

OWNER: PHYG PARTNERSHIP PIN: 5397-05-08-0632 DEED BOOK VOLUME: 5441

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

		REQUIREMENTS	EXISTING	PROPOSEI
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′
BUILD	ING COVERAGE	40%	N/A	24.6%
MAX.	LOT COVERAGE	80%	N/A	55.0%

## \* EXISTING NON-CONFORMITY

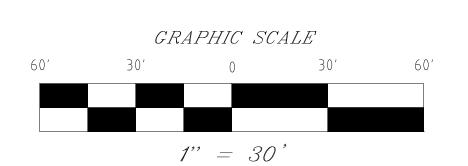
PARKING REQUIREMENTS:

5 SPACES PER PHYSICIAN OR PHYSICIANS ASSISTANT PLUS 1 FOR EVERY 1.1 EMPLOYEES. EMPLOYMENT: 9 PHYSICIANS/22 EMPLOYEES

65 SPACES

68 SPACES (3 ADA SPACES) 1 LOADING SPACE 10'x20'

- 1. THIS PLAN IS PROVIDED FOR CONCEPTUAL PURPOSES ONLY. ADDITIONAL INFORMATION IS REQUIRED FOR MUNICIPAL APPROVALS AND CONSTRUCTION.
- 2. 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.
- 3. THIS CONCEPT ASSUMES THAT PUBLIC WATER AND PUBLIC SEWER CONNECTIONS ARE AVAILABLE.
- 4. THIS PLAN WAS CREATED FOR COMPLIANCE WITH COLEBROOKDALE ZONING ORDINANCES IN EFFECT AT THE TIME OF THIS PLAN.



PHYG PARTNERSHI 1032 N. READING AVE BOYERTOWN, PA 19512 JOB:FRACCARO INDUSTRIE COLEBROOKDALE TOWNSHI

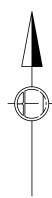
PIN: 5397-05-08-0632

CHECKED BY: DRAWN BY:

BERKS COUNT PENNSYLVANIA

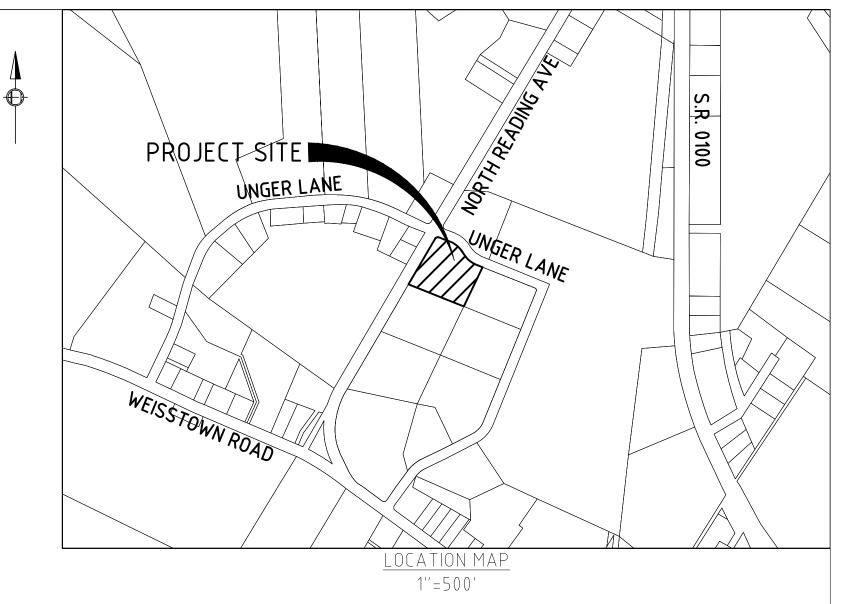
1/29/2019

2019-015 1 OF



# 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	<u>PROPOSED</u>
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:

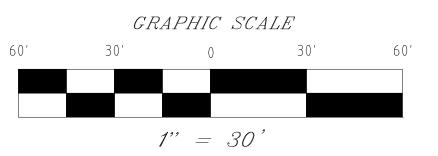
5 SPACES PER PHYSICIAN OR PHYSICIANS ASSISTANT PLUS 1 FOR EVERY 1.1 EMPLOYEES. EMPLOYMENT: 9 PHYSICIANS/22 EMPLOYEES

