



Legislation Text

File #: 17-344, **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: October 11, 2017

Subject: Combined review for revisions to approved plans 4134 E Keim Dr.

Narrative: The revisions are for landscape and lighting.

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
Remaining Disturbed Area (%)	0.07%
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. 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. No additional Financial Assurance is required.