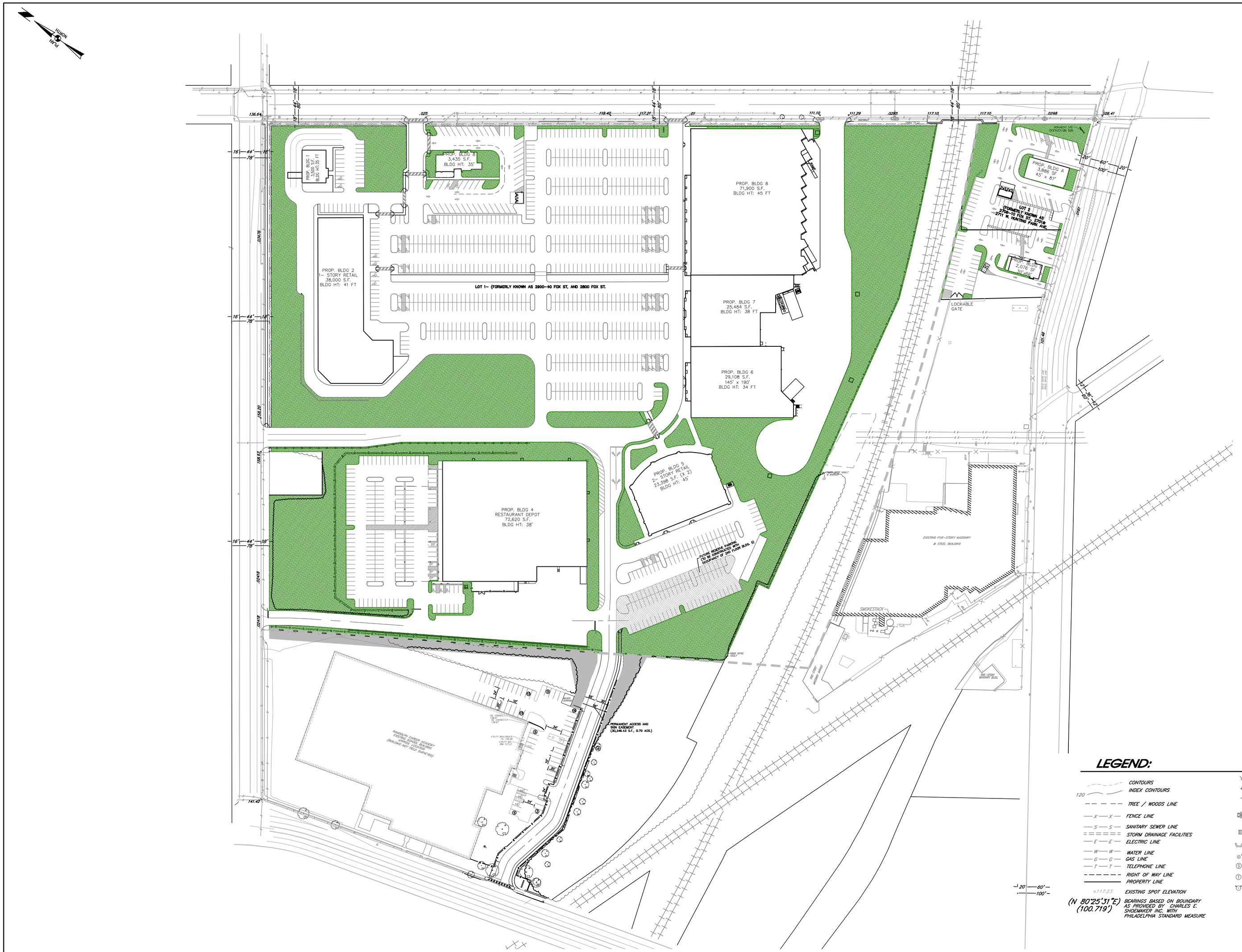

GENERAL NOTES

1. ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE, AS AMENDED.
2. PLANS MADE AS PER INSTRUCTIONS OF TKMG ASSOCIATES L.P.
3. OWNERS:

ADDRESS	PROPERTY OWNER	
2800 FOX ST	TKMG ASSOCIATES, L.P.	TO BE CONSOLIDATED SHOWN AS LOT 1
2900–40 FOX ST	TKMG ASSOCIATES, L.P.	
2701 W. HUNTING PARK AVE.	TKMG ASSOCIATES, L.P.	TO BE CONSOLIDATED SHOWN AS LOT 2
2706–10 FOX ST.	TKMG ASSOCIATES, L.P.	
2711 W. HUNTING PARK AVE.	TKMG ASSOCIATES, L.P.	
2729 W. HUNTING PARK AVE.	TKMG ASSOCIATES, L.P.	
2950 ROBERTS AVE.	JMDH REAL ESTATE OF HUNTING PARK, LLC	

4. DEVELOPER:
   TKMG ASSOCIATES, L.P.
   120–124 E. LANCASTER AVE., SUITE 100
   ARDMORE, PA 19003
   215–557–8900

ZONING DISTRICT STANDARDS

1. ZONING DISCTICT CLASSIFICATION– ASC (AREA SHOPPING CENTER)
2. PROPOSED USE– COMMERICAL/ RETAIL
3. ZONING TABLE REQUIREMENTS

