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| **65 Munjoy Street – 8 units** |
|  |  | **Preliminary Review** |
| **Transportation** | * 1. Impact on Surrounding Street Systems
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| * 1. Access and Circulation
 | * Provide turning templates showing access to parking spaces
* Provide graphic depicting accessible route from sidewalk. In revised plans, show ADA accessible parking spaces as well. Additional comments on the ADA access may be forthcoming.
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| * 1. Public Transit Access
 |  |
| * 1. Parking
 | * What will prevent parked cars from encroaching on utility closets or rear door?
 |
| * 1. Transportation Demand Management (TDM)
 |  |
| **Environmental Quality** | 1. Preservation of Significant Natural Features
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| 1. Landscaping and Landscape Preservation
 | * Street tree standard for multi-family (TM 4.6.1):1 tree/unit in ROW – 8 required, 1 provided, 1 existing. Contribution for 6 remaining.
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| 1. Water Quality, Storm Water Management and Erosion Control
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| **Public Infrastructure and Community Safety**  | 1. Consistency with Master Plans
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| 1. Public Safety and Fire Prevention
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| 1. Availability and Adequate Capacity of Public Utilities
 | * OHE to property to south appears to cut through proposed building. Please provide alternative in revised plans.
* Electrical service also appears to conflict with the existing street tree.
* Need PWD capacity, DPW capacity
 |
| **Site Design** | 1. Massing, Ventilation and Wind Impact
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| 1. Shadows
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| 1. Snow and Ice Loading
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| 1. View Corridors
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| 1. Historic Resources
 |  |
| 1. Exterior Lighting
 | * Is cobrahead necessary? Or could this be removed in favor of site lighting?
 |
| 1. Noise and Vibration
 |  |
| 1. Signage and Wayfinding
 |  |
| 1. Zoning Related Design Standards (R-6 design guidelines)
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**Waivers**

Aisle width

Parking space dimensions

**Additional Submittals Required**

Revised site plan (C1)

* Distance to property lines (front and sides)
* Material on driveway
* Width of sidewalk

**Zoning**

Show full height on elevations (i.e. include distance from ground to FFE)

**Easement**

C2 notes need for temporary ‘grading license’ for grading to swale and catch basin at rear of site. Landscaping plan also shows note reading –‘work with city arborist to finalize plant selections in this area’. An easement may technically be required pending further discussion with DPS.