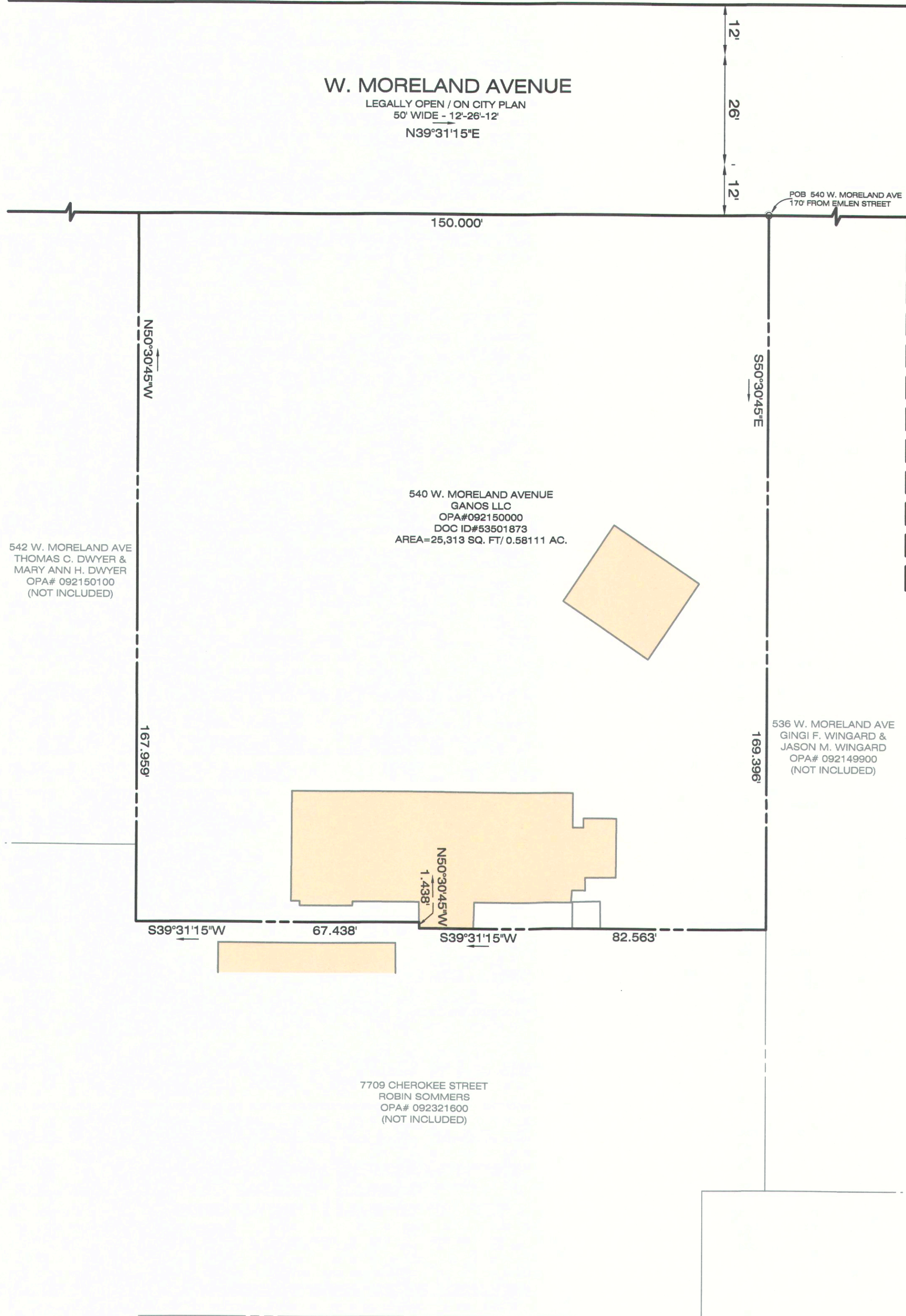
