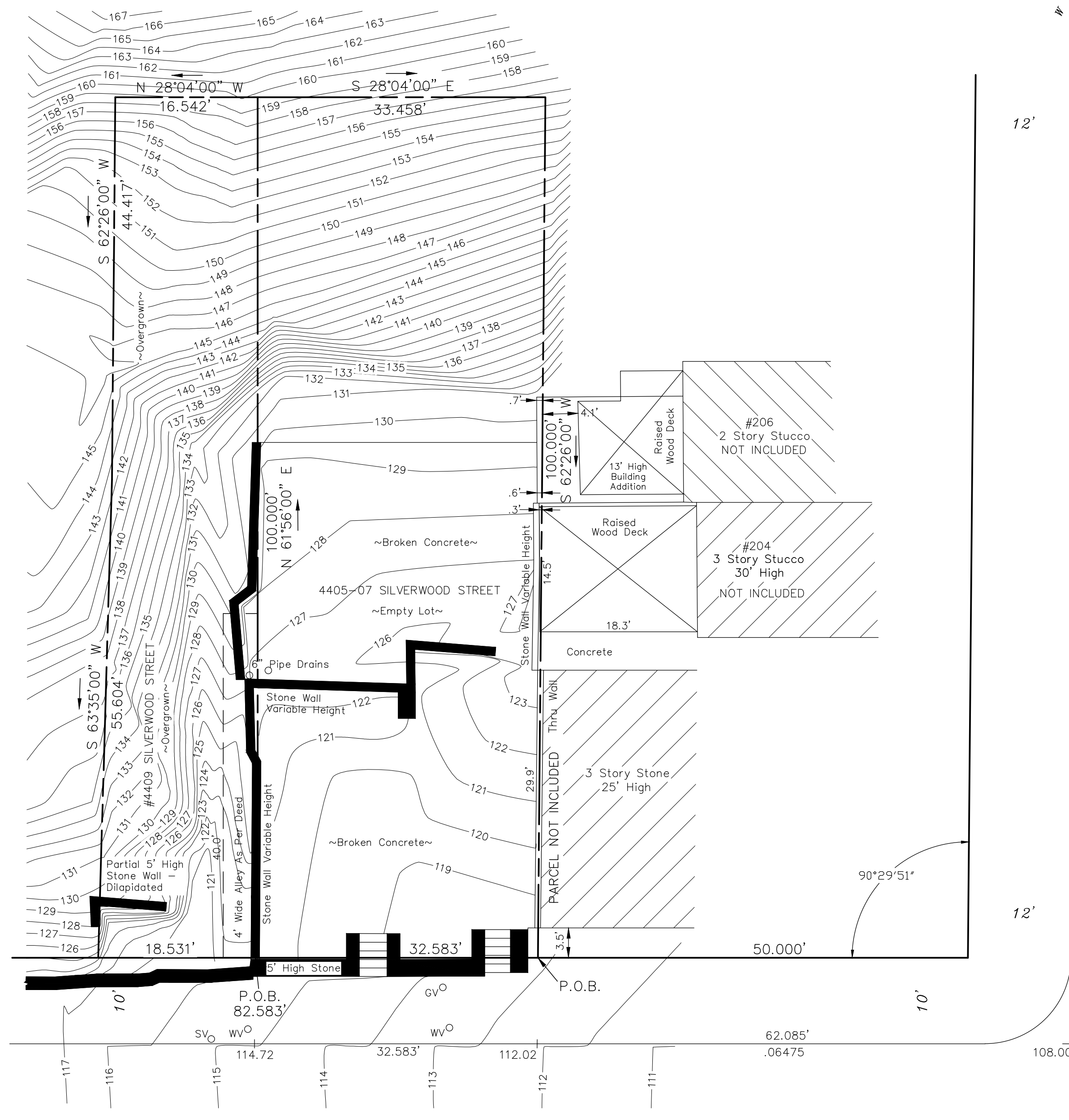
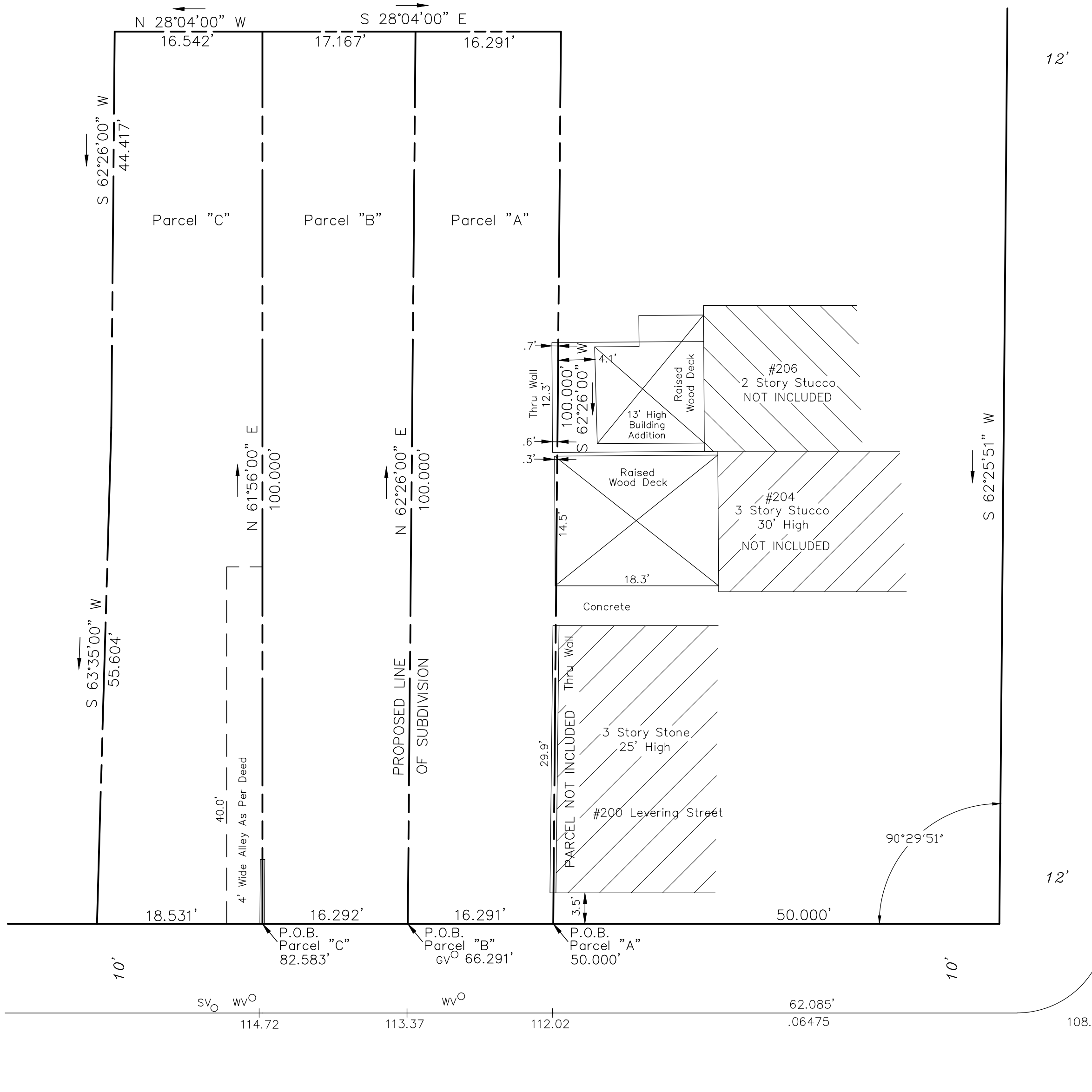


