
Developer's Checklist – Plan Specifications

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 right-of-ways, 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 right-of-ways (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. Radii, lengths of curves, and tangent bearings for all streets
- *12. Existing and proposed contours.
- *13. Final elevation converted to City Datum (Flood plain, watershed, plats).
- *14. Yard drains with top elevation in City Datum.
- *15. Lowest floor elevation in City Datum.
- *16. Topography (minimum %' intervals), stormwater management plans.
- *17. Geotechnical information (e.g., soil test bores for determining the properties of the soil (compactness, moisture, bearing power) and the type of foundation necessitated from such information.
- *18. Elevations, renderings, and additional plans when required.
- **19. Show all existing street furniture at project location including those at adjacent properties.
(Trees, fire hydrants, inlets, traffic signs, streetlights, manholes, steps, and meters.)

*Where applicable

**Per Minimum Drawing Information for Streets Department Review