

SCHEDULE C DESCRIPTION

Prerequisite A
All that certain lot or place of ground abuts in a Rural Township, Montgomery County, Commonwealth of Pennsylvania, being described as follows:

Tract 1
RECORDING of a deed for the Northwesterly side of Old York Road, (Lot 1 & 2) and the Southwesterly side of Eckard Avenue, (30x70-foot lot) and the East side of Eckard Avenue (30x70-foot lot) ...

Tract 2
ALL THAT CERTAIN lot or place of land with the improvements thereon situated in the Township of Abington, County of Montgomery and State of Pennsylvania, bounded and described according to a plan or survey ...

Prerequisite B
ALL THAT CERTAIN lot or place of ground with the buildings and improvements thereon created, situated in the Township of Abington in the County of Montgomery and Commonwealth of Pennsylvania, bounded and described as follows:

Tract 3
RECORDING of a deed for the Northwesterly side of Eckard Avenue (to be held as to a portion of a lot) ...

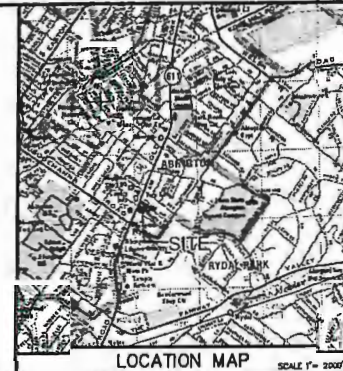
Prerequisite C
ALL THAT CERTAIN lot or place of ground with the buildings and improvements thereon created, situated in the Township of Abington in the County of Montgomery and Commonwealth of Pennsylvania, bounded and described as follows:

Tract 4
RECORDING of a deed for the Northwesterly side of Eckard Avenue (to be held as to a portion of a lot) ...

Prerequisite D
ALL THAT CERTAIN lot or place of ground with the buildings and improvements thereon created, situated in the Township of Abington in the County of Montgomery and Commonwealth of Pennsylvania, bounded and described as follows:

Tract 5
RECORDING of a deed for the Northwesterly side of Eckard Avenue (to be held as to a portion of a lot) ...

Prerequisite E
ALL THAT CERTAIN lot or place of ground with the buildings and improvements thereon created, situated in the Township of Abington in the County of Montgomery and Commonwealth of Pennsylvania, bounded and described as follows:



- #### NOTES
- 1- zoning: MONTGOMERY COUNTY TAX PARCELS 30-00-1811-00-1, 30-00-1811-00-2, 30-00-1811-00-3, 30-00-1811-00-4, 30-00-1811-00-5, 1884 & 1870 ECKARD AVENUE (PREMISES A-G)
 - 2- boundary and physical features from field survey performed by CHESTER VALLEY ENGINEERS, INC. IN ACCORDANCE WITH DEEDS OF RECORD AND COMPANION FOR TITLE INSURANCE #94-127442/25 23 97L NEVON 8 (13-6-17) EFFECTIVE DATE: 1/1/2017, ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY.
 - 3- SCHEDULE B SECTION 2 OF THE ORDINANCE REFERENCED ABOVE INCLUDES THE FOLLOWING EXCEPTEDS:
a. RIGHTS OF THE PUBLIC AND OTHERS ENTITLED HEREIN TO AND TO THE USE OF THAT PORTION OF THE PREMISES WITHIN THE ROUTE OF ECKARD AVENUE (AFFECTS PREMISES D, CHEMURTY ROAD RIGHT OF WAY LINES (PLATTED)).
b. RESTRICTIONS AS IN DEED BOOK 678 PAGE 87 (AFFECTS PORTION OF PREMISES D IN CHEMURTY AVENUE, RESTRICTION TO KEEP CHEMURTY AVENUE OPEN AS A PUBLIC ROAD AND TO CONSTRUCT A SIDEWALK AND CURB ON THE NORTHERLY SIDE OF CHEMURTY AVENUE) AND DEED BOOK 621 PAGE 182 (AFFECTS PREMISES D, RESTRICTION AGAINST USE OF PROPERTY FOR SALE OF SPRAWLED LOTS OR ANY MAJOR PURPOSE (NOT PLATTED)).
c. DEED OF DEEDICATION AND RELEASE AS IN DEED BOOK 1578 PAGE 322 (AFFECTS PREMISES D, USE EXEMPTION TO ABINGTON TOWNSHIP FOR SIDEWALK AND CURB (PLATTED)) AND DEED BOOK 1384 PAGE 328 (AFFECTS PREMISES F, USE EXEMPTION TO ABINGTON TOWNSHIP FOR SIDEWALK AND CURB (PLATTED)) AND DEED BOOK 1384 PAGE 374 (AFFECTS PREMISES C, USE EXEMPTION TO ABINGTON TOWNSHIP FOR SIDEWALK AND CURB (PLATTED)).
d. RIGHTS GRANTED IN RIGHT OF WAY GRANTS TO THE PENNSYLVANIA ELECTRIC COMPANY AS IN DEED BOOK 1438 PAGE 115 (AFFECTS PREMISES D, RIGHT TO MAINTAIN POLES, DWLS, WIRES, ETC. OUTSIDE THE RIGHT OF WAY OF OLD YORK ROAD AND UNDERGROUND GAS FACILITIES WITHIN THE RIGHT OF WAY OF OLD YORK ROAD (BLANKET EASEMENTS, NOT PLATTED), DEED BOOK 1438 PAGE 180 (AFFECTS PREMISES E, RIGHT TO MAINTAIN POLES, DWLS, WIRES, ETC. OUTSIDE THE RIGHT OF WAY OF OLD YORK ROAD AND UNDERGROUND GAS FACILITIES WITHIN THE RIGHT OF WAY OF OLD YORK ROAD (BLANKET EASEMENTS, NOT PLATTED)), DEED BOOK 1438 PAGE 201 (AFFECTS PREMISES F, RIGHT TO MAINTAIN POLES, DWLS, WIRES, ETC. OUTSIDE THE RIGHT OF WAY OF OLD YORK ROAD AND UNDERGROUND GAS FACILITIES WITHIN THE RIGHT OF WAY OF OLD YORK ROAD (BLANKET EASEMENTS, NOT PLATTED)) AND DEED BOOK 1384 PAGE 374.
 - 4- BY GRAPHIC PLATTING ONLY, THE PREMISES SHOWN HEREON DO NOT INCLUDE A SPECIAL FLOOD HAZARD AREA (SFHA) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) AND/OR SPECIAL FLOOD HAZARD AREA (SFHA) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) UNDERGROUND MAP REVISED JANUARY 8, 2016.
 - 5- UTILITIES ARE SHOWN FROM VISUAL FIELD OBSERVATION TOGETHER WITH INFORMATION FROM EXISTING PLANS, UNDERGROUND UTILITIES ARE APPROPRIATE ONLY AND HAVE NOT BEEN PHYSICALLY LOCATED OR VERIFIED.
 - 6- THERE ARE CLEARLY NO STREPPED PARKING SPACES EXISTING ON THE PREMISES.
 - 7- AT THE TIME OF THE FELLOWSHIP, NO EVIDENCE OF RECENT BUILDING CONSTRUCTION OR ADDITION HAS OCCURRED.
 - 8- AT THE TIME OF THE FELLOWSHIP, NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS HAS OCCURRED.
 - 9- THERE ARE NO PROPOSED CHANGES IN THE STREET RIGHT OF WAY LINES OF WHICH THE UNDERGROUND HAS BEEN EXCAVATED.
 - 10- GROSS PREMISES AREA = 74,187 SQ. FT. = 1.696 AC.
 - 11- BY AGREEMENT WITH THE CLIENT, THE PREMISES SHOWN HEREON INCLUDES POLYMER LOCATED AT 1884 ECKARD AVENUE, WHICH IS NOT INCLUDED IN THE TITLE COMMITMENT REFERENCED ABOVE. THE GROSS PREMISES AREA AND SURVEY DESCRIPTION SHOW HEREON INCLUDE 1504 SQUARE FEET OF POLYMER.
 - 12- AS OF THE DATE HEREON, THE UNDERGROUND HAS NOT BEEN PROVIDED WITH A ZONING REPORT. THE ZONING INFORMATION SHOWN HEREON IS TAKEN FROM THE ABINGTON TOWNSHIP ZONING ORDINANCE AND HAS NOT BEEN CERTIFIED BY ABINGTON TOWNSHIP OFFICIALS.

