

To: Hillside Building Committee

From: Jose Mendez; Hillside Development Planner
Hugo Vasquez; Hillside Development Administrator

Date: September 21st, 2022

Subject: Formal review for a new single family residence at 5825 N Superstition Lane (APN 172-02-007).

Narrative: The proposed project shall construct a new single family residence and accessory structure with a pool and pond on the previously developed lot. The new project has an application date of August 3, 2021.

Lot Data	
1. Area of Lot	2.231 ac or 97,185 ft ²
2. Area Under Roof	15,987 ft ²
3. Floor Area Ratio*	21.00%
4. Building Site Slope	8.00%
5. Allowable Disturbed Area	58,311 ft ² (60.00%)
6. Existing Gross Disturbed Area	97,185 ft ² (100.00%)
7. Proposed Net Disturbed Area	70,052 ft ² (72.10%)
8. Maximum Building Height	22 ft - 0 in
9. Overall Height	40 ft - 0 in
10. Volume of Cut/Fill	6,033 yd ³
11. Hillside Assurance**	\$201,145

*Floor Area Ratio includes courtyard areas in addition to area under roof.

**Assurance based on submission of building permit application prior to demolition.

Background

The property contained a 5,900 ft² single family residence constructed in 1972.

New Single Family Residence

The project shall construct a new single-family residence with approximately 8,700 ft² of livable area. The existing pond on the property will be removed and the area shall be used for storm water retention.

Office and Shade Structure

A detached office and separate shade structure is proposed north of the residence.

Driveway

The proposed driveway will enter from N Superstition Lane. The proposed materials for the Driveway are material "A": STUDIO RESOURCE EUROPEAN reclaimed cobbles (LRV 22) and "B": COLORED EXPOSED AGGREGATE (LRV 21)

Pool

A new pool is proposed to be centered within the main building footprint and pool equipment is proposed to be installed in a mechanical yard on the east side of the residence. Proposed pool fencing shall enclose the pool and pond areas

Pond

A new pond is proposed with trellis and fire pit adjacent to the detached office at the north side of the property. Pond equipment is to be installed alongside the pool equipment on the east side of the residence.

Materials

Natural earth-tone materials have been proposed ranging in Light Reflection Value ranging from 15 to 36. These materials include Stucco finish (Coyote S-504) (LRV 30), Mortar washed veneer stone D.C. Ranch/McDowell MTN Cobble (LRV 36), garage door/plank door/gate stain: Benjamin Moore "CROMWELL GRAY HC-103 (LRV 18), and roof finish Protech "Brown Owl" (LRV 33) with feature accent roofs in Reclaimed Terra Cotta (LRV 31). An accent stucco has been proposed in "WESTERN WHITE" S-1, FINE FINISH (LRV 79). All proposed exterior materials shall blend in with the native surroundings and have a Light Reflectance Value (LRV) no greater than 38%.

Hardscape

Gravel terraces/foot paths proposed in "ANTIQUITIES LLC "NIDAGRAVEL" (LRV 27), POOL HARDSCAPE: APACHE STONE FLAGSTONE MIX: "AUTUMN MIST" (LRV 28) "PEACH" (LRV 35), and "BUCKSKIN" (LRV 30). All materials shall have an LRV of 38% or less.

Building Lighting

Proposed building lighting includes one (1) Coastal Beehive pendant light (380 Lumens) and seven (7) Decorative Pendant lights (300 Lumens). In addition, thirty-two (32) small recessed wall / step lights (72 Lumens), twenty-six (26) large recessed wall light (72 Lumens); sixty-two (62) Beam-mounted Spotlight aimed directly down (350 Lumens) and twenty (20) recessed can lights (500 Lumens). All light sources shall be fully shielded and have a maximum 750 lumens and a color temperature of 3000K.

Landscape Lighting

Proposed landscape lighting shall be provided by thirty-three (33) up lights (1 fixture per 1000 square feet of Allowable Disturbed Area) luminaires will have 84 lumens (150 lumens allowable). There are nineteen (19) path lights proposed (75.2 lumens). In addition, there are six (6) hanging down lights proposed with 167.2 lumens noted. 150 lumens are allowed for landscape up-lighting and 250 lumens for all other uses. When exterior fixtures are affixed to existing trees, the height of the fixture shall not exceed 8 feet above the Finished Grade. All light sources shall have a maximum color temperature of 3000K.

Landscaping

The landscaping plan includes an extensive list of mostly native plants with some intermixed non-native plants and a limited area of turf away from the street toward the northeast side of the property. The previous home had a perimeter fence that was non-compliant and has been removed. This plan proposes to install a small pool fence to enclose the pool and pond. See the included landscape plan for additional details. All proposed landscaping shall comply with hillside regulations, including the use of native plants in all undisturbed areas.

