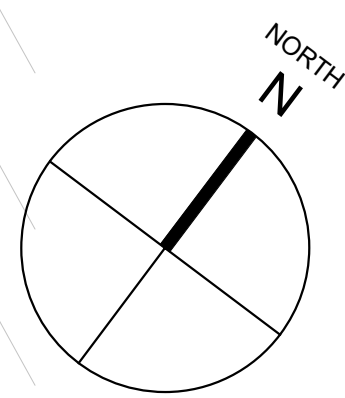
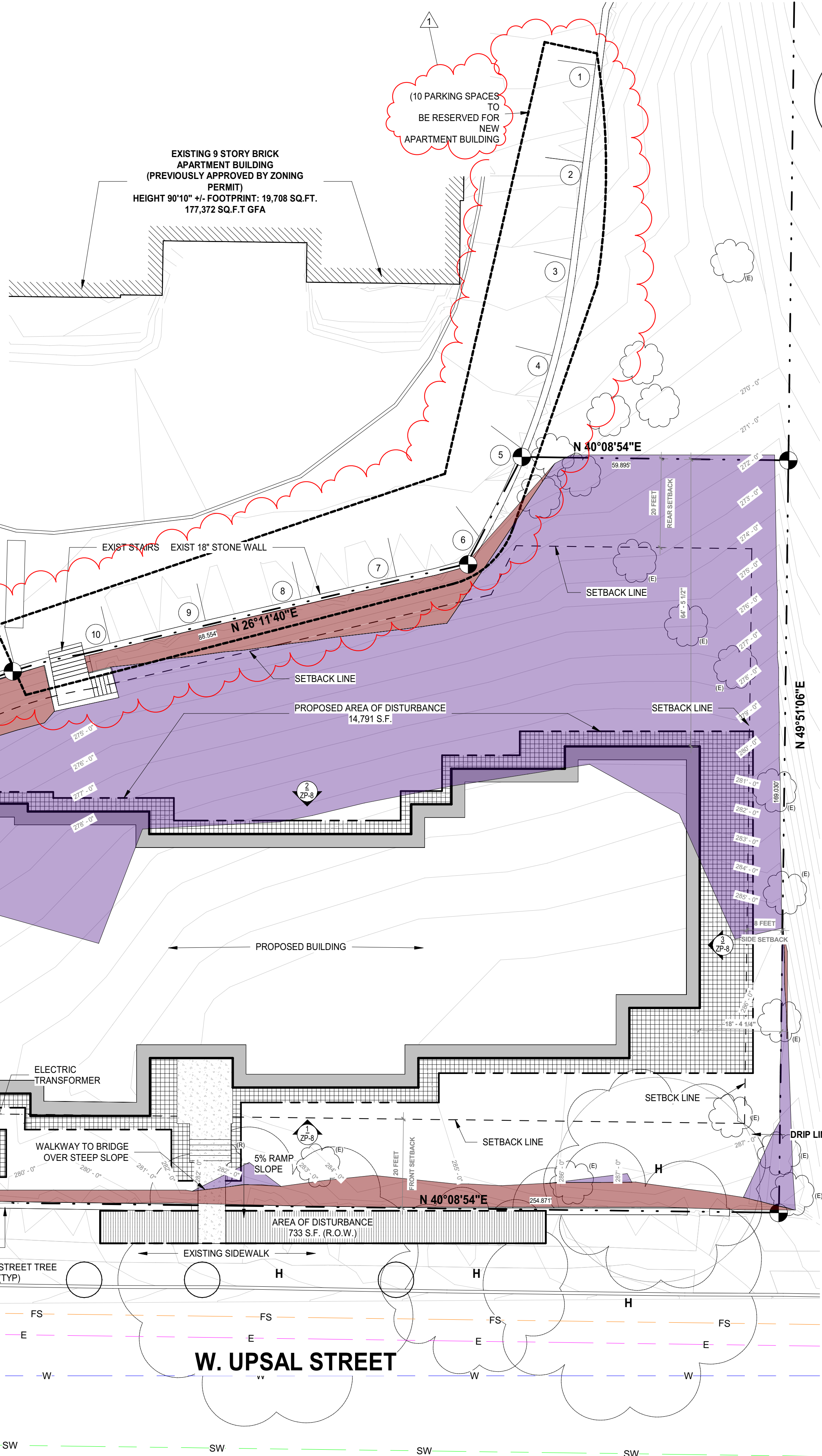
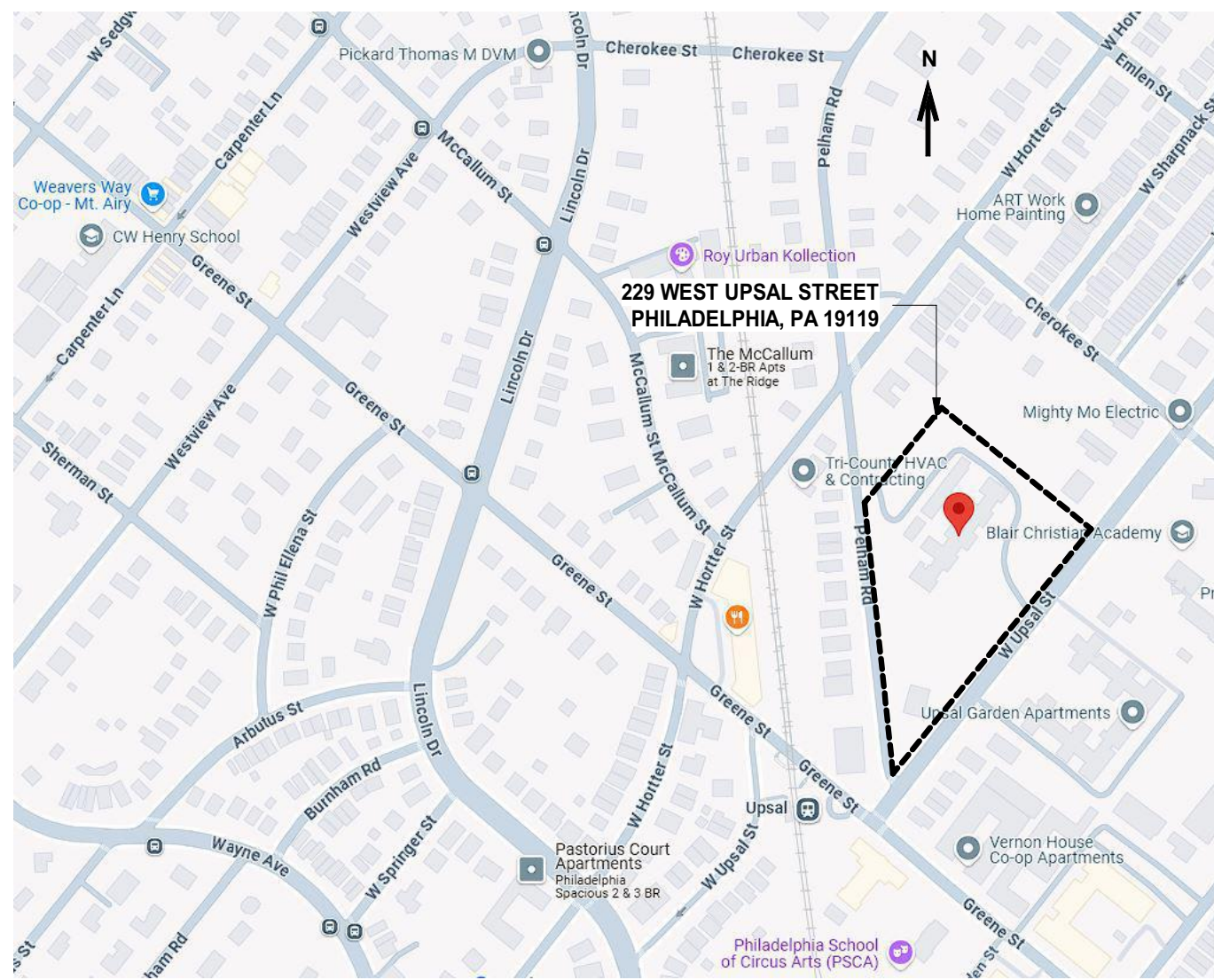




LOCATION - 229 WEST UPSAL STREET PHILADELPHIA, PA 19119			
ZONING INFORMATION			
ZONING DISTRICT - RM-3 EXISTING USE: RESIDENTIAL MULTI-FAMILY (143 UNITS IN BLDG 1) PROPOSED USE: RESIDENTIAL MULTIFAMILY (46 UNITS) TOTAL UNITS: 189 UNITS			
ZONING DISTRICT OVERLAYS: - WWO (14-510) WISSAHICKON WATERSHED DISTRICT - EDO (14-530) EIGHTH DISTRICT OVERLAY - NIS (14-540) NARCOTICS INJECTION SITE OVERLAY, AND OPEN SPACE AND NATURAL RESOURCES - STEEP SLOPE PROTECTION (14-704(2))			
LOT AREA	ALLOWABLE / REQUIRED	EXISTING	PROPOSED
LOT WIDTH	10,000 (MIN) 50 FT. (MIN)	N / A N / A	32,180.51 S.F. 254.87 FEET

SITE COVERAGE			
OPEN AREA	ALLOWABLE / REQUIRED	EXISTING	PROPOSED
AREA OF DISTURBANCE	50% MIN ---	N / A N / A	21,206 S.F. (66%) 14,637 S.F. (ON SITE) 1,280 S.F. (R.O.W)
IMPERVIOUS COVERAGE	NO LIMIT (WWO-CATEGORY 5)	N / A	11,466.63 S.F. (36%)
MAX FLOOR AREA RATIO: (F.A.R)	32,180.51 S.F. * 1.5 = 48,270 S.F.	N / A	48,270 S.F. (150%)

<u>SETBACKS / BUILDING HEIGHT</u>			
	<u>ALLOWABLE / REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>
FRONT	20' (MIN)	N / A	20' - 0"
REAR	15' (MIN)	N / A	63' - 5 1/4"
SIDE	(2) @ 8' EACH (MIN)	N / A	11' - 8" / 18' - 4 1/4"
BUILDING HEIGHT	N / A	N / A	20' - 0"

- PARKING REQUIREMENTS NOTES**
- PARKING REQUIREMENTS FOR MULTI FAMILY - 3 SPACES PER 10 RESIDENTIAL UNITS**
TOTAL PARKING ON 229 W. UPSAL STREET - 141 SPACES (86 SURFACE SPACES & 55 GARAGE SPACES)
EXISTING 9-STORY BUILDING (229 W. UPSAL ST OPA: 881099600) - 49 SPACES (161 UNITS/10*3=48.3)
EXISTING 4-STORY BUILDING (510 PELHAM RD OPA: 881000092) - 15 SPACES (48 UNITS/10*3=14.4) - ALLOCATED THROUGH EASEMENT DATED 12/30/21
PROPOSED 4-STORY BUILDING - 14 SPACES (46 UNITS/10*3=13.8) - WILL BE ALLOCATED THROUGH EASEMENT SIMILAR TO 510 PELHAM RD. REFER TO SITE PLAN FOR LOCATION OF ALLOCATED PARKING SPACES.
ADDITIONAL PARKING SPACES AFTER REQUIRED PARKING - 63 SPACES
BICYCLE STORAGE REQUIRED - 1 BICYCLE SPACE PER 3 UNITS (CLASS 1A)
BICYCLE STORAGE PROVIDED - 16 (46 UNITS/3=15.33) REFER TO ZP-4 FOR LOCATION.
ELECTRICAL VEHICLE PARKING REQUIRED - 0 NEW PARKING SPACES BEING PROVIDED
ELECTRICAL VEHICLE PARKING PROVIDED - 1 EXISTING SPACE ON ADJACENT 229 W. UPSAL ST. PROPERTY.
 -
 -

SITE PLAN LEGEND	
SYMBOL / LINE	DESCRIPTION
SW — SW — SW	STORM WATER
S — S — S	SANITARY
E — E — E	ELECTRIC
W — W — W	DOMESTIC WATER
FS — FS — FS	FIRE SERVICE
— — — — —	PROPERTY LINE
— — — — —	SETBACK LINE
— — — — —	AREA OF DISTURBANCE
(R)	EXIST. TREE / VEGETATION TO BE REMOVED
(E)	EXIST. TREE / VEGETATION TO REMAIN
H	HERITAGE TREE (TO REMAIN)
	STEEP SLOPE AREAS WITH SLOPES 25% OR GREATER
	STEEP SLOPE AREAS WITH SLOPES 15% - 25%

BUILDING TABLE			
LEVEL	G.S.F.	# OF 1B	# OF 2B
LOWER LEVEL	4,204 S.F.	2	1
FIRST FLOOR	11,003 S.F.	6	4
SECOND FLOOR	11,003 S.F.	8	3
THIRD FLOOR	11,003 S.F.	8	3
FOURTH FLOOR	11,003 S.F.	8	3
TOTALS	48,270 S.F.	32	14
		46 UNITS	

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: 5

☒ APPROVED
☐ DISAPPROVED
☒ EARTH MOVING PLAN SUBMITTED WITH THIS APPLICATION

Applied Electronically By: MEG CAVANAGH
April 17, 2025
Ledger No.: **E-6939**
Philadelphia City Planning Commission

1 | PROPOSED SITE PLAN
ZP-2 | 1/16" = 1'-0"

rkc

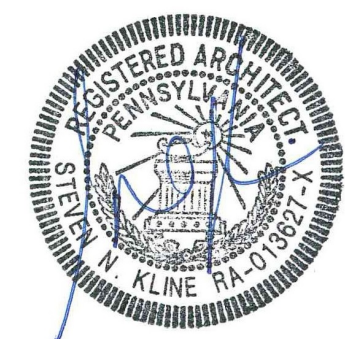
REGAN / KLINE / CROSS
ARCHITECTS

REGAN, KLINE, CROSS, LLC
ARCHITECTURE • PLANNING
PROJECT MANAGEMENT
7670 QUEEN ST., SUITE 200,
WYNDMOOR, PA 19038
PHONE: (215) 886-1888
FAX: (215) 886-8124

CLIENT
G.Y. PROPERTIES
901 N Penn St FC-1, Philadelphia, PA
19123

CIVIL ENGINEER
STANTEC CONSULTING SERVICES
INC.
1500 SPRING GARDEN, SUITE 1100
PHILADELPHIA PA 19130
TEL: 216.665.7000
WWW.STANTEC.COM