POB SURVEY DESCRIPTION

Parcel No.	Area	Description
30-00-1811-00-1	1,200.00	RESIDENTIAL
30-00-1811-00-2	1,200.00	RESIDENTIAL
30-00-1811-00-3	1,200.00	RESIDENTIAL
30-00-1811-00-4	1,200.00	RESIDENTIAL
30-00-1811-00-5	1,200.00	RESIDENTIAL
30-00-1811-00-6	1,200.00	RESIDENTIAL
30-00-1811-00-7	1,200.00	RESIDENTIAL
30-00-1811-00-8	1,200.00	RESIDENTIAL
30-00-1811-00-9	1,200.00	RESIDENTIAL
30-00-1811-00-10	1,200.00	RESIDENTIAL
30-00-1811-00-11	1,200.00	RESIDENTIAL
30-00-1811-00-12	1,200.00	RESIDENTIAL
30-00-1811-00-13	1,200.00	RESIDENTIAL
30-00-1811-00-14	1,200.00	RESIDENTIAL
30-00-1811-00-15	1,200.00	RESIDENTIAL
30-00-1811-00-16	1,200.00	RESIDENTIAL
30-00-1811-00-17	1,200.00	RESIDENTIAL
30-00-1811-00-18	1,200.00	RESIDENTIAL
30-00-1811-00-19	1,200.00	RESIDENTIAL
30-00-1811-00-20	1,200.00	RESIDENTIAL
30-00-1811-00-21	1,200.00	RESIDENTIAL
30-00-1811-00-22	1,200.00	RESIDENTIAL
30-00-1811-00-23	1,200.00	RESIDENTIAL
30-00-1811-00-24	1,200.00	RESIDENTIAL
30-00-1811-00-25	1,200.00	RESIDENTIAL
30-00-1811-00-26	1,200.00	RESIDENTIAL
30-00-1811-00-27	1,200.00	RESIDENTIAL
30-00-1811-00-28	1,200.00	RESIDENTIAL
30-00-1811-00-29	1,200.00	RESIDENTIAL
30-00-1811-00-30	1,200.00	RESIDENTIAL
30-00-1811-00-31	1,200.00	RESIDENTIAL
30-00-1811-00-32	1,200.00	RESIDENTIAL
30-00-1811-00-33	1,200.00	RESIDENTIAL
30-00-1811-00-34	1,200.00	RESIDENTIAL
30-00-1811-00-35	1,200.00	RESIDENTIAL
30-00-1811-00-36	1,200.00	RESIDENTIAL
30-00-1811-00-37	1,200.00	RESIDENTIAL
30-00-1811-00-38	1,200.00	RESIDENTIAL
30-00-1811-00-39	1,200.00	RESIDENTIAL
30-00-1811-00-40	1,200.00	RESIDENTIAL
30-00-1811-00-41	1,200.00	RESIDENTIAL
30-00-1811-00-42	1,200.00	RESIDENTIAL
30-00-1811-00-43	1,200.00	RESIDENTIAL
30-00-1811-00-44	1,200.00	RESIDENTIAL
30-00-1811-00-45	1,200.00	RESIDENTIAL
30-00-1811-00-46	1,200.00	RESIDENTIAL
30-00-1811-00-47	1,200.00	RESIDENTIAL
30-00-1811-00-48	1,200.00	RESIDENTIAL
30-00-1811-00-49	1,200.00	RESIDENTIAL
30-00-1811-00-50	1,200.00	RESIDENTIAL

