

DELAWARE EXPY. I-95

(ASPHALT PAVING, PUBLIC ROAD)
NO ACCESS TO SITE

SOUTH SWANSON STREET

(120' WIDE @ 11' - 12' - 13' - 14' - 15' - 16' - 17' - 18' - 19' - 20' - 21' - 22' - 23' - 24' - 25' - 26' - 27' - 28' - 29' - 30' - 31' - 32' - 33' - 34' - 35' - 36' - 37' - 38' - 39' - 40' - 41' - 42' - 43' - 44' - 45' - 46' - 47' - 48' - 49' - 50' - 51' - 52' - 53' - 54' - 55' - 56' - 57' - 58' - 59' - 60' - 61' - 62' - 63' - 64' - 65' - 66' - 67' - 68' - 69' - 70' - 71' - 72' - 73' - 74' - 75' - 76' - 77' - 78' - 79' - 80' - 81' - 82' - 83' - 84' - 85' - 86' - 87' - 88' - 89' - 90' - 91' - 92' - 93' - 94' - 95' - 96' - 97' - 98' - 99' - 100' - 101' - 102' - 103' - 104' - 105' - 106' - 107' - 108' - 109' - 110' - 111' - 112' - 113' - 114' - 115' - 116' - 117' - 118' - 119' - 120')

E. OREGON AVENUE (SR2001)

(120' WIDE @ 11' - 12' - 13' - 14' - 15' - 16' - 17' - 18' - 19' - 20' - 21' - 22' - 23' - 24' - 25' - 26' - 27' - 28' - 29' - 30' - 31' - 32' - 33' - 34' - 35' - 36' - 37' - 38' - 39' - 40' - 41' - 42' - 43' - 44' - 45' - 46' - 47' - 48' - 49' - 50' - 51' - 52' - 53' - 54' - 55' - 56' - 57' - 58' - 59' - 60' - 61' - 62' - 63' - 64' - 65' - 66' - 67' - 68' - 69' - 70' - 71' - 72' - 73' - 74' - 75' - 76' - 77' - 78' - 79' - 80' - 81' - 82' - 83' - 84' - 85' - 86' - 87' - 88' - 89' - 90' - 91' - 92' - 93' - 94' - 95' - 96' - 97' - 98' - 99' - 100' - 101' - 102' - 103' - 104' - 105' - 106' - 107' - 108' - 109' - 110' - 111' - 112' - 113' - 114' - 115' - 116' - 117' - 118' - 119' - 120')

VANDALIA ST.

(APPROX. LOCATION PER TAX MAPS)

GENERAL NOTES

(AS APPLICABLE TO THIS PROJECT)

