



RECEIVED
JUN 14 2016
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 for Applicant)

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

Applicant _____ Agent X (Engineer) Today's date: 6/14/2016

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, June 2015, and October 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 October 2015 Planning Board, the Applicant, Waterstone Rochester, LLC, has opened four stores at the Ridge and has continued to work to secure tenants for the remainder of the development. 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 decreased from +/-309,209 sf to +/-308,990 sf as a result of tenant specific changes as building plans have progressed.
 - o The proposed restaurant to the south of the proposed park has increase in size per tenant request. In addition, an outdoor seating area for this restaurant has been added adjacent to the park. Due to the building change, the proposed transformer and accessible parking have been relocated.
 - o The demising lines within the proposed multi-use building at the southernmost outparcel have been revised per tenant request. The previously approved drive-thru has been eliminated and additional parking and greenspaces have been added (see below for waiver request).
- Parking Lot Revisions:
 - o The total parking proposed increased from 1,358 to 1,368 spaces (4.42 spaces per 1000 sf of GFA, an increase from the previously approved design).
- Landscape Revisions:
 - o Six (6) 5'x12' raised granite planters have been eliminated in front of the proposed grocery store. In their place the Applicant is proposing to construct six (6) 4'x4' raised granite planters are proposed. The proposed plantings previously proposed for the larger planters will be relocated to other areas within the development.

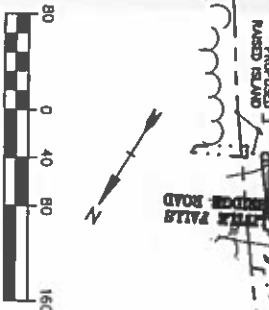
As discussed above, developments of this size are fluid in nature and evolve as tenants are secured. It is extremely likely that these will not be the final changes to the site plan as more tenants sign on to be a part of The Ridge.

Waiver Request:

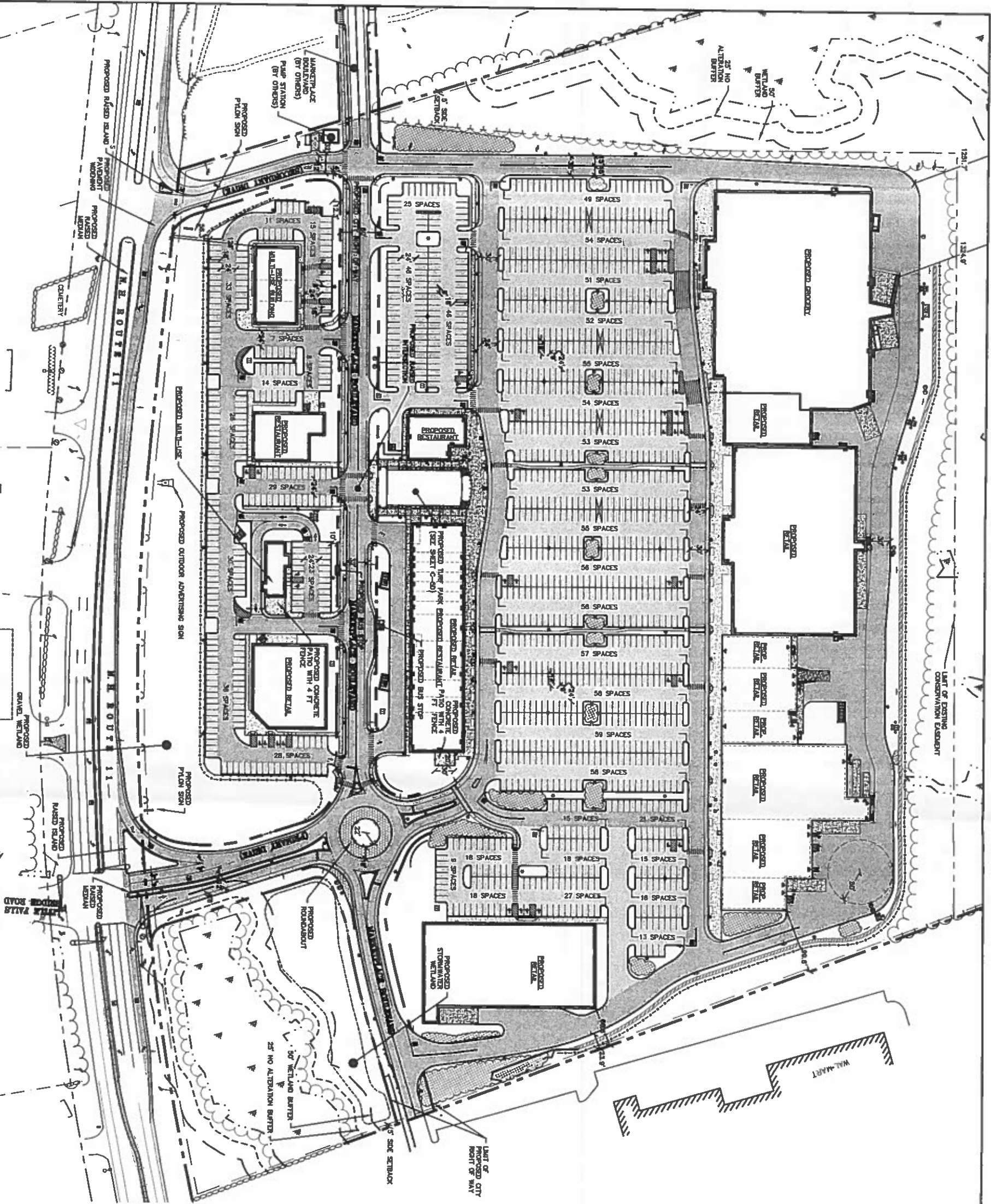
Section 10(A) – Parking and Circulation

Despite the addition of ten more parking spaces to the development as a whole, and increase the parking provide for each 1000 sf of GFA, the development falls below the required number of parking due to a change in the developments projected uses. Therefore, a waiver is requested for providing 4 fewer parking spaces than required by the Site Plan Review Regulations.