R-4 MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT

Use	Area	Lot Area	Floor Area Ratio	Other
Single-Family Detached	7,000 sq. ft.	50'	1.0	
Single-Family Attached	5,000 sq. ft.	30'	3.0	
Multi-Family Detached	5,000 sq. ft.	50'	1.0	
Multi-Family Attached	5,000 sq. ft.	30'	3.0	
Commercial/Industrial	10,000 sq. ft.	50'	1.0	
Office	10,000 sq. ft.	50'	1.0	
Professional Office	10,000 sq. ft.	50'	1.0	
Healthcare	10,000 sq. ft.	50'	1.0	
Community Center	10,000 sq. ft.	50'	1.0	
Religious	10,000 sq. ft.	50'	1.0	
Day Care	10,000 sq. ft.	50'	1.0	
Child Day Care	10,000 sq. ft.	50'	1.0	
Preschool	10,000 sq. ft.	50'	1.0	
Recreation	10,000 sq. ft.	50'	1.0	
Public Storage	10,000 sq. ft.	50'	1.0	
Public Utility	10,000 sq. ft.	50'	1.0	
Fire Station	10,000 sq. ft.	50'	1.0	
Police Station	10,000 sq. ft.	50'	1.0	
Courthouse	10,000 sq. ft.	50'	1.0	
Government	10,000 sq. ft.	50'	1.0	
Other Public Use	10,000 sq. ft.	50'	1.0	
Other Institutional Use	10,000 sq. ft.	50'	1.0	

EXISTING FEATURES LEGEND

CY GAS VALVE
WV WATER VALVE
S/D CLEAVLY
S/N SANITARY
EM ELECTRIC METER
CM GAS METER
CONC CONCRETE
UP UTILITY POLE
F/F FLOOR FINISH
KEY TO TITLE EXCEPTION BRAND

--- 20' EXISTING F CONTIGUOUS
--- 30' EXISTING F CONTIGUOUS
--- EXISTING FENCE LINE
--- EXISTING EDGE OF PAVING
--- EXISTING CURB
--- EXISTING LIGHT POLE
--- EXISTING STORM INLET AND PIPE
--- EXISTING MANHOLE
--- EXISTING SIGN
--- EXISTING UTILITY POLE
--- EXISTING UNDERGROUND WATER IN "W"
--- EXISTING UNDERGROUND GAS LINE
--- EXISTING OVERHEAD WIRE

SECTION 603. SIDE YARDS: For every permitted use other than a dwelling unit or Community Services Use, there shall be a minimum of two side yards, neither of which shall be less than 20 feet in width.

Scale: 1" = 20'

TAX MAP 10-777, PARCELS: 30.00.01, 02, 03, 04, 05, 06, 07 & 08.

SURVEY DESCRIPTION

RECORDING of the INTERSECTION OF THE CENTERLINE OF GUERNSEY AVENUE, 33 FEET WIDE, WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF OLD YORK ROAD, STATE ROUTE 611 (SEE DEED) ...

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL REQUIREMENTS OF THE PENNSYLVANIA PROFESSIONAL SURVEYING ACT, ENACTED OCTOBER 30, 1971, AND ALL APPLICABLE REGULATIONS THEREOF.

