

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- PHYSICAL CURB
- CITY PLAN CURB LINE

CMX-2.5 ZONING DISTRICT BOUNDARY
 RSA-3

- 16 NO. STANDARD PARKING SPACES 9'x18'
- ACCESSIBLE PARKING SPACES 8'x18'
- OPTION 'B' BUFFER FROM ABUTTING RESIDENTIAL DISTRICT (4' H. OPAQUE WOOD FENCE)
- LANDSCAPING W/IN PARKING LOT
- SCREENING ALONG STREET FRONTAGE (8' Wide x 2' High)
- PROPOSED TREE
- PROPOSED SHRUBS

LANDSCAPE SUMMARY

Zoning Requirement	Required	Proposed / Provided
Buffering between Different Land Uses	Option A) Landscape Buffer; or Option B) Wall, Berm or Fence	Option B) 5 Ft. high opaque wood fence
Perimeter Screening from Abutting Residential District	5 Ft. high min.	5 Ft. high opaque wood fence
Perimeter Screening from Public Streets	5 Ft. wide min. 1 Tree per 35 ft. of linear frontage 3 Shrubs per 25 ft. of linear frontage	5 Ft. wide 2 Trees 8 Shrubs
Parking Lot Area	n/a	5,163 Sq. Ft.
Driveways and Aisles	25% Parking Lot Area min.	58.5% (3,025 Sq. Ft.)
Interior Landscaping for Parking Lots	10% Parking Lot Area min. 1 Tree per 300 sq. ft. of landscape area	10.0% (517 Sq. Ft.) 2 Trees

* Refer to the Zoning Code of City of Philadelphia as amended.

ZONING SUMMARY

Zoning Requirement	Permitted / Required	Existing	Proposed / Provided
Zoning District	CMX-2.5 Commercial District and RSA-3 Residential District		
Existing Use	Drive Thru Bank / Attached Residential Unit (2)		
Proposed Use	Office Building with Private Parking Lot		
Existing Lot Area	14,312.3 Sq. Ft. (P.D.S.)		
Street Frontage	n/a	73,198 Ft. min. (P.D.S.)	73,198 Ft. min.
Lot Area	n/a	14,312.3 Sq. Ft. (P.D.S.)	14,312.3 Sq. Ft.
Occupied Area	75% of Lot Area max.	67.9% (9,722 Sq. Ft.)	55.0% (7,878 Sq. Ft.)
Front Yard Depth	Must be built in front lot line	40 Ft. min.	40 Ft. min.
Side Yard Width	5 Ft. min. if used	3.5 Ft. min.	3.5 Ft. min.
Rear Yard Depth	Greater of 9 Ft. or 10% of lot depth	451 Ft. min.	448 Ft. min.
Building Height	55 Ft. max.	29.3 Ft. max.	29.3 Ft. max.
Comes Height	25 Ft. min.	n/a	n/a
Floor Area Ratio	n/a	n/a	n/a
Off-Street Parking	n/a	n/a	11
Driveways and Aisles	25% min.	n/a	60.9% (2,994 Sq. Ft.)
Screening along Residential District	5 Ft. high min.	n/a	5 Ft. high opaque fence
Screening along Street	5 Ft. wide min.	n/a	5 Ft. wide
Landscaping w/in Parking Lot	10% min.	n/a	10.3% (504 Sq. Ft.)

