



Legislation Text

File #: 17-424, **Version:** 1

To: HILLSIDE BUILDING COMMITTEE

From: Paul Mood, P.E.
Town Engineer

Date: December 13, 2017

Subject: Formal Review for a new home at 6837 N. Lost Dutchman Dr.

Narrative: The existing building is to be demolished and a new home is to be built. A portion of the new home is two stories.

Background

The property currently contains a 3,657 ft.² residential property constructed in 1966. The proposed Project will demolish all existing structures, reconstruct a portion of the existing driveway and construct a new home (11,355 ft.² under roof) with a pool, casita, BBQ, fire pit and paver driveway (pima blend). A portion of the home near the north east corner of the property will be two stories. The Hillside Committee reviewed the concept plans for this property on July, 27, 2017.

Retaining Walls

Retaining walls will be placed along the outside of the property as shown on the grading and drainage plans and will not exceed 8 feet in height.

Pool & Spa

A negative edge pool and spa will be constructed in the rear of the house

Grading & Drainage

The proposed project will continue to allow the historical drainage to flow across the southwest portion of the property through two 18 inch pipes underneath the driveway. Retention basins placed on the property will retain the “pre vs. post” storm water from the 100 year, two hour storm event. Drains located across the driveway will help collect storm water and directed to either a retention basin or wash to help keep storm water from running onto the street.

Landscaping & Lighting

A desert landscaping pallet is proposed throughout the property including a natural turf area and two artificial turf areas. There are 6 up-lights, 15 in-paver lights and 16 downlights shown on the landscape plans. There are 17 wall lights near entry points in the garage doors as well as 3 security lights. The wall lights shown are currently not code compliant and will need to be resubmitted for review and approval by staff. The security lights are required to be pointed downwards and can be on for a maximum of 10 minutes when activated.

Hillside Assurance

There is 3,535 yd.³ of cut and fill material proposed resulting in a Hillside Assurance requirement of \$88,375.

Description	Quantities
Area of Lot	1.08 acres or 46,983 Sq Ft
Area Under Roof	11,335 Sq Ft
Floor Area Ratio	24.00%
Building Site Slope	11.70%
Allowable Disturbed Area (%)	47.94%
Allowable Disturbed Area (Sq Ft)	28,190 Sq Ft
Existing Disturbed Area	28,515 Sq Ft
Proposed Disturbed Area (%)	47.75%
Proposed Disturbed Area (Sq Ft)	22,434 Sq Ft
Retention Area	1,649 Cu Ft
Volume of Cut/Fill	2,150/1,385 Cubic Yards
Hillside Assurance	\$88,375
Number of Retaining Walls	15
Length of Retaining Walls	552 Ft
Maximum Building Height	24 feet 0 inches
Overall Height	35 feet 2.25 inches

Stipulations:

1. Wall lights shall be submitted for staff review and approval prior to the issuance of a building permit.
2. All construction parking shall be located on the property as much as possible. Any offsite parking shall be confined to the street adjoining the subject site.
3. No final approval or certificate of occupancy shall be issued until all hillside stipulations and all Town Code requirements are complied with, that may include, but are not limited to, landscaping, fire flow, fire safety and all onsite and offsite improvements.
4. The limits of construction and proposed disturbed areas shall be clearly staked in the field, with visible roping, prior to and during construction and shall conform to the approved plans.
5. A Financial Assurance in the amount of \$88,375 shall be paid prior to the issuance of the building permit.

6. 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 be limited to use between the hours of 7:00 AM or sunrise, whichever is later, and 6:00 PM and sunset, whichever is earlier, Monday through Friday; no work on Saturday, Sunday or legal Holidays.