



# CITY OF CONCORD

## REPORT TO THE MAYOR AND CITY COUNCIL

**FROM:** David Cedarholm, PE, City Engineer

**DATE:** June 26, 2019

**SUBJECT:** Recommendation by the City Engineer to conditionally accept portions of Sonoma Lane and Kyle Road constructed as part of the Vintage Estates and Tuscany Village development projects.

### **Recommendation**

Grant conditional acceptance of a portion of Kyle Road and Sonoma Lane 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 18, 2019, from R.J. Moreau Communities, LLC (see attached) requesting that a portion of Kyle Road and Sonoma Lane as part of the municipal street system. This section of road has been constructed in accordance with the 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. The developer has completed a portion of the roadway (approximately 600 lf) that extends from the end of Kyle Road to the new cul-de-sac at the end of Sonoma Lane 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, drainage swales, and a drainage pond. The project includes extensions of the public sewer and water mains.

The completed section is required for access to three single family residential lots and the Tuscany Village residential development located off of the Sonoma Lane cul-de-sac. The Developer is currently completing construction of several of the Tuscany Village residential units and will be looking to obtain Certificates of Occupancies (CO's) for these units in July 2019. Acceptance of the road is required prior to the City issuing CO's.

Throughout construction, the Engineering Services Division performed multiple inspections of the roadway. Based on these inspections, Engineering Services determined that 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 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