

From: [Erik Huffman](#)
To: [Rachel Vickers](#); [Brent Bybee](#)
Subject: 05SPR-23 Engineering Comments William Foss Apts
Date: Wednesday, November 15, 2023 3:11:30 PM
Attachments: [05SPR-23 Engineering Comments.docx](#)

engineering comments attached

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TO: Rachel Vickers, Associate Planner

FROM: Erik Huffman, City Engineer

DATE: November 15, 2023

SUBJECT: 05SPR-23 Preliminary Engineering Review

16545 William Foss Rd

Property currently consists of a Lot 66 of BLM Plat

Streets/Drainage Review:

William Foss Rd – Major Collector per TSP Existing ROW 60'

Prior to final plat approval, the developer shall dedicate 8 feet of public right of way along the William Foss Rd project frontage. The right of way may be dedicated on the final plat.

Prior to final plat approval, the developer shall construct, drainage swale, and 6' wide concrete sidewalk along the property frontage, with the back of sidewalk located along the right of way dedication line.

The developer shall construct new ADA curb ramps at the southeast corner of the intersection of William Foss Rd and Evans Way.

Prior to occupancy, the developer shall install a minimum of nine street trees along the William Foss Rd frontage between the pavement edge and sidewalk.

Evans Way – Local per TSP Existing ROW 60'

Prior to final plat approval, the developer shall dedicate 2 feet of public right of way along the Evans Way project frontage. The right of way may be dedicated on the final plat.

Prior to final plat approval, the developer shall construct, drainage swale, and 6' wide concrete sidewalk along the property frontage, with the back of sidewalk located along the right of way dedication line.

Prior to occupancy, the developer shall install a minimum of three street trees along the Evans Way frontage between the pavement edge and sidewalk.

Water Review:

Existing conditions:

An 8" water main runs within William Foss Rd along the northerly side of the road. There is no water main within Evans Way. One water service exists, connected to the Main in William Foss Rd..

A fire hydrant is located on the east edge of the property on the north side of William Foss.

Improvements Required:

Prior to occupancy, the developer shall remove the existing water service in accordance with City of La Pine and Deschutes County standards.

Prior to occupancy, the developer shall install a new water service and backflow device to serve the proposed development. The water service shall be sized in accordance with Oregon plumbing code for the number of fixture units in the development.

Prior to occupancy, the developer shall install the proposed fire service line in accordance with City of La Pine and Deschutes County standards. A gate valve shall be placed at the right of way dedication line.

Sewer Review:

Existing conditions:

A 4 inch sanitary sewer main is located in William Foss Rd on the south side of the road. There is no sewer service to the property.

Improvements Required:

Prior to occupancy, the developer shall install a new 6" sewer lateral to serve the project in accordance with City of La Pine and Deschutes County standards.

Prior to occupancy, the developer shall install a septic tank providing capacity for twice the average daily flow and in accordance with City of La Pine standards.

Construction Plans:

Upon land use approval or building permit application, construction plans that include all proposed and/or required public improvements, water/sewer service connections, site grading/drainage and utilities shall be submitted to the City for review and approval, prior to construction. The stormwater drainage design shall comply with Central Oregon Stormwater Manual and shall include calculations to support the design.

04SPR-23, TAVARAS

Engineering Comments E. Huffman 10-19-2023

Streets and Drainage

Prior to occupancy, the developer shall dedicate 4.5 feet of public right of way along the project frontage. The developer shall provide the legal description and map for the dedication. The City will provide the deed form. The developer is responsible for recording the deed with the county clerk once signed by all parties.

Prior to occupancy, the developer shall construct 8' wide concrete sidewalk along the property frontage, with the back of sidewalk located along the right of way dedication line. Vertical curb shall be constructed at the front of sidewalk.

Prior to occupancy, the developer shall reconstruct asphalt along the property frontage from 18 feet to 26 feet from centerline of Huntington Road right of way, for parallel parking spaces on Huntington Road. Parallel parking spaces shall be striped.

Prior to occupancy, the developer shall construct a driveway approach in accordance with Oregon Standard Drawing RD740 Option H.

Prior to occupancy, the developer shall install a minimum of four street trees along the Huntington Road frontage between the curb and sidewalk. Street trees may be within 4' x 4' tree well grates in the sidewalk or alternatively may be located on the property.

Water

One water meter exists on the site. No water improvements are necessary unless directed by Fire Marshal at building permit.

Sewer

One sewer service exist along the frontage of the property.

Prior to occupancy, a septic tank meeting City of La Pine public works standards shall be installed on the property and connected to the City wastewater system.

On Site and Drainage

Prior to building permit issuance, developer shall update plans to provide drainage plan with grades, flow directions, storm volumes, and infiltration rates in accordance with Central Oregon Stormwater Manual.