

Civic Design Review Notification to Philadelphia City Planning Commission

This form must be completed by the L&I plans examiner to notify PCPC that an application under review requires Civic Design Review (CDR).

The L&I plans examiner must forward this completed form to the applicant, the Community Group Notification (RCO@Phila.gov), and the Civic Design Review (CDR@Phila.Gov) and must also upload a copy to eCLIPSE.

Application Details
Identify the permit number, location of work and name of applicant.

If a specific location applies or the project involves multiple parcels, please note additional details or address information in the space provided.

1

Permit Number: ZP-2|0|2|4|0|0|1|2|6|0

Address: 4630 ISLAND AVE # A, Philadelphia, PA 19153-3825

Specific Location or Additional Parcels: _____

Applicant Name: Katherine Missimer

Applicant's Relationship to property:
 Property Owner Tenant Equitable Owner Licensed Professional or Tradesperson

Date of Notification to PCPC: 03 / 23 / 24

Plans Examiner
Provide the name and contact information of the plans examiner reviewing the application.

2

Name: Chanwoo Jung

Email Address: chanwoo.jung@phila.gov Phone Number: 215-686-2564

CDR Triggers
Provide applicable application details related to the CDR determination.

See §14-304(5) and Table 14-304.2 for additional details.

3

Zoning District(s): SP-AIR

Affects property in a residential district, as defined by §14-304(5)(b)(2) Yes No

Application includes new construction or an expansion that creates 261,478 square footage of new GFA.

Application includes new construction or an expansion that creates _____ additional dwelling units.

Plan Review Results
Provide details regarding the outcome of the plan review

Will the application result in a by-right permit? Yes No

If yes, skip the questions below.

If no, has the applicant been issued a refusal / referral prior to completing CDR? Yes No

If yes, include the refusal / referral with this Notification and forward to the email addresses listed below.

If no, use the space below to outline the refusals / referrals that are anticipated:

Code Section(s):	Reason for Refusal / Referral:

4

Plan Review Results (cont'd)

Provide details regarding the outcome of the plan review

Code Section(s):	Reason for Refusal / Referral:

4

Note to Applicant: Plans that are submitted to L&I are considered final. Any changes made to the plans must be a result of the CDR process. If any changes are proposed, the [Civic Design Review Revision Form](#) must be submitted with the revised plans. Any changes that are not a result of the CDR process may require the submission of a new application.



**Referral Sent From
L&I to PCPC**

Project at 4630 Island Ave #A, Philadelphia PA

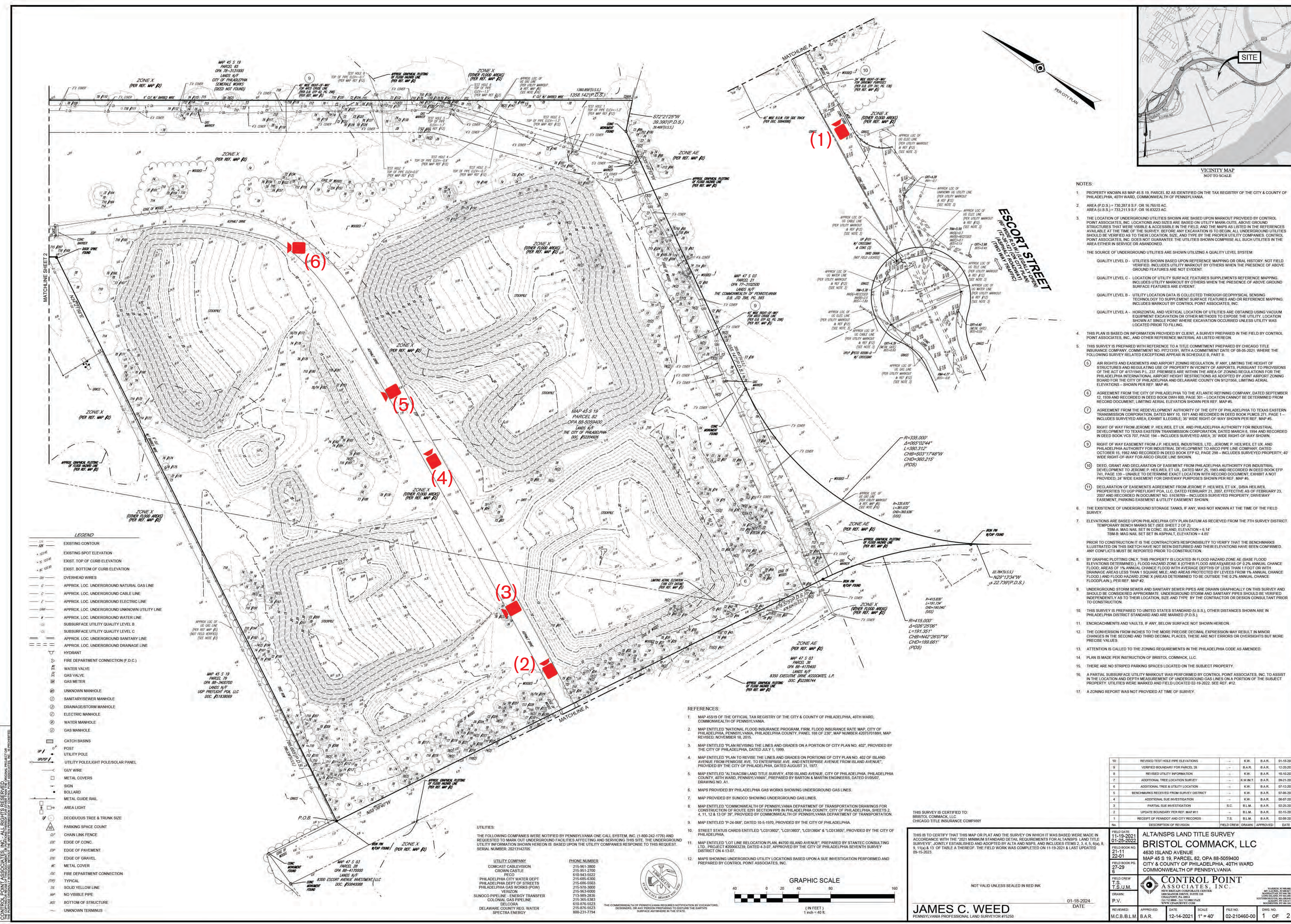


BRISTOL GROUP



BOHLER //

Existing Site
Aerial View



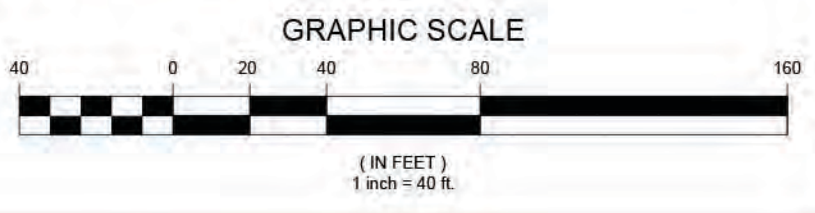
- NOTES:
- PROPERTY KNOWN AS MAP 45 S 19, PARCEL 82 AS IDENTIFIED ON THE TAX REGISTRY OF THE CITY & COUNTY OF PHILADELPHIA, 4TH WARD, COMMONWEALTH OF PENNSYLVANIA.
 - AREA (P.D.S.) = 730.297 S.F. OR 16.7653 AC. AREA (U.S.) = 732.118 S.F. OR 16.8222 AC.
 - THE LOCATION OF UNDERGROUND UTILITIES SHOWN ARE BASED UPON MARKOUT PROVIDED BY CONTROL POINT ASSOCIATES, INC. LOCATIONS AND DEPTHS ARE BASED ON MANHOLE AND/OR SURFACE STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. THERE ARE MANY OTHER UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE, AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
 - THE SOURCE OF UNDERGROUND UTILITIES ARE SHOWN UTILIZING A QUALITY LEVEL SYSTEM.
 - QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MARKING OR ORAL HISTORY; NOT FIELD VERIFIED. INCLUDES UTILITY MARKOUT BY OTHERS WHEN THE PRESENCE OF ABOVE GROUND FEATURES ARE NOT EVIDENT.
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 - QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILING.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT. A SURVEY PREPARED BY THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCED MATERIAL AS LISTED HEREIN.
 - THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. P1721317, WITH A COMMITMENT DATE OF 08-08-2021. WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, PART II:
 - (C) AIR RIGHTS AND EASEMENTS AND AIRPORT ZONING REGULATION, IF ANY, LIMITING THE HEIGHT OF STRUCTURES AND REGULATING USE OF PROPERTY IN VICINITY OF AIRPORTS, PURSUANT TO PROVISIONS OF THE ACT OF 4/17/1945 P.L. 237. PREMISES ARE WITHIN THE AREA OF ZONING REGULATIONS FOR THE PHILADELPHIA INTERNATIONAL AIRPORT HEIGHT RESTRICTIONS AS ADOPTED BY JOINT AIRPORT ZONING BOARD FOR THE CITY OF PHILADELPHIA AND DELAWARE COUNTY ON 9/21/1996, LIMITING AERIAL ELEVATIONS - SHOWN PER REF. MAP #6.
 - (D) AGREEMENT FROM THE CITY OF PHILADELPHIA TO THE ATLANTIC REFINING COMPANY, DATED SEPTEMBER 12, 1939 AND RECORDED IN DEED BOOK DW 100, PAGE 301 - LOCATION CANNOT BE DETERMINED FROM RECORDED DOCUMENT. LIMITING AERIAL ELEVATION SHOWN PER REF. MAP #6.
 - (E) AGREEMENT FROM THE REDEVELOPMENT AUTHORITY OF THE CITY OF PHILADELPHIA TO TEXAS EASTERN TRANSMISSION CORPORATION, DATED MAY 11, 1971 AND RECORDED IN DEED BOOK PLUMS 271, PAGE 1 - INCLUDES SURVEYED AREA, EXHIBIT I, LEGIBLE; 30' WIDE RIGHT-OF-WAY SHOWN PER REF. MAP #5.
 - (F) RIGHT OF WAY FROM JEROME P. HELWEL ET UX. AND PHILADELPHIA AUTHORITY FOR INDUSTRIAL DEVELOPMENT TO TEXAS EASTERN TRANSMISSION CORPORATION, DATED MARCH 1, 1964 AND RECORDED IN DEED BOOK VCS 107, PAGE 194 - INCLUDES SURVEYED AREA, 30' WIDE RIGHT-OF-WAY SHOWN.
 - (G) RIGHT OF WAY EASEMENT FROM J.P. HELWEL INDUSTRIES, LTD., JEROME P. HELWEL ET UX. AND PHILADELPHIA AUTHORITY FOR INDUSTRIAL DEVELOPMENT TO ANCO PIPE LINE COMPANY, DATED OCTOBER 15, 1982 AND RECORDED IN DEED BOOK EFP 42, PAGE 298 - INCLUDES SURVEYED PROPERTY, 40' WIDE RIGHT-OF-WAY FOR ANCO GROUND LINE SHOWN.
 - (H) DEED, GRANT AND DECLARATION OF EASEMENT FROM PHILADELPHIA AUTHORITY FOR INDUSTRIAL DEVELOPMENT TO JEROME P. HELWEL ET UX., DATED MAY 25, 1983 AND RECORDED IN DEED BOOK EFP 141, PAGE 139 - UNABLE TO DETERMINE EXACT LOCATION WITH RECORD DOCUMENT, EXHIBIT A NOT PROVIDED, 24' WIDE EASEMENT FOR DRIVEWAY PURPOSES SHOWN PER REF. MAP #6.
 - (I) DECLARATION OF EASEMENTS AGREEMENT FROM JEROME P. HELWEL ET UX., DBA HELWEL PROPERTIES TO J.P. HELWEL INDUSTRIES, L.L.C. DATED FEBRUARY 21, 2007, EFFECTIVE AS OF FEBRUARY 23, 2007 AND RECORDED IN DOCUMENT NO. 5163979 - INCLUDES SURVEYED PROPERTY, DRIVEWAY EASEMENT, PARKING EASEMENT, UTILITY EASEMENT SHOWN.
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 - ELEVATIONS ARE BASED UPON PHILADELPHIA CITY PLAN DATUM AS RECEIVED FROM THE 7TH SURVEY DISTRICT. TEMPORARY BENCHMARKS SET (SEE SHEET 2 OF 2):
 - TBM-A: MAG NAIL SET IN CONC. ISLAND, ELEVATION = 6.14'
 - TBM-B: MAG NAIL SET IN ASPHALT, ELEVATION = 4.82'
 PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SHEET HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONTACTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
 - BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE AE (BASE FLOOD ELEVATION DETERMINED), FLOOD HAZARD ZONE X (OTHER FLOOD AREAS AREAS OF 0.2% ANNUAL CHANCE FLOOD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AND FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOOD PLAN), PER REF. MAP #2.
 - UNDERGROUND STORM SEWER AND SANITARY SEWER PIPES ARE DRAWN GRAPHICALLY ON THIS SURVEY AND SHOULD BE CONSIDERED APPROXIMATE. UNDERGROUND STORM AND SANITARY PIPES SHOULD BE VERIFIED AND IDENTIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE CONTRACTOR OR DESIGN CONSULTANT PRIOR TO CONSTRUCTION.
 - THIS SURVEY IS PREPARED TO UNITED STATES STANDARD (U.S.S.), OTHER DISTANCES SHOWN ARE IN PHILADELPHIA DISTRICT STANDARD AND ARE MARKED (P.D.S.).
 - ENCROACHMENTS AND WALLS, IF ANY, BELOW SURFACE NOT SHOWN HEREIN.
 - THE CONVERSION FROM INCHES TO THE MORE PRECISE DECIMAL EXPRESSION MAY RESULT IN MINOR CHANGES IN THE SECOND AND THIRD DECIMAL PLACES, THESE ARE NOT ERRORS OR OVERSIGHTS BUT MORE PRECISE VALUES.
 - ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED.
 - PLAN IS MADE PER INSTRUCTION OF BRISTOL, COMMACK, LLC.
 - THERE ARE NO STRIPPED PARKING SPACES LOCATED ON THE SUBJECT PROPERTY.
 - A PARTIAL SUBSURFACE UTILITY MARKOUT WAS PERFORMED BY CONTROL POINT ASSOCIATES, INC. TO ASSIST IN THE LOCATION AND DEPTH MEASUREMENT OF UNDERGROUND GAS LINES ON A PORTION OF THE SUBJECT PROPERTY. UTILITIES WERE MARKED AND FIELD LOCATED 08-19-2022. SEE REF. #42.
 - A ZONING REPORT WAS NOT PROVIDED AT TIME OF SURVEY.

- REFERENCES:
- MAP 4519 OF THE OFFICIAL TAX REGISTRY OF THE CITY & COUNTY OF PHILADELPHIA, 4TH WARD, COMMONWEALTH OF PENNSYLVANIA.
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM FIRM FLOOD INSURANCE RATE MAP" CITY OF PHILADELPHIA, PHILADELPHIA, PHILADELPHIA COUNTY, PANEL 18B OF 207, MAP NUMBER 4077018M, MAP REVISION, NOVEMBER 16, 2019.
 - MAP ENTITLED "AN REVISION OF THE LINES AND GRADES ON A PORTION OF CITY PLAN NO. 402", PROVIDED BY THE CITY OF PHILADELPHIA, DATED JULY 1, 1959.
 - MAP ENTITLED "PLAN TO REVISE THE LINES AND GRADES ON PORTIONS OF CITY PLAN NO. 402 OF ISLAND AVENUE FROM FRANKIE AVE. TO INTERSTATE AVE. AND INTERSTATE AVENUE FROM ISLAND AVENUE", PROVIDED BY THE CITY OF PHILADELPHIA, DATED AUGUST 31, 1977.
 - MAP ENTITLED "AT TANGIEM LAND TITLE SURVEY, 4700 ISLAND AVENUE, CITY OF PHILADELPHIA, PHILADELPHIA COUNTY, 4TH WARD, PENNSYLVANIA", PREPARED BY GIBSON & MARTIN ENGINEERS, DATED 08/07/1977, DRAWING NO. A1.
 - MAPS PROVIDED BY PHILADELPHIA GAS WORKS SHOWING UNDERGROUND GAS LINES.
 - MAP PROVIDED BY SUNCOR SHOWING UNDERGROUND GAS LINES.
 - MAP ENTITLED "COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION DRAWING FOR CONSTRUCTION OF ROUTE 3021 SECTION PRR IN PHILADELPHIA COUNTY, CITY OF PHILADELPHIA, SHEETS 2, 4, 11, 12 & 13 OF 39", PROVIDED BY COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION.
 - MAP ENTITLED "W-24-098", DATED 10-5-1970, PROVIDED BY THE CITY OF PHILADELPHIA.
 - STREET STATUS CARDS ENTITLED "L013802", "L013807", "L013804" & "L013805", PROVIDED BY THE CITY OF PHILADELPHIA.
 - MAP ENTITLED "101 LINE RELOCATION PLAN, 4630 ISLAND AVENUE", PREPARED BY STANTEC CONSULTING LTD., DATED 07-17-2021, DATED 4-29-2021, APPROVED BY THE CITY OF PHILADELPHIA SEVENTH SURVEY.
 - MAPS SHOWING UNDERGROUND UTILITY LOCATIONS BASED UPON A SUE INVESTIGATION PERFORMED AND PREPARED BY CONTROL POINT ASSOCIATES, INC.

