

TOWN of LYSANDER
8220 LOOP ROAD
BALDWINSVILLE, NEW YORK 13027
315-638-4264

February 25, 2019

Lysander Town Board
8220 Loop Road
Baldwinsville, NY 13027

Re: Highland Meadows Phase 3A

Subj: Road & Utility Acceptance

Dear Town Board Members:

I conducted a final punch list inspection of the following streets and utilities which compromise Phase 3A of the Highland Meadows (Lysander Preserve) Subdivision. Phase 3A of the Highland Meadows Subdivision contains the following roadway, associated drainage facilities and sanitary sewers for the street listed below.

<u>Street</u>	<u>Length</u>
Giddings Trail	0.111 miles

The streets were designed and constructed to conform to the Highway Construction Specification Ordinance of the Town of Lysander however the full asphalt binder course has not been placed at this time.

Attached is a punch list of work items which remain to be completed. The value of the punch list is \$60,000 which I recommend as the amount of the performance bond or other security to be established by the Town Board and deposited by the developer.

Concerning the portion of the Highway Ordinance dealing with signs, the developer will need to provide all required street name signs, stop signs and ancillary break away sign posts. The new stop sign will need to be installed at the location listed below.

<u>Location</u>	<u>Legend</u>	<u>MUTCD No.</u>	<u>Size</u>
1. Mercer St entering Giddings Trail / Afternoon Drive Intersection	STOP	RI-C1	30"x30"

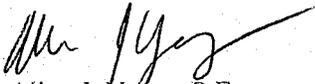
The designated stop intersection must be approved by Town Board resolution and amendment to the Town of Lysander Vehicle and Traffic Law.

In addition to the Punch List Security the Town Code requires the Town Board to secure a maintenance guarantee on the infrastructure to be owned by the town. The amount of the required guarantee is between 25% and 100% of the project value. I estimate the value of the roadway, sewer and drainage to be approximately \$202,890 (estimate attached), such that the guarantee could range from \$50,723 (25%) to \$202,890(100%), at your discretion.

In addition to the drainage facilities and sanitary sewer utilities the Village of Baldwinsville will be taking dedication of the water system which will be owned operated and maintained by the Village.

Please note that in addition to the street, this project will involve the deeding of drainage facilities and sanitary sewer utilities. The required drainage and sewer districts have been formed by the Town Board and the required deeds, utility easements, or other legal documents will need to be tendered to the Town Attorney for review. In addition to the required legal paperwork the developer will be required to submit as-built drawings and complete the sewer testing prior to any certificates of occupancy being issued for any homes built on the lots included in this phase of the development.

Regards



Allen J. Yager, P.E.
Town of Lysander Engineer

Attachments

Cc: Mario D'Arrigo, Esq.
Dan Bargabos

Final Punch List

Highland Meadows Phase 3A

- | | |
|--|-----------------|
| 1. Furnish and install 2 ½" Type 3 asphalt top course | \$ 21,000 |
| 2. Furnish and install 1 1/2" Type 6F asphalt top course and tack coat | \$ 16,000 |
| 3. Construct swale or extend closed drainage behind lots 18, 19 & 20 | \$ 8,000 |
| 4. Install monuments | \$ 2,000 |
| 5. Establish vegetation in all Town owned right of ways and easements | \$ 2,000 |
| 6. Clean up and fine grade of ROW after National Grid utility installation | \$ 5,000 |
| 7. Install sanitary sewer manhole bench walls and test sewers | \$ 3,000 |
| 8. Provide as-built drawing | <u>\$ 3,000</u> |

Total

\$ 57,000

Value of Improvements

Highland Meadows Phase 3A

Roadway – 585 LF @ \$160/LF	\$ 93,600
Storm Drainage – 12" Diameter 37 LF @ \$40/LF	\$ 1,480
Storm Drainage – 15" Diameter 328 LF @ \$45/LF	\$ 14,760
Storm Drainage – 18" Diameter 350 LF @ \$50/LF	\$ 15,750
Catch Basins & Junction Boxes – 3 @ \$2,000/Each	\$ 6,000
Sanitary Sewers – 663 LF @ \$100/LF	\$ 66,300
Sanitary Manholes – 2 @\$2,500/Each	<u>\$ 5,000</u>
Total	\$ 202,890