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CLIENT
CRESHEIM GREEN ASSOCIATES LP
520 CARPENTER LANE
PHILADELPHIA, PA 19119

PROJECT TEAM
CIVIL ENGINEER & LANDSCAPE ARCHITECT:
STUDIO SUSTENA
4537 WAYNE AVENUE
PHILADELPHIA, PA 19144
215-247-8784 | STUDIO-SUSTENA.COM

ARCHITECT:
C2 ARCHITECTURE
270 W WALNUT LANE
PHILADELPHIA, PA 19144

SURVEYOR:
RUGGIERO PLANTE LAND DESIGN
5900 RIDGE AVE
PHILADELPHIA, PA 19128

PUBLIC ROW COMPLETE STREETS ENLARGEMENT

SCALE 1" = 10'

- 6'-0" MIN. WALKING ZONE
- 2'-6" FURNISHING ZONE - 4' MIN.
- BUILDING ZONE - N/A
- 8'-6" TOTAL EXISTING SIDEWALK WIDTH

NOTE: EXISTING CONDITIONS BOTH ON-AND-OFF THE SUBJECT PARCEL ARE INTRUDING ON THE ROW.

- LIMIT OF HISTORIC STRUCTURE INTRUDING INTO ROW
- 22'-0" PROPOSED CURB CUT DRIVEWAY APRON TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF PHILADELPHIA DEPARTMENT OF STREETS STANDARD DETAIL SC0105
- RIGHT OF WAY LINE
- EXISTING STONE WALL, PORTION WITHIN PROPOSED DRIVEWAY TO BE DEMOLISHED TO LIMITS SHOWN PER HISTORIC COMMISSION APPROVAL.

EXISTING TROLLEY POLE TO REMAIN

200 FT SETBACK FROM BANK OF STREAM

EXISTING PWD 2'-6" X 1'-8" BRICK INTERCEPTOR SEWER LINE

7700 CRESHEIM ROAD
FAIRMOUNT PARK
WISSAHICKON V ALLEY
OPA#885718660
(NOT INCLUDED)

EXISTING BUILDING TO BE USED AS PREPARED FOOD SHOP (1,862 SQUARE FEET)

EXISTING NON-HISTORICAL WOOD FENCING TO BE REMOVED FROM PORCH AREA

236' DRIVER SIGHT TRIANGLE

LANDSCAPE AREA TO REMAIN

STEEP SLOPES PROPERTY LINE

EXISTING RETAINING WALL TO REMAIN

PROPOSED RETAINING WALL

APPROX 200' BUFFER

1.5-STORY STONE

10'-0" DRIVERS EYE

3'-0"

PROPOSED WATER MASTER METER SEE ENLARGEMENT (THIS SHEET)

