

# **Town of Dover Community Center**

**Building Committee  
80% Construction Documents  
Site Planning**

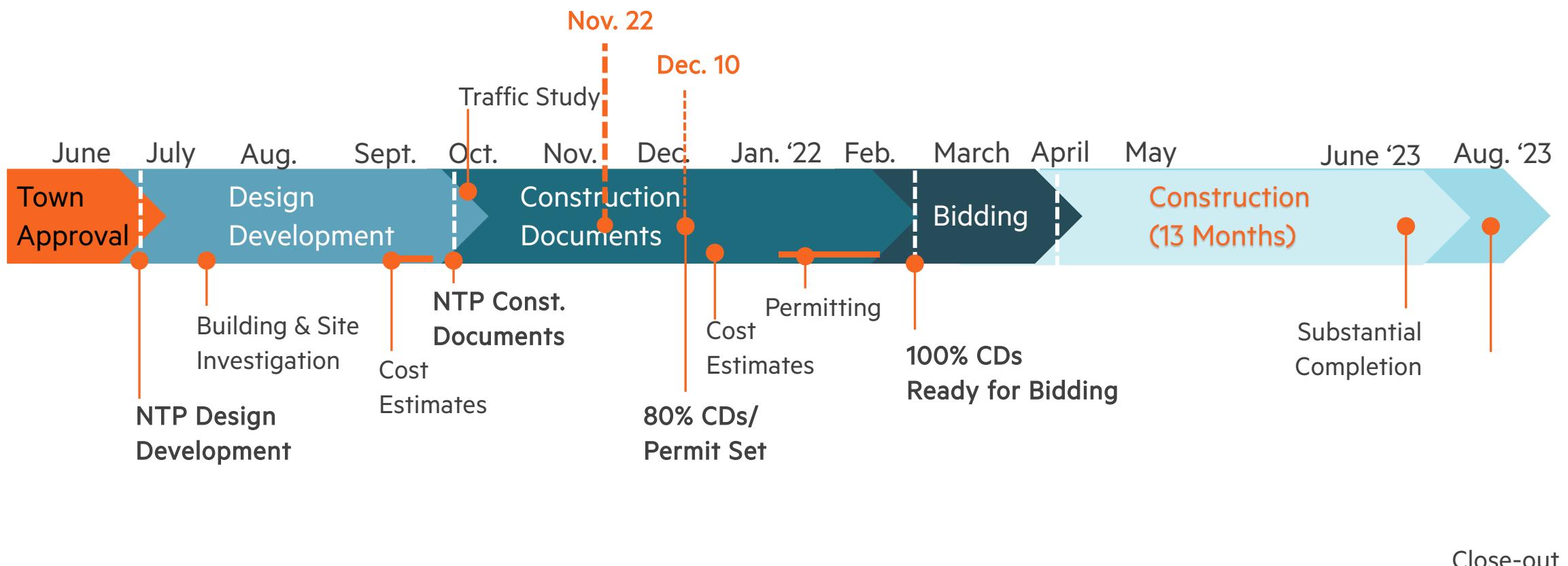
**Nov. 22, 2021**

# Building a vision Building consensus

## 80% Construction Documents

1. Summary for Planning Board
2. Site Design/ Landscape Plantings
3. Proposed Bid Alternates

# Design Schedule



# Site Plan Review Process

## Dover MA, Zoning Bylaws

§ 185-36 Site plan review.

## C.4 Interpretation

- Not a “Change of use” but “Substantial change” = additions of more than 10% (or 250 sf).

## Regular Meetings

- 7:00 pm on Monday
- Twice monthly
- Check the Town Calendar for meeting dates and times.



## D.4 Full Site Plan Review

- Site Plan by RA or RLarch @ 1"=20'-0" showing:
  - property boundaries, existing
  - proposed site features
  - potential impacts on natural landscape or abutting properties
- Architectural Plans and Elevations
- One or more colored perspectives showing materials and relationship to adjacent buildings
- Narrative statement of proposed change:
  - expected volume of pedestrian, bicycle, or vehicular traffic
  - relationship to existing buildings, historic and architectural heritage
  - impact on natural resources and open space
- Potentially PB may request: studies of traffic, drainage, and lighting



# Site Plan Review Process

## Traffic Study

The project related traffic impacts are expected to be minimal, therefore no traffic mitigation measures appear warranted. Similarly, based on the parking inventories at the site, there is adequate parking capacity to accommodate for patron and staff parking demands.

