

04P4100

-----Original Message-----

From: Centrline@aol.com [mailto:Centrline@aol.com]
Sent: Monday, July 12, 2004 3:49 PM
To: marcia.elkins@rcgov.org; jason.green@rcgov.org
Cc: proinc@gwtc.net; jbc@costelloporter.com
Subject: Lazy P-6 Elm Street Extension.

Marcia:

The Elm Street corridor will be extended to the north property line of Lazy P-6 as part of a plat action currently under review by the city.

Lazy P-6 will want access to this corridor, but this will not be possible due to resistance from the adjoining owner to the east.

To resolve this future access exclusion, P-6 proposes the following.

The City require the adjoining owner to execute a WORP for 750 ft of Elm St. south of its currently proposed terminus, which will secure P-6's ability to gain access to this corridor in the future. The owner must execute the WORP prior to the final plat contemplated by the current submittal. Naturally P-6 would sign a WORP as well.

P-6 believes the city has a responsibility to protect the interests of P-6 to the extent that it can. The city also is fully knowledgeable of the issues involving the two owners.

P-6 does not think the city wants - or should allow - the disruption to its identified corridors by uncooperative landowners. Wildwood, 5th St and Elks Country Estates are just 3 examples where this has been an issue.

The city has the opportunity to prevent this from occurring to the P-6 property and expects the city to adequately preempt any difficulties.

Please advise at your earliest. Thanks.

LK for P-6

04 PL100

-----Original Message-----

From: Centrline@aol.com [mailto:Centrline@aol.com]
Sent: Wednesday, July 21, 2004 11:35 AM
To: marcia.elkins@rcgov.org; curt.huus@rcgov.org; jason.green@rcgov.org
Cc: proinc@gwtc.net; hani@dreamdesigninc.com
Subject: Elm St extension to Lazy P-6 land

Hi Marcia:

Lazy P-6 Land Co., Inc. wants to include an additional observation to their previous email concerning the Elm Street extension.

The city annexed P-6's 80 acres almost 10 years ago and until this year had not provided utility connections. Even with the work in progress this year, 50 of the 80 acres will not have sewer service. This can be resolved by insuring that the proposed Elm Street extension plans currently being reviewed by the city is designed and built to accommodate gravity sewer north and east.

DDI staff met with P-6 and identified that this connection is possible. However, it will require some adjustment to their current design strategy. P-6 has indicated a willingness to work with adjoining owners on this issue, but is concerned that not all of the owners share this cooperative spirit.

Therefore, P-6 repeats their advice to the city regarding the future extension of Elm and its infrastructure. The city is positioned to secure for all the owners the ability to proceed with development without any unnecessary disruption from other landowners.

P-6 was required to deliver sewer to property west of the 5th Street extension and paid a significant cost for that responsibility. P-6 contends that other owners should be required to do the same, regardless of any irrelevant criticisms, and that the city is the agent for this requirement.

Thanks.

Lawrence M. Kostaneski, PE
for Lazy P-6 Land Co.