REQUIRED: 65 SPACES

PROPOSED: 68 SPACES (3 ADA SPACES)
1 LOADING SPACE 10'x20'

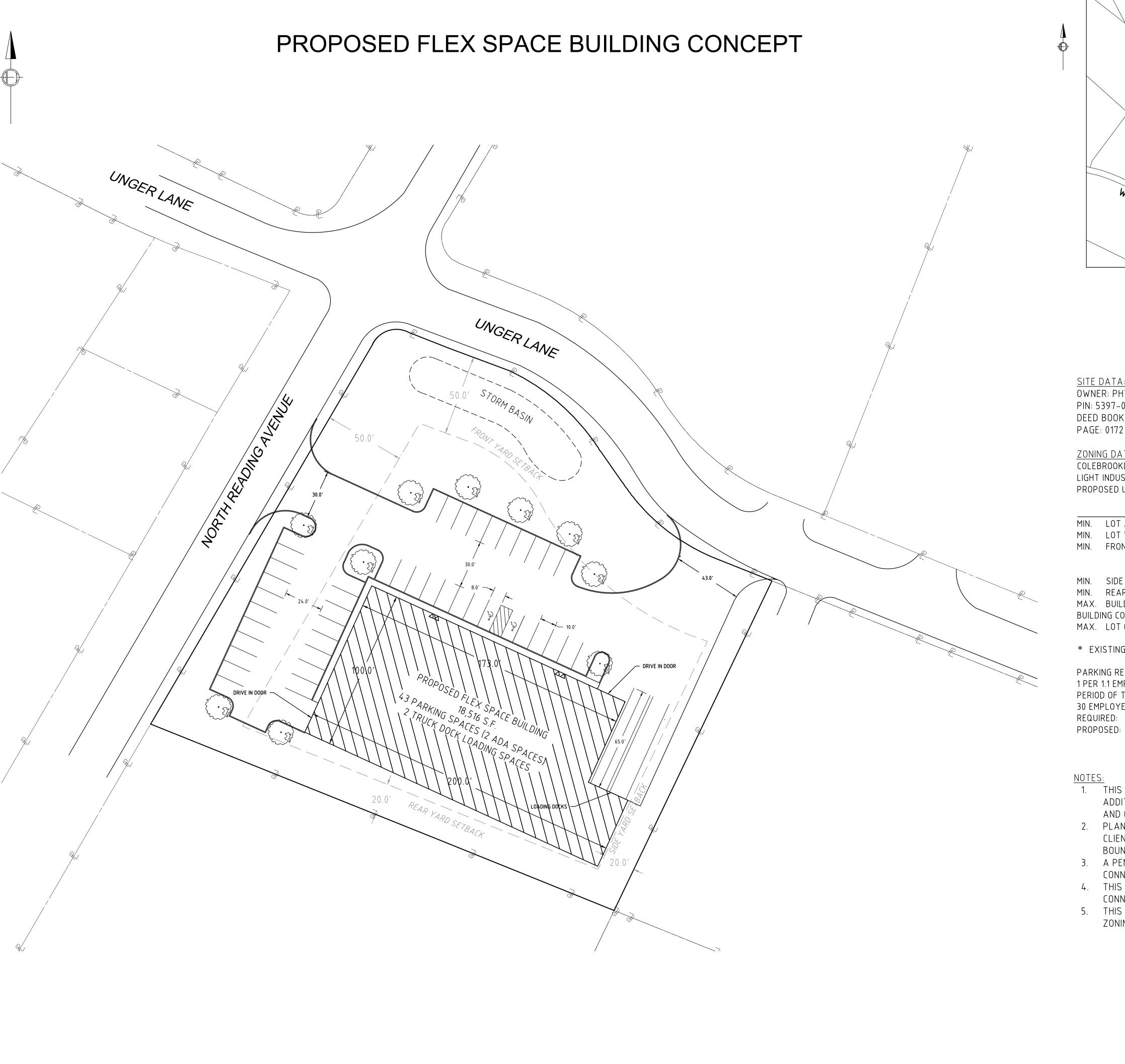
#### NOTES

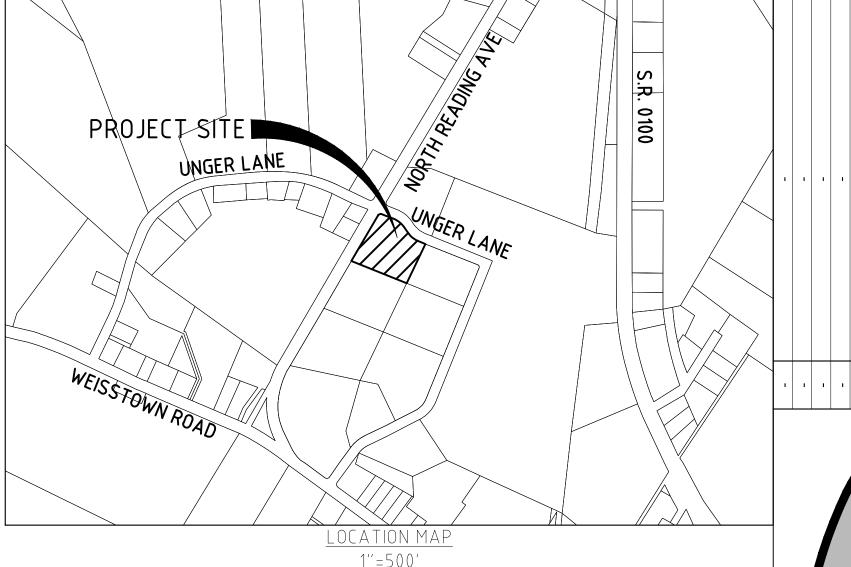
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- 2. PLAN BASED OFF OF AERIAL IMAGES, INFORMATION PROVIDED BY CLIENT, AND TAX MAP DATA AND IS NOT A FIELD SURVEY OR BOUNDARY PLAN PREPARED BY BOGIA ENGINEERING, INC.
- 3. THIS CONCEPT ASSUMES THAT PUBLIC WATER AND PUBLIC SEWER CONNECTIONS ARE AVAILABLE.
- 4. THIS PLAN WAS CREATED FOR COMPLIANCE WITH COLEBROOKDALE ZONING ORDINANCES IN EFFECT AT THE TIME OF THIS PLAN.



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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: FLEX SPACE (WAREHOUSE/LIGHT INDUSTRIAL)

		REQUIREMENTS	EXISTING	PROPOSEI
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	105′
	@ N READING AVE		N/A	75′