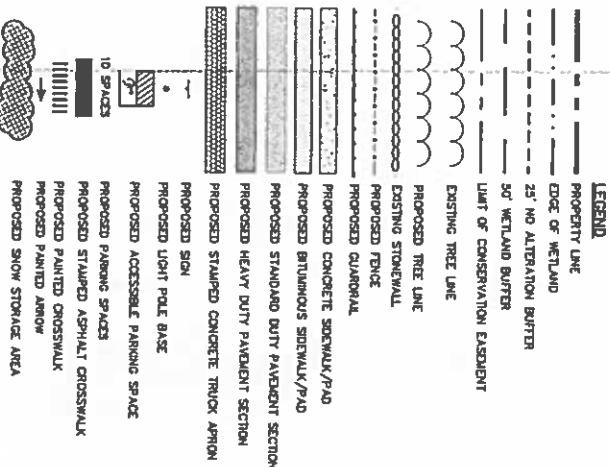
FINAL APPROVAL BY ROCHESTER PLANNING BOARD
CERTIFIED BY _____
DATE _____



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



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



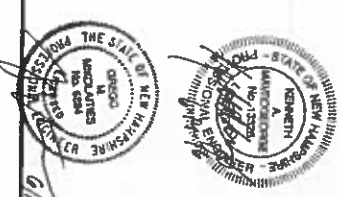
SUE DATA	
ZONE: A-1	GRANITE ROCK DEVELOPMENT ZONE (GRD)
OVERLAY DISTRICT:	CONSERVATION OVERLAY DISTRICT
ALLOWED USES:	RETAIL/COMMERCIAL DEVELOPMENT RESTAURANT WITH DRIVE-THRU OFFICE BANK

DIMENSIONAL REQUIREMENTS:	
REQUIRED	PROVIDED
MINIMUM LOT SIZE:	N/A
MINIMUM FRONTAGE:	50.0 FT
MINIMUM SETBACK:	1,550.0 FT
MINIMUM SIDE YARD:	5.0 FT
MINIMUM REAR YARD:	10.0 FT
MINIMUM OPEN SPACE:	23.0%
MINIMUM LOT COVERAGE:	N/A
MINIMUM BUILDING HEIGHT:	35.0 FT
PARKING REQUIREMENTS:	
PARKING STALL SIZE	9' X 18'
MINIMUM DRIVE AISLE	18 FT
MINIMUM RIGHT SETBACK	10 FT
MINIMUM REAR SETBACK	10 FT
MINIMUM SIDE SETBACK	10 FT
TOTAL ACCESSIBLE SPACES	1,372 SPACES
PARKING CALCULATIONS:	
RETAIL	171,128 SF
PARKING REQUIREMENTS (>20,000 SF):	1 SPACE/200 SF
RETAIL	171,128 SF / 200 = 856 SPACES
RESTAURANT	103,291 SF
PARKING REQUIREMENTS (<20,000 SF):	1 SPACE/250 SF
RESTAURANT	103,291 SF / 250 = 413 SPACES
RESTAURANT	31,089 SF
ASSEMBLY 1200 SEATS	100 SEATS/3 = 33 SPACES
PARKING REQUIREMENTS:	1 SPACE/200 SF
RESTAURANT	31,089 SF / 200 = 155 SPACES
TOTAL	983 SPACES
RETAIL	856 SPACES
RESTAURANT	127 SPACES
TOTAL	1,372 SPACES

THE RIDGE
MARKETPLACE

Farmington Road
(Route 11)

