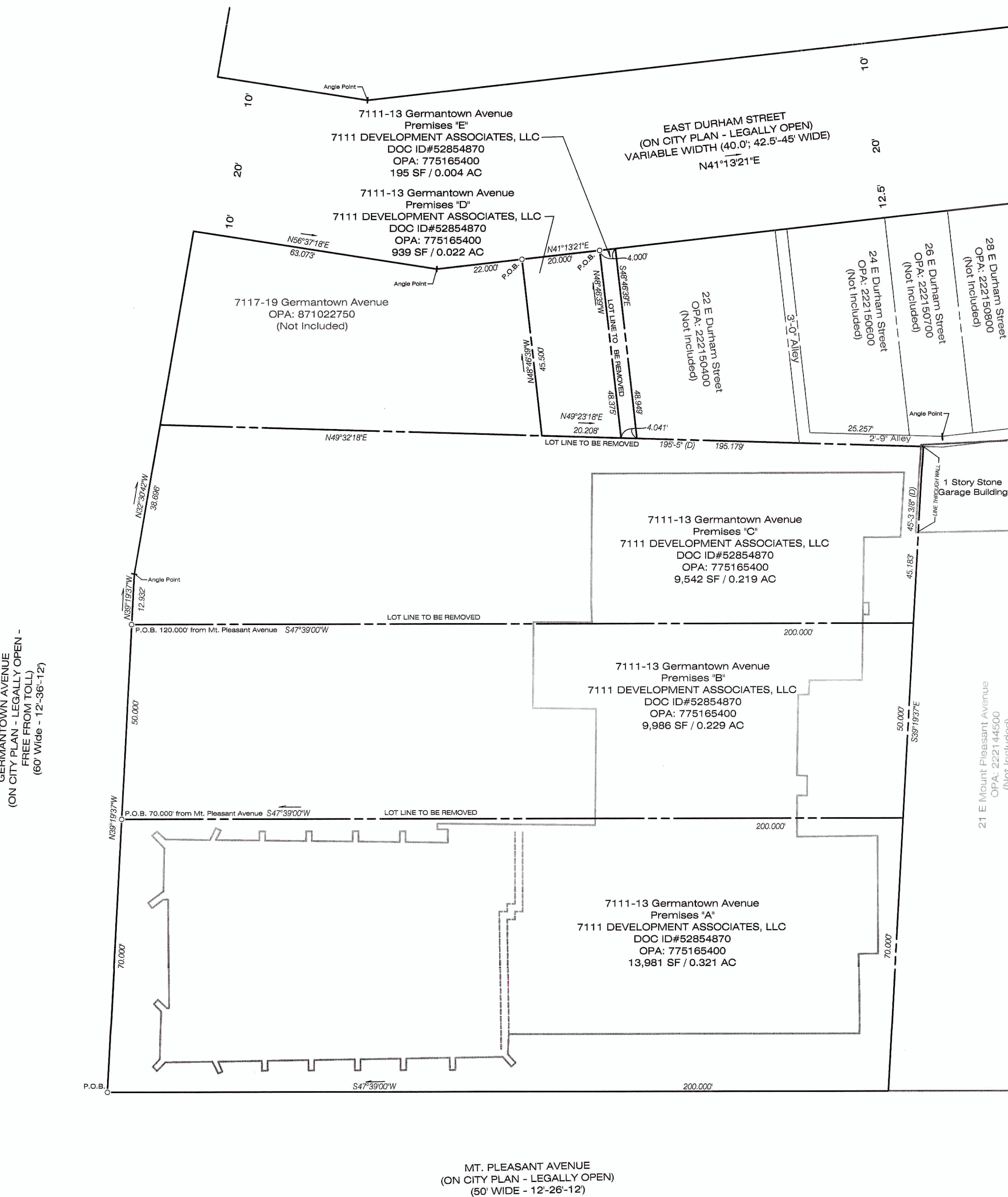
