



Legislation Text

File #: 18-299, **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 6040 N. 41st Street (APN 169-22-070).

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 April 4, 2018 and will be reviewed under the previous Hillside Development Regulations.

Description	Quantities
Area of Lot	0.92 AC or 40,100 Sq Ft
Area Under Roof	10,200 Sq Ft
Floor Area Ratio	24.9%
Building Site Slope	10.5%
Allowable Disturbed Area (%)	56.8%
Allowable Disturbed Area (Sq Ft)	22,748 Sq Ft
Existing Disturbed Area	36,563 Sq Ft (91.11%)
Proposed Disturbed Area	30,080 Sq Ft (75.01%)
Retention Area	To be determined
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 3,573 ft.² residential property including a guest house, detached carport and pool constructed in 1961.

New Single Family Residence

The proposed project will remove the existing residential structures and will construct a new two story residence with approximately 6,138 ft² of livable space, pool and walk-out lower level.

Pool

A pool is proposed in the rear of the property. More detailed information regarding the pool will be provided with the formal hillside review process and evaluated for code compliance. All pool barriers must maintain a minimum openness of 80%.

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 even. Storm water will be routed around the residential structure to the rear of the property where it will be collected in a retention basin. There is also a wash located on the northwest corner of the property.

Sewer

Sanitary sewer is not available in the immediate vicinity and 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. 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.

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.