

TO: James L. App, City Manger
FROM: Robert A. Lata, Community Development Director
SUBJECT: Acceptance of Public Improvement – Tract 2391 Lots 1-8
(Hundertmark/Benson)
DATE: March 1, 2005

Needs: That the City Council authorize the acceptance of public improvements resulting from the development of Tract 2391 into the City's maintenance system.

Facts:

1. On September 7, 2004, the City Council accepted Tract 2391 for recordation and executed a Subdivision Improvement Agreement with the Developer of these subdivisions.
2. This subdivision is located on Beechwood Drive between Meadowlark Road and Creston Road (see Vicinity/Tract Map).
3. The public improvements in Tract 2391 have been constructed to the satisfaction of City staff.
4. The Subdivider has constructed the following streets in Tract 2391 in accordance with the Subdivision Improvement Agreement and in compliance with the improvement plans and all applicable City standards:

<u>STREET NAME</u>	<u>FROM</u>	<u>TO</u>	<u>MILES</u>
Beechwood Drive	Beechwood Dr.	100 feet w/o Beechwood Dr.	0.02

**Analysis
And**

Conclusion: The public improvements, which the developer was required to install for this subdivision, have been completed. Further, the City will retain a Maintenance Bond for a period of one year as warranty for the improvements installed.

Policy

Reference: Paso Robles Municipal Code, Section 22, Subdivision Map Act

Fiscal

Impact: The Contractor is obligated to maintain all public improvements for a one-year period following acceptance by the City Council. Once the one-year period has been completed, and the Contractor has completed all correction items, the City will assume additional street, sewer and drainage maintenance costs.

Parkway landscaping and street lighting costs will be financed by the benefiting property owners through the Landscape and Lighting District.

Options: Based upon completion of construction of all required public improvements to the satisfaction of the City:

- a. Adopt Resolution No. 05-xxx accepting the public improvements of Tract 2391 into the City's maintenance system.
- b. Amend, modify or reject the above option.

Attachments: (2)

1. Vicinity/Tract Map
2. Resolution

RESOLUTION NO. 05 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ACCEPTING PUBLIC IMPROVEMENTS FOR TRACT 2391 (HUNDERTMARK-BENSON)
CONSTRUCTED PURSUANT TO THE SUBDIVISION IMPROVEMENT AGREEMENT,
AUTHORIZING RELEASE OF THE PAYMENT AND PERFORMANCE BONDS, AND
AUTHORIZING RELEASE OF MAINTENANCE SECURITIES ONE YEAR FROM DATE OF
ACCEPTANCE OF THE PUBLIC IMPROVEMENTS

WHEREAS, Tract 2391 was accepted September 7, 2004, for recordation, and a Subdivision Improvement Agreement was entered into; and

WHEREAS, all public improvements required as Conditions of Approval for this subdivision have been constructed in compliance with the improvement plans and all applicable City Standards, and the City Engineer has certified to the Council the completion of such public improvements; and

WHEREAS, the Subdivider has constructed, installed or completed the following streets or roads in accordance with the Subdivision Improvement Agreement, the improvement plans and all applicable City Standards:

<u>STREET NAME</u>	<u>FROM</u>	<u>TO</u>	<u>MILES</u>
Beechwood Drive	Beechwood Drive	100 feet w/o Beechwood Dr.	0.02

WHEREAS, Subdivider has requested that the City accept said public improvements and authorize the release of improvement securities furnished by Subdivider pursuant to the terms and conditions of the Subdivision Improvement Agreement.

THEREFORE, BE IT RESOLVED AS FOLLOWS:

SECTION 1. Upon completion of all public improvements to the satisfaction of the City Engineer, that the public improvements constructed as required for Tract 2391 be accepted into the City's maintenance system, approximately 0.02 miles in length, upon the release of maintenance securities, and the City shall then assume responsibility for their future maintenance and repair. The Subdivider shall be obligated for maintenance of all public improvements for a period of at least one year from date of acceptance by the City Council. After one year, maintenance securities may be released by the City Engineer upon completion of all correction items to the satisfaction of City staff.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 1st day of March 2005 by the following vote:

- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk

SCALE: 1" = 20'

