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MAY 19 2015

Planning Dept.

Modification to Approved Project
City of Rochester, New Hampshire

Case # 216-11-GRD-14 Property Address 92 Farmington Road

Type of project: Site Plan X; Subdivision _____; Line Adjustment _____; Other _____

Project name Granite Ridge Marketplace

Date of original Planning Board approval May 5, 2014

Description of modification: See attached narrative.

Name of applicant or agent filling out this form Kenneth A. Mavrogeorge, PE (Engineer)

Mailing Address 177 Corporate Drive, Portsmouth, NH 03801

Phone Number: (603) 433-8818 Please check box: Applicant ☒ Agent ☐

Please note: Modifications are reviewed by the Planning Board but no public hearing is held and no notices are required. (In contrast, projects, which are considered to have a potential impact upon abutters, are considered amendments for which notice and a public hearing is required.) There is a \$125.00 fee for a modification. For very simple matters ("administrative modifications") approved by staff, there is no fee.

Signature of person completing form:  Today's Date: 5-19-15

----- Office use below -----

Fee paid? Yes _____ No _____ Check # _____ Amount \$ _____

Modification approved _____ Modification denied _____ Date of Planning Board action _____

Conditions _____

Signature: _____ Date: _____

Modification to Approved Project (cont.)

Case # 216-11-GRD-14

Narrative:

On May 5, 2014, the Rochester Planning Board approved the site plans for the Granite Ridge Marketplace. Subsequently, in November 2014 the Planning Board approved modifications to the approved site plan. Since the November Planning Board, the Applicant, Waterstone Rochester, LLC, has address all precedent conditions and held a preconstruction meeting with City officials. In addition, the City of Rochester, in conjunction with the Applicant, has commenced construction on the proposed Marketplace Boulevard (formerly known as Frontage Road).

Developments of this scale often change to suit the individual tenants that are secured. Since the November Planning Board meeting, the Applicant has been working to secure tenants and as a result of their efforts, modifications to the site plan are required. Below is a summary of proposed modifications to the approved site plans as depicted on the revised plans submitted with this application:

- The total proposed building square footage increased from +/-272,300 sf to +/-290,582 sf.
 - o The "Anchor" building footprint has increased from +/-164,800 sf to +/-205,547 sf been revised to meet tenant requirements.
 - o The southernmost 29,000 sf "strip" building has been replaced with a +/- 5,000 sf restaurant and associated parking.
 - o The northernmost 2,000 sf drive thru fast food outparcel and associated improvements have been removed and replaced with a stormwater wetland.
 - o The southernmost 4,500 sf drive thru fast food outparcel has been replaced with an +/- 8,000 sf multi use building (bank and medical office).
- The total parking proposed increased from 1,300 to 1,346 spaces to accommodate the increase in GFA (4.63 spaces per 1000 sf of GFA proposed).
- The length of a select number of parking stalls in the main parking field have been increased from 18 ft to 19 ft to meet tenant requirements.
- The pedestrian areas in front of the "Anchor" building has been increased in width by a minimum of 5 feet to improve pedestrian access.
- The pedestrian areas in front of the "strip" building has been increased in width by a minimum of 4 feet to improve pedestrian access.
- The main parking field layout has been adjusted to accommodate the wider pedestrian areas.
- The infiltration areas within the main parking field have been reduced to accommodate the wider pedestrian areas.
- Accessible parking spaces near the southernmost end of the "Anchor" building have been located on the end of the parking aisle.
- The western most limit of pavement has been revised to meet tenant requirements.
- The size and location of the proposed trash/recycling enclosures has been revised for the proposed 29,000 sf "strip" building to accommodate tenant requirements.
- The proposed patio on the northern side of the "strip" building has been revised.
- The retaining wall along NH Route 11 has been removed and replaced with a stacked stone slope. Photos of a similar stacked stone slope are provided below.

- Proposed Stormwater Changes:

- o The gravel wetland has been revised to increase volume. This increase in volume enables the reduction of the underground detention basin beneath the City's Marketplace Boulevard (Frontage Road).
 - o A stormwater wetland has been added in the northeast corner of the development.
- A mini roundabout has been added to the City's Marketplace Boulevard (Frontage Road) to meet tenant requirements.

As discussed above, developments of this size are fluid in nature and evolve as tenants are secured. It is extremely likely that these will not be the final changes to the site plan as more tenants sign on to be a part of The Ridge.





Waiver Requests – Granite Ridge Marketplace

To: Seth Creighton, Chief Planner; City of Rochester Planning Department
FROM: Ken Mavrogeorge, P.E.; Tighe & Bond, Inc.
CC: Douglas Richardson; Waterstone Retail, Inc.
Josh Levy; Waterstone Retail, Inc.
DATE: May 19, 2015