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PROJECT ADDRESS
229 WEST UPSAL STREET
PHILADELPHIA, PA 19119

REVISION
2 Revision 2
1 SUBMISSIONS & REVISIONS
BY APPD YYYY.MM.DD

PROJECT
UPSAL HALL

SHEET TITLE
PROPOSED SITE PLAN

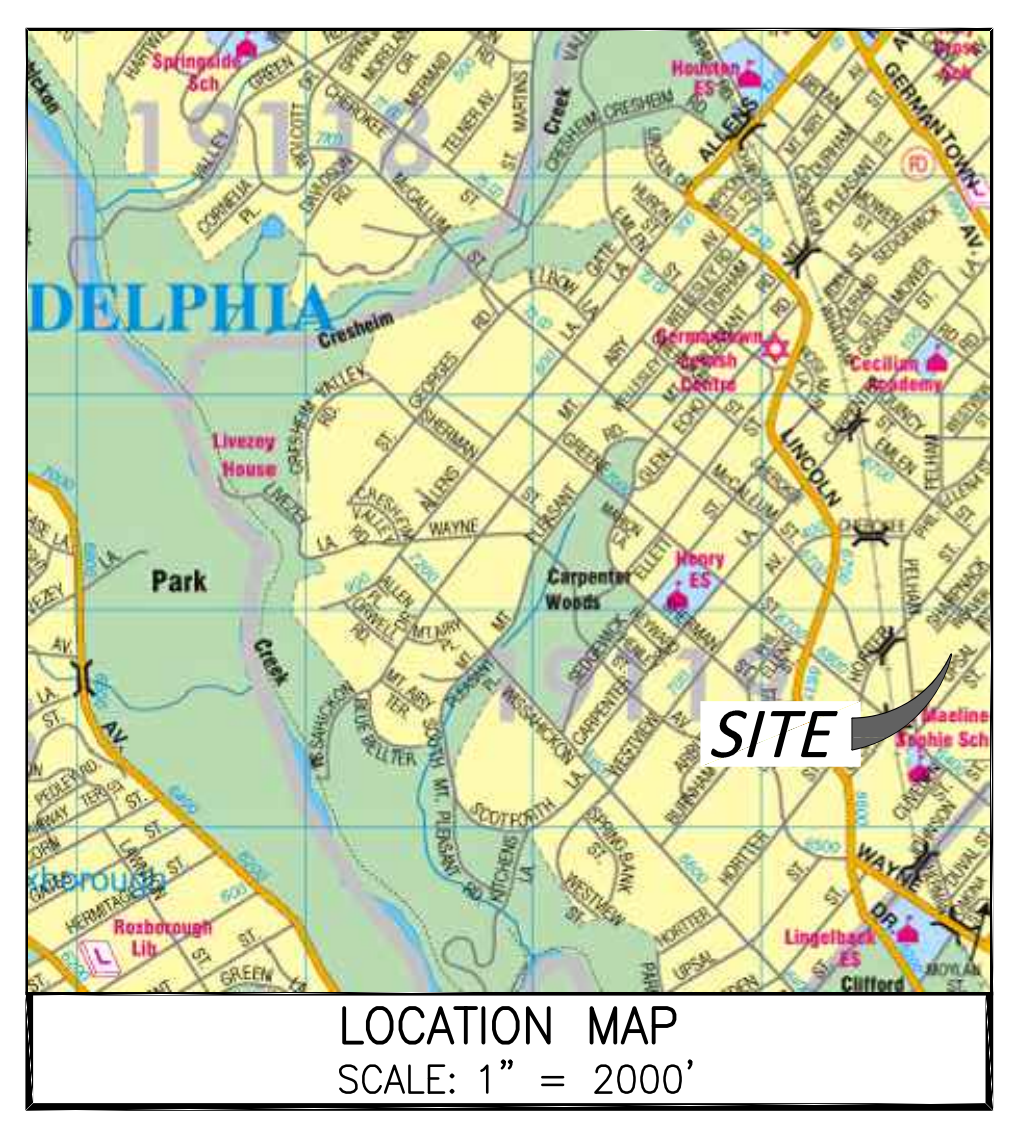
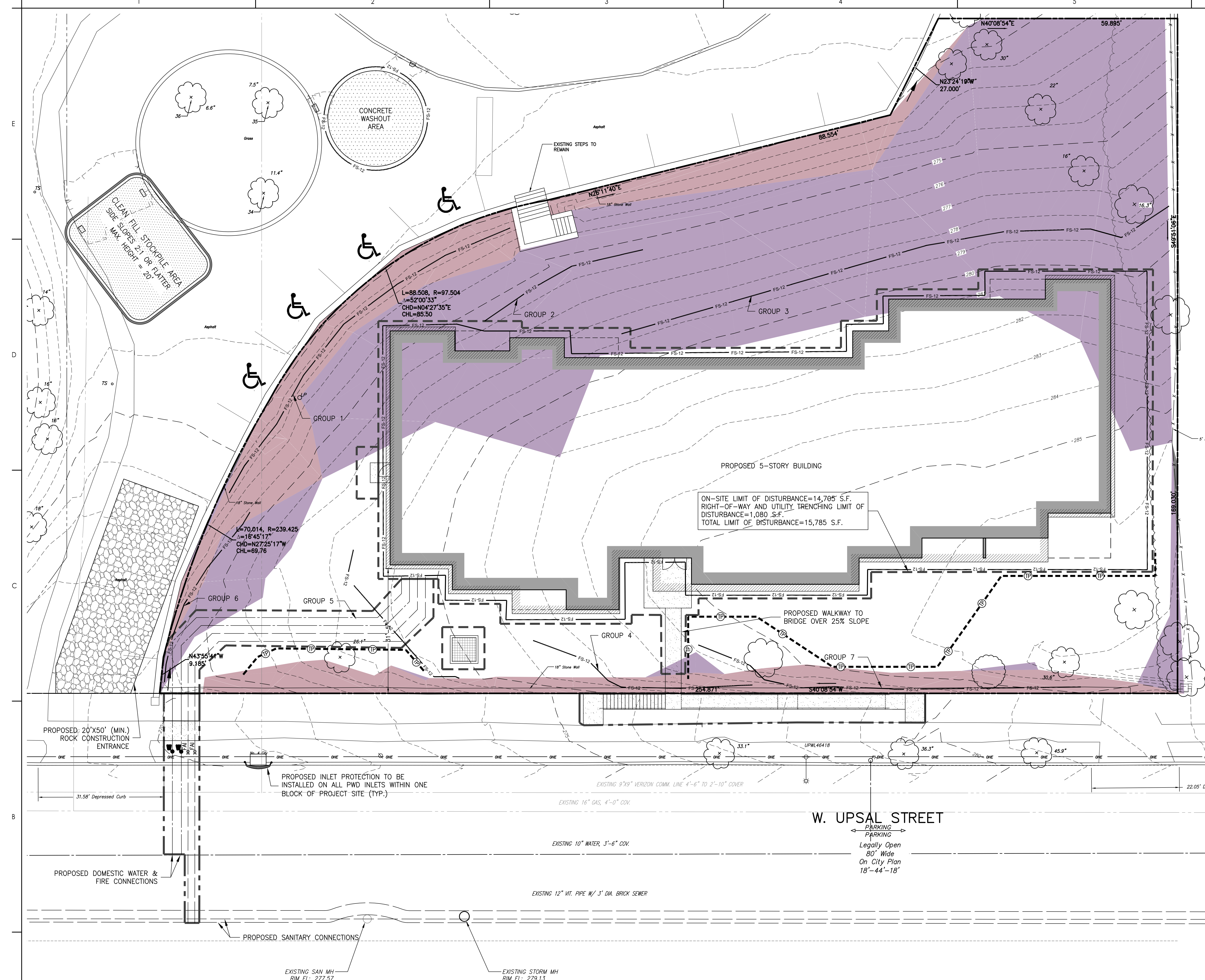
DATE
12/17/2024
DRAWING NO

REVISION

SCALE
As indicated

ZP-2





- EROSION AND SEDIMENTATION CONTROL NOTES:**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF THE REQUIRED SEDIMENTATION CONTROL MEASURES.
 2. ALL WORK SHALL BE CONDUCTED IN SUCH MANNER AS TO MINIMIZE THE SEDIMENTATION OF STREETS, DOWNSTREAM AREAS AND RECEIVING SEWERS.
 3. SEDIMENTATION CONTROL MEASURES SHALL INCLUDE BUT NOT LIMITED TO SILT FENCES, STONE FILTER OUTLETS, STONE CONSTRUCTION ENTRANCES, INLET PROTECTION AND ANY OTHER MEASURES REQUIRED TO MEET THE GOAL. ALL SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.
 4. ALL VEHICLES AND EQUIPMENT SHALL BE RESTRICTED TO THE LIMITS OF WORK IN WHICH CONTROLS HAVE BEEN PLACED FOR PROTECTION AND SHALL NOT ENTER NOR EXIT IN ANY OTHER AREA.
 5. INSPECTION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL OCCUR ON A WEEKLY BASIS, BEFORE ANY ANTICIPATED PRECIPITATION EVENTS, AND AFTER ALL PRECIPITATION EVENTS. ALL PREVENTIVE AND REMEDIAL WORK INCLUDING CLEANOUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING AND REMULCHING, ETC. SHALL BE PERFORMED IMMEDIATELY. FAILING SILT FENCE SHALL BE REPLACED BY A ROCK FILTER OUTLET IMMEDIATELY. ANY DIRT OR DEBRIS DEPOSITED ON CITY STREETS FROM CONSTRUCTION EQUIPMENT SHALL BE PROMPTLY CLEANED UP.
 6. ACCUMULATED SILT SHALL BE REMOVED WHEN THE DEPTH OF ACCUMULATION REACHES 6" ALONG THE SILT FENCE.
 7. AFTER COMPLETE PERMANENT STABILIZATION OF THE SITE, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY SEDIMENTATION CONTROL MEASURES. THE REMOVAL OF SUCH MEASURES SHALL INCLUDE THE RESTORATION AND STABILIZATION OF THE DISTURBED AREAS.
 8. EXCESS EXCAVATED MATERIAL FROM GRADING OPERATIONS SHALL BE DISPOSED OFFSITE AT THE DIRECTION OF THE OWNER. SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED AT THE DISPOSAL SITE AND BE MAINTAINED UNTIL THE DISPOSAL OPERATIONS ARE COMPLETED AND THE SITE IS STABILIZED. THE COST OF INSTALLATION, MAINTENANCE AND REMOVAL OF SAID SEDIMENTATION CONTROL MEASURES TO BE IMPLEMENTED AT THE DISPOSAL SITE SHALL BE INCLUDED IN THE COST OF THE GRADING OPERATIONS.
 9. SHOULD UNPREDICTED EROSION CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES AS A RESULT OF INCREASED RUNOFF AND/OR SEDIMENT DISPLACEMENT. STOCKPILES OF WOOD CHIPS, HAY BALES, CRUSHED STONE AND OTHER MULCHES SHALL BE HELD IN READINESS TO DEAL IMMEDIATELY WITH EMERGENCY PROBLEMS OF EROSION.
 10. THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF ARTICLE 64, EROSION CONTROL RULES AND REGULATIONS, TITLE 25, PART 1, DEPARTMENT OF ENVIRONMENTAL RESOURCES, SUB-PART C, PROTECTOR OF NATURAL RESOURCES, ARTICLE III, WATER RESOURCES, CHAPTER 102, EROSION CONTROL AS REVISED.
 11. RUNOFF FROM THIS PROJECT AREA WILL DISCHARGE TO THE MUNICIPAL STORM SEWER SYSTEM MAINTAINED BY THE PHILADELPHIA WATER DEPARTMENT.
 12. INLET PROTECTION SHALL BE PROVIDED FOR ALL CITY INLETS WITHIN ONE BLOCK OF THE PROJECT SITE.
 13. PWD IS NOT RESPONSIBLE FOR ANY CLEANING OR REPAIRS NEEDED ON CITY INFRASTRUCTURE DUE TO FAILURE OF ANY EAS PRACTICES.
 14. AN INDUSTRIAL WASTE PERMIT WILL BE NEEDED SHOULD PUMPING TO CITY INFRASTRUCTURE BE REQUIRED.

- LEGEND - EXISTING FEATURES**
- PROPERTY LINE
 - CURB
 - FENCE LINE
 - BUILDING FOOTPRINT AT GROUND LEVEL
 - DOOR LOCATION AT CENTER
 - BUILDING STRUCTURE ABOVE (BAY/CORNER/BALCONY AS NOTED)
 - TOPOGRAPHIC CONTOUR AT 1 FT. INTERVAL
 - STEEP SLOPE AREAS WITH SLOPES 15%-25%
 - STEEP SLOPE AREAS WITH SLOPES 25% OR GREATER
 - TREE, STUMP W/ TRUNK SIZE, TREE IDENTIFICATION KEY, REMOVED TREE
 - SEWER LINE, MANHOLE
 - WATER LINE, MANHOLE
 - COMMUNICATIONS LINE
 - ELECTRIC LINE
 - GAS LINE, MANHOLE
 - OVERHEAD ELECTRIC OR COMMUNICATIONS LINE
 - ROADWAY LIGHT (UTILITY POLE ARM-MOUNTED)

ABBREVIATIONS

UTILITY COMPANIES	UTILITY FEATURE
PECO PENNSYLVANIA ELECTRIC COMPANY	HH HANDLE
PWD PHILADELPHIA WATER DEPARTMENT	JB JUNCTION BOX
VZ VERIZON	COMM COMMUNICATION LINES OR FACILITY
EW ELECTRIC BUREAU (*)	CATV DATA CABLE LINE
KT KEYSTONE TELEPHONE COMPANY (*)	
AT&T AT&T	
CMST COMCAST	

(*) DENOTES THE FORMER OWNER OF THE UTILITY

SV SEWER VENT (FRESH AIR INLET)	MH MANHOLE (SEE ABBREVIATIONS FOR TYPE)
GV GAS VALVE	FH FIRE HYDRANT
WV WATER VALVE	UP UTILITY POLE
CO CLEAN OUT	YD YARD DRAIN
DS DOWNSPOUT (RAINWATER LEADER)	MC METAL COVER
TS TRAFFIC SIGN	B BOLLARD

COMPOST FILTER SOCK CALCULATIONS

SOCK NO.	SOCK DIAM (IN)	LOCATION	SLOPE 1		% USED
			SLOPE %	SLOPE LENGTH	
Group 1	12	As noted on Plan	30	25	56%
Group 2	12	As noted on Plan	20	20	27%
Group 3	12	As noted on Plan	15	90	90%
Group 4	12	As noted on Plan	20	13	17%
Group 5	12	As noted on Plan	15	25	25%
Group 6	12	As noted on Plan	15	40	40%
Group 7	12	As noted on Plan	25	35	58%

- PROPOSED FEATURES**
- TURF OR PLANTED AREA
 - CONCRETE PAVING
 - ASPHALT PAVING (FULL DEPTH)
- PROPOSED BUILDING FEATURES**
- BUILDING LIMIT AT GROUND LEVEL (SOLID TONE)
 - BUILDING LIMIT AT UPPER LEVELS (CROSS HATCH)
 - DOOR LOCATION
- E&S CONTROL**
- FS-12 12" SILT SOCK
 - TP TREE PROTECTION FENCE
 - LIMIT OF ON-SITE EARTH DISTURBANCE
 - LIMIT OF EARTH DISTURBANCE IN THE RIGHT-OF-WAY

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

STEEL SLOPE PROTECTION

☒ APPROVED
☐ DISAPPROVED
☐ NOT APPLICABLE (< 15% slope OR < 1,400 sq. ft. disturbance)

APPROVED FOR EROSION CONTROL PLAN SUBMITTED WITH THIS APPLICATION

Applied Electronically By: MEG CAVANAGH
April 17, 2025

Ledger No.: **E-6939**

Philadelphia City Planning Commission

In accordance with the terms and provisions of Section 14-510 (7) and 14-704 (2) of the Philadelphia Code pertaining to

EARTH MOVING PLANS

This Earth Moving Plan conforms to the Regulations of the City Planning Commission and is approved. A copy of this plan must be maintained on site for the duration of earth moving and construction, and must be available for inspection by the City during normal business hours.

