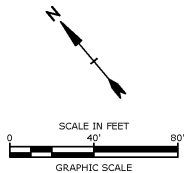




AUBURN PORTLAND PORTSMOUTH BOSTON

Harriman Project No. 16117

NOT FOR CONSTRUCTION



Mill Plaza Redevelopment

Colonial Durham
Associates, LP

7 Mill Road, Unit L
Durham,
New Hampshire 03824

MARK	DATE	DESCRIPTION
PROJECT NO:	M1529-002	
DATE:	9/14/2018	
FILE:	M1529-002_C-SITE.dwg	
DRAWN BY:	EGD	
CHECKED:	JMP	
APPROVED:	BLM	

CONCEPTUAL SITE PLAN

SCALE: AS SHOWN

1 OF 1

SITE DATA: (BASED ON TOWN OF DURHAM ZONING ORDINANCE, DATE VARIES/VESTED)		
ZONING DISTRICT:	CENTRAL BUSINESS DISTRICT (CB)	
PERMITTED USES:	PARKING, RESTAURANT, RETAIL, OFFICES, MIXED USE/RESIDENTIAL, BANK WITH DRIVE-THROUGH	
<u>DIMENSIONAL REQUIREMENTS:</u>		
MINIMUM LOT SIZE:	REQUIRED 5,000 SF	PROPOSED 449,341 SF
MINIMUM LOT AREA PER UNIT:	1,200 SF	3,404 SF (132 UNIT)
MAXIMUM OCCUPANTS:	330	330
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 (50 FT W/ PB APPROVAL)	<41 FT
MAXIMUM BUILDING HEIGHT (MIXED USE):	4 STORIES	4 STORIES
MINIMUM BUFFER STRIP TO PROPERTY LINE:	5 FT	10 FT
MINIMUM BUFFER STRIP TO ROW:	0 FT	>10 FT
<u>AREA CALCULATIONS:</u>		
	EXISTING 274,885	PROPOSED 282,683
IMPERVIOUS (SF)		
EFFECTIVE IMPERVIOUS COVER (SF)	274,885	4,187

PARKING REQUIREMENTS:		
STANDARD STALL DIMENSIONS:	REQUIRED 9 FT X 18 FT	PROPOSED 9 FT X 18 FT
COMPACT STALL DIMENSIONS:	8 FT X 16 FT	8 FT X 16 FT
MINIMUM AISLE WIDTH:	22 FT	24 FT
MINIMUM DRIVEWAY WIDTH:	22 FT	24 FT
NUMBER OF ACCESSIBLE SPACES:	8 SPACES	14 SPACES
8 SPACES FOR 301 TO 400 SPACES		
TOTAL PARKING:		
	REQUIRED 345 SPACES (MIN)*	PROPOSED 384 SPACES**

*PER AGREEMENT WITH TOWN OF DURHAM, DATED DECEMBER 14, 2015.
**EXISTING SITE CONTAINS 345 PARKING SPACES. THE PROPOSED 384 SPACES CONSIST OF 284 SURFACE PARKING (49 COMPACT, 235 STANDARD) PLUS 100 GARAGE SPACES.

SPECIAL NOTE:
SNOW THAT EXCEEDS SNOW STORAGE AREAS SHALL BE REMOVED FROM THE SITE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS.