



TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CC	3	CERCIS CANADENSIS	EASTERN REDBUD	2.2 1/2" CAL.	B&B
GTIK	5	GLEDITSIA TRICANTHOS INERMIS	SKYCOLE	SKYLINE THORNLESS HONEY LOCUST	2.5" CAL.

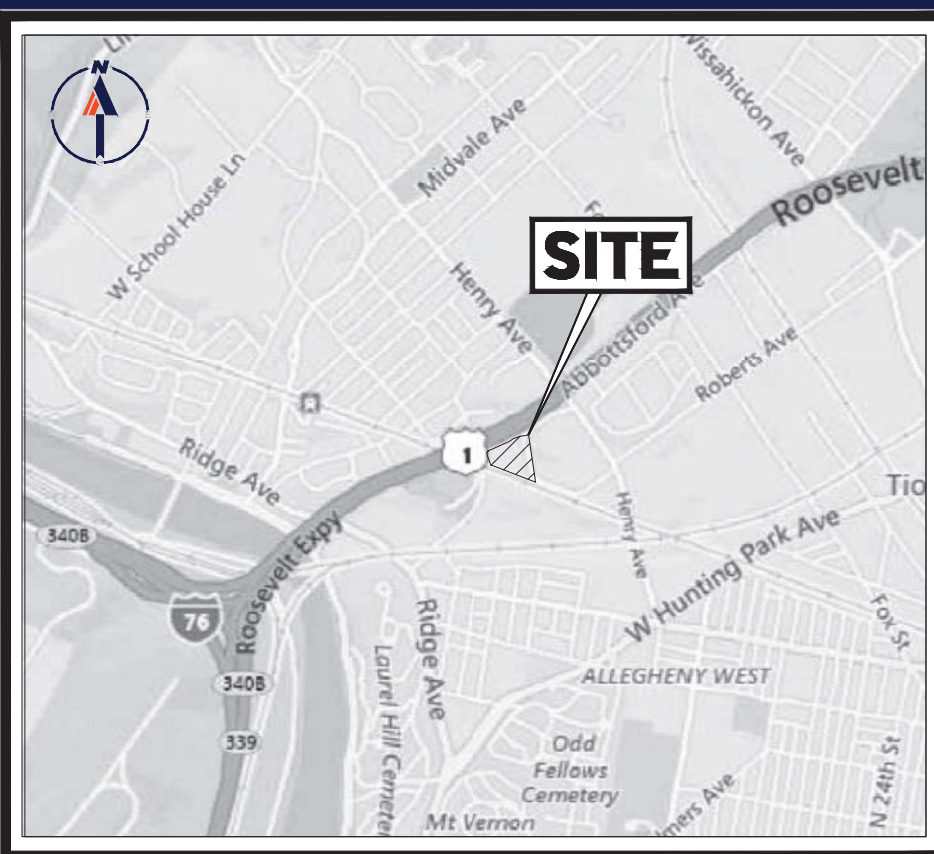
  

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
IGS	6	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	24-30"	CONTAINER
JCHC	9	JUNIPERUS CHINENSIS 'HETZLI COLUMNARIS'	COLUMNAR HETZLI JUNIPER	5 MIN.	B&B
JHMB	5	JUNIPERUS HORIZONTALIS 'MONBER'	ICEE BLUE JUNIPER	15-18" SPRD	CONTAINER
PXOL	5	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN CHERRY LAUREL	24-30"	CONTAINER

**GENERAL NOTES:**

- THIS PLAN IS INTENDED TO SHOW LANDSCAPE INTENT FOR ZONING PURPOSES ONLY. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION.
- ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN UNLESS OTHERWISE NOTED.

DISTRICT NAME	RM-1 (RESIDENTIAL MULTI-FAMILY)	REQUIRED	PROPOSED
DIMENSIONAL STANDARDS			
MIN. LOT WIDTH (FT.)	16'	123.99'	
MIN. LOT AREA (SF)	1,440 [1]	147,433	
MIN. OPEN AREA (% OF LOT)	CORNER (20% [2])	41.0%	
MIN. FRONT YARD DEPTH (FT.)	SCOTT'S LANE ROOSEVELT EXPRESSWAY	0' [6] 0' [8]	0' 30.4'
MIN. SIDE YARD WIDTH, EACH (FT.)	MULTIFAMILY DETACHED CORNER:	8'	10.0'
MIN. REAR YARD DEPTH (FT.)		9' [9]	11.0'
MIN. REAR YARD AREA (SF)		144 SF [9]	2,977 SF
MAX. HEIGHT (FT.)		38' [5]	38'
MAX. FAR (%)	NO LIMIT	150.3% (221,523 SF)	



