



RECEIVED
SEP 08 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 The 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, P.E. (Engineer/Agent)

Phone Number: (603)- 433-8818 E-mail Address: kamavrogeorge@tighebond.com

Applicant Agent X Today's date: 9/8/2015

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.

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

Fee paid? Yes No Check # Staff initials that check received

Modification approved Modification denied Date of Planning Board action

Conditions

Signature: _____ Date: _____

Modification to Approved Project (cont.)

Case # 216-11-GRD-14

Narrative:

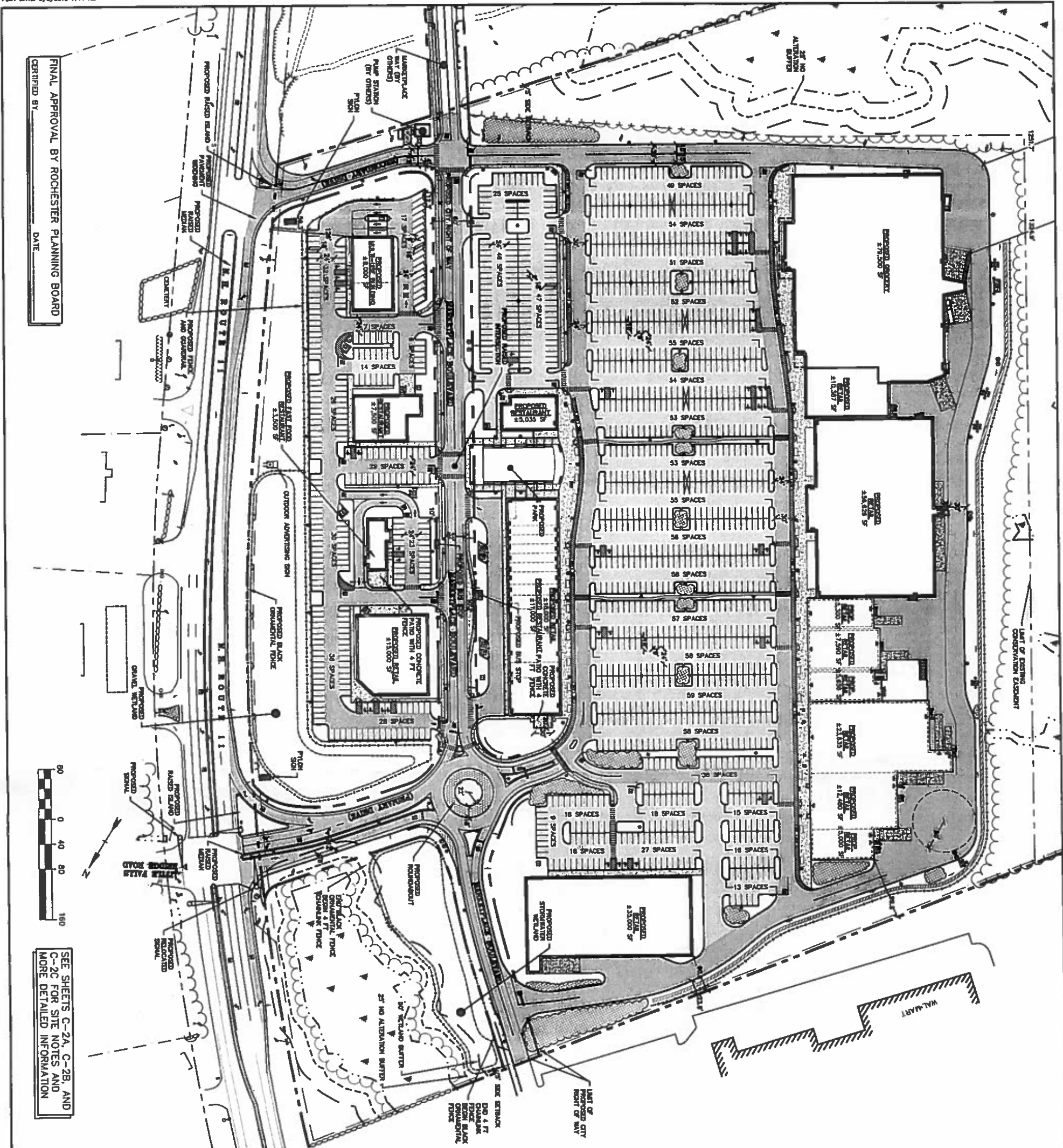
On May 5, 2014, the Rochester Planning Board approved the site plans for The Ridge Marketplace. Subsequently, in November 2014 and June 2015 the Planning Board approved modifications to the approved site plan. Developments of this scale are often modified to suit the individual tenants' needs as the tenants are secured.