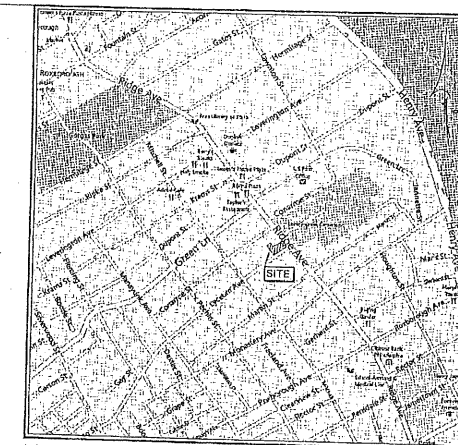
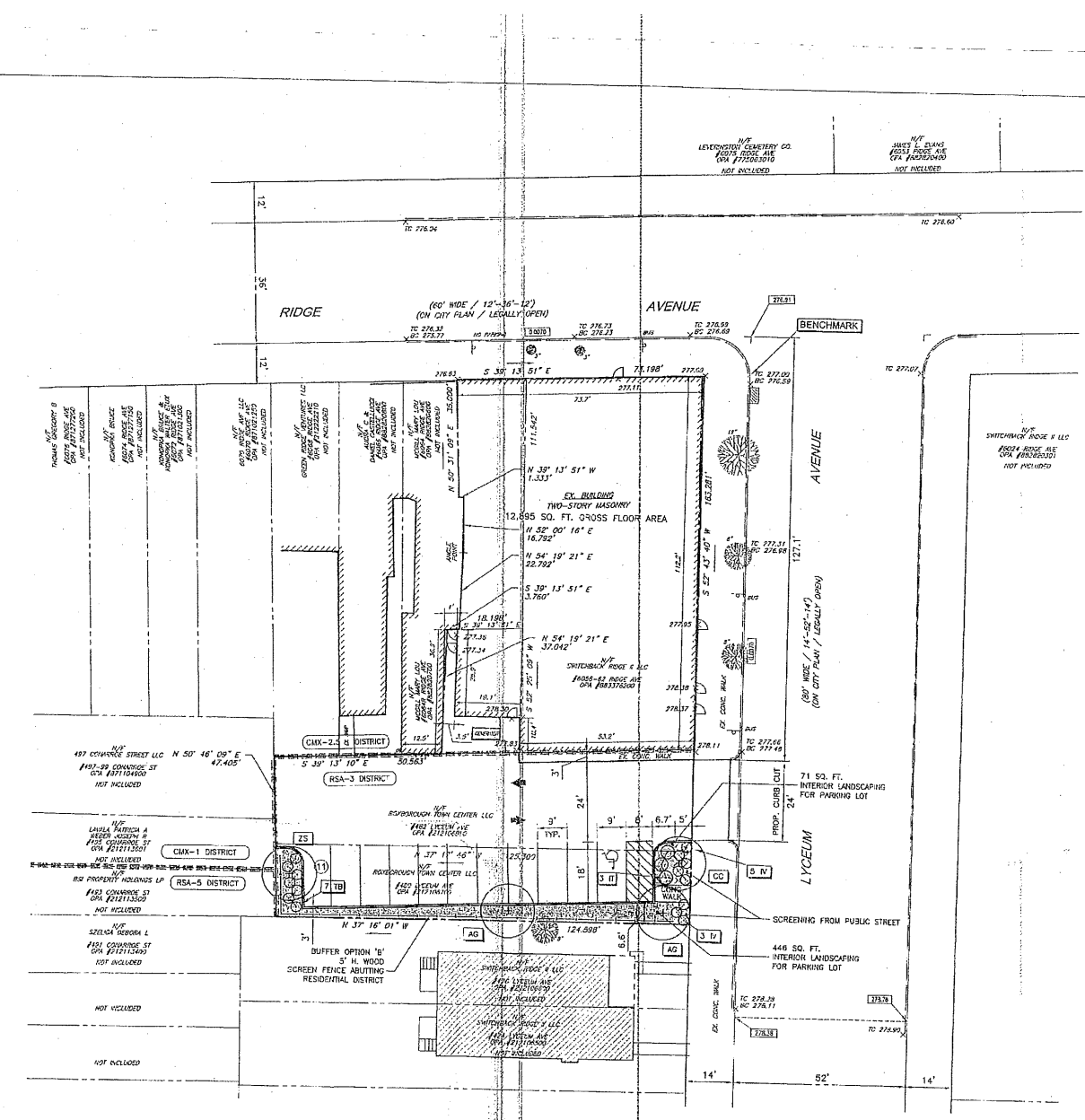
* Refer to the Zoning Code of City of Philadelphia as amended.

PLANTING NOTES

- All plant material shall be nursery grown and conform to A.A.N. standards.
- Herbaceous plants or lawn installed in the required landscaped area shall be from a list of low-water species maintained by Department of Parks and Recreation.
- Trees installed in the required landscaped area shall have a minimum caliper of 2 inches.
- Provide continuous hardwood bark mulch (2" depth) in all bedding and ground cover areas, and the base of individual trees in a 3' minimum diameter.
- Areas not covered by driveways, parking areas, sidewalks, or other impervious areas shall be mulched planting beds.