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY PENNSYLVANIA ONE CALL SYSTEM, INC. (1-800-243-1776) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER: 20231421076.

UTILITY COMPANY	PHONE NUMBER
CONCAST CARBON	215-611-7300
CROWN CASTLE	215-611-2700
PECO	610-543-5022
PHILADELPHIA CITY WATER DEPT	215-685-4300
PHILADELPHIA DEPT OF STREETS	215-686-5000
PHILADELPHIA GAS WORKS (PGW)	215-978-3000
VERIZON	215-965-0000
SUNCOR PIPELINE - ENERGY TRANSFER	713-989-2835
COLONIA GAS PIPING	215-366-5301
DELCORA	610-676-5223
DELAWARE COUNTY REG. WATER	215-676-5223
SPECTRA ENERGY	800-221-7794



THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE 2023 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALL LANDS, LAND TITLE SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(a), 8, 9, 11(a), & 13 OF TABLE A THEREOF. THIS FIELD WORK WAS COMPLETED ON 11-18-2023 & LAST UPDATED 09-15-2023.

REVISIONS:

NO.	DESCRIPTION OF REVISION	FIELD CREW	DATE
10	REVISED TEST HOLE PIPE ELEVATIONS	K.W.	01-18-2024
9	VERIFIED BOUNDARY FOR PARCEL 28	B.A.R.	12-26-2023
8	REVISED UTILITY INFORMATION	K.W.	10-10-2023
7	ADDITIONAL TEST LOCATION SURVEY	B.A.R.	09-03-2023
6	ADDITIONAL TREE & UTILITY LOCATION	K.W.	07-12-2023
5	BENCHMARKS RECEIVED FROM SURVEY DISTRICT	K.W.	07-06-2023
4	ADDITIONAL SUE INVESTIGATION	K.W.	06-07-2023
3	PARTIAL SUE INVESTIGATION	B.L.M.	05-26-2023
2	UPDATES BOUNDARY PER REF. MAP #11	B.L.M.	05-15-2022
1	RECEIPT OF PENNSOT AND CITY RECORDS	T.S.	03-09-2022

ALTA/NPS LAND TITLE SURVEY
BRISTOL COMMACK, LLC
4630 ISLAND AVENUE
MAP 45 S 19, PARCEL 82, OPA 88-0508400
CITY & COUNTY OF PHILADELPHIA, 4TH WARD
COMMONWEALTH OF PENNSYLVANIA

CONTROL POINT ASSOCIATES, INC.
1000 N. 10TH ST., SUITE 200
PHILADELPHIA, PA 19107
TEL: 215-581-1000
WWW.CONTROLPOINTASSOCIATES.COM

DATE: 01-18-2024
DATE: 01-18-2024

REVISIONS: M.C.B./B.L.M. APPROVED: B.A.R. DATE: 12-14-2021 SCALE: 1" = 40' FILE NO: 02-210460-00 1 OF 2

JAMES C. WEED
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR #12550



Photo 1 - View of Site from Escort Street Facing North



Photo 2 - View of Site from Site Road Facing North



Existing Site Photos

Project at 4630 Island Ave #A, Philadelphia PA



Photo 3 - View from Site Road Facing West



Photo 4 - View from Site Road Facing North



Existing Site Photos



Photo 5 - View from Site Road Facing West



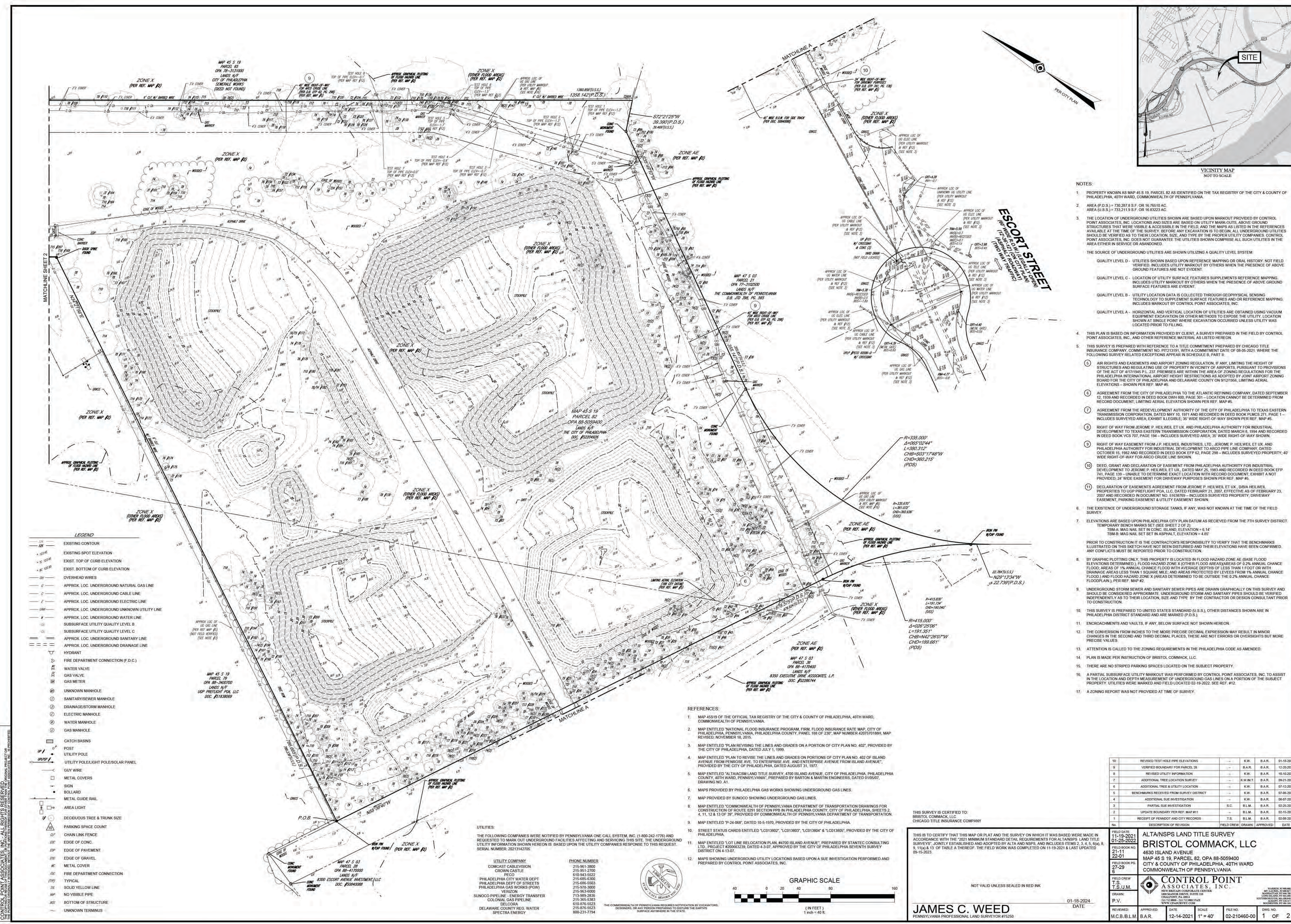
Photo 6 - View from Site Road Facing North-West



Existing Site Photos



BOHLER



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 - THERE ARE NO STRIPPED PARKING SPACES LOCATED ON THE SUBJECT PROPERTY.
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 - A ZONING REPORT WAS NOT PROVIDED AT TIME OF SURVEY.

NO.	REVISION	DATE	BY	APP.	DATE
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9	VERIFIED BOUNDARY FOR PARCEL 28	--	B.A.R.	B.A.R.	12-20-2023
8	REVISED UTILITY INFORMATION	--	K.W.	B.A.R.	10-10-2023
7	ADDITIONAL TEST LOCATION SURVEY	--	B.A.R.	B.A.R.	09-03-2023
6	ADDITIONAL TREE & UTILITY LOCATION	--	K.W.	B.A.R.	07-12-2023
5	BENCHMARKS RECEIVED FROM SURVEY DISTRICT	--	K.W.	B.A.R.	07-06-2023
4	ADDITIONAL SUE INVESTIGATION	--	K.W.	B.A.R.	06-07-2023
3	PARTIAL SUE INVESTIGATION	--	B.C.	B.L.M.	02-20-2022
2	UPDATES BOUNDARY PER REF. MAP #11	--	B.L.M.	B.A.R.	02-15-2022
1	RECEIPT OF PENNSOT AND CITY RECORDS	T.S.	B.L.M.	B.A.R.	02-09-2022

ALTA/NPS LAND TITLE SURVEY
BRISTOL COMMAACK, LLC
 4630 ISLAND AVENUE
 MAP 4519 PARCEL 82, OPA 88-0058400
 CITY & COUNTY OF PHILADELPHIA, 40TH WARD
 COMMONWEALTH OF PENNSYLVANIA

CONTROL POINT ASSOCIATES, INC.
 1000 N. 10TH ST., SUITE 200
 PHILADELPHIA, PA 19107
 TEL: 215-592-1100
 WWW.CONTROLPOINTINC.COM

FIELD DATE: 11-19-2021
 12-29-2022
 FIELD BOOK NO: 21-11
 MAP 4519 PARCEL 82, OPA 88-0058400
 FIELD BOOK PGS: 6-29

FIELD CREW: T.S., J.M.

DATE: 01-18-2024

REVISIONS: P.V., M.C.B./B.L.M., B.A.R.

DATE: 12-14-2021

SCALE: 1" = 40'

FILE NO: 02-210460-00

DWG. NO: 1 OF 2

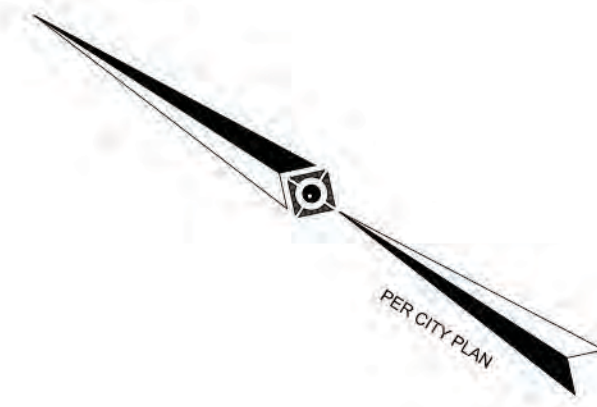


EXHIBIT A:
ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE 40TH WARD OF THE CITY OF PHILADELPHIA, COUNTY OF PHILADELPHIA, COMMONWEALTH OF PENNSYLVANIA AND DESCRIBED IN ACCORDANCE WITH A CITY-LEASING RELOCATION PLAN PREPARED BY STANTEC CONSULTING INC., FORMERLY VOLLMER ASSOCIATES LLP, DATED APRIL 2, 2021:

BEGINNING AT AN INTERIOR POINT, SAID POINT BEING MEASURED THE FOLLOWING FOUR COURSES AND DISTANCES FROM A POINT OF CURVE ON THE NORTHEASTERN SIDE OF ISLAND AVENUE (108 FEET WIDE), SAID POINT OF CURVE BEING THE NORTHERLY END OF AN ARC THAT CONNECTS THE SAID NORTHEASTERN SIDE OF ISLAND AVENUE WITH THE NORTHWESTERN SIDE OF ESCORT STREET (80 FEET WIDE), HAVING A RADIUS OF 45,000 FEET AND AN ARC DISTANCE OF 63,525 FEET, AS FOLLOWS:

- (1) NORTH 19° 04' 48" WEST ALONG THE SAID SIDE OF ISLAND AVENUE 622.175 FEET TO A POINT;
- (2) NORTH 7° 58' 12" EAST 571.039 FEET TO A POINT;
- (3) NORTH 24° 22' 58" EAST 186.344 FEET TO A POINT;
- (4) SOUTH 58° 38' 47" EAST 93.935 FEET TO THE POINT OF BEGINNING;

THENCE FROM SAID POINT OF BEGINNING EXTENDING THE FOLLOWING FIFTEEN (15) COURSES AND DISTANCES:

- (1) NORTH 34° 21' 58" EAST 796.889 FEET TO A POINT;
- (2) NORTH 2° 13' 11" WEST 12,355 FEET TO A POINT;
- (3) NORTH 62° 46' 48" EAST 23,322 FEET TO A POINT;
- (4) NORTH 2° 13' 11" WEST 80,005 FEET TO A POINT A CURVE: IN ON THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 250,000 FEET AND AN ARC DISTANCE OF 87,634 FEET, SUBTENDING AN ANGLE OF 130° 5' 16.72" TO A POINT;
- (5) SOUTH 84° 26' WEST 28,415 FEET TO A POINT;
- (6) NORTH 24° 18' 47" WEST CROSSING A 16 INCH TEXAS EASTERN TRANSMISSION CORPORATION PIPE LINE 20.889 FEET TO A POINT ON THE SOUTHEASTERN SIDE OF PENROSE AVENUE (170 FEET WIDE, PENNA. S.R. #271);
- (7) CONTINUING ALONG THE SAID SIDE OF PENROSE AVENUE AND ALONG THE NORTHEASTERN SIDE OF THE TEXAS EASTERN TRANSMISSION CORPORATION PIPE LINE RIGHT OF WAY ON THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 154,935 FEET AND AN ARC DISTANCE OF 275,178 FEET (PREVIOUS DEED DISTANCE 275,282 FEET) TO A POINT OF TANGENT;
- (8) CONTINUING ALONG THE SAID SIDE OF PENROSE AVENUE AND ALONG THE NORTHEASTERN SIDE OF THE TEXAS EASTERN TRANSMISSION CORPORATION PIPE LINE RIGHT OF WAY NORTH BY 47° 22' EAST CROSSING THE HEAD OF A 48 FEET WIDE RIGHT OF WAY FOR TWO 16 INCH SUNOCO PIPE LINE COMPANY GUYE LINES FORMER AND (SUNOCO LINES) 237.587 FEET TO A POINT;
- (9) ALONG THE NORTHEASTERN SIDE OF THE SUNOCO PIPE LINE COMPANY RIGHT OF WAY SOUTH 2° 13' 11" EAST 158.142 FEET TO A POINT;
- (10) ALONG THE NORTHEASTERN SIDE OF THE SUNOCO PIPE LINE COMPANY RIGHT OF WAY SOUTHEASTERLY SOUTH 12° 21' WEST 31.860 FEET TO A POINT;
- (11) ALONG THE NORTHEASTERN SIDE OF THE SUNOCO PIPE LINE COMPANY RIGHT OF WAY SOUTHEASTERLY SOUTH BY 47° WEST 154.151 FEET TO A POINT OF CURVE;
- (12) ON THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 335,800 FEET AND AN ARC DISTANCE OF 388,133 FEET TO A POINT OF TANGENT;
- (13) NORTH 2° 13' 11" WEST 22,739 FEET TO A POINT OF CURVE;
- (14) ON THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 415,000 FEET AND AN ARC DISTANCE OF 191,351 FEET TO A POINT OF TANGENT;
- (15) NORTH 58° 38' 47" WEST 93.935 FEET TO THE POINT AND PLACE OF BEGINNING.

TOGETHER WITH ALL RIGHTS GRANTED UNDER THAT CERTAIN EASEMENT FOR A 24 FEET DRIVEWAY LEADING FROM THE SUBJECT PREMISES TO ESCORT AVENUE, RECORDED IN DEED BOOK EPF 741, PAGE 139, AS SHOWN ON THE ABOVE-MENTIONED PLAN.

BEING PARCEL 18 AS SHOWN ON THE ABOVE-MENTIONED PLAN.