D. DAVID SHURA, PLS
3/23/2018
LICENSE NO. S05520502

ALTA/NPSL LAND TITLE SURVEY FOR MEDIPLEX PROPERTY GROUP ABINGTON, LLC

NO.	DATE	DESCRIPTION
1	2/13/2018	ACD CONTIGUOUS
2	1/15/2018	REVISED C & LABS.
3	1/11/2018	REVISED COMPACTMENT AND BLURTS & REMOVED REVIEW COMMENTS 6/17/2018

Sheets 20698 & 1208

Plotted: 6-21-18 05:12pm By: apowell

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ZONING DATA		
MS-L ZONING DISTRICT		
PROPOSED USE: F-2 MEDICAL OFFICE BUILDING ¹¹		
REQUIREMENT		PROPOSED
LOT AREA	10,000 S.F.	49,996 S.F. (NET)
LOT WIDTH	100 FT	258 FT
GREEN AREA	35% MIN ^{**} , 25% WITH BONUS	26.8% (13,415 S.F.)
MAX. BLDG. HEIGHT	35 FT	2 STORIES; <35 FT
TRIPLE FRONTAGE BUILDING ZONE		
OLD YORK ROAD	25 FT MAX, 15 FT MIN	15 FT
GUERNSEY AVE.	25 FT MAX, 15 FT MIN	15 FT
ECKARD AVE.	15 FT MIN	138 FT
SIDE YARD	10 FT MIN	86 FT
REAR YARD	20 FT MIN	N/A
BUILDING SETBACK FROM R-4	40 FT MIN	06 FT
TRASH STORAGE SETBACK FROM R-4	20 FT MIN	20 FT

* ZONING REQUIREMENTS FOR PORTION OF PROJECT WITHIN MS-L
 11 A SPECIAL EXCEPTION IS REQUIRED FOR F-2 MEDICAL OFFICE USE IN MS-L
 ** A 10% DECREASE OF REQUIRED GREEN SPACE IS ALLOWED WITH TWO BONUS POINTS. TWO BONUS FEATURES USED ON SITE ARE CORNER PROPERTY PLAZA OF AT LEAST 350 SQUARE FEET AND A TOWER ELEMENT OF AT LEAST 5 FEET IN HEIGHT ABOVE ROOF LINE.

BONUS CALCULATIONS
 THE FOLLOWING BONUS ARE OFFERED IN EXCHANGE FOR REDUCTION IN GREEN SPACE REQUIREMENT. 2 POINTS ARE REQUIRED FOR A 10% REDUCTION IN REQUIRED GREEN SPACE.

PLAZA	(1 POINT)
TOWER	(1 POINT)
TOTAL	(2 POINTS)

ZONING DATA		
R-4 ZONING DISTRICT*		
PROPOSED USE: COMMERCIAL PARKING LOT ¹¹		
REQUIREMENT		PROPOSED
LOT AREA	7,500 S.F.	18,440 S.F.
LOT WIDTH	50 FT	183 FT
LOT DEPTH	100 FT	125 FT
BUILDING SETBACKS		
FRONT YARD	20 FT	N/A
SIDE YARD	10 FT	N/A
REAR YARD	25 FT	N/A
BUILDING COVERAGE		
IMPERVIOUS COVERAGE	40% MAX	N/A
	55% MAX	55% (8,300 S.F.)

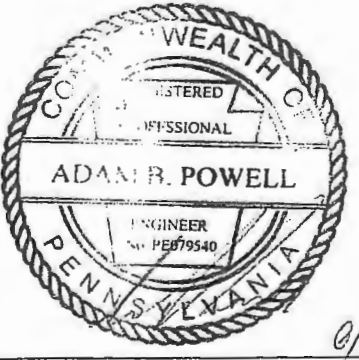
* ZONING REQUIREMENTS FOR PORTION OF PROJECT WITHIN R-4
 11 CONTINUATION OF EXISTING LEGAL NON CONFORMING USE OF COMMERCIAL PARKING IN R-4, OR IN THE ALTERNATIVE, A VARIANCE REQUEST TO ALLOW THE USE OF A PARKING LOT WITHIN THE R-4 RESIDENTIAL ZONING DISTRICT TO SUPPORT A MEDICAL OFFICE BUILDING LOCATED IN THE MS-L DISTRICT.

