

# PRELIMINARY NOT FOR CONSTRUCTION

THIS PLAN HAS BEEN PREPARED FOR GENERAL LAYOUT DISCUSSION PURPOSES ONLY AND IS BASED ON LIMITED DUE DILIGENCE AVAILABLE AT THE TIME OF PREPARATION

SITE DATA	
<b>PLAN REFERENCE</b>	
PLAN TITLE	MERMAID MEWS - RESIDENTIAL REDEVELOPMENT
SURVEYOR	LANGAN 1818 MARKET STREET SUITE 3300 PHILADELPHIA, PA 19103 FILE NO. 220122901
<b>OWNER OF RECORD</b>	
NAME	MERMAID EAST ASSOCIATES LLC
ADDRESS	102 EAST MERMAID STREET PHILADELPHIA, PA 19118-3507
<b>APPLICANT</b>	
NAME	MERMAID EAST ASSOCIATES LLC
ADDRESS	102 EAST MERMAID STREET PHILADELPHIA, PA 19118-3507
<b>PARCEL DATA</b>	
ADDRESS	100 & 102 EAST MERMAID LANE PHILADELPHIA, PA 19118
TAX MAP NO./ PARCEL ID	PREMISE A (100 E.) OPA # 77527010 DOC ID: 51422088 PREMISE B (102 E.) OPA # 775237000 DOC ID: 52897030
<b>ZONING DATA</b>	
ZONING DISTRICT	RSA-3 RESIDENTIAL SINGLE FAMILY ATTACHED-3
EXISTING USE	PREVIOUS SCHOOL & CARE CENTER (PERMITTED)
PROPOSED USE	MULTI-FAMILY RESIDENTIAL (VARIANCE)
THOUGH DETACHED (SINGLE-FAMILY) AND SEMI-DETACHED (TWIN CARRIAGES) ARE PERMITTED RESIDENTIAL USES, MULTIPLE USES ON A SINGLE LOT IS CONSIDERED MULTI-FAMILY RESIDENTIAL.	

EXISTING SLOPES TABLE				
NUMBER	MIN. SLOPE	MAX. SLOPE	COLOR	AREA
1	15.00%	24.99%		6,662 SF
2	25.00%	100.00%		6,766 SF

OVERLAYS	
NAME	SECTION
ACCESSORY SIGN CONTROLS - SPECIAL CONTROLS FOR COBBS CREEK, ROOSEVELT BOULEVARD, AND DEPARTMENT OF PARKS AND RECREATION LAND	\$14-904(4)
OPEN SPACE AND NATURAL RESOURCES - STEEP SLOPE PROTECTION	\$14-704(2)
WVO WISSAHICKON WATERSHED OVERLAY DISTRICT	\$14-510
INS NARCOTICS INJECTION SITES OVERLAY DISTRICT	\$14-540
NCO NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT - CHESTNUT HILL LOWER EAST	\$14-504(7)
EDD EIGHTH DISTRICT OVERLAY DISTRICT	\$14-530

BULK REQUIREMENTS					
REQUIREMENT	REQUIRED	EXISTING	PROPOSED	SECTION	
<b>BUILDING REQUIREMENTS</b>					
MINIMUM LOT AREA	(SF)	2,250	180,798	192,800	\$14-701-1
	(AC)	-	4.151	4.426	
MINIMUM LOT WIDTH	(FT)	25	212.13	735.37	\$14-701-1
<b>MINIMUM YARD SETBACKS</b>					
FRONT YARD	(FT)	8	21.8	27.07	\$14-701-1
SIDE YARD	(FT)	8	0.3 (EN)	8	\$14-701-1
REAR YARD	(FT)	20	1.4 (EN)	22	\$14-701-1
<b>IMPERVIOUS COVERAGE</b>					
	(%)	NA	85.0%	58.8%	\$14-701-1
	(SF)		153,631	106,336	
MIN. OPEN AREA (% OF LOT)	(%)	50	55.4%	74.7%	\$14-701-1
	(SF)	NA	100,246	144,044	\$14-701-1
MAXIMUM BUILDING HEIGHT	(FT)	38	TBD	< 38	
STEEP SLOPE REQUIREMENTS	(%)	NA	>25% (V)	>25% (V)	\$14-704-2

