



Legislation Text

File #: 18-301, **Version:** 1

To: HILLSIDE BUILDING COMMITTEE

From: Paul Mood, P.E.
Town Engineer

Date: August 8, 2018

Subject: Formal review for a new single family residence at 5656 E. Indian Bend Rd. (APN 169-55-006).

Narrative: The proposed project will demolish the existing residential home constructed in 1973 to allow for the construction of a new single family residence and pool.

Description	Quantities
Area of Lot	1.00 AC or 43,708 Sq Ft
Area Under Roof	10,279 Sq Ft
Floor Area Ratio	23.5%
Building Site Slope	17%
Allowable Disturbed Area (%)	27.27%
Allowable Disturbed Area (Sq Ft)	11,919 Sq Ft
Existing Disturbed Area	40,175 Sq Ft (91.9%)
Proposed Disturbed Area (%)	74.8%
Proposed Disturbed Area (Sq Ft)	32,681 Sq Ft
Volume of Cut/Fill	315 CY
Hillside Assurance	\$7,875
Number of Retaining Walls	5
Length of Retaining Walls	436 Ft
Maximum Building Height	21' - 8"
Overall Height	34' - 7.25"

Background

The property currently contains a 4,990 ft.² residential property with two access points onto Indian Bend Rd. The home was constructed in 1973 and approximately 92% of the lot has been previously disturbed. This project went before the Hillside Building Committee on April 18, 2018. Residents in the area of the proposed project had concerns regarding potential noise from the negative edge pool and the neighbor directly behind the

property had concerns with the overall height of the project.

New Single Family Residence

The proposed project will demolish the existing home and reconstruct the new single family residence consisting of approximately 6,320 ft.² (livable) including a small second level and view balcony. The property will be accessed from a single driveway onto Indian Bend Rd. as shown on the plans.

Pool

A negative edge pool is proposed to be located in the rear patio area facing Indian Bend Rd. Additionally, a patio seating area and fire pit is proposed beneath the pool area as shown on the plans.

Grading & Drainage

There will be grading associated with construction of the property to retain the “pre vs. post” stormwater volumes for the 100 year, 2 hour rainfall event. A retention basin will be located in the front of the house to collect stormwater runoff. A trench drain will be located near the end of the driveway to collect stormwater flows and divert it to a retention basin.

Sewer

The property is currently on a septic system. However, sanitary sewer is located within the vicinity of the property and property will be required to connect to the sanitary sewer if the cost to do so is less than 10% of the overall project cost.

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

1. The Applicant shall submit a Construction Staging Plan to the Town per the Hillside Safety Improvement Measures and Process Manual for review and approval prior to being issued a building permit.
2. The Applicant shall submit a liability insurance policy for the proposed project in the amount of \$2 million per occurrence and \$5 million aggregate naming the Town of Paradise Valley as an additional insured prior to being issued a building permit.
3. The applicant shall submit a minimum of two quotes to run an 8”sanitary sewer across the length of the property frontage prior to being issued a building permit.
4. 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;
5. 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;
6. 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.
7. 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.

8. Prior to issuance of a building permit, the applicant shall submit a hillside assurance in the amount of \$7,875.