

PROJECT NARRATIVE

Lot 29 of Stone Canyon

PROPOSED PROJECT

The proposed project requires the demolition of the existing residence, pool, asphalt paving, fencing, walls and all nonconforming improvements on Lot 29 of Stone Canyon which was originally constructed in the 50's to allow construction of a new 15,300 square foot residence. A portion of the residence will have a lower level.

LANDSCAPE RESTORATION

The original residence, driveway and the associated landscaping have disturbed a great deal of the property and the landscape will need to be restored following construction of the residence.

GRADING AND DRAINAGE

The proposed development of Lot 29 will include working with the town's staff to generate a Grading and Drainage Plan for the parcel which will retain and/or detain the pre vs post condition stormwater runoff from the lot to improve the overall drainage related to the adjacent parcels.

SEWER SYSTEM

A request has been submitted to the Town to waive the requirement that a Gravity Sewer System be constructed in Solano Drive to the northwest corner of Lot 29 as the cost to construct the sewer

exceeds 10% of the cost of the construction of the proposed residence. This request is currently being reviewed by the Town Staff.

The owner of Lot 29 is, however, planning to construct a gravity sewer in Solano Drive adequate to serve the proposed residence on Lot 29.

OFFSITE IMPROVEMENTS

Per our discussion with the Town Staff, no paving improvements are to be constructed along Solano Drive however, the owner is to pay a “fund’s-in-lieu” fee for the construction of 2’ roll curb for the full length of Solano Drive based on an approved Engineers Cost Estimate.

The development of Lot 29 will not require any improvements and/or “funds-in-lieu” for San Miguel Avenue.

WATER AND FIRE RELATED ISSUES

The existing EPCOR Water System adjacent to Lot 29 has failed to pass a pressure test twice and based on a discussion with Bob Lee, a full blown “Water Service Impact Study” will not be required. In addition, the proposed residence will be required to provide a separate water storage tank and pump or equivalent alternative system which is compliant with the National Fire Protection Association (NFPA) and deemed appropriate by the town fire marshal. The system will be required to be operational prior to the issuance of a Certificate of Occupancy.

There is an existing fire hydrant within 400 feet of Lot 29 and no additional fire hydrants will be required.