On the above date, a core group meeting was held at the Dover Area School District Offices to review the Dover Area High School project. Pertinent issues and items of discussion are as follows.

1. The updated floor plans were reviewed and the following pertinent items discussed:
   a. ILC shall have a classroom area for 20 students.
   b. Revise ‘Reading 180 Classroom’ to ‘Learning Support Classroom’

2. The site plan was reviewed and the following pertinent items discussed:
   a. Possibly add a fence around Multipurpose Field (for charging of admission).
   b. A discussion was held regarding quantity and type of fields. This discussion to be revisited with the Steering Committee.
   c. If any field is to overlap with baseball, it is to be the field hockey field (due to scheduling). It was noted that baseball uses their field the entire year.
   d. 3 band trailer parking spaces should be accounted for at the rear of the building. The trailers used for band are 8 ft. wide x 16 ft. long.
   e. It was noted that the ordinance will require approximately 450 parking spaces.
   f. If band were to use a lot for practice, it would be the faculty parking lot. The minimum size required would be 60 yards (180 ft.) wide x 50 yards (150 ft.) deep.
   g. It was noted that the finished floor of the new building would be approximately located at the 332 ft. elevation.

3. The following were ideal sizes of fields requested by DASD:
   a. Baseball – 340 ft. @ center field, 300 ft. down the lines.
   b. Softball – 250 ft. @ center field, 200 ft. down the lines.
   c. Soccer - 120 (360 ft.) yard long x 70 yards (210 ft.) wide.
   d. Lacrosse - 120 (360 ft.) yard long x 60 yards (180 ft.) wide.
   e. Field Hockey to be per NFHS Standards.

4. The following were ideal parking counts requested by DASD:
   a. Student – 300-325 Spaces (existing High School +/- 300 spaces).
   b. Staff – 100-125 Spaces (existing High School +/- 200 spaces)
   c. Visitor – 10 Spaces (existing High School +/-10 spaces)
   d. Total – 410-460 Spaces (existing High School 507 spaces)
5. It was noted that in order to properly fit all of the required program spaces on the High School site, parking spaces would need to be 9'-0" wide instead of the ordinance required 10'-0" wide. DASD was acceptable with this. A zoning variance will be required.

6. It was noted that the ordinance limits the lot coverage (impervious area) at 35% of the total lot size. The current design represents approximately 38% lot coverage. A zoning variance will be required for lot coverage. ELA to investigate the option of combining lots with the Elementary school to eliminate the need for a lot coverage variance.

7. ELA will prepare all documents for the zoning hearings. DASD solicitor to review the documents and be present at the zoning hearing.

8. Intermediate Avenue extension was discussed.
   a. DASD solicitor to determine if the land can be given to the township and have the developer construct the road (without competitive bidding or prevailing wages). The district would then pay a fee to the developer for their portion of the road similar to a traffic impact fee.
   b. If the above scenario is not possible, ELA to include the design as part of the Land Development package. DASD solicitor to create language that the construction of the road is contingent upon the completion of the remainder of the road by the developer and township. It will need to be determined prior to bidding when this might occur so it can be decided if the road extension is part of the bidding documents or not.

Respectfully submitted,
CRABTREE, ROHRBAUGH & ASSOCIATES

Scott Cousin
Project Manager

cc: Core Group