

Zoning Permit

Permit Number ZP-2023-006957

LOCATION OF WORK 101 MARKET ST, Philadelphia, PA 19106-2222	PERMIT FEE \$1,978.00	DATE ISSUED 8/29/2023
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX3	

PERMIT HOLDER PATRIOT PARKING ON 22ND S	2215 WALNUT ST C/O PATRIOT PARKING INC PHILADELPHIA PA 19103
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OWNER CONTACT 1 Richard Zeghibe	2215 Walnut St, Philadelphia PA 19103
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OWNER CONTACT 2	
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF A DETACHED STRUCTURE WITH BALCONIES, ROOF DECK AND ROOF DECK ACCESS STRUCTURE. SIZE AND LOCATION AS SHOWN IN PLAN.
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APPROVED USE(S) Parking, Non-Accessory - Surface Parking; Residential - Household Living - Multi-Family
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THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)
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CONDITIONS AND LIMITATIONS:

- Permits, including Zoning Permits **not** involving development, shall expire if the authorized work or Use is not commenced within, or if work is suspended or abandoned for period of, **six (6) months from the date of issuance** with the following exceptions:
 - 30-days or 10-days** for Permits related to Unsafe or Imminently Dangerous properties respectively.
 - 3-years** from issuance or date of decision by ZBA for Zoning Permits involving development.
 - 60-days** for Plumbing, Electrical or Fire Suppression Rough-In Approvals.
 - Any Permit issued for construction or demolition is valid for no more than **five (5) years**.
- All provisions of the Philadelphia Code must be complied with, whether specified herein or not. This permit does NOT constitute approval of any Violation of such Code.
- The issuance of this CO/permit does not affirm that the subject property is federally compliant with the Americans with Disabilities Act. Owner remains responsible for ensuring property complies with all local, state and federal requirements.

Zoning Permit

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

101 MARKET ST, Philadelphia, PA 19106-2222

ADDITIONAL USE DETAILS

See front side for specific use(s) associated with this permit

FOR USE AS THIRTY FIVE (35) DWELLING UNITS, TWELVE (12) CLASS 1A BICYCLE SPACES, AND FOR A REDUCTION OF NON-ACCESSORY SURFACE PARKING SPACES FROM 42 TO 22 FOR CONTINUED USE AS PREVIOUSLY APPROVED.

This permit is subject to the following specific conditions.

CONDITIONS

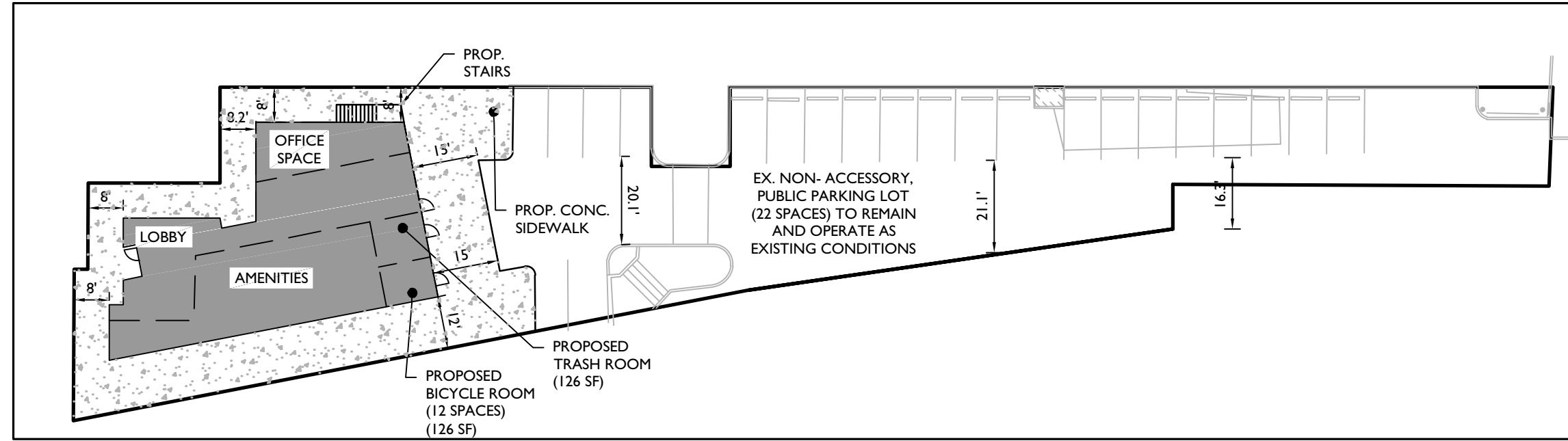
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

Changes of use shall be valid for a period of six months unless an application for a Certificate of Occupancy is submitted for that use within such period.

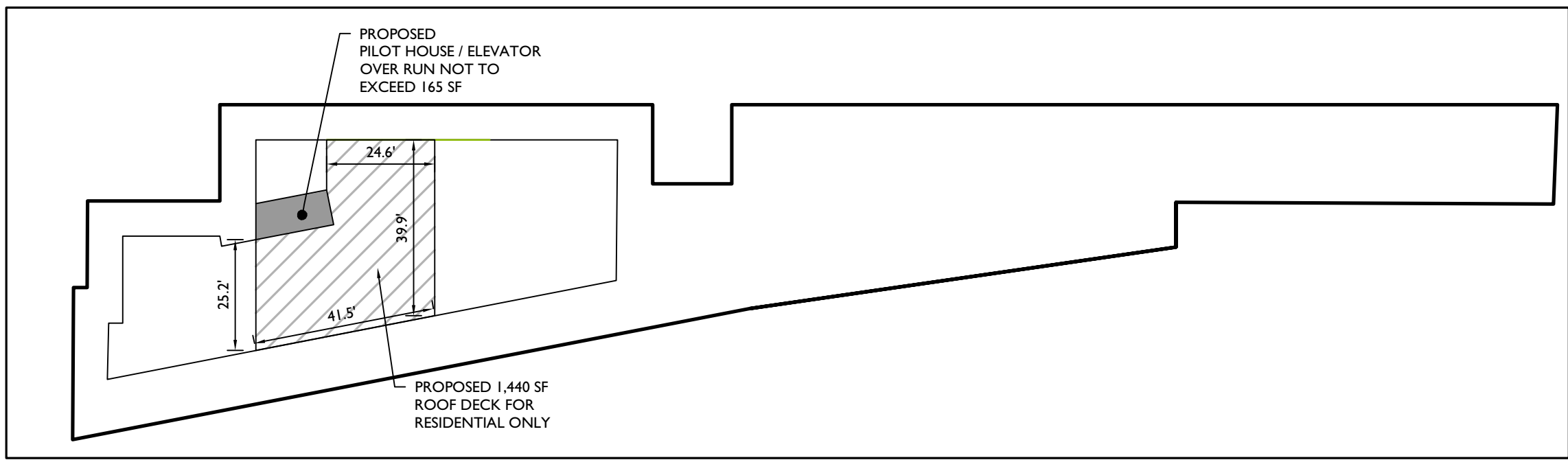
See § 14-303 of the Philadelphia Zoning Code for more information.