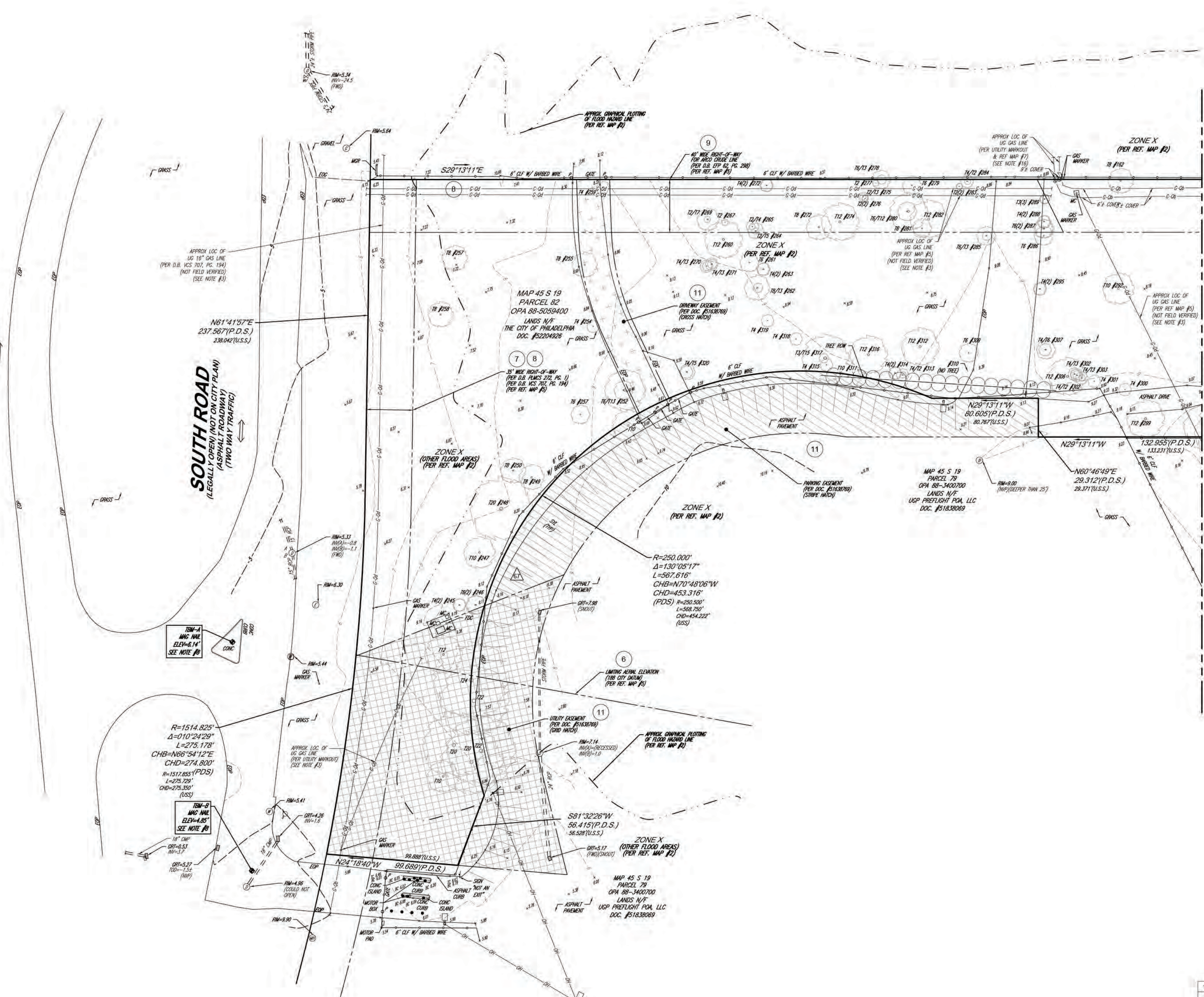
BEING KNOWN AS NO. 4630 ISLAND AVENUE.

BEING DESIGNATED AS TAX PARCEL NO. 88509400.

BEING THE SAME PROPERTY THAT WAS CONVEYED BY JEROME P. HELWEL AND FLORA P. HELWEL, HUSBAND AND WIFE, TO CITY OF PHILADELPHIA BY DEED DATED APRIL 26, 2019 AND RECORDED AT DOCUMENT NO. 62294928.

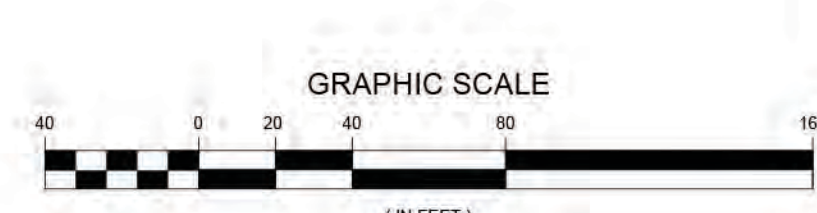
PENROSE AVENUE
(LEGALLY 170 FEET WIDE)
(FORMER HIGHWAY)
(ONE WAY TRAFFIC)

SOUTH ROAD
(LEGALLY 100 FEET WIDE)
(FORMER HIGHWAY)
(TWO WAY TRAFFIC)



LEGEND

---	EXISTING CONTOUR
+	EXISTING SPOT ELEVATION
+	EXIST. TOP OF CURB ELEVATION
+	EXIST. BOTTOM OF CURB ELEVATION
---	OVERHEAD WIRES
---	APPROX. LOC. UNDERGROUND NATURAL GAS LINE
---	APPROX. LOC. UNDERGROUND CABLE LINE
---	APPROX. LOC. UNDERGROUND ELECTRIC LINE
---	APPROX. LOC. UNDERGROUND UNKNOWN UTILITY LINE
---	APPROX. LOC. UNDERGROUND WATER LINE
---	SUBSURFACE UTILITY QUALITY LEVEL B
---	SUBSURFACE UTILITY QUALITY LEVEL C
---	APPROX. LOC. UNDERGROUND SANITARY LINE
---	APPROX. LOC. UNDERGROUND DRAINAGE LINE
---	HYDRANT
---	FIRE DEPARTMENT CONNECTION (P.D.C.)
---	WATER VALVE
---	GAS VALVE
---	GAS METER
---	UNKNOWN MANHOLE
---	SANITARY/SEWER MANHOLE
---	DRAINAGE/STORM MANHOLE
---	ELECTRIC MANHOLE
---	WATER MANHOLE
---	GAS MANHOLE
---	CATCH BASINS
---	POST
---	UTILITY POLE
---	UTILITY POLE/LIGHT POLES/SOLAR PANEL
---	GUY WIRE
---	METAL COVERS
---	SIGN
---	BOLLARD
---	METAL GUIDE RAIL
---	AREA LIGHT
---	DECIDUOUS TREE & TRUNK SIZE
---	PARKING SPACE COUNT
---	CHAIN LINK FENCE
---	EDGE OF CONC.
---	EDGE OF PAVEMENT
---	EDGE OF GRAVEL
---	METAL COVER
---	FIRE DEPARTMENT CONNECTION TYPICAL
---	SOLID YELLOW LINE
---	NO VISIBLE PIPE
---	BOTTOM OF STRUCTURE
---	UNKNOWN TERMINUS



THIS SURVEY IS CERTIFIED TO:
BRISTOL COMMACK, LLC
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NEPL, AND INCLUDES ITEMS 2, 3, 4, 5, 6, 8, 9, 11(a) & 13 OF TABLE A THEREOF. THIS FIELD WORK WAS COMPLETED ON 11-19-2021 & LAST UPDATED 09-15-2023.

NOT VALID UNLESS SEALED IN RED INK

JAMES C. WEED
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR #12390

01-18-2024
DATE

10-1	REVISED TEST HOLE PIPE ELEVATIONS	---	K.W.	B.A.R.	01-19-2024
9	VERIFIED BOUNDARY FOR PARCEL 28	---	B.A.R.	B.A.R.	12-20-2023
8	REVISED UTILITY INFORMATION	---	K.W.	B.A.R.	09-15-2023
7	ADDITIONAL TREE LOCATION SURVEY	---	K.W.	B.A.R.	09-15-2023
6	ADDITIONAL TREE & UTILITY LOCATION	---	K.W.	B.A.R.	07-12-2023
5	BENCHMARKS RECEIVED FROM SURVEY DISTRICT	---	K.W.	B.A.R.	07-06-2023
4	ADDITIONAL SITE INVESTIGATION	---	K.W.	B.A.R.	06-07-2022
3	PARTIAL SITE INVESTIGATION	---	S.C.	B.L.M.	02-20-2022
2	UPDATE BOUNDARY PER REF. MAP #11	---	S.L.M.	B.A.R.	02-15-2022
1	RECEIPT OF PENDOT AND CITY RECORDS	---	T.S.	B.L.M.	02-06-2022

FIELD DATE: 11-19-2021
01-29-2022

FIELD BOOK NO: 21-11
22-01

FIELD BOOK PG: 27-29
8

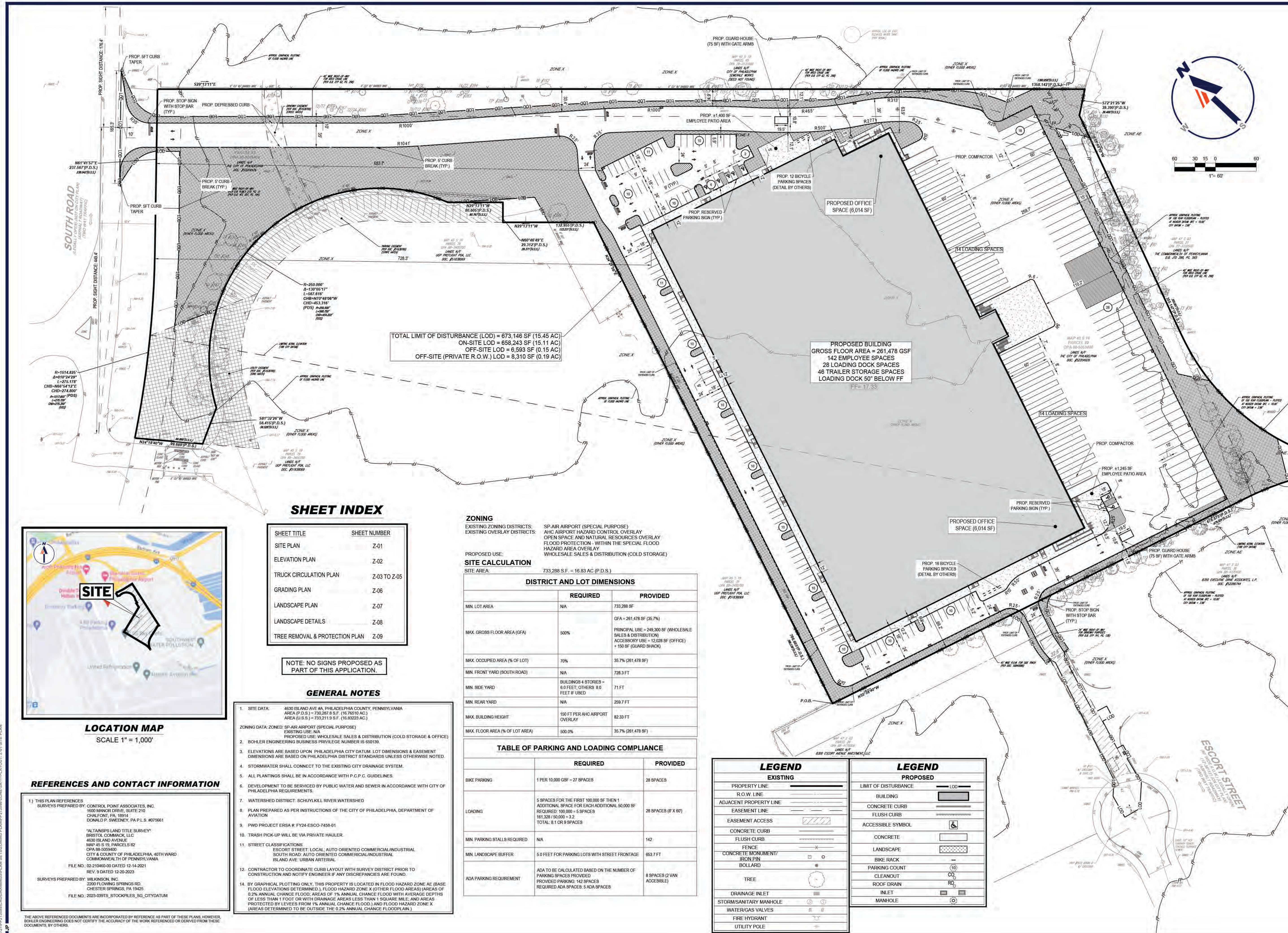
FIELD CREW: T.S.J.M.

CHIEF: P.V.

ALTA/NSPS LAND TITLE SURVEY
BRISTOL COMMACK, LLC
4630 ISLAND AVENUE
MAP 45 S 19, PARCEL 82, OPA 88-8059400
CITY & COUNTY OF PHILADELPHIA, 40TH WARD
COMMONWEALTH OF PENNSYLVANIA

CONTROL POINT ASSOCIATES, INC.
1000 N. 10TH STREET, SUITE 200
PHILADELPHIA, PA 19107
TEL: 215-595-1000
WWW.CONTROLPOINTASSOCIATES.COM

REVISIONS: APPROVED: DATE: SCALE: FILE NO: DRG NO:
M.C.B./B.L.M. B.A.R. 12-14-2021 1" = 40' 02-210460-00 2 OF 2



BOHLER //
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROFESSIONAL ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	09/01/2023	REV. PER STREETS COMMENTS	MM	MM
2	02/08/2024	REV. PER STREETS COMMENTS	MM	MM
3	02/28/2024	REV. PER CITY COMMENTS	MM	MM

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PROJECT NO.: PP213055
DRAWN BY: JP
CHECKED BY: MM
DATE: 06/07/2023
CAD ID.: PP213055-CJNCE-SA

ZONING PLANS
FOR
THE CITY OF PHILADELPHIA, DEPARTMENT OF AVIATION
PROPOSED INDUSTRIAL DEVELOPMENT
4630 ISLAND AVENUE #A
CITY AND COUNTY OF PHILADELPHIA, PA, 19153

BOHLER //
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

C. BROWN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE # 350000100

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
Z-01

REVISION 3 - 02/28/2024



REFERENCES AND CONTACT INFORMATION

1) THIS PLAN REFERENCE: CONTROL POINT ASSOCIATES, INC. 100 MANOR DRIVE, SUITE 210 CHALFONTS, PA, 18814 DONALD P. SWEENEY, PA P.L.S. #073681

