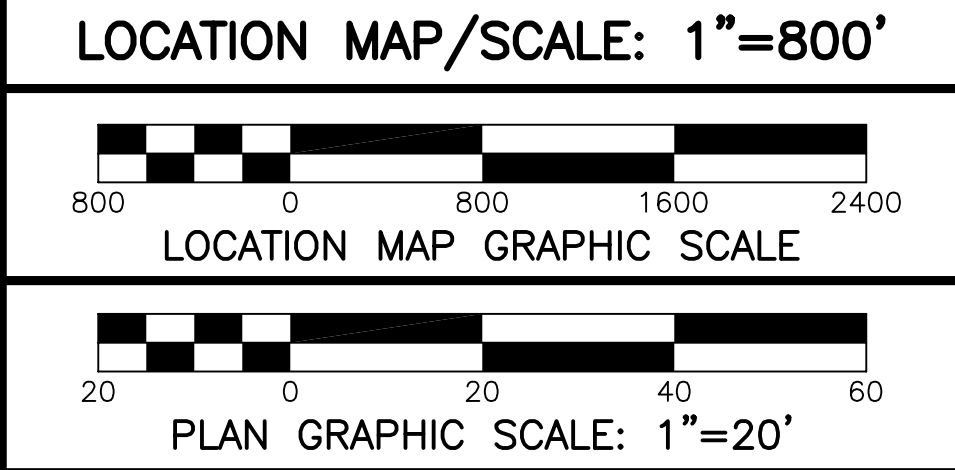
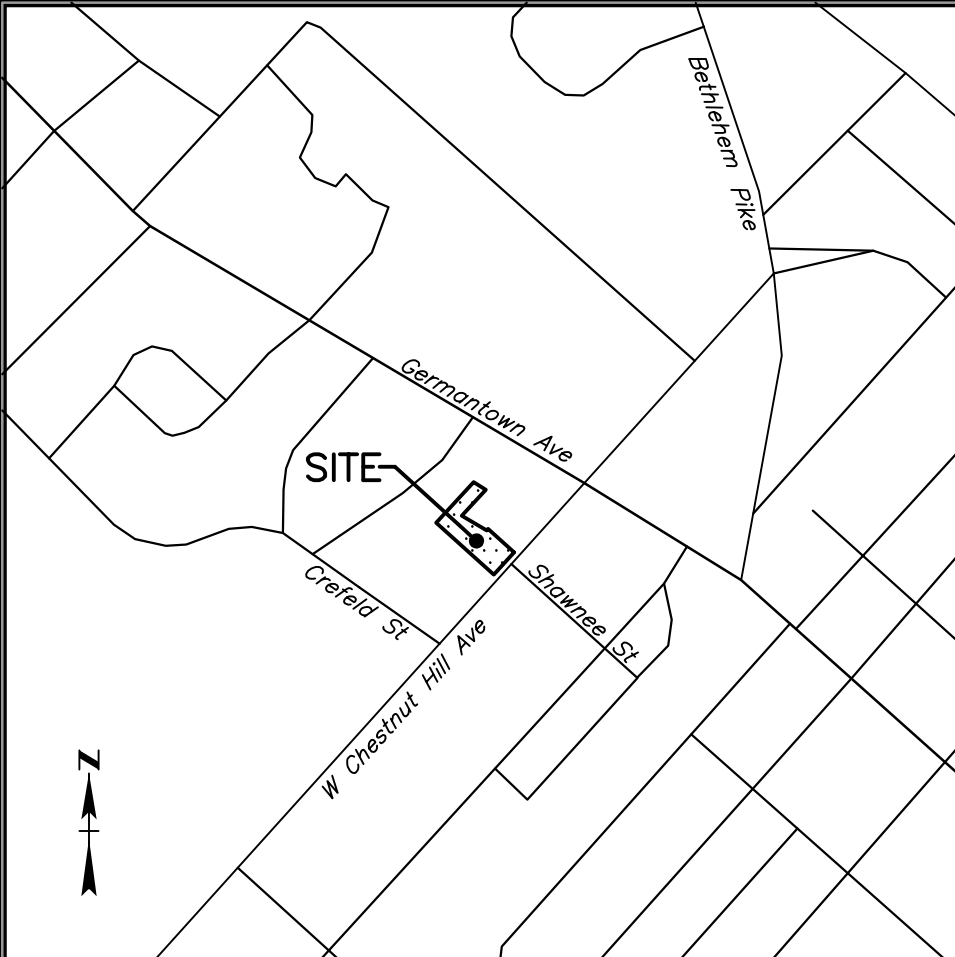
