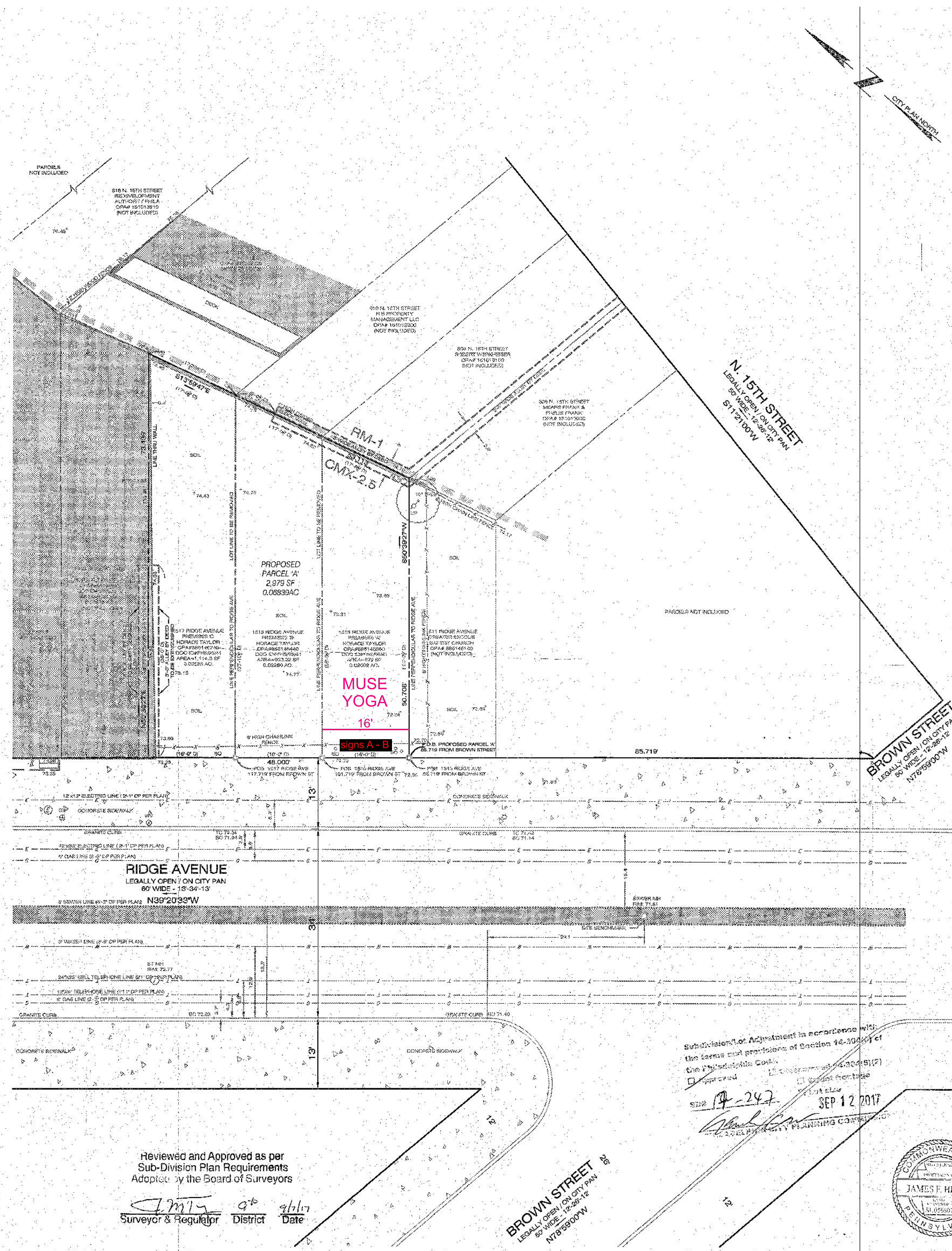




LEGEND

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

CMX-2.5 NEIGHBORHOOD COMMERCIAL MIXED-USE ZONING CRITERIA

EXISTING AND LOT DIMENSIONS	REQUIRED
Max. Occupied Area (% of lot)	Intermediate: 75 Corner: 80
YARD	
Min. Front Yard Depth	Must build to front lot line
Min. Side Yard Width (s.e.)	5' if used
Min. Rear Yard Depth	The greater of 5 ft. or 10% of lot depth
HEIGHT	
Max. Height	35'
Min. Corridor Height	25'