EXISTING DEED LINES & CONDITIONS

PROPOSED DEED LINES



LEVERING (12'-26'-12') STREET  
(50' Wide on City Plan - Legally Open)



LEVERING (12'-26'-12') STREET  
(50' Wide on City Plan - Legally Open)

SILVERWOOD (10'-20'-10') STREET  
(40' Wide on City Plan - Legally Open)

SILVERWOOD (10'-20'-10') STREET  
(40' Wide on City Plan - Legally Open)

AREA		
Parcel	Square Feet	Acres
4405-07 Silverwood Street	3,301.7	0.07580
4409 Silverwood Street	1,728.8	0.03969

AREA		
Parcel	Square Feet	Acres
"A"	1,629.0	0.03740
"B"	1,672.7	0.03840
"C"	1,728.8	0.03969

LEGEND	
P.O.B.	Point Of Beginning
[Symbol]	Steps
OSV	Sewer Vent
OWV	Water Valve
OGV	Gas Valve

**RSA-5 Residential Single-Family, Semi-Attached-5**

- Minimum Lot Area: 1,440 sq. ft. [2]
- Minimum Open Area: Intermediate: 30; Corner: 20 [3]
- Setback Line: [4] [5]
- Minimum Lot Width: 16 ft.
- Minimum Depth Rear Yard: The greater of 9ft. or 20% of the lot depth [7]
- Maximum Height: 38 ft.
- Minimum Side Yard: Minimum 5 ft.
- Parking: 1 Space per Family.

