

SITE DEVELOPMENT DATA TABLE

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ITEM	EXISTING PROPERTY R- 90 ZONE SPECIAL EXCEPTION S - 906 (lot 5)	PROPOSED O.M. ZONE REQUIRED/ ALLOWED	PROPOSED PROPERTY O. M. ZONE (Lots 2 & 5)
Use	Existing Medical Offices under Special Exception S- 906	-	⊗ Medical Office Uses per O.M. Zone.
Property Area	121,076 sq. ft. or 2.776 ac.	N/A	⊗ 153,943 sq. ft. or 3.535 ac.
Building Coverage	12,704 sq. ft. or 10.5 %	60% maximum or 92,366 sq. ft.	⊗ 17,538 s.f. or 11.4 %
Paving Coverage	53,092 sq. ft. or 43.9 %	-	⊗ 80,500 s.f. or 52.3 %
Green Area	55,280 sq. ft. or 45.6 %	10 % minimum or 15,394 sq. ft.	⊗ 55,905 s.f. or 36.3 %
Impervious Area	65,796 sq. ft. or 54.4 %	90 % maximum or 138,549 sq. ft.	⊗ 98,038 s.f. or 63.7 %
F.A.R.	38,112 sq. ft. or 0.31	1.5 maximum or 230,915 sq. ft.	⊗ 52,286 s. f. or 0.34
Building Height	3 Story or 32.8 ft.	5 Story or 60 ft.	⊗ 3 story or 36 ft.
Setbacks	Street (Rte. 29)= 98.5 ft. Street (Musgrove)= 40.7 ft. South - side = 130 ft. +/- West - rear = 141 ft. +/-	Street = 15 ft. min. " = 15 ft. min. Adjacent residential zoned property = 1/3 feet of height or 36/3 = 12 ft.	⊗ Rte. 29 = 16' Musgrove = 40.7' South = 20' West = 142'
Parking	191 spaces required 192 spaces provided	Medical office use @ 5/ 1,000 s.f. of gross floor area: 52,286 s.f./ 1,000 s.f. x 5 = 261.4 spaces. Say 262 spaces	⊗ Handicapped- Van = 4 Handicaped = 8, total H.C. = 12 Regular = 255 TOTAL = 267

10-21-04

PURPOSE NOTE:

The purpose of this plan is to accompany a petition to request a change in zoning from the R-90 zone to the O.M. Zone. This plan covers both Lot 2 and Lot 5, Thompson's Addition to Deer Park. Both lots are in common ownership.

⊗ Cross easements will be recorded on Lots 2 and 5, Thompson's Addition to Deer Park to provide ingress, egress, common parking, maintenance and utilities in common to both properties.

BINDING TRAFFIC MITIGATION

The Applicant will provide, subject to governmental approval, traffic mitigation/improvements as required by the applicable governmental authorities

All traffic mitigation/improvements shall be installed or implemented prior to the issuance of occupancy permits for the subject property.