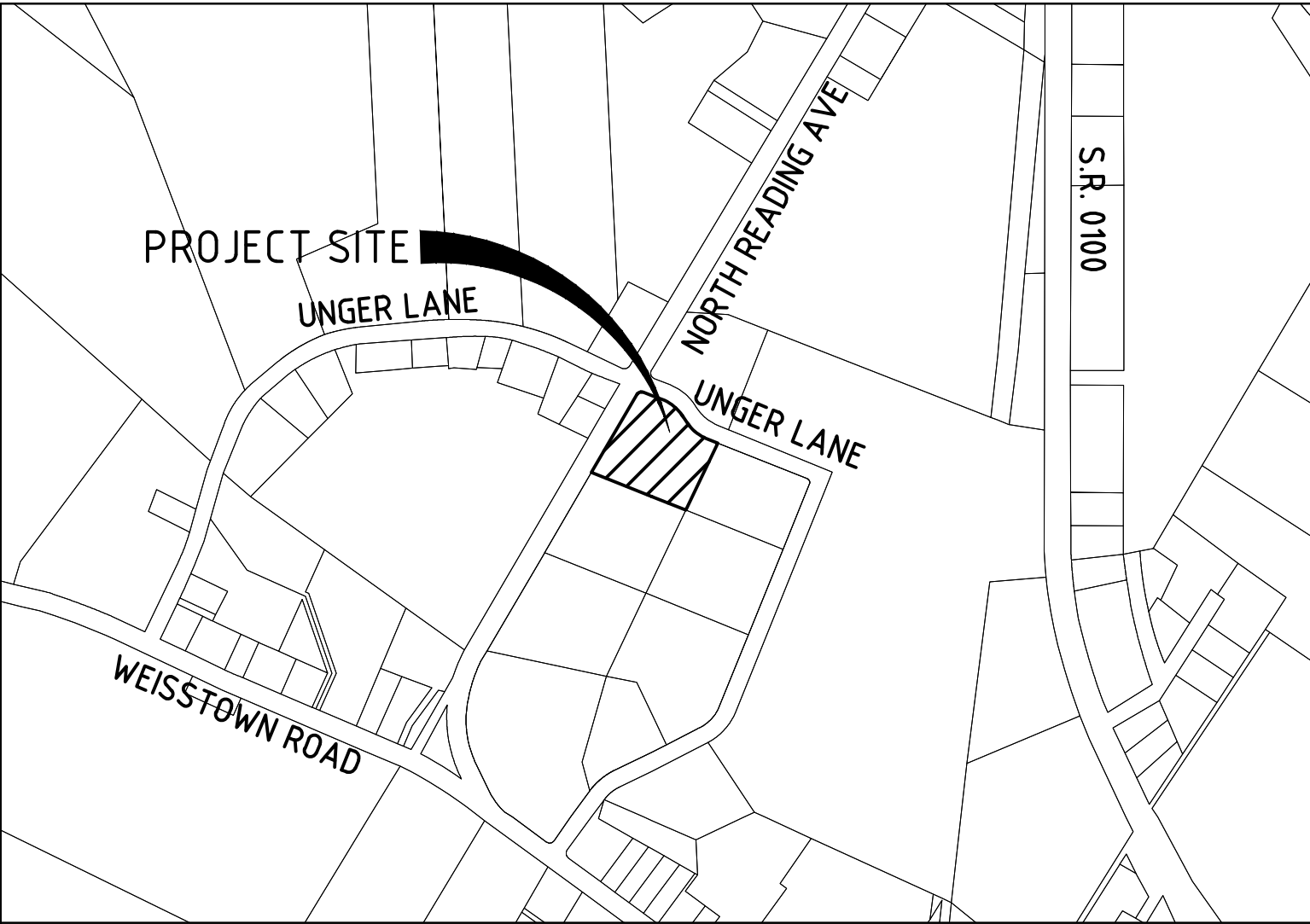


PROPOSED MEDICAL OFFICE BUILDING CONCEPT



SITE DATA:
 OWNER: PHYG PARTNERSHIP
 PIN: 5397-05-08-0632
 DEED BOOK VOLUME: 5441
 PAGE: 0172

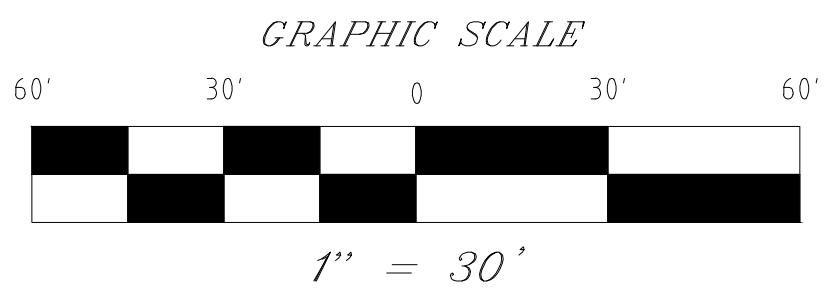
ZONING DATA:
 COLEBROOKDALE TOWNSHIP
 LIGHT INDUSTRIAL DISTRICT (LI)
 PROPOSED USE: MEDICAL OFFICE

	REQUIREMENTS	EXISTING	PROPOSED
MIN. LOT AREA:	2.0 AC	1.79 AC*	1.79 AC*
MIN. LOT WIDTH:	150' AT SETBACK	288'	288'
MIN. FRONT YARD SETBACK	50'		
	@ UNGER LANE	N/A	88'
	@ N READING AVE	N/A	84'
MIN. SIDE YARD SETBACK (EA)	20'	20'	21'
MIN. REAR YARD SETBACK	20'	20'	38'
MAX. BUILDING HEIGHT	60'	N/A	18'
BUILDING COVERAGE	40%	N/A	24.6%
MAX. LOT COVERAGE	80%	N/A	55.0%

* EXISTING NON-CONFORMITY

PARKING REQUIREMENTS:
 5 SPACES PER PHYSICIAN OR PHYSICIANS ASSISTANT PLUS 1 FOR EVERY 1.1 EMPLOYEES.
 EMPLOYMENT: 9 PHYSICIANS/22 EMPLOYEES
 REQUIRED: 65 SPACES
 PROPOSED: 68 SPACES (3 ADA SPACES)
 1 LOADING SPACE 10'x20'

- NOTES:**
- THIS PLAN IS PROVIDED FOR CONCEPTUAL PURPOSES ONLY. ADDITIONAL INFORMATION IS REQUIRED FOR MUNICIPAL APPROVALS AND CONSTRUCTION.
 - PLAN BASED OFF OF AERIAL IMAGES, INFORMATION PROVIDED BY CLIENT, AND TAX MAP DATA AND IS NOT A FIELD SURVEY OR BOUNDARY PLAN PREPARED BY BOGIA ENGINEERING, INC.
 - THIS CONCEPT ASSUMES THAT PUBLIC WATER AND PUBLIC SEWER CONNECTIONS ARE AVAILABLE.
 - THIS PLAN WAS CREATED FOR COMPLIANCE WITH COLEBROOKDALE ZONING ORDINANCES IN EFFECT AT THE TIME OF THIS PLAN.



PROPOSED FLEX SPACE BUILDING CONCEPT

