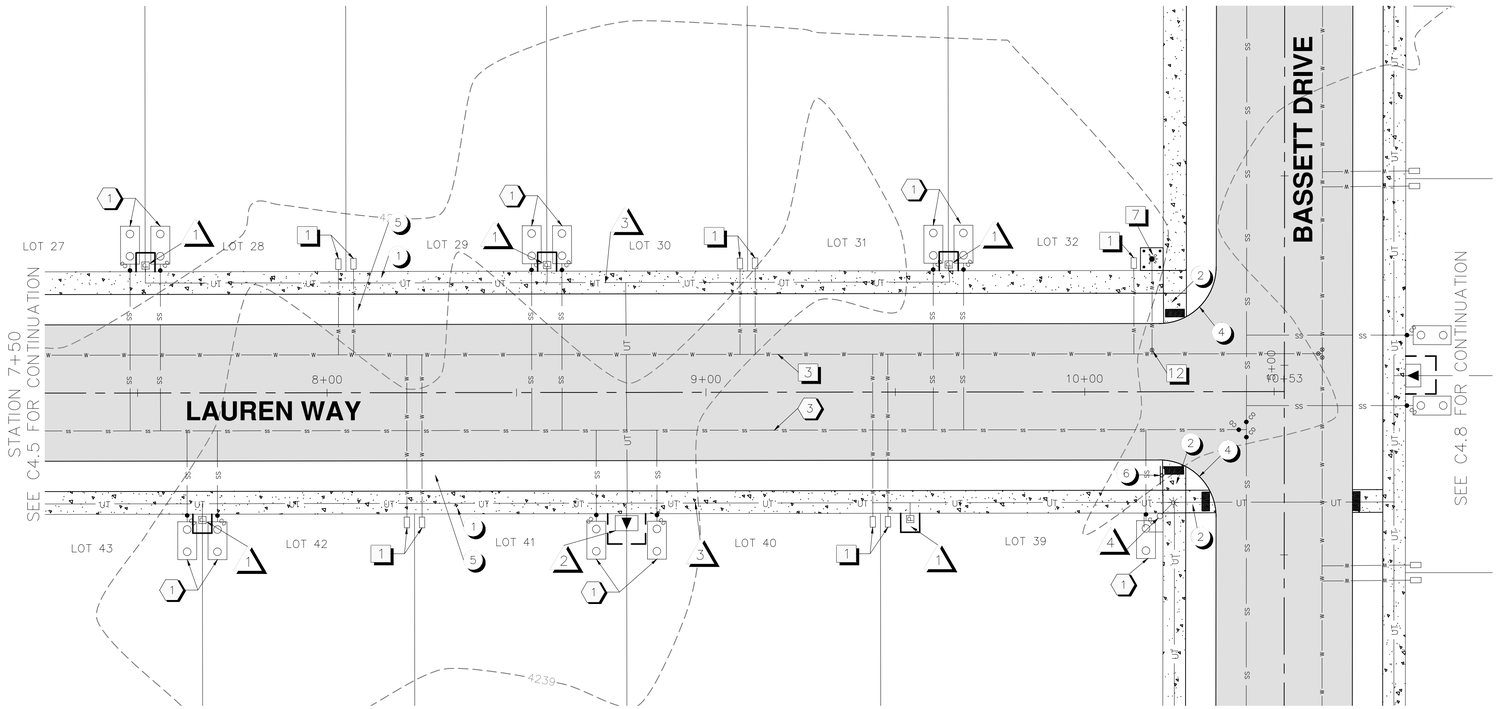
BAR EQUALS ONE INCH ON ORIGINAL DRAWING

SHEET: C4.5

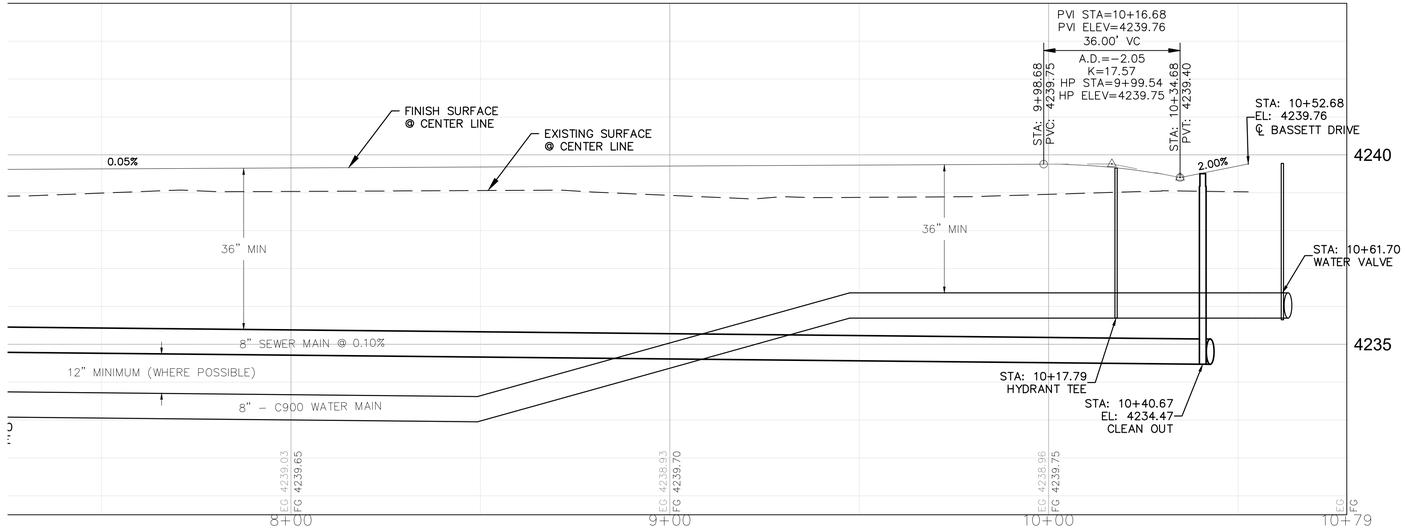
10 OF 15

PERMIT# 02SUB-24



LAUREN WAY PLAN VIEW

SCALE: 1"=20'



