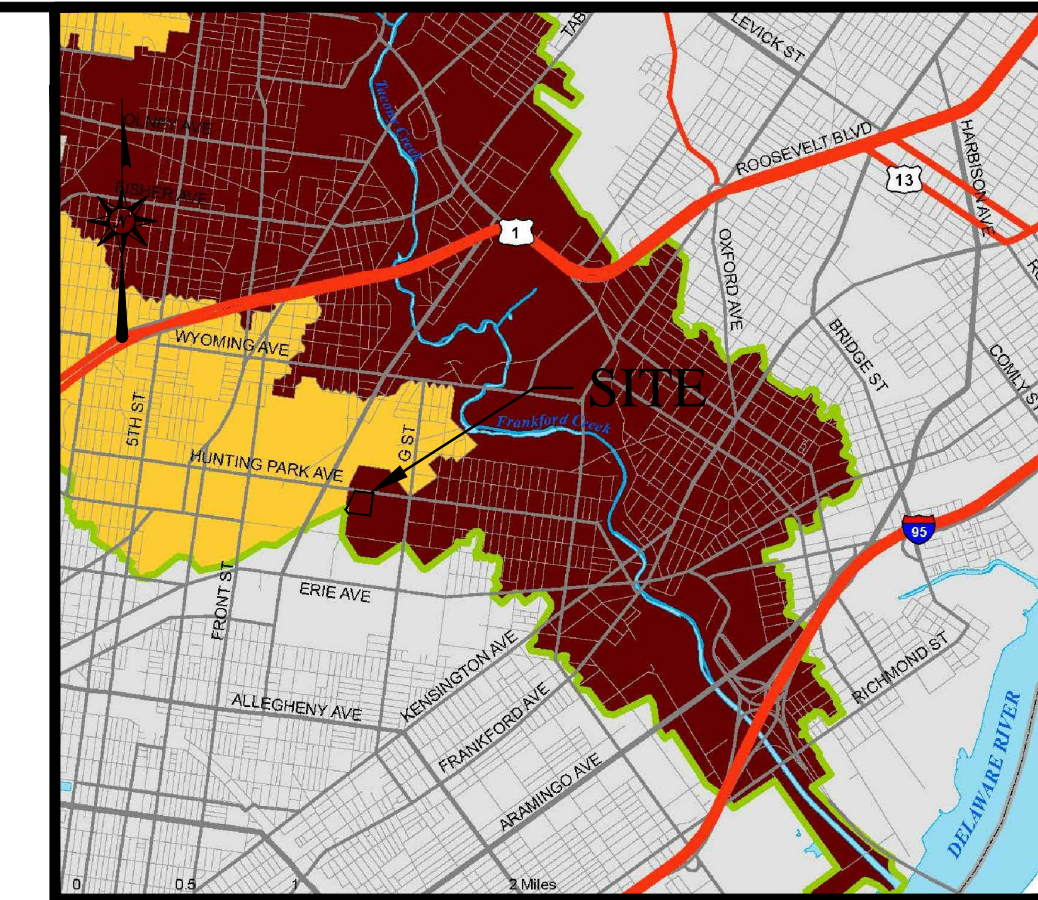
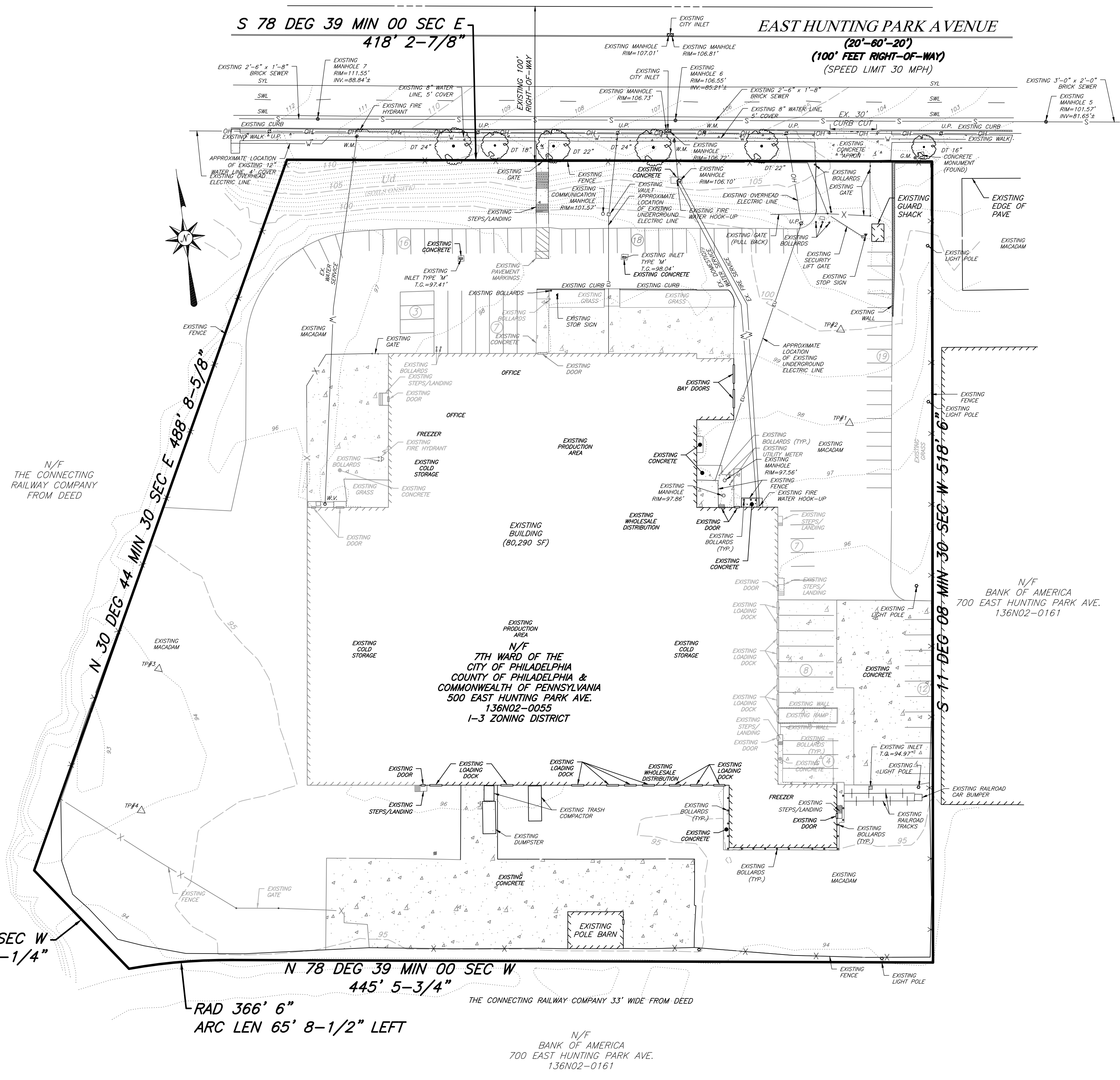
