

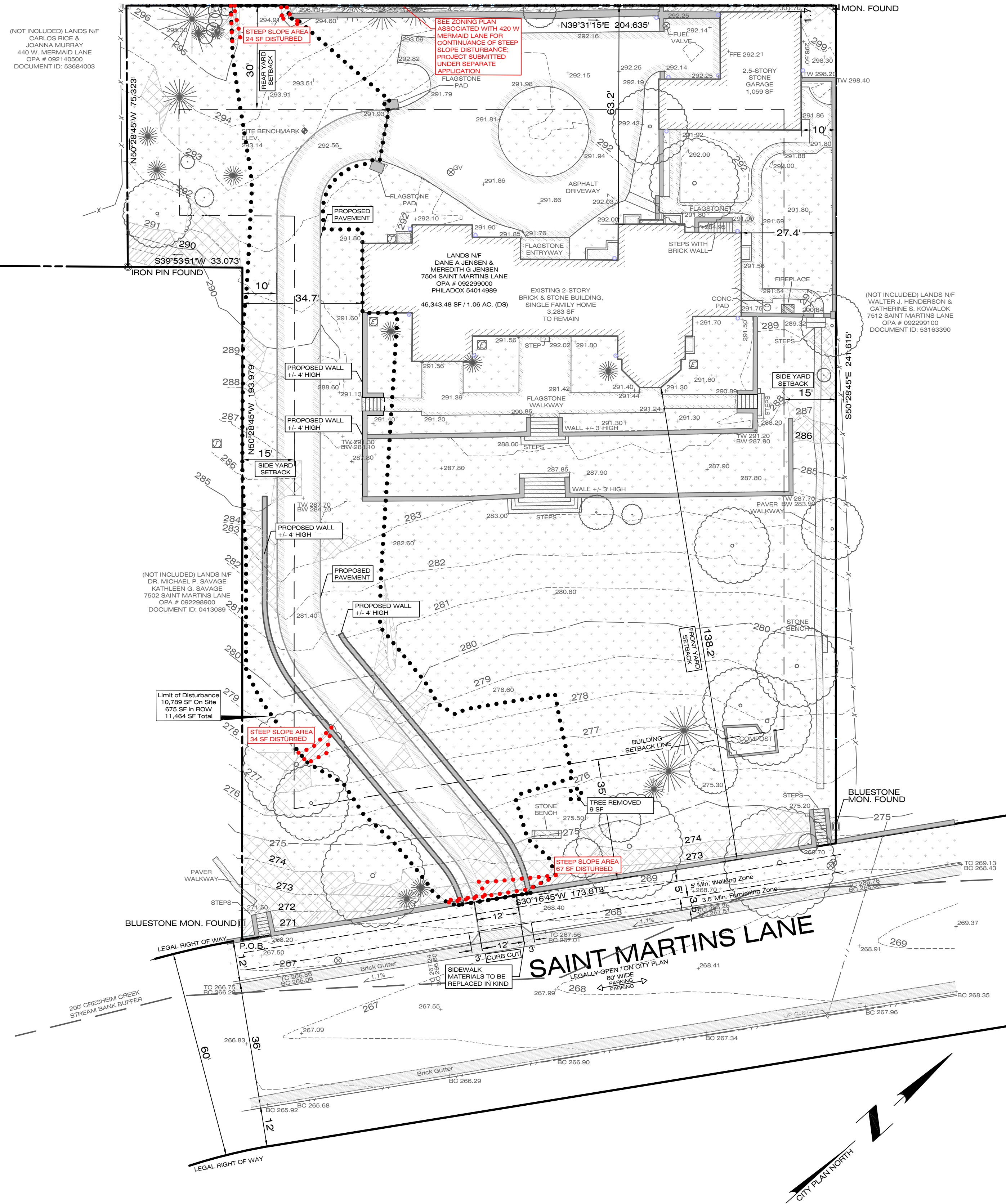


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Set Title:
ZONING
Sheet Title:
EXISTING FEATURES PLAN
Sheet 1 of 5

PLOTTED: Friday, August 25, 2023, 3:08 PM | FILE: P: PROJECTS 420 W Mermad Lane & 7504 Saint Martins Lane CIVL.dwg 420 W Mermad Lane & 7504 Saint Martins Lane.dwg | LAYOUT: 22-241

(NOT INCLUDED) LANDS N/F
CARLOS RICE &
JOANNA MURRAY
440 W. MERMAID LANE
OPA # 092140500
DOCUMENT ID: 53694003



RSD-1 RESIDENTIAL ZONING CRITERIA

7504 SAINT MARTINS LANE:	REQUIRED	EXISTING	PROPOSED
LOT DIMENSIONS			
MINIMUM LOT AREA	10,000 SQ FT	46,343 SQ FT	46,343 SQ FT
MINIMUM LOT WIDTH	75 FT	174 FT	174 FT
MINIMUM FRONT YARD	35 FT	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	35 %	9.3%	9.3%
MAXIMUM PRINCIPAL BUILDING HEIGHT	38 FT	NOT MEASURED	NOT MEASURED

*CALCULATED BUILDING COVERAGE USED

IMPERVIOUS DATA:	EXISTING	PROPOSED
DWELLING	3,283 SQ FT	3,283 SQ FT
GARAGE:	1,059 SQ FT	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

	EXISTING	PROPOSED
TOTAL BUILDING COVERAGE:	4,342 SQ FT	4,342 SQ FT
GROSS FLOOR AREA	(9.4% OF LOT AREA)	(9.4% OF LOT AREA)

	EXISTING	PROPOSED
TOTAL IMPERVIOUS COVERAGE:	12,102 SQ FT	14,774 SQ FT
	(26% OF LOT AREA)	(31.9% OF LOT AREA) *

	EXISTING	PROPOSED
TOTAL PERVIOUS COVERAGE:	34,394 SQ FT	31,569 SQ FT
LAWN & LANDSCAPE	(74% OF LOT AREA)	(68.1% OF LOT AREA)

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):

- SETBACKS FROM WATERCOURSES:
 - 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 DISTRICT.
- THERE ARE NO WATER COURSES, STREAMS, SWALES OR CULVERTS ON SITE.

