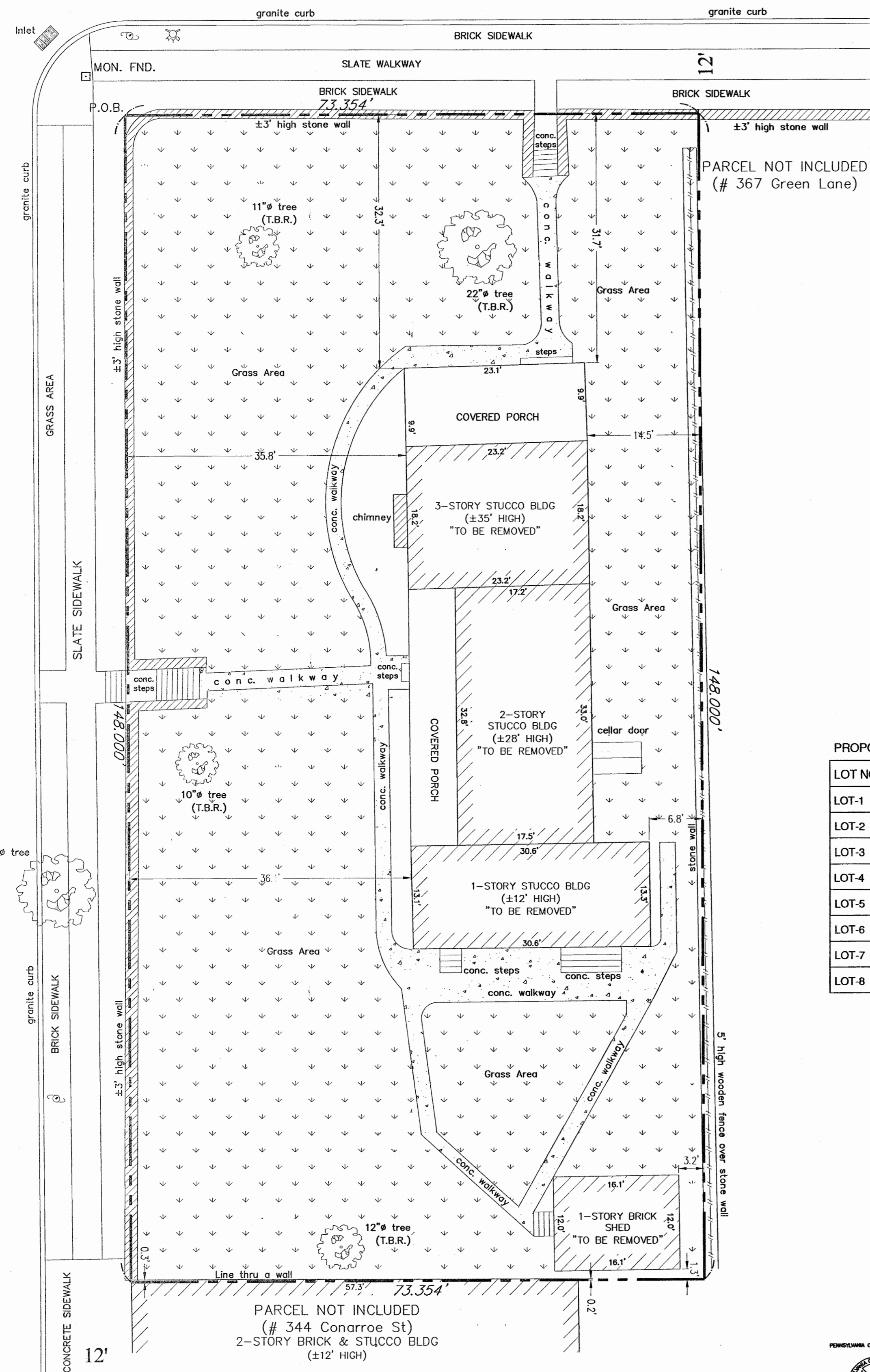


MANAYUNK AVENUE
12'-26'-12" (60 FT WIDE - LEGALLY OPEN / ON CITY PLAN)
N 37°15'19" W

GREEN LANE
12'-26'-12" (60 FT WIDE - LEGALLY OPEN / ON CITY PLAN)
N 52°44'25" E



EXISTING LOT CONDITION

RSA-2 (Residential District):

AREA REGULATIONS	REQUIRED
Min. Street Frontage (ft.)	35 ft.
Min. Lot Area (sq. ft.)	3,150 sq. ft.
Min. Open Area (% of lot)	60
Min. Front Yard Depth (ft.)	15
Min. Side Yard Width, Each (ft.)	2/8 each
Min. Rear Yard Depth (ft.)	20
Max. Height (ft.)	38 ft.
Min. Cornice Height (ft.)	Not applicable
Max. Floor Area (% of lot area)	Not applicable

This report represents an indication of the zoning restrictions that may apply to the selected property and does not represent a zoning evaluation or decision. For a definitive zoning decision, you must contact the Department of Licenses and Inspections.
* see Zoning Code, www.phila.gov for details and exceptions.