PLANT SCHEDULE

SYM.	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	GENERAL COMMENTS
AG	3	Acer glabrum	American Maple	2" Caliper	N&B	
CC	1	Cercis canadensis	American Red Bud	2" Caliper	B&B	
IT	3	Ilex virginica 'Henry's Garnet'	Henry's Garnet Virginia Sweet Spice	14" - 24" gtr.	#1 Cont.	
IV	8	Ilex verticillata 'Winter Red'	Winter Red Viburnum	24" - 36" h.	#1 Cont.	Include one male per grouping
FB	7	Fernis nectans 'Neposodus'	Dwarf English Yew	24" - 40" h.	#1 Cont.	
ZS	1	Zelkova serotina 'Green Vase'	Green Vase Zelkova	2" Caliper	N&B	

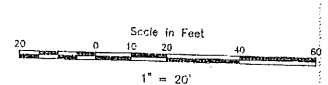


LOCATION MAP SCALE: 1"=800'

GENERAL NOTES

- Outbound survey information shown herein is from a deed provided by the Owner. Topographic survey information was field surveyed by Durkin Associates, Inc., May 13, 2013.
- All distances are Philadelphia District Standard unless otherwise noted.
- Vertical datum is City of Philadelphia datum. Benchmark elevation is the top of curb elevation at the point of curvature of the northwesterly curbline of Lyceum Avenue at its intersection with Ridge Avenue; elevation = 276.61.
- The extent, exact location and depth of existing underground utilities has not been independently verified by the Owner or its representatives. It is the Contractor's responsibility to notify the Pennsylvania One-Call System (1-800-242-1776) at least three (3) working days prior to the start of any work to request field locations and elevations of all underground utilities and other structures before the start of construction on this project. This notice applies to information for given as per Act 38 of the Commonwealth of Pennsylvania.
- Attention is called to the Zoning Requirements in the Philadelphia Code as amended.
- Site is located within the boundaries of the Wissahickon Watershed Overlay District, Category 5 of the Impervious Coverage Map, no percentage limitation of impervious ground coverage.
- Site is located within the boundaries of Slope Protection regulated by 814-704 of the Philadelphia Zoning Code. Site contains no slopes of 15% or greater.
- A Zoning Permit is required for any proposed changes to lot lines including consolidation of existing parcels.

Professional Engineer Seal and Signature: *Carl Cut*



Professional Engineer Seal: *Carl Cut*

Sheet Title: **SITE PLAN**
 6056-62 RIDGE AVENUE; 480-82 LYCEUM AVENUE
 21ST WARD
 PHILADELPHIA, PENNSYLVANIA 19128

Project Title / Owner: ROXBOROUGH TOWN CENTER LLC
 121 SUMAC ST.
 PHILADELPHIA, PA 19128

Revision Log:

No.	Date	Revision
1	2/15/2015	ADDED GROSS FLOOR AREA
2	7/9/2015	PER SURVEY DISTRICT COMMENTS
3	1/23/2014	REVISED PKG LOT LAYOUT

Durkin Associates, Inc.
 717 Bethlehem Pike
 Suite 240
 Erdersheim, PA 19038
 (215) 247-7320

Date: 5/29/2013
 Scale: 1"=20'
 Sheet No.: **SP-1**
 Project No.:

LEGAL DESCRIPTION - EXISTING PREMISES

Premises "A"
ALL THAT CERTAIN lot or piece of ground together with the buildings thereon erected.

SITUATE in the Twenty-first Ward of the City of Philadelphia, described in accordance with a Survey and Plan thereof made by John T. Campbell, Surveyor and Regulator of the Ninth Survey District on the Twelfth day of June, A.D. 1939.

BEGINNING at a point formed by the intersection of the Southwest side of Ridge Avenue (sixty feet wide) and the Northwest side of Lyceum Avenue (eighty feet wide); thence extending along the said side of Ridge Avenue, aforesaid, North thirty-nine degrees, thirteen minutes, fifty-one seconds West, fifty-three feet one and five-eighths inches to a point; thence extending party through a wall South fifty-two degrees, twenty-five minutes, nine seconds West one hundred eleven feet six and one-half inches to a point; thence extending South thirty-nine degrees, thirteen minutes, fifty-one seconds East, fifty-two feet, six and three-eighths inches to a point on the Northwest side of Lyceum Avenue, aforesaid; thence extending Northwesterly along the same one hundred eleven feet six and seven-eighths inches to the first mentioned point and place of beginning.

Being known as No. 6056, 6058 and 6060 Ridge Avenue.

Premises "B"
ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.

