

04PA-24 Engineering Comments

Poddock Partition Lot 4, Block 2, Cagle Subdivision, Plat No. 5

2-Parcel Partition Application

E. Huffman 5/8/2024

1. Prior to final plat approval, and only 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. Prior to final plat approval, and only 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. Prior to final plat approval, applicant shall prepare and design engineered stamped construction plans to construct 29 foot wide asphalt pavement on Antler Lane (two 11 foot travel lanes and one 7 foot parallel parking lane) along the project frontage, 6 foot wide concrete sidewalk on Antler Lane project frontage, drainage swales on Antler Lane frontage, street trees at an average of 35 foot spacing, and water and sewer services to each of the two proposed parcels. 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.
4. Prior to final plat approval, 7' right-of-way along the entirety of frontage of Antler Ln shall be dedicated to the public on the partition plat map.
5. Prior to final plat approval, at the discretion of the City, as an alternative to construction of roadway and 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.
7. 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.
8. 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.