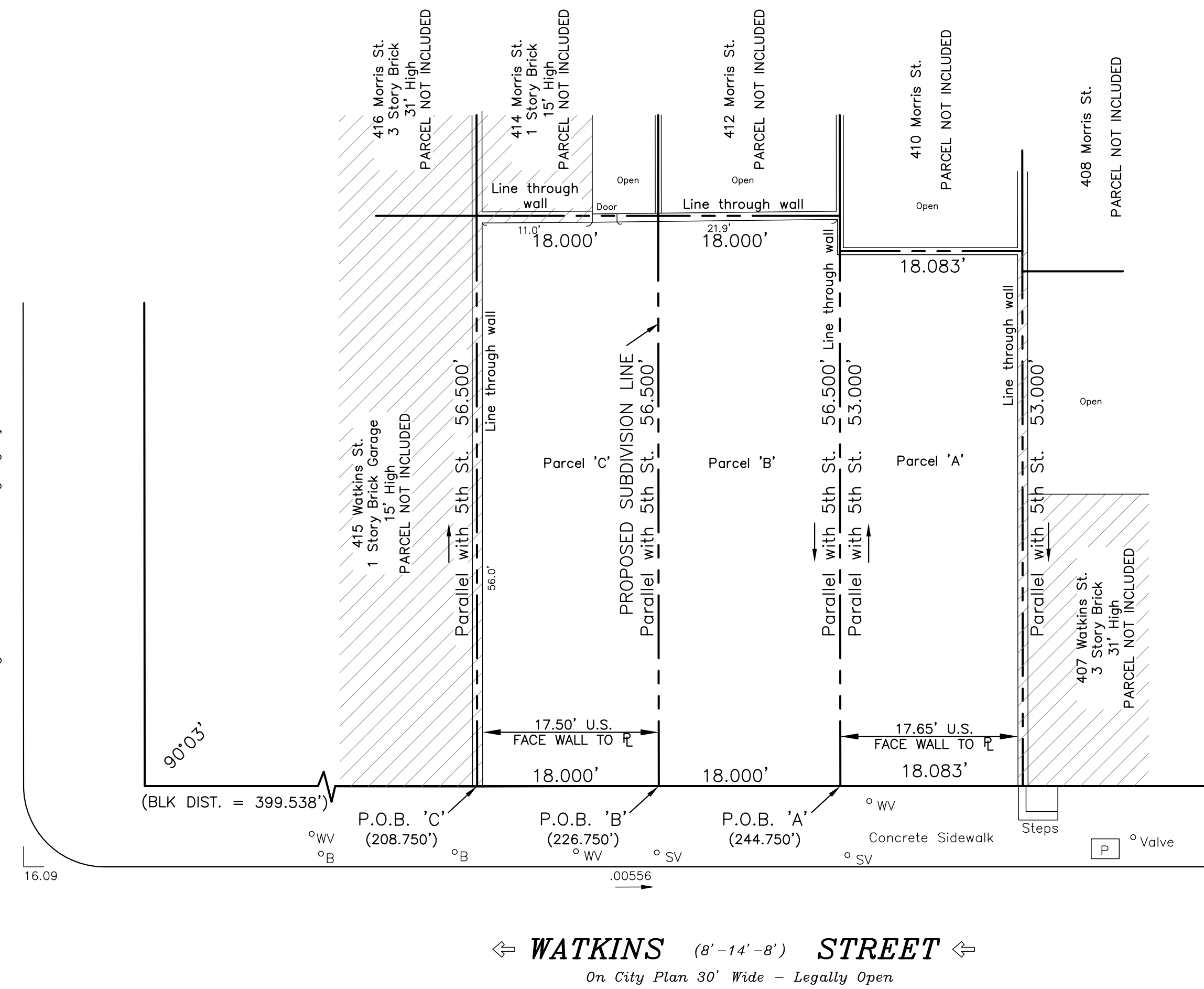
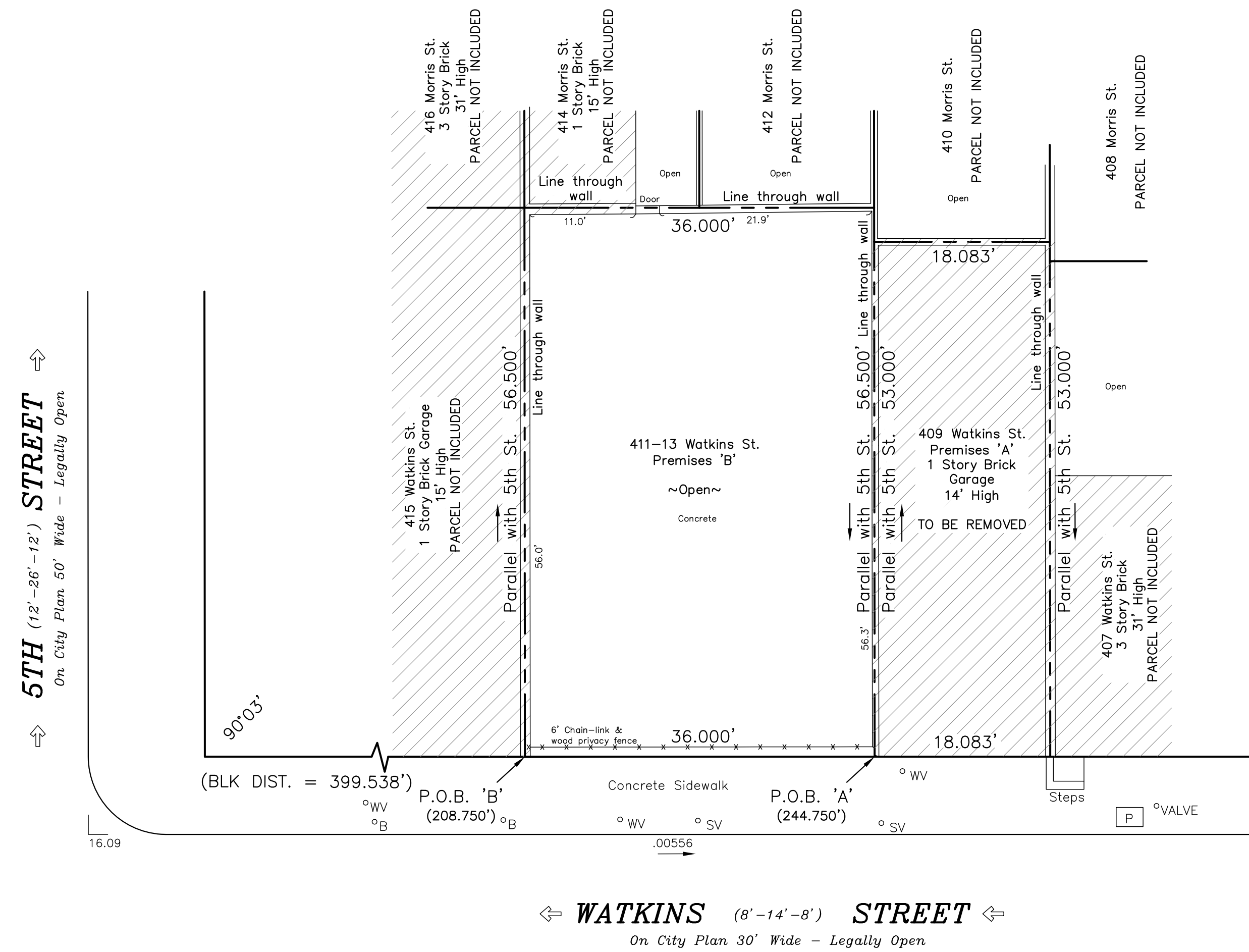
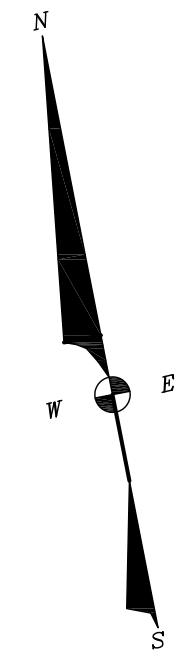


