



PHOTOGRAPH #1



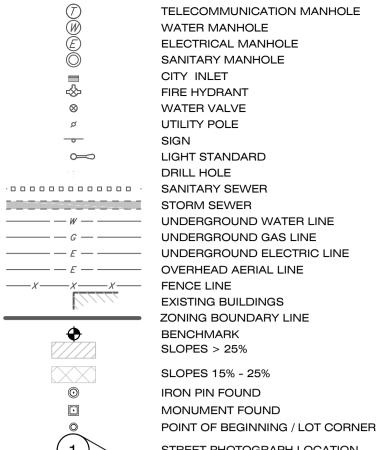
PHOTOGRAPH #2

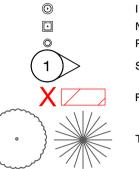


PHOTOGRAPH #3

# **LEGEND**

**EXISTING FEATURES** 





STREET PHOTOGRAPH LOCATION FEATURE TO BE REMOVED

Boundary and Location information is based on a field survey performed by ASH Associates: 420 W Mermaid surveyed on August 31, 2021. 7504 Saint Martins surveyed on May 17, 2022. ASH Associates, Inc. 765 Tennis Avenue

Ambler, PA 19002 215-367-5261 ashassociates.net

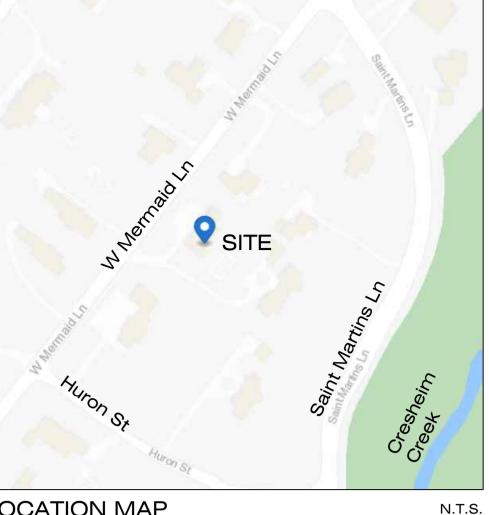
- Tree Survey performed by Ruggiero Plante Land Design on March 27, 2023.
- Boundary dimensions are identified in Philadelphia District Standard feet. Other stated dimensions are in U.S. standard feet. Boundary information shown is
- 4. The change from inches to the more precise decimal expression may result in minor changes in the second and third decimal places. These are not mistakes or
- 420 W Mermaid Site Benchmark: Magnetic spike set in asphalt as shown. Elevation: 311.65' 7504 Saint Martins Site Benchmark: Magnetic spike set in asphalt as shown.
- Surveyors on 11-19-1962. Horizontal Datum based on the Pennsylvania State Plane Coordinate System, NAD83. Vertical Datum based on City Datum: Elevations shown per City Plan.
- FEMA FIRM map #4207570087G map revised January 17, 2007 designates the site as Zone X, areas outside the 500 yr. floodplain and a portion shown hereon within Other Flood Areas (Zone X), areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot in within drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- dimensions are exterior and may include covered entrances and ornamental
- underground utilities must be field verified by contractor before commencement of any construction. There is no visible evidence of the site being used as a solid
- 11. Attention is called to the zoning requirements in the City of Philadelphia Code as
- A zoning permit is required for any proposed changes to lot lines, including consolidation of existing parcels.
- 13. This survey does not address the presence or absence of freshwater wetlands, environmental hazards or archaeological sites that may exist on site.

14. Reference Plans:

B. Striking from City Plan No. 149 of Towanda Street from Mermaid Lane to Moreland

EXISTING SITE TREE NOTE

information regarding existing site tree preservation and replacement.



**LOCATION MAP** 

The property lies within the Wissahickon Creek Watershed.

# **UTILITY OWNERS**

DATE CONTACTED: November 17, 2022 SERIAL NUMBER: 20223210624

COMPANY: COMCAST ADDRESS: 4400 WAYNE AVE PHILADELPHIA, PA 19140 CONTACT: ROBERT HARVEY

EMAIL: bob\_ harvey@cable.comcast.com

COMPANY: POCO ENERGY c/o USIC ADDRESS: 450 S HENDERSON RD, SUITE B KING OF PRUSSIA, PA 19406

CONTACT: NAKKIA SIMPKINS EMAIL: nikkiasimpkins@usicinc.com

COMPANY: PHILADELPHIA CITY WATER DEPARTMENT ADDRESS: 1101 MARKET STREET, 2ND FLOOR, ARA TOWER

PHILADELPHIA, PA 19107 CONTACT: ERIC PONERT EMAIL: eric.ponert@phila.gov

COMPANY: PHILADELPHIA CITY DEPARTMENT OF STREETS ADDRESS: 1401 JFK BLVD, ROOM 940 MSB

PHILADELPHIA, PA 19102 CONTACT: PAT O'DONELL EMAIL: maureen.wagari@phila.gov COMPANY: PHILADELPHIA GAS WORKS

ADDRESS: 800 W MONTGOMERY AVE PHILADELPHIA, PA 19122 CONTACT: MICHAEL PARZANESE

EMAIL: michael.parzanese@pgworks.com

COMPANY: SOUTHEASTERN PA TRANSPORTATION AUTHORITY ADDRESS: 1234 MARKET ST, 12TH FL PHILADELPHIA, PA 19107

CONTACT: DAVID MONTVYDAS

COMPANY: VERIZON PENNSYLVANIA, LLC

ADDRESS: 1050 VIRGINIA DR

FORT WASHINGTON PA, 19034 CONTACT: DEBORAH BARUM EMAIL: laura.m.lippincotte@one.verizon.com

MEREDITH G JENSEN 420 Mermaid Ln Philadelphia, PA 19118-4204 See 'prepared for'

DANE A JENSEN

**OWNER OF RECORD** 

7504 SAINT MARTINS LANE



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 01 08-25-2023 PER ZONING REVIEW COMMENTS

7504 SAINT MARTINS LANE Philadelphia, PA 19118 9th Ward - OPA #092299000

prepared for: Dane & Meredith Jensen 420 W Mermaid Lane Philadelphia, PA 19118 daneajensen@gmail.com (717) 880-1323