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

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

- 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 BUFFER.

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 Planning Commission.
- 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, pursuant 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%:
125 SF

GROUND DISTURBANCE CHART:

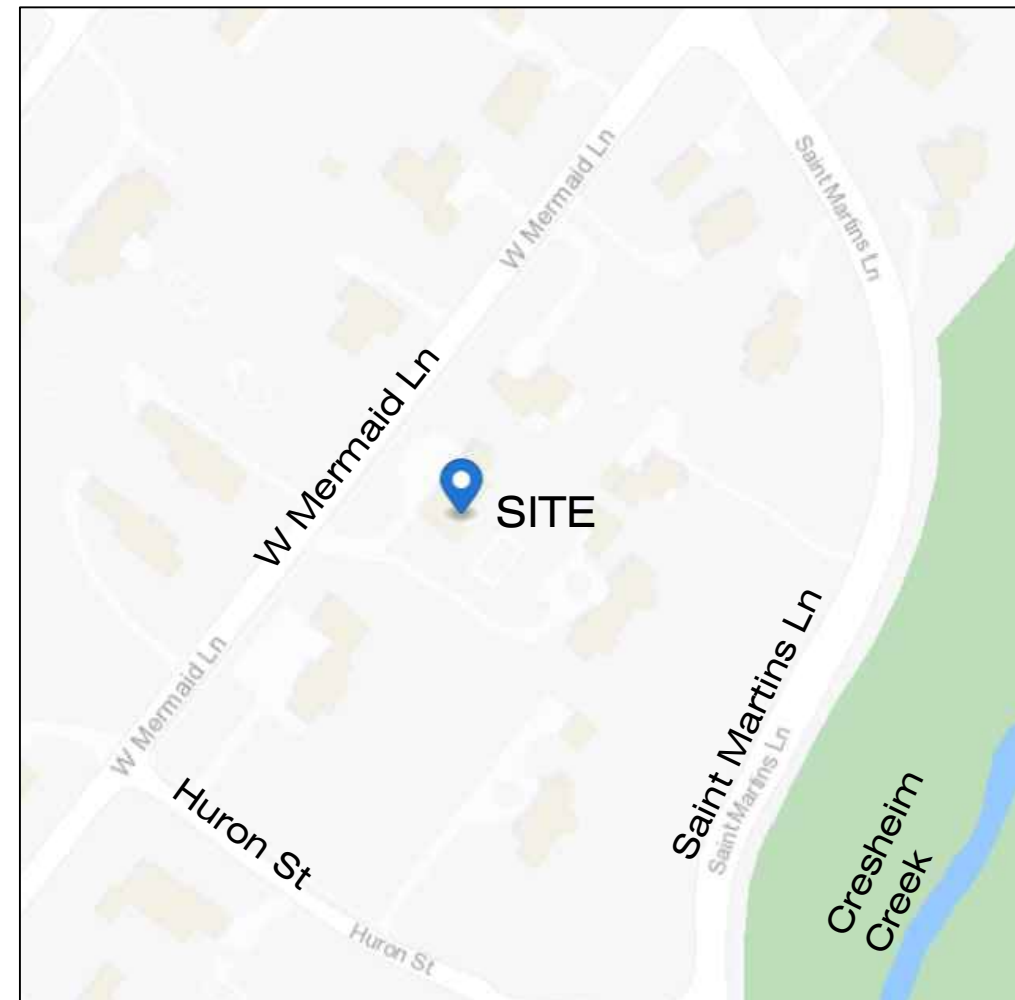
	Impervious Area (SF)	Pervious Area (SF)	Total Disturbance Area (SF)
Existing Groundcover w/in LOD	1131	9658	10789
Proposed Groundcover w/in LOD	3683	7106	10789
Net Increase in Impervious Area:	2552		

LEGEND

EXISTING FEATURES	PROPOSED FEATURES
	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
	UNDERGROUND GAS LINE
	UNDERGROUND ELECTRIC LINE
	OVERHEAD AERIAL LINE
	FENCE LINE
	EXISTING BUILDINGS
	ZONING BOUNDARY LINE
	BENCHMARK
	SLOPES > 25%
	IRON PIN FOUND
	MONUMENT FOUND
	POINT OF BEGINNING / LOT CORNER
	MAJOR CONTOUR
	MINOR CONTOUR
	SPOT ELEVATION
	TREE
	WALL
	SIDEWALK ZONE
	DECORATIVE METAL FENCE
	PROJECT SITE / LIMIT OF DISTURBANCE
	STEEP SLOPES LIMIT OF DISTURBANCE
	RETAINING WALL, WITHIN LOD
	GROUND-LEVEL BUILDING FOOTPRINT
	IMPERVIOUS AREA
	LAWN
	YARD SETBACK, TYPICAL
	WISSAHICKON WATERSHED - CRESHEIM CREEK BUFFER

NOTES

- Boundary and Location information is based on a field survey performed by ASH Associates: 420 W Mermad 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 calculated from field surveyed boundary corner evidence, plans and Deeds of record.
- 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.
- 420 W Mermad Site Benchmark: Magnetic spike set in asphalt as shown. Elevation: 311.65' 7504 Saint Martins Site Benchmark: Magnetic spike set in asphalt as shown. Elevation: 293.14'
- 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: Elevations shown per City Plan.
- This plan was made as per instructions of the applicant and without the benefit of a title report.
- 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.
- Some off site improvements such as buildings, curbing, and parking have been taken from aerial photographs, other plans and from public GIS sources. Building dimensions are exterior and may include covered entrances and ornamental facades.
- 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. There is no visible evidence of the site being used as a solid waste dump or landfill.
- 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, environmental hazards or archaeological sites that may exist on site.
- Reference Plans:
 - Compiled City Plan #149 dated 11-19-1962
 - Striking from City Plan No. 149 of Towanda Street from Mermad Lane to Moreland Avenue, Confirmed by Board of Surveyors March 16, 1970 (P-24-261).