Rochester, NH



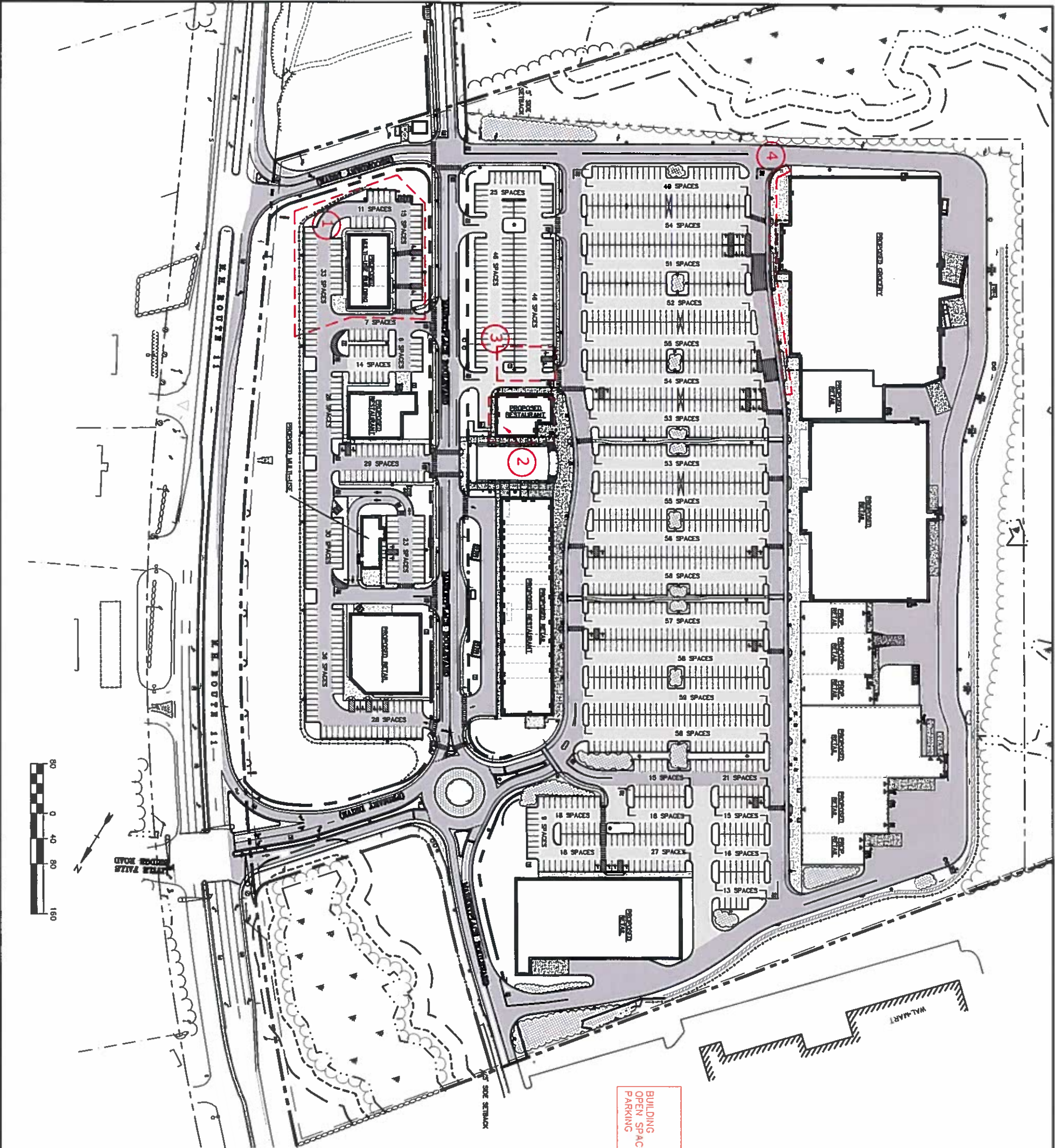
RECEIVED
JUN 14 2016
Planning Dept.

Tighe & Bond
Consulting Engineers
www.tighebond.com

OVERALL SITE PLAN
SCALE: AS SHOWN

November 10, 2015

Sheet	Date	Description
1	01/11/2015	Final Approved For Permit Requirements
2	01/11/2015	Final Approved For Permit Requirements
3	01/11/2015	Final Approved For Permit Requirements
4	01/11/2015	Final Approved For Permit Requirements
5	01/11/2015	Final Approved For Permit Requirements
6	01/11/2015	Final Approved For Permit Requirements
7	01/11/2015	Final Approved For Permit Requirements
8	01/11/2015	Final Approved For Permit Requirements
9	01/11/2015	Final Approved For Permit Requirements
10	01/11/2015	Final Approved For Permit Requirements
11	01/11/2015	Final Approved For Permit Requirements
12	01/11/2015	Final Approved For Permit Requirements
13	01/11/2015	Final Approved For Permit Requirements
14	01/11/2015	Final Approved For Permit Requirements
15	01/11/2015	Final Approved For Permit Requirements
16	01/11/2015	Final Approved For Permit Requirements
17	01/11/2015	Final Approved For Permit Requirements
18	01/11/2015	Final Approved For Permit Requirements
19	01/11/2015	Final Approved For Permit Requirements
20	01/11/2015	Final Approved For Permit Requirements
21	01/11/2015	Final Approved For Permit Requirements
22	01/11/2015	Final Approved For Permit Requirements
23	01/11/2015	Final Approved For Permit Requirements
24	01/11/2015	Final Approved For Permit Requirements
25	01/11/2015	Final Approved For Permit Requirements
26	01/11/2015	Final Approved For Permit Requirements
27	01/11/2015	Final Approved For Permit Requirements
28	01/11/2015	Final Approved For Permit Requirements
29	01/11/2015	Final Approved For Permit Requirements
30	01/11/2015	Final Approved For Permit Requirements
31	01/11/2015	Final Approved For Permit Requirements
32	01/11/2015	Final Approved For Permit Requirements
33	01/11/2015	Final Approved For Permit Requirements
34	01/11/2015	Final Approved For Permit Requirements
35	01/11/2015	Final Approved For Permit Requirements
36	01/11/2015	Final Approved For Permit Requirements
37	01/11/2015	Final Approved For Permit Requirements
38	01/11/2015	Final Approved For Permit Requirements
39	01/11/2015	Final Approved For Permit Requirements
40	01/11/2015	Final Approved For Permit Requirements
41	01/11/2015	Final Approved For Permit Requirements
42	01/11/2015	Final Approved For Permit Requirements
43	01/11/2015	Final Approved For Permit Requirements
44	01/11/2015	Final Approved For Permit Requirements
45	01/11/2015	Final Approved For Permit Requirements
46	01/11/2015	Final Approved For Permit Requirements
47	01/11/2015	Final Approved For Permit Requirements
48	01/11/2015	Final Approved For Permit Requirements
49	01/11/2015	Final Approved For Permit Requirements
50	01/11/2015	Final Approved For Permit Requirements
51	01/11/2015	Final Approved For Permit Requirements
52	01/11/2015	Final Approved For Permit Requirements
53	01/11/2015	Final Approved For Permit Requirements
54	01/11/2015	Final Approved For Permit Requirements
55	01/11/2015	Final Approved For Permit Requirements
56	01/11/2015	Final Approved For Permit Requirements
57	01/11/2015	Final Approved For Permit Requirements
58	01/11/2015	Final Approved For Permit Requirements
59	01/11/2015	Final Approved For Permit Requirements
60	01/11/2015	Final Approved For Permit Requirements
61	01/11/2015	Final Approved For Permit Requirements
62	01/11/2015	Final Approved For Permit Requirements
63	01/11/2015	Final Approved For Permit Requirements
64	01/11/2015	Final Approved For Permit Requirements
65	01/11/2015	Final Approved For Permit Requirements
66	01/11/2015	Final Approved For Permit Requirements
67	01/11/2015	Final Approved For Permit Requirements
68	01/11/2015	Final Approved For Permit Requirements
69	01/11/2015	Final Approved For Permit Requirements
70	01/11/2015	Final Approved For Permit Requirements
71	01/11/2015	Final Approved For Permit Requirements
72	01/11/2015	Final Approved For Permit Requirements
73	01/11/2015	Final Approved For Permit Requirements
74	01/11/2015	Final Approved For Permit Requirements
75	01/11/2015	Final Approved For Permit Requirements
76	01/11/2015	Final Approved For Permit Requirements
77	01/11/2015	Final Approved For Permit Requirements
78	01/11/2015	Final Approved For Permit Requirements
79	01/11/2015	Final Approved For Permit Requirements
80	01/11/2015	Final Approved For Permit Requirements
81	01/11/2015	Final Approved For Permit Requirements
82	01/11/2015	Final Approved For Permit Requirements
83	01/11/2015	Final Approved For Permit Requirements
84	01/11/2015	Final Approved For Permit Requirements
85	01/11/2015	Final Approved For Permit Requirements
86	01/11/2015	Final Approved For Permit Requirements
87	01/11/2015	Final Approved For Permit Requirements
88	01/11/2015	Final Approved For Permit Requirements
89	01/11/2015	Final Approved For Permit Requirements
90	01/11/2015	Final Approved For Permit Requirements
91	01/11/2015	Final Approved For Permit Requirements
92	01/11/2015	Final Approved For Permit Requirements
93	01/11/2015	Final Approved For Permit Requirements
94	01/11/2015	Final Approved For Permit Requirements
95	01/11/2015	Final Approved For Permit Requirements
96	01/11/2015	Final Approved For Permit Requirements
97	01/11/2015	Final Approved For Permit Requirements
98	01/11/2015	Final Approved For Permit Requirements
99	01/11/2015	Final Approved For Permit Requirements
100	01/11/2015	Final Approved For Permit Requirements



