

RESOLUTION NO. 3578-20

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WINDSOR
ACCEPTING THE PUBLIC IMPROVEMENTS ASSOCIATED WITH
THE VICTORIA OAKS SUBDIVISION, PHASES 1 AND 2
(GPA/ZC/MJS/UP 05-28)**

WHEREAS, the Town Council adopted Resolution No. 3240-15, approving a Use Permit, Final Development Plan, Design Review and Tentative Map for the Victoria Oaks Subdivision; and

WHEREAS, Victoria Oaks Subdivision (developer) has completed the improvements as required by the Conditions of Approval and as shown on the approved improvement plans titled “Victoria Oaks – Phase 1” dated March 6, 2018, and “Victoria Oaks – Phase 2 dated March 6, 2018; and

WHEREAS, the public improvements consist of the construction of frontage improvements along Hembree Lane, Victory Lane and full roadway improvements for Pool Creek Lane, Del Roble Lane, Portello Lane, Atascadero Drive and Spanish Oak Drive and park improvements for Parcel “A” and Parcel “B” in Phase 1 and full roadway improvements for Acorn Way, Calabazas Drive and Spanish Oak Drive and park improvements for Parcel “A in Phase 2. The project includes sewer, water, storm drain, roadway paving, curb and gutter, sidewalks, pedestrian curb ramps, streetlights, striping, landscaping, and other miscellaneous improvements as shown on the plans; and

WHEREAS, the Town Engineer recommends acceptance of the public improvements which were completed on or about January 15, 2020; and

WHEREAS, the developer has provided maintenance security in the amount of \$603,193, for both phases of the project, for the one-year warranty period for the completed public improvements; and

WHEREAS, the Town will assume maintenance responsibility for the public improvements recommended for acceptance at the end of the one-year warranty period, except the public sidewalk, which will remain the property owner’s responsibility to maintain.

NOW, THEREFORE BE IT RESOLVED that the Town Council of the Town of Windsor hereby accepts for public use the public improvements as shown on the approved plans titled “Victoria Oaks – Phase 1” dated March 6, 2018, and “Victoria Oaks – Phase 2 dated March 6, 2018; and

BE IT FURTHER RESOLVED that the Town of Windsor authorizes the release of the Performance Bond and Labor and Materials Bond provided by the developer; and

BE IT FURTHER RESOLVED that the Town of Windsor will assume maintenance responsibility for the public improvements, other than the sidewalk, at the end of the one-year warranty period.

PASSED, APPROVED AND ADOPTED this 19th day of February 2020, by the following
vote:

AYES: COUNCILMEMBERS FUDGE, OKREPKIE, SALMON, VICE MAYOR LEMUS AND MAYOR FOPPOLI

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE



DOMINIC FOPPOLI, MAYOR

ATTEST:



MARIA DE LA O, TOWN CLERK