

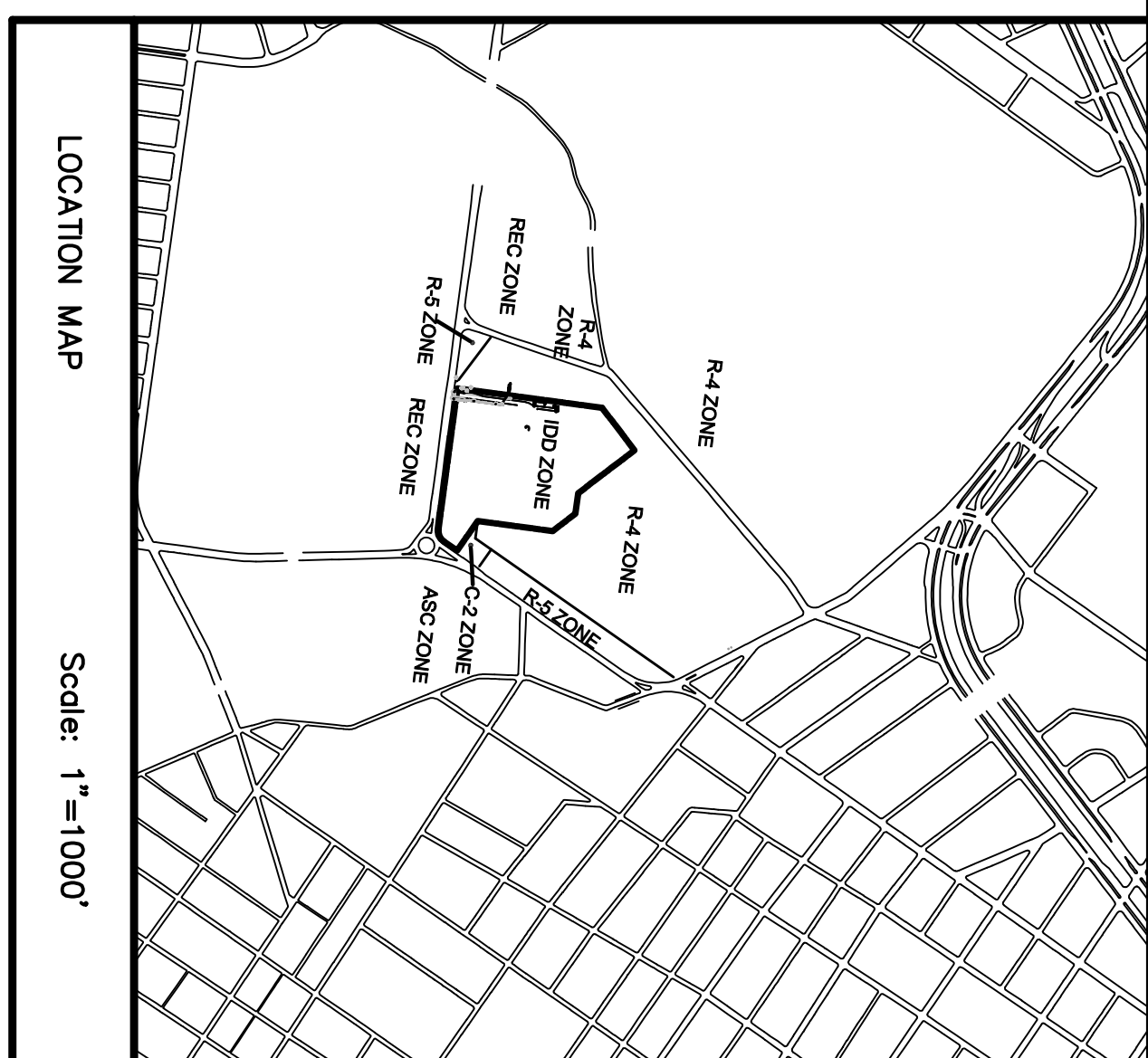
- PLAN REFERENCE:**
1. CITY BLOCK PLAN COMPILATION OF CITY PLAN NO. 344 BOUNDED BY THE ROOSEVELT BOULEVARD, ADAMS AVENUE, CASTOR AVENUE, WYOMING AVENUE, WINTHROP AVENUE, RUSSELL STREET AND THE OXFORD ROAD BRANCH OF THE CONNECTING RAMBLAY, PREPARED BY THE NORTH SHENKENSBERG, EXHIBIT COVERING 37.7 ACRES, SHERMAN AND PARTNERS, PLAN DATED FEBRUARY 27, 2006.
  2. DATED REVISIONS OF CITY PLAN NO. 344, CITY OF PHILADELPHIA, DATED FEBRUARY 27, 2006.
  3. HISTORIC PLAN COMPILATION SECTION PREPARED FOR THE GREENWOOD CEMETERY, PREPARED BY GREENSHAW SMITH AND PARTNERS, PLAN DATED FEBRUARY 27, 2006.
  4. PHASES OF VARIOUS OF OTHERS, GREENWOOD CEMETERY AND BURIAL DISTRIBUTIONS DOCUMENTED ON INDCI CARDS.
  5. PRELIMINARY LAYOUT PLAN NOT SHOWN OR DATED, PLAN PROVIDED BY CLIENT.
  6. OVERALL LAYOUT PLAN PROVIDED BY RING COLE ARCHITECTS.