Land Disturbance

A gross disturbance of 100.00% (97,185 ft²) currently exists on the lot and the building pad slope of 8.00% allows a disturbance of 60.00% (58,311 ft²) the lot. The applicant has proposed a net disturbed area of approximately 72.10% (70,052 ft²), which is less than the existing gross disturbance.

Grading and Drainage

A preliminary grading and drainage plan has been provided. The proposed construction of the property shall be required properly retain the greater of "pre vs post" or "first flush" storm water volumes for the 100-year, 2-hour rainfall event. A large retention basin has been proposed on the north portion of the lot and shall encompass the area previously used for a pond. The applicant will need to ensure that the retention basin drains within a 36-hour period, as required by the Storm Drainage Design Manual. Storm water flows that currently cross the property will keep the same entry and exit points and shall utilize a culvert on the

west side of the property. The applicant will need to upsize any drainage infrastructure as required to accommodate the 100-year design storm.

Sewer

No public sewer connection currently exists on the property, but the new development will require a connection to the existing City of Phoenix sewer system located along McDonald Drive.

Hillside Safety Improvement Plan

The Applicant submitted a Hillside Safety Improvement Plan in accordance with the Hillside Safety Improvement Measures and Process Manual per Section 5-10-9 of the Town Code. The plan completed 45 days without any public comment.

Formal Plan Review

Should the Hillside Committee wish to approve this application, staff suggests the following stipulations:

1. Any changes to the Hillside-approved plans may result in delays in permit plan review and inspection processes. Any proposed changes should be reported to the Staff to determine compliance with Hillside Development Regulations. Changes may be subject to a Staff, Chair, or Committee review.
2. The Applicant shall submit a Construction Staging Plan to the Town per the Hillside Safety Improvement Measures and Process Manual for review and approval prior to being issued a building permit.
3. The Applicant shall submit a liability insurance policy for the proposed project in the amount of \$2 million per occurrence and \$5 million aggregate naming the Town of Paradise Valley as an additional insured prior to being issued a building permit.
4. Prior to issuance of a permit, the Applicant shall submit a Hillside Assurance in the amount of \$201,145.
5. All construction parking shall be located on the property as much as possible. Any offsite parking shall be confined to the adjacent streets along the immediate property frontage. All offsite parking shall be located on the same side of the street. No construction materials will be allowed to be stored on the Town's right-of-way.
6. All recommendations provided in the Safety Improvement Plan shall be followed by the applicant. An Arizona Registered Engineer contracted by the applicant shall review, for compliance with the recommendations provided in the Safety Improvement Plan, the proposed plans prior to submitting for a permit. The contracted Arizona Registered Engineer shall provide a sealed letter stating that the plans submitted are in accordance with the Safety Improvement Plan. Any field work related to the Safety Improvement Plan, including but not limited to rock bolting, rock cuts, mesh placement, and boulder stabilization methods, shall be inspected by a qualified Special Inspector contracted by the applicant. The qualified inspector shall be required to provide a written verification that the improvements were completed per plan prior to the final approval.
7. No final approval or certificate of occupancy shall be issued until all Hillside stipulations and all Town Code requirements are complied with, including, but not limited to, landscaping, fire flow, fire safety and all onsite and offsite improvements.
8. The limits of construction and proposed disturbed areas shall be clearly staked in the field, with visible roping, prior to demolition and during construction and shall conform to the approved individual site analysis plan. Photos of the staking shall be provided prior to issuance of a demolition and/or building permit.

9. Noise from construction that can be heard off-site, including, but not limited to, hydraulic ram hammers, equipment used to cut through rock, machinery with audible back-up warning devices, powered machinery, truck delivery and idling, constant and persistent hammering, shall comply with Article 8-10, Nuisance Noise, as set forth in the Town Code. Heavy Equipment and construction-related deliveries are generally limited between the hours of 7:00 a.m. and 5:00 p.m. Monday through Friday; no work on Saturday, Sunday or legal holidays. Exceptions include a one hour early start time in summer, time exceptions granted by the Town Manager, and construction not defined as Heavy Equipment or deliveries that can occur outside the 7:00 a.m. to 5:00 p.m., Monday through Friday, time frame.

10. The Hillside Building Committee review is not a complete building permit review of grading and drainage plans. Additional comments may be generated during the building permit review process. Offsite improvements such as curb installation may be required during the permitting process.

11. Desert varnish, such as Eonite or equivalent, shall be provided on all existing and new exposed rock cuts.

12. Natural stone selections shall not exceed the maximum allowable LRV of 38, unless explicitly approved by the Hillside Building Committee. Care should be taken when selecting to ensure that the maximum LRV is not exceeded. Failure to comply with may result in delays obtaining a Certificate of Occupancy.

13. A landscape as-built plan shall be provided by the landscape designer at the time of the Final Hillside inspection and prior to the issuance of a Certificate of Occupancy. See Stipulation #1 for more information.