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: nikkiassimpkins@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: msureen.wagar@phila.gov

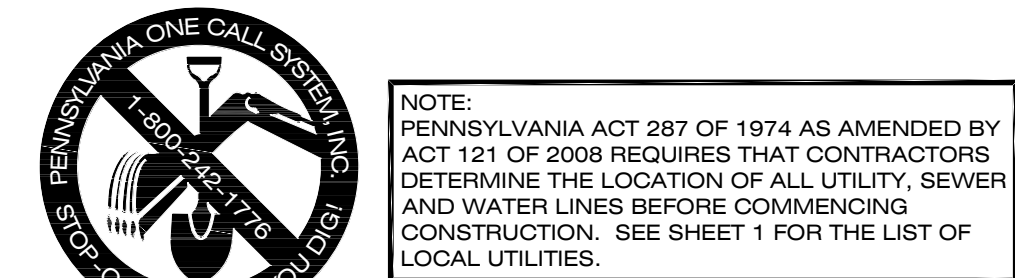
COMPANY: PHILADELPHIA GAS WORKS
ADDRESS: 800 W MONTGOMERY AVE
PHILADELPHIA, PA 19122
CONTACT: MICHAEL PARZANESE
EMAIL: michael.parzanese@pgworks.com

COMPANY: SOUTHEASTERN PA TRANSPORTATION AUTHORITY
ADDRESS: 1234 MARKET ST, 12TH FL
PHILADELPHIA, PA 19107
CONTACT: DAVID MONTVYDAS
EMAIL: dmontvydas@septa.org

COMPANY: VERIZON PENNSYLVANIA, LLC
ADDRESS: 1050 VIRGINIA DR
FORT WASHINGTON PA, 19034
CONTACT: DEBORAH BARUM
EMAIL: laura.m.lippincotte@one.verizon.com

OWNER OF RECORD

7504 SAINT MARTINS LANE
DANE A JENSEN
MEREDITH G JENSEN
420 Mermad Ln
Philadelphia, PA 19118-4204
See prepared for



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 Mermad 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 215.508.3900 www.ruggieroplantelanddesign.com

Plan Date:
July 5, 2023

Scale: 1" = 20'-0"
0 10' 20'

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

In accordance with the terms and provisions of Section 14-704 (2) of the Philadelphia Code pertaining to the

STEEP SLOPE PROTECTION

- ☐ APPROVED
☒ DISAPPROVED
☐ NOT APPLICABLE (< 15% slope OR < 1,400 sq. ft. disturbance)
☒ EARTH MOVING PLAN SUBMITTED WITH THIS APPLICATION

Applied Electronically By: MEG CAVANAGH
September 11, 2023
Lidger No.: E-4793

Philadelphia City Planning Commission

In accordance with the terms and provisions of Section 14-510 of the Philadelphia Code pertaining to the

WISSAHICKON WATERSHED OVERLAY DISTRICT

- IMPERVIOUS COVERAGE CATEGORY: 4
☐ APPROVED
☒ DISAPPROVED
☐ EARTH MOVING PLAN SUBMITTED WITH THIS APPLICATION

Applied Electronically By: MEG CAVANAGH
September 11, 2023
Lidger No.: E-4793

Philadelphia City Planning Commission



1. At least seven (7) days prior to any earth disturbance, the Inspections Coordinator or PWD (Office: 215-685-6387) must be called to schedule a preconstruction meeting. (PWD Table E-6 Note 1)
2. At least three (3) days prior to the Permeable Pavement & Green Roof, the Inspections Coordinator or PWD (Office: 215-685-6387) must be called to schedule an inspection for the aforementioned SMPs. (PWD Table E-6 Note 2)
3. All stone that makes up the Permeable Pavement storage area must remain free of sediment. If sediment is found, the contractor will be required to remove the sediment and replace it with clean-washed stone. (PWD Table E-6 Note 3)
4. Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the owner and/or inspector shall contact Inspections Coordinator or PWD (Office: 215-685-6387) to schedule an inspection prior to removal/conversion of the ES&B BMPs. (PWD Table E-6 Note 4)
5. 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 temporary stabilization. (PWD Table E-6 Note 5)
6. The NPDES notice of Termination (NOT) must be submitted to PADEP upon completion of construction. (PWD Table E-6 Note 6)
7. Water pumped from work areas should be treated for sediment removal prior to discharging to a surface water. (PWD Table E-6 Note 7)

1. Measures shall be taken to ensure that all stormwater runoff from unsilted areas on-site will not enter the infiltration systems during the construction process.
2. The owner shall be responsible for long-term operation & maintenance activities for all of the stormwater BMP's.
3. Consult the Operation & Maintenance Manual prepared for this project for all of the short-term and long-term maintenance requirements for the underground systems.

Dust Control Materials		
Material	Water Dilution	Nozzle Type
Anionic asphalt emulsion	7:1	Coarse Spray
Latex emulsion	12.5:1	Fine Spray
Resin in water	4:1	Fine Spray

Apply according to manufacturer's instructions.

