

Table # 05-05

Tabular Comparison of Dimensional Impact to Site of Proposed Action, as Compared to the Dimensional Impact to Site of the Three Alternate Actions

Zoning Compliance Calculations	Proposed Action 36,000 SF Residential Assisted Living Facility		Alternate 1 36,000 SF Commercial Office Building		Alternate 2 36,000 SF Medical Office Building		Alternate 3 54,000 SF Commercial Office Building	
	%	Square Feet	%	Square Feet	%	Square Feet	%	Square Feet
<b>A) Buildable Site Area Calculation</b>								
Total Site Area	100.00%	202,253	100.00%	202,253	100.00%	202,253	100.00%	202,253
Less 50% of Area with 25% slopes	8.97%	18,146	9.16%	18,518	9.16%	18,518	9.16%	18,518
Less 50% of Wetland Area of 706 SF	0.17%	353	0.17%	353	0.17%	353	0.17%	353
Equals Buildable Site Area	90.85%	183,754	90.67%	183,382	90.67%	183,382	90.67%	183,382
<b>B) Building Coverage Calculation</b>								
Buildable Site Area	100.00%	183,754	100.00%	183,382	100.00%	183,382	100.00%	183,382
Times Permitted Coverage Percentage		0.13		0.13		0.13		0.13
Equals Total Building Coverage Permitted	13.00%	23,888	13.00%	23,840	13.00%	23,840	13.00%	23,840
Proposed Building Coverage	11.79%	21,656	6.54%	12,000	6.54%	12,000	11.37%	20,850
<b>C) Site Coverage Calculation</b>								
Buildable Site Area		183,754		183,382		183,382		183,382
Times Permitted Coverage		45%		45%		45%		45%
Equals Permitted Site Coverage		82,689		82,522		82,522		82,522
<b>D) Proposed Site Coverage Calculations</b>								
Existing Site Coverage (building and parking)	0.00%	0	0.00%	0	0.00%	0	0.00%	0
Proposed Site Coverage (building and parking)	29.85%	54,857	36.82%	67,525	44.34%	81,309	44.34%	81,309
<b>G) Parking Calculations</b>								
Basis for parking per proposed zoning .5 spaces per bed	50.00%	64		36,000		36,000		54,000
Minimum Off Street Spaces		32		1,800		1,800		2,700
Total Parking Spaces Required		32		34,200		34,200		51,300
				300		200		300
				114		171		171
<b>H) Proposed Parking Calculations</b>								
Additional Parking Spaces Required		32		114		171		171
Additional Parking Spaces Proposed		13		6		9		9
Total Parking Spaces Proposed		45		120		180		180