LAUREN WAY PROFILE VIEW

SCALE: 1" = 2'V, 1" = 20'H

SITE NOTES

1. CONCRETE SIDEWALK PER DETAILS SHEETS
2. ADA RAMP TO BE CONSTRUCTED
4. 15' RADIUS
5. DRAINAGE SWALE
6. STOP SIGN WITH ROAD NAMES PER CITY STANDARDS

WATER NOTES

1. 1" WATER SERVICE PER CITY STANDARDS
3. 8" C900 WATER MAIN PER CITY STANDARDS
7. FIRE HYDRANT WITH PAD AND BOLLARDS PER CITY STANDARDS
12. 8" X 6" TEE WITH GATE VALVE

SEWER NOTES

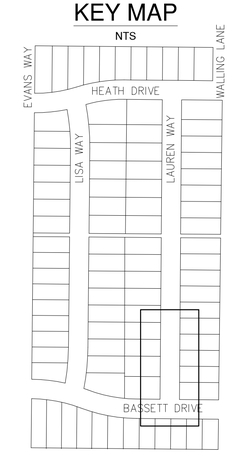
1. 4" SEWER SERVICE PER CITY STANDARDS. 1000 GAL SEPTIC TANK TO BE INSTALLED.
3. 8" PVC SEWER MAIN PER CITY STANDARDS

FRANCHISE UTILITY NOTES

1. POWER SERVICE PEDESTAL PER MIDSTATE
2. 644 TRANSFORMER VAULT PER MIDSTATE
3. JOINT UTILITY TRENCH. REFER TO MIDSTATE POWER PLAN AND GAS AND TELCO UTILITY PLANS.
4. LIGHT POLE PER MIDSTATE.