"ALTAMERS LAND TITLE SURVEY" BRISTOL COMPANY, LLC 4630 ISLAND AVENUE, PARCELS 02, 03A, 03B, 03C, 03D, 03E, 03F, 03G, 03H, 03I, 03J, 03K, 03L, 03M, 03N, 03O, 03P, 03Q, 03R, 03S, 03T, 03U, 03V, 03W, 03X, 03Y, 03Z, 03AA, 03AB, 03AC, 03AD, 03AE, 03AF, 03AG, 03AH, 03AI, 03AJ, 03AK, 03AL, 03AM, 03AN, 03AO, 03AP, 03AQ, 03AR, 03AS, 03AT, 03AU, 03AV, 03AW, 03AX, 03AY, 03AZ, 03BA, 03BB, 03BC, 03BD, 03BE, 03BF, 03BG, 03BH, 03BI, 03BJ, 03BK, 03BL, 03BM, 03BN, 03BO, 03BP, 03BQ, 03BR, 03BS, 03BT, 03BU, 03BV, 03BW, 03BX, 03BY, 03BZ, 03CA, 03CB, 03CC, 03CD, 03CE, 03CF, 03CG, 03CH, 03CI, 03CJ, 03CK, 03CL, 03CM, 03CN, 03CO, 03CP, 03CQ, 03CR, 03CS, 03CT, 03CU, 03CV, 03CW, 03CX, 03CY, 03CZ, 03DA, 03DB, 03DC, 03DD, 03DE, 03DF, 03DG, 03DH, 03DI, 03DJ, 03DK, 03DL, 03DM, 03DN, 03DO, 03DP, 03DQ, 03DR, 03DS, 03DT, 03DU, 03DV, 03DW, 03DX, 03DY, 03DZ, 03EA, 03EB, 03EC, 03ED, 03EE, 03EF, 03EG, 03EH, 03EI, 03EJ, 03EK, 03EL, 03EM, 03EN, 03EO, 03EP, 03EQ, 03ER, 03ES, 03ET, 03EU, 03EV, 03EW, 03EX, 03EY, 03EZ, 03FA, 03FB, 03FC, 03FD, 03FE, 03FF, 03FG, 03FH, 03FI, 03FJ, 03FK, 03FL, 03FM, 03FN, 03FO, 03FP, 03FQ, 03FR, 03FS, 03FT, 03FU, 03FV, 03FW, 03FX, 03FY, 03FZ, 03GA, 03GB, 03GC, 03GD, 03GE, 03GF, 03GG, 03GH, 03GI, 03GJ, 03GK, 03GL, 03GM, 03GN, 03GO, 03GP, 03GQ, 03GR, 03GS, 03GT, 03GU, 03GV, 03GW, 03GX, 03GY, 03GZ, 03HA, 03HB, 03HC, 03HD, 03HE, 03HF, 03HG, 03HH, 03HI, 03HJ, 03HK, 03HL, 03HM, 03HN, 03HO, 03HP, 03HQ, 03HR, 03HS, 03HT, 03HU, 03HV, 03HW, 03HX, 03HY, 03HZ, 03IA, 03IB, 03IC, 03ID, 03IE, 03IF, 03IG, 03IH, 03II, 03IJ, 03IK, 03IL, 03IM, 03IN, 03IO, 03IP, 03IQ, 03IR, 03IS, 03IT, 03IU, 03IV, 03IW, 03IX, 03IY, 03IZ, 03JA, 03JB, 03JC, 03JD, 03JE, 03JF, 03JG, 03JH, 03JI, 03JJ, 03JK, 03JL, 03JM, 03JN, 03JO, 03JP, 03JQ, 03JR, 03JS, 03JT, 03JU, 03JV, 03JW, 03JX, 03JY, 03JZ, 03KA, 03KB, 03KC, 03KD, 03KE, 03KF, 03KG, 03KH, 03KI, 03KJ, 03KL, 03KM, 03KN, 03KO, 03KP, 03KQ, 03KR, 03KS, 03KT, 03KU, 03KV, 03KW, 03KX, 03KY, 03KZ, 03LA, 03LB, 03LC, 03LD, 03LE, 03LF, 03LG, 03LH, 03LI, 03LJ, 03LK, 03LL, 03LM, 03LN, 03LO, 03LP, 03LQ, 03LR, 03LS, 03LT, 03LU, 03LV, 03LW, 03LX, 03LY, 03LZ, 03MA, 03MB, 03MC, 03MD, 03ME, 03MF, 03MG, 03MH, 03MI, 03MJ, 03MK, 03ML, 03MN, 03MO, 03MP, 03MQ, 03MR, 03MS, 03MT, 03MU, 03MV, 03MW, 03MX, 03MY, 03MZ, 03NA, 03NB, 03NC, 03ND, 03NE, 03NF, 03NG, 03NH, 03NI, 03NJ, 03NK, 03NL, 03NM, 03NO, 03NP, 03NQ, 03NR, 03NS, 03NT, 03NU, 03NV, 03NW, 03NX, 03NY, 03NZ, 03OA, 03OB, 03OC, 03OD, 03OE, 03OF, 03OG, 03OH, 03OI, 03OJ, 03OK, 03OL, 03OM, 03ON, 03OO, 03OP, 03OQ, 03OR, 03OS, 03OT, 03OU, 03OV, 03OW, 03OX, 03OY, 03OZ, 03PA, 03PB, 03PC, 03PD, 03PE, 03PF, 03PG, 03PH, 03PI, 03PJ, 03PK, 03PL, 03PM, 03PN, 03PO, 03PP, 03PQ, 03PR, 03PS, 03PT, 03PU, 03PV, 03PW, 03PX, 03PY, 03PZ, 03QA, 03QB, 03QC, 03QD, 03QE, 03QF, 03QG, 03QH, 03QI, 03QJ, 03QK, 03QL, 03QM, 03QN, 03QO, 03QP, 03QQ, 03QR, 03QS, 03QT, 03QU, 03QV, 03QW, 03QX, 03QY, 03QZ, 03RA, 03RB, 03RC, 03RD, 03RE, 03RF, 03RG, 03RH, 03RI, 03RJ, 03RK, 03RL, 03RM, 03RN, 03RO, 03RP, 03RQ, 03RR, 03RS, 03RT, 03RU, 03RV, 03RW, 03RX, 03RY, 03RZ, 03SA, 03SB, 03SC, 03SD, 03SE, 03SF, 03SG, 03SH, 03SI, 03SJ, 03SK, 03SL, 03SM, 03SN, 03SO, 03SP, 03SQ, 03SR, 03SS, 03ST, 03SU, 03SV, 03SW, 03SX, 03SY, 03SZ, 03TA, 03TB, 03TC, 03TD, 03TE, 03TF, 03TG, 03TH, 03TI, 03TJ, 03TK, 03TL, 03TM, 03TN, 03TO, 03TP, 03TQ, 03TR, 03TS, 03TT, 03TU, 03TV, 03TW, 03TX, 03TY, 03TZ, 03UA, 03UB, 03UC, 03UD, 03UE, 03UF, 03UG, 03UH, 03UI, 03UJ, 03UK, 03UL, 03UM, 03UN, 03UO, 03UP, 03UQ, 03UR, 03US, 03UT, 03UU, 03UV, 03UW, 03UX, 03UY, 03UZ, 03VA, 03VB, 03VC, 03VD, 03VE, 03VF, 03VG, 03VH, 03VI, 03VJ, 03VK, 03VL, 03VM, 03VN, 03VO, 03VP, 03VQ, 03VR, 03VS, 03VT, 03VU, 03VV, 03VW, 03VX, 03VY, 03VZ, 03WA, 03WB, 03WC, 03WD, 03WE, 03WF, 03WG, 03WH, 03WI, 03WJ, 03WK, 03WL, 03WM, 03WN, 03WO, 03WP, 03WQ, 03WR, 03WS, 03WT, 03WU, 03WV, 03WW, 03WX, 03WY, 03WZ, 03XA, 03XB, 03XC, 03XD, 03XE, 03XF, 03XG, 03XH, 03XI, 03XJ, 03XK, 03XL, 03XM, 03XN, 03XO, 03XP, 03XQ, 03XR, 03XS, 03XT, 03XU, 03XV, 03XW, 03XX, 03XY, 03XZ, 03YA, 03YB, 03YC, 03YD, 03YE, 03YF, 03YG, 03YH, 03YI, 03YJ, 03YK, 03YL, 03YM, 03YN, 03YO, 03YP, 03YQ, 03YR, 03YS, 03YT, 03YU, 03YV, 03YW, 03YX, 03YY, 03YZ, 03ZA, 03ZB, 03ZC, 03ZD, 03ZE, 03ZF, 03ZG, 03ZH, 03ZI, 03ZJ, 03ZK, 03ZL, 03ZM, 03ZN, 03ZO, 03ZP, 03ZQ, 03ZR, 03ZS, 03ZT, 03ZU, 03ZV, 03ZW, 03ZX, 03ZY, 03ZZ

2) SURVEYS PREPARED BY: WILKINSON, INC. 2008 FLOWING SPRINGS RD. CHESTER SPRINGS, PA 15425 FILE NO. 2023-029193_STOCKPLER_36_CITYDATUM

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS. HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS BY OTHERS.

SHEET INDEX

SHEET TITLE	SHEET NUMBER
SITE PLAN	Z-01
ELEVATION PLAN	Z-02
TRUCK CIRCULATION PLAN	Z-03 TO Z-05
GRADING PLAN	Z-06
LANDSCAPE PLAN	Z-07
LANDSCAPE DETAILS	Z-08
TREE REMOVAL & PROTECTION PLAN	Z-09

NOTE: NO SIGNS PROPOSED AS PART OF THIS APPLICATION.

ZONING
EXISTING ZONING DISTRICTS: SP-AR AIRPORT (SPECIAL PURPOSE) AND AIRPORT HAZARD CONTROL OVERLAY
EXISTING OVERLAY DISTRICTS: OPEN SPACE AND NATURAL RESOURCES OVERLAY, HAZARD AREA OVERLAY, WHOLESALE SALES & DISTRIBUTION (COLD STORAGE)

PROPOSED USE: WHOLESALE SALES & DISTRIBUTION (COLD STORAGE & OFFICE)

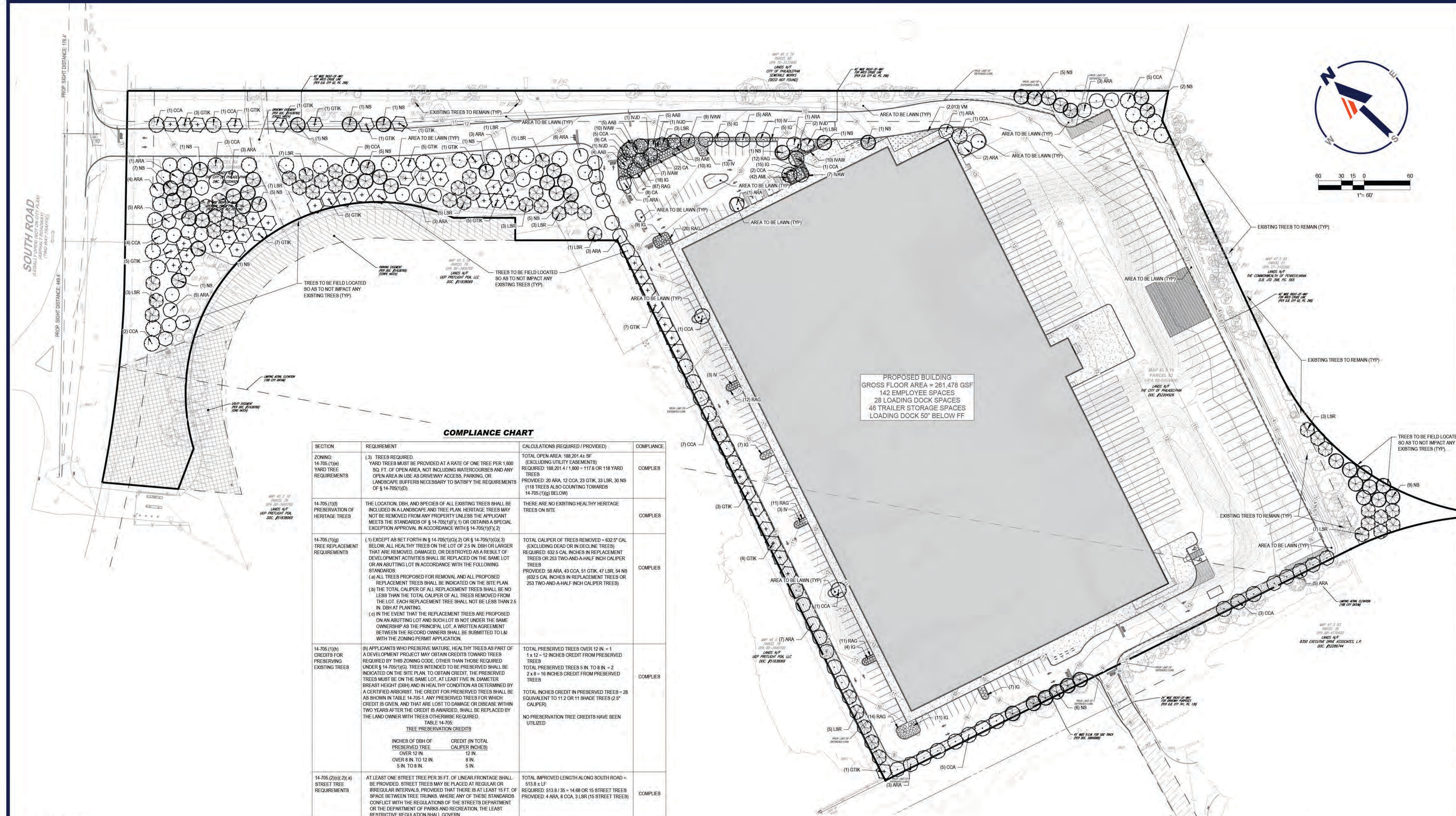
PROPOSED SITE AREA: 733,288 S.F. = 16.83 AC (P.D.S.)

DISTRICT AND LOT DIMENSIONS		
	REQUIRED	PROVIDED
MIN. LOT AREA	N/A	733,288 SF
MAX. GROSS FLOOR AREA (GFA)	500%	GFA = 281,478 SF (25.7%) PRINCIPAL USE = 249,300 SF (WHOLESALE SALES & DISTRIBUTION) ACCESSORY USE = 12,288 SF (OFFICE) + 150 SF (GUARD SHACK)
MAX. OCCUPIED AREA (% OF LOT)	75%	35.7% (261,478 SF)
MIN. FRONT YARD (SOUTH ROAD)	N/A	728.3 FT
MIN. SIDE YARD	BUILDINGS 4 STORIES - 8 FEET; OTHERS 8.6 FEET IF USED	71 FT
MIN. REAR YARD	N/A	259.7 FT
MAX. BUILDING HEIGHT	150 FT PER AIRCRAFT OVERLAY	82.33 FT
MAX. FLOOR AREA (% OF LOT AREA)	500.0%	35.7% (261,478 SF)

TABLE OF PARKING AND LOADING COMPLIANCE

	REQUIRED	PROVIDED
BIKE PARKING	1 PER 10,000 GSF = 27 SPACES	28 SPACES
LOADING	5 SPACES FOR THE FIRST 100,000 SF THEN 1 ADDITIONAL SPACE FOR EACH ADDITIONAL 50,000 SF REQUIRED: 100,000 - 5 SPACES 161,288 (25,000 - 3.2) TOTAL: 81 OR 8 SPACES	28 SPACES (8 X 8)
MIN. PARKING STALLS REQUIRED	N/A	142
MIN. LANDSCAPE BUFFER	5.0 FEET FOR PARKING LOTS WITH STREET FRONTAGE	853.7 FT
ADA PARKING REQUIREMENT	ADA TO BE CALCULATED BASED ON THE NUMBER OF PARKING SPACES PROVIDED PROVIDED PARKING: 142 SPACES REQUIRED ADA SPACES: 5 ADA SPACES	8 SPACES (2 VAN ACCESSIBLE)

LEGEND		LEGEND	
EXISTING		PROPOSED	
PROPERTY LINE	---	LIMIT OF DISTURBANCE	LOD
R.O.W. LINE	---	BUILDING	▬
ADJACENT PROPERTY LINE	---	CONCRETE CURB	▬
EASEMENT LINE	---	FLUSH CURB	▬
EASEMENT ACCESS	---	ACCESSIBLE SYMBOL	♿
CONCRETE CURB	▬	CONCRETE	▬
FLUSH CURB	▬	LANDSCAPE	▬
FENCE	▬	BIKE RACK	▬
CONCRETE MONUMENT	▬	PARKING COUNT	(16)
IRON PIN	▬	CLEANOUT	□
BOLLARD	▬	ROOF DRAIN	▬
TREE	⊙	INLET	▬
DRAINAGE INLET	▬	MANHOLE	▬
STORM/SANITARY MANHOLE	▬		
WATER/GAS VALVES	▬		
FIRE HYDRANT	▬		
UTILITY POLE	▬		



PROPOSED BUILDING
GROSS FLOOR AREA = 261,478 GSF
142 EMPLOYEE SPACES
28 LOADING DOCK SPACES
48 TRAILER STORAGE SPACES
LOADING DOCK 50' BELOW FF

