

**ADDRESS: 6625 LINCOLN DR**

Proposal: Construct single-family residence on subdivided parcel at 6627 Lincoln Drive

Review Requested: Final Approval

Owner: 6625 Lincoln Dr LLC

Applicant: Raymond Rola, Raymond F. Rola Architect

History: 1902; Nichols-Goehring House; H.C. Wise & W.W. Potter, architects; addition, Rankin, Kellogg & Crane, 1921

Individual Designation: 1/11/2019

District Designation: None

Staff Contact: Meredith Keller, meredith.keller@phila.gov

**OVERVIEW:** This application proposes to construct a new house on a subdivided section of the property at 6625 Lincoln Drive. The new property with the new house would be known as 6627 Lincoln Drive. The Historical Commission designated the Nichols-Goehring House property at 6625 Lincoln Drive on 11 January 2019. The designated parcel is shown on a site plan from the nomination in Figure 1. The property owner subdivided the property that was known as 6625 Lincoln Drive into five parcels known as 6619, 6621, 6623, 6625, and 6627 Lincoln Drive with a deed that is dated 9 January 2019 and recorded on 11 January 2019, the day that the property was designated. A zoning permit for the subdivision had been issued in 17 September 2018. The Historical Commission notified the property owner that it would consider designating the property at 6625 Lincoln Drive on 12 November 2018, thereby initiating its jurisdiction over the entirety of the property originally known as 6625 Lincoln Drive, which was later subdivided into five properties.

In May 2020, the Historical Commission was notified that three houses were under construction at 6625 Lincoln Drive, presumably without permits. The staff visited the site and photographed the three houses under construction as well as one foundation being excavated. The staff contacted the Department of Licenses & Inspections about the construction that was underway without the Historical Commission's review or approval. The Department responded that the houses had been permitted under the addresses 6619, 6621, and 6623 Lincoln Drive. The permits had been applied for on 26 April 2019 and issued on 10 September 2019. A Google Streetview photograph shows that site work and the construction of the foundations was underway in November 2019. The Department of Licenses & Inspections did not refer the new construction permit applications to the Historical Commission because they had been issued under 6619, 6621, and 6623 Lincoln Drive, addresses that did not exist at the time of designation; only 6625 Lincoln Drive was identified as historic. The permit referral system was designed to catch subdivisions and carry the historic designation marker from the parent to the child property, but it did not in this case. The Department of Licenses & Inspections declined to revoke the permits because the mistake had been made within the City system and revoking the permits would open the City to liability.

The fourth house contemplated for the site was not permitted with the other three in 2019. Despite not having any permits for construction at 6627 Lincoln Drive, the developer began excavating for a foundation in the spring of 2020. The staff photographed the unpermitted work underway on 11 May 2020 and requested a violation for work without a permit on 12 May 2020 through the City's 311 system. That violation was apparently never issued. This application proposes the new house for the new parcel at 6627 Lincoln Drive. While the first three houses were located off to the side of the historic house, the fourth house would be situated directly in front of the historic house. The excavation for the foundation has been completed. The proposed house would be three stories tall and clad in Wissahickon schist at the front and stucco at the sides and rear. A one-story garage wing would be entered from a drive at the rear.

**SCOPE OF WORK:**

- Construct house

**STANDARDS FOR REVIEW:**

The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:

- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
  - While the design of the proposed house is compatible with the historic house and site, its location in the front yard of the historic house is not. The construction of a house in the front yard of the historic house would destroy historic spatial relationships. The new work would not protect the historic integrity of the property.
- *Guidelines for New Exterior Additions to Historic Buildings and Related New Construction:*
  - *Recommended: Locating new construction far enough away from the historic building, when possible, where it will be minimally visible and will not negatively affect the building's character, the site, or setting.*
  - *Not Recommended: Placing new construction too close to the historic building so that it negatively impacts the building's character, the site, or setting.*
  - *Recommended: Considering the design for related new construction in terms of its relationship to the historic building as well as the historic district and setting.*
  - *Not Recommended: Adding new construction that results in the diminution or loss of the historic character of the building, including its design, materials, location, or setting.*
  - The proposed house will be highly visible and will negatively impact the historic building's character, site, and setting. The new construction will result in the diminution or loss of the historic character of the older building and its setting. The yard directly in front of the historic house should be left open to maintain the historic space and views.

**STAFF RECOMMENDATION:** Denial, pursuant to Standard 9 and Guidelines for New Exterior Additions to Historic Buildings and Related New Construction.



