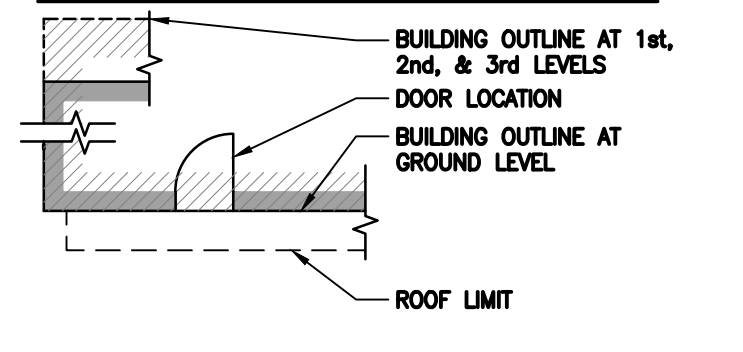
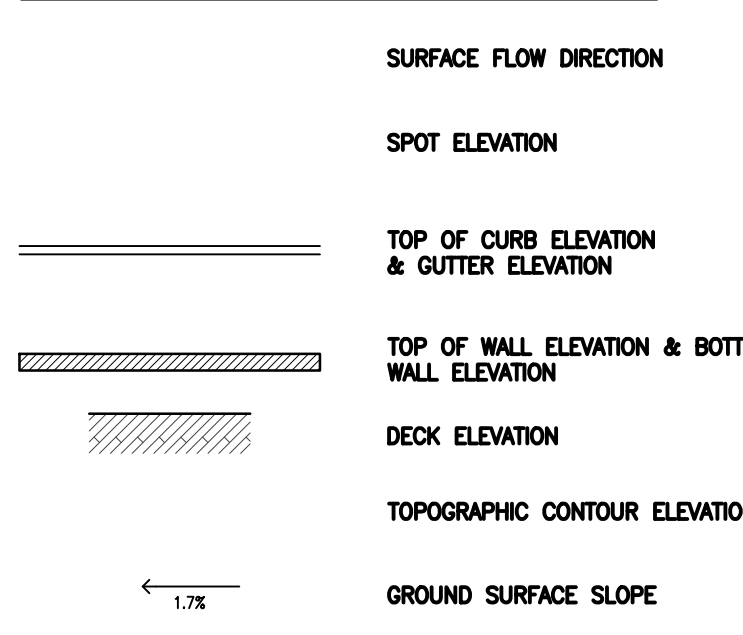