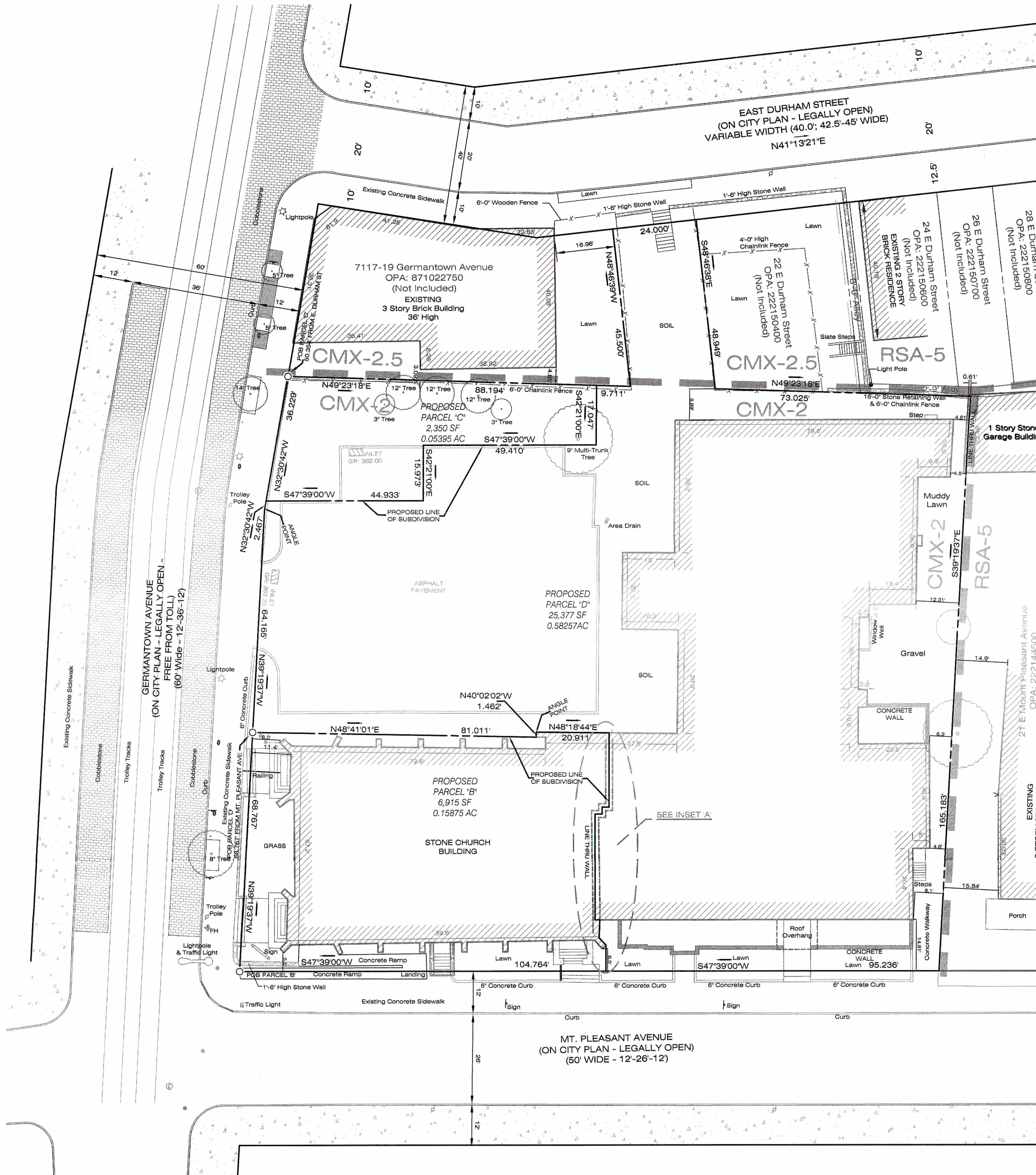