Since the June Planning Board, the Applicant, Waterstone Rochester, LLC, has been working to secure tenants for the development and as expected, these discussions with tenants require modifications to the approved site plan to address their needs. Below is a summary of proposed modifications to the approved site plans as depicted on the revised plans submitted with this application:

- Building Footprint Changes:
 - o The total proposed building square footage increased from +/-290,582 sf to +/-309,209 sf.
 - Minor modifications have been made to some tenants in the "Anchor" building on the western side of the development.
 - The demising wall on the southernmost tenant has been removed per tenant request.
 - Two dedicated utility rooms have been added to the rear of the development per tenant requests.
 - The 17,000 sf retail building has been replaced with a 35,000 sf retail building.
 - The Utilities, Drainage, and Landscaping in the vicinity of this building will be revised to accommodate the expanded building.
- Additional Wetland Impacts
 - o Approximately 8,250 sf of wetland impacts are required for the above mentioned 35,000 sf retail building. The size of the wetland is less than one half of an acre and thus the area is exempt from the regulations under the City's Zoning Ordinance Section 42.12 Conservation Overlay District (42.12.e).

However, the Applicant is in the process of permitting these additional impacts with state and federal agencies and will send copies of these permit applications to the City for review once they are filed. The Applicant's representatives have already met with the Army Corp of Engineers, the NHDES and the Conservation Commission regarding these additional impacts.
- Parking Lot Revisions:
 - o The total parking proposed increased from 1,346 to 1,358 spaces (4.39 spaces per 1000 sf of GFA proposed).
 - o Additional accessible parking spaces and cart corrals have been added in front of the "Anchor" building's southernmost tenant per the tenant's request. These changes also require modifications to the islands at the end of the parking fields.
- Landscape Revisions:
 - o Eight (8) additional 5'x12' raised planters have been added to the pedestrian area in front of the 29,000 sf strip building.
 - o The park area at the center of the site has been revised to reduce the amount of concrete sidewalks and increase the amount of landscaped planters.

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.



<u>SITE DATA:</u>	
ZONE:	CRANITE RIDGE DEVELOPMENT ZONE (CRD)
ON-LANDY DISTRICT:	CONSERVATION OVERLY DISTRICT
ALLOWED USES:	RETAIL/COMMERCIAL DEVELOPMENT RESTAURANT WITH DRIVE-THRU RESTAURANT OFFICE BANK

[illegible]

NETAL
17,126 SF
PARKING REQUIREMENTS (30,000 SF):
17,126 X 1 / 200 = 87 SPACES
NETAL
TOTAL 37
PARKING REQUIREMENTS (30,000 SF):
1 SPACE/250 SF
10,000 X 1 / 250 = 40 SPACES

FAST FOOD RESTAURANT
1500 SF
ASSIGN 60 SEATS
PARKING REQUIREMENTS:
1 SPACE/2 SEATS
60 / 2 = 30 SPACES

RESTAURANT
21,136 SF
ASYM. 820 SEATS
PARKING REQUIREMENTS:
1 SPACE/3 SEATS - 273 SPACES

SEP 08 2017

TOTAL	
NETAL	681 SPACES
FAST FOOD RESTAURANT	30 SPACES
RESTAURANT	275 SPACES
BANK	17 SPACES
MEDICAL OFFICE	19 SPACES
TOTAL	1,321 SPACES

- NOTES:**
1. OWNER SHALL BE RESPONSIBLE FOR REMOVING AND PROPERLY DISPOSING OF
SHOW IF IT EXCEEDS DESIGNATED SNOW STORAGE AREAS.

LEGEND

_____ PROPERTY LINE

----- DOG OF WETLAND

----- 50' NO ALTERNATION BUFFER

----- 50' WETLAND BUFFER

_____ LIMIT OF CONSERVATION ESDRONT

~~~~~ DESIGN TREE LINE

~~~~~ PROPOSED TREE LINE

~~~~~ DESIGN STONEWALL

~~~~~ PROPOSED FENCE

~~~~~ PROPOSED QUAILWALL

~~~~~ PROPOSED CONCRETE SIDEWALK/PAD

~~~~~ PROPOSED BITUMINOUS SIDEWALK/PAD

~~~~~ PROPOSED STANDARD DUTY PAVEMENT SECTION

~~~~~ PROPOSED HEAVY DUTY PAVEMENT SECTION

~~~~~ PROPOSED STAMPED CONCRETE TRUCK APRON

_____ PROPOSED SIGN

_____ PROPOSED LIGHT POLE BASE

_____ PROPOSED ACCESSIBLE PARKING SPACE

_____ PROPOSED PARKING SPACES

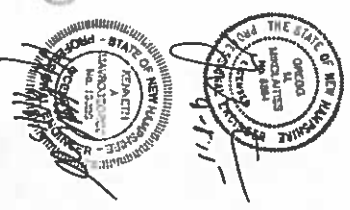
_____ PROPOSED STAFFED ASPHALT CROSSWALK

