

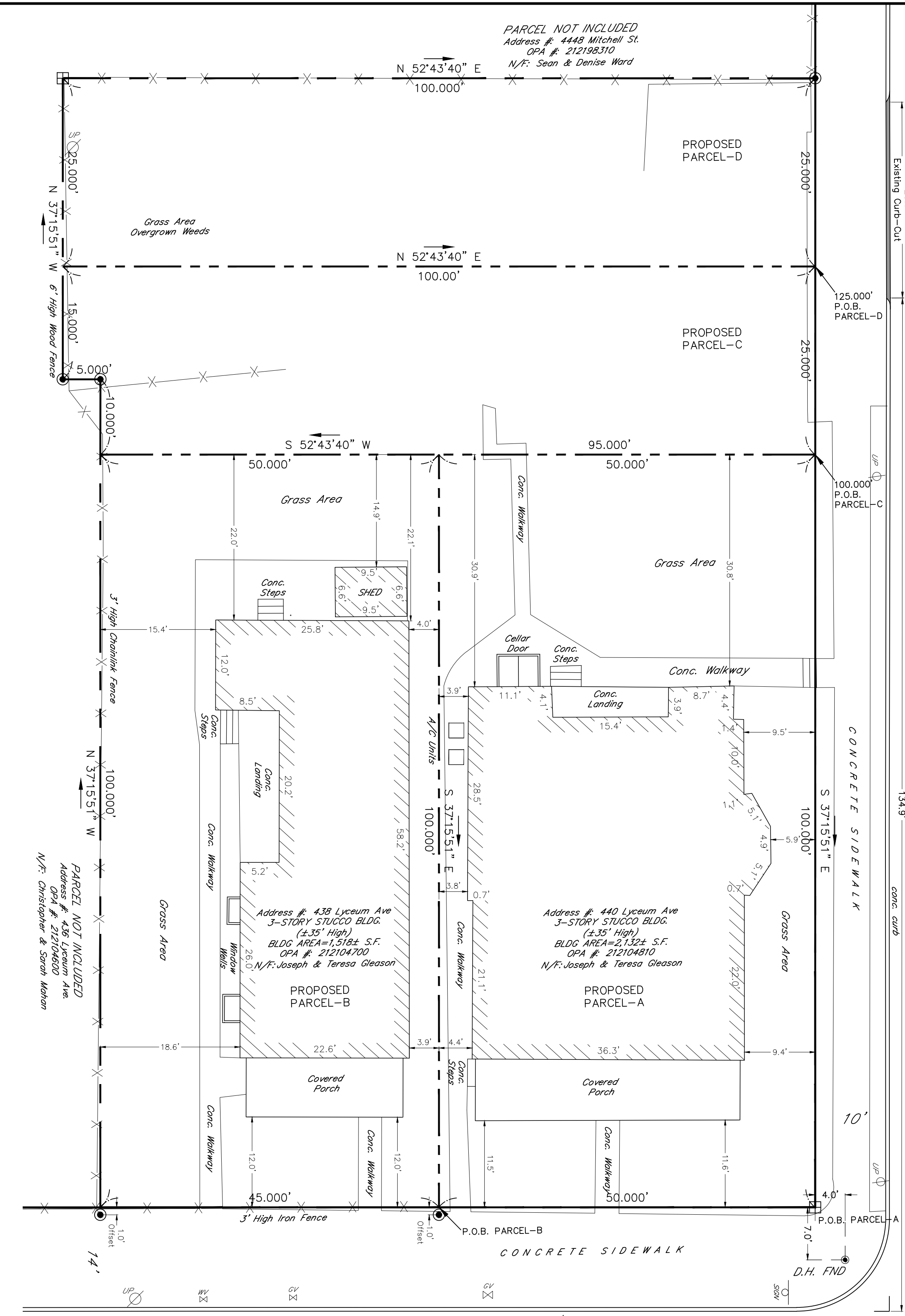
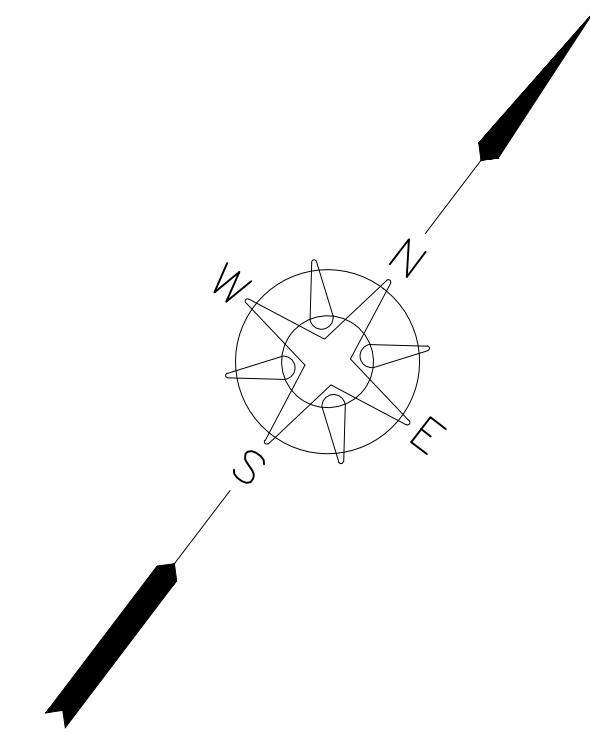