DAVID J. PLANTE, Professional Engineer PA. No. PE-043820-E



5900 Ridge Avenue Philadelphia, PA 19128 phone 215.508.3900 fax 215.508.3800 www.ruggieroplante.com

Plan Date: July 5, 2023

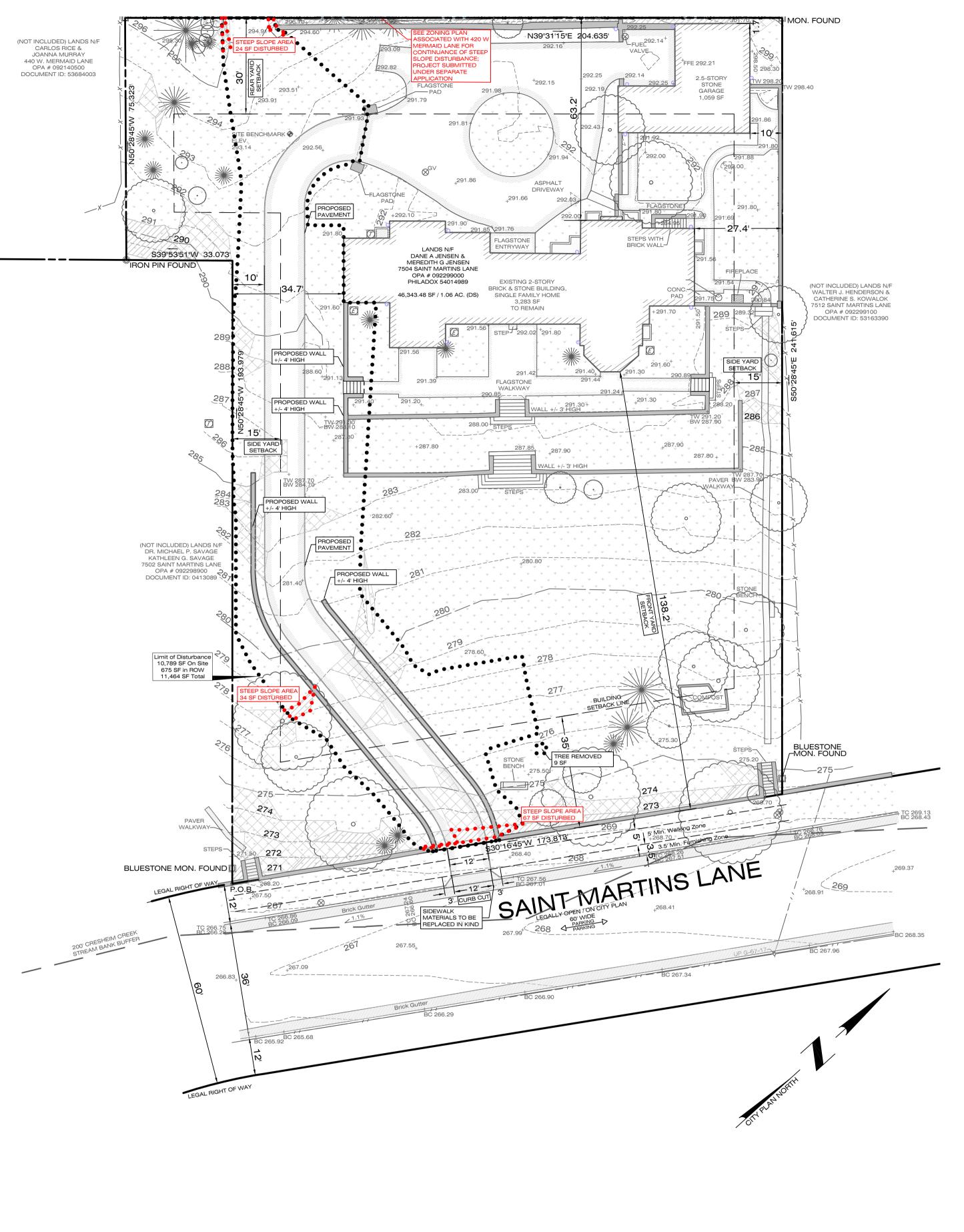
Set Title: ZONING Sheet Title: EXISTING FEATURES PLAN

Sheet 1 of 5

- calculated from field surveyed boundary corner evidence, plans and Deeds of
- oversights but more precise values.
- Elevation: 293.14 Right-of-way widths shown per City Plan No. 149, confirmed by the Board of
- This plan was made as per instructions of the applicant and without the benefit of
- 9. Some off site improvements such as buildings, curbing, and parking have been taken from aerial photographs, other plans and from public GIS sources. Building
- 10. Only above ground visible improvements have been located. The location of the waste dump or landfill.

- A. Compiled City Plan #149 dated 11-19-1962
- Avenue, Confirmed by Board of Surveyors March 16, 1970 (P-24-261).

1. See Landscape Preservation Plan and Landscape Replacement Plan for more



T DIMENSIONS 46,343 SQ FT

46,343 SQ F MINIMUM LOT AREA MINIMUM LOT WIDTH 75 FT 174 FT 174 FT MINIMUM FRONT YARD 138.2 FT 138.2 FT MINIMUM REAR YARD 30 FT 63.2 FT 63.2 FT MINIMUM SIDE YARD 15 FT 27.4 FT 27.4 FT MAXIMUM OCCUPIED AREA MAXIMUM PRINCIPAL BUILDING HEIGHT 38 FT NOT MEASURED NOT MEASURED

\*CALCULATED BUILDING COVERAGE USED

3,283 SQ F DWELLING 1,059 SQ FT GARAGE: 1.059 SQ FT ASPHALT DRIVEWAY 4,113 SQ FT 6,529 SQ FT FLAGSTONE ENTRYWAY 89 SQ FT 89 SQ FT BRICK WALL W/ STEPS 46 SQ FT 46 SQ FT WALKWAYS & PATIOS 2.082 SQ FT 2.178 SQ FT WALLS: 1,028 SQ FT 1,410 SQ FT MISC. IMPERVIOUS 402 SQ FT 180 SQ FT TOTAL BUILDING COVERAGE: GROSS FLOOR AREA (9.4% OF LOT AREA) (9.4% OF LOT AREA) TOTAL IMPERVIOUS COVERAGE: 12,102 SQ FT 14,774 SQ FT (26% OF LOT AREA) (31.9% OF LOT AREA) \* TOTAL PERVIOUS COVERAGE: 34,394 SQ FT 31,569 SQ FT (74% OF LOT AREA) (68.1% OF LOT AREA) LAWN & LANDSCAPE

EXISTING data per ASH Associates

\*SUBJECT PROPERTY IS WITHIN THE WWO (WISSAHICKON WATERSHED OVERLAY DISTRICT) CATEGORY 4, LIMITED TO 45% IMPERVIOUS COVERAGE. SECTION 14-510 & THE OPEN SPACE AND NATURAL RESOURCES - STEEP SLOPE PROTECTION OVERLAY DISTRICT, SECTION 14-704(2).

ZONING OVERLAY DISTRICT NOTES

PROPERTY OVERLAY DISTRICTS:

14-510 WISSAHICKON WATERSHED OVERLAY DISTRICT (WWO):

1. SETBACKS FROM WATERCOURSES:

A. THERE SHALL BE NO NEW IMPERVIOUS GROUND COVER CONSTRUCTED OR ERECTED WITHIN 200 FT. OF THE BANK OF A STREAM OR WITHIN 50 FT. OF THE CENTER LINE OF A SWALE WITHIN THE WWO OVERLAY

2. THERE ARE NO WATER COURSES, STREAMS, SWALES OR

14-704(2) OPEN SPACE AND NATURAL RESOURCES-STEEP SLOPE

1. SLOPES OF FIFTEEN PERCENT (15%) OR GREATER ON ANY LOT OR PORTION(S) THEREOF. RESTRICTIONS ON DISTURBANCE:

A. ON THOSE PORTIONS OF THE LOT WHERE THE SLOPE OF THE LAND IS FIFTEEN PERCENT (15%) OR GREATER BUT LESS THAN TWENTY-FIVE PERCENT (25%), SITE CLEARING OR EARTH MOVING ACTIVITIES SHALL BE PERMITTED ONLY IN CONFORMANCE WITH AN EARTH MOVING PLAN.

B. ON THOSE PORTIONS OF THE LOT WHERE THE SLOPE OF LAND IS TWENTY-FIVE PERCENT (25%) OR GREATER, NO SITE CLEARING OR EARTH MOVING ACTIVITY IS PERMITTED.

