

## MEMORANDUM

**Date:** February 3, 2021

**To:** Greg Hannan, Community Development Director

**From:** Bradley S. Kosco, PE, PS, City Engineer

**Re:** **Acceptance of Improvements for The Reserve at River Oaks Subdivision, Phases 1 and 2**

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The developer of the above referenced subdivision requested a final inspection/acceptance of all the public improvements that were installed within the above referenced subdivision with the following exceptions with my recommendations:

Street trees will need installed in front of lots that are currently under construction and empty.

- 1) a. Trees will need installed in front of lots that are currently under construction and empty.
  - a. Recommendation – A cash bond be placed for the cost of the trees. This to be refunded upon completion.
- 2) Asphalt will need profiled in front of several ADA ramps to eliminate standing water.
  - a. Recommendation – This work can be completed in the spring as part of the maintenance bond.
- 3) Pins are required to be set by a professional surveyor in the monument boxes.
  - a. Recommendation – This work should be performed prior to dedication. We should receive in writing from the PS that work has been completed.  
Note that the developer has indicated this work is scheduled for completion by February, 2021. Staff will verify this work is completed prior to release of the maintenance bond.

My staff has thoroughly reviewed and inspected all the public improvements within the subdivision and the improvements meet with our Engineering Standards. Based on section 1208.15 of the Land Development Code, I hereby **APPROVE** for acceptance the Reserve at River Oaks Subdivision, Phase 1 and 2 Improvements.

The acceptance for dedication is required for these streets to have full legal effect as public streets and rights-of-way. When this dedication is placed on the City Council agenda, I will be in attendance to answer any questions regarding this matter, if they arise.

If you have any questions, please contact our office.



Bradley S. Kosco, PE, PS  
City Engineer