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| **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
 |  |  |

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| **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