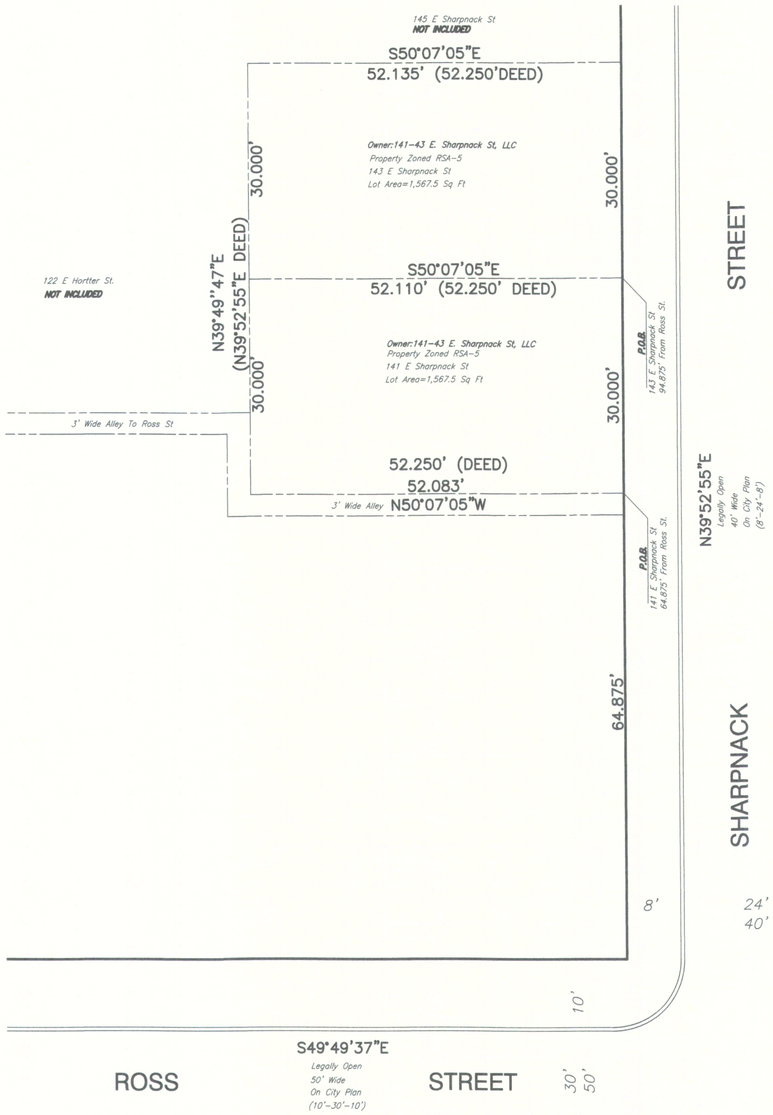
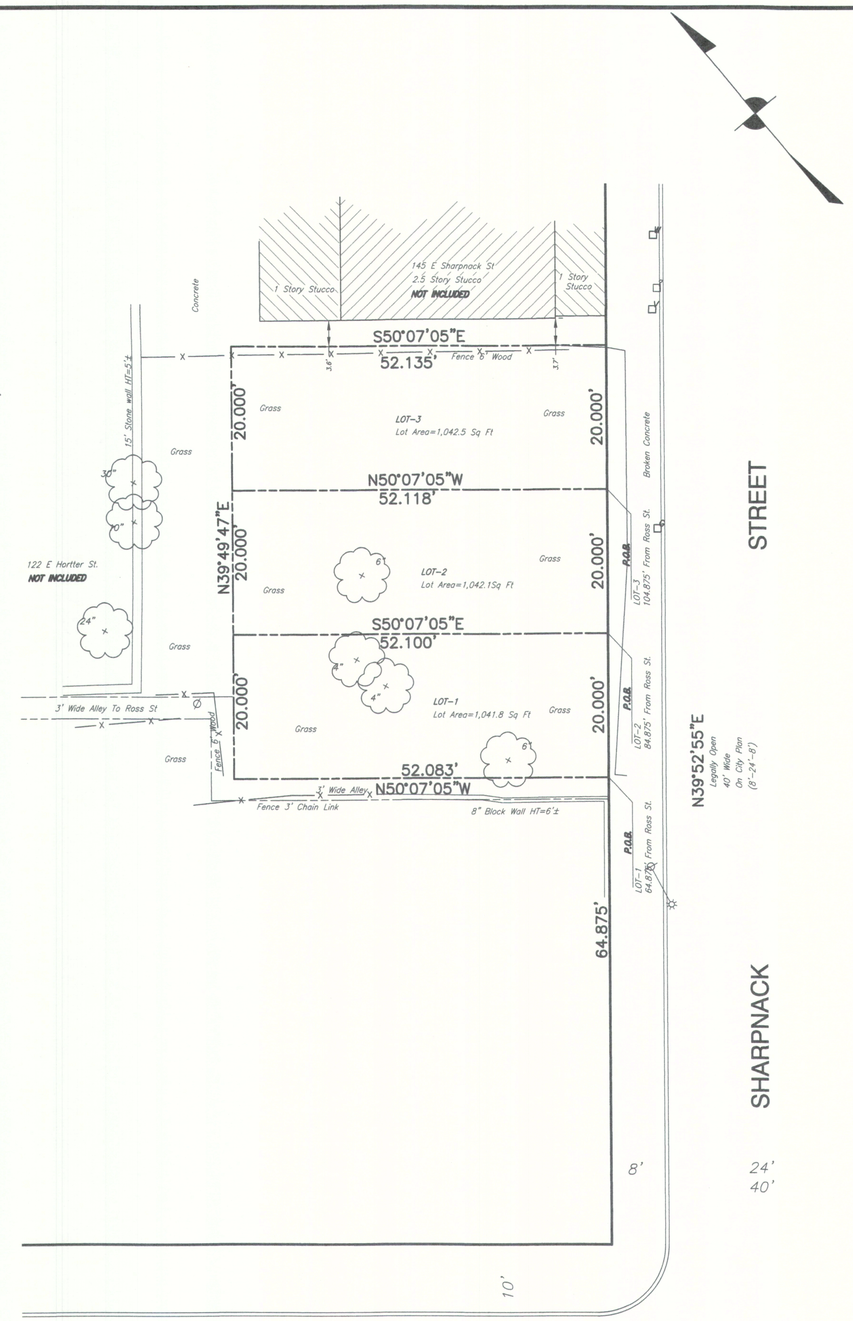
ZONING TABLE

