|  |  |  |  |
| --- | --- | --- | --- |
| **LEVEL II/III REVIEW (14-526): 30 Merrill – 7 units** | | | |
|  |  | **Preliminary Review** | **2nd Review** |
| **Transportation** | * 1. Impact on Surrounding Street Systems |  |  |
| * 1. Access and Circulation | * Need turning templates showing that parking area at rear will function adequately * Rear door appears to be located in close proximity to parking space, where there is potential for conflict between pedestrians exiting the building and cars. What about door swing? * Concern re FHA accessibility and the legibility of building entrances. Ideally, the front entrance would be accessible. Further comments on this will be forthcoming. * Concern re utility of front entrance for guest/resident access. Wayfinding is an issue. |  |
| * 1. Public Transit Access | * N/A |  |
| * 1. Parking | * *Bike parking standard:*   *Residential – 2 spaces/5 dwelling units = 3 bike parking spaces.* Please show rack on plan and include detail.   * Snow storage area will be inaccessible when cars are parked. Please revise or provide alternate plan for snow storage/removal. |  |
| * 1. Transportation Demand Management (TDM) | * N/A |  |
| **Environmental Quality** | 1. Preservation of Significant Natural Features | * N/A |  |
| 1. Landscaping and Landscape Preservation | * *Street tree standard for multi-family (TM 4.6.1):1 tree/unit in ROW.*  Show street tree in tree well, with species denoted. Contribution for remaining required trees will be necessary. * Need landscaping plan to confirm that standards are being met * *Parking lot standard (14-526(b)2b(ii)(a)): 2 trees (or 1 tree & 3 shrubs)/5 spaces* * *Understory plantings standard (14-526(b)2b(i)(b)): 6 shrubs (or ornamental grass)/45 LF of property line* * Provide buffering to rear where parking will directly abut the neighboring property. Is fence proposed for this area? If so, please show. |  |
| 1. Water Quality, Storm Water Management and Erosion Control | * Are pervious pavers proposed within the center of the driveway or within all of the parking area? The stormwater report and plan appear to conflict * Based on response to above, confirm impervious calculations. Calculations in stormwater report appear to assume that entire parking area and driveway are pervious * Show where stormwater is proposed to enter the city’s system |  |
| **Public Infrastructure and Community Safety** | 1. Consistency with Master Plans |  |  |
| 1. Public Safety and Fire Prevention |  |  |
| 1. Availability and Adequate Capacity of Public Utilities | * Provide evidence of sewer capacity * Show proposed electrical service. Should be located underground. |  |
| **Site Design** | 1. Massing, Ventilation and Wind Impact | * Show location of HVAC equipment/venting |  |
| 1. Shadows |  |  |
| 1. Snow and Ice Loading |  |  |
| 1. View Corridors |  |  |
| 1. Historic Resources |  |  |
| 1. Exterior Lighting | * Provide cut sheets * Move light on southwest corner of the building away from property line in order to minimize light trespass |  |
| 1. Noise and Vibration |  |  |
| 1. Signage and Wayfinding |  |  |
| 1. Zoning Related Design Standards |  |  |

|  |  |  |
| --- | --- | --- |
| **SUBDIVISION REVIEW (14-497)** | | |
|  | **Preliminary Review** | **2nd Review** |
| 1. **Water/Air Pollution** |  |  |
| 1. **& 3. Water Supply** |  |  |
| 1. **Erosion** |  |  |
| 1. **Transportation Impacts** |  |  |
| 1. **Sanitary Sewer/Stormwater** |  |  |
| 1. **Solid Waste** |  |  |
| 1. **Scenic Beauty** |  |  |
| 1. **Comprehensive Plan** |  |  |
| 1. **Financial and Technical Capacity** |  |  |
| 1. **Wetland Impacts** |  |  |
| 1. **Groundwater Impacts** |  |  |
| 1. **Flood-Prone Area?** |  |  |
| 1. **& 15. ID Wetlands & Rivers** |  |  |

**Waivers**

Provide formal request for waivers (including aisle width and % compact parking)

**Additional Submittals Required**

Sewer capacity

Plat

Site plan/civil set

* + - * + Clean up extraneous lines (e.g. SW corner of parking area)
        + Eliminate references to ‘impervious patio?’
        + Add north arrow
        + Show distances to property lines from all building sides and from parking area
        + Show important dimensions (e.g. aisle width in parking)
        + Confirm curb cut location, as it appears to show slightly differently on survey
        + Show exterior doors
        + Show bicycle parking on plan
        + Show areas of sidewalk repair
        + Need grading/drainage plan that shows stormwater treatment plan

**Zoning**

* Building appears to encroach on 5’ right yard setback. Lines are not clearly legible. Confirm that right yard setback is being met
* Please confirm height (need average grade calculations)
* Based on average grade and height calculations, confirm that stepback on north side is being met
* Please define areas that were included as open space in the calculation in order to confirm that plans meet 20% open space requirement.

**Right, Title, Interest**

* The deed provided only addresses a portion of the site. Please provide additional deeds.
* Site plan shows planter bed encroaching on property line. Revise to eliminate encroachments.
* Per survey, it looks like existing fence encroaches on Thompson property