

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES FILE: P10-20

Application Type: Major Subdivision
 Applicant(s): Sonoma Builders, Inc.
 Owner(s): Mary A. Moscato Trust of 2001
 Location: 46-48 Arch Street (Assessor's Map 11, Lot 16)
 Date: April 8, 2010

INTENT: Subdivide 1 lot into 6 lots

LOTS/UNITS PROPOSED: 6 Lots

AGENDA ITEM #: 1

ACREAGE: 3.518 Acres

ZONING DISTRICT: RM-U

EXISTING LAND USE:

Duplex

SURROUNDING LAND USE:

Single Family Residential

ZBA ACTION: None

PERMITS REQUIRED:

None

WAIVERS REQUESTED: None

ATTENDANCE:

- Robert Stowell
- Barry Gier
- Bill Goldstein
- Rebecca Jalbert (Fire Department)
- Tom Clark (Fire Department)
- Steve Bird (Planner)
- Chris Parker (Planning Director)
- David White (Engineering)
- Marn Speidel (Police Department)

Planning Comments:

T-1:

- Need Perimeter Landscape Plan (155-36F)
- Add Plan number P10-20 to the plan set.
- Impact fees and water and sewer investment fees will be assessed

T-2:

- Front setback calculations are missing three adjacent lots

EX-1

- Need Surveyor's stamp

S-1

- Add to plan intent note the number of total units
- Need Surveyor's stamp
- Have road name approved By Tom Clark.
- ROW is more than 50 feet wide
- What is frontage on lot #5 at front setback line?
- Specify non-wetland portion of lot #5
- Calculate if wetland buffer is more than 40% of minimum lot size requirement
- Show existing driveways to existing house to be removed
- Show how proposed duplexes will fit at build to line
- Road intersection less than 400 feet from Arch/Washington Street intersection – need waiver
- Block size less than 500 feet – need waiver
- Add sidewalks and crosswalks along Arch Street
- Fair share contribution to Silver Street intersection
- Proposed road within 18 feet of house at 40 Arch Street
- ROW to land to the south for future development
- Correct the tax map and lot numbers for new lots

C-1

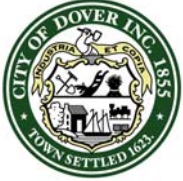
- Why 20-foot wide driveways?
- Need Engineer's stamp
- Need sidewalks on both sides of the street

C-2

- Update note #C-23

Engineering Comments:

- ROW should be 50-foot wide
- City does not want maintenance easement for detention pond, needs to be maintained by homeowners association
- 10-foot utility easement needs to be 30-foot
- No new electric pole – run it underground from existing pole
- Add light to existing pole at Arch Street
- Keep water line in roadway ROW



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES FILE: P10-20

Application Type: Major Subdivision
Applicant(s): Sonoma Builders, Inc.
Owner(s): Mary A. Moscato Trust of 2001
Location: 46-48 Arch Street (Assessor's Map 11, Lot 16)
Date: April 8, 2010

- No doghouse sewer manhole allowed
- Place underground electric along ROW line
- Review detention for stormwater and add treatment component such as a 4-bay
- Add a sidewalk to Arch Street and crosswalks
- Contribution for Silver Street intersection improvements
- Tap water main with 6-inch not 8-inch
- Don't like short City street

Police Department Comments:

- Traffic assessment (page 3) states, "Sight lines should be maintained to prevent inappropriate roadside obstructions or vegetation." Can applicant confirm that homeowner's association will have a plan for this maintenance?
- Available sight distance to the north should not be listed as "320+/-". 320' appears to be the absolute max.
- Concerned with proximity of the new roadway to the intersection of Washington Street.
- Update traffic study with 40 MPH traffic

Fire/Inspections Comments:

- Fire hydrant needs to be moved to end of cul-de-sac

Economic Development Comments: None