	APPROVED (10/2015)	PROPOSED	NET CHANGE
BUILDING	309,209 SF	308,990 SF	-219 SF
OPEN SPACE	69.0%	68.5%	-0.5%
PARKING	1,358 SPACES	1,368 SPACES	+ 10 SPACES

- (1) BUILDING MODIFICATIONS AND ASSOCIATED IMPACTS
 - REVISED BUILDING FOOTPRINT AND ASSOCIATED PARKING LAYOUT PER TENANT REQUEST (SEE CHART BELOW FOR CHANGE IN SF).
- (2) BUILDING MODIFICATIONS
 - REVISED BUILDING FOOTPRINT PER TENANT REQUEST.
- (3) PARKING REVISIONS
 - REVISED PARKING LAYOUT AND TRANSFORMER LOCATION PER TENANT REQUEST.
- (4) SIDEWALK REVISIONS
 - REVISED SIDEWALK LAYOUT PER TENANT REQUEST.

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 CLADWALL
- PROPOSED CONCRETE SIDEWALK/PAVEMENT
- PROPOSED BITUMINOUS SIDEWALK/PAVEMENT
- PROPOSED STANDARD 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 PLANTED CROSSWALK
- PROPOSED PLANTED ARBOR
- PROPOSED SNOW STORAGE AREA

