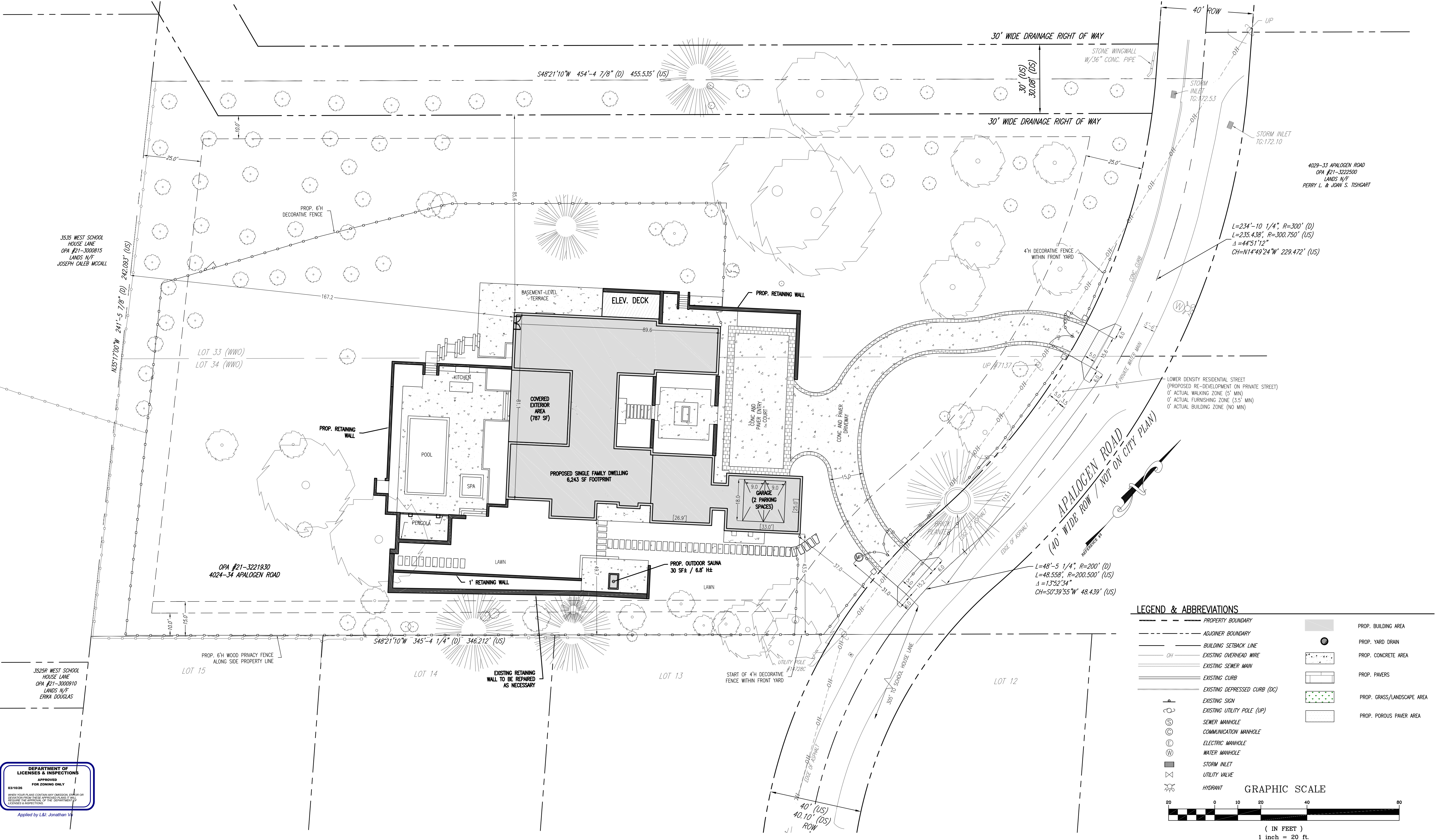
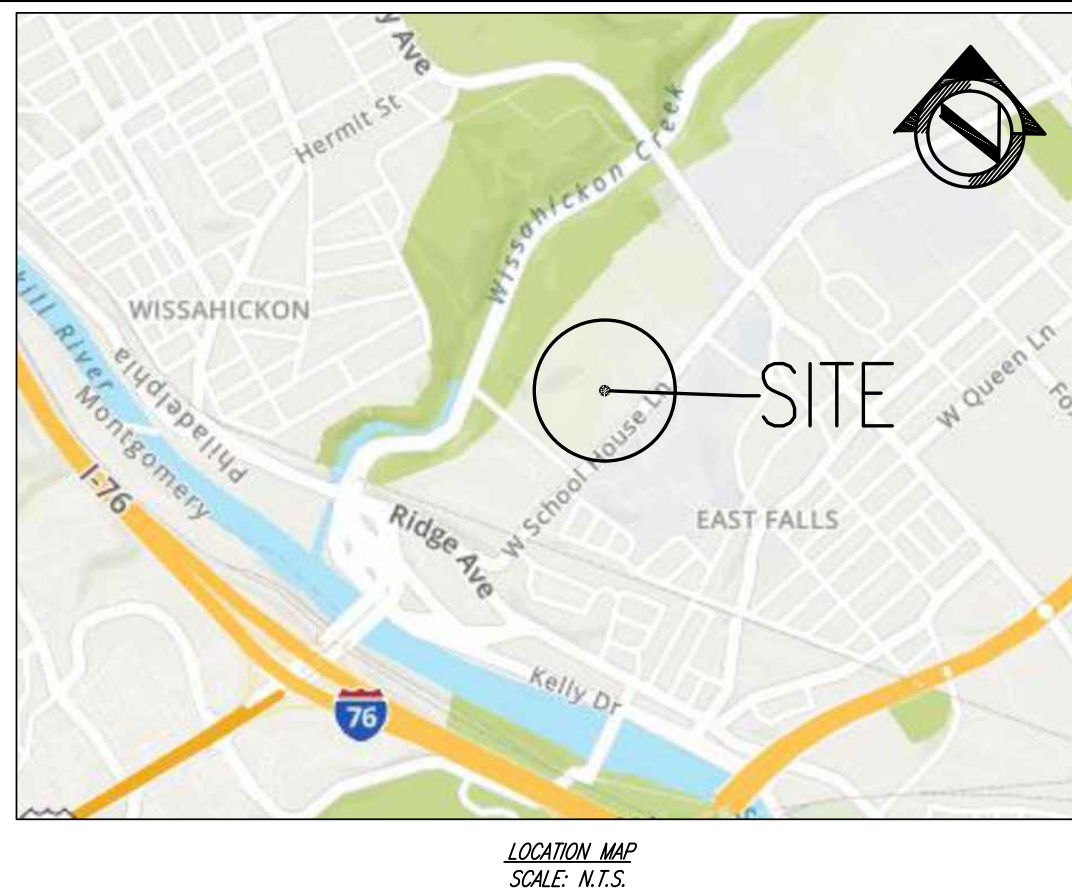
