



April 11, 2022

Mr. Walter Reeves
Director of Development and Planning
City of Angleton
121 S. Velasco
Angleton, Texas 77515

Re: Public Acceptance Process - Riverwood Ranch Subdivision, Section 2

Dear Mr. Reeves,

Riverway Properties are requesting a waiver for the following Section of the City of Angleton Land Development Code (LDC):

Section 23-98. K. 1. Preliminary Acceptance to make this a final acceptance with a 1 year maintenance bond.

After completion of the construction of the public improvements in a subdivision a field inspection is conducted and a "punch list" of repairs or corrections of deficiencies is prepared for the construction contractor. In the past, after resolution of the "punch list" items, the City accepted the improvements with a one-year maintenance bond.

With the adoption of the Land Development Code in 2018 the public improvement acceptance process changed from a one-step process to a two-step process. The acceptance process described in the LDC is:

1. Preliminary acceptance with a minimum one-year maintenance bond as an administrative act by the City Manager after recommendation by the City Engineer; and
2. Final acceptance (with a one-year maintenance bond) by City Council after recommendation from the City Manager and City Engineer at least one year after preliminary acceptance.

The developer of Riverwood Ranch Subdivision, Section 2 is requesting a waiver of Section 23-98.K.1 Preliminary Acceptance and that City Council accept the public improvements with a one-year maintenance bond.

Prior to the adoption of the 2018 Land Development Code, the Contractor's one year maintenance bond was all that was required before final acceptance of the public improvements by the City.

If you have any questions or require further information please contact Baker & Lawson, Inc.

Sincerely,



Douglas B. Roesler, P.E.

President

(File: 14395/Maintenance Waiver)

DOUGLAS B. ROESLER, P.E. - Principal Engineer
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