10 SPACES

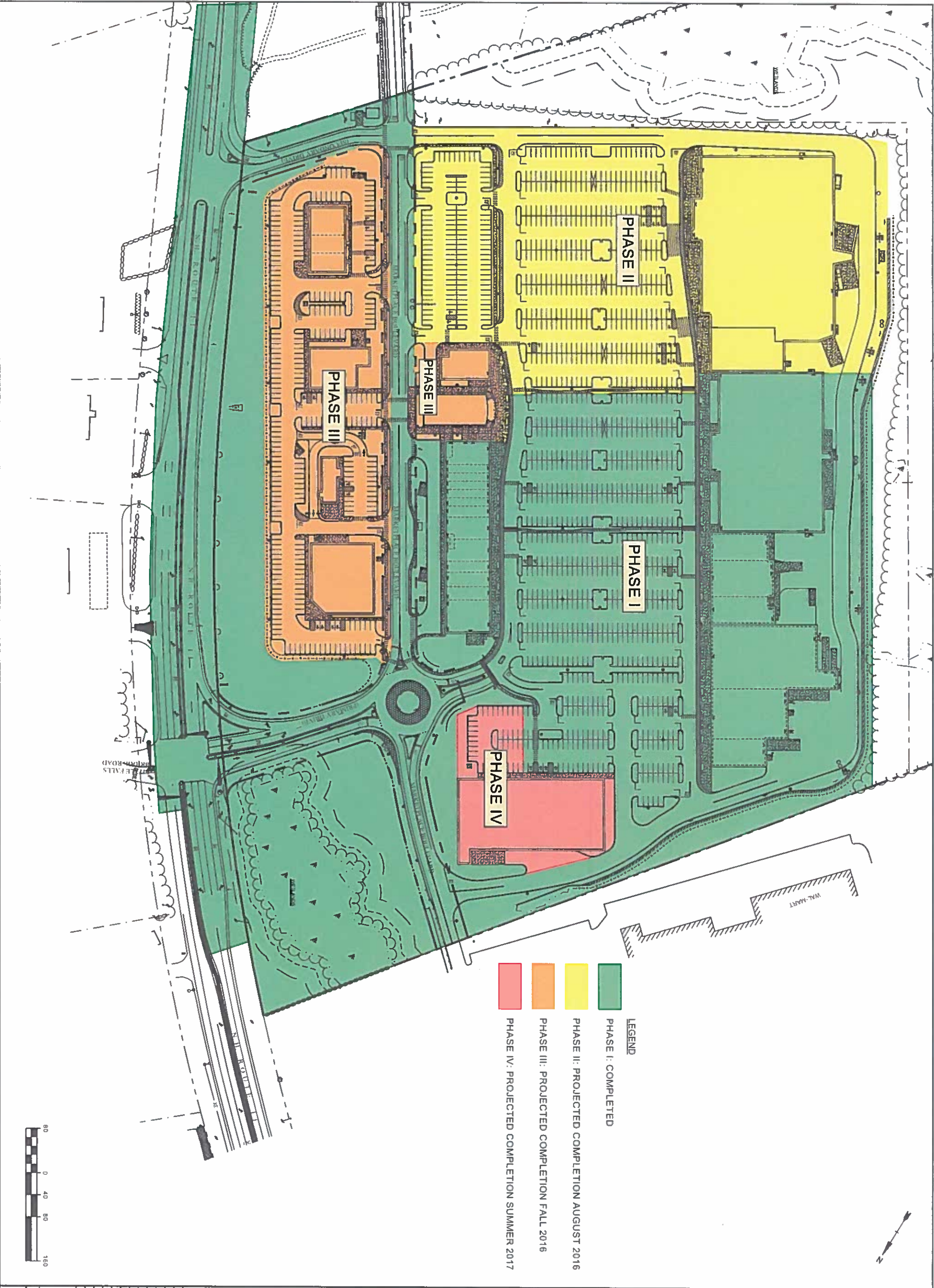
RECEIVED
JUN 14 2016
Planning Dept.

**THE RIDGE
MARKETPLACE**

Farmington Road
(Route 11)
Rochester, NH

June 14, 2016

Drawn By	BOJ183
Project No.	160185-3
File Name	16-0185-3_CONST.DWG
Drawn By	NGC
Checked By	KAM
Approved By	QAM



**THE RIDGE
MARKETPLACE**

Farmington Road
(Route 11)