# ZONING OVERLAY DISTRICT PLAN NOTE:

1. THE 200' CRESHEIM CREEK STREAM BANK BUFFER IS IDENTIFIED ON THE PLAN ACCORDING TO AVAILABLE GIS RESOURCES PROVIDED BY THE PHILADELPHIA CITY PLANNING COMMISSION. THE BUFFER LIMIT IS OUTSIDE OF THE ON-SITE LIMIT OF DISTURBANCE AND WILL NOT RESULT IN ANY ADDITIONAL IMPERVIOUS COVERAGE WITHIN THE

# STEEP SLOPE DISTURBANCE NOTES

- The property lies within the Steep Slope Protection Overlay District and as such is subject to additional consideration by L&I, PWD, and the Philadelphia City
- The proposed development will result in disturbance of an existing surface with a slope between 15% and 25%.
- The proposed development will result in disturbance of an existing surface with a slope greater than 25%.
- The developer shall provide the Philadelphia City Planning Commission with an Erosion Control Earth Moving Plan prior to issuance of any L&I permit, persuant Section 14-704(2) of the Philadelphia Zoning Code.
- Section 14-704(2) of the Philadelphia Zoning Code prohibits disturbance of existing slopes greater than 25% within the Steep Slope Protection Overlay. The developer shall pursue a variance, granting relief and permitting the proposed disturbance. Earth disturbance shall not be permitted unless the variance is issued accordingly.
- Total Project Disturbance of Slopes greater than 25%:

# **GROUND DISTURBANCE CHART:**

	Impervious Area	Pervious Area	Total Disturbance
	(SF)	(SF)	Area (SF)
Existing Groundcover w/in LOD	1131	9658	10789
Proposed Groundcover w/in LOD	3683	7106	10789
Net Increase in Impervious Area:	2552		

# LEGEND

**EXISTING FEATURES** TELECOMMUNICATION MANHOLE WATER MANHOLE ELECTRICAL MANHOLE SANITARY MANHOLE CITY INLET FIRE HYDRANT WATER VALVE UTILITY POLE LIGHT STANDARD DRILL HOLE SANITARY SEWER STORM SEWER ———————— UNDERGROUND GAS LINE ——— — E — — UNDERGROUND ELECTRIC LINE ----- OVERHEAD AERIAL LINE FENCE LINE **EXISTING BUILDINGS** ZONING BOUNDARY LINE **BENCHMARK** SLOPES > 25% SLOPES 15% - 25% IRON PIN FOUND MONUMENT FOUND POINT OF BEGINNING / LOT CORNER MAJOR CONTOUR MINOR CONTOUR SPOT ELEVATION ————— SIDEWALK ZONE

PROPOSED FEATURES —————— DECORATIVE METAL FENCE • • • • • • • • • PROJECT SITE / LIMIT OF DISTURBANCE • • • • • • • • • STEEP SLOPES LIMIT OF DISTURBANCE RETAINING WALL; WITHIN LOD

**IMPERVIOUS AREA** 

SIDE YARD

15'

NOTES

ASH Associates, Inc.

765 Tennis Avenue

Ambler, PA 19002

ashassociates.net

Elevation: 311.65'

Elevation: 293.14

a title report.

215-367-5261

1. Boundary and Location information is based on a field survey performed by ASH Associates: 420 W Mermaid surveyed on August 31, 2021.

2. Tree Survey performed by Ruggiero Plante Land Design on March 27, 2023.

3. Boundary dimensions are identified in Philadelphia District Standard feet. Other

4. The change from inches to the more precise decimal expression may result in

7504 Saint Martins Site Benchmark: Magnetic spike set in asphalt as shown.

Right-of-way widths shown per City Plan No. 149, confirmed by the Board of Surveyors on 11-19-1962. Horizontal Datum based on the Pennsylvania State Plane Coordinate System, NAD83. Vertical Datum based on City Datum:

7. This plan was made as per instructions of the applicant and without the benefit of

8. FEMA FIRM map #4207570087G map revised January 17, 2007 designates the

site as Zone X, areas outside the 500 yr. floodplain and a portion shown hereon within Other Flood Areas (Zone X), areas of 0.2% annual chance flood; areas of 1%

annual chance flood with average depths of less than 1 foot in within drainage

taken from aerial photographs, other plans and from public GIS sources. Building dimensions are exterior and may include covered entrances and ornamental

areas less than 1 square mile; and areas protected by levees from 1% annual

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calculated from field surveyed boundary corner evidence, plans and Deeds of

minor changes in the second and third decimal places. These are not mistakes or

7504 Saint Martins surveyed on May 17, 2022.

oversights but more precise values.

Elevations shown per City Plan.

YARD SETBACK, TYPICAL

GROUND-LEVEL BUILDING FOOTPRINT

N.T.S.

**LOCATION MAP** 

The property lies within the Wissahickon Creek Watershed.

# **UTILITY OWNERS**

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COMPANY: COMCAST ADDRESS: 4400 WAYNE AVE PHILADELPHIA, PA 19140 CONTACT: ROBERT HARVEY EMAIL: bob harvey@cable.comcast.com

COMPANY: POCO ENERGY c/o USIC ADDRESS: 450 S HENDERSON RD, SUITE B KING OF PRUSSIA, PA 19406 CONTACT: NAKKIA SIMPKINS

COMPANY: PHILADELPHIA CITY WATER DEPARTMENT

ADDRESS: 1101 MARKET STREET, 2ND FLOOR, ARA TOWER PHILADELPHIA, PA 19107 CONTACT: ERIC PONERT WISSAHICKON WATERSHED - CRESHEIM CREEK BUFFER EMAIL: eric.ponert@phila.gov

ADDRESS: 1401 JFK BLVD, ROOM 940 MSB

COMPANY: PHILADELPHIA CITY DEPARTMENT OF STREETS

PHILADELPHIA, PA 19102 CONTACT: PAT O'DONELL EMAIL: maureen.wagari@phila.gov

EMAIL: nikkiasimpkins@usicinc.com

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PHILADELPHIA, PA 19107 CONTACT: DAVID MONTVYDAS

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ADDRESS: 1050 VIRGINIA DR

FORT WASHINGTON PA, 19034 CONTACT: DEBORAH BARUM

MEREDITH G JENSEN 420 Mermaid Ln Philadelphia, PA 19118-4204 See 'prepared for' EMAIL: laura.m.lippincotte@one.verizon.com

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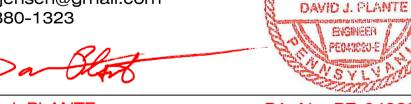


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DAVID J. PLANTE, Professional Engineer PA. No. PE-043820-E



Plan Date: July 5, 2023 Scale: 1" = 20'-0"

PROFESCIONAL

Set Title: ZONING Sheet Title: **ZONING PLAN** Sheet 2 of 5

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12. A zoning permit is required for any proposed changes to lot lines, including

consolidation of existing parcels.

