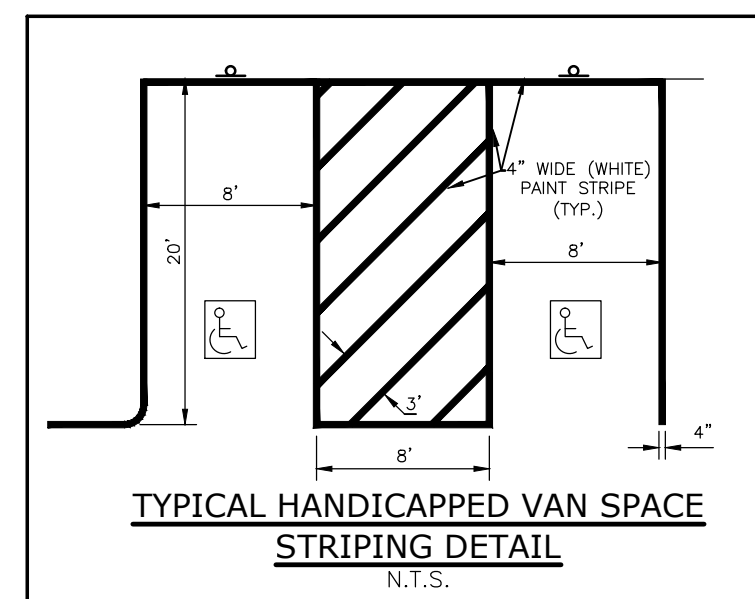
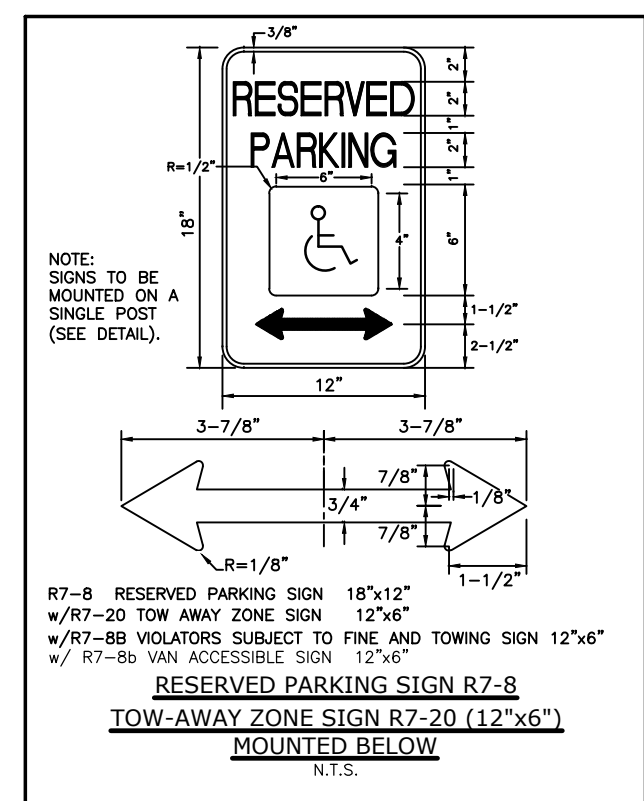


SHEET INDEX

SHEET 1	SITE PLAN
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SHEET 4	PCSWM NOTES
SHEET 5	PCSWM & CONSTRUCTION DETAILS
SHEET 6	EROSION & SEDIMENT CONTROL PLAN
SHEET 7	E&S NOTES & DETAILS
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SHEET 9	LANDSCAPE PLAN

LEGEND

BOUNDARY LINE	EXISTING IRON PIN
ADJOINER BOUNDARY LINE	PROPOSED IRON PIN
LEGAL RIGHT-OF-WAY LINE	EXISTING CONCRETE MONUMENT
REQUIRED RIGHT-OF-WAY LINE	PROPOSED CONCRETE MONUMENT
PROPOSED LOT LINE	EXISTING SIGN
SETBACK LINE	PROPOSED SIGN
EXISTING CURB	EXISTING STORMWATER INLET
PROPOSED CURB	EXISTING STORMWATER MANHOLE
EXISTING EDGE OF PAVING	EXISTING SANITARY MANHOLE
PROPOSED EDGE OF PAVING	EXISTING WATER VALVE
EXISTING STORM SEWER	EXISTING WATER METER
EXISTING SANITARY SEWER	EXISTING FIRE HYDRANT
EXISTING WATER LINE	EXISTING GAS VALVE
EXISTING GAS LINE	EXISTING UTILITY POLE
EXISTING OVERHEAD ELECTRIC LINE	
EXISTING FENCE LINE	
EXISTING WETLANDS	
EXISTING STREAM	
EXISTING FEMA FLOODPLAIN	
EXISTING RIPARIAN BUFFER LINE	



