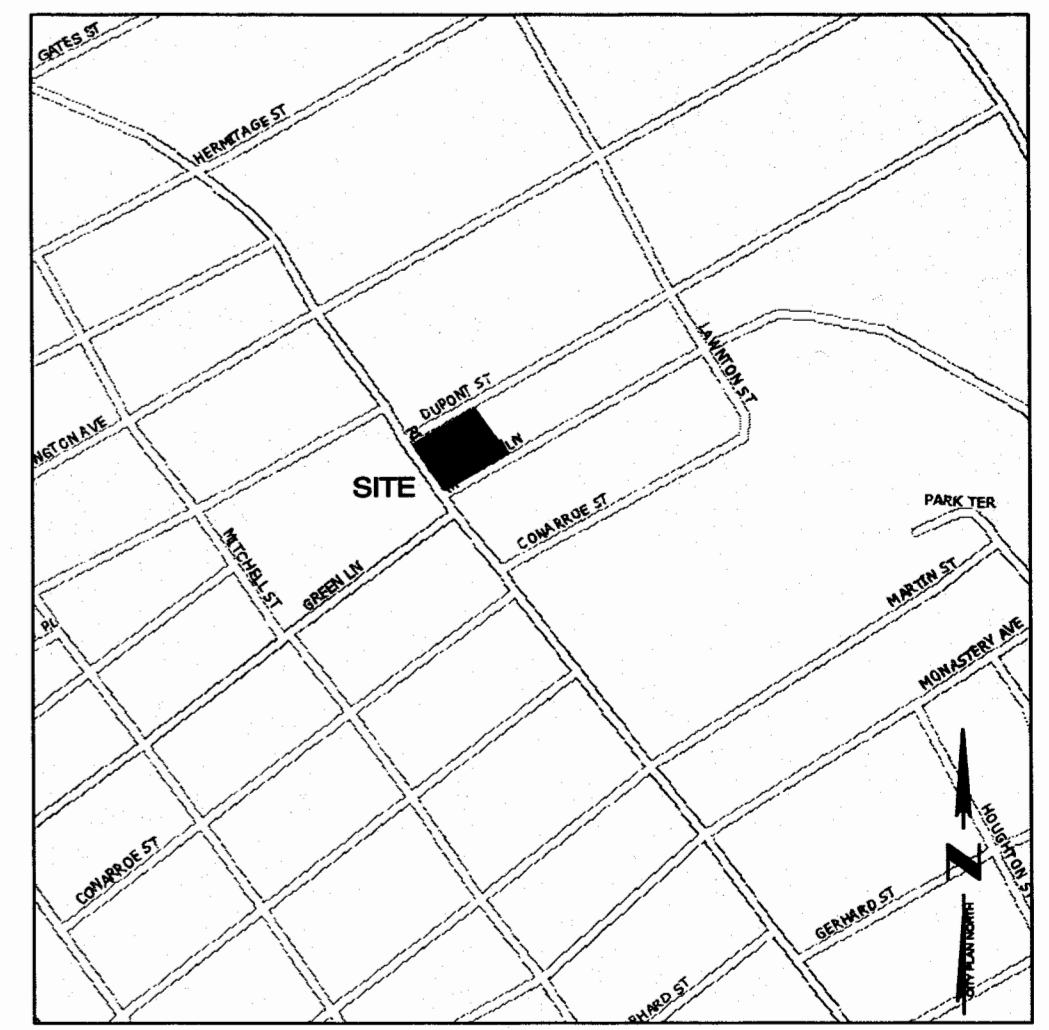


LEGEND

- EXISTING FEATURES**
- TELECOMMUNICATION MANHOLE
 - WATER MANHOLE
 - ELECTRICAL MANHOLE
 - SANITARY MANHOLE
 - CITY INLET
 - FIRE HYDRANT
 - WATER VALVE
 - UTILITY POLE
 - SIGN
 - LIGHT STANDARD
 - DRILL HOLE
 - SANITARY SEWER
 - COMBINED SEWER
 - WATER LINE
 - GAS LINE
 - ELECTRIC LINE
 - AERIAL ELECTRIC LINE
 - TELEPHONE LINE
 - FENCE LINE
 - EXISTING BUILDINGS
 - WALLS
 - CONCRETE
 - BITUMINOUS CONCRETE
 - ZONING BOUNDARY LINE
 - RIGHT OF WAY
 - BOUNDARY LINE
 - ADJACENT BOUNDARY LINE
 - PROPOSED LINE OF SUBDIVISION



LOCATION MAP SCALE 1" = 500'