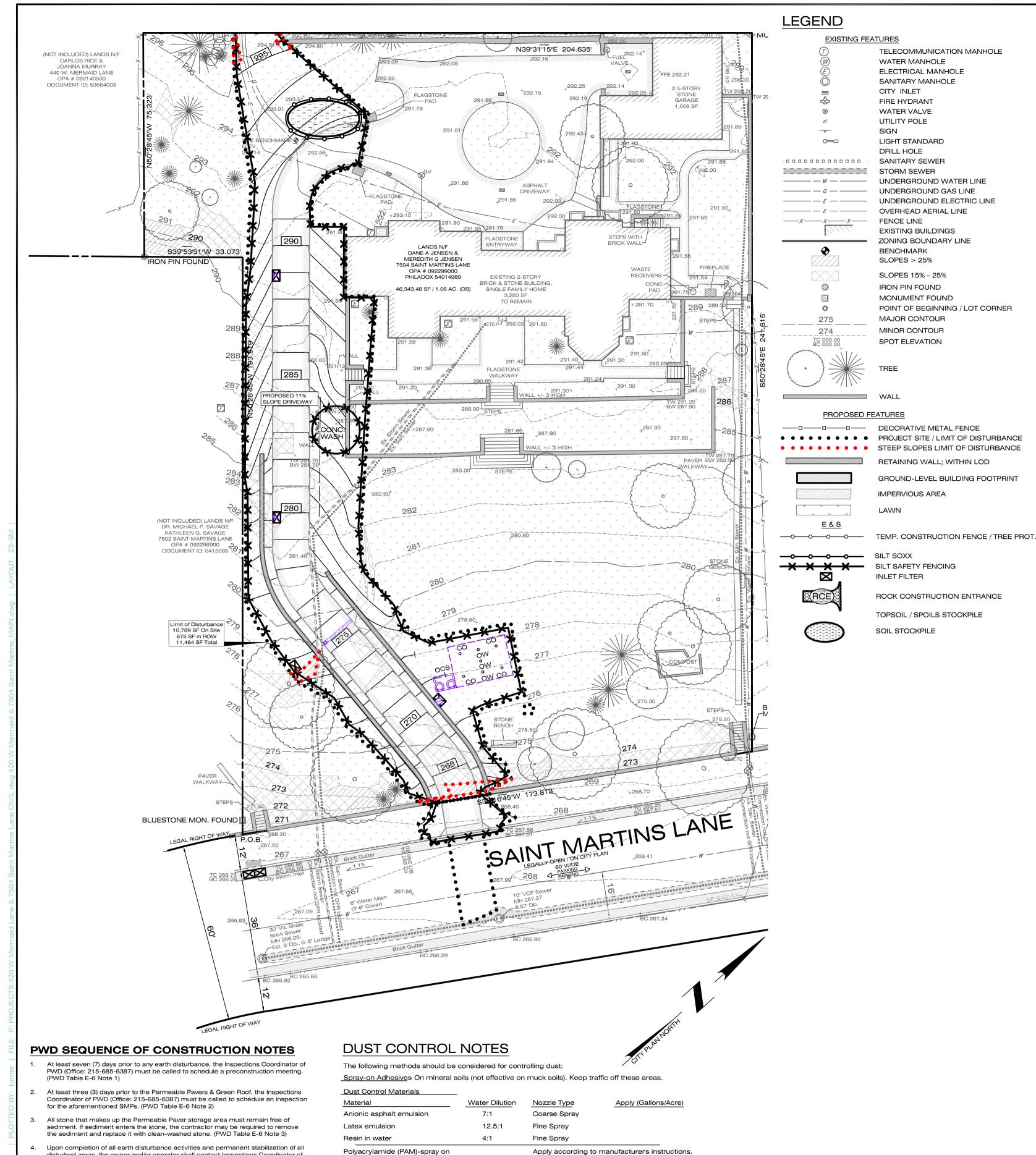
14. Reference Plans:

A. Compiled City Plan #149 dated 11-19-1962 B. Striking from City Plan No. 149 of Towanda Street from Mermaid Lane to Moreland Avenue, Confirmed by Board of Surveyors March 16, 1970 (P-24-261).

In accordance with the terms and provisions of Section 14-704 (2) of the Philadelphia Code pertaining to In accordance with the terms and provisions of Section 14-510 of the Philadelphia Code pertaining to the WISSAHICKON WATERSHED OVERLAY DISTRICT STEEP SLOPE PROTECTION IMPERVIOUS COVERAGE CATEGORY: 4 ☐ APPROVED X APPROVED X DISAPPROVED NOT APPLICABLE (< 15% slope OR < 1,400 sq. ft. disturbance) EARTH MOVING PLAN SUBMITTED WITH THIS APPLICATION X EARTH MOVING PLAN SUBMITTED WITH THIS APPLICATION Applied Electronically By: MEG CAVANAGH Applied Electronically By: MEG CAVANAGH Ledger No.: E-4793 September 11, 2023

**Philadelphia City Planning Commission** 

Philadelphia City Planning Commission



Polyacrylamide (PAM)-dry sprav

Acidulated Sov Bean Soap Stick

Sprinkling - Site is sprinkled until the surface is wet.

Stone - Cover surface with crushed stone or coarse gravel.

None

are examples of equipment which may produce the desired effect.

Tillage - To roughen surface and bring clods to the surface. This is a temporary emergency

Barriers - Solid board fences, snow fences, burlap fences, crate walls, bales of hay, and

similar material can be used to control air currents and soil blowing.

Calcium Chloride- Shall be in form of loose, dry granulates of flakes fine enough to feed through

to prevent washing into streams, or accumulation around plants.

measure which should be used before soil blowing starts. Begin plowing on windward side of site. Chisel-type plows spaced about 12 inches apart, and spring-toothed harrows

commonly used spreaders at a rate that will keep surface moist but not cause pollution or plant damage. If used on steeper slopes, then use other practices

to flocculate and precipitate suspended colloids. See Sediment Basin Standard (pg. 26-1)

Coarse Spray

disturbed areas, the owner and/or operator shall contact Inspections Coordinator of

PWD (Office: 215-685-6387) for a final inspection prior to removal/conversion of the

As soon as slopes, channels, ditches, and other disturbed areas reach final grade,

they must be stabilized. Cessation of activity for four (4) days or longer requires

Water pumped from work areas should be treated for sediment removal prior to

Measures shall be taken to ensure that all stormwater runoff from

unstabilized areas on-site will not enter the infiltration systems during the

The owner shall be responsible for long-term operation & maintenance

Consult the Operation & Maintenance Manual prepared for this project for all of the short-term and long-term maintenance requirements for the

6. The NPDES notice of Termination (NOT) must be submitted to PADEP upon

E&S BMPs. (PWD Table E-6 Note 4)

construction process.

underground systems.

temporary stabilization. (PWD Table F-6 Note 5)

activities for all of the stormwater BMP's.

completion of construction. (PWD Table E-6 Note 6)

discharging to a 'surface water'. (PWD Table E-6 Note 7)

MAINTENANCE AND OPERATION

TELECOMMUNICATION MANHOLE WATER MANHOLE **ELECTRICAL MANHOLE** SANITARY MANHOLE CITY INLET FIRE HYDRANT WATER VALVE UTILITY POLE SIGN LIGHT STANDARD DRILL HOLE SANITARY SEWER 

STORM SEWER ----- UNDERGROUND WATER LINE — — G — UNDERGROUND GAS LINE ------ OVERHEAD AERIAL LINE ——X——X——X—— FENCE LINE **EXISTING BUILDINGS** 

**ZONING BOUNDARY LINE BENCHMARK** SLOPES > 25% SLOPES 15% - 25% IRON PIN FOUND MONUMENT FOUND

POINT OF BEGINNING / LOT CORNER MAJOR CONTOUR MINOR CONTOUR SPOT ELEVATION

PROPOSED FEATURES —————— DECORATIVE METAL FENCE • • • • • • • • • • PROJECT SITE / LIMIT OF DISTURBANCE • • • • • • • • • STEEP SLOPES LIMIT OF DISTURBANCE

> RETAINING WALL; WITHIN LOD GROUND-LEVEL BUILDING FOOTPRINT

IMPERVIOUS AREA

SILT SOXX SILT SAFETY FENCING

**ROCK CONSTRUCTION ENTRANCE** 

TOPSOIL / SPOILS STOCKPILE

SOIL STOCKPILE

INLET FILTER

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Elevation: 293.14

215-367-5261

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# **CONSTRUCTION SEQUENCE**

PRIOR TO CONSTRUCTION COMMENCING CONTACT PWD AND PA DEP (484-250-5159) TO SCHEDULE A PRE-CONSTRUCTION MEETING. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.

