

02SUB-24 Engineering Comments

Finley Butte Ranch

89 Lot Subdivision Application

E. Huffman 8/14/2024

1. Prior to final plat approval, applicant shall prepare and design engineered stamped construction plans to construct public improvements as proposed on the submitted tentative plans as well as those items required per City public works standards including street trees and street lights. 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 the approval of construction plans, designs shall include extensions of water and sewer mains to and through the development to the exterior boundary of the subject property.
3. Prior to the approval of construction plans, designs shall include street trees at an average spacing of 35 feet along all road frontages.
4. Prior to the approval of construction plans, designs shall include a minimum of 12" wide compacted shoulder rock along all roadway pavement edges.
5. Prior to the approval of construction plans, provide the City with drainage calculations indicating compliance with the Central Oregon Stormwater Manual.
6. Prior to final plat approval, all required public right of way and easements shall be depicted on the final plat map for grant or dedication by the recording of the plat.
7. Prior to final plat approval, the applicant shall provide the City with a performance bond of 120% of the cost of public improvements prior to beginning construction. Prior to construction, a pre-construction meeting with the construction contractor shall be held with City staff.
8. Prior to final plat approval, all required public right of way and easements shall be depicted on the final plat map for grant or dedication by the recording of the plat.
9. Prior to final plat approval, as a minimum, all water and sewer infrastructure, compacted base rock, and street signage must be installed and inspected by the City.
10. 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.