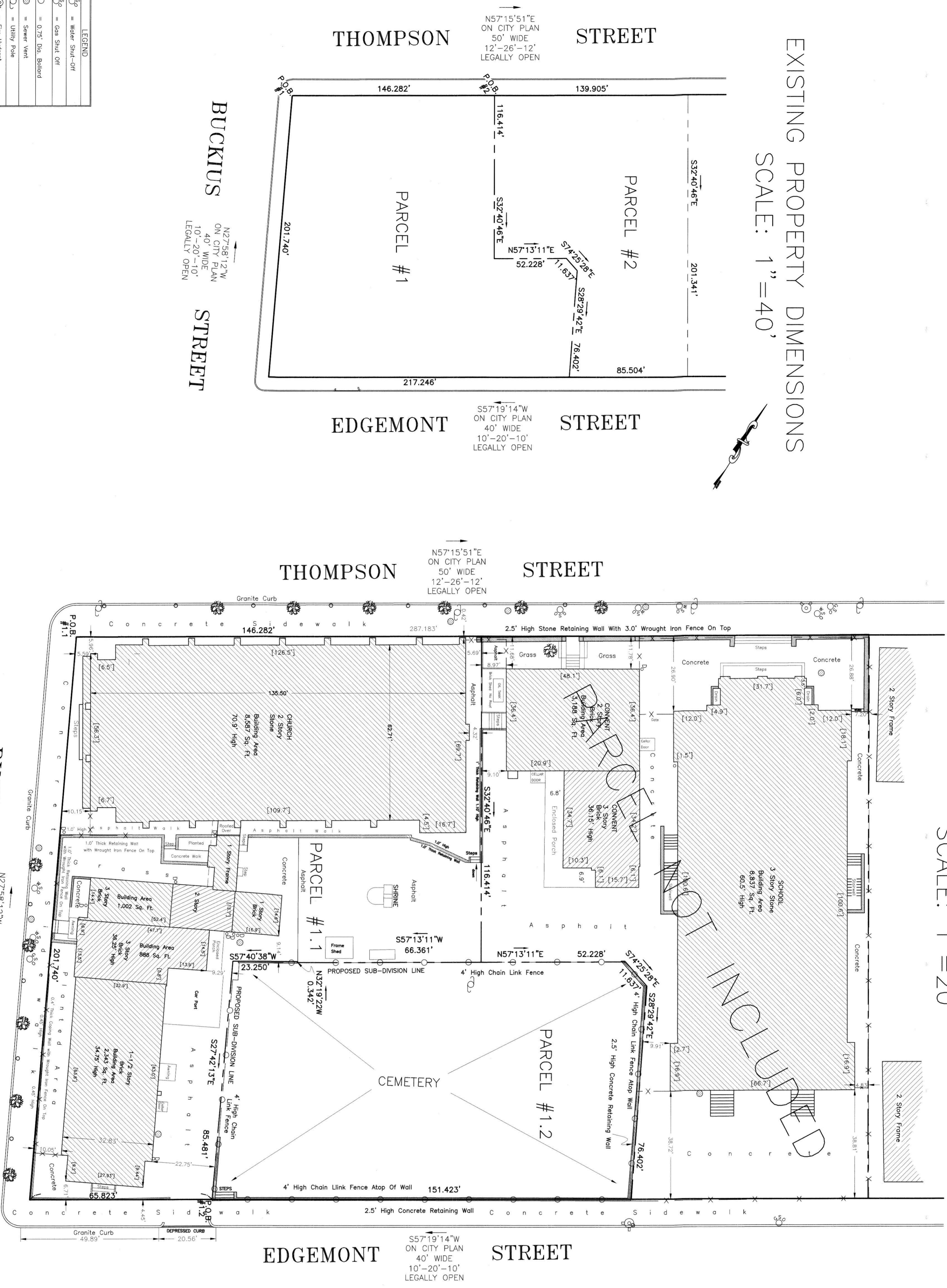


PROPOSED PROPERTY DIMENSIONS & EXISTING PHYSICAL CONDITIONS
SCALE: 1"=20'



