

LEGEND

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

RESIDENTIAL SINGLE FAMILY

(RSA-5) ZONING CRITERIA

LOT REQUIREMENTS

- Required
- 16
- 1,440 SF [2]
- Max. Occupied Area
- Intermediate: 75%
- Corner: 50% [3]

BUILDING DIMENSIONS

- [4][5]
- Side Yard Setback
- 5' (if used)
- Rear Yard Setback
- 9' [7]
- Building Height
- 38'

- [2] In the RSA-5 district, a lot containing at least 1,600 SF of land may be divided into lots with a minimum lot size of 600 SF provided that:
 - a. At least 75% of lots adjacent to the lot to be divided are 1,000 SF or less.
 - b. Each of the lots created is used for one single-family detached home, and the lots are separated by a minimum lot width requirement of the zoning district.

- [3] In the RSA-5 district, buildings or lots equal to or less than 45 feet in depth are exempt from the maximum occupied area requirement.

- [4] If the starting lot on both sides of an attached building contain only two adjacent lots, the minimum lot width requirement of the zoning district for the lot between the front facades and the front lot line required by 14-701(2)(b)(5) below, except this requirement shall not apply to corner lots.

- [5] In the RSA-5 district, front facades shall comply with the following:
 - a. On any given street, the distance between the front facade and the front lot line shall be no greater than the distance between the front facade and the front lot line of the principal building on the immediately adjacent lot.
 - b. On any given street, if there is no principal building on the immediately adjacent lot, then the distance between the front facade and the front lot line on the closest building to the subject property that is on the same blockface, if there is no such building, the minimum distance between the front facade and the front lot line shall be no less than the distance between the front facade and the front lot line of the principal building on the immediately adjacent lot.
 - c. On any given street, if there is no principal building on an immediately adjacent lot, then the distance between the front facade and the front lot line on the closest building to the subject property that is on the same blockface, if there is no such building, the minimum distance between the front facade and the front lot line shall be no less than the distance between the front facade and the front lot line of the principal building on the immediately adjacent lot.

1835-41 SOMERSET STREET
 Deed between Nicholas Fuy, ka Nicholas P. Schummer & Amanda Fuy, ka Amanda C. Johnson and 1835-1841 Somerset Development LLC, dated October 6, 2021, recorded in the City of Philadelphia on December 30, 2021, as Document ID 528914653.
 Deed between Nicholas Fuy, ka Nicholas P. Schummer & Amanda Fuy, ka Amanda C. Johnson and 1835-1841 Somerset Development LLC, dated October 6, 2021, recorded in the City of Philadelphia on December 30, 2021, as Document ID 52891081.
 Deed between Nicholas Fuy, ka Nicholas P. Schummer & Amanda Fuy, ka Amanda C. Johnson and 1835-1841 Somerset Development LLC, dated October 6, 2021, recorded in the City of Philadelphia on December 30, 2021, as Document ID 52891081.