- SURVEY
- GEOTECHNICAL REPORTS
- ENVIRONMENTAL REPORTS
- WETLANDS REPORTS
- STORMWATER MANAGEMENT REPORT
- POST CONSTRUCTION STORMWATER MANAGEMENT REPORT
- EROSION AND SEDIMENT CONTROL NARRATIVE
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL ABOVE DOCUMENTS AND FAMILIARIZING THEMSELVES WITH THE SAME FOR APPLICATION BOTH PRIOR TO AND DURING CONSTRUCTION.
- ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE REFERENCED SURVEYOR'S BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND BREAK.
- ALL HANDICAP PARKING SPACES SHALL BE CONSTRUCTED TO MEET ADA REQUIREMENTS.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
- THE OWNER / CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR ANY / ALL CERTIFICATIONS, INSPECTIONS, ETC. REQUIRED BY ALL GOVERNING JURISDICTIONAL AGENCIES DURING AND AFTER CONSTRUCTION FOR SIGN-OFF AND CERTIFICATE OF OCCUPANCY ISSUANCE, INCLUDING BUT NOT LIMITED TO PROCUREMENT OF SERVICES, SCHEDULING OF FIELD OBSERVATIONS AND COORDINATION WITH REPRESENTATIVES OF THE APPROPRIATE PARTIES.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN THE CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN THE GEOTECHNICAL REPORT AND THE PLANS, ETC.
- THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
- THESE PLANS ARE BASED ON INFORMATION PROVIDED TO LANDCORE ENGINEERING CONSULTANTS, P.C. AT THE TIME OF PREPARATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY LANDCORE ENGINEERING CONSULTANTS, P.C. IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN OR IF THE PROPOSED WORK WOULD BE INHIBITED BY ANY OTHER SITE FEATURES.
- ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL / BUILDING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY / EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY LOCATIONS.
- DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL, STATE, COUNTY AND TOWN LOCAL LAWS AND APPLICABLE CODES.
- CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.
- CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ADJACENT TO PAVEMENT, STRUCTURES, ETC. TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES AS NECESSARY TO ENSURE THE STRUCTURE STABILITY OF SIDEWALKS AND PAVEMENT TO REMAIN, AND TO PROVIDE A SAFE WORK AREA.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION SUCH AS BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE ALL SIGNAL INTERCONNECT CABLE, CONDUITS AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION. REPAIR SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.
- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS AS INDICATED IN SPECIFICATIONS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND / OR GEOTECHNICAL REPORT.
- ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS / MEANS FOR COMPLETION OF THE WORK DEPICTED ON THESE PLANS NOR ANY CONFLICTS / SCOPE REVISIONS WHICH RESULT FROM THE SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING METHODS / MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND NOTIFICATION OF OWNER AND ENGINEER OF RECORD WHEN A CONFLICT IS IDENTIFIED.
- ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY NOR HAS HE BEEN RETAINED FOR SUCH PURPOSES.
- ALL CONTRACTORS MUST CARRY STATUTORY WORKERS' COMPENSATION INSURANCE, EMPLOYERS' LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (GGL). ALL CONTRACTORS MUST HAVE THEIR GGL POLICIES ENDORSED TO NAME LANDCORE ENGINEERING CONSULTANTS, P.C. AND ITS SUBCONSULTANTS AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THE HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH LANDCORE ENGINEERING CONSULTANTS, P.C. WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY THE LAW, INDEMNIFY AND HOLD HARMLESS LANDCORE ENGINEERING CONSULTANTS, P.C. AND ITS SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.
- NEITHER THE PROFESSIONAL ACTIVITIES OF LANDCORE ENGINEERING CONSULTANTS, P.C. NOR THE PRESENCE OF LANDCORE ENGINEERING CONSULTANTS, P.C. OR ITS EMPLOYEES AND SUBCONSULTANTS AT A CONSTRUCTION PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. LANDCORE ENGINEERING CONSULTANTS, P.C. AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY. LANDCORE ENGINEERING CONSULTANTS, P.C. SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.
- LANDCORE ENGINEERING CONSULTANTS, P.C. SHALL REVIEW AND ACCEPT OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN. NOT CONSTRUCTION MEANS OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES, OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. LANDCORE ENGINEERING CONSULTANTS' REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT LANDCORE ENGINEERING CONSULTANTS, P.C. HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. LANDCORE ENGINEERING CONSULTANTS, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF LANDCORE ENGINEERING CONSULTANTS, P.C. IN WRITING BY THE CONTRACTOR. LANDCORE ENGINEERING CONSULTANTS, P.C. SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
- IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT, LANDCORE ENGINEERING CONSULTANTS, P.C. AND THE CONTRACTOR MUST AGREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PROJECT SHALL BE SUBMITTED TO NONBINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.
- THE CONTRACTOR MUST INCLUDE A MEDIATION PROVISION IN ALL AGREEMENTS WITH INDEPENDENT SUBCONTRACTORS AND CONSULTANTS RETAINED FOR THE PROJECT AND TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THEIR SUBCONTRACTORS, SUBCONSULTANTS, OR CONSULTANTS. THEREBY PROVIDING FOR MEDIATION AS THE PRIMARY METHOD FOR RESOLUTION BETWEEN THE PARTIES TO ALL THOSE AGREEMENTS.
- IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATION FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF THE COSTS OF THE CORRECTIVE WORK DONE, FINES OR PENALTIES ASSESSED WITH THE CONTRACTOR'S COMPENSATION OR PUNITIVE DAMAGES RESULTING THEREFROM.
- THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES OR PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.

SITE DATA

THIS CONSTRUCTION PLAN REFERENCES A SURVEY PREPARED BY

LUDGATE ENGINEERING CORPORATION
LINCOLN CORPORATE CENTER
10 VANGUARD DRIVE, SUITE 90
READING, PA 19606
FILE NO. D-8407315 / DATED 2019/12/30

OWNER OF RECORD / APPLICANT

AMSDELL STORAGE VENTURES
20445 EMERALD PKWY DRIVE
SUITE 220
CLEVELAND OH, 44135

PARCEL DATA

10 OREGON AVENUE
PHILADELPHIA, PA 19148

OPA #88-4140610
TITLE SHOWN PER TITLE INSURANCE COMPANY COMMITMENT #NCS-768677-CLE, EFFECTIVE DATE 12-2-2015
ZONED: I-2 MEDIUM INDUSTRIAL

