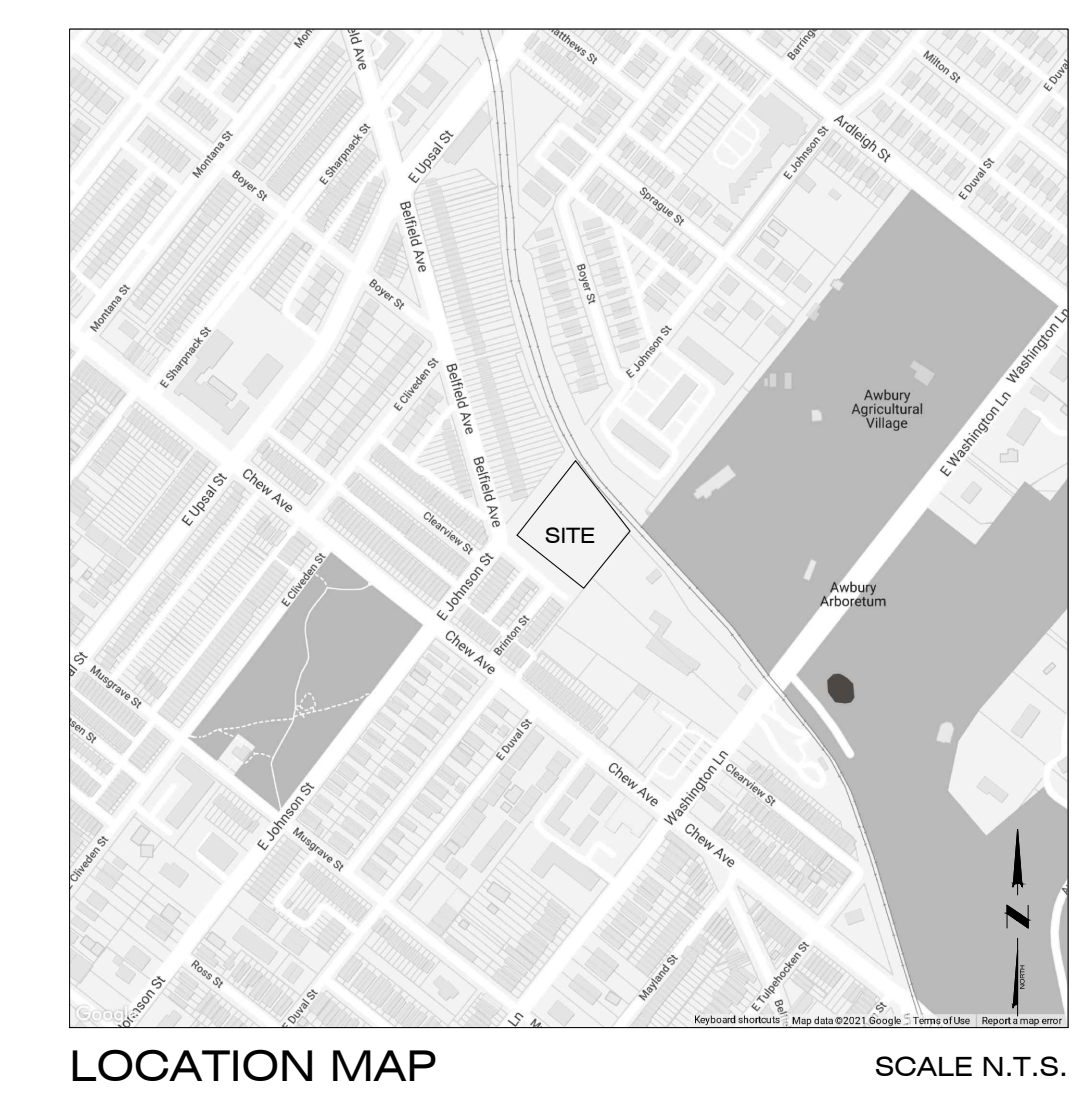
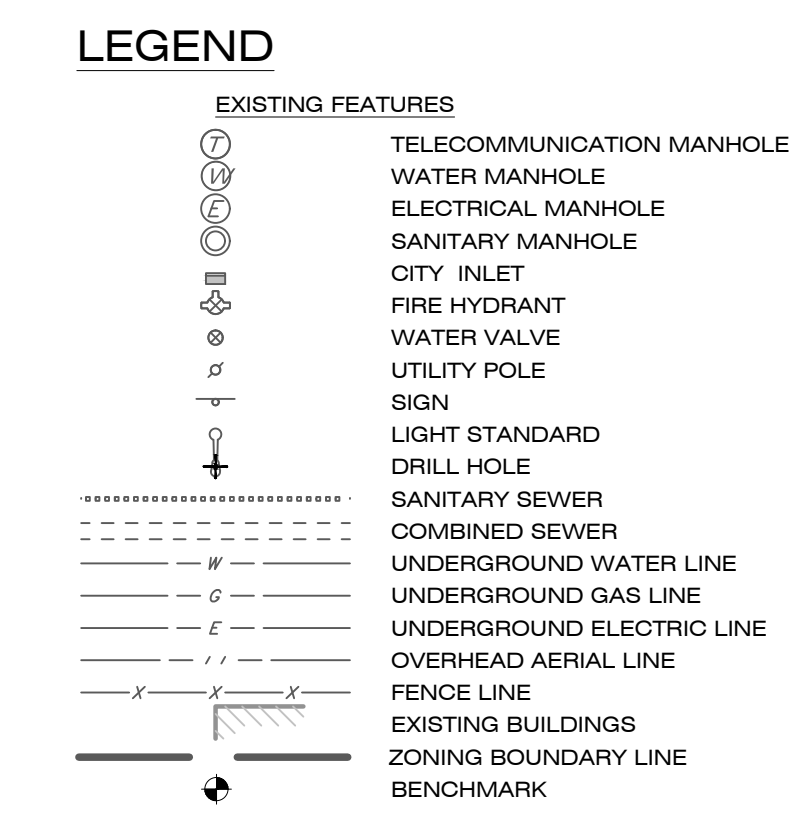
