



# Map A Existing Zoning

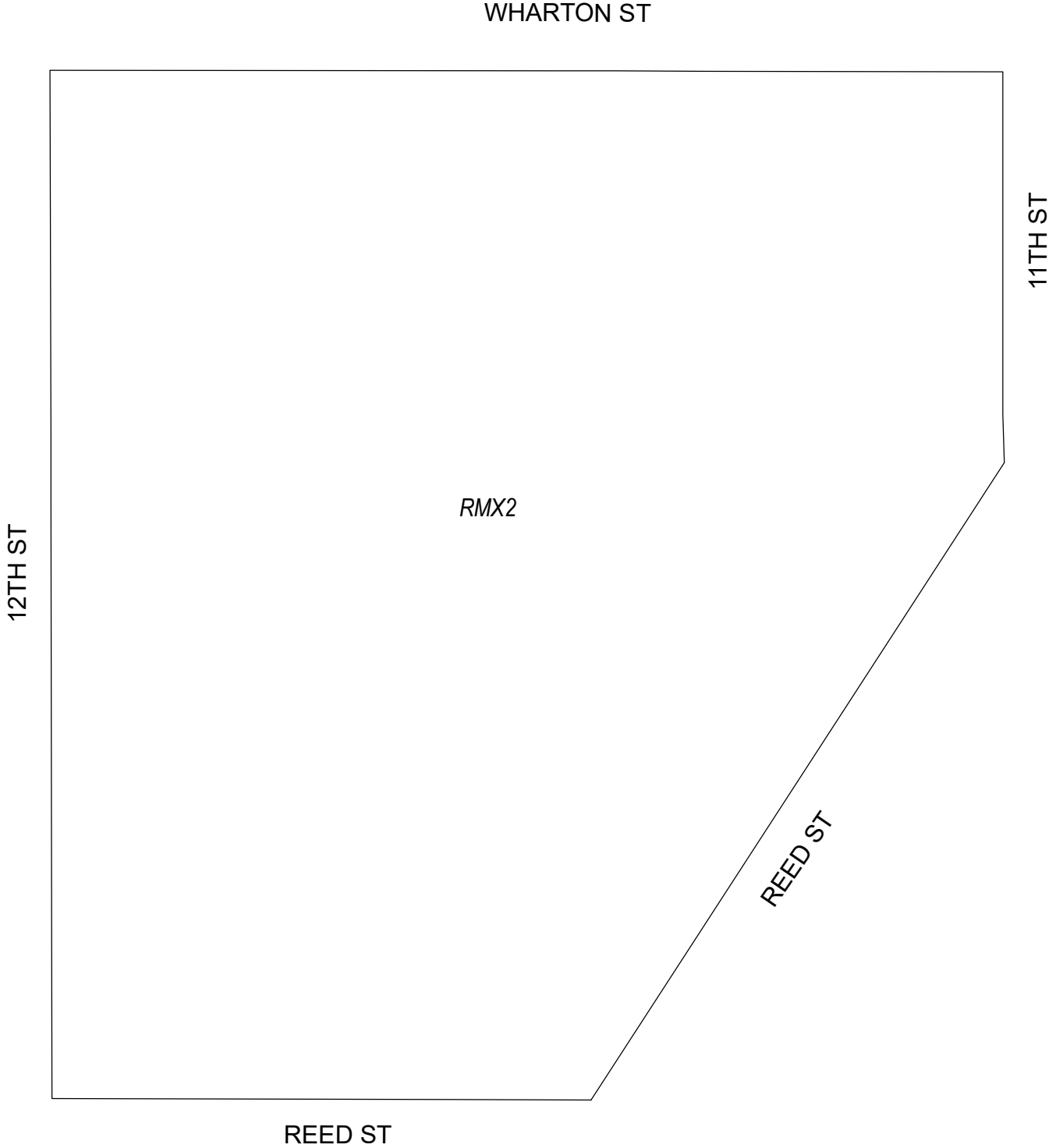


## Zoning Districts

-  ICMX, Industrial Commercial Mixed-use
-  RSA-5, Residential Single-Family Attached