Applied Electronically By: MEG CAVANAGH
April 17, 2025

Ledger No.: **E-6939**

Philadelphia City Planning Commission

Stantec

Stantec Consulting Services Inc.
1500 Spring Garden, Suite 1100
Philadelphia PA 19130
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www.stantec.com

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Notes

GENERAL NOTES:

1. PLAN MADE AS PER INSTRUCTIONS OF APPLICANT.
2. ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED. PROPERTY IS ZONED RM-3 RESIDENTIAL MULTI-FAMILY-3.
3. PHILADELPHIA DISTRICT STANDARD DISTANCES TO BE USED FOR TITLE PURPOSES ONLY.
4. ALL PROPERTY DIMENSIONS ARE PHILADELPHIA DISTRICT STANDARD, THE LEGAL STANDARD OF MEASURE WITHIN THE CITY OF PHILADELPHIA. DESIGN DIMENSIONS ARE IN UNITED STATES STANDARD MEASURE.
5. CURB GRADES TO BE REGULATED BY THE 9TH SURVEY DISTRICT.
6. THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 420757 PANEL 08870 DATED JANUARY 17, 2007. (FLOOD ZONE LINE AS SHOWN ON PLAN IMPORTED FROM ONLINE RESOURCE).
7. INFORMATION USED TO PREPARE THIS PLAN IS AS FOLLOWS:
7.1 CITY PLAN NO. 351-24 DATED SEPTEMBER 21, 2020
7.2 FIELD SURVEY PERFORMED IN JUNE 2023
7.3 DEEDS FURNISHED BY CLIENT
7.4 DDC ID 54240211 FIRST AMENDMENT TO DECLARATION OF PARKING EASEMENT
7.5 PROPOSED LOT SUBDIVISION PLAN, PREPARED FOR GELFUND 1, 229 WEST UPSAL, PHILADELPHIA, PA, BY CORNERSTONE CONSULTING ENGINEERING & ARCHITECTURAL, INC. DATED 02-04-2021
8. THIS IS A PROPOSED SUBDIVISION PLAN ONLY; BOUNDARY TAKEN FROM PLAN REFERENCE 7.5.
9. ALL PROPERTIES HAVE DIRECT ACCESS TO A LEGALLY OPEN STREET ON THE CITY PLAN.
10. UTILITIES ENTER THE PREMISE FROM PUBLIC STREETS OR RIGHT-OF-WAYS.
11. ENGINEER OR SURVEYOR'S CERTIFICATION THAT ALL VALVES, MANHOLES, INLETS, AND OTHER UTILITY STRUCTURES HAVE BEEN FIELD VERIFIED AND WILL NOT CONFLICT WITH PROPOSED CURB ALIGNMENTS.
12. THIS PROJECT INVOLVES THE EARTH DISTURBANCE OF APPROXIMATELY 14,000 SF IN THE WISSAHICKON CREEK DIRECT WATERSHED. AS SUCH, STORMWATER MANAGEMENT CONTROLS ARE NOT REQUIRED. (ERSA TRACKING NO. #F124-WUP5-7791-01)
13. THE INFORMATION SHOWN ON THIS PLAN IS FOR THE ULTIMATE USER NAMED HEREON AND IS NOT VALID TO ANY OTHER PARTIES.
14. UTILITIES ENTER THE PREMISES FROM PUBLIC STREET OR RIGHTS-OF-WAY. THE LOCATION OF UNDERGROUND UTILITIES IS TAKEN FROM PA ONE-CALL AND FIELD LOCATION OF VENTS, VALVES, MANHOLES, INLETS, ETC. THE EXTENT, EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES HAS NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXISTENT AND EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL NOTIFY UTILITY COMPANIES THREE (3) DAYS PRIOR TO COMMENCING WORK TO COMPLY WITH PENNA. ACT NO. 287.
15. ANY ELECTRONIC REPRODUCTION OF THIS SURVEY AND PLAN IS TO BE FOR THE USE OF THE CLIENT ONLY. STANTEC IS NOT RESPONSIBLE FOR ANY DISCREPANCIES, WHICH MAY ARISE BY THE ELECTRONIC REPRODUCTION OF THE ORIGINAL FILE AND ANY FUTURE PARTIES UTILIZING SAID COPY DO HEREBY RELEASE STANTEC FROM ANY AND ALL CLAIMS FOR DAMAGES AS A RESULT OF SAID DISCREPANCIES.
16. COPYRIGHT 2025 - ALL RIGHTS RESERVED - STANTEC NO PART OF THIS PLAN MAY BE REPRODUCED, STORED IN AN INFORMATION STORAGE AND RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM, OR BY ANY MEANS, ELECTRICAL, MECHANICAL, PHOTOCOPYING RECORDING OR OTHERWISE WITHOUT PRIOR WRITTEN PERMISSION OF STANTEC.

DEVELOPER:

EREZ REGEV
CDD
MOBILE: 917.498.2618
PHONE: 215.413.2000
EMAIL: EREZ@GY-PROPERTIES.COM
OFFICE: 901 N. PENN. ST., PC-1
PHILADELPHIA, PA 19123

ONE-CALL DATE: 2022/02/16

3.	REVISED PER PCPC COMMENTS	DBA	ECR	2025.03.07
2. <td>REVISED PER L&A AND PCPC COMMENTS<td>DBA<th>ECR</th><th>2025.01.27</th></td></td>	REVISED PER L&A AND PCPC COMMENTS <td>DBA<th>ECR</th><th>2025.01.27</th></td>	DBA <th>ECR</th> <th>2025.01.27</th>	ECR	2025.01.27
1. <td>REVISED PER PWD COMMENTS<td>KAL<th>ECR</th><th>2025.01.23</th></td></td>	REVISED PER PWD COMMENTS <td>KAL<th>ECR</th><th>2025.01.23</th></td>	KAL <th>ECR</th> <th>2025.01.23</th>	ECR	2025.01.23

Revision By: Appd: YYYY-MM-DD

File Name: 202711993C-1415
Dwnl: Dgn: Chkd: YYYY-MM-DD

Permit/Seal

Client/Project
GY - PROPERTIES

229 W UPSAL STREET,
PHILADELPHIA, PA 19119

Title
EROSION & SEDIMENT CONTROL PLAN

Project No.
202711993

Scale
AS NOTED

Revision Sheet
3 of 8

Drawing No.
2P-3A

TABLE E-5: STANDARD EROSION AND SEDIMENT CONTROL NOTES

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 THE CITY THAT ARE LOCATED WITHIN ONE BLOCK OF THE PROJECT SITE.
3. PWD IS NOT RESPONSIBLE FOR ANY CLEANING OR REPAIRS NEEDED ON CITY-OWNED INFRASTRUCTURE DUE TO FAILURE OF ANY EROSION AND SEDIMENT CONTROL PRACTICES. (APPLICANT TO INDICATE RESPONSIBLE PARTY)
4. INSPECTION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL OCCUR ON A WEEKLY BASIS, BEFORE ANY ANTICIPATED PRECIPITATION EVENTS, AND AFTER ALL PRECIPITATION EVENTS.
5. THE MAXIMUM HEIGHT FOR STOCKPILES AREAS SHALL BE 20 FEET. THE MAXIMUM SIDE SLOPE FOR STOCKPILE AREAS SHALL NOT EXCEED 2:1.
6. THE ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED ON-SITE. A STOCKPILE 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, SHOVELLED, OR SWEEP INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
7. FILTER FABRIC FENCE SHOULD BE INSTALLED AT LEVEL GRADE. BOTH ENDS OF EACH FENCE SECTION SHOULD BE EXTENDED AT LEAST 8 FEET UPSLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. SUPPORT STAKES SHALL BE SPACED AT A MAXIMUM OF 8 FEET. SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/2 THE ABOVE GROUND HEIGHT OF THE FILTER FENCE.
8. ANY FENCE SECTION WHICH HAS 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 THE OUTLET.
9. EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3:1V OR STEEPER WITHIN 50 FEET OF A SURFACE 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 MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY PWD AND PA DEP.
11. UNTIL THE SITE IS STABILIZED, ALL EAS BMPs SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EAS BMPs PRIOR TO ANY ANTICIPATED STORM EVENT, AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND REINSTITUTION, MUST BE PERFORMED IMMEDIATELY. IF THE EAS BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED, WILL BE REQUIRED.
12. ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING, AS WELL AS CUTS AND FILLS, SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. PWD SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION 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 PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
14. ALL EARTH DISTURBANCE ACTIVITIES 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 OBSTRUCTIONABLE MATERIAL.
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 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 BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
18. A LOG SHOWING DATES THAT EAS BMPs WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO PWD AT THE TIME OF INSPECTION.
19. ALL SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN THE FOLLOWING MANNER: (APPLICANT TO DESCRIBE DISPOSAL METHOD)
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 OUTCROPS SHALL HAVE A MINIMUM OF TWO INCHES OF TOPSOIL.
21. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPAGE, SETTLEMENT, SUBSIDENCE, OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES, AND CONDUCITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
22. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED NINE INCHES IN THICKNESS.
23. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOIL, OR OTHER FOREIGN OR OBSTRUCTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
24. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
25. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
26. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
27. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDING AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
28. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, 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 SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN ONE YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
29. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLIPPING, SLIDING, OR OTHER MOVEMENTS.
30. EAS BMPs SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY PWD AND PA DEP.
31. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EAS BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE EAS BMPs SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
32. SEDIMENT BASINS AND/OR TRAPS SHALL BE KEPT FREE OF ALL CONSTRUCTION WASTE, WASH WATER, AND OTHER DEBRIS HAVING POTENTIAL TO CLOG THE BASIN/TRAP OUTLET STRUCTURES AND/OR POLLUTE THE SURFACE WATERS. (WHEN APPLICABLE)
33. DURING CONSTRUCTION, THE SELECTED CONTRACTOR IS EXPECTED TO FOLLOW THE PCSPM APPROVED BY PWD. NO CHANGE OR DEVIATION FROM THE APPROVED PCSPM IS PERMITTED WITHOUT PRIOR APPROVAL FROM PWD.
34. ALL WORK ASSOCIATED WITH PWD WATER CONVEYANCE AND SEWER INFRASTRUCTURE SHALL BE DONE IN ACCORDANCE WITH THE CITY OF PHILADELPHIA WATER DEPARTMENT WATER MAIN STANDARD DETAILS AND CORROSION CONTROL SPECIFICATIONS, 1985 EDITION, AND STANDARD DETAILS AND STANDARD SPECIFICATIONS FOR SEWERS, 1985 EDITION.
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 THE EXISTING AND/OR PROPOSED PWD FACILITIES.
36. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE PADEP'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 280.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
37. A DUST CONTROL PERMIT WILL BE REQUIRED WHEN COMPLETELY DEMOLISHING A BUILDING OR STRUCTURE THAT IS MORE THAN THREE (3) STORES, GREATER THAN FORTY (40) FEET TALL, OR ENCOMPASSES MORE THAN TEN THOUSAND (10,000) SQUARE FEET; COMPLETELY OR PARTIALLY DEMOLISHING ANY BUILDING OR STRUCTURE BY IMPLOSION; OR ENGAGING IN EARTHWORKS, DEFINED AS "CLEARING, GRUBBING, OR EARTH DISTURBANCE OF ANY LAND IN EXCESS OF 5,000 SQUARE FEET."