BEGINNING at a point on the Southwesterly side of Ridge Avenue (60 feet wide) (No. 6062) at the distance of fifty three feet one and five-eighths inches Northwesterly from the Northwesterly side of Lyceum Avenue (80 feet wide) in the 21st Ward of the City of Philadelphia; thence extending South fifty seven degrees two minutes forty four seconds West through the center of the party wall and along ground now or formerly of Roxborough Odd Fellows Hall Association seven, four feet six and three-fourths inches to a point in line of land now or late of the Roxborough Odd Fellows Hall Association; thence extending along said land North thirty four degrees thirty six minutes sixteen seconds West eighteen feet two and three eighths inches to a point; thence extending North fifty eight degrees fifty six minutes fifty six seconds East twenty two feet nine and one half inches to a point; thence extending North fifty six degrees thirty six minutes fifty six seconds East through the center of a certain party wall sixteen feet nine and one half inches to a point; thence extending North thirty four degrees thirty six minutes sixteen seconds West one foot four inches to a point; thence extending North fifty five degrees eight minutes forty four seconds East through center of the party walls thirty five feet to the Southwesterly side of Ridge Avenue; thence extending along said side of the said Ridge Avenue South thirty four degrees thirty six minutes sixteen seconds East twenty feet and three quarters of an inch to the first mentioned point and place of beginning.

Being known as No. 6062 Ridge Avenue.

Premises "C"
ALL THAT CERTAIN lot or piece of ground described according to a Survey and Plan thereof made June 12, 1939 by John T. Campbell, Esquire, Surveyor and Regulator of the ninth Survey District, as follows:

BEGINNING at a point at the distance of seventy-four feet six and three quarter inches on a line extending South fifty two degrees twenty five minutes nine seconds West from a point in the Southwest side of Ridge Avenue (sixty feet wide) which point in the said side of Ridge Avenue is fifty three feet one and five eighths inches Northwest from the Northwest side of Lyceum Avenue (eighty feet wide) in the Twenty-first Ward of the City of Philadelphia; thence extending South fifty two degrees twenty five minutes nine seconds West thirty six feet eleven and three quarter inches to a point; thence extending North thirty nine degrees thirteen minutes, fifty one seconds West thirty five feet ten and one half inches to a point; thence extending North fifty two degrees five minutes forty five seconds East thirty six feet eleven and three quarter inches to a point; thence extending South thirty nine degrees thirteen minutes, fifty one seconds East thirty six feet eleven and three quarter inches to a point; thence extending South thirty nine degrees thirteen minutes, fifty one seconds East thirty six feet eleven and three quarter inches to a point on the East side of the party wall of the building and Leon Association thirty six feet one inch to the first mentioned point and place of beginning.

EXCEPTING THEREOUT AND THEREFROM ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.

SITUATE in the 21st Ward of the City of Philadelphia and described according to a Survey and Plan of Property made for Roxborough-Monayuk Federal Savings and Loan Association by Francis X. Burns, Surveyor and Regulator of the 9th Survey District dated August 20, 1966 last revised October 9, 1966, as follows, to wit:

BEGINNING at an interior point is measured South 52 degrees, 5 minutes, 45 seconds West the distance of 39 feet 6.5/8 inches from a point which point is measured North 39 degrees, 13 minutes, 51 seconds West the distance of 6 inches from a point, which point is measured South 39 degrees, 46 minutes, 9 seconds West the distance of 33 feet from a point on the Southwesterly side of Ridge Avenue (60 feet wide), which point is measured North 39 degrees, 13 minutes, 51 seconds West along the said Southwesterly side of Ridge Avenue, the distance of 90 feet 5-1/2 inches from a point formed by the intersection of the said Southwesterly side of Ridge Avenue and the Northwesterly side of Lyceum Avenue (80 feet wide); thence extending from said point of beginning South 39 degrees, 13 minutes, 51 seconds East the distance of 14 feet 1-1/2 inches to a point, thence extending South 54 degrees, 19 minutes, 21 seconds West the distance of 37 feet 1/2 of an inch to a point; thence extending North 39 degrees, 13 minutes, 51 seconds West the distance of 12 feet 8-1/4 inches to a point; thence extending North 53 degrees, 5 minutes, 45 seconds East the distance of 36 feet 11-3/4 inches to a point, being the first mentioned point and place of beginning.

Premises "D"
ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.