MATCH EX. SIDEWALK LIMITS, BOTH SIDES

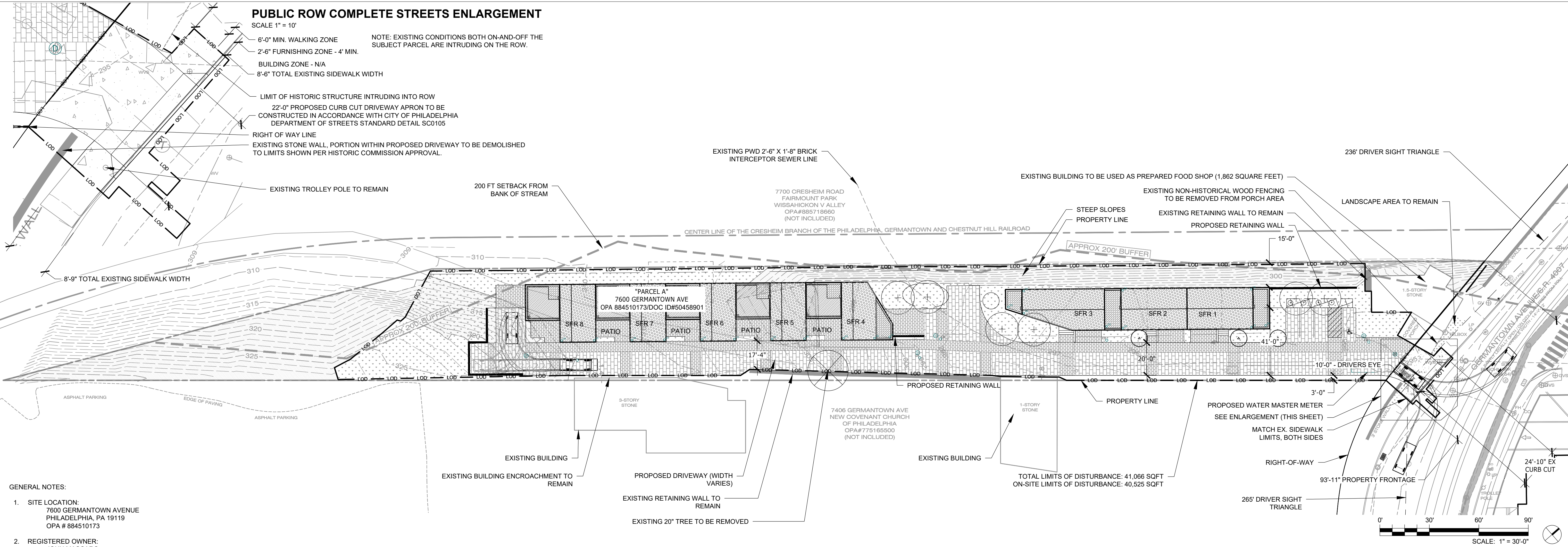
RIGHT-OF-WAY

265' DRIVER SIGHT TRIANGLE

93'-11" PROPERTY FRONTAGE

24'-10" EX CURB CUT

SCALE: 1" = 30'-0"



GENERAL NOTES:

- SITE LOCATION:**
7600 GERMANTOWN AVENUE
PHILADELPHIA, PA 19119
OPA # 884510173
- REGISTERED OWNER:**
JOHN MASCARO
7600 GERMANTOWN AVE
PHILADELPHIA, PA 19119
215-247-6111
MASCARO@NAVPOINT.COM
- DEVELOPER/APPLICANT:**
CRESHEIM GREEN ASSOCIATES LP
520 CARPENTER LANE
PHILADELPHIA, PA 19119
215-313-8892

CONTACT:
SCOTT SEIBERT
215-313-8892
SCOTT@BANCROFTGREEN.COM
- PLAN REFERENCES SURVEY BY:**
RUGGIERO PLANTE LAND DESIGN
5900 RIDGE AVENUE
PHILADELPHIA, PA 19128
PLAN ENTITLED: "BOUNDARY AND TOPOGRAPHIC SURVEY"
PLAN DATED: 05/11/2022

PLAN REFERENCES SUBSURFACE UTILITY INVESTIGATION REPORT BY:
LEVEL A UNDERGROUND SOLUTIONS
1440 CONCHESTER HWY SUITE B1
GARNET VALLEY, PA 19060
REPORT ENTITLED: "7600 GERMANTOWN SUBSURFACE INVESTIGATION"
PLAN DATED: 9/28/2023
- SUBJECT PROPERTY IS LOCATED WITHIN RSD-3 DISTRICT. ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED.
- THE TOTAL AREA OF THE PROPERTY IS 50,963.3 US SURVEY SQUARE FEET (1.16996 ACRES).
- THE REDEVELOPMENT IS A PLANNED UNIT DEVELOPMENT INCLUDING EIGHT (8) SINGLE FAMILY ATTACHED RESIDENCES WITH GARAGE PARKING, SHARED DRIVEWAY, OUTDOOR SPACE. USE OF EXISTING BUILDING TO BE PREPARED FOOD SHOP WITH FOUR (4) ACCESSORY PARKING SPACES.
- THE ON-SITE AREA OF DISTURBANCE IS 40,525 SQ. FT. (0.93 AC.). THE COMBINED AREA OF DISTURBANCE IS 41,066 SQ. FT. (0.94 AC)
- THE ENTIRE SITE CONTAINS URBAN LAND - CHESTER COMPLEX (UdB).
- THE PROJECT IS LOCATED WITHIN THE WISSAHICKON WATERSHED. PWD ERS TRACKING NUMBER: FY23-GERM-7379-01.
- SUBJECT PROPERTY TO BE SERVICED BY MUNICIPAL WATER AND SEWER IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF PHILADELPHIA WATER DEPARTMENT.
- THE EXISTING CONDITIONS PLAN SHOWN HEREON WAS PREPARED RUGGIERO PLANTE LAND DESIGN AND DATED 05/11/2022 AND PROVIDED TO STUDIO SUSTENA FOR USE. THIS REFERENCE IS FOR ALL PROPERTY AND BOUNDARY INFORMATION PRESENTED ON THIS PLAN.
- THE HORIZONTAL CONTROL NETWORK IS REFERENCED TO THE PENNSYLVANIA SOUTH ZONE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83). ALL ELEVATIONS SHOWN ON PLAN ARE BASED ON CITY PLAN #206 DATUM. SITE BENCHMARK IS IDENTIFIED AS SEWER MANHOLE IN GERMANTOWN AVE., WITH RIM ELEVATION 294.54'.
- THE CONTRACTOR SHALL FIELD VERIFY THE REFERENCED BENCHMARKS PRIOR TO ANY EARTHWORK BEING PERFORMED ON-SITE
- THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND MAPS SUPPLIED THROUGH THE PA ONE CALL SYSTEM WHICH WERE AVAILABLE AT THE TIME OF SURVEY. BEFORE ANY EXCAVATION IS TO BEGIN, THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH, AND LIMITS OF ALL EXISTING UTILITIES.
- THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/BUILDING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY LOCATION AND SITE LIGHTING ELECTRICAL DESIGN AND LAYOUT.
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COMPLETE STREETS POLICY REQUIREMENTS