Rochester, NH

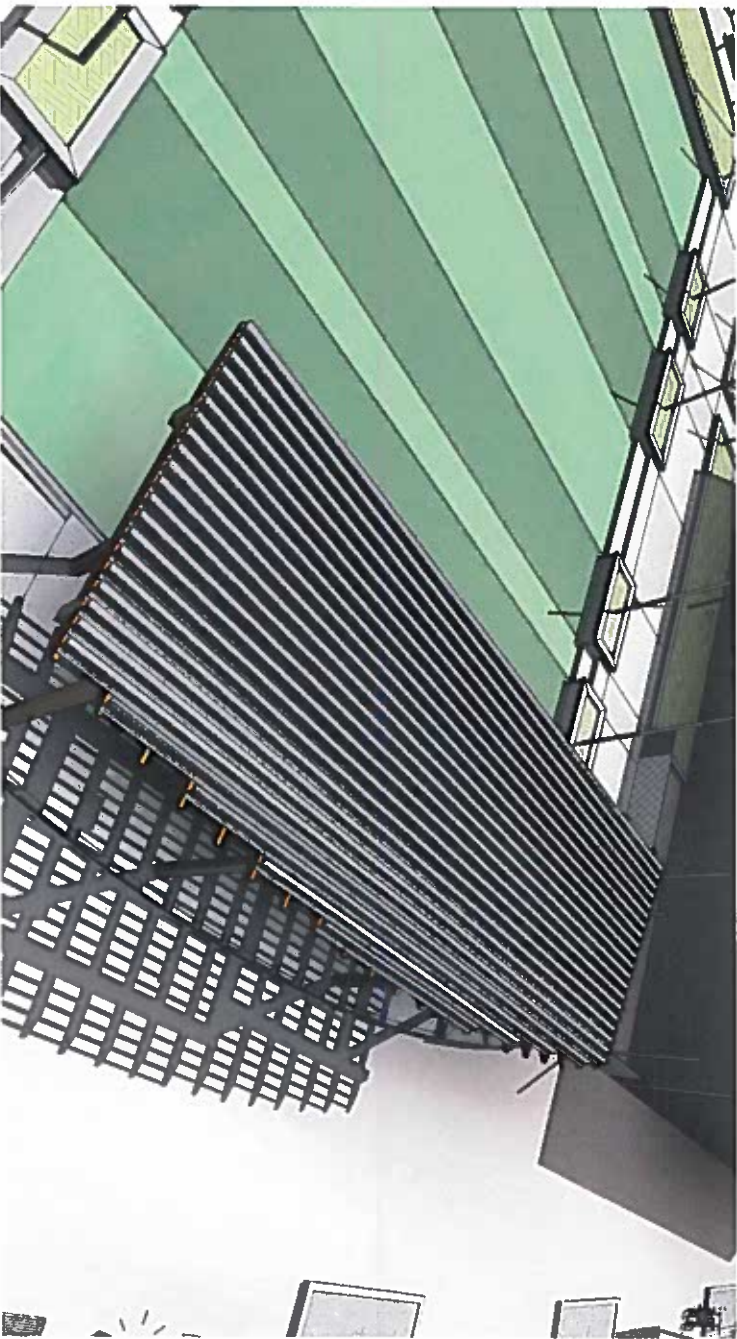
June 3, 2016

Met	Date	Description
PROJECT NO.	R-0185-3	
FILE	R-0185-3 CONSTRUCTION	
DRAWN BY:	KAM	
CHECKED:	KAM	
APPROVED BY:	GMA	

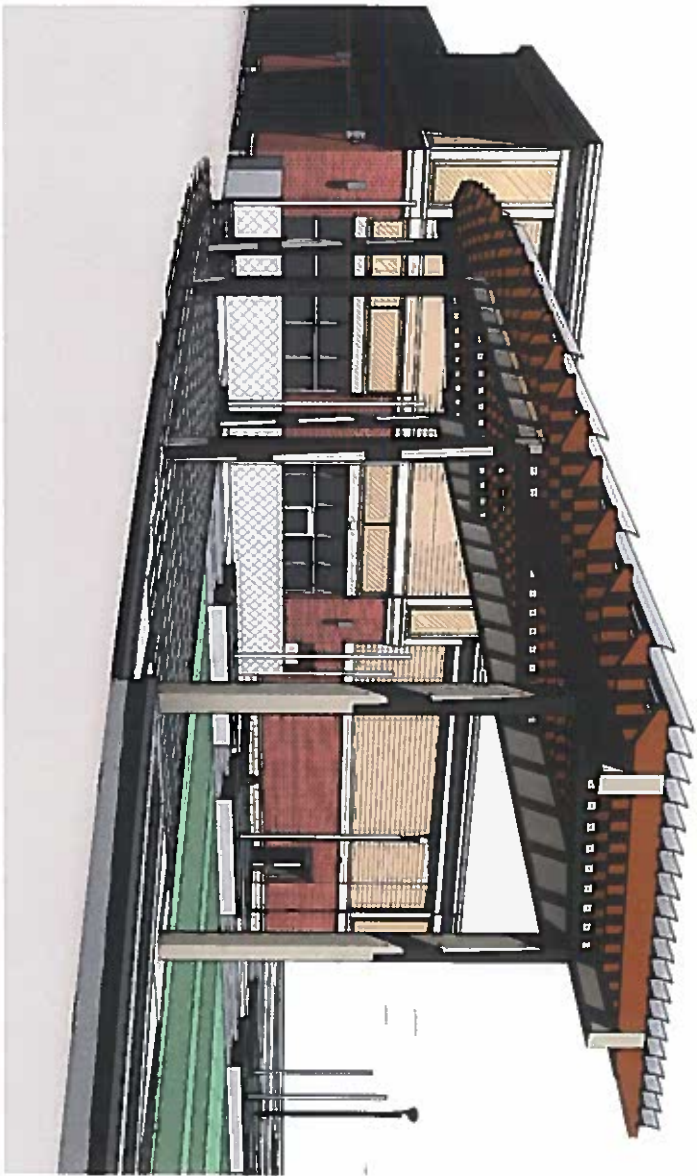
OVERALL PHASING PLAN

SCALE: AS SHOWN

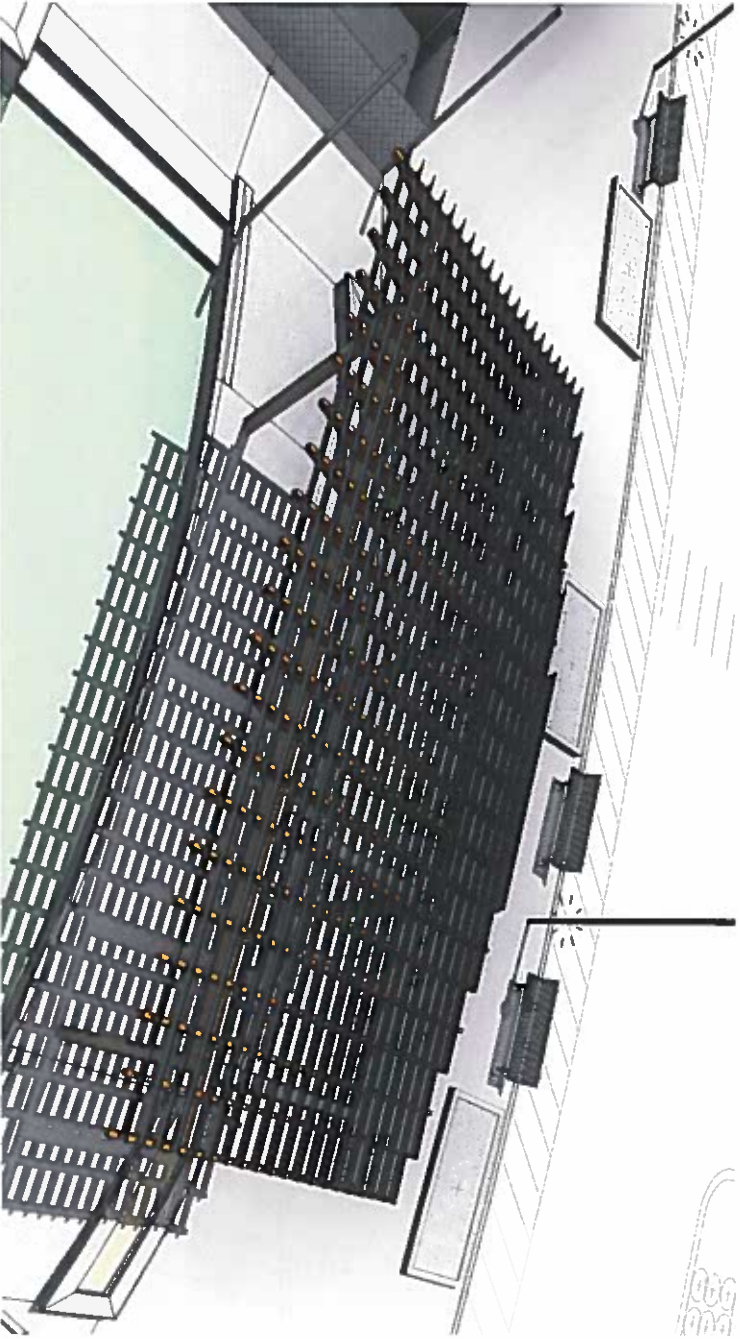
RECEIVED
JUN 14 2016
Planning Dept.



