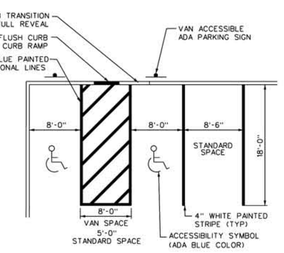
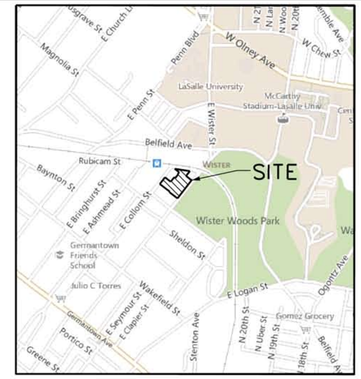
ZONING DATA TABLE

DESCRIPTION	REQUIRED	PROVIDED
CITY OF PHILADELPHIA, 12TH WARD		
ZONING DISTRICT	RSA-2	RSA-2
USE DESCRIPTION	RESIDENTIAL SINGLE-FAMILY ATTACHED-2	35 MULTI-FAMILY RESIDENTIAL UNITS
MINIMUM LOT AREA	3,150 SF.	89,684 SF.
MINIMUM LOT WIDTH	35 FT.	35 FT.
BUILDING SETBACKS (MIN)		
FRONT	15 FT.	15 FT.
REAR DEPTH/AREA	20 FT.	20 FT.
SIDE (SEMI-DETACHED)	16 FT.	16 FT.
MINIMUM LOT OPEN AREA	60%	79.52%
MAXIMUM BUILDING HEIGHT	38 FT.	37 FT.
MINIMUM PARKING STALL SIZE	8.5' x 18'	8.5' x 18'
MINIMUM NUMBER OF PARKING STALLS (1 PER UNIT)	35 STALLS (BASED ON 35 UNITS)	36
MINIMUM ADA PARKING SPACES (2% OF TOTAL)	1 SPACE	8 SPACES
BICYCLE PARKING SPACES (1 PER 3 UNITS)	12 SPACES	12 SPACES
MINIMUM INTERIOR PARKING LANDSCAPE AREA PARKING AREA - 18,559 SF	10% (1,856 SF)	10.97% (2,036 SF) (EXCLUDES 5 FT LANDSCAPE BUFFER STRIP FOR PARKING)
STREET TREES (1 PER 35 LF OF LOT FRONTAGE)	21 TREES	21 TREES



ADA PARKING STALL DETAIL

NTS



Location Map

Scale: 1" = 1000'

Entire project site located within the Tacony-Frankford Watershed
The project site is located in a Combined Sewer Service Area
Stormwater Management District A

Legend

- Existing Right-of-Way
- Existing Property Line
- Existing Building
- Existing Edge of Pavement
- Existing Utility Pole
- Existing Fence
- Existing Curb
- Existing Fire Hydrant
- Existing Sidewalk / Concrete
- Existing Light Standard
- Existing Water Line
- Existing Sanitary Sewer
- Existing Storm Sewer
- Existing Gas Line
- Existing Overhead Electric
- Existing Inlet
- Existing Sign
- Existing Manhole
- Existing Water Valve
- Existing Clean Out
- Existing Sanitary Manhole
- Existing Telephone Manhole
- Existing Gas Valve
- BSBL — Building Setback Line
- Proposed Building
- Proposed Concrete Curb
- Proposed Concrete Sidewalk
- Proposed Asphalt Paving
- Proposed Street Tree 4'X 6' Tree Pit (typ.)
- Proposed Parking Buffer Shrub
- 14 — Proposed Building Number
- Proposed ADA Stall
- Proposed Sign
- Camera Locations

PLANT SCHEDULE

Key	No.	Botanical Name	Common Name	Height	Spread	Caliper	Root	Remarks
DECIDUOUS TREES								
TT	10	Tilia tomentosum 'Green Mountain'	Silver Linden	12-14'	-	2-2.5"	B&B	Limbed to 6 ft.
ZS	7	Zelkova serrata 'Village Green'	Japanese Zelkova	10-12'	-	2-2.5"	B&B	Limbed to 6 ft.
CO	4	Celtis occidentalis	Common Hackberry	10-12'	-	2-2.5"	B&B	-
SHRUBS								
PO	26	Physocarpus opulifolus 'Summerwine'	Ninebark	24-30"	-	-	*3 con	Heavy
VD	34	Viburnum dentatum	Arrowwood Viburnum	24-30"	-	-	*3 con	Heavy

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Serial Number: 20141881686

Act 287

ALL PARTIES UTILIZING THIS PLAN AND THE INFORMATION CONTAINED THEREON ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF THE PENNSYLVANIA ACT 287 AS AMENDED BY PENNSYLVANIA ACT 199, OF 2004 ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW". ALL EXISTING UNDERGROUND UTILITIES ARE TO BE CONSIDERED APPROXIMATE ONLY AND ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND THE APPROPRIATE UTILITY COMPANY PRIOR TO THE COMMENCEMENT OF THE SITE WORK, IN ACCORDANCE WITH ACT 287.

Utility Companies

Comcast Cable
PECO Energy
Philadelphia City Dept. of Streets
Philadelphia City Water Dept.
Philadelphia Gas Works
SEPTA
Verizon Pennsylvania

Parcels to be Consolidated
Tax Parcel Numbers Listed by Address:

Address	Tax Parcel No.
417 EAST WISTER STREET	121052410
423 EAST WISTER STREET	121052510
431 EAST WISTER STREET	121052710
443 EAST WISTER STREET	121058215
445 EAST WISTER STREET	121058310
445R EAST WISTER STREET	---
5120 RUFE STREET	121199050

Site Data:

89,683.9 SF. D.S.
2.0588 Ac. D.S.

Zoned:
RSA-2 (formerly R-4 Residential)

Applicant\Equitable Owner:

Woman's Community
Revitalization Project
100 W. Oxford Street
Suite E2300
Philadelphia, PA 19122
Attn Paul Aylesworth
215-627-5550 ext.227

BUILDING HEIGHTS TABLE

B AND E1/E2 UNITS: 27'-8" HEIGHT
A1/A2, C AND D UNITS: 37'-0" HEIGHT
COMMUNITY CENTER W/RESIDENTIAL: 30'-6" HEIGHT

RESIDENTIAL UNIT TABULATION

UNIT TYPE:		UNIT GROSS FLOOR AREA:
A1 UNITS:	2	1298 SF
A2 UNITS:	2	1504 SF
A3 UNITS:	2	1316 SF
B UNITS:	7	1130 SF
C UNITS:	10	1502 SF
D UNITS:	2	1580 SF
E1 UNITS:	5	1053 SF
E2 UNITS:	5	1053 SF

35 TOTAL UNITS

COMMUNITY BUILDING 1415 SF

PRIMARY PROJECT STREET FRONTAGE

WISTER STREET

30 0 30 60
GRAPHIC SCALE 1"= 30'

Sheet 1 of 1

10-20-14 RSV Revised per L&I 10-9-14 Zoning Review Comments.

Zoning Site Plan

Nicole Hines Townhomes

12 Ward, City of Philadelphia, Pennsylvania 19144

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL MARTIN J. EUSTACE, III ENGINEER 048891-E

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CHECKED BY	MJE
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