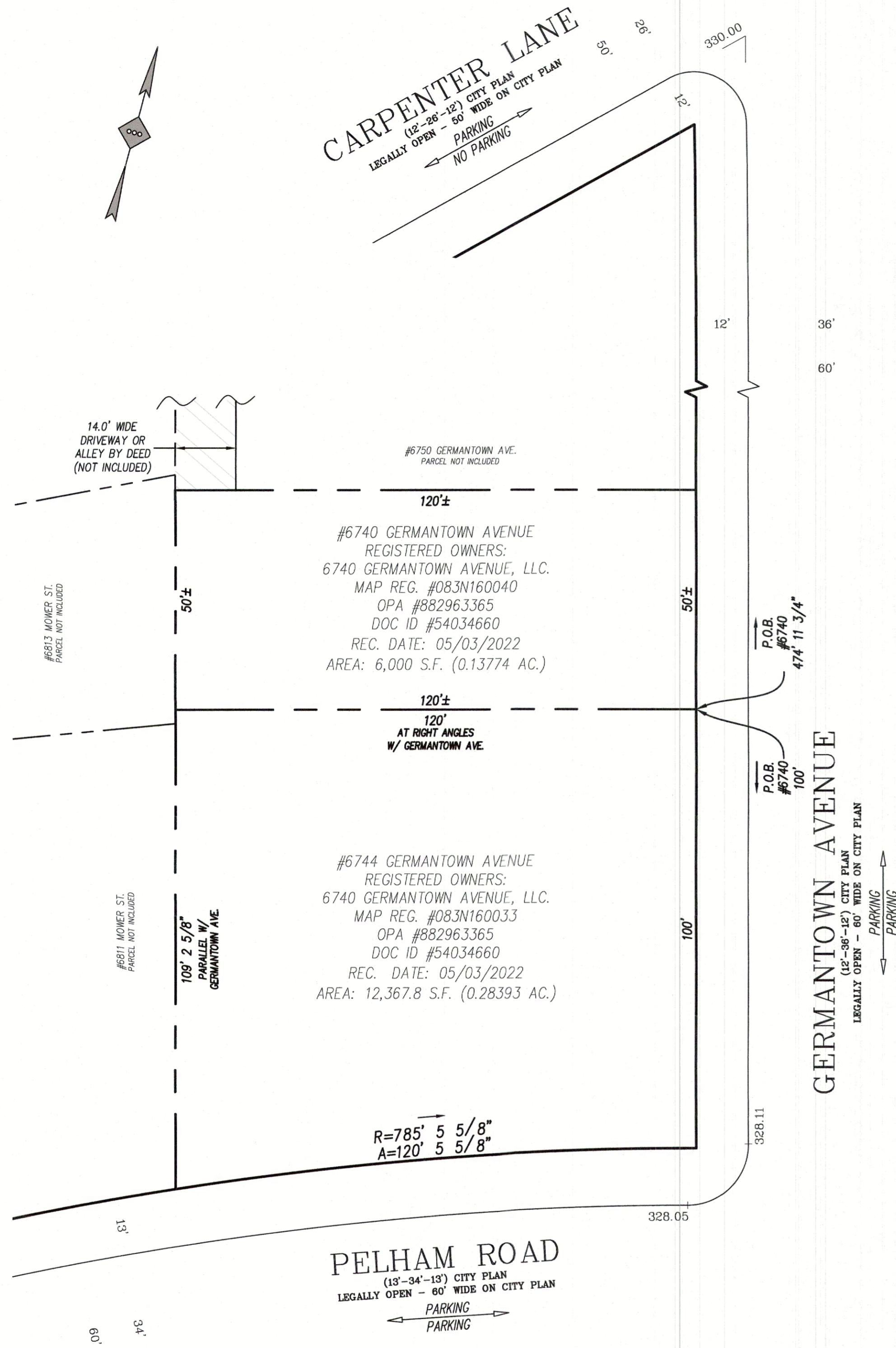


**EXISTING DEED DIMENSIONS**



**CARPENTER LANE**  
(12'-26"-12') CITY PLAN  
LEGALLY OPEN - 60' WIDE ON CITY PLAN  
PARKING  
NO PARKING

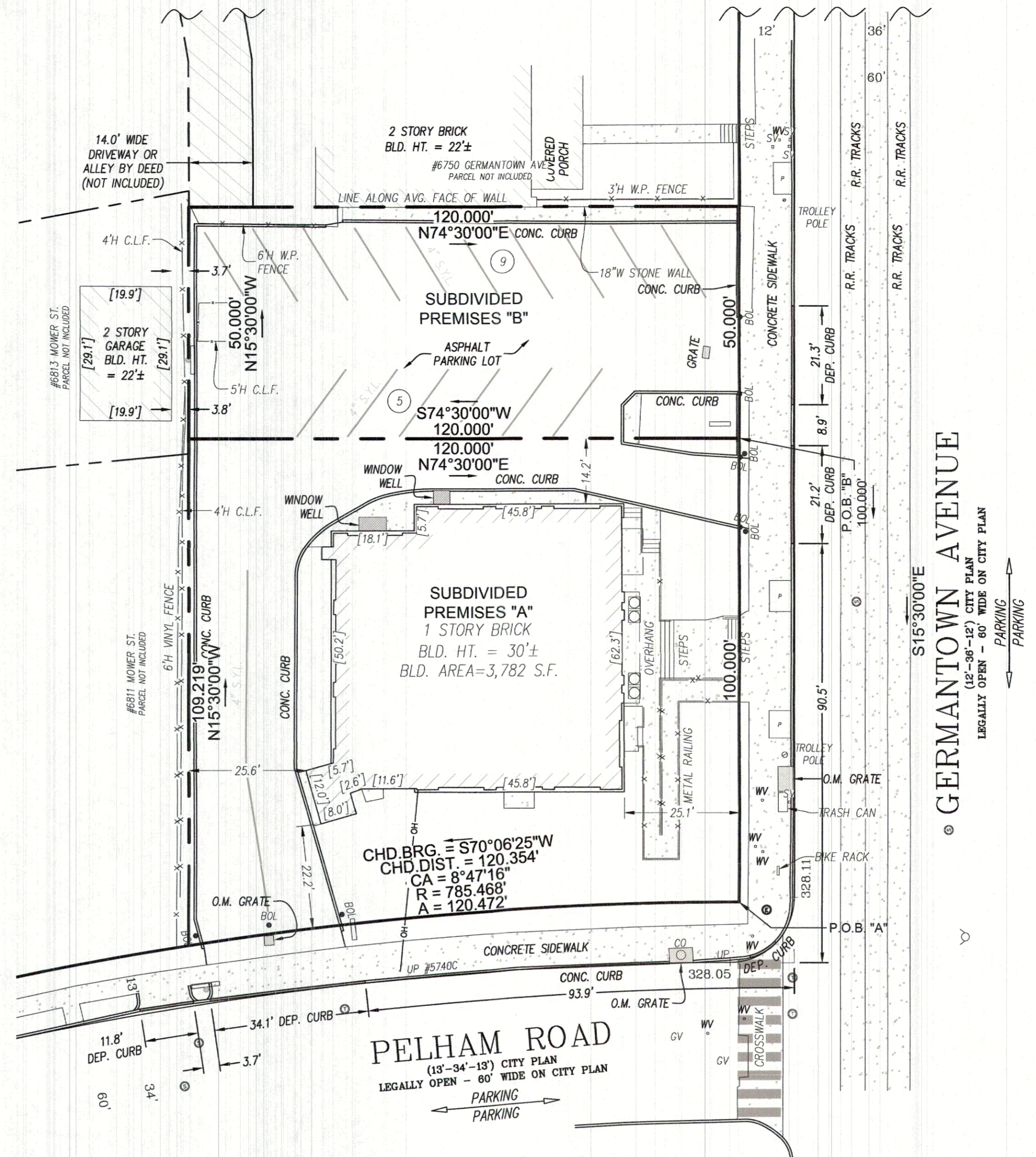
#6740 GERMANTOWN AVENUE  
REGISTERED OWNERS:  
6740 GERMANTOWN AVENUE, LLC.  
MAP REG. #083N160040  
OPA #882963365  
DOC ID #54034660  
REC. DATE: 05/03/2022  
AREA: 6,000 S.F. (0.13774 AC.)

#6744 GERMANTOWN AVENUE  
REGISTERED OWNERS:  
6744 GERMANTOWN AVENUE, LLC.  
MAP REG. #083N160033  
OPA #882963365  
DOC ID #54034660  
REC. DATE: 05/03/2022  
AREA: 12,367.8 S.F. (0.28393 AC.)

R=785' 5 5/8"  
A=120' 5 5/8"