LOT FRONTAGE	STREET	STREET TYPE	MIN. WALKING ZONE	MIN. FURNISHING ZONE	MIN. BUILDING ZONE
GERMANTOWN AVE.	URBAN ARTERIAL	SIDEWALK WIDTH	6' OR HALF	4 FT.	NO MIN.

ZONING TABLE

Planned Unit Development including eight (8) single family attached residences with garage parking, shared driveway, and outdoor space. Use of existing building to be Prepared Food Shop with four (4) accessory parking spaces. No changes to exterior of existing building.

ZONING DISTRICT: RSD-3 RESIDENTIAL RSD-3	REQUIRED	PROPOSED
SINGLE FAMILY HOMES	DETACHED	ATTACHED
MIN. LOT WIDTH	50 FT	EXISTING (VARIES)
MIN. LOT AREA	5,000 SF	50,963.3 SF
MAX. OCCUPIED AREA	30%	22%
MIN. FRONT YARD SETBACK	25 FT	NA
MIN. SIDE YARD SETBACK	10 FT EACH	NA
MIN. REAR YARD SETBACK	25 FT	NA
MAX. BLDG. HEIGHT	38 FT	38 FT
EATING AND DRINKING ESTABLISHMENT	NOT ALLOWED	1,862 SF (EXISTING)

OVERLAY DISTRICTS: VARIANCES

OVERLAY DISTRICTS:	VARIANCES	PROPOSED
NCA NEIGHBORHOOD COMMERCIAL AREA OVERLAY DISTRICT - GERMANTOWN AVE.	NO	
NCA NEIGHBORHOOD COMMERCIAL AREA OVERLAY DISTRICT - GERMANTOWN AVE. - CHESTNUT HILL SUBAREA	NO	
EDO EIGHTH DISTRICT OVERLAY DISTRICT	NO	
OPEN SPACE AND NATURAL RESOURCES - WATERFRONT SETBACKS	NO	NO STRUCTURES WITHIN 200' BUFFER (REFER TO PLAN)
OPEN SPACE AND NATURAL RESOURCES - STEEP SLOPE PROTECTION	YES	IMPACT TO STEEP SLOPES > 25% (REFER TO PLAN)
WWO WISSAHICKON WATERSHED OVERLAY DISTRICT	NO	CATEGORY 4 & CATEGORY 5 OVERLAY AREA*

* NO IMPROVEMENTS PROPOSED WITHIN CATEGORY 4 OVERLAY. FOR THE AREAS WITHIN CATEGORY 5 OVERLAY, PER 14-510(6)(b): THERE IS NO PERCENTAGE LIMITATION OF IMPERVIOUS GROUND COVERAGE ON LAND DEEMED TO BE DEVELOPED OR OTHERWISE DISTURBED FROM ITS NATURAL STATE, PROVIDED THAT LOTS LARGER THAN ONE-HALF ACRE MAY BE FURTHER DEVELOPED ONLY AS FOLLOWS: (1) THE INCREASED SURFACE WATER RUNOFF LEAVING THE SITE MUST NOT ADVERSELY AFFECT ADJACENT PROPERTY. (2) THE METHOD OF HANDLING RUNOFF ON THE SITE MUST BE IN ACCORD WITH SOUND ENGINEERING PRACTICES AND MUST NOT SIGNIFICANTLY ACCELERATE ON-SITE EROSION. (3) SUCH DEVELOPMENT MUST NOT SIGNIFICANTLY DIMINISH THE INFILTRATION CAPACITY OF THE SITE.