COMPLIANCE CHART

SECTION	REQUIREMENT	CALCULATIONS (REQUIRED / PROVIDED)	COMPLIANCE
14-705 (1)(b) YARD TREE REQUIREMENTS	(3) TREES REQUIRED - YARD TREES MUST BE PROVIDED AT A RATE OF ONE TREE PER 1,000 SQ. FT. OF OPEN AREA, NOT INCLUDING WATERCOURSES AND ANY OPEN AREA IN USE AS DRIVEWAY ACCESS, PARKING, OR LANDSCAPE BUFFER NECESSARY TO SATISFY THE REQUIREMENTS OF § 14-705 (1)(d).	TOTAL OPEN AREA: 188,207 ± SF (EXCLUDING UTILITY EASEMENTS) REQUIRED: 188,207 ÷ 1,000 = 188.207 TREES PROVIDED: 20 ARA, 12 COA, 23 GTK, 33 LSR, 30 NS (118 TREES ALSO COUNTING TOWARDS 14-705 (1)(b) BELOW)	COMPLIES
14-705 (1)(f) PRESERVATION OF HERITAGE TREES	THE LOCATION, DBH, AND SPECIES OF ALL EXISTING TREES SHALL BE INCLUDED IN A LANDSCAPE AND TREE PLAN. HERITAGE TREES MAY NOT BE REMOVED FROM ANY PROPERTY UNLESS THE APPLICANT MEETS THE STANDARDS OF § 14-705 (1)(f), (1) OR OBTAINS A SPECIAL EXCEPTION APPROVAL IN ACCORDANCE WITH § 14-705 (1)(f), (2).	THERE ARE NO EXISTING HEALTHY HERITAGE TREES ON SITE	COMPLIES
14-705 (1)(g) TREE REPLACEMENT REQUIREMENTS	(1) EXCEPT AS SET FORTH IN § 14-705 (1)(g), (2) OR § 14-705 (1)(g), (3) BELOW, ALL HEALTHY TREES ON THE LOT OF 2.5 IN. DBH OR LARGER THAT ARE REMOVED, DAMAGED, OR DESTROYED AS A RESULT OF DEVELOPMENT ACTIVITIES SHALL BE REPLACED ON THE SAME LOT OR AN ADJUTING LOT IN ACCORDANCE WITH THE FOLLOWING STANDARDS: (a) ALL TREES PROPOSED FOR REMOVAL AND ALL PROPOSED REPLACEMENT TREES SHALL BE INDICATED ON THE SITE PLAN. (b) THE TOTAL CALIPER OF ALL REPLACEMENT TREES SHALL BE NO LESS THAN THE TOTAL CALIPER OF ALL TREES REMOVED FROM THE LOT. EACH REPLACEMENT TREE SHALL NOT BE LESS THAN 2.5 IN. DBH AT PLANTING. (c) IN THE EVENT THAT THE REPLACEMENT TREES ARE PROPOSED ON AN ADJUTING LOT AND SUCH LOT IS NOT UNDER THE SAME OWNERSHIP AS THE PRINCIPAL LOT, A WRITTEN AGREEMENT BETWEEN THE RECORD OWNERS SHALL BE SUBMITTED TO L&M WITH THE ZONING PERMIT APPLICATION.	TOTAL CALIPER OF TREES REMOVED = 602.9' CAL (EXCLUDING DEAD OR IN DECAY TREES) REQUIRED: 602.9 CAL INCHES IN REPLACEMENT TREES OR 253 TWO-AND-A-HALF INCH CALIPER TREES PROVIDED: 58 ARA, 43 COA, 51 GTK, 47 LSR, 54 NS (632 CAL INCHES IN REPLACEMENT TREES OR 253 TWO-AND-A-HALF INCH CALIPER TREES)	COMPLIES
14-705 (1)(h) CREDITS FOR PRESERVING EXISTING TREES	(b) APPLICANTS WHO PRESERVE MATURE, HEALTHY TREES AS PART OF A DEVELOPMENT PROJECT MAY OBTAIN CREDITS TOWARD TREES REQUIRED BY THE ZONING CODE. OTHER THAN THOSE REQUIRED UNDER § 14-705 (1)(g), TREES INTENDED TO BE PRESERVED SHALL BE INDICATED ON THE SITE PLAN TO OBTAIN CREDIT. THE PRESERVED TREES MUST BE ON THE SAME LOT, AT LEAST FIVE IN. DIAMETER (GREATEST HEIGHT) AND IN HEALTHY CONDITION AS DETERMINED BY A CERTIFIED ARBORIST. THE CREDIT FOR PRESERVED TREES SHALL BE AS SHOWN IN TABLE 14-705. ANY PRESERVED TREES FOR WHICH CREDIT IS GIVEN, AND THAT ARE LOST TO DAMAGE OR DISEASE WITHIN TWO YEARS AFTER THE CREDIT IS AWARDED, SHALL BE REPLACED BY THE LAND OWNER WITH TREES OTHERWISE REQUIRED. TABLE 14-705 TREE PRESERVATION CREDITS	TOTAL PRESERVED TREES OVER 12 IN = 1 1.1 x 12 = 12 INCHES CREDIT FROM PRESERVED TREES TOTAL PRESERVED TREES IN 8 IN TO 11 IN = 2 2 x 8 = 16 INCHES CREDIT FROM PRESERVED TREES TOTAL INCHES CREDIT IN PRESERVED TREES = 28 EQUIVALENT TO 11 TO 12 INCHES CREDIT FROM PRESERVED TREES NO PRESERVATION TREE CREDITS HAVE BEEN UTILIZED	COMPLIES
14-705 (2)(g), (2)(h) STREET TREE REQUIREMENTS	AT LEAST ONE STREET TREE PER 35 FT. OF LINEAR FRONTAGE SHALL BE PROVIDED. STREET TREES MAY BE PLACED AT REGULAR OR IRREGULAR INTERVALS PROVIDED THAT THERE IS AT LEAST 15 FT. OF SPACE BETWEEN TREE TRUNKS, WHERE ANY OF THESE STANDARDS CONFLICT WITH THE REGULATIONS OF THE STREETS DEPARTMENT OR THE DEPARTMENT OF PARKS AND RECREATION, THE LEAST RESTRICTIVE REGULATION SHALL GOVERN.	TOTAL IMPROVED LENGTH ALONG SOUTH ROAD = 913 ± LF REQUIRED: 913 ÷ 35 = 26.1 14 OR 16 STREET TREES PROVIDED: 4 ARA, 8 COA, 3 LSR, 15 STREET TREES	COMPLIES
14-803 (b)(8) PERMITS FOR SCREENING FROM PUBLIC STREETS FOR PARKING LOTS	(1) ALONG ALL STREET FRONTAGES, THE APPLICANT SHALL PROVIDE A MINIMUM 5-FOOT WIDE BUFFER. SUCH BUFFER SHALL CONSIST OF AT LEAST ONE SHADE TREE PER 50 LINEAR FEET AND FOUR SHRUBS PER 20 LINEAR FEET.	NO PARKING LOT FRONTAGE, NOT APPLICABLE	NOT APPLICABLE
14-803 (b)(9) INTERIOR LANDSCAPE REQUIREMENTS FOR PARKING LOTS AND OFF-STREET LOADING AREAS	(1) INTERIOR PARKING LOTS AND OFF-STREET LOADING AREAS SHALL PROVIDE AN INTERIOR LANDSCAPE AREA CALCULATED AS A MINIMUM OF TEN PERCENT (10%) OF THE TOTAL AREA OF ALL PARKING SPACES, LOADING SPACES, DRIVEWAYS THAT PROVIDE ACCESS TO PARKING SPACES AND LOADING SPACES, AND DRIVE AISLES. LOTS LESS THAN 500 SQ. FT. AND AREAS IN THE PERSONAL/COMMERCIAL, VEHICLE SALES AND RENTALS CATEGORY SHALL BE EXEMPT FROM THIS REQUIREMENT. (2) INTERIOR LANDSCAPED AREAS SHALL BE DISPersed ON THE SITE TO BREAK UP THE PERCEIVED LARGE UNINTERRUPTED EXPANSION OF PAVEMENT. IN SURFACE PARKING LOTS CONTAINING MORE THAN PARKING SPACES, INTERIOR LANDSCAPED AREAS SHOULD BE USED TO BREAK UP THOSE SPACES INTO GROUPS OF NO MORE THAN 20 CONTIGUOUS PARKING SPACES. (3) SHADE TREES, SHRUBS, PERENNIALS, AND GROUND COVER SHALL BE PROVIDED AS FOLLOWS: (a) LOTS GREATER THAN OR EQUAL TO 5,000 SQ. FT., THE APPLICANT SHALL PROVIDE ONE SHADE TREE PER 200 SQ. FT., THREE SHRUBS PER 200 SQ. FT., AND SPERENNIALS OR GROUND COVER PER 200 SQ. FT. OF INTERIOR LANDSCAPED AREA. A MINIMUM OF 20% OF REQUIRED SHRUBS MAY BE REPLACED ONE FOR ONE WITH A FULL CANOPY SPECIES.	TOTAL PARKING AREA = 288,176 ± SF REQUIRED: 288,176 ÷ 20 = 14,409 ± INTERIOR LANDSCAPE AREA (10%) CAR PARKING LOT INTERIOR LANDSCAPE ISLANDS ARE DISPersed THROUGHOUT. TRAILER PARKING LOT NO INTERIOR LANDSCAPE ISLANDS ARE PROPOSED.	COMPLIES WAIVER
14-803 (b)(10) PERMITS FOR SCREENING FROM PUBLIC STREETS FOR PARKING LOTS	(1) ALONG ALL STREET FRONTAGES, THE APPLICANT SHALL PROVIDE A MINIMUM 5-FOOT WIDE BUFFER. SUCH BUFFER SHALL CONSIST OF AT LEAST ONE SHADE TREE PER 50 LINEAR FEET AND FOUR SHRUBS PER 20 LINEAR FEET.	NO PARKING LOT FRONTAGE, NOT APPLICABLE	NOT APPLICABLE

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
ARA	20	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	2.5' CAL	BBB
COA	12	CORYLUS CORNUTOSA	AMERICAN HICKORY	2.5' CAL	BBB
GTK	23	CELESTINA THYMIFLORA 'INFERNO ROKOLE'	SPURGE THORNLESS HONEY LOCUST	2.5' CAL	BBB
LSR	33	LIQUIDAMBAR STYRACIFLUA 'ROTUNDELOBA'	ROUND LOBED SEEDLESS SWEET GUM	2.5' CAL	BBB
NS	30	NYSSA SPICATA	BLACK GUM	2.5' CAL	BBB
SHRUBS	118	ARONIA ARBUSTIFOLIA 'BRILLIANTISSIMA'	BRIGHT RED CHOKEBERRY	3-4"	BBB
AML	42	ARONIA MELANOCARPA 'LOW SCAPE MOUNT'	LOW SCAPE MOUNT CHOKEBERRY (EDWARDS)	18-24"	CONTAINER
CA	39	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	24-30"	CONTAINER
IG	91	ILEX GLABRA	WAXY HOLLY	24-30"	CONTAINER
IV	29	ITEA VIRGINICA 'HENRY'S GARNET'	VIRGINIA SWEET SPICE	24-30"	CONTAINER
WIB	43	ILEX VERTICILLATA 'HITZELCROW'	WINTERBERRY	3-4"	CONTAINER
IVD	5	ILEX VERTICILLATA 'JIM DANDY'	JIM DANDY WINTERBERRY	30-36"	CONTAINER
RAG	167	SHIBBIPERONIA 'GRO-LAW'	GRO-LAW FRAGRANT BUMG	15-18"	CONTAINER
PERENNIALS	1	VINCA MINOR	COMMON PERIWINKLE	FLAT	PEAT POTS 12" e.c.

GENERAL NOTES:

- THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY.
- ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN IN ACCORDANCE WITH LANDSCAPE SPECIFICATION #12-C, UNLESS OTHERWISE STATED ON THIS PLAN.
- SHRUBS PLANTED ALONG HEAD-IN PARKING STALLS SHALL BE INSTALLED TO ALLOW A CLEARANCE OF TWO FEET FROM FACE OF CURB TO ALLOW FOR BUMPER OVERHANG.
- IF IRRIGATION IS REQUIRED BY THE OWNER OR APPROVING MUNICIPALITY, THE CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM MEETING THE SPECIFICATIONS OF THE DESIGN PRODUCT'S MANUFACTURER. THE IRRIGATION DESIGN SHALL ACCOMMODATE LAWN AND RED AREAS EACH UNDER SEPARATE ZONES TO MAXIMIZE WATER EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY PERMITS REQUIRED FOR THE INSTALLATION OF AN IRRIGATION SYSTEM.
- PLANT MATERIAL SUBSTITUTIONS MUST BE FORMALLY SUBMITTED TO BOHLER AND THE MUNICIPAL ENGINEER AND LANDSCAPE CONSULTANTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. ANY PLANT MATERIAL THAT ARE TO BE INSTALLED WITHIN STORMWATER BMP FEATURES MUST BE NATIVE SPECIES.
- WITHOUT EXCEPTION, WOOD BARRIER FABRIC SHALL NOT BE INSTALLED WITHIN ANY BMP FACILITY. BMP FACILITIES INCLUDE RAINGARDENS, INFILTRATION TRENCHES, VEGETATIVE SWALES AND STORMWATER BASINS.
- WOOD BARRIER ROOT BARRIER FABRIC IS TO BE INSTALLED ALONG STORM OR UTILITY LINES WHERE ANY PROPOSED TREES ROOT BALLS TO BE INSTALLED WITHIN 10' OF AN UNDERGROUND UTILITY OR STORM PIPE (SEE DETAIL).

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROJECT MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	08/01/2023	REV. PER STREETS COMMENTS	MM	JP
2	02/08/2024	REV. PER STREETS COMMENTS	JP	MM
3	02/28/2024	REV. PER CITY COMMENTS	JP	MM

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YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER PERMITTED OR UNPERMITTED.
1-800-245-5776
#20213142705

PROJECT NO.: PP213095
DRAWN BY: JP
CHECKED BY: MM
DATE: 08/07/2023
L&M ID.: PP213095-COLL-3A

ZONING PLANS
FOR
THE CITY OF PHILADELPHIA, DEPARTMENT OF AVIATION
PROPOSED INDUSTRIAL DEVELOPMENT
4630 ISLAND AVENUE #A
CITY AND COUNTY OF PHILADELPHIA, PA, 19153

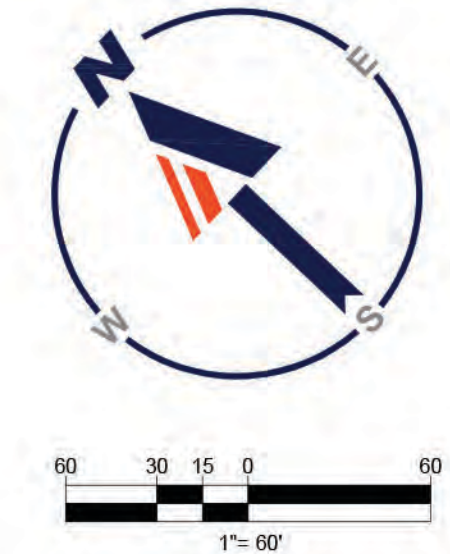
BOHLER
1515 MARKET STREET, SUITE 820
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

D.T. NORTH
REGISTERED LANDSCAPE ARCHITECT
PENNSYLVANIA LICENSE NO. 11002929

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
Z-07

REVISION 3 - 02/28/2024



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LAND SURVEYING
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REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	08/01/2023	REV. PER STREETS COMMENTS	JP	MM
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THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONTRACTOR DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: PP213095
DRAWN BY: JP
CHECKED BY: MM
DATE: 08/07/2023
CAD I.D.: PP213095-COLL-3A

ZONING PLANS
FOR
THE CITY OF PHILADELPHIA,
DEPARTMENT OF AVIATION
PROPOSED INDUSTRIAL DEVELOPMENT
4630 ISLAND AVENUE #A
CITY AND COUNTY OF PHILADELPHIA, PA, 19153

