ON-SITE LANDSCAPE AND TREE REQUIREMENTS

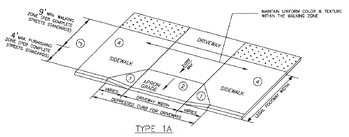
Zoning Requirement	Required	Proposed / Provided
Street Trees	1 Tree per 35 ft. of linear frontage 80 LF / 35 = 2.28 Trees required	2 Trees provided

BUILDING NOTES

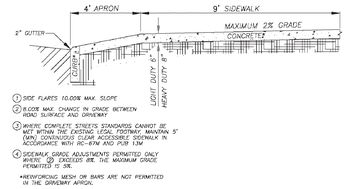
1. 4 Story Buildings with Roof Decks

Units 1-6:	19,942 Square Feet	6 Units
Units 7-8:	6,442 Square Feet	2 Units
Total:	26,384 Square Feet	8 Units

2. All units are handicapped accessible and visitable.
3. All units have two interior parking spaces.



TYPE 1A
DRIVEWAY APRON



1. SIDE FLARES 10.00% MAX. SLOPE
2. 8.00% MAX. CHANGE IN GRADE BETWEEN ROAD SURFACE AND DRIVEWAY
3. WHERE COMPLETE STREETS STANDARDS CANNOT BE MET WITHIN THE EXISTING LEGAL FOOTWAY, MAINTAIN 5' MIN. UNOBSTRUCTED WALKING ZONE FOR PEDESTRIANS. SIDEWALK IN ACCORDANCE WITH SC-.07M AND PUB 12M
4. SIDEWALK GRADE ADJUSTMENTS PERMITTED ONLY WHERE CD EXCEEDS 8%. THE MAXIMUM GRADE PERMITTED IS 5%.

*REINFORCING MESH OR BARS ARE NOT PERMITTED IN THE DRIVEWAY APRON.

1 / Z-1 DRIVEWAY APRON DETAIL
NOT TO SCALE

ZONING SUMMARY

Per Zoning Code of City of Philadelphia[1]

Zoning Districts [2]:	CA-1 Auto Oriented Commercial District (Governing District) CMX-1 Neighborhood Commercial Mixed Use District
Existing Use:	Commercial
Proposed Use:	Multi-Family Residential (8 Units)
Existing Lot Area:	18,621.55 Sq. Ft.

Governing District

Zoning Requirement	Permitted / Required	*Existing Lot*	Prop. / Provided
Street Frontage	50 Ft. min.	*80 Ft.*	80 Ft.
Lot Area	5,000 Sq. Ft. min.	*18,621.55 Sq. Ft.*	18,621.55 Sq. Ft.
Occupied Area	60% max.	*26.9% (5,014.6 Sq. Ft.)*	54.1% (10,083 Sq. Ft.)
Front Yard Depth	n/a	*8.1 Ft.*	8.1 Ft.
Side Yard Width	5 Ft. min., if used	*2.2 Ft. min.*	9.1 Ft. min.
Rear Yard Depth	5 Ft. min., if used	*32.1 Ft. min.*	13.95 Ft. min.
Building Height	38 Ft. max.	*24.5 Ft. max.*	38 Ft. max. to Cornice
Off-Street Parking	Residential Use: 1 space per Unit	*20 spaces*	16 spaces

[1] Refer to the Zoning Code of City of Philadelphia as amended.

[2] §14-107(2)(b) Splits Involving Other Districts:
If the district with the more restrictive requirements is not classified as a residential district in Chapter 14-400 (Base Zoning Districts) and that district covers more than forty percent (40 %) of the parcel, the provisions of that district shall apply to the entire parcel. If the district with the more restrictive requirements is not classified as a residential district in Chapter 14-400 (Base Zoning Districts) and that district covers forty percent (40 %) or less of the parcel, the provisions of that district shall only apply to the part of the parcel indicated on the zoning map.

Zoning District: CMX-1 Neighborhood Commercial Mixed Use District
Existing Use: Single Family Detached Dwelling & Commercial