(V) VARIANCE REQUIRED | (EN) EXISTING NON-COMFORMANCE | (W) WAIVER REQUESTED | (TBD) TO BE DETERMINED | (NA) NOT APPLICABLE | (NS) NOT SPECIFIED

RM-2 DISTRICT  
RSA-3 DISTRICT

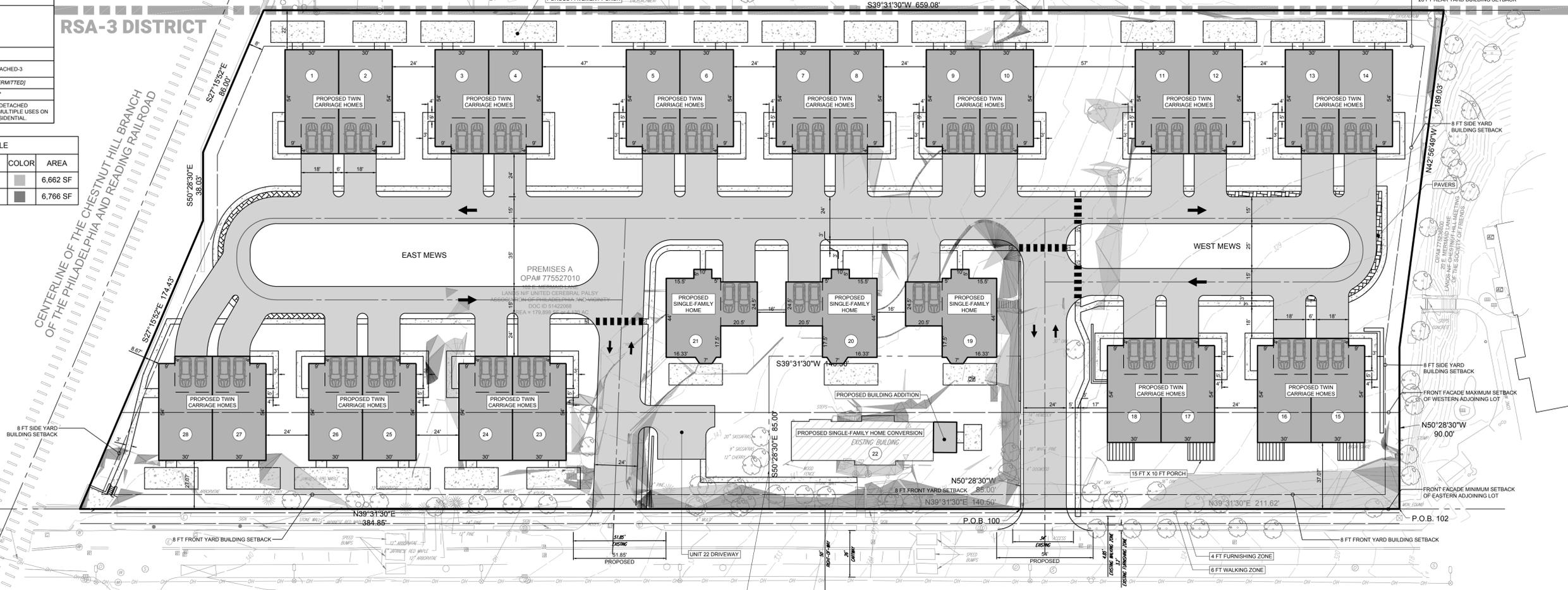
CENTERLINE OF THE CHESTNUT HILL BRANCH OF THE PHILADELPHIA AND READING RAILROAD

ARDLEIGH STREET  
(ON CITY PLAN, LEGALLY OPEN 50' WIDE, 12'-26'-12')