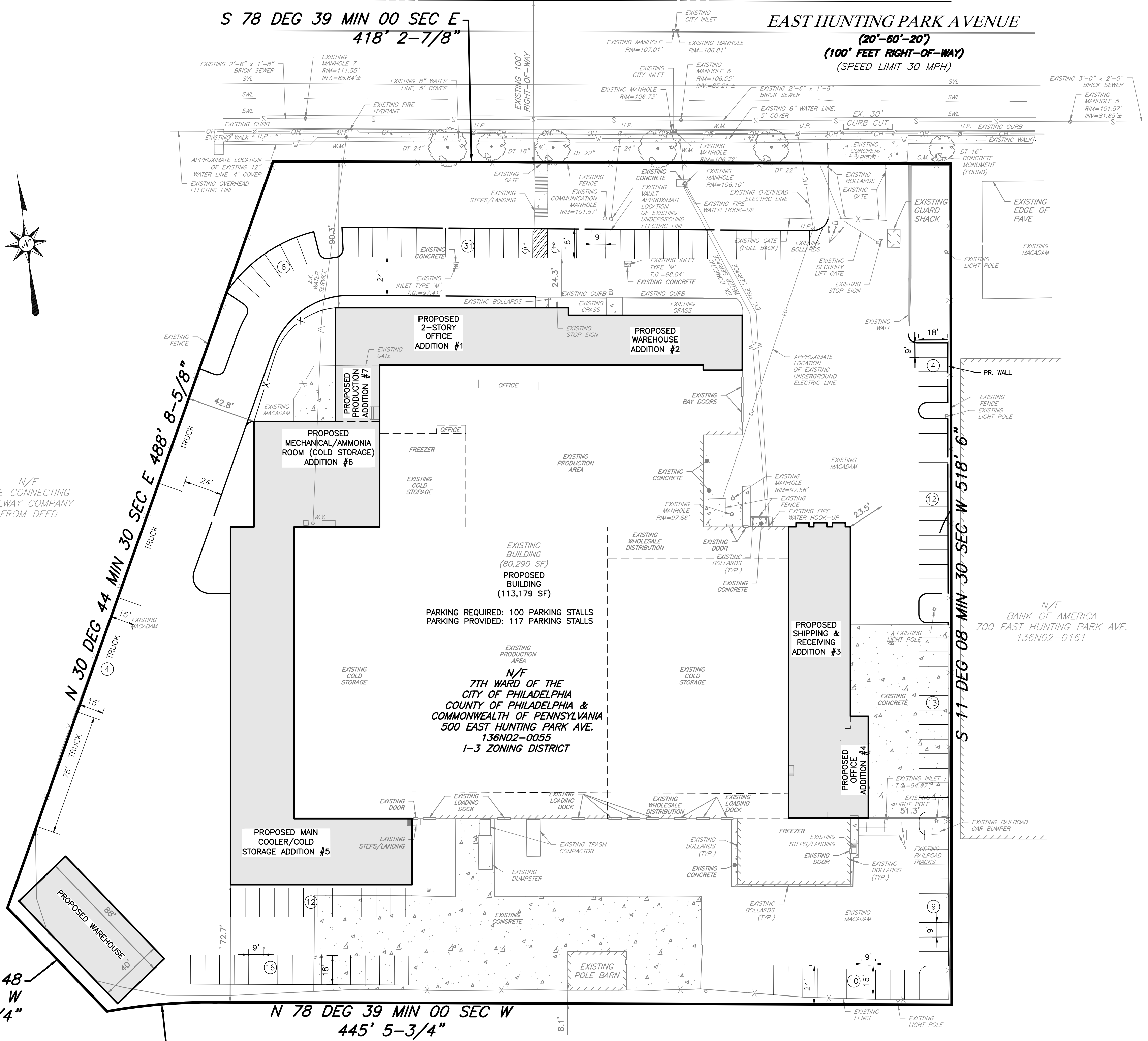
OCCUPIED AREA		FLOOR AREA RATIO	
ITEM	AREA	ITEM	AREA
EXISTING BUILDING	78,752 SF	EXISTING BUILDING	78,752 SF
EXISTING POLE BARN	866 SF	EXISTING POLE BARN	866 SF
ADDITION #1 (1-STORY)	5,412 SF	ADDITION #1 (2-STORY)	10,824 SF
ADDITION #2	3,099 SF	ADDITION #2	3,099 SF
ADDITION #3	6,571 SF	ADDITION #3	6,571 SF
ADDITION #4	1,068 SF	ADDITION #4	1,068 SF
ADDITION #5	11,675 SF	ADDITION #5	11,675 SF
ADDITION #6	5,049 SF	ADDITION #6	5,049 SF
ADDITION #7	938 SF	ADDITION #7	938 SF
PROPOSED OUTBUILDING	3,520 SF	PROPOSED OUTBUILDING	3,520 SF
TOTAL	116,950 SF	TOTAL	122,362 SF
% OF LOT AREA	44.3%	% OF LOT AREA	46.4%