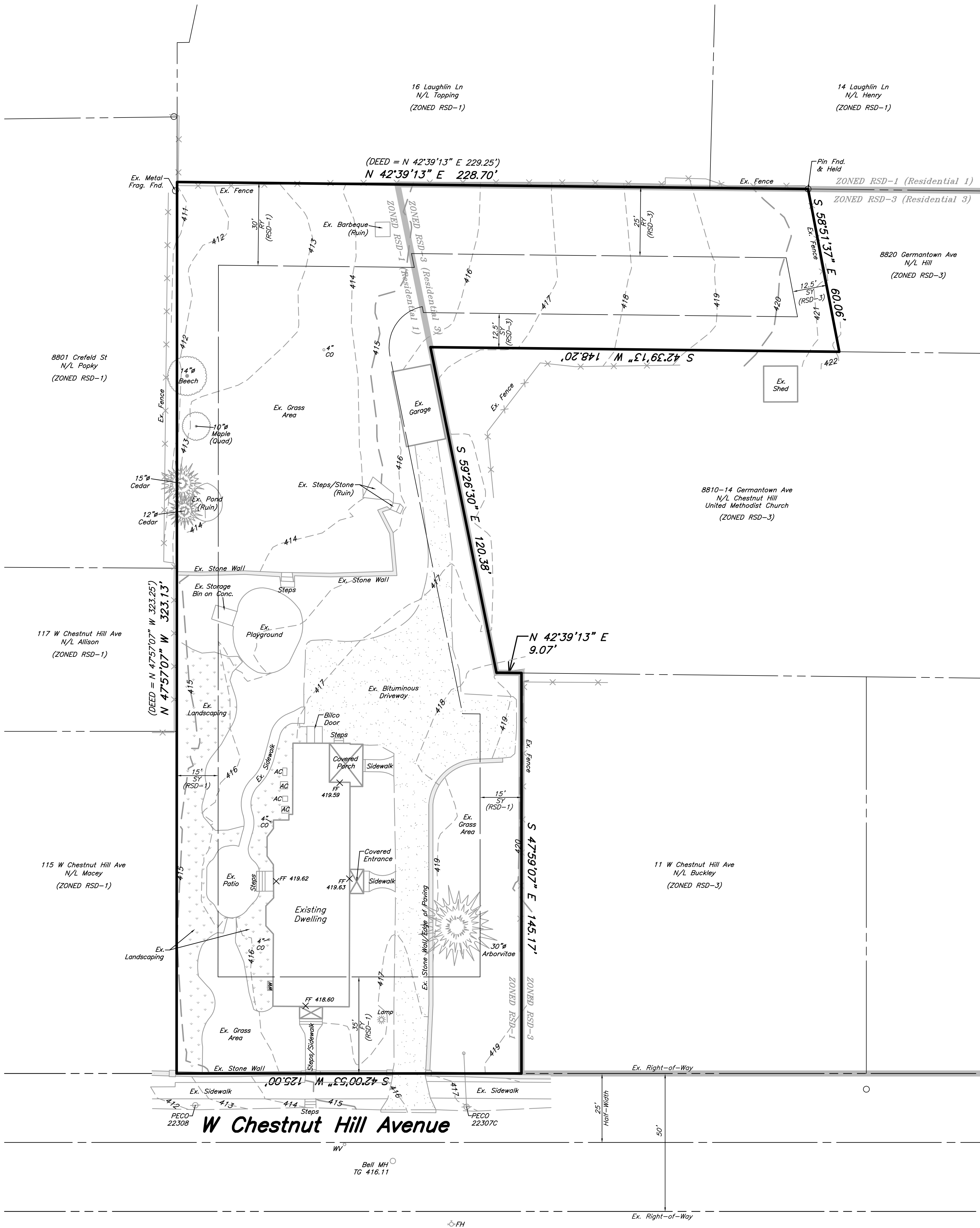


