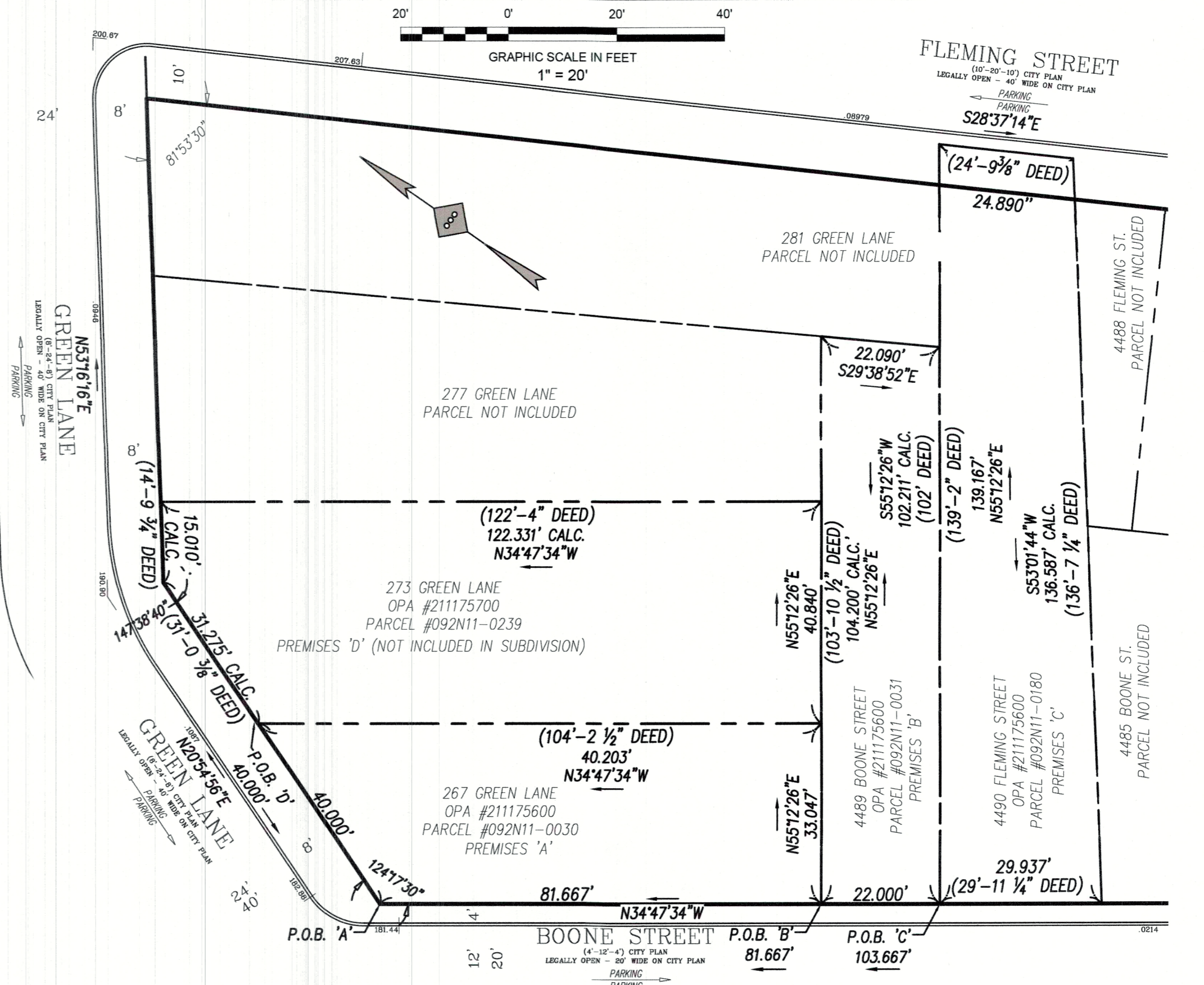
