

CITY OF DOVER

## TECHNICAL REVIEW – P10-08 & P10-09 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)

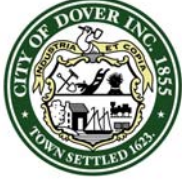
### ATTENDANCE:

### 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:

- Would like to discuss specificity of Note #22 on sheet C-2

### 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