ZONING: I-3 HEAVY INDUSTRIAL DISTRICT
 USE: INDUSTRIAL

	PERMITTED	EXISTING	PROPOSED
MAX. OCCUPIED AREA (% OF LOT)	100%	30.8%	44.3%
MIN. FRONT YARD DEPTH (FT)	0	125.0 FT	90.3 FT
MIN. SIDE YARD WIDTH, EACH (FT)	IF USED: BUILDING ≤ 4 STORIES = 6 FT OTHERS = 8 FT	62.3 FT/88.0 FT	42.8 FT/51.3 FT
MIN. REAR YARD DEPTH (FT)	8 FT IF USED	8.1 FT	8.1 FT
MAX. HEIGHT	60 FT IF ABUTTING A RESIDENTIAL OR SP-PO DISTRICT, OTHERWISE NO LIMIT.	<35 FT	<35 FT
MAX. FLOOR AREA RATIO (FAR)	500%	30.8%	46.4%

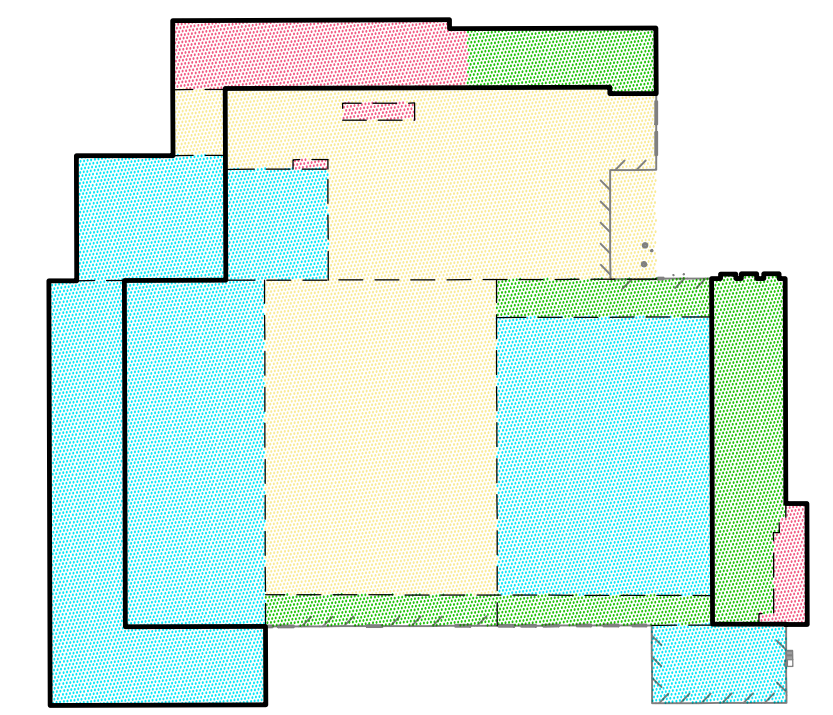


- GENERAL NOTES:**
- SITE INFO:
520 EAST HUNTING PARK AVENUE, PHILADELPHIA, PA 19124
ZONING MAP #136N02-0055
GROSS LOT AREA = 6.05610 ACRES (263,804 SQ.FT.)
 - EXISTING FEATURES AND TOPOGRAPHIC INFORMATION ARE FROM A FIELD SURVEY PERFORMED BY DIENER SURVEYING SERVICES, LLC OF ROBESONIA, PENNSYLVANIA ON MARCH 23, 2017.
 - BOUNDARY SURVEY TO BE PERFORMED BY THE CITY OF PHILADELPHIA, FIFTH SURVEY DISTRICT.
 - FEMA FLOOD MAP NUMBER 4207570113G, EFFECTIVE ON 01/17/2007 INDICATES THAT THE PROPERTY IS LOCATED OUTSIDE OF THE 100-YEAR FLOODPLAIN.
 - THE SITE IS LOCATED WITHIN THE FRANKFORD CREEK WATERSHED WHICH IS DESIGNATED AS WARM WATER FISH - MIGRATORY FISH (WWF-MF) IN DEP CODE TITLE 25, CHAPTER 93.
 - AS PER THE NATIONAL WETLANDS INVENTORY, THERE ARE NO WETLANDS ONSITE.
 - THE LOT IS SERVED BY PUBLIC SEWER AND PUBLIC WATER.