Figure 1: The designation boundary as described in the nomination is shown in red. Source: Philadelphia Historical Commission.



**Figure 2: An aerial view of the site with the three new houses at the bottom, the historic house at the center right, and 6627 Lincoln Drive outlined in purple with the foundation excavation visible.**



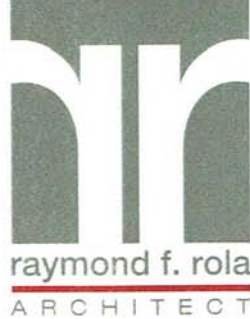


**Figure 3:** View from Lincoln Drive of the historic house with the excavated foundations in the foreground, 2020. Source: Cyclomedia.



**Figure 4:** View from Lincoln Drive of the historic house in the distance, the excavated foundations at left, and the new construction at the right of the image, 2020. Source: Cyclomedia.

January 8, 2021  
Philadelphia Historic Commission  
1515 Arch Street, 13<sup>th</sup> Floor  
Philadelphia, PA 19102



Proposed Residence at 6627 Lincoln Drive

To whom it may concern,

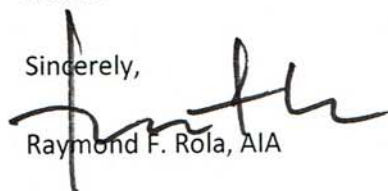
Attached please find the Construction Drawings and other presentation materials for the above mentioned project. The project involves the construction of a single family home of approximately 5620 square feet on a parcel of land containing 10,072 square feet. We are requesting a final review and approval of this project.

On 9-17-2018, a subdivision plan was approved by the City of Philadelphia Department of Licenses and Inspections. The original parcel of land known as 6625 Lincoln Drive contained 52,498 square feet of land and included the structure known as the "Nichols-Goehring House". This house is listed in the Philadelphia register of Historic Places. The nomination form for property prior to subdivision is included in this package. The original parcel of land was subdivided into 5 lots. One of the lots now known as 6627 Lincoln drive, retains the Nichols-Goehring House and the driveway leading up to the house. Three single family homes have already been built on three of the subdivided parcels and the proposal included in this package is for the construction of the last empty parcel.

The original plans for the house were submitted for Zoning Approval on 5-22-2020 and the plans were refused for not meeting the requirements for construction on steep slopes. A variance was applied for however this variance was denied. A new plan for the house was submitted which eliminated the separate driveway onto Lincoln Drive and instead created an easement for joint use of the existing Nichols-Goehring House driveway. The upside of this revised plan from a historical perspective is that the original stone and iron fencing are not disturbed in front of this parcel.

The design for the proposed house is inspired by styles and materials of many of the homes in the area. It is also inspired by "Tigbourne Court" a home in England designed by Sir Edwin Lutyens. It is intended to evoke the English Country House style. The entrance front has a three story composition of two gables with an asymmetrical entry. The entrance is recessed with a stone archway. The front façade is intended to be clad in Wissahickon Schist stone and a beige stucco on the sides and rear. The windows are primarily narrow casements with simulated divided lights. The first floor front windows feature transoms over the operable casement windows. The historical front stone wall and iron railing are to be retained. Access to the single car garage is to be by way of a shared easement with the Nichols-Goehring house.

Sincerely,



Raymond F. Rola, AIA





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SEAL



OWNER

**6625 LINCOLN DRIVE LLC.  
1218 GREEN STREET  
PHILADELPHIA, PA 19123**

DATE	DESCRIPTION
1/7/18	ZONING
4/24/19	PERMIT SET
2/13/20	3RD FLR. DIMS
11/16/20	PERMIT SET

**NEW RESIDENCES @  
6625 LINCOLN DR.**

PROJECT LOCATION

**6625 LINCOLN DRIVE  
PHILADELPHIA, PA**

BLOCK: -

LOT: -

SHEET TITLE:

PROJECT NO. 18503

SCALE: AS NOTED

DATE: 2018

DRAWN BY: RR

REVIEWED BY: RR

SHEET NO.