LEGEND - PROPOSED FEATURES

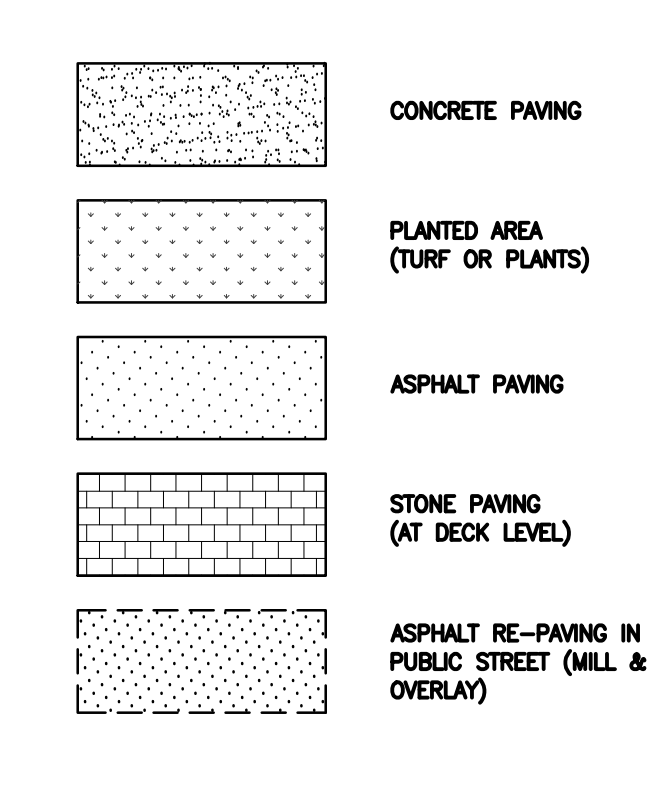
SITE FEATURES



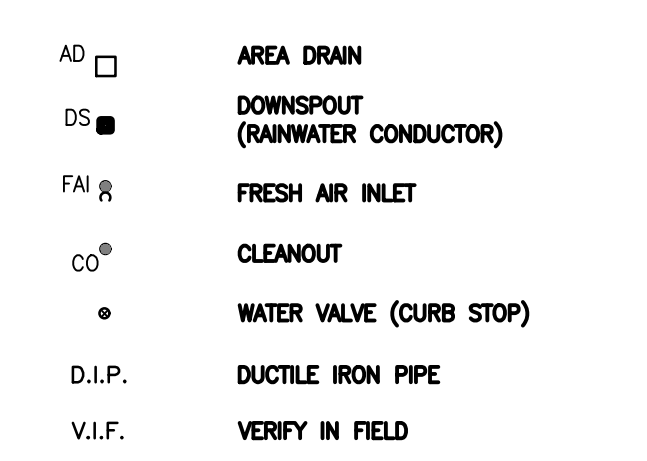
GRADING



SURFACE MATERIALS



UTILITY

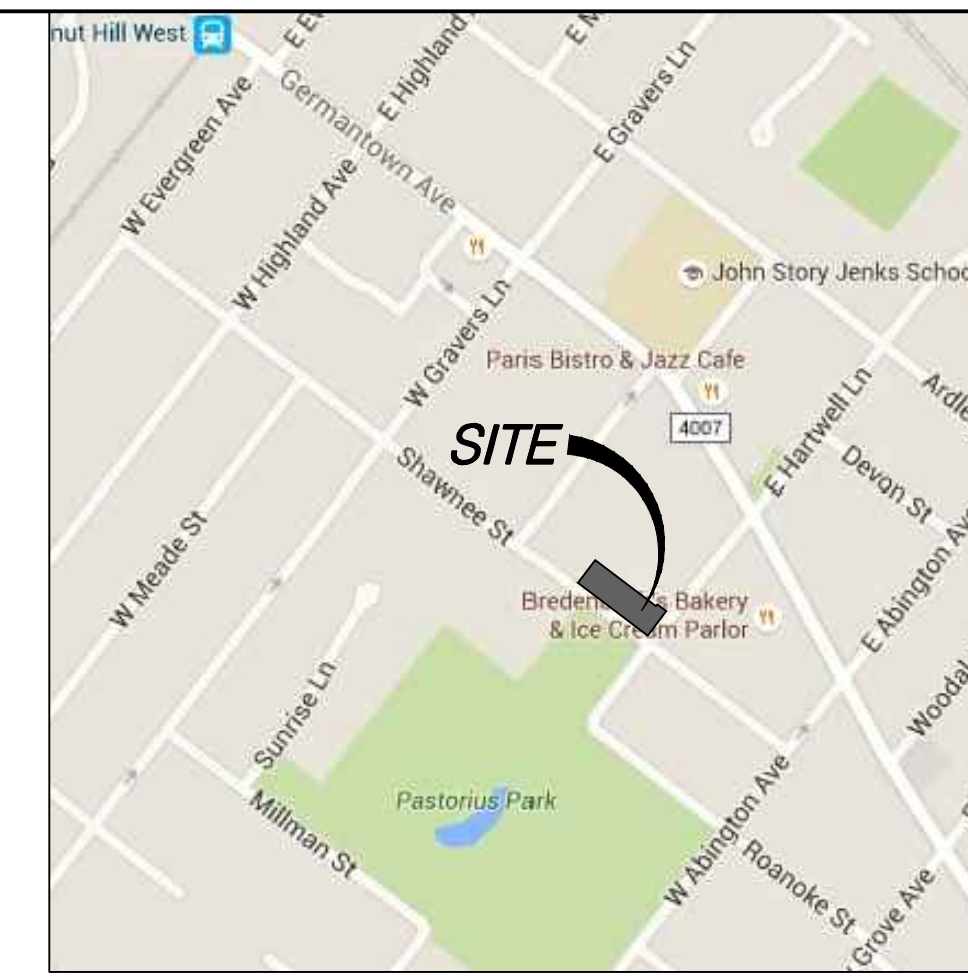
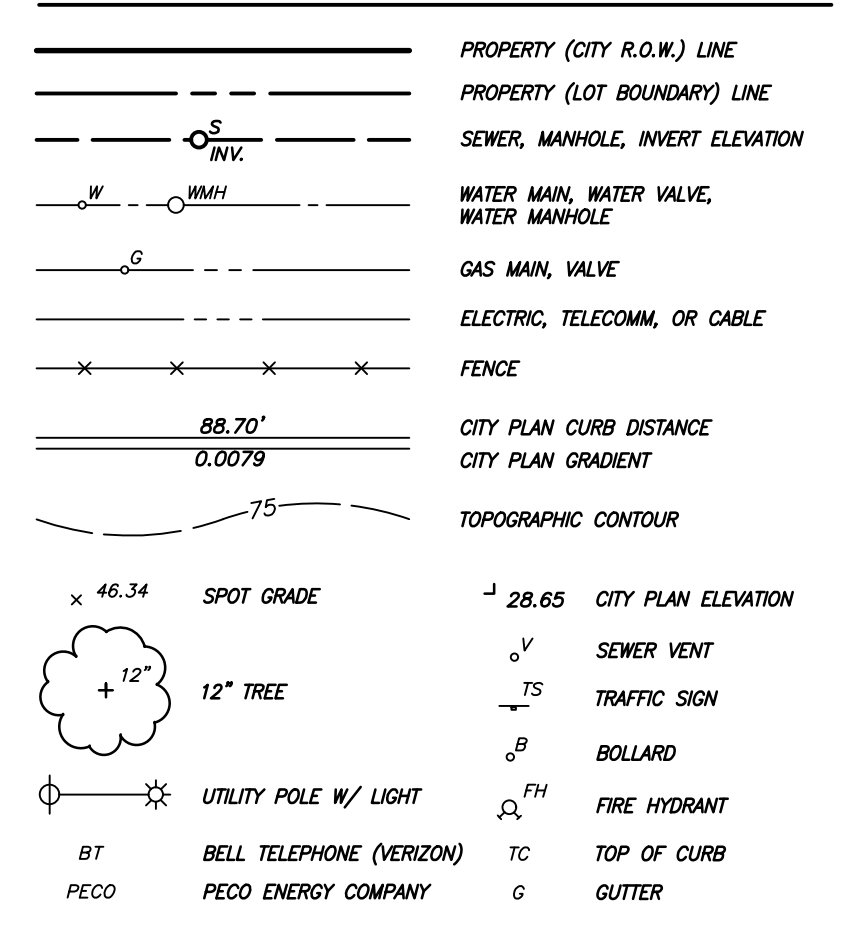