4 PARKING LOT SIDE, VIEW FROM ABOVE



2 PARKING LOT SIDE, VIEW FROM GROUND



3 PARK SIDE, VIEW FROM ABOVE



1 PARK SIDE, VIEW FROM GROUND

PCA

PROJECT MANAGER
ARCHITECTS INC.
CHARTERED, N.Y. STATE
817.547.8100

ARCHITECT
320 PARKWAY BL.
ROCHESTER, N.Y. 14618
(716) 555-3000

CONTRACTOR
City, State, Zip
New York, New York

THE RIDGE - SITE ELEMENTS + PARK DESIGN

92 Farmington Road (N4 RT 11), Rochester, NY

PCA PROJECT # 14017.05

REVISIONS

DATE: 2015.12.07
SCALE: 1/8"=1'-0"

CANOPY
PERSPECTIVES

A5.10

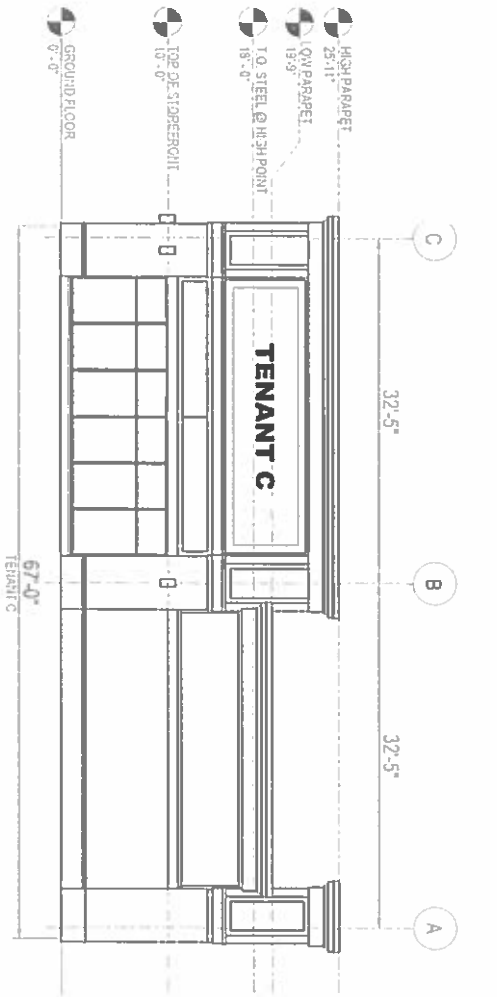
THE RIDGE MARKETPLACE
127 MARKETPLACE BOULEVARD, ROCHESTER, NH 03967