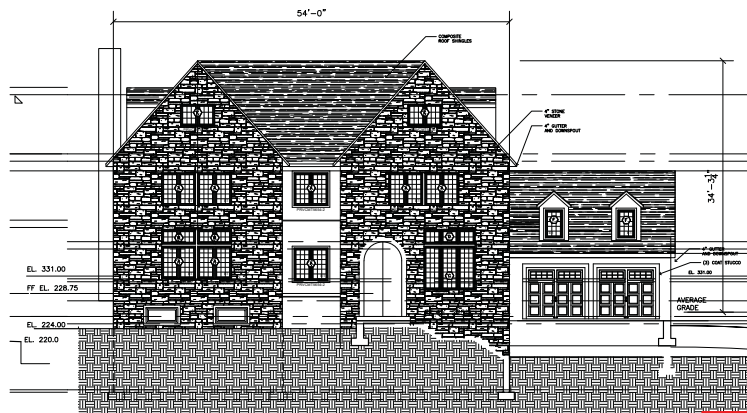
**PHOTOS**



# PROPOSED NEW RESIDENCE

## 6627 LINCOLN DRIVE (PARCEL E)

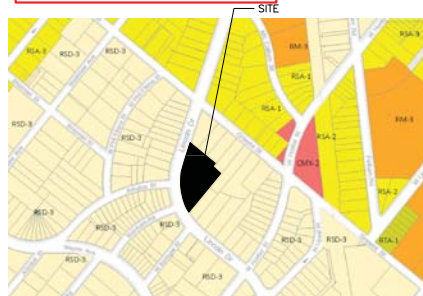
### PHILADELPHIA, PA



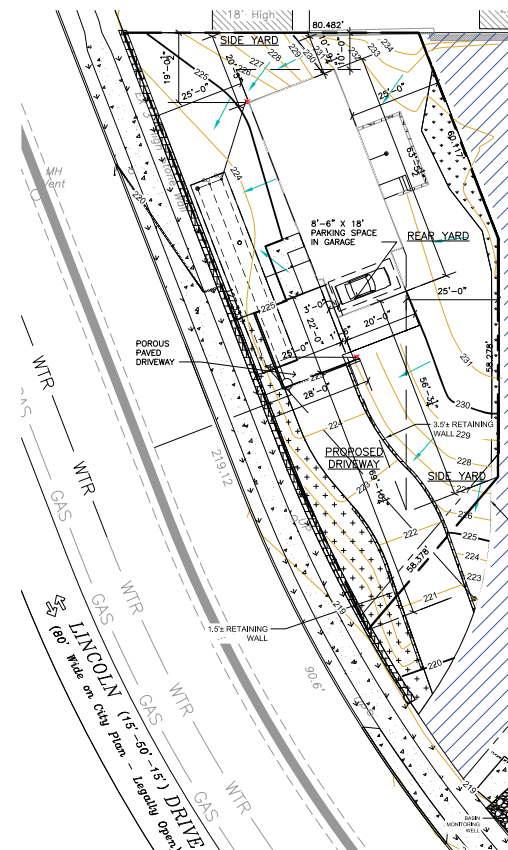
1 FRONT ELEVATION  
SCALE: 1/8" = 1' - 0"

ZONING CODE SUMMARY FOR 6627 LINCOLN DRIVE		
PROJECT: 6625 LINCOLN DRIVE	ZONING DISTRICT: RSD-3	
PROVISION	EXISTING	PROPOSED
USE REGULATIONS:	SINGLE FAMILY	N/A
MIN. LOT SIZE	5,000 SF	10072 SF
MIN. LOT FRONTAGE (WIDTH)	25'-0"	N/A
MIN. OPEN AREA	70%	100%
MIN. FRONT YARD SETBACK	25'-0"	N/A
MIN. SIDE YARD WIDTH	DETACHED, INTERMEDIATE LOT: 2/10 FT EACH, TOTAL 20 FT CORNER LOT: 7FT	N/A
MIN. REAR YARD DEPTH	25'-0"	N/A
HEIGHT REGULATIONS	38'-0"	N/A
REQUIRED PARKING	0	N/A