- GENERAL NOTES**
1. THIS PLAN IS TO BE USED FOR TITLE OR CONVEYANCE PURPOSE ONLY.
  2. PLAN MADE AS PER INSTRUCTIONS OF PETER MCDONOUGH.
  3. ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED. PROPERTY IS ZONED AS RSA-5 (RESIDENTIAL DISTRICT). Parcel 4405-07 SILVERWOOD STREET Overlay District
  4. ALL DIMENSIONS SHOWN ON THE PLAN ARE PHILADELPHIA DISTRICT STANDARD, THE LEGAL STANDARD OF MEASURE WITHIN THE CITY OF PHILADELPHIA, EXCEPT BUILDING DIMENSIONS WHICH ARE IN UNITED STATES STANDARD MEASURE.
  5. PHILADELPHIA DISTRICT STANDARD DISTANCES TO BE USED FOR TITLE PURPOSES ONLY.
  6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INSURANCE REPORT AND IS SUBJECT TO THE FINDINGS THAT A VALID TITLE REPORT WOULD DISCLOSE.
  7. SUBJECT PREMISES ARE NOT IN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE.
  8. REGISTERED OWNER: 4405 SILVERWOOD STREET - SMICK STREET TOWNHOMES LLC  
4407 SILVERWOOD STREET - NANCY ROBINSON  
4409 SILVERWOOD STREET - DWELL LLC  
BRICK RONT PROPERTIES LLC
  9. THE ADDRESSES SHOWN ON THIS PLAN ARE AS PER EXISTING DEEDS OR AS POSTED ON THE PREMISES.
  10. ADDRESSES FOR ANY NEWLY CREATED PARCELS ARE TO BE ASSIGNED BY THE OFFICE OF PROPERTY ASSESSMENT (OPA/BRT).
  11. UPON THE FILING AND RECORDING OF A DEED WITH THE DEPARTMENT OF RECORDS OF THE CITY OF PHILADELPHIA, PREPARED IN ACCORDANCE WITH THIS PLAN, THE LINE SHOWN AS PROPOSED SHALL BECOME ACTUAL AND DECLARED.
  12. A ZONING PERMIT IS REQUIRED FOR ANY PROPOSED CHANGES TO LOT LINES INCLUDING CONSOLIDATION OF EXISTING PARCELS.
  13. PREMISE SHOWN HEREON HAS STREET FRONTAGE.
  14. UTILITY NOTES: THE LOCATION OF UNDERGROUND UTILITIES IS TAKEN FROM PUBLIC RECORDS AND FIELD LOCATION OF VENTS, VALVES, MANHOLES, INLETS ETC.
- THE EXTENT, EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES HAS NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE.
- CONTRACTOR SHALL DETERMINE THE EXTENT, EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK.
- THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- CONTRACTOR SHALL NOTIFY UTILITY COMPANIES THREE (3) DAYS PRIOR TO COMMENCING WORK TO COMPLY WITH THE PENNA. ACT No 287.
15. ELEVATIONS SHOWN ON PLAN ARE FROM CITY PLAN No. 72. BENCHMARK ELEVATION 107.25 (STONE MONUMENT)
  16. CURB ELEVATIONS AND GRADES ARE FROM PHILADELPHIA CITY PLAN No. 72.
  17. THE INFORMATION SHOWN ON THIS PLAN IS FOR THE ULTIMATE USER NAMED HERON AND IS NOT VALID TO ANY OTHER PARTIES.
  18. ANY ELECTRONIC REPRODUCTION OF this Survey and Plan is to be for the use of the Client only. AquaEconomics is not responsible for any discrepancies, which may arise by the ELECTRONIC REPRODUCTION of the original file and any future parties utilizing said copy do hereby release AquaEconomics from any and all claims for damages as a result of said discrepancies.
  19. COPYRIGHT 2012 - All Rights Reserved - AquaEconomics  
No part of this Plan may be reproduced, stored in an information storage and retrieval system, or transmitted in any form, or by any means, electrical, mechanical, photocopying recording or otherwise without prior written permission of AquaEconomics.

PROPOSED SUB-DIVISION AND SITE PLAN

		<b>4405-09 SILVERWOOD STREET</b> 21st Ward Philadelphia Pa. 19128	
		Owner(s) SMICK STREET TOWNHOMES LLC NANCY ROBINSON DWELL LLC BRICK RONT PROPERTIES LLC	Municipality Philadelphia
1391 Walton Road Blue Bell, Pa 19422 (267)885-9875 Paul@AquaEconomics.com		County Philadelphia	State PA
Drawn MT Scale 1" = 10' Ckd PL Date 11/6/2014		Drawing Sheet 1 of 1	

3				
2				
1				
No.	Date	Revision	BY	

**PAUL LONIE**  
PA PROFESSIONAL LAND SURVEYOR LIC. NO. SU24461E