



Legislation Text

File #: 17-325, Version: 1



To: HILLSIDE BUILDING COMMITTEE

Cc: Paul Mood, Town Engineer
Paul Michaud, Senior Planner
George Burton, Planner

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

Date: September 28, 2017

Subject: Formal Review for a new home at 6149 E Indian Bend Rd.

Narrative: The new home will be located on the southwest corner of the intersection of E Indian Bend Rd and N 62nd St. It will be a four bedroom and four car garage on the main level and a 2 car garage on a lower level.

Description	Quantities
Area of Lot	1.079 acres or 47,013 Sq Ft
Area Under Roof	10,373 Sq Ft
Floor Area Ratio	22%
Building Site Slope	10%
Allowable Disturbed Area (%)	60.00%
Allowable Disturbed Area (Sq Ft)	28,208 Sq Ft
Existing Disturbed Area	41,907 Sq Ft
Proposed Disturbed Area (%)	53.84%
Proposed Disturbed Area (Sq Ft)	25,311 Sq Ft

Volume of Cut/Fill	4,388 Cubic Yards
Hillside Assurance	\$109,700
Number of Retaining Walls	13
Length of Retaining Walls	369 Ft
Maximum Building Height	24 feet 0 inches
Overall Height	31 feet 9 inches

Stipulations:

1. All construction parking shall be located on site as much as possible. Any off street parking shall be confined to the south side of E Indian Bend Rd and the west side of N 62nd St. 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. On all lots within the Town whether Hillside or flatland, work cannot start prior to 7 AM and must stop prior to 5 PM, Monday through Friday. Equipment cannot be operated on Saturdays, Sundays or legal holidays. Work that doesn't involve equipment can start at 9 AM and end at 5 PM on Saturdays. On Sundays work is limited to a maximum decibel limit of 75db (talking). **Summer hours, May through September, construction can start an hour earlier at 6 AM.**
4. An automatic fire sprinkler system will be installed in all attic spaces.
5. 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
6. A Financial Assurance in the amount of \$ 109,700 shall be paid prior to the issuance of the building permit.