



SITE STATISTICS:

DEVELOPMENT PLAN TOTALS:

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|---------------------------|--------------------------------|
| TOTAL SITE AREA: | 402,010 SF / 9.23 ACRES |
| TOTAL BUILDING AREA: | 109,092 SF |
| TOTAL SITE COVERAGE: | 54,601 SF / 13.6% |
| TOTAL LANDSCAPE COVERAGE: | 197,111 SF / 49.0% |
| TOTAL FAR: | .271 FAR |
| TOTAL PARKING PROVIDED: | 382 STALLS / 3.50 PER 1,000 SF |

FUTURE BUILDINGS B3-E2:

| | | |
|-------------------------------|-------------------------|--------------------------------|
| SITE AREA: | 234,811 SF / 5.39 ACRES | |
| BUILDING AREA: | 66,960 SF | |
| <u>DEVELOPMENT STANDARDS:</u> | <u>REQUIRED:</u> | <u>PROPOSED:</u> |
| SITE COVERAGE: | 35% MAX. | 33,480 SF / 14.3% |
| LANDSCAPE COVERAGE: | 25% MIN. | 110,760 SF / 47.2% |
| FAR: | .5 TO 1 | .285 FAR |
| BUILDING HEIGHT: | 35'-0" MAX. | 32'-0" (APPROX.) |
| SETBACKS: | | |
| FRONT (BAY): | 35'-0" | 35'-0" |
| SIDES: | 15'-0" | 20'-0" (AVERAGE) |
| REAR: | 20'-0" | 180'-0" (AVERAGE) |
| PARKING: | 252 SPACES | 233 SPACES / 3.48 PER 1,000 SF |

McGUIRE AND HESTER DEVELOPMENT:

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|-------------------------------|---------------------------------|--|
| SITE AREA: | 89,489 SF / 2.05 ACRES | |
| BUILDING AREA: | 22,868 SF GROSS / 21,182 SF NET | |
| <u>DEVELOPMENT STANDARDS:</u> | <u>REQUIRED:</u> | <u>PROPOSED:</u> |
| SITE COVERAGE: | 40% MAX. | 11,434 SF / 12.8% |
| LANDSCAPE COVERAGE: | 30% MAX. | 44,284 SF / 49.5% |
| FAR: | .5 TO 1 | .256 FAR |
| BUILDING HEIGHT: | 35'-0" MAX. | 29'-4" AT PARAPET, 38'-0" AT HIGHEST ROOF |
| SETBACKS: | | |
| FRONT (BAY): | 35'-0" | 35'-0" |
| SIDES: | 15'-0" | 30'-0" AND 10'-0", 20'-0" (AVERAGE) |
| REAR: | 20'-0" | 223'-9" |
| PARKING PROVIDED: | 80 SPACES | 80 SPACES * / 3.50 PER 1,000 SF (*71 PARKING SPACES PROPOSED WITH 9 FUTURE) |

(NOTE: FOR ADDITIONAL INFORMATION, SEE SITE PLAN ON SHEET A1.1.)

EXISTING BUILDING A (STACY & WITBECK):

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|-------------------------------|------------------------|-------------------------------|
| SITE AREA: | 77,710 SF / 1.78 ACRES | |
| BUILDING AREA: | 19,264 SF | |
| <u>DEVELOPMENT STANDARDS:</u> | <u>REQUIRED:</u> | <u>PROPOSED:</u> |
| SITE COVERAGE: | 40% MAX. | 9,632 SF / 12.4% |
| LANDSCAPE COVERAGE: | 30% MIN. | 42,067 SF / 54.1% |
| FAR: | .5 TO 1 | .248 FAR |
| BUILDING HEIGHT: | 35'-0" MAX. | 32'-0" (APPROX.) |
| SETBACKS: | | |
| FRONT (BAY): | 35'-0" | 35'-0" |
| SIDES: | 15'-0" | 68'-0" AND 160'-0" |
| REAR: | 20'-0" | 120'-0" |
| PARKING PROVIDED: | 72 SPACES | 69 SPACES / 3.58 PER 1,000 SF |

GRAPHIC LEGEND

- TR TRASH ENCLOSURE
- PROPERTY LINE
- ACCESSIBLE PARKING STALLS
- T TRANSFORMER
- EXISTING PUBLIC BIKE/PEDESTRIAN PATH
- PRIVATE/PROJECT PEDESTRIAN PATH
- EXISTING DEVELOPMENT
- FUTURE DEVELOPMENT

1 FINAL DEVELOPMENT PLAN

1" = 40'-0"

Exhibit 2
Item 7-B, 10/8/18
Planning Board Meeting