EXISTING DEED LINES

PROPOSED DEED LINES



- GENERAL NOTES
- THIS PLAN IS TO BE USED FOR TITLE OR CONVEYANCE PURPOSE ONLY.
 - PLAN MADE AS PER INSTRUCTIONS OF APPLICANT.
 - ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED. PROPERTY IS ZONED AS RSA-5. RESIDENTIAL DISTRICT Parcel 409-13 WATKINS STREET Overlay District
 - ALL 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.
 - 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 OWNER: FRANCIS JR & PATRICIA PAGIACCETTI - 409-13 WATKINS STREET.
 - 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.
 - UTILITY NOTES: THE LOCATION OF UNDERGROUND UTILITIES IS TAKEN FROM PUBLIC RECORDS AND FIELD LOCATION OF VENTS, VALVES, MANHOLES, INLETS ETC. THE EXTENT, EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES HAS NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. CONTRACTOR SHALL DETERMINE THE EXTENT, EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL NOTIFY UTILITY COMPANIES THREE (3) DAYS PRIOR TO COMMENCING WORK TO COMPLY WITH THE PENNA. ACT No 287.
 - ELEVATIONS SHOWN ON PLAN ARE FROM PHILADELPHIA CITY PLAN No. 20-S.
 - CURB ELEVATIONS AND GRADES ARE FROM PHILADELPHIA CITY PLAN No. 20-S.
 - 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. AquaEconomics 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 AquaEconomics from any and all claims for damages as a result of said discrepancies.
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EXISTING PARCEL AREA

Parcel	Sq. Ft.	Acres
409 Watkins Street	958.4 sq. ft.	0.02200 acres
411-13 Watkins Street	2,034.0 sq. ft.	0.04669 acres

PROPOSED PARCEL AREA

Parcel	Sq. Ft.	Acres
PARCEL 'A'	958.4 sq. ft.	0.02200 acres
PARCEL 'B'	1,017.0 sq. ft.	0.02335 acres
PARCEL 'C'	1,017.0 sq. ft.	0.02335 acres

LEGEND

P.O.B.	Point Of Beginning
○UP	Utility Pole
○SV	Sewer Vent
○GV	Gas Vent
○WV	Water Valve
○B	Bollard
□P	Planter
⇨	Traffic Direction Arrow

- RSA-5 Residential Single-Family, Semi-Attached-5
- Minimum Lot Area: 1,440 sq. ft. [2]
 - Minimum Open Area: Intermediate: 30; Corner: 20 [3]
 - Setback Line: [4] [5]
 - Minimum Lot Width: 16 ft.
 - Minimum Depth Rear Yard: The greater of 9ft. or 20% of the lot depth [7]
 - Maximum Height: 36 ft.
 - Minimum Side Yard: Minimum 5 ft.
 - Parking: 1 Space per Family.

PROPOSED SUBDIVISION AND SITE PLAN

409-13 WATKINS STREET 1ST Ward Philadelphia Pa. 19148	
	OWNER(S) <i>Francis Pagliaccetti Jr. & Patricia Pagliaccetti</i>
	Municipality <i>Philadelphia</i>
1391 Walton Road Blue Bell, Pa 19422 (267)885-9875 Paul@AquaEconomics.com	County <i>Philadelphia</i>
	State <i>PA</i>
PAUL LONIE PA PROFESSIONAL LAND SURVEYOR LIC. NO. SU24461E	Drawn <i>RB</i>
	Scale <i>1" = 10'</i>
No. Date Revision BY	Ckd <i>PL</i>
	Date <i>5/11/15</i>
	File
	Drawing Sheet <i>1 of 1</i>