PARKING CALCULATION AND REDUCTIONS

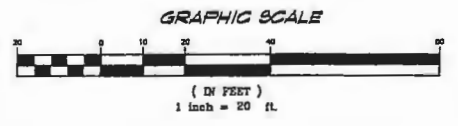
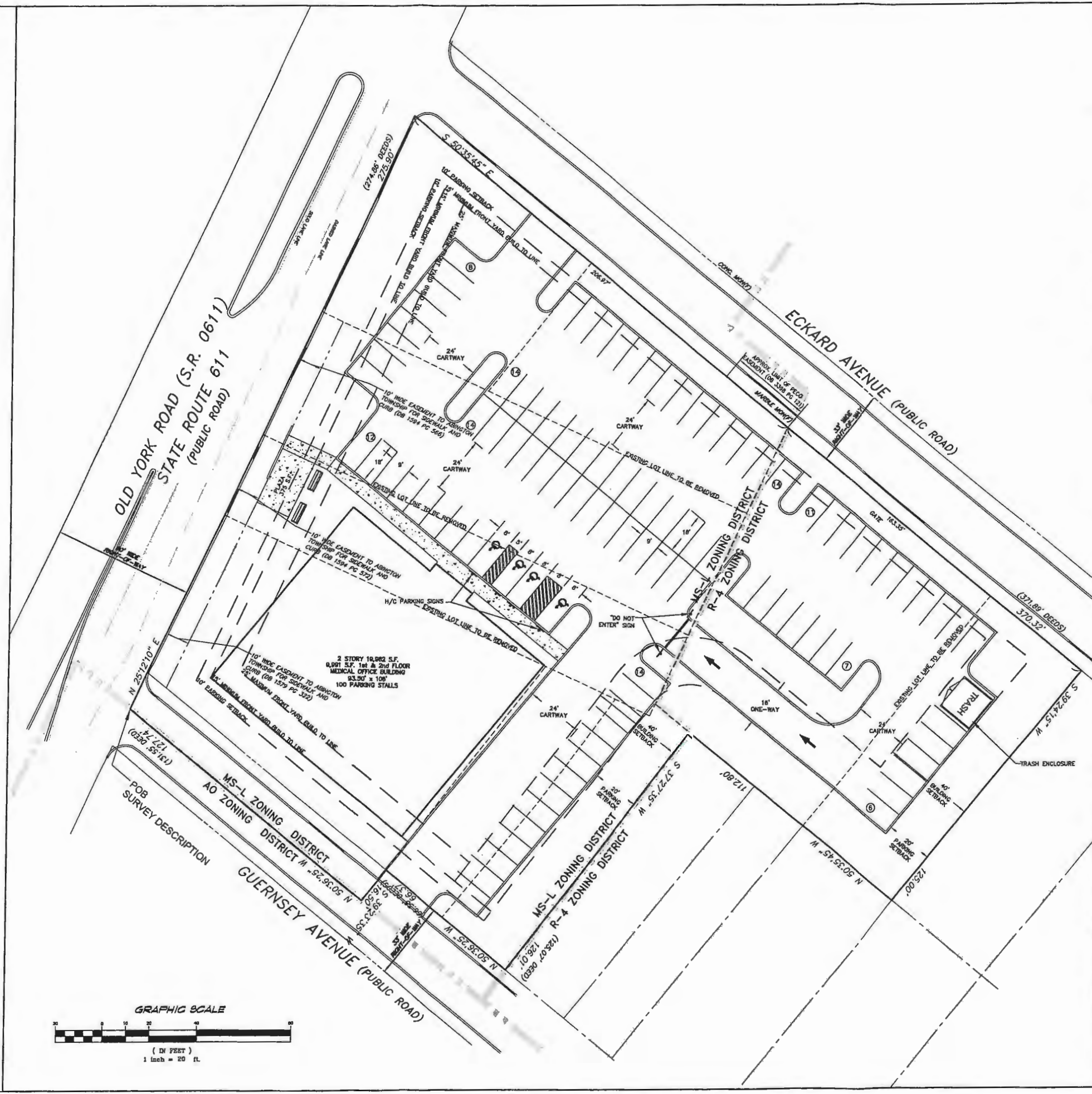
1. 2304(F)(2) - USE F-2: MEDICAL CLINIC OR OFFICE - 1 PARKING SPACE PER 200 SQUARE FEET OF GROSS FLOOR AREA PER ZONING SECTION 2305(B) - GROSS LEASABLE FLOOR AREA IS MEASURED BY THE EXTERIOR BUILDING WALLS, MINUS FLOOR AREAS OF THE BUILDING DEVOTED TO BASEMENT AND CRAWL SPACE UTILIZED STRICTLY AS STORAGE, MECHANICAL AND BUILDING UTILITY SPACES SUCH AS ELEVATOR SHAFTS, WATER CLOSETS, AND BUILDING EQUIPMENT ROOMS, COMMON HALLWAYS AND STAIRWAYS, AESTHETIC LOBBIES USED FOR ARCHITECTURAL ENHANCEMENT OR DISPLAY AND NOT USED OR INTENDED FOR BUSINESS USE.
 19,982 S.F. GROSS FLOOR AREA:
 8,341 S.F. 1ST FLR. GROSS LEASABLE AREA:
 8,491 S.F. 2ND FLR. GROSS LEASABLE AREA:
 16,832 S.F. TOTAL GROSS LEASABLE FLOOR AREA x 1 SPACE PER 200 S.F. = 85 SPACES REQUIRED

