

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES - P14-08

Application Type: Site Plan Review
Applicant(s): Formax Paper Processing Solutions
Owner(s): FMX, LLC
Location: 420 Sixth Street and Education Way (Tax Map E, Lot 31)
Date: March 6, 2014

INTENT: Site plan to construct a 34,496 square foot building in two phases and 85 parking spaces

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 1

ACREAGE: 18.98 Acres

ZONING DISTRICT: Executive and Technology Park District (ETP)

EXISTING LAND USE: Single family house

SURROUNDING LAND USE: Corporate office buildings, industrial park, congregate care, single family homes

ZBA ACTION: None

PERMITS REQUIRED:

- DES Alteration of Terrain Permit

WAIVERS REQUESTED: None

ATTENDANCE:

Christopher Parker (Planning)
Steve Bird (Planning)
Dave White (Engineering)
Tom Clark (Fire Inspections)
Marn Speidel (Police Department)
Dan Barufaldi (Economic Development)
Dennis Ciotti – Planning Board
Gary Green – Planning Board
Ken Berry – Berry Surveying & Engineering

Planning Comments:

- Impact fees and water and sewer investment fees will be assessed
- DES Alteration of Terrain Permit required
- EPA Notice of Intent required
- Need floor plans and architectural renderings for phase 2
- Update Traffic Impact Assessment and Analysis to address impacts on Sixth Street/Education Way/Venture Drive intersection
- Need updated Current Use Plan for the Assessing Office
- Show that you have the right to use Education Way
- Remove sign location from all sheets
- Consider adding electric vehicle charging stations

Cover Sheet:

- Bold text on subject parcel on tax map sketch
- Revise tax map sketch to be map E

Sheet 1:

- Bold property lines on subject parcel
- Add proposed development to plan

Sheet 2:

- Reverse note columns
- Correct notes #6 and #8
- Note #12 – plan shows 85 parking spaces and where are parking calculations?

Sheet 3:

- Identify 20% slope Conservation District
- Add ETP/I-4 zoning district line

Sheet 4:

- Add Wetlands Scientist and Soil Scientist seals

Sheet 5:

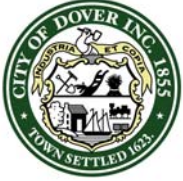
- Remove handicap symbols from parking spaces

Sheet 6:

- Identify edge of pavement on Sixth Street
- Was pervious pavement for parking spaces and driveways analyzed per Chapter 149-14-D-5-f?
- Review adding sidewalk on north side of Education Way or assessing sidewalk across street
- Sidewalks have to be pervious pavement
- Add bike rack
- What is the half space next to parking space #85?

Sheet 11:

- Add pole height to luminaire schedule
- Add description and lamp information for “A” lights
- Add lighting to loading dock area for phase 1 building
- Expand Stat Zone #1 to include all parking spaces



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Police Department Comments:

- Move sidewalk to other side of first driveway
- Be aware of impacts to residence off Education Way
- Confirmed that construction entrance was not off Sixth Street

- Look at past contributions to Education Way/Sixth Street intersection

Revised plans to be submitted no later than March 19th at noon

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Engineering Comments:

- Show truck turning radius at Sixth Street and driveways
- Show tip downs at sidewalks
- Add no parking signs between handicapped spaces
- Add lighting near dumpster
- Show all utilities on one sheet
- Remove light in sidewalk on sheet 9
- Consider relocating gas and water lines to account for phase 3
- Adjust hydrant location
- Add phase 3 building footprint to plan
- Will review drainage report
- Replace trench drain with 2 catch basins
- Change striping at second driveway

Fire/Inspections Comments:

- Building address?
- Mark fire lane
- Handicapped space closest to entrance?
- First driveway not adequate for fire trucks
- Move fire connection to back corner of building

Economic Development Comments:

- Glad to have Formax remaining in Dover
- Interested in final landscape plan

Planning Board Comments:

- Would like to see copies of easements
- Complete the landscaping plan
- Consider screening generator
- Prepare phasing build out plan or narrative
- Fewer waivers the better for storm water and sidewalks