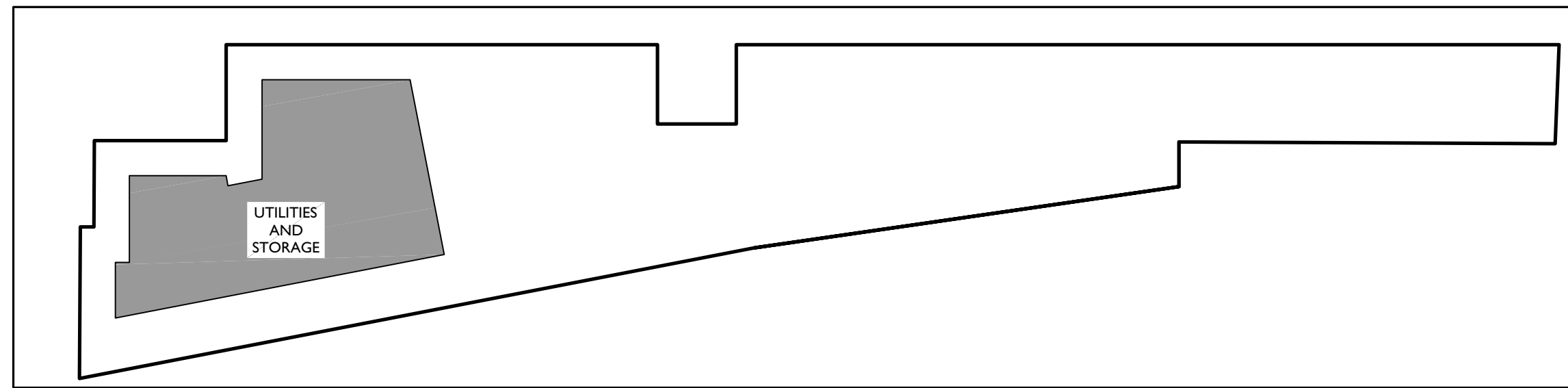
Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements due within 60 days of permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of permit issuance.



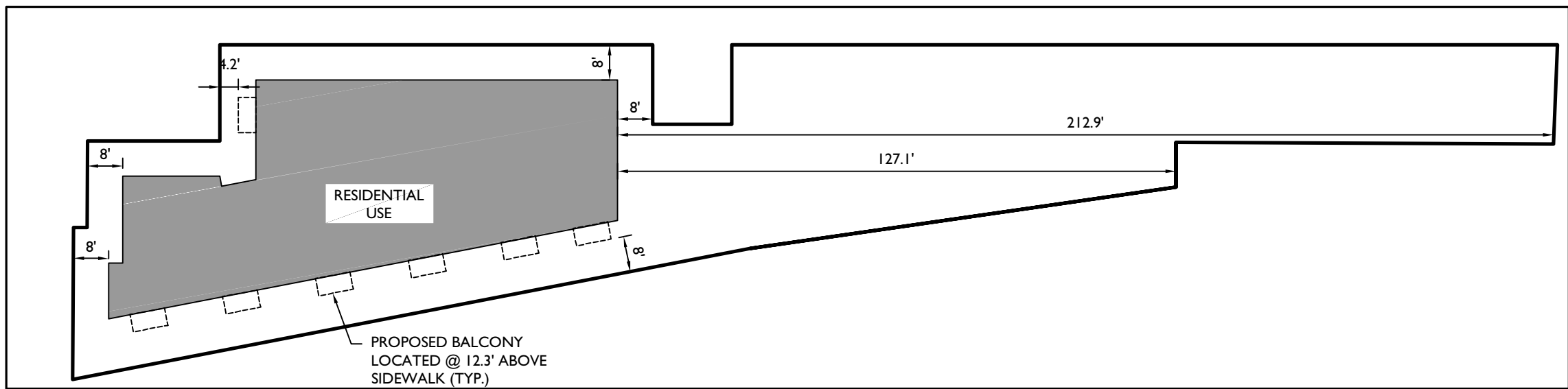
FIRST FLOOR PLATE
SCALE 1"=30'