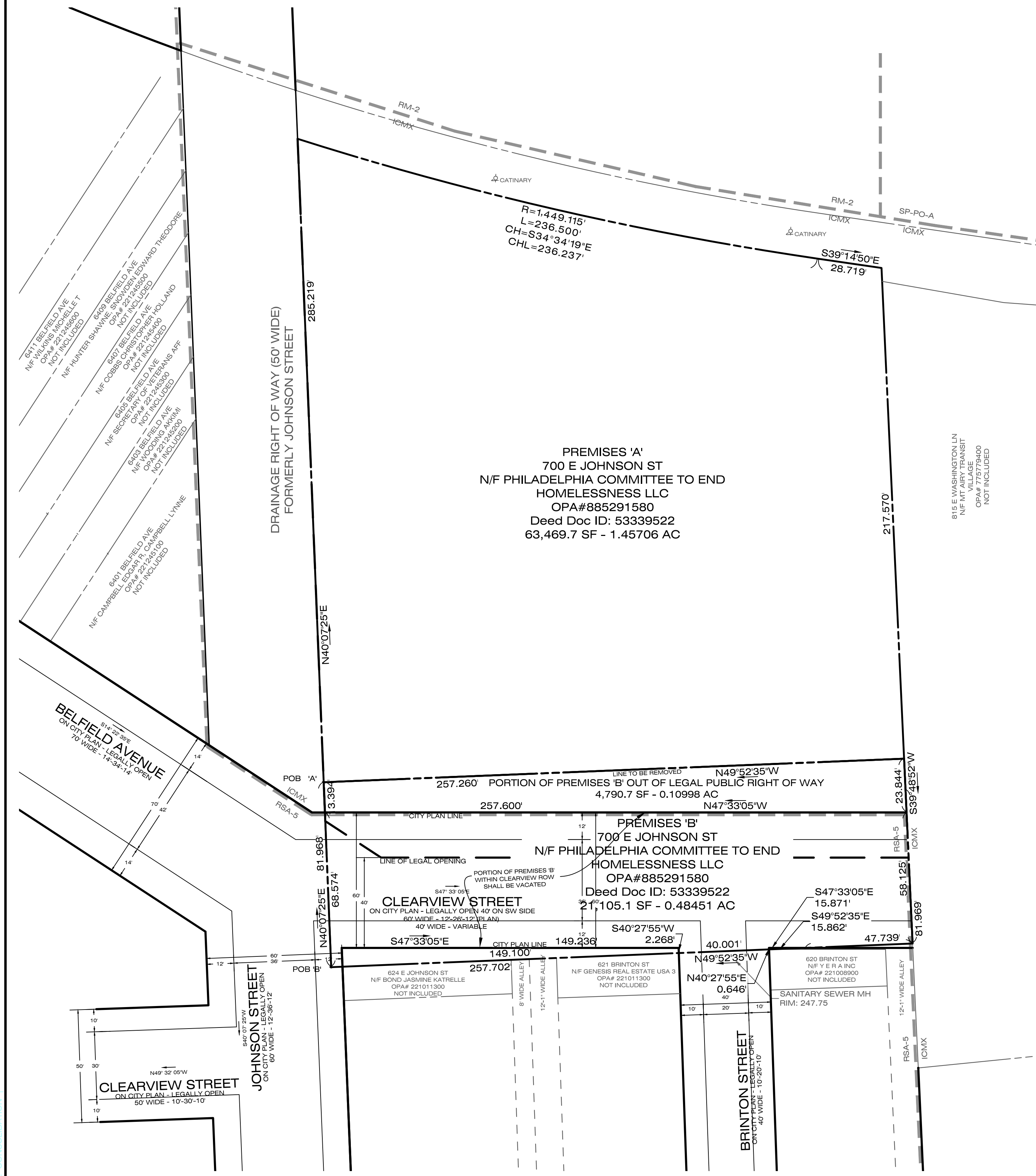


