



Legislation Text

File #: 18-077, **Version:** 1

To: HILLSIDE BUILDING COMMITTEE

From: Paul Mood, P.E.
Town Engineer

Date: February 14, 2018

Subject: Concept review for a new single family residence at 6019 E. Foothill Drive (APN: 169-03-056).

Description	Quantities
Area of Lot	1.59 AC or 69,227 Sq Ft
Area Under Roof	16,335 Sq Ft
Floor Area Ratio	23.6%
Building Site Slope	24.0%
Allowable Disturbed Area (%)	14.05%
Allowable Disturbed Area (Sq Ft)	9,726 Sq Ft
Proposed Disturbed Area (%)	13.95%
Proposed Disturbed Area (Sq Ft)	9,655 Sq Ft
Volume of Cut/Fill	To be determined
Hillside Assurance	To be determined
Number of Retaining Walls	To be determined
Length of Retaining Walls	To be determined
Maximum Building Height	To be determined
Overall Height	To be determined

Background

The property is currently undeveloped and is approximately 1.57 acres in size.

New Single Family Residence

The applicant intends to construct a 9,555 ft.² single family residence with a six car garage, pool, roof garden and artificial turf area. The house steps back and terraces up the hillside in an effort to blend into the natural terrain.

Retaining Walls

Various retaining walls will be constructed around the property and shall not exceed 8' in height. The retaining wall may only extend 6" above the material it is retaining.

Pool

A new pool is shown in the rear of the property and will be constructed under a separate building permit. The applicant will be required to show the location of the pool equipment as well as the filter backwash line (if required). Consideration will also need to be made for draining the pool for future cleaning and/or repairs.

Grading & Drainage

The natural drainage pattern sheet flows from south to north across the property. The proposed drainage plan includes a swale on the north side of the house that will collect stormwater which will be routed around the property to the natural outflow locations. There is a retention basin in the rear yard designed to collect stormwater runoff from the rear patio area. There is also a trench drain and drywell shown at the end of the driveway to intercept stormwater runoff before flowing onto Foothill Drive.

Sewer

The plans currently show that a septic system will be located in front of the house. However, there is an existing sanitary sewer in Coconino Drive north of Foothill Drive. The applicant will be required to connect to this sanitary sewer and extend it to their western property line unless they can show that the cost to do so (less any in-lieu fees) is more than 10% of the overall construction cost of the project per Town Code Section 5-10-8.

Solar

The current site plan shows roof top solar panels to be provided by the owner. Section 2207, II, E of the Hillside Development Regulations states:

“Solar panels may be allowed if they are integrated into the building design and hidden from view when viewed from the same or a lower elevation and approved by the Hillside Building Committee”.

If the solar panel design is not included with the Formal Hillside submittal then a separate Hillside application and review will be required for future solar panels.

Conceptual Plan Review

The purpose of the conceptual review meeting is to discuss, review, and give suggestions and guidance to the applicant. A detailed set of plans will be submitted for formal review in accordance with Section 2206.II. The following criteria are sections of the Hillside Building Code that govern the conceptual review:

- Section 2205.I. Concept Plan Review Meeting:
The Applicant, along with their architect and engineer shall submit a completed application and the required fees, to the Town Engineer, at the time they request a concept plan review meeting (pre-hillside meeting) with the Hillside Building Committee. The purpose of this meeting is to discuss, review, and give suggestions and guidance to the Applicant regarding the proposed development including: the location of the building pad and accessory uses; how these relate to Significant Natural Features; the preservation of existing vegetation; grading concepts and their adaptation to the natural hillside topography; and how the requirements pursuant to these hillside regulations and purpose statement will guide the proposed Development.

- Section 2206.I. Concept Plan Review Meeting.

The applicant shall submit the following:

- A. Seven (7) copies of a preliminary site plan that includes, but is not limited to, the building footprint, driveway, swimming pool, and accessory use locations along with topographic information for the lot.
- B. A 3-dimensional representation of the general massing of all proposed structures (e.g. a mass model, a 3-D rendering or a computer generated model in relation to topography - not a detail model).
- C. A recent aerial photo of the site (less than 3 years old), with topography, lot lines, and the building footprint superimposed on it, and identification of significant natural features as well as adjacent lots and structures within 100 feet of the perimeter of the subject property (min. 24"X 36").
- D. Preliminary calculations on land disturbance and cut and fill methods.