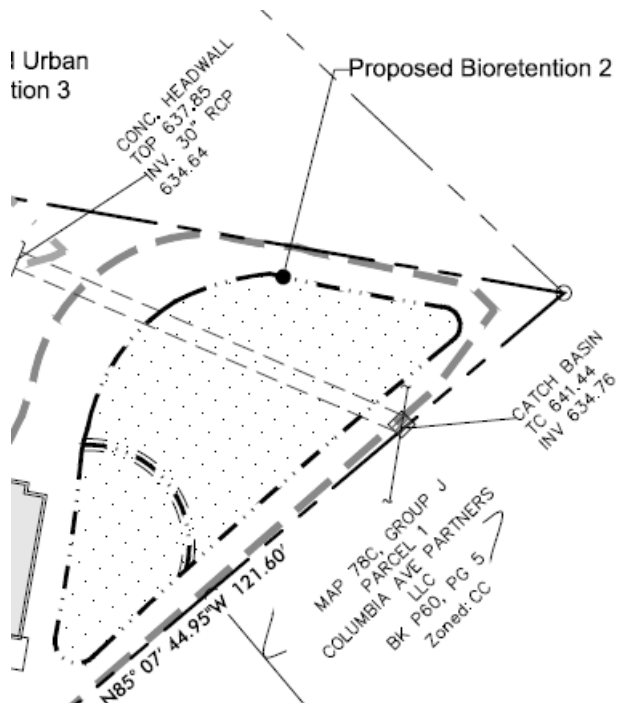**COF no: 6148**

CONDITIONS OF APPROVAL:

Engineering - PUD Plan Checklist

General Comments

1. H. Stormwater Management Plan

- This is an advisory comment to be addressed at Site Plan:

Applicant shall be aware that, due to the location of the underlying existing stormwater infrastructure, Bioretention Area 2 shall be designed as two cells, with the portion underlain by the existing storm pipe not counting towards the water quality volume. Unless the existing storm pipe is to be replaced, care will need to be exercised in the design and construction of this area to ensure that the pipe and pipe bedding are not undermined in the course of excavating and constructing the bioretention area.

Preservation/HZC

General Comments

2. COA Conditions of Approval

- The Historic Zoning Commission (HZC) approved demolition of the existing structure at its May 9, 2016 meeting.

The HZC also approved a partial COA for the project at its May 9, 2016 meeting. The partial COA is limited to height (34 feet to roof ridge), massing, scale, and setbacks. The recessed portion of the front façade is approved to be 9 feet recessed from the plane of the front façade and 19 feet recessed from the edge of the front porch. The recessed portion of the front façade is approved to align with the setback of the existing building on the neighboring lot to the left.

Building materials and façade design elements have not been considered for a COA at this time. These elements will require issuance of a COA prior to or concurrently with Site Plan review.

The Partial COA approval is contingent upon approval of the applicant's rezoning request.

- An application for a full COA will be submitted concurrently with Site Plan Review

Zoning

General Comments

3. FFE

- What is the proposed FFE of the parking garage?

- the proposed FFE for the parking garage is 636.0 and is labeled on the plans.
- Project information and consideration:

Please refer to FEMA Technical Bulletin 6-93 for information regarding below-grade parking requirements. This will be an important reference for this project.