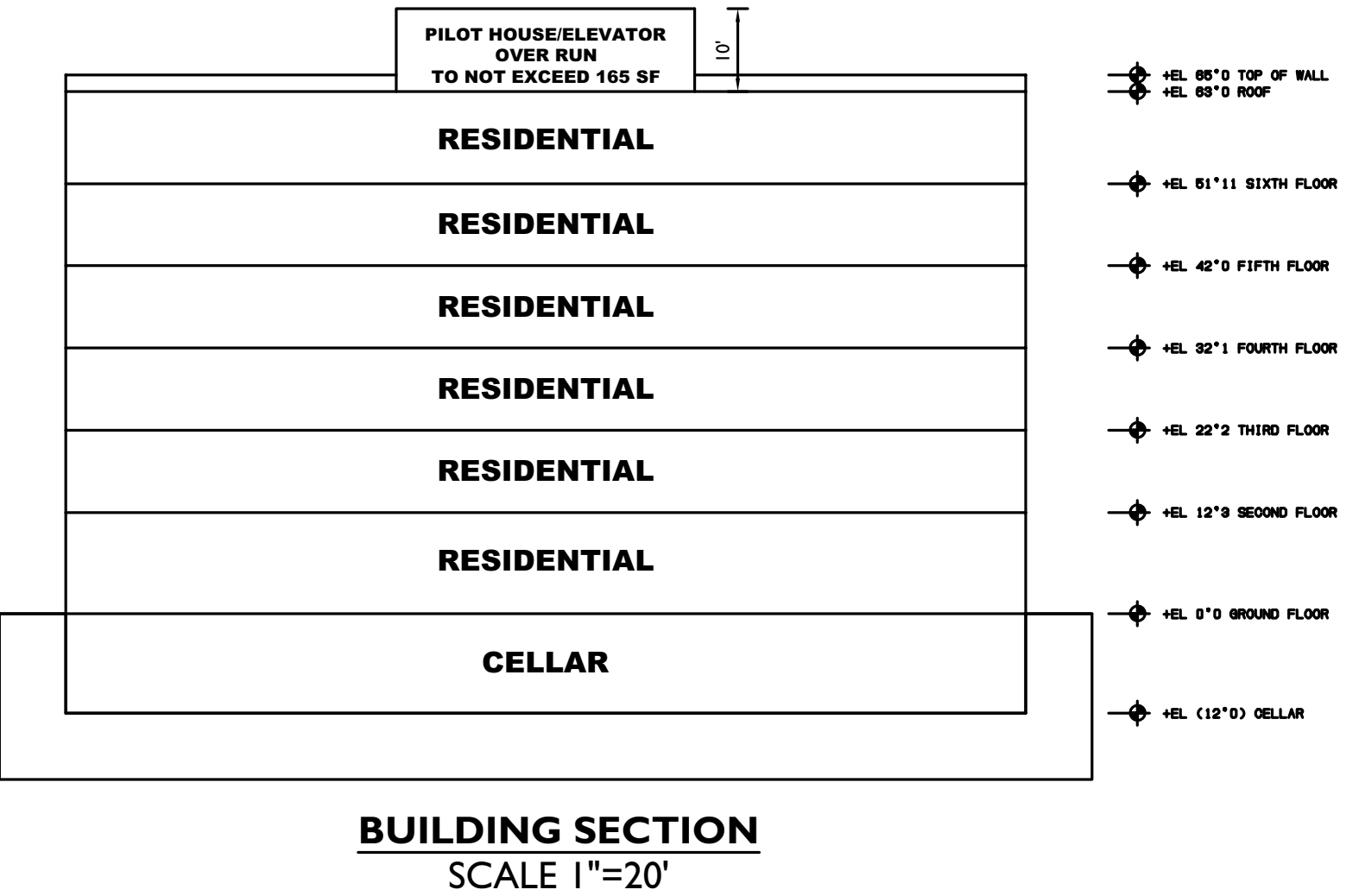
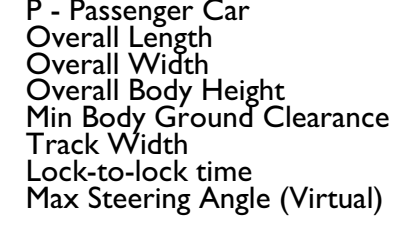
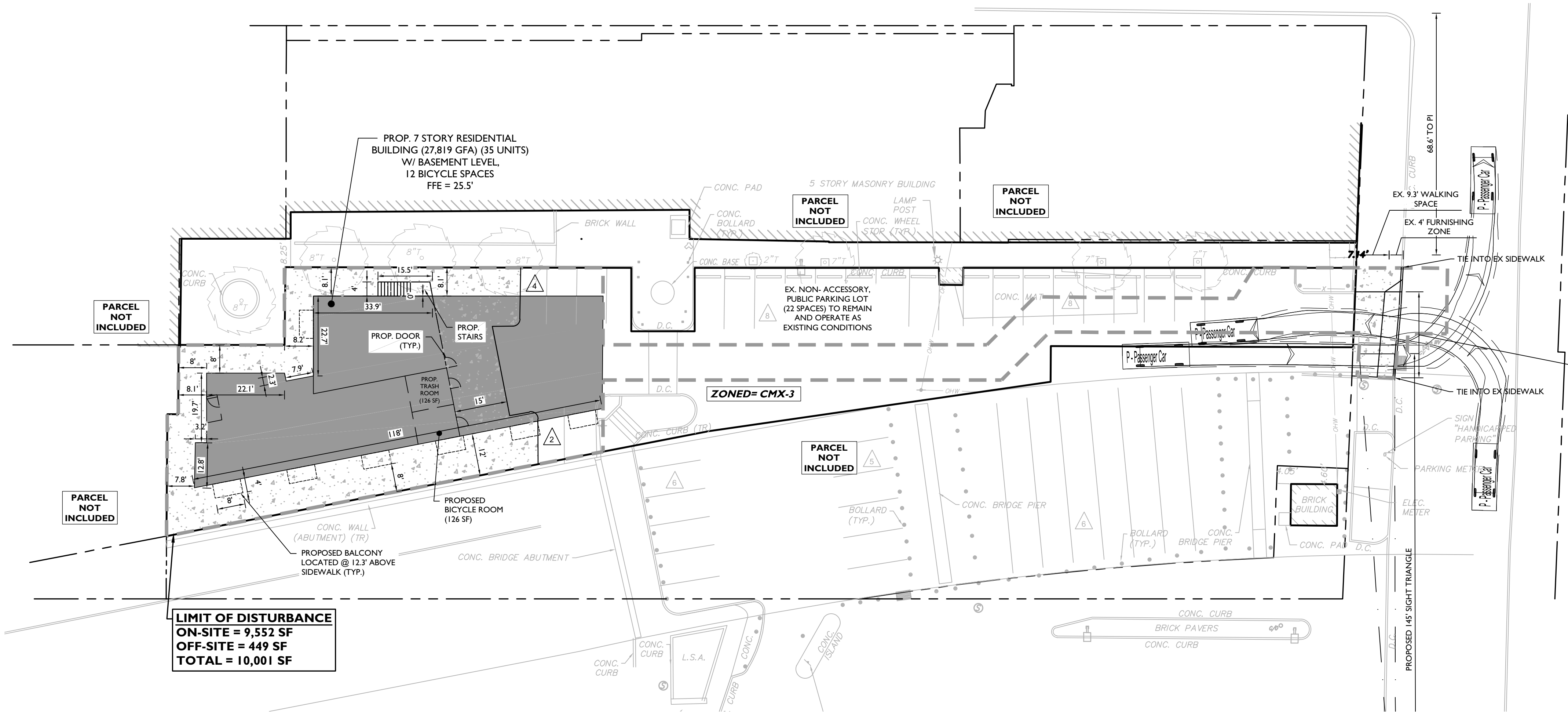
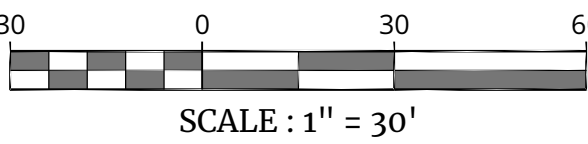
ROOF PLATE
SCALE 1"=30'