ARDLEIGH STREET

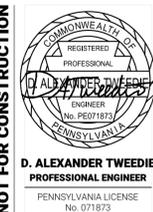
DEVON STREET

MERMAID LANE  
CITY NEIGHBORHOOD STREET  
(ON CITY PLAN, LEGALLY OPEN 50' WIDE, 12'-26'-12')



LOTS TO BE CONSOLIDATED  
SEE LOT CONSOLIDATION  
PLAN BY OTHERS

PREMISES B  
OPA# 775237000  
100 E. MERMAID LANE  
LANDS N/F UNITED CEREBRAL PALSY  
ASSOCIATION OF PHILADELPHIA AND VICINITY  
DOC ID 52897030  
AREA = 11,943 SF or 0.274 AC



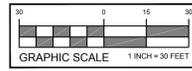
D. ALEXANDER TWEEDIE  
PROFESSIONAL ENGINEER  
PENNSYLVANIA LICENSE  
No. 071873

REV.	DATE	BY	ACM
1	2025-09-15		

PROJECT No. 190002  
FILE 01\_C62  
DRAWN BY A.MATHEWS  
CHECKED BY D.A.TWEEDIE

PROJECT	TITLE
PROPOSED MERMAID MEWS REDEVELOPMENT 100-102 E. MERMAID LANE CITY OF PHILADELPHIA, PHILADELPHIA COUNTY, PA	CONCEPT PLAN G2
APPLICANT	MERMAID EAST ASSOCIATES, LLC

DATE 2025-07-23  
SHEET 1  
REVISIONS



EXISTING SLOPES TABLE				
NUMBER	MIN. SLOPE	MAX. SLOPE	COLOR	AREA
1	15.00%	24.99%		6,662 SF
2	25.00%	100.00%		6,766 SF

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AND IS BASED ON LIMITED DUE DILIGENCE AVAILABLE AT THE TIME OF PREPARATION

**RM-2 DISTRICT**  
**RSA-3 DISTRICT**

**ARDLEIGH STREET**  
(ON CITY PLAN, LEGALLY OPEN  
50' WIDE, 12'-26"-12')

CENTERLINE OF THE CHESTNUT HILL BRANCH  
OF THE PHILADELPHIA AND READING RAILROAD

**ARDLEIGH STREET**

**DEVON STREET**

**MERMAID LANE**  
CITY NEIGHBORHOOD STREET  
(ON CITY PLAN, LEGALLY OPEN 50' WIDE,  
12'-26"-12')

PREMISES B  
OP# 775237000  
100 E. MERMAID LANE  
LANDS NF UNITED CEREBRAL PALSY OF  
PHILADELPHIA AND VICINITY  
DOC ID 52687030  
AREA = 11,943 SF OR 0.274 AC

100 & 102 MERMAID LANE  
BUILDING AREA = 80,552 SF

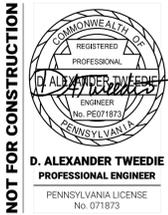
BUILDING AREA = 80,552 SF

100 & 102 MERMAID LANE  
BUILDING AREA = 80,552 SF

PREMISES A  
OP# 775237000  
LANDS NF UNITED CEREBRAL PALSY OF  
PHILADELPHIA AND VICINITY  
DOC ID 52687030  
SF OF 4,130 AC



NOT FOR CONSTRUCTION



REV.	DATE	REVISED PER	BY

PROJECT No. **190002**  
FILE **01\_EXIST-DEMO**  
DRAWN BY **A.MATHEWS**  
CHECKED BY **D.A.TWEEDIE**

PROPOSED MERMAID NEWS REDEVELOPMENT 100-102 E. MERMAID LANE CITY OF PHILADELPHIA, PHILADELPHIA COUNTY, PA APPLICANT <b>MERMAID EAST ASSOCIATES, LLC</b>	TITLE <b>EXISTING CONDITIONS TREE REMOVAL PLAN - CG2</b>
DATE <b>2025-08-07</b>	

