

Site Plan / Plan Specification Overview

For complete submission requirements, see Philadelphia City Planning Commission regulations.

1. Title block to include name of subdivider or registered owner.
2. North point, scale (1"=100' minimum), and date
3. All metes and bounds, boundaries, and dimensions must be in Philadelphia District Standard when used for legal description or streets issues (e.g., deeds, easements).
4. All streets, alleys, and driveways bounding the property, including street rights-of-way, cartway widths, sidewalk widths, and street names.
5. All lot names and their purposes. Building setback lines and distances to other buildings on same lot.
6. Dedicated and non-dedicated rights-of-way (e.g., drainage, stormwater), easements, alleys, location of nearest fire hydrant.
7. Measurement of all buildings, footage, height, and stories to determine gross floor area.
8. Exact location to the nearest intersection.
9. Location and dimensions of all existing or proposed driveways, curb cuts, and off-street parking lots, with distances from lot lines.
- *10. Seal of registered architect, engineer or land surveyor in accord with PA Engineer, Land Surveyor, and Geologist Registration Law.
- *11. Existing and proposed contours (two-foot contours).
- *12. Final elevation, including lowest floor converted to City Datum (flood plain, watershed, plats).
- *13. Yard drains with top elevation in City Datum.
- *14. Elevations, renderings, geotechnical information, and additional plans when required.
- *15. A CD to be submitted to Traffic Engineering containing "The Traffic Impact Study-Synchro Analysis" for all parking lots or garages over 500 cars. In the Central Business District, the synchro analysis must be provided for garages over 250 spaces.
- *16. Show all existing street furniture at project location including those at adjacent properties. (Trees, fire hydrants, inlets, traffic signs, streetlights, manholes, steps, and meters.)
- *17. The lot width and area of all adjacent lots including those across streets.
- *18. The heights and setbacks of buildings on the same block as the proposal.
- *19. New legal description for lot adjustment or subdivision.

**Where applicable

**Per Minimum Drawing Information for Streets Department Review