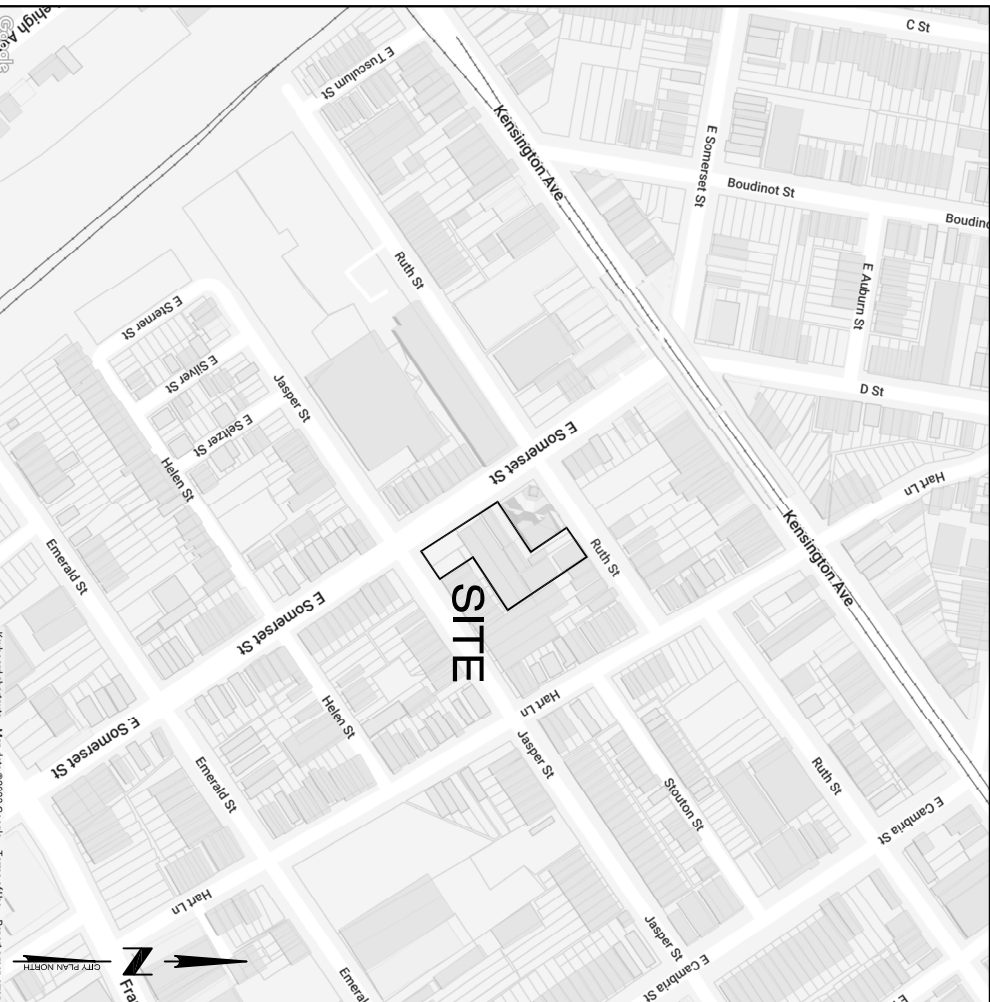
2815 RUTH STREET
 Deed between Nicholas Fuy, ka Nicholas P. Schummer & Amanda Fuy, ka Amanda C. Johnson and 1835-1841 Somerset Development LLC, dated October 6, 2021, recorded in the City of Philadelphia on December 30, 2021, as Document ID 52891081.

2804 JASPER STREET
 Deed between Nicholas Fuy, ka Nicholas P. Schummer & Amanda Fuy, ka Amanda C. Johnson and 1835-1841 Somerset Development LLC, dated October 6, 2021, recorded in the City of Philadelphia on December 30, 2021, as Document ID 52891081.

OWNER OF RECORD
 1835-41 Somerset Development, LLP
 2123 Race Street
 Philadelphia, Pa. 19103

NOTES

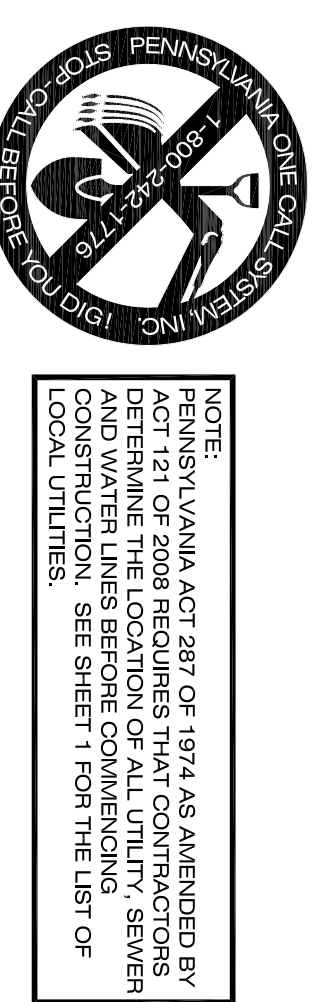
- Boundary and location information is based on a field survey performed by Ruggiero Plante Land Design on August 3, 2023.
- Boundary dimensions are identified in Philadelphia District Standard feet. Other stated dimensions are in U.S. standard feet.
- The change from inches to the more precise decimal expression may result in minor changes to the second and third decimal places. These are not mistakes or overcalls but more precise values.
- The elevations for this plan are based City Plan Datum. The site benchmark is an elevation of 22.88', as shown below.
- The bearings shown hereon are referenced from a SURVEY & PLAN OF RECORD, dated August 3, 2023, recorded in the City of Philadelphia on August 3, 2023, as Document ID 52891081.
- FEAR, RPA, Map # 0021700111, dated November 19, 2015, designates the site as ZONING K, which is determined to be outside the 0.2% annual average floodplain.
- Some of the improvements such as buildings, curbing, and parking have been taken from aerial photographs, other plans and from public GIS sources.
- On all above ground labels, improvements have been located. The location of the improvements and dimensions are field verified by contractor before commencement of any construction.
- The property is identified as with the (RSA-5) Residential Single Family Attached-5 Zoning District and is within (NIC) Nicholas Fuy, ka Nicholas P. Schummer & Amanda Fuy, ka Amanda C. Johnson and 1835-1841 Somerset Development LLC, dated October 6, 2021, recorded in the City of Philadelphia on December 30, 2021, as Document ID 52891081.
- Attention is called to the zoning requirements in the City of Philadelphia Code as amended.
- A zoning permit is required for any proposed changes to lot lines, including consolidation of existing parcels.
- This survey does not address the presence or absence of freshwater wetlands.