**ECD** **0**  
SHEET REV. No.

**LANDCORE**  
580 VIRGINIA DRIVE | SUITE 340  
FORT WASHINGTON, PENNSYLVANIA 19034  
PHONE | 215-836-2510  
LANDCORECONSULTING.COM



CODE SECTION	CODE EXCERPT	CALCULATION	REQUIRED TREES	EXISTING TREES TO REMAIN CREDIT APPLIED*	PROPOSED TREES TO BE PLANTED	REQUIRED SHRUBS	PROPOSED SHRUBS	COMPLIANT	NOTES
BUFFER PLANTINGS	14-705(1)(d), 2(a)(i)	All such buffers shall include at least one tree and three shrubs per 20 linear feet.	299LF / 20LF(1)TREES, 3X SHRUBS	15	15	0	45	45	YES
	14-705(1)(d), 2(b)	A minimum of fifty percent (50%) of the required buffer trees shall be of an evergreen tree species.	15 trees / 2- 8 EVERGREEN	INCLUDED IN COUNT ABOVE	INCLUDED ABOVE	INCLUDED IN COUNT ABOVE			YES
YARD TREES	§ 14-705(3)	"Yard trees must be provided at a rate of one tree per 1,600 sq. ft. of open area, not including watercourses and any open area in use as driveway access, parking, or landscape buffers necessary to satisfy the requirements of § 14-705(1)(d)."	74,800 SF YARD / 1600 SF	47	47	0			YES
REPLACEMENT TREES	14-705(1)(g), 2(1-3)	"All healthy trees on the lot of 2.5 in. of DBH or larger that are removed, damaged, or destroyed as a result of development, site clearing, or both shall be replaced on the same lot or an abutting lot in accordance with the following standards."	140" CAL. REMOVED / 3" CAL. PER TREE	47	0	47			YES
STREET TREES	14-705(2)	"At least one street tree per 35 ft. of linear frontage shall be provided"	695.2 LF / 35 LF	20	0	20			YES
			TOTALS: 129 TREES REQ.	62 APPLIED CREDITS	67 TREES PROPOSED	45 SHRUBS REQ.	45 SHRUBS PROPOSED		

Landscape Plan Plant Schedule						
CANOPY TREES						
KEY	BOTANICAL NAME	COMMON NAME	SPACING	QTY	SIZE	HEIGHT
SB	<i>Amelanchier laevis</i>	Allegheny Serviceberry	as shown	4	3" CAL.	
AF	<i>Acer x freemanii 'celebration'</i>	Celebration <sup>®</sup> Maple	as shown	3	3" CAL.	
AR	<i>Acer rubrum 'Red Sunset'</i>	Red Sunset Red Maple	as shown	11	3" CAL.	
CA	<i>Carpinus caroliniana</i>	American Hornbeam	as shown	1	3" CAL.	
CC	<i>Cercis canadensis</i>	Eastern Redbud	as shown	6	3" CAL.	
FT	<i>Chionanthus virginicus</i>	White Fringe Tree	as shown	10	3" CAL.	
PB	<i>Cornus kousa</i>	Kousa Dogwood	as shown	6	3" CAL.	
OK	<i>Prunus x 'Okame'</i>	Okame Cherry	as shown	3	3" CAL.	
HC	<i>Prunus x 'Yedoensis'</i>	Yoshino Cherry	as shown	2	3" CAL.	
ST	<i>Syringa reticulata 'Ivory Silk'</i>	Japanese Tree Lilac	as shown	3	3" CAL.	
LP	<i>Platanus x acerifolia 'Bloodgood'</i>	Bloodgood London Planetree	as shown	24	3" CAL.	
TOTAL				73		

SHRUBS			
VB	<i>Viburnum modium</i>	Possum Haw	23 24" Ht
IB	<i>Ilex glabra</i>	Inkberry Holly	22 24" Ht
TOTAL			45

