

**Pioneer East Business Park
 Project Amendment**

OVERALL DEVELOPMENT STATISTICS

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|---|---------|-------|---|
| Parcel Zoning | CS | | Service Commercial |
| Total Project Area (sf) | 419,589 | | Calculated to center of Pioneer Trail ROW |
| Development Area (sf) | 384,464 | | Area excluding Pioneer Trail ROW |
| Pioneer Trail R-O-W (sf) | 35,125 | | Development allocation for this property to be retained by owner |
| Total Area of Common Area Parcel | 250,413 | 65.1% | Driveways, Parking and Open Space |
| Total Area of Private Lots | 129,865 | 33.8% | Lots 1-4 and 6-11 :119,775 sf, Lot 5: 10,090 sf |
| Pioneer Trail Frontage Dedicated to Town | 4,186 | 1.1% | |
| Development Allowable Impervious Coverage (%) | 70% | | |
| Development Allowable Impervious Coverage (sf) | 269,125 | | |
| Existing Coachland Drive Impervious Coverage (sf) | 33,766 | | Coachland Drive (not including present Coachland entrance) |
| Proposed Common Area Impervious Coverage (sf) | 114,518 | | Driveways (including Coachland Entrance) and Parking |
| Proposed Common Area Trails | 1,952 | | On-Site Trails does not include frontage sidewalk |
| Proposed Allowable Private Lot Coverage (sf) | 104,143 | | 85% of Private Lot Area |
| Total Impervious Coverage Proposed (sf) | 254,379 | 66.2% | |
| Allowable Floor Area Ratio (%) | 20% | | |
| Development Allowable Floor Area (sf) | 76,893 | | Based on Development Area of 384,464 sf |
| Development Proposed Floor Area | 76,893 | 20.0% | Assumes 100% use of allocated floor area by commercial lots |
| Paved Area (sf) | 114,518 | | Pioneer East Driveways and Parking |
| Required Snow Storage (%) | 50% | | |
| Required Snow Storage (sf) | 57,259 | | |
| Snow Storage Provided (sf) | 57,793 | 50.5% | Open Space adjacent to Driveways and Parking |
| Development Open Space Required (%) | 20% | | |
| Development Open Space Required (sf) | 76,893 | | |
| Proposed Common Area Open Space (sf) | 57,926 | | |
| Proposed Required Private Lot Open Space (sf) | 19,480 | | 15% of all lots |
| Total Open Space Proposed (sf) | 77,406 | 20.1% | |
| Total Common Parking Commercial Spaces | 256 | | Assume 300 sf/commercial space |
| Residential Parking Spaces Required | 22 | | One parking space provided for each FTEE living on site |
| Total Parking Spaces Required | 278 | | |
| Total Parking Spaces Provided | 289 | | Allows for space loss for Accessible Stall Aisles (Minimum of 11) |

INDIVIDUAL PARCEL STATISTICS

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|--|--------|
| Lot Number | 1 |
| Area (sf) | 13,204 |
| Required Open Space (sf) (15 % of Lot) | 1,981 |
| Allowable Coverage (sf) (85% of Lot) | 10,589 |
| Allocated Floor Area (sf) | 8,477 |
| Floor Area Ratio (%) | 64.2% |
| Required Commercial Parking Spaces | 28.3 |

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|--|--------|
| Lot Number | 8 |
| Area (sf) | 17,608 |
| Required Open Space (sf) (15 % of Lot) | 2,641 |
| Allowable Coverage (sf) (85% of Lot) | 14,120 |
| Allocated Floor Area (sf) | 11,304 |
| Floor Area Ratio (%) | 64.2% |
| Required Commercial Parking Spaces | 37.7 |

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|--|--------|
| Lot Number | 2 |
| Area (sf) | 10,289 |
| Required Open Space (sf) (15 % of Lot) | 1,543 |
| Allowable Coverage (sf) (85% of Lot) | 8,251 |
| Allocated Floor Area (sf) | 6,605 |
| Floor Area Ratio (%) | 64.2% |
| Required Commercial Parking Spaces | 22.0 |

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|--|-------|
| Lot Number | 9 |
| Area (sf) | 8,410 |
| Required Open Space (sf) (15 % of Lot) | 1,262 |
| Allowable Coverage (sf) (85% of Lot) | 6,744 |
| Allocated Floor Area (sf) | 5,399 |
| Floor Area Ratio (%) | 64.2% |
| Required Commercial Parking Spaces | 18.0 |

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|--|--------|
| Lot Number | 3 |
| Area (sf) | 10,263 |
| Required Open Space (sf) (15 % of Lot) | 1,539 |
| Allowable Coverage (sf) (85% of Lot) | 8,230 |
| Allocated Floor Area (sf) | 6,589 |
| Floor Area Ratio (%) | 64.2% |
| Required Commercial Parking Spaces | 22.0 |

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|--|--------|
| Lot Number | 10 |
| Area (sf) | 16,058 |
| Required Open Space (sf) (15 % of Lot) | 2,409 |
| Allowable Coverage (sf) (85% of Lot) | 12,877 |
| Allocated Floor Area (sf) | 10,309 |
| Floor Area Ratio (%) | 64.2% |
| Required Commercial Parking Spaces | 34.4 |

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|--|--------|
| Lot Number | 4 |
| Area (sf) | 10,520 |
| Required Open Space (sf) (15 % of Lot) | 1,578 |
| Allowable Coverage (sf) (85% of Lot) | 8,436 |
| Allocated Floor Area (sf) | 6,754 |
| Floor Area Ratio (%) | 64.2% |
| Required Commercial Parking Spaces | 22.5 |

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|--|--------|
| Lot Number | 11 |
| Area (sf) | 17,747 |
| Required Open Space (sf) (15 % of Lot) | 2,662 |
| Allowable Coverage (sf) (85% of Lot) | 14,232 |
| Allocated Floor Area (sf) | 11,393 |
| Floor Area Ratio (%) | 64.2% |
| Required Commercial Parking Spaces | 38.0 |

| | |
|--|--------|
| Lot Number | 5 |
| Area (sf) | 10,090 |
| Required Open Space (sf) (15 % of Lot) | 1,514 |
| Allowable Coverage (sf) (85% of Lot) | 8,092 |
| Allocated Floor Area (sf) | 0 |
| Floor Area Ratio (%) | 0.0% |
| Required Residential Parking Spaces | 22 |

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|--|-------|
| Lot Number | 6 |
| Area (sf) | 9,099 |
| Required Open Space (sf) (15 % of Lot) | 1,365 |
| Allowable Coverage (sf) (85% of Lot) | 7,297 |
| Allocated Floor Area (sf) | 5,841 |
| Floor Area Ratio (%) | 64.2% |
| Required Commercial Parking Spaces | 19.5 |

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| Lot Number | 7 |
| Area (sf) | 6,577 |
| Required Open Space (sf) (15 % of Lot) | 987 |
| Allowable Coverage (sf) (85% of Lot) | 5,274 |
| Allocated Floor Area (sf) | 4,222 |
| Floor Area Ratio (%) | 64.2% |
| Required Commercial Parking Spaces | 14.1 |