

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:

MINIMUM LOT SIZE:	REQUIRED 5,000 SF	PROPOSED 449,341 SF
MINIMUM LOT AREA PER UNIT:	1,200 SF	1,742 SF (258 UNITS)
MAXIMUM OCCUPANTS:	N/A	258
MINIMUM STREET FRONTAGE:	50 FT	475 FT
MINIMUM FRONT YARD SETBACK:	N/A	<41 FT
SIDE SETBACK:	N/A	<41 FT
REAR SETBACK:	N/A	<41 FT
MAXIMUM IMPERVIOUS SURFACE RATIO:	100%	<100%
MAXIMUM BUILDING HEIGHT:	30 FT	<41 FT
(50 FT W/ PB APPROVAL)		
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:

IMPERVIOUS (SF)	EXISTING 275,734	PROPOSED XXX,XXX
EFFECTIVE IMPERVIOUS COVER (SF)	275,734	X,XXX

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 16-18 FT
MINIMUM AISLE WIDTH:	22 FT	24 FT
MINIMUM DRIVEWAY WIDTH:	22 FT	24 FT
NUMBER OF ACCESSIBLE SPACES:	8 SPACES	14 SPACES
8 REQUIRED FOR 301 TO 400 SPACES		

NON-RESIDENTIAL PARKING REQUIREMENTS

REQUIRED	PROPOSED
BANK: 1 PER 250 SF (3,505 SF)	14 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 (5,032 SF)	46 SPACES
PROFESSIONAL OFFICE: 1 PER 350 SF (22,226 SF)	64 SPACES
RETAIL/COMMERCIAL: 1 PER 250 SF (47,887 SF)	192 SPACES
NON-RESIDENTIAL TOTAL: (80,250 SF)	338 SPACES

RESIDENTIAL PARKING REQUIREMENTS

REQUIRED	PROPOSED
DWELLING UNITS: 1 PER RESIDENT (258 BEDS)	258 SPACES
RESIDENTIAL TOTAL: (258 BEDS)	0 SPACES

TOTAL PARKING REQUIREMENTS

REQUIRED	PROPOSED
596 SPACES	370 SPACES (1)

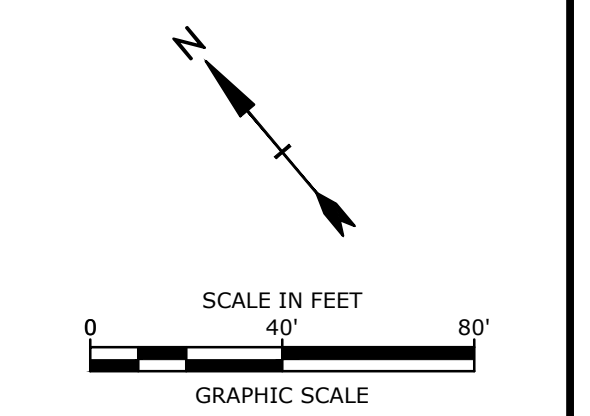
PARKING NOTES:
(1) EXISTING SITE CONTAINS 345 PARKING SPACES. THE PROPOSED 370 SPACES CONSIST OF 286 SURFACE PARKING (57 COMPACT, 229 STANDARD) PLUS 84 GARAGE SPACES.
(2) PER AGREEMENT WITH TOWN OF DURHAM, DATED DECEMBER 14, 2015, PARKING ON SITE SHALL BE INCREASED BEYOND THE 345 SPACES THAT CURRENTLY 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 226 PARKING SPACES.

SNOW STORAGE NOTES:
(1) SNOW SHALL NOT BE STORED ALONG COLLEGE BROOK OR IN THE PROPOSED STORMWATER TREATMENT AREAS, INCLUDING THE GRAVEL WETLAND AND RAIN GARDEN.
(2) SNOW THAT CANNOT BE STORED ON SITE SHALL BE REMOVED FROM THE SITE.
(3) SNOW STORAGE AND REMOVAL OPERATIONS SHALL AVOID DAMAGING LANDSCAPING TO THE EXTENT FEASIBLE. LANDSCAPING THAT HAS BEEN DAMAGED SHALL BE REPLACED.



