



**LEGEND**

- EXISTING FEATURES**
- 1 TELECOMMUNICATION MANHOLE
  - 2 WATER MANHOLE
  - 3 ELECTRICAL MANHOLE
  - 4 SANITARY MANHOLE
  - 5 CITY INLET
  - 6 FIRE HYDRANT
  - 7 WATER VALVE
  - 8 UTILITY POLE
  - 9 SIGN
  - 10 LIGHT STANDARD
  - 11 COMBINED SEWER
  - 12 UNDERGROUND WATER LINE
  - 13 UNDERGROUND GAS LINE
  - 14 UNDERGROUND ELECTRIC LINE
  - 15 OVERHEAD AERIAL LINE
  - 16 SERVICE LINE
  - 17 ZONING BOUNDARY LINE

**RSA-5 RESIDENTIAL ZONING CRITERIA**

LOT DIMENSIONS	Required	Proposed
Min. Lot Width	16'	13' (Existing)
Min. Lot Area	1,440 SF	7,306 SF (Existing)
Min. % Open Area	10%	30%
FRONT SETBACK	(4)9'	6.8'
MINIMUM SIDE YARD WIDTH (6) PERMITTED RESIDENTIAL USES	2.5' each	39.7' & 5'
ASBESTOS FLOORING	2.5' each	39.7' & 5'
REAR YARD	9' (7)	6.8'
HEIGHT	38'	38'

- NOTES**
- Boundary and Location information is based on a field survey performed by Ruggiero Plante Land Design on October 16, 2018.
  - Boundary dimensions are identified in Philadelphia District Standard feet. Other stated dimensions are in U.S. standard feet.
  - The change from inches to the more precise decimal expression may result in minor changes in the second and third decimal places. These are not mistakes or oversights but more precise values.
  - The elevations for this plan are based on City Plan No. 182. The site benchmark is a 4.5m nail set in the sidewalk on the northwesterly side of Sharpnack Street having an elevation of 293.50', as shown hereon.
  - The bearings shown hereon are referenced from a PLAN OF PROPERTY made by or on behalf of the City of Philadelphia, dated June 14, 1928.
  - FEPA RPA map #202075700956 map revised January 17, 2007 is a not a published RPA map.
  - Some of site improvements such as buildings, curbing, and parking have been taken from aerial photographs, other plans and from public GIS sources.
  - Only above ground utilities have been located. The location of underground utilities must be field verified by contractor before commencement of any construction.
  - The property is identified as within the Residential Single Family Attached (RSA-5) Zoning District.
  - Attention is called to the zoning requirements in the City of Philadelphia Code as amended.
  - A zoning permit is required for any proposed changes to lot lines, including consolidation of existing parcels.
  - This survey does not address the presence or absence of freshwater wetlands.

**STREET TREE REQUIREMENTS**

LOT REQUIREMENTS	Required	Proposed
Min. Street Trees 1/35'	15	0
Min. Space between tree trunks	15'	N/A

**PARKING TABULATION**

TYPE OF PARKING SPACE	Required	Proposed
Interior Garage Spaces	0	0
Normal Surface Spaces	0	0
Electric Vehicle Spaces	0	0
Total Parking Spaces	0	0

**PARKING LANDSCAPING**

Proposed Parking & Driveway Area: 3,799 SF  
 Proposed Landscaping Area = 295 + 295 = 590 SF (-389 SF)  
 Required Landscaping Trees = 500 SF / 300 SF/tree = 2 trees (2 proposed)