ASC DISTRICT	REQUIRED	PROVIDED FOR LOT 1 (FORMERLY 2800 AND 2900–40 FOX ST.)	PROVIDED FOR 2950 ROBERTS ST.
MINIMUM DISTRICT AREA	80,000 FT²	> 80,000 FT²	> 80,000 FT²
MINIMUM DISTRICT FRONTAGE	200 FT	> 200 FT	> 200 FT
MINIMUM LOT FRONTAGE	100 FT	> 100 FT	> 100 FT
MINIMUM LOT AREA	15,000 FT²	> 15,000 FT²	> 15,000 FT²
BUILDING SETBACK	0	10 FT	3 FT
MINUMUM FRONT YARD DEPTH	–	–	–
MINUMUM SIDE YARD WIDTH	–	–	–
MINUMUM REAR YARD DEPTH	–	–	–
MINIMUM REAR YARD AREA	–	–	–
MAXIMUM BUILDING HEIGHT	35 FT*	45 FT	38 FT

* BUILDING HEIGHT GREATER THAN 35', REQUIRES AN ADDITIONAL 1' SETBACK TO THE MINIMUM BUILDING SETBACK, NOT TO EXCEED 65'.

C–3 DISTRICT	REQUIRED	PROVIDED FOR LOT 2 (FORMERLY 2706–10 FOX ST, 2701 AND 2711 W. HUNTING PARK AVE.)	PROVIDED FOR 2729 W. HUNTING PARK AVE.
MAX. OCCUPIED AREA (INTERMEDIATE LOTS)	90%	–	
MIN. OPEN AREA (INTERMEDIATE LOTS)	10%	–	
MAX. OCCUPIED AREA (CORNER LOTS)	95%		–
MIN. OPEN AREA (CORNER LOTS)	5%		–

4. PARKING TABLE– ASC DISTRICT PARKING RATIO
   – 4 SPACES PER 1000 FT² OF NET LEASEABLE AREA

	BUILDING'S NET LEASEABLE AREA (FT²)	REQUIRED PARKING	PROVIDED PARKING
TKMG ASSOCIATES PROPERTY (2800 FOX ST. & 2900–40 FOX. ST)			
BUILDING 1	3,500	14	
BUILDING 2	38,000	152	
BUILDING 5	46,800	188	
BUILDING 6	29,108	117	
BUILDING 7	25,484	102	
BUILDING 8	71,900	288	
BUILDING 9	3,895	16	
	TOTAL	877	903
JMDH REAL ESTATE OF HUNTING PARK, LLC (2950 ROBERTS AVE.)			
BUILDING 4	72,620	291	176**

** REQUEST FOR VARIANCE

5. PARKING TABLE– C–3 DISTRICT PARKING RATIO– N/A
6. ZONING PERMIT IS REQUIRED FOR ANY PROPOSED CHANGES TO LOT LINES INCLUDING CONSOLIDATION OF EXISTING PARCELS.

LEGEND:

CONTOURS
INDEX CONTOURS
TREE / WOODS LINE
FENCE LINE
SANITARY SEWER LINE
STORM DRAINAGE FACILITIES
ELECTRIC LINE
WATER LINE
GAS LINE
TELEPHONE LINE
RIGHT OF WAY LINE
PROPERTY LINE
EXISTING SPOT ELEVATION
BEARINGS BASED ON BOUNDARY AS PROVIDED BY CHARLES E. SHOEMAKER INC. WITH PHILADELPHIA STANDARD MEASURE

UTILITY POLE
WELL
SIGN
GAS VALVE
INLET/ CATCH BASIN
INLET/ CATCH BASIN
INLET/ CATCH BASIN
CULVERT
CLEANOUT / VENT
SANITARY SEWER MANHOLE
TELEPHONE MANHOLE
FIRE HYDRANT
LIGHT STANDARD
TRAFFIC SIGNAL

PROPOSED TREE LINE
PROPOSED RETAINING WALL
PROPOSED CURBING
BUILDING LINE
STORMWATER MANAGEMENT FACILITY
ZONING DISTRICT LINE
SIDEWALK
LANDSCAPE SCREENING
LANDSCAPE AREAS
PROPOSED RIGHT OF WAY

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LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE–GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON OCTOBER 9, 2008, PENNSYLVANIA ACT 121. GILMORE & ASSOCIATES INC. HAS OBTAINED A PA–ONE CALL SERIAL NUMBER ******* (2010) FOR DESIGN PURPOSES ONLY.

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 – 1078

PENNSYLVANIA ONE CALL SYSTEM, INC. 1–800–242–1776 BEFORE YOU DIG, DRILL OR BLAST CALL 1–800–242–1776 OR 811 STOP! CALL BEFORE YOU DIG

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1–800–242–1776

NON–MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

OWNER:
TKMG ASSOCIATES, L.P.
120–124 E. LANCASTER AVE.
ARDMORE, PA 19003

REV.	DESCRIPTION	DATE	BY

TAX MAP PARCEL NO.: MULTIPLE

TOTAL AREA:	TOTAL LOTS:
32.068 AC.	7
DATE: 01/19/2011	SCALE: 1"=80'

PRELIMINARY PLAN (NOT TO BE RECORDED)

OVERALL SITE PLAN

BAKERS CENTRE

38TH WARD, CITY OF PHILADELPHIA, PENNSYLVANIA

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
65 EAST BUTLER AVENUE, SUITE 100, NEW BRITAIN, PA 18901–5106 ✦ (215) 345–4330 ✦ www.gilmore-assoc.com

80 0 80 160
SCALE IN FEET

JOB NO.: 2010–07091

SHEET NO.: 1 OF 3

DESIGNED BY: SMM / TMH | DRAWN BY: SMM | CHECKED BY: TMH