Material	Water Dilution	Nozzle Type	Apply (Gallons/Acre)
Polyacrylamide (PAM)-spray on			to flocculate and precipitate suspended colloids
Polyacrylamide (PAM)-dry spray			See Sediment Basin Standard (pg. 26-1)
Acidulated Soy Bean Soap Stick	None	Coarse Spray	

Tillage - To roughen surface and bring clods to the surface. This is a temporary emergency measure which should be used before soil blowing starts. Begin plowing on windward side of site. Chisel-type plow spaced about 12 inches apart, and spring-toothed harrows are examples of equipment which may produce the desired effect.

Spri nkling - Site is sprinkled until the surface is wet.

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.

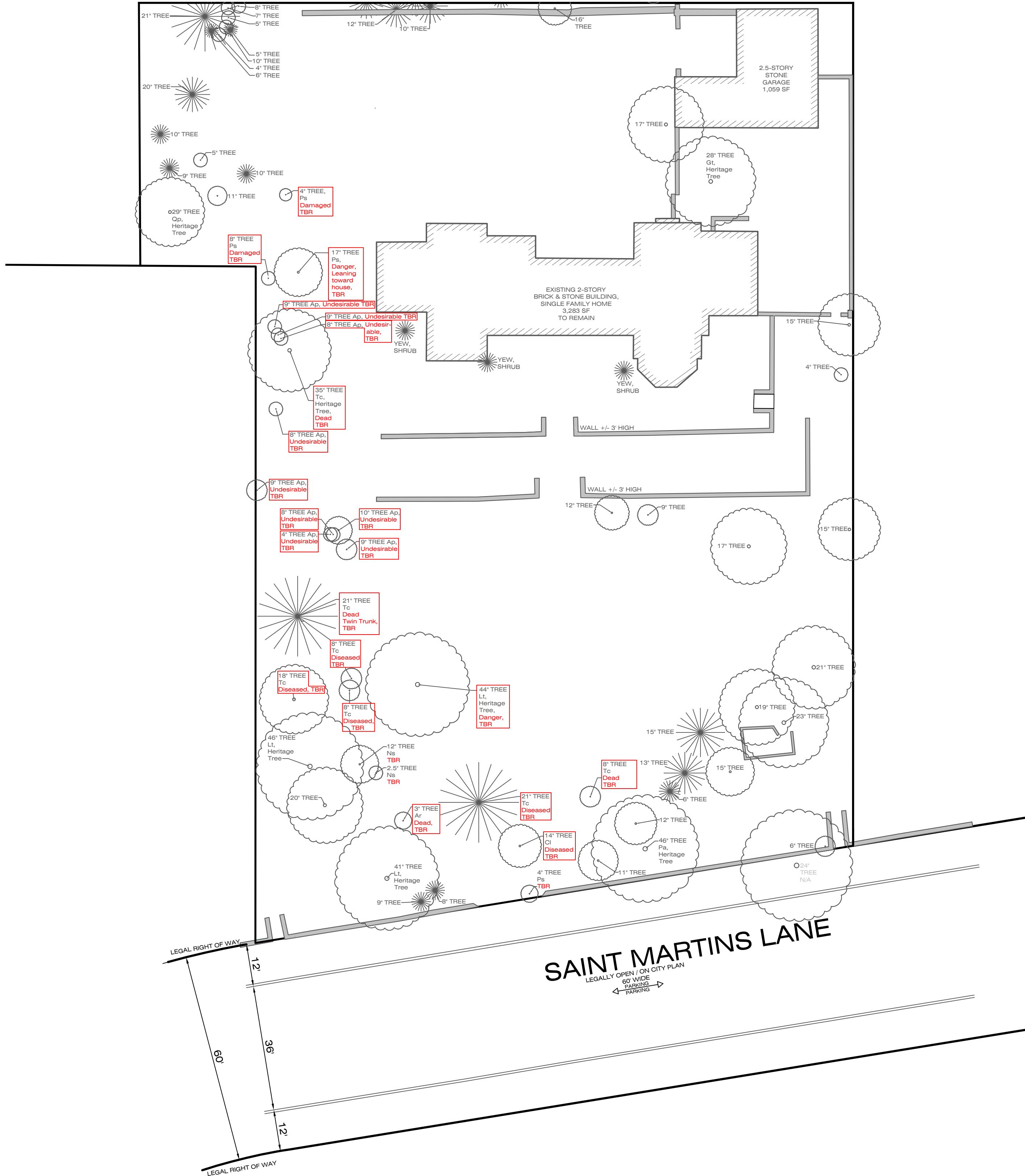
Calcium Chloride - Shall be in form of loose, dry granulates of flakes fine enough to feed through commonly used spreaders at a rate that will keep surface moist but not cause pollution or plant damage. If used on steeper slopes, then use other practices to prevent washing into streams, or accumulation around plants.

Stops - Cover surface with crushed stone or coarse gravel.

EXISTING FEATURES	
	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
	UNDERGROUND GAS LINE
	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
	TREE
	WALL
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
	LAWN
	E & S
	TEMP. CONSTRUCTION FENCE / TREE PROTECTION
	SILT SOCK
	SILT SAFETY FENCING
	INLET FILTER
	ROCK CONSTRUCTION ENTRANCE
	TOPSOIL / SPOILS STOCKPILE
	SOIL STOCKPILE

Environmental Due Diligence - Investigative techniques including, 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 audits.