**ICMX - INDUSTRIAL COMMERCIAL
MIXED-USE ZONING CRITERIA**

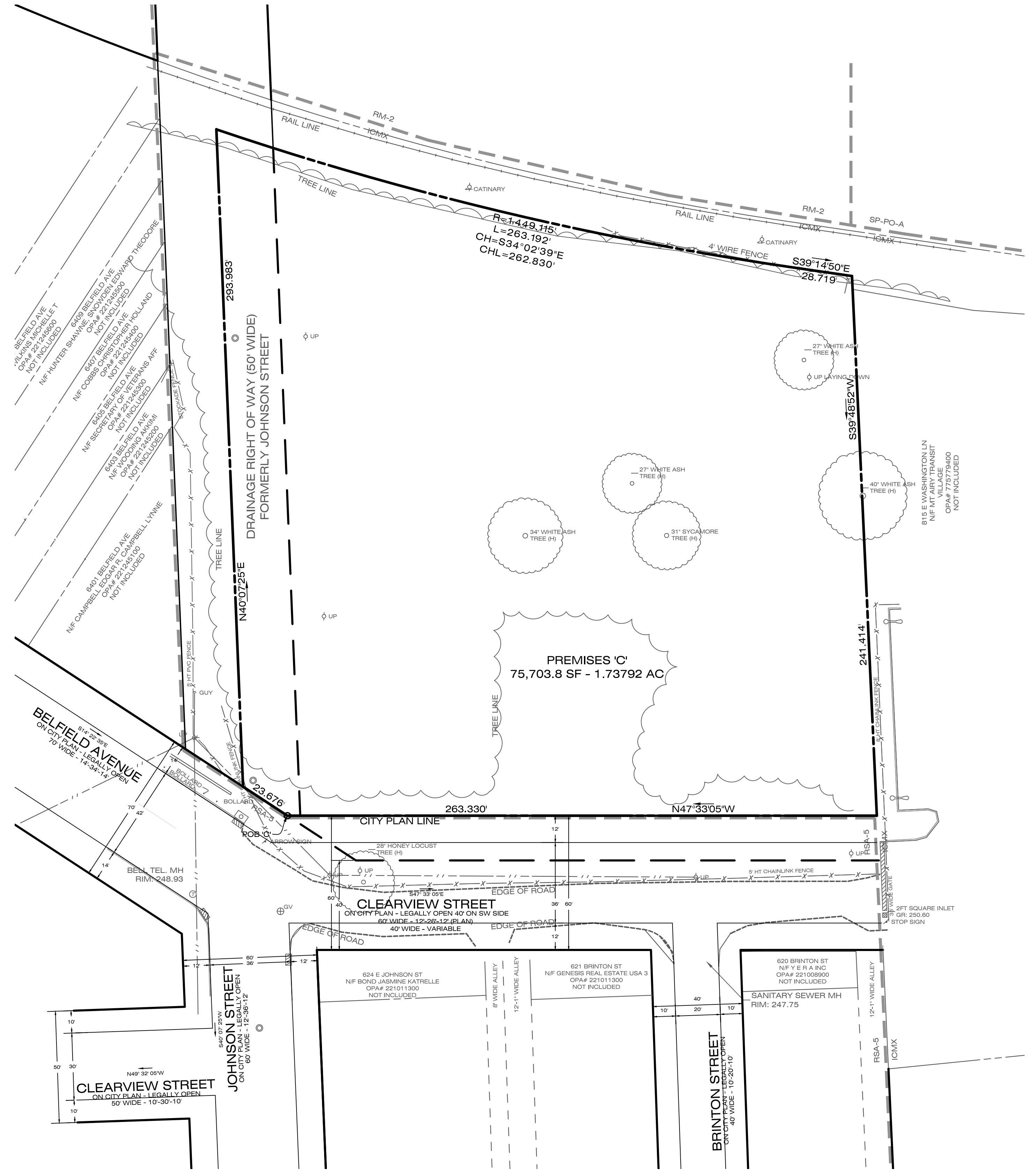
LOT REQUIREMENTS	Required	Proposed
Max. % Occupied Area	100%	0%
Min. % Open Area	0%	100%
BUILDING DIMENSIONS		
Front Yard Setback	None required	None required
Side Yard Setback	0' / 8' if used	0' / 8' if used
Rear Yard Setback	0' / 8' if used	0' / 8' if used
Building Height	60'	0'
Max. FAR	500%	0%