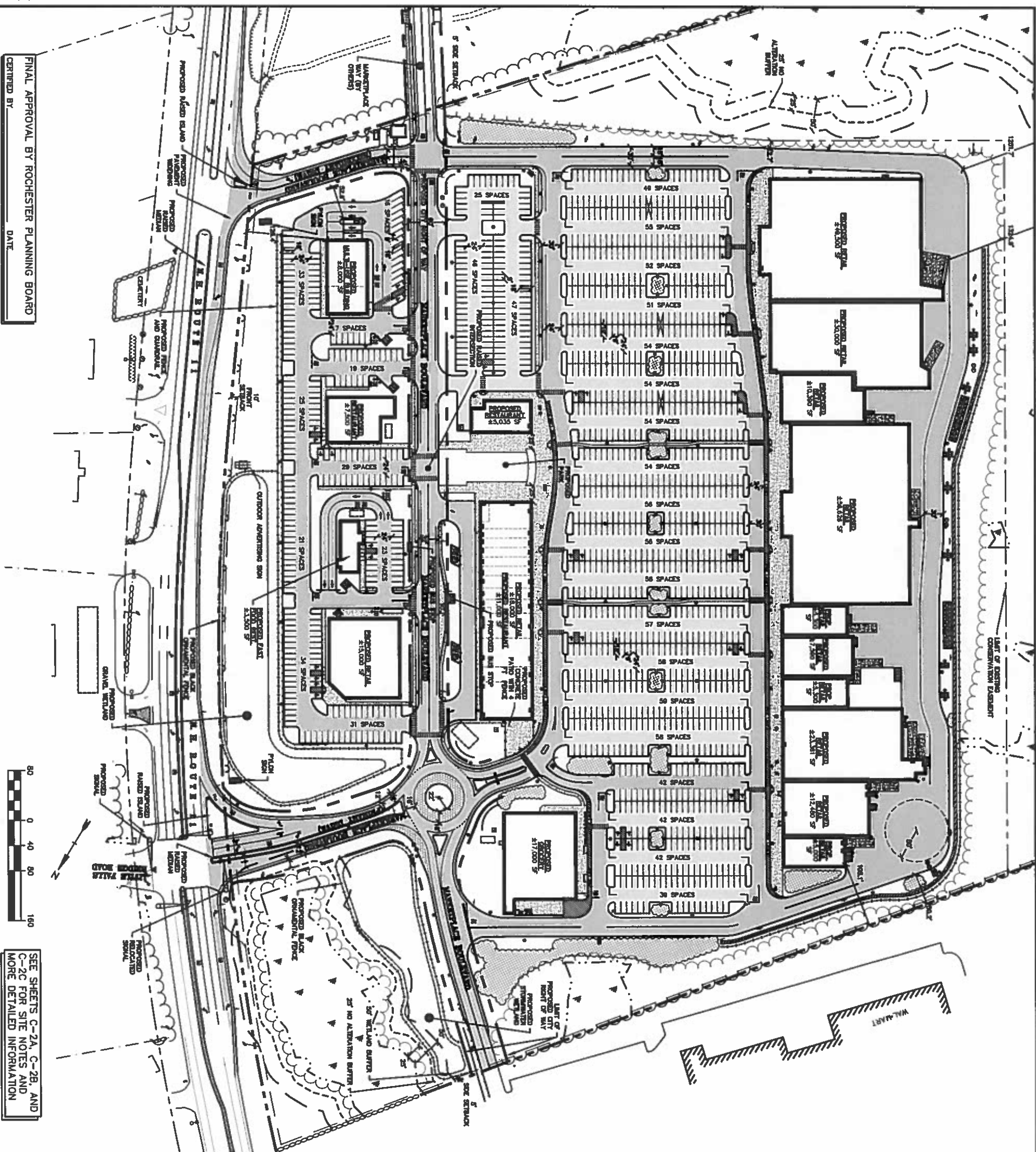
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In order to meet the parking requirements of the proposed tenants, we are requesting waivers from the following Site Plan Regulations:

Article III – Section 5 – (E) Parking Lots (5) & (7)

- (5) A landscaping peninsula shall be placed at the end of each parking row (such a peninsula is also referred to as an "end cap"), in line with the adjoining parking spaces, measuring at least the same dimensions as the adjoining parking spaces, wherever the row of parking spaces is adjacent to a perpendicular travel way. Each peninsula shall be planted with one shade tree, or one ornamental tree if use of a shade tree is not practical, for lack of space for roots. Where two peninsulas back up to one another, there may be space for only one ornamental tree (rather than a shade tree) near the tip of each peninsula.
- (7) There shall be no more than four continuous parallel parking rows on the interior of the parking lot (i.e. parking rows along the perimeter of the parking lot are not situated on the interior) without installation of a landscaped median separating those parking rows from any additional parking rows. The landscaped median shall be at least 6 feet wide and shall be parallel to and run the same length as the adjacent parking rows.

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FINAL APPROVAL BY ROCHESTER PLANNING BOARD
CERTIFIED BY _____ DATE _____

SEE SHEETS C-2A, C-2B, AND C-2C FOR SITE NOTES AND MORE DETAILED INFORMATION

[illegible]

1. OWNER SHALL BE RESPONSIBLE FOR REMOVING AND PROPERLY DISPOSING OF SNOW IF IT EXCEEDS DESIGNATED SNOW STORAGE AREAS

ASSIGN. EEO SEATS	
PARKING REQUIREMENTS	
1 SPACE/2 SEATS = 773 SPACES	
BAKER	
5,000 SF	
PARKING REQUIREMENTS	
5,000 / 200 = 25 SPACES	
MEDICAL OFFICE	
PARKING REQUIREMENTS	
1 SPACE/200 SF	
3,000 / 200 = 15 SPACES	
TOTAL	
RESTAURANT	833 SPACES
FAST FOOD RESTAURANT	30 SPACES
RESTAURANT	173 SPACES
MEDICAL OFFICE	1,288 SPACES
TOTAL	2,324 SPACES

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[illegible]

SITE DATA:
ZONE: CHANTE NOCE DEVELOPMENT ZONE (CND)
OVERLAY DISTRICT: CONSERVATION OVERLY DISTRICT
ALLOWED USES: RETAIL/COMMERCIAL DEVELOPMENT
 RESTAURANT WITH DRIVE-IN/THRU DRIVE OFFICE
 DRIVE BACK

DIMENSIONAL REQUIREMENTS:

Tighe&Bond
Consulting Engineers
www.tighebond.com

Granite Ridge Marketplace

**Farmington Road
(Route 11)**

Rochester, NH

OVERALL SITE PLAN

SCALE: AS SHOWN

C-2