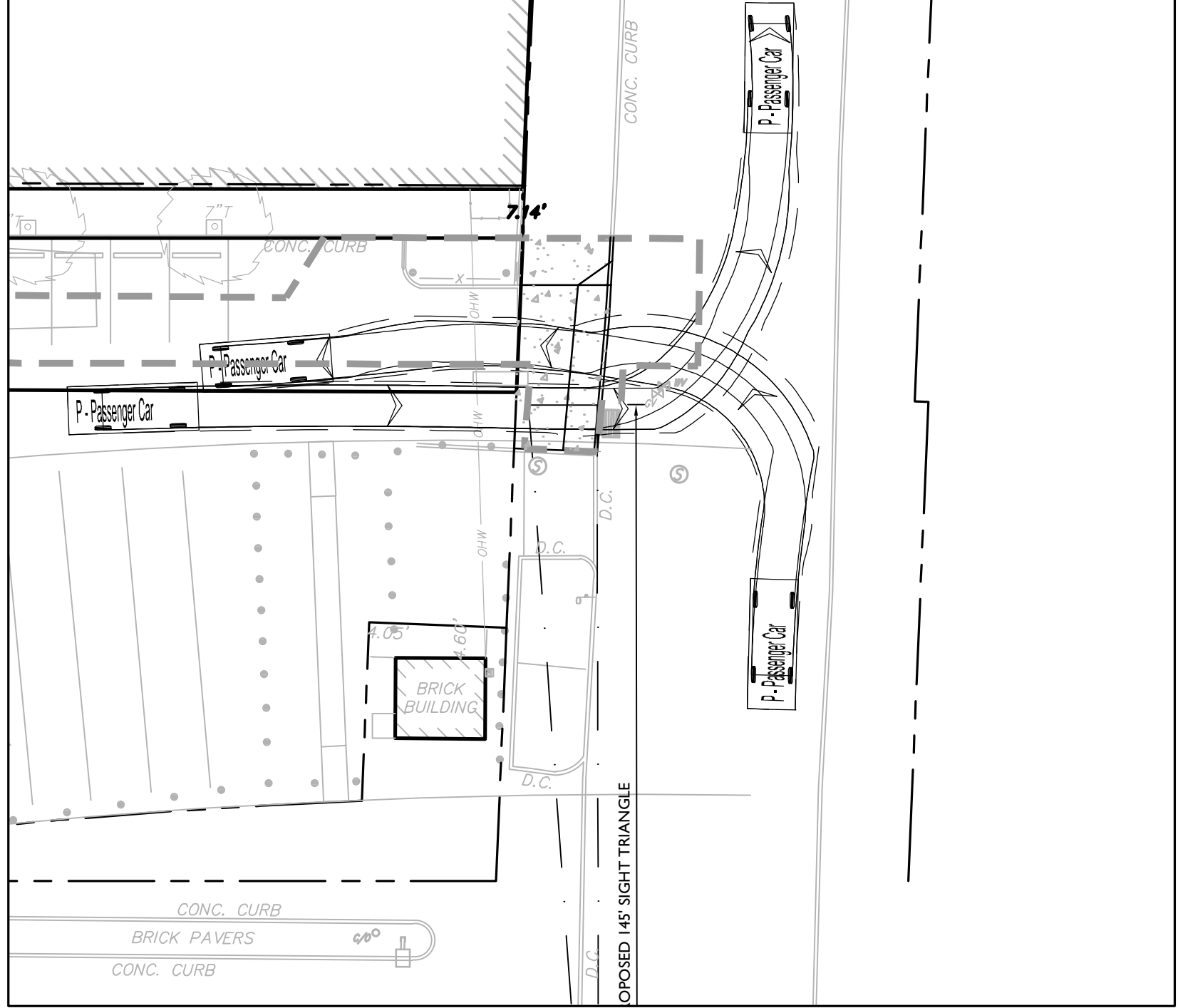
CELLAR FLOOR PLATE
SCALE 1"=30'



SECOND THROUGH SIXTH FLOOR PLATE
SCALE 1"=30'



BUILDING SECTION
SCALE 1"=20'



VEHICLE CIRCULATION EXHIBIT
SCALE 1"=30'

