

05PA-24 Engineering Comments

51377 Walling Lane

3-Parcel Partition Application

E. Huffman 7/31/2024

1. Prior to final plat approval, applicant shall prepare and design engineered stamped construction plans to construct 29 foot wide asphalt pavement on Walling Lane (two 11 foot travel lanes and one 7 foot parallel parking lane) along the project frontage, 6 foot wide concrete sidewalk on Walling Lane project frontage, drainage swales on Walling Lane frontage, street trees at an average of 35 foot spacing, and water and sewer services to each of the three proposed parcels in accordance with City of La Pine standards. 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 Director.
2. Prior to final plat approval, 2' right-of-way along the entirety of frontage of Walling Lane shall be dedicated to the public on the partition plat map.
3. 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.
4. 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.
5. 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.