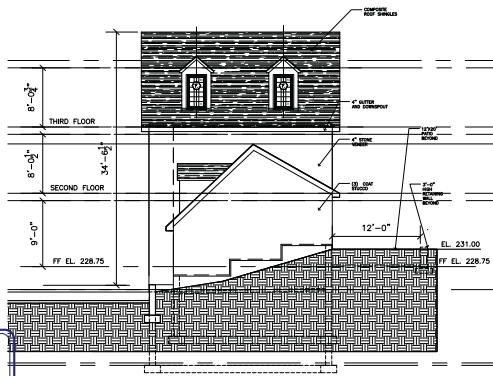
PHILADELPHIA DEPARTMENT OF STREETS  
DIVISION OF HIGHWAYS, BUREAU OF ROAD ENGINEERING  
101-APPROVAL FOR THE DRIVING ONLY PLAN  
**APPROVED FOR THE DRIVING ONLY PLAN**  
THE APPLICANT IS REQUIRED TO SECURE THE APPROVAL OF THE ZONING AUTHORITY, AND SUBMIT PLANS FOR ADDITIONAL REVIEW BY THE STREETS DEPARTMENT.  
ENCROACHMENT ORDINANCE REQUIRED FOR:  
\_\_\_\_ COMMITTEE OF HIGHWAY SUPERVISORS (APPLICATIONS)  
\_\_\_\_ DETAILED REVIEW FOR MAJOR SITE PLAN  
\_\_\_\_ COORDINATED REVIEW FOR MAJOR SITE PLAN  
\_\_\_\_ CITY PLAN ACTION  
\_\_\_\_ OTHER \_\_\_\_\_  
**APPLIED ELECTRONICALLY BY STREETS STAFF:**  
**Coleman Coby R.**  
**ON: September 30, 2020**  
**FOR CURE HIGHWAY ENGINEER**



4 AREA MAP  
SCALE: NO SCALE



1 SITE PLAN  
SCALE: 1" = 20'



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

**APPROVED**  
FOR DRIVING ONLY  
10-10-20  
PHILADELPHIA DEPARTMENT OF STREETS  
DIVISION OF HIGHWAYS, BUREAU OF ROAD ENGINEERING  
101-APPROVAL FOR THE DRIVING ONLY PLAN

Applied Electronically by L&L User

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SEAL



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**PHILADELPHIA, PA 19123**

DATE	DESCRIPTION
05/22/20	ZONING
09/29/20	ZONING

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**6627 LINCOLN DR.**

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**6625 LINCOLN DRIVE**  
**PHILADELPHIA, PA**

BLOCK: -  
LOT: -  
SHEET TITLE: -

PROJECT NO. 18503  
SCALE: AS NOTED  
DATE: 2018  
DRAWN BY: RR  
REVIEWED BY: RR  
SHEET NO.

**Z1**

# PROPOSED NEW RESIDENCE

## 6627 LINCOLN DRIVE (PARCEL E)

### PHILADELPHIA, PA



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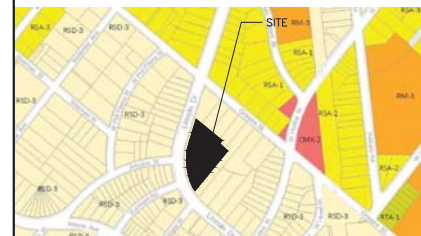
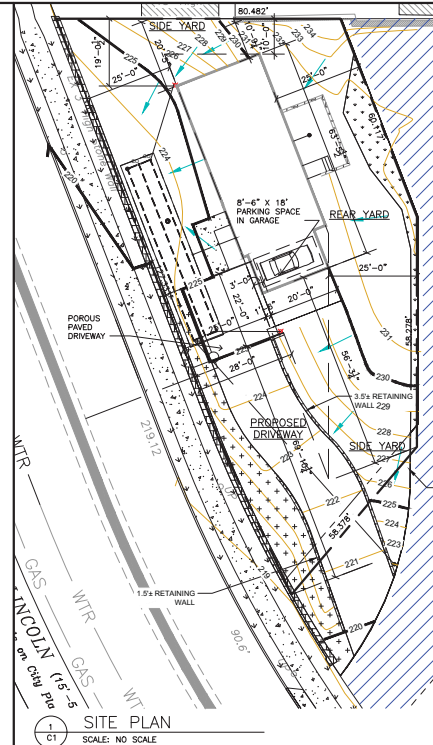
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## ABBREVIATIONS