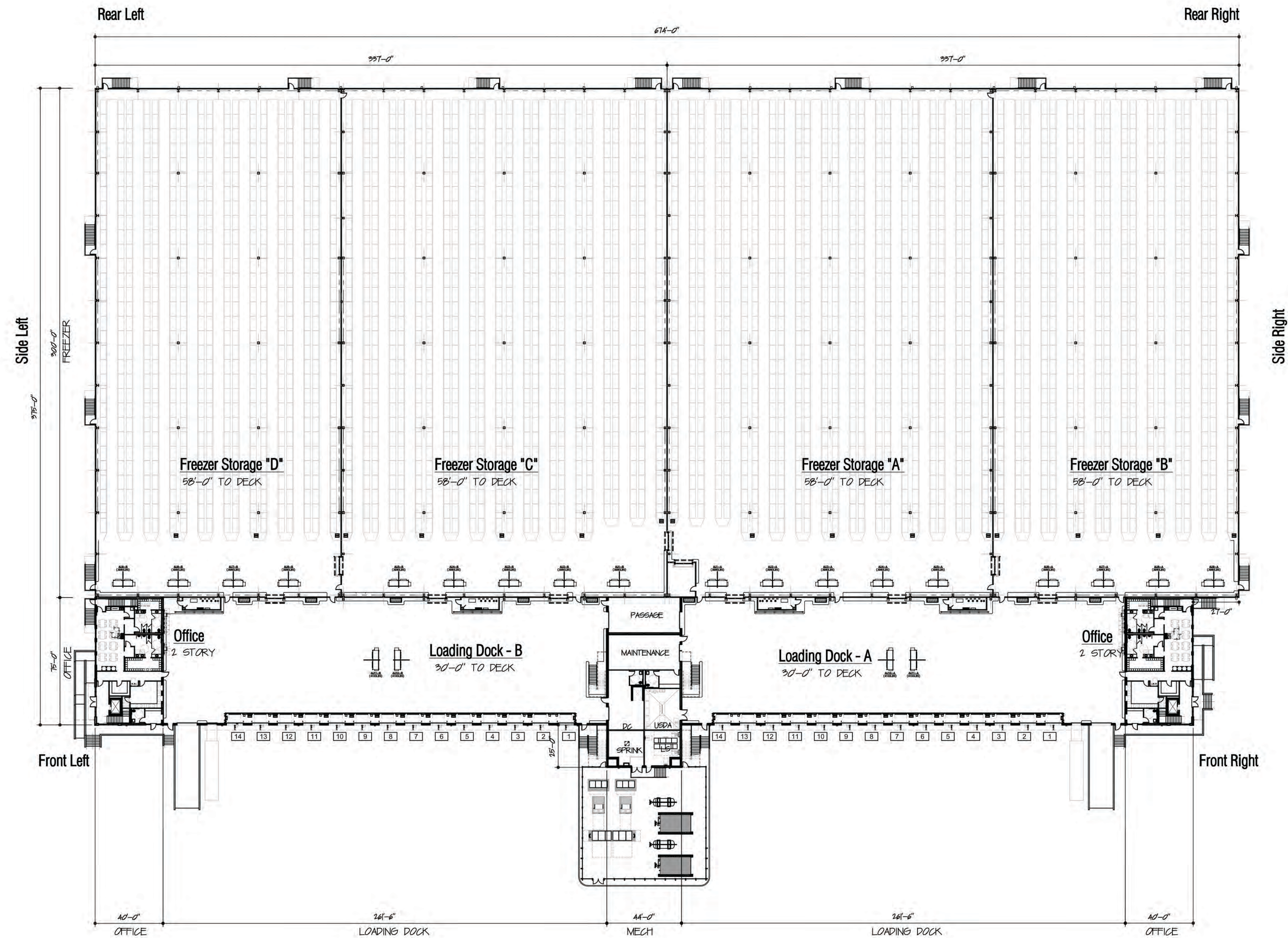
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1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
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D.T. NORTH
REGISTERED LANDSCAPE ARCHITECT
PENNSYLVANIA LICENSE NO. 140029729

SHEET TITLE:
TREE REMOVAL & PROTECTION PLAN
SHEET NUMBER:
Z-09

REVISION 3 - 02/28/2024

RKB: 02/28/2024 10:00 AM



Building Calculations

FREEZER A = 51,600 GROSS SF.
 FREEZER B = 51,600 GROSS SF.
 FREEZER C = 43,500 GROSS SF.
 FREEZER D = 43,500 GROSS SF.
 LOADING DOCK A = 19,612 GROSS SF.
 LOADING DOCK B = 19,612 GROSS SF.
 TOTAL COLD = 241,412 GROSS SF.

OFFICE AREA A = 3,007 GROSS SF.
 OFFICE AREA B = 3,007 GROSS SF.
 MAINTENANCE AREA = 3,626 GROSS SF.
 USDA AREA = 774 GROSS SF.

TOTAL CONDITIONED = 10,414 GROSS SF.

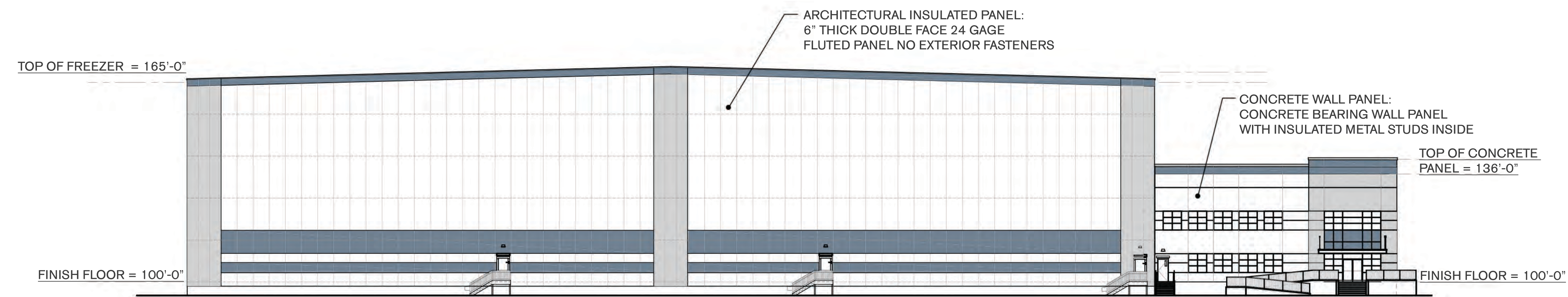
Building Area = 251,838 g.s.f.
(FOOTPRINT)

OFFICE AREA A MEZZANINE = 3,007 GROSS SF.
 OFFICE MEZZ B MEZZANINE = 3,007 GROSS SF.
 MECH MEZZANINE = 3,476 GROSS SF.

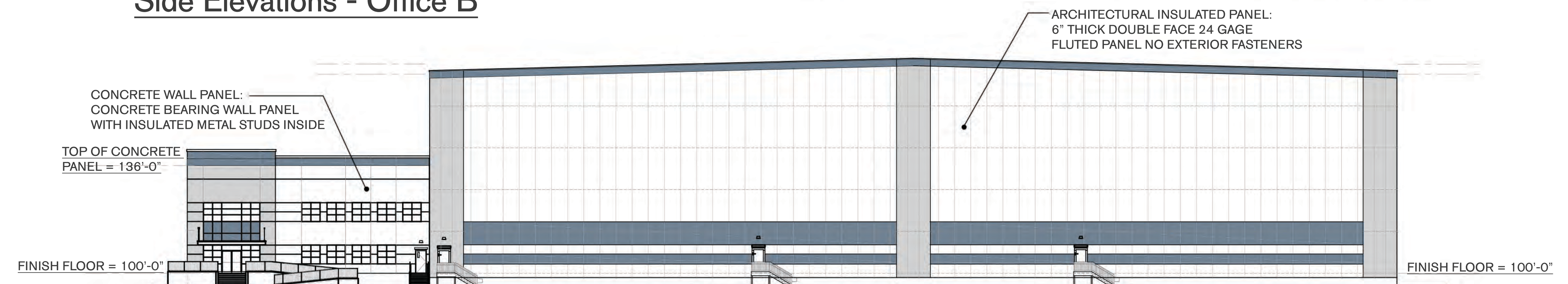
TOTAL MEZZANINE = 9,490 GROSS SF.

Total Building Area = 261,328 g.s.f.
(INCLUDING MEZZANINES)

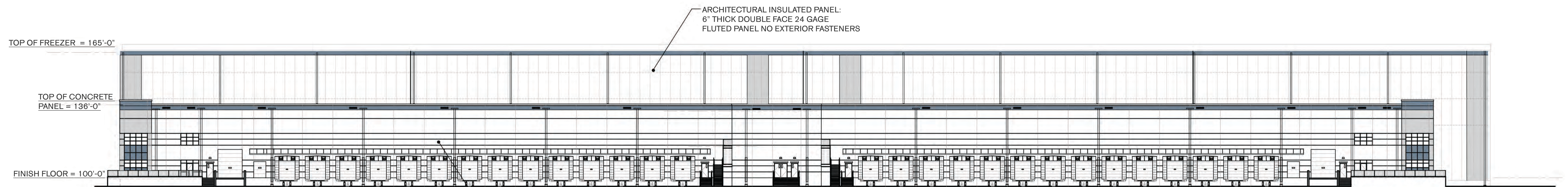
Overall Floor Plan



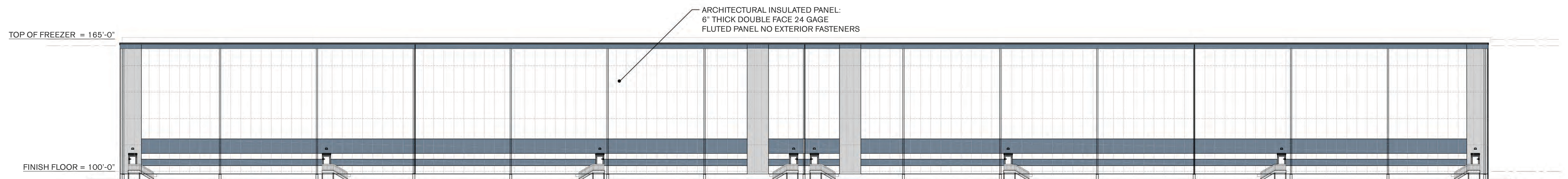
Side Elevations - Office B



Side Elevations - Office A

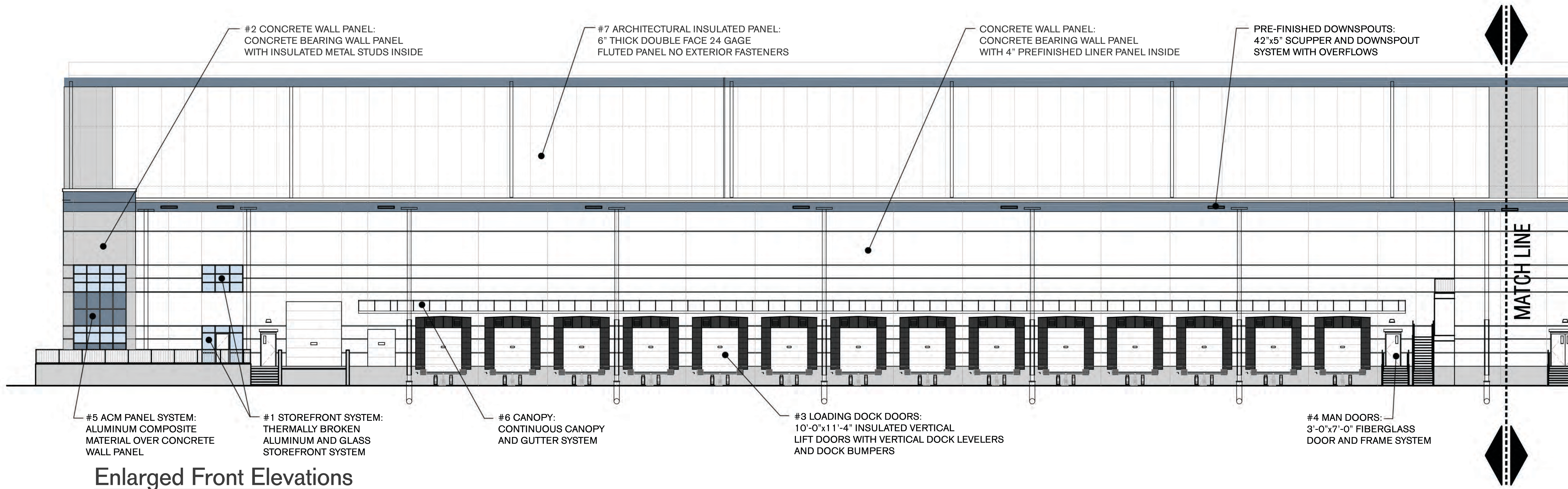


Front Elevations



Rear Elevations

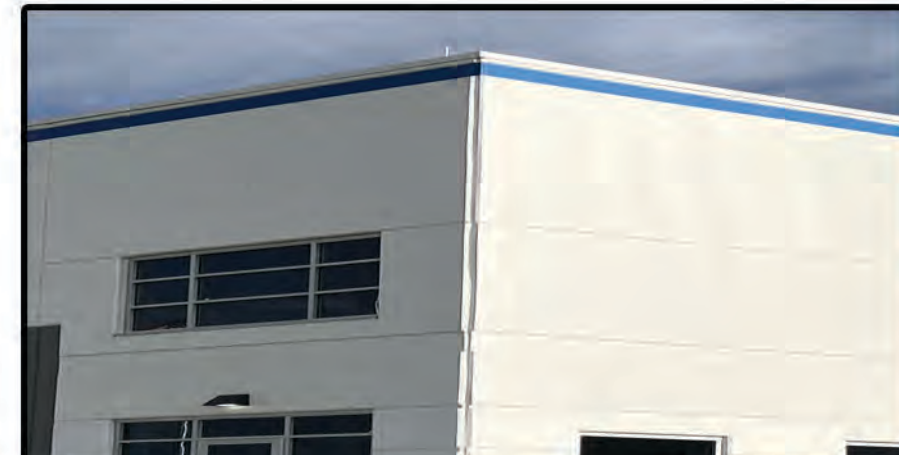
Overall Elevations



Enlarged Front Elevations



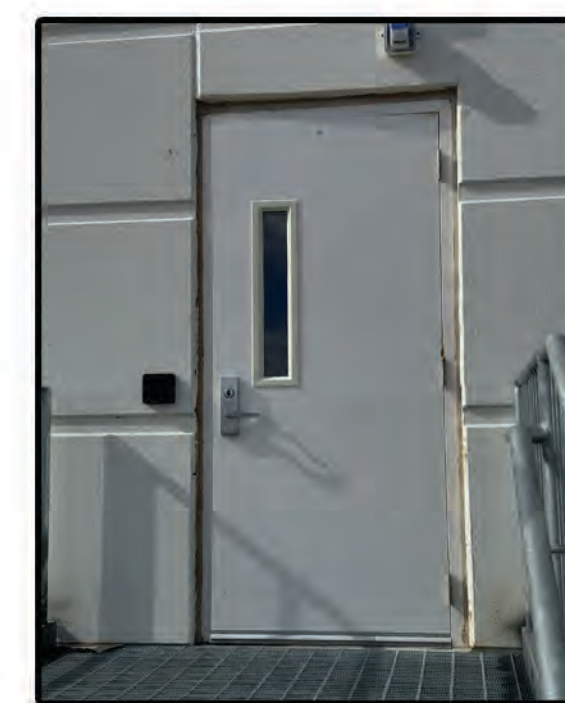
#1 ALUMINUM & GLASS STOREFRONT SYSTEM CLEAR ANODIZED



