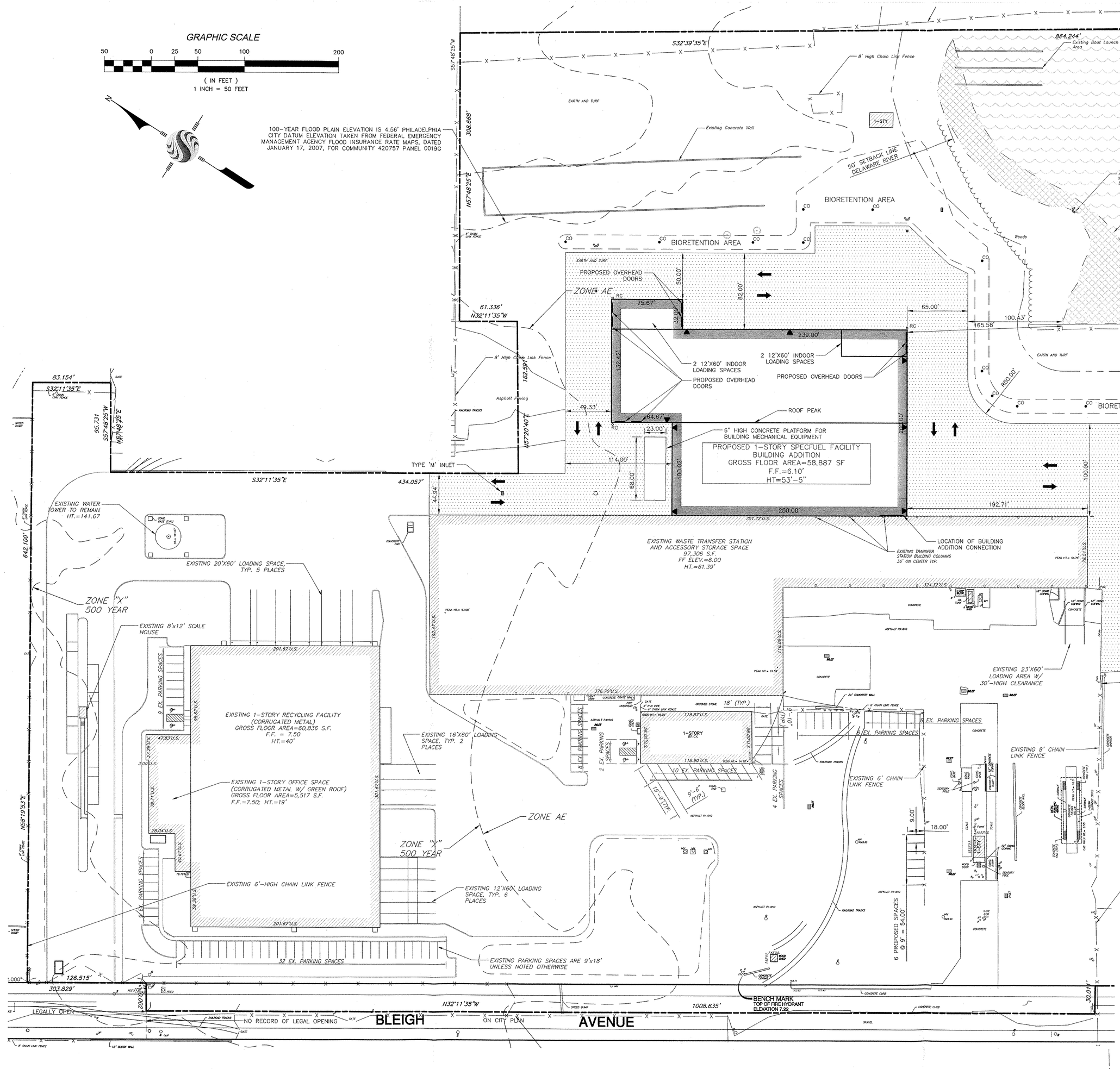
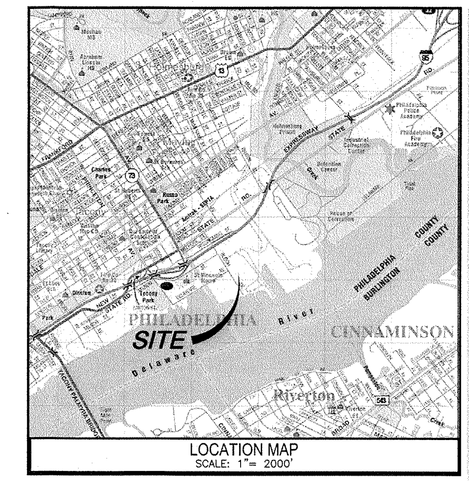
GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 INCH = 50 FEET