PARKING CALCULATIONS

OFFICE USE: 1 SPACE/1000 SF * 12,306 SF = 12.3 ≈ 13 SPACES
WHOLESALE & DISTRIBUTION: 1 SPACE/2000 SF * 15,603 SF = 7.8 ≈ 8 SPACES
STORAGE USE: 1 SPACE/2000 SF * 56,343 SF = 28.2 ≈ 29 SPACES
PRODUCTION AREA (OTHER INDUSTRIAL USE): 1 SPACE/800 SF * 39,559 SF = 49.4 ≈ 50 SPACES
TOTAL PARKING REQUIRED: 13 + 8 + 29 + 50 = 100 SPACES
PARKING PROVIDED = 117 SPACES



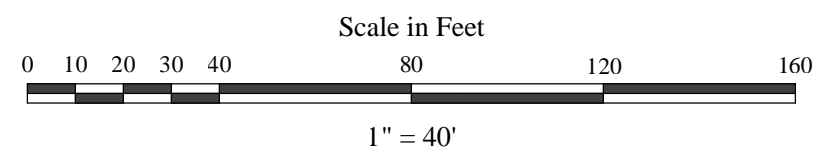
PENNSYLVANIA ONE CALL SYSTEMS INC. NOTICE
 ACT 287 SERIAL NUMBER: 20170940338 & 20170940339

J.M.R. ENGINEERING, L.L.C. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC. SHOWN ON THE PLANS; NOR DOES JMR ENGINEERING, LLC GUARANTEE THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. ARE SHOWN. CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. BEFORE THE START OF WORK, BY CALLING THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776.

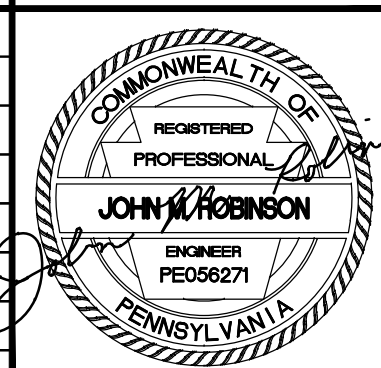
UTILITIES NOTIFIED (20170940338):	UTILITIES NOTIFIED (20170940339):
AT&T ATLANTA	COMCAST
MONROE ENERGY LLC	MONROE ENERGY LLC
PECO ENERGY C/O USIC	PECO ENERGY C/O USIC
PHILADELPHIA CITY DEPARTMENT OF STREETS	PHILADELPHIA CITY DEPARTMENT OF STREETS
PHILADELPHIA CITY WATER DEPARTMENT	PHILADELPHIA CITY WATER DEPARTMENT
PHILADELPHIA GAS WORKS	PHILADELPHIA GAS WORKS
VERIZON PENNSYLVANIA LLC	VERIZON PENNSYLVANIA LLC



OP# 884052400



APPLICANT/OWNER:
 PHILADELPHIA CHEESESTEAK CO.
 520 EAST HUNTING PARK AVE
 PHILADELPHIA, PA 19124
 ATTN: MR. DREW MATTIS



PRELIMINARY/FINAL

SITE PLAN

PLAN OF PROPERTY
 FOR
PHILADELPHIA CHEESESTEAK CO.

CITY OF PHILADELPHIA PHILADELPHIA COUNTY, PA

J.M.R. ENGINEERING, LLC
 444 CREAMERY WAY, SUITE 300
 EXTON, PA 19341
 PHONE: (484) 880-7342
 EMAIL: jack@jmrengineering.com

PROJECT #1197
 DATE: 1/6/2018
 SCALE: AS SHOWN
 DRAWN: J.L.S.
 CHECKED: J.M.R.
 SHEET: 1 OF 7

PLOTTED: 2/1/2018 FILE: 1 SITE PLAN.DWG

NO.	DATE	REVISION
1	10/26/17	REVISED PER PWD CONCEPTUAL REVIEW