



Action Report

File #: 17-381

To: HILLSIDE BUILDING COMMITTEE

From: Paul Mood, P.E.
Town Engineer

Date: November 8, 2017

Subject: Formal Review for Burgeron Residence: 5045 E. Cottontail Run Rd. (APN: 169-08-039). Application to construct a new single family residence and pool.

Narrative: The subject property is a currently a vacant lot. The proposed custom home will be approximately 6,729 livable square feet and feature a walk out basement and pool area. The home will have 5 bedrooms, 5 & ½ baths with a 4 car garage. The home will be situated below street level and take advantage of the views of the golf course and Mummy Mountain.

On September 28, 2017 the Hillside building committee reviewed the concept plan for this project. The only significant comment was that the architect look at providing something other than a grass lawn area over the retention tanks. The architect has removed the grass lawn and has replaced it with a hardscape patio area. Additionally, a recorded encroachment easement has been provided to allow the driveway connection and associated retaining walls to be constructed in the private roadway.

Description	Quantities
Area of Lot	1.0710 acres or 46,655 Sq Ft
Area Under Roof	6,586 Sq Ft
Floor Area Ratio	14.11%
Building Site Slope	17%
Allowable Disturbed Area (%)	27.27%
Allowable Disturbed Area (Sq Ft)	12,722.90 Sq Ft
Existing Disturbed Area	00,000 Sq Ft

Proposed Disturbed Area (%)	26.84%
Proposed Disturbed Area (Sq Ft)	12,520.50 Sq Ft
Volume of Cut/Fill	1,182 Cubic Yards
Hillside Assurance	\$29,550
Number of Retaining Walls	5
Length of Retaining Walls	515 Ft
Maximum Building Height	24 feet 0 inches
Overall Height	33 feet 0 inches

Stipulations:

1. All construction parking shall be located on site as much as possible. Any off street parking shall be confined to the e side of Cottontail Run Rd. No construction materials or debris will be allowed on the Town's right-of-way.
2. No final approval shall be issued until all hillside stipulations and all Town Code requirements are complied with, including landscaping.
3. 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 and 5:00 PM Monday through Friday; no work on Saturday, Sunday or legal holidays. Summer hours start one hour earlier.
4. An automatic fire sprinkler system will be installed in all attic spaces.
5. 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. No disturbance shall be permitted beyond the areas designated as the limits of disturbance both during and after construction
6. A Financial Assurance in the amount of \$29,550 shall be paid prior to the issuance of the building permit.