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

DIMENSIONAL REQUIREMENTS:

	REQUIRED	PROPOSED
MINIMUM LOT SIZE:	5,000 SF	449,341 SF
MINIMUM LOT AREA PER UNIT:	1,200 SF	1,742 SF (258 UNITS)
MAXIMUM OCCUPANTS:	258	258
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

AREA CALCULATIONS:

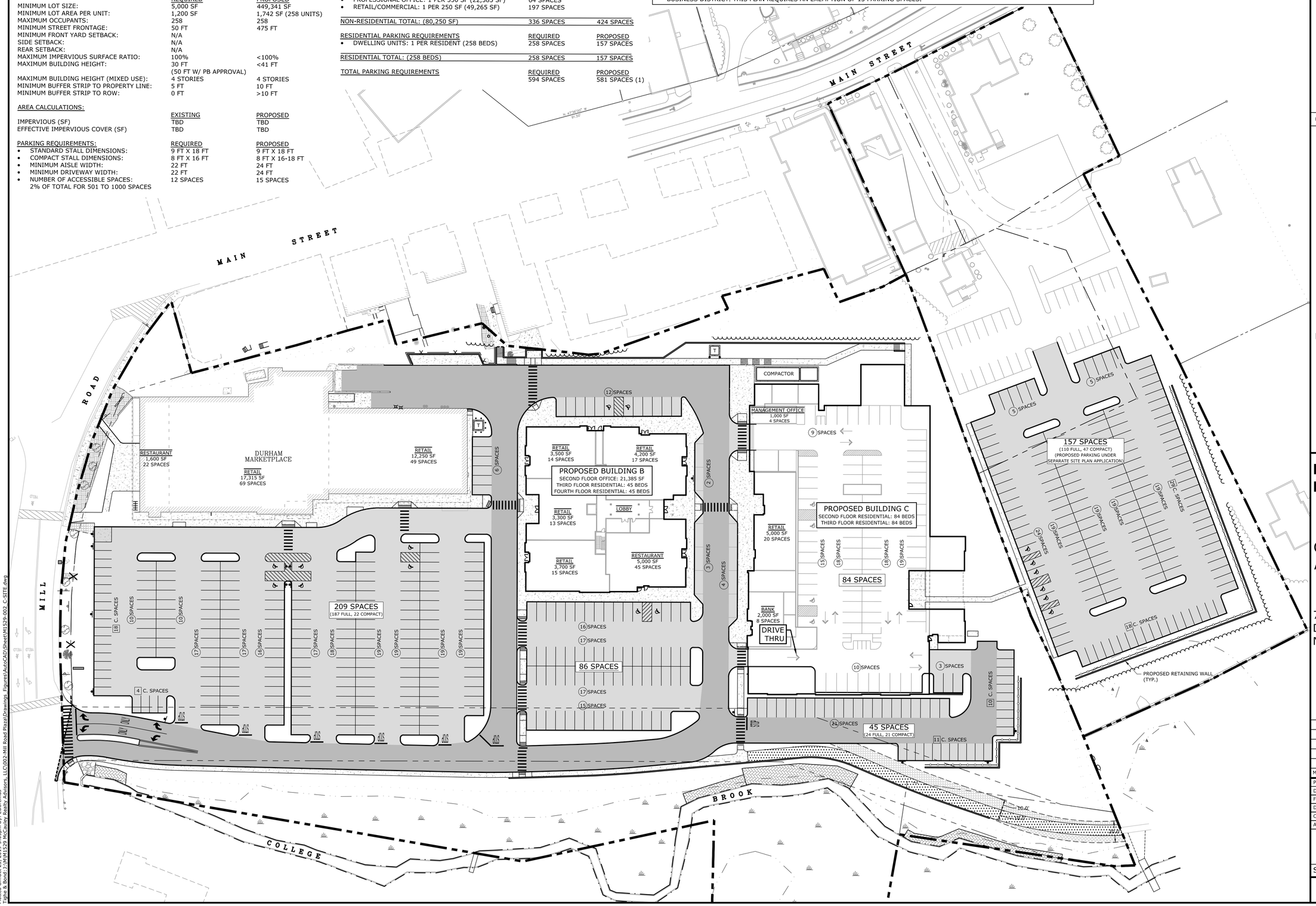
	EXISTING	PROPOSED
IMPERVIOUS (SF)	TBD	TBD
EFFECTIVE IMPERVIOUS COVER (SF)	TBD	TBD