ZONING TABLE
 CMX-2.5, Neighborhood Commercial Mixed-Use-2.5 District
 RSA-3, Residential Single-Family Attached-3 District

OWNER OF RECORD
 GUIDO & MARIA D'ALICANDRO
 6125-37 Ridge Ave.
 Philadelphia, PA 19128

- NOTES**
- Boundary Location information is based on a field survey performed by Ruggiero Plante Land Design during January 2014.
 - All boundary dimensions are identified in Philadelphia District Standard feet and all other stated dimensions are in U.S. standard feet.
 - The bearings shown hereon are referenced from "Termination of Assignment of Lease" Document ID # 51048273, recorded 11/02/2004.
 - FEMA FIRM map #4207570087G effective January 17, 2007 designates the site as Zone X, areas outside the 500 yr. floodplain.
 - Some off site improvements such as buildings, curbing, and parking have been taken from aerial photographs, other plans and from public GIS sources.
 - Only above ground visible improvements have been located, underground utilities and invert elevations shown have been taken from City Records and are not survey measured or located. The location of the underground utilities are approximate and must be field verified by contractor before commencement of any construction.
 - The property is zoned CMX-2.5, Neighborhood Commercial Mixed-Use-2.5 District.
 - The Improvements within and adjacent to the Right-Of-Way of Ridge Ave and Dupont Street have not been shown or field located.
 - Attention is called to the zoning requirements in the Philadelphia Code as amended.
 - A Zoning Permit is required for any proposed changes to lot lines including consolidation of existing parcels.

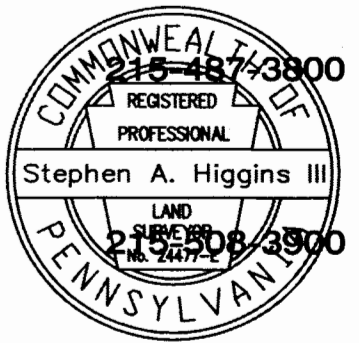
- REFERENCE PLANS:**
- Surveyor & Regulator plan of property in the 21st ward, surveyed for Erwin G. Stein, December 22nd 1930.
 - Surveyor & Regulator plan of property in the 21st ward, surveyed for Robert D. Woldow & Roslin B. Feinstein, June 22nd 1971.
 - Document ID 51048273 "Termination of Assignment of Lease" recorded 11/02/2004.

REVISIONS	

6125-37 RIDGE AVENUE & 508-10 GREEN LANE
 Philadelphia, PA 19128
 Ward #21 OPA# 882823000

prepared for:
 Bill O'Brien
 4322 Main Street, P.O. Box 4603
 Philadelphia, PA 19127

prepared by:
 RUGGIERO PLANTE LAND DESIGN
 4220 Main Street
 Philadelphia, PA 19127



STEPHEN A. HIGGINS III, PLS
 PA Registered Professional Land Surveyor No. 24477-E
 Date: January 14, 2014 Scale: 1" = 20'

PROPOSED SUBDIVISION PLAN

Sheet 1 of 1



EXISTING

ADDRESS
 6125-37 RIDGE AVENUE &
 508-10 GREEN LANE

LOT AREA (SF)
 26,393.5

PROPOSED

LOT	LOT AREA (SF)
1	22,001.3
2	4,392.2
TOTAL AREA OF SITE	26,393.5

Neighborhood Commercial Mixed-Use-2.5 Zoning Criteria

LOT REQUIREMENTS	Required
Max. Occupied Area	Intermediate 75% Corner 80%
Min. Front Yard Depth	Built to front lot line
Min. Side Yard Width	5 ft. if used
Min. Rear Yard Width	the greater of 9' or 10% of lot depth
Max. Height	55'
Min. Cornice Height	25'

Complies with the requirements and regulations of the Dept. of Streets, however it is required to secure the approval of the Zoning Authority.

Kam Kancel
 FOR CHIEF HIGHWAY ENGINEER
 DATE: 2/26/14

PHILADELPHIA CITY PLANNING COMMISSION

WHEN YOUR SUBMITTED PLAN(S) CONTAINS AN OMISSION OR ERROR, OUR APPROVAL STAMP WILL BE NULL AND VOID. YOUR PLAN(S) MUST INCLUDE ALL NECESSARY INFORMATION, I.E. STREET FURNITURE, LEGAL RIGHT-OF-WAY INFORMATION, DIMENSIONS, ETC. *STREET FURNITURE INCLUDES STREET LIGHTS, TRAFFIC LIGHTS, BOLLARDS, FIRE HYDRANTS, TREES, ETC.

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

[Signature]
 Surveyor & Regulator District Date