LANDSCAPING REQUIREMENTS

PER 14-705(1)(C)(B) THE TOTAL CALIPER INCHES OF ALL REPLACEMENT TREES SHALL BE NO LESS THAN THE TOTAL INCHES OF DBH OF ALL TREES REMOVED FROM THE LOT. EACH REPLACEMENT TREE SHALL NOT BE LESS THAN 2.5 CALIPER IN. AT PLANTING.

HERITAGE TREES ON PARCEL: 0
EXISTING TREES ON PARCEL TO BE REMOVED: 1
EXISTING DBH ON PARCEL TO BE REMOVED: 20-INCH
REPLACEMENT INCHES REQUIRED: 20 INCHES
REPLACEMENT INCHES PROVIDED: 20 INCHES

PER 14-705(1)(a)(2)(b), NO PROVISIONS OF 14-705(1) (ON-SITE LANDSCAPE AND TREE REQUIREMENTS) SHALL APPLY TO LOTS WITH A PRINCIPAL SINGLE-FAMILY USE

PER 14-803(5)(a)(e):
PARKING LOT AREA: 2,216 SQFT
10% INTERIOR LANDSCAPE: 216 SQFT
SHADE TREES REQUIRED (216 SF/200SF) = 2, SHADE TREES PROPOSED = 2
SHRUBS REQUIRED (216 SF/200 SF)*3 = 4, SHRUBS PROPOSED = 4
PERENNIALS REQUIRED (216 SF/200 SF)*15 = 17, PERENNIALS PROPOSED = 17

PLANTING SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	SPACING
CC	2	Carpinus caroliniana	Hornbeam	4" cal.	B&B	Per plans
QR	3	Quercus rubra	Red Oak	4" cal.	B&B	Per plans
Cc	4	Cercis canadensis	Eastern Redbud	1.5" cal.	B&B	Per plans

LEGEND - PROPOSED

- GREEN ROOF
- ACCESSIBLE ROOF
- PITCHED GREEN ROOF
- PERMEABLE PAVERS
- CONCRETE
- LANDSCAPE
- >25% STEEP SLOPE DISTURBANCE
- 15-25% STEEP SLOPE DISTURBANCE
- CANOPY TREE
- UNDERSTORY TREE
- SHRUB

LEGEND - EXISTING

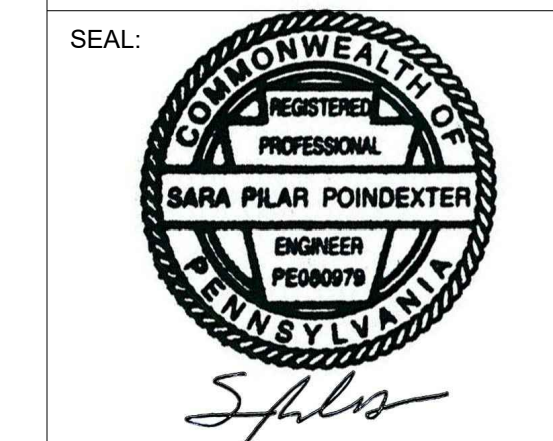
- TELECOMMUNICATION MANHOLE
- WATER MANHOLE
- ELECTRICAL MANHOLE
- SANITARY MANHOLE
- CITY INLET
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- UTILITY POLE
- SIGN
- LIGHT STANDARD
- COMBINED SEWER
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD AERIAL LINE
- FENCE LINE
- EXISTING BUILDINGS
- ZONING BOUNDARY LINE
- STEEP SLOPES 25%+
- STEEP SLOPES 15%+ AND 25%+

LOCATION MAP



APPROVAL STAMPS AND SIGNATURES:

7600 GERMANTOWN AVENUE



ISSUE BLOCK:

NO.	DATE	DESCRIPTION
1	01.16.2024	STREETS SUBMISSION
2	02.05.2024	STREETS SUBMISSION 2
3	02.21.2024	STREETS SUBMISSION 3
4	07.19.2024	L&I ZONING SUB. 1
5	07.19.2024	STREETS SUB. 4

CHECKED BY: SP
DRAWN BY: BS
SCALE: AS NOTED

ZONING SITE PLAN

SHEET NUMBER:

Z-100

PA ONE CALL DESIGN SERIAL NUMBER: 20220271654
PWD TRACKING NUMBER: FY23-GERM-7379-01
STREETS REVIEW: SR-2024-022352