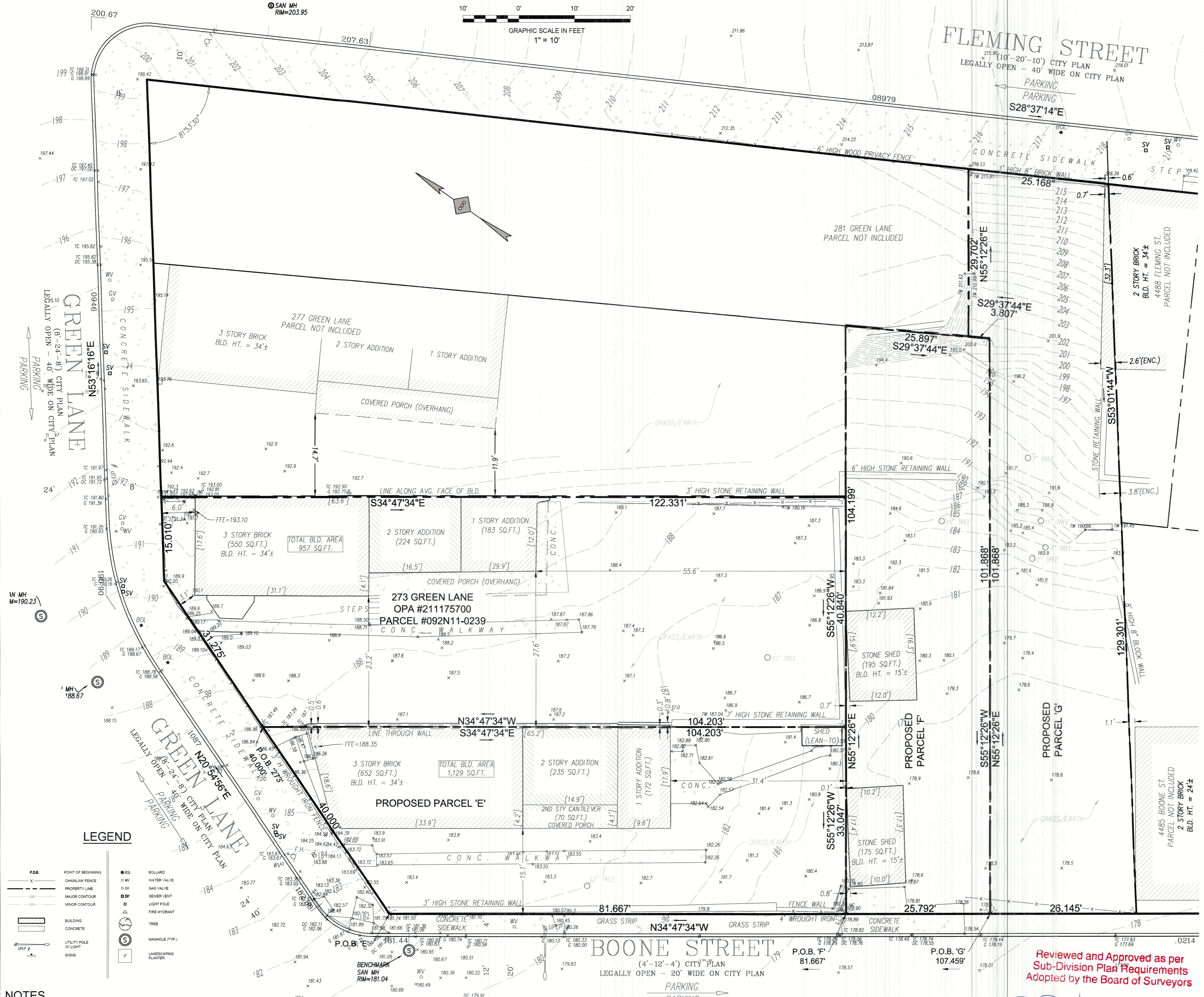