2. 2309(A)(2) - USES WITHIN 200 FEET OF A BUS SHELTER STATION ARE PERMITTED A 2X REDUCTION IN THE REQUIRED NUMBER OF AUTOMOBILE PARKING SPACES - SEPTA BUS ROUTE 58 STOPS ARE LOCATED AT THE INTERSECTION OF ECKARD AND OLD YORK ROAD AND GUERNSEY AND OLD YORK ROAD DIRECTLY ADJACENT TO THE SITE.

3. 2309(A)(3) - USES WITH A DEFINED PEDESTRIAN WALKWAY AND BICYCLE TRAIL SYSTEMS LEADING TO SURROUNDING RESIDENTIAL NEIGHBORHOODS AND RESIDENTIAL NEIGHBORHOODS ON A REGULAR AND LONG TERM BASIS ARE PERMITTED A 3X REDUCTION IN THE REQUIRED NUMBER OF AUTOMOBILE PARKING SPACES. - SITE IS LOCATED ALONG OLD YORK ROAD WITHIN A DEFINED RESIDENTIAL NEIGHBORHOOD THAT IS READILY ACCESSIBLE VIA SIDEWALKS.
 = 4 SPACE REDUCTION
 81 SPACES REQUIRED
 100 SPACES PROVIDED



06/21/18



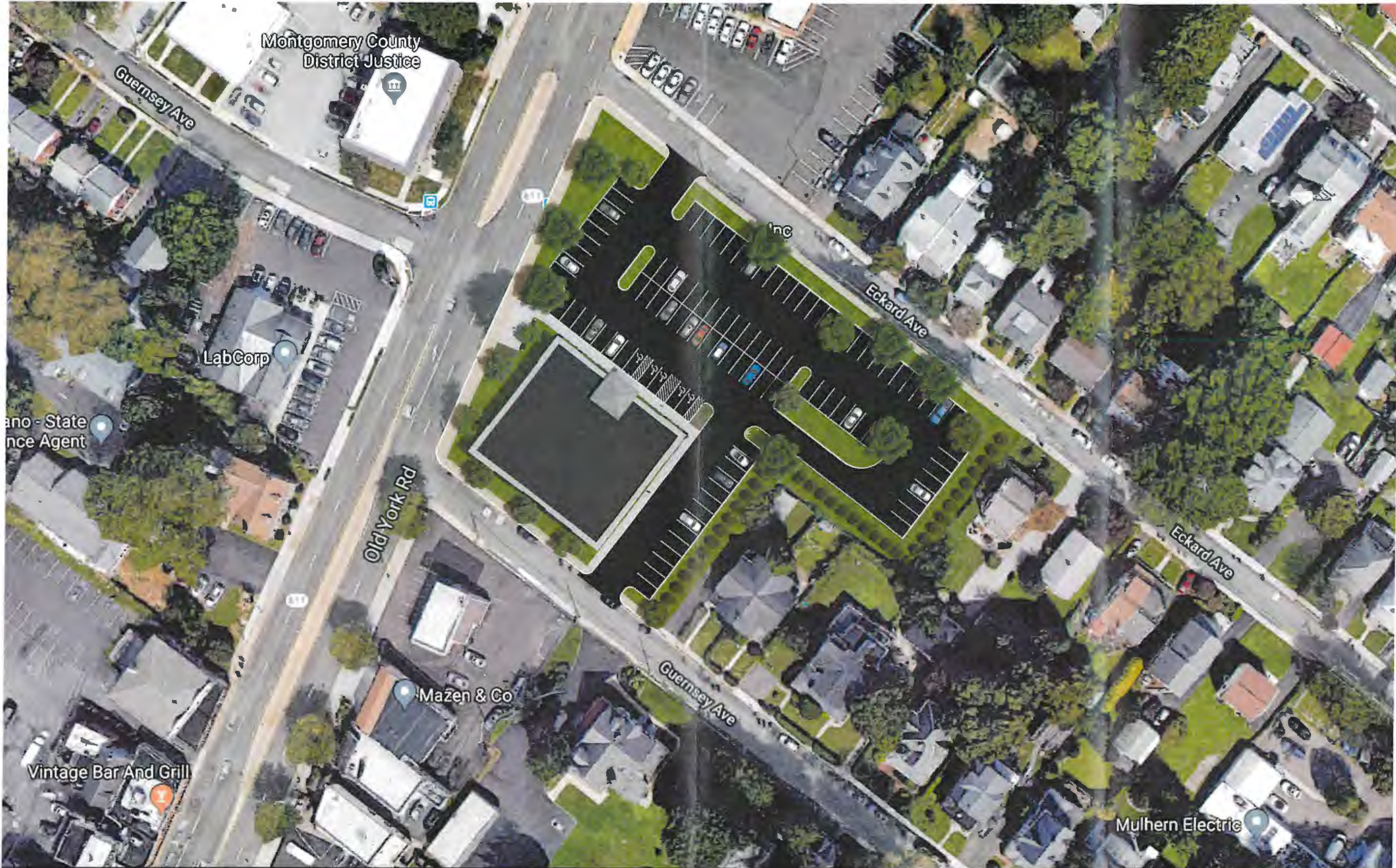
LINN ARCHITECTS
 ARCHITECTURE
 ENGINEERING
 SITE PLANNING
 INTERIOR DESIGN
 140 N. PROVIDENCE ROAD
 MEDIA, PENNSYLVANIA 19063
 TEL: 610-660-7044
 FAX: 610-660-3258

ZONING EXHIBIT - 2 STORY MEDICAL OFFICE BUILDING
 FOR
 OLD YORK ROAD
 ABINGTON TOWNSHIP
 MONTGOMERY COUNTY, PA

DATE	REVISIONS	DESCRIPTION	DATE
06/21/18 <td>NO.</td> <td></td> <td></td>	NO.		

SCALE: 1"=20'
 DRAWN BY: BFP
 CHECKED BY:
 PROJ. NO.: 17142

SHEET NO. **Z-1** OF SHEET 1



CONCEPT AERIAL IMAGE
2 STORY MEDICAL OFFICE BUILDING
MONTGOMERY COUNTY, PENNSYLVANIA



CONCEPT IMAGE
2 STORY MEDICAL OFFICE BUILDING
MONTGOMERY COUNTY, PENNSYLVANIA

JUNE 2018
LINN ARCHITECTS
MEDIA PENNSYLVANIA