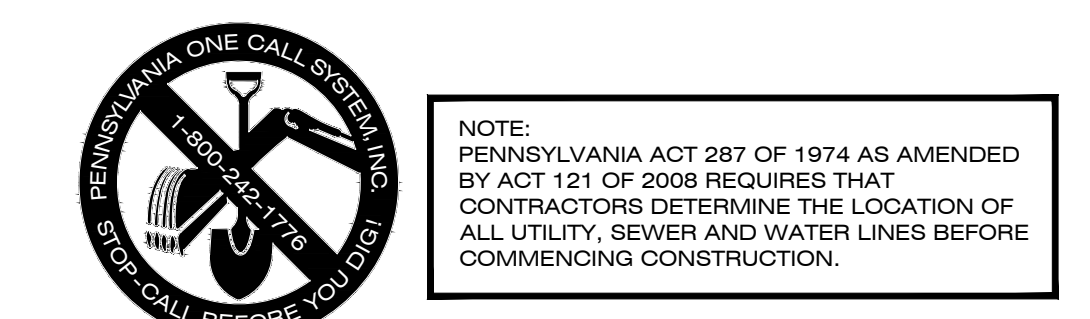
- NOTES**
- Boundary and Topographic information is based on a field survey performed by Ruggiero Plante Land Design on September 2, 2021.
 - All boundary dimensions are identified in Philadelphia District Standard feet and U.S. standard feet and all other stated dimensions are in U.S. standard feet.
 - Elevations are based on City Plan # 204.
 - Benchmark is a firm of a sewer manhole in the Drainage Right of Way, formerly known as Johnson Street - Elevation 291.76.
 - The bearings shown hereon are referenced from 204.
 - FEMA FIRM map #4207570090SQ, effective January 17, 2007, a non-printed panel, designates the site as Zone X, areas outside the 500 yr. floodplain.
 - Some of site improvements such as buildings, curbing, and parking have been taken from aerial photographs, other plans and from public GIS sources.
 - This survey does not address the presence or absence of freshwater wetlands.
 - Only above ground visible improvements have been located, underground utilities and invert elevations shown have been taken from City Records and are not survey measured or located. The location of the underground utilities are approximate and must be field verified by contractor before commencement of any construction.
 - The property is zoned ICMX Districts. Attention is called to the Philadelphia Zoning Code as amended.
 - A zoning permit is required for any proposed changes to lot lines, including the consolidation of existing parcels.
 - Plan made according to the instructions of Adam Deeves of E3 Property Group LLC.



EXISTING PARCEL LINES



PROPOSED PARCEL LINES



REVISIONS

OWNER OF RECORD
700 E. Johnson Street
PHILADELPHIA COMMITTEE TO
END HOMELESSNESS LLC
1826 DELANCEY ST
PHILADELPHIA, PA 19103

700 E. JOHNSON STREET
700 E. Johnson Street
Philadelphia, PA 19138
Ward #22 OPA# 885291580

prepared for:
E3 Property Group LLC
attn: Adam Deeves
1624 Locust Street, Unit 208
Philadelphia, PA 19103
215-805-9187

prepared by:



Plan Date:
November 16, 2021
Scale: 1" = 30'
30' 15' 0' 30'

CONSOLIDATION PLAN
1 of 1

- SOURCE OF TITLE**
- Deed from Charles Meadows and Bryan Dougherty to Philadelphia Committee to End Homelessness LLC, dated February 27, 2018, recorded March 15, 2018, document ID #63339522
- PLAN REFERENCES**
- City Plan #204.
 - City Plan R-4-48, authorized by ordinance of Council, approved June 5, 1956.
 - Plan of Property made for Harry C. Parker, Agent, by Israel Serota, Surveyor & Regulator of the 9th Survey District on May 17, 1956.
 - Plan of Property made for Harry C. Parker, Agent, by Israel Serota, Surveyor & Regulator of the 9th Survey District on October 18, 1956.