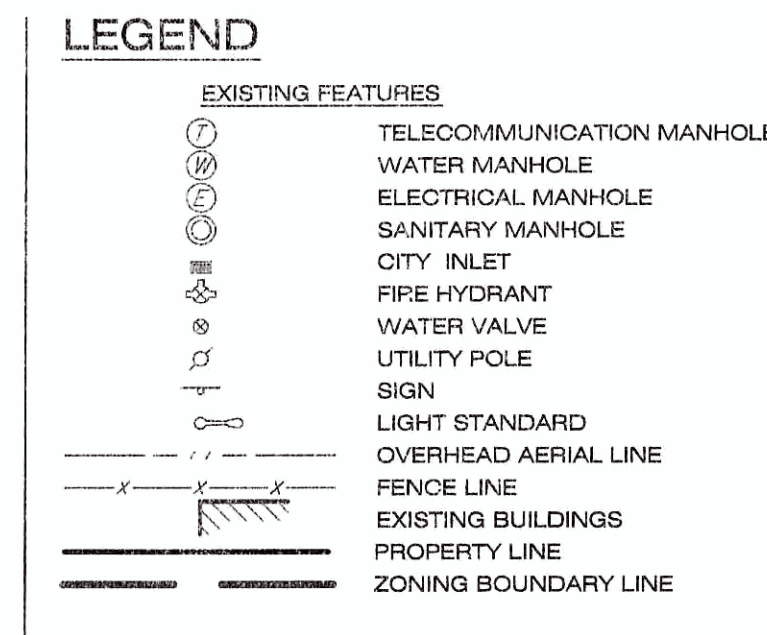
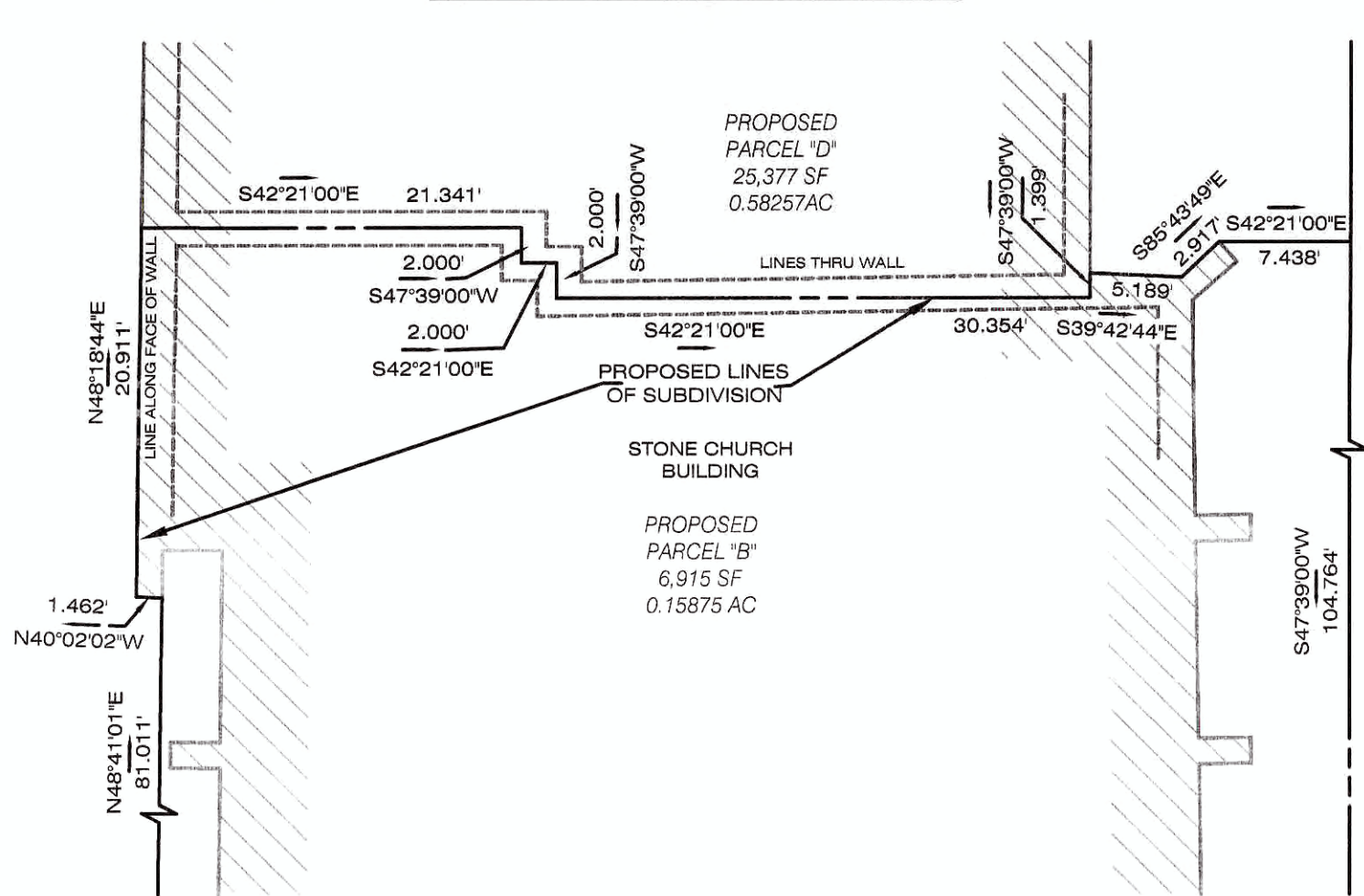
EXISTING LOT DIMENSIONS