MIN.	SIDE YARD SETBACK (EA)	20'	N/A	21′
MIN.	REAR YARD SETBACK	20'	N/A	22′
MAX.	BUILDING HEIGHT	60'	N/A	<35'
BUILD	ING COVERAGE	40%	N/A	23.7%
MAX.	LOT COVERAGE	80%	N/A	59.0%

## \* EXISTING NON-CONFORMITY

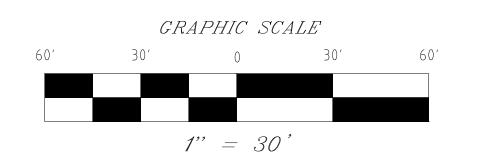
PARKING REQUIREMENTS:

1 PER 1.1 EMPLOYEE, BASED UPON THE MAXIMUM NUMBER OF EMPLOYEES ON-SITE AT PEAK PERIOD OF TIMES PLUS 1 VISITOR SPACE FOR EVERY 10 MANAGERS ON THE SITE. 30 EMPLOYEES/3 MANAGERS

43 SPACES (2 ADA SPACES) 2 LOADING SPACE 11'x65'

30 SPACES

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- 3. A PENNDOT HIGHWAY OCCUPANCY PERMIT WILL BE REQUIRED AT THE CONNECTION WITH NORTH READING AVENUE.
- 4. THIS CONCEPT ASSUMES PUBLIC WATER AND PUBLIC SEWER CONNECTIONS ARE AVAILABLE.
- 5. THIS PLAN WAS CREATED FOR COMPLIANCE WITH COLEBROOKDALE ZONING ORDINANCES IN EFFECT AT THE TIME OF THIS PLAN.

