



CITY OF CONCORD

REPORT TO THE MAYOR AND CITY COUNCIL

FROM: David Cedarholm, PE, City Engineer

DATE: June 30, 2020

SUBJECT: Report from the City Engineer requesting conditional acceptance of the remainder of Sonoma Lane constructed as part of the Vintage Estates and Tuscany Village development projects.

Recommendation

Grant conditional acceptance of the remaining portion of Sonoma Lane from the Emily Way – Ty Road roundabout to its intersection with Kyle Road, and including a short spur off the end of Kyle Road, as part of the City’s municipal street system subject to final acceptance by the City Engineer when all construction is completed for the entire length of Sonoma Lane and when all outstanding issues are satisfactorily resolved.

Background

The Engineering Services Division received an email request, dated June 27, 2020, from R.J. Moreau Communities, LLC (see attached) requesting that the Sonoma Lane roadway from station 0+00 (at the Emily Way-Ty Lane roundabout) to its intersection with Kyle Road, and including a +/-50 foot short spur off the end of Kyle Road, as part of the municipal street system. This section of road has been constructed in accordance with the Vintage Estates design plans approved by the Planning Board.

Discussion

On April 20, 2011, the Planning board granted conditional approval of a 22 lot residential subdivision located off of Ty Lane and Emily Way. Subsequent amendments were granted by the Board in August 25, 2014, July 20, 2015, and March 21, 2016. The development required the construction of approximately 1,700 linear feet of a public street. On July 8, 2019, the City Council conditionally accepted approximately 600 linear feet of Sonoma Lane and Kyle Road. The developer has completed the balance of the Sonoma Lane roadway (approximately 1000 lf), with the exception of the final wearing coarse pavement, from the roundabout at Emily Way and Ty Lane to the intersection with Kyle Road, and including a

short spur (approximately 50 lf) at the west terminus of Kyle Road, and has requested that the City conditionally accept this section (see attached sketch). The constructed road sections consist of two 12-foot wide travel lanes edged with vertical granite curb and sidewalks. The drainage system consists of a closed system within the travelled way, catch basins, and a detention pond. The project includes extensions of the public sewer and water mains.

The completed section is required for access to the remaining 18 single family residential lots on Sonoma Lane. The Developer is currently completing construction of several of these units and will be looking to obtain Certificates of Occupancies (CO's) for them through the remainder of 2020. Acceptance of the road (conditional or otherwise) is required prior to the City issuing CO's.

Throughout construction, the Engineering Services Division performed regular inspections as necessary of the roadway and the underground utilities. Based on these inspections, Engineering Services determined that the portion of the road requested for conditional acceptance has been constructed in conformance with the approved plans and the City of Concord Construction Standards. There are minor punch list items remaining that the Developer will address prior to final acceptance by the Engineering Services Division. Upon completion of these items, the City Engineer will then grant final approval of the street. The City has retained a financial guarantee in the amount of twenty-five percent (25%) of the original estimate to construct the improvements. This financial surety will be further reduced for a maintenance period of two years when the road is finally accepted.

Attachments:

- Email acceptance request
- Conditional Acceptance Area Sketch

cc: Paul Gendron, City Surveyor
Jim Major, Highways and Utilities Superintendent
Bradley Osgood, Chief of Police
Dan Andrus, Fire Chief
Mike Santa, Code Administrator
Heather Shank, City Planner