District Name	RSA5	141 E Sharpnack St.	143 E Sharpnack St.	LOT-1	LOT-2	LOT-3
SEE § 14-701(2)(b) Notes for Table 14-701-1) for information pertaining to						
Building Type						
Detached	Y	N	N	N/A	Y	N/A
Semi-Detached	Y	N	N	N/A	N/A	N/A
Attached	Y	Y	Y	Y	Y	N/A
Multiple Buildings on a Lot	N	N	N	N/A	N	N/A
Lot Dimensions						
Min. Lot Width (ft.)	16	30'	30'	20'	20'	20'
Min. Lot Area (sq. ft.)	1,440 [2]	1,567.5	1,567.5	1,045.0	1,045.00	1,045.00
Min. Open Area (% of lot)	Intermediate: 25; Corner: 20 [3]	VACANT	VACANT	VACANT	VACANT	VACANT
Front Setback						
Minimum (ft)	[4],[5]	N/A	N/A	N/A	N/A	N/A
Minimum Side Yard Width, Residential [6]						
Detached, Intermediate Lot (ft.)	2/5 each	N/A	N/A	N/A	N/A	N/A
Detached, Corner Lot (ft.)	5	N/A	N/A	N/A	N/A	N/A
Semi-Detached (ft.)	5	N/A	N/A	N/A	N/A	N/A
Attached (ft.)						
Minimum Side Yard Width,						
Intermediate Lot (ft.)	2/8 each	N/A	N/A	N/A	N/A	N/A
Corner Lot (ft.)	8	N/A	N/A	N/A	N/A	N/A
Rear Yard						
Min. Depth (ft.)	9' [7]	N/A	N/A	N/A	N/A	N/A
Height						
Maximum (ft.)	38	N/A	N/A	N/A	N/A	N/A



EXISTING LOT DIMENSIONS



PROPOSED LOT DIMENSIONS & EXISTING PHYSICAL CONDITIONS

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

D. Bu[illegible] 9th 6/29/2022
Surveyor & Regulator District Date

URBAN LAND SURVEYING LLC
479 Pinewood Rd
Philadelphia PA 19116
Tel. 215.834.3199

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Consultants

JAMES E SHOMPER

Legend

- gas lateral valve — G
- sewer lateral vent — V
- unknown valve box — ?
- utility pole
- utility pole w/ light
- water lateral valve — W
- tree w/ trunk size in " — 18"

Notes

1. THIS PLAN IS TO BE USED FOR TITLE OR CONVEYANCE PURPOSES ONLY.
2. DIMENSIONS SHOWN ON PLAN THE PLAN ARE IN PHILADELPHIA DISTRICT STANDARD, THE LEGAL STANDARD OF MEASURE WITHIN THE CITY OF PHILADELPHIA, EXCEPT FOR BUILDING DIMENSIONS.
3. THE ADDRESSES SHOWN ON THIS PLAN ARE AS PER EXISTING DEEDS OR AS POSTED ON THE PREMISES.
4. THE INFORMATION SHOWN ON THIS PLAN IS FOR THE ULTIMATE USER NAMED HERON AND IS NOT VALID TO ANY OTHER PARTIES.
5. ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED AND TO THE RESTRICTIONS OUTLINED IN THE MISSAHICKON WATERSHED ORDINANCE.
6. A ZONING PERMIT IS REQUIRED FOR ANY PROPOSED CHANGES TO LOT LINES INCLUDING CONSOLIDATION OF EXISTING PARCELS.
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Revision	By	Appd.	YY.MM.DD

Issued	By	Appd.	YY.MM.DD
	MB	MB	2022.06.19

File Name: 141,143 e sharpnack st 202102.dwg	Dwn.	Chkd.	Dsgn.	YY.MM.DD
	MB	JS	MB	2022-06-19

Permit-Seal

MUHAMET BICI
PROFESSIONAL
LAND SURVEYOR
SU075330
PENNSYLVANIA

MUHAMET BICI PLS
PA LIC. NO SU075330

Client/Project

DANILO VICENCIO ARCHITECT

PROPOSED SUBDIVISION PLAN

141,143 E SHARPNACK ST PHILA. PA 19119

Title

SUBDIVISION PLAN

Project No.	Scale	
2022-110	1"=10'	
Drawing No.	Sheet	Revision
2022-110	1 of 1	0

C:\Civil 3D Projects\202102 141,143 East Sharpnack St Subdivision\141,143 E Sharpnack St 202102.dwg
2022/06/22 9:46 AM By: URBAN LAND SURVEYING

ORIGINAL SHEET – ARCH D