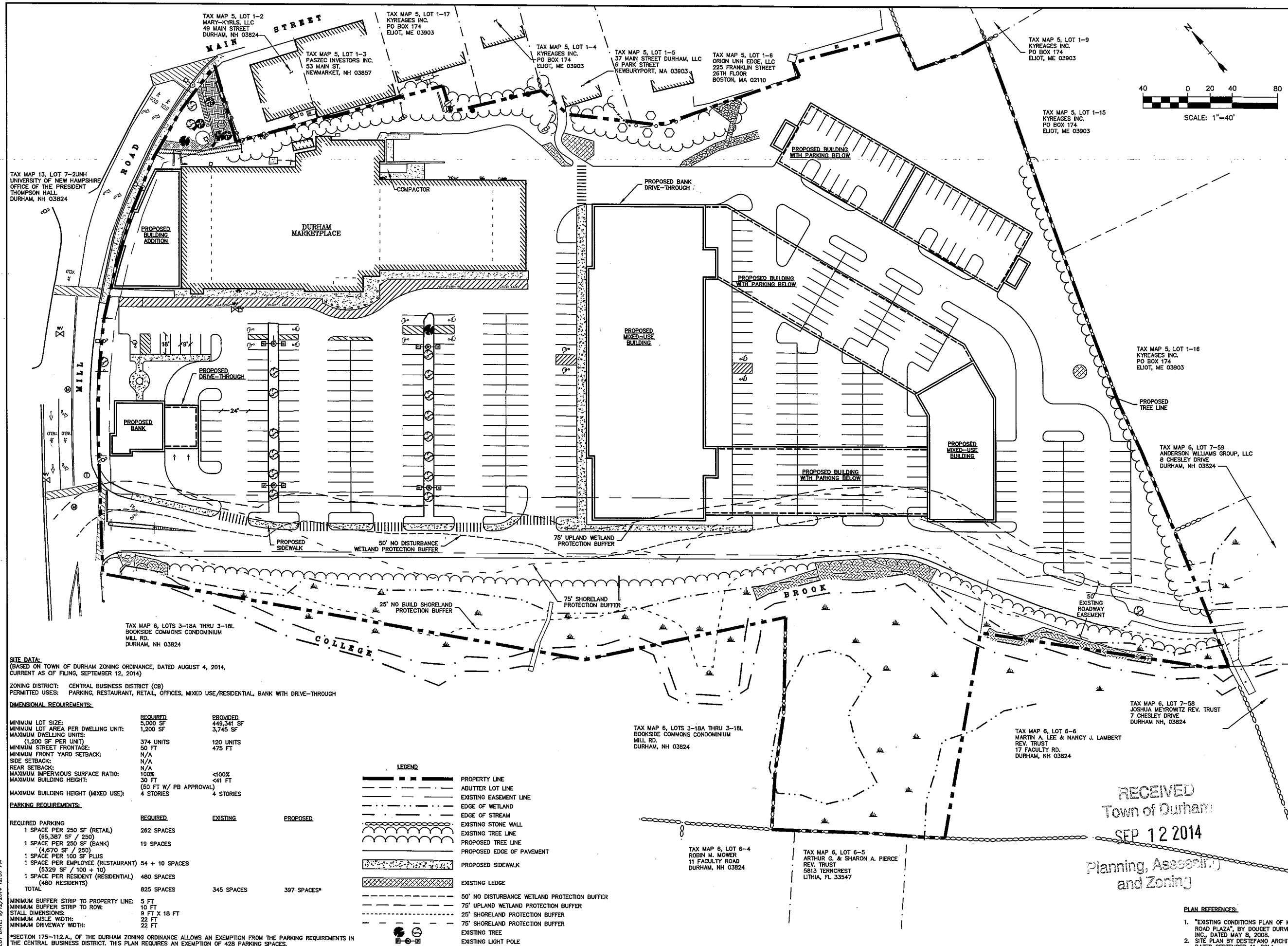




Colonial Durham Associates, LLC

Proposed Mill Road Plaza Redevelopment

Tax Map 5, Lot 1-1 Durham, New Hampshire

September 12, 2014

Mark	Date	Description
PROJECT NO:	M-1529	
FILE:	M-1529_SITE.dwg	
DRAWN BY:	TPD	
CHECKED:	JMP	
APPROVED BY:	GMM	