EXISTING LOT:

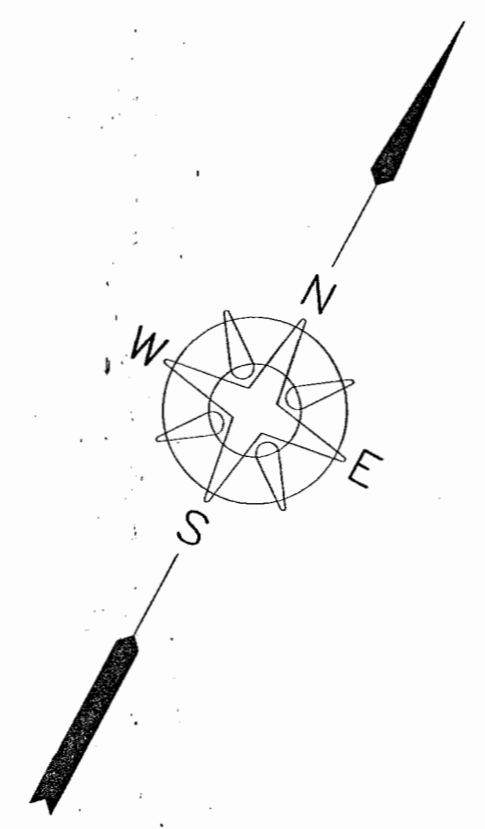
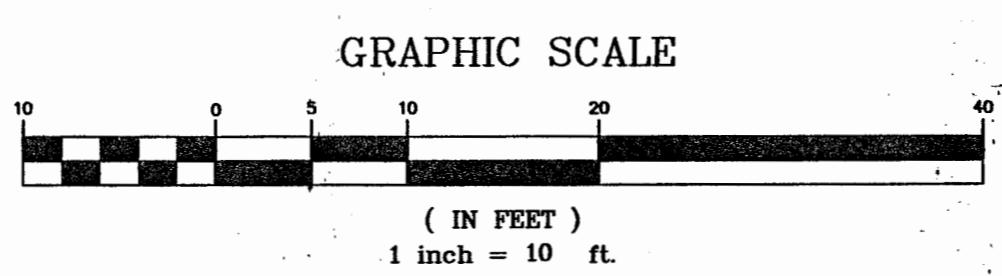
ADDRESS:	365 Green Lane
LOT AREA (sq. ft.)	10,857.3 (0.24925 Acre)
OPEN AREA (sq. ft.)	9,035.3
OCCUPIED AREA (sq. ft.)	1,822

PROPOSED 8-LOT SUBDIVISION:

LOT NO.	LOT AREA (sq. ft.)	OPEN AREA (sq. ft.)	OCCUPIED AREA (sq. ft.)
LOT-1	1,357.16 (0.03115 Acre)	1,357.16	0
LOT-2	1,357.16 (0.03115 Acre)	1,357.16	0
LOT-3	1,357.16 (0.03115 Acre)	1,357.16	0
LOT-4	1,357.16 (0.03115 Acre)	1,357.16	0
LOT-5	1,357.16 (0.03115 Acre)	1,357.16	0
LOT-6	1,357.16 (0.03115 Acre)	1,357.16	0
LOT-7	1,357.16 (0.03115 Acre)	1,357.16	0
LOT-8	1,357.16 (0.03115 Acre)	1,357.16	0

