



ZONING TABLE	
ZONING INFORMATION	
R-1A DISTRICT	
SOURCE PHILADELPHIA ZONING TABLE 14-701-1	
BULK REQUIREMENTS	
ITEM	REQUIRED
MIN LOT WIDTH	25'
MIN LOT AREA	2,250
MAX OCCUPIED AREA (%)	50
MIN FRONT YARD	8'
MIN SIDE YARD	8'
MIN REAR YARD (SINGLE FAMILY)	18'
MIN REAR YARD (OTHER)	20'
MAX BUILDING HEIGHT	35'

NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON PRELIMINARY RESEARCH AND PRESENTED FOR REFERENCE ONLY. SAME MUST BE CONFIRMED WITH LOCAL ZONING OFFICIAL AND LEGAL COUNSEL TO CONFIRM VALIDITY.

REVISED PER CLIENT COMMENTS	~	KW	BAR	05-20-20
REVISED PER DISTRICT COMMENTS	~	KW	BAR	10-20-20
DESCRIPTION OF REVISION	FIELD CREW DRAWING APPROVED DATE			

PARCEL SUBDIVISION PLAN
UNFOUNDOBJECTDESIGN
 2100 BENSON STREET
 MAP 154 N 18, PARCEL 205, CPA 56-2130701
 CITY & COUNTY OF PHILADELPHIA, 56TH WARD
 COMMONWEALTH OF PENNSYLVANIA



CONTROL POINT
ASSOCIATES, INC.
 1000 BUCKLEBOURNE DRIVE
 CHELSEA, PA 19015
 TEL: 610-381-1100
 FAX: 610-381-1101
 WWW.CONTROLPOINTPA.COM

DATE: 07-28-2024
 TIME: 10:00 AM
 BY: J. B. B. / J. B. B.
 FOR: J. B. B. / J. B. B.

APPROVED	07-28-2024	SCALE	FILE NO.	NO.
		1" = 30'	02-220466-00	1 OF

NOTES:

1. PROPERTY KNOWN AS MAP 15A IN 18. PARCELS 205, AS IDENTIFIED ON THE CITY REGISTRY OF THE CITY & COUNTY OF PHILADELPHIA 36TH WARD, COMMONWEALTH OF PENNSYLVANIA.
2. EXISTING AREA = 412.17 ± SQ. FT. OR 1.0084 AC.
SEE PARCEL TABLE FOR PROPOSED CHANGES.
3. UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION TO BE BEGUN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE DETERMINED BY THE UTILITY COMPANIES.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY THE CLIENT. A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIALS HAS BEEN USED TO LOCATE WORK. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND THE REPORT IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
5. THE EXISTENCE OF UNDERGROUND WORK TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
6. EXISTING PHOTOGRAPHIC PLOTTING INDICATES PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.5% CHANCE FLOODPLAIN) PER REF. 62.
7. THIS SURVEY IS PREPARED TO THE PHILADELPHIA DISTRICT STANDARD, THE LEGAL FORM OF MEASUREMENT FOR THE CITY OF PHILADELPHIA.
8. ENCROACHMENTS AND VIOLATIONS, ANY, BELOW SURFACE, NOT SHOWN HEREIN.
9. THE CONVERSION FROM INCHES TO THE MORE PRECISE DECIMAL EXPRESSION MAY RESULT IN MINOR CHANGES IN THE SECOND AND THIRD DECIMAL PLACES. THERE ARE NO ERRORS OR OVERTIGHTS BUT SOME MINOR ROUNDING.
11. A ZONING PERMIT IS REQUIRED FOR ANY PROPOSED CHANGES TO PARCEL LINES INCLUDING CONSIDERATION OF EXISTING PARCELS.
12. SUBJECT PROPERTY IS ZONED RS-2 (RESIDENTIAL SINGLE FAMILY ATTACHED) - 3.
13. THE PURPOSE OF THIS PLAN IS TO CREATE 22 PARCELS FROM 1 EXISTING PARCEL.
14. ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED.
15. ADDRESSES OF ALL NEWLY-CREATED PROPOSED PARCELS TO BE DETERMINED BY THE OFFICE OF CITY PLANNING.

REFERENCES:

1. MAP 154 N 18 OF THE OFFICIAL TAX REGISTRY OF THE CITY & COUNTY OF PHILADELPHIA, 56TH WARD, COMMONWEALTH OF PENNSYLVANIA.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, CITY OF PHILADELPHIA, PENNSYLVANIA, PHILADELPHIA COUNTY, PANEL 108 OF 230", MAP NUMBER 42075701080, MAP REVISED, JANUARY 17, 2007.
3. MAP ENTITLED "COMPLICATION CITY PLAN NO. 320", DATED AUGUST 11, 2003, AS PROVIDED BY THE CITY OF PHILADELPHIA.
4. STREET STATUS CARDS "LC094657 & LC006453", PROVIDED BY THE CITY OF PHILADELPHIA.

Reviewed and Approved as per
Sub-Division Plan Requirements
Adopted by the Board of Surveyors

Michael R. Z 4th 6/4/24
Surveyor & Regulator District Date

In accordance with the terms and provisions of Section 14-304 (b) of the Philadelphia Code pertaining to

LOT ADJUSTMENT REVIEW

☐ APPROVED

☒ DISAPPROVED for

☒ LOT AREA ☐ STREET FRONTAGE

☒ LOT WIDTH ☐ OCCUPIED AREA

Applied Electronically By: SARAH CHU

July 5, 2024

SO No: E-574

Philadelphia City Planning Commission

APPLICANT:
BRADFORD RYAN 95 ASSOCIATES, L
P.O. BOX 1000
LAKEWOOD, NJ 08701
CONTACT: JOSHUA WEISBERG
1190 W COUNTY LINE ROAD
EMAIL: JWD@WOODLAKEMGT.COM
PHONE: 848-525-5254

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THAT THIS SURVEY HAS BEEN PERFORMED ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

COMMONWEALTH OF MASSACHUSETTS
SIXTH JUDICIAL CIRCUIT
JAMES C. WEED
JUDGE
NOT VALID UNLESS SEALED IN RED INK
JAMES C. WEED
RENEWED: WWW.RENEWEDCOURT.COM AND 800-955-6260

05-09-2024
DATE


CONTROL POINT
 ASSOCIATES, INC.