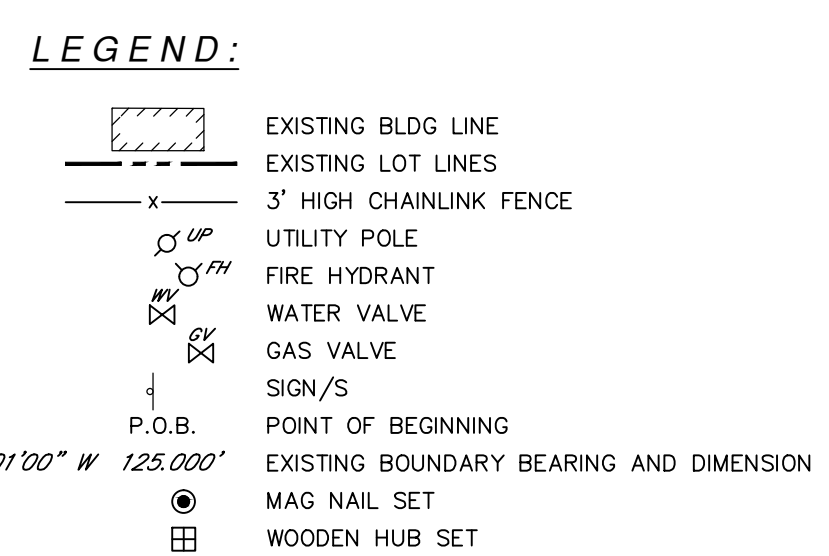
10'-20'-10' (40 FT WIDE-LEGALLY OPEN/ON CITY PLAN)
 MITCHELL STREET
 N 37°15'51" W

