



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES

Application Type: Site Plan Review
Applicant(s): LDSJ Holdings, LLC
Owner(s): Beulah Eldredge & Betharlene Weeden Miller, Trustees, Weeden Family Revocable Trust
Location: 385 Sixth Street (Assessor's Map D, Lot 16-A)
Date: August 11, 2011

INTENT: Site Plan review for the construction of a 5,544 square foot dental office building and 52 parking spaces.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 1

ACREAGE: 5.01 acres

ZONING DISTRICT: Hotel/Retail District – B-4/Transfer of Development Rights

EXISTING LAND USE: Vacant lot with barn

PROPOSED LAND USE: Dental office building

SURROUNDING LAND USE: Single family residential and office buildings

ZBA ACTION: None

PERMITS REQUIRED:
None

WAIVERS REQUESTED: None

ATTENDANCE:

Linda Merullo – Planning Board
Marcia Gasses – Planning Board
Chris Parker (Planning Director)
Steve Bird (Planner)
David White (Engineering)
Tom Clark (Inspection/Fire Department)
Jonathan Ring – Jones & Beach Engineers
Josh and Lydia Howard
Jerry Kingwell – Cobb Hill Construction
Jonathan Halle – Warren Street
Ralph Pope

Planning Department Comments:

- Add plan number P11-37 to title block on all sheets
- Need Neighborhood Plan
- Need Traffic Assessment and Analysis
- Remove Subdivision plat, sheet A1 from this plan set and increase scale to 1" = 100'
- Need Streetscape plan
- LED signs are not allowed
- Impact fees will be assessed
- Water and sewer investment fees will be assessed

Sheet C-1

- Is the pond on site a natural or manmade pond? It makes a difference with the Conservation District setbacks
- Show Conservation District setbacks from Indian Brook
- Note demolition of barn

Sheet C-2

- Show wetlands buffer for the wetlands along Indian Brook
- One driveway cut is preferred
- Driveways must comply with Chapter 149-14-H-1 spacing requirements
- Add note specifying the requirements that are being waived under TDR
- Look at deceleration lanes and left turn lanes in Sixth Street
- Parking spaces are 9 more than required
- Did you review options for placing the parking to the rear or side of the building?
- Who would the conservation easement be granted to?
- Consider pervious concrete for sidewalks
- Label employee parking spaces

Sheet C-3

- Look to reduce the wetland buffer impacts

Sheet L-1

- Need lighting calculations to determine if the plan conforms to Chapter 149-14-E

Sheet LA1.1

- Add Landscape Architect stamp and signature
- Show 5% interior landscaping calculation

Sheet LA1.2

- Delete sign detail

Police Department Comments:

- No comments



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES

Application Type: Site Plan Review
Applicant(s): LDSJ Holdings, LLC
Owner(s): Beulah Eldredge & Betharlene Weeden Miller, Trustees, Weeden Family Revocable Trust
Location: 385 Sixth Street (Assessor's Map D, Lot 16-A)
Date: August 11, 2011

Fire/Inspections Comments:

- Sheet C-2, note 20, change reference from 2006 edition of the IBC to '09
- Add note re: address
- Due to the quantity of parking spaces, an additional space for the disabled is required
- Indicate fire lane on site plan
- Doesn't appear to be any lighting @ rear of bldg

Economic Development Comments: None

Planning Board Comments:

- Consider placing the building along the street, not behind parking.

Engineering Comments:

- Will review drainage with Mike Cariver of Jones & Beach
- Show 1 foot contours in parking lots
- Add catch basin instead of gravel swale from west corner of parking lot with hood
- Identify the roof drains
- Discourage two entrances
- Do one 6" tap for water and tie 2" off of that outside building
- Move some lighting to entrance
- Tie sewer service into main, maybe closer to water crossing
- Show light poles on utility plan and landscape plan