100-YEAR FLOOD PLAIN ELEVATION IS 4.56' PHILADELPHIA CITY DATUM ELEVATION TAKEN FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, DATED JANUARY 17, 2007, FOR COMMUNITY 420757 PANEL 0019G





LOCATION MAP
SCALE: 1" = 2000'

LEGEND – PROPOSED FEATURES

SITE FEATURES

- PROPOSED DOOR LOCATION
- PROPOSED CURB

SURFACE MATERIALS

- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED ASPHALT PAVING
- WATER SURFACE

UTILITY

- TYPE 'M' INLET/OUTLET STRUCTURE
- RC RAIN CONDUCTOR
- WATER QUALITY UNIT
- OUTFALL STRUCTURE

- SEWER,MANHOLE,INVERT ELEVATIO
- WM VBMH WATER MAIN, WATER VALVE, WATER MANHOLE
- GV GMH GAS MAIN, VALVE, MANHOLE
- ELECTRIC OR COMMUNICATION
- STEAM
- 24.50cp CONFIRMED CITY PLAN CURB ELEVATION
- .0058 CONFIRMED CITY PLAN CURB GRADIENT
- FENCE
- 12" TREE
- 10 EXISTING CONTOUR/ELEVATION

ABBREVIATIONS

TC	TOP OF CURB	BT	BELL TELEPHONE (VERIZON)
G	GUTTER	KT	KEYSTONE TELEPHONE
TW	TOP OF WALL	PECO	PECO ENERGY COMPANY
D.S.	DOOR SILL	ST	STEAM
B	BOLLARD	EB	ELECTRIC BUREAU
HR	HANDICAP RAMP	COM	COMMUNICATION
TS	TRAFFIC SIGN	FH	FIRE HYDRANT
SB	STOP BOX	SP	STAND PIPE
MB	MAIL BOX	WV	WATER VALVE
TP	TROLLEY POLE	SAN	SANITARY
FP	FLAG POLE	SRMH	STORM WATER MANHOLE
PM	PARKING METER	V	SEWER VENT (FRESH AIR INTAKE)
RC	RAIN CONDUCTOR	CATV	CABLE TV
TL	TRAFFIC LIGHT	HP	HIGH PRESSURE
JB	JUNCTION BOX	PIV	POST INDICATOR VALVE
HH	HAND HOLE	YD	YARD DRAIN
LS	LIGHT STANDARD	UP	UTILITY POLE
LT	LIGHTS	GF	OIL FILL
CD	CELLAR DOOR	CO	CLEAN OUT
WW	WINDOW WELL	WMP	WATER METER PIT
EX	EXISTING	ICV	IRRIGATION CONTROL VALVE

5201-45 BLEIGH AVENUE PARKING SUMMARY:

EXISTING:

1 SPACE REQUIRED PER 3,000 S.F. STORAGE/WAREHOUSE G.F.A. (160,060 S.F. / 3,000 S.F.=53.35) = 54 SPACES

1 SPACE REQUIRED PER 700 S.F. OFFICE G.F.A. (12,555 S.F. / 700 S.F.=17.94) = 18 SPACE

EXISTING PARKING REQUIRED = 72 SPACES

EXISTING PARKING PROVIDED = 86 SPACES (4 HC)

PROPOSED:

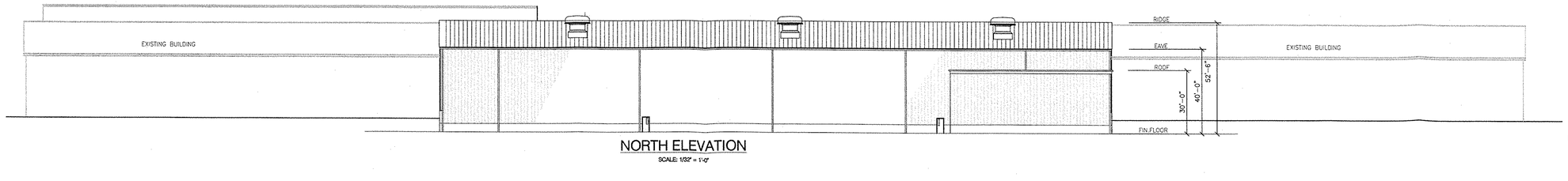
1 SPACE REQUIRED PER 3,000 S.F. STORAGE/WAREHOUSE G.F.A. (58,887 S.F. / 3,000 S.F.=19.63) = 20 SPACES