### On-Site Parking

- Existing 63 spaces
- ITE 76 spaces
- Proposed 85 spaces (63+ 22 overflow)

ATR 48hr data from Oct 6th & 7th

Minor arterial: Springdale, Centre, Dedham

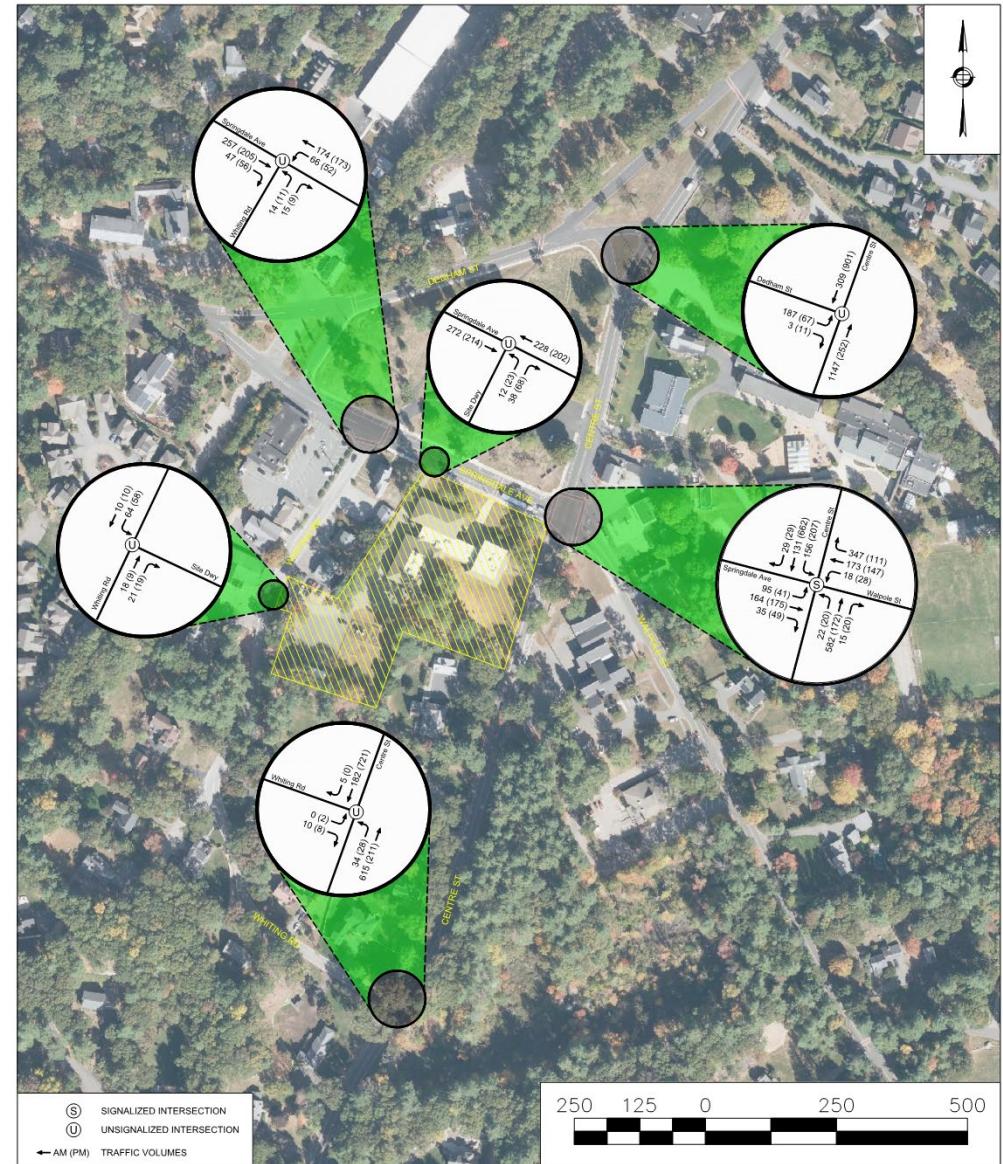
Local road: Whiting

### Vehicle traffic

- Methodology assumes vehicle traffic based on ITE standards for gross square foot area

