



MARKET BASKET SITE PLAN

City of Manchester, NH

CLIENT

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LOCATION

460 Elm Street
Manchester, NH

DESCRIPTION:

This project converted the existing but unoccupied Rockwell Automation building into a Market Basket Grocery Store. A portion of the building was demolished and small additions added to accommodate the grocery store. The parking area was regraded to meet ADA requirements and the preferences of Market Basket. Storm water patterns remained substantially the same, however additional catch basins were added and the existing drainage line was relocated due to the building expansion. The site required an Alteration of Terrain Permit from NHDES. Site storm water is treated by two mechanical filter systems located on southern portion of the property. 453 on-site parking spaces are available, 9 of which are ADA accessible.

Adding to the aesthetics of Elm Street, some offsite improvements were suggested including a new signal and other traffic reconfigurations. Installation of a concrete sidewalk with brick border, similar to the sidewalk that was installed on Granite Street was added with 14 tree wells. Bump-outs were constructed to protect the parallel parking spaces. A staircase building was constructed midpoint of the property which allows pedestrians to access the site from Elm Street. A crosswalk connects to Green Street and a conduit was installed for a pedestrian signal; however



- Site Design
- Survey
- Drainage
- Permitting Services
- Construction Administration
- Planning Board Support
- Environmental Support Services

the signal is not proposed to be installed at this time due to the crosswalk not meeting warrants for pedestrian volumes. The bituminous sidewalk on West Auburn Street was replaced with a concrete sidewalk and a Manchester Transit Authority bus stop was installed. Overall the changes made the site safe, functional and aesthetically pleasing, which will encourage redevelopment of the surrounding area.