PROPOSED LOT DIMENSIONS & PHYSICAL CONDITIONS



INSET 'A' SCALE 1"=10'



ZONING TABLE

CMX-2.5 NEIGHBORHOOD COMMERCIAL MIXED-USE ZONING CRITERIA

DISTRICT AND LOT DIMENSIONS	REQUIRED
Max. Occupied Area (% of lot)	Intermediate: 75 Corner: 80
YARDS	
Min. Front Yard Depth	Must build to front lot line
Min. Side Yard Width (ea.)	5' if used
Min. Rear Yard Depth	The greater of 9 ft. or 10% of lot depth
HEIGHT	
Max. Height	35'
Min. Cornice Height	25'

CMX-2 COMMERCIAL ZONING CRITERIA

DISTRICT AND LOT DIMENSIONS	REQUIRED
Max. Occupied Area	Intermediate: 75 Corner: 80
YARDS	
Min. Side Yard Width, Ea.	5' if used
Min. Rear Yard Depth	The greater of 9' or 10% of lot depth
HEIGHT	
Max. Height	35'

- NOTES**
- Boundary and Topographic information is based on a field survey performed by Ruggiero Plante Land Design during March of 2015 and updated on October 11, 2015.
 - All boundary dimensions are identified in Philadelphia District Standard feet all other stated dimensions are in U.S. standard feet.
 - The bearings shown hereon are referenced from Plan of Property Made for A.S. Tourison by John T. Campbell, Surveyor and Regulator of the 9th District, revised on June 5, 1925.
 - FEMA FIRV map #42075700870 effective January 17, 2007 designates the site as Zone X, areas outside the 100 yr. floodplain.
 - Some off site improvements such as buildings, curbing, and parking have been taken from aerial photographs, other plans and from public GIS sources.
 - This survey does not address the presence or absence of freshwater wetlands.
 - Only above ground visible improvements have been located, underground utilities and invert elevations shown have been taken from City Records and are not survey measured or located. The location of the underground utilities are approximate and must be field verified by contractor before commencement of any construction.
 - The property is zoned cmx-2 and cmx-2.5 Philadelphia District.
 - The change from inches to the more precise decimal expression may result in minor changes in the second and third decimal places, these are not mistakes or oversights but more precise values.
 - Attention is called to the Zoning Requirements in the City of Philadelphia Code as amended.
 - A Zoning Permit is required for any proposed changes to lot lines, including consolidation of existing parcels.