**LEGEND**

- PROJECT LIMIT LINE
- ON-SITE EXISTING AND PROTECTED TREES
- HERITAGE TREE
- REQUIRED PROPOSED PLANTING QTY.
- PROPOSED CANOPY 30'-35'
- PROPOSED CANOPY 20'-25'
- PROPOSED SHRUB
- STORMWATER MANAGEMENT AREA 11,340 SF.
- PROPOSED UTILITIES
  - STORM PIPE
  - ELECTRIC
  - SEWER
  - WATERLINE

**GENERAL NOTE**

- ALL TREES TO BE PLANTED 10' AWAY FROM UTILITIES. LOCATION OF UTILITIES TO BE COORDINATED WITH CIVIL PLANS.
- SEE CIVIL FOR ALL LAYOUT, GRADING, AND STORMWATER MANAGEMENT.
- SEE ARCHITECTS PLANS FOR BUILDINGS.
- SEE PLANS BY OTHERS FOR LIGHTING.
- SEE L100 FOR TREE PROTECTION PLAN.

**RAIS**

Landscape Architects  
 Robinson Anderson Summers, Inc.  
 28 W. State Street  
 Media, PA 19063  
 DE 302-888-1544  
 PA 610-400-3911  
 www.raslainc.com

CLIENT: **LANDCORE**  
 40 WEST EVERGREEN  
 AVENUE SUITE 101  
 PHILADELPHIA, PA 19118  
 215-836-2510

PROJECT NAME:  
**MERMAID MEWS REDEVELOPMENT**  
 100-102 E. MERMAID LANE  
 PHILADELPHIA, PA

THIS DRAWING IS TO ILLUSTRATE THE WORK TO BE DONE. THE ARCHITECT IS NOT RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES USED TO DO THE WORK, OR THE SAFETY ASPECTS OF CONSTRUCTION, AND NOTHING ON THIS DRAWING EXPRESSED OR IMPLIED CHANGES THIS CONDITION. CONTRACTOR SHALL BE RESPONSIBLE FOR KNOWING HOW THEY AFFECT THE WORK. SUBMITTAL OF A BID TO PERFORM THIS WORK IS AN ACKNOWLEDGMENT OF THESE RESPONSIBILITIES, AND THAT THEY HAVE BEEN FULLY CONSIDERED IN PLANNING OF THE WORK, AND THE BID PRICE. NO CLAIMS FOR EXTRA CHARGES DUE TO THESE CONDITIONS WILL BE FORTHCOMING.

