



Legislation Text

File #: 18-246, **Version:** 1

To: HILLSIDE BUILDING COMMITTEE

From: Paul Mood, P.E.
Town Engineer

Date: June 13, 2018

Subject: Concept review for a new single family residence located at 5820 E. Glen Drive (APN: 169-55-933).

Narrative: The proposed project will construct a new, two story, single family residence and pool on a two acre lot that is previously undisturbed.

Description	Quantities
Area of Lot	2.00 AC or 87,248 Sq Ft
Area Under Roof	10,134 Sq Ft
Floor Area Ratio	11.62%
Building Site Slope	50.49%
Allowable Disturbed Area (%)	9.00%
Allowable Disturbed Area (Sq Ft)	7,852 Sq Ft
Existing Disturbed Area	0 Sq Ft
Proposed Disturbed Area (%)	9.00%
Proposed Disturbed Area (Sq Ft)	7,851 Sq Ft
Retention Area	To be determine
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 approximately 2 acres and the building envelope is in an undisturbed natural state. However, there does appear to be spoils from the construction of Upper Glen Drive on the north side of the property.

New Single Family Residence

A new, two story, single family home with approximately 7,200 ft.² of livable space is proposed. The two-story home will be cut into the hillside to blend in with the surroundings. The proposed driveway has a maximum slope of approximately 24% as shown on the Concept plans.

Retaining Walls

Various retaining walls are proposed along the perimeter of the building envelope and driveway

Pool

There is a negative edge pool and spa proposed on the south side of the house facing E. Glen Drive. A sewer cleanout in the driveway is proposed for backwashing and drainage pool.

Grading & Drainage

There will be grading associated with construction of the property to retain the “pre vs. post” storm water volumes for the 100 year, 2 hour rainfall event. The proposed grading and drainage concept is to divert storm water around the house on the east and west sides which will then be collected in a retention basin on the south side of the house. Two trench drains are proposed in the driveway to collect storm water and prevent it from running onto the adjacent street. Historical drainage patterns are required to be maintained.

Sewer

There is public sewer available in E. Glen Drive which the property will be connected to.

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.