#2 CONCRETE WALL PANEL MAIN COLOR WHITE, ENTRANCE TUNDRA GRAY



#3 INSULATED OVERHEAD DOORS WITH DOCK SHELTERS



#4 FIBERGLASS MAN DOORS



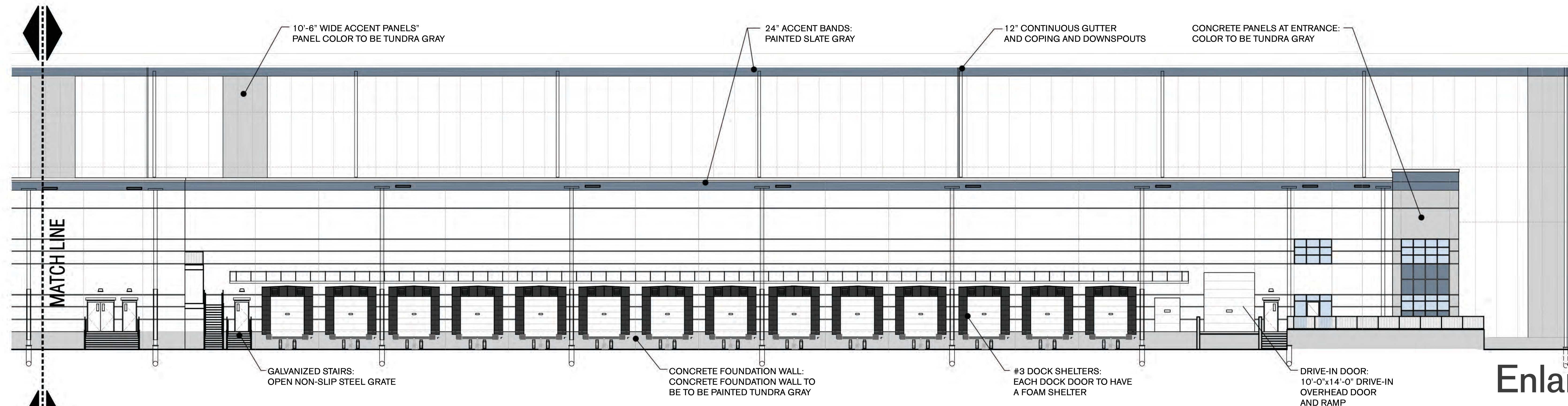
#5 ACM PANEL SYSTEM



#6 CONTINUOUS CANOPY

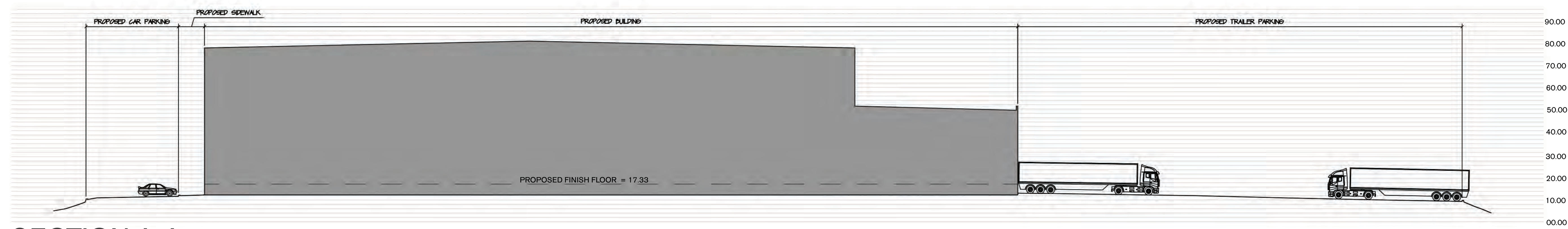
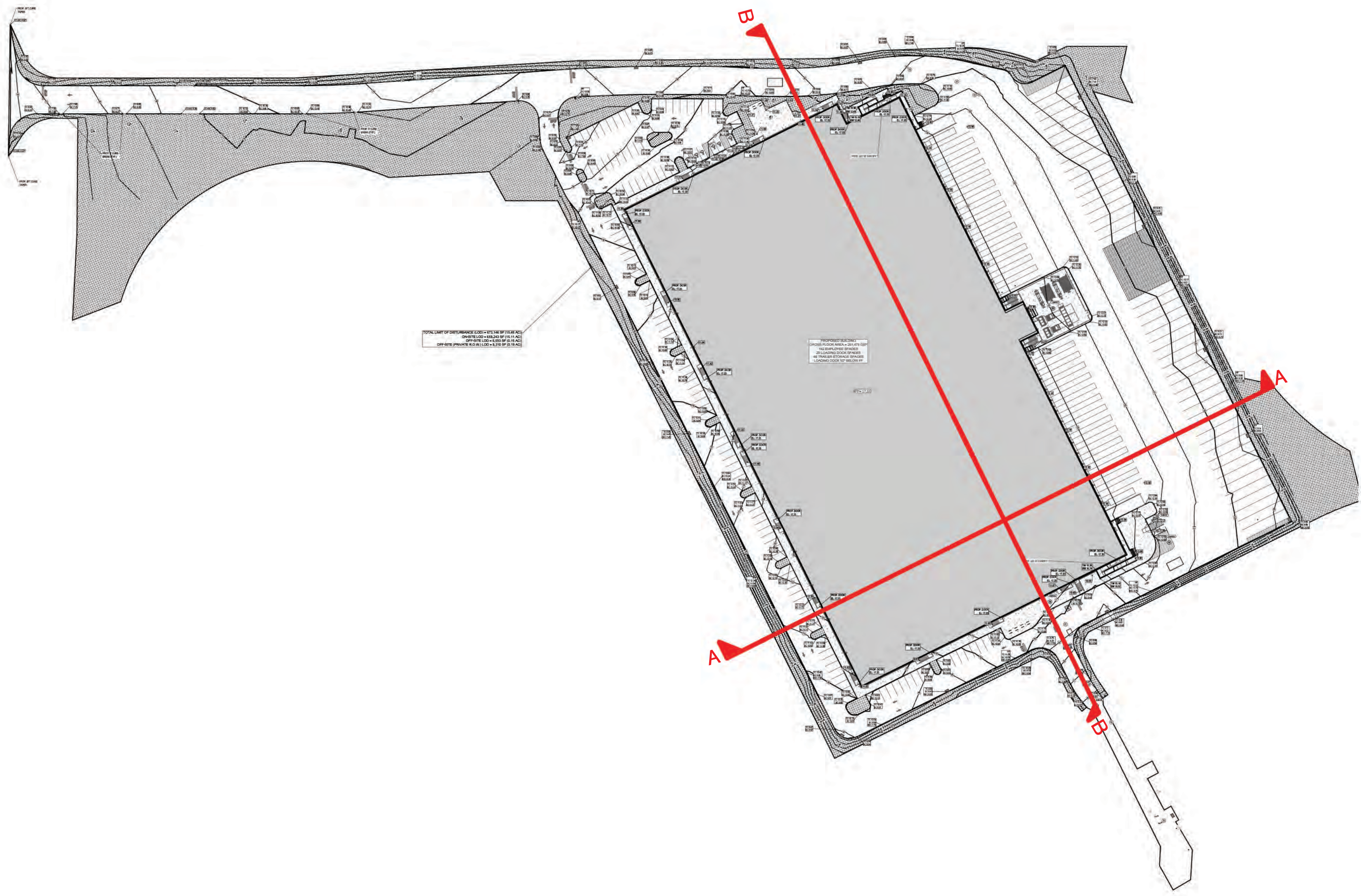


#7 ARCHITECTURAL INSULATED PANELS

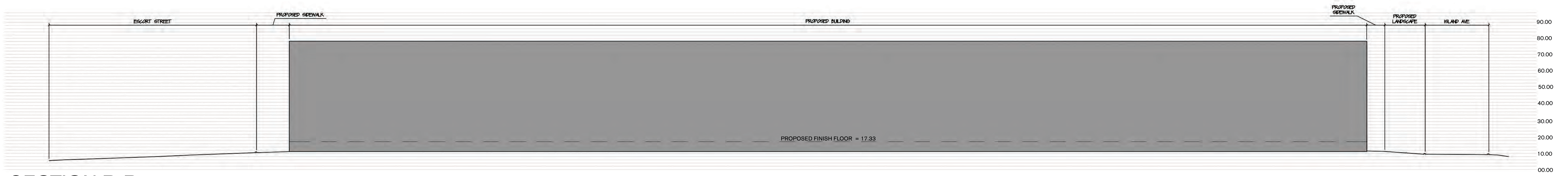


Enlarged Front Elevations

Enlarged Elevations
Material Selections



SECTION A-A



SECTION B-B

Proposed Site Sections



AIRPIX
VISUALIZATIONS

BRISTOL GROUP

Industrial Building Group
WORKING SMARTER AND HARDER

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Building Rendering
Aerial View

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Project at 4630 Island Ave #A, Philadelphia PA

2230



AIRPIX
VISUALIZATIONS

BRISTOL GROUP



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Building Rendering Office Area - A

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Project at 4630 Island Ave #A, Philadelphia PA

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AIRPIX
VISUALIZATIONS

BRISTOL GROUP

Industrial Building Group
WORKING SMARTER AND HARDER

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Building Rendering
Office Area - B



AIRPIX
VISUALIZATIONS

BRISTOL GROUP



BOHLER //

Building Rendering
Island Ave View

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Civic Design Review Sustainable Design Checklist

Sustainable design represents important city-wide concerns about environmental conservation and energy use. Development teams should try to integrate elements that meet many goals, including:

- Reuse of existing building stock
- Incorporation of existing on-site natural habitats and landscape elements
- Inclusion of high-performing stormwater control
- Site and building massing to maximize daylight and reduce shading on adjacent sites
- Reduction of energy use and the production of greenhouse gases
- Promotion of reasonable access to transportation alternatives

The Sustainable Design Checklist asks for responses to specific benchmarks. These metrics go above and beyond the minimum requirements in the Zoning and Building codes. All benchmarks are based on adaptations from Leadership in Energy and Environmental Design (LEED) v4 unless otherwise noted.

Categories	Benchmark	Does project meet benchmark? If yes, please explain how. If no, please explain why not.
Location and Transportation		
(1) Access to Quality Transit	Locate a functional entry of the project within a ¼-mile (400-meter) walking distance of existing or planned bus, streetcar, or rideshare stops, bus rapid transit stops, light or heavy rail stations.	This project is located approx 1/4 mile from an existing bus stop location.
(2) Reduced Parking Footprint	All new parking areas will be in the rear yard of the property or under the building, and unenclosed or uncovered parking areas are 40% or less of the site area.	Parking will be adjacent to the building in the front, side and rear yards to meet parking requirements.
(3) Green Vehicles	Designate 5% of all parking spaces used by the project as preferred parking for green vehicles or car share vehicles. Clearly identify and enforce for sole use by car share or green vehicles, which include plug-in electric vehicles and alternative fuel vehicles.	This project does not include preferred parking for electric vehicles because it is not required per code. The project does include twenty-eight (28) bicycle parking spaces.
(4) Railway Setbacks (Excluding frontages facing trolleys/light rail or enclosed subsurface rail lines or subways)	To foster safety and maintain a quality of life protected from excessive noise and vibration, residential development with railway frontages should be setback from rail lines and the building's exterior envelope, including windows, should reduce exterior sound transmission to 60dBA. (If setback used, specify distance)	This project does not include residential development.
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	A bike share station is not proposed for this development. However, the twenty-eight (28) bike parking spaces are provided outside the buildings.

Water Efficiency		
(6) Outdoor Water Use	Maintain on-site vegetation without irrigation. OR, Reduce of watering requirements at least 50% from the calculated baseline for the site's peak watering month.	This project proposes native plants that do not require irrigation.
Sustainable Sites		
(7) Pervious Site Surfaces	Provides vegetated and/or pervious open space that is 30% or greater of the site's Open Area, as defined by the zoning code. Vegetated and/or green roofs can be included in this calculation.	The development proposes 64.3% open space (471,810 SF), with more than 30% of the open space being vegetated and/or pervious.
(8) Rainwater Management	Conform to the stormwater requirements of the Philadelphia Water Department(PWD) and either: A) Develop a green street and donate it to PWD, designed and constructed in accordance with the PWD Green Streets Design Manual, OR B) Manage additional runoff from adjacent streets on the development site, designed and constructed in accordance with specifications of the PWD Stormwater Management Regulations	The project is in conformance with PWD's stormwater requirements. Stormwater runoff generated from the proposed impervious areas is being directed to and managed by two (2) on-site, underground detention basins. The basins will also include a downstream water quality device to provide filtration prior to the connection to the city's combined sewer system.
(9) Heat Island Reduction (excluding roofs)	Reduce the heat island effect through either of the following strategies for 50% or more of all on-site hardscapes: A) Hardscapes that have a high reflectance, an SRI>29. B) Shading by trees, structures, or solar panels.	The project proposes trees throughout the parking area and along street frontages to assist with reducing the heat island affect.
Energy and Atmosphere		
(10) Energy Commissioning and Energy Performance - Adherence to the New Building Code	PCPC notes that as of April 1, 2019 new energy conservation standards are required in the Philadelphia Building Code, based on recent updates of the International Energy Conservation Code (IECC) and the option to use ASHRAE 90.01-2016. PCPC staff asks the applicant to state which path they are taking for compliance, including their choice of code and any options being pursued under the 2018 IECC. ⁱⁱ	The project shall follow 2018 IECC and will have an Energy Code documents provided via ComCheck.
(11) Energy Commissioning and Energy Performance - Going beyond the code	Will the project pursue energy performance measures beyond what is required in the Philadelphia code by meeting any of these benchmarks? ⁱⁱⁱ •Reduce energy consumption by achieving 10% energy savings or more from an established baseline using	No additional energy performance measures are currently planned.



Sustainable Design Checklist

	ASHRAE standard 90.1-2016 (LEED v4.1 metric). <ul style="list-style-type: none"> •Achieve certification in Energy Star for Multifamily New Construction (MFNC). •Achieve Passive House Certification 	
(12) Indoor Air Quality and Transportation	Any sites within 1000 feet of an interstate highway, state highway, or freeway will provide air filters for all regularly occupied spaces that have a Minimum Efficiency Reporting Value (MERV) of 13. Filters shall be installed prior to occupancy. ^{iv}	No air filters added at this time. Filters can be added at tenant's request.
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	None at this time. Applicant continues to investigate options for increased sustainability
Innovation		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	None at this time. Applicant continues to investigate options for increased sustainability

ⁱ Railway Association of Canada (RAC)'s "Guidelines for New Development in Proximity to Railway Operations. Exterior Sound transmission standard from LEED v4, BD+C, Acoustic Performance Credit.

ⁱⁱ Title 4 The Philadelphia Building Construction and Occupancy Code
 See also, "The Commercial Energy Code Compliance" information sheet:
<https://www.phila.gov/li/Documents/Commercial%20Energy%20Code%20Compliance%20Fact%20Sheet--Final.pdf>
 and the "What Code Do I Use" information sheet:
<https://www.phila.gov/li/Documents/What%20Code%20Do%20I%20Use.pdf>

ⁱⁱⁱ LEED 4.1, Optimize Energy Performance in LEED v4.1
 For Energy Star: www.Energystar.gov
 For Passive House, see www.phius.org

^{iv} Section 99.04.504.6 "Filters" of the City of Los Angeles Municipal Code, from a 2016 Los Angeles Ordinance requiring enhanced air filters in homes near freeways



Sustainable Design Checklist

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INSTRUCTIONS

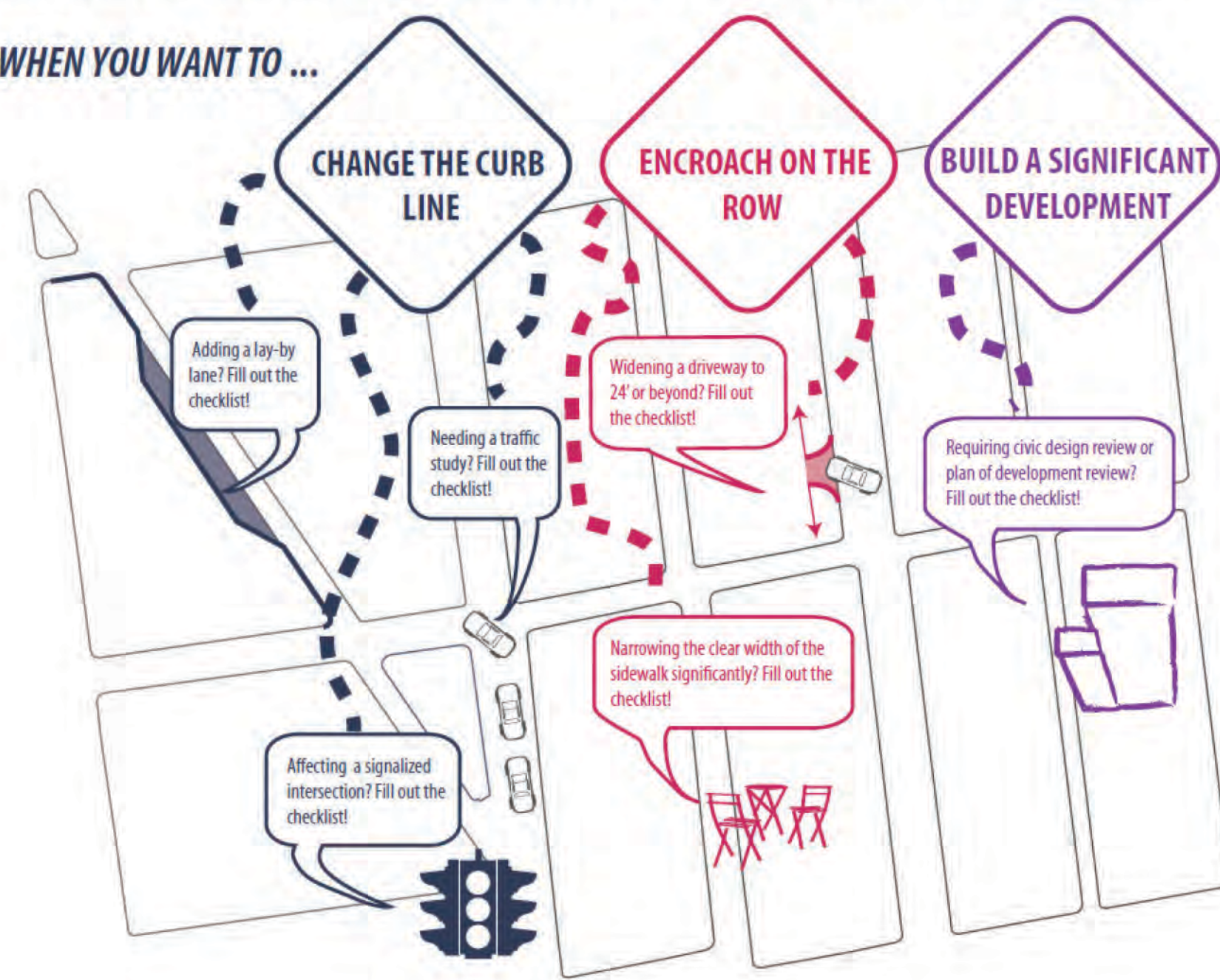
This Checklist is an implementation tool of the *Philadelphia Complete Streets Handbook* (the "Handbook") and enables City engineers and planners to review projects for their compliance with the Handbook's policies. The handbook provides design guidance and does not supersede or replace language, standards or policies established in the City Code, City Plan, or Manual on Uniform Traffic Control Devices (MUTCD).