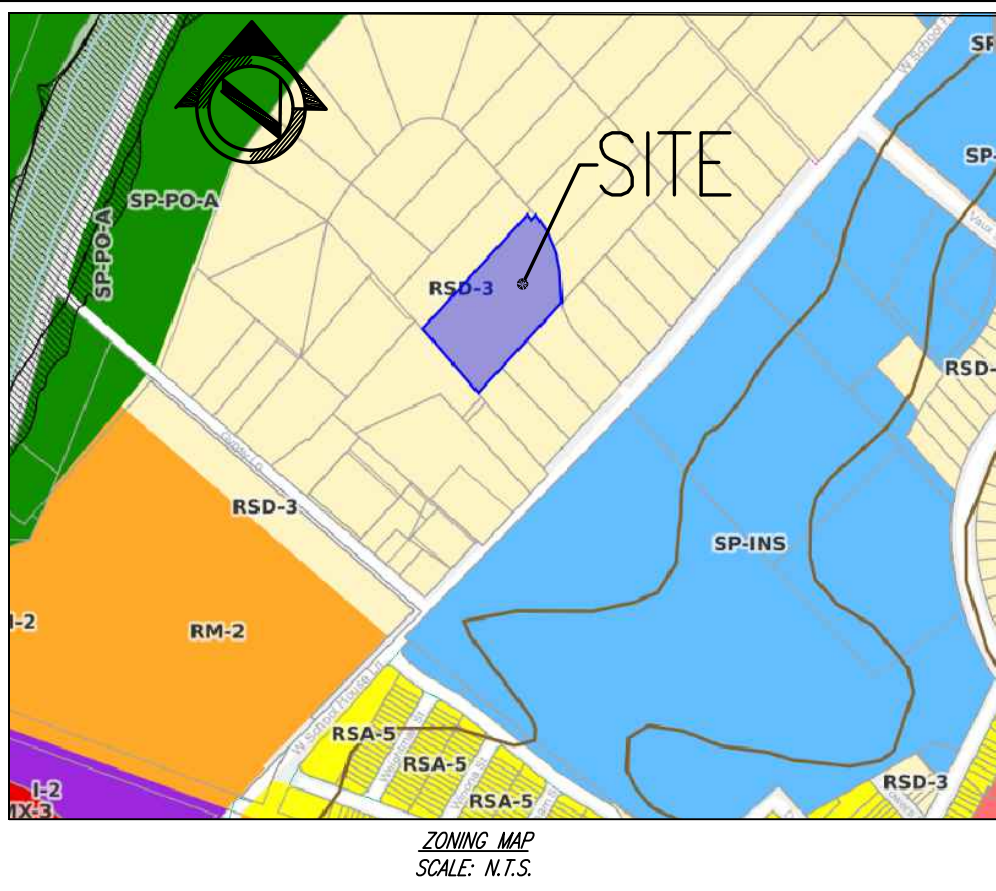