### Pedestrian and Bicycle traffic

- Minimal pedestrian (peak 9-17/hr) & bicycle traffic (< 6/hr)



**Figure 3: 2021 Existing Peak Hour Traffic Volumes**  
 Caryl Community Center  
 4 Springdale Avenue, Dover, MA

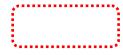
Data Source: BingMaps  
 Nitsch Project #: 14238.3

# Site Plan Review Process

## Site Circulation

Passenger Vehicles in  out 

Emergency/Service Vehicles 

Water tank for Fire suppression 



# Site Plan Review Process

## Abutter impact

Re-grading for accessibility on west side

Redi-rock wall (1-2 courses)

Some tree roots will be compromised

Replace wood fence

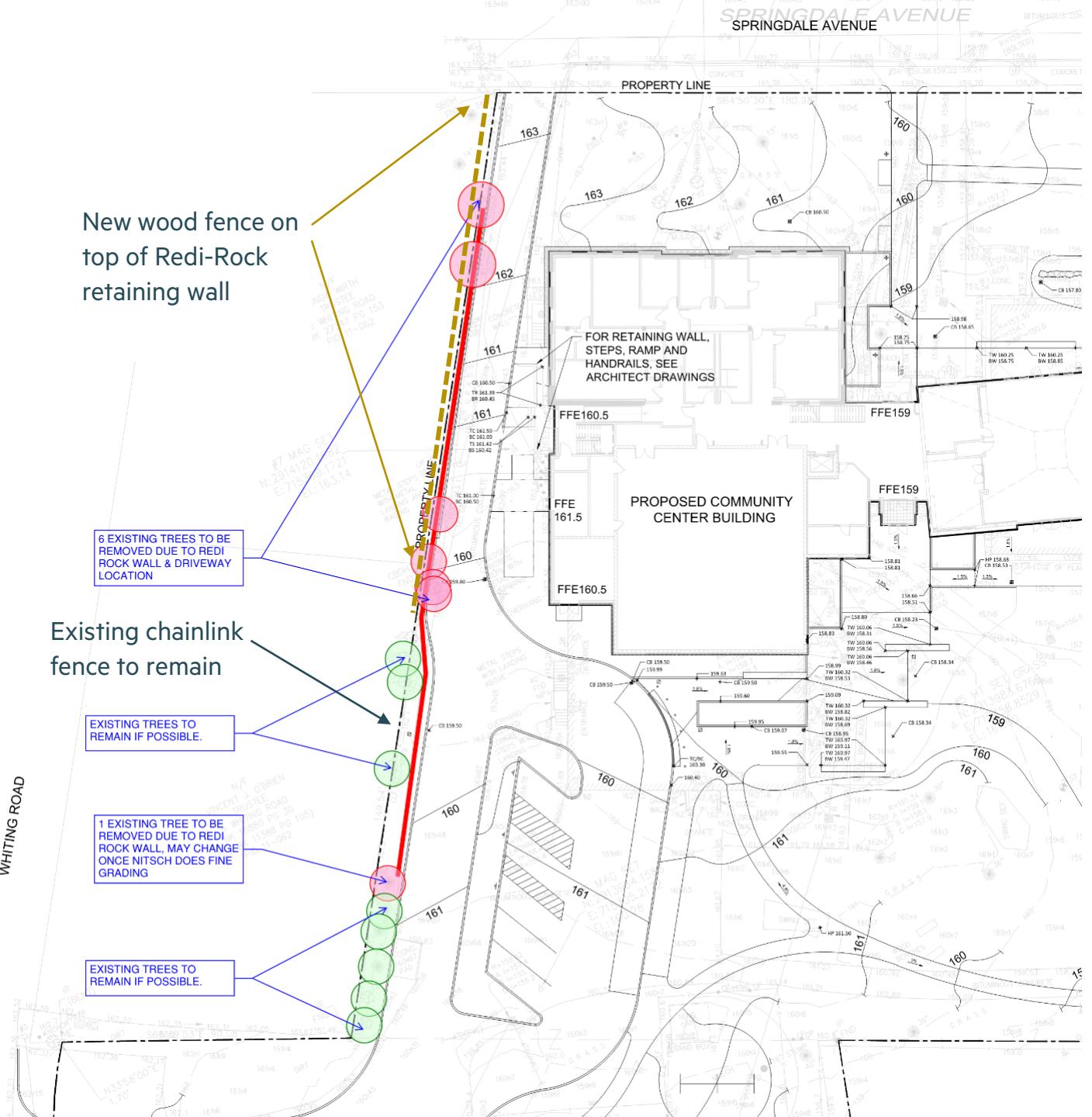


Low Redi-Rock Wall

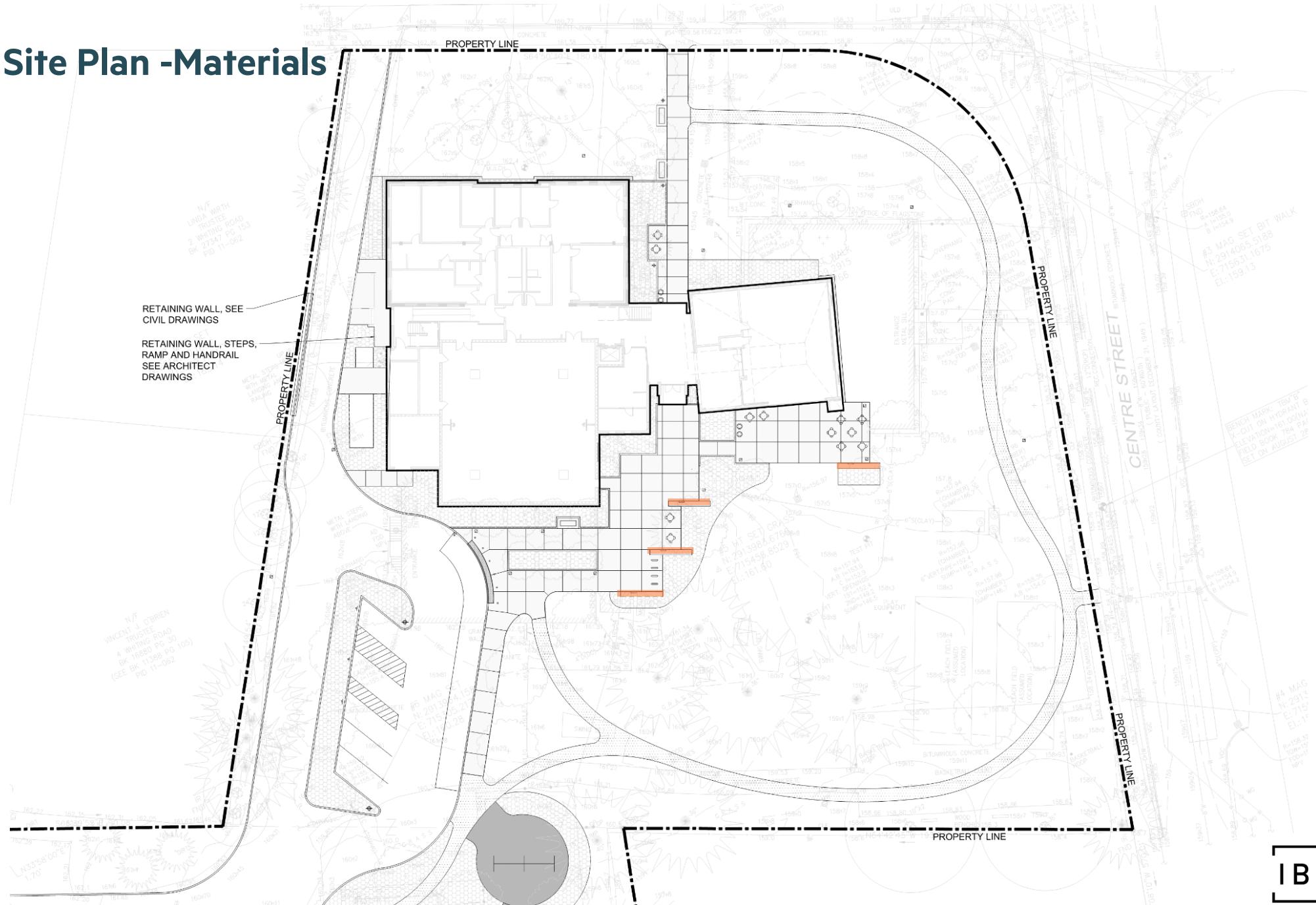


Existing Fence

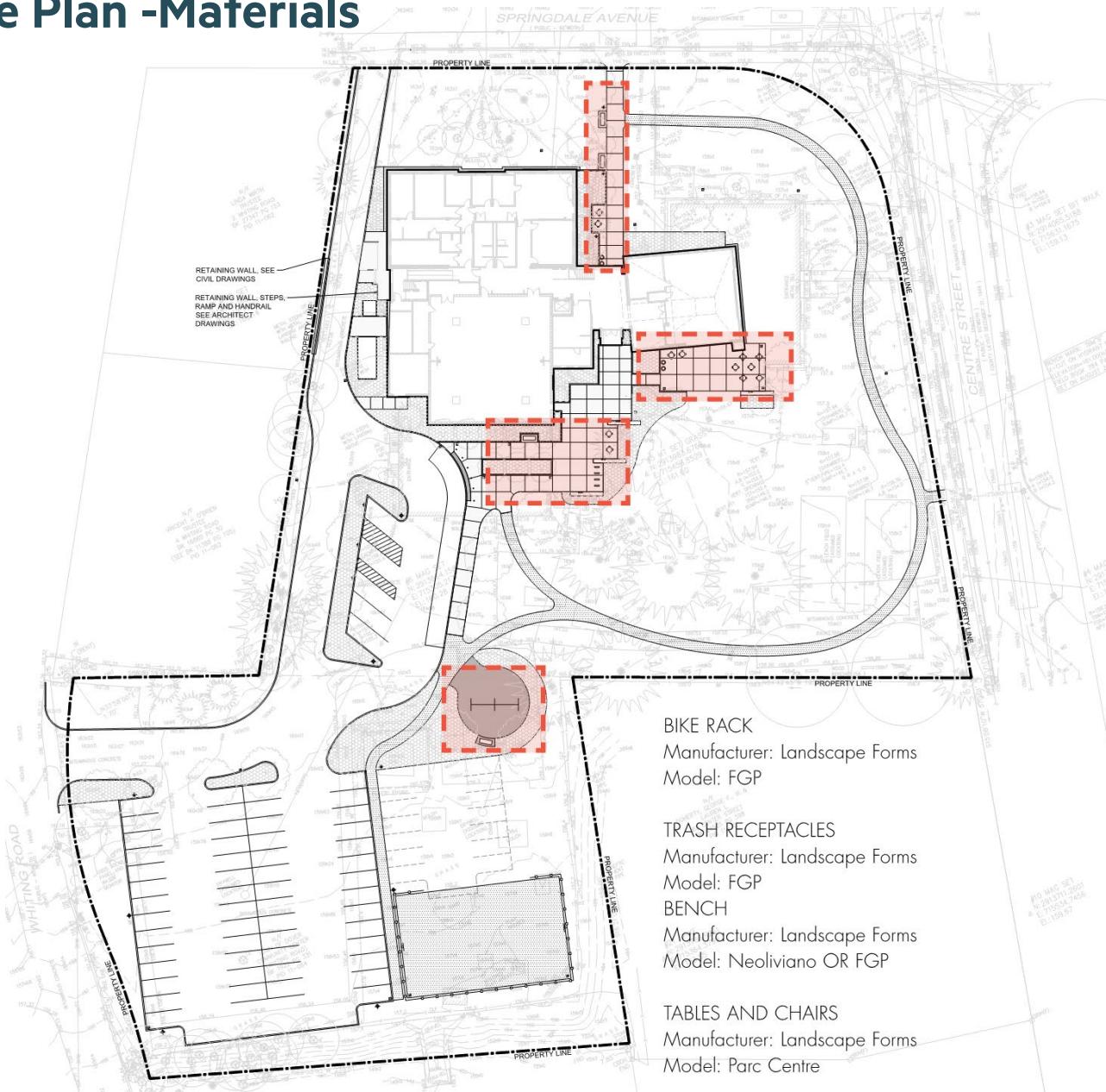
New wood fence on top of Redi-Rock retaining wall