Sheet 3 of 5



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

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

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

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

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

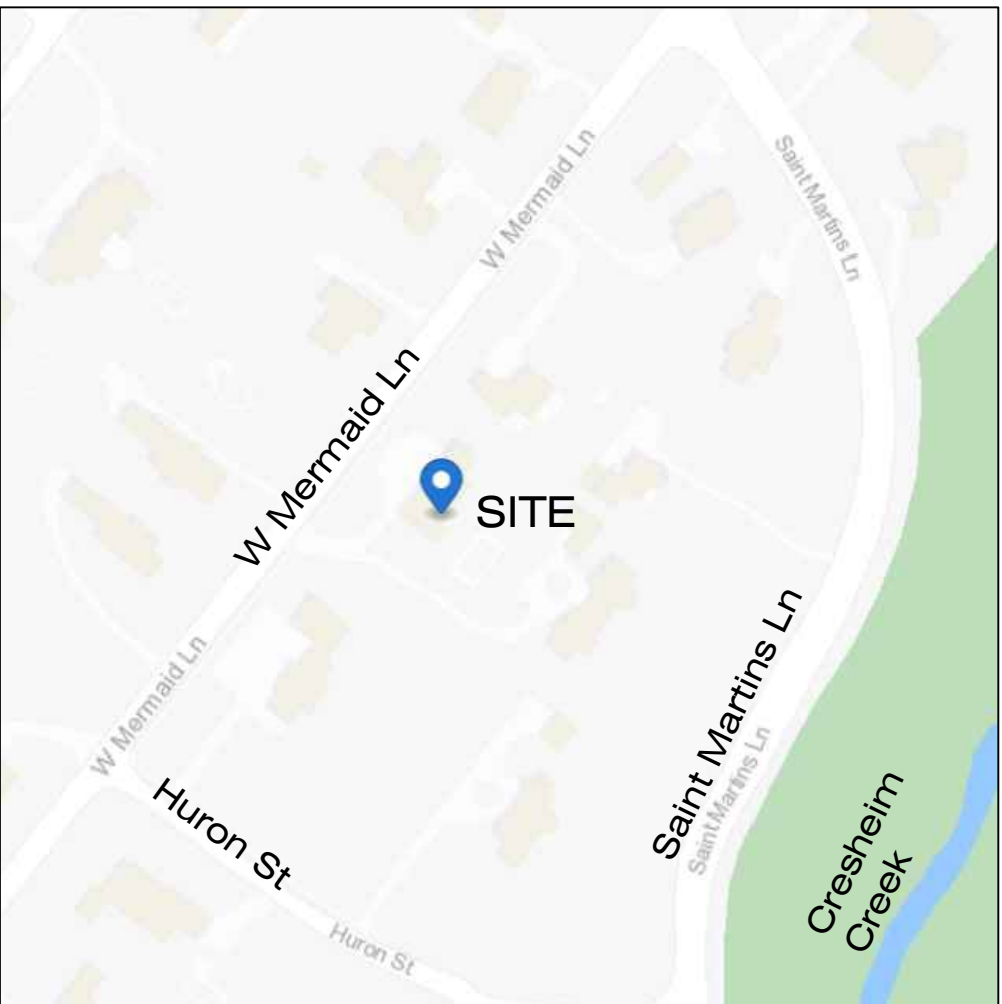
Existing Heritage Trees per 14-705(1)(f):

Code	Caliper (inches)	Scientific Name	Common Name	Notes
Gt	28	<i>Gleditsia triacanthos</i>	Honey Locust	
Lt	44	<i>Liriodendron tulipifera</i>	Tulip Poplar	(c) Danger to property
Lt	46	<i>Liriodendron tulipifera</i>	Tulip Poplar	
Lt	41	<i>Liriodendron tulipifera</i>	Tulip Poplar	
Po	46	<i>Platanus x acerifolia</i>	London Plane Tree	
Qp	29	<i>Quercus palustris</i>	Pin Oak	
Tc	35	<i>Tsuga canadensis</i>	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"

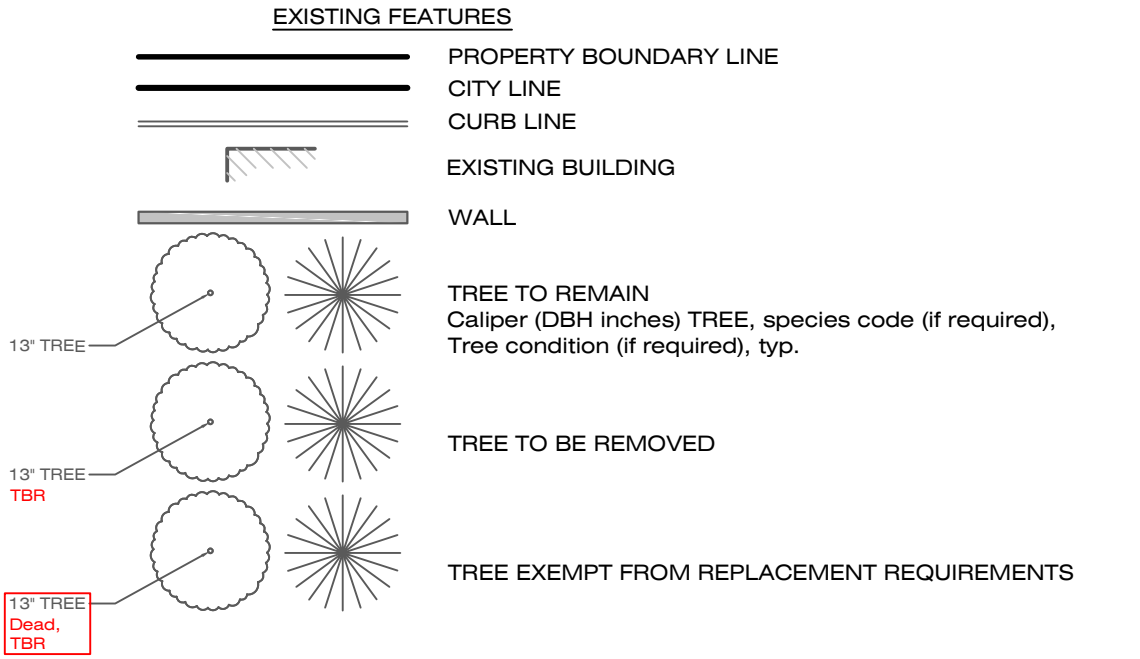
NOTES: 1. See Sheet 2 for Gross Floor Area Calculations
2. See corresponding Arborist Report by John B. Ward & Co. Arborists
3. See Sheet 5 for Landscape Replacement Plan