EXISTING USE

(WAREHOUSE & SELF STORAGE) PERMITTED

PROPOSED USE

(WAREHOUSE & SELF STORAGE) PERMITTED

BULK REQUIREMENTS

	REQUIRED	EXISTING	PROPOSED
LOT AREA	(SF) (AC)	157,302 3.611	157,302 3.611
MINIMUM YARD SETBACKS			
FRONT YARD	(FT)	0	0
SIDE YARD, IF USED	(FT)	6	0
REAR YARD, IF USED	(FT)	8	0
MAXIMUM OCCUPIED AREA	(%)	49.9%	55.9%
	(SF)	78,425	87,925
MAXIMUM FLOOR AREA RATIO	(%)	500%	105.8%
	(SF)	156,650	166,350

PARKING REQUIREMENTS

EXISTING APPROVED USE	18 STALLS	19 STALLS	EX	19 STALLS	EX
SELF STORAGE USE (1 STALL / 2,000 SF)	9,500 / 2,000 = 4.8	5 STALLS	NA	10 STALLS	
TOTAL	23 STALLS	19 TOTAL		29 STALLS	
MINIMUM STALL SIZE	(FT)	8.5' W X 18.0' L	8.0' W X 16.0' L	9' W X 16.0' L	EX
MINIMUM AISLE WIDTH	(FT)	24	>24	>24	
REQUIRED BICYCLE PARKING (0.5 EMPLOYEES)	0	0		0	

() EXISTING NON-CONFORMANCE | (NS) NOT SPECIFIED | (NA) NOT APPLICABLE

BUILDING AREA CHART

	AREA (SF)
EXISTING SELF STORAGE BUILDING A (GROUND FLOOR)	78,425
EXISTING SELF STORAGE BUILDING A (SECOND FLOOR)	78,425
PROPOSED STORAGE BUILDING B (8) 10 x 20 FT DRIVE UP UNITS	800
PROPOSED STORAGE BUILDING C (7) 10 x 20 FT DRIVE UP UNITS	1,400
PROPOSED STORAGE BUILDING D (8) 10 x 20 FT DRIVE UP UNITS	1,200
PROPOSED STORAGE BUILDING E (8) 10 x 20 FT DRIVE UP UNITS	1,200
PROPOSED STORAGE BUILDING F (8) 10 x 20 FT DRIVE UP UNITS	1,500
PROPOSED STORAGE BUILDING G (4) 10 x 30 FT DRIVE UP UNITS	1,200
PROPOSED STORAGE BUILDING H (4) 10 x 30 FT DRIVE UP UNITS	600
PROPOSED STORAGE BUILDING I (8) 10 x 20 FT DRIVE UP UNITS	1,600
TOTAL BUILDING COVERAGE AREA	87,925
TOTAL BUILDING FLOOR AREA	166,350

SITE PLAN NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH OR EXCEED ALL MUNICIPAL / COUNTY REGULATIONS AND CODES AND OSHA STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL DISTURBED AREAS ARE TO RECEIVE SIX INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL PROPOSED RADII ARE 5.0' UNLESS OTHERWISE NOTED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COSTS SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AGENCIES' SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- THIS SITE SHALL BE SERVICED BY PUBLIC WATER AND SANITARY SEWER.
- BY APPROVAL OF THIS PLAN THE MUNICIPALITY HAS NEITHER CONFIRMED NOR DENIED THE EXISTENCE AND/OR EXTENT OF ANY WETLAND AREAS WHETHER OR NOT DELINEATED ON THE SAID PLAN AND ANY ENCROACHMENT THEREON FOR ANY REASON WHATSOEVER SHALL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER. HIS HEIRS AND ASSIGNS AND SHALL BE SUBJECT TO THE JURISDICTION OF THE ARMY CORPS OF ENGINEERS AND/OR THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL RESOURCES AS THE SAID ENCROACHMENT SHALL CONFORM TO THE RULES AND REGULATIONS OF THE JURISDICTIONAL AGENCIES.

