

# SITE INFORMATION:

ADDRESS: 4500 WYOMING AVENUE  
PHILADELPHIA, PA.

CLIENT REPRESENTATIVE: MR. OSCAR GOMES, P.E.  
EWING COLLEGE  
FEDERAL RESERVE BANK BUILDING  
100 NORTH 6TH STREET  
PHILADELPHIA, PA. 19106

## GENERAL NOTES:

1. A FIELD SURVEY OF THE SITE WAS PERFORMED BY PENNINO ASSOCIATES IN FEBRUARY 2009.
2. LOCATIONS OF ON AND OFF SITE UTILITIES AS SHOWN ARE APPROXIMATE AND MAY OR MAY NOT BE COMPLETE. THE LOCATION AND EXACT LOCATION OF EXISTING UTILITIES SHOULD BE VERIFIED PRIOR TO INITIATING ANY ACTIVITY THAT MAY AFFECT THEIR USE OR LOCATION.
3. UNLESS SPECIFICALLY STATED OR SHOWN HEREON TO THE CONTRARY, THIS SURVEY IS MADE SUBJECT TO AND DOES NOT LOCATE OR DELINEATE:
  - A. RIGHTS OR INTERESTS OF THE UNITED STATES OF AMERICA OR COMMONWEALTH OF PENNSYLVANIA OVER SUBSURFACE OR FORMERLY FLOWED BY TIDEWATER, BUT NO LONGER VISIBLE OR PHYSICALLY EVIDENT, OR LANDS CONTAINING ANY ANIMAL, MARINE, OR MAN-MADE SUBSURFACE REMAINS WHICH MAY OR MAY NOT AFFECT THE USE 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 OF THE SUBJECT PROPERTY.
  - C. ANY SUBSURFACE OR SUBTERRANEAN CONDITION, EASEMENTS OR RIGHTS, INCLUDING, BUT NOT LIMITED TO MINERAL OR MINING RIGHTS, OR THE LOCATION OF OR RIGHTS TO ANY SUBSURFACE STRUCTURES, CONTAINERS OR FACILITIES OR ANY OTHER NATURAL OR MAN-MADE SUBSURFACE REMAINS WHICH MAY OR MAY NOT AFFECT THE USE 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 C3, COMMERCIAL DISTRICT, PORTIONS OF SUBJECT PARCEL ARE CURRENTLY ZONED R4, RESIDENTIAL DISTRICT, ACCORDING TO THE PHILADELPHIA ZONING CODE AS AMENDED.
5. A. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE EXISTING RECORDS AVAILABLE AT THE TIME THESE PLANS WERE PREPARED AND FROM SURFACE OBSERVATION OF THE SITE.
  - B. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED.
  - C. IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY PA ACT 121 OF 2008, THE CONTRACTOR SHALL LOCATE ALL UTILITIES WITHIN THE WORK AREA VIA THE PENNSYLVANIA ONE CALL SYSTEM, INC. (800-242-1776) A MINIMUM OF 3 WORKING DAYS BEFORE THE START OF EXCAVATION.
  - D. THE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO ANY EXCAVATION.
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. ATTENTION IS CALLED TO THE CURRENT PHILADELPHIA ZONING CODE AS CURRENTLY AMENDED. FOR CURRENT AND COMPLETE ZONING INFORMATION, REFER TO ONLINE PHILADELPHIA ZONING INFORMATION.
8. ALL DISTANCES ARE PHILADELPHIA DISTRICT STANDARD, UNLESS OTHERWISE NOTED.
9. PLAN MADE AS PER DIRECTIONS OF CLIENT.
10. THIS PLAN IS INTENDED FOR MASTER PLANNING PURPOSES ONLY AND IS NOT A CONSTRUCTION DOCUMENT.