INSTALL ROCK CONSTRUCTION ENTRANCE. INSTALL SILT FENCE & INLET FILTERS IN ADJOINING STREETS. ERECT CONSTRUCTION FENCING AROUND UNDERGROUND INFILTRATION BASIN AND SIDEWALK AS SHOWN ON THE PLAN.

NOTE: SILT FENCING TO BE INSTALLED DOWNGRADE OF ANY EARTH DISTURBANCE.

BEGIN DEMOLITION OF EXISTING FEATURES, PAVEMENT & UTILITIES. ROUGH GRADE SITE. BEGIN EXCAVATION FOR BUILDING FOUNDATIONS AND

BEGIN INSTALLATION OF UNDERGROUND UTILITIES. INSTALL INLET FILTERS IMMEDIATELY UPON CONSTRUCTION OF EACH INLET. NOTE: WHERE UTILITIES MUST BE INSTALLED UNDER AN EXISTING RCE, A TEMPORARY RCE SHALL BE CONSTRUCTED IN AN AREA OUTSIDE OF THE UTILITY INSTALLATION

CRITICAL STAGE 1: PLEASE ENSURE A LICENSED PROFESSIONAL OR DESIGNEE IS PRESENT ON SITE. CONTRACTOR SHALL DOCUMENT ALL INFORMATION AND MEASUREMENTS REQUIRED IN THE SMP CONSTRUCTION CERTIFICATION FORM FOR

BEGIN CONSTRUCTION OF UNDERGROUND INFILTRATION BASIN, INSTALL STORAGE PIPING, AND PLACE STONE TO FINAL SUB-GRADE.

COMPLETE UNDERGROUND UTILITY INSTALLATION.

BEGIN CURB AND ENTRANCE CONSTRUCTION. INSTALL SOUNO TUBES AND FOOTINGS FOR LIGHT FIXTURES AND FENCING.

PLACE STONE FOR DRIVEWAY.

BEGIN DRIVEWAY INSTALLATION.

have a minimum of two inches of topsoil.

compacted in accordance with local requirements or codes.

25. Fill shall not be placed on saturated or frozen surfaces.

accordance with permenant stabilization specifications.

germinating season.

(when applicable)

Specifications For Sewers", 1985 edition

the existing and/or proposed PWD facilities.

be burned, buried, dumped, or discharged at the site.

10. PLACE BITUMINOUS BINDER COURSE ON DRIVEWAY

11. INSTALL LIGHT FIXTURES, FENCING, ETC.

12. PLACE TOPSOIL AND INSTALL LANDSCAPING. INSTALL PERMANENT MULCH.

PERFORM FINAL SITE CLEANUP AND REMOVE ANY REMAINING EROSION CONTROL FACILITIES.

19. All sediment removed from BMPs shall be disposed of in the following manner: move to stockpile

20. Areas which are to be topsoiled shall be scarified to a minimum depth of three to five inches - six

to twelve inches on compacted soils - prior to placement of topsoil. Areas to be vegetated shall have a minimum four inches of topsoil in place prior to seeding and mulching. Fill outslopes shall

1. All fills shall be compacted as required to reduce erosion, slippage, settlement, subsidence, or

23. Fill materials shall be free of frozen particles, brush, roots, sod, or other foreign or objectionable

24. Frozen materials or soft, mucky, or highly compressible materials shall not be incorporated into

26. Seeps or springs encountered during construction shall be handled in accordance with the

27. All graded areas shall be permanently stabilized immediately upon reaching finished grade. Cut

28. Immediately after earth disturbance activities cease in any area or subarea of the project, the

slopes in competent bedrock and rock fills need not be vegetated. Seeded areas within 50 feet of

surface water, or as otherwise shown on the plan drawings, shall be blanketed according to the

operator shall stabilize all disturbed areas. During non-germinating months, mulch or protective

blanketing shall be applied as described in the plan. Areas not at finished grade, which will be

reactivated within one year, may be stabilized in accordance with the temporary stabilization

29. Permanent stabilization is defined as a minimum uniform, perennial 70% vegetative cover or

30. E&S BMPs shall remain functional as such until all areas tributary to them are permanently

31. After final site stabilization has been achieved, temporary E&S BMPs must be removed or

stabilized or until they are replaced by another BMP approved by PWD and PA DEP.

specifications. Those areas which will not be reactivated within one year shall be stabilized in

other permenant non-vegetative cover with a density sufficient to resist accelerated erosion. Cut

and fill slopes shall be capable of resisting failure due to slumping, sliding, or other movements.

converted to permanent post-construction stormwater management practices. Areas disturbed

during removal or conversion of the E&S BMPs shall be stabilized immediately. In order to ensure

rapid revegetation of disturbed areas, such removal/conversions are to be done only during the

2. Sediment basins and/or traps shall be kept free of all construction waste, wash water, and other

33. During construction, the selected contractor is expected to follow the PCSMP approved by PWD.

No change or deviation from the Approved PCSWMP is permitted without prior approval from

accordance with the City of Philadelphia Water Department "Water Main Standard Details and

35. Contact PWD Water Transport Records (1101 Market Street, 2nd Floor, Phone: 215-685-6271)

for additional approvals and permits required for all water services, meters, and connections to

36. All building materials and wastes shall be removed from the site and recycled or disposed of in

accordance with the PA DEP's Solid Waste Management Regulations at 25 PA Code 260.1 et

seq., 271.1, and 287.1 et seq. No building materials or wastes or unused building materials shall

34. All work associated with PWD water conveyance and sewer infrastructure shall be done in

Corrosion Control Specifications", 1985 edition, and "Standard Details and Standard

debris having potential to clog the basin/trap outlet strucutres and/or pollute the surface waters.

material that would interfere with or prevent construction of satisfactory fills.

standard and specification for surface drain or other approved method.

other related problems. Fill intended to support buildings, structures, and conduits, etc. shall be

# N.T.S.

**LOCATION MAP** 

The property lies within the Wissahickon Creek Watershed.

# UTILITY OWNERS

DATE CONTACTED: November 17, 2022 SERIAL NUMBER: 20223210624

COMPANY: COMCAST ADDRESS: 4400 WAYNE AVE PHILADELPHIA, PA 19140 CONTACT: ROBERT HARVEY EMAIL: bob harvey@cable.comcast.com

COMPANY: POCO ENERGY c/o USIC ADDRESS: 450 S HENDERSON RD, SUITE B KING OF PRUSSIA, PA 19406 CONTACT: NAKKIA SIMPKINS

COMPANY: PHILADELPHIA CITY WATER DEPARTMENT

ADDRESS: 1101 MARKET STREET, 2ND FLOOR, ARA TOWER PHILADELPHIA . PA 19107 CONTACT: ERIC PONERT

EMAIL: nikkiasimpkins@usicinc.com

EMAIL: eric.ponert@phila.gov

COMPANY: PHILADELPHIA CITY DEPARTMENT OF STREETS ADDRESS: 1401 JFK BLVD, ROOM 940 MSB

PHILADELPHIA, PA 19102 CONTACT: PAT O'DONELL EMAIL: maureen.wagari@phila.gov

COMPANY: PHILADELPHIA GAS WORKS ADDRESS: 800 W MONTGOMERY AVE PHILADELPHIA, PA 19122

CONTACT: MICHAEL PARZANESE

EMAIL: michael.parzanese@pgworks.com COMPANY: SOUTHEASTERN PA TRANSPORTATION AUTHORITY

ADDRESS: 1234 MARKET ST, 12TH FL PHILADELPHIA PA 19107

CONTACT: DAVID MONTVYDAS

COMPANY: VERIZON PENNSYLVANIA, LLC

ADDRESS: 1050 VIRGINIA DR

FORT WASHINGTON PA, 19034 CONTACT: DEBORAH BARUM

EMAIL: laura.m.lippincotte@one.verizon.com

DANE A JENSEN MEREDITH G JENSEN 420 Mermaid Ln Philadelphia, PA 19118-4204 See 'prepared for'