**PELHAM ROAD**  
(13'-34'-13') CITY PLAN  
LEGALLY OPEN - 80' WIDE ON CITY PLAN  
PARKING

**EXISTING PHYSICAL CONDITIONS & PROPOSED DEED DIMENSIONS**

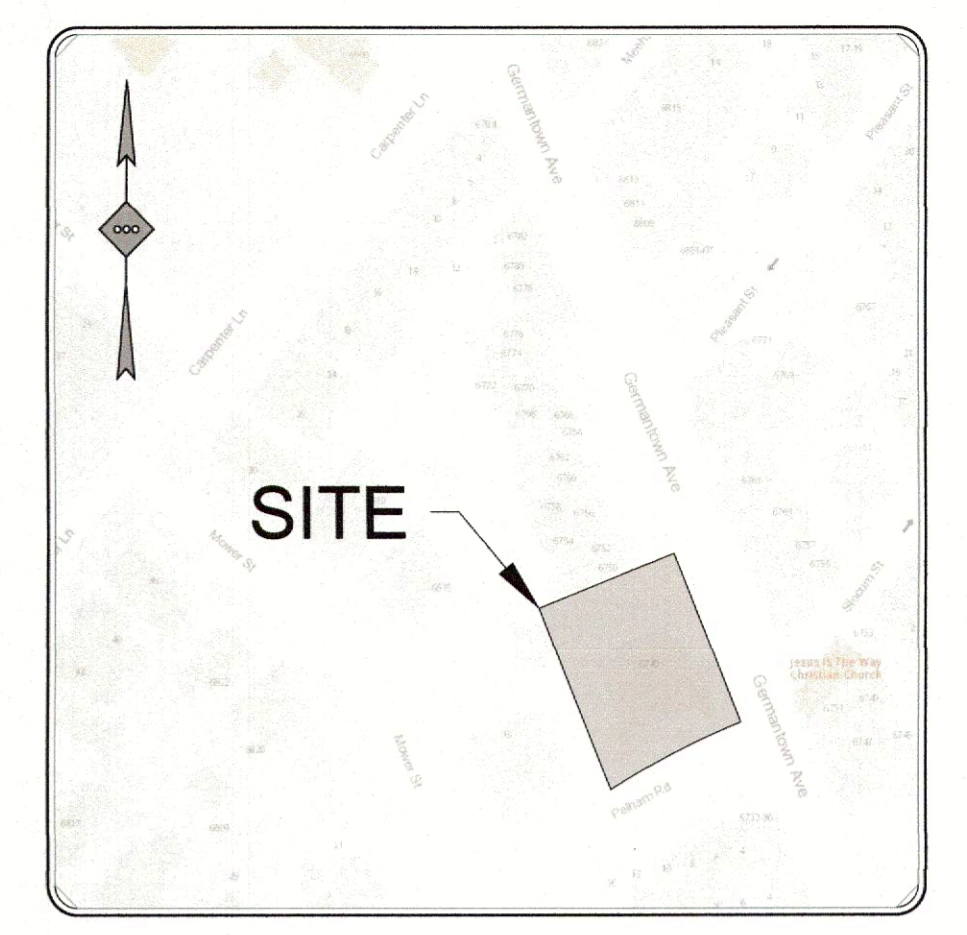
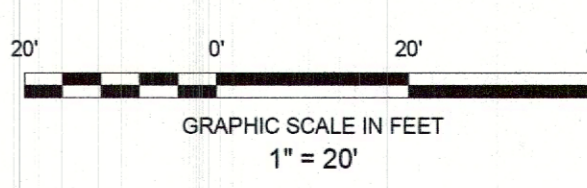


**PROPOSED PREMISES AREA**

PREMISES	SQ. FT.	ACRES
"A"	12,367.8	0.28393
"B"	6,000.0	0.13774

**LEGEND**

SYMBOL	DESCRIPTION
X	FENCE
---	DEPRESSED CURB
---	PROPERTY LINE
---	BUILDING
---	CONCRETE
---	GRASS / EARTH
---	UTILITY POLE WITH LIGHT
---	DETECTABLE WARNING SURFACE
---	SIGN
---	BOLLARD
---	WATER VALVE
---	GAS VALVE
---	BEWER VENT
---	LIGHT POLE
---	FIRE HYDRANT
---	PARKING METER
---	TREE
---	ELECTRIC MANHOLE (TYP.)
---	MANHOLE (TYP.)
---	COMMUNICATIONS MANHOLE (TYP.)
---	LANDSCAPING PLANTER



**LOCATION MAP**  
N.T.S.

**ZONING**

**CA-1 (AUTO-ORIENTED COMMERCIAL)**

**LOT DIMENSIONS**  
Minimum Street Frontage (ft.): 50  
Minimum District Area (sq.ft.): N/A  
Minimum Lot Area (sq.ft.): 5,000  
Maximum Occupied Area: 60%

