

EXISTING PROPERTY DIMENSIONS &
EXISTING PHYSICAL CONDITIONS

THOMPSON

ON CITY PLAN / LEGALLY OPEN

(40' WIDE / 10'-20'-10')

S 79'00'58" E

STREET

GENERAL NOTES:

Attention is called to the zoning requirements in the Philadelphia Code as amended.
A zoning permit is required for all proposed changes to existing lot lines, including consolidation of existing parcels.
Plan made as per instructions of Dominique Cosimir.
This plan was made without the availability of a title report and is subject to any facts that may be disclosed by a full and accurate title search.
Philadelphia District Standard distances to be used for title purposes only.
All distances are expressed in Philadelphia District Standard the legal form of measurement for real-estate in the City of Philadelphia, unless otherwise noted.
The preparation of this plan by the 5th Survey District does not imply or constitute the approval of other city agencies.
The change from inches to the more precise decimal expression may result in minor changes in the second and third decimal places, these are not mistakes or oversights but more precise values.



FOURTH

ON CITY PLAN / LEGALLY OPEN

(50' WIDE / 11'-28'-11')

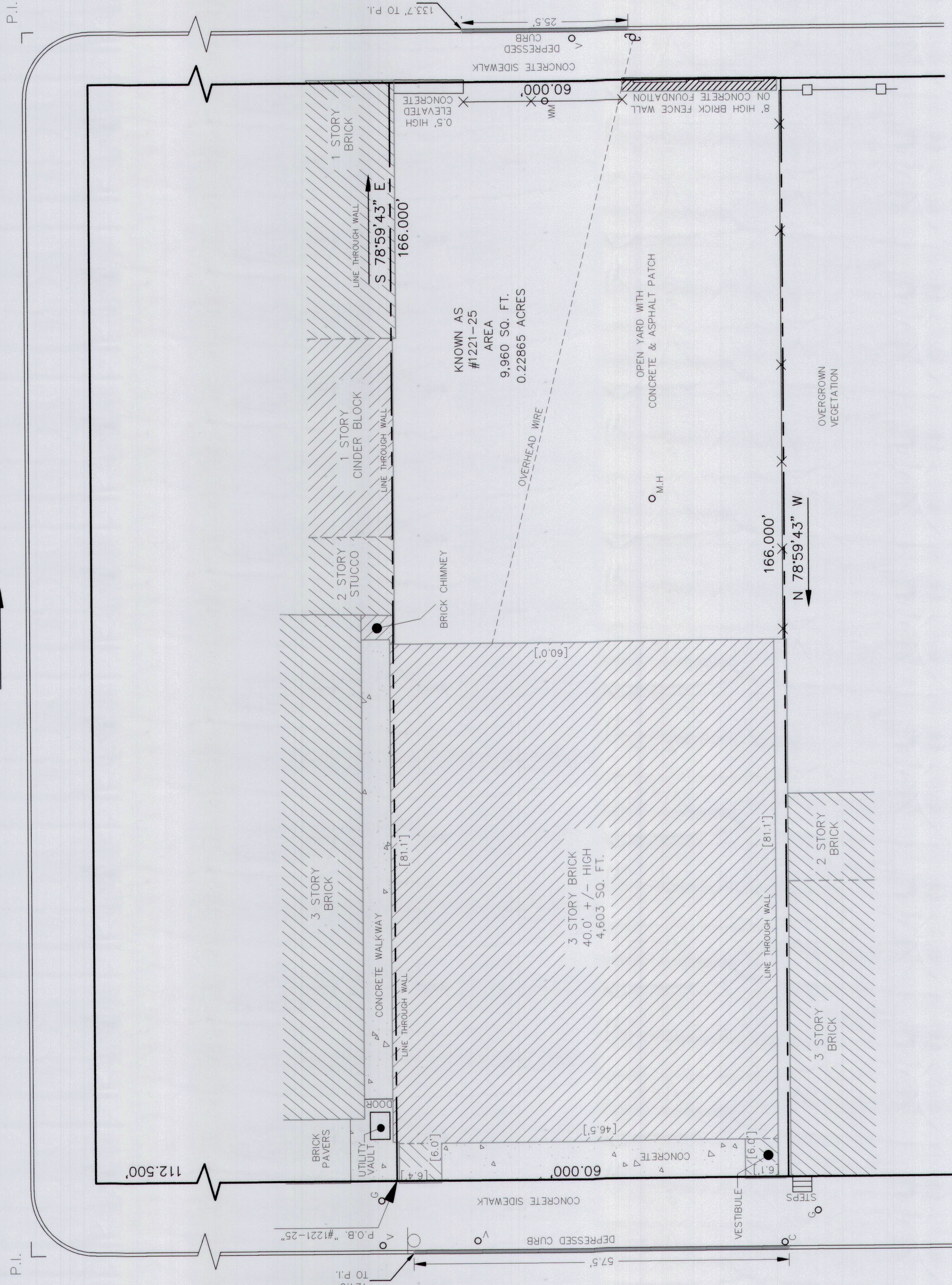
N 11'00'17" E

STREET

ON CITY PLAN / LEGALLY OPEN

(30' WIDE / 8'-14'-8')

S 11'00'17" W



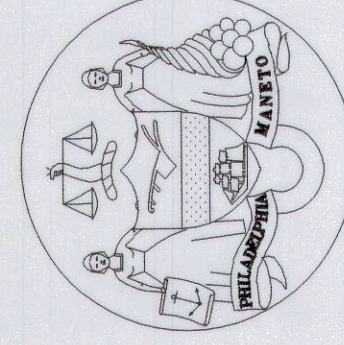
ZONING

ICMX ZONING REQUIREMENTS	REQUIRED/ALLOWED
MAX. OCCUPIED AREA	100%
MIN. FRONT YARD	0' [3]
MIN. SIDE YARD	8' IF USED [3]
MIN. REAR YARD	8' IF USED [3]
MAX. HEIGHT	60'
MAX. FLOOR AREA RATIO	500%

* see Zoning Code, www.phila.gov for details and exceptions

LEGEND

[0.0] BUILDING DIMENSION	OC	CATENARY
OV VENT	WM	WATER METER
OMH MAN HOLE	—	STREET SIGN
OC GAS VALVE	—	UTILITY POLE
—	—	6' HIGH WOOD FENCE
—	—	8' HIGH CHAIN-LINK FENCE
—	—	8' HIGH BRICK FENCE WALL



PHILADELPHIA DEPT. of STREETS
5th SURVEY DISTRICT
6601 RISING SUN AVENUE, PHILADELPHIA, PA 19111
(215) 685-0885 Fax (215) 685-0561

SITE PLAN
(PHYSICAL CONDITION PURPOSES)

MADE FOR

DEPARTMENT OF PUBLIC PROPERTY
18th WARD PHILADELPHIA ~ PENNSYLVANIA
1221-25 N. FOURTH STREET

REGISTERED OWNERS
CITY OF PHILADELPHIA, DEPT. OF PUBLIC PROPERTY
1401 J.F.K. BLVD., PHILADELPHIA PA 19107-1610

ACTING SURVEYOR & REGISTRAR
P. J. WILSON, P.E. #17536
FIFTH SURVEY DISTRICT
JANUARY 23, 2018

Drawn By: TA SCALE: 1" = 10' CHECKED BY: JB JOB No.: 2017-418