



Legislation Text

File #: 17-434, **Version:** 1

To: HILLSIDE BUILDING COMMITTEE

From: Paul Mood, P.E.
Town Engineer

Date: December 13, 2017

Subject: Combined review for remodel to pool/patio area and site improvements located at 6031 N. 45th St. (APN: 169-50-005).

Background

The property currently contains a 4,362 ft.² residential property constructed in 1959. On September 8, 2016 the Hillside Committee approved an application for an auto courtyard, two-car garage addition and front entry courtyard.

The proposed project will demolish the existing pool, retaining walls, gazebo and patio area located in the rear of the property and construct a new pool/spa, fireplace, fire pit, view fencing, landscaping and landscape lighting.

Retaining Walls

Retaining walls will be placed along the outside of the new pool and spa area to support the surcharge tank and will have a maximum height of 3.5 feet. The pool finish will be prism blue with a LRV of 29.

Pool & Spa

The negative edge pool and spa will be constructed in the rear of the house with a sunken fire pit feature separating them. The patio area is to be constructed with an exposed aggregate finish with a LRV of 38.

Grading & Drainage

The proposed project is reducing the amount of impervious surface by 481 ft.² and no new retention is required. A small retention basin is proposed along the south side of the house to be used to collect pool filter backwash water.

Landscaping & Lighting

New desert compatible landscaping is proposed in the rear of the property. Any regraded areas will receive a Sonoran Desert Hydroseed mix. There are 31 up lights proposed meeting the maximum allowable up lights of 1 per 1,000 ft.² of allowable disturbed area. LED strip lighting is proposed underneath the rear yard steps as well as a portion of the fireplace bench seat.

Hillside Assurance

There is no cut proposed with the project. There is 7,614 yd.³ of fill material proposed resulting in a Hillside Assurance requirement of \$190,350. Since there is no cut proposed the Hillside Committee may want to propose an alternate Hillside Assurance amount.

Description	Quantities
Area of Lot	1.22 AC or 53,047 Sq Ft
Area Under Roof	5,986 Sq Ft
Floor Area Ratio	11.3
Building Site Slope	6%
Allowable Disturbed Area (%)	60%
Allowable Disturbed Area (Sq Ft)	31,828 Sq Ft
Existing Disturbed Area	16,270 Sq Ft
Proposed Disturbed Area (%)	36%
Proposed Disturbed Area (Sq Ft)	19,172 Sq Ft
Retention Area	NA (see narrative)
Volume of Cut/Fill	0/7,614 Cubic Yards
Hillside Assurance	\$190,350
Number of Retaining Walls	3
Length of Retaining Walls	129 Ft
Maximum Building Height	NA
Overall Height	NA

Stipulations:

1. 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.
2. 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.
3. 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.
4. A Financial Assurance in the amount of \$190,350 shall be paid prior to the issuance of the building permit.
5. 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.