LANDSCAPE AND TREES

ON-SITE & PARKING LOT

APPROVED WAIVED IN-LIEU FEE \$ 6,000

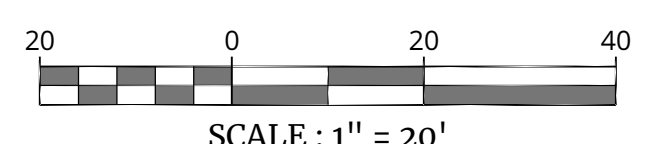
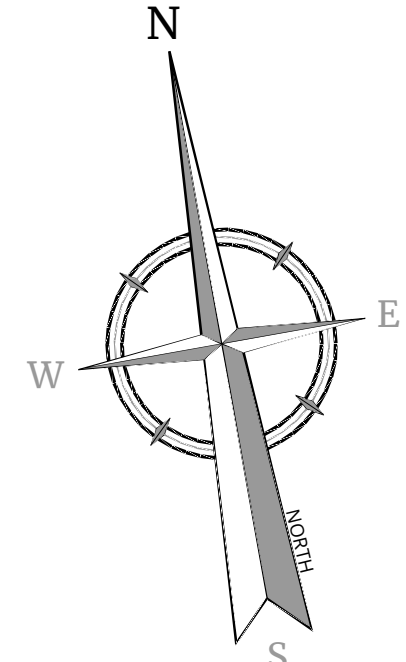
APPLIED ELECTRONICALLY BY: AARON HOLLY August 28, 2023

LEDGER NO.: E-4760

Philadelphia City Planning Commission

ABBREVIATIONS

P.D.S. = PHILADELPHIA DISTRICT STANDARD	L.P. = LIGHT POLE
U.S.S. = UNITED STATES STANDARD	T.B.R. = TO BE REMOVED
F.F. = FINISH FLOOR	M.H. = MANHOLE
U.V. = UNKNOWN VALVE	B.O.L. = BOLLARD
DEP. = DEPRESSED	GR. = GRATE
C.L. = CENTER LINE	T.R. = TO REMAIN
D.C. = DEPRESSED CURB	T.W. = TOP OF WALL
B.C. = BOTTOM OF CURB	B.W. = BOTTOM OF WALL
T.C. = TOP OF CURB	C.P. = CITY PLAN
U.P. = UTILITY POLE	V. = VAN ACCESSIBLE



GENERAL NOTES:

- THIS PLAN REFERENCES:
 - A SURVEY PREPARED BY: CONTROL POINT ASSOCIATES, INC. NEW BRITAIN CORPORATE CENTER 1400 HANCOCK DRIVE, SUITE 210 CHALFONT, PA 18914
- OWNER/APPLICANT: PATRIOT PARKING ON 22ND S CO PATRIOT PARKING INC 2215 WALNUT ST PHILADELPHIA, PA 19103
- PROJECT LOCATION: 101 MARKET STREET PHILADELPHIA, PA 19106
- ZONING DISTRICT: CMX-3 (COMMUNITY COMMERCIAL MIXED-USE) OVERLAY DISTRICTS (10):
 - CTR CENTER CITY OVERLAY DISTRICT - CENTER CITY COMMERCIAL DISTRICT CONTROL AREA
 - CTR CENTER CITY OVERLAY DISTRICT - MARKET STREET AREA EAST
 - CTR CENTER CITY OVERLAY DISTRICT - OLD CITY RESIDENTIAL CENTRAL
 - CTR CENTER CITY OVERLAY DISTRICT - PARKING GARAGE GROUND FLOOR USE CONTROL AREA
 - CTR CENTER CITY OVERLAY DISTRICT - CENTER CITY RESIDENTIAL DISTRICT CONTROL AREA
 - CTR CENTER CITY OVERLAY DISTRICT - OLD CITY RESIDENTIAL AREA
 - CTR CENTER CITY OVERLAY DISTRICT - MARKET STREET AREA - CORE
 - CTR CENTER CITY OVERLAY DISTRICT - MARKET STREET AREA
 - CENTER CITY OVERLAY DISTRICT - OLD CITY RESIDENTIAL SUPPLEMENTAL USE CONTROLS
 - CTR CENTER CITY OVERLAY DISTRICT - CENTER CITY COMMERCIAL AREA
- EXISTING USES: PER PARKING LICENSE NO. 485185, 100 SPACES CURRENTLY EXIST ACROSS PREMISES A AND PREMISES B (PREMISES B NOT INCLUDED IN THIS APPLICATION). PREMISES A CURRENTLY HAS 42 SPACES AND WILL BE REDUCED TO 22 SPACES. NO CHANGE PROPOSED TO PREMISES B.
- PROPOSED USES: MULTI-FAMILY RESIDENTIAL DEVELOPMENT (25 UNITS), OFFICE SPACE (614 SF), ROOF DECK (1,440 SF) & EX. NON-ACCESSORY PUBLIC PARKING LOT (22 SPACES) TO REMAIN

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (SF)	N/A	14,084 SF (13,964 SF U.S.S.)	NO CHANGE
MAX. OCCUPIED AREA (%)	75%	0% / (0 SF)	31% (4,333.3 SF)
MIN. FRONT YARD BUILDING SETBACK (FT)	N/A	N/A	212.9 FT
MIN. SIDE YARD BUILDING SETBACK (FT)	N/A	8 FT, IF USED FOR BUILDINGS CONTAINING DWELLING UNITS	6.8 FT & 8 FT
MIN. REAR YARD BUILDING SETBACK (FT)	N/A	N/A	42 FT & 8 FT
MAX. HEIGHT (FT)	65 FT	0 FT	65 FT
MAX. FLOOR AREA RATIO (FAR) (%)	500% (70,420 SF)	0% (0 SF)	179.6% (27,819 SF)
PARKING AND LOADING			
MIN. PARKING SPACES	N/A [1]	42 SPACES	22 SPACES [2]
MIN. ADA ACCESSIBLE SPACES	N/A	N/A	N/A
TOTAL:			22 SPACES [2]