EROSION AND SEDIMENTATION CONTROL NOTES:

1. VEHICLES & EQUIPMENT MUST ENTER AND EXIT SITE AT STABILIZED CONSTRUCTION ENTRANCES AS SHOWN ON THE PLAN.
2. STOCKPILE HEIGHTS, IF USED, MUST NOT EXCEED 20 FEET. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.
3. THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLANS ARE PROPERLY AND COMPLETELY IMPLEMENTED.
4. UNTIL THE SITE ACHIEVES FINAL STABILIZATION, THE OPERATOR SHALL ASSURE THAT THE BEST MANAGEMENT PRACTICES ARE IMPLEMENTED, OPERATED, AND MAINTAINED PROPERLY.
5. THE OPERATOR SHALL MAINTAIN AND MAKE AVAILABLE TO PHILADELPHIA WATER DEPARTMENT (PWD) AND PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (PADEP), COMPLETE, WRITTEN INSPECTION LOGS OF ALL INSPECTIONS. ALL MAINTENANCE WORK, INCLUDING CLEANING, REPAIR, REPLACEMENT, REGRADING, AND REINSTITUTION, MUST BE PERFORMED IMMEDIATELY.
6. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
7. BEFORE INITIATING ANY REVISIONS TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E & S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM PROJECT ENGINEER, PWD, AND PADEP.
8. THE OPERATOR SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PROVIDED TO PWD AND PADEP, AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SPILL AND BORROW AREAS, REGARDLESS OF THEIR LOCATIONS.
9. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG, AND DISCHARGED OVER NON-DISTURBED AREAS.
10. THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF THE APPENDIX 64, EROSION CONTROL RULES AND REGULATIONS, TITLE 25, PART 1, DEPARTMENT OF ENVIRONMENTAL PROTECTION, SUBPART C, PROTECTION OF NATURAL RESOURCES, ARTICLE III, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.
11. COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLANS MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.
12. UPON COMPLETION OF AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OF PHASE OF AN ACTIVITY, THE SITE SHALL BE IMMEDIATELY SEED, MULCHED, OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION.
13. ONLY LIMITED DISTURBANCE WILL BE PERMITTED TO PROVIDE ACCESS TO THE SITE FOR GRADING AND ACQUIRING BORROW TO CONSTRUCT THE PROPOSED BMPs.
14. EROSION AND SEDIMENT BMPs MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMPs.
15. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE BMPs MUST BE STABILIZED IMMEDIATELY.
16. AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OPERATOR SHALL NOTIFY ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, TO AN ON-SITE MEETING.
17. AT LEAST 3 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
18. ALL DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED IN THOSE ACTIVITIES. 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.
19. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE OPERATOR SHALL STABILIZE ALL AREAS DISTURBED BY THE ACTIVITIES. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE RECONSTRUCTED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
20. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
21. SEDIMENT MUST BE REMOVED FROM STORM WATER INLET PROTECTION, INSPECTION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL OCCUR ON A WEEKLY BASIS, BEFORE ANY ANTICIPATED PRECIPITATION EVENTS, AND AFTER ALL PRECIPITATION EVENTS.
22. HAY OR STRAW MULCH MUST BE APPLIED AT 3 TONS PER ACRE.
23. MULCH WITH MULCH CONTROL NETTING OR EROSION CONTROL BLANKETS MUST BE INSTALLED ON ALL SLOPES 3:1 AND STEEPER.
24. STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROWN.
25. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs MUST BE MAINTAINED PROPERLY. INSPECTION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL OCCUR ON A WEEKLY BASIS, BEFORE ANY ANTICIPATED PRECIPITATION EVENTS, AND AFTER ALL PRECIPITATION EVENTS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND REINSTITUTION, MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
26. SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED, OR PLACED IN TOPSOIL STOCKPILES.
27. THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 280.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THE SITE.
28. FILTER FABRIC FENCE SHOULD BE INSTALLED AT LEVEL GRADE. BOTH ENDS OF EACH FENCE SECTION SHOULD BE EXTENDED AT LEAST 8 FEET UPSLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. SUPPORT STAKES SHALL BE SPACED AT A MAXIMUM OF 8 FEET. SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/2 THE ABOVE GROUND HEIGHT OF THE FILTER FENCE.
29. ANY FENCE SECTION WHICH HAS 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 THE OUTLET.
30. PWD IS NOT RESPONSIBLE FOR ANY CLEANING OR REPAIRS NEEDED ON CITY-OWNED INFRASTRUCTURE DUE TO FAILURE OF ANY EROSION AND SEDIMENT CONTROL PRACTICES. THE OWNER IS RESPONSIBLE FOR ADDRESSING CLEANING AND REPAIRS, AS NEEDED.

DEMOLITION NOTES:

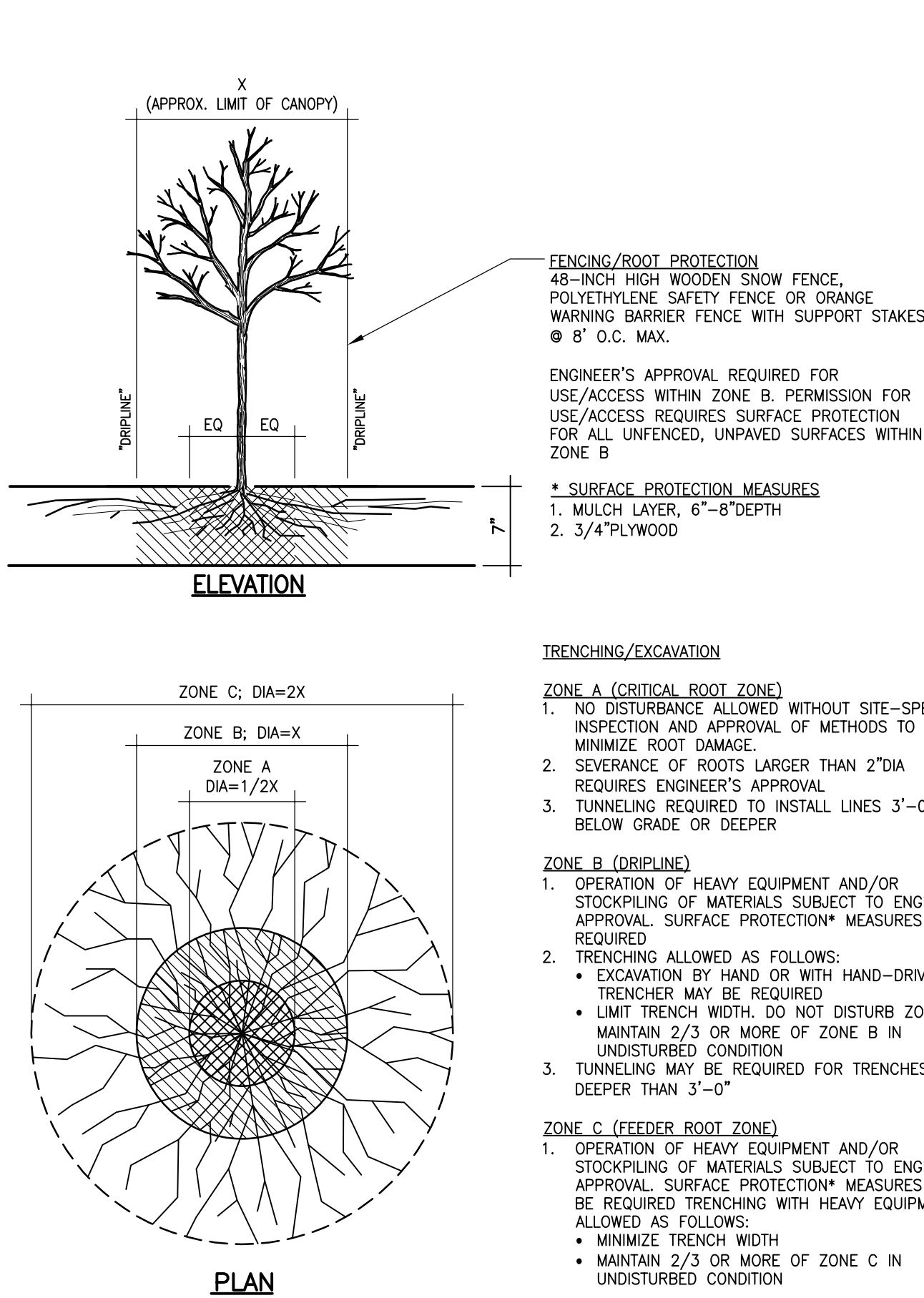
1. CONTRACTOR SHALL CARRY OUT THIS PHASE OF DEMOLITION IN SUCH A WAY AS TO NOT DISTURB THE AREAS ADJACENT TO THE EXISTING BUILDINGS FOUNDATIONS.
2. DEMOLITION OF THE EXISTING BUILDINGS SHALL INCLUDE REMOVAL AND PROPER DISPOSAL. ALL DEMOLITION DEBRIS SHALL BE DISPOSED OF AT AN APPROVED LANDFILL IN ACCORDANCE WITH ALL APPLICABLE GOVERNMENTAL LAWS AND REGULATIONS. THE PROPER DISPOSAL SHALL INCLUDE ALL FEES ASSOCIATED WITH SUCH DISPOSAL. BURNING OF DEMOLITION DEBRIS IS NOT PERMITTED.
3. DEMOLITION AND REMOVAL OF DEMOLITION DEBRIS SHALL BE CONDUCTED IN SUCH MANNER AS TO PREVENT THE SEDIMENTATION OF THE EXISTING DRAINAGE SYSTEM. ALL AREA DRAINS LOCATED IMMEDIATELY DOWNSTREAM OF THE PROJECT SHALL BE PROTECTED. UPON COMPLETION OF THE DEMOLITION, GRADING, AND CONSTRUCTION OPERATIONS, CONTRACTOR TO CUT AND CAP EXISTING UTILITIES (SANITARY, STORM, ETC.) WHICH CURRENTLY SERVE THE BUILDINGS AND ARE TO BE ABANDONED AS REQUIRED BY THE RESPECTIVE UTILITY COMPANIES.
4. PERMANENT DISCONNECTION OF UTILITIES SHALL BE CARRIED OUT IN ACCORDANCE WITH THE CITY OF PHILADELPHIA WATER DEPARTMENT STANDARDS. TRENCH AND FOOTWALK RESTORATION TO BE CONDUCTED IN ACCORDANCE WITH THE CITY OF PHILADELPHIA DEPARTMENT OF STREETS STANDARD DETAILS AND SPECIFICATIONS.
5. ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE GROUND EXAMINATION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK, AS PER ACT 38.

SEQUENCE OF DEMOLITION:

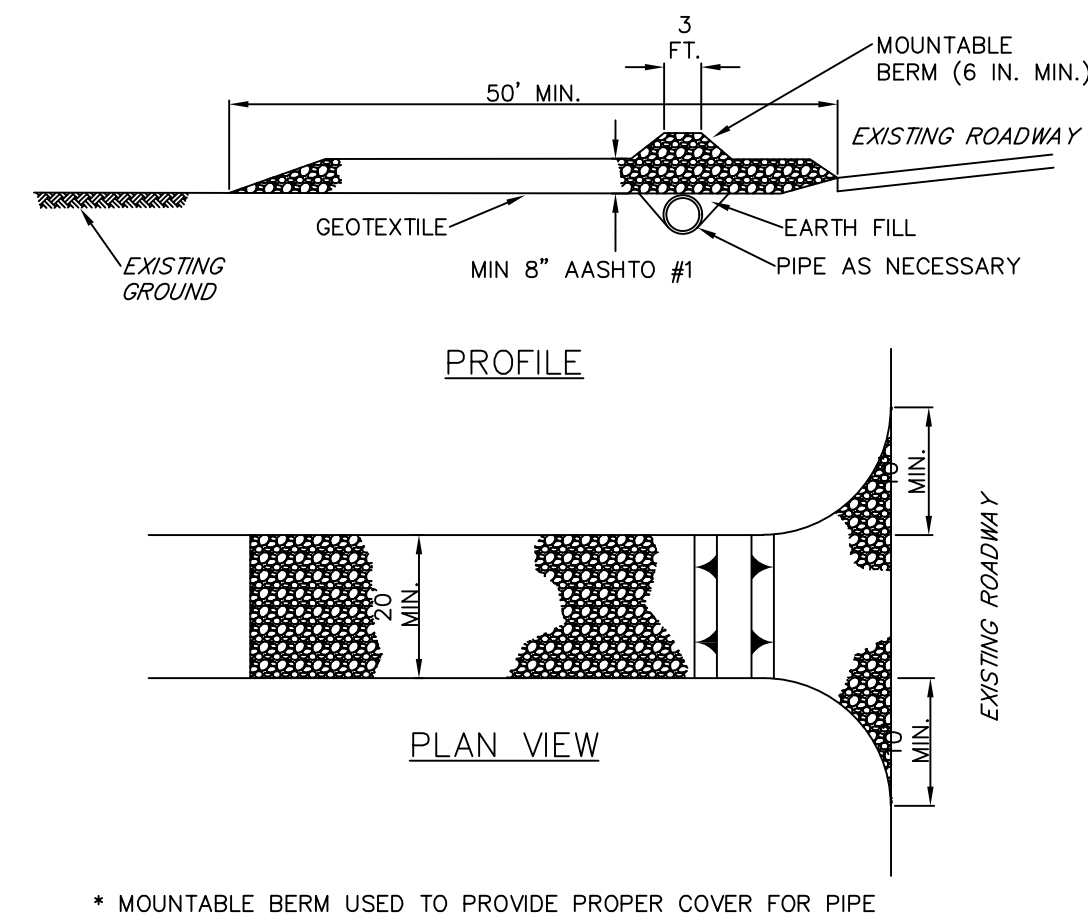
1. INSTALL INLET PROTECTION ON ALL EXISTING CITY OWNED (STREET) INLETS WITHIN ONE BLOCK OF THE PROJECT SITE.
2. PWD IS NOT RESPONSIBLE FOR ANY DAMAGE OR MAINTENANCE TO ANY CITY INLETS THAT HAVE BEEN ADVERSELY IMPACTED AS A RESULT OF FAULTY EROSION AND SEDIMENTATION CONTROL PRACTICES.
3. INSTALL PERIMETER CONTROLS SUCH AS FILTER FABRIC FENCE AS NECESSARY AND CHAINLINK SECURITY FENCING AROUND THE PERIMETER OF THE PROPERTY.
4. CONTRACTOR TO REMOVE AND/OR CUT AND CAP EXISTING UTILITIES THAT SERVE THE EXISTING BUILDINGS AS REQUIRED BY THE RESPECTIVE UTILITY COMPANIES.
5. DEMOLISH EXISTING BUILDINGS.

DUST CONTROL MEASURES:

- THE CONTRACTOR IS TO PROVIDE DUST CONTROL MEASURES THROUGH THE SPAN OF THE PROJECT CONSTRUCTION. PLEASE PROVIDE THESE DUST CONTROL MEASURES FOR THE PROJECT WHEN AND WHERE FEASIBLE.
- SPRINKLER/IRRIGATION: SPRINKLING THE GROUND SURFACE WITH WATER UNTIL IT IS MOST AS AN EFFECTIVE DUST CONTROL METHOD FOR PAUL RAILS AND OTHER TRAFFIC ROUTES.
 - WIND BREAKS: WIND BREAKS ARE BARRIERS (EITHER NATURAL OR CONSTRUCTED) THAT REDUCE WIND VELOCITY THROUGH A SITE AND THEREFORE REDUCE THE POSSIBILITY OF SUSPENDING PARTICLES. WIND BREAKS CAN BE TREES OR SHRUBS LEFT IN PLACE DURING SITE CLEARING OR CONSTRUCTED BARRIERS SUCH AS A WIND FENCE, SNOW FENCE, TARP CURTAIN, WIND BALE, CRATE WALL, OR SEDIMENT WALL.
 - DEEP TILLAGE: IN LARGE OPEN AREAS BRINGS SOIL CLODS TO THE SURFACE WHERE THEY REST ON TOP OF DUST, PREVENTING IT FROM BECOMING AIRBORNE DURING CONSTRUCTION.
 - STONE MAT: AN EFFECTIVE DUST DETRICTOR FOR CONSTRUCTION ROADS AND ENTRANCES OR AS A MULCH IN AREAS WHERE VEGETATION CANNOT BE ESTABLISHED.