TOTAL PARKING REQUIRED = 92 SPACES

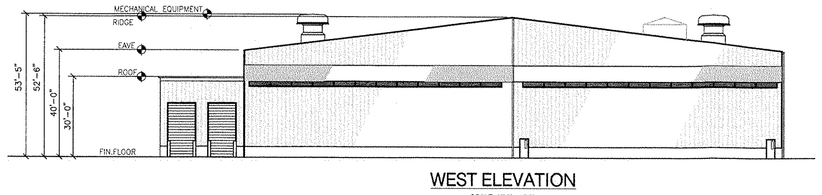
TOTAL PARKING PROVIDED = 92 SPACES (4 HC)

Zoning Table
Waste Management
5201-5245 Bleigh Avenue

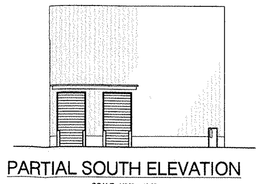
L-3 Limited Industrial Requirements	Lot Area (S.F.) D.S.	Max. Bldg.Occupied Area (S.F.)	Min. Open Area (S.F.)	Building Setback Line (Ft.)	Max. Gross Floor Area (S.F.)	Max. Bulk Regulations (C.F.)	Front Yard (Ft.)	Side Yard (Ft.)	Rear Yard (Ft.)
	Dimensional Requirements						Setbacks (Ft.)		
		75% of Lot	25% of Lot	20	225% of Lot	20 X Max GFA	20	2 @ 12 EA.	12
Existing Conditions	1,838,838	172,615 (9.4%)	1,666,223 (90.6%)	30.27	172,615 (9.4%)	8,648,930	30.27	52.9; 939.83	521.18
Proposed Conditions	1,838,838	231,502 (12.6%)	1,607,336 (87.4%)	30.27	231,502 (12.6%)	11,794,477	30.27	52.9; 939.83	319.17



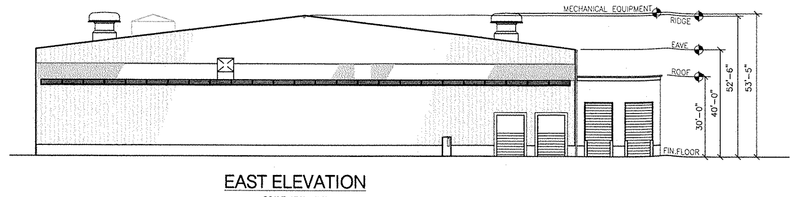
NORTH ELEVATION
SCALE: 1/32" = 1'-0"



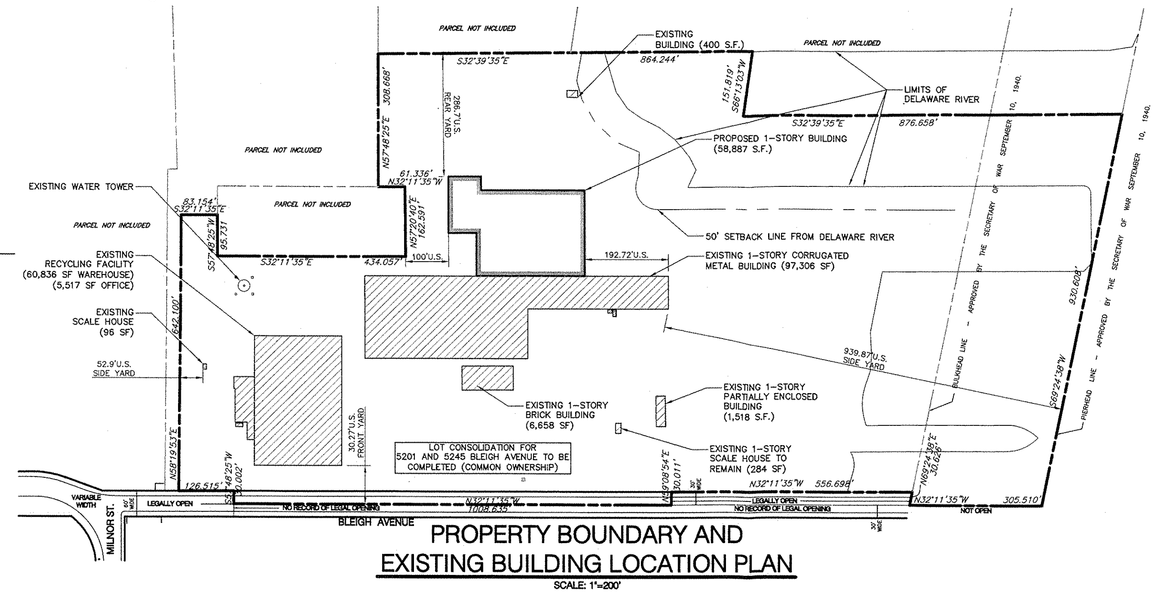
WEST ELEVATION
SCALE: 1/32" = 1'-0"



