



Legislation Text

File #: 17-081, Version: 1

To: HILLSIDE BUILDING COMMITTEE

Cc: Paul Michaud, Senior Planner
George Burton, Planner

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

Date: March 1, 2017

Subject: Combined review for site improvements at 5506 E Morrison Dr.

Narrative: New site walls are proposed on either side of the entry and new retaining walls and landscaping are proposed on the west side of the property. A new brick paver auto court is also proposed. A revised driveway approach is planned and will be done under a separate Encroachment Permit through the Engineering Department.

Description	Quantities
Area of Lot	1.010 acres or 43,998 Sq Ft
Area Under Roof	unknown
Floor Area Ratio	unknown
Building Site Slope	unknown
Allowable Disturbed Area (%)	unknown
Allowable Disturbed Area (Sq Ft)	unknown
Existing Disturbed Area	unknown
Proposed Disturbed Area (%)	No change
Proposed Disturbed Area (Sq Ft)	No change
Volume of Cut/Fill	0 Cubic Yards
Hillside Assurance	\$0
Number of Retaining Walls	1
Length of Retaining Walls	100 Ft
Maximum Building Height	24 feet 0 inches

Overall Height	40 feet 0 inches
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Stipulations:

1. All construction parking shall be located on site as much as possible. Any off street parking shall be confined to the north side of E Morrison Dr. 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. 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
5. No Financial Assurance is required prior to the issuance of the building permit.