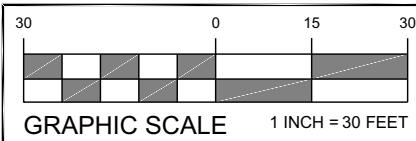
SITE PLAN LEGEND

---	PROPERTY LINE (PID)
---	PROPERTY LINE (INTERIOR)
---	PROPERTY LINE (ADJOINER)
---	PROPERTY LINE (ROW)
---	BUFFER LINE
---	SAWCUT LIMITS

KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG



STATE OF PENNSYLVANIA ONE CALL
DIAL 811 or 1-800-242-1776
WWW.PA1CALL.ORG



PROJECT No. 190082
FILE SITE
DRAWN BY B. NAGENGAST
CHECKED BY D. A. TWEEDE

PROPOSED SELF STORAGE FACILITY
10 OREGON AVENUE
CITY OF PHILADELPHIA
PHILADELPHIA COUNTY, PENNSYLVANIA
APPLICANT AMSDELL CONSTRUCTION
PROJECT
APPLICANT
SHEET
TITLE

DATE 2021-10-26
SP 2
SHEET
REV. No.

NOT FOR CONSTRUCTION
D. ALEXANDER TWEEDE
REGISTERED PROFESSIONAL ENGINEER
No. PE017187
PENNSYLVANIA
PENNSYLVANIA LICENSE No. 071873

REV	DATE	REVISOR	REVISION	BY
1	2022-10-06	CLIENT COMMENTS		B.N.
2	2022-09-28	STREET DEPARTMENT COMMENTS		B.N.

LANDCORE
PHONE 215-836-2510
LANDCORECONSULTING.COM
PO BOX 37635 #56287
PHILADELPHIA, PENNSYLVANIA 19101-0635

Zoning Permit

Permit Number ZP-2021-007837

LOCATION OF WORK 10 OREGON AVE, Philadelphia, PA 19148	PERMIT FEE \$1,922.00	DATE ISSUED 8/27/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS 12	

PERMIT HOLDER AMSDOLL STORAGE VENTURES	20445 EMERALD PKWY DR SUITE 220 CLEVELAND OH 44135
---	--

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
--

APPROVED DEVELOPMENT FOR THE ERECTION OF FIVE STRUCTURES ON LOT AND EXISTING STRUCTURES REMAINS.SIZE AND LOCATION AS SHOWN IN THE APPLICATION.

APPROVED USE(S) Wholesale, Distribution, and Storage - Moving and Storage Facilities

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)
--



CONDITIONS AND LIMITATIONS:

- Permits, including Zoning Permits **not** involving development, shall expire if the authorized work or Use is not commenced within, or if work is suspended or abandoned for period of, **six (6) months from the date of issuance** with the following exceptions:
 - 30-days or 10-days** for Permits related to Unsafe or Imminently Dangerous properties respectively.
 - 3-years** from issuance or date of decision by ZBA for Zoning Permits involving development.
 - 60-days** for Plumbing, Electrical or Fire Suppression Rough-In Approvals.
 - Any Permit issued for construction or demolition is valid for no more than **five (5) years**.
- All provisions of the Philadelphia Code must be complied with, whether specified herein or not. This permit does NOT constitute approval of any Violation of such Code.
- The issuance of this CO/permit does not affirm that the subject property is federally compliant with the Americans with Disabilities Act. Owner remains responsible for ensuring property complies with all local, state and federal requirements.

Zoning Permit

Permit Number ZP-2021-007837

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

10 OREGON AVE, Philadelphia, PA 19148

ADDITIONAL USE DETAILS

See front side for specific use(s) associated with this permit

FOR THE CREATION OF TEM(10) ACCESSORY PARKING SPACES INCLUDING WITH ONE(1) ACCESSIBLE SPACE AND EXISTING NINETEEN(19) SPACES INCLUDING WITH ONE(1) H/C SPACE AS PREVIOUSLY APPROVED (TOTAL 29 PARKING SPACES ON LOT) FOR A MOVING AND STORAGE FACILITY ON THE SAME LOT EXISTING MOVING AND STORAGE FACILITY AS PREVIOUSLY APPROVED. NO SIGN ON THIS APPLICATION.*AMENDED PERMIT LANGUAGE*FOR THE DECREASE IN OVERALL LOT COVERAGE (NEW TOTAL OF 87,925 SF) AND GROSS FLOOR AREA DECREASED (NEW GFA 166,350 SF) WITH PARKING AND ALL OTHER USES AS PREVIOUSLY APPROVED.

This permit is subject to the following specific conditions.

CONDITIONS

This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

Changes of use shall be valid for a period of six months unless an application for a Certificate of Occupancy is submitted for that use within such period.

See § 14-303 of the Philadelphia Zoning Code for more information.



Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements due within 60 days of permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of permit issuance.