GENERAL NOTES:

1. THIS PLAN REFERENCES A SURVEY BY: CORNERSTONE CONSULTING ENGINEERS & DESIGN SERVICES, INC. 213 W. MAIN STREET, SUITE 201, LANSDALE, PA 19446 TITLED: BOUNDARY/LOCATION & TOPOGRAPHICAL SURVEY DATED: 08/13/2024
2. OWNER/APPLICANT: VALERIE SAFRAN & MARCIE TURNEY 239 W NORTHWESTERN AVENUE, PHILADELPHIA, PA 19128 PH: 267-975-5818 E-MAIL: VALSAFRAN@YAHOO.COM
3. PROJECT LOCATION INFORMATION: 4024-34 APALOGEN ROAD / OPA #21-3221930 CITY OF PHILADELPHIA PHILADELPHIA COUNTY, COMMONWEALTH OF PENNSYLVANIA, 19129 LOT AREA = 101,395 SF / 2.33 AC (GROSS) 89,516 SF / 2.06 AC (NET)
4. ZONING INFORMATION: ZONING DISTRICT: RSD-3, RESIDENTIAL SINGLE FAMILY DETACHED-3 WITH THE FOLLOWING OVERLAYS: 14-704(2) OPEN SPACE AND NATURAL RESOURCES - STEEP SLOPE PROTECTION /FDO FOURTH DISTRICT OVERLAY DISTRICT - FOURTH DISTRICT AREA 14-510 /WVO WISSAHICKON WATERSHED OVERLAY DISTRICT 14-510(6) WISSAHICKON WATERSHED IMPERVIOUS COVERAGE RESTRICTION (ONLY LOT #33 HAS THE 20% COVERAGE RESTRICTION; LOT #34 IS NOT LIMITED.)
- EXISTING USE: SINGLE FAMILY RESIDENTIAL (EXISTING HOME TO BE DEMOLISHED)
PROPOSED USE: SINGLE FAMILY RESIDENTIAL DWELLING WITH POOL
5. ZONING BULK AND AREA REQUIREMENTS: CURRENT RSD-3 ZONING DISTRICTS:
- | MINIMUM LOT REQUIREMENTS: | RSD-3 REQUIRED | PROPOSED |
|---|-------------------------------|---------------------------------------|
| MIN. LOT WIDTH: | 50 FT | 285 FT |
| MIN. LOT AREA: | 5,000 SF | 101,395 SF (GROSS)
89,516 SF (NET) |
| MAX. OCCUPIED AREA: | 30% | 8% (NET LOT AREA) |
| MIN. FRONT YARD DEPTH: | 25 FT | 37.0 FT |
| MIN. SIDE YARD WIDTH(6): PERMITTED RESIDENTIAL USE: DETACHED, INTERMEDIATE LOT: | 27/10 FT EACH,
25 FT TOTAL | 43.5 & 85.6 FT |
| MIN. REAR YARD DEPTH: | 25 FT | 167.2 FT |
| MAX. HEIGHT: | 38 FT | 38 FT MAX. |
- /WVO IMPERVIOUS COVERAGE CATEGORY CALCULATIONS:
LOT 33: CATEGORY 1 (20% MAX. COVERAGE): 5,416 SF IMP. AREA / 51,486 SF NET LOT AREA = 10.3%
LOT 34: CATEGORY 5 (NO MAX. COVERAGE): 13,742 SF IMP. AREA / 38,030 SF NET TOTAL AREA = 36%
6. PARKING REQUIREMENTS:
REQUIRED: RESIDENTIAL: 1 SPACE/UNIT = 1 SPACES
PROPOSED: 2 GARAGE PARKING SPACES
7. BICYCLE PARKING REQUIREMENTS:
REQUIRED: NONE REQUIRED (SINGLE-FAMILY USE)
PROPOSED: NONE
8. THIS PLAN IS TO BE USED FOR GRAPHICAL REPRESENTATION OF THE PHYSICAL FEATURES OF THE PROPERTY AND NOT TO BE USED FOR CONSTRUCTION. THE BUILDING FOOTPRINT IS CONCEPTUAL ONLY AND ESTABLISHES A BUILDING ENVELOPE IN WHICH THE FINAL BUILDING FOOTPRINT WILL BE GENERALLY LOCATED. THE FINAL BUILDING FOOTPRINT SHALL BE DETERMINED AT THE TIME OF BUILDING PERMIT ISSUANCE AND SHALL BE GENERALLY AS CONFIGURED ON THE PLAN WITH AN OVERALL SQUARE FOOTAGE NOT TO EXCEED THE TOTAL SHOWN ON THE APPROVED PLAN.
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11. BY GRAPHICAL PLOTTING ONLY, THIS PROPERTY IS LOCATED IN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. (MAP NUMBER 42075700896, REVISED JANUARY 17, 2007).
12. THE APPLICANT IS PROPOSING TO DEMOLISH THE EXISTING HOME AND CONSTRUCT A SINGLE FAMILY DWELLING WITH ASSOCIATED SITE IMPROVEMENTS.
13. THE WATERSHED FOR THE SITE IS THE WISSAHICKON CREEK WATERSHED.
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CLIENT DATA