- REFERENCE PLANS**
- City Plan #206
 - Plan of Lot made for Land Title Bank & Trust Co., by John T. Campbell, Surveyor and Regulator of the 9th District, on May 16, 1908
 - Plan of Property Sub-Divided for W.M. Edgerton, by John T. Campbell, Surveyor and Regulator of the 9th District, on October 23, 1906
 - Plan of Property made for A.S. Tourison, revised by John T. Campbell, Surveyor and Regulator of the 9th District, on June 5th, 1925
 - Plan to Place Upon City Plan 208 East Durham Street from Chew Street to Germantown Avenue, by Geo. H. Wentz, Acting Surveyor and Regulator of the 9th District, Authorized by Ordinance of Councils Approved April 3, 1924.
 - Proposed Lot Consolidation Plan, made by Ruggiero Plante Land Design on April 30, reviewed and approved by 9th Survey District on April 30, 2015.

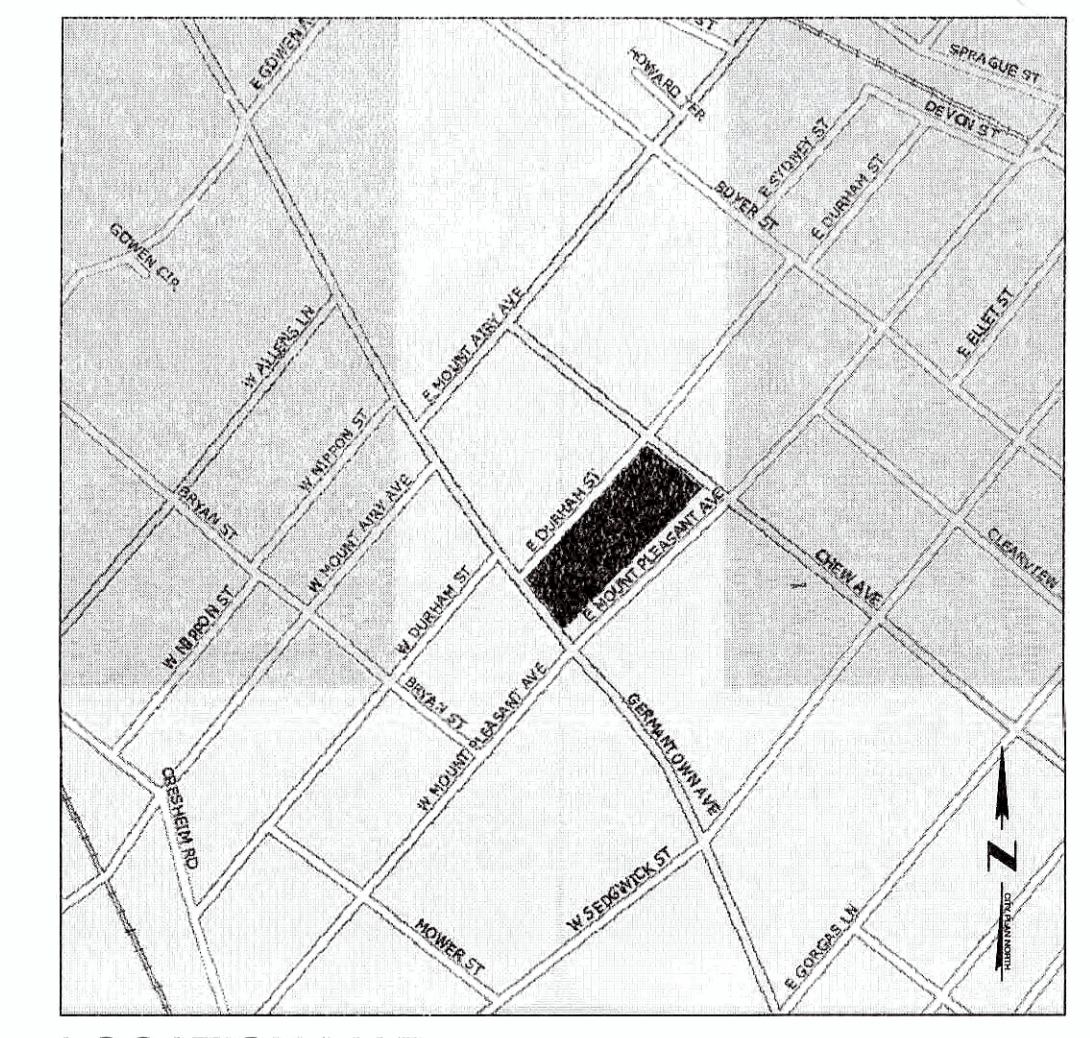
Reviewed and Approved as per
Sub-Division Plan Requirements
Adopted by the Board of Surveyors