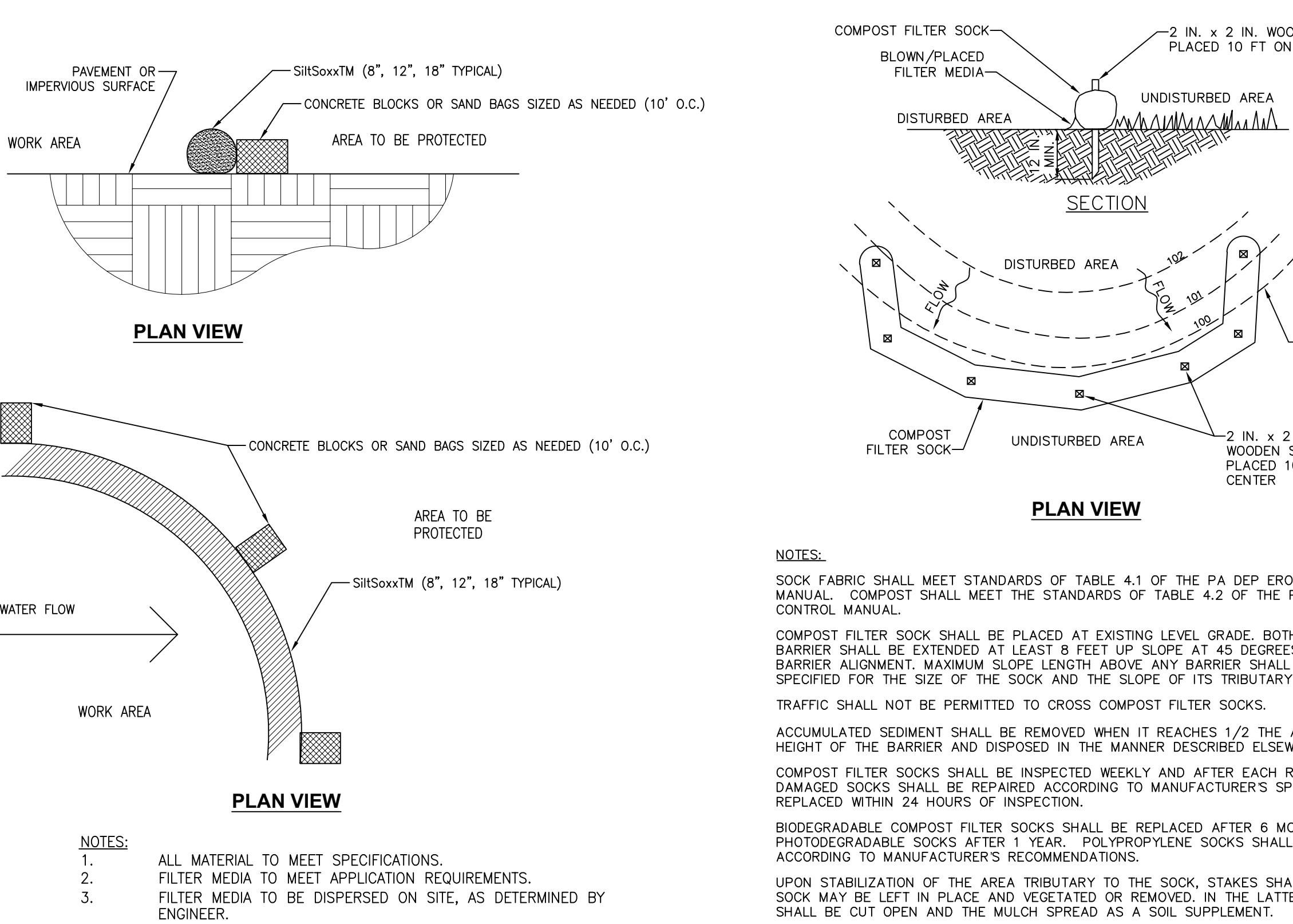


6 TREE PROTECTION
SCALE: NOT TO SCALE



- NOTES:
1. REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.
 2. RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
 3. MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.
 4. MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON-SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK, WASHING THE ROADWAY. SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

5 STANDARD CONECTION DETAIL #3-1 ROCK CONSTRUCTION ENTRANCE
SCALE: NOT TO SCALE



3 SILTXXX FOR SEDIMENT CONTROL ON PAVEMENT
SCALE: NOT TO SCALE

2 STANDARD CONSTRUCTION DETAIL #4-1 COMPOST FILTER SOCK
SCALE: NOT TO SCALE

TREE PROTECTION NOTES

1. A TREE PROTECTION ZONE (TPZ) MUST BE CONSTRUCTED AROUND ANY TREE WHICH IS TO BE RETAINED. WHERE THERE IS A GROUP OF TREES OR WOODLANDS, THE TREE PROTECTION ZONE SHALL BE THE AGGREGATE OF THE PROTECTION ZONES FOR THE INDIVIDUAL TREES.
 2. GRADE CHANGES AND EXCAVATIONS SHALL NOT ENCRUMB THE TREE PROTECTION ZONE (TPZ).
 3. NO TOXIC MATERIALS SHALL BE STORED WITHIN 100 FEET OF A TPZ, INCLUDING PETROLEUM BASED AND/OR DERIVED PRODUCTS.
 4. THE AREA WITHIN THE TPZ SHALL NOT BE BUILT UPON, NOR SHALL ANY MATERIALS BE STORED THERE EITHER TEMPORARILY OR PERMANENTLY. VEHICLES AND EQUIPMENT SHALL NOT BE PARKED IN THE TPZ.
 5. WHEN TREE STUMPS ARE LOCATED WITHIN 10 FEET OF THE TPZ THE STUMPS SHALL BE REMOVED BY MEANS OF A STUMP PULLER TO MINIMIZE THE EFFECT ON SURROUNDING ROOT SYSTEMS.
 6. TREE ROOTS WHICH MUST BE SEVERED SHALL BE CUT BY THE BACKHOLE OR SIMILAR EQUIPMENT ALIGNED RADICALLY TO THE TREE. THIS METHOD REDUCES THE LATERAL MOVEMENT OF THE ROOTS DURING EXCAVATION, WHICH IF DONE BY OTHER METHODS COULD DAMAGE THE INTERWINDENED ROOTS OF ADJACENT TREES.
 7. WITHIN 4 HOURS OF ANY SEVERANCE OF ROOTS, ALL TREE ROOTS THAT HAVE BEEN EXPOSED AND/OR DAMAGED SHALL BE TRIMMED CLEANLY AND COVERED TEMPORARILY WITH MOIST PEAT MOSS, MUST BURLAP OR OTHER MOST BIODEGRADABLE MATERIAL TO KEEP THEM FROM DRYING OUT UNTIL PERMANENT COVER CAN BE INSTALLED.
 8. ALL TREES SCHEDULED TO REMAIN SHALL BE MARKED; WHERE GROUPS OF TREES EXIST, ONLY THE TREES ON THE EDGE NEED TO BE MARKED.
 9. A 48-INCH HIGH WOODEN SNOWFENCE MOUNTED ON STEEL POSTS, LOCATED 8 FEET ON CENTER, SHALL BE PLACED ALONG THE BOUNDARY OF THE TPZ.
 10. IN ADDITION TO THE TPZ, TREES MAY BE LEFT STANDING AS PROTECTION BETWEEN THE TRUNKS OF THE TREES TO BE RETAINED AND THE LIMITS OF GRADING. WHEN ADDITIONAL TREES ARE USED AS PROTECTION, THE TPZ ON THE APPROVED PLAN SHALL BE MARKED IN THE FIELD SO THAT THE ADDITIONAL BUFFER AREA IS DELINEATED. WHEN THIS METHOD OF PROTECTION IS USED, THESE ADDITIONAL TREES SHALL BE MOVED AT THE TIME OF COMPLETION OF THE PROJECT.
 11. WHEN THE WOODEN SNOWFENCE HAS BEEN INSTALLED, IT SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING CLEARING AND FURTHER CONSTRUCTION; THE FENCING ALONG THE TPZ SHALL BE MAINTAINED UNTIL ALL WORK/CONSTRUCTION HAS BEEN COMPLETED; ANY DAMAGES TO THE PROTECTIVE FENCING SHALL BE REPLACED AND REPAIRED BEFORE FURTHER CONSTRUCTION SHALL BEGIN.
 12. TREES BEING REMOVED SHALL NOT BE FELLED, PUSHED OR PULLED INTO A TPZ OR INTO TREES THAT ARE TO BE RETAINED.
 13. ANY TREES WITHIN THE TPZ THAT DIE DURING THE CONSTRUCTION OF A LAND DEVELOPMENT OR DURING THE 18-MONTH MAINTENANCE PERIOD, WHERE APPLICABLE, SHALL BE REMOVED BY THE DEVELOPER AND REPLACED WITH AN APPROVED CANOPY TREE IN A LOCATION DESIGNATED BY THE LANDSCAPE ARCHITECT.
- PRUNING METHODS:
- ALL FINAL CUTS SHALL BE MADE SUFFICIENTLY CLOSE TO THE TRUNK OR PARENT LIMB BUT WITHOUT CUTTING INTO THE BRANCH COLLAR OR LEAVING A PROTRUDING STUB, ACCORDING TO THE NATIONAL ARBORIST ASSOCIATION STANDARDS. ALL NECESSARY PRUNING CUTS MUST BE MADE TO PREVENT BRANCH FROM BEING TORN FROM THE TREE AND TO FACILITATE RAPID HEALING. FLUSH CUTS ARE UNACCEPTABLE.
- FERTILIZATION METHODS:
- ALL TREES WHICH HAVE EXPERIENCED ANY DISTURBANCE OR HAVE HAD DAMAGES TO THE ROOTS OR BRANCHES SHALL BE FERTILIZED. TREES SHALL BE FERTILIZED IN EARLY FALL (SEPTEMBER-OCTOBER) OR MID-SPRING (APRIL-MAY). FALL APPLICATIONS ARE PREFERRED. FERTILIZER SHALL BE BROADCAST OVER THE SOIL SURFACE IN AN AREA TWICE THE SIZE OF THE TPZ AT THE RATES GIVEN BELOW. A MINIMUM OF 1,000 SQUARE FEET PER TREE WILL RECEIVE FERTILIZATION. FERTILIZER GRADE SHALL HAVE APPROXIMATELY 3 PARTS NITROGEN TO 1 PART PHOSPHORUS AND POTASSIUM (3-1-1 RATIO). FERTILIZER SHALL BE APPLIED AT A RATE EQUIVALENT TO 1 POUND NITROGEN PER 1,000 SQUARE FEET.
- TRENCHING AND TUNNELING:
- IF THERE IS NO ALTERNATIVE BUT TO LOCATE A UTILITY LINE THROUGH A TPZ, TUNNELING SHALL BE USED INSTEAD OF TRENCHING, EXCEPT WHERE IN THE OPINION OF THE LANDSCAPE ARCHITECT THAT THE TREE WOULD NOT BE AFFECTED BY EITHER METHOD. THE LANDSCAPE ARCHITECT SHALL DETERMINE THE MOST DESIRABLE LOCATION FOR THE UTILITY LINE.
- TRENCHES SHALL BE FILLED AS SOON AS POSSIBLE, AND TAMPED LIGHTLY TO AVOID AIR SPACES.

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- Notes
- GENERAL NOTES:
1. PLAN MADE AS PER INSTRUCTIONS OF APPLICANT.
 2. ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED. PROPERTY IS ZONED RM-3 RESIDENTIAL MEDIUM-DENSITY.
 3. PHILADELPHIA DISTRICT STANDARD DISTANCES TO BE USED FOR TITLE PURPOSES ONLY.
 4. ALL PROPERTY DIMENSIONS ARE WITHIN THE PHILADELPHIA DISTRICT STANDARD, THE LEGAL STANDARD OF MEASURE WITHIN THE CITY OF PHILADELPHIA. DESIGN DIMENSIONS ARE IN UNITED STATES STANDARD MEASURE.
 5. CURB GRADATIONS TO BE REGULATED BY THE 9TH SURVEY DISTRICT.
 6. THE PROJECT DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON THE FLOOD INSURANCE RATE MAP. COMMUNITY NO. 420757 PANEL 0850 DATED JANUARY 11, 2020. (FLOOD ZONE X AS SHOWN ON PLAN IMPORTED FROM ONLINE RESOURCE).
 7. INFORMATION USED TO PREPARE THIS PLAN IS AS FOLLOWS:
7.1. FIELD SURVEY PERFORMED JANUARY 21, 2020
7.2. FIELD SURVEY PERFORMED IN JUNE 2023
7.3. DEEDS FURNISHED BY CLIENT
7.4. DDC ID 542402111 FIRST AMENDMENT TO DECLARATION OF PARKING EASEMENT
7.5. PROPOSED LOT SUBDIVISION PLAN, PREPARED FOR GELFUND 1, 222 WEST UPSAL PHILADELPHIA, LP, BY CORNERSTONE CONSULTING ENGINEERING & ARCHITECTURAL, INC. DATED 02-04-2021
 8. THIS IS A PROPOSED SUBDIVISION PLAN ONLY; BOUNDARY TAKEN FROM PLAN REFERENCE 7.5.
 9. ALL PROPERTIES HAVE DIRECT ACCESS TO A LEGALLY OPEN STREET ON THE CITY PLAN.
 10. UTILITIES ENTER THE PREMISE FROM PUBLIC STREETS OR RIGHT-OF-WAYS.
 11. ENGINEER OR SURVEYOR'S CERTIFICATION THAT ALL VALVES, MANHOLES, INLETS, AND OTHER UTILITY STRUCTURES HAVE BEEN FIELD VERIFIED AND WILL NOT CONFLICT WITH PROPOSED CURB ALIGNMENTS.
 12. THIS PROJECT INVOLVES THE EARTH DISTURBANCE OF APPROXIMATELY 14,000 SF IN THE WISSAHICKON CREEK DIRECT WATERSHED. AS SUCH, STORMWATER MANAGEMENT CONTROLS ARE NOT REQUIRED. (ERSA TRACKING NO. #P724-WUPS-7791-01)
 13. THE INFORMATION SHOWN ON THIS PLAN IS FOR THE ULTIMATE USER NAMED HEREON AND IS NOT VALID TO ANY OTHER PARTIES.
 14. UTILITIES ENTER THE PREMISES FROM PUBLIC STREET OR RIGHT-OF-WAY. THE LOCATION OF UNDERGROUND UTILITIES IS TAKEN FROM PA ONE-CALL AND FIELD LOCATION OF VALVES, MANHOLES, INLETS, ETC. THE EXISTING, EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES HAS NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL VERIFY THE EXISTING EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL NOTIFY UTILITY COMPANIES THREE (3) DAYS PRIOR TO COMMENCING WORK TO COMPLY WITH PENNA. ACT NO. 287.
 15. ANY ELECTRONIC REPRODUCTION OF THIS SURVEY AND PLAN IS TO BE FOR THE USE OF THE CLIENT ONLY. STANTEC IS NOT RESPONSIBLE FOR ANY DISCREPANCIES, WHICH MAY ARISE BY THE ELECTRONIC REPRODUCTION OF THE ORIGINAL FILE AND ANY FUTURE PARTIES UTILIZING SAID COPY DO HEREBY RELEASE STANTEC FROM ANY AND ALL CLAIMS FOR DAMAGES AS A RESULT OF SAID DISCREPANCIES.
 16. COPYRIGHT 2025 - ALL RIGHTS RESERVED - STANTEC NO PART OF THIS PLAN MAY BE REPRODUCED, STORED IN AN INFORMATION STORAGE AND RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM, OR BY ANY MEANS, ELECTRICAL, MECHANICAL, PHOTOGRAPHIC RECORDING OR OTHERWISE, WITHOUT PRIOR WRITTEN PERMISSION OF STANTEC.