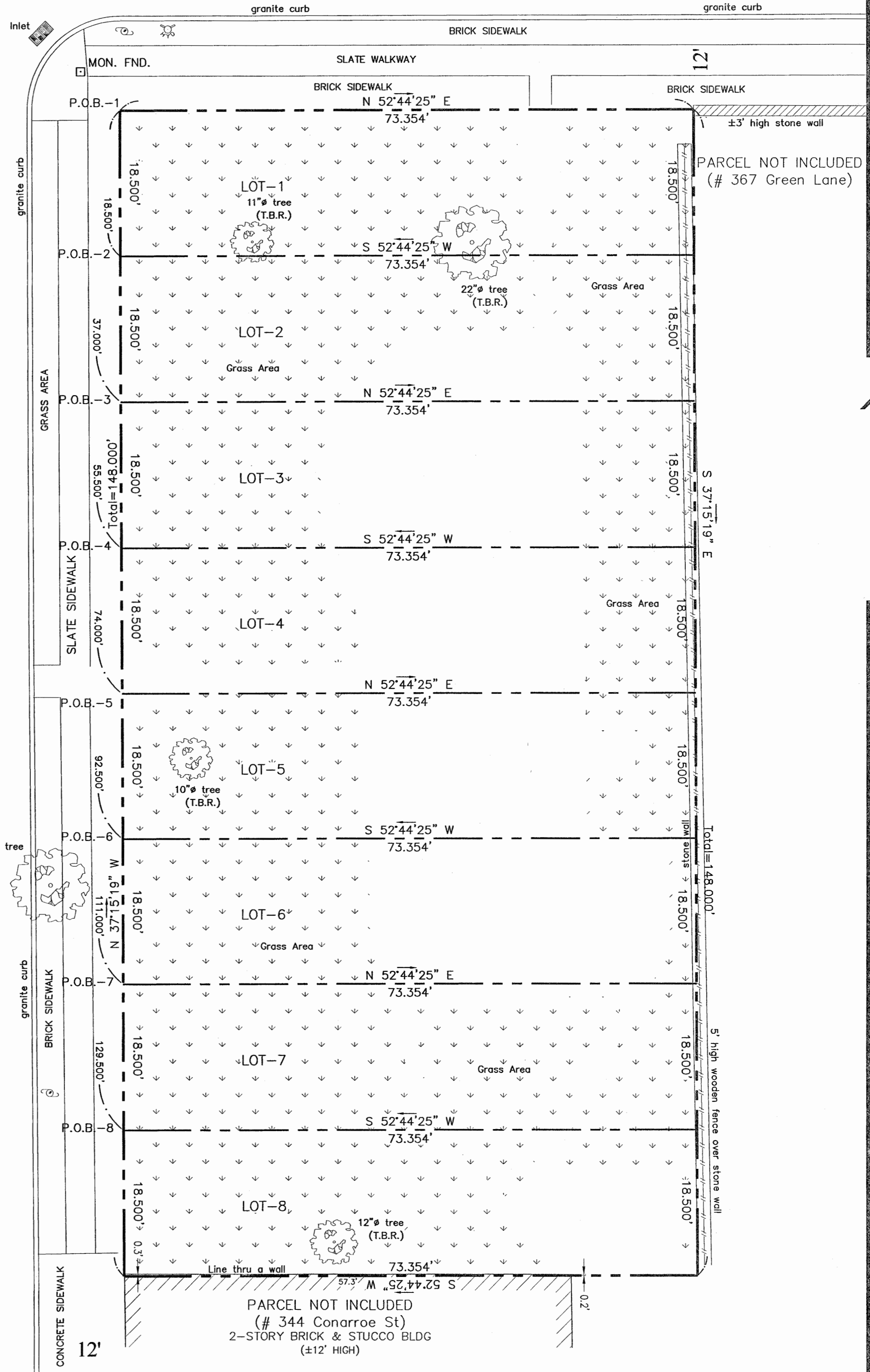
LEGEND:

- SEWER MANHOLE
- LIGHT POLE
- WATER VALVE
- UTILITY POLE
- FIRE HYDRANT
- GAS VALVE
- LOT LINES
- CHAINLINK FENCE
- WOOD FENCE
- IRON FENCE
- EXISTING LOT DIMENSION PER DEED
- PROPOSED LOT DIMENSION
- TO BE REMOVED



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PROPOSED 8-LOT SUBDIVISION

- NOTES:**
1. Philadelphia District Standard measurement (DS) are to be used in the City of Philadelphia for title and conveyance purposes.
 2. Reference information obtained: City Plan of Philadelphia. Plan was made without the availability of a title report and is subject to any facts that may be disclosed by a full and accurate title search.
 3. Attention is called to the zoning requirements in the City of Philadelphia Code as amended.
 4. The change from inches to the more precise decimal expression may result in minor changes in second and third decimal places, these are not mistakes or oversight but more precise values.
 5. Existing utility information are not shown. Contact 1-800-242-1776 for the Pennsylvania One Call System 3 days notification in advance prior to ground excavation of the site.
 6. The preparation of this plan by Ambric Technology Corporation does not imply or constitute the approval of city agencies.
 7. Plan prepared in accordance with the instructions of Danilo Vincencio.
 8. A zoning permit is required for any proposed changes to lot lines including consolidation of existing parcels.

AMBRIC TECHNOLOGY CORPORATION
Consulting Engineers and Surveyors
100 Pine Street
Colwyn, PA 19023
(phone) 215-928-8930/484-257-0010
(fax) 215-928-8980/484-257-0016

PROJECT: 365 Green Lane Philadelphia, PA 19128 (21st Ward)

PLAN MADE FOR: **DANILO VICENCIO, PA**
(Sub-divider): 3522 Reserve Dr. Philadelphia, PA 19145

REV.	DATE	REVISION

DESIGNED: [Signature]

DRAWN: SMN/PA

CHECKED: MK

APPROVED: MK

SHEET TITLE: **PROPERTY SURVEY AND 8-LOT SUBDIVISION PLAN**

SCALE: 1" = 10'

PROJ. NO.: S13-5333

DATE: 11/25/13

SHEET NO. **1**