



Legislation Details (With Text)

File #: 17-305 **Version:** 1 **Name:**

Type: Hillside **Status:** Agenda Ready

File created: 9/15/2017 **In control:** Hillside Building Committee

On agenda: 9/28/2017 **Final action:**

Title: Concept review for new single-family residence located at 5045 E. Cottontail Run Rd. (APN: 169 -08-039).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Report, 2. Vicinity Map & Aerial Photo, 3. Application, 4. Civil & Architectural Plans, 5. Exterior Finishes, 6. Notification Materials

Date	Ver.	Action By	Action	Result
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To: HILLSIDE BUILDING COMMITTEE

From: Paul Mood, P.E.
Town Engineer

Date: September 28, 2017

Subject: Concept 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, pool and lawn 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.

A recorded encroachment agreement shall be provided to allow the driveway connection and associated retaining walls to be constructed in the private roadway prior to final Hillside Committee approval.

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 (%)	26.68%
Proposed Disturbed Area (Sq Ft)	12,449.25 Sq Ft
Remaining Disturbed Area (%)	00.59%
Retention Area	0.00 Sq Ft
Volume of Cut/Fill	1182 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

Per Section 2206.I of the Zoning Ordinance 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.