KEY MAP

NTS



ENGINEERING SET

REGISTERED PROFESSIONAL ENGINEER 79414 OREGON SEPT. 12, 2017 TREVOR RYAN MARD
RENEWS: DECEMBER 31, 2024

FINLEY BUTTE RANCH RESIDENTIAL SUBDIVISION

ROAD IMPROVEMENTS - LAUREN WAY

CITY OF LA PINE, DESCHUTES COUNTY, OREGON

LA PINE OREGON

REVISIONS:
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VERIFY SCALES
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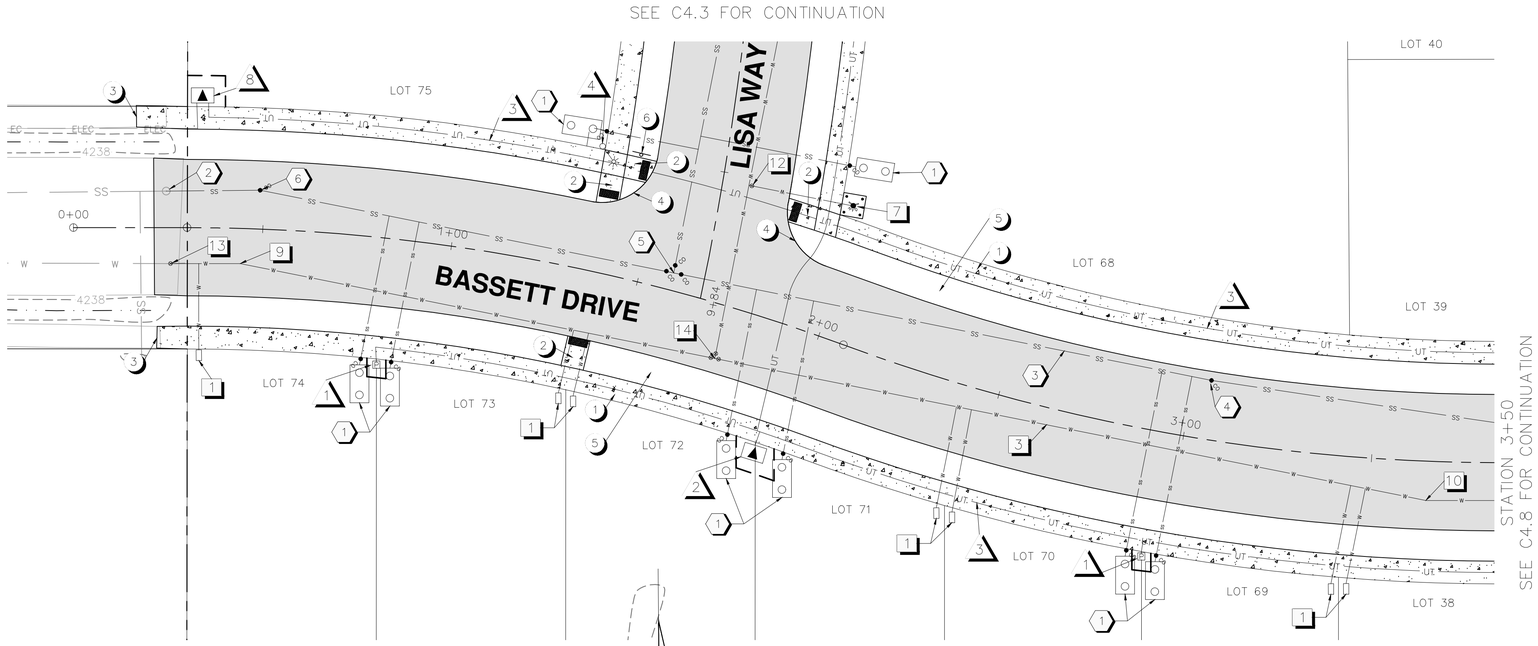
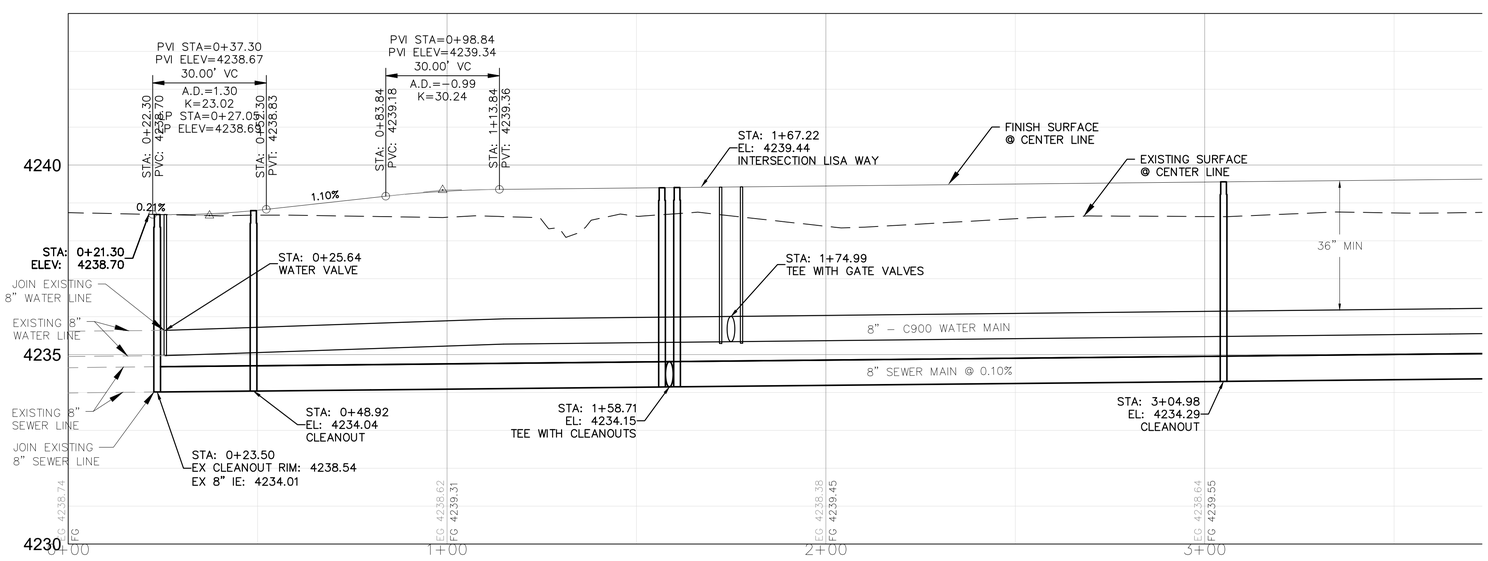
PERMIT# 02SUB-24



BASSETT DRIVE PLAN VIEW

SCALE: 1"=20'



BASSETT DRIVE PROFILE VIEW

SCALE: 1" = 2'V, 1" = 20'H

SITE NOTES

1. CONCRETE SIDEWALK PER DETAILS SHEETS
2. ADA RAMP TO BE CONSTRUCTED
3. MATCH GRADE – BEGIN SIDEWALK
4. 15' RADIUS
5. DRAINAGE SWALE
6. STOP SIGN WITH ROAD NAMES PER CITY STANDARDS

WATER NOTES

1. 1" WATER SERVICE PER CITY STANDARDS
3. 8" C900 WATER MAIN PER CITY STANDARDS
7. FIRE HYDRANT WITH PAD AND BOLLARDS PER CITY STANDARDS
10. 8" – 11.25° BEND
12. 8" X 6" TEE WITH GATE VALVE
13. REMOVE BLOW OFF AND CONNECT TO EXISTING 8" WATER MAIN. INSTALL GATE VALVE.
14. 8" TEE WITH GATE VALVES

SEWER NOTES

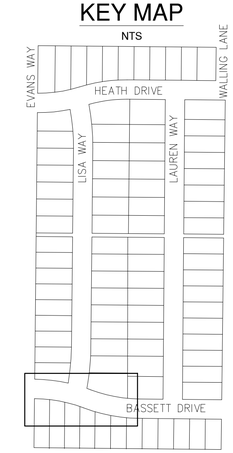
1. 4" SEWER SERVICE PER CITY STANDARDS. 1000 GAL SEPTIC TANK TO BE INSTALLED.
2. REMOVE CLEANOUT AND CONNECT TO EXISTING SEWER MAIN
3. 8" PVC SEWER MAIN PER CITY STANDARDS
4. SEWER CLEANOUT
5. TEE WITH CLEANOUTS
6. 11.25° BEND WITH CLEANOUT

FRANCHISE UTILITY NOTES

1. POWER SERVICE PEDESTAL PER MIDSTATE
2. 644 TRANSFORMER VAULT PER MIDSTATE
3. JOINT UTILITY TRENCH. REFER TO MIDSTATE POWER PLAN AND GAS AND TELCO UTILITY PLANS.
4. LIGHT POLE PER MIDSTATE.
8. 575 VAULT PER MIDSTATE

KEY MAP

NTS



ENGINEERING SET

REGISTERED PROFESSIONAL ENGINEER 79414 OREGON SEPT. 12, 2017 TREVOR RYAN MARD

RENEWS: DECEMBER 31, 2024

FINLEY BUTTE RANCH RESIDENTIAL SUBDIVISION

ROAD IMPROVEMENTS - BASSETT DRIVE

CITY OF LA PINE, DESCHUTES COUNTY, OREGON

LA PINE OREGON

REVISIONS:
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3.