Harriman Project No. 16117

**PERMIT DRAWINGS
NOT FOR CONSTRUCTION**



**Mill Plaza
Redevelopment**

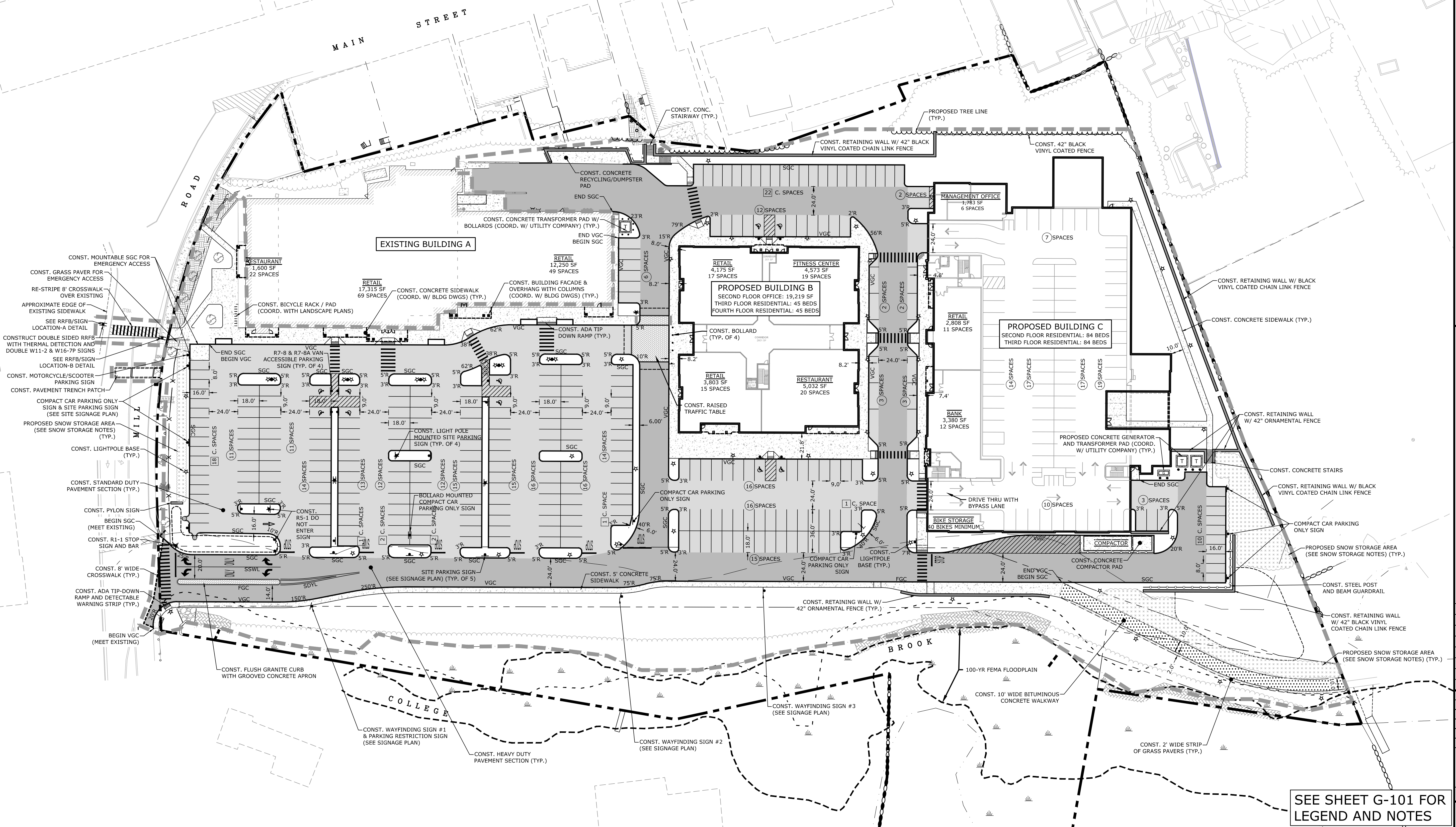
Colonial Durham
Associates, LP

7 Mill Road, Unit L
Durham,
New Hampshire 03824

MARK	DATE	DESCRIPTION
7	8/18/2021	GENERAL REVISIONS
6	3/10/2021	RESPONSE TO COMMENTS
5	1/20/2021	RESPONSE TO COMMENTS
4	11/4/2020	GENERAL REVISIONS
3	8/4/2020	GENERAL REVISIONS
2	5/20/2020	RESPONSE TO COMMENTS
1	1/2/2020	GENERAL REVISIONS

PROJECT NO: M1529-002
DATE: M1529-002_C-SITE.dwg
DRAWN BY: EGD
CHECKED: JMP
APPROVED: BLM

SITE PLAN
SCALE: AS SHOWN
C-102



SEE SHEET G-101 FOR
LEGEND AND NOTES

Plot Date: 8/18/2021
Plot Time: 2:55pm
User: EGD
Project: Mill Plaza Redevelopment
Sheet: C-102