

Linda Chambers <linda@evtroydev.com>

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Larsen Farms Subdivision

To newtontown@comcast.net

To Newton Town Council

Re: Larsen Farms subdivision

In addition to the cost of the raw land, we have spent the following on the improvements to date:

- Rocky Mountain Power: 12,667.00
- Birchcreek Landscaping: 27,791.90
- Core and Main Supply House: 18,533.68
- Codel Electric: 6,400.00
- Boring 3 lines under Highway 23: 17,000
- Everett Troy Payroll: 23,000.00
- Totaling: 105,392.58

We anticipate the remaining costs to finish all required lateral work as follows:

- Finish grading and Asphalt: 27,500 *probable price increase when updating quote
- Compacting and Road base for access road and hammerhead (lots 1 and 2): 8,000
- Totaling: 35,5000

We understand the lateral work completion is necessary before any Certificate of Occupancy could be issued by Newton Town. In this business, procuring the C of O is one of the main motivators as finalizing a sale of any homes cannot occur without this certificate.

We are requesting to expedite the process of obtaining building permits so building can proceed while we are waiting for other contractors and supplies to complete the lateral work.

In lieu of a bond, we are willing to put monies in escrow with the Town until improvement completion. But as stated above, the greater motivator is the issuing of the C of O. Any help would be immensely appreciated as it is getting late in the building season.

We are also attaching the email from Eric Dursteler regarding the discussed variances to the subdivision. He mentioned that he wants language on the vellum that states the 2 hammerheads are both designated fire turn arounds. Eventual homeowners will need to understand the secondary water easement is on their properties.

After the email, Eric and Derek had a follow up discussion about the access road to lots 1 and 2 and agreed the total easement should be increased to 40 ft. This includes 10' from the property line on the South side of the road, 20' for the road itself, and 10' on the North side of the road- which will contain the water line.

Brian Lyons won't have time to present these changes visually prior to the meeting, so we will send a concept drawing.

Best Regards,

Linda Chambers,

Everett Troy Development, LLC

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