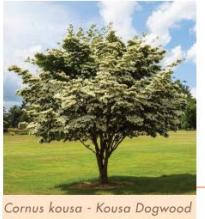
# Site Plan -Materials



# Site Plan -Materials



## Plantings - Trees



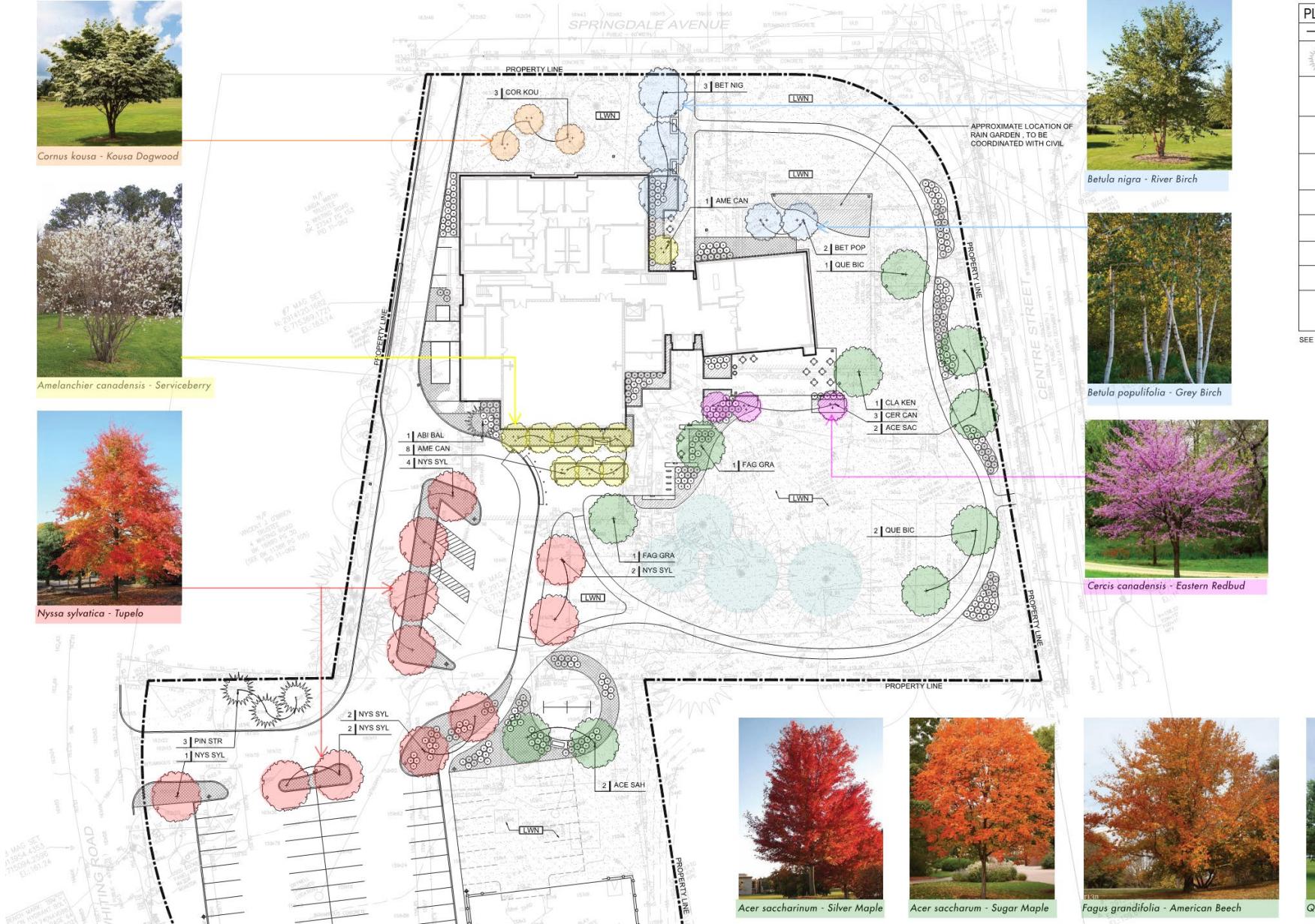
*Cornus kousa* - Kousa Dogwood



### *Amelanchier canadensis* - Serviceberry



*Nyssa sylvatica* - Tupelo



## PLANTING LEGEND

LIMIT OF WORK LINE	
	EXISTING TREE TO REMAIN, SEE TREE PROTECTION PLAN L-000
	DECIDUOUS TREE, SEE XL-201
	EVERGREEN TREE, SEE XL-201
	FLOWERING TREE, SEE XL-201
	DECIDUOUS SHRUB PLANTING, SEE XL-201
	EVERGREEN SHRUB PLANTING, SEE XL-201
	PERENNIAL / ORNAMENTAL GRASS PLANTING, SEE XL-201
	GROUNDCOVER PLANTING, SEE XL-201
	LAWN, SEE XL-201
<b>LWN</b>	

SEE SHEET L-104 FOR PLANTING SCHEDULE

# Plantings – Shrubs & Perennials

## CLIMBERS:



## SHRUBS:



Spirea alba - Meadowweet



Ilex crenata - Japanese Holly



Ilex glabra - Inkberry



Rhus aromatica 'Gro Low' - Fragrant Sumac

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SEE SHEET L-104 FOR PLANTING SCHEDULE

## PERENNIALS:



Adiantum pedatum - Maidenhair Fern



Astilbe chinensis - Astilbe



Maianthemum canadense - False Solomon's Seal



Panicum virgatum - Switchgrass



Schizachyrium scoparium - Little Bluestem



Tiarella cordifolia - Heartleaf Foamflower



PLACEMAKING