# PROPOSED SUBDIVISION AND EXISTING PHYSICAL CONDITIONS

# EXISTING DEED DIMENSIONS



### EXISTING PREMISES AREA TABLE

ADDRESS	OPA#	PARCEL #	SQ. FT.	ACRES	REGISTERED OWNERS	DOC ID	RECORDING DATE
A 267 GREEN LANE		092N11-0030	3,071.2	0.07051			
B 4489 BOONE STREET	#211175600	092N11-0031	2,270.5	0.05212	DEXTER STREET PARTNERS, LLC	#54288017	04/10/2024
C 4490 FLEMING STREET		092N11-0180	3,764.9	0.08643			
D 273 GREEN LANE	#211175700	092N11-0239	4,751.4	0.10908		#54289620	04/15/2024

### PROPOSED PARCEL AREA

PARCEL	SQ. FT.	ACRES
E	3,071.2	0.07051
F	2,657.4	0.06101
G	3,197.5	0.07340

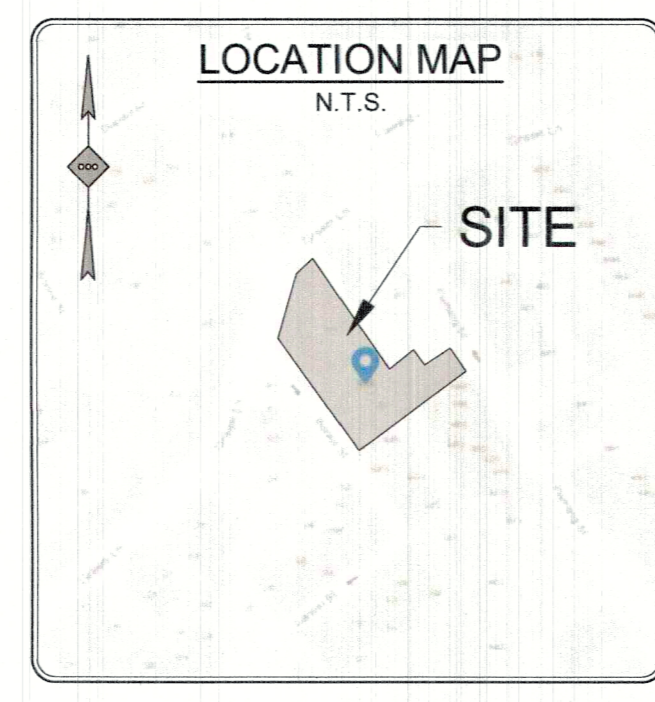
\*SUBDIVISION NOTE\*: #273 GREEN LANE (PARCEL #211175700) AND SHOWN HEREON AS PREMISES 'D' IS NOT INCLUDED AS PART OF THIS SUBDIVISION. (DENOTED BY GRAY BACKGROUND IN TABLES)

### RSA-3 (RESIDENTIAL SINGLE-FAMILY ATTACHED-3) - ZONING TABULATION

REQUIRED / ALLOWED	EXISTING PARCELS			
	267 GREEN LANE (OPA# 211175600)	PARCEL "E"	PARCEL "F"	PARCEL "G"
MIN. LOT AREA	2,250 S.F.	9,106.6	3,071.2 S.F.	2,657.4 S.F.
MIN. LOT WIDTH	25'	33.044'	33.044'	25.792'
MAX. OCCUPIED AREA	50%	(1,499 S.F.) / 16.5%	(1,129 S.F.) / 36.7%	(370 S.F.) / 14.3%
MIN. FRONT YARD	8'	0'	0'	N/A
MIN. SIDE YARD	2 / 8 each [8]9' / Corner 8'	15.1'	15.1'	N/A
MIN. REAR YARD	Single Family 15'	31.4'	31.4'	N/A
DEPTH	Other 20'	34' +/-	34' +/-	15' (SHED)
MAX. HEIGHT	38'	34' +/-	34' +/-	N/A

- ### LEGEND
- Point of Beginning
  - Charlank Fence
  - Property Line
  - Minor Contour
  - Building
  - Concrete
  - Utility Pole
  - Sign
  - Bollard
  - Water Valve
  - Gas Valve
  - Electric Meter
  - Light Pole
  - Fire Hydrant
  - Tree
  - Manhole (M.P.)
  - Landmark
  - Plumbing