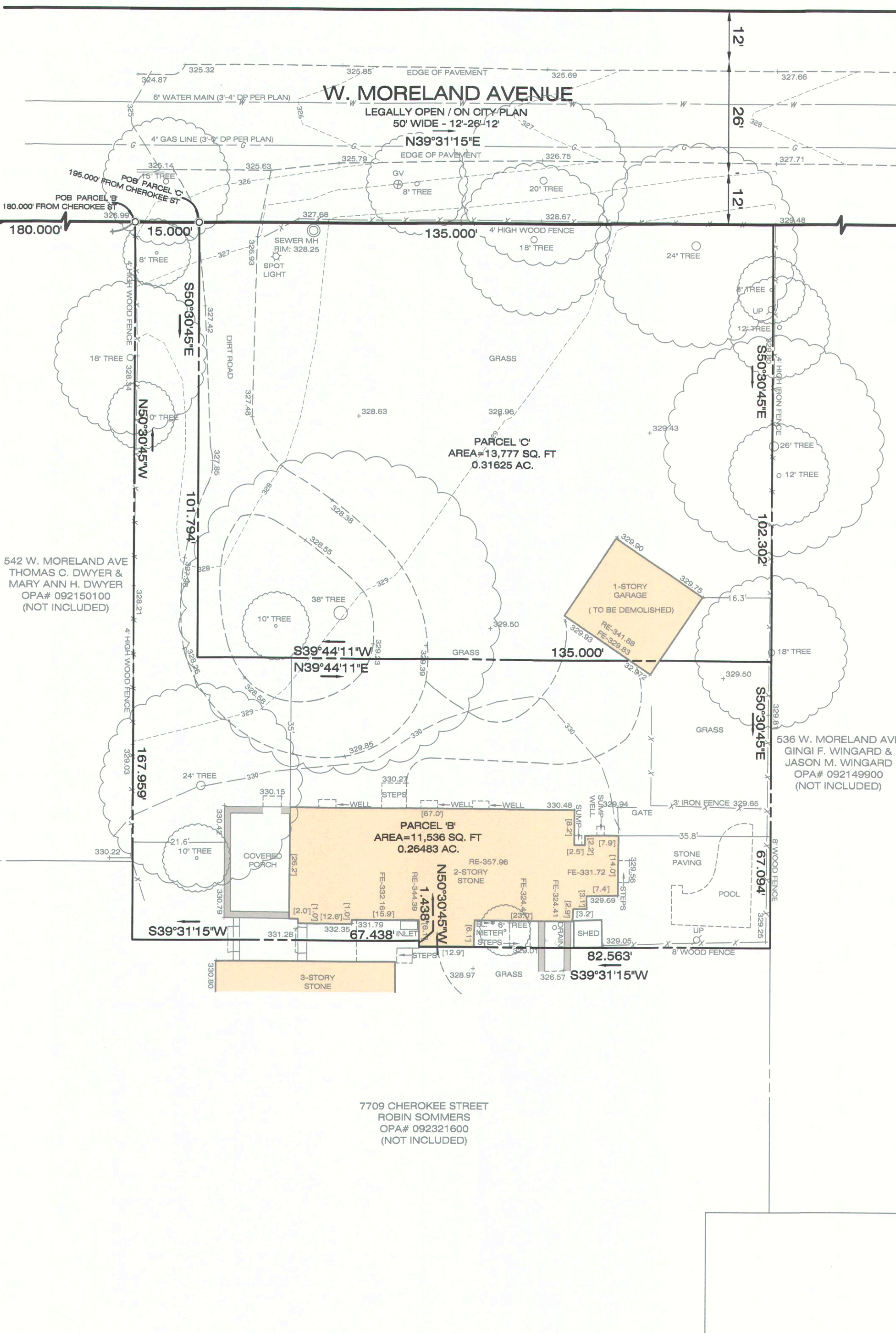