**LOCATION MAP**  
SCALE: 1" = 1,000'  
SOURCE: GOOGLE MAPS

**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

**ENTITLED:** 'BOUNDARY & TOPOGRAPHIC SURVEY PLAN' 349 SCOTT'S LANE

**OWNER:** SDG 349 SCOTT'S LANE, LLC 1835 MARKET STREET, SUITE #625 PHILADELPHIA, PA 19103

**DATE:** 07/13/2011

**3) A SITE DATA:** 349 SCOTT'S LANE PHILADELPHIA, PA 19129 BRT # 88550000

**B. ZONED:** RM-1 - RESIDENTIAL MULTI-FAMILY - 1

**4) EXISTING USE:** PARKING LOT

**PROPOSED USE:** MULTI-FAMILY (220 RESIDENTIAL UNITS)

**5) PARKING REQUIREMENTS (S14-802.1):** REQUIRED PARKING: 0 (ZERO) - RM-1 ZONE

**PROVIDED PARKING TOTALS:** 221 PARKING SPACES

149 GARAGE PARKING SPACES  
7 PARALLEL PARKING SPACES  
9 ADA PARKING SPACES  
9 ELECTRIC VEHICLE SPACES  
49 COMPACT CAR SPACES (23%)

**BUILDING A:** 25 GARAGE PARKING SPACES  
1 ADA PARKING SPACES  
3 ELECTRIC VEHICLE SPACES  
7 COMPACT CAR SPACES

**BUILDING B:** 44 GARAGE PARKING SPACES  
2 ADA PARKING SPACES  
3 ELECTRIC VEHICLE SPACES  
7 COMPACT CAR SPACES

**BUILDING C:** 22 GARAGE PARKING SPACES  
1 ADA SPACE  
3 ELECTRIC VEHICLE SPACES  
9 COMPACT CAR SPACES

**BUILDING D:** 58 GARAGE PARKING SPACES  
3 ADA SPACES  
18 COMPACT CAR SPACES  
3 ELECTRIC VEHICLE SPACES

**SURFACE PARKING:** 72 PARKING SPACES  
2 ADA PARKING SPACES  
8 COMPACT CAR SPACES  
7 PARALLEL PARKING SPACES

**6) BICYCLE PARKING REQUIREMENTS:** REQUIRED PARKING: 1 EVERY 3 MULTI-FAMILY DWELLING UNITS (CLASS 1A) = 1/3 \* 220 UNITS = 74 SPACES REQUIRED

**TOTAL BICYCLE PARKING PROVIDED:** 83 SPACES  
BUILDING A: 13 SPACES  
BUILDING B: 35 SPACES  
BUILDING C: 11 SPACES  
BUILDING D: 24 SPACES

**7) BOHLER ENGINEERING BUSINESS PRIVILEGE NUMBER IS 650139.**

**8) ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF PHILADELPHIA AND PHILADELPHIA WATER AND SEWER DEPARTMENT, AND ZONING REQUIREMENTS IN THE PHILADELPHIA CODE.**

**9) ELEVATIONS ARE BASED ON CITY OF PHILADELPHIA DATUM. LOT DIMENSIONS & EASEMENT DIMENSIONS ARE BASED ON PHILADELPHIA DISTRICT STANDARDS UNLESS OTHERWISE NOTED.**

**10) STORMWATER SHALL CONNECT TO THE EXISTING CITY DRAINAGE SYSTEM.**

**11) ALL PLANTINGS SHALL BE IN ACCORDANCE WITH P.C.P.C. GUIDELINES.**

**12) ELEVATIONS OF PROPOSED CONCRETE CURB IN RIGHT OF WAY TO BE DETERMINED BY THE CITY SURVEY DISTRICT. FACE OF CURB TO MATCH EXISTING CURB ELEVATION OF PAVEMENT.**

