

Supplemental Adjustment in accordance with the provisions of Section 44-304(8) of the Philadelphia Code.
 Approved 14-304(8)(2)
 1/2/2019
 MAM 11 2019

- NOTES:**
- PROPERTY KNOWN AS PARCEL 121, MAP 92N20, BRT/OPA #21-1537900 AS IDENTIFIED ON THE TAX REGISTRY OF THE CITY & COUNTY OF PHILADELPHIA, COMMONWEALTH OF PENNSYLVANIA.
 - AREA PROPOSED PARCEL A = 2,383.8 S.F. OR 0.05473 AC.
 PROPOSED PARCEL B = 2,385.9 S.F. OR 0.05477 AC.
 PROPOSED PARCEL C = 14,100.1 S.F. OR 0.32369 AC.
 TOTAL = 18,869.8 S.F. OR 0.4319 AC.
 - THE LOCATION OF UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. UTILITY INFORMATION SHOWN IS LIMITED TO VISIBLE UTILITY MARKERS AT THE SURFACE AND DOES NOT INCLUDE SUCH ITEMS AS SUBSURFACE PIPING, UTILITY LINES, ETC. BEFORE ANY EXCAVATION IS TO BEGUN, UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 - BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER REF. MAP #2).
 - ALL DISTANCES SHOWN ARE IN PHILADELPHIA DISTRICT STANDARD UNLESS OTHERWISE NOTED.
 - ENCROACHMENTS AND VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.
 - THE CONVERSION FROM INCHES TO THE MORE PRECISE DECIMAL EXPRESSION MAY RESULT IN MINOR CHANGES IN THE SECOND AND THIRD DECIMAL PLACES, THESE ARE NOT ERRORS OR OMISSIONS BUT MORE PRECISE VALUES.
 - ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED.
 - PLAN IS MADE PER INSTRUCTION OF 401 CORPORATION.
 - BUILDING DIMENSIONS SHOWN HEREON ARE MEASURED AT GROUND LEVEL OF BUILDING EXTERIOR.
 - A ZONING PERMIT IS REQUIRED FOR ANY PROPOSED CHANGES TO LOT LINES INCLUDING CONSOLIDATION OF EXISTING PARCELS.

APPLICANT:
 SILVERWOOD HOLDINGS LLC
 C/O 401 CORPORATION
 426 S. 14TH STREET
 PHILADELPHIA, PA 19104

Reviewed and Approved as per
 Sub-Division Plan Requirements
 Adopted by the Board of Surveyors

Surveyor & Registrar District Date
 12/31/18

HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THAT THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

JAMES C. WEED
 PENNSYLVANIA PROFESSIONAL LAND SURVEYOR NO. SU076250

11-8-2018 DATE

NO.	REVISION	DATE	BY	DATE	
2	REVISED PROPOSED PARCELS	NA	B.A.R.	J.A.A.	11-8-2018
1	PER SURVEY DISTRICT 1ST REVIEW & REVISED LOT LINE	NA	B.A.R.	J.A.A.	6-7-2017

PROPOSED SUBDIVISION PLAN
401 CORPORATION
 4549 SILVERWOOD STREET
 LOT 121, MAP 92N20, BRT/OPA #21-1537900
 CITY AND COUNTY OF PHILADELPHIA, 21ST WARD
 COMMONWEALTH OF PENNSYLVANIA 19127

CONTROL POINT ASSOCIATES, INC.
 100 HANCOCK DRIVE SUITE 100
 CHADDINGTON, PA 19026
 215-262-8800
 WWW.CONTROLPOINT.COM

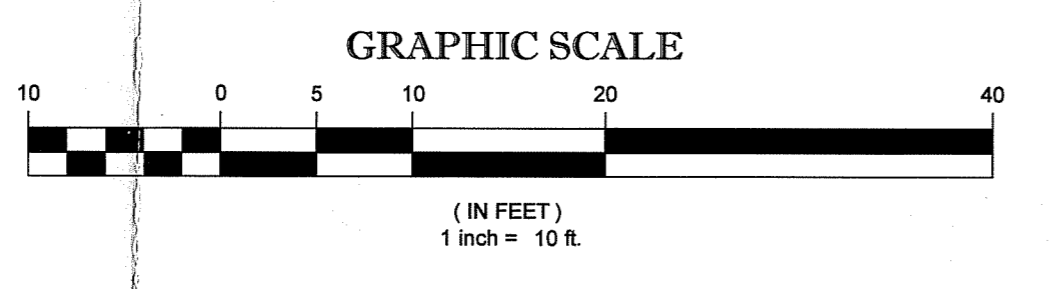
DATE: 1-25-2017
 SCALE: AS NOTED
 FILE NO.: CP14219
 DWG. NO.: 1 OF 1

- LEGEND**
- HYDRANT
 - WATER VALVE
 - WATER METER
 - GAS VALVE
 - ELECTRIC METER
 - OVERHEAD WIRES
 - UTILITY POLE
 - UTILITY POLE/LIGHT POLE
 - BOLLARD
 - CHAIN LINK FENCE
 - DEPRESSED CURB
 - EDGE OF CONC.
 - EDGE OF PAVEMENT
 - TYPICAL
 - SANITARY/SEWER MANHOLE
 - WATER MANHOLE
 - DEPRESSED CURB
 - SOLID WHITE LINE
 - BUILDING
 - BUILDING FOOTPRINT AREA

