



## Legislation Text

**File #:** 17-433, **Version:** 1

**To:** HILLSIDE BUILDING COMMITTEE

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

**Date:** December 13, 2017

**Subject:** Combined review for pool/addition to main residence and site improvements located at 5826 E. Indian Bend Rd. (APN: 169-55-011).

Narrative: The scope of work at 5826 E. Indian Bend Rd. consists of demolition of the existing pool the construction of new pool (under separate permit) and patio, pool house and second level addition to the garage for a storage area. A new 36" screen wall is proposed for the pool and mechanical equipment. New drainpipes will be installed in the pool and patio area which will run to a new retention basin. A new trench drain will be added to the driveway to collect storm water runoff which will be discharged to a retention base. New retaining walls will be added around the garage area as well as the pool area. Recessed lighting will be added at the new pool house and wall sconces will be added to the patio area.

Description	Quantities
Area of Lot	1.15 AC or 49,992 Sq Ft
Area Under Roof	4,825 Sq Ft
Floor Area Ratio	9.65%
Building Site Slope	11%
Allowable Disturbed Area (%)	53.66%
Allowable Disturbed Area (Sq Ft)	26,825 Sq Ft
Existing Disturbed Area	20,800 Sq Ft
Proposed Disturbed Area (%)	53.5%
Proposed Disturbed Area (Sq Ft)	26,750 Sq Ft
Retention Area	1,191 Sq Ft
Volume of Cut/Fill	450/40 Cubic Yards
Hillside Assurance	\$12,250
Number of Retaining Walls	8
Length of Retaining Walls	286 Ft

Maximum Building Height	16'-0" Garage & 12'-6" Pool House
Overall Height	25'-7"

Stipulations:

1. All construction parking shall be located on the property as much as possible. Any offsite parking shall be confined to the street adjoining the subject site.
2. No final approval or certificate of occupancy shall be issued until all hillside stipulations and all Town Code requirements are complied with, that may include, but are not limited to, landscaping, fire flow, fire safety and all onsite and offsite improvements.
3. 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 plans.
4. A Financial Assurance in the amount of \$12,250 shall be paid prior to the issuance of the building permit.
5. 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 or sunrise, whichever is later, and 6:00 PM and sunset, whichever is earlier, Monday through Friday; no work on Saturday, Sunday or legal Holidays.