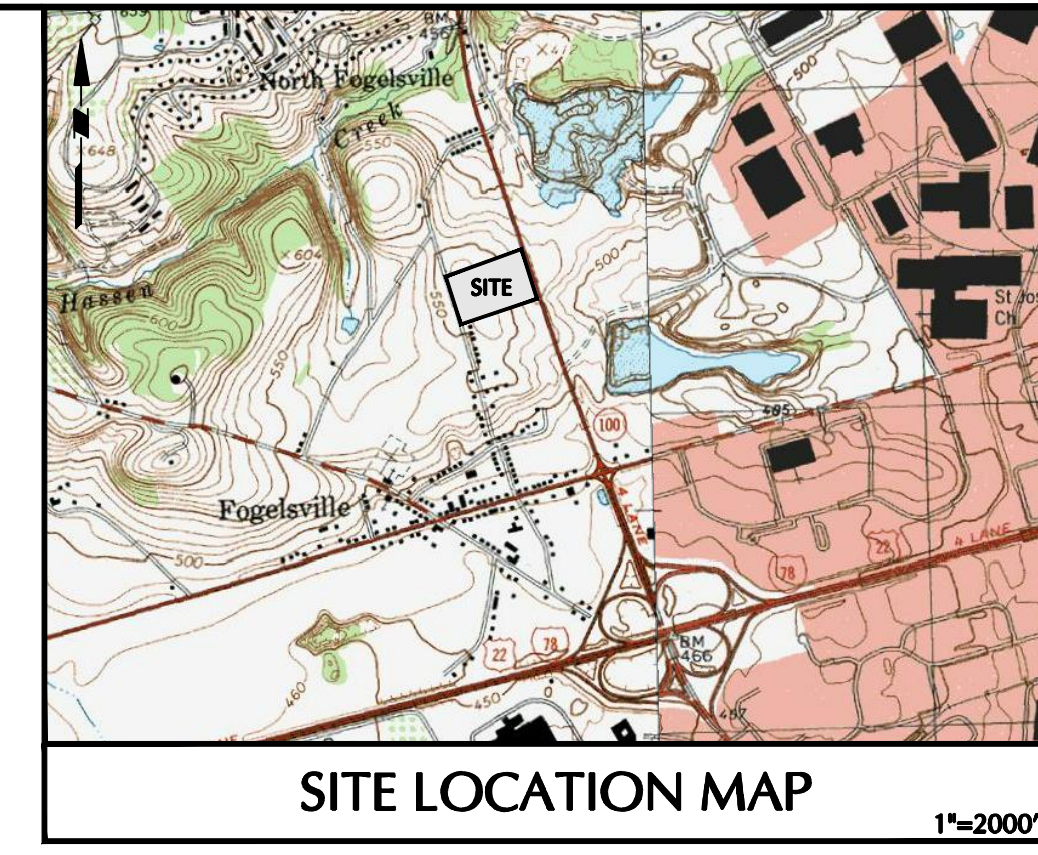
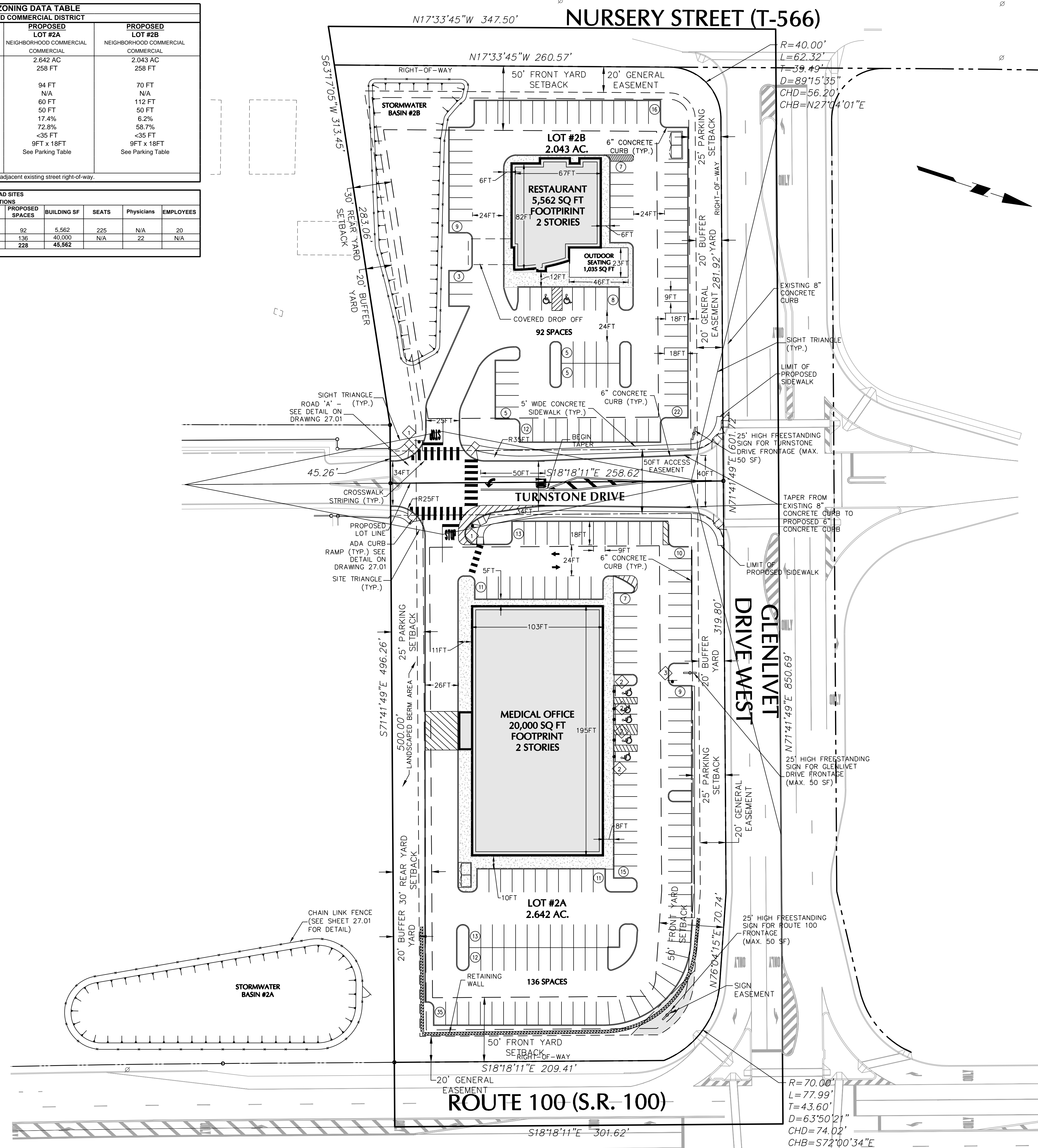


