

| SCHOOLHOUSE COMMONS                                                                 |  |                                    |                                    |
|-------------------------------------------------------------------------------------|--|------------------------------------|------------------------------------|
| GROSS PARCEL AREA                                                                   |  | 8.83 AC GPIN 7397-19-1734          |                                    |
| ZONING:                                                                             |  | B-1 (EXISTING)                     | 8.83 AC                            |
|                                                                                     |  | R-2 (PROPOSED)                     | 7.25 AC                            |
|                                                                                     |  | B-1 (REMAINING)                    | 1.58 AC                            |
|                                                                                     |  |                                    |                                    |
| SITE TABULATIONS                                                                    |  |                                    |                                    |
| B-1, TOWN CENTER DISTRICT                                                           |  |                                    |                                    |
| GROSS SITE AREA                                                                     |  | 1.58 AC                            |                                    |
|                                                                                     |  | REQUIRED                           | PROVIDED                           |
|                                                                                     |  |                                    |                                    |
| BUILDING LOT COVERAGE                                                               |  | 85% (MAX)                          | 35.22%                             |
|                                                                                     |  |                                    |                                    |
| BUILDING HEIGHT                                                                     |  | 3-STORIES (35' MAX)                | 35' (MAX)                          |
| FLOOR AREA RATIO                                                                    |  | NO MAXIMUM                         | N/A                                |
| YARD REQUIREMENTS                                                                   |  |                                    |                                    |
| FRONT YARD                                                                          |  | 10'                                | 37'                                |
| SIDE YARD                                                                           |  | 25' ABUTTING RESIDENTIAL DISTRICT  | 25'                                |
| REAR YARD                                                                           |  | 25' ABUTTING RESIDENTIAL DISTRICT  | 44'                                |
| BUFFER YARD REQUIREMENTS                                                            |  |                                    |                                    |
| ADJOINING RESIDENTIAL                                                               |  | 25' BUFFER YARD (TS)               | 25'                                |
|                                                                                     |  |                                    |                                    |
|                                                                                     |  |                                    |                                    |
| R-2 RESIDENTIAL (TOWNHOUSE)                                                         |  |                                    |                                    |
| SECT. 58-10.1 INTENT - AMENITIES AND CONVENIENCE OF TOWNHOUSE OR SMALL LOT DETACHED |  |                                    |                                    |
|                                                                                     |  |                                    |                                    |
| GROSS SITE AREA                                                                     |  | 7.25 AC                            |                                    |
|                                                                                     |  | REQUIRED                           | PROVIDED                           |
|                                                                                     |  |                                    |                                    |
| MINIMUM LOT SIZE                                                                    |  | 1,500 S.F. (MIN. LOT AREA)         | 1,500 S.F. (MIN. LOT AREA)         |
|                                                                                     |  | 2,000 S.F. (MIN. AVERAGE LOT AREA) | 2,000 S.F. (MIN. AVERAGE LOT AREA) |
| BUILDING HEIGHT                                                                     |  | 2 1/2-STORIES (35' MAX)            | 3 STORIES 35' (MAX)                |
| MAXIMUM NUMBER OF UNITS PER GROSS ACRE                                              |  | 8 UNITS/AC (MAX)                   | 8.00 UNITS/AC                      |
| MINIMUM LOT FRONTAGE                                                                |  | 20' (INTERIOR UNIT)                | 24'                                |
|                                                                                     |  | 35' (END UNIT)                     | 39'                                |
| MINIMUM COMMON AREA                                                                 |  | NONE                               | 2.59 AC                            |
| YARD REQUIREMENTS                                                                   |  |                                    |                                    |
| FRONT YARD                                                                          |  | 15'                                | 15'                                |
| SIDE YARD                                                                           |  | 15' (END UNIT)                     | 15'                                |
| REAR YARD                                                                           |  | 20'                                | 20'                                |

| PARKING TABULATIONS          |  |                                          |                      |                                                               |
|------------------------------|--|------------------------------------------|----------------------|---------------------------------------------------------------|
| PROPOSED USE                 |  | PARKING REQUIREMENTS                     | TENANT SPACE SQ. FT. | REQUIRED PARKING                                              |
| QBE                          |  | 1 SPACE PER 300 S.F. OF GROSS FLOOR AREA | 6,925                | 23.08                                                         |
| ZANDRAS                      |  | 1 SPACE PER 100 S.F. OF GROSS FLOOR AREA | 2,865                | 28.65                                                         |
| TROUVAILLE                   |  | 1 SPACE PER 100 S.F. OF GROSS FLOOR AREA | 3,300                | 33.00                                                         |
| JUIJITSU                     |  | 1 SPACE PER 300 S.F. OF GROSS FLOOR AREA | 5,170                | 17.23                                                         |
| JAZZERCOISE                  |  | 1 SPACE PER 300 S.F. OF GROSS FLOOR AREA | 1,750                | 5.83                                                          |
| VACANT                       |  | 1 SPACE PER 300 S.F. OF GROSS FLOOR AREA | 2,208                | 7.33                                                          |
| SUBTOTAL                     |  |                                          |                      | 115.12                                                        |
|                              |  |                                          |                      | 141 SPACES (SURFACE PARKING) (INCLUDES 5 H.C. PARKING SPACES) |
|                              |  |                                          |                      | * 76 SPACES B-1 ZONED                                         |
|                              |  |                                          |                      | * 65 SPACES R-2 ZONED                                         |
| TOWNHOUSE (RESIDENT PARKING) |  | 2 SPACES PER UNIT                        |                      | 116.00                                                        |
| TOWNHOUSE (VISITOR PARKING)  |  | 0.25 SPACES PER UNIT                     |                      | 14.50                                                         |
| SUBTOTAL                     |  |                                          |                      | 130.50                                                        |
|                              |  |                                          |                      | 131 SPACES                                                    |
| TOTAL                        |  |                                          |                      | 245.62                                                        |
|                              |  |                                          |                      | 272 SPACES                                                    |
| SHARED PARKING STUDY RESULTS |  |                                          |                      | -30                                                           |
| REDUCED TOTAL                |  |                                          |                      | 215.62                                                        |
|                              |  |                                          |                      | 272 SPACES                                                    |