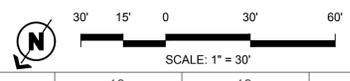
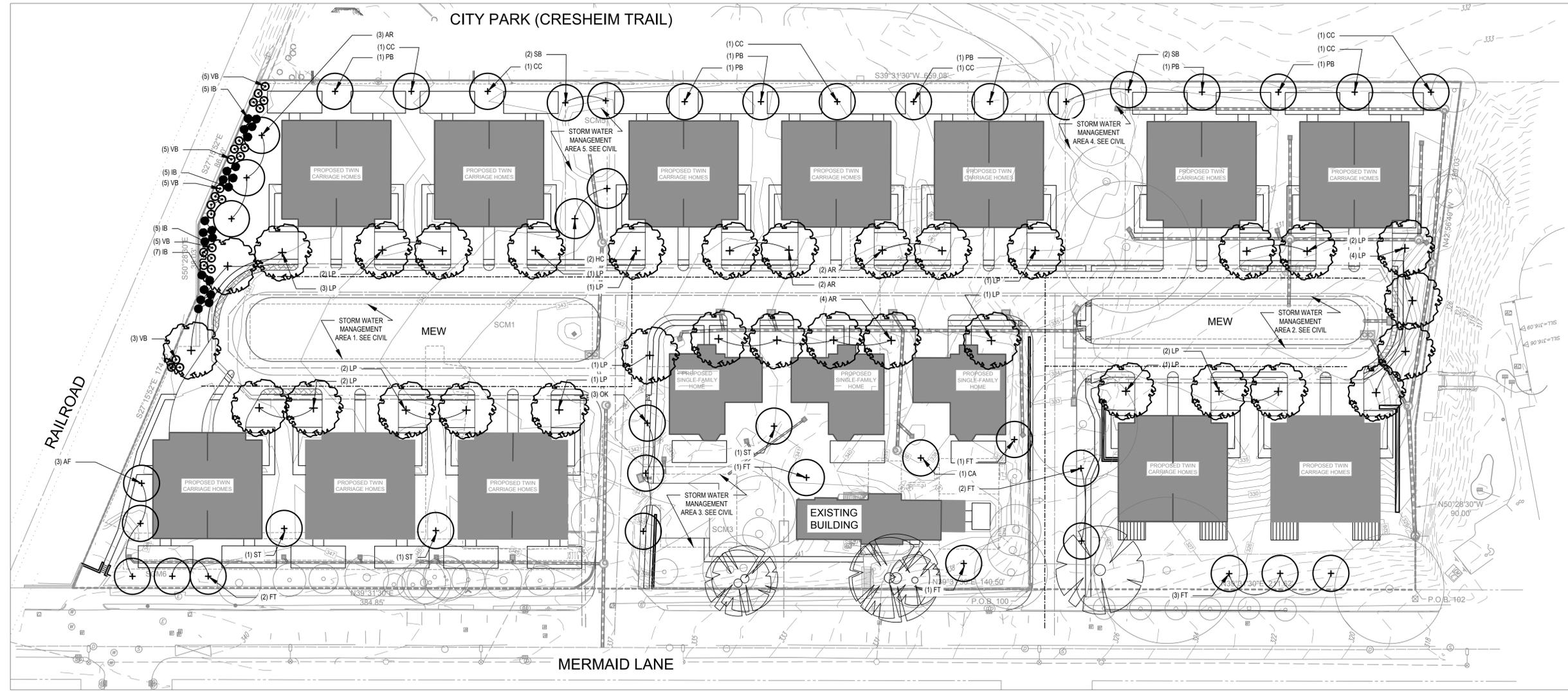
SEAL:

DATE:  
 PROJECT NO:  
 DRAWN BY: AC  
 CHECKED BY: AS  
 SUBMISSION: 09.17.25

REVISION: DATE

DRAWING TITLE:  
**LANDSCAPE PLAN**

DRAWING NO:  
**L200**



Q  
P  
N  
M  
L  
K  
J  
H  
G  
F  
E  
D  
C  
B  
A

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20



1 FRONT ELEVATION OF TWIN  
Z-1 SCALE: 1/8" = 1'-0"



2 SIDE ELEVATION OF TWIN  
Z-1 SCALE: 1/8" = 1'-0"



3 REAR ELEVATION OF TWIN  
Z-1 SCALE: 1/8" = 1'-0"



4 FRONT ELEVATION OF TWIN WITH PORCH  
Z-1 SCALE: 1/8" = 1'-0"



5 SIDE ELEVATION OF TWIN WITH PORCH  
Z-1 SCALE: 1/8" = 1'-0"



6 MERMAID ELEVATION OF TWIN WITH PORCH  
Z-1 SCALE: 1/8" = 1'-0"

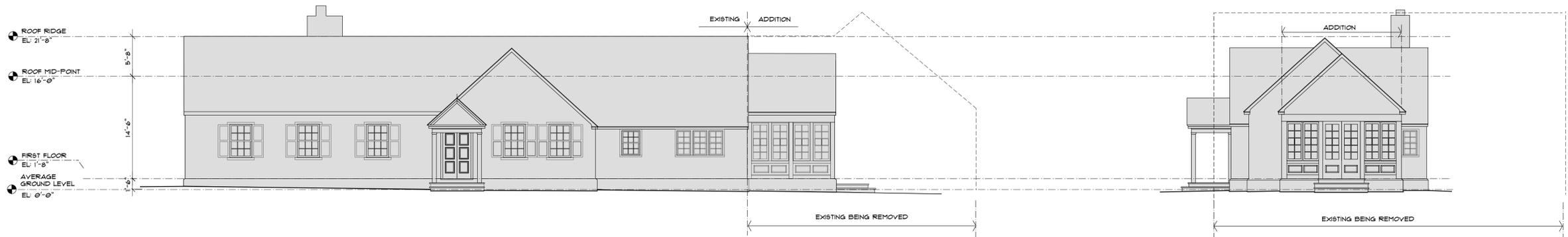
ISSUED FOR PERMITS	8 AUGUST 2025
	<b>PROPOSED HOUSING DEVELOPMENT</b> <b>100-102 MERMAID LANE</b> PHILADELPHIA, PA
	<b>Z-1</b>
BONITATIBUS ARCHITECTS 1700 SANSOM STREET, PHILADELPHIA, PA 19103 PHONE: (215) 568-1919	
<b>ZONING ELEVATIONS</b>	
BA PROJ. NO. 24040 SCALE: 1/8"=1'-0" DRAWING 1 OF 2	



