



Action Report

File #: 17-227

To: HILLSIDE BUILDING COMMITTEE

Cc: Paul Michaud, Senior Planner
George Burton, Planner

From: Robert D Lee, CBO
Building Official, Fire Marshal

Date: June 7, 2017

Subject: Combined review for photovoltaic system at 4134 E Keim Dr.

Narrative: New photovoltaic system is to be installed. The array is hidden behind the existing parapets.

Description	Quantities
Area of Lot	4.913 acres or 214,020 Sq Ft
Area Under Roof	26,320 Sq Ft
Floor Area Ratio	12.30%
Building Site Slope	13.50%
Allowable Disturbed Area (%)	40.51%
Allowable Disturbed Area (Sq Ft)	86,700 Sq Ft
Proposed Disturbed Area (%)	40.44%
Proposed Disturbed Area (Sq Ft)	86,564 Sq Ft
Volume of Cut/Fill	0 Cubic Yards
Hillside Assurance	\$0
Number of Retaining Walls	0
Length of Retaining Walls	0 Ft
Maximum Building Height	24 feet 0 inches
Overall Height	40 feet 0 inches

Stipulations:

1. All construction parking shall be located on site as much as possible.
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; work on Saturday shall be limited to between the hours of 9:00 AM and 5:00 PM, with no work on Sunday or legal holidays. Summer hours start one hour earlier.
4. No Financial Assurance is required.