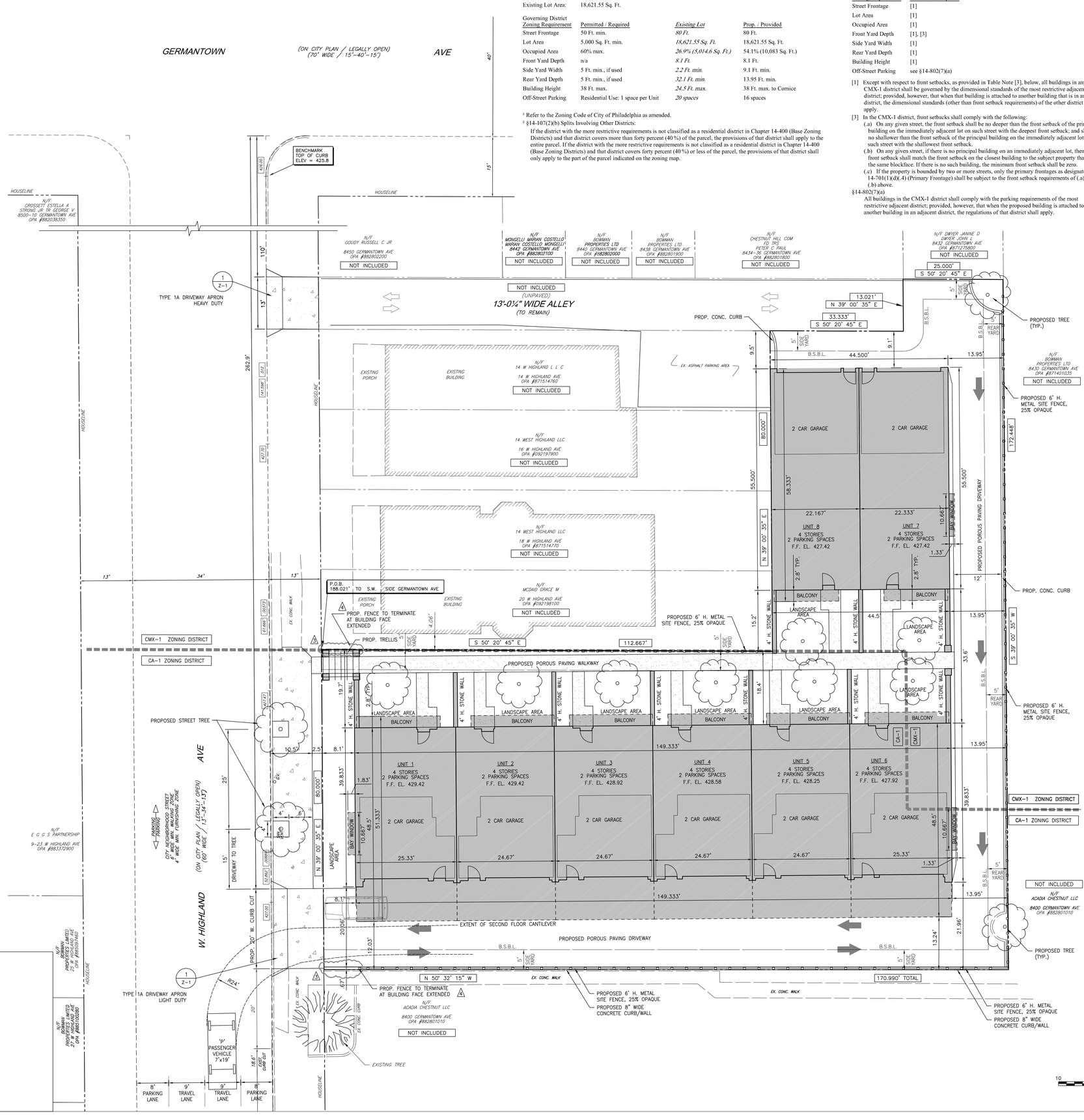
Non-Governing District

Zoning Requirement	Permitted / Required
Street Frontage	[1]
Lot Area	[1]
Occupied Area	[1]
Front Yard Depth	[1], [3]
Side Yard Width	[1]
Rear Yard Depth	[1]
Building Height	[1]
Off-Street Parking	see §14-802(7)(a)

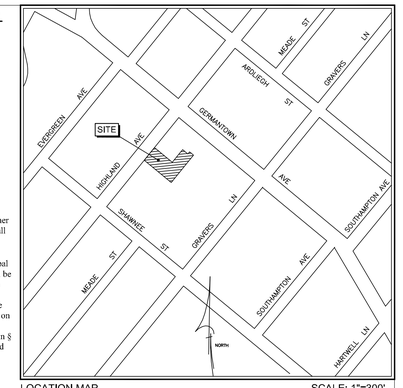
[1] Except with respect to front setbacks, as provided in Table Note [3], below, all buildings in any CMX-1 district shall be governed by the dimensional standards of the most restrictive adjacent district; provided, however, that when that building is attached to another building that is in another district, the dimensional standards (other than front setback requirements) of the other district shall apply.

[3] In the CMX-1 district, front setbacks shall comply with the following:
(.a) On any given street, the front setback shall be no deeper than the front setback of the principal building on the immediately adjacent lot on such street with the deepest front setback; and shall be no shallower than the front setback of the principal building on the immediately adjacent lot on such street with the shallowest front setback.
(.b) On any given street, if there is no principal building on an immediately adjacent lot, then the front setback shall match the front setback on the closest building to the subject property that is on the same blockface. If there is no such building, the minimum front setback shall be zero.
(.c) If the property is bounded by two or more streets, only the primary frontages as designated in § 14-701(1)(d)(.4) (Primary Frontage) shall be subject to the front setback requirements of (.a) and (.b) above.