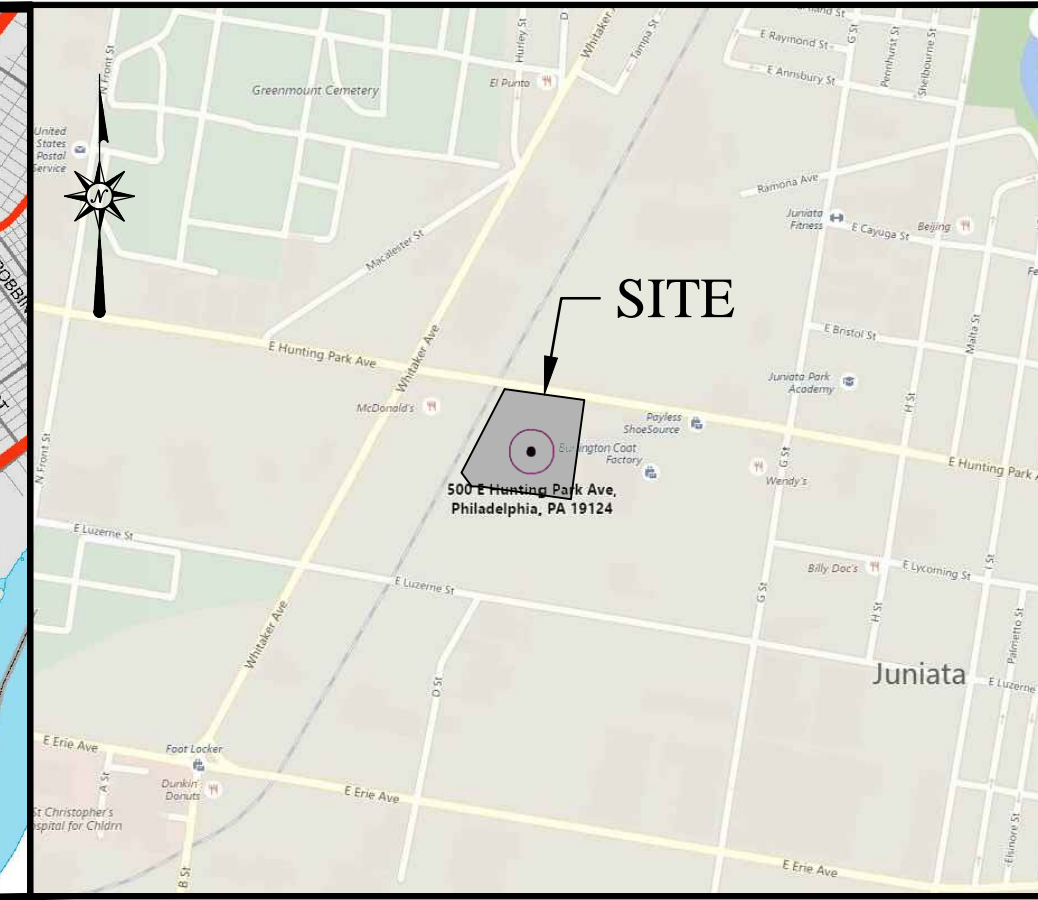


