



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES FILE: P10-22

Application Type: **Site Review**
Applicant(s): **Black Dog Car Wash Central Avenue LLC**
Owner(s): **Driscoll Realty, Inc.**
Location: **887 Central Avenue (Assessor's Map 38, Lot 9A)**
Date: **April 29, 2010**

INTENT: Demo existing building construct automatic car wash facility

LOTS/UNITS PROPOSED: 0 Lots

AGENDA ITEM #: 1

ACREAGE: 56,935 sq. ft.

ZONING DISTRICT: B-3

EXISTING LAND USE:
Formerly "Woodsky's" Restaurant

SURROUNDING LAND USE:
Thoroughfare Business

ZBA ACTION: None

PERMITS REQUIRED:

- Conditional Use Permit

WAIVERS REQUESTED:

- Landscaping

ATTENDANCE:

Jeremiah Gage
Debbie Driscoll
Dana Lynch
Paul Connelly
Rebecca Jalbert (Fire Department)
Tom Clark (Fire Department)
Bruce Woodruff (Planner)
Chris Parker (Planning Director)
David White (Engineering)
Marn Speidel (Police Department)
Dan Barufalidi (Economic Development)
Gary Green (Planning Board)
Linda Merullo (Planning Board)
Gloria Larochelle

Planning Comments:

Sheet 1:

- Add Plan number P10-22 to the plan set.
- Impact fees and investment fees will be assessed
- Supply
 - Lighting Plan
 - Streetscape Plan
 - Landscaping plan
 - Colored architectural rendering

Sheet 2:

- Add plan references
- Review standard notes (see supplemental sheet)
- Engineers signature and stamp
- Owner's signature
- Label existing freestanding signage
- Review note 2
- Review sheet numbering in title box (whole set)
- ID Force Main located on adjacent parcel
- Signage can be approved as part of PB approval.

Sheet 3

- Lighting note
- Fix note 9
- Supply groundwater review model or letter from Peschel
- Separate the site plan into separate sheets
 - Site plan
 - Utility plan
 - Grading plan
- Review line work to differentiate EOP and grading
- Note 3 need to show parking calculation

Engineering Comments:

- Can the area of pavement removal be more clearly defined?
- Reconstruct the sidewalk along Central Ave and reset curbing
- Questions on the drainage

Police Department Comments:

- Submit sign detail or sign plan

Fire/Inspections Comments:

- Sheet 6 add construction sequence notes
- Handicap spaces

Economic Development Comments:

- Question need for the use.
- Is it the highest and best use for the site?