



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES – P11-01

Application Type: Site Plan Review
Applicant(s): McDonald's/Bohler Engineering
Owner: McDonald's USA, LLC
Location: 912 Central Avenue (Assessor's Map 38 Lots 21 & 23F)
Date: January 6, 2011

INTENT: Proposed raze and rebuild of the existing McDonald's restaurant.

LOTS/UNITS PROPOSED: 0 Lots

AGENDA ITEM #: 2

ACREAGE: 69,000 sq. ft.

ZONING DISTRICT: B-3

EXISTING LAND USE:
McDonald's Restaurant

SURROUNDING LAND USE:
Mixed Commercial/Retail uses

ZBA ACTION: None

PERMITS REQUIRED:
None

WAIVERS REQUESTED:

- Chapter 149-14.E.2.b – Site lighting standards and height of light poles
- Chapter 149-13.A.17 – Colored renderings of the streetscape
- Chapter 149-13.A.20 – Traffic analysis

ATTENDANCE:

Christopher Parker (Planning)
Steve Bird (Planning)
Dave White (Engineering)
Tom Clark (Fire)
Rebecca Jalbert (Fire)
Dan Barufaldi (Economic)
Marn Speidel (Police)
Linda Merullo (Planning Board)
John Kucich – Bohler Engineering
Adam Guilmette – McDonalds
Tim Doyle - McDonalds

Planning Comments:

- Not inclined to support streetscape rendering waiver

C-1:

- Add local plan #P11-01 in title blocks
- Explain traffic internal to site in a narrative and discuss with Bruce Woodruff

C-3:

- Delete Route 16 from Central Avenue label

C-4:

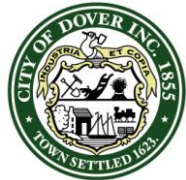
- Need lot merger form
- Concerned about pedestrian access from parking spaces to building; why no door on the south side?
- Relocate crosswalk to southeast corner of building
- Label southernmost parking spaces as employee parking
- Stabilize slope south of southernmost parking spaces
- Drive-through must comply with Chapter 149-15-G
- Increase interior landscaping to 5%

C-11:

- Reduce lighting levels by reducing lumens per lamp

Engineering Comments:

- Erosion control letter of credit note needed
- Add note requiring letter of credit before occupancy permit
- Submit plans electronically
- Require As-Builts
- Pave instead of concrete cross walk from handicap spaces
- Dumpster functionality issue
- Move first parking space away from entrance more
- More infiltration for drainage, look at pervious pavement or leaching system treatment
- Drainage report needed
- Move Catch Basin #4 towards Central Ave. to collect more water
- Require 3 ft of cover over drain pipe.
- Move gas line away from water (to by telephone line)
- Sheet C-7 require erosion control on south entrance due to runoff
- Suggest installation of retaining wall on North vs reslope (to save established growth)
- Add two trees in front of building
- Parking lot cross section – only 6" of gravel – suggest more
- Specify eccentric tops on catch basins



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Police Department Comments:

- Public sidewalk detail in front of property?
- Does circuitous pedestrian path from south side parking area to front entrance really work?
- Can garbage truck effectively access trash enclosure?
- Does pedestrian path in front have raised curb? If so, then explain whether it is meant to be ADA compliant (tip-downs, etc.)
- No bicycle access/storage shown on site.

Fire/Inspections Comments:

- designate fire lanes with striping and signage
- Need better pedestrian access from rear parking area

Planning Board:

- Need more landscaping north of driveway
- Look at pervious pavement

Economic Development Comments:

- Not in favor of the style of the building
- Look at different pavement surface at exit driveway

Revised plans will be due by January 10th at 4:00 PM in order to be on January 25th agenda