UPPER MACUNGIE TOWNSHIP ZONING DATA TABLE			
ZONING DISTRICT: NC NEIGHBORHOOD COMMERCIAL DISTRICT			
ITEM	REQUIRED	PROPOSED LOT #2A	PROPOSED LOT #2B
<b>Zoning District:</b>	NEIGHBORHOOD COMMERCIAL COMMERCIAL	NEIGHBORHOOD COMMERCIAL COMMERCIAL	NEIGHBORHOOD COMMERCIAL COMMERCIAL
<b>Proposed Use:</b>			
<b>Min. Tract Area:</b>	1.00 AC	2.642 AC	2.043 AC
<b>Min. Tract Width:</b>	100 FT	258 FT	258 FT
<b>Building Setbacks / Coverage:</b>			
Min. Front Yard Setback *	50 FT*	94 FT	70 FT
Min. Side Yard Setback	10 FT	N/A	N/A
Min. Rear Yard Setback	30 FT	60 FT	112 FT
Min. Setback adjacent to public street	50 FT*	50 FT	50 FT
<b>Max. Building Coverage:</b>	35%	17.4%	6.2%
<b>Max. Impervious Coverage:</b>	75%	72.8%	58.7%
<b>Max. Building Height:</b>	35 FT	<35 FT	<35 FT
<b>Min. Car Parking Space Size:</b>	9 FT x 18 FT	9 FT x 18 FT	9 FT x 18 FT
<b>Parking Requirements:</b>	See Parking Table	See Parking Table	See Parking Table

LEHIGH HILLS LOT #2 PAD SITES PARKING CALCULATIONS						
PROPOSED USE	REQUIRED SPACES	PROPOSED SPACES	BUILDING SF	SEATS	Physicians	EMPLOYEES
Restaurant 1 per 3 seats and 1 per 1.2 employees	92	92	5,562	225	N/A	20
Medical Office Building - 1 sp per 6 Physicians and 4 per Dentist	132	136	40,000	N/A	22	N/A
<b>TOTAL SPACES</b>	<b>224</b>	<b>228</b>	<b>45,562</b>			



LEGEND	
<b>SITE SYMBOLS</b>	<b>GRADING SYMBOLS</b>
CURB LINE	EXISTING CONTOUR
EXISTING EDGE OF PAVEMENT LINE	PROPOSED CONTOUR
PROPOSED BUILDING LINE	EXISTING SPOT ELEVATION
PROPERTY LINE	PROPOSED SPOT ELEVATION
IRON PIN TO BE SET	
CONCRETE MON. TO BE SET	
PROPOSED FENCE	
RETAINING WALL	
	<b>SOILS SYMBOLS</b>
	SOILS BOUNDARY
	SOIL TYPE
	<b>UTILITY SYMBOLS</b>
EXISTING STORM SEWER	EXISTING SANITARY SEWER MANHOLE
EXISTING SANITARY SEWER	EXISTING FIRE HYDRANT
EXISTING GAS MAIN	EXISTING GAS VALVE
EXISTING WATER MAIN	EXISTING CATCH BASIN
EXISTING OVERHEAD ELECTRIC	EXISTING WATER VALVE
PROPOSED FORCE MAIN	EXISTING MANHOLE
PROPOSED STORM SEWER	EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER	EXISTING ELECTRIC POLE
PROPOSED GAS MAIN	
PROPOSED WATER MAIN	
PROPOSED TELEPHONE AND ELECTRIC	

Date	Description	No.
Revisions		

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NEW JERSEY PENNSYLVANIA NEW YORK CONNECTICUT FLORIDA NEVADA  
NJ Certificate of Authorization No: 24GAZ7996400

Project  
**LEHIGH HILLS LOT #2 PAD SITES**  
T.M.P.# 020-001  
UPPER MACUNGIE TOWNSHIP  
LEHIGH COUNTY PENNSYLVANIA  
Drawing Title

**SITE PLAN**

Project No. <b>3637802</b>	Drawing No.
Date <b>1-31-13</b>	<b>FIG.1</b>
Scale <b>1" = 40'</b>	
Drn. By <b>JDM</b>	
Last Revised	

**RECORD OWNER**  
Route 100 Associates, L.P.  
315 South Cedar Crest Boulevard  
Allentown, PA 18103  
610-439-3000

**OWNER/DEVELOPER**  
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