A.C.T.	ACOUSTICAL CEILING TILE	INSUL.	INSULATION
ADJ.	ADJUSTABLE	LAV.	LAVATORY
A.F.F.	ABOVE FINISHED FLOOR	L.L.H.	LONG LEG HORIZONTAL
ALUM.	ALUMINUM	L.L.V.	LONG LEG VERTICAL
ALT.	ALTERNATE	LT. (G)	LIGHT (ING)
ANOD.	ANODIZED	MAS.	MASONRY
BD.	BOARD	MAX.	MAXIMUM
BLDG.	BUILDING	M.B.S.	METAL BUILDING SUPPLIER
BM.	BEAM	MCH.	MECHANICAL
BOT.	BOTTOM	MIN.	MINIMUM
CMF.	COLD FORMED METAL FRAMING	MISC.	MISCELLANEOUS
CL.	CENTER LINE	M.O.	MASONRY OPENING
CLG.	CEILING	MTD.	MOUNTED
CLR.	CLEAR	MTL.	METAL
C.J.	CONTROL JOINT	O.C.	ON CENTER
C.M.U.	CONCRETE MASONRY UNIT	OPP. HND.	OPPOSITE HAND
COL.	COLUMN	PCP.	PORTLAND CEMENT PLASTER
CONC.	CONCRETE	PLYWD.	PLYWOOD
CONT.	CONTINUE (OUS)	PT (O)	PAINT (ED)
DBL.	DOUBLE	REF.	REFER, REFERENCE
DET.	DETAIL	RENF.	REINFORCING
DR.	DOOR	RM.	ROOM
D.S.	DOWNSPOUT	ROT.	ROTATED
DWG.	DRAWING	R.S.	ROUGH SAW
E.J.	EXPANSION JOINT	S.C.	SOLID CORE
ELEV.	ELEVATION	SCHED.	SCHEDULE (ED)
ELEC.	ELECTRICAL	SHT.	SHEET
EQ.	EQUAL	SM.	SIMILAR
E.W.C.	ELECTRIC WATER COOLER	SPEC.	SPECIFICATION (S)
EX.	EXISTING	STD.	STANDARD
EXST.	EXISTING	STL.	STEEL
EXP.	EXPANSION	STRUCT.	STRUCTURE (AL)
EXT.	EXTERIOR	TEMP.	TEMPERED
F.F.	FINISH FLOOR	THK.	THICK
FIN.	FINISH (ED)	T.S.	TUBULAR STEEL
F.P.	FLOOR	TYP.	TYPICAL
F.O.C.	FACE OF CONCRETE	U.N.O.	UNLESS NOTED OTHERWISE
F.G.B.	FACE OF GRADE BEAM	V.C.T.	VINYL COMPOSITION TILE
F.O.M.	FACE OF MASONRY	VERT.	VERTICAL
F.R.P.	FIBERGLASS REINFORCED PANEL	W.C.	WATER CLOSET
GA.	GAUGE, OR GAGE	WD.	WOOD
GDW.	GYPSUM DRYWALL	W.H.	WATER HEATER
GL.	GLASS	W/.	WITH
GYP. BD.	GYPSUM BOARD	W/.	BY METAL BLDG. SUPPLIER
H.B.	HOSE BIB	(*)	
H.C.	HOLLOW CORE		
HDWR.	HARDWARE		
HT.	HEIGHT		
H.V.A.C.	HEATING/VENTILATING/ AIR CONDITIONING		

## LEGEND

	COLUMN CENTERLINE		WALL SECTION
	DIMENSION TO CENTERLINE		WALL TYPE
	DIMENSION TO FACE OF MATERIAL		BUILDING SECTION
	ROOM NUMBER		ELEVATION IN SECTION
	DOOR NUMBER		ELEVATION IN PLAN
	WINDOW NUMBER		REF. DETAIL
	INTERIOR ELEVATION		2-SHEET DETAIL
			REVISION AND REVISION NUMBER
			EXTERIOR ELEVATION



## LIST OF DRAWINGS

### COVER SHEET

- A1 BASEMENT AND FIRST FLOOR PLANS
- A2 SECOND AND THIRD FLOOR PLANS
- A3 ROOF PLAN
- A4 ELEVATIONS
- A5 ELEVATIONS
- A6 ELEVATIONS
- A7 BUILDING SECTIONS
- A8 BUILDING SECTIONS
- A9 BUILDING SECTIONS
- A10 WALL SECTIONS
- A11 WALL SECTIONS
- A12 SCHEDULES
- S1 FOUNDATION PLAN
- S2 FRAMING PLANS
- S3 FRAMING PLANS
- S4 WALL BRACING SECTIONS & DETAILS