ZONING REGULATIONS – IDD ZONE		
	REQUIRED / MAX. ALLOWED	PROPOSED/PROVIDED
MINIMUM IDD AREA (ACRES)	3	15.3
GROSS FLOOR AREA	400K (2,670,000 SF)	84.6K (564,315 SF)
OCCUPIED AREA	70K (10.72 AC.)	32.2K (4.93 AC.)
YARDS		
FRONT	NO REQUIREMENT	5.8'
SIDE	NO REQUIREMENT	2.6'
REAR	NO REQUIREMENT	50.3'
OFF STREET PARKING (1 SPACE/3,000 SF GFA)	188	1,131
ACCESSIBLE SPACES	5	113
OFF STREET PARKING AREA	8½' x 18'	8½' x 18'
OFF STREET LOADING (SPACES)	3	3 (11' x 60')

				Required Parking (Cars)	Provided (Cars)	Height (Feet)
Phase	Use	Occupied	Gross Floor Area			
Existing	Hospital	59,266	169,091	56	369	Varies
	Medical Office Building	18,774	72,369	24		
		78,040	241,460	80	369	
New	New Entry	8,300	6,300	3		20'
	Hospital Expansion	51,085	108,650	56		50'
	Inpatient Building	31,845	159,225	23		80'
	Central Utility Building	9,000	9,000	3		
	Guest Quarters	12,560	37,680	13		45'
	Parking Garage	39,400				
		112,790	322,655	108	762	
TOTAL		190,830	564,315	188	1,131	

PLAN REFERENCE:

1. CITY BLOCK PLAN COMPILATION OF CITY PLAN NO. 344 BOUNDED BY THE ROOSEVELT BOULEVARD, ADAMS AVENUE, CASTOR AVENUE, AND WASHINGTON STREET AND THE OXFORD ROAD BRANCH OF THE CONNECTING RAILWAY, PREPARED BY THE EIGHTH SURVEYDISTRICT, DATED OCTOBER 31, 2000.
2. ZONING PLAN, PREPARED FOR CANCER TREATMENT CENTERS OF AMERICA, PREPARED BY GRESHAM SMITH AND PARTNERS, PLAN DATED FEBRUARY 07, 2005, LAST REVISED FEBRUARY 08, 2005.
3. HISTORIC PLAN COMPILATION SKETCH PREPARED FOR THE GREENWOOD CEMETERY, PREPARED BY EWING COLE, DATED OCTOBER 21, 2008.
4. PLAN OF KNIGHTS OF PYTHIAS GREENWOOD CEMETERY DEPICTING SECTORS AND BURIAL DISTRIBUTIONS DOCUMENTED ON INDEX CARDS, PERIOD UNKNOWN, PLAN NOT SIGNED OR DATED, NOT PROVIDED BY CLIENT.
5. SURVEY BASE PLAN PROVIDED BY PENNINO ASSOCIATES INC.
6. OVERALL LAYOUT PLAN PROVIDED BY EWING COLE ARCHITECTS.

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

	<u>SQUARE FEET</u>	<u>ACRES</u>
AREA "A"	236,765.17	5.43538
AREA "B"	8,680.01	0.19927
AREA "C"	75,998.03	1.74467
AREA "D"	43,434.59	0.99712
AREA "E"	21,581.94	0.50221
REMAINDER	280,379.72	6.43663
TOTAL	667,139.46	15.31541
<u>EXISTING ZONE</u>		
C-3	280,379.72	6.43663
C-2	8,680.01	0.19927
R-4	378,079.73	8.67951
TOTAL ID	667,139.46	15.31541



DATE	NO.	REVISIONS	BY

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

TERS OF AMERICA - GREENWOOD CEMETERY

# GENERAL DEVELOPMENT PLAN

**EWING COLE**  
1100 NORTH 6TH STREET  
PHILADELPHIA, PA 19106

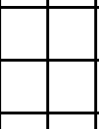
*Engineers • Surveyors • Planners • Landscape Architects*

One Drexel Plaza, 3001 Market Street  
Philadelphia, PA 19104 – Tel: (215) 222-3000 – Fax: (215) 222-0598

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*Pennoni Associates Inc.*

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	SHEET 1 OF 1

SCALE $1"=100'$ DRAWN BY MZK DATE 4/07/09 APPROVED	DRAWING NO.  C1001
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