

NOTES:

THIS SITE PLAN SUPERCEDES SITE PLAN FF-748-B PARCEL #2 ALONG THOMPSON STREET. THIS PLAN HAS BEEN REVISED FROM 140,901' TO 139,905'.

ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED.

ALL DISTANCES ARE PHILADELPHIA DISTRICT STANDARD.

PLAN MADE AS PER INSTRUCTIONS AND DEEDS SUPPLIED BY JACOB A. MARQUART.

APPLICANT PROPOSES TO SUBDIVIDE FORMER PREMISES "A" AND CREATE (2) NEW PARCELS KNOWN AS PARCELS #1, #2, HEREON.

THIS SURVEY AND PLAN WAS COMPLETED WITHOUT THE AID OF A CURVED TABLE REPORT AND IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE REPORT.

WITH THE FILING AND RECORDING OF THE DEEDS PREPARED FROM THIS PLAN WITH THE DEPARTMENT OF RECORDS OF THE CITY OF PHILADELPHIA THE LINES SHOWN AS PROPOSED SHALL BECOME ACTUAL AND DECLARED.

ZONED RSA-5 RESIDENTIAL ZONING DISTRICT. FOR COMPLETE INFORMATION SEE APPLICABLE PHILADELPHIA CODE.

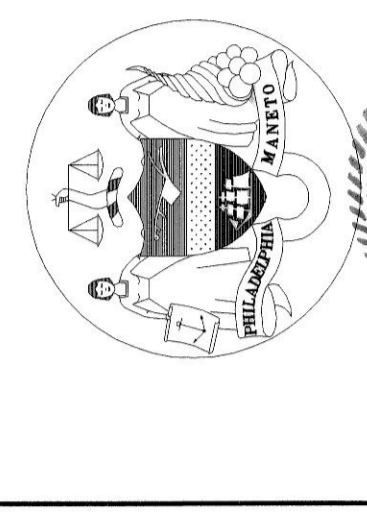
APPLICABLE ZONING

CITY OF PHILADELPHIA ZONING CODE.....CURRENT EDITION
ZONING DISTRICT.....RSA-5 RESIDENTIAL DISTRICT

- BSA-5 RESIDENTIAL ZONING DISTRICT.....16'
- MINIMUM LOT WIDTH.....1,440 SQ. FT. [2]*
- MINIMUM LOT WIDTH.....INTERMEDIATE LOT 70%
- OCCUPIED AREA (%).....CORNER LOT 80% [3]*
- FRONT YARD (SETBACK).....[4] [5]*
- SIDE YARD (RESIDENTIAL).....20'5" EACH, DETACHED, INTERMEDIATE LOT
- (NON-RESIDENTIAL).....5', DETACHED OR SEMI-DET. CORNER LOT
- REAR YARD.....20'8" EACH, IF INTERMEDIATE LOT
- 8'. IF CORNER LOT
- MAXIMUM HEIGHT (Building).....THE GREATER OF 9' OR 20% OF LOT DEPTH [7]*
- 38'
- *Zoning Code, www.phila.gov for details and exceptions

AREA OF EXISTING PARCELS:
PREMISES "A".....59,245 SQUARE FEET, 1.36000 ACRES.

AREA OF PROPOSED PARCELS:
PARCEL #1.....35,929 SQUARE FEET, 0.82481 ACRES.
PARCEL #2.....23,316 SQUARE FEET, 0.53526 ACRES.



REGISTERED OWNERS
ARCHDIOCESE OF PHILADELPHIA
222 N. 17th Street, Philadelphia, PA 19103