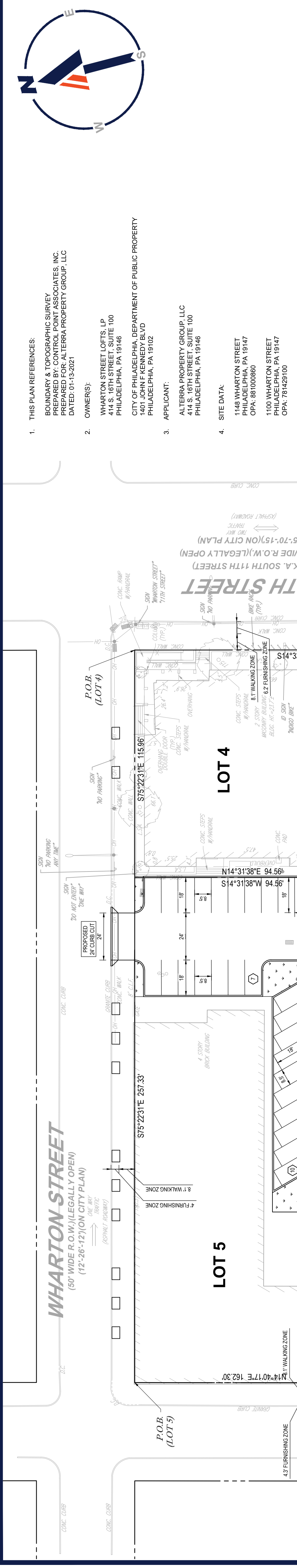
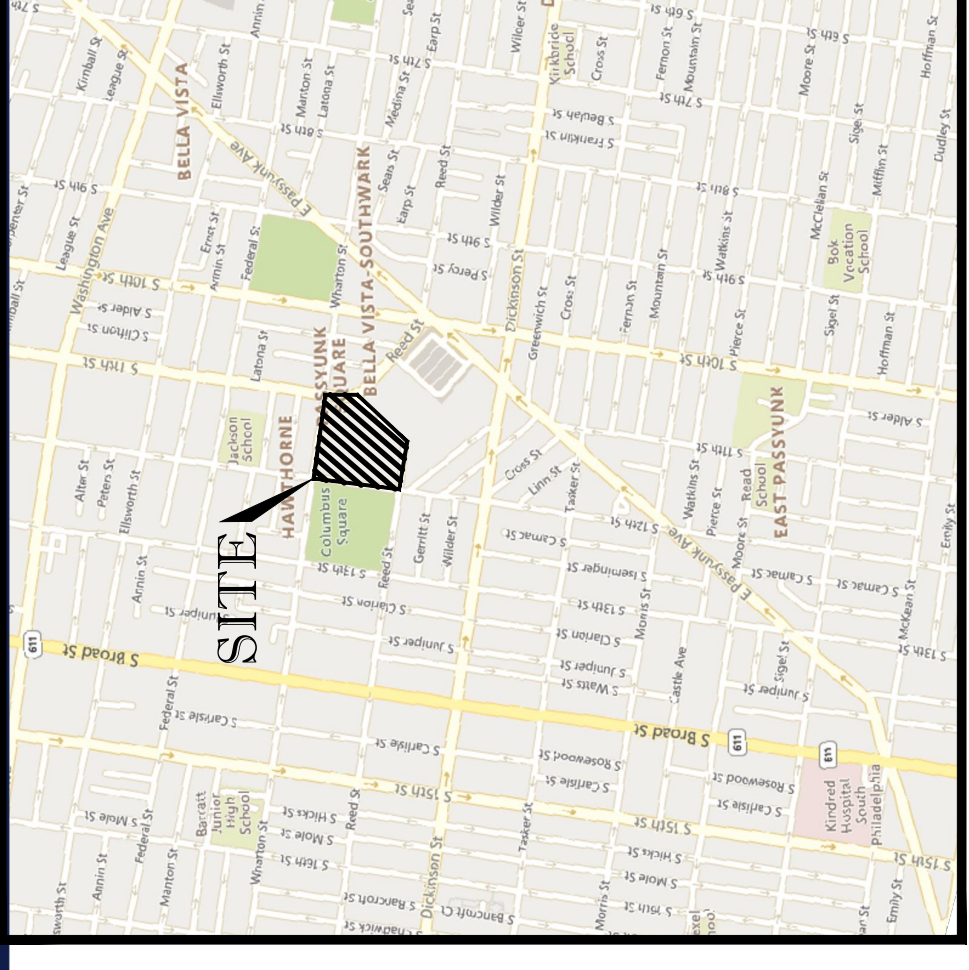
# Map B Proposed Zoning



