



**CITY OF DOVER**

## TECHNICAL REVIEW COMMITTEE NOTES

Application Type: Site Plan Review  
Applicant(s): STF Development Corp.  
Owner(s): STF Development Corp.  
Location: 37 Dover Point Road, (Tax Map K, Lots 38)  
Date: July 26, 2012

**INTENT:** Site plan for 8 units of multi-family townhouses with parking and associated infrastructure

**LOTS/UNITS PROPOSED:** 8

**AGENDA ITEM #:** 1

**ACREAGE:** 0.94 Acres

**ZONING DISTRICT:** Medium-Density Residential District (R-12)

**EXISTING LAND USE:**  
single family dwelling

**SURROUNDING LAND USE:**  
Single family houses, commercial and a cemetery

**ZBA ACTION:** Received use variance for multi-family from Zoning Board of Adjustment on 2/16/12

**PERMITS REQUIRED:** None

**WAIVERS REQUESTED:** None

### **ATTENDANCE:**

Steve Bird (Planning)  
Tim Corwin (Planning)  
Dave White (Engineering)  
Marn Speidel (Police Department)  
Dan Barufaldi (Economic Development)  
Kevin McEneaney  
David Paolini  
Bob Paolini

### **Planning Comments:**

- Need Neighborhood Plan
- Need Colored Streetscape Plan
- Need colored architectural rendering of building
- Need Stormwater Management System Operation and Maintenance Plan
- Add local file #P12-19 to title block
- Impact fees will be assessed
- Add Engineer's stamp and signature to appropriate sheets
- Add Surveyor's stamp and signature to appropriate sheets
- Confirmed that the units will be apartments
- Need Standard Traffic Analysis
- Need erosion and sedimentation control plan
- Need separate grading and utility plan sheet
- Need lighting plan
- Need landscaping plan
- Need drainage study
- Parking spaces in a multi-family units need to be independently accessible per Chapter 170-44-J
- Calculate fair share contribution for intersection signalization improvements, including adding signal heads

#### Sheet #2

- Move or copy notes #1-5 to sheet #3
- Applicant listed in note #2 is different than on application
- Front setback in note #3 is not correct – build to line
- Add book and page for utility easement shown on K-37
- Is house and garage still on the lot?
- Label lines shown on Dover Point Road

#### Sheet #3

- Correct note #11 to update the code dates
- Correct note #23 by changing to variance and adding ZBA case number
- Add common site plan notes # 11, 18-20, 22, and 30
- Add zoning district lines
- Update legend to include some of the abbreviations used
- Sidewalk to allow residents to access Dover Point Road
- Will a dumpster be provided?
- Show access easement to map K, lot 37

### **Police Department Comments:**

- Provide more space for acceleration lane, SW corner of Dover Point Road intersection
- Center exit lane should have shared left/thru arrow
- Show snow storage



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### **Fire/Inspections Comments:**

- Mark the fire lane
- Change code reference to 2009 IBC and NFPA 1 and 101
- Provide a fire department turn around per NFPA 1, 18.2.3.4.4 Dead Ends. Dead-end fire department access roads in excess of 150 ft (46 m) in length shall be provided with approved provisions for the fire apparatus to turn around.

### **Economic Development Comments:**

- Need to resolve setback issues as soon as possible

### **Engineering Comments:**

- Show rest of force main line
- Move pump station off pavement
- Show state ROW fence and trees along the back of the lot
- Move water connections to front of building
- Install yard hydrant at end of water line
- Use hydrant for new water service connection and move new hydrant north of the driveway
- Need easement for traffic signal installation
- Revise water trench detail to require sand
- Revise deceleration lane detail to require 8" crushed gravel and 4" asphalt