

32PA-24 Engineering Comments

51305 Preble Way Partition

E. Huffman 3-15-2024

1. Prior to final plat approval, applicant shall prepare and design engineered stamped construction plans to construct 6 foot wide concrete sidewalk on Preble Way project frontage, drainage swales on Preble Way frontage, street trees at an average of 35 foot spacing, a new water service to serve parcel 2, and a new sewer service to serve either proposed parcel 2 or proposed parcel 1. Construction plans shall be submitted to the City for review and approval. Final plans shall be submitted to the City with a signature line for City of La Pine Public Works Manager. Construction Plans shall also be submitted to Deschutes County Road Department for review.
2. Prior to final plat approval, at the discretion of the City, as an alternative to construction of sidewalk improvements, the applicant may pay a fee in lieu of construction in the amount equivalent to the cost of the improvements, the cost to be reviewed and approved by the City.
3. Prior to final plat approval, and only for those improvements which are to be constructed and not otherwise paid for separately by fee in lieu, the applicant shall provide the City with a performance bond of 120% of the cost of improvements prior to beginning construction. Prior to construction, a pre-construction meeting with the construction contractor shall be held with City staff.
4. At the completion of construction of required improvements, 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.