- ### NOTES
- THIS PLAN IS TO BE USED FOR TITLE OR CONVEYANCE PURPOSE ONLY. PLAN MADE AS PER INSTRUCTIONS OF DEXTER STREET PARTNERS, LLC.
  - PARCEL ADDRESS: 267-73 GREEN LANE.
  - ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED. PROPERTY IS ZONED AS RSA-3 (RESIDENTIAL SINGLE-FAMILY ATTACHED-3).
  - FIELD WORK PERFORMED ON 12/05/2023.
  - ALL BOUNDARY DIMENSIONS SHOWN ON THE PLAN ARE PHILADELPHIA DISTRICT STANDARD. THE LEGAL STANDARD OF MEASURE WITHIN THE CITY OF PHILADELPHIA, PHILADELPHIA DISTRICT STANDARD DISTANCES TO BE USED FOR TITLE PURPOSES ONLY. PHYSICAL MEASUREMENTS SHOWN ARE IN UNITED STATES STANDARD MEASURE.
  - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INSURANCE REPORT AND IS SUBJECT TO THE FINDINGS THAT A VALID TITLE REPORT WOULD DISCLOSE.
  - SUBJECT PREMISES ARE NOT IN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE.
  - REGISTERED OWNERS: DEXTER STREET PARTNERS, LLC.
  - THE ADDRESSES SHOWN ON THIS PLAN ARE AS PER EXISTING DEEDS OR AS POSTED ON THE PREMISES. ADDRESSES FOR ANY NEWLY CREATED PARCELS ARE TO BE ASSIGNED BY THE OFFICE OF PROPERTY ASSESSMENT (OPA/BRT).
  - UPON THE FILING AND RECORDING OF A DEED WITH THE DEPARTMENT OF RECORDS OF THE CITY OF PHILADELPHIA, PREPARED IN ACCORDANCE WITH THIS PLAN, THE LINE SHOWN AS PROPOSED SHALL BECOME ACTUAL AND DECLARED.
  - A ZONING PERMIT IS REQUIRED FOR ANY PROPOSED CHANGES TO LOT LINES INCLUDING CONSOLIDATION OF EXISTING PARCELS.
  - PREMISES SHOWN HEREON HAS STREET FRONTAGE.
  - ELEVATIONS SHOWN ON PLAN ARE FROM CITY PLAN NO. 72. BENCHMARK: SAN MH, RIM ELEVATION = 181.04. (SEE PLAN)
  - THE INFORMATION SHOWN ON THIS PLAN IS FOR THE ULTIMATE USER NAMED HEREON AND IS NOT VALID TO ANY OTHER PARTIES. ANY ELECTRONIC REPRODUCTION OF THIS SURVEY AND PLAN IS TO BE FOR THE USE OF THE CLIENT ONLY. AQUA ECONOMICS IS NOT RESPONSIBLE FOR ANY DISCREPANCIES, WHICH MAY ARISE BY THE ELECTRONIC REPRODUCTION OF THE ORIGINAL FILE AND ANY FUTURE PARTIES UTILIZING SAID COPY DO HEREBY RELEASE AQUA ECONOMICS FROM ANY AND ALL CLAIMS FOR DAMAGES AS A RESULT OF SAID DISCREPANCIES.
  - COPYRIGHT 2024. ALL RIGHTS RESERVED. AQUA ECONOMICS NO PART OF THIS PLAN MAY BE REPRODUCED, STORED IN AN INFORMATION STORAGE AND RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM, OR BY ANY MEANS, ELECTRICAL, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE WITHOUT PRIOR WRITTEN PERMISSION OF AQUA ECONOMICS.



1391 Walton Road Blue Bell, Pa 19422  
(215)990-0678 / paul@aquaeconomics.com

### PROPOSED SUBDIVISION & SITE PLAN

267-73 GREEN LANE  
21ST WARD PHILADELPHIA PA. 19128-4809

MUNICIPALITY: PHILADELPHIA  
PHILADELPHIA COUNTY, PA

Property Owner(s)  
DEXTER STREET PARTNERS, LLC

Contact Information:  
GENERAL MANAGER: Trish Lonie  
Phone: (267)885-9875  
Email: trish@aquaeconomics.com

Contact Information:  
SURVEY PROJECT MANAGER:  
Robert Babb  
Email: robert@aquaeconomics.com

Drawn By: RB  
Checked By: PL

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

D. Babb  
Surveyor & Regulator  
District 9  
Date 9/12/2024

07/19/2024

PAUL N. LONIE  
PA PROFESSIONAL LAND SURVEYOR LIC. NO. SJ-024461-E

SCALE: AS NOTED  
PROJECT ID: 267-73 GREEN LN (SUBD-S1R2)  
SHEET: 24 x 36"  
Sheet 1 of 1