[1] NO REQUIRED AS PER 14-502(6)(N) OVERLAY			
[2] EX. NON ACCESSORY PARKING TO REMAIN AND OPERATE AS EXISTING			
MIN. LOADING SPACES	0 SPACES (27,819 SF GFA)	0 SPACES	0 SPACES
MIN. LOADING SPACE SIZE	N/A	N/A	N/A
MIN. BICYCLE SPACES			
MULTI-FAMILY	12 SPACES (35 * 1/3 UNITS)	0 SPACES	12 SPACES [3]
[3] 12 SPACES LOCATED AT THE FIRST LEVEL			
INTERIOR LANDSCAPE REQUIREMENTS			
LANDSCAPE PERCENTAGE	10% (3,316 * 0.1) = 331.6 SF [4]	0 SF	0 SF (W)(SEE BELOW CALCULATIONS)
[4] 10% PARKING AREA			
(W) WAIVER REQUEST			

REQUIRED TREE:			
EXISTING PARKING AND DRIVEWAY AREA: 6,788 SF (679 SF 10%)			
REQUIRED TREE PER PARKING AND DRIVEWAY AREA: 1 TREE/200 SF			
REQUIRED TREES: 679 SF / 200 SF = 4 TREES (PAYMENT IN LIEU)			
PAYMENT IN-LIEU: \$1,000 PER TREE = 4 TREES * \$1,000.00 = \$4,000.00 PAYMENT IN LIEU			
LANDSCAPE			
FRONT STREET	0 TREES (23 LF/ 35 FT/ TREE)	0 TREES	NO CHANGE
YARD TREE REQUIREMENT			
YARD TREES (SIDE, FRONT, REAR)	REQUIRED TREES (2,500 SF / 1,600 SF = 2) [3]	PROPOSED 0 (FREE IN LIEU)(SEE BELOW CALCULATIONS)	
REQUIRED TREE:			
PROPOSED OPEN AREA: 2,500 SF			
REQUIRED TREE PER OPEN AREA: 1 TREE / 1,600 SF			
REQUIRED TREES: 2,500 SF / 1,600 SF = 2 TREES (PAYMENT IN LIEU)			
PAYMENT IN-LIEU: \$1,000 PER TREE = 2 TREES * \$1,000.00 = \$2,000.00 PAYMENT IN LIEU			
YARD TREES MUST BE PROVIDED AT A RATE OF ONE TREE PER 1,600 SQ. FT. OF OPEN AREA, NOT INCLUDING WATERCOURSES AND ANY OPEN AREA IN USE AS DRIVEWAY ACCESS, PARKING, OR LANDSCAPE BUFFERS NECESSARY TO SATISFY THE REQUIREMENTS OF § 14-705(1)(D).			

- COLLIERS ENGINEERING & DESIGN BUSINESS PRIVILEGE NUMBER IS 305518.
- ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF PHILADELPHIA, PHILADELPHIA WATER DEPARTMENT (PWD), ZONING REQUIREMENTS, AND PHILADELPHIA STREETS DEPARTMENT AS PER THE PHILADELPHIA CODE.
- ELEVATIONS ARE BASED ON CITY OF PHILADELPHIA DATUM. LOT DIMENSIONS & EASEMENT DIMENSIONS ARE BASED ON PHILADELPHIA DISTRICT STANDARDS UNLESS OTHERWISE NOTED.
- ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED.
- PWD ERSA #: FY23-MARK-7435
- THE SITE IS LOCATED WITHIN ZONE X (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR THE CITY OF PHILADELPHIA, PHILADELPHIA COUNTY, PA, PANEL 182 OF 238, COMMUNITY PANEL NUMBER 4207570182H, AND LAST REVISED NOVEMBER 18, 2015.
- PLAN PREPARED AS PER INSTRUCTIONS OF THE APPLICANT/EQUITABLE OWNER.
- TRASH PICK-UP WILL BE VIA PRIVATE COLLECTION.
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING FOOTPRINT DIMENSIONS AND DETAILS.
- ALL FENCING MUST BE 50% OPAQUE OR LESS.
- BUILDING AND SITE DEMOLITION MUST COMPLY WITH THE CITY OF PHILADELPHIA DEMO PERMIT APPLICATION AND GUIDELINES. THE APPLICANT MUST APPLY AND OBTAIN A DEMOLITION PERMIT.
- THIS PLAN IS FOR ZONING PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.

LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED
RIGHT OF WAY/ ADJACENT PROPERTY LINE		MANHOLE	
PROPERTY LINE		HYDRANT	
LIMIT OF DISTURBANCE		STREET LIGHT	
FACE		TREE	
BACK		WATER VALVE	
CURB		GAS VALVE	
DEPRESSED CURB		CLEANOUT	
FENCE		UNKNOWN VALVE	
BUILDING AREA		VENT / HOUSETRAP	
CONCRETE SIDEWALK		TRAFFIC SIGNAL POLE	
ROADWAY SIGNS		UTILITY POLE	
GRASS AREA		UTILITY POLE W/ STREET LIGHT	
BUILDING AREA		INLET	
ELECTRIC VEHICLE SPACE		DIRECTION OF TRAFFIC FLOW	
		STALL COUNT	
		ADA ACCESSIBLE STALL	