**YARDS**  
Minimum Side Yard Width (ft.): 5 if used  
Minimum Rear Yard Depth (ft.): 5 if used

**HEIGHT REGULATIONS**  
Maximum Height (ft.) - 38

**OVERLAY DISTRICT**  
• Steep Slope Protection  
• Wissahickon Watershed

**NOTES**

- THIS PLAN IS TO BE USED FOR TITLE OR CONVEYANCE PURPOSE ONLY. PLAN MADE AS PER INSTRUCTIONS OF 6740 GERMANTOWN AVENUE, LLC.
- PARCEL ADDRESS: GERMANTOWN AVENUE.
- ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED. PROPERTY IS ZONED AS CA-1 (AUTO-ORIENTED COMMERCIAL).
- FIELD WORK PERFORMED ON 11/16/2023.
- ALL BOUNDARY DIMENSIONS SHOWN ON THE PLAN ARE PHILADELPHIA DISTRICT STANDARD, THE LEGAL STANDARD OF MEASURE WITHIN THE CITY OF PHILADELPHIA. PHILADELPHIA DISTRICT STANDARD DISTANCES TO BE USED FOR TITLE PURPOSES ONLY. PHYSICAL MEASUREMENTS SHOWN ARE IN UNITED STATES STANDARD MEASURE.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INSURANCE REPORT AND IS SUBJECT TO THE FINDINGS THAT A VALID TITLE REPORT WOULD DISCLOSE.
- SUBJECT PREMISES ARE NOT IN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE.
- REGISTERED OWNERS: 6740 GERMANTOWN AVENUE, LLC.
- THE ADDRESSES SHOWN ON THIS PLAN ARE AS PER EXISTING DEEDS OR AS POSTED ON THE PREMISES. ADDRESSES FOR ANY NEWLY CREATED PARCELS ARE TO BE ASSIGNED BY THE OFFICE OF PROPERTY ASSESSMENT (OPA/BRT).
- UPON THE FILING AND RECORDING OF A DEED WITH THE DEPARTMENT OF RECORDS OF THE CITY OF PHILADELPHIA, PREPARED IN ACCORDANCE WITH THIS PLAN, THE LINE SHOWN AS PROPOSED SHALL BECOME ACTUAL AND DECLARED.
- A ZONING PERMIT IS REQUIRED FOR ANY PROPOSED CHANGES TO LOT LINES INCLUDING CONSOLIDATION OF EXISTING PARCELS.
- PREMISE SHOWN HEREON HAS STREET FRONTAGE.
- ELEVATIONS SHOWN ON PLAN ARE FROM CITY PLAN No. 165.
- THE INFORMATION SHOWN ON THIS PLAN IS FOR THE ULTIMATE USER NAMED HEREON AND IS NOT VALID TO ANY OTHER PARTIES. ANY ELECTRONIC REPRODUCTION OF THIS SURVEY AND PLAN IS TO BE FOR THE USE OF THE CLIENT ONLY. AQUA ECONOMICS IS NOT RESPONSIBLE FOR ANY DISCREPANCIES WHICH MAY ARISE BY THE ELECTRONIC REPRODUCTION OF THE ORIGINAL FILE AND ANY FUTURE PARTIES UTILIZING SAID COPY DO HEREBY RELEASE AQUA ECONOMICS FROM ANY AND ALL CLAIMS FOR DAMAGES AS A RESULT OF SAID DISCREPANCIES.
- COPYRIGHT 2023 - ALL RIGHTS RESERVED - AQUA ECONOMICS NO PART OF THIS PLAN MAY BE REPRODUCED, STORED IN AN INFORMATION STORAGE AND RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM, OR BY ANY MEANS, ELECTRICAL, MECHANICAL, PHOTOCOPYING RECORDING OR OTHERWISE WITHOUT PRIOR WRITTEN PERMISSION OF AQUA ECONOMICS.

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

*D. Burke* 9<sup>00</sup> 3/7/2024  
Surveyor & Regulator District Date

**AQUA ECONOMICS**  
1391 Walton Road Blue Bell, Pa 19422  
(215)990-0678 / paul@aquaeconomics.com

Contact Information:  
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Phone: (267)885-9875  
Email: trish@aquaeconomics.com

Contact Information:  
SURVEY PROJECT MANAGER:  
Robert Babb  
Email: robert@aquaeconomics.com

**PROPOSED SUBDIVISION & SITE PLAN**  
**#6740 & #6744 GERMANTOWN AVENUE**  
22ND WARD PHILADELPHIA PA. 19119-2110

MUNICIPALITY: PHILADELPHIA  
PHILADELPHIA COUNTY, PA

Property Owner(s)  
6740 GERMANTOWN AVENUE, LLC.

Drawn By: JGK/RB  
Checked By: RB

NO.	DATE	BY	DESCRIPTION
2	03/01/2024	RB	DISTRICT REVIEW #2
1	02/26/2024	RB	DISTRICT REVIEW #1

12/26/2023

**PAUL N. LONIE**  
PA PROFESSIONAL LAND SURVEYOR LIC. NO. SU24461E

SCALE: 1" = 20'  
PROJECT ID: 6740 GERMANTOWN AVE (SUBD\_S3R1)  
SHEET: 24" x 36"  
Sheet 1 of 1