



Legislation Text

File #: 18-298, **Version:** 1

To: HILLSIDE BUILDING COMMITTEE

From: Paul Mood, P.E.
Town Engineer

Date: August 8, 2018

Subject: Concept review for a new single family residence at 5429 E. Solano Dr. (APN 172-47-063).

Narrative: The Proposed Project will demolish the existing residential home constructed in 1961 to allow for the construction of a new single family residence.

This project has an application date of July 3, 2018 and will be reviewed under the revised Hillside Development Regulations.

Description	Quantities
Area of Lot	1.02 AC or 44,542 Sq Ft
Area Under Roof	6,267 Sq Ft
Floor Area Ratio	14.07%
Building Site Slope	12.5%
Allowable Disturbed Area (%)	45.38%
Allowable Disturbed Area (Sq Ft)	20,213 Sq Ft
Existing Disturbed Area	15,178 Sq Ft (34.08%)
Proposed Disturbed Area	13,858 Sq Ft (31.11%)
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 currently contains a 3,089 ft.² residential property with a pool and spa constructed in 1961.

New Single Family Residence

The proposed project will remove the existing residential structure, pool/spa and will construct a new single

story residence with approximately 3,830 ft² of livable space as well as covered patios and a seating area in the front portion of the property.

Pool

The proposed plans do not include a pool or spa.

Grading & Drainage

Based on the 12.5% building slope the property shall retain 85% of “pre vs. post” storm water volumes for the 100-year, 2-hour rainfall event per the Town’s Storm Drainage Design Manual. Due to the soil conditions and lack of percolation the Applicant has requested to be allowed to detain 100% of the “pre vs. post” storm water runoff. A series of catch basins and storm drains will collect storm water runoff and direct it into two underground storage pipes which will then release the storm water along its natural drainage pattern at a flowrate of 1 cfs or less. There is also a wash located near the southwest corner of the property that will require a drainage easement and maintenance agreement.

Sewer

Sanitary sewer is available at the intersection of 54th Street and Solano Dr. and will need to be extended across the property frontage if the cost to do so is less than 10% of the overall project cost per section 5-10-8, C of the Town Code. The applicant has previously provided quote in the amount of \$348,000 for the sewer extension. Due to the cost to extend the sewer it is anticipated that the property will remain on a private septic system.

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. III. The following criteria are sections of the Hillside Building Code that govern the conceptual review:

- Section 2205.III. 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.II. 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 1 year 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"), and the location of the driveway access in relation to the nearest roadway.

D. Preliminary calculations on land disturbance and cut and fill methods.

Hillside Safety Improvement Plan

The Applicant shall submit a Hillside Safety Improvement Plan in accordance with the Hillside Safety Improvement Measures and Process Manual per Section 5-10-9 of the Town Code.

The Hillside Committee Formal Review Meeting shall not be scheduled until the Town Engineer and/or Technical Advisory Board are satisfied with the Applicant's Registered Professional Engineer sealed reports comprising the Safety Improvement Plan and the Formal Hillside Plans. The Safety Improvement Plan shall remain the responsibility of the Applicant and have the seal of the Applicant's engineer who shall be liable for any failures.