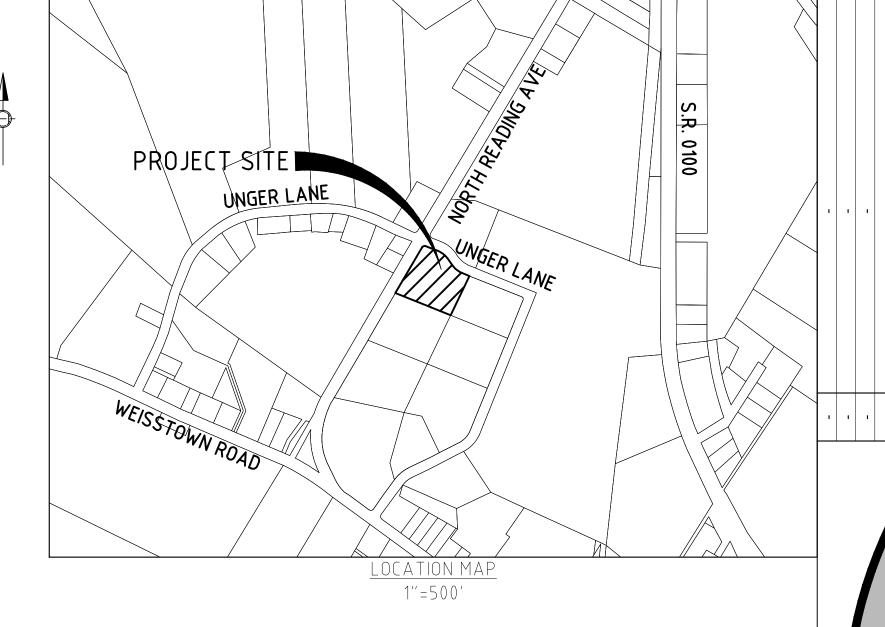


PHYG PARTNERSHI 1032 N. READING AVE BOYERTOWN, PA 19512 JOB:FRACCARO INDUSTRIE COLEBROOKDALE TOWNSHIF BERKS COUNT PENNSYLVANIA PIN: 5397-05-08-0632 CHECKED BY: DRAWN BY: 1/29/2019

> 2019-015 1 OF

## PROPOSED FLEX SPACE BUILDING CONCEPT





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DEED BOOK VOLUME: 5441
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ZONING DATA:

COLEBROOKDALE TOWNSHIP

LIGHT INDUSTRIAL DISTRICT (LI)

PROPOSED USE: FLEX SPACE (WAREHOUSE/LIGHT INDUSTRIAL)

		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	105'
	@ N READING AVE		N/A	75′
MIN.	SIDE YARD SETBACK (EA)	20'	N/A	21′
MIN.	REAR YARD SETBACK	20'	N/A	22'
MAX.	BUILDING HEIGHT	60'	N/A	<35′
BUILD	ING COVERAGE	40%	N/A	23.7%
MAX.	LOT COVERAGE	80%	N/A	59.0%

\* EXISTING NON-CONFORMITY

PARKING REQUIREMENTS:

1 PER 1.1 EMPLOYEE, BASED UPON THE MAXIMUM NUMBER OF EMPLOYEES ON-SITE AT PEAK PERIOD OF TIMES PLUS 1 VISITOR SPACE FOR EVERY 10 MANAGERS ON THE SITE. 30 EMPLOYEES/3 MANAGERS

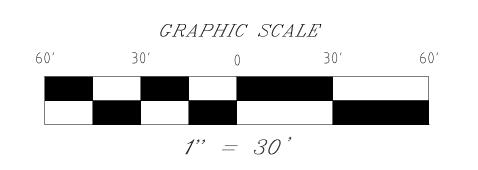
REQUIRED: 30 SPACES

PROPOSED: 43 SPACES (2 ADA SPACES)

2 LOADING SPACE 11'x65'

#### NOTES

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BOGINE ENN AVE WYOMISSING, PA 19610
1340 PENN AVE WYOMISSING, PA 19610
PHONE: 610-678-3071 - FAX: 610-678-3517
WWW.BOGIAENG.COM
CONCEPT PLAN
FRACCARO INDUSTRIES
FI FX SPAFF CONFEPT

PHYG PARTNERSHI

PIN: 5397-05-08-0632

CHECKED BY:
DRAWN BY:

1032 N. READING AVE BOYERTOWN, PA 19512 JOB:FRACCARO INDUSTRIES COLEBROOKDALE TOWNSHIP

> BERKS COUNTY PENNSYLVANIA

> > 1/29/2019

2019-015 1 OF 1