LYCEUM AVENUE
 14'-52'-14' (80 FT WIDE-LEGALLY OPEN/ON CITY PLAN)
 N 52°43'40" E

EXISTING LOT CONDITIONS

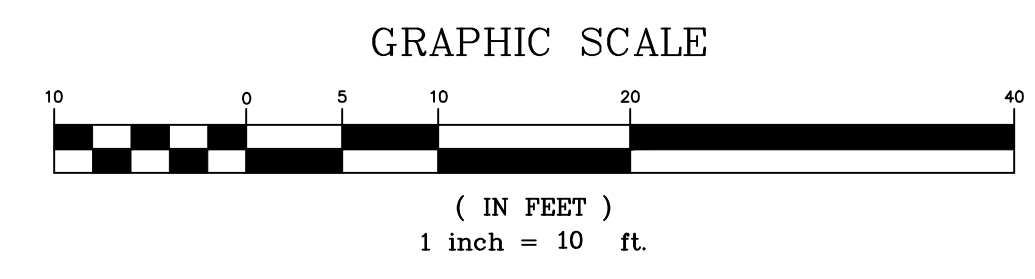
AREA REGULATIONS	REQUIRED	EXISTING		PROPOSED			
		438 Lyceum Ave.	440 Lyceum Ave.	PARCEL-A	PARCEL-B	PARCEL-C	PARCEL-D
MIN. LOT WIDTH (FT.)	25	45,000'	50,000'	50,000'	45,000'	25,000'	25,000'
MIN. LOT AREA (SQ.FT.)	2,250	4,950.0 (0.11364 AC.)	9,500.0 (0.2181 AC.)	5,000.0 (0.1148 AC.)	4,500.0 (0.1033 AC.)	2,450.0 (0.0562 AC.)	2,500.0 (0.0574 AC.)
MIN. OPEN AREA (% OF LOT)	50	69.3% (3,432± S.F.)	74.2% (7,052± S.F.)	57.4% (2,868± S.F.)	66.3% (2,982± S.F.)	0	0
MIN. FRONT YARD SETBACK (FT.)	8 [4]	11.5'/11.6'	12.0'	12.0'	11.5'/11.6'	0	0
MIN. SIDE YARD WIDTH, EACH (FT.)	2/8 each	3.8'/5.9'	3.9'/15.4'	3.9'/15.4'	3.8'/5.9'	0	0
MIN. REAR YARD DEPTH (FT.)	Single-Family: 15 Other: 20	81.1'	32.1'	30.8'	20.0'	0	0
MAX. HEIGHT (FT.)	38	35±	35±	35±	35±	0	0

For information pertaining to bracketed numbers (e.g. "[1]" see Lower Density Residential District Dimensional Tables (b) notes for Table 14.701-1. For a definitive zoning decision, you must contact the Department of Licenses and Inspections.
 As Amended by Bill No. 110835-A, adopted by City Council on Dec. 15, 2011.
 * see Zoning Code, www.phila.gov for details and exceptions.



LYCEUM AVENUE
 14'-52'-14' (80 FT WIDE-LEGALLY OPEN/ON CITY PLAN)
 N 52°43'40" E

PROPOSED 4-LOT SUBDIVISION



NOTES:
 1. All Boundary and Right-of-Way distances are in (D.S.) District Standard of measurement of the City of Philadelphia unless otherwise noted.
 2. Philadelphia District Standard measurement (DS) are to be used in the City of Philadelphia for title and conveyance purposes.
 3. Refer to deed of record and 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.
 438 Lyceum Ave-dated 04-03-1991, doc. ID #: 45037560.
 440 Lyceum Ave-dated 11-17-1992, doc. ID #: 45660524.
 4. Attention is called to the zoning requirements in the City of Philadelphia Code as amended.
 5. 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 oversites but more precise values.
 6. No existing utilities lines are shown on this plan. Contact 1-800-242-1776 for the Pennsylvania One Call System 3 days notification in advance prior to ground excavation of the site.
 7. The preparation of this plan by Ambric Technology Corporation does not imply or constitute the approval of city agencies.
 8. Plan was made with the instruction Teresa Gleason.
 9. Ambric Technology Corporation hereby reserves its common law copyrights and all property rights in these drawings, ideas and designs. The information on these sheets are not to be modified or copied in any manner. The information on these sheets are not to be assigned to any third party, without the expressed written consent of Ambric Technology Corporation.
 10. A zoning permit is required for any proposed changes to lot lines including consolidation of existing parcels.

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 Consulting Engineers and Surveyors
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PROJECT: 438-440 Lyceum Avenue Philadelphia, PA 19128 (21st Ward)

PLAN MADE FOR: Teresa Gleason (Registered Owner) 438-440 Lyceum Avenue Philadelphia, PA 19128

REV.	DATE	REVISION

DESIGNED: PA
 DRAWN: PA
 CHECKED: MK
 APPROVED: MK
 SHEET TITLE: PROPERTY SURVEY AND PROPOSED SUB-DIVISION PLAN
 SCALE: 1" = 10'
 PROJECT #: S17-6079
 DATE: 03/01/17
 SHEET NO.: 1