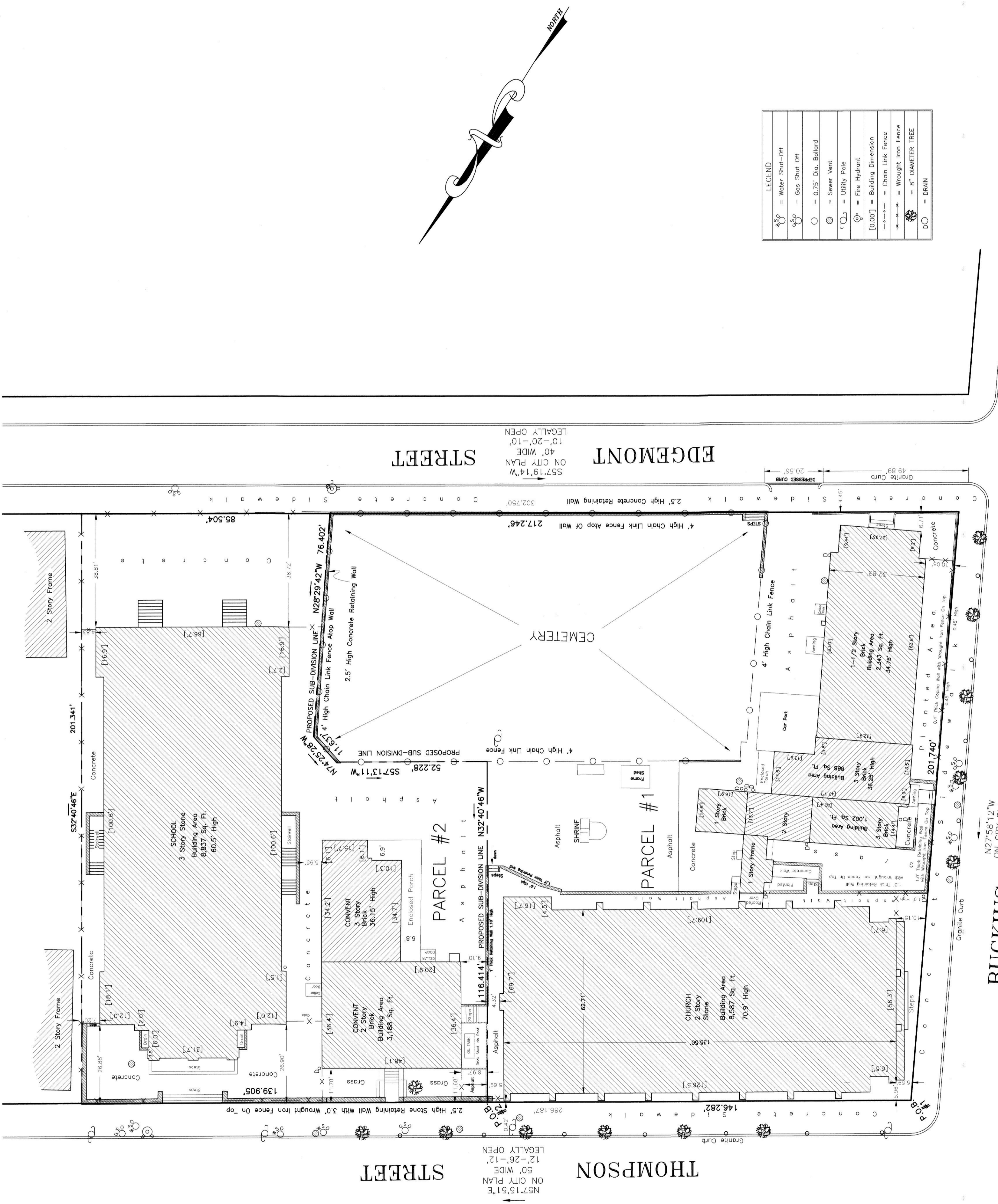
PHILADELPHIA DEPT. of STREETS
5th SURVEY DISTRICT
6601 RISING SUN AVENUE, PHILADELPHIA, PA 19111
(215) 685-0585 Fax (215) 685-0561

SITE PLAN
(SUBDIVISION PURPOSES)
MADE FOR
ARCHDIOCESE OF PHILADELPHIA
ALL SAINTS CHURCH

45th WARD PHILADELPHIA ~ PENNSYLVANIA
#2649-51 BUCKIUS STREET & #4629-35 E. THOMPSON STREET

Drawn By: PKH
SCALE: 1" = 20'
CHECKED BY: FMcA
JOB No.: 2014-125

APRIL 09, 2007
REVISED MAY 06, 2014



LEGEND

	= Water Shut-off
	= Gas Shut-off
	= 0.75' Dia. Ballard
	= Sewer Vent
	= Utility Pole
	= Fire Hydrant
[0.007]	= Building Dimension
	= Chain Link Fence
	= Wrought Iron Fence
	= 8' DIAMETER TREE
DO	= DRAIN