SITUATE in the 21st Ward of the City of Philadelphia, and described as follows, to wit:

BEGINNING at a point on the Northwesterly side of Lyceum Avenue (80 feet wide) at the distance of one hundred forty two feet, eight and one eighth inches Southwesterly from the Southwesterly side of Ridge Avenue (60 feet wide); thence extending along said side of Lyceum Avenue South fifty seven degrees, twenty one minutes, fifteen seconds West twenty feet seven and one quarter inches to a point; thence extending North thirty two degrees, thirty eight minutes, forty five seconds West one hundred twenty four feet seven inches, more or less to a point; thence extending North fifty five degrees, twenty three minutes, forty four seconds East twenty feet six and five eighths inches to a point; thence extending South thirty two degrees, thirty eight minutes, forty five seconds East one hundred twenty five feet three and one half inches to a point in the said side of Lyceum Avenue the point and place of beginning.

Being known as No. 480 Lyceum Avenue.

Premises "E"
ALL THAT CERTAIN lot or piece of ground with the message or tenement thereon erected, described in accordance with a Survey and Plan thereof made April 11, 1902, by C.A. Sundstrom, Esquire, Survey and Regulator of the 8th Survey District as follows, to wit:

BEGINNING at a point on the Northwesterly side of Lyceum Avenue (80 feet wide) at the distance of one hundred eleven feet six and seven eighths inches Southwesterly from the Southwesterly side of Ridge Avenue (60 feet wide) in the 21st Ward of the City of Philadelphia, in Roxborough, aforesaid; thence on a line north thirty four degrees, thirty six minutes, sixteen seconds West one hundred twenty six feet three and three eighths inches to a point; thence on a line South fifty five degrees, twenty three minutes, forty four seconds West twenty six feet nine and five eighths inches to a point; thence on a line South thirty two degrees, thirty eight minutes, forty five seconds East one hundred twenty five feet three and one half inches to the said Northwesterly side of Lyceum Avenue; thence along the same North fifty seven degrees, twenty one minutes, fifteen seconds East thirty one foot one and one quarter inches to the first mentioned point and place of beginning.

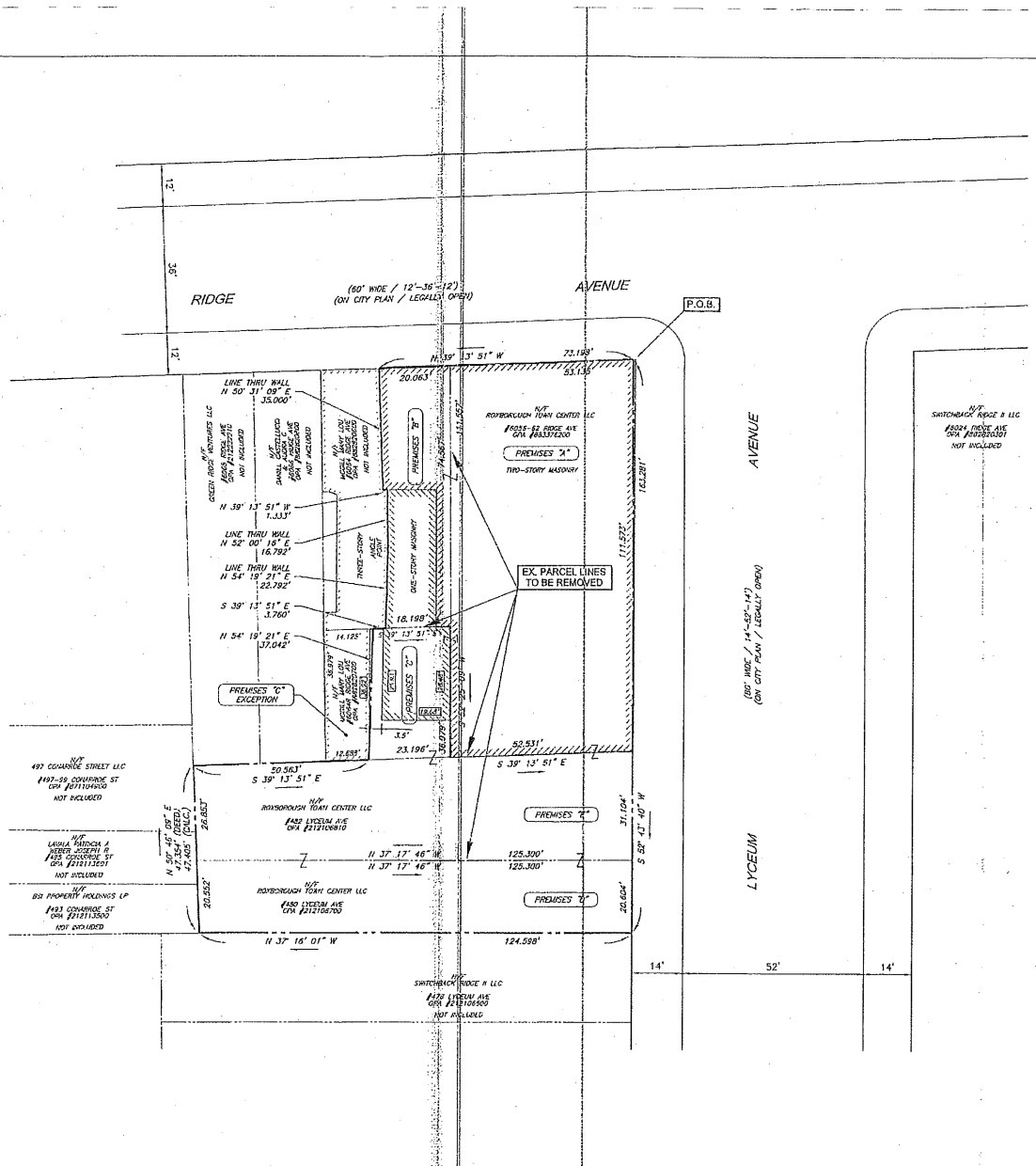
Being known as No. 482 Lyceum Avenue.

