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DISCUSSION OF POTENTIAL VARIANCE OF VARIOUS SETBACKS

INTRO: This is a discussion of building on lot 43 Powder Mountain West Subdivision Phase 3

We are creating a hypothetical house that already makes extraordinary accommodation to the slope in the following ways

1. Limited Depth: We are not confident we can get the house we need with this limited depth, but we are building into this analysis a margin of error. But hypothetically the house is 35-37' deep. Which is very shallow.
2. Limited Pitch Roof: This is less than ideal as a higher pitch would be better for the high snow loads, but we are starting with a 5/12
3. Sub-basement: Planning on a fully exposed sub-basement in addition to the regular basement which creates some costs of excavation and tall foundation walls

This is what we learn of the house in various setbacks

1. 10' setback: At the 10 setback, the sub-basement is realized slightly above the existing grade, creating the promise of creating some flat spot area outside of that level.
2. 15' setback: At 15' setback, more fill is needed to bring us from the street to the house and sub-basement lands above the existing grade making the promise of any walkout more difficult onto a steep slope.
3. 25" setback: At this setback a variety of things become logistically problematic, an extraordinary amount of fill is needed to get to the front of the project. The garage logistics would prove difficult to create a structure that deep on the property with a suspended slab. The rear of the project is not many feet above the existing grade even with 2 basements.

It is my opinion that this hypothetical model accommodates a steep slope as well as possible. It seems fitting that some accommodation could be made on such a steep slope for a house such as this to resolve itself logistically in a way that is reasonably practical. At 10' or 15' the solution is marginal but functional, further back and the logistics start to be overwhelming.

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