## Zoning Districts

 RMX-2, Residential Mixed-Use





- THIS PLAN REFERENCES:  
BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY CONTROL POINT ASSOCIATES, INC. PHILADELPHIA, PA 19106 DATED 01-13-2021
- OWNERS:  
WHARTON STREET LOTS, LP  
444 S. 10TH STREET, SUITE 100  
PHILADELPHIA, PA 19106  
CITY OF PHILADELPHIA, DEPARTMENT OF PUBLIC PROPERTY  
444 S. 10TH STREET, SUITE 100  
PHILADELPHIA, PA 19106
- APPLICANT:  
ALTERRA PROPERTY GROUP, LLC  
444 S. 10TH STREET, SUITE 100  
PHILADELPHIA, PA 19106  
CPA: 10426100
- SITE DATA:  
1148 WHARTON STREET  
PHILADELPHIA, PA 19147  
CPA: 061000860  
1100 WHARTON STREET  
PHILADELPHIA, PA 19147  
CPA: 10426100

- BOHLER ENGINEERING BUSINESS PRIVILEGE NUMBER IS 690139
- 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.
- DIMENSIONS ARE BASED ON CITY OF PHILADELPHIA DATUM. LOT DIMENSIONS & EASEMENT DIMENSIONS ARE BASED ON PHILADELPHIA DISTRICT STANDARDS UNLESS OTHERWISE NOTED.
- ELEVATIONS ARE BASED UPON THE CITY OF PHILADELPHIA VERTICAL DATUM UTILIZING TEMPORARY BENCHMARK SET:  
CPA: 10426100  
ELEV. = 16.30
- TMA & BOX CUT FOUND  
ELEV. = 16.41
- WATERSHED DISTRICT: DELAWARE DIRECT WATERSHED COMBINED SEWER, FLOOD MANAGEMENT DISTRICT A.
- PLAN PREPARED AS PER INSTRUCTIONS OF THE APPLICANT.
- STORMWATER SHALL CONNECT TO THE EXISTING CITY DRAINAGE SYSTEM.
- ELEVATIONS OF PROPOSED CONCRETE CURBS TO BE DETERMINED BY THE CITY SURVEY DISTRICT. PAGE OF CURB TO MATCH EXISTING CURB/ELEVATION OF PAVEMENT.
- DEVELOPMENT TO BE SERVICED BY PUBLIC WATER AND SEWER IN ACCORDANCE WITH CITY OF PHILADELPHIA REQUIREMENTS.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN) PER REF. MAP #2
- WHARTON STREET, CITY NEIGHBORHOOD STREET  
FURNISHING ZONE:  
REQUIRED = 8' 6"  
PROPOSED = 4'  
11TH STREET, CITY NEIGHBORHOOD STREET  
WALKING ZONE:  
REQUIRED = 8' 6"  
PROPOSED = 6' 1"  
12TH STREET, CITY NEIGHBORHOOD STREET  
FURNISHING ZONE:  
REQUIRED = 8' 6"  
PROPOSED = 10' 6"  
REED STREET FROM: CITY NEIGHBORHOOD STREET  
WALKING ZONE:  
REQUIRED = 8' 6"  
PROPOSED = 5' 6"  
FURNISHING ZONE:  
REQUIRED = 8' 6"  
PROPOSED = 4'

OVERALL DISTRICT ZONING DATA

RMX-2	AREAS AND DIMENSIONS	REQUIRED	PROVIDED
MAX. OCCUPIED AREA	75%	80.6% (116,868 SF / 126,945 SF)	
MAX. ALLOWABLE F.A.R.	250%	240.4%	