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SCALE: 1"=20'
FILE: 24004
DATE: 09/10/2024

VERIFY SCALES
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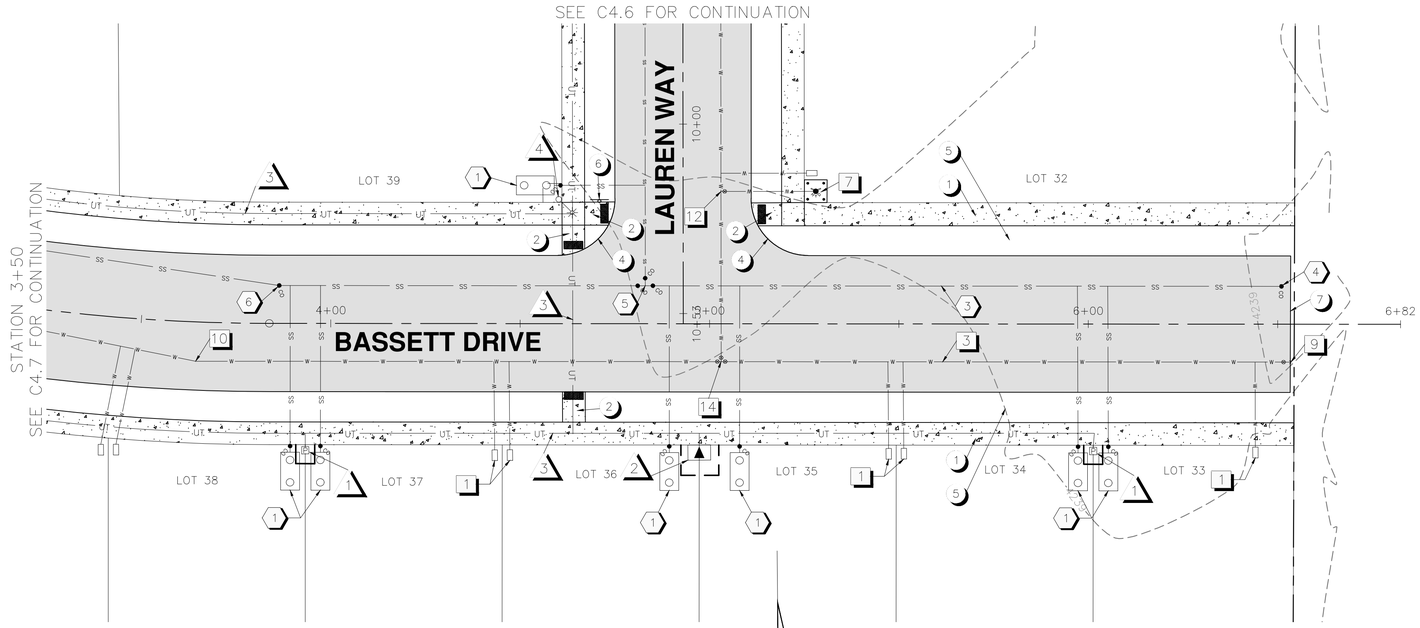
BAR EQUALS ONE INCH ON ORIGINAL DRAWING

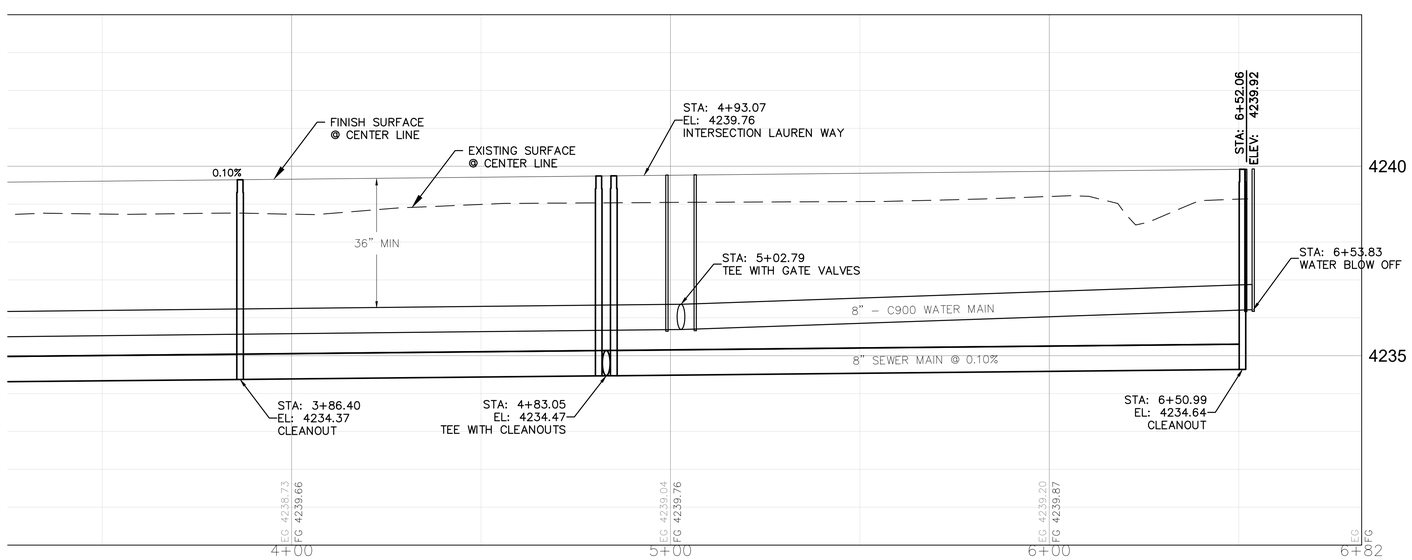
SHEET: C4.7

PERMIT# 02SUB-24



BASSETT DRIVE PLAN VIEW

SCALE: 1"=20'



