

RIDGE AVENUE

(60' WIDE R.O.W.)
(13'-34'-13") (ON CITY PLAN)

TWO WAY TRAFFIC (ASPHALT ROADWAY)

4440-4442 RIDGE AVENUE
RESIDENTIAL PROPERTY

ZONE: CMX-2.5

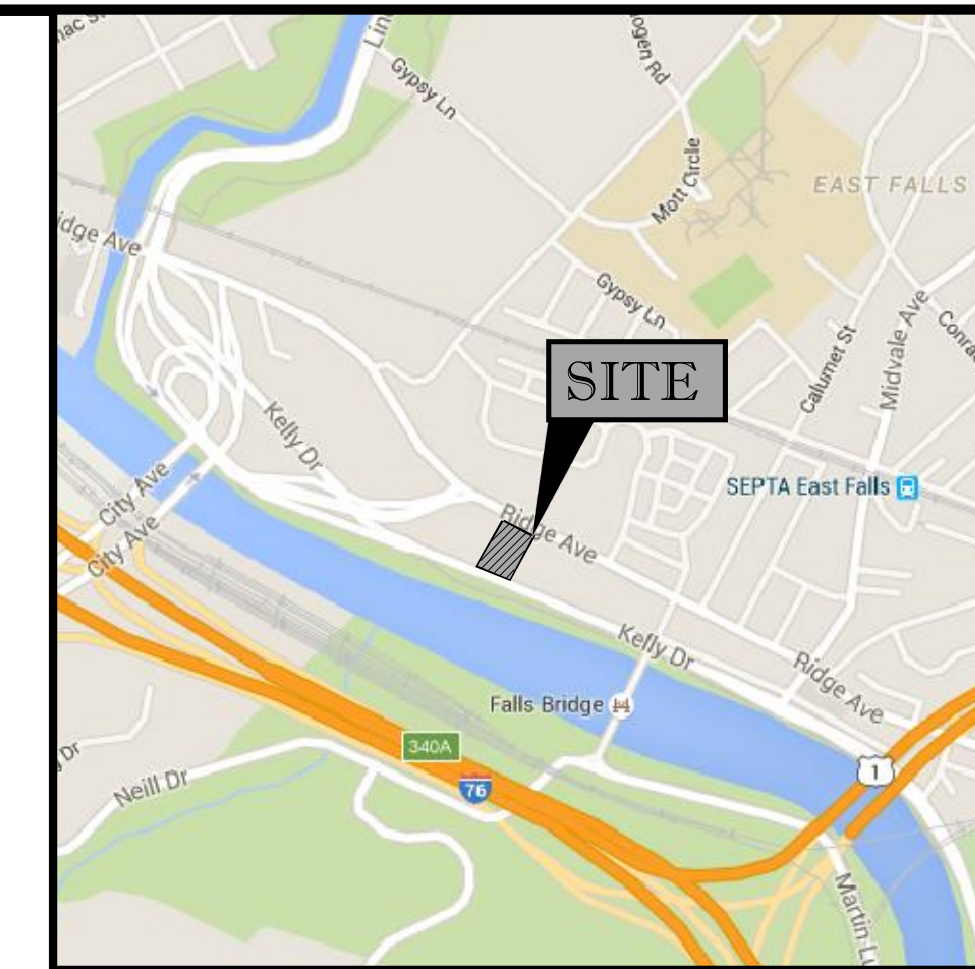
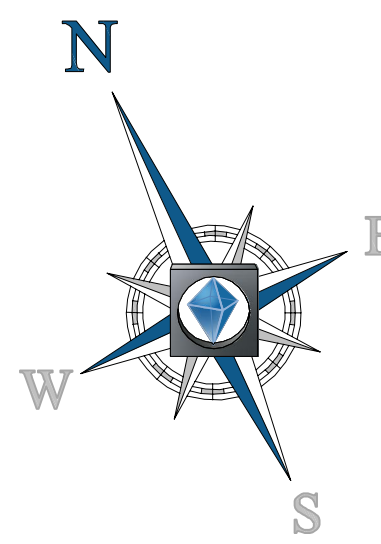
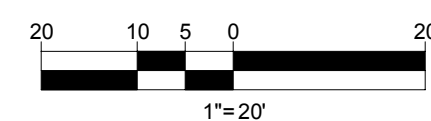
ZONE: CMX-2.5

ZONE: SP-PO-A

KELLY DRIVE

(VARIABLE WIDTH R.O.W.)

TWO WAY TRAFFIC (ASPHALT ROADWAY)



LOCATION MAP
SCALE: 1"=1000'

GENERAL NOTES

- THIS PLAN REFERENCES:
 - A) A SURVEY PREPARED BY: CONTROL POINT ASSOCIATES, INC. NEW BRITAIN CORPORATE CENTER 1800 MANOR DRIVE, SUITE 210 CHALFONT, PA 18914
 - ENTITLED: "BOUNDARY & TOPOGRAPHIC SURVEY" HOW PROPERTIES 4422-4224 RIDGE AVENUE LOT 30, MAP 107N2, OPA 38-3113805 CITY & COUNTY OF PHILADELPHIA, COMMONWEALTH OF PENNSYLVANIA

FILE #: 02-1160311-00
DATED: 06/21/2016

- OWNER(S): CITY OF PHILADELPHIA, DEPARTMENT OF PUBLIC PROPERTY MUNICIPAL SERVICES BLDG, ROOM 1030, JOHN F. KENNEDY BLVD PHILADELPHIA, PA 19140-2014