§14-802(7)(a)
All buildings in the CMX-1 district shall comply with the parking requirements of the most restrictive adjacent district; provided, however, that when the proposed building is attached to another building in an adjacent district, the regulations of that district shall apply.



APPROVAL STAMPS



LOCATION MAP SCALE: 1"=300'

NOTES

1. Topographic survey information shown hereon is from a field survey conducted by Durkin Associates, Inc. on February 2 and 8, 2020.
2. Outbound information shown hereon is from a Deed provided by the Owner and public records.
3. Vertical datum is Philadelphia City Plan datum. Benchmark is the top of curb elevation of the point of curvature of the Southeasterly curbline of W. Highland Avenue at its intersection with the Southwesterly curbline of Germantown Avenue.
4. Regulations of the Wissahickon Watershed Overlay District apply to this parcel. See §14-510 of the Philadelphia Code as amended.
5. Regulations of the Open Space and Natural Resources - Steep Slope Protection Overlay District apply to this parcel. See §14-704(2) of the Philadelphia Code as amended.
6. Utility information shown hereon is taken from field location of vents, inlets, manholes, etc. and utility company plans, and has not been independently verified by the Owner or its representatives. In accordance with PA Act 38, contractor shall notify the Pennsylvania One-Call System (1-800-242-1776) at least three (3) working days prior to the start of any work to request all underground facility owners to field establish the exact location and depth of their existing installations. Contractor shall be fully responsible for any and all damages resulting from his failure to accurately locate and protect any and all utilities. The Pennsylvania One-Call System has assigned serial no. 20200591543 to this project site and identified the following users as having facilities in the vicinity:

Windstream	Comcast
PECO Energy	Philadelphia City Water Department
City of Philadelphia	Philadelphia Gas Works
Verizon PA	Southeastern PA Transportation Authority

7. The parcel has split zoning between CMX-1 (Neighborhood Commercial Mixed Use District) and CA-1 (Auto Oriented Commercial District).
   a) Per Philadelphia Code §14-107(2)(b) Splits Involving Other Districts: If the district with the more restrictive requirements is not classified as a residential district in Chapter 14-400 (Base Zoning Districts) and that district covers more than forty percent (40 %) of the parcel, the provisions of that district shall apply to the entire parcel. If the district with the more restrictive requirements is not classified as a residential district in Chapter 14-400 (Base Zoning Districts) and that district covers forty percent (40 %) or less of the parcel, the provisions of that district shall only apply to the part of the parcel indicated on the zoning map.
   b) 12,644 Sq. Ft. (67.9%) of the parcel is located within the CA-1 District. CA-1 is designated as the governing district of zoning requirements.

LEGEND

EXISTING

- PROPERTY DEED LINE
- CITY PLAN HOUSE LINE
- CITY PLAN CURB LINE
- CONCRETE CURB
- B.S.B.L. BUILDING SETBACK LINE
- GAS MAIN
- W WATER MAIN
- S SEWER
- DIRECTION OF TRAFFIC FLOW
- WOOD FENCE
- 430 INDEX CONTOUR
- 429 INTERMEDIATE CONTOUR
- U.P. UTILITY POLE
- TS 403.41 / BS 402.96 TOP OF STEP ELEVATION / BOTTOM OF STEP ELEVATION
- 403.56 SPOT ELEVATION
- [20.44'] BUILDING DIMENSION
- CMX-1 ZONING DISTRICT / CA-A ZONING DISTRICT ZONING DISTRICT BOUNDARY

PROPOSED

- METAL FENCE
- BUILDING AREA
- POROUS WALKWAY
- DIRECTION OF TRAFFIC FLOW
- TREE

No.	Date	Revision
3	1/22/2021	NOTED PROP. FENCE TO TERMINATE AT BUILDING FACE EXTENDED
2	1/15/2021	MOVED FENCE TO BEGIN AT FACE OF BUILDING
1	12/22/2020	ADDED TURNING RADIUS, ALLEY CURB-CUT

Seal: COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER CHARLES P. DURKIN No. 14845 SURVEYOR

Sheet Title: ZONING SITE PLAN
30 W. HIGHLAND AVE
9TH WARD, PHILADELPHIA, PENNSYLVANIA 19118

Project Title / Owner: E.B. O'REILLY, INC.
30 W. HIGHLAND AVE
PHILADELPHIA, PA 19118-2717

Durkin Associates, Inc.
717 Bethlehem Pike
Suite 240
Erdenheim, PA 19038
(215) 247-7320

Date 11/24/2020	Drawn DJJ
Scale 1"=10'	Approved CPD
Sheet No. Z-1	
Project No.	