BASSETT DRIVE PROFILE VIEW

SCALE: 1" = 2'V, 1" = 20'H

SITE NOTES

1. CONCRETE SIDEWALK PER DETAILS SHEETS
2. ADA RAMP TO BE CONSTRUCTED
4. 15' SIDEWALK RADIUS
5. DRAINAGE SWALE
6. STOP SIGN WITH ROAD NAMES PER CITY STANDARDS
7. INSTALL TYPE III BARRICADE

WATER NOTES

1. 1" WATER SERVICE PER CITY STANDARDS
3. 8" C900 WATER MAIN PER CITY STANDARDS
7. FIRE HYDRANT WITH PAD AND BOLLARDS PER CITY STANDARDS
9. BLOW OFF ASSEMBLY
10. 8" – 11.25° BEND
12. 8" X 6" TEE WITH GATE VALVE
14. 8" TEE WITH GATE VALVES

SEWER NOTES

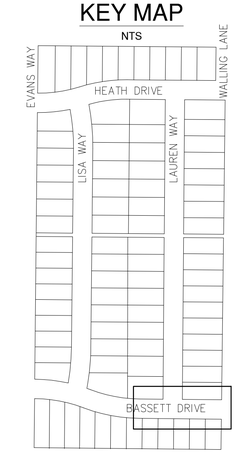
1. 4" SEWER SERVICE PER CITY STANDARDS. 1000 GAL SEPTIC TANK TO BE INSTALLED.
3. 8" PVC SEWER MAIN PER CITY STANDARDS
4. SEWER CLEANOUT
5. TEE WITH CLEANOUTS
6. 11.25° BEND WITH CLEANOUT

FRANCHISE UTILITY NOTES

1. POWER SERVICE PEDESTAL PER MIDSTATE
2. 644 TRANSFORMER VAULT PER MIDSTATE
3. JOINT UTILITY TRENCH. REFER TO MIDSTATE POWER PLAN AND GAS AND TELCO UTILITY PLANS.
4. LIGHT POLE PER MIDSTATE.

KEY MAP

NTS



ENGINEERING SET

REGISTERED PROFESSIONAL ENGINEER 79414 OREGON SEPT. 12, 2017 TREVOR RYAN MARD
RENEWS: DECEMBER 31, 2024

FINLEY BUTTE RANCH RESIDENTIAL SUBDIVISION

ROAD IMPROVEMENTS - BASSETT DRIVE

CITY OF LA PINE, DESCHUTES COUNTY, OREGON

LA PINE OREGON

REVISIONS:
1.
2.
3.

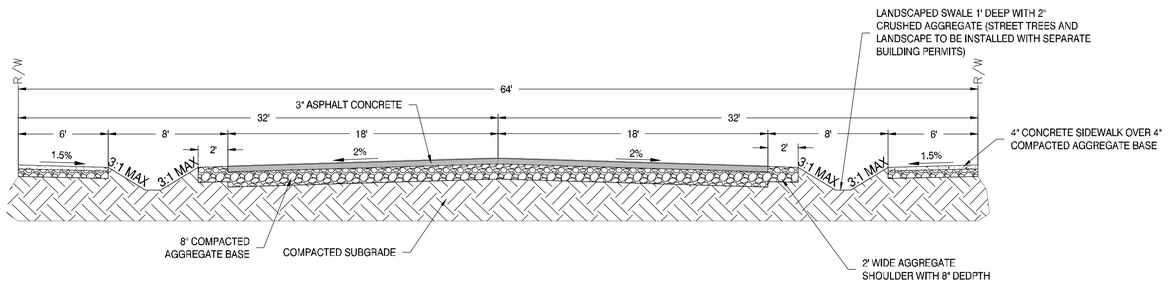
BECON CIVIL ENGINEERING & LAND SURVEYING
549 SW MILL VIEW WAY
SUITE 100
BEND, OREGON 97702
(541) 633-3140
www.beconeng.com