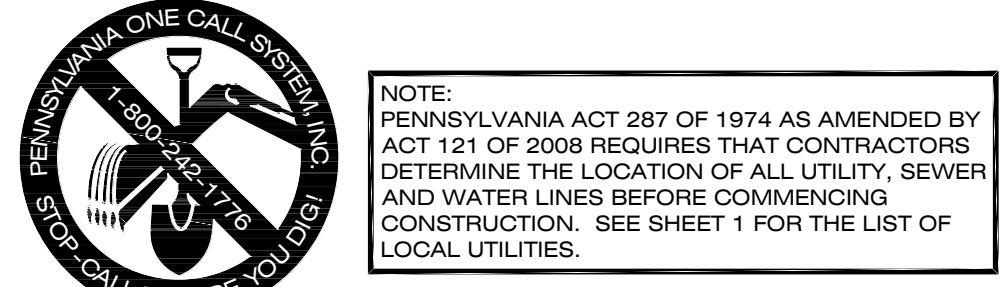
LOCATION MAP N.T.S.

The property lies within the
Wissahickon Creek Watershed.

LEGEND



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




REVISIONS			
01	07-25-2023	LANDSCAPE REV. PER POPC 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 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

☒ APPROVED ☐ DISAPPROVED ☐ WAIVED ☐ IN-LIEU FEE \$ _____

WIRELESS TOWERS

☐ APPROVED ☐ DISAPPROVED

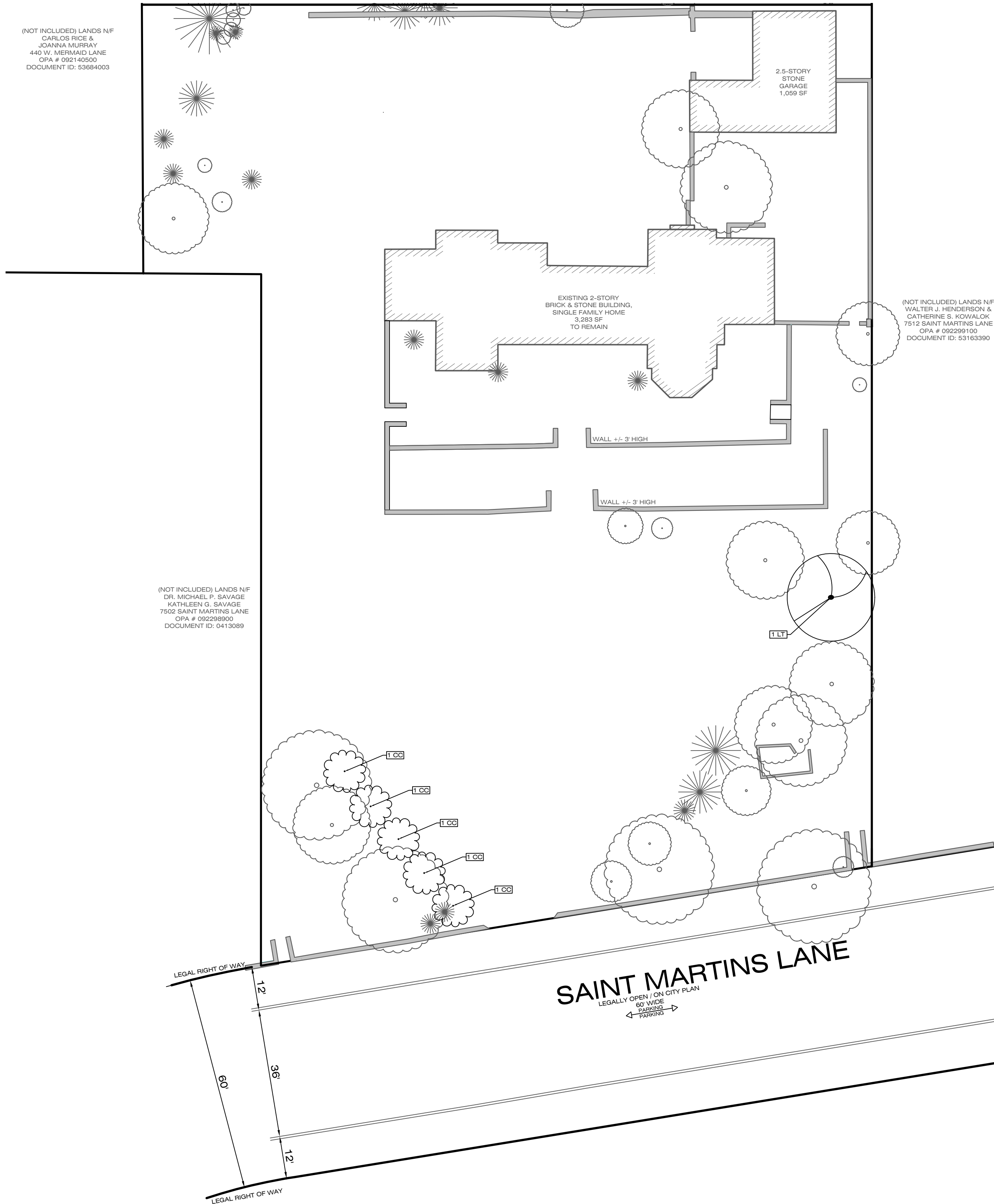
Applied Electronically By: MEG CAVANAGH
September 13, 2023 Ledger No.: **E-4793**