PHASE	USE	OCCUPIED AREA	GROSS FLOOR AREA	REQUIRED PARKING (CARS)	PROVIDED PARKING (CARS)	HEIGHT (FEET)
EXISTING	Hospital	59,286	168,291	72,349	Various	
	Medical Office Building	16,774	72,349	37,158		
	ICU Expansion	12,386				
	Hospital Expansion	12,386				
	Central Utility Building	9,000				
	Guest Quarters	12,560				
	Parking Garage	39,400				
	New Entry	8,300				
	Subtotal	90,428	278,618	93	622	
	NEW					
	ICU Expansion	12,386	24,772			
	Hospital Expansion	12,386	24,772			
	Central Utility Building	9,000				
	Guest Quarters	12,560				
	Parking Garage	39,400				
	New Entry	8,300				
	Subtotal	108,133	397,633	133	509	
	TOTALS	208,859	676,251	226	1,131	

**ZONING REGULATIONS - DD ZONE**

MINIMUM DDZ AREA (ACRES)	REQUIRED/ MAX ALLOWED	PROPOSED/PROHIBITED
4.00X (2,670,000 SF)	3	15.3
GROSS FLOOR AREA	400X (2,670,000 SF)	101,51X (678,651 SF)
YARDS	70X (10,72 AC.)	3104X (4,79 AC.)
FRONT	NO REQUIREMENT	5.8'
SIDE	NO REQUIREMENT	2.8'
REAR	NO REQUIREMENT	50.3'
OFF STREET PARKING (1 SPACE/2,000 SF GFA)	228	1,050
ACCESSIBLE SPACES	41' X 18'	84' X 18'
OFF STREET LOADING (SPACES)	3	3 (11' X 60')

