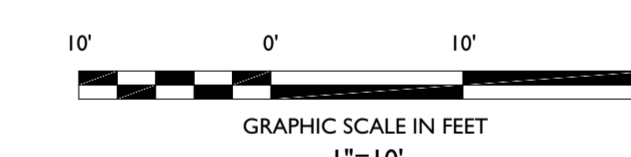


LOCATION MAP



SYMBOL	DESCRIPTION
—●—	P.O.B. POINT OF BEGINNING
—○—	SIGNS / BOLLARDS
— — —	CHAINLINK FENCE
— — —	MAJOR CONTOUR
— — —	MINOR CONTOUR
—○—	GRADE SPOT SHOT
—○—	TOP OF CURB / BOTTOM OF CURB SPOT SHOT
—○—	TOP OF WALL / BOTTOM OF WALL SPOT SHOT
—○—	EXISTING BUILDING
—○—	EXISTING CONCRETE
—○—	EXISTING SLOPES ≥15% & ≤25%
—○—	EXISTING STEEP SLOPES (>25%)
—○—	LIMIT OF STEEP SLOPE (>25%)
—○—	BUILDING ENVELOPE (SETBACKS)
—○—	OVERHEAD WIRE
—○—	PROPERTY LINE
—○—	TREE
—○—	303.53 C.P. CITY PLAN ELEVATION
—○—	GRASS



**NOTES**

- THIS PLAN IS TO BE USED FOR STEEP SLOPE ANALYSIS ONLY. PLAN MADE AS PER INSTRUCTIONS OF APPLICANT.
- PARCEL ADDRESS: #4477 FLEMING STREET.
- ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED. PROPERTY IS ZONED AS RSA-3. (RESIDENTIAL)
- ALL BOUNDARY DIMENSIONS SHOWN ON THE PLAN ARE PHILADELPHIA DISTRICT STANDARD. THE LEGAL STANDARD OF MEASURE WITHIN THE CITY OF PHILADELPHIA, PHILADELPHIA DISTRICT STANDARD DISTANCES TO BE USED FOR TITLE PURPOSES ONLY. PHYSICAL MEASUREMENTS SHOWN ARE IN UNITED STATES STANDARD MEASURE.
- 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.
- SUBJECT PREMISES ARE NOT IN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE.
- REGISTERED OWNERS: PATSY ANN, RAYMOND N PIERCE.
- THE ADDRESSES SHOWN ON THIS PLAN ARE AS PER EXISTING DEEDS OR AS POSTED ON THE PREMISES. ADDRESSES FOR ANY NEWLY CREATED PARCELS ARE TO BE ASSIGNED BY THE OFFICE OF PROPERTY ASSESSMENT (OPA/BRT).
- 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.
- A ZONING PERMIT IS REQUIRED FOR ANY PROPOSED CHANGES TO LOT LINES INCLUDING CONSOLIDATION OF EXISTING PARCELS.
- PREMISE SHOWN HEREON HAS STREET FRONTAGE.
- ELEVATIONS SHOWN ON PLAN ARE FROM CITY PLAN NO. 72. BENCHMARK = SANITARY MANHOLE RIM. (SEE PLAN)
- THE INFORMATION SHOWN ON THIS PLAN IS FOR THE ULTIMATE USER NAMED HERON AND IS NOT VALID TO ANY OTHER PARTIES. ANY ELECTRONIC REPRODUCTION OF THIS SURVEY AND PLAN IS TO BE FOR THE USE OF THE CLIENT ONLY. AQUA ECONOMICS 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 AQUA ECONOMICS FROM ANY AND ALL CLAIMS FOR DAMAGES AS A RESULT OF SAID DISCREPANCIES.
- COPYRIGHT 2021- ALL RIGHTS RESERVED - AQUA ECONOMICS 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 AQUA ECONOMICS.

PARCEL	SQ. FT.	ACRES
PROPOSED PARCEL 'A'	2,490 sq. ft.	0.05716 acres
PROPOSED PARCEL 'B'	2,312 sq. ft.	0.05308 acres
PROPOSED PARCEL 'C'	2,539 sq. ft.	0.05829 acres

**RSA-3 Residential Single-Family, Semi-Attached-3**

- Minimum Lot Area: 2,250 sq. ft.
- Minimum Open Area (% of lot): 50
- Front Setback Min (ft.): 8 [4]
- Minimum Lot Width: 25 ft.
- Minimum Depth Rear Yard: Single Family 15; other 20
- Maximum Height: 38 ft.
- Minimum Side Yard: Minimum 8 ft.

In accordance with the terms and provisions of Section 14-704(2) of the Philadelphia Code pertaining to:  
**STEEP SLOPE PROTECTION:**  
 Approved 0 - 24%  
 Disapproved >= 25%  
 Applied Electronically by: **MATT WYSONG**  
**May 27, 2021**  
**PHILADELPHIA CITY PLANNING COMMISSION**



1391 Walton Road Blue Bell, Pa 19422  
 (215)990-0678 | paul@aquaeconomics.com

Contact Information: **GENERAL MANAGER: Chris Mullin**  
 Phone: (267)885-9875  
 Email: chris@aquaeconomics.com  
 Contact Information: **SURVEY PROJECT MANAGER: Robert Babb**  
 Email: robert@aquaeconomics.com

**EXISTING SLOPE ANALYSIS PLAN**

**4477 FLEMING STREET**  
 21ST WARD PHILADELPHIA PA. 19128

MUNICIPALITY: PHILADELPHIA PHILADELPHIA COUNTY, PA Property Owner(s) **PATSY ANN, RAYMOND N PIERCE**

Drawn By: **RB** Ckecked By: **PL**

DATE	BY	FIELD DATE	FIELD CREW	DESCRIPTION
5/24/21	RB	10/13/20	CB/JH	ORIGINAL SURVEY DATE

**PAUL LONIE**

PA PROFESSIONAL LAND SURVEYOR LIC. NO. SU24461E  
 SCALE: 1" = 10' PROJECT ID: 4477 FLEMING (SLOPE)(S4R2) SHEET: Sheet 1 of 1  
 30"x42"