EXISTING LOT DIMENSIONS



PROPOSED LOT DIMENSIONS & PHYSICAL CONDITION



LEGEND

EXISTING FEATURES	
	TELECOMMUNICATION MANHOLE
	WATER MANHOLE
	ELECTRICAL MANHOLE
	SANITARY MANHOLE
	CITY INLET
	FIRE HYDRANT
	WATER VALVE
	UTILITY POLE
	SIGN
	LIGHT STANDARD
	COMBINED SEWER
	UNDERGROUND WATER LINE
	UNDERGROUND GAS LINE
	UNDERGROUND ELECTRIC LINE
	OVERHEAD AERIAL LINE
	FENCE LINE
	EXISTING BUILDINGS
	ZONING BOUNDARY LINE

RSD-1 RESIDENTIAL ZONING CRITERIA

LOT REQUIREMENTS	Required
Min. Lot Width	75'
Min. Lot Area	10,000 SF
Min. % Open Area	65%
BUILDING DIMENSIONS	
Front Yard Setback	35'
Side Yard Setback	2@15'
Rear Yard Setback	30'
Building Height	38'

NOTES

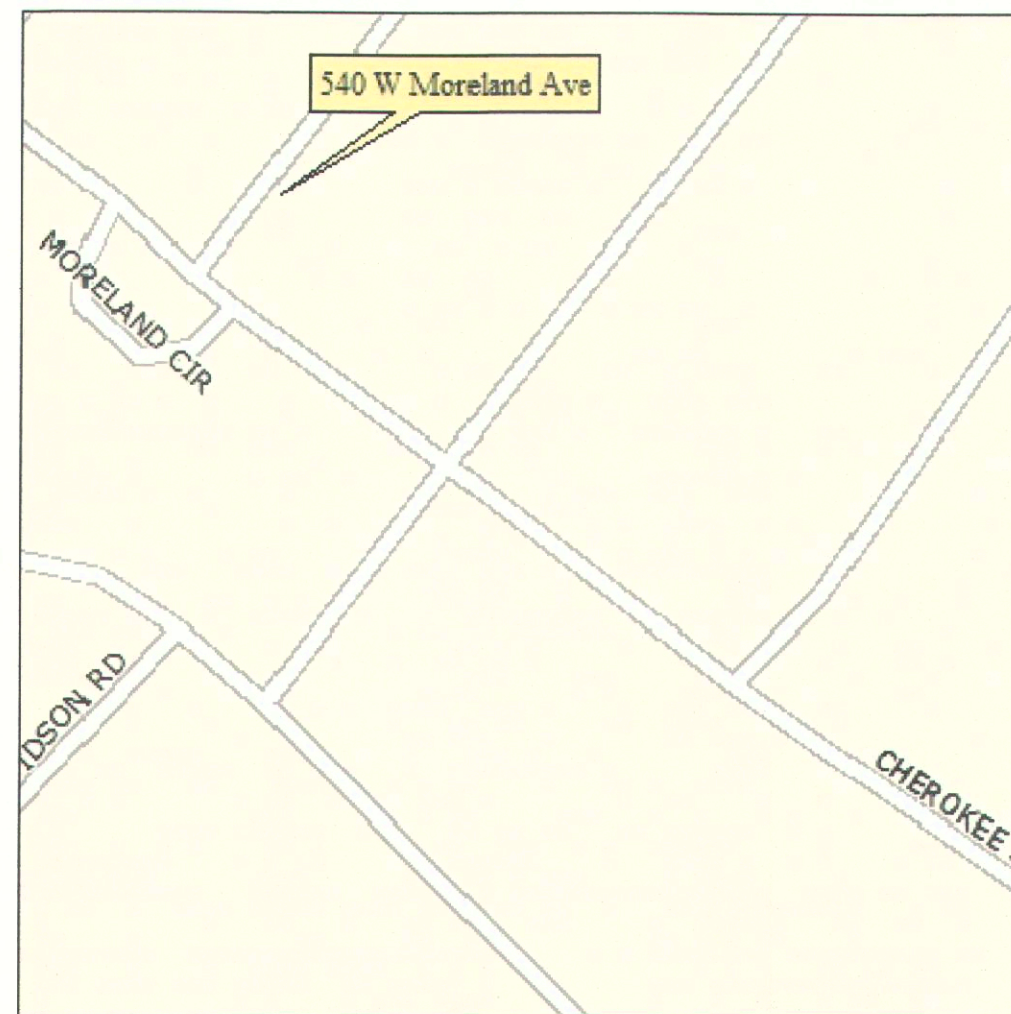
- Boundary and topographic information is based on a field survey performed by Ruggiero Plante Land Design on August 5, 2019.
- Boundary dimensions are identified in Philadelphia District Standard feet and other stated dimensions are in U.S. standard feet.
- The change from inches to the more precise decimal expression may result in minor changes in the second and third decimal places. These are not mistakes or oversights but more precise values.
- The bearings shown hereon are referenced from Plan of Property, made by John T. Campbell, S&R of Ninth Survey District, dated September 16, 1948.
- Some off site improvements such as buildings, curbing, and parking have been taken from aerial photographs, other plans and from public GIS sources.
- FEMA FIRM map #4207570087G effective January 17, 2007 designates the site as Zone X, areas outside the 500 yr. floodplain.
- Only above ground visible improvements have been located. The location of the underground utilities must be field verified by contractor before commencement of any construction.
- Attention is called to the zoning requirements in the City of Philadelphia Code as amended. The property is identified as within Residential (RSD-1) Zoning District.
- A zoning permit is required for any proposed changes to lot lines, including consolidation of existing parcels.
- Elevations shown on plan are based on City Plan #288 datum.