REV	DATE	DESCRIPTION
1	07/19/23	REV. PER PDA & PFC COMMENTS

REV	DATE	DESCRIPTION
1	07/19/23	REV. PER PDA & PFC COMMENTS

NOT APPROVED FOR CONSTRUCTION

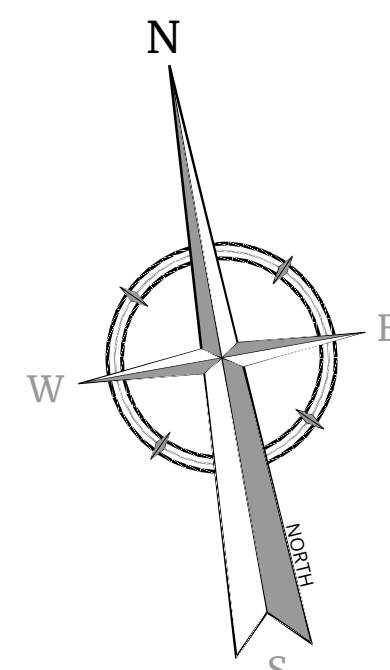
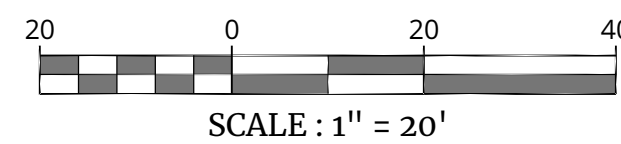
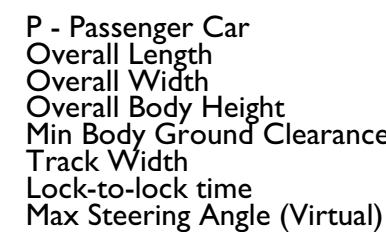
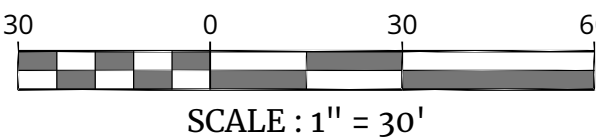
Rhett N. Chiliberti
PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER
LICENSE NUMBER: PE073158
COLLIERS ENGINEERING & DESIGN, INC.

ZONING PLAN

FOR
PATRIOT PARKING
ON 22ND S

PROJECT TYPE:
RESIDENTIAL
DEVELOPMENT

LOCATION:
101 MARKET STREET
PHILADELPHIA, PA 19106



GENERAL NOTES:

1. THIS PLAN REFERENCES:
- A.) A SURVEY PREPARED BY: CONTROL POINT ASSOCIATES, INC.
NEW BRITAIN CORPORATE CENTER
1600 MANOR DRIVE, SUITE 210
CHALFONT, PA 18914
- ENTITLED: "ALTA/ACSH LAND TITLE SURVEY"
101 MARKET STREET
PMF, INC. LOTS 51 (1687) BR/PO/PA 198-0399950, 512 & 158
CITY AND COUNTY OF PHILADELPHIA, 5TH WARD
COMMONWEALTH OF PENNSYLVANIA
- DATED: 09/20/2023
2. OWNER/APPLICANT: PATRIOT PARKING ON 22ND S
CID PATRIOT PARKING INC
2215 WALNUT ST
PHILADELPHIA, PA 19103
3. PROJECT LOCATION: 101 MARKET STREET
PHILADELPHIA, PA 19106
4. ZONING DISTRICT: CPD-X (COMMUNITY COMMERCIAL MIXED-USE)
OVERLAY DISTRICTS (10):
1. I.CTR. CENTER CITY OVERLAY DISTRICT - CENTER CITY COMMERCIAL DISTRICT CONTROL AREA
2. I.CTR. CENTER CITY OVERLAY DISTRICT - MARKET STREET AREA EAST
3. I.CTR. CENTER CITY OVERLAY DISTRICT - OLD CITY RESIDENTIAL CENTRAL
4. I.CTR. CENTER CITY OVERLAY DISTRICT - PARKING GARAGE GROUND FLOOR USE CONTROL AREA
5. I.CTR. CENTER CITY OVERLAY DISTRICT - CENTER CITY RESIDENTIAL DISTRICT CONTROL AREA
6. I.CTR. CENTER CITY OVERLAY DISTRICT - OLD CITY RESIDENTIAL AREA
7. I.CTR. CENTER CITY OVERLAY DISTRICT - OLD CITY RESIDENTIAL AREA - CORE
8. I.CTR. CENTER CITY OVERLAY DISTRICT - MARKET STREET AREA
9. CENTER CITY OVERLAY DISTRICT - OLD CITY RESIDENTIAL SUPPLEMENTAL USE CONTROLS
10. I.CTR. CENTER CITY OVERLAY DISTRICT - CENTER CITY COMMERCIAL AREA
- EXISTING USES: PER PARKING LICENSE NO. 485185, 100 SPACES CURRENTLY EXIST ACROSS PREMISES A AND PREMISES B (PREMISES B NOT INCLUDED IN THIS APPLICATION). PREMISES A CURRENTLY HAS 42 SPACES AND WILL BE REDUCED TO 22 SPACES. NO CHANGES PROPOSED TO PREMISES B
- PROPOSED USES: MULTIFAMILY RESIDENTIAL DEVELOPMENT (35 UNITS), OFFICE SPACE (614 SF), ROOF DECK (1,446 SF)
& EX. NON-ACCESSORY PUBLIC PARKING LOT (22 SPACES) TO REMAIN

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (SQ)	N/A	14,088 SQF (3,964 SF U.S.S.)	NO CHANGE
MAX. OCCUPIED AREA (SQ)	75%	0% (0 SQ)	21% (4,312.3 SQ)
MIN. FRONT YARD BUILDING SETBACK (FT)	N/A	N/A	212.5 FT
MIN. SIDE YARD BUILDING SETBACK (FT)	N/A	8 FT. IF USED FOR BUILDINGS CONTAINING DWELLING UNITS	6.8 FT & 8 FT
MIN. REAR YARD BUILDING SETBACK (FT)	N/A	N/A	4.2 FT & 8 FT
MAX. HEIGHT (FT)	65 FT	0 FT	65 FT
MAX. FLOOR AREA RATIO (FAR) (%)	500% (70,420 SQ)	0% (0 SQ)	179.6% (27,819 SF)
PARKING AND LOADING	REQUIRED	EXISTING	
<u>MIN. PARKING SPACES</u>	N/A [1]	42 SPACES	22 SPACES [2]
<u>MIN. ADA ACCESSIBLE SPACES</u>	N/A	N/A	N/A
TOTAL:			22 SPACES [2]