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Fax: 267-975-5840

WWW.CORNERSTONE-PA.COM

Philadelphia Region

215-362-2600

Pocono Region

570-839-1770

REVISIONS

NO	BY	DESCRIPTION	DATE
1	GRW	REVISED PER L&I REVIEW	02/10/2026
1	MRD	REVISED PER L&I REVIEW	02/25/2026

PENNSYLVANIA ONE CALL SYSTEM, INC.

925 Irwin Run Road

West Mifflin, Pennsylvania

15122 - 1078

811

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776

J.B. ANDERSON

PROFESSIONAL ENGINEER

PENNSYLVANIA LICENSE NO. PE 05536

MARYLAND LICENSE NO. 29915

NEW JERSEY LICENSE NO. 2468420400

VIRGINIA LICENSE NO. 0401647725

FLORIDA LICENSE NO. 75184

NEW YORK LICENSE NO. 0906671

PROJECT LOCATION

ZONING PLAN SET

PROPOSED SINGLE FAMILY DWELLING

4024-34 APALOGEN ROAD

CITY OF PHILADELPHIA,

PENNSYLVANIA, 19129

21ST WARD

PRESENTED BY:

VALERIE SAFRAN & MARCIE TURNEY

TITLE

SITE PLAN

STREETS TRACKING NO: SR-2025-030239

PWD SW TRACKING NO: F729-APAL-8063-01

PROJ. # 24-0524

DATE 1/20/2026

CAD ID: 24-0524

DRN BY GRW

SCALE AS NOTED

CHK BY JBA

SHEET 1 OF 3

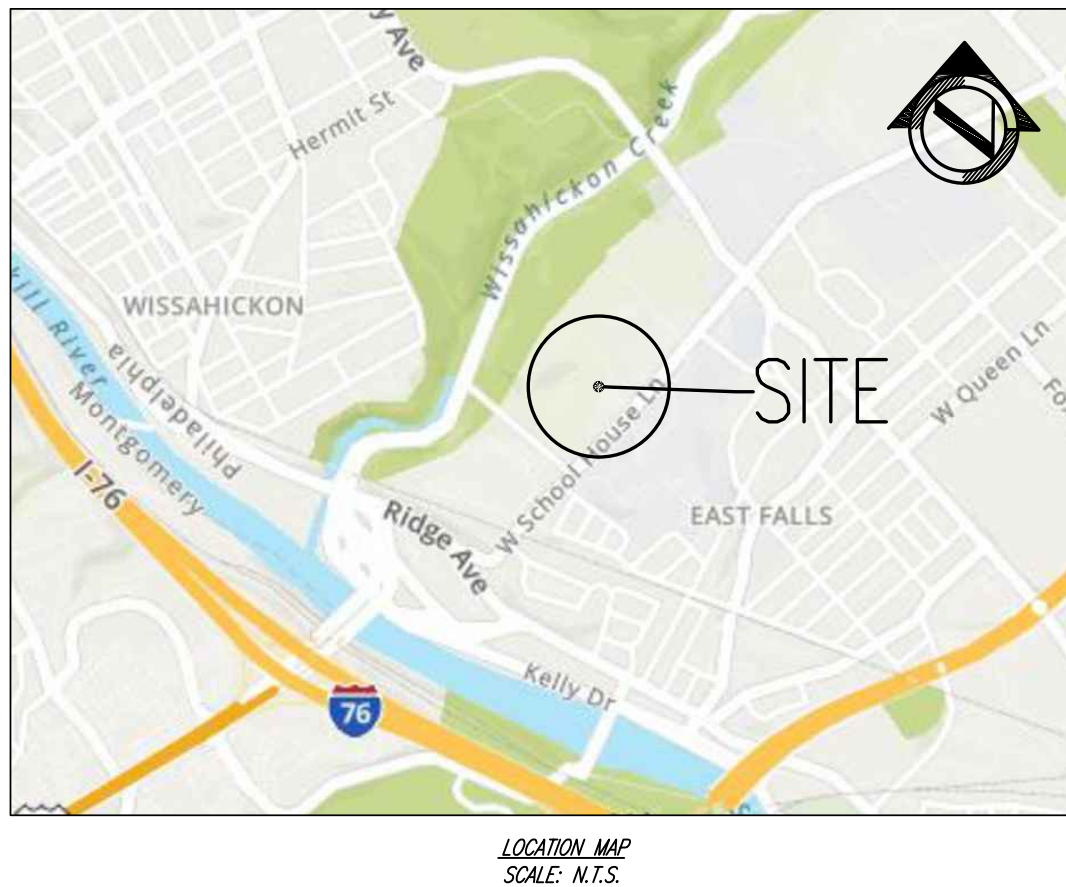
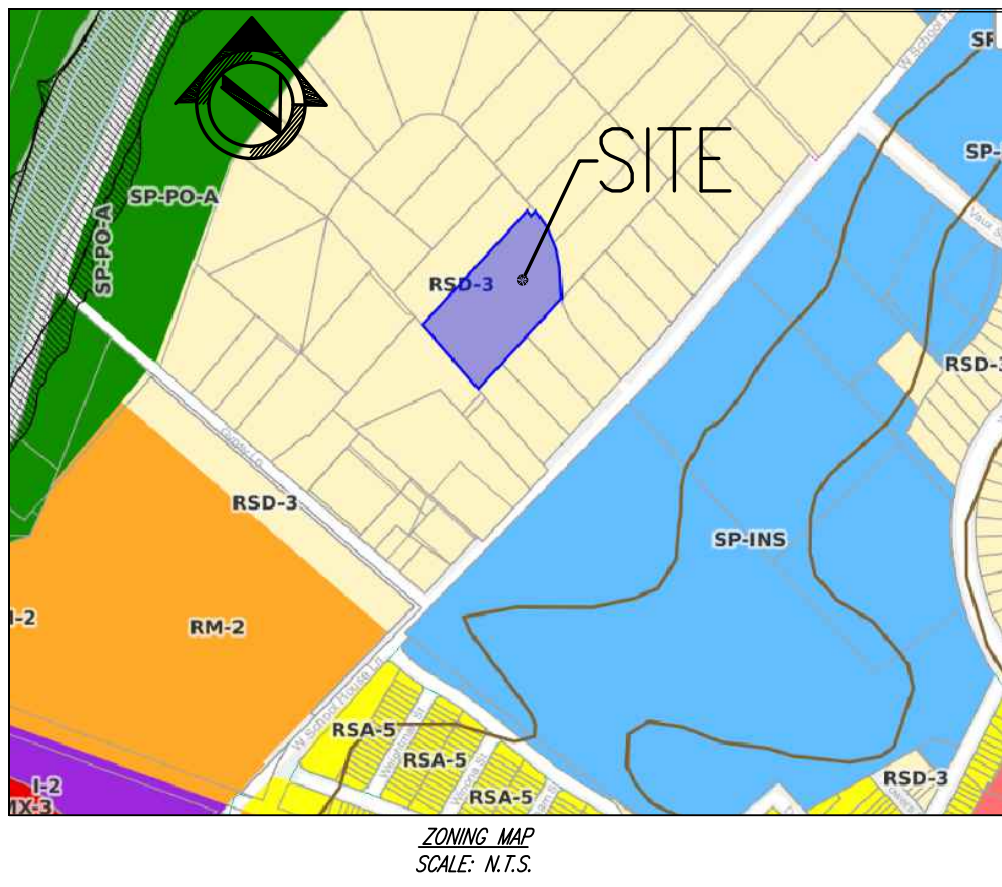
REVISION 2