DEVELOPER:

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PHONE: 215.413.2000
EMAIL: EREZ@PROPERTIES.COM
OFFICE: 901 N. PENN ST., FC-1
PHILADELPHIA, PA 19123

811

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SERIAL#: 20220470771

ONE-CALL DATE: 2022/02/16

3. REVISED PER PCPC COMMENTS	DBA	ECR	2025.03.07
2. REVISED PER L&A AND PCPC COMMENTS	DBA	ECR	2025.01.27
1. REVISED PER PWD COMMENTS	KAL	ECR	2025.01.23
Revision			
By			
Appds			
YYYY.MM.DD			
File Name: 20211993C-1485			
Rev	Rev	Rev	Rev
Dwnl	Dgn	Chkd	YYYY.MM.DD

Permit/Seal

Client/Project
GY - PROPERTIES

229 W UPSAL STREET,
PHILADELPHIA, PA 19119

Title
EROSION & SEDIMENT
CONTROL DETAILS

Project No.
202211993

Scale
AS NOTED

Revision
3

Sheet
4 of 8

Drawing No.
2P-3B

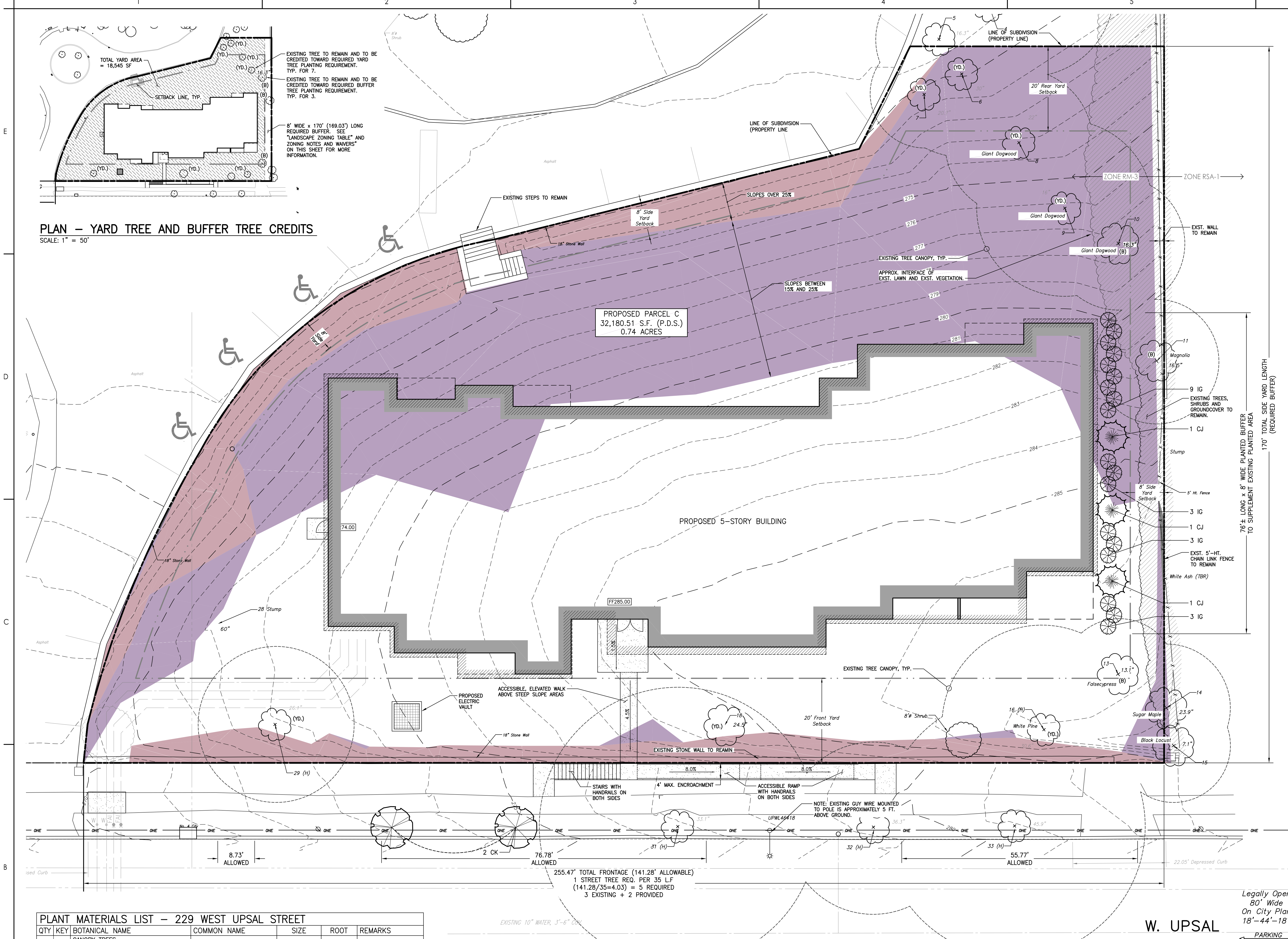
4 SEDIMENT FILTER BAG FOR PUMPED WATER
SCALE: NOT TO SCALE

1 INLET PROTECTION DETAIL (CITY INLETS)
SCALE: NOT TO SCALE

DEPARTMENT OF
LICENSING & INSPECTIONS

APPROVED
FOR CONSTRUCTION

APPROVED BY: L&A, Jose Figueroa



- LEGEND - EXISTING FEATURES**
- PROPERTY LINE
 - CURB
 - FENCE LINE
 - TOPOGRAPHIC CONTOUR AT 1 FT. INTERVAL
 - STEEP SLOPE AREAS WITH SLOPES 15%-25%
 - STEEP SLOPE AREAS WITH SLOPES 25% OR GREATER
 - TREE, STUMP W/ TRUNK SIZE, TREE IDENTIFICATION KEY
 - HERITAGE TREE, BUFFER TREE, OR YARD TREE
- PROPOSED FEATURES**
- TURF OR PLANTED AREA
 - CONCRETE PAVING
 - ASPHALT PAVING (FULL DEPTH)
- PROPOSED BUILDING FEATURES**
- BUILDING LIMIT AT GROUND LEVEL (SOLID TONE)
 - BUILDING LIMIT AT UPPER LEVELS (CROSS HATCH)
 - DOOR LOCATION
- PROPOSED FEATURES**
- DECIDUOUS CANOPY TREE
 - EVERGREEN TREE
 - STREET TREE
 - DECIDUOUS SHRUB
 - EVERGREEN SHRUB
 - PERENNIAL

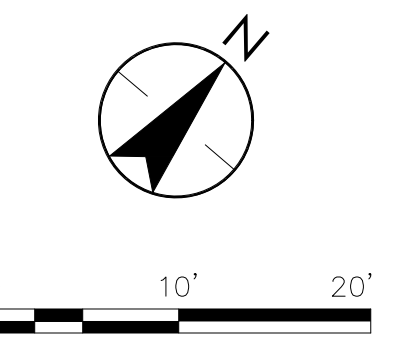


Stantec Consulting Services Inc.
1500 Spring Garden, Suite 1100
Philadelphia PA 19130
Tel: 215.665.7000
www.stantec.com

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- any errors or omissions shall be reported to Stantec without delay.
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- NOTES**
- GENERAL NOTES:**
- PLAN MADE AS PER INSTRUCTIONS OF APPLICANT.
 - ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED. PROPERTY IS ZONED RM-3 RESIDENTIAL MEDIUM-DENSITY.
 - PHILADELPHIA DISTRICT STANDARD DISTANCES TO BE USED FOR TITLE PURPOSES ONLY.
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 - INFORMATION USED TO PREPARE THIS PLAN IS AS FOLLOWS:
7.1 CITY PLAN NO. P-51-24 DATED SEPTEMBER 21, 2020
7.2 FIELD SURVEY PERFORMED IN JUNE 2023
7.3 DEEDS FURNISHED BY CLIENT
7.4 DOC ID 54240111 FIRST AMENDMENT TO DECLARATION OF PARKING EASEMENT
7.5 PROPOSED LOT SUBDIVISION PLAN, PREPARED FOR GELFUND 1, 229 WEST UPSAL, PHILADELPHIA, LP, BY CORNERSTONE CONSULTING ENGINEERING & ARCHITECTURAL, INC. DATED 02-04-2021
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PLANT MATERIALS LIST - 229 WEST UPSAL STREET					
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
2	CK	CLADRASTIS KENTUEKA	YELLOWWOOD	3" CAL.	B&B STREET TREE * (2)
3	CJ	CRYPTOMERIA JAPONICA 'YOSHINO'	YOSHINO CRYPTOMERIA	3" CAL. 10' HT.	B&B
18	IG	ILEX GLABRA	INKBERRY HOLLY	30-36"	#5 CONF. 3' O.C.

PLANT LIST NOTES:
1. CONTRACTOR TO SUBMIT PLANT LIST AND INDICATE ANY SUBSTITUTIONS. PLANT SUBSTITUTIONS MUST BE SELECTED AMONG THE TYPE AND SPECIES AVAILABLE FROM THE PUBLISHED LIST BY THE PHILADELPHIA CITY PLANNING COMMISSION.
2. FOR STREET TREE SUBSTITUTIONS, THE SPECIES MUST BE OF THE TYPE SUCH THAT THE MATURE HEIGHT WILL NOT EXCEED 30 FEET, IN ORDER TO REDUCE CONFLICT WITH THE AERIAL ELECTRIC AND COMMUNICATION LINES.

LANDSCAPE ZONING TABLE:			
BUFFER LANDSCAPE REQUIREMENTS			
per Sec. 14-705(1)(d)(1)(a)			
Total Yard Length (*)	170 ft.	Required	Proposed Quantity
Required 1 Tree per 20 linear feet -----> 170 lf / 20 = 8.5		9	6 (3 existing + 3 proposed)
Required 3 Shrubs per 20 linear feet -----> 170 lf / 20 (x3) = 25.5		26	18
STREET TREE REQUIREMENTS			
per Sec. 14-705(2)(c)			
Total Frontage	255 lf (141 ft. allowable)	Required Quantity	Proposed Quantity
Required 1 Tree per 35 linear feet -----> 141 lf / 35 = 4.03 (5)		5	5 (3 existing + 1 proposed)
TREE REPLACEMENT REQUIREMENTS			
per Sec. 14-705(1)(g)			
Total DBH removed	147.8	Required Caliper	Proposed Caliper
Total replacement caliper required before plantings ----->		147.8 in.	
Total caliper provided (credit) from buffer plantings ----->		-9.0 in.	
Total Caliper required after credit ----->		138.8 in.	0 (**)
YARD TREES			
per Sec. 14-705(1)(e)			
Total Yard Area	18,545 sf	Required Trees	Proposed Trees
Required 1 Tree per 1,600 sf -----> 18,545 sf / 1,600 = 11.6 (12 trees)		12 trees @ 3" caliper (or 36" total caliper)	0 proposed
Note: 12 required yard trees planted 3 in cal. = 36" in. cal.			7 existing trees over 12" DBH
See Sec. 14-705 (1)(h), Table 14-705-1 for preservation of existing tree credit			7 x 12" = 84" caliper (***)

ZONING NOTES AND WAIVERS:

(*) The total side yard length is 170'. The existing side yard consists of a variable width of mature plants, a chain link fence, and a wall. This plan proposes to not disturb the existing vegetation, wall, or fence since it currently serves as a buffer. In the vicinity between the building and the side property line, and within the limit of disturbance, a buffer is proposed to the extent feasible. Applicant is seeking a waiver for the following items not provided:

- Tree and Shrub requirement [Sec.14-705(1)(d)(2), a)(iii)] for a portion of buffer, as follows:
a. Trees - 3 trees not provided (9 required - 6 provided). Applicant shall provide payment in lieu for 3 trees, calculated to be \$3,000 (3 x \$1,000) per Sec. 14-705(1)(c)(i), (9)(i)
b. Shrubs - 8 shrubs not provided
2. Fence, Wall or Berm, 6' in height for 170' length of sideyard. [Sec.14-705(1)(d)(2), a)(iv)]

(**) Applicant is seeking a waiver and payment in-lieu of replacement per table in Sec. 14-705(1)(c)(i), (9)(ii). The total payment for 138.8 in. of caliper replacement at \$50/in. = \$6,940. Total density of existing trees on lot = 490.86 (43,560 / 32,181) = 1.35 x 363.6 DBH.

For reference, 138.8 in. of caliper replacement is equal to 46.3 (47) trees when planted at a 3 in. caliper.

