04PA-23 Engineering Comments

Rivera Partition

E. Huffman 7-26-2023

1. If development on the lots is to occur prior to installation of City sewer services in this neighborhood, each parcel shall be served by individual septic systems on site until public sewer services are available. Prior to issuance of building permits, Deschutes County Environmental Health septic system approval shall be required for each septic system for each lot.

2. If development on the lots is to occur prior to installation of City water services in this neighborhood, each parcel shall be served by individual wells on site until public water services are available. Prior to issuance of building permits, appropriate permits and approvals shall be granted by the Oregon Water Resources Department.

3. Applicant shall design and construct drainage swales for the full frontage of Huntington Road, to contain stormwater runoff from the subject property’s side of the Huntington Rd centerline as well as runoff from the sidewalk. Drainage calculations, swale designs and sidewalk designs shall be reviewed and approved by the City Engineer and the Deschutes County Roadway Engineer.

4. Applicant shall design and construct a 6’ wide sidewalk for the full frontage of Huntington Road within and adjacent to the back of the right-of-way, in accordance with City sidewalk design standards.

5. The 9 feet of right-of-way along the entirety of frontage on Huntington Road and 7’ right-of-way along the entirety of frontage on Pine Place shall be dedicated to the public on the partition plat.

6. All work within Deschutes County right-of-way requires approval from the Deschutes County Road Department.

8. Driveways shall access lower classification roadways (Parcel 1 shall take access from Pine Place).

9. No driveway shall access Pine Place less than 200’ from Huntington Rd, as measured from the intersection of the centerlines of the two roads.

11. Prior to recording the partition plat, engineered construction plans that include all proposed public improvements (swales and sidewalks) shall be submitted to the City and to the Deschutes County Road Department for review and approval. Final plans shall be submitted to the City with a signature line for City of La Pine Public Works Manager and for Deschutes County Road Department.

12. Prior to recording the partition plat, the applicant shall construct the required public improvements (swale and sidewalk) as approved, or provide a performance bond prior to construction in the amount of 120% of their estimate cost. The cost estimate shall be reviewed and approved by the City. Prior to construction, a pre-construction meeting with the construction contractor shall be held prior to notice to proceed from the City.

14. The City will require a one-year maintenance surety bond for 10% of the value of all improvements, to guarantee maintenance and performance for a period of one year from the date of acceptance of the improvements.