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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 spacesOffice: 1/400 SF ‘exclusive of cellar not used for bulk storage’…2,400 SF (per floor plans) = 6 spacesPlease 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**
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| 1. **& 3. Water Supply**
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| 1. **Erosion**
 |  |
| 1. **Transportation Impacts**
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| 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