(***) Applicant seeks credit for 7 existing yard trees (total caliper 84"), which exceeds the required caliper equivalent of 12 trees planted at 3" caliper (36" total). Trees noted on this plan with "YD." on this plan are the yard trees to remain.

The following tree and landscape requirements are waived:
14-705(1)(d) Landscape Buffering Between different Zoning Districts
14-705(1)(g) Tree Replacement Requirements

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 ☐ APPROVED ☐ DISAPPROVED

☒ WAIVED

6,940

Applied Electronically By: MEG CAVANAGH

Ledger No.: E-6939

Philadelphia City Planning Commission

Permit/Seal

Client/Project
GY - PROPERTIES

229 W UPSAL STREET,
PHILADELPHIA, PA 19119

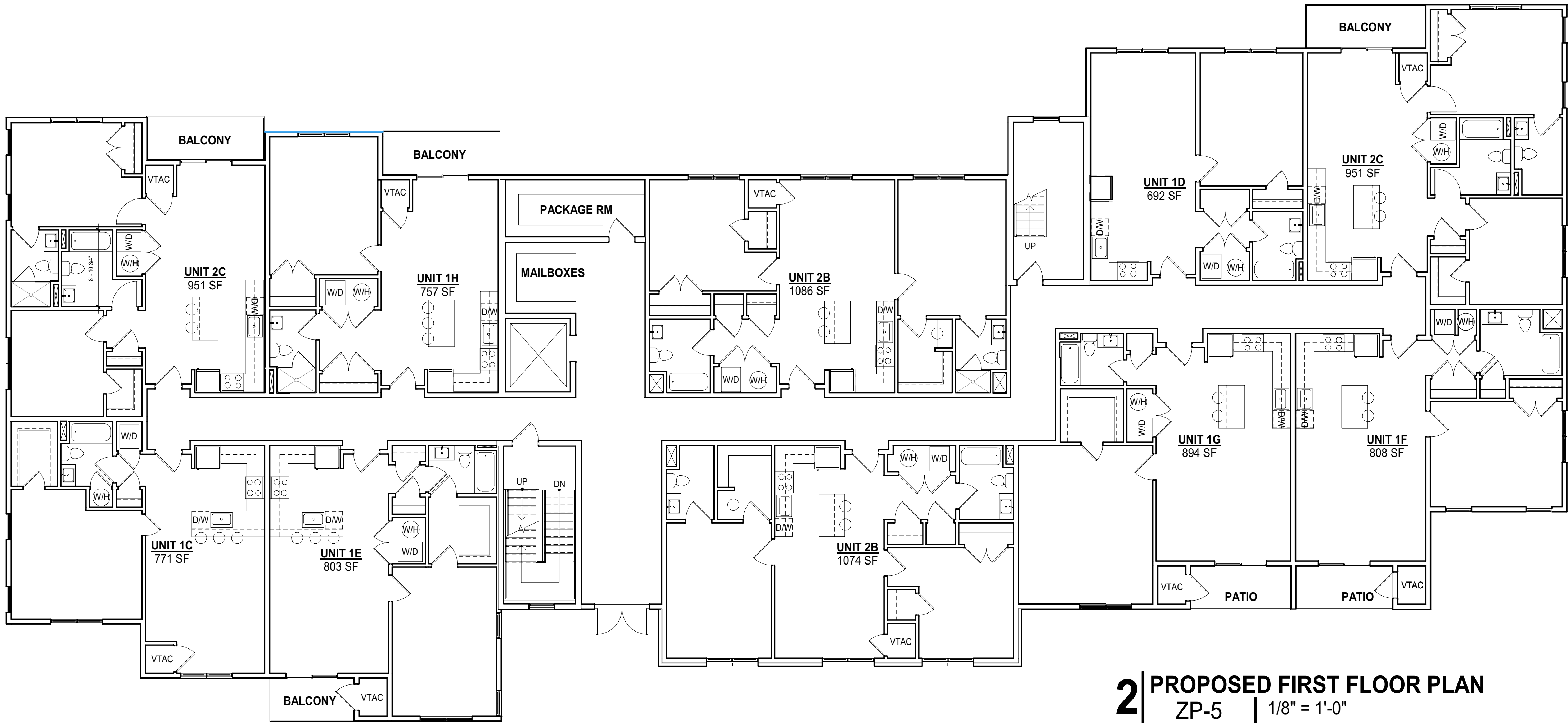
Title
LANDSCAPE PLAN

Project No.
202711993

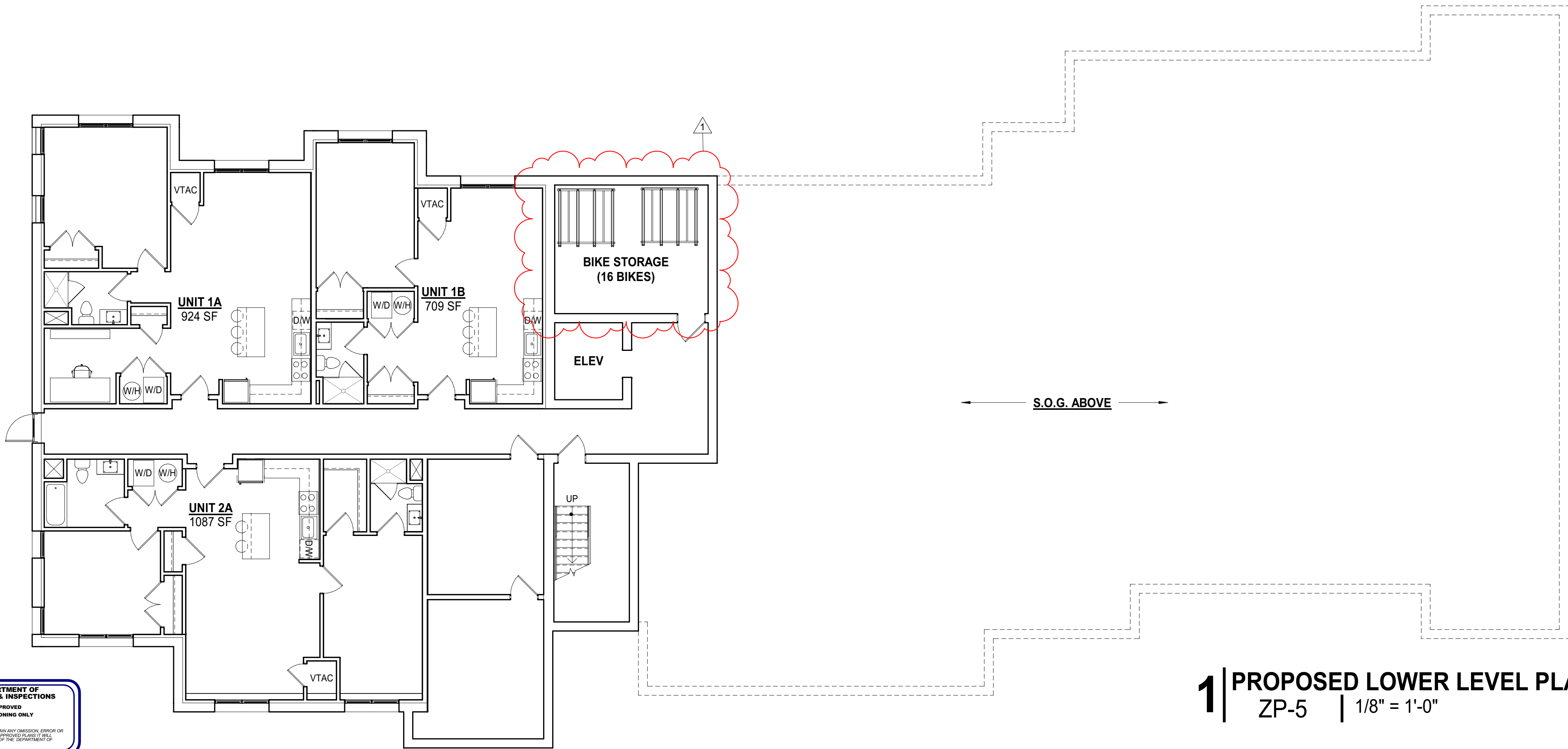
Scale
AS NOTED

Revision Sheet
3 7 of 8

Drawing No.
ZP-4



2 | PROPOSED FIRST FLOOR PLAN
ZP-5 | 1/8" = 1'-0"



1 | PROPOSED LOWER LEVEL PLAN
ZP-5 | 1/8" = 1'-0"

BUILDING TABLE			
LEVEL	G.S.F.	# OF 1B	# OF 2B
LOWER LEVEL	4,204 S.F.	2	1
FIRST FLOOR	11,057 S.F.	6	4
SECOND FLOOR	11,003 S.F.	8	3
THRID FLOOR	11,003 S.F.	8	3
FOURTH FLOOR	11,003 S.F.	8	3
TOTALS	48,270 S.F.	32	14
		46 UNITS	

rkc

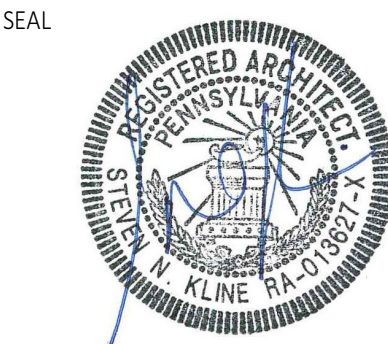
REGAN / KLINE / CROSS
ARCHITECTS

REGAN, KLINE, CROSS, LLC
ARCHITECTURE • PLANNING
PROJECT MANAGEMENT
7670 QUEEN ST., SUITE 200,
WYNDMOOR, PA 19038
PHONE: (215) 886-1888
FAX: (215) 886-8124

CLIENT
G.Y. PROPERTIES
901 N Penn St FC-1, Philadelphia, PA
19123

CIVIL ENGINEER
STANTEC CONSULTING SERVICES
INC.
1500 SPRING GARDEN, SUITE 1100
PHILADELPHIA PA 19130
TEL: 216.665.7000
WWW.STANTEC.COM

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PROJECT ADDRESS
229 WEST UPSAL STREET
PHILADELPHIA, PA 19119

REVISER PER L&I AND PCPC COMMENTS 2025.01.27
REVISER PER L&I AND PCPC COMMENTS 2025.04.07

SUBMISSIONS & REVISIONS BY APPD YYYY.MM.DD

PROJECT
G.Y. PROPERTIES - UPSAL HALL

SHEET TITLE
SCHEMATIC PLANS

DATE
12/17/2024

REVISION

SCALE
As indicated

ZP-5

DEPARTMENT OF
LICENSES & INSPECTIONS
APPROVED
FOR ZONING ONLY
04/19/25
WHEN YOUR PLANS CONTAIN ANY QUESTION, ERROR OR
OMISSION, YOU MUST SIGN AND SUBMIT TO THE
DEPARTMENT OF LICENSING AND INSPECTIONS FOR
REVIEW AND APPROVAL.

Applied by L&I - Jose Figueroa
ORIGINAL SHEET - ARCH D (24"x36")



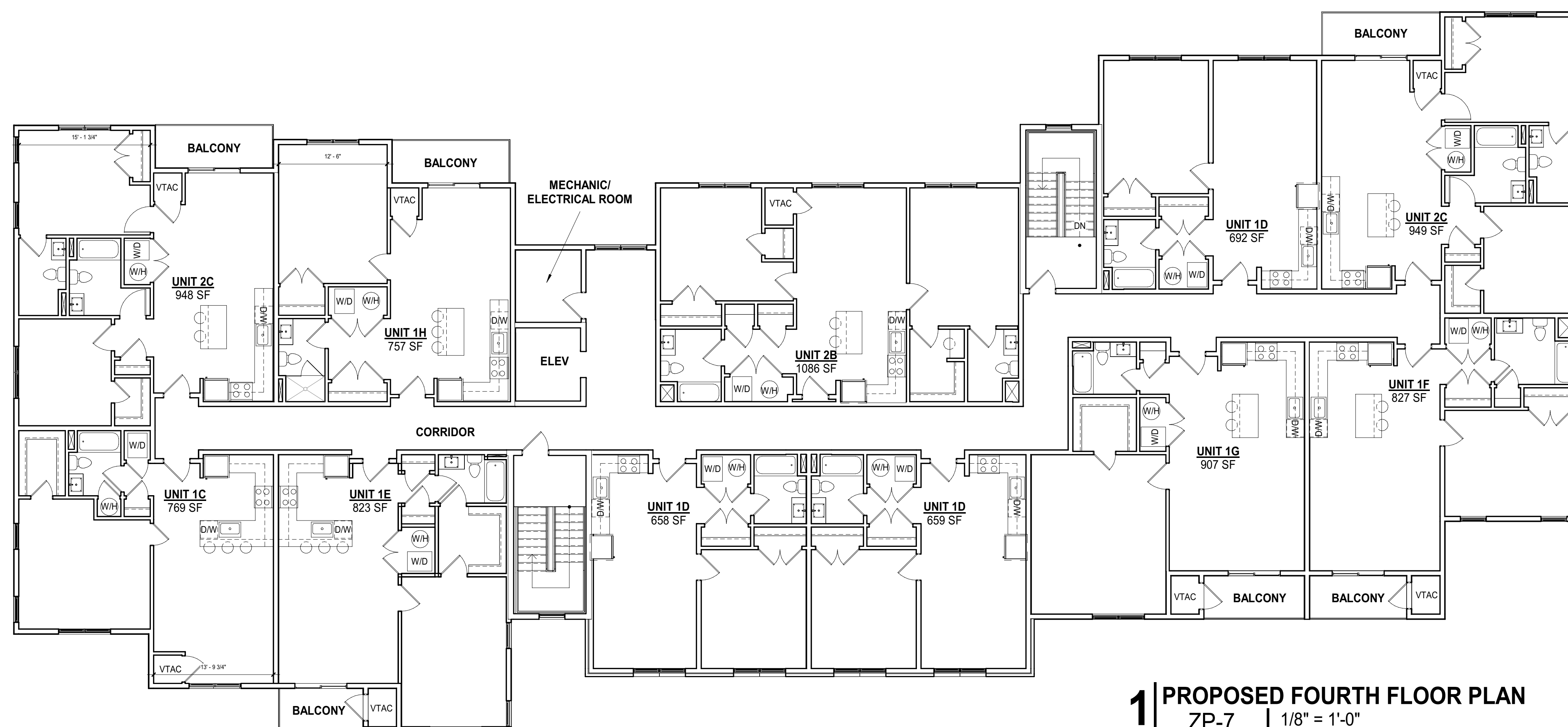
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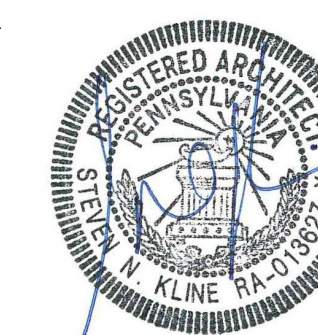
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FIRST FLOOR	11,057 S.F.	6	4
SECOND FLOOR	11,003 S.F.	8	3
THIRD FLOOR	11,003 S.F.	8	3
FOURTH FLOOR	11,063 S.F.	8	3
TOTALS	48,270 S.F.	32	14

/



1 | PROPOSED FOURTH FLOOR PLAN

SEAL



229 WEST UPSAL STREET
PHILADELPHIA, PA 19119

1	REVISED PER L&I AND PCPC COMMENTS	2025.01.27
2	REVISED PER L&I AND PCPC COMMENTS	2025.04.07

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000
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SUBMISSIONS & REVISIONS		BY	APPD	YYYY.MM.

