



DATE: March 3, 2015

CATEGORY: Consent

DEPT.: Public Works

TITLE: **405 West Evelyn Avenue, Tract No. 10119 – Accept Public Improvements**

RECOMMENDATION

Accept the public improvements for the development at 405 West Evelyn Avenue for maintenance throughout their useful lives.

BACKGROUND

Private developers are responsible for construction of improvements in the public right-of-way that are needed to serve new development. Improvements include curbs, gutters, sidewalks, streets, streetlights, and utilities. Plans for these improvements are prepared by the developer and approved by the Public Works Department. When construction is complete, the improvements are accepted and then maintained by the City.

The improvement plans for the 36-unit rowhouse development at 405 West Evelyn Avenue were approved for construction on March 27, 2013.

ANALYSIS

The public improvements included 3,430 square feet of sidewalk; 525 linear feet of curb and gutter; and seven 1" water services and water meters. The public improvements have been completed to the satisfaction of the City Engineer, and it is in accordance with the City's standard policy to accept the improvements for maintenance.

FISCAL IMPACT

The public improvements for the development were paid for by the developer.

ALTERNATIVES

Determine that the recommended improvements are not complete or in conformance with City standards and do not accept the improvements.

PUBLIC NOTICING

Agenda posting and copy of the Council report sent to the developer, Station 362, LP.

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Approved by:

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City Manager

RZM/7/CAM
919-03-03-15CR-E-6

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