OVERALL SITE PLAN

SCALE: AS SHOWN

1 OF 1

SITE DATA:
(BASED ON TOWN OF DURHAM ZONING ORDINANCE, DATED AUGUST 4, 2014, CURRENT AS OF FILING, SEPTEMBER 12, 2014)
ZONING DISTRICT: CENTRAL BUSINESS DISTRICT (CB)
PERMITTED USES: PARKING, RESTAURANT, RETAIL, OFFICES, MIXED USE/RESIDENTIAL, BANK WITH DRIVE-THROUGH

DIMENSIONAL REQUIREMENTS:		
	REQUIRED	PROVIDED
MINIMUM LOT SIZE:	5,000 SF	449,341 SF
MINIMUM LOT AREA PER DWELLING UNIT:	1,200 SF	3,745 SF
MAXIMUM DWELLING UNITS:		
(1,200 SF PER UNIT)	374 UNITS	120 UNITS
MINIMUM STREET FRONTAGE:	50 FT	475 FT
MINIMUM FRONT YARD SETBACK:	N/A	
SIDE SETBACK:	N/A	
REAR SETBACK:	N/A	
MAXIMUM IMPERVIOUS SURFACE RATIO:	100%	<100%
MAXIMUM BUILDING HEIGHT:	30 FT	<41 FT
(50 FT W/ PB APPROVAL)	4 STORIES	4 STORIES

PARKING REQUIREMENTS:			
	REQUIRED	EXISTING	PROPOSED
REQUIRED PARKING			
1 SPACE PER 250 SF (RETAIL)	262 SPACES		
(65,387 SF / 250)			
1 SPACE PER 250 SF (BANK)	19 SPACES		
(4,670 SF / 250)			
1 SPACE PER 100 SF PLUS			
1 SPACE PER EMPLOYEE (RESTAURANT) 54 + 10 SPACES			
(5329 SF / 100 + 10)			
1 SPACE PER RESIDENT (RESIDENTIAL) 480 SPACES			
(480 RESIDENTS)			
TOTAL	825 SPACES	345 SPACES	397 SPACES*

MINIMUM BUFFER STRIP TO PROPERTY LINE: 5 FT
MINIMUM BUFFER STRIP TO ROW: 10 FT
STALL DIMENSIONS: 9 FT X 18 FT
MINIMUM AISLE WIDTH: 22 FT
MINIMUM DRIVEWAY WIDTH: 22 FT

*SECTION 175-112.A., OF THE DURHAM ZONING ORDINANCE ALLOWS AN EXEMPTION FROM THE PARKING REQUIREMENTS IN THE CENTRAL BUSINESS DISTRICT. THIS PLAN REQUIRES AN EXEMPTION OF 428 PARKING SPACES.

LEGEND	
	PROPERTY LINE
	ABUTTER LOT LINE
	EXISTING EASEMENT LINE
	EDGE OF WETLAND
	EDGE OF STREAM
	EXISTING STONE WALL
	EXISTING TREE LINE
	PROPOSED TREE LINE
	PROPOSED EDGE OF PAVEMENT
	PROPOSED SIDEWALK
	EXISTING LEDGE
	50' NO DISTURBANCE WETLAND PROTECTION BUFFER
	75' UPLAND WETLAND PROTECTION BUFFER
	25' SHORELAND PROTECTION BUFFER
	75' SHORELAND PROTECTION BUFFER
	EXISTING TREE
	EXISTING LIGHT POLE

TAX MAP 6, LOTS 3-18A THRU 3-18L
BOOKSIDE COMMONS CONDOMINIUM
MILL RD.
DURHAM, NH 03824

TAX MAP 6, LOT 6-4
ROBIN M. MOWER
11 FACULTY ROAD
DURHAM, NH 03824

TAX MAP 6, LOT 6-5
ARTHUR G. & SHARON A. PIERCE
REV. TRUST
5813 TERNCREST
LITHIA, FL 33547

TAX MAP 6, LOT 6-6
MARTIN A. LEE & NANCY J. LAMBERT
REV. TRUST
17 FACULTY RD.
DURHAM, NH 03824

RECEIVED
Town of Durham
SEP 12 2014
Planning, Assessment
and Zoning

- PLAN REFERENCES:**
1. "EXISTING CONDITIONS PLAN OF MILL ROAD PLAZA", BY DOUCET DURYEE, INC., DATED MAY 8, 2008.
 2. SITE PLAN BY DESTEFANO ARCHITECTS, DATED SEPTEMBER 11, 2014.