PARTIAL SOUTH ELEVATION
SCALE: 1/32" = 1'-0"



EAST ELEVATION
SCALE: 1/32" = 1'-0"



PROPERTY BOUNDARY AND
EXISTING BUILDING LOCATION PLAN
SCALE: 1"=200'

Stantec Consulting Services Inc.
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Philadelphia, PA U.S.A.
19130
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Stantec

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Notes

LIGHTING:

PROPOSED LIGHTING SHALL BE BUILDING MOUNTED AND ILLUMINATE ONLY THE AREA IMMEDIATELY ADJACENT TO THE NEW BUILDING & RELATED SITE ELEMENTS OF THIS ZONING APPLICATION. PROPOSED LIGHTING WILL NOT CAST GLARE ON NEIGHBORING PROPERTIES AND WILL COMPLY WITH THE ZONING ORDINANCE.

1. ALL DIMENSIONS SHOWN ON PLAN ARE IN PHILADELPHIA DISTRICT STANDARD MEASURE UNLESS NOTED U.S. i.e. UNITED STATES STANDARD MEASURE. 100 FEET PHILADELPHIA DISTRICT STANDARD MEASURE = 100.25 FEET UNITED STATES STANDARD MEASURE.
2. ELEVATIONS SHOWN ON PLAN ARE PHILADELPHIA CITY DATUM. BENCH MARK IS SHOWN ON PLAN ON THE TOP OF FIRE HYDRANT ON THE NORTH SIDE OF BLEIGH AVENUE, ELEVATION 7.22.
3. ATTENTION IS CALLED TO THE PHILADELPHIA ZONING CODE AS AMENDED.
4. SUBJECT PREMISES IS IN A FLOOD HAZARD AREAS "AE","X-500" AND "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 420757-0119G DATED JANUARY 17, 2007 AND AMENDMENTS THERETO.
5. THE CONTRACTOR SHALL CONFORM TO ALL THE REQUIREMENTS OF PA ACT 187 AS AMENDED.
6. STORMWATER RUNOFF FROM ALL DIRECTLY CONNECTED IMPERVIOUS AREA WILL BE MANAGED AND CONVEYED TO THE BLEIGH AVENUE SEWER THAT DISCHARGES DIRECTLY TO THE DELAWARE RIVER. ERSA TRACKING # 2011-WAST-1670-01.
7. ALL EXISTING AND PROPOSED BUILDINGS ARE FULLY ENCLOSED UNLESS NOTED OTHERWISE.

OWNER INFORMATION:

WASTE MANAGEMENT
OF PENNSYLVANIA, INC.
C/O TARA HEMMER
448 LINCOLN HIGHWAY,
FAIRLESS HILLS, PA 19030
PH: 215-269-2147

Revision	By	Appd.	YY.MM.DD
1 FOR PROJECT TEAM REVIEW	EOR	KRS	11.11.04
Issued	By	Appd.	YY.MM.DD
File Name: 174810777C-112ZONING.dwg	EOR Dwn.	KRS Chkd.	EOR Dsgn.	11.10.14 YY.MM.DD

Permit-Seal

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GEORGE CHARLES CRESSMAN, JR.
ENGINEER
FOR PURPOSES OF

Client/Project

WASTE MANAGEMENT - FORGE SITE
5201 and 5245 BLEIGH AVENUE

SPECFUEL
BUILDING ADDITION

65TH WARD, PHILADELPHIA COUNTY, PHILADELPHIA, PA

Title

ZONING / SITE PLAN

Project No.	Scale	Revision
174810777	AS SHOWN	
Drawing No.	Sheet	
C-111	1 of 1	0