



**LEGEND**

EXISTING FEATURES	
	TELECOMMUNICATION MANHOLE
	WATER MANHOLE
	ELECTRICAL MANHOLE
	SANITARY MANHOLE
	CITY INLET
	FIRE HYDRANT
	WATER VALVE
	GAS VALVE
	UTILITY POLE
	RAIN WATER CONDUCTOR
	SIGN
	LIGHT STANDARD
	COMBINED SEWER
	UNDERGROUND WATER LINE
	UNDERGROUND GAS LINE
	UNDERGROUND ELECTRIC LINE
	OVERHEAD AERIAL LINE
	FENCE LINE
	EXISTING BUILDINGS
	ZONING BOUNDARY LINE
	15-25% STEEP SLOPE
	>25% STEEP SLOPE
	PROPOSED FEATURES
	LIMIT OF DISTURBANCE



**LOCATION MAP**

**NOTES**

- Boundary and Location Information is based on a field survey performed by Ruggiero Plante Land Design on February 8, 2024.
- Boundary dimensions are identified in Philadelphia District Standard feet. Other stated dimensions are in U.S. standard feet.
- The change from inches to the more precise decimal expression may result in minor changes in the second and third decimal places. These are not mistakes or oversights but more precise values.
- The elevations for this plan are based on City Plan Datum. The benchmark is a mag nail set on the northerly side of Westview Avenue having an elevation of 273.39, as shown hereon.
- The bearings shown hereon are referenced from a 'PLAN OF PROPERTY' made for Maurice S. Eisman by Israel Serota, Esq., Surveyor & Regulator of the 9th Survey District of Philadelphia, dated May 16, 1963.
- FEMA FIRM map #4207570087G map revised January 17, 2007 designates the site as Zone X, areas designated to be outside the 0.2% annual floodplain.
- Some off site improvements such as buildings, curbing, and parking have been taken from aerial photographs, other plans and from public GIS sources.
- Only above ground visible improvements have been located. The location of the underground utilities must be field verified by contractor before commencement of any construction.
- The property is identified as within the (RSD-3) Residential Single Family Detached-3 Zoning District and is within the Open Space and Natural Resources - Steep Slope Protection Area [14-704(2)], the (EDO) Eighth District [14-530], the (NIS) Narcotics Injection Sites [14-540] and the (WVO)Wissahickon Watershed [14-510] Overlay Districts.
- Attention is called to the zoning requirements in the City of Philadelphia Code as amended.
- A zoning permit is required for any proposed changes to lot lines, including consolidation of existing parcels.
- This survey does not address the presence or absence of freshwater wetlands.

**OWNER OF RECORD**

**616 WESTVIEW AVENUE**  
 Lucy Bell W. Jarka-Sellers &  
 Johannes Jarka-Sellers  
 616 Westview Avenue  
 Philadelphia, PA 19119

NOTE: PENNSYLVANIA ACT 287 OF 1974 AS AMENDED BY ACT 121 OF 2008 REQUIRES THAT CONTRACTORS DETERMINE THE LOCATION OF ALL UTILITY, SEWER AND WATER LINES BEFORE COMMENCING CONSTRUCTION. SEE SHEET 1 FOR THE LIST OF LOCAL UTILITIES.

REVISIONS		

**616 WESTVIEW STREET**  
 Philadelphia, PA 19119  
 22ND WARD - OPA #223086900

prepared for:  
 Lucy Bell Jarka-Sellers  
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 Philadelphia, PA 19119  
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 DAVID J. PLANTE, Professional Engineer PA. No. PE-043820-E

**Ruggiero Plante Land Design**  
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Plan Date: August 25, 2025  
 Scale: 1" = 10'

Sheet Title:  
**EXHIBIT: LIMIT OF DISTURBANCE**  
 Sheet 1 of 1

(NOT INCLUDED)  
 N/F MICHAEL T & CLARICE L  
 BARBATO-DUNN  
 625 WESTVIEW AVE  
 OPA #223087000

(NOT INCLUDED)  
 N/F JOHN & KATHLEEN KROMER  
 606 WESTVIEW AVE  
 OPA #223086800

N/F LUCY BELL W. & JOHANNES  
 JARKA-SELLERS  
 616 WESTVIEW AVE  
 OPA #223086900  
 AREA = 14,996.7 SF OR 0.3443 AC

(NOT INCLUDED)  
 N/F AARON SKRYPSKI &  
 PAUL W. FARBER  
 625 PHIL ELLENA ST  
 OPA #223078100

(NOT INCLUDED)  
 N/F LATIFA DI PAOLO-VECCARY  
 617 PHIL ELLENA ST  
 OPA #223078020

(NOT INCLUDED)  
 N/F DECLAN SPRING &  
 ROBIN FRIEDMAN  
 601-05 PHIL ELLENA ST  
 OPA #223077900