Tract 2391

Lots 1 - 8

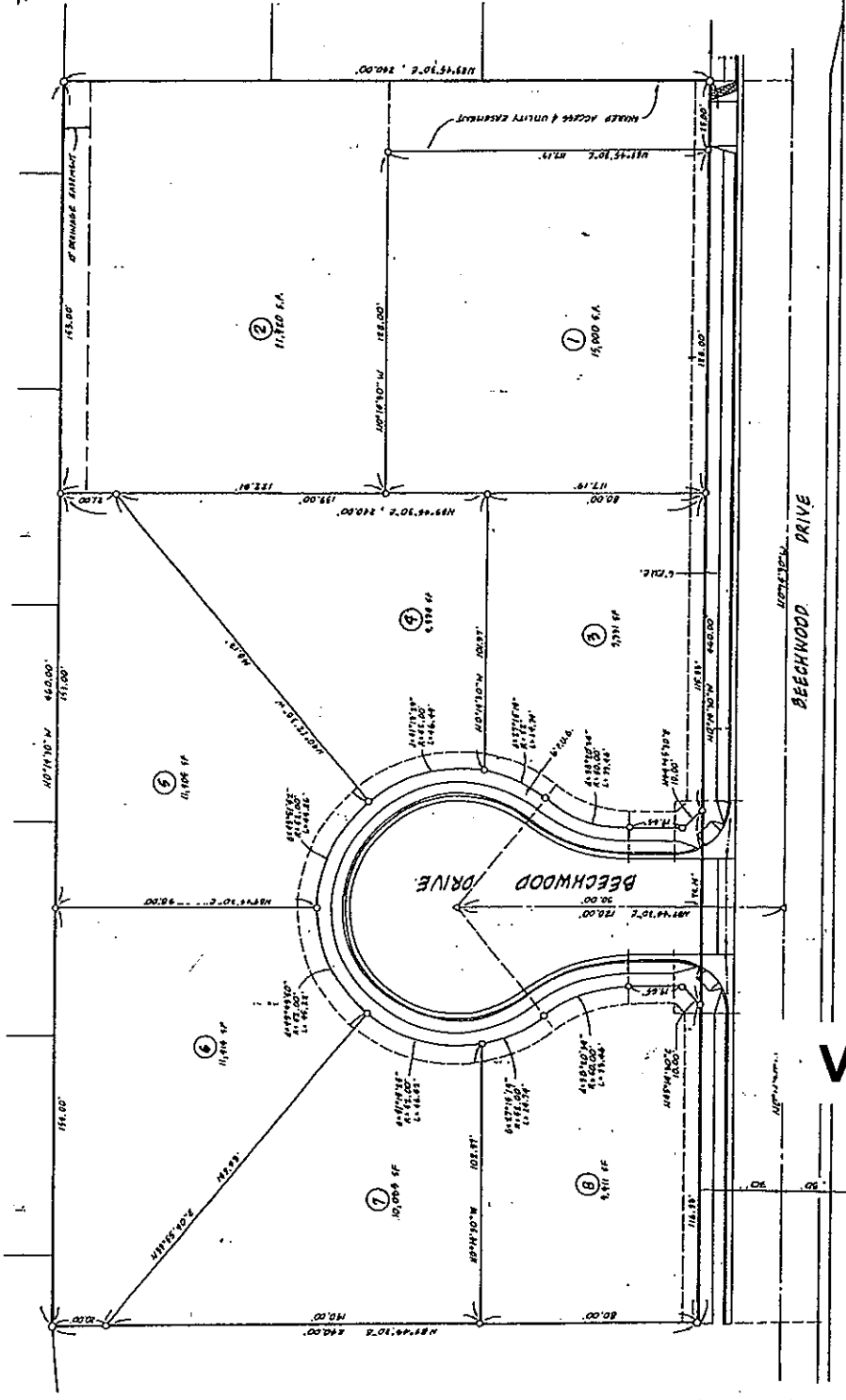
SITE PLAN

TRACT 2391 - BEECHWOOD DRIVE, BEACHWOOD, MISSOURI. THIS TRACT IS A SUBDIVISION OF LOT 7 IN THE BEACHWOOD PLAT, BEACHWOOD, MISSOURI, AS SHOWN ON THE CITY OF BEACHWOOD RECORDS, BOOK 1, PAGE 20. THE CITY ENGINEER HAS REVIEWED THIS SITE PLAN AND HAS APPROVED IT FOR RECORDATION.

NO.	DATE	REVISIONS

ACCEPTED BY THE CITY ENGINEER

J.K. ENGINEERING
 Civil Engineering & Surveying
 John A. Kudva
 110 S. 11th St., Suite 100
 St. Louis, MO 63103
 (314) 433-1111



BEECHWOOD DRIVE

VICINITY MAP