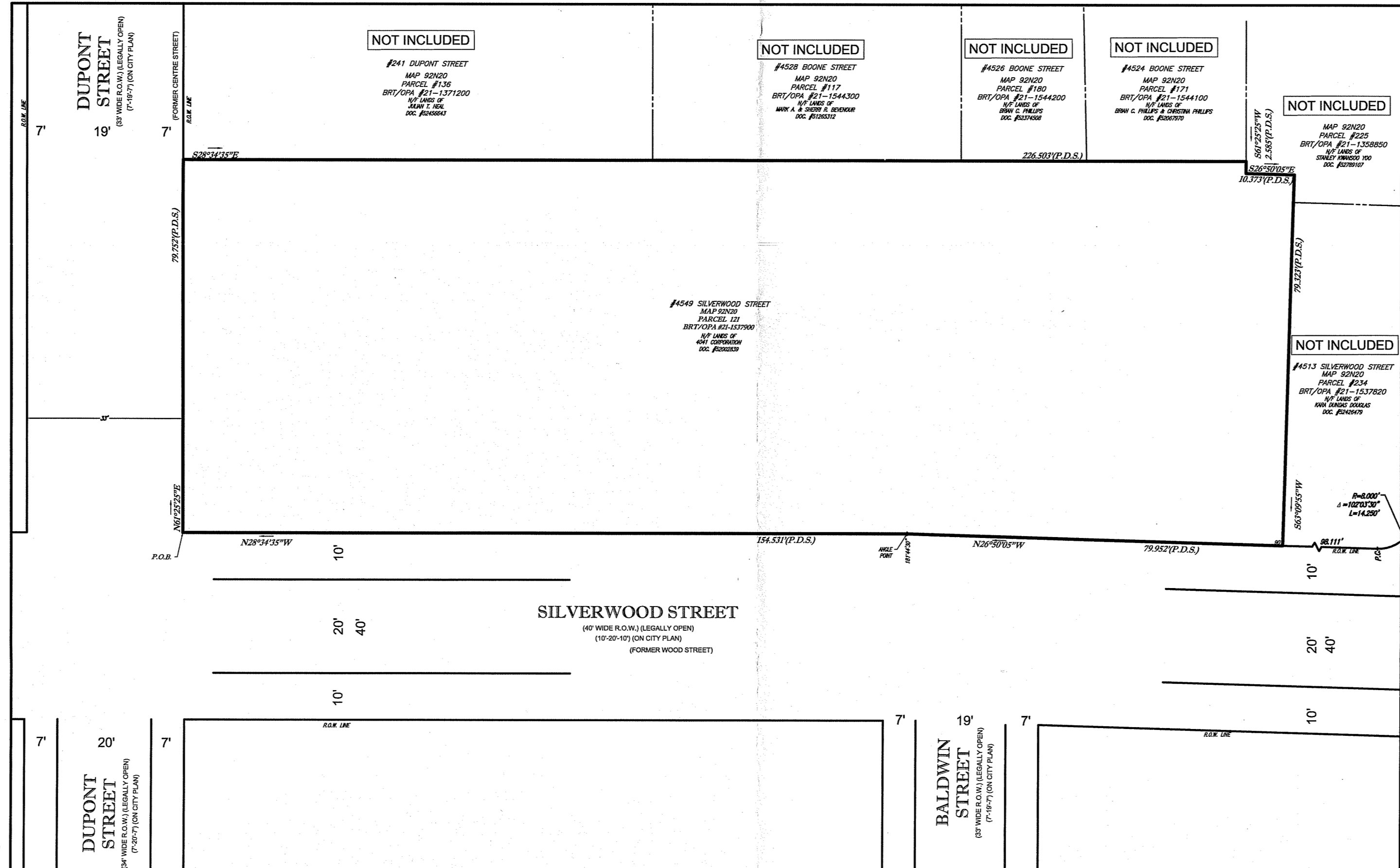
ZONING INFORMATION
 LOWER DENSITY RESIDENTIAL DISTRICT (RSA-3)
 CITY OF PHILADELPHIA ZONING & PLANNING

ITEMS	REQUIRED
MIN. LOT WIDTH	25 FT.
MIN. LOT AREA	2,250 S.F.
MIN. OPEN AREA (% OF LOT)	50
MIN. FRONT SETBACK	8 FT. (4)
MIN. SIDE YARD WIDTHS (RESIDENTIAL USE)	
DETACHED INTERMEDIATE LOT	(2) 8 FT. EACH
DETACHED CORNER LOT	8 FT.
SEMI DETACHED	8 FT.
MIN. SIDE YARD WIDTHS (NON-RESIDENTIAL USE)	
DETACHED INTERMEDIATE LOT	(2) 8 FT. EACH
DETACHED CORNER LOT	8 FT.
MIN. REAR YARD DEPTH	SINGLE FAMILY 15 FT. OTHER 20 FT.
MAX. BUILDING HEIGHT	35 FT.

NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON PRELIMINARY RESEARCH AND PRESENTED FOR REFERENCE ONLY. SAME MUST BE VERIFIED WITH LOCAL ZONING OFFICIAL AND LEGAL COUNSEL TO CONFIRM VALIDITY.



PROPOSED LOT SUBDIVISION
 1" = 10'



EXISTING LOT SUBDIVISION
 1" = 20'

- UTILITIES:**
- THE FOLLOWING COMPANIES WERE NOTIFIED BY THE PENNSYLVANIA ONE-CALL SYSTEM (1-800-242-1778) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST.
 SERIAL NUMBER: 20141742997
- | UTILITY COMPANY | PHONE NUMBER |
|------------------------------|--------------|
| PHILADELPHIA GAS WORKS | 215-678-3000 |
| PHILADELPHIA DEPT OF STREETS | 215-686-6300 |
| PHILADELPHIA CITY WATER | 215-686-6300 |
| VERIZON | 215-963-6000 |
| PECO | 610-443-4922 |
| COMCAST CABLEVISION | 215-461-3800 |
| PHILADELPHIA UNIVERSITY | 215-451-2700 |

