

March Minutes ECPC 3-10-10

In Attendance: MJ Minton, Frank Dertzbaugh, Jim Dimeglio

Budget: Requisitions made to date: \$159,550.26

Expenses paid by LLA \$3361 and \$110 for the Pump Station site plan

According to Keenan Rice the bond market is improving and is now in the high sevens.

Easements: A meeting was held with Krista McGowen and Noel Manalo of Miles and Stockbridge on 2-23-10 to discuss how to approach the easements with the county for water and sewer so we can use the LLA as the declarant. After the meeting with water and sewer on November 11, 2009, Beth Ramacciotti from Water and Sewer said we would need easements from the property owners for the house connection that would be in the front 10' of each individual owner's lot. Originally the connections were in LLA right of way, but most fell in the SWM ditches and the county did not want their connections in these ditches. In moving them out of the ditches they are now on the 10' front of each individual property where the LLA has a deeded utility easement. Beth said the county would not accept 1 easement from LLA as the declarant but that we needed recorded easements from each property owner. This would create a time consuming, expensive hardship on us as each property would then need a title search, if there was a mortgage then the lender would have to sign, engineer drawings showing the easement, and written consent from every owner.

Precedent has been set previously on this matter (Church property) and with the original CDA.

Krista felt it best to talk to Wendy Kearney in the attorneys office in the county sooner rather than later, to see if they would accept 1 easement signed by the LLA. She will set up a meeting to speak with her about this before we move forward on this matter.

SWM comments from Betsy Smith regarding easements were as follows:

For the SWM dikes in the 10' front utility easement, Betsy would like that widen to 20'.

We can accommodate that by moving towards the center of the road right of way rather than take ten additional feet off the property owner's front.

Betsy also was questioning 12' width storm drain easements and the need to make them wider on the side lots where it is shown. Currently every property has a side 6' utility easement so we kept the storm drain in the deeded easements to prevent having to get property owner's easements, and encroach on an already tight building restriction limit for these small lots. If we increased the width, some property owners building envelopes could be compromised and we see this as a hardship. We will schedule a meeting with Betsy to discuss the width and whether the county has a need to put requirements on the individual lot easements since they will be owned by LLA and not the county.

SWM regulations are scheduled to change around May 6 of 2010. We are working on our final review to meet this deadline.

Oakdale Development: We sent a letter to John Clarke of Oakdale Development regarding

the need for an easement from them. We need 30' water and sewer easement across the southwest portion of Parcel C and also a 10' storm water management easement across eastern part of Parcel C between Lots 111 and 112. Jim will follow up with them.

Water and Sewer: Water and sewer comments want another feed into the community around lot 24. Typical 30' easement would again create a hardship for the small lot and encroach on the BRL. 12' width on the sides currently exist under the LLA side utility easements. We will ask Rod Winebrenner at DUSWOM if they would accept a smaller width easement. Since we are at our final submission and SWM regulation deadlines, we do not want to risk anymore additional reviews from comments, and are addressing those of issue with the reviewer in advance of our submittal.

Pump Station: Proposal from Harris & Smariga is still questionable on all design issues. We will need to follow up on that