DESIGNED BY: TRM
DRAWN BY: SMA
SCALE: 1"=20'
FILE: 24004
DATE: 09/10/2024

VERIFY SCALES
0 1"
BAR EQUALS ONE INCH ON ORIGINAL DRAWING

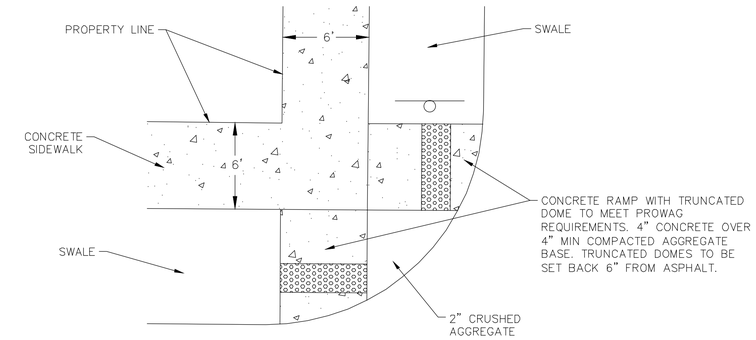
SHEET: C4.8

PERMIT# 02SUB-24



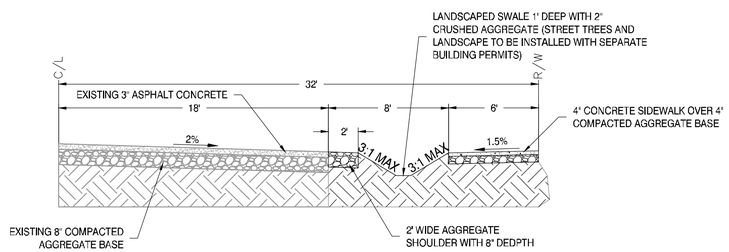
TYPICAL SECTION - LOCAL STREET

SCALE: NTS



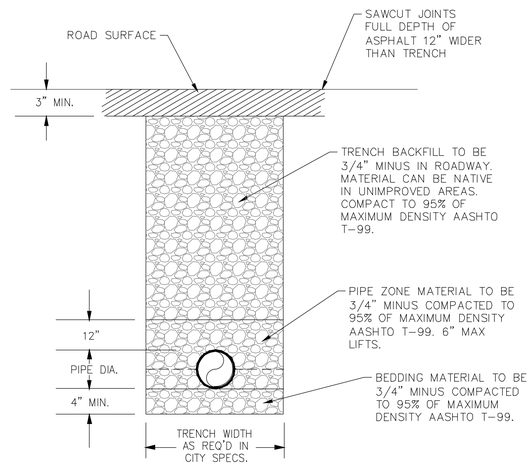
ADA RAMP DETAIL

NTS



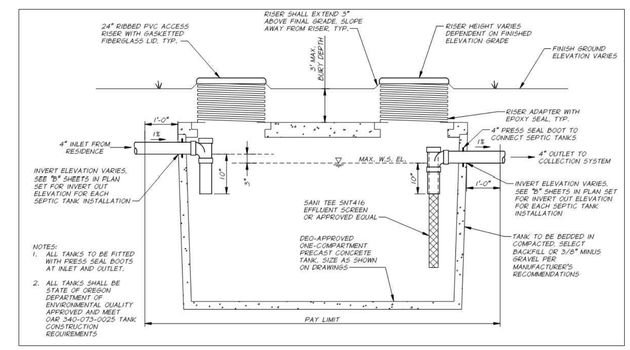
TYPICAL SECTION - EAST SIDE EVANS WAY

SCALE: NTS



TRENCH DETAIL

NTS



TYPICAL 1,000 GALLON TYPE A SEPTIC TANK DETAIL

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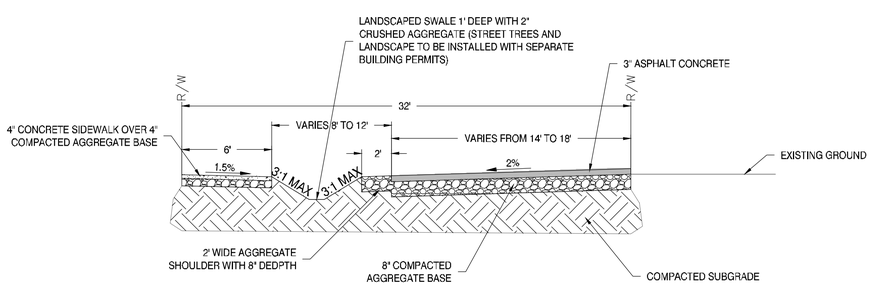
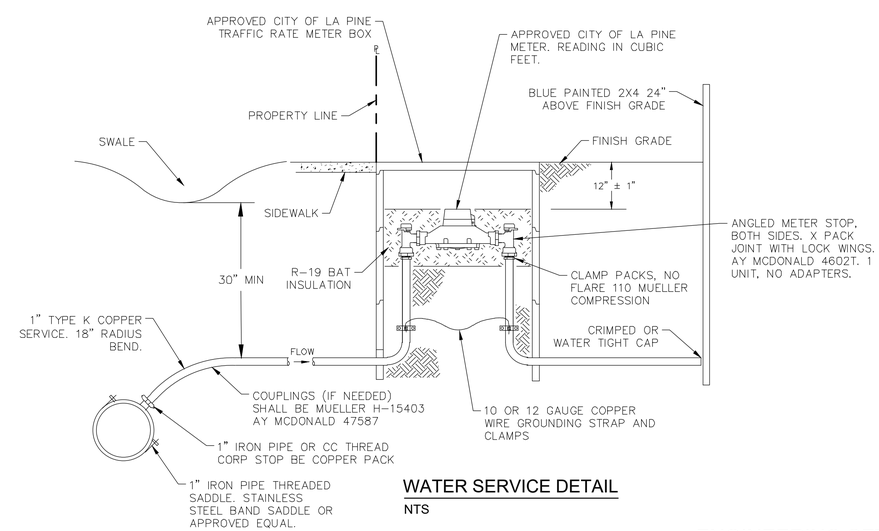


TYPICAL SECTION - WEST SIDE WALLING LANE

SCALE: NTS



WATER SERVICE DETAIL

NTS

ENGINEERING SET

REGISTERED PROFESSIONAL ENGINEER 79414 OREGON SEPT. 12, 2017 TREVOR RYAN MARO

RENEWS: DECEMBER 31, 2024

FINLEY BUTTE RANCH RESIDENTIAL SUBDIVISION

DETAILS

CITY OF LA PINE, DESCHUTES COUNTY, OREGON

LA PINE OREGON

REVISIONS:
1.
2.
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BECON CIVIL ENGINEERING & LAND SURVEYING
549 SW MILL VIEW WAY
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DESIGNED BY: TRM
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SCALE: NTS
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DATE: 09/10/2024

VERIFY SCALES
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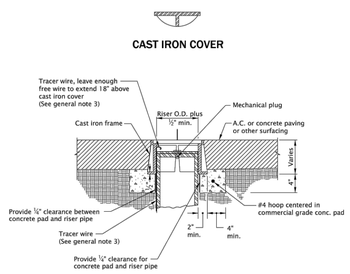
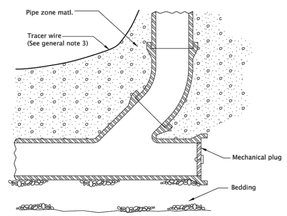
SHEET: C5.0

PERMIT# 02SUB-24





The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without first consulting a Registered Professional Engineer.