- SITE DATA: 4422-24 RIDGE AVENUE PHILADELPHIA, PA 19140-2014

- ZONING DATA: SP-PO-A (ACTIVE PARKS AND OPEN SPACE)

AREAS AND DIMENSIONS	REQUIRED (ZONING CMX-2.5)	EXISTING (0.6655 AC)	PROVIDED (0.6655 AC)
MIN. LOT AREA:	N/A	29,167 SF (P.D.S.)	29,167 SF (P.D.S.)
MAX OCCUPIED AREA:	75%	N/A	N/A
MIN. FRONT YARD SETBACK (RIDGE AVENUE)	TO LINE	N/A	N/A
MIN. SIDE YARD SETBACK:	5 FT.	N/A	N/A
REAR YARD SETBACK:	9 FT.	N/A	N/A
MAX. HEIGHT:	55 FT.	N/A	N/A
PARKING SETBACK:	5 FT.	+/- 17.6 FT	5 FT

*THE SIZE, LOCATION, AND DESIGN OF ALL BUILDINGS, STRUCTURES, ACTIVITY AREAS, AND OTHER IMPROVEMENTS MUST COMPLY WITH THE DIMENSIONAL REGULATIONS OF THE MOST RESTRICTIVE ADJACENT ZONING DISTRICT THAT IS NOT SEPARATED BY A WATERWAY, EXCEPT FENCES SURROUNDING ATHLETIC FIELDS MAY BE UP TO 15 FT. IN HEIGHT.

- PARKING REQUIREMENTS:
 - REQUIRED PARKING SPACE SIZE: 8.5x18'
 - PROVIDED PARKING SPACE SIZE: 8.5x18'
 - REQUIRED PARKING: N/A

TOTAL EXISTING PARKING: 0

PROVIDED PARKING SPACES: 48
PROVIDED ADA PARKING: 3
TOTAL SPACES PROVIDED: 51

- BOHLER ENGINEERING BUSINESS PRIVILEGE NUMBER IS 650139.
- LOT DIMENSIONS ARE BASED ON PHILADELPHIA DISTRICT STANDARDS UNLESS OTHERWISE NOTED.
- PLAN PREPARED AS PER INSTRUCTIONS OF SERVANTS OF RELIEF FOR INCURABLE CANCER.
- ATTENTION IS CALLED TO THE CITY OF PHILADELPHIA ZONING ORDINANCE AS AMENDED.
- A ZONING PERMIT IS REQUIRED FOR ANY PROPOSED CHANGES TO THE LOT LINES INCLUDING CONSOLIDATION OF EXISTING PARCELS.
- PARKING LOT LANDSCAPE REQUIREMENT:
 - MIN. 10% OF PARKING LOT AREA MUST BE LANDSCAPED
 - 21,702 S.F. OF PARKING AREA X 0.10 = 2,170 S.F. REQUIRED
 - TOTAL PROVIDED PARKING LOT LANDSCAPING = 3,405 S.F. (11.0%) (NOT INCLUDING BUFFER LANDSCAPING)
 - 1 STREET TREE/35 L.F.
 - STREET FRONTAGE: 118 LF/35 = 4 TREES REQUIRED (RIDGE AVENUE)
 - PROVIDED TREES: 4 TREES

PROPOSED SIGNAGE SYMBOL LEGEND

- (A) PROPOSED 4440-4442 RIDGE AVENUE RESIDENTIAL PARKING SPACES
- (B) PROPOSED COMMUNITY PARKING SPACES
- (C) PROPOSED COMMUNITY ADA SPACES

SYMBOL LEGEND

- EXIST. INLET
- EXIST. MANHOLE
- EXIST. FIRE HYDRANT
- EXIST. WATER VALVE
- EXIST. UNKNOWN VALVE
- EXIST. SIGN
- EXIST. UTILITY POLE
- EXIST. TRAFFIC SIGNAL POLE
- S.M.L. EXIST. SOLID WHITE LINE
- S.Y.L. EXIST. SOLID YELLOW LINE
- D.Y.L. EXIST. DOUBLE YELLOW LINE
- PROPOSED STORM INLET
- PROPOSED MANHOLE
- PROPOSED SIGN
- PROPOSED A.D.A. PARKING SYMBOL
- PROPOSED PARKING COUNT
- PROPOSED BOLLARD

LINE LEGEND

- PROPERTY BOUNDARY
- LEGAL RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- ZONING BOUNDARY LINE
- PARKING SETBACK LINE
- FAIRMOUNT PARK BOUNDARY LINE
- EXIST. CURB
- PROPOSED CONCRETE CURB

REVISIONS

REV	DATE	COMMENT	BY
01	09/30/2016	PER ZONING COMMENTS	DCM

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL

PAI
1-800-242-1776

POCS SERIAL NUMBER
20161583109

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: PP160613
DRAWN BY: DCM
CHECKED BY: KRT
DATE: 2016.08.08
SCALE: AS NOTED
CAD I.D.: PP160613-BASE-4

PROJECT:

PROPOSED PARKING LOT

FOR HOW PROPERTIES

4422-24 RIDGE AVENUE
CITY AND COUNTY OF PHILADELPHIA, PENNSYLVANIA

BOHLER ENGINEERING
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PENNSYLVANIA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

G.C. CRESSMAN, JR.

PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. PE023272-E

SHEET TITLE:

ZONING PLAN

SHEET NUMBER:
1 OF 1

REVISION 1

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