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MEMORANDUM

DATE: August 26, 2024
TO: Elk Ridge City Council and Planning Commission
FROM: Ryan Selee
PROJECT: Lighthouse Subdivision Review
PROJECT NO: 2211-036
RE: Lighthouse Subdivision Review Altered Grading Plan

Dear Elk Ridge City Council and Planning Commission,

Several concerns exist regarding the design of Lighthouse Subdivision and the ability for that design to meet Elk Ridge City Code.

The revised grading plan provided by the Lighthouse Subdivision increases the number of areas that exceed the City Code's allowance of 7 feet of cut/fill (10-15C-2(H)). The revised grading plan does not increase undue risk nor create unique hazards. The revised grading plan would require an additional exception similar to the one already granted to the Lighthouse Subdivision. I recommend that any exception granted for cut/fill in a subdivision include a provision that lot owners do not further exceed the limit with additional cut or fill.

The storm drain pond does not meet the 1' of freeboard requirement. The top of the pond is specified as 5178.0' and the grate is set at 5179.23'. The grate should be no higher than 5179.00'. Since it has already been built, I recommend the developer survey the improvements to determine the true elevation of the top of pond, bottom of pond, and overflow, as well as the storage capacity.

The original approval of the final plat required the developer to "clarify the drainage on lot 12." The plans show an alignment and flowline for a swale, but they do not provide a cross-section for the swale. Developer should provide a cross-section for the swale to meet that requirement. Also, the swale should be protected by an easement and a note should be on the recorded plat requiring the swale be maintained.

The stated concerns can be mitigated with limited effort. Please let me know if you have any questions or concerns.

Respectfully,
Ryan Selee

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