SOURCE OF TITLE

**540 W. MORELAND AVENUE**  
Deed from Nationstar Mortgage LLC to Ganos LLC, dated March 11, 2019 and being recorded in the City of Philadelphia on April 17, 2019 as document #53501873.

REFERENCE PLAN & DOCUMENTS

- CITY PLAN #288, #P-07-034, #P-19-014, #P-26-313.
- SURVEY AND PLAN OF PROPERTY, MADE BY JOHN T. CAMPBELL, S&R OF 9TH SURVEY DISTRICT, DATED SEPTEMBER 16, 1948.

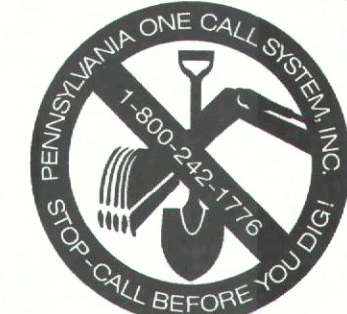


LOCATION MAP

SCALE 1"=500'

UTILITY OWNERS

DATE CONTACTED: July 29, 2019  
SERIAL NUMBER: 20192101464  
COMPANY: COMCAST CABLEVISION  
ADDRESS: 4400 WAYNE AVE  
PHILADELPHIA, PA 19140  
CONTACT: BOB HARVEY  
EMAIL: bob.harvey@comcast.com  
COMPANY: USBC  
ADDRESS: 450 S HENDERSON RD, SUITE B  
KING OF PRUSSIA, PA 19406  
CONTACT: GAVIN HEWITT  
EMAIL: gavinhe Witt@usbcinc.com  
COMPANY: PHILADELPHIA CITY WATER DEPARTMENT  
ADDRESS: 1101 MARKET STREET, 2ND FLOOR, ARA TOWER  
PHILADELPHIA, PA 19107  
CONTACT: ERIC PONERT  
EMAIL: eric.ponert@phila.gov  
COMPANY: PHILADELPHIA CITY DEPARTMENT OF STREETS  
ADDRESS: 1401 JFK BLVD, ROOM 940 MSB  
PHILADELPHIA, PA 19102  
CONTACT: PAT O'DONELL  
EMAIL: pat.odonell@phila.gov  
COMPANY: PHILADELPHIA GAS WORKS  
ADDRESS: 800 W MONTGOMERY AVE  
PHILADELPHIA, PA 19122  
CONTACT: JAMES BOCHANANSKI  
COMPANY: SOUTHEASTERN PA TRANSPORTATION AUTHORITY  
ADDRESS: 1234 MARKET ST, 12TH FL  
PHILADELPHIA, PA 19107  
CONTACT: DAVID MONTVYDAS  
EMAIL: dmontvydas@septa.org  
COMPANY: VERIZON PENNSYLVANIA, LLC  
ADDRESS: 180 SHEREE BLVD, STE 2100 ROOM N/A  
EXTON, PA 19341  
CONTACT: KELLEY B. BLOUNT  
EMAIL: kelly.b.blount@verizon.com  
**OWNER OF RECORD**  
**540 W. MORELAND AVENUE**  
GANOS LLC  
630 FREEDOM BUSINESS CENT  
KING OF PRUSSIA PA, 19406



NOTE: PENNSYLVANIA ACT 287 OF 1974 AS AMENDED BY ACT 121 OF 2008 REQUIRES THAT CONTRACTORS DETERMINE THE LOCATION OF ALL UTILITY, SEWER AND WATER LINES BEFORE COMMENCING CONSTRUCTION. SEE SHEET 1 FOR THE LIST OF LOCAL UTILITIES.

REVISIONS			

**540 W. MORELAND AVENUE**  
Philadelphia, PA 19118  
9th Ward - OPA#092150000

prepared for:  
David Jacobs & Ben Shonbrun  
Ganos LLC  
110 Sunset Road  
Lakewood NJ 08701

**Ruggiero Plante Land Design**  
5900 Ridge Avenue Philadelphia, PA 19128  
phone 215.508.3900 fax 215.508.3800 www.ruggieroplanteland.com

Plan Date: June 4, 2020  
Scale: 1" = 20'-0"  
20' 10' 0' 20'

Sheet Title:  
**LOT SUBDIVISION PLAN**

Reviewed and Approved as per  
Sub-Division Plan Requirements  
Adopted by the Board of Surveyors

*D.B.W.* *9th* *9/14/2020*  
Surveyor & Regulator District Date



8/12/2020  
JAMES F. HENRY, PLS  
PA Registered Professional Land Surveyor No. SU-056807