PHILADELPHIA DEPARTMENT OF STREETS NOTES:

- 1. ALL PROPOSED CURB AND SIDEWALK TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH STREETS DEPARTMENT STANDARDS.
- 2. THE PROPOSED CURB CUTS WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH STREETS DEPARTMENT STANDARDS.
- 3. PER PHILADELPHIA COMPLETE STREETS, SHAWNEE STREET IS A CITY NEIGHBORHOOD STREET AND REQUIRES A 6'-WIDE WALKING ZONE AND 4'-WIDE FURNISHING ZONE. HARTWELL LANE IS A LOCAL STREET AND REQUIRES A 5'-WIDE WALKING ZONE AND A 3.5'-WIDE FURNISHING ZONE.
- 4. WORK TO BE DONE IN ACCORDANCE WITH STANDARD SPECIFICATIONS, APPROVED DRAWINGS, AND REGULATIONS OF THE DEPARTMENT OF STREETS, PENNSYLVANIA WATER DEPARTMENT, PHILADELPHIA PARKS & RECREATION DEPARTMENT, AND SPECIAL PROVISIONS OF THE PROPOSAL.
- 5. PURSUANT TO THE REQUIREMENTS OF PENNSYLVANIA ACT 287 (1974), AND AS AMENDED, THE CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1179, AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION. PENNSYLVANIA ONE CALL SYSTEM # 20161110691 AND 20161110699, WARD #9.
- 6. UTILITIES SHOWN ARE TAKEN FROM PUBLIC RECORD, THE CONTRACTOR MUST VERIFY THE EXACT LOCATION AND DEPTH.
- 7. HORIZONTAL AND VERTICAL CONTROL, LINE AND GRADE STAKES FOR CURB, PAVING, ETC. WILL BE FURNISHED BY THE 9TH SURVEY DISTRICT OF THE CITY OF PHILADELPHIA BASED ON ITEM #4-1040.
- NOTE: THIS ITEM, ENGINEERING SERVICES, IS A PRE-DETERMINED AMOUNT TO BE DETERMINED BY THE SURVEYOR & REGULATOR AND TO BE INCLUDED IN THE CONTRACTOR'S BID.
- 8. PERMITS FOR BOLLARDS, CURB & SIDEWALK PAVING WILL BE FURNISHED BY THE 4TH HIGHWAY DISTRICT OF THE CITY OF PHILADELPHIA.
- 9. THE CITY OF PHILADELPHIA SHALL PROVIDE INSPECTION SERVICES FOR PAVING AND RELATED WORK TO BE PAID UNDER ITEM # 4-1041 AT A COST OF \$345 PER DAY. THE CONTRACTOR SHALL CONTACT THE CONSTRUCTION UNIT OF THE DIVISION OF SURVEYS, DESIGN & CONSTRUCTION AT (215) 686-5539, A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. THIS ITEM, INSPECTION SERVICES, SHALL BE INCLUDED IN THE CONTRACTOR'S BID.
- 10. STREET LIGHT POLE LOCATIONS ARE NOT FINAL. THE STREETS DEPARTMENT STREET LIGHTING ENGINEER WILL DETERMINE THE EXACT LOCATIONS OF THE STREET LIGHT POLES DURING CONSTRUCTION. CONTACT THE STREET LIGHTING ENGINEER AT (215) 686-5517 TO COORDINATE STREET LIGHT POLE LOCATIONS.
- 11. STREET TREES MUST BE PERMITTED BY THE PHILADELPHIA DEPARTMENT OF PARKS & RECREATION, CONTACT THE STREET TREE MANAGEMENT DIVISION AT (215) 685-4363.
- 12. ALL PROPOSED CURB AND SIDEWALK TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH STREETS DEPARTMENT STANDARDS.
- 13. THE PROPOSED CURB CUTS WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH STREETS DEPARTMENT STANDARDS.
- 14. FOR PROJECTS ON STATE ROUTES, NOTICE IS HEREBY GIVEN THAT THE RECEIPT OF A PERMIT FROM EITHER THE PHILADELPHIA STREETS DEPARTMENT, OR THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PENNDOT) DOES NOT IMPLY A PERMIT FROM THE OTHER. ALL PERMITS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.