## BUILDING DATA

BASEMENT FLOOR	1,385 SF
FIRST FLOOR	1,385 SF
SECOND FLOOR	1,385 SF
THIRD FLOOR	1,385 SF

TOTAL SQ. FOOTAGE = 5,620 SF

CONSTRUCTION TYPE - V-B

OCCUPANCY TYPE - R-5

SPRINKLERED BUILDING - NO

## APPLICABLE BUILDING CODES

INTERNATIONAL RESIDENTIAL CODE 2018  
NATIONAL ELECTRICAL CODE 2017  
INTERNATIONAL ENERGY CONSERVATION CODE 2018  
INTERNATIONAL FIRE CODE 2018  
INTERNATIONAL FUEL GAS CODE 2018  
INTERNATIONAL MECHANICAL CODE 2018  
INTERNATIONAL PLUMBING CODE 2018

DATE	DESCRIPTION
1/7/18	ZONING
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11/16/20	PERMIT SET

**NEW RESIDENCES @  
6625 LINCOLN DR.**

### PROJECT LOCATION

**6625 LINCOLN DRIVE  
PHILADELPHIA, PA**

BLOCK: -

LOT: -

SHEET TITLE:

PROJECT NO. 18503

SCALE: AS NOTED

DATE: 2018

DRAWN BY: RR

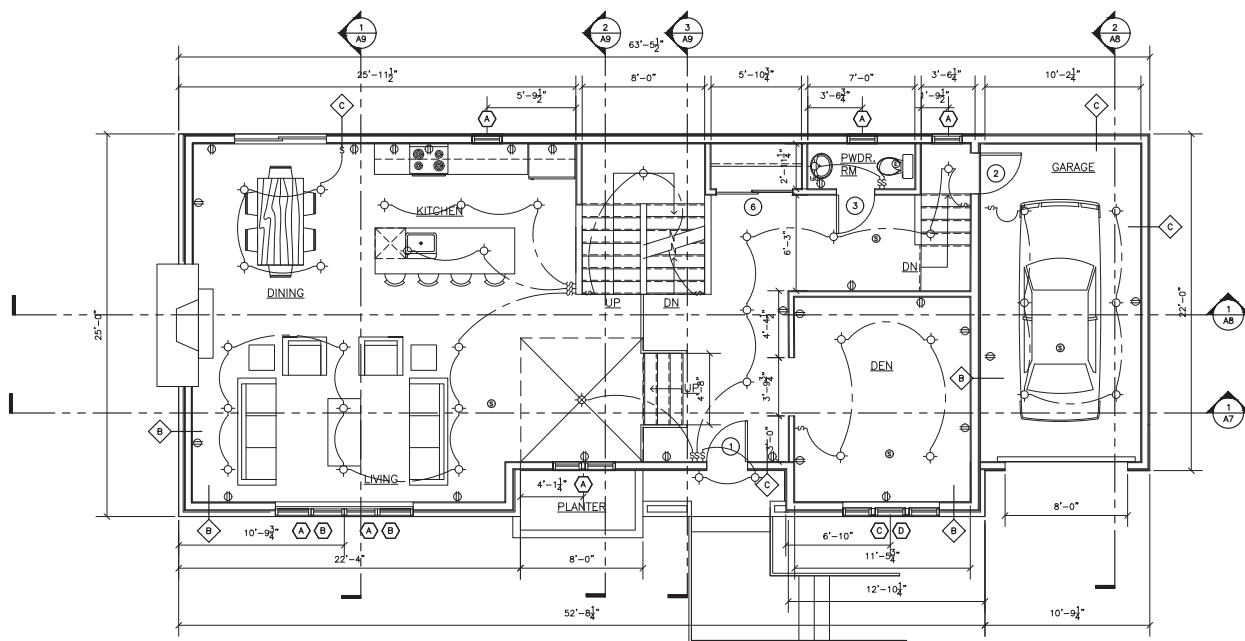
REVIEWED BY: RR

SHEET NO.