[Signature] 2/21/20
Surveyor & Regulator District Date

SOURCE OF TITLE

7111-13 GERMANTOWN AVENUE
Deed from Mt. Airy Presbyterian Church to 7111 Development Associates, LLC, dated November 18, 2014 and being recorded in the City of Philadelphia on November 26, 2014 as document #52854870.

[Signature] 2/21/20
JAMES F. HENRY, PLS
PA Registered Professional Land Surveyor No. SU-056807



UTILITY OWNERS

DATE CONTACTED: January 7th, 2015
SERIAL NUMBER: 20150071678

COMPANY: COMCAST CABLE
ADDRESS: 4400 WAYNE AVE
PHILADELPHIA, PA, 19140
CONTACT: PAT LAVIN patrick.lavin@comcast.com

COMPANY: FREQ ENERGY CO STS LLC
ADDRESS: 1004 W 8TH AVE
KING OF PRUSSIA, PA, 19406
CONTACT: WAYNE VINCENT wvnc@freqenergy.com

COMPANY: PHILADELPHIA CITY WATER DEPARTMENT
ADDRESS: 1101 MARKET ST
2ND FLOOR ARA TOWER
PHILADELPHIA, PA 19107-2994
CONTACT: ERIC PONERT eric.ponert@phila.gov

COMPANY: PHILADELPHIA CITY DEPT. OF STREETS
ADDRESS: ROOM 940 MSB
1401 JFK BLVD.
PHILADELPHIA, PA 19102-1676
CONTACT: JOSEPH WIGIEL joseph.wigiel@phila.gov

COMPANY: PHILADELPHIA GAS WORKS
ADDRESS: 800 W. MONTGOMERY AVE.
PHILADELPHIA, PA, 19122
CONTACT: JAMES BOCHANANSKI james.bochananski@pgworks.com

COMPANY: SOUTHEASTERN PA TRANSPORTATION AUTHORITY
ADDRESS: 1234 MARKET STREET 12TH FLOOR
PHILADELPHIA, PA, 19107
CONTACT: DAVID MONTYDAS dmontydas@septa.org

COMPANY: VERIZON PENNSYLVANIA INC.
ADDRESS: 800 FACE ST, 8TH FLOOR
PHILADELPHIA, PA, 19107
CONTACT: SUZETTE WALKER suzette.a.walker@verizon.com

OWNER OF RECORD

7111-13 Germantown Avenue
7111 Development Associates, LLC
6829 Germantown Avenue, 2nd Fl.
Philadelphia, PA 19119

NOTICE:
PENNSYLVANIA ACT 287 OF 1974 AS AMENDED BY ACT 121 OF 2008 REQUIRES THAT CONTRACTORS DETERMINE THE LOCATION OF ALL UTILITY, SEWER AND WATER LINES BEFORE COMMENCING CONSTRUCTION. SEE SHEET 1 FOR THE LIST OF LOCAL UTILITIES.

REVISIONS

NO.	DESCRIPTION

7111-13 GERMANTOWN AVE
Philadelphia, PA 19119
Ward #22 OPA# 775165400

prepared for:
G.C. Selbert
SUSPROS LLC
520 Carpenter Lane
Philadelphia, PA 19119
prepared by:

Ruggiero Plante Land Design
5900 Ridge Avenue Philadelphia, PA 191278
phone 215.595.3900 fax 215.595.3800 www.ruggieroplante.com

Plan Date: November 21, 2019 Scale: 1" = 20'-0"

Sheet Title: **PROPOSED LOT SUBDIVISION PLAN**
Sheet 1 of 1