- [1] NO REQUIRED AS PER 14-502(6)(N) OVERLAY
[2] EX. NON ACCESSORY PARKING TO REMAIN AND OPERATE AS EXISTING









































<u>MIN. LOADING SPACES:</u>	0 SPACES (27/819 SF GFA)	0 SPACES	0 SPACES
<u>MIN. LOADING SPACE SIZE:</u>	N/A	N/A	N/A
<u>MIN. BICYCLE SPACES</u>			
MULTI-FAMILY	12 SPACES (35' x 1/3 UNITS)	0 SPACES	12 SPACES [3]
[3] 12 SPACES LOCATED AT THE FIRST LEVEL			
<u>INTERIOR LANDSCAPE REQUIREMENTS</u>			
LANDSCAPE PERCENTAGE	10% (3.316' x 1) = 331.6 SF [4]	0 SF	0 SF (W)(SEE BELOW CALCULATIONS)

- REQUIRED TREE:**
- EXISTING PARKING AND DRIVEWAY AREA: 6,788 SF (679 SF 10%)
 - REQUIRED TREE PER PARKING AND DRIVEWAY AREA: 1TREE/200 SF
- REQUIRED TREES: 679 SF /200 SF = 4 TREES (PAYMENT IN LIEU)**
- **PAYMENT IN-LIEU:** \$1,000 PER TREE= 4 TREES*\$1,000.00= \$4,000.00 PAYMENT IN LIEU

<u>LANDSCAPE</u>			
FRONT STREET	0 TREES (23 LF / 35 FT/ TREE)	0 TREES	NO CHANGE
<u>YARD TREE REQUIREMENT</u>	<u>REQUIRED</u>	<u>PROPOSED</u>	
YARD TREES (SIDE, FRONT, REAR)	TREES (2,500 SF / 1,600 SF =) [5]	0 (FEE IN LIEU)(SEE BELOW CALCULATIONS)	

- REQUIRED TREE:**
- PROPOSED OPEN AREA: 2,500 SF
 - REQUIRED TREES PER OPEN AREA = TREE / 1,600 SF
- REQUIRED TREES: 2,500 SF / 1,600 SF = 2 TREES (PAYMENT IN LIEU)**
- **PAYMENT IN-LIEU:** \$1,000 PER TREE = 2 TREES*\$1,000.00= \$2,000.00 PAYMENT IN LIEU
- [5] AS YARD TREES MUST BE PROVIDED AT A RATE OF ONE TREE PER 1,600 SQ. FT. OF OPEN AREA, NOT INCLUDING WATERCOURSES AND ANY OPEN AREA IN USE AS ARROWWAY ACCESS, PARKING, OR LANDSCAPE BUFFER NECESSARY TO SATISFY THE REQUIREMENTS OF § 14-701(j)(1)(D).

5. COLLIER ENGINEERING & DESIGN BUSINESS PRIVILEGE NUMBER 6 305518
6. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF PHILADELPHIA. PHILADELPHIA WATER DEPARTMENT (PWD), ZONING REQUIREMENTS, AND PHILADELPHIA STREETS DEPARTMENT AS PER THE PHILADELPHIA CODE.
7. ALL REQUIREMENTS ARE BASED ON CITY OF PHILADELPHIA DATUM LOT DIMENSIONS & EASEMENT DIMENSIONS ARE BASED ON PHILADELPHIA DISTRICT STANDARDS UNLESS OTHERWISE NOTED.
8. ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED.
9. PWD EDSA #: F723-MARK-7435
10. THE SITE IS LOCATED WITHIN ZONE X (UNSHARED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR THE CITY OF PHILADELPHIA, PHILADELPHIA COUNTY, PA, PANEL 1802 OF 2022. COMMUNITY PANEL NUMBER 430750182H, AND LAST REVISED NOVEMBER 18, 2015.
11. PLAN PREPARED AS PER INSTRUCTIONS OF THE APPLICANT/EQUITABLE OWNER.
12. TRASH PICK-UP WILL BE VIA PRIVATE COLLECTION.
13. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING FOOTPRINT DIMENSIONS AND DETAILS.
14. ALL FENCING MUST BE 50% OPAQUE OR LESS.
15. BUILDING AND SITE DEMOLITION MUST COMPLY WITH THE CITY OF PHILADELPHIA DEMO PERMIT APPLICATION AND GUIDELINES. THE APPLICANT MUST APPLY AND OBTAIN A DEMOLITION PERMIT.
16. THIS PLAN IS FOR ZONING PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.

EXISTING	PROPOSED	EXISTING	PROPOSED
			MANHOLE
			HYDRANT
			STREET LIGHT
			TREE
			WATER VALVE
			GAS VALVE
			CLEANOUT
			UNKNOWN VALVE
			VENT/HOUSE TRAP
			TRAFFIC SIGNAL POLE
			UTILITY POLE
			UTILITY POLE W/ STREET LIGHT
			INLET
			DIRECTION OF TRAFFIC FLOW
			STALL COUNT
			ADA ACCESSIBLE STALL
			



REV	DATE	DOWN BY	DESCRIPTION
1	11/1/01	1	
2	11/1/01	1	
3	11/1/01	1	
4	11/1/01	1	
5	11/1/01	1	
6	11/1/01	1	
7	11/1/01	1	
8	11/1/01	1	
9	11/1/01	1	
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[illegible]

NOT APPROVED FOR
CONSTRUCTION

Rhett N. Chiliberti
PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER
LICENSE NUMBER: PE073158
COLLIERS ENGINEERING & DESIGN, INC.

ZONING PLAN

FOR
PATRIOT PARKING
ON 22ND S

PROJECT TYPE:
RESIDENTIAL
DEVELOPMENT

LOCATION:
1 MARKET STREET
PHILADELPHIA, PA 19106

Colliers

Engineering
& Design

PHILADELPHIA
2 Penn Center, Suite 220
1500 JFK Boulevard
Philadelphia, PA, 19101
Phone: 215.861.9021

COLLIERS ENGINEERING & DESIGN,
DOING BUSINESS AS MASER CONSULTANTS

SCALE: AS SHOWN	DATE: 06/19/23	DRAWN BY: JCB	CHECKED BY: MAB
PROJECT NUMBER: 23005952A		DRAWING NAME: C-SITE-PLAN	

ZONING PLAN

1 of 1