- LEGEND**
- BOUNDARY LINE
 - - - ADJOINER BOUNDARY LINE
 - - - LEGAL RIGHT-OF-WAY LINE
 - - - SETBACK LINE
 - - - EXISTING CURB
 - - - EXISTING EDGE OF PAVING
 - - - EXISTING STORM SEWER
 - - - EXISTING SANITARY SEWER
 - - - EXISTING WATER LINE
 - - - EXISTING GAS LINE
 - - - EXISTING OVERHEAD ELECTRIC LINE
 - - - EXISTING FENCE LINE
 - - - EXISTING WETLANDS
 - - - EXISTING STREAM
 - - - EXISTING FEMA FLOODPLAIN
 - - - EXISTING RIPARIAN BUFFER LINE
 - - - EXISTING 2' CONTOURS
 - - - EXISTING 10' CONTOURS
 - - - EXISTING TREE LINE
 - - - EXISTING SOILS LINE
 - - - EXISTING IRON PIN
 - - - EXISTING CONCRETE MONUMENT
 - - - EXISTING SIGN
 - - - EXISTING STORMWATER INLET
 - - - EXISTING STORMWATER MANHOLE
 - - - EXISTING SANITARY MANHOLE
 - - - EXISTING WATER VALVE
 - - - EXISTING WATER METER
 - - - EXISTING FIRE HYDRANT
 - - - EXISTING GAS VALVE
 - - - EXISTING UTILITY POLE
 - - - EXISTING SPOT ELEVATIONS
 - - - TEST PIT LOCATION