LEGAL DESCRIPTION - CONSOLIDATED LOT

ALL THAT CERTAIN lot or piece of ground together with the buildings thereon erected.

SITUATE in the Twenty-first Ward of the City of Philadelphia, described in accordance with a Survey and Plan thereof made by Durkin Associates, Inc., Surveyors and Civil Engineers, filed Lot Consolidation Plan, dated January 28, 2014 as follows, to wit:

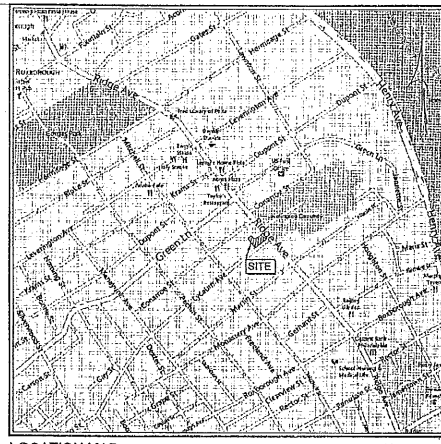
BEGINNING at a point formed by the intersection of the Southwest side of Ridge Avenue (sixty feet wide) and the Northwest side of Lyceum Avenue (eighty feet wide); thence extending along the said side of Ridge Avenue, aforesaid, North 39 degrees, 13 minutes, 51 seconds West, 73.198 feet to a corner point; thence extending South 50 degrees, 31 minutes, 9 seconds West 37.062 feet to a corner point; thence extending South 52 degrees, 5 minutes, 45 seconds West 39 feet 13 minutes 51 seconds East 1.333 feet to a point; thence extending South 52 degrees 00 minutes 16 seconds West through the center of the party walls 16.792 feet to a point; thence extending South 54 degrees 19 minutes 21 seconds West 22.792 feet to a corner point; thence extending North 39 degrees 13 minutes 51 seconds West 3.760 feet to a corner point; thence extending South 54 degrees 19 minutes 21 seconds West 37.062 feet to a corner point; thence extending North 39 degrees 13 minutes 51 seconds West 50.563 feet to a corner point; thence extending South 52 degrees 00 minutes 16 seconds West 47.354 feet (deed); 47.418 feet (calculated) to a corner point; thence extending South 37 degrees 16 minutes 20 seconds East 124.983 feet to a point in the Northwest side of Lyceum Avenue, aforesaid; thence along said side of Lyceum Avenue North 32 degrees 43 minutes 40 seconds East 163.281 feet to the first mentioned point and place of beginning.



