

## **DRI 615 – Muckerheide Housing MVC Questions for the Applicant**

### **The following plans should be provided**

1. An accurate, professionally drawn site plan that shows the exact locations of all existing and proposed buildings, trees, driveways, parking spaces, property boundaries, and other features.
2. An accurate, professionally drawn set of architectural plans of the existing and proposed building including dimensioned elevations of each of the four sides.
3. A plan of the area that shows the existing and proposed building, subdivision lines and basic landscaping on the property, as well as abutting properties showing property lines, buildings and abutters' names.
4. An accurate streetscape elevation showing nearby buildings as it is today and as it would be with the project in place.
5. Before and after perspectives from the key public locations shown on the accompanying plan.
6. A 25-year storm water management plan stamped by an engineer.
7. Please provide streetscapes/perspectives on both sides of the street within the immediate area.
8. Has an environmental assessment or site study been completed on the property considering the properties previous usage as a car repair facility.

### **Housing Terms and Affordability**

1. Are the target sale prices a commitment or an estimate?
2. Will the income levels of buyers be certified and if so, by whom?
3. How will the future resale of the condominium units be monitored?
4. How much will the monthly condominium and maintenance fees cost?
5. How will the prohibition of short term rentals be enforced? Please provide draft copies of the Condominium Association Agreement
6. The greatest need for year-round housing is for individuals and families earning less than 80% AMI. Is the applicant considering selling one condo to an individual or family earning less than 80% AMI?
7. Could basement units be converted to business uses or will they be deeded as residential in perpetuity?

### **Building and Site Design**

1. The plans show a three-story high exterior stairway on the main façade facing the street, which is not shown in the model. Which is correct?
2. Some windows appear to face a very narrow light well. Is this correct and does it meet all regulations?
3. Why is the side yard a hard surface instead of vegetated?
4. Clarify all exterior materials including siding and trim.
5. Clarify how the existing commercial space will be utilized and will there be a live/work space within some of the condo units?
6. What will the modular units look like?
7. Have you had feedback from the fire and police for access issues.

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8. Please present sample and colors for all exterior materials that will be used. i.e., siding, trim boards, and roofing.

### **Storm Water**

1. What are the existing and proposed areas of pervious and impervious pavement?
2. Will there be gutters?
3. Staff recommends that Don contact the design engineer at SBH and ask him for the following information:
  - MVC Policy indicates that in designing a leaching system for stormwater, a runoff factor of 65% be used for gravel, RAP and other similar surfaces for sizing the system. 50% was used in the present design. Will the added 15% require a redesign of the proposed system?
  - The system design was based on a 10-year return storm. The Policy also calls for projects to be designed to handle the 25-year return storm on site. What would be required to infiltrate that frequency storm on site? Is it feasible with the proposal as it stands?
  - A full storm water system design is likely to be required to come back to LUPC after approval.