PARKING REQUIREMENTS:

	REQUIRED	PROPOSED
• STANDARD STALL DIMENSIONS:	9 FT X 18 FT	9 FT X 18 FT
• COMPACT STALL DIMENSIONS:	8 FT X 16 FT	8 FT X 16-18 FT
• MINIMUM AISLE WIDTH:	22 FT	24 FT
• MINIMUM DRIVEWAY WIDTH:	22 FT	24 FT
• NUMBER OF ACCESSIBLE SPACES: 2% OF TOTAL FOR 501 TO 1000 SPACES	12 SPACES	15 SPACES

NON-RESIDENTIAL PARKING REQUIREMENTS	REQUIRED	PROPOSED
• BANK: 1 PER 250 SF (2,000 SF)	8 SPACES	
• RESTAURANT <4,000 SF: 1 PER 100 SF + 1 PER EMPLOYEE (1,600 SF)	16 + 6 SPACES	
• RESTAURANT >4,000 SF: 40 + 1 PER 200 SF OVER 4,000 SF (5,000 SF)	45 SPACES	
• PROFESSIONAL OFFICE: 1 PER 350 SF (22,385 SF)	64 SPACES	
• RETAIL/COMMERCIAL: 1 PER 250 SF (49,265 SF)	197 SPACES	
NON-RESIDENTIAL TOTAL: (80,250 SF)	336 SPACES	424 SPACES
RESIDENTIAL PARKING REQUIREMENTS	REQUIRED	PROPOSED
• DWELLING UNITS: 1 PER RESIDENT (258 BEDS)	258 SPACES	157 SPACES
RESIDENTIAL TOTAL: (258 BEDS)	258 SPACES	157 SPACES
TOTAL PARKING REQUIREMENTS	REQUIRED 594 SPACES	PROPOSED 581 SPACES (1)

PARKING NOTES:
(1) EXISTING SITE CONTAINS 345 PARKING SPACES. THE PROPOSED 581 SPACES CONSIST OF 497 SURFACE PARKING (90 COMPACT, 407 STANDARD) PLUS 84 GARAGE SPACES. 157 OF THE SURFACE PARKING SPACES ARE PROPOSED TO BE LEASED FROM THE ADJACENT PARCELS (TAX MAP 5, LOTS 1-15 AND 1-16) UNDER A SEPARATE SITE PLAN APPLICATION.
(2) PER AGREEMENT WITH TOWN OF DURHAM, DATED DECEMBER 14, 2015, PARKING ON SITE SHALL BE INCREASED BEYOND THE 345 SPACES THAT CURRENTLY EXIST.
(3) 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 13 PARKING SPACES.



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Tighe & Bond:J:\M\M1529 McCaffey Realty Advisors, LLC\002-Mill Road Plaza\Drawings_Figures\AutoCAD\Sheet\M1529-002_C-SITE.dwg

Tighe&Bond
Engineers | Environmental Specialists

HARRIMAN
AUBURN PORTLAND PORTSMOUTH BOSTON

Harriman Project No. 16117

DRAFT
NOT FOR CONSTRUCTION

SCALE IN FEET
0 40' 80'
GRAPHIC SCALE

Mill Plaza Redevelopment

Colonial Durham Associates, LP

7 Mill Road, Unit L
Durham,
New Hampshire 03824

MARK	DATE	DESCRIPTION

PROJECT NO:	M1529-002
DATE:	10/22/2019
FILE:	M1529-002_C-SITE.dwg
DRAWN BY:	EGD
CHECKED:	JMP
APPROVED:	BLM

CONCEPTUAL SITE PLAN

SCALE: AS SHOWN