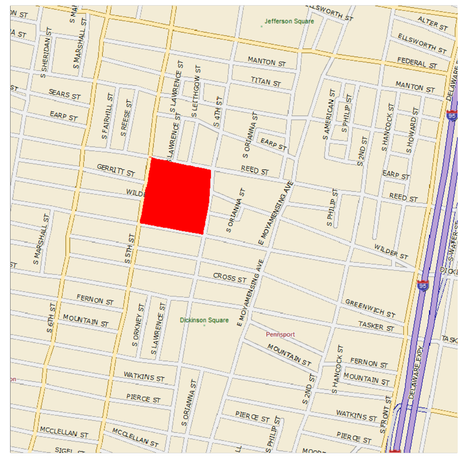

LEGEND

EXISTING FEATURES

- TELECOMMUNICATION MANHOLE
- WATER MANHOLE
- ELECTRICAL MANHOLE
- SANITARY MANHOLE
- CITY INLET
- FIRE HYDRANT
- WATER VALVE
- UTILITY POLE
- SIGN
- LIGHT STANDARD
- SANITARY SEWER
- COMBINED SEWER
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD AERIAL LINE
- FENCE LINE
- EXISTING BUILDINGS
- EXISTING EASEMENTS
- ZONING BOUNDARY
- EXISTING ALLEY

PROPOSED FEATURES

- PROPOSED BUILDING
- PROPOSED GARAGE
- PROPOSED CONCRETE SIDEWALK/STEPS
- PROPOSED DRIVE AISLES
- PROPOSED LANDSCAPE
- PROPOSED EGRESS WELL (EW)
- PROPOSED FENCE
- PROPOSED ROOFDECK SETBACK
- ADJACENT PROPERTY NO BUILD SETBACK

ZONING REQUIREMENTS

	sf	%
Area of RMX-2	130,664.1	99.3%
Area of RSA-5	868.4	0.7%

RMX-2 RESIDENTIAL ZONING CRITERIA

	Required	Proposed
LOT REQUIREMENTS Min. District Area (acres)	1 acre	150,664.1 SF 3.00 acres
Min. % Open Area	25% of District Area	46.5%
Maximum FAR	250% of District Area, excluding streets	220%
SETBACKS Front Yard Setback	0'	Reed St - 0' South 5th St - 0' Dickinson St (Frontage) - 0' Dickinson St (Adjacent to 401-433 Dickinson St) - 9' South 4th St - 0'
Side Yard Setback	0'	0'
Rear Yard Setback	0'	0'
USE Residential Units	Single-Family Permitted	96 Units
PARKING Spaces	0/Unit	136 (40 2-Car Garage 56 1-Car Garage)
Bicycle	1/ 3 Dwelling Units 32	96

RSA-5 RESIDENTIAL ZONING CRITERIA

	Required	Proposed
LOT REQUIREMENTS Min. Lot Width	16'	16'
Min. Lot Area	1,440 sf	868.4 sf 0.02 acres
Min. Open Area (% of Lot)	30%	46.3%
SETBACKS Front Yard Setback	0'	0'
Side Yard Setback	5'	3.09'
Rear Yard Setback	9'	14.26'
HEIGHT Height	38'	48'
USE Residential Units	Single-Family Permitted	96 Units
PARKING Spaces	0/Unit	136 (40 2-Car Garage 56 1-Car Garage)
Bicycle	1/ 3 Dwelling Units 32	96

NOTES
* Per 14-701(2)(a.1)(.3):
When a property is bounded by four or more streets, or is completely surrounded by streets, only the front yard requirements of the zoning district shall apply. Requirements for the lot coverage and open space remain the same.

All parking is located in private garages therefore no ADA accessible spaces are required.

Each garage maintains a Type 1A bicycle storage.

NOTE:
TRASH TO BE PICKED UP BY A CONTRACTED COMPANY THROUGH THE H.O.A. TRASH CANISTERS TO BE KEPT WITHIN GARAGE EXCEPT ON DAYS OF TRASH PICK UP.

INDEX OF DRAWINGS

Sheet 1 ZONING SITE PLAN
Sheet 2 ZONING ELEVATION PLAN

ZONING DESIGNATION

RMX-2 Residential Mixed Use
RSA-5 Residential Single Family Attached

NOTES

1. Boundary and Topographic information is based on a field survey performed by Pennoni Associates in September, 2005.
2. All distances are in Philadelphia District Standard feet unless otherwise noted.
3. Benchmark is the drill holes set on 6'x6' range lines on Reed Street, at the corners of 4th & 5th Streets, with elevation 14.00 & 15.59 respectively.
4. The bearings shown hereon are referenced from City Plan #13S.
5. FEMA FIRM map #42075701926 effective January 17, 2007 designates the site as Zone X, areas outside the 500 yr. floodplain.
6. Some off site improvements such as buildings, curbing, and parking have been taken from aerial photographs, other plans and from public GIS sources.
7. Brendan Abstract Co., Inc Doc. ID# 50601863 for 400 Reed Street lists Parcels 1 & 3 as shown on the plan. There is no Parcel No.2 included in the deed.
8. All existing structures are to be demolished.
9. All construction shall be in accordance with the Philadelphia Water Department & Streets Department Standards, as well as PA DOT Publication 408 and Publication 72.
10. The entire parking lot with all aisles and walkways shall be illuminated with an overall average level of not less than 2 horizontal footcandles. All illumination shall be focused upon the property so as to prevent glare upon the surrounding areas in conformance to the Philadelphia Code 14-1403 (6).A.6.
11. All proposed storm sewer, sanitary sewer, and water service lines will connect into the utilities located in the surrounding streets.
12. All landscaping shall be in accordance with Philadelphia City Planning Commission plant list.
13. Traffic paint and signage to be in conformance with PADOT pub 408 & MUTCD.
14. The proposed private water (domestic services & fire connections) shall be coordinated with the PWD-Water Transport Records.
15. This master plan depicts the general configuration of the planned new development. Final dimensions of the building and the site elements are subject to change as the design is required through the Zoning and Building Permit application process.
16. This master plan is an addendum to the previously approved master plan dated June 8, 2015 last revised September 8, 2015. This master plan includes the addition of 1434 S 4th Street.

NOTE:
PENNSYLVANIA ACT 287 OF 1974 AS AMENDED BY ACT 121 OF 2008 REQUIRES THAT CONTRACTORS DETERMINE THE LOCATION OF ALL UTILITY, SEWER AND WATER LINES BEFORE COMMENCING CONSTRUCTION. SEE SHEET 1 FOR THE LIST OF LOCAL UTILITIES.

REVISIONS					
1	07/30/2015	PER CCR REVIEW			
2	09/08/2015	PER CCR REVIEW			
3	01/12/2016	ADD 1434 S 4TH ST TO PLAN			

400 REED STREET
Philadelphia, PA 19147
Ward #1 OPA# 771007010

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Plan Date:
December 28, 2015

Scale: 1" = 20'-0"
20' 10' 0 20'

Plan Set Title:
SITE PLAN
Sheet Title:
SITE PLAN
Sheet 1 of 1