All materials shall be in accordance with the current Oregon Standard Specifications.

OREGON STANDARD DRAWINGS

SANITARY CLEANOUT

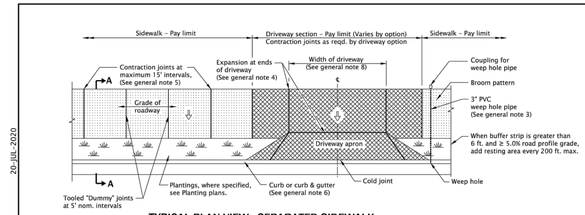
2024

DATE	REVISION DESCRIPTION

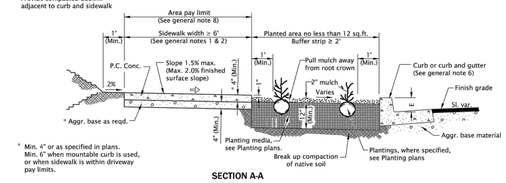
CALC. BOOK NO. N/A SDR DATE ~~14-JUL-2014~~ **RD362**

20-JUL-2020 RD362.dgn

Effective Date: June 1, 2024 - November 30, 2024

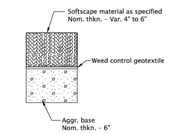


TYPICAL PLAN VIEW - SEPARATED SIDEWALK



TYPICAL SETBACK SIDEWALK CROSS SECTION

E = curb exposure, see general note 6



NON-PLANTED SOFTSCAPE CROSS SECTION

NOTES:
1 Use softscape materials allowed by jurisdiction.
2. Approved softscape materials:
a) Loose, durable round rock 2"-4"in diameter
b) Lava rock 2"-4"diameter
c) Wood chips/bark mulch
d) Sand
3. No crushed aggregate or pea gravel allowed.
4. Install softscape material flush with the top of sidewalk.

LEGEND

Sidewalk pay limit.

Driveway pay limit, varies by option, (See general note 8).

Cross slope 1.5% max. (Max. 2.0% finished surface slope) (Normal sidewalk cross slope)

GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:

1. Include additional paved or unpaved 2' shy distance to vertical faces higher than 5' such as retaining walls, sound walls, fences and buildings.
2. Curb type and sidewalk width as shown on plans or as directed. On sidewalks 8' and wider, provide a longitudinal joint at the midpoint.
3. Install 3' pvc weep hole pipes in sidewalks where shown on plans, and allowed by jurisdiction. Place contraction joint over top of pipe. See Std. Dwg. RD700 for weep hole details.
4. Provide expansion joints around poles, posts, boxes, at ends of each driveway, and other fixtures which protrude through or against the structures. For sidewalk, monolithic curb & sidewalk, const. expansion joints at 45' maximum spacing. See Std. Dwg. RD722 for expansion joint details.
5. Const. contraction joints at 15' maximum spacing, and at ends of each curb ramp. See Std. Dwg. RD722 for contraction joint details.
6. Curb and gutter shown; see project plans for the curb design specified. For curb details, see Std. Dwgs. RD700 & RD701. ODOT standard E=7".
7. Sidewalk details are based on ODOT applicable standards.
8. Driveway encroaches into sidewalk shown; see project plans for the driveway design specified. For driveway details not shown, see Std. Dwgs. RD725, RD730, RD735, RD740, RD745 & RD750.
9. See project plans for details not shown.
10. Provide plantings in areas 12 SF or greater, as shown or directed. Treat areas less than 12 SF with mulch surfacing.

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All materials shall be in accordance with the current Oregon Standard Specifications.