Philadelphia City Planning Commission

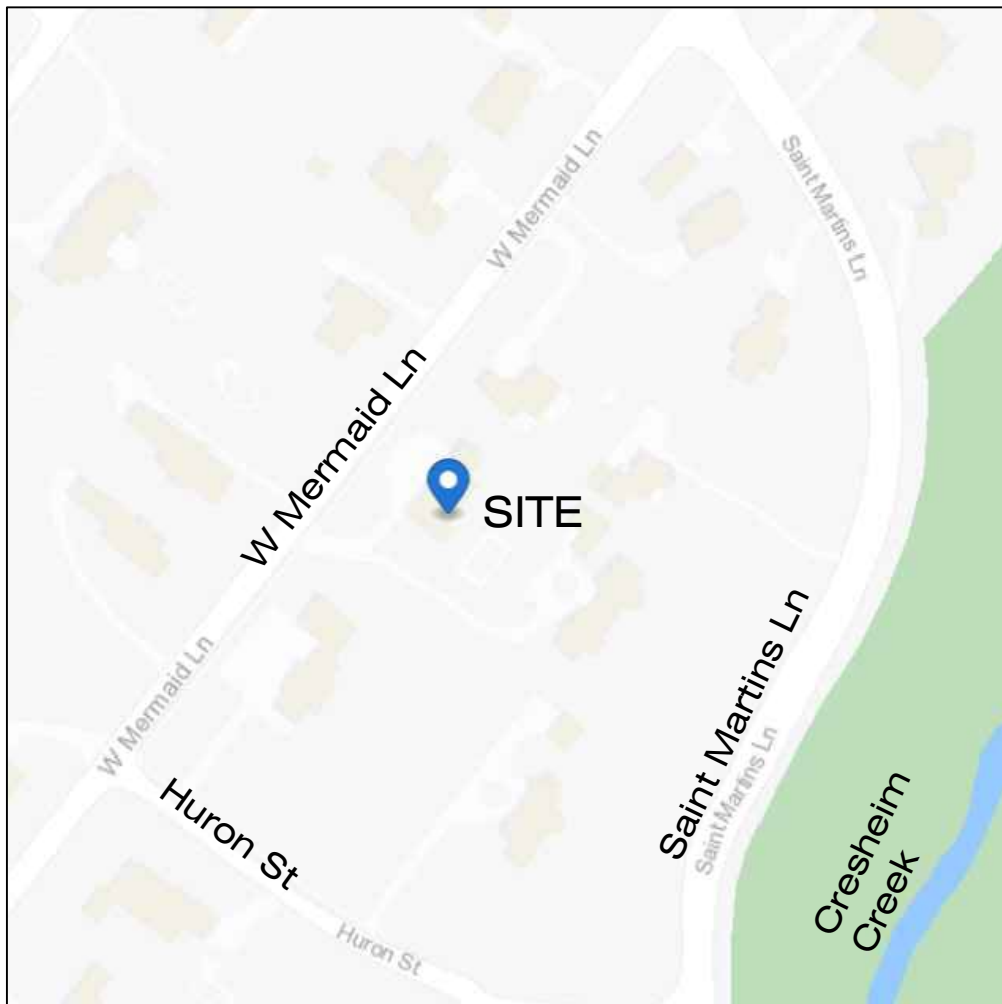
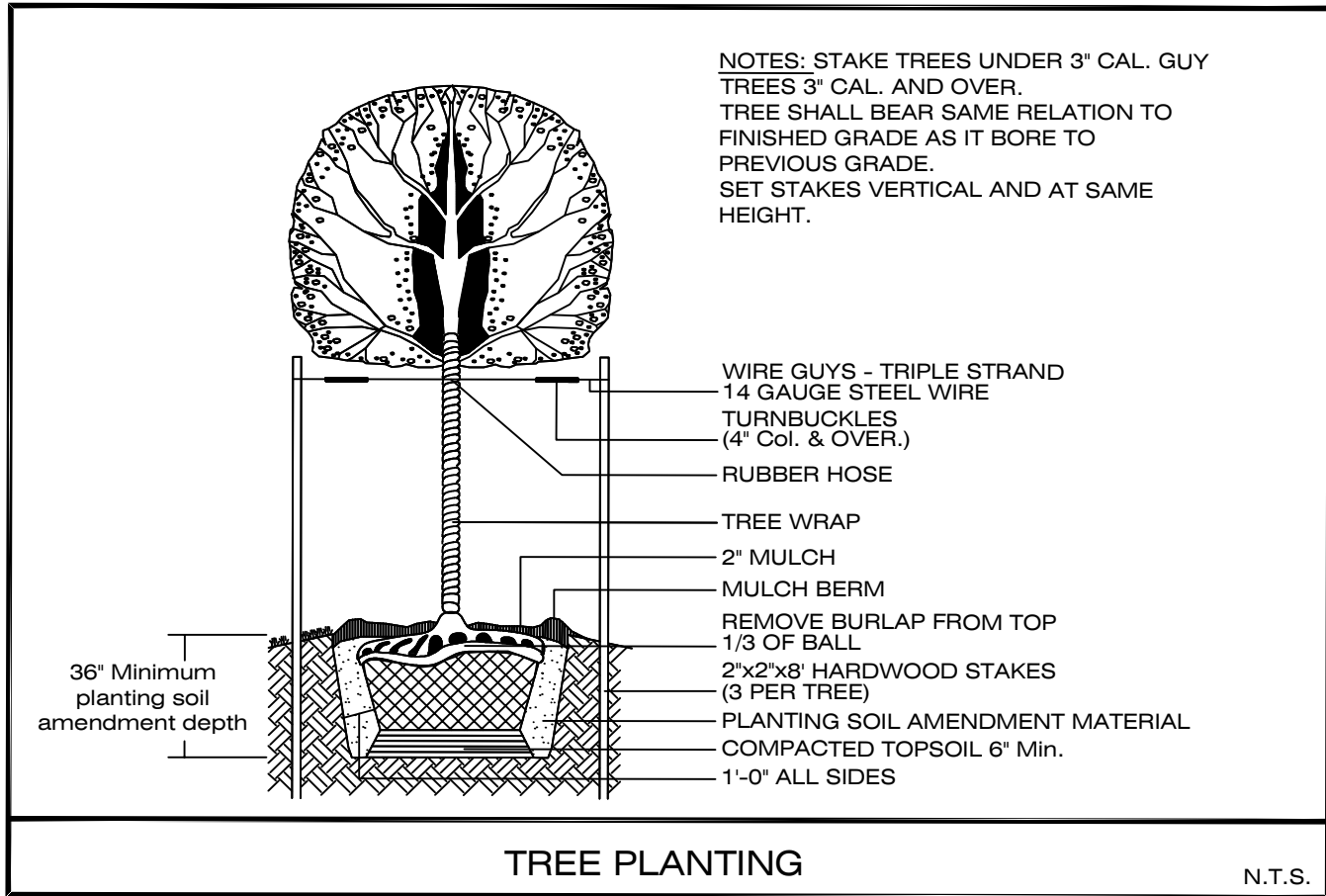
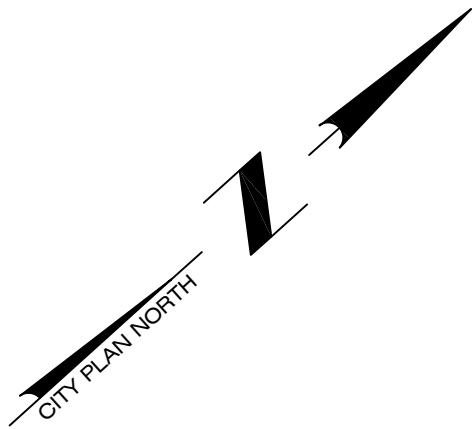
(NOT INCLUDED) LANDS N/F
CARLOS RICE &
JOANNA MURRAY
440 W. MERMAID LANE
OPA # 092140050
DOCUMENT ID: 53684003

