

07SPR-23 Bath

Engineering Comments

E. Huffman 1/24/2023

Lot 56 Newberry Business Park

16690 Assembly Way

### **Streets and Access**

No site access is proposed. Access is internal, connecting to adjacent property.

Prior to occupancy, the developer shall dedicate 2 feet of public right of way along the project frontage on Assembly Way. 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 6' wide concrete sidewalk along the property frontage on Assembly Way, with the back of sidewalk located along the right of way dedication line.

Prior to occupancy, the developer shall construct 6' wide concrete sidewalk along the property frontage on Reed Road, with the back of sidewalk located along the existing right of way line.

Prior to occupancy, the developer shall install a minimum of six street trees along the Assembly Way frontage between the curb and sidewalk.

Prior to occupancy, the developer shall install a minimum of six street trees along the Reed Road frontage between the curb and sidewalk.

Prior to occupancy, the developer shall draft, sign, and record a shared access agreement or easement providing the subject property access across the adjacent property to the public right of way. A copy of the recorded agreement or easement shall be delivered to the City.

### **Water**

No water improvements are necessary unless directed by Fire Marshal at building permit.

### **Sewer**

No sewer improvements are necessary.

### **On Site 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.