322 Reservoir Street
Needham, MA 02494
781.559.3301 FAX 781.559.3307
www.WaterstoneRetail.com

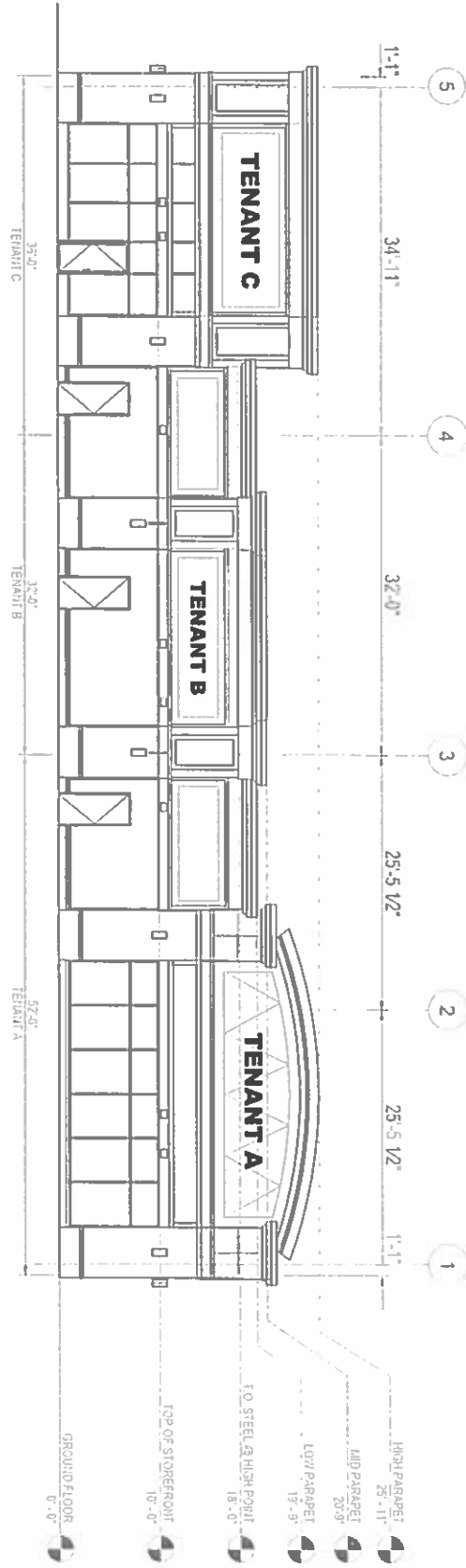


JUN 14 2016

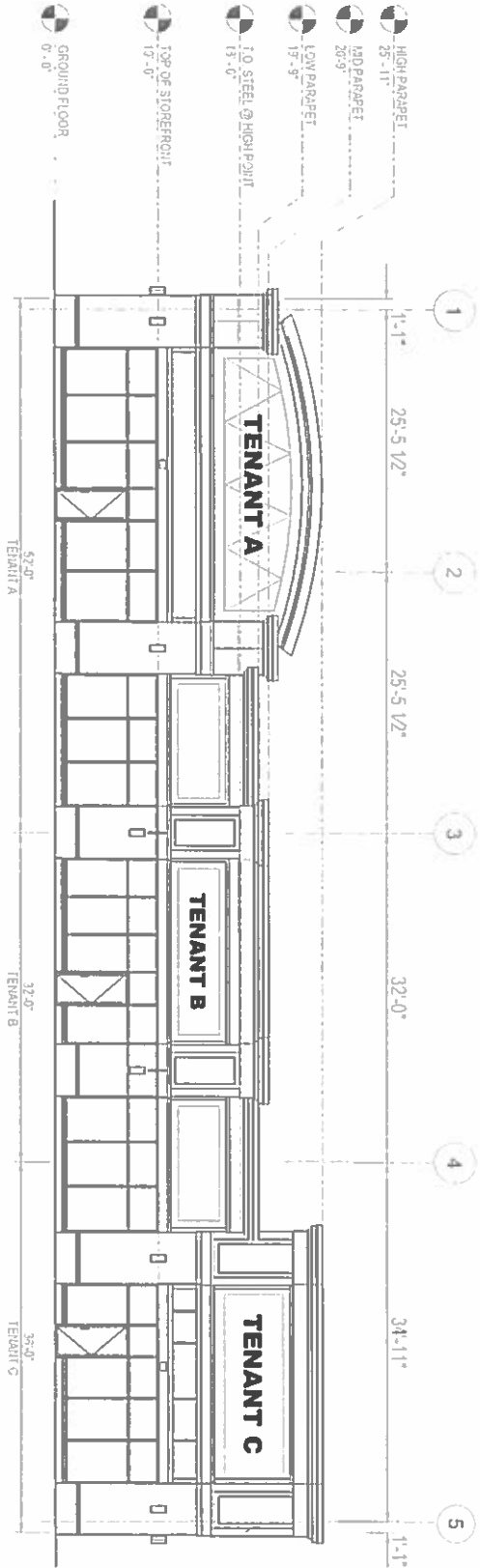
Platinum Design



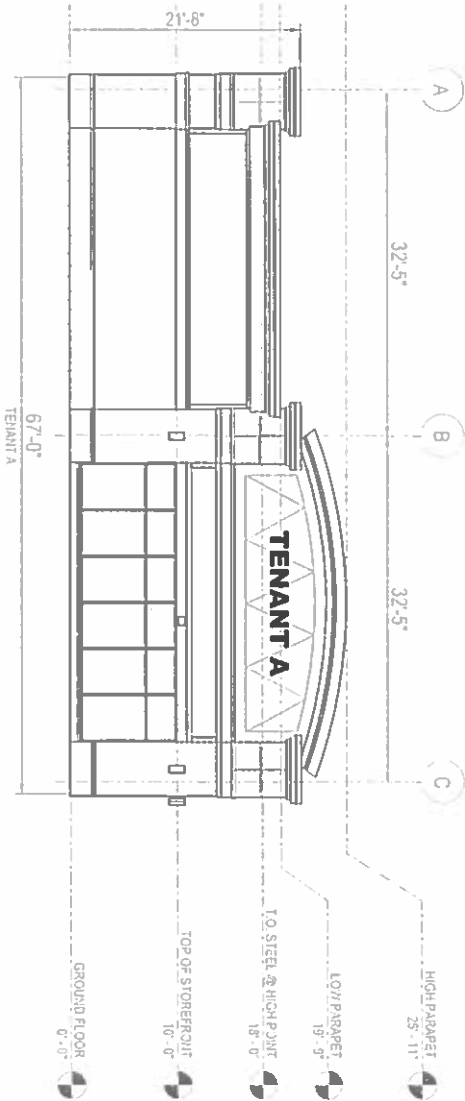
NORTH ELEVATION
Scale: Not to Scale



MARKETPLACE ELEVATION
Scale: Not to Scale



FARMINGTON (RT11) ELEVATION
Scale: Not to Scale



SOUTH ELEVATION
Scale: Not to Scale