## Plantings – Shrubs & Perennials

## RAIN GARDEN :



## RAIN GARDEN :



## SHRUBS:



*Cornus amomum*  
Silky Dogwood



*Kalmia latifolia* -  
Mountain Laurel



Rhododendron  
Delaware Valley W.  
- Rhododendron



*Aronia melanocarpa*  
Black Chokeberry

*Aronia melanocarpa* -  
Black Chokeberry      *Ilex verticillata* -  
Common Winterberry

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# Proposed Bid Alternates

## Suggested Add Alternates for bidding

1. Pedestrian walk-way/ rain garden
2. Stone veneer on seat walls
3. Stone veneer at 1910 foundation
4. Additional 4" roof insulation
5. Additional 2" wall insulation
6. Porcelain tiles for Community Room

## Base Bid Items

- New windows in east wall of 1910, infill basement windows on west side (storage)
- Reduced glass in pavilion, 1 skylight in 1910
- Reduced tile and epoxy floor in restrooms
- Epoxy floor in Kitchen
- ACT ceiling in corridors
- Redi-rock wall on west side, w/ fencing
- No spread footing on seat walls
- Less concrete ramp/stairs at service entrance, less rail
- Replace wood trellis w/ GreenScreen for climbing plants
- Reduced concrete paving area, no unit pavers
- Reducing amount of granite curbing, esp. at service drive
- Battery back-up for emergency lights
- EV Charging Stations
- Replace asphalt shingle roof on 1910



# Thank You