LOCATION MAP

SCALE 1"=500'

- UTILITY COMPANIES
 DATE CONTACTED: July 27, 2023
 SERIAL NUMBER: 2023080360
 COMPANY: AT&T
 ADDRESS: 1100 3RD AVE
 CITY: PHILADELPHIA, PA 19102
 PHONE: 813-321-1470
 COMPANY: P&N SUTTON
 ADDRESS: 813-321-1470
 CITY: PHILADELPHIA, PA 19102
 PHONE: 813-321-1470
 COMPANY: PECO AN BECKON COMPANY C/O UBO
 ADDRESS: 813-321-1470
 CITY: PHILADELPHIA, PA 19102
 PHONE: 813-321-1470
 COMPANY: NICHOLS BURNING
 ADDRESS: 484-681-5720
 CITY: PHILADELPHIA, PA 19102
 PHONE: 484-681-5720
 COMPANY: 2ND FLOOR JEFFERSON TOWER
 ADDRESS: 2ND FLOOR JEFFERSON TOWER
 CITY: PHILADELPHIA, PA 19102
 PHONE: 207-319-2433
 COMPANY: PHILADELPHIA CITY DEPARTMENT OF STREETS
 ADDRESS: PHILADELPHIA, PA 19102
 CITY: PHILADELPHIA, PA 19102
 PHONE: 215-501-1275
 COMPANY: PHILADELPHIA GAS WORKS
 ADDRESS: PHILADELPHIA, PA 19102
 CITY: PHILADELPHIA, PA 19102
 PHONE: 215-501-1275
 COMPANY: VERIZON BUSINESS FORWHELM, KCI
 ADDRESS: 484-681-5720
 CITY: PHILADELPHIA, PA 19102
 PHONE: 484-681-5720
 COMPANY: VICTOR WOOD
 ADDRESS: VICTOR WOOD
 CITY: PHILADELPHIA, PA 19102
 PHONE: 215-501-1275
 COMPANY: CRAWLEY CABLEVISION
 ADDRESS: CRAWLEY CABLEVISION
 CITY: PHILADELPHIA, PA 19102
 PHONE: 215-501-1275



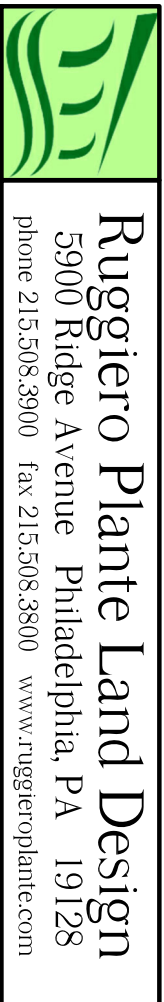
NOTE:
 PENNSYLVANIA ACT 287 OF 1974 AS AMENDED BY
 DETERMINE THE LOCATION OF ALL UTILITY, SEWER
 AND WATER LINES BEFORE COMMENCING
 LOCAL UTILITIES.

REVISIONS					

1835-41 SOMERSET STREET
2815 RUTH STREET &
2804 & 2804 JASPER STREET
 Philadelphia, PA 19134
 25TH WARD - OPA# - 252024010, 884345625
 252533803 & 252533900

Prepared for:
 1835-1841 Somerset Development LLC c/o Adam Shelly
 Philadelphia, PA 19103
 email: adamshelly@gmail.com
 ph: 215-603-3975

IN-PROGRESS



Plan Date: September 18, 2023
 Scale: 1" = 20-0'
 20' 10' 0' 20'