GENERAL NOTES:

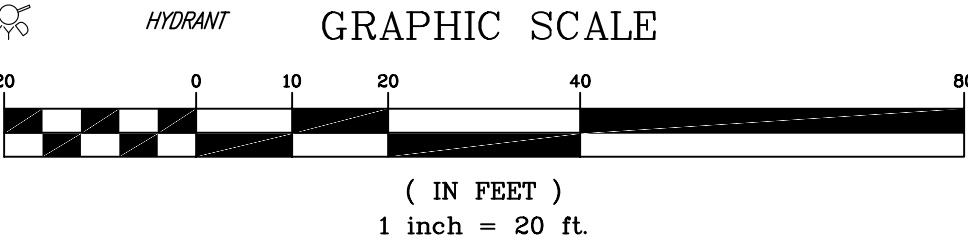
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LEGEND & ABBREVIATIONS	
PROPERTY BOUNDARY	PROPOSED BUILDING AREA
ADJOINER BOUNDARY	PROPOSED YARD DRAIN
BUILDING SETBACK LINE	PROPOSED CONCRETE AREA
EXISTING OVERHEAD WIRE	PROPOSED PAVERS
EXISTING SEWER MAIN	PROPOSED GRASS/LANDSCAPE AREA
EXISTING CURB	PROPOSED LIMIT OF DISTURBANCE BOUNDARY LINE
EXISTING DEPRESSED CURB (DC)	15-25% STEEP SLOPES
EXISTING SIGN	25% + STEEP SLOPES
EXISTING UTILITY POLE (UP)	
SEWER MANHOLE	
COMMUNICATION MANHOLE	
ELECTRIC MANHOLE	
WATER MANHOLE	
STORM INLET	
UTILITY VALVE	
HYDRANT	



CLIENT DATA

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SITE PLAN
WITH STEEP SLOPES

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PROJ. #	24-0524	DATE	1/20/2026
CAD ID	24-0524	DRN BY	GRW
SCALE	AS NOTED	CHK BY	JBA

SHEET 2 OF 3

REVISION 2



MISSION 2