The Philadelphia City Planning Commission receives this Checklist as a function of its Civic Design Review (CDR) process. This checklist is used to document how project applicants considered and accommodated the needs of all users of city streets and sidewalks during the planning and/or design of projects affecting public rights-of-way. Departmental reviewers will use this checklist to confirm that submitted designs incorporate complete streets considerations (see §11-901 of The Philadelphia Code). Applicants for projects that require Civic Design Review shall complete this checklist and attach it to plans submitted to the Philadelphia City Planning Commission for review, along with an electronic version.

The Handbook and the checklist can be accessed at <http://www.phila.gov/CityPlanning/projectreviews/Pages/CivicDesignReview.aspx>

WHEN DO I NEED TO FILL OUT THE COMPLETE STREETS CHECKLIST?

WHEN YOU WANT TO ...



PRELIMINARY PCPC REVIEW AND COMMENT: _____ DATE _____
 FINAL STREETS DEPT REVIEW AND COMMENT: _____ DATE _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INSTRUCTIONS (continued)

APPLICANTS SHOULD MAKE SURE TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

- This checklist is designed to be filled out electronically in Microsoft Word format. Please submit the Word version of the checklist. Text fields will expand automatically as you type.
- All plans submitted for review must clearly dimension the widths of the Furnishing, Walking, and Building Zones (as defined in Section 1 of the Handbook). "High Priority" Complete Streets treatments (identified in Table 1 and subsequent sections of the Handbook) should be identified and dimensioned on plans.
- All plans submitted for review must clearly identify and site all street furniture, including but not limited to bus shelters, street signs and hydrants.
- Any project that calls for the development and installation of medians, bio-swales and other such features in the right-of-way may require a maintenance agreement with the Streets Department.
- ADA curb-ramp designs must be submitted to Streets Department for review
- Any project that significantly changes the curb line may require a City Plan Action. The City Plan Action Application is available at <http://www.philadelphiastreet.com/survey-and-design-bureau/city-plans-unit>. An application to the Streets Department for a City Plan Action is required when a project plan proposes the:
 - o Placing of a new street;
 - o Removal of an existing street;
 - o Changes to roadway grades, curb lines, or widths; or
 - o Placing or striking a city utility right-of-way.

Complete Streets Review Submission Requirement*:

- EXISTING CONDITIONS SITE PLAN, should be at an identified standard engineering scale
 - o FULLY DIMENSIONED
 - o CURB CUTS/DRIVEWAYS/LAYBY LANES
 - o TREE PITS/LANDSCAPING
 - o BICYCLE RACKS/STATIONS/STORAGE AREAS
 - o TRANSIT SHELTERS/STAIRWAYS
- PROPOSED CONDITIONS SITE PLAN, should be at an identified standard engineering scale
 - o FULLY DIMENSIONED, INCLUDING DELINEATION OF WALKING, FURNISHING, AND BUILDING ZONES AND PINCH POINTS
 - o PROPOSED CURB CUTS/DRIVEWAYS/LAYBY LANES
 - o PROPOSED TREE PITS/LANDSCAPING
 - o BICYCLE RACKS/STATIONS/STORAGE AREAS
 - o TRANSIT SHELTERS/STAIRWAYS

*APPLICANTS PLEASE NOTE: ONLY FULL-SIZE, READABLE SITE PLANS WILL BE ACCEPTED. ADDITIONAL PLANS MAY BE REQUIRED AND WILL BE REQUESTED IF NECESSARY



Complete Street Handbook Checklist

Project at 4630 Island Ave #A, Philadelphia PA

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



GENERAL PROJECT INFORMATION

1. PROJECT NAME
4630 Island Ave #A
2. APPLICANT NAME
Bristol Group, Inc.
3. APPLICANT CONTACT INFORMATION
Awilliams@bristolgroupinc.com; (415) 398-1022
4. PROJECT AREA: list precise street limits and scope
The developer proposes to develop the site with a 261,478 cold storage industrial building including trailer and passenger parking.
5. OWNER NAME
The City of Philadelphia, Department of Aviation
6. OWNER CONTACT INFORMATION
trisha.grace@phl.org; (215) 937-5481
7. ENGINEER / ARCHITECT NAME
Cornelius Brown, P.E. - Bohler Engineering PA, LLC (civil)
8. ENGINEER / ARCHITECT CONTACT INFORMATION
cbrown@bohlereng.com; 267-402-3400
10. STREETS: List the streets associated with the project. Complete Streets Types can be found at www.phila.gov/map under the "Complete Street Types" field. Complete Streets Types are also identified in Section 3 of the Handbook.

Also available here: <http://metadata.phila.gov/#home/datasetdetails/5543867320583086178c4f34/>

STREET	FROM	TO	COMPLETE STREET TYPE
<u>Escort Street</u>	_____	_____	Auto Oriented Commercial/Industrial
<u>South Road</u>	<u>Route 291</u>	<u>Bartram Ave</u>	Auto Oriented Commercial/Industrial
_____	_____	_____	_____

11. Does the **Existing Conditions** site survey clearly identify the following existing conditions with dimensions?
 - a. Parking and loading regulations in curb lanes adjacent to the site YES NO
 - b. Street Furniture such as bus shelters, honor boxes, etc. YES NO N/A
 - c. Street Direction YES NO
 - d. Curb Cuts YES NO N/A
 - e. Utilities, including tree grates, vault covers, manholes, junction boxes, signs, lights, poles, etc. YES NO N/A
 - f. Building Extensions into the sidewalk, such as stairs and stoops YES NO N/A

APPLICANT: General Project Information

Additional Explanation / Comments: Bristol Group, Inc. proposes to redevelop an existing soil stockpile site into a new 261,478 GSF industrial cold storage building. The proposal includes the installation of paving, utilities, landscaping, and stormwater management controls necessary to support the development.

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



DEPARTMENTAL REVIEW: General Project Information



COMPLETE STREETS HANDBOOK CHECKLIST

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PEDESTRIAN COMPONENT (Handbook Section 4.3)

12. SIDEWALK: list Sidewalk widths for each street frontage. Required Sidewalk widths are listed in Section 4.3 of the Handbook.

STREET FRONTAGE	TYPICAL SIDEWALK WIDTH (BUILDING LINE TO CURB)	CITY PLAN SIDEWALK WIDTH
	Required / Existing / Proposed	Existing / Proposed
South Road	12' / 0' / 0'	0' / 0'
Escort Street	12' / 0' / 0'	12' / 12'
_____	____ / ____ / ____	____ / ____
_____	____ / ____ / ____	____ / ____

13. WALKING ZONE: list Walking Zone widths for each street frontage. The Walking Zone is defined in Section 4.3 of the Handbook, including required widths.

STREET FRONTAGE	WALKING ZONE
	Required / Existing / Proposed
South Road	6' / 0' / 0'
Escort Street	6' / 0' / 0'
_____	____ / ____ / ____
_____	____ / ____ / ____

14. VEHICULAR INTRUSIONS: list Vehicular Intrusions into the sidewalk. Examples include but are not limited to; driveways, lay-by lanes, etc. Driveways and lay-by lanes are addressed in sections 4.8.1 and 4.6.3, respectively, of the Handbook.

EXISTING VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



PEDESTRIAN COMPONENT (continued)

15. When considering the overall design, does it create or enhance a pedestrian environment that provides safe and comfortable access for all pedestrians at all times of the day? YES NO

DEPARTMENTAL APPROVAL

YES NO

APPLICANT: Pedestrian Component

Additional Explanation / Comments: There is no proposed design within the public R.O.W. that will impact the pedestrian environment. Therefore, the pedestrian component is not applicable. There is also no existing sidewalk along South Road or Escort Street relative to the project location.

DEPARTMENTAL REVIEW: Pedestrian Component

Reviewer Comments:



COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



BUILDING & FURNISHING COMPONENT (Handbook Section 4.4)

16. BUILDING ZONE: list the MAXIMUM, existing and proposed Building Zone width on each street frontage. The Building Zone is defined as the area of the sidewalk immediately adjacent to the building face, wall, or fence marking the property line, or a lawn in lower density residential neighborhoods. The Building Zone is further defined in section 4.4.1 of the Handbook.

STREET FRONTAGE	MAXIMUM BUILDING ZONE WIDTH
	Existing / Proposed
South Road	0' / 0'
Escort Street	0' / 0'
_____	____ / ____
_____	____ / ____

17. FURNISHING ZONE: list the MINIMUM, recommended, existing, and proposed Furnishing Zone widths on each street frontage. The Furnishing Zone is further defined in section 4.4.2 of the Handbook.

STREET FRONTAGE	MINIMUM FURNISHING ZONE WIDTH
	Recommended / Existing / Proposed
South Road	5' / 0' / 0'
Escort Street	5' / 0' / 0'
_____	____ / ____ / ____
_____	____ / ____ / ____

18. Identify proposed "high priority" building and furnishing zone design treatments that are incorporated into the design plan, where width permits (see Handbook Table 1). Are the following treatments identified and dimensioned on the plan?

- | | | | | | | |
|--------------------|------------------------------|-----------------------------|---|-----------------------|------------------------------|-----------------------------|
| ▪ Bicycle Parking | YES <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> | DEPARTMENTAL APPROVAL | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| ▪ Lighting | YES <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> | DEPARTMENTAL APPROVAL | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| ▪ Benches | YES <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> | DEPARTMENTAL APPROVAL | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| ▪ Street Trees | YES <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> | DEPARTMENTAL APPROVAL | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| ▪ Street Furniture | YES <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> | DEPARTMENTAL APPROVAL | YES <input type="checkbox"/> | NO <input type="checkbox"/> |

19. Does the design avoid tripping hazards? YES NO N/A DEPARTMENTAL APPROVAL YES NO

20. Does the design avoid pinch points? Pinch points are locations where the Walking Zone width is less than the required width identified in item 13, or requires an exception YES NO N/A DEPARTMENTAL APPROVAL YES NO

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



BUILDING & FURNISHING COMPONENT (continued)

21. Do street trees and/or plants comply with street installation requirements (see sections 4.4.7 & 4.4.8) YES NO N/A DEPARTMENTAL APPROVAL YES NO
22. Does the design maintain adequate visibility for all roadway users at intersections? YES NO N/A DEPARTMENTAL APPROVAL YES NO

APPLICANT: Building & Furnishing Component
 Additional Explanation / Comments: There is no existing furnishing zone along South Road or Escort Street relative to the project location.

DEPARTMENTAL REVIEW: Building & Furnishing Component
 Reviewer Comments:



COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



BICYCLE COMPONENT (Handbook Section 4.5)

23. List elements of the project that incorporate recommendations of the Pedestrian and Bicycle Plan, located online at <http://phila2035.org/wp-content/uploads/2012/06/bikePedfinal2.pdf>

N/A

24. List the existing and proposed number of bicycle parking spaces, on- and off-street. Bicycle parking requirements are provided in The Philadelphia Code, Section 14-804.

BUILDING / ADDRESS	REQUIRED SPACES	ON-STREET		ON SIDEWALK		OFF-STREET	
		Existing	Proposed	Existing	Proposed	Existing	Proposed
4630 Island Ave #A	28	0	0	0	0	0	28
_____	_____	____/____	____/____	____/____	____/____	____/____	____/____
_____	_____	____/____	____/____	____/____	____/____	____/____	____/____
_____	_____	____/____	____/____	____/____	____/____	____/____	____/____

25. Identify proposed "high priority" bicycle design treatments (see Handbook Table 1) that are incorporated into the design plan, where width permits. Are the following "High Priority" elements identified and dimensioned on the plan?

- Conventional Bike Lane
- Buffered Bike Lane
- Bicycle-Friendly Street
- Indego Bicycle Share Station

YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	DEPARTMENTAL APPROVAL
YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>

26. Does the design provide bicycle connections to local bicycle, trail, and transit networks? YES NO N/A

27. Does the design provide convenient bicycle connections to residences, work places, and other destinations? YES NO N/A

APPLICANT: Bicycle Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Bicycle Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



CURBSIDE MANAGEMENT COMPONENT (Handbook Section 4.6)

28. Does the design limit conflict among transportation modes along the curb? YES NO

29. Does the design connect transit stops to the surrounding pedestrian network and destinations? YES NO N/A

30. Does the design provide a buffer between the roadway and pedestrian traffic? YES NO N/A

31. How does the proposed plan affect the accessibility, visibility, connectivity, and/or attractiveness of public transit? YES NO

There will be no change in accessibility, visibility, connectivity, and/or attractiveness of public transit.

APPLICANT: Curbside Management Component

Additional Explanation / Comments:

DEPARTMENTAL REVIEW: Curbside Management Component

Reviewer Comments:



COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



VEHICLE / CARTWAY COMPONENT (Handbook Section 4.7)

32. If lane changes are proposed, identify existing and proposed lane widths and the design speed for each street frontage;

STREET	FROM	TO	LANE WIDTHS Existing / Proposed	DESIGN SPEED
N/A	---	---	--- / ---	---
---	---	---	--- / ---	---
---	---	---	--- / ---	---
---	---	---	--- / ---	---

- | | |
|---|--|
| <p>33. What is the maximum AASHTO design vehicle being accommodated by the design? <u>WB-67</u></p> <p>34. Will the project affect a historically certified street? An inventory of historic streets⁽¹⁾ is maintained by the Philadelphia Historical Commission.</p> <p>35. Will the public right-of-way be used for loading and unloading activities? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>36. Does the design maintain emergency vehicle access? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></p> <p>37. Where new streets are being developed, does the design connect and extend the street grid? YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/></p> <p>38. Does the design support multiple alternative routes to and from destinations as well as within the site? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/></p> <p>39. Overall, does the design balance vehicle mobility with the mobility and access of all other roadway users? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></p> | <p>DEPARTMENTAL APPROVAL</p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/></p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/></p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/></p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/></p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/></p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/></p> |
|---|--|

APPLICANT: Vehicle / Cartway Component
Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Vehicle / Cartway Component
Reviewer Comments: _____

(1) http://www.philadelphiastreet.com/images/uploads/documents/Historical_Street_Paving.pdf

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



URBAN DESIGN COMPONENT (Handbook Section 4.8)

- | | |
|---|--|
| <p>40. Does the design incorporate windows, storefronts, and other active uses facing the street? YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/></p> <p>41. Does the design provide driveway access that safely manages pedestrian / bicycle conflicts with vehicles (see Section 4.8.1)? YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/></p> <p>42. Does the design provide direct, safe, and accessible connections between transit stops/stations and building access points and destinations within the site? YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/></p> | <p>DEPARTMENTAL APPROVAL</p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/></p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/></p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/></p> |
|---|--|

APPLICANT: Urban Design Component
Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Urban Design Component
Reviewer Comments: _____



Complete Street Handbook Checklist

Project at 4630 Island Ave #A, Philadelphia PA

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INTERSECTIONS & CROSSINGS COMPONENT (Handbook Section 4.9)

43. If signal cycle changes are proposed, please identify Existing and Proposed Signal Cycle lengths; if not, go to question No. 48.

SIGNAL LOCATION	EXISTING CYCLE LENGTH	PROPOSED CYCLE LENGTH
N/A	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

						DEPARTMENTAL APPROVAL
44. Does the design minimize the signal cycle length to reduce pedestrian wait time?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
45. Does the design provide adequate clearance time for pedestrians to cross streets?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
46. Does the design minimize pedestrian crossing distances by narrowing streets or travel lanes, extending curbs, reducing curb radii, or using medians or refuge islands to break up long crossings? <i>If yes, City Plan Action may be required.</i>	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
47. Identify "High Priority" intersection and crossing design treatments (see Handbook Table 1) that will be incorporated into the design, where width permits. Are the following "High Priority" design treatments identified and dimensioned on the plan?				YES <input type="checkbox"/>	NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
▪ Marked Crosswalks	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
▪ Pedestrian Refuge Islands	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
▪ Signal Timing and Operation	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
▪ Bike Boxes	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
48. Does the design reduce vehicle speeds and increase visibility for all modes at intersections?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
49. Overall, do intersection designs limit conflicts between all modes and promote pedestrian and bicycle safety?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>

APPLICANT: Intersections & Crossings Component
Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Intersections & Crossings Component
Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



ADDITIONAL COMMENTS

APPLICANT
Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW
Additional Reviewer Comments: _____