ZONING DATA -		
ZONE RM-1 RESIDENTIAL MULTI FAMILY		
District Name	Allowed/Required	Existing/Proposed
Uses (From Table 14-602-1)	See Table	8 Single Family Dwelling Units (Townhouses with Connected Corridor)
District and Lot Dimensions (From Table 14-701-2)		
Min. Lot Area (sq. ft.)	1,440 [1]	17,370
Max. Occupied Area (% lot area, except as otherwise provided)	80% [2]	60.1%
Max. Building Height	38 [5]	38
Min. Lot Width (ft.)	16	16
Yards (From Table 14-701-2)		
Min. Front Yard Depth (ft.)	None Required	14
Min. Side Yard Width, Each (ft.)	Single-Family Detached, Corner Lot: 5	6'-2"
Min. Rear Yard Depth (ft.)	9 [9]	17'-7"
Min. Rear Yard Area (sq. ft.)	144 [9]	2,600
Min. Parking Spaces (Per use, from Table 14-802-1)		
Single Family	0	16
Bicycle Parking (Per use, from Table 14-804-1)		
Residential	Fewer than 12 dwelling units: 0 Req.	0
Note: All dimensions in U.S. Standard except noted as Philadelphia District Standard (P.D.S.)		
NCA Neighborhood Commercial Area Overlay District-Germantown Avenue		
WVO Wissahickon Watershed Overlay District		
Open Space and Natural Resources-Steep Slope Protection		
EDO Eighth District Overlay District		
NCA Neighborhood Commercial Area Overlay District-Germantown Avenue-Chestnut Hill Subarea		
[1] In the RM-1 district, a lot containing at least 1,902 sq. ft. of land may be divided into lots with minimum lot size of 906 sq. ft., provided that:		
[2] In the RM-1 district, buildings on lots less than 45 ft. in depth are exempt from the maximum occupied area requirement.		
[5] If abutting lots on both sides of an attached building contain only two stories of enclosed area, stories above the second story of the attached house shall be set back an additional eight ft. from the minimum distance between the front facade and the front lot line described in §14-701(2)(b) below; except this requirement shall not apply to corner lots.		
[9] In the RM-1 district, lots less than 45 ft. in depth shall be exempt from rear yard area requirements but shall provide a minimum rear yard.		