1 FRONT ELEVATION OF SINGLE  
Z-2 SCALE: 1/8" = 1'-0"

2 SIDE ELEVATION OF SINGLE  
Z-2 SCALE: 1/8" = 1'-0"

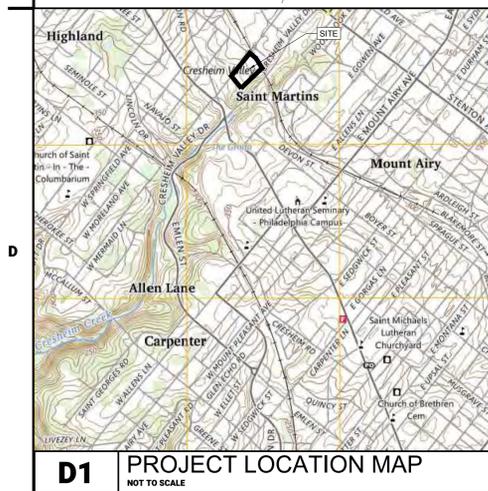
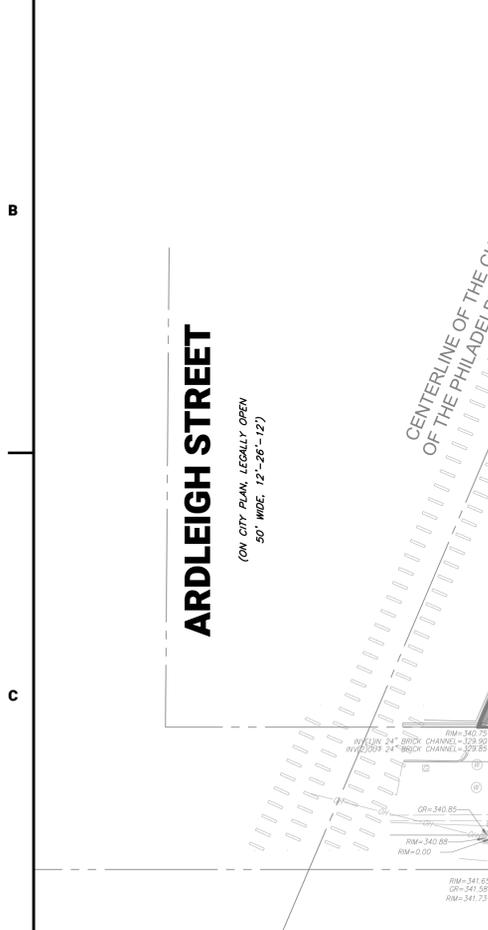
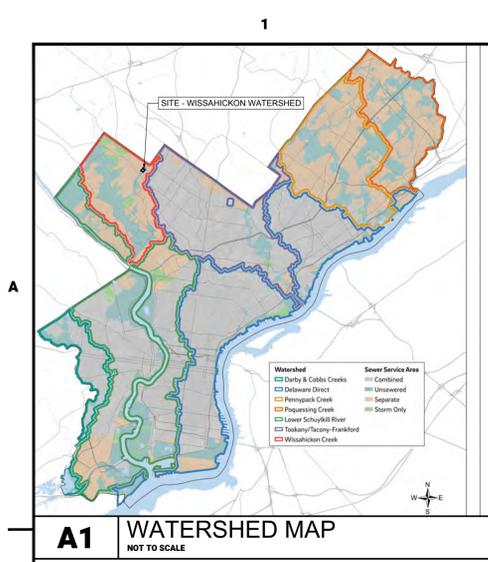
3 REAR ELEVATION OF SINGLE  
Z-2 SCALE: 1/8" = 1'-0"