LEGEND

	Water Shut-Off
	Gas Shut-Off
	0.75\"/>
	Sewer Vent
	Utility Pole
	Fire Hydrant
	Building Dimension
	Chain Link Fence
	Wrought Iron Fence
	8\"/>
	DOWN

NOTES:

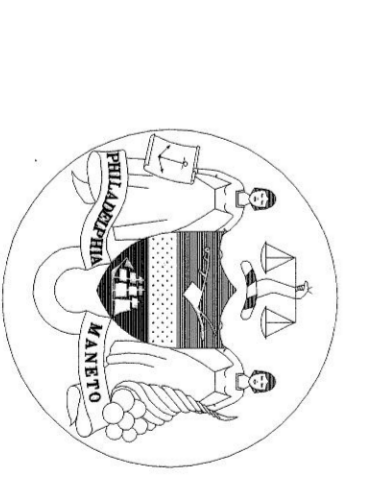
ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED.
ALL DISTANCES ARE PHILADELPHIA DISTRICT STANDARD.
PLAN MADE AS PER INSTRUCTIONS AND DEEDS SUPPLIED BY JACOB A. WARDKURT.
APPLICANT PROPOSES TO SUBDIVIDE FORMER PREMISES "PARCEL #1" AND CREATE (2) NEW PARCELS KNOWN AS PARCELS #1.1 AND #1.2. HEREON, IN PREPARATION OF THIS SITE PLAN, THE EXISTING FRONTAGE ALONG THOMPSON STREET FOR "PARCEL #2" CITED BY THE PREVIOUS SITE PLAN FF-748-B (DATED APRIL 09, 2007) AND THE SUBSEQUENT DEED WRITTEN FROM SAID PLAN, WAS FOUND TO BE IN ERROR. A REVISED SITE PLAN/SUBDIVISION DRAWING FF-1157A, DATED APRIL 09, 2007, REVISED TO MAY 06, 2014 AND A CORRECTIVE DEED FOR "PARCEL #2" HAVE BEEN COMPLETED AND WILL BE SUBMITTED WITH THE SITE/SUBDIVISION PLAN FF-1157B HEREOF.
THIS SURVEY AND PLAN WAS COMPLETED WITHOUT THE AVAILABILITY OF A CURRENT TITLE REPORT AND 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

RSA-5 RESIDENTIAL ZONING DISTRICT
MINIMUM LOT WIDTH.....16'
MINIMUM LOT DEPTH.....1440 SQ. FT. [2]*
MINIMUM LOT AREA.....1440 SQ. FT. [2]*
OCCUPIED AREA (%).....INTERMEDIATE LOT 70%
CORNER LOT 80% [3]*
FRONT YARD (SETBACK).....[4] [5]*
FRONT YARD (DETACHED, INTERMEDIATE LOT SIDE YARD (RESIDENTIAL)).....20'5\"/>
(NON-RESIDENTIAL).....20'8\"/>
REAR YARD.....8', IF CORNER LOT
THE GREATER OF 9' OR 20% OF LOT DEPTH [7]*
MAXIMUM HEIGHT (Building).....38'
Zoning Code, www.phila.gov for details and exceptions

AREA OF EXISTING PARCELS:
PARCEL #1.....35,929 SQUARE FEET, 0.82481 ACRES.
PARCEL #1.1.....23,316 SQUARE FEET, 0.53526 ACRES.
AREA OF PROPOSED PARCELS:
PARCEL #1.1.....23,170 SQUARE FEET, 0.53191 ACRES.
PARCEL #1.2.....12,758 SQUARE FEET, 0.29288 ACRES.



FRANCIS MC ANKNEY III, PLS
SURVEYOR & APPRAISER
PA. LICENSE # 075267
FIFTH SURVEY DISTRICT
MAY 06, 2014

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

ARCHDIOCESE OF PHILADELPHIA
ALL SAINTS CHURCH
#649-SI BUCKIUS STREET
45th WARD PHILADELPHIA ~ PENNSYLVANIA
REGISTERED OWNERS
ARCHDIOCESE OF PHILADELPHIA
222 N. 17th Street, Philadelphia, PA 19103

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