# C1

LEGEND

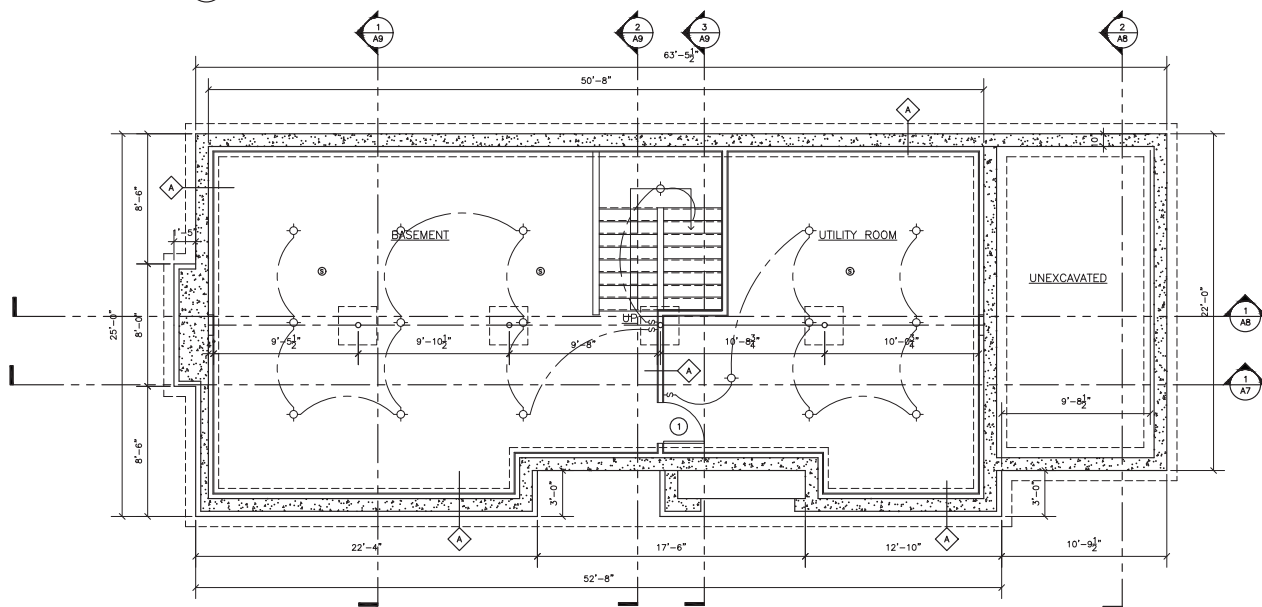
⑨ = COMBINATION SMOKE AND CO2 DETECTOR



2  
A1

FIRST FLOOR PLAN

SCALE: 1/4" = 1' - 0"



1 BASEMENT/FOUNDATION PLAN  
A1 SCALE: 1/4" = 1' - 0"

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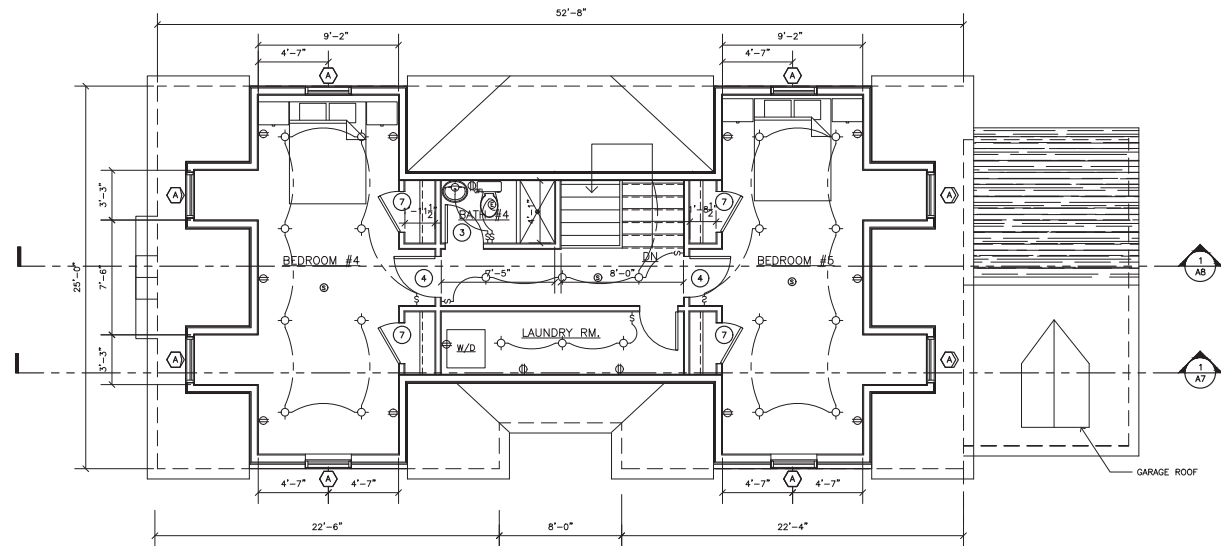
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REVIEWED BY: RE