**13) DEVELOPMENT TO BE SERVICED BY PUBLIC WATER AND SEWER IN ACCORDANCE WITH CITY OF PHILADELPHIA REQUIREMENTS.**

**14) PLAN PREPARED AS PER INSTRUCTIONS OF OWNER.**

**15) TRASH PICKUP WILL BE VIA PRIVATE HAULER.**

**16) BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS LOCATED IN NO SPECIAL FLOOD HAZARD ZONE.**

**17) SCOTT'S LANE IS CLASSIFIED AS CITY NEIGHBORHOOD STREET.**

**18) ALL CURB RADI SHALL BE 5.0 FEET UNLESS OTHERWISE NOTED.**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

**PROJECT No.:** PP203031  
**DRAWN BY:** BM  
**CHECKED BY:** KRT  
**DATE:** 04/13/2020  
**CAD ID:** PP203031-TB-REV0

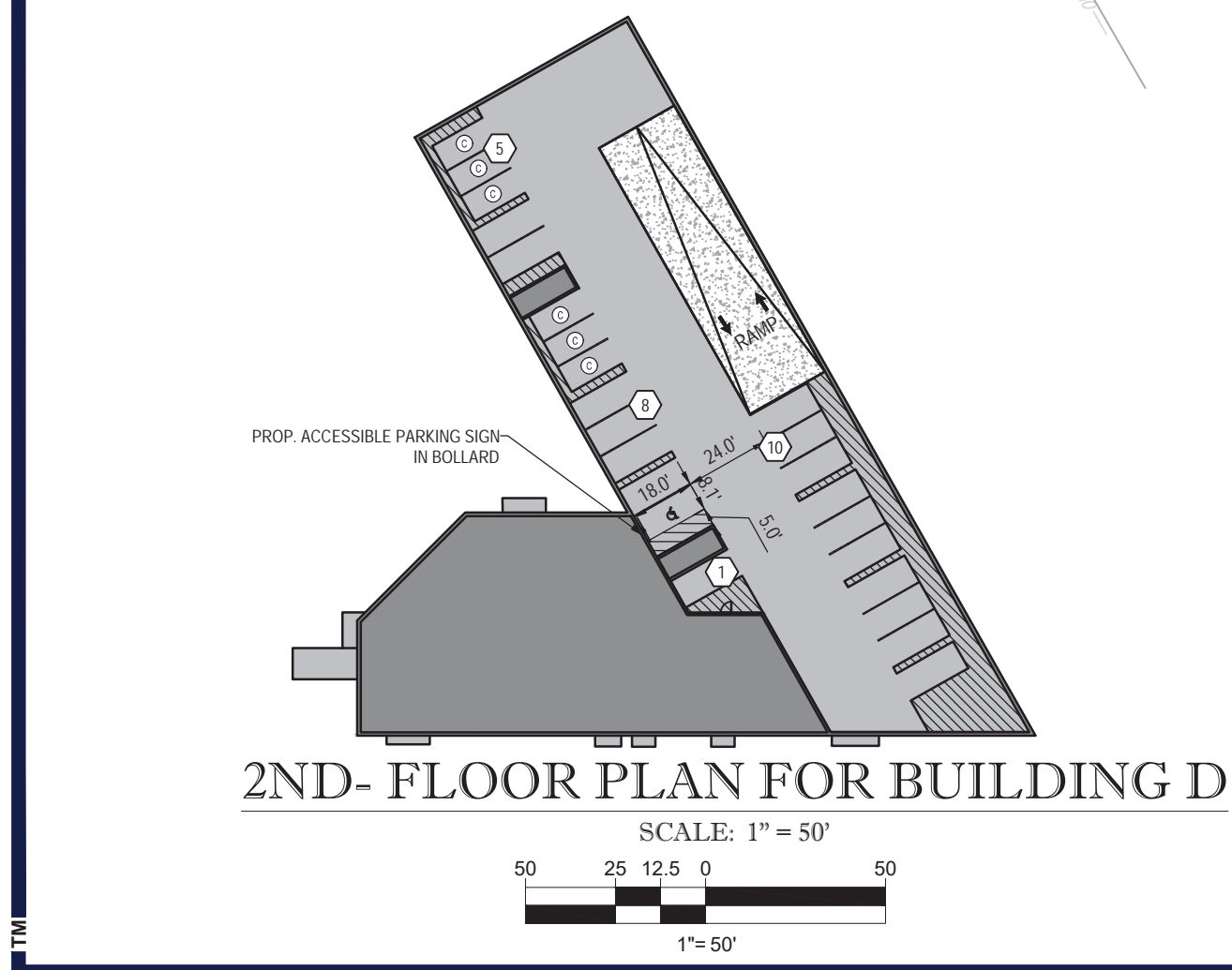
**ZONING PLAN**

**PROPOSED RESIDENTIAL DEVELOPMENT**  
349 SCOTT'S LANE  
PHILADELPHIA, PA 19129

**BOHLER**  
1515 MARKET STREET, SUITE 920  
PHILADELPHIA, PA 19102  
Phone: (267) 402-3400  
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**K.P. TATLOW**  
PROFESSIONAL ENGINEER  
PENNSYLVANIA LICENSE NO. 100888

