

5825 N. Superstition Lane

Narrative Statement for Hillside Concept Review Submittal

The project proposes to construct a new 8,660 sf single family residence, 684 sf office accessory structure, "pond loggia" accessory structure, along with exterior hardscape areas, firepit, pool, spa, bbq, reflecting/koi pond, pool control/view fencing, and associated landscape areas. The program for the house includes 4 bedrooms, and garage space for (4) vehicles.

The existing 5900 sf residence will be removed, as will the existing pool/patio area, concrete driveway, pond, palm trees, and tennis court.

While the site is at present 100% disturbed in terms of both grading and vegetation, and eligible to be grandfathered at that level of disturbance, it is proposed that the grading "net disturbance" will be limited to 72.08%, and vegetation "net disturbance" will be limited to 56.65% as shown in the disturbance calculations shown on drawings CR-3 and CR-4.

It is noted that the calculated building pad slope is 7.18% as shown on drawing CR-02 ; well below the minimum 10% slope required under section 2203.