- GENERAL NOTES:**
1. A FIELD SURVEY OF THE SITE WAS PERFORMED BY PENNONI ASSOCIATES IN FEBRUARY 2009.
  2. LOCATIONS OF ON AND OFF SITE UTILITIES AS SHOWN ARE APPROXIMATE AND MAY OR MAY NOT BE COMPLETE. THE NATURE AND EXACT LOCATION OF EXISTING UTILITIES MAY NOT BE COMPLETELY SHOWN IN THIS PLAN AND ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
  3. UNLESS SPECIFICALLY STATED OR SHOWN, HEREON TO THE CONTRARY, THIS SURVEY IS MADE SUBJECT TO AND DOES NOT LOCATE OR DETERMINE:
    - A. RIGHTS OR INTERESTS OF THE UNITED STATES OF AMERICA OR COMMONWEALTH OF PENNSYLVANIA OR ANY STATE OR COUNTY OR CITY OR TOWNSHIP OR LOCAL AGENCY OR STATE OR LOCAL AGENCY WHICH MAY AFFECT THE BUILDING OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
    - B. BUILDING SETBACK LINES, ZONING REGULATIONS OR LINES ESTABLISHED BY ANY FEDERAL, STATE OR LOCAL AGENCY WHICH MAY AFFECT THE BUILDING OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
    - C. ANY INTERESTS OR RIGHTS OF OTHER PARTIES OR RIGHTS OF OTHER PARTIES TO ANY SUBSIDIARY STRUCTURES, COMPANIES OR FACILITIES OR ANY OTHER NATURAL OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
    - D. PORTIONS OF SUBJECT PARCEL ARE CURRENTLY ZONED C2, COMMERCIAL DISTRICT. PORTIONS OF SUBJECT PARCEL ARE CURRENTLY ZONED C2, COMMERCIAL DISTRICT. PORTIONS OF SUBJECT PARCEL ARE CURRENTLY ZONED C2, COMMERCIAL DISTRICT. PORTIONS OF SUBJECT PARCEL ARE CURRENTLY ZONED C2, COMMERCIAL DISTRICT. PORTIONS OF SUBJECT PARCEL ARE CURRENTLY ZONED C2, COMMERCIAL DISTRICT.
  4. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM EXISTING UTILITY RECORDS AVAILABLE AT THE TIME THESE RECORDS WERE OBTAINED AND SHOULD NOT BE CONSIDERED AS GUARANTEED. THE PRESENCE OF UTILITIES AND STRUCTURES IS NOT GUARANTEED.
  5. IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY PA ACT 121 OF 2008, THE CONTRACTOR SHALL NOTIFY ALL UTILITIES WITHIN THE WORK AREA VIA THE WORKING DAYS BEFORE THE START OF EXCAVATION.
    - A. THE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.
    - B. THE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.
    - C. THE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.
    - D. THE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.
  6. SUBJECT PARCEL IS AN ACTIVE CEMETERY AND BURIAL GROUNDS. GRAVE AND BURIAL SITES EXIST THAT MAY AFFECT THE DEVELOPMENT OF THE SUBJECT PARCEL.
  7. ALL DISTANCES ARE PHILADELPHIA DISTRICT STANDARD, UNLESS OTHERWISE NOTED.
  8. THIS PLAN IS INTENDED FOR MASTER PLANNING PURPOSES ONLY AND IS NOT A CONSTRUCTION DOCUMENT.
  9. PLAN MADE AS PER DIRECTIONS OF CLIENT.
  10. THIS PLAN IS INTENDED FOR MASTER PLANNING PURPOSES ONLY AND IS NOT A CONSTRUCTION DOCUMENT.



**IDZ ZONE AREA CALCULATION (ALL AREAS IN D.S.):**

AREA	SQUARE FEET	ACRES
AREA A	2,555,539	0.58559
AREA B	2,555,539	0.58559
AREA C	75,988.03	1.74467
AREA D	21,881.46	0.50172
AREA E	21,881.46	0.50172
AREA F	280,329.22	6.39563
AREA G	667,139.46	15.31541
TOTAL	290,379.72	6.45863
EXISTING ZONE	8,668.01	0.19897
C-1	228,029.23	5.22950
C-2	667,139.46	15.31541
TOTAL IDZ		

**SCALE:** 1"=100'  
**DATE:** 05/09/12  
**BY:** MK  
**PROJECT:** C1000  
**SHEET:** 1 OF 1  
**PSAD:** 1201

**CANCER TREATMENT CENTERS OF AMERICA - GREENWOOD CEMETERY**  
 1331 E. WYOMING AVENUE  
 CITY OF PHILADELPHIA - COUNTY OF PHILADELPHIA - COMMONWEALTH OF PENNSYLVANIA  
**GENERAL DEVELOPMENT PLAN**  
 PSA-DEWBERRY DESIGN PC  
 1350 S. BOULDER, SUITE 600  
 TULSA, OK 74119-3216

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

DATE	NO.	REVISIONS	BY
05/09/12	1	PARKING QUANTITY REVISION	MK

