

LEVEL II/III REVIEW (14-526): 30 Merrill – 7 units

		Preliminary Review	2nd Review
Transportation	a. Impact on Surrounding Street Systems	<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> •
	b. Access and Circulation	<ul style="list-style-type: none"> • 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. 	<ul style="list-style-type: none"> •
	c. Public Transit Access	<ul style="list-style-type: none"> • N/A 	
	d. Parking	<ul style="list-style-type: none"> • <i>Bike parking standard:</i> <i>Residential – 2 spaces/5 dwelling units = 3 bike parking spaces.</i> 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. 	<ul style="list-style-type: none"> •
	e. Transportation Demand Management (TDM)	<ul style="list-style-type: none"> • N/A 	
Environmental Quality	a. Preservation of Significant Natural Features	<ul style="list-style-type: none"> • N/A 	
	b. Landscaping and Landscape Preservation	<ul style="list-style-type: none"> • <i>Street tree standard for multi-family (TM 4.6.1):1 tree/unit in ROW.</i> 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 <ul style="list-style-type: none"> • <i>Parking lot standard (14-526(b)2b(ii)(a)): 2 trees (or 1 tree & 3 shrubs)/5 spaces</i> • <i>Understory plantings standard (14-526(b)2b(i)(b)): 6 shrubs (or ornamental grass)/45 LF of property line</i> • Provide buffering to rear where parking will directly abut the neighboring property. Is fence proposed for this area? If so, please show. 	<ul style="list-style-type: none"> •
	c. Water Quality, Storm Water Management and Erosion Control	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> •
Public Infrastructure and Community Safety	a. Consistency with Master Plans	<ul style="list-style-type: none"> • 	
	b. Public Safety and Fire Prevention	<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> •
	c. Availability and Adequate Capacity of Public Utilities	<ul style="list-style-type: none"> • Provide evidence of sewer capacity • Show proposed electrical service. Should be located underground. 	<ul style="list-style-type: none"> •
Site Design	a. Massing, Ventilation and Wind Impact	<ul style="list-style-type: none"> • Show location of HVAC equipment/venting 	<ul style="list-style-type: none"> •
	b. Shadows	<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> •
	c. Snow and Ice Loading	<ul style="list-style-type: none"> • 	

	d. View Corridors	•	
	e. Historic Resources	•	
	f. Exterior Lighting	<ul style="list-style-type: none"> • Provide cut sheets • Move light on southwest corner of the building away from property line in order to minimize light trespass 	•
	g. Noise and Vibration	•	•
	h. Signage and Wayfinding		
	i. Zoning Related Design Standards	•	•

SUBDIVISION REVIEW (14-497)

	Preliminary Review	2nd Review
1. Water/Air Pollution	•	
2. & 3. Water Supply	•	
4. Erosion	•	
5. Transportation Impacts	•	
6. Sanitary Sewer/Stormwater	•	
7. Solid Waste	•	
8. Scenic Beauty	•	
9. Comprehensive Plan	•	
10. Financial and Technical Capacity	•	
11. Wetland Impacts	•	
12. Groundwater Impacts	•	
13. Flood-Prone Area?		
14. & 15. ID Wetlands & Rivers		

Waivers

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

- Please define areas that were included as open space in the calculation in order to confirm that plans meet 20% open space requirement.

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

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

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