




Project Memorandum

To Laura Oliver, Deputy Recorder
From Shay Stark, Contract City Planner
Date July 19, 2021
CC
Subject Amblevue Estates Subdivision – Preliminary – 1st Review



An application has been submitted to Elk Ridge City for the Amblevue Estates Subdivision (Project). A TRC was held July 19th and comments from the TRC as well as the following documents have been taken into consideration with this review:

The Amblevue Estates Subdivision Final Plat submittal including:

- A. Amblevue Estates Subdivision drawings, provided by Trane Engineering, P.C., dated; May 19, 2021, and consisting of 9 drawing sheets.

Project Overview

Zoning: R-1-12,000

Project Total Acreage: 18.76 acres

Total Number of Single-Family Residential Lots: 40 lots for a gross density of 2.43 dwellings per acre.

Submission and Checklist Compliance

- Check with Laura for any issues. Is the submittal complete? Need Will Serves and possibly other documents check with the City.
- Have “Will Serve” letters been provided? No
- Please note any specific requirements service providers detail on the “Will Serve” letters.

Technical Review Comments

Geotechnical Study:

- Provide Geotechnical Report for the Parcel. Submitted with the original submittal and will submit again.

Preliminary Drawings:

Easements:

- Are there any areas where special easements may be required? A water and sewer line need to be run to the west through the cul-de-sac to Elk Ridge Drive. It makes sense to locate these in the same easement and place a trail over the easement so that it is not located on the neighboring lots.

Zoning:

- Lot 17 does not meet the minimum 12,000 square feet.
- It is recommended that corner lots are generously sized as the corner setbacks can make frontage tight especially for three car garages. The living area must have a minimum of 24 feet presence in the front of the house.
- Minimum frontage on curves such as cul-de-sacs and elbows is 60 feet. Please show the frontage lengths on all lots.
- Adjust lot exhibit on Sheet 2 to show proper setbacks as follows:
10-7C-6: LOCATION:
 - A. *Main Buildings: All dwellings and other main buildings and structures shall be set back in accordance with the following:*
 1. *Front Setback: All dwellings and other main buildings shall be set back not less than thirty feet (30') from the front lot line which abuts on any existing or proposed public street.*
 2. *Side Setback:*
 - a. *Interior lots: All dwellings and other main buildings, including any attached garage or similar structure, shall be set back not less than twelve feet (12') from any side property line not abutting a street.*
 - b. *Corner lots; side abutting street: All dwellings and other main buildings shall be set back not less than twenty five feet (25') from the side lot line which abuts on any existing or proposed public street, subject to section [10-15C-4](#) of this title.*
 3. *Rear Setback:*
 - a. *Interior lots: All dwellings or other main buildings shall be set back not less than thirty feet (30') from the rear lot line.*
 - b. *Corner lots: All dwellings and other main buildings shall be set back not less than thirty feet (30') from the rear lot line, except that where a garage is attached to the rear of the dwelling, the required rear setback for said garage may be reduced to not less than twelve feet (12') as measured from the rear lot line to the closest part of the building.*
 4. *Optional Front/Rear Setback: The landowner may utilize one of either a twenty five foot (25') front setback or a twenty five foot (25') rear setback in place of the respective front or rear setback prescribed in subsections A1 and A3 of this section.*
 - B. *Accessory Buildings: For accessory building requirements, see supplemental regulations, section [10-12-5](#) of this title. (Ord. 15-2, 7-14-2015)*

Final Plat:

- The Plat is titled Amberview and the drawings are titled Ambleview. Which is the correct title? Ambleview.

Streets:

- Does the section for 11,200 meet the County requirements? Check with County Engineering to make sure that their requirements are met.
- Please show slopes around curb returns and show that the max. 2% through ped ramp area can be met with reasonable slopes through the rest of the curb return.
- Streets entering intersections must meet either 3% or less at 50 feet min. or 4% at 100 feet min.
- The City does not have street lights.
- Construct walking trail between lots 14 & 15 at least 12' wide. Locate sewer and water in this trail.

Water:

- Does the Fire Chief have comments?
- Locate Fire Hydrant on lot 17 & 16 and a flush hydrant at 14 & 15 if the end of the water line can't be terminated in line with the fire hydrant.
- Add Fire hydrant on Elk Ridge Drive. The line will eventually be looped in Elk Ridge Drive when the water line is extended down Elk Ridge Drive.
- Locate fire hydrant between lots 5 & 6 and a flush hydrant at the end of the line.
- Sample stations need to be located between Lots 34 & 35 and 39 & 40.
- Install valve in the bulb at bend in front of Lot 24.
- Install 4 valves on the cross.
- Extend water line on 11,200 and add fire hydrants at 500 feet each and one at the entrance to the subdivision.
- No hot taps. Insert tee and sleeve and install valves.

- There currently is not an existing water line in Prairie Dog Water will need to be extended through Prairie Dog to Skyhawk and insert tee and sleeve and install valves.

Sanitary Sewer:

- Connect sewer with Horizon View Farms and shift manholes to make this work.
- Locate water and sewer on opposite lot lines.
- Lots 14 and 15 the sewer connections need to go to the street. Put in cul-de-sac.

Storm Water:

- Where will stormwater go when sump #5 fills up? Will be reviewed with preliminary stormwater report.
- Provide a preliminary stormwater report and show that the proposed storm drain system is adequate.

Utilities:

- Power will need to be relocated. This statement has to do with the lines along 11,200. Talk to the power company once the County has provided guidance on improvements to determine what may be required.

Postal:

- Where will the CBU('s) be located?

Phasing:

- How will this be phased? One or two phases.

Development Agreement:

- At the preliminary application issues are discussed that may require clarification in a Development Agreement. The Agreement will be drawn up and considered as part of the Final Plat approval process.
- Are there any exceptions to the city code or offsite improvements that need to be clarified in a Development Agreement? Nothing at this time.

-END-