OWNER OF RECORD

**7504 SAINT MARTINS LANE** 



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 08-25-2023 PER ZONING REVIEW COMMENTS

# 7504 SAINT MARTINS LANE Philadelphia, PA 19118 9th Ward - OPA #092299000

prepared for: Dane & Meredith Jenser

420 W Mermaid Lane Philadelphia, PA 19118 daneajensen@gmail.com (717) 880-1323









Set Title: ZONING Sheet Title: EARTH MOVING PLAN Sheet 3 of 5

# 1. An Industrial Waste Permit will be required should pumping to City-owned infrastructure become

necessary during construction. All pumping of water from any work area shall be done according to the procedure described in this plan, over undisturbed vegetated areas. 2. Inlet protection should be provided for all inlets owned by PWD that are located within one block

3. PWD is not responsible for any cleaning or repairs needed on City-owned infrastructure due to

4. Inspection and maintenance of all erosion and sediment control best management practices shall

be maintained on-site for this purpose. At the end of each construction day, all sediment deposited on paved roadways shall be removed and returned to the construction site. In no case shall the sediment be washed, shoveled, or swept into any roadside ditch, storm sewer, or surface

above ground height of the filter fence.

water and on all other disturbed areas specified on the plan maps and/or detail sheets.

10. Immediately upon discovering unforeseen circumstances posing the potential for accelerated erosion and/or sediment pollution, the operator shall implement appropriate best manaement practices to minimize the potential for erosion and sediment pollution and notify PWD and PA DEP.

weekly basis. All preventitive and remedial maintenance work, including clean out, repair, replacement, regrading, reseeding, remulching, and renetting must be performed immediately. If the E&S BMPs fail to perform as expected, replacement BMPs, or modifications of those installed, will be required.

accordance with the approved E&S Plan. A copy of the approved drawings must be avaliable at the project site at all times. PWD shall be notified of any changes to the approved plan prior to implementing of those changes. PWD may require a written submittal of those changes for review and approval at its discretion 13. At least three (3) days prior to starting any earth disturbance activities, or expanding into an area

14. All earth disturbance activites shall proceed in accordance with the sequence provided on the plan drawings. Deviation from that sequence must be approved in writing by PWD and the PA DEP prior to implementation.

15. Areas to be filled are to be cleared, grubbed, and stripped of topsoil to remove trees, vegetation, roots, and other objectionable material.

stage have been installed and are functioning as described in this E&S Plan. 17. At no time shall construction vehicles be allowed to enter areas outside the limit of disturbance

of inspection.

environmental due diligence to determine the condition of the fill material as per PA DEP Bureau of Land Recycling and Waste Management.

Clean Fill - Uncontaminated, Non-Water-Soluble, Non-Decomposable inert solid material, the term includes soil rock, stone, dredged material, used asphalt, and brick, block or concrete from construction and demolition activities that is separate from other waste and recognizable as such. (25 pa. code section 287.1.271.1) The term does not include materials placed in or on the water of the commonwealth unless otherwise authorized.

but not limited to, visual property inspections, electronic data base searches, review of ownership and use history of property. sanborn maps, environmental questionnaires, transaction screens, analytical testing, environmental assessments and

# PWD STANDARD EROSION CONTROL NOTES

failure of any erosion and sediment control practices. (Owner will be responsible, occur on a weekly basis, before any anticipated precipitation events, and after all precipitation

5. The maximum height for stockpiles areas shall be 20 feet. The maximim side slope for stockpile

6. The rock construction entrance thickness shall be constantly maintained on-site. A stockpile shall

extended at least 8 feet upslope at 45 degrees to main barrier alignment. Support stakes shall be spaced at a maximum of 8 feet. Sediment must be removed when accumulatoins reach 1/2 the

11. Until the site is stabilized, all E&S BMPs shall be maintained properly. Maintenance shall include inspections of all E&S BMPs prior to any anticpated storm event, after each runoff event and on a

12. All earth disturbances, including clearing and grubbing, as well as cuts and fills, shall be done in

16. Clearing, grubbing, and topsoil stripping shall be limited to those areas described in each stage of the construction sequence. General site clearing, grubbing, and topsoil stripping may not commence in any stage of the project until the E&S BMPs specified by the BMP sequence for that

clearing and grubbing operations begin.

# MANAGEMENT OF FILL

# 7. Fabric filter fence should be installed at level grade. Both ends of each fence section should be 8. Any fence section which as been undermined or topped must be immediately replaced with a rock filter outlet. Sediment must be removed when accumulations reach 1/3 the height of each

9. Erosion control blanketing shall be installed on slopes 3H:1V or steeper within 50 feet of a surface

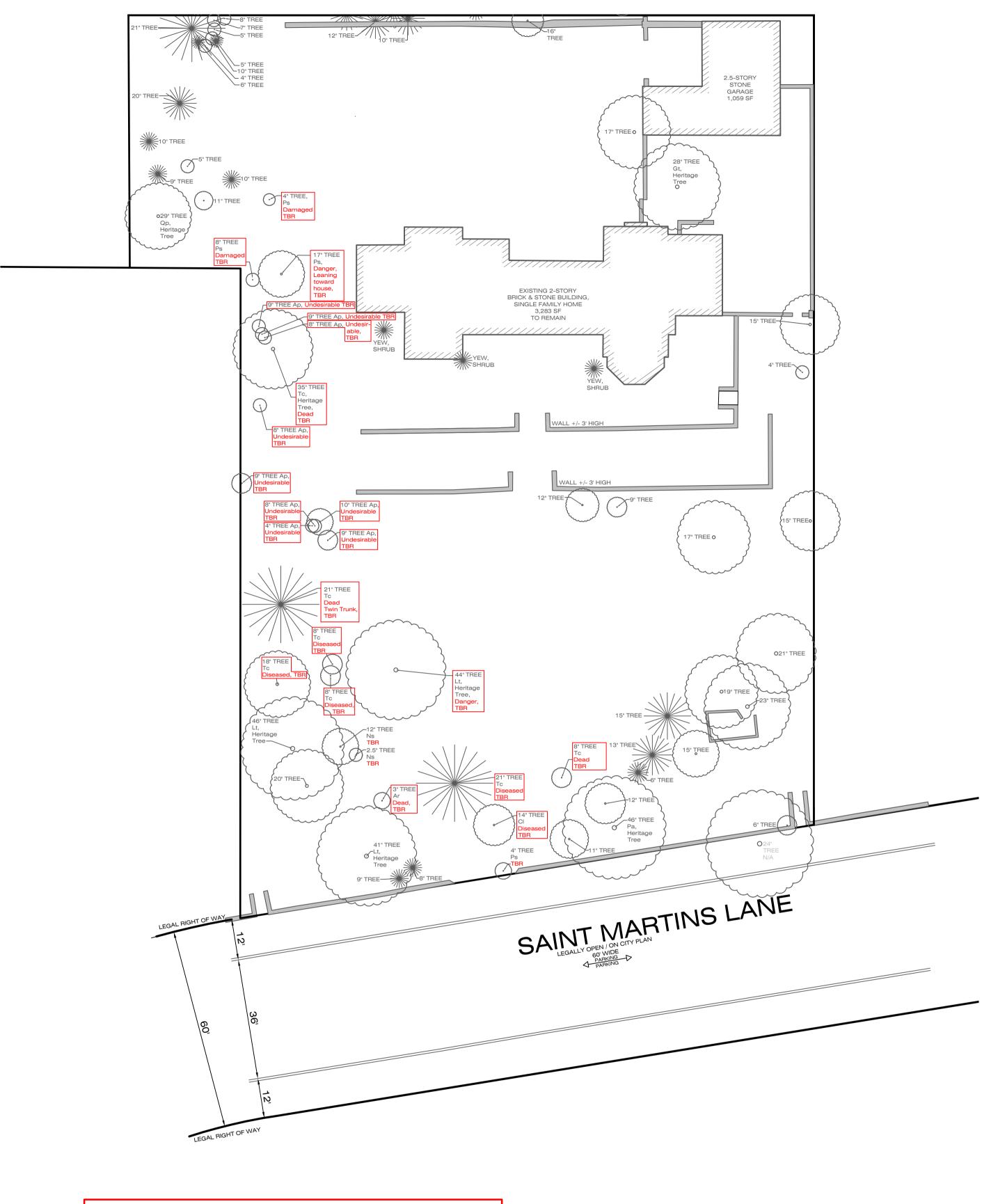
previously unmarked, the Pennsylvania One Call System Inc. shall be notified at 1-800-242-1776 for the location of existing underground utilities.

