

TO: Rachel Vickers, Associate Planner

FROM: Erik Huffman, City Engineer

DATE: November 15, 2023

SUBJECT: 05PA-23 Preliminary Engineering Review

Replat of 51385 Hwy 97

Property currently consists of a portion of the Railway Block of LaPine

Streets/Drainage Review:

Morson St – Downtown Arterial per TSP Existing ROW 60'

Prior to final plat approval, the developer shall dedicate 4.5 feet of public right of way along the Morson St project frontage. The right of way may be dedicated on the final plat.

Prior to final plat approval, the developer shall construct curb, drainage swale, and 6' wide concrete sidewalk along the property frontage, with the back of sidewalk located along the right of way dedication line. At the City's discretion, a performance guarantee or fee in lieu may be provided by the developer as an alternative to construction.

Prior to occupancy, the developer shall install a minimum of six street trees along the Huntington Road frontage between the pavement edge and sidewalk. At the City's discretion, a performance guarantee or fee in lieu may be provided by the developer as an alternative to tree installation.

Hwy 97 – Highway per TSP Existing ROW 100'

The existing frontage on Hwy 97 is already developed and no additional improvements are required.

Water Review:

Existing conditions:

A 10" water main runs within Morson St along the easterly side of the road. A 12" water main runs within Hwy 97 right of way along the westerly right of way line. One water service exists, along the Hwy 97 frontage which may be utilized to serve proposed Parcel 1.

Improvements Required:

Prior to final plat approval, the developer shall install a 2nd water service to serve proposed parcel 2 in accordance with City of La Pine public works standards.

Sewer Review:

Existing conditions:

A 4 inch sanitary sewer main is located in Morson St on the westerly side of the road. There is no sewer main in Hwy 97. There is one existing sewer service, and a septic tank on the northeast side of the existing hotel.

Improvements Required:

Prior to final plat approval, the developer shall install a 2nd sewer lateral to serve proposed parcel 2 in accordance with City of La Pine public works standards.

Prior to final plat approval, the final plat shall include an easement for the existing sewer lateral to cross parcel 2 in order to reach parcel 1. The easement may be a private utility easement.

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.