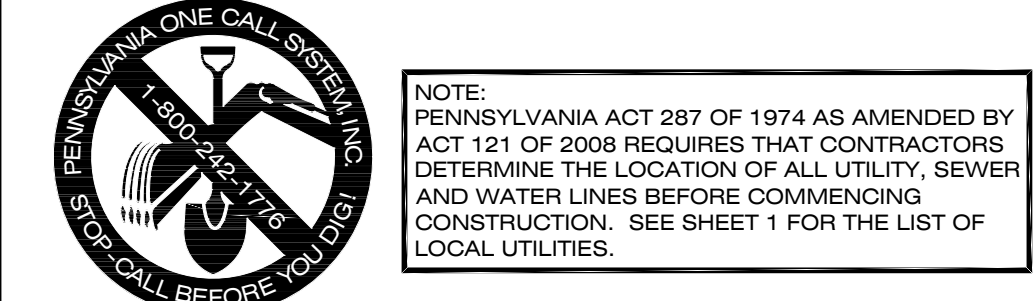


LOCATION MAP SCALE 1"=500'

The property lies within the DELAWARE  
DIRECT - SOUTH WATERSHED.



## NOTES

1. Boundary and Location information is based on a field survey performed by Ruggiero Plante Land Design on February 26, 2020.
2. Boundary dimensions are identified in Philadelphia District Standard feet. Other stated dimensions are in U.S. standard feet.
3. The change from inches to the more precise decimal expression may result in minor changes in the number of decimal places. These are not mistakes or oversights but more precise values.
4. The elevations for this plan are based on City Plan No. 271. The site boundary is a flag nail set in the sidewalk on the southwestern corner of Spring Garden Street and Front Street having an elevation of 13.78, as shown hereon.
5. The bearings shown herein are referenced from the deed of record.
6. FEMA FIRIM map #4207570184H map revised November 18, 2015 designates a portion of the site as Zone AE, areas with Base Flood Elevation Determined (EL +1) and within the Special Flood Hazard areas subject to inundation by the annual 1% annual chance flood.
7. Some off site improvements such as buildings, curbing, and parking have been taken from aerial photographs, other plans and from public GIS sources.
8. 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.
9. The property is identified as within the Center City Commercial Mixed-Use (CMX-4) Zoning Designated and is within the Center Delaware Riverfront [Code Section 14-507], Center City (CTR) - Vine Street Area, - Old City Residential, Center City Residential District Control [Code Section 14-502-1], Transit-Oriented Development (TOD) - Spring Garden Station (Market-Frankford Line) Overlay Districts [14-513(3)(a),(4)] Overlay Districts, Center City Overlay District - Old City Residential Supplemental Use Controls [Code Section 14-502-2] and Open Space and Natural Resources - Flood Protection - Within the Special Flood Hazard Area [Code Section 14-704(4)(c),(2)].
10. Attention is called to the zoning requirements in the City of Philadelphia Code as amended.
11. A zoning permit is required for any proposed changes to lot lines, including consolidation of existing parcels.
12. This survey does not address the presence or absence of freshwater wetlands.

[illegible]

500 CHRISTOPHER COLUMBUS BLVD  
PROPOSED BUILDING 'E'  
FY21-NCOL-6364-01  
Philadelphia, PA 19123  
5TH WARD - OP #8840190Z  
prepared for:  
500 NCCB FEE LLC  
c/o Seth A. Brown  
392 Dean Street, #2  
Brooklyn, NY 11217  
ph: (646) 295-5534

DAVID J. PLANTE, Professional Engineer PA. No. PE-043820-E

	<b>Ruggiero Plante Land Design</b> 5900 Ridge Avenue Philadelphia, PA 19128 phone 215.508.3900 fax 215.508.3800 www.ruggieroplante.com	
	Plan Date: JULY 28, 2021	Scale: 1" = 20'-0" 



# Zoning Permit

Permit Number ZP-2021-009172

<b>LOCATION OF WORK</b>  500 N CHRISTOPHER COLUMBUS BLVD, Philadelphia, PA 19123-4214  EXISTING/PREVIOUSLY APPROVED BUILDING E	<b>PERMIT FEE</b> \$1,722.00	<b>DATE ISSUED</b> 9/9/2021
	<b>ZBA CALENDAR</b>	<b>ZBA DECISION DATE</b>
	<b>ZONING DISTRICTS</b> CMX4	

<b>PERMIT HOLDER</b> 500 NCCB FEE LLC	500 N COLUMBUS BLVD PHILADELPHIA PA 19123
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<b>APPLICANT</b> Brett Feldman DBA: KLEHR HARRISON HARVEY BRANZBUR 1835 MARKET STREET SUITE 1400 PHILADELPHIA, PA 19103
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<b>TYPE OF WORK</b> New construction, addition, GFA change
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<b>APPROVED DEVELOPMENT</b> FOR THE ERECTION OF AN ATTACHED STRUCTURE ON LOT ( BUILDING# E) WITH ROOF DECK ON THE SAME LOT EXISTING STRUCTURES ( BUILDING A,BUILDING B, BUILDING D AND BUILDING C AS PREVIOUSLY APPROVED ( SEE APPLICATION# ZP-2021-001589 FOR PERMIT). SIZE AND LOCATION AS SHOWN IN THE APPLICATION.
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<b>APPROVED USE(S)</b> Residential - Household Living - Multi-Family; Vacant
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<b>THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)</b>
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 <b>CONDITIONS AND LIMITATIONS:</b> <ul style="list-style-type: none"> <li>Permits, including Zoning Permits <b>not</b> involving development, shall expire if the authorized work or Use is not commenced within, or if work is suspended or abandoned for period of, <b>six (6) months from the date of issuance</b> with the following exceptions: <ul style="list-style-type: none"> <li><b>30-days or 10-days</b> for Permits related to Unsafe or Imminently Dangerous properties respectively.</li> <li><b>3-years</b> from issuance or date of decision by ZBA for Zoning Permits involving development.</li> <li><b>60-days</b> for Plumbing, Electrical or Fire Suppression Rough-In Approvals.</li> <li>Any Permit issued for construction or demolition is valid for no more than <b>five (5) years</b>.</li> </ul> </li> <li>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.</li> </ul>
 <p>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. Permit must be posted within 5 days of issuance.</p>

# Zoning Permit

**Permit Number** ZP-2021-009172

## **ADDITIONAL LOCATION(S)**

See front side for primary parcel associated with this permit

## **PARCEL**

500 N CHRISTOPHER COLUMBUS BLVD, Philadelphia, PA 19123-4214

## **ADDITIONAL USE DETAILS**

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

FOR A VACANT COMMERCIAL SPACE AT FIRST FLOOR( USE REGISTRATION PERMIT REQUIRED PRIOR TO OCCUPANCY) WITH MULTI-FAMILY HOUSEHOLD LIVING ( 62 ) DWELLING UNITS FROM SECOND FLOOR THRU SEVENTH(7TH) FLOORS WITH NINE(9) ACCESSORY PARKING SPACES INCLUDING WITH ONE(1) VAN ACCESSIBLE SPACE AND WITH TWENTY-ONE (21) 1A CLASS BICYCLE SPACES IN AN ACCESSIBLE ROUTE ON THE SAME LOT EXISTING "MOVING AND STORAGE FACILITY AS PREVIOUSLY APPROVED . NO SIGN ON THIS APPLICATION.

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](http://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.