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| **LEVEL III SITE PLAN REVIEW (14-526)** | | |
|  |  | **Preliminary Review** |
| **Transportation** | * 1. Impact on Surrounding Street Systems |  |
| * 1. Access and Circulation | * Sidewalk should be reconstructed along entire length of Ocean Avenue frontage * Need documentation of ADA accessibility from the street |
| * 1. Public Transit Access |  |
| * 1. Parking | * Standard (14-332):   Residential: 2/unit…4 units = 8 spaces  Office: 1/400 SF ‘exclusive of cellar not used for bulk storage’…2,400 SF (per floor plans) = 6 spaces  Please provide evidence of lease agreement for four spaces to be provided off-site. Note that there may be neighborhood concerns about spillover parking on Hersey Street. |
| * 1. Transportation Demand Management (TDM) |  |
| **Environmental Quality** | 1. Preservation of Significant Natural Features |  |
| 1. Landscaping and Landscape Preservation | * Provide additional evergreen landscaping on eastern property line where site abuts residential zone |
| 1. Water Quality, Storm Water Management and Erosion Control |  |
| **Public Infrastructure and Community Safety** | 1. Consistency with Master Plans |  |
| 1. Public Safety and Fire Prevention |  |
| 1. Availability and Adequate Capacity of Public Utilities | * Overhead electric is not permitted. Please confirm a plan for underground electrical with CMP and revise plans accordingly * Can the existing pole on Hersey Street be removed? |
| **Site Design** | 1. Massing, Ventilation and Wind Impact | * Where is HVAC venting? |
| 1. Shadows |  |
| 1. Snow and Ice Loading |  |
| 1. View Corridors |  |
| 1. Historic Resources |  |
| 1. Exterior Lighting | * Provide an exterior lighting plan in the revised submittal |
| 1. Noise and Vibration |  |
| 1. Signage and Wayfinding |  |
| 1. Zoning Related Design Standards |  |

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| **SUBDIVISION REVIEW (14-497)** | |
|  | **Preliminary 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** |  |

**Additional Submittals Required**

Evidence of financial capacity

Utility capacity letters

**Plat Revisions**

Show proposed easements & licenses

Show zone line

Include reference to stormwater system & maintenance agreement

**Easements**

Footings & cornice in ROW

Public pedestrian easement will be required for sidewalk which encroaches on private property