



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES – P22-74

Application Type: Site Review
Applicant(s): Charter Foods North, LLC
Owner(s): VC Dover Investments, LLC
Location: 30 Grapevine Drive (Assessor's Map H, Lot 4-3)
Date: November 17, 2022

INTENT: To construct a 2,500 sq. ft. fast-food restaurant with drive-thru component and parking. A CUP for RCM Overlay District will also appear before the PB.

UNITS PROPOSED: 1 restaurant

AGENDA ITEM #: 2

ACREAGE:

Site: 1.25± ac. / 54,340± sq. ft.

Parent Lot: 21.19± ac. / 923,185± sq. ft.

ZONING DISTRICT: Commercial, RCM (Original parcel) and Secondary Groundwater Protection District

EXISTING LAND USE: Mixed Use: Grocery Store, Age-Restricted Housing

PROPOSED LAND USE: Addition of Fast food restaurant

SURROUNDING LAND USE:

Commercial/Residential

ZBA ACTION: Z11-20, Variance granted on 8/18/2011 to allow a reduced setback for a non-residential/MU building, §170-28.2.F.(2)(a)[1].

PERMITS REQUIRED:

- CUP for RCM

- CUP for Wetland Buffer

^Per 170-27.1.G(1)(b) proposed lawn could be permissible so long as specific provisions followed

RELIEF/WAIVERS REQUESTED:

Stormwater and traffic waiver

ATTENDANCE:

Members:

Donna Benton, Planning

Natasha Kypfer, Zoning

Reid Amy, Business Development

Marn Speidel, Police

Jim Maxfield, Fire/Inspection Services

Ken Mavrogeorge, Engineering

Frank Torr, Planning Board

Others:

Jill Semprini, Engineering

Chris Bednar, Karpinski Engineering

Alex Vailas, VC Dover Investment LLC

PLAN REVIEW:

Planning:

- Reminder: Impact fees, W&S investment fees
- Clarify signatures on application
- Add recently approved Cielo Drive site plan to traffic study amendment
- What is the height of the retaining wall?
- What is the plan for snow storage?
- Language on Sheet D1.0 should be revised in all references to Accessible
- Provide narrative of how Section 153-16 (design standards have been met)
- Provide Zoning provided column (See Common Note 8)
- How many stacking spaces? Should order board be moved?
- Is there a bike rack?
- Review feasibility of adding a bypass lane in
- Applicant understands drive-thru hours are limited to 6am to 9pm
- Revise second driveway to clearly indicate exit only with signage and curbing.
- Revise Plan Set to add or address:
 - Owners signatures on final submission
 - Planning File P22-74
 - Add 2"x2" signature block
 - Add consecutive page numbers & label lighting sheet
 - Revise Note 12 on Sheet C2.0 to match language of Common Note 22, in reference to permissible site construction hours
 - Revise Note 2 on Sheet C4.0 to match language of Common Note 35
 - Common Notes missing: 1, 3, 5, 7, 9, 13-20, 23-34, 36-41
 - Landscaping plan to meet regulations. Add more landscaping throughout sign by a NH LLA, provide landscape O&M plan, minimum of 3" caliper, move table so not blocked by stapled area
 - Better screening of dumpster, add detail of enclosure (sheet SD-1 not in plan set)
 - Provide lighting plan that meets regulations including table with uniformity ratio, height, details, stamped by PE.
 - Provide streetscape
 - Indicate materials on elevations
 - Remove all signage details and references, the proposed signs must be submitted under separate cover for review by ZA
 - Confirm impervious pavement meets SGPD ordinance
 - Reduce parking by 2 spaces or CUP is needed
 - EV readiness? 2%



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- Add note that: While the RCM doesn't allow drive-thru's the underlying Commercial zone does.

Engineering:

- General Comment: Application lacks a narrative describing the proposed project and project history.
- General Comment: AoT amendment likely required. Please provide copy of drainage report and AoT application.
- General Comment: Application lacks a stormwater report or memorandum identifying how existing system is sufficient or must be modified to accept the new development.
- Traffic Memorandum: Trip generation memo does not mention the recently approved Cielo Drive PB Approval. How will that impact the projects and infrastructure?
- Traffic Memorandum: In the Conclusion section, please provide the total capacity of the development and remaining capacity before requiring a traffic signal or other traffic management measures at the Grapevine Dr and Durham Rd intersection.
- C0.01: Replace all Ohio DOT references with NHDOT.
- C0.01: Replace all Dempsey Surveying references with McEneaney Survey Associates.
- C0.01: Note 13 – replace "Ravenna Road" with "Grapevine Drive".
- C0.01: Note 16 – replace ODOT items with NHDOT items.
- C2.0: Replace all Ohio DOT references with NHDOT.
- C2.0: Note 12 – confirm hours of operations.
- C2.0: Structural Plans were not included as part of the submittal package.
- C2.0: Retaining walls greater than 4' in height require a building permit and professionally engineered plans.
- C2.0: Coordinate with NHDOT District with curb cut, limits of curbing and markings within NHDOT ROW along Durham Rd. Recommend extending the stop bar the full length of the exit.
- C2.0: Label sign on the northern side of the exit to Durham Rd.
- C2.0: Show do not enter signs on the back of the stop signs on both sides of the exit to Durham Rd.
- C2.0: Recommend providing a radius curb where the exit only meets the drive-thru
- C2.0: Confirm there is sufficient room in the drive-thru area for vehicles to stack without blocking the parking area. Of most concern is the area behind the menu board.
- C2.0: Label width of entrance/exit on Grapevine Drive.
- C2.0: Label all curb radii. Some are missing (exit to Durham Road).
- C2.0: Differentiate the heavy and standard duty pavements with a hatch.
- C2.0: Round the curb at the start of the drive thru lane. A sharp curb is not recommended.
- C3.0: Note 1 – Community Services shall be contacted prior to work beginning.
- C3.0: Note 9 – Manhole frames and covers shall be 30" diameter clear opening.
- C3.0: Sewer – Confirm if existing sewer stub is to be removed.
- C3.0: Sewer – Provide detail for grease interceptor.
- C3.0: Sewer – Please do not use outside cleanouts due to I&I concerns; use manhole structures in lieu of cleanouts.
- C3.0: Sewer – Recommend tying building grease line directly into grease interceptor.
- C3.0: Sewer – Recommend adding a SMH where pipe from building connects into service.
- C3.0: Sewer – Carry slope through SMHs in accordance with NHDES Env-Wq 700.
- C3.0: Water – Confirm if existing 6" DI stub is to be removed or if a new tap will be on the 6" DI water stub or 8" DI in Grapevine Dr. Tapping sleeve shall be stainless steel with gate valve.
- C3.0: Water – Provide deflection angles under drainage pipes.
- C3.0: Drainage – Move CBs offline to provide some pretreatment of drainage.
- C3.0: Drainage – Add CB to northern side of exit only curb cut to prevent runoff exiting property.
- C3.0: Drainage – Confirm slope of pipe between D13 and D14.
- C3.0: Drainage – How is drainage discharging at D15 being treated? If this point of discharge is consistent with the previously approved stormwater design, then an FES and rip rap apron should be provided at D15.
- C3.0: Drainage – Recommend D3, D9, and D11 to be CBs.
- C3.0: Drainage – Confirm slope of pipe between D5 and D4.
- C3.0: Drainage – Confirm condition of sediment forebay; restore as necessary.



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- C3.0: Drainage – Provide detail for headway at D1. Confirm if pipe at D1 is slightly buried.
- C3.0: Drainage – Confirm rim elevations of D10 and D11.
- C3.0: Drainage – Confirm if slope should be carried through structures.
- C3.0: Show location of gas.
- C4.0: Grading: Show storm drainage pipes and structures on Grading Plan
- C4.0: Confirm if there will be ponding at the ADA ramp near the clearance bar.
- C4.0: Confirm if a CB is needed in the parking area at the low-grade spot elevation 107.33.
- C4.0: Show existing drainage structures.
- D1.0: Cleanout Detail - Sewer cleanouts not preferred; remove detail.
- D1.0: Handicap Parking Sign Detail – revise language to “accessible”, signs shall meet MUTCD requirements, penalty sign is not required.
- D1.0: Handicap Symbol Detail – revise language to “accessible”, symbol shall meet the requirements of MUTCD Figure 3B-22.
- D1.0: Parking Stall Detail – all markings shall be white.
- D1.0: Island Striping Detail – island striping shall be white.
- D1.0: Traffic Control Schedule – Reserved Parking sign shall meet MUTCD requirements for sign
- D2.0: Stop bar detail indicates 12” bar. Coordinate with Plan view which shows 2-foot-wide bar, 12” is acceptable.
- D3.0: Asphalt & Concrete Sidewalk – conflicts with detail on sheet D2.0; OK to use D2.0 details.
- D4.0: Sewer Maintenance Hole – detail is shown on sheet D3.0.
- SD0.0: Sheet did not plot correctly. Landscape table is not fully shown.
- SD0.0: Detail for V-1006 is not shown.
- SD0.0: Can the menu board be moved closer to the drive thru window to allow for more stacking behind the board?
- Lighting Plan: Provide schedule and details for lights.
- Lighting Plan: Provide lighting data such as minimum, maximum, and average levels. Provide

uniformity ratio in compliance with Dover Code 153-14.

Police:

- Traffic study does not discuss the secondary driveway to Route 108. No sight distance evaluation, justification, etc.
- Was secondary driveway included in the original master plan? PD does not support adding this conflict point at only 200’ from Grapevine Drive, even as an exit only. May support as Right Out only. If needed for delivery truck access, consider limiting with regulatory signage to trucks only.
- If secondary exit driveway is ultimately approved, add One Way signs (MUTCD R6-1L, R6-1R) to be visible in both directions on Route 108 approach
- Widen drive-thru lane to allow by-pass vehicles
- Sheet SDO.O: provide more landscaping on the Route 108 side of the project, and in particular add landscaping or other barrier to control sound projection from drive thru speaker
- Lighting Plan sheet seems incomplete – no legend or any information pertaining to fixtures

Fire/Inspection Services:

- Provide T-1 turning template for the site
- Utilities shall be located sufficiently remote from one another (i.e. gas, electricity) please indicate
- Elevation plans to reflect specific site conditions
- References to handicap should be revised to accessible
- Elevation plans to reflect specific site conditions
- Confirm all common notes are on there
- Guard rail
- Stacking leaving site?
- Tip down for pedestrian traffic with crosswalk

Business Development:

- Outdoor seating possible?

Planning Board:

- Intersection improvements to be looked at by Staff
- Island from Durham side with turning lane in
- Building colors? – Gateway and primary residential; soften purple
- More landscaping on Rt. 108

Next Steps: Resubmit for full TRC, provide narrative listing how each comment has been addressed.

Adjournment:

J. Maxfield moved to adjourn at 12:20 pm. Seconded by K. Mavrogeorge.
Vote: U/A.