



CITY OF DOVER

TECHNICAL REVIEW – P10-08 & 09 NOTES

Application Type: Site Plan Review
 Applicant(s): Summit Land Development
 Owner: 2830 Holdings LLC
 Location: Dover Point Road /Thornwood Lane
 Date: February 18, 2010

INTENT:

Convenience store with drive thru and gas station

LOTS/UNITS PROPOSED:

0 Lots

AGENDA ITEM #: 1

ACREAGE: 1.78 Acres

ZONING DISTRICT:

B-3/R-12/ETP

EXISTING LAND USE:

Vacant Lot

SURROUNDING LAND USE:

Commercial and Single Family Houses

ZONING HISTORY:

Zoned B-3 in 1979

ZBA ACTION:

Pending Special Exception (Z10-02)

PERMITS REQUIRED:

Conditional Use

WAIVERS REQUESTED:

149-14H (driveway location and spacing)

ATTENDANCE:

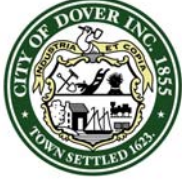
Christopher Parker
 Steve Bird
 Tom Clark
 Dave White
 Marn Speidel
 Dan Barufaldi
 Chad Kageleiry
 John Sullivan
 Jennifer Viarengo

Planning Comments:

- Replace TBD with 08 and 09 for plan numbers
- On all sheets remove the Planning Board approval line
- On C-1, please add plan references
- On C-2:
 - Update the parking calcs to posted changes
 - Add bike rack calculation
 - Sign the back five (5) spaces as employee spaces
 - Add plan intent note
 - Add site plan notes 14, 20, 24, 28, 29, 31
 - Add ZBA special exception information, when available.
- Submit
 - Lot Line Adjustment plan
 - Colored architectural rendering
 - Colored streetscape view
 - Traffic impact analysis
 - Waivers for 149-14 H (driveway requirements)
- Impact Fees \$2260.00
- Investment Fees: minimum fee of \$6,300.00
- Revise the plan to show a widening of Thornwood Lane from the southerly entrance of the project to Dover Point Road to allow a left and a right turn lane.
- Add a note that the right turn only slip ramp onto Dover Point Road will be eliminated once the signalized intersection is operational, or if a replacement entrance is created on a northerly lot that would service this lot.

Engineering Comments:

- Review drainage requirements
- Tap the sewer connection into the main, and not a manhole
- Look to eliminate the shallow drain line at the garden
- UGE, Gas, Drain and Water lines conflict
- Add to sheet C6 that inspection reports are copied to the City
- Contact the WWTP about the industrial pre-treatment program
- Update slop granite curb to 4" x 12"
- Use precast or brick to lift CB
- Document rain garden flow. If needed, add barrier to insure proper flow into the organic materials
- Submit a cross section of the stone check dam



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- Detail Factory Plug for storm water structures.
- Document Eddy for hydrant.

Police Department Comments:

- Add MUTCD acceptable “no left turn” signage to the right turn slip ramp.
- Add the note regarding security systems to sheet C2

Fire/Inspections Comments:

- Mark and Sign “FIRE LANE” in the drive-thru bypass lane and between the curbing & canopy on the Dover Point Road side of the canopy.
- Submit fire suppression plans prior to installation.

Economic Development Comments:

No Comment