

CITY OF DOVER

TECHNICAL REVIEW – P10-07 NOTES

Application Type: Site Plan Review
Applicant(s): Center for Assessment
Owner: First Church of Christ Scientists
Location: 604 Central Ave
Date: February 4, 2010

INTENT: Change of Use to Office

LOTS/UNITS PROPOSED: 0 Lots

AGENDA ITEM #: 1

ACREAGE: 0.762

ZONING DISTRICT: RM-U & Office

EXISTING LAND USE:

Church Sanctuary and meeting place

SURROUNDING LAND USE:

Mixed Commercial and Residential

ZONING HISTORY:

Zoned RM-U

Zoned O in 1979

ZBA ACTION: Variance Pending

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

ATTENDANCE:

Dan Barufaldi

Steve Bird

Tom Clark

Bruce Woodruff

David White

Rebecca Jalbert

Marn Speidel

Planning Comments:

- Please provide the Engineer Stamp to the plans
- Sheet T-1: Label List of Plans T-2 as a Neighborhood Plan
- Sheet T-2:
 - Zoom in
 - Do you have pavement?
 - Add Neighborhood Plan to Title Block and correct the spelling of Avenue.
- Sheet S-1:
 - Add Site Plan #P10-07.
 - Add Subdivision Plan # when issued
 - Provide Surveyor Stamp
 - Correct Note 7:
 - RM-U minimum front setback
 - Office minimum side setback to 10 Ft
 - Office minimum read setback to 15 Ft
 - Calculate front setback
 - Why show drainage and not Sewer in the sewer easement?
- Sheet SP-1:
 - Under notes:
 - Add Variance Note
 - Add Landscaping
 - Add Lighting Analysis
 - Add note regarding structure at the rear of the building to be removed
 - Include side setback to the existing building.
 - Will the front sidewalk leading to the front of the building remain?
- Screen parking
- Provide photographs of existing stairs

Engineering Comments:

- Show the water and sewer service locations and sizes.
- Discuss sidewalk out front with City.
- Show more detail on landscaping.
- Realign dumpster.
- Discuss downspouts.
- Ramp will require handrails

Police Department Comments:

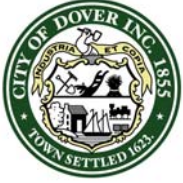
- Sheet SP-4, Note #1 shows detail for light pole base, but no information on the area light.

Fire/Inspections Comments:

- A sprinkler system is required.
- Two exits from both levels are required.

Economic Development Comments:

- How will the handling of ADA access and handicapped parking for the new addition piece on the Central Ave. facing lot be accommodated by the parking on the this plan for the existing church building?
- Will the parking space requirement of 19 be satisfied if used by the future proposed addition to the existing Central Ave. facing building, or will that building have its own parking lot?



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