TOTAL OCCUPIED AREA (w/ GARAGE): 8.25% (30% MAX ALLOWED)
 SETBACK FROM PROPERTY LINE: 3'-0" PROVIDED (3'-0" MIN. REQUIRED)
 SETBACK FROM EDGE OF SIDEWALK: 131'-1 3/4" PROVIDED (18'-0" MIN. REQUIRED)

25 FT MIN.	N/A	N/A
2/ 10 FT EACH (25 FT TOTAL)	N/A	N/A
25 FT MIN.	N/A	N/A
38 FT	N/A	N/A

SITE PLAN



LEGEND

---	EX. BOUNDARY
---	EX. RIGHT-OF-WAY
---	EX. ROAD CENTERLINE
---	EX. ADJACENT OWNER
---	EX. CONTOUR-INTERMEDIATE
---	EX. CONTOUR-INDEX
---	EX. ZONING DELINEATION LINE
---	EX. EDGE OF PAVING/DRIVE
---	EX. SIDEWALK/CONCRETE
---	EX. BUILDING
---	EX. FENCE

- GENERAL NOTES:
- OWNER/APPLICANT:
DANIEL JOSEPH SPILLANE & KATRINA EILEEN SPILLANE
113 W CHESTNUT HILL AVENUE
PHILADELPHIA, PA 19118
 - SITE INFORMATION:
OPA ACCOUNT 092226400
ADDRESS: 113 W CHESTNUT HILL AVENUE
PHILADELPHIA, PA 19118
TOTAL LOT AREA = 44,438 SF (1.0202 ACRES)
ZONED RSD-1 - RESIDENTIAL SINGLE FAMILY DETACHED-1
 - BOUNDARY, TOPOGRAPHY AND FEATURES AS SHOWN TAKEN FROM DEEDS AND PLANS OF RECORD, AND FROM A FIELD SURVEY PERFORMED BY PROTRACT ENGINEERING, INC. IN AUGUST 2021.
 - PROTRACT ENGINEERING, INC. DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS, NOR DOES PROTRACT ENGINEERING, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. TO COMPLY WITH ACT 187 THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES BEFORE THE START OF WORK.
 - SOILS DATA WAS OBTAINED FROM THE USDA/NRCS SOIL SURVEY OF PHILADELPHIA COUNTY, PA, SURVEY DATA VERSION 16, DATED JUNE 5, 2020. ALL SOILS ON SITE ARE CLASSIFIED AS UdB - URBAN LAND-CHESTER COMPLEX, 0 TO 8 PERCENT SLOPES.
 - THE FEMA FLOOD MAP FOR THIS LOCATION IS NO. 4207570079G AND HAS A STATUS OF "NOT PRINTED". SITE IS IN ZONE X AND HAS AN AREA OF MINIMAL FLOOD HAZARD.
 - EXISTING LOT COVERAGE SUMMARY:
EXIST DWELLING 2,650 SF
EXIST DETACHED GARAGE 397 SF
EXIST DRIVEWAY/PAVING 4,883 SF
EXIST PATIO/SIDEWALK/STEPS 902 SF
EXIST CONC/OTHER 106 SF
EXIST TOTAL IMPERVIOUS 8,938 SF (20.1 %)

NORTH ARROW

PROFESSIONAL ENGINEER
NICHOLAS T ROSE
No. 19251-E
1/22/22

By	JGB/NTR
Drawn/Engineer	
Description	
File Number	
DATE	
NO.	
Project Number	H2707
BASE.DWG	

Word

9th

County

PHILADELPHIA

Block

7-23-21

Scale

1"=20'

Sheet Number

1 of 1

SITE PLAN
PREPARED FOR

113 W CHESTNUT HILL AVE

ProTract
Engineering, Inc.

64 East Moreland Avenue, P.O. Box 58
Hathboro, Pennsylvania 19040

Phone (215)442-9230
Fax (215)442-9238