



CITY OF DOVER

TECHNICAL REVIEW – P10-16 NOTES

Application Type: Site Plan Review
 Applicant(s): Kevin & Lydia Cooper
 Owner: Kevin & Lydia Cooper
 Location: 67 Knox Marsh Road (Tax Map H Lot 33 & 33A)
 Date: March 4, 2010

INTENT:

Mixed Use Commercial (Office, Retail, Fast Food & Restaurant)

LOTS/UNITS PROPOSED: 0 Lots

AGENDA ITEM #: 1

ACREAGE: 5.84 Acres

ZONING DISTRICT: B-4

EXISTING LAND USE: Vacant Land

SURROUNDING LAND USE:

Single family, multi-family residential, commercial, retail, industrial

ZBA ACTION: Granted Variance for restaurant drive-thru (10/15/09)

PERMITS REQUIRED:

Conditional Use Permit
NHDES Alteration of Terrain Permit
NHDOT Driveway Permit

WAIVERS REQUESTED:

None

ATTENDANCE:

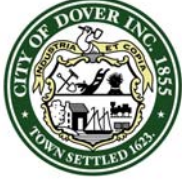
Steve Haight (Civil Works)
Gary Green (Planning Board Alt)
Tim Noonan (IJJN Inc Project Manager)
Dale Sprague (Keller Williams)
Linda Merullo (Planning Board)
Tom Clark (Building Inspector)
Rebecca Jalbert (Fire Department)
David White (Engineering)
Marn Speidel (Police Department)
Christopher Parker (Planning Director)
Steve Bird (City Planner)

Planning Comments:

- Need colored Architectural Rendering
- Need colored Streetscape view
- Add ZBA case #Z10-02 to ZBA variance notes
- Correct note #19 on cover sheet
- Need lot line adjustment plan
- Need to see Traffic Impact Study supplied to DOT
- City review of traffic study may require peer review paid by applicant
- Adjacent street entrance design cannot be finalized until traffic study recommendations and conclusions are known
- Add access easement to adjacent lot to the west per Chapter 149-14-J
- Parking calculations need to reflect posted Site Review Regulation amendments, including bike rack requirement
- Add Engineer's stamp and signature to all sheets
- Remove off-premise sign as soon as possible
- On sheet #4, add additional pavement direction and turn arrows
- Sheet #9, concerned that landscaping does not meet the screening requirements of Chapter 170-44-F
- Add landscaping to islands in western parking lot
- Need stormwater management maintenance plan
- Impact fees need to be calculated
- Sidewalk or payment to community Service Department for a future sidewalk.
- Sign Permit

Engineering Comments:

- City is not interested in owning the sewer main extension.
- I do not like the entrance configuration can something be done to improve this?
- Add gate symbol at 16" main.
- Do you need two hydrants? Maybe only need one at first island.
- No 90 degree bends, change to 45 degree bend for fire service.
- Add gate on fire service
- Show cross section of detention/wetland area
- Show grades at entrance.
- Address pedestrian access at the intersection.



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Police Department Comments:

- Very concerned safe access to the site along the eastbound approach on Route 155 (Knox Marsh Road). Would like to see a plan that provides a dedicated left turn in the easterly direction - or at least a center lane to be shared with Trestle Way - and a deceleration lane in the westerly direction. These should not be considered “off-site” improvements but instead should be an integrated part of these plans.

Fire/Inspections Comments:

- Cover sheet, note 19 should reference 2003 NFPA 101 (not 2000).
- Fire lane must also be striped & signed (no signs indicated on detail sheet).
- Add signage to area designed as Fire Lane
- Fire department access roads need to be 20 ft wide
- Concern regarding turn on the back of the building and the ability to get fire department apparatus around this corner
- Building size will require fire alarm and notification system
- Discuss moving FDC closer to Knox Marsh Road for better access for fire department hook up
- Needs a sprinkler system
- Plans should be stamped by an Architect.
- Detailed floor plan
- Correct address

Economic Development Comments:

- No Comment