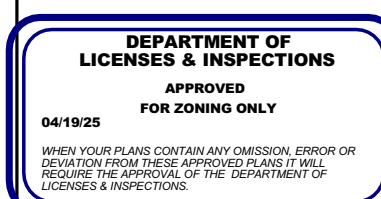
G.Y. PROPERTIES - UPSAL HALL

SCHEMATIC PLANS

REVISION

SCALE
As indicated

ZP-7



Applied by L&I: Jose Figueiredo

ORIGINAL SHEET - ARCH D (24"x36")

rkc

REGAN / KLINE / CROSS
ARCHITECTS

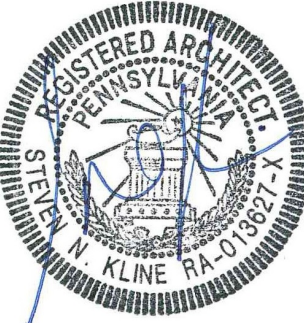
REGAN, KLINE, CROSS, LLC
ARCHITECTURE • PLANNING
PROJECT MANAGEMENT
7670 QUEEN ST., SUITE 200,
WYNDMOOR, PA 19038
PHONE: (215) 886-1888
FAX: (215) 886-8124

CLIENT
G.Y. PROPERTIES
901 N Penn St FC-1, Philadelphia, PA
19123

CIVIL ENGINEER
STANTEC CONSULTING SERVICES
INC.
1500 SPRING GARDEN, SUITE 1100
PHILADELPHIA PA 19130
TEL: 216.665.7000
WWW.STANTEC.COM

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ANY ISSUES RESULTING FROM SAME.

SEAL



PROJECT ADDRESS
229 WEST UPSAL STREET
PHILADELPHIA, PA 19119

REVISED PER L&I AND PCPC COMMENTS 2025.01.27
REVISED PER L&I AND PCPC COMMENTS 2025.04.07

SUBMISSIONS & REVISIONS BY APPD YYYY.MM.DD

PROJECT
UPSAL HALL

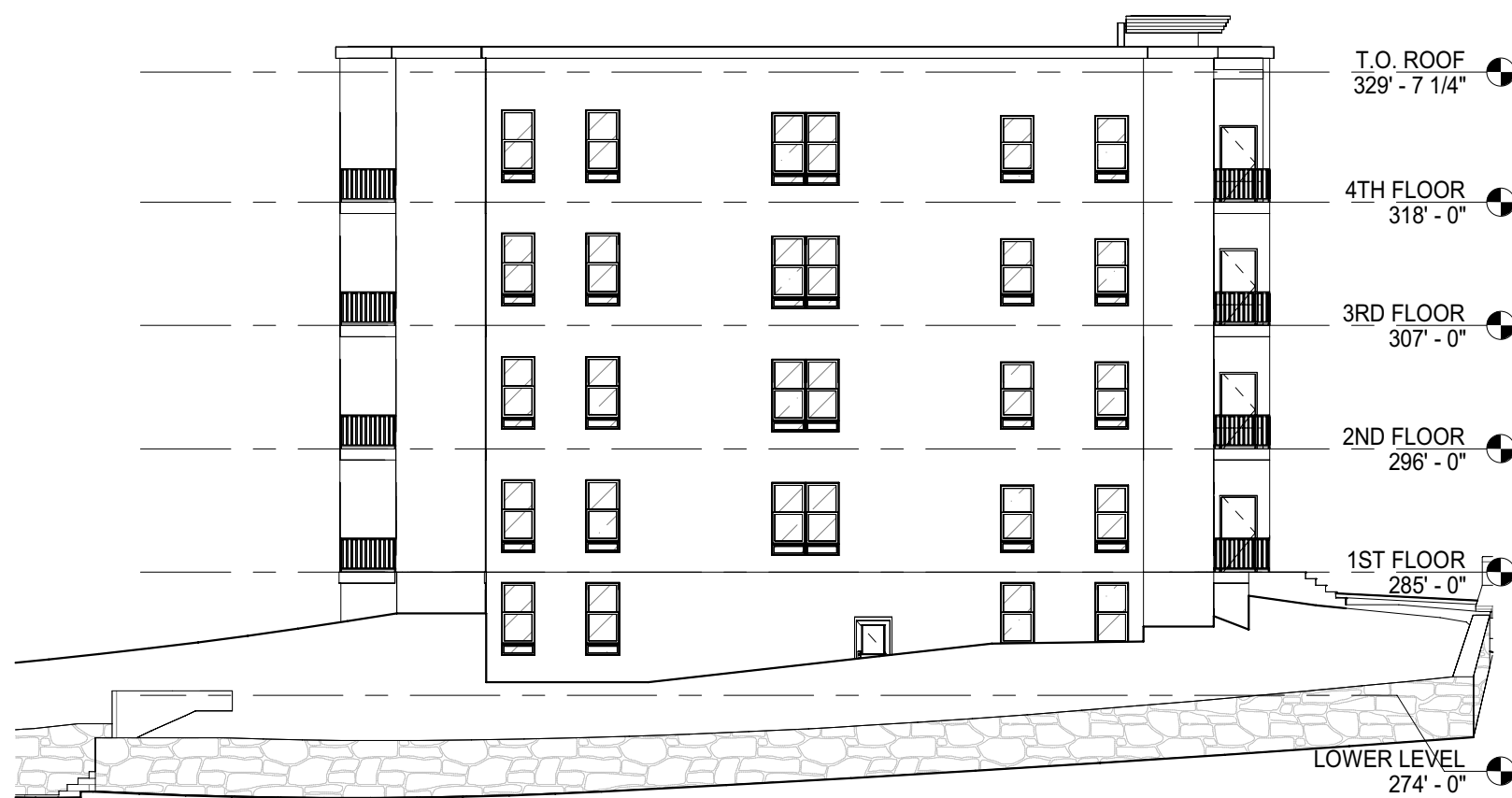
SHEET TITLE
EXTERIOR ELEVATIONS

DATE
12/17/2024

REVISION

SCALE
1/16" = 1'-0"

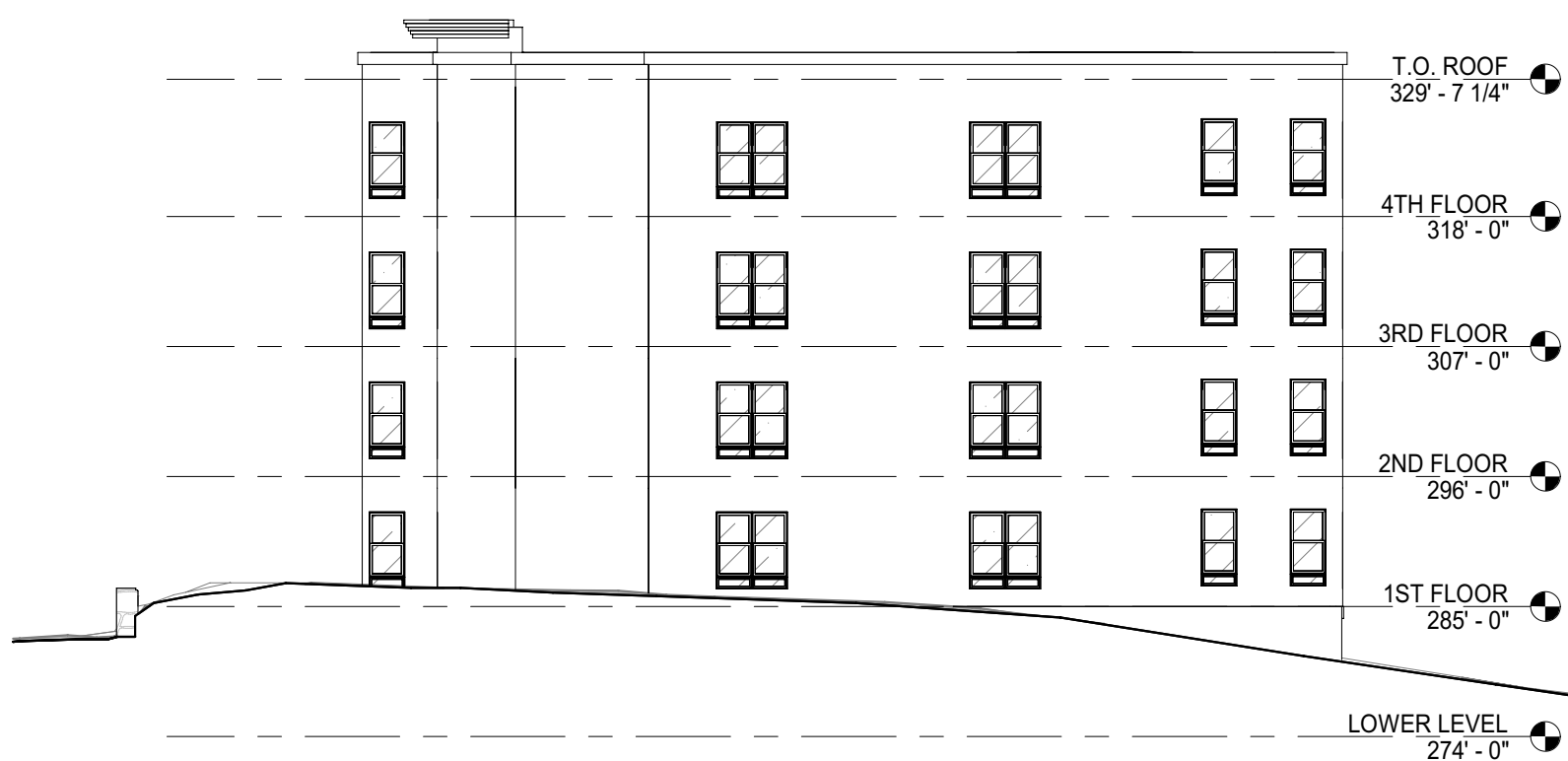
ZP-8



4 | SOUTH ELEVATION
ZP-8 | 1/16" = 1'-0"



2 | WEST ELEVATION
ZP-8 | 1/16" = 1'-0"



3 | NORTH ELEVATION
ZP-8 | 1/16" = 1'-0"



1 | EAST ELEVATION
ZP-8 | 1/16" = 1'-0"



Zoning Permit

Permit Number ZP-2024-012890

LOCATION OF WORK 229 W UPSAL ST, Philadelphia, PA 19119-4039	PERMIT FEE \$1,804.00	DATE ISSUED 4/15/2025
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM3	

PERMIT HOLDER Gelfund 1, 229 West Upsal Phila, LP	901 N Penn Street Philadelphia, Pennsylvania 19123
--	--

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
--

APPROVED DEVELOPMENT FOR THE ERECTION OF A NEW FOUR (4) STORY ATTACHED STRUCTURE TO BE USED AS MULTI-FAMILY (FOURTY-SIX (46) DWELLING UNITS) HOUSEHOLD LIVING AND FOURTEEN (14) OFF-STREET SURFACE PARKING SPACES FOR A TOTAL ONE-HUNDRED FOURTY-ONE ACCESORY (141) PARKING SPACES (EIGHTY-SIX (86) SURFACE SPACES AND FIFTY-FIVE (55) GARAGE SPACES, INCLUDING ONE (1) EXISTING ELECTRICAL VEHICLE SPACE) AND BICYCLE STORAGE (SIXTEEN (16) EXISTING BICYCLE SPACES). SIZE AND LOCATION AS SHOWN ON THE APPLICATION/PLAN. NO SIGN ON THIS PERMIT.

APPROVED USE(S) Residential - Household Living - Multi-Family
--

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)
--



CONDITIONS AND LIMITATIONS:

- Permits, including Zoning Permits **not** involving development, shall expire if the authorized work or Use is not commenced within, or if work is suspended or abandoned for period of, **six (6) months from the date of issuance** with the following exceptions:
 - **30-days or 10-days** for Permits related to Unsafe or Imminently Dangerous properties respectively.
 - **3-years** from issuance or date of decision by ZBA for Zoning Permits involving development.
 - **60-days** for Plumbing, Electrical or Fire Suppression Rough-In Approvals.
 - Any Permit issued for construction or demolition is valid for no more than **five (5) years**.
- All provisions of the Philadelphia Code must be complied with, whether specified herein or not. This permit does NOT constitute approval of any Violation of such Code.
- The issuance of this CO/permit does not affirm that the subject property is federally compliant with the Americans with Disabilities Act. Owner remains responsible for ensuring property complies with all local, state and federal requirements.

Zoning Permit

Permit Number ZP-2024-012890

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

229 W UPSAL ST, Philadelphia, PA 19119-4039

ADDITIONAL USE DETAILS

See front side for specific use(s) associated with this permit

FOURTY-SIX (46) DWELLING UNITSFOURTEEN (14) OFF-STREET SURFACE PARKING SPACES FOR A TOTAL ONE-HUNDRED FOURTY-ONE ACCESORY (141) PARKING SPACES (EIGHTY-SIX (86) SURFACE SPACES AND FIFTY-FIVE (55) GARAGE SPACES, INCLUDING ONE (1) EXISTING ELECTRICAL VEHICLE SPACE)BICYCLE STORAGE (SIXTEEN (16) EXISTING BICYCLE SPACES)

This permit is subject to the following specific conditions.

CONDITIONS

This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

Changes of use shall be valid for a period of six months unless an application for a Certificate of Occupancy is submitted for that use within such period.

See § 14-303 of the Philadelphia Zoning Code for more information.



Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements due within 60 days of permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of permit issuance.