

MEMORANDUM FROM STAFF

From: Oksana Polhuy, Planning Administrator
To: Lapel Town Council
Date: 09/12/2024
RE: Request to sign off on the subdivision improvements in Phase 4, Montgomery Farms

Montgomery Farms, Phase 4

The developer, Braun Property Development, represented by Scott Noel, requests to sign off on their improvements in Phase 4 of Montgomery Farms single-family subdivision. Exhibit 1 shows the form. Staff believes that town's executive, Council President, may possibly be the person to sign the form, but is open to the legal counsel checking this.

Signing off on this form will allow the developer to proceed with applying for building permits for the lots located in this phase of the subdivision.

Several staff members from Lapel inspected improvements and found most improvements matching the subdivision construction plans. The only outstanding item, indicated by the utilities (water meter locations), can be fixed through water risers.

Other issues that were identified to the developer in the past year (signs and light posts) have been fixed.

Exhibits:

1. Sign-off form provided by the developer.
2. Site plan.

The staff recommends approval of the outstanding items.

Montgomery Farms, Phase 4

Created by: Oksana Polhu



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Developed by  Schneider
GEOSPATIAL

EXHIBIT 1

Certificate of Substantial Completion

Project Name: Montgomery Farms, Phase 4

Contractor: Braun Property Development, LLC

The Work is described as Earthwork, Street Signs, Asphalt, Curbs, Water, Sanitary Sewer, Storm Sewer, & Erosion Control.

The work performed under this contract has been reviewed and found to be substantially complete. The date of Substantial Completion is hereby established as July, 10th 2024.

SUBSTANTIAL COMPLETION DEFINED

The stage of construction where, in the opinion of OWNER, all items of the Work necessary to enable the asset to be utilized without significant restrictions for the purpose for which the asset was intended.

All pay items shall be completely installed and all necessary testing as required by the Laws Regulations and/or Contract Documents are completed.

RECOMMENDED FOR ACCEPTANCE:

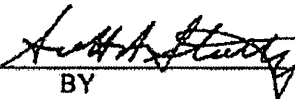

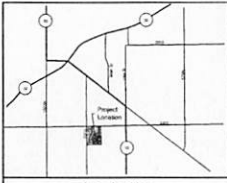
<u>SAUER LAND SURVEYING</u> ENGINEER	<u></u> BY	<u>6/26/2023</u> DATE
<u>BPD Montgomery Farms, LLC</u> OWNER	<u></u> BY	<u>6/27/2023</u> DATE
<u>JURISDICTION</u>	<u>BY</u>	<u>DATE</u>

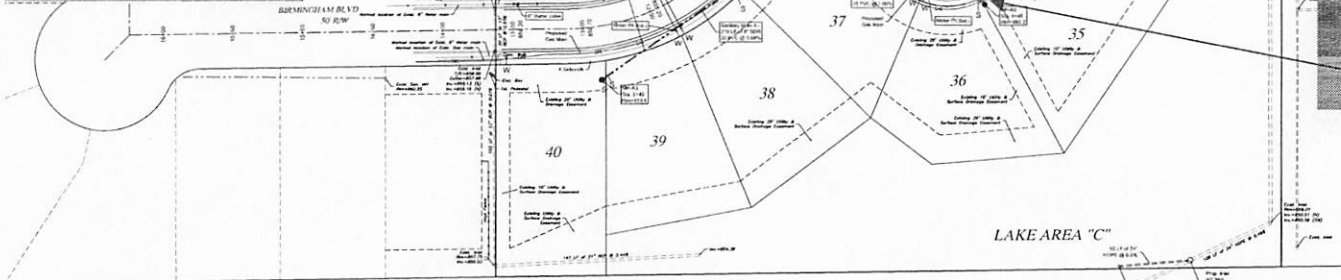
EXHIBIT 2



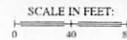
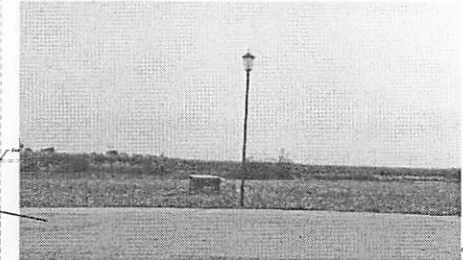
Location Map

Notes:
 All Sanitary sewer taps shall be 6" SDR 35 PVC per Town of Lapel requirements.
 All Water Taps Shall be minimum of 3/4" CTS200 PE (typical) per Town of Lapel Requirements.
 Contractor Shall locate all utilities prior to Construction and Notify Engineer of any Discrepancies
 Developer to install all sidewalks within block areas

This property appears to be within Zone X as the description plots by scale on Flood Insurance Rate Map Numbered 18095C 0240D, effective May 3, 2011.



- Legend:
- Existing Sanitary Sewer
 - - - Proposed Sanitary Sewer
 - Existing Water Main
 - - - Proposed Water Main
 - Existing Storm Sewer
 - - - Proposed Storm Sewer
 - Existing Gas Line
 - Existing Buried Electric
 - Existing Overhead Electric & Telecommunications
 - Existing Buried Fiber Optic
 - Existing Buried Telecommunications
 - Existing Buried Cable Lines
 - ◆ Proposed Light Pole



MONTGOMERY FARMS, PHASE 4	
<i>Utility & Walk Plan</i>	
For:	Oakmont Development Co. II, LLC
By:	Sauer Land Surveying, Inc.
Scale:	1"=40'
Sheet No.	4 of 13
Date:	March 1, 2022

