



Legislation Text

File #: 18-285, **Version:** 1

To: HILLSIDE BUILDING COMMITTEE

From: Paul Mood, P.E.
Town Engineer

Date: July 25, 2018

Subject: Formal review for a new single family residence at 4001 E. Lamar Rd. (APN 169-51-008).

Narrative: The Proposed Project will demolish the existing residential home constructed in 1970 to allow for the construction of a new single-family residence, pool and retaining walls. The concept review for this project was heard by the Hillside Building Committee at the April 18, 2018 meeting and there were no major concerns from the Committee Members or neighbors. The semicircular driveway shown on the concept plans has been revised so that the driveway now enters off of 40th Street only. The applicant will need to work with the Building Official for any required address change.

Description	Quantities
Area of Lot	0.97 AC or 42,463 Sq Ft
Area Under Roof	5,438 Sq Ft
Floor Area Ratio	12.8%%
Building Site Slope	6.71%
Allowable Disturbed Area (%)	60%
Allowable Disturbed Area (Sq Ft)	25,478 Sq Ft
Existing Disturbed Area	38,837 Sq Ft (91.5%)
Proposed Disturbed Area (%)	58.6%
Proposed Disturbed Area (Sq Ft)	24,874 Sq Ft
Volume of Cut/Fill	1,555 CY
Hillside Assurance	\$38,875
Number of Retaining Walls	22
Length of Retaining Walls	349 Ft
Maximum Building Height	21' - 1/8"
Overall Height	23' - 7.5"

Background

The property currently contains a 2,700 ft.² residential property with access onto both Lamar Rd. and 40th St. The home was constructed in 1970 and approximately 91.5% of the lot has been previously disturbed.

New Single-Family Residence

The proposed project will remove the existing structure and most of the existing landscaping. A one-story structure with approximately 3,400 ft.² of livable space is proposed in the same location as the existing structure to take advantage of the views of Camelback Mountain and city lights.

Pool

A negative edge pool is proposed in the rear of the property and utilizes retaining walls as the pool barrier.

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. Storm water from the front portion of the property will be directed down the driveway where it will be intercepted by a trench drain and directed to a retention basin. Storm water from the rear portion of the house and garage area will be collected and piped to the rear of the house where it will flow towards the natural outfall located at the southeast corner of the property. Prior to exiting the property, the storm water will be collected in a retention basin.

Sewer

Sanitary sewer is not located within the immediate vicinity and the property will remain on a septic system.

Should the Hillside Committee wish to approve this application, staff suggests the following stipulations:

1. All construction parking shall be located on the property as much as possible. Any offsite parking shall be confined to the adjacent streets along the immediate property frontage. No construction materials will be allowed to be stored on the Town’s right-of-way;
2. No final approval or certificate of occupancy shall be issued until all hillside stipulations and all Town Code requirements are complied with, including, but 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 individual site analysis plan.
4. 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 comply with Article 8-10, Nuisance Noise, as set forth in the Town Code. Heavy Equipment and construction-related deliveries are generally limited between the hours of 7:00 a.m. and 5:00 p.m. Monday through Friday; no work on Saturday, Sunday or legal holidays. Exceptions include a one hour early start time in summer, time exceptions granted by the Town Manager, and construction not defined as Heavy Equipment or deliveries that can occur outside the 7:00 a.m. to 5:00 p.m., Monday through Friday, time frame.
5. Prior to issuance of a building permit, the applicant shall submit a hillside assurance in the amount of \$38,875.