LOT SUMMARY

EXISTING LOTS	S.F.	AC.
1513 RIDGE AVENUE	872	0.02002
1515 RIDGE AVENUE	9322	0.02300
1517 RIDGE AVENUE	11145	0.02558

PROPOSED PARCEL

PARCEL 'A'	S.F.	AC.
	2,976	0.06800

- NOTES**
1. Boundary and Location information is based on a field survey performed by Ruggiero Plante Land Design on July 26, 2017.
 2. Boundary dimensions are identified in Philadelphia District Standard feet. Other stated dimensions are in U.S. standard feet.
 3. The change from inches to the more precise decimal expression may result in more changes in the second and third decimal places. These are not mistakes or oversights but more precise values.
 4. The elevations for this plan are based on City Plan 883 datum. The benchmark is the first of a series of benchmarks in Ridge Avenue having an elevation of 71.81, as shown herein.
 5. The bearings shown herein are referenced from Plan of Property made by John P. Parkinson, SR of 9th Survey District, dated January 14, 2011.
 6. PERA PERM map #2073701810 map dated January 17, 2007 designates the site as Zone X, areas outside the 500' x 100' footprint.
 7. Some of the improvements such as buildings, curbing, and parking have been taken from aerial photographs, other plans and from public GIS sources.
 8. Only above ground visible improvements have been located. The location of the underground utilities must be field verified by contractor before commencement of any construction.
 9. The property is identified as within the Commercial Mixed-use (CMX-2.5) Zoning District.
 10. Attention is called to the zoning requirements in the City of Philadelphia Code as amended.
 11. A zoning permit is required for any proposed changes to lot lines, including consolidation of existing parcels.

SOURCE OF TITLE

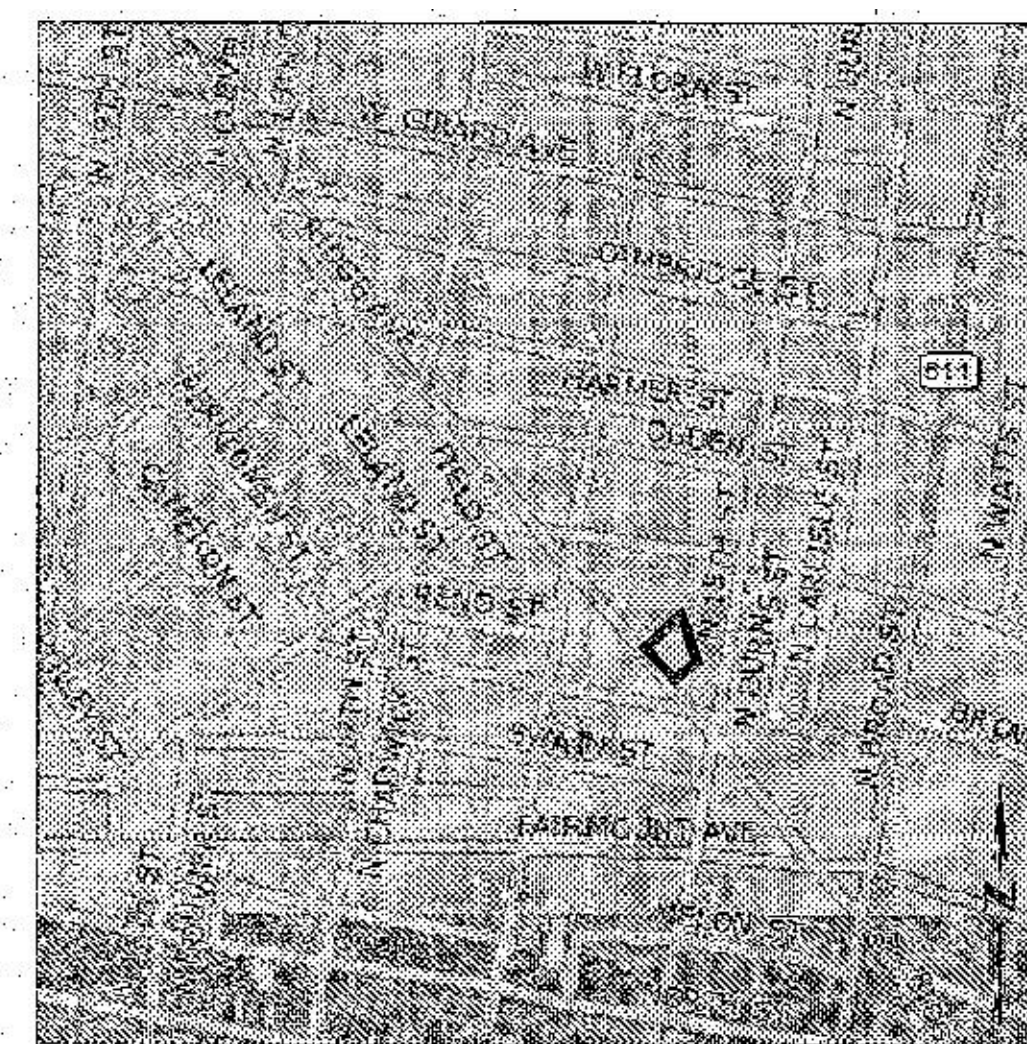
1513-1517 RIDGE AVENUE

Deed from Liberty P&H, INC. to Ruggiero Plante Land Design, dated February 22, 1988 and being recorded in the City of Philadelphia at March 11, 1988 as document #7185541.