WATERSHED MAP

SCALE: NTS

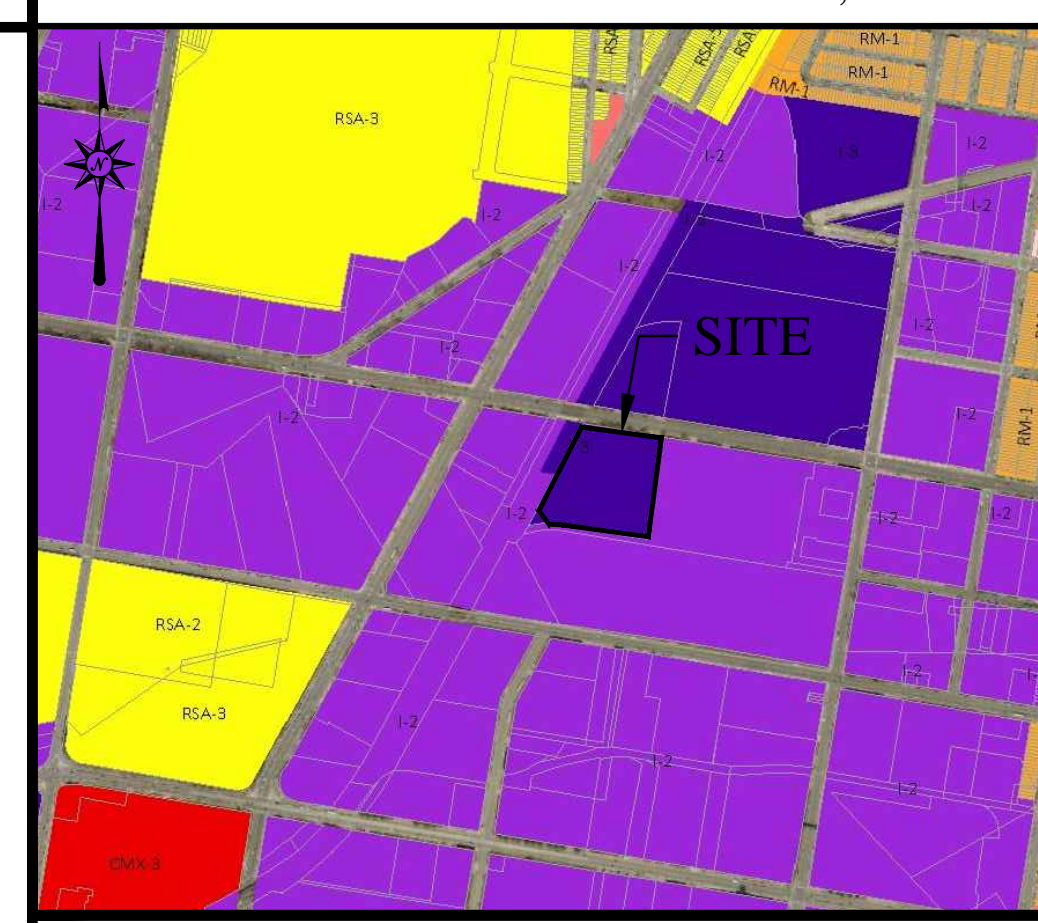


LOCATION MAP

SCALE: 1"=1,000' +/-

GENERAL NOTES:

1. SITE INFO:
520 EAST HUNTING PARK AVENUE, PHILADELPHIA, PA 19124
ZONING MAP # 136N02-0055
GROSS LOT AREA = 6.05610 ACRES (263,804 SQ.FT.)
2. EXISTING FEATURES AND TOPOGRAPHIC INFORMATION ARE FROM A FIELD SURVEY PERFORMED BY DIENER SURVEYING SERVICES, LLC OF ROBESONIA, PENNSYLVANIA ON MARCH 23, 2017.
3. BOUNDARY SURVEY TO BE PERFORMED BY THE CITY OF PHILADELPHIA, FIFTH SURVEY DISTRICT.
4. FEMA FLOOD MAP NUMBER 4207570113G, EFFECTIVE ON 01/17/2007 INDICATES THAT THE PROPERTY IS LOCATED OUTSIDE OF THE 100-YEAR FLOODPLAIN.
5. 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.
6. AS PER THE NATIONAL WETLANDS INVENTORY, THERE ARE NO WETLANDS ONSITE.
7. THE LOT IS SERVED BY PUBLIC SEWER AND PUBLIC WATER.



ZONING MAP

SCALE: 1"=1,000' +/-



AERIAL MAP

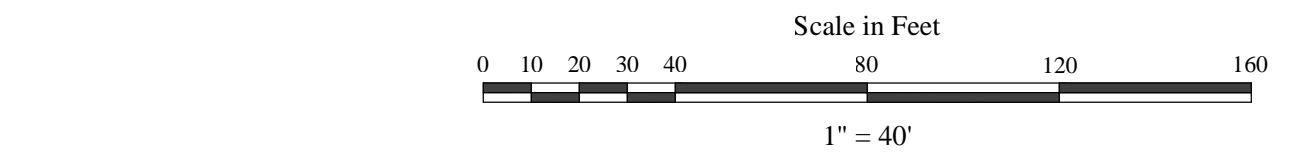
SCALE: 1"=1,000' +/-

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

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

TAX PARCEL #XXX-XXX-XXX



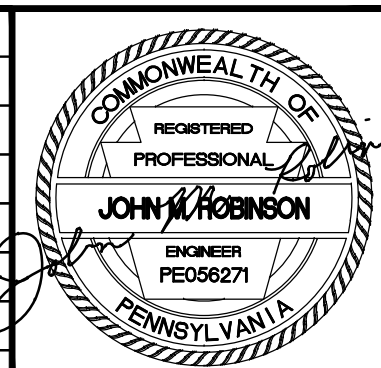
PWD TRACKING NUMBER: FY18-PHIL-4862-01

SOILS LIST

SYMBOL	DESCRIPTION	DEPTH TO SEASONALLY HIGH WATER TABLE	DEPTH TO BEDROCK	HYDROLOGIC GROUP	SUITABILITY FOR:			CHARACTERISTICS THAT AFFECT:	
					LOCAL ROADS & STREETS	ROAD FILL	TOPSOIL	EMBANKMENT, DIKES, LEVEES	PONDS, RESERVOIRS
Ub	URBAN LAND	-	10" TO DENSIC MATERIAL	-	-	-	-	-	-

NO.	DATE	REVISION
2	10/31/17	REVISED PER PWD CONCEPTUAL REVIEW
1	10/26/17	REVISED PER PWD CONCEPTUAL REVIEW

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



EXISTING RESOURCES & SITE ANALYSIS PLAN

PLAN OF PROPERTY
FOR
PHILADELPHIA CHEESESTEAK CO.

CITY OF PHILADELPHIA PHILADELPHIA COUNTY, PA
PROJECT #1197
DATE: 10/11/2017
SCALE: 1"=40'
DRAWN: J.L.S.
CHECKED: J.M.R.
SHEET: 1 OF 2
PLOTTED: 10/31/2017 FILE: 2 EXISTING FEATURES & DEMOLITION PLAN.DWG