**SHEET TITLE:** ZONING SITE PLAN  
**SHEET NUMBER:** 1  
**ORG. DATE:** 04/13/2020



SECTION	REQUIREMENT	CALCULATIONS (REQUIRED / PROVIDED)	COMPLIANCE
14-705(2)(c), (2)(a)	STREET TREES SHALL BE PROVIDED AT AN INTERVAL OF AT LEAST ONE TREE PER 35 LF. TREES MAY BE PLACED AT REGULAR OR IRREGULAR INTERVALS SO LONG AS 15 FEET OF SPACE IS PROVIDED BETWEEN TRUNKS.	LENGTH ALONG SCOTT'S LANE = 117± LF (EXCLUDING DRIVEWAY WIDTH) REQUIRED: 117 / 35 = 3.3 OR 3 STREET TREES PROVIDED: 3 CC (3 STREET TREES)	COMPLIES
14-803(5)(c), (1)	PERIMETER SCREENING FROM ADJUTING RESIDENTIAL DISTRICT	ALONG EAST PROPERTY LINE ADJACENT TO RESIDENTIAL: EXISTING VEGETATION TO REMAIN SUPPLEMENTED WITH EVERGREEN SHRUBS	COMPLIES
14-803(5)(c), (1)	PARKING LOT SCREENING SHALL BE PROVIDED AT A DEPTH OF NO LESS THAN 5 FEET OR AT LEAST EQUAL TO THE REQUIRED SETBACK, WHICHEVER IS GREATER.	PARKING LENGTH ALONG SCOTT'S LANE = 26± LF REQUIRED: 26 / 35 = 0.7 OR 1 STREET TREE PROVIDED: TREES PROVIDED FOR STREET TREE REQUIREMENT ARE USED TO SATISFY THIS REQUIREMENT.	COMPLIES
(a)	TREES MUST BE PROVIDED AT A RATE OF ONE TREE PER 35 FEET OF FRONTAGE		
(b)	SHRUBS SHALL BE PLANTED AT AN INTERVAL OF THREE SHRUBS PER 25 FEET OF FRONTAGE AND MUST HAVE A MATURE HEIGHT OF AT LEAST TWO FEET.	PARKING LENGTH ALONG SCOTT'S LANE = 26± LF REQUIRED: (26 / 25) x 3 = 3.1 OR 3 SHRUBS PROVIDED: 8 IGS, 5 PXOL (13 SHRUBS)	COMPLIES
14-803(5)(c), (5)	ONE TREE SHALL BE PLANTED PER 300 SF OF INTERIOR LANDSCAPE AREA. A MINIMUM OF 30% OF THE REQUIRED TREES SHALL INCLUDE DECIDUOUS SHADE TREES.	REQUIRED PARKING LOT LANDSCAPE AREA: 1,598± SF REQUIRED: 1,598 / 300 = 5.3 OR 5 TREES PROVIDED: 5 GTIK (5 TREES)	COMPLIES

LEGEND		
PROPOSED BUILDING GROUND LEVEL	CONCRETE CURB	EXISTING DRAINAGE INLET
PROPOSED BUILDING ABOVE	PROPOSED CONCRETE CURB	EXISTING STORM/SANITARY MANHOLE
PROPERTY LINE	PROPOSED SIGN	EXISTING WATER/GAS VALVES
R.O.W. LINE	PROPOSED BOLLARD	TYPICAL (TYP.)
EASEMENT LINE	PARKING COUNT	CATCH BASIN OR INLET
PROPERTY SETBACK	PROPOSED ELECTRIC CAR PARKING	EXISTING DEPRESSED CURB
PROPOSED CONCRETE PAVEMENT	PROPOSED COMPACT CAR PARKING	SOLID WHITE LINE
PROPOSED LANDSCAPE	ACCESSIBLE SYMBOL	DASHED WHITE LINE
ZONE LINE LIMIT	PROPOSED TREE	LANDSCAPE AREA
	PROPOSED DOOR	EXISTING FENCE
	EXISTING FIRE HYDRANT	EXISTING UTILITY POLE
	UTILITY POLE W/ LIGHT	

R:\00PP203031\DRAWINGS\PLAN SET\LAND DEVELOPMENT\REVISION: 1PP203031-BA03-1-LAYOUT-Z-01-ZONING PLAN