4 FRONT ELEVATION OF EXISTING MEETINGHOUSE  
Z-2 SCALE: 1/8" = 1'-0"

5 SIDE ELEVATION OF EXISTING MEETINGHOUSE WITH ADDITION  
Z-2 SCALE: 1/8" = 1'-0"

ISSUED FOR PERMITS	8 AUGUST 2025	
	<b>PROPOSED HOUSING DEVELOPMENT</b> <b>100-102 MERMAID LANE</b> PHILADELPHIA, PA	Z-2
	BONITATIBUS ARCHITECTS 1700 SANSOM STREET, PHILADELPHIA, PA 19103 PHONE: (215) 568-1919	BA PROJ. NO. 24040 SCALE: 1/8"=1'-0" DRAWING 2 OF 2
ZONING ELEVATIONS		



**ARDLEIGH STREET**

EROSION CONTROL LEGEND	
	LIMIT OF DISTURBANCE/ PROJECT SITE BOUNDARY
	COMPOST FILTER SOCK
	CONSTRUCTION ENTRANCE
	STOCKPILE
	LANDSCAPE PRESERVATION AREA
	CONCRETE WASHOUT
	INLET FILTER PROTECTION

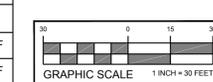
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<b>PARCEL DATA</b>	
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TAX MAP NO./ PARCEL ID	PREMISE A (100 E.) OPA #: 77527010 DOC ID: 51422068 PREMISE B (102 E.) OPA #: 775237000 DOC ID: 52697030
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EXISTING USE	PREVIOUS SCHOOL & CARE CENTER (PERMITTED)
PROPOSED USE	MULTI-FAMILY RESIDENTIAL (VARIANCE)

**MERMAID LANE**  
CITY NEIGHBORHOOD STREET  
(ON CITY PLAN, LEGALLY OPEN 50' WIDE, 12'-26'-12")

**DEVON STREET**

**CHAPTER 93 RECEIVING WATERCOURSE**  
THE SITE IS WITHIN THE CRESHEM CREEK IN THE WISSAHICKON CREEK WATERSHED. THIS SECTION OF THE CRESHEM CREEK WATERCOURSE IS CLASSIFIED AS A TROUT STOCKING (TSP), MIGRATORY FISHERY (MF) AND IMPAIRED ON THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (PADEP) CHAPTER 93 CLASSIFICATION LIST.

EXISTING SLOPES TABLE				
NUMBER	MIN. SLOPE	MAX. SLOPE	COLOR	AREA
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**NOT FOR CONSTRUCTION**

COMMONWEALTH OF PENNSYLVANIA  
REGISTERED PROFESSIONAL ENGINEER  
D. ALEXANDER TWEEDIE  
PENNSYLVANIA LICENSE No. 071873

REV.	DATE	REVISION PER	BY

PROJECT No. **190002**  
FILE **01\_CG2\_EM**  
DRAWN BY **D. PERERA**  
CHECKED BY **D.A. TWEEDIE**

PROPOSED MERMAID MEWS REDEVELOPMENT  
100 & 102 E. MERMAID LANE  
CITY OF PHILADELPHIA, PHILADELPHIA COUNTY, PA  
PROJECT APPLICANT: MERMAID EAST ASSOCIATES, LLC  
EARTH MOVING PLAN  
PROPOSED ACTIVITY PLAN  
TITLE

DATE **2025-09-15**  
SHEET **EM1 0**  
REV. No.