boundaries shown on the plan maps. These areas must be clearly marked and fenced off before

18. A log showing dates that E&S BMPs were inspected as well as any deficiencies found and the date they were corrected shall be maintained on the site and made available to PWD at the time

Fill material will be reused on-site. Applicant will perform

Environmental Due Diligence - Investigative techniques including,



# TREE REMOVAL AND REPLACEMENT CALCULATIONS Per 14-705 of the Phila. Code

Trees Exempt from Replacement Requirements per 14-705(1)(g)(.2)(.a)-(.c):

Code	Caliper (inches)	Scientific Name	Common Name	Code Met
Ар	4	Acer platanoides	Norway Maple	(.b) Undesirable - Invasive
Ар	8	Acer platanoides	Norway Maple	(.b) Undesirable - Invasive
Ap	8	Acer platanoides	Norway Maple	(.b) Undesirable - Invasive
Ар	8	Acer platanoides	Norway Maple	(.b) Undesirable - Invasive
Ар	9	Acer platanoides	Norway Maple	(.b) Undesirable - Invasive
Ар	9	Acer platanoides	Norway Maple	(.b) Undesirable - Invasive
Ар	9	Acer platanoides	Norway Maple	(.b) Undesirable - Invasive
Ар	9	Acer platanoides	Norway Maple	(.b) Undesirable - Invasive
Ар	10	Acer platanoides	Norway Maple	(.b) Undesirable - Invasive
Ar	3	Acer rubrum	Red Maple	(.a) Dead
CI	14	Cupressus x leylandii	Leyland Cypress	(.a) Diseased
Lt	44	Liriodendron tulipifera	Tulip Poplar	(.c) Danger to property
Ps	4	Prunus serotina	Black Cherry	(.a) Damaged
Ps	8	Prunus serotina	Black Cherry	(.a) Damaged
Ps	17	Prunus serotina	Black Cherry	(.c) Danger to property
Тс	8	Tsuga canadensis	Eastern Hemlock	(.a) Dead
Тс	8	Tsuga canadensis	Eastern Hemlock	(.a) Diseased
Тс	8	Tsuga canadensis	Eastern Hemlock	(.a) Diseased
Тс	18	Tsuga canadensis	Eastern Hemlock	(.a) Diseased
Тс	21	Tsuga canadensis	Eastern Hemlock	(.a) Dead
Тс	21	Tsuga canadensis	Eastern Hemlock	(.c) Diseased
Tc	35 283" Total	Tsuga canadensis	Eastern Hemlock	(.a) Dead
	203 IUIAI			

# Healthy Trees to be Removed and Replacement Required per 14-705(1)(g)(.1):

Code	Caliper (inches)	Scientific Name	Common Name
Ns	12	Nyssa sylvatica	Black Gum
Ns	2.5	Nyssa sylvatica	Black Gum
Ps	4	Prunus serotina	Black Cherry
	18.5" Total		

# Existing Heritage Trees per 14-705(1)(f):

Code	Caliper (inches)	Scientific Name	Common Name	Notes
Gt	28	Gleditsia triacanthos	Honey Locust	
Lt	44	Liriodendron tulipifera	Tulip Poplar	(.c) Danger to property
Lt	46	Liriodendron tulipifera	Tulip Poplar	
Lt	41	Liriodendron tulipifera	Tulip Poplar	
Ро	46	Platanus x acerifolia	London Plane Tree	
Qp	29	Quercus palustris	Pin Oak	
Тс	35	Tsuga canadensis	Eastern Hemlock	(.a) Dead

# Replacement Requirement per 14-705(1)(g):

TOTAL EXISTING EXEMPT TREE CALIPER INCHES ON SITE TO BE REMOVED = 283"
TOTAL EXISTING HEALTHY TREE CALIPER INCHES ON SITE TO BE REMOVED = 18.5"
TOTAL EXISTING TREES REQUIRED TO BE REPLACED = 18.5"

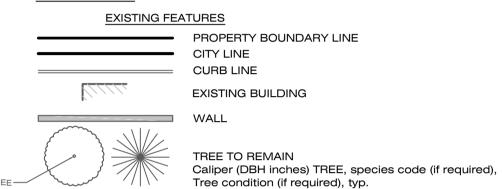
NOTES: 1. See Sheet 2 for Gross Floor Area Calculations 2. See corresponding Arborist Report by John B. Ward & Co. Arborists 3. See Sheet 5 for Landscape Replacement Plan



LOCATION MAP

The property lies within the Wissahickon Creek Watershed.

# LEGEND



TREE TO BE REMOVED

TREE EXEMPT FROM REPLACEMENT REQUIREMENTS

OWNER OF RECORD 7504 SAINT MARTINS LANE DANE A JENSEN MEREDITH G JENSEN 420 Mermaid Ln Philadelphia, PA 19118-4204 See 'prepared for'

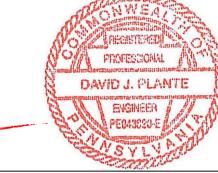


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_							
02	08-25-2023	PER ZONING REVIEW COMMENTS					
01	07-25-2023	LANDSCAPE REV. PER PCPC LIST					
	REVISIONS						

# 7504 SAINT MARTINS LANE Philadelphia, PA 19118 9th Ward - OPA #092299000

prepared for: Dane & Meredith Jensen 420 W Mermaid Lane Philadelphia, PA 19118 daneajensen@gmail.com (717) 880-1323