_____ PROPOSED PAINTED CROSSWALK

_____ PROPOSED PAINTED ARROW

_____ PROPOSED SIGN STORAGE AREA

RECEIVED
SEP 08 2015
Planning Dept



Tighe & Bond
Consulting Engineers
www.tighebond.com

THE RIDGE MARKETPLACE

**Farmington Road
(Route 11)**

Rochester, NH

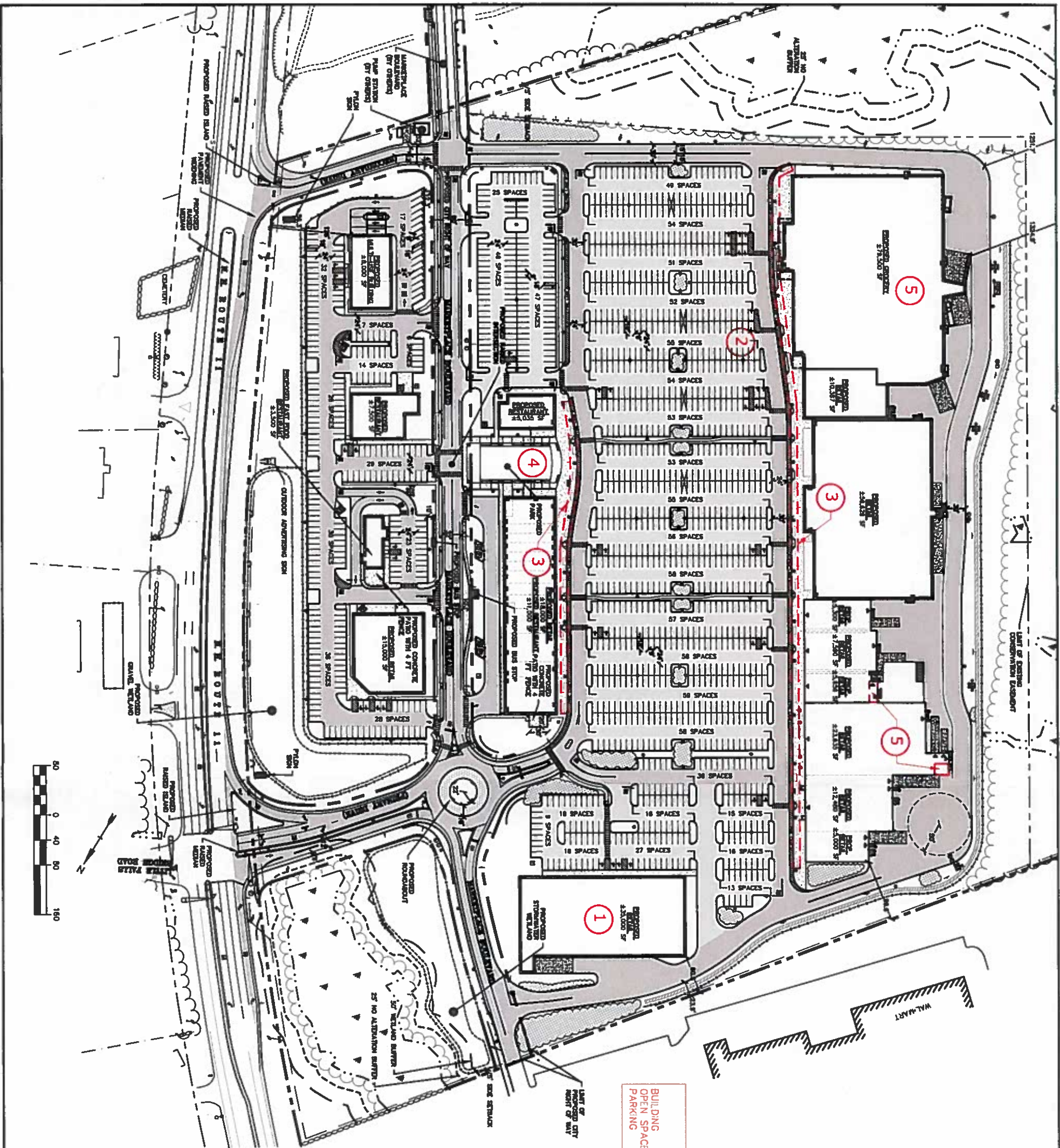
September 8, 2015

| Unit | Date | Description |
|------|------|---------------------------|
| | | PROJECT NO: R-0194-3 |
| | | FILE: R-0194-3, CONST.DWG |
| | | DRAWN BY: NSC |
| | | CHECKED: KCM |
| | | APPROVED BY: QAM |

OVERALL SITE PLAN

SCALE: AS SHOWN

C-2



PROPOSED SITE LAYOUT REVISIONS TO
APPROVED SITE PLANS DATED MAY 19,
2015.

- (1) BUILDING MODIFICATIONS AND ASSOCIATED IMPACTS
 - REVISE BUILDING FOOTPRINT AND ASSOCIATED PARKING LAYOUT PER TENANT REQUEST (SEE CHART BELOW FOR CHANGE IN SF).
 - RELOCATE INFILTRATION AREAS.
 - FILL ± 8,520 SF OF FLAGGED WETLAND AREA.*
- (2) MAIN PARKING FIELD MODIFICATIONS
 - REVISE GEOMETRY OF RAISED AND PAINTED ISLANDS PER TENANT REQUIREMENTS.
- (3) LANDSCAPE REVISIONS
 - REVISE LAYOUT AND NUMBER OF PLANTERS ALONG SIDEWALKS (ADDED 8 - 5'x12' PLANTERS)
- (4) PARK REVISIONS
 - SIDEWALK AREAS HAVE BEEN REDUCED TO ALLOW FOR ADDITIONAL PLANTING AREAS.
- (5) MINOR FOOTPRINT CHANGES
 - DEMISING WALL ELIMINATED PER TENANT REQUEST.
 - ADDED 2 UTILITY ROOMS AT THE REAR OF THE ANCHOR BUILDING PER TENANT REQUEST.

| APPROVED
(5/2015) | PROPOSED
(8/2015) | NET CHANGE |