EXISTING FEATURES



LOCATION MAP



Stantec
1500 Spring Garden Suite 1100
Philadelphia, PA 19130
Tel. 215.665.7000
www.stantec.com

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The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.

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Notes

GENERAL NOTES:

- 1. THE PURPOSE OF THIS PLAN IS TO DOCUMENT MINOR CHANGES TO THE BUILDINGS AS A RESULT OF FINAL CONSTRUCTION DOCUMENTS AND FIELD CHANGES. PROJECT WAS PREVIOUSLY APPROVED BY ZONING PERMIT NO. 027960.
- 2. THIS PROJECT HAS PREVIOUSLY RECEIVED ALL CITY AGENCY APPROVALS AT THE ZONING AND BUILDING PERMIT PHASES FROM JUNE 2016.
- 3. ALL LAYOUT DIMENSIONS ARE IN U.S. STANDARD MEASURE. BOUNDARY DIMENSIONS ARE IN PHILADELPHIA DISTRICT STANDARD MEASURE TO BE DETERMINED BY THE 9TH SURVEY DISTRICT.
- 4. ELEVATIONS SHOWN ON PLAN ARE PHILADELPHIA CITY DATUM. BENCH MARK IS THE RM OF A FIRE HYDRANT LOCATED AT THE SOUTHWEST CORNER OF SHAWNEE STREET AND HARTWELL LANE. ELEVATION = 373.18.
- 5. ATTENTION IS CALLED TO THE PHILADELPHIA ZONING CODE DATED AUGUST 22, 2010 AND AMENDMENTS THERETO. PROPERTY IS ZONED RM-1.
- 6. INFORMATION USED TO PREPARE THIS PLAN IS BASED ON THE FOLLOWING SOURCES:
 - a. A FIELD SURVEY PERFORMED BY STANTEC IN MAY OF 2016.
 - b. CITY PLAN NO. P-19-11, APPROVED BY THE BOARD OF SURVEYORS ON JANUARY 16, 1950.
 - c. CITY PLAN NO. P-29-262, APPROVED BY THE BOARD OF SURVEYORS ON FEBRUARY 19, 1974.
- 7. THE LOCATIONS OF UNDERGROUND UTILITIES ARE TAKEN FROM PUBLIC RECORDS. THE EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES HAS NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE 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 BE OCCASIONED BY THE CONTRACTOR'S 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 PENNA. ACT NO. 187 AS AMENDED. UTILITY COMPANIES HAVE ASSIGNED PA-1-CALL SERIAL NO.'S 20161110691 AND 20161110699 TO THIS SITE.
- 8. SUBJECT PREMISES IS NOT IN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP #22072-0076 G, EFFECTIVE JANUARY 17, 2007.
- 9. THE CONTRACTOR SHALL CONFORM TO ALL REQUIREMENTS OF PA ACT 187 AS AMENDED.
- 10. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION/DEMOLITION ACTIVITIES AND REPORT ANY DISCREPANCIES AND INTERFERENCES TO THE OWNER AND ENGINEER THAT WOULD IMPAIR NEW CONSTRUCTION. CONTRACTOR SHALL UNCOVER ALL EXISTING UTILITY LINES AT NEW CONNECTION POINTS PRIOR TO THE START OF CONSTRUCTION. THE INVERT OF ALL CONNECTION POINTS SHALL BE REPORTED TO ENGINEER FOR EVALUATION.
- 11. STORMWATER MANAGEMENT WILL BE ACCOMPLISHED THROUGH THE USE OF A DETENTION BASIN AND WATER QUALITY DEVICE. ERS# #Y16-SHW-313-01

TRACKING NUMBERS:

Revision	By	Appd.	Date
1. REVISED PER CLIENT COMMENTS	DBA	KES	2021.09.09
2. REVISED PER LMA COMMENTS	DBA	KES	2021.09.02

ZONING SUBMISSION

Issued	By	Appd.	Date
	KAL	KES	2021.09.12

Permit-Sec

File Name	By	Appd.	Date
	DBA	ECR	2021.07.16

Client/Project

SHAWNEE STREET PARTNERS LLC

8201 SHAWNEE STREET

PHILADELPHIA, PA 19118

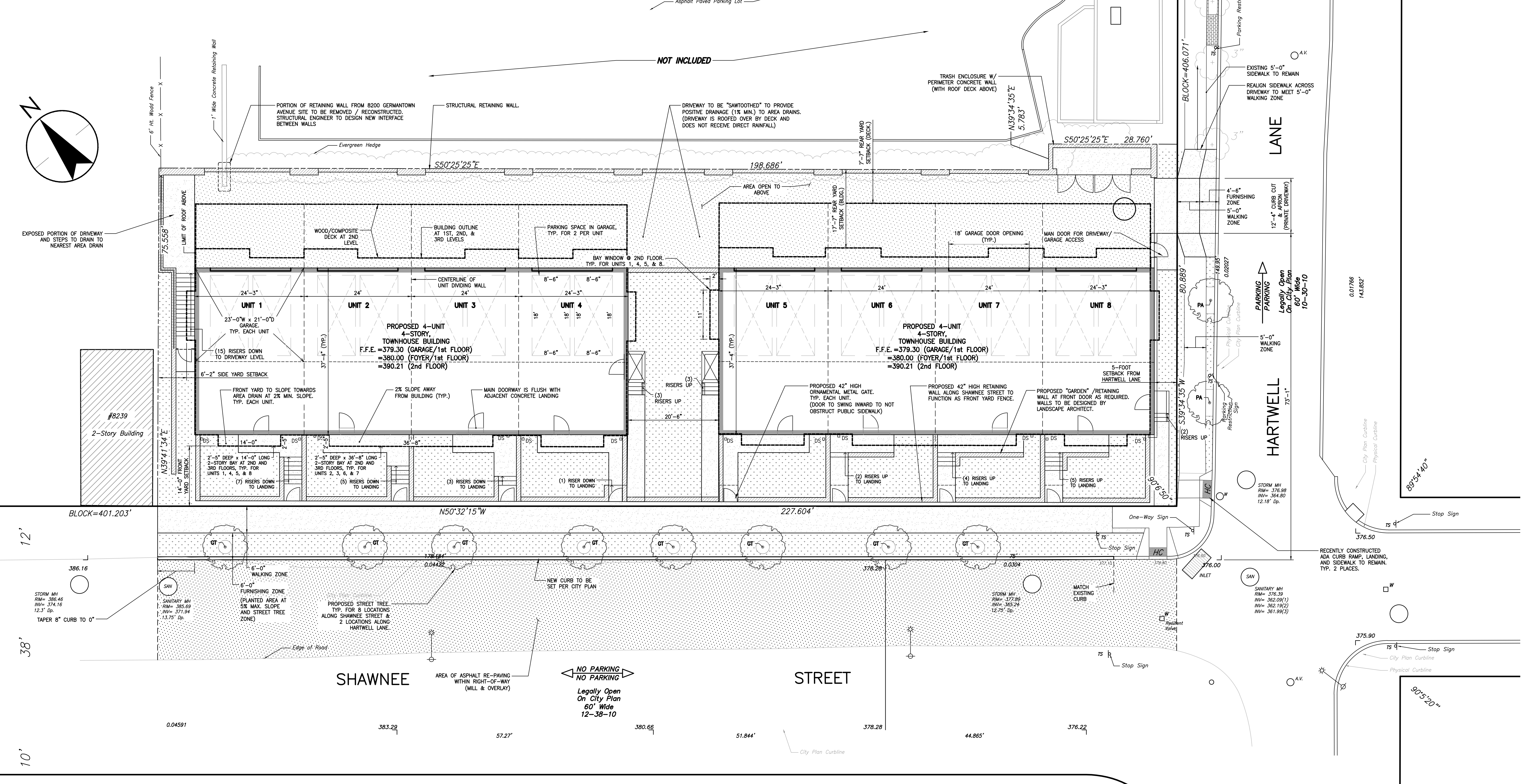
Title

ZONING PLAN

Project No. 202711772 Scale 1"=10'

Drawing No. Z-1 Sheet 1 of 1

Revision 2



PLANT MATERIALS LIST - 8201 SHAWNEE STREET, PHILADELPHIA, PA

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
8	GT	STREET TREES				
1		QUERCUS TRUNCATUM var. NERMS 'SKYLINE'	SKYLINE THORNLESS HONEYLOCUST	3 1/2" CAL.	B&B	WATCHED, 6" BRANCH BREAK
2	PA	PLATANUS X ACFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	3 1/2" CAL.	B&B	WATCHED, 6" BRANCH BREAK

STREET TREE QUANTITY REQUIREMENT:
1 TREE PER 35 LF OF FRONTAGE
308.49 LF / 35 = 8.8 (9 TREES REQUIRED)
10 TREES PROVIDED

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