OVERALL DISTRICT PARKING DATA

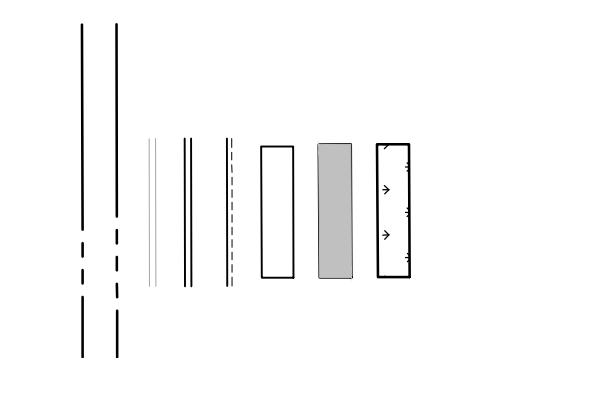
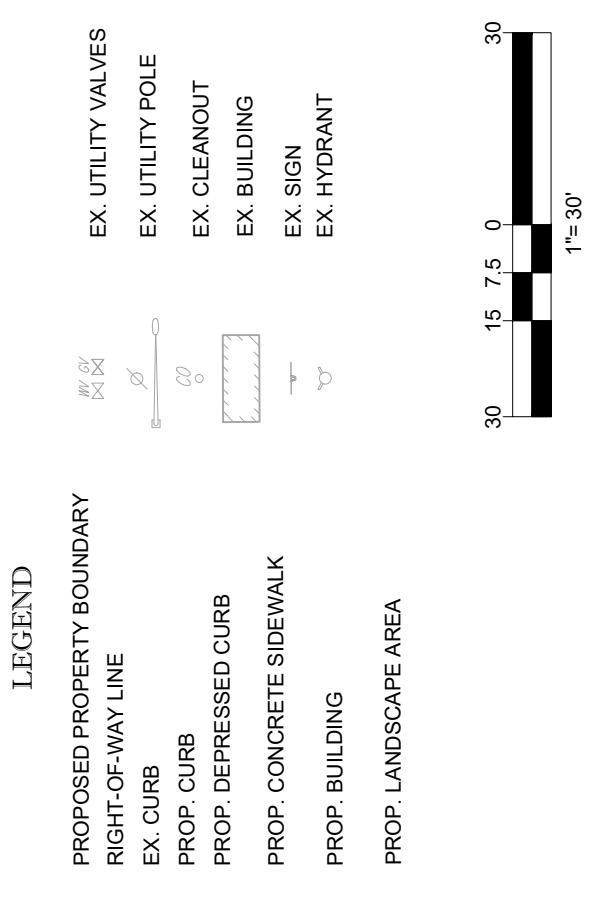
REQUIRED PARKING RESIDENTIAL USE:	PROVIDED:
3 SPACES FOR 10 UNITS	184 - 13 - 28 = 153 SPACES
0 FOR FIRST 4,000 SF THEN 1 PER 1,000 SF	SURFACE: 98 SPACES (11 COMPACT 5 ADA)
17,427 SF - 4,000 SF = 13,427 SF / 1,000 = 13.4 SPACES	137,427 SF / 10,000 SF = 13.7 = 14 SPACES REQUIRED
60 + 13.4 = 193.4 = 194 SPACES	TOTAL: 155 SPACES (90 COMPACT AND 6 ADA)
BIKE SPACE REDUCTION: (14-802.86)	OVER 20,000 SF = 1 PER EVERY 10,000 SF
CAR SHARE REDUCTION: (14-802.86)	137,427 SF / 10,000 SF = 13.7 = 14 SPACES REQUIRED
TOTAL REQUIRED:	1 PER 3 DWELLING UNITS OR FRACTION THEREOF
PROVIDED PARKING:	200 UNITS / 3 = 66.7 = 67 CLASS 1A SPACES REQUIRED
BICYCLE PARKING: ALL USES EXCEPT RES:	85 SPACES (69 CLASS 1A)
MULTI-FAMILY:	TOTAL REQUIRED: 21 LOADING SPACE
PROVIDED:	TOTAL PROVIDED: 21 LOADING SPACE
REQUIRED LOADING:	

EXISTING LOT GROSS FLOOR AREA

LOT	GFA
1 (CPA #781420100)	106,428 SF
2 (CPA #681000860)	71,360 SF

PROPOSED LOT GROSS FLOOR AREA

LOT	GFA
1	135,000 SF
2	51,000 SF
3	36,000 SF
4	18,616 SF
5 (CPA #681000860)	71,360 SF



**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROFESSIONAL ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

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**REVISIONS**

REV	DATE	COMMENT

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**NOT APPROVED FOR CONSTRUCTION**

THIS PLAN HAS BEEN REVIEWED BY THE CITY OF PHILADELPHIA AND IS SUBJECT TO THE CITY'S ZONING AND PLANNING DEPARTMENT'S APPROVAL. THE CITY OF PHILADELPHIA IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.

PROJECT: PP213020  
NOL: MJK  
DRAWN BY: CJA/SG  
CHECKED BY: CJA/SG  
CAD ID: PP213020-ZONING-TE-0

**ZONING PLAN**

FOR  
**ALTERRA PROPERTY GROUP, LLC**

PROPOSED LOADING DOCK ADDITION  
11TH & WHARTON  
CITY AND COUNTY OF PHILADELPHIA, PA

**BOHLER**  
1515 MARKET STREET, SUITE 520  
PHILADELPHIA, PA 19102  
Phone: (267) 402-3400  
Fax: (267) 402-3401  
www.BohlerEngineering.com

**C. BROWN**  
PROFESSIONAL ENGINEER  
LICENSE NO. 000001400  
NEW JERSEY LICENSE NO. 000001400

SHEET TITLE:  
**ZONING PLAN**

SHEET NUMBER:  
**Z-1**

REVISION 1 - 4/13/2021