DAVID J. PLANTE, Professional Engineer PA. No. PE-043820-E

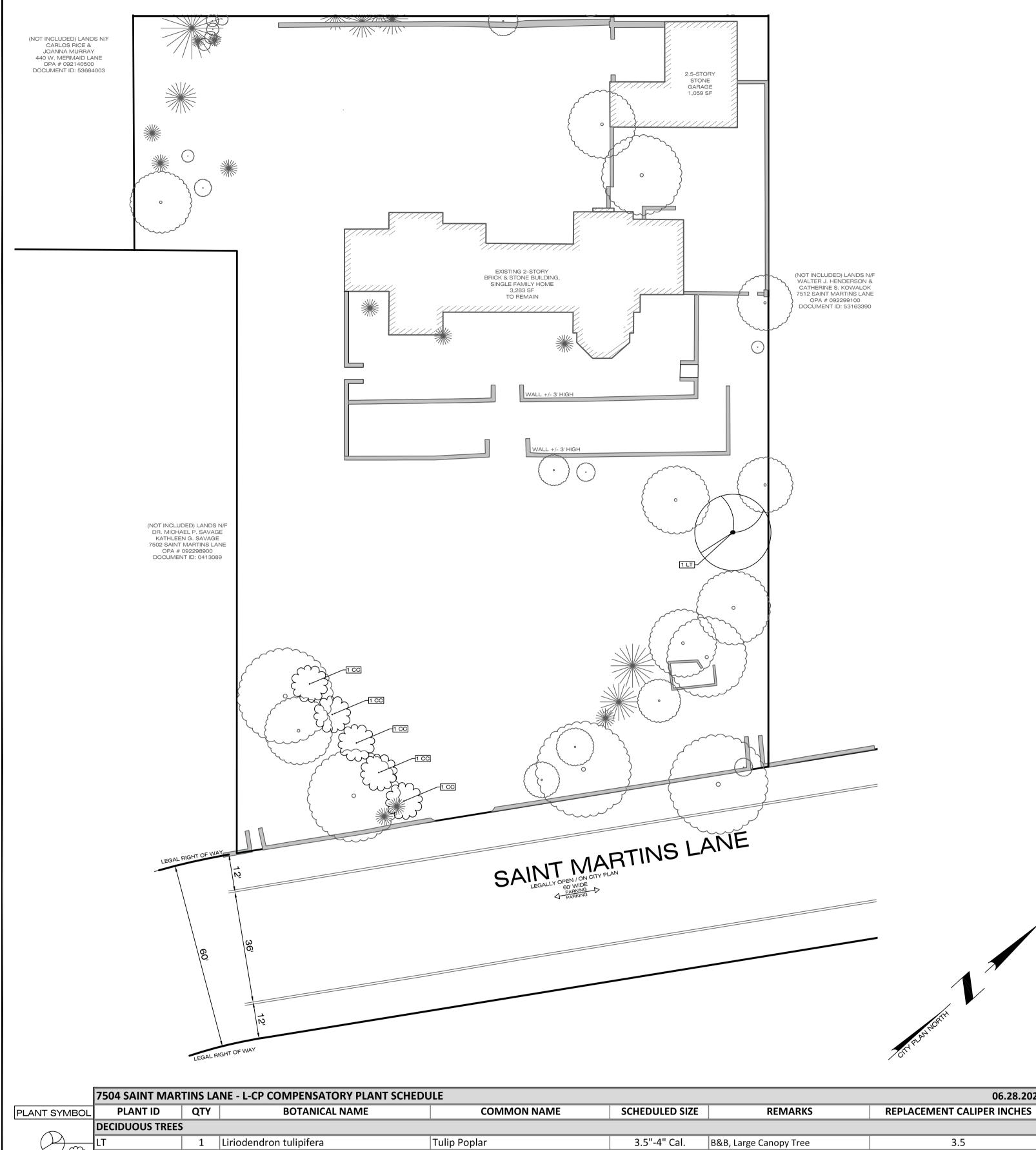


Ruggiero Plante Land Design 5900 Ridge Avenue Philadelphia, PA 19128 phone 215.508.3900 fax 215.508.3800 www.ruggieroplante.com

Plan Date: July 5, 2023 Scale: 1" = 20'-0"

Set Title: ZONING Sheet Title: LANDSCAPE PRESERVATION PLAN Sheet 4 of 5

In accordance with the terms and provisions of Sections 14-603 (16) (d), 14-705 (1), and 14-803 (5) of the Philadelphia Code pertaining to LANDSCAPE AND TREES **ON-SITE & PARKING LOT** | WIRELESS TOWERS APPROVED □ DISAPPROVED □ APPROVED ☐ DISAPPROVED ☐ WAIVED ☐ IN-LIEU FEE \$ \_\_\_\_ Applied Electronically By: MEG CAVANAGH Ledger No.: <u>E-4793</u> September 13, 2023 Philadelphia City Planning Commission



Eastern Redbud

3"-3.5" Cal.

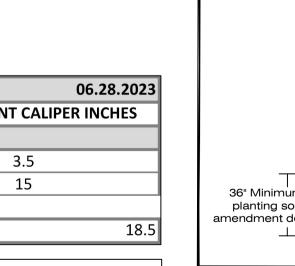
B&B, Large Canopy Tree

Total Replacement Inches:

5 Cercis canadensis

6

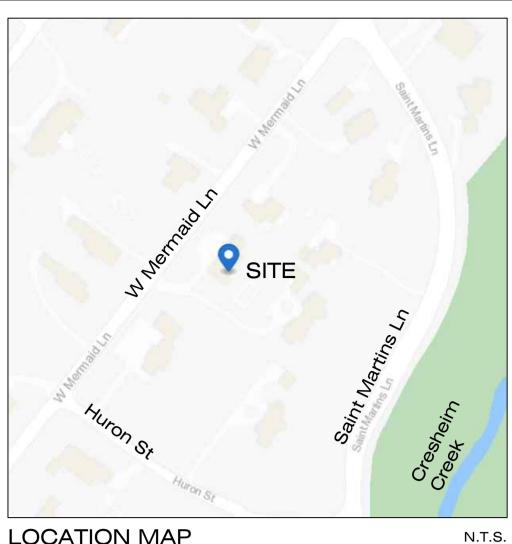
Total Trees:



NOTES: STAKE TREES UNDER 3" CAL. GUY TREES 3" CAL. AND OVER. TREE SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS GRADE. SET STAKES VERTICAL AND AT SAME WIRE GUYS - TRIPLE STRAND -14 GAUGE STEEL WIRE - RUBBER HOSE —TREE WRAP — 2" MULCH — MULCH BERM REMOVE BURLAP FROM TOP \_ 1/3 OF BALL 2"x2"x8' HARDWOOD STAKES — (3 PER TREE) 36" Minimum planting soil — PLANTING SOIL AMENDMENT MATERIAL amendment depth — COMPACTED TOPSOIL 6" Min. — 1'-0" ALL SIDES

Note: Plant Schedule and Proposed Compensatory Plant locations of Replacement Plan specified by Hess Landscape Architects

TREE PLANTING N.T.S.



LOCATION MAP

The property lies within the Wissahickon Creek Watershed.

# LEGEND

EXISTING FEATURES PROPERTY BOUNDARY LINE CITY LINE CURB LINE EXISTING BUILDING

TREE TO REMAIN Caliper (DBH inches) TREE, species code (if required), Tree condition (if required), typ.

> OWNER OF RECORD 7504 SAINT MARTINS LANE DANE A JENSEN MEREDITH G JENSEN 420 Mermaid Ln Philadelphia, PA 19118-4204

See 'prepared for'

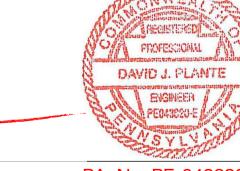


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	REVISIONS				
01	07-25-2023	LANDSCAPE REV. PER PCPC LIST			
02	08-25-2023	PER ZONING REVIEW COMMENTS			

7504 SAINT MARTINS LANE Philadelphia, PA 19118 9th Ward - OPA #092299000

prepared for: Dane & Meredith Jensen 420 W Mermaid Lane Philadelphia, PA 19118 daneajensen@gmail.com (717) 880-1323



DAVID J. PLANTE, Professional Engineer PA. No. PE-043820-E



Ruggiero Plante Land Design 5900 Ridge Avenue Philadelphia, PA 19128 phone 215.508.3900 fax 215.508.3800 www.ruggieroplante.com

Plan Date: July 5, 2023 Scale: 1" = 20'-0"

Set Title: ZONING Sheet Title: LANDSCAPE REPLACEMENT PLAN Sheet 5 of 5