

To: Town of Paradise Valley
Hillside committee

Date: May 22, 2017

Re: 6210 E. Hummingbird Lane Narrative

Narrative

This application includes the addition of a pool, pool deck, and adjoining terraces. The pool is located on the north down-hill slope of the site. It is accessed from both the existing northwest terrace and the new lower level house deck. From the deck, a new single-stringer metal open tread stair will provide access down to the pool. From the existing terrace, a new concrete stair provides access down to the pool creating one pool enclosure.

As part of the disturbed area, there are several areas that expand the use of the property at the ground level as well. There is a new occupiable space below the house deck in the desert and rock outcropping and another desert landscape area will be created to the west that will also include a service path to the pool equipment housed under the pool deck.

The application also identifies an area for the new septic leach field. The current location of the leach field is unknown, but it is believed to be original and in poor condition. The construction of the new pool will likely completely disrupt the existing leach field. Great care and planning have already occurred to make sure the new field can be hand dug into and around the existing landscape without disruption. It is very important that this area appear as though no work has occurred since it is so visually connected to the house and terraces. The area is noted as revegetated on the plans, but it is assumed that no new plant material will actual be required to hide the work.

The design of the pool and terraces are organized so as to follow the slope of the site and maintain the requirements of the hillside. The pool area allows the homeowner a greater use of their property while also nestling the pool activity down into the existing desert vegetation.