(NOT INCLUDED) LANDS N/F
DR. MICHAEL P. SAVAGE
KATHLEEN G. SAVAGE
7502 SAINT MARTINS LANE
OPA # 092298000
DOCUMENT ID: 0413089

(NOT INCLUDED) LANDS N/F
WALTER J. HENDERSON &
CATHERINE S. KOVALOK
7512 SAINT MARTINS LANE
OPA # 092299100
DOCUMENT ID: 33163390



7504 SAINT MARTINS LANE - L-CP COMPENSATORY PLANT SCHEDULE							06.28.2023	
PLANT SYMBOL	PLANT ID	QTY	BOTANICAL NAME	COMMON NAME	SCHEDULED SIZE	REMARKS	REPLACEMENT CALIPER INCHES	
	DECIDUOUS TREES							
	LT	1	Liriodendron tulipifera	Tulip Poplar	3.5"-4" Cal.	B&B, Large Canopy Tree	3.5	
	CC	5	Cercis canadensis	Eastern Redbud	3"-3.5" Cal.	B&B, Large Canopy Tree	15	
	Total Trees:		6			Total Replacement Inches:		18.5
	Note: Plant Schedule and Proposed Compensatory Plant locations of Replacement Plan specified by Hess Landscape Architects							



LOCATION MAP N.T.S.

The property lies within the
Wissahickon Creek Watershed.

LEGEND

- EXISTING FEATURES**
- PROPERTY BOUNDARY LINE
 - CITY LINE
 - CURB LINE
 - EXISTING BUILDING
 - WALL
 - 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

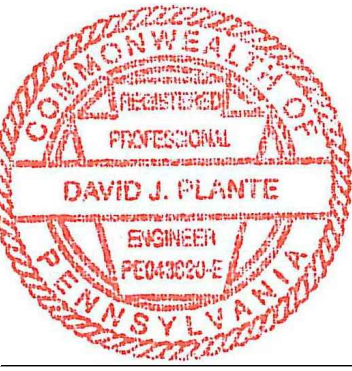


NOTE:
PENNSYLVANIA ACT 287 OF 1974 AS AMENDED BY
ACT 121 OF 2008 REQUIRES THAT CONTRACTORS
DETERMINE THE LOCATION OF ALL UTILITY, SEWER
AND WATER LINES BEFORE COMMENCING
CONSTRUCTION. SEE SHEET 1 FOR THE LIST OF
LOCAL UTILITIES.


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

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

prepared for:
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Philadelphia, PA 19118
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(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 215.508.3900 www.ruggieroplante.com

Plan Date:
July 5, 2023

Scale: 1" = 20'-0"
[20'] 10' 0 [20']

Set Title:
ZONING

Sheet Title:
LANDSCAPE REPLACEMENT PLAN

Sheet 5 of 5