OREGON STANDARD DRAWINGS

SEPARATED SIDEWALKS

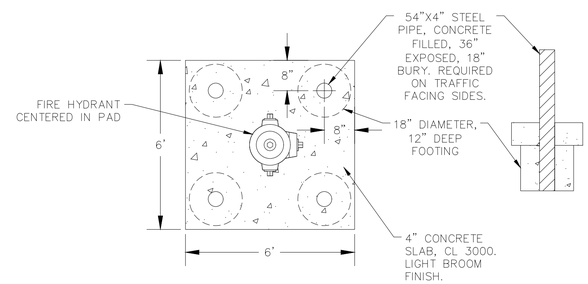
2024

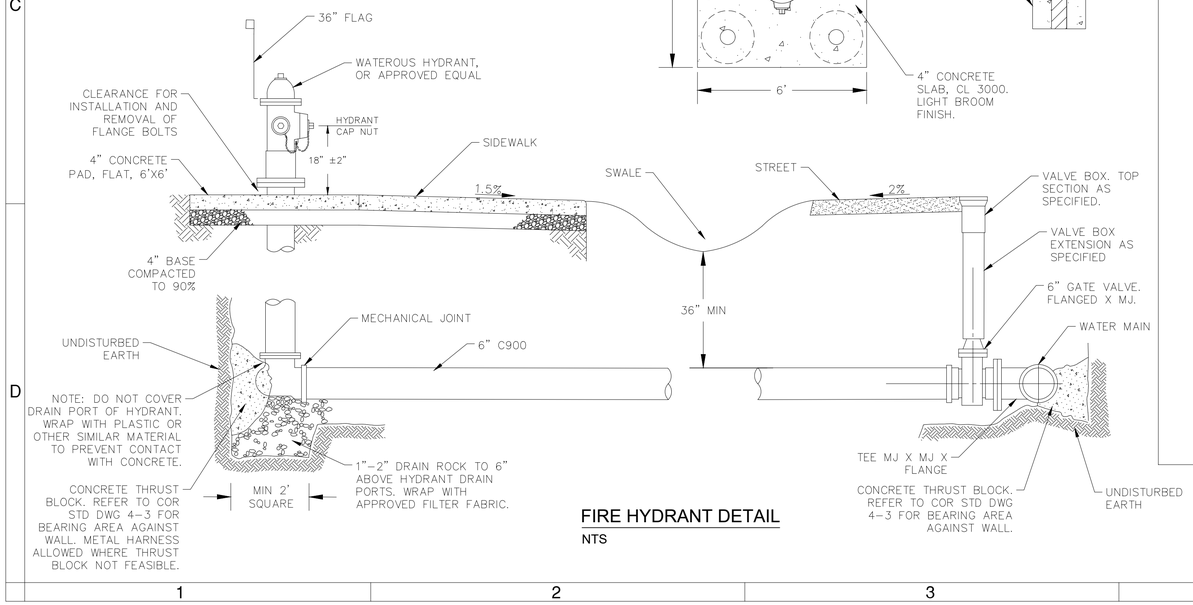
DATE	REVISION DESCRIPTION

CALC. BOOK NO. N/A SDR DATE ~~20-JUL-2020~~ **RD721**

RD721.dgn

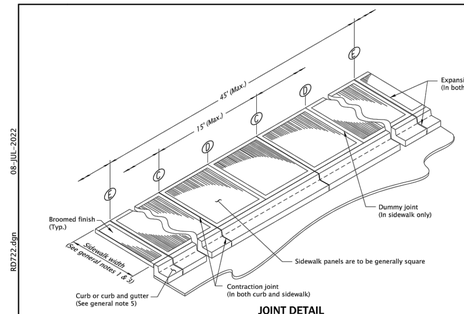
Effective Date: June 1, 2024 - November 30, 2024





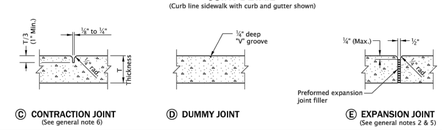
FIRE HYDRANT DETAIL

NTS



JOINT DETAIL

(Curb line sidewalk with curb and gutter shown)



C CONTRACTION JOINT (See general note 6)

D DUMMY JOINT

E EXPANSION JOINT (See general notes 2 & 5)

GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:

1. See Std. Dwgs. RD720 and RD721 for concrete sidewalk details. See project plans for sidewalk width, placement and design specified.
2. Provide expansion joints around poles, boxes, at ends of each driveway and other fixtures which protrude through or against the structures. For sidewalk, monolithic curb and sidewalk, provide construction expansion joints at 45 feet maximum spacing.
3. On sidewalks 8 feet and wider, provide a longitudinal joint at the midpoint of sidewalk panel.
4. See Std. Dwgs. RD700 and RD701 for concrete curb details. See project plans for the curb design specified.
5. Do not place expansion joints between separate concrete pours for curb ramp system components construction. Place expansion joints outside of curb ramp runs when required. Install expansion joints flush with surface for structures protruding through the curb ramp system. See Std. Dwg. RD900.
6. Construct contraction joints at 15 feet maximum spacing, and at each curb ramp, driveway, sidewalk and curb.

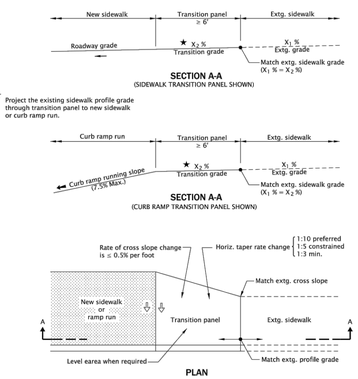
LEGEND:

New sidewalk or ramp run

Slope 1.5% max. (Max. 2.0% finished surface slope) (Normal sidewalk cross slope)

Slope 7.5% max. (Max. 8.3% finished surface slope)

Zero exposure



SIDEWALK AND CURB RAMP TRANSITION PANELS

The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without first consulting a Registered Professional Engineer.

All materials shall be in accordance with the current Oregon Standard Specifications.

OREGON STANDARD DRAWINGS

SIDEWALK JOINTS AND TRANSITION PANELS

2024

DATE	REVISION DESCRIPTION
07-2022	REVISED NOTES

CALC. BOOK NO. N/A SDR DATE 08-JUL-2022 **RD722**

08-JUL-2022 RD722.dgn

Effective Date: June 1, 2024 - November 30, 2024

ENGINEERING SET

REGISTERED PROFESSIONAL ENGINEER 79414 OREGON SEPT. 12, 2017 TREVOR RYAN MUNRO

RENEWS: DECEMBER 31, 2024

FINLEY BUTTE RANCH RESIDENTIAL SUBDIVISION

DETAILS

CITY OF LA PINE, DESCHUTES COUNTY, OREGON

LA PINE OREGON

REVISIONS: 1. 2. 3.

BECON CIVIL ENGINEERING & LAND SURVEYING
549 SW MILL VIEW WAY SUITE 100 BEND, OREGON 97702 (541) 633-3140 www.beconeng.com

DESIGNED BY: TRM
DRAWN BY: SMA
SCALE: NTS
FILE: 24004
DATE: 09/10/2024

VERIFY SCALES 0 — 1"
BAR EQUALS ONE INCH ON ORIGINAL DRAWING

SHEET: C5.1

15 OF 15

PERMIT# 02SUB-24