APPROVED *8/5/2017* *DATE 9/28/17*

WITH THESE PLANS, CONTRACTORS AND OTHERS SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES, SEWER AND WATER LINES BEFORE COMMENCING CONSTRUCTION. SEE SHEET 1 FOR THE LIST OF LOCAL UTILITIES.

- REFERENCE PLAN & DOCUMENTS**
1. CITY PLAN 883.
 2. PLAN OF PROPERTY MADE BY BEN N. JOSEPH, SR OF 8RD SURVEY DISTRICT, DATED JANUARY 23, 1964.
 3. PLAN OF PROPERTY MADE BY FRED L. KUBACH, SR OF 8RD SURVEY DISTRICT, DATED JUNE 20, 1974.
 4. PLAN OF PROPERTY MADE BY BEN N. JOSEPH, SR OF 8RD SURVEY DISTRICT, DATED FEBRUARY 17, 1985.
 5. PLAN OF PROPERTY MADE BY JOHN P. PARKINSON, SR OF 9TH SURVEY DISTRICT, DATED JANUARY 14, 2011.
- JAMES F. HENRY, PLS**
PA Registered Professional Land Surveyor
No. SU-056807



LOCATION MAP
SCALE 1"=500'

UTILITY OWNERS

DATE CONTACTED: July 20, 2017
SERIAL NUMBER: 20172010733-000

COMPANY: COMCAST
ADDRESS: 4400 WYOMING AVE
PHILADELPHIA, PA 19140
CONTACT: ROBERT HARVEY
EMAIL: rharvey@comcast.com

COMPANY: PECO ENERGY CO. USG
ADDRESS: 490 S HENDERSON RD, SUITE B
KING OF PRUSSIA, PA 19406
CONTACT: NAKKA SIMPSON
EMAIL: nakka@pecoenergy.com

COMPANY: PHILADELPHIA CITY WATER DEPARTMENT
ADDRESS: 1101 MARKET STREET, 2ND FLOOR, AVA TOWER
PHILADELPHIA, PA 19107
CONTACT: BRIC FOMERT
EMAIL: bric.fomert@phila.gov

COMPANY: PHILADELPHIA CITY DEPARTMENT OF STREETS
ADDRESS: 1491 SPRING RD, ROOM 540 M2B
PHILADELPHIA, PA 19102
CONTACT: PAT O'CONNELL
EMAIL: pat.oconnell@phila.gov

COMPANY: PHILADELPHIA GAS WORKS
ADDRESS: 800 W MONTGOMERY AVE
PHILADELPHIA, PA 19122
CONTACT: MICHAEL PARZENBERG
EMAIL: michael.parzenberg@pgworks.com

COMPANY: SOUTHEASTERN PA TRANSPORTATION AUTHORITY
ADDRESS: 1234 MARKET ST, 12TH FL
PHILADELPHIA, PA 19107
CONTACT: DAVID MONTYDAS
EMAIL: david.montydas@septa.org

COMPANY: VERIZON PENNSYLVANIA, LLC
ADDRESS: 16 MONTGOMERY AVENUE, FLOOR 2
PITTSBURGH, PA 15210
CONTACT: DEBORAH BARUM
EMAIL: deborah.barum@verizon.com

OWNER OF RECORD
1513-1517 RIDGE AVE
HORACE TAYLOR
2517 W. FLITCHER STREET
PHILADELPHIA, PA 19122

REVISIONS

NO.	DESCRIPTION	DATE

1513-1517 RIDGE AVENUE

Philadelphia, PA 19130
15 Ward - OPA#885146360, #885146440
#885146740

prepared for:
Michael A. Stimm
Stamm Development Group
PO Box 30477
Philadelphia, PA, 19103 646-823-3873

Ruggiero Plante Land Design
4220 Main Street Philadelphia, PA 19127
phone 215.508.3300 fax 215.508.3900 www.ruggieroplantedesign.com

Plan Date: September 6, 2017 Scale: 1" = 10'-0"

Sheet Title: PROPOSED LOT CONSOLIDATION PLAN
Sheet 1 of 1

KC SIGN & Awnings

PROJECT NAME

Muse Yoga

PLAN NUMBER

Z-01

PROJECT ADDRESS

1513 Ridge Avenue
Philadelphia, PA 19130

DATE

10/7/21





Existing site conditions

KC SIGN & Awnings

PROJECT NAME	PLAN NUMBER
Muse Yoga	Z-03
PROJECT ADDRESS	DATE
1513 Ridge Avenue Philadelphia, PA 19130	10/7/21

