



## Legislation Text

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**File #:** 17-383, **Version:** 1

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**To:** HILLSIDE BUILDING COMMITTEE

**Cc:** Paul Michaud, Senior Planner

**From:** Paul Mood, P.E.  
Town Engineer

**Date:** November 8, 2017

**Subject:** Concept Review for a new single family home located at 6550 East Meadowlark Ln. (APN: 174-52-002B). Application to construct a new single family residence and pool.

**Narrative:** The proposed development is a new custom home located at 6550 East Meadowlark Lane. The home will be approximately 9,485 livable square feet and feature a walk out basement area. The home will have 5 bedrooms, 6 baths & (2) half baths with a 6 car garage. The home will be situated to take advantage of the view of the valley and allow for views from entire pool side of home.

The owner of this property is also working with staff on a proposed preliminary plat and final plat to separate the existing lot into two lots. The applicant is showing the information for the house on the current 3.64 acre lot or a 1.42 acre lot should the lot be split. The Planning Department has concerns that the cul-de-sac tracked required for the lot split does not have a separate tract between the east property line in cul-de-sac tracked as it may negatively impact the setbacks on the adjoining property. This may slightly affect the information for the 1.42 acre lot calculations.

The applicant is showing that the existing disturbed area will be re-vegetated and not included in the overall proposed disturbed area. For this not to count against the overall disturbance area that will need to be brought back to the natural grade and revegetated.

**Existing 3.64 Acre Lot**

<b>Description</b>	<b>Quantities</b>
Area of Lot	3.64 acres or 158,650 Sq Ft
Area Under Roof	8,601 Sq Ft
Floor Area Ratio	5.42%
Building Site Slope	12%
Allowable Disturbed Area (%)	47.94%
Allowable Disturbed Area (Sq Ft)	76,056.93 Sq Ft
Existing Disturbed Area	40,100 Sq Ft
Proposed Disturbed Area (%)	26.68%
Proposed Disturbed Area (Sq Ft)	32,456.25 Sq Ft
Remaining Disturbed Area (%)	20.45%
Retention Area	814 cu. Ft
Volume of Cut/Fill	950 Cubic Yards
Hillside Assurance	\$23,750
Number of Retaining Walls	7
Length of Retaining Walls	385 Ft
Maximum Building Height	24 feet 0 inches
Overall Height	36 feet 11 inches

**Proposed 1.42 Acre Lot (After Lot Split)**

<b>Description</b>	<b>Quantities</b>
Area of Lot	1.4235 acres or 62,008 Sq Ft
Area Under Roof	8,601 Sq Ft
Floor Area Ratio	13.87%
Building Site Slope	12%
Allowable Disturbed Area (%)	47.94%
Allowable Disturbed Area (Sq Ft)	29,726.63 Sq Ft
Existing Disturbed Area	14,128 Sq Ft
Proposed Disturbed Area (%)	41.21%
Proposed Disturbed Area (Sq Ft)	25,559.25 Sq Ft
Remaining Disturbed Area (%)	20.45%
Retention Area	814 cu. Ft
Volume of Cut/Fill	950 Cubic Yards
Hillside Assurance	\$23,750

Number of Retaining Walls	7
Length of Retaining Walls	385 Ft
Maximum Building Height	24 feet 0 inches
Overall Height	36 feet 11 inches

Stipulations:

1. All construction parking shall be located on site as much as possible. Any off street parking shall be confined to Meadowlark Lan. 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 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.
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 \$23,750 shall be paid prior to the issuance of the building permit.