

Pavilion Project Evaluation and Site Recommendation

Proposed 30' x 40' Pavilion

Project Purpose

LMOA is evaluating the construction of a 30-foot by 40-foot pavilion intended to enhance shared outdoor amenities for residents. As part of due diligence, existing site conditions, underground utilities, construction feasibility, safety considerations, and cost impacts were reviewed. This evaluation identified significant challenges with the originally proposed site and supports a revised site location.

Utility Considerations

Primary electrical utility lines are present beneath the originally proposed pavilion location. These lines cannot remain under a permanent structure and would require full rerouting to comply with safety standards, code requirements, and future utility access needs. The proposed alternative location also contains underground utilities; however, the extent of utility conflict is reduced, resulting in less rerouting, simpler coordination, and lower overall impact compared to the original site.

Evaluation of Original Pavilion Location

The original location is situated on a slope that would require construction of a retaining wall approximately 4 feet in height and 70 feet in length. The estimated cost of constructing this retaining wall is \$50,000–\$60,000, exclusive of engineering, drainage design, permitting, and long-term maintenance. The configuration of the retaining wall in close proximity to the pavilion introduces a potential safety concern, particularly for children. The wall could provide access to elevated areas, increasing the likelihood of individuals climbing onto structural components or the pavilion ceiling and jumping from height, creating increased risk of injury and liability. When combined with significant utility rerouting requirements, the original site presents higher construction complexity, increased cost, and elevated long-term risk.

Proposed Pavilion Location

The alternative site places the pavilion parallel to Edgewater Drive, providing alignment with existing roadway orientation and surrounding infrastructure. While underground utilities are still present at this location, the conflicts are less extensive, allowing for reduced rerouting, improved access, and more efficient coordination with utility providers. The proposed location eliminates the need for a large retaining wall, significantly reducing construction costs, engineering requirements, and long-term structural maintenance. Improved visibility and accessibility at this location contribute to enhanced safety and overall site usability.

Recommendation

Based on the comparative evaluation of utility impacts, construction requirements, safety considerations, and overall cost, the proposed pavilion location parallel to Edgewater Drive is recommended for LMOA. Although some utility conflicts remain at the revised site, they are substantially reduced, resulting in lower cost, decreased construction risk, and improved long-term safety and maintainability.

Supplemental Meeting Notes – Mark Lugar

LMA Pavilion Meeting

January 06, 2026

10:00 AM at Ashlawn Clubhouse

Attendees:

Tim – LMOA

Matt – LMOA

Mark – LMCF

Matt requested the meeting to allow preparation of a briefing for the LMOA Board of Directors prior to the Steering Committee meeting.

Mark requested a review of blueprints from the pool and Ashlawn Clubhouse renovations to determine whether the proposed pavilion placement would interfere with existing infrastructure.

MISS Utility was scheduled by Tim to evaluate the proposed pavilion site and the side lawn of the Ashlawn Clubhouse for electrical, communication, and sewage infrastructure. Utility markings were placed on site. It was discussed that the originally proposed location would require infrastructure relocation and construction of a retaining wall.

Discussion occurred regarding site preparation and concrete work. Mark indicated that LMCF had budgeted for a 4-inch concrete pad for the pavilion. LMCF would rely on LMOA for site preparation and any required retaining walls.

A new proposed location approximately 30–40 feet closer to the parking lot was reviewed due to potential infrastructure conflicts. This site has minimal grade and requires less utility movement.

Electrical lines from Dominion are present at the new location. It was discussed that if Dominion allows an overbuild, the site would meet requirements. If overbuild is not permitted, the pavilion location would be adjusted away from the lines or LMOA may incur costs to relocate the electrical service.

The new proposed location is marked with small white utility flags.

It was discussed that the proposed location had been reviewed with the LMOA General Manager and would be presented to the LMOA Board of Directors.