|-------------------------|----------------------|------------|
| BUILDING
290,582 SF | 309,209 SF | +18,627 SF |
| OPEN SPACE
70.0% | 69.0% | -1.0% |
| PARKING
1,346 SPACES | 1,358 SPACES | +12 SPACES |

*8,520 SF OF WETLAND AREA WAS DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. ON AUGUST 24, 2015. APPLICANT IS SUBMITTING APPLICATION TO THE NHDES SIMULTANEOUSLY FOR THIS WETLAND IMPACT.

| LEGEND |
|---|
| PROPERTY LINE |
| EDGE OF WETLAND |
| 25' NO ALTERATION BUFFER |
| 50' WETLAND BUFFER |
| LIMIT OF CONSERVATION EASEMENT |
| EXISTING TREE LINE |
| PROPOSED TREE LINE |
| EXISTING STONEWALL |
| PROPOSED FENCE |
| PROPOSED CURB/WALL |
| PROPOSED CONCRETE SIDEWALK/PAV |
| PROPOSED BITUMINOUS SIDEWALK/PAV |
| PROPOSED STANDARD DUTY PAVEMENT SECTION |
| PROPOSED HEAVY DUTY PAVEMENT SECTION |
| PROPOSED STAMPED CONCRETE TRUCK APPROX |
| PROPOSED SIGN |
| PROPOSED LIGHT POLE BASE |
| PROPOSED ACCESSIBLE PARKING SPACE |
| PROPOSED PARKING SPACES |
| PROPOSED STAMPED ASPHALT CROSSWALK |
| PROPOSED PAINTED CROSSWALK |
| PROPOSED PAINTED ARROW |
| PROPOSED SHOW STORAGE AREA |

Tighe & Bond
Consulting Engineers
www.tighebond.com



**THE RIDGE
MARKETPLACE**

Farmington Road
(Route 11)

Rochester, NH

September 8, 2015

| Task | Date | By |
|-------------|---------|----|
| PROJECT NO. | 10185-1 | |
| FILE | 10185-1 | |
| DRAWN BY | NSC | |
| CHECKED | KAI | |
| APPROVED BY | DAI | |

PROPOSED CHANGES TO OVERALL
SITE PLAN

SCALE: AS SHOWN

EX. 1