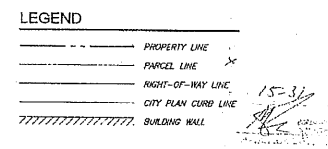
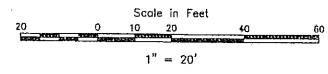
Per Zoning Code of the City of Philadelphia

Zoning District:	CMX-2.5 Commercial District and RSA-3 Residential District					
Lot Area:	14,312.3 Sq. Ft.					
Zoning Requirement	Permitted/Required	Ex. Premises "A"	Ex. Premises "B"	Ex. Premises "C"	Ex. Premises "D"	Ex. Premises "E"
District	CMX-2.5	CMX-2.5	CMX-2.5	CMX-2.5	RSA-3	RSA-3
Lot Width (RSA-3)	25 Ft. min.	53.135 Ft.	36.083 Ft.	20.063 Ft.	20.604 Ft.	31.104 Ft.
Lot Area (RSA-3)	2,250 Sq. Ft. min.	5,890.5 Sq. Ft.	1,380.8 Sq. Ft.	834.3 Sq. Ft.	2,566.1 Sq. Ft.	3,640.7 Sq. Ft.
Open Area (RSA-3)	50% Lot Area min.	n/a	n/a	n/a	100%	n/a
Occupied Area (CMX-2.5)	75% Lot Area max. (Intermediate)	n/a	100%	60.6% (306.5 Sq. Ft.)	n/a	n/a
	80% Lot Area max. (Corner)	100%	n/a	n/a	n/a	n/a
Front Set-Back (RSA-3)	8 Ft. min.	n/a	n/a	n/a	n/a	n/a
Side Yard (RSA-3)	8 Ft. min.	n/a	n/a	n/a	n/a	n/a
Side Yard (CMX-2.5)	5 Ft. min. if fused	n/a	0 Ft.	3.5 Ft.	n/a	n/a
Rear Yard Depth (RSA-3)	20 Ft. min.	n/a	n/a	n/a	n/a	n/a
Rear Yard Depth (CMX-2.5)	Greater of 9 Ft. or 10% Lot Depth	0 Ft.	7 Ft.	10.4 Ft.	n/a	n/a
Height	38 Ft. max.	29.3 Ft.	15 Ft.	15 Ft.	n/a	n/a

* Refer to the Zoning Requirements in the Philadelphia Code as amended.



- GENERAL NOTES**
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 2. All distances are Philadelphia District Standard unless otherwise noted.
 3. Vertical datum is Philadelphia City Plan datum. Benchmark elevation is the top of curb elevation at the point of curvature of the northwesterly curbline of Lyceum Avenue at its intersection with Ridge Avenue; elevation = 276.61.
 4. The extent, exact location and depth of existing underground utilities has not been independently verified by the Owner or its representatives. It is the Contractor's responsibility to notify the Pennsylvania One-Call System (1-800-242-1776) at least three (3) working days prior to the start of any work to request field locations and elevations of all underground utilities and other structures before the start of construction on this project. This notice applies to information for this project including plans of same prepared by others, e.g. utility company plans. This notice is given as per Act 38 of the Commonwealth of Pennsylvania.
 5. Attention is called to the Zoning Requirements in the Philadelphia Code as amended.
 6. Site is located within the boundaries of the Wissahickon Watershed Overlay District, Category 5 of the Imperious Coverage Map, no percentage limitation of impervious ground coverage.
 7. Site is located within the boundaries of Steep Slope Protection regulated by §14-704 of the Philadelphia Zoning Code. Site contains no slopes of 15% or greater.
 8. A Zoning Permit is required for any proposed changes to lot lines including consolidation of existing parcels.



Lot Consolidation
 CHARLES P. DUNN
 Surveyor & Regulator
 Date: 2/19/15

Reviewed and Approved as per Sub-Division Plan Requirements Adopted by the Board of Surveyors
 Surveyor & Regulator District Date

No.	Date	Revision
1	1/9/2015	PER SURVEY DISTRICT COMMENTS

Sheet Title
LOT CONSOLIDATION PLAN
 6056-62 RIDGE AVENUE; 480-82 LYCEUM AVENUE
 21ST WARD - PHILADELPHIA, PENNSYLVANIA 19128
 Project Title / Owner
 ROXBOROUGH TOWN CENTER LLC
 121 SUMAC ST. PHILADELPHIA, PA 19128

Durkin Associates, Inc.
 717 Bellflower Pike
 Suite 240
 Erdeshwin, PA 19038
 (215) 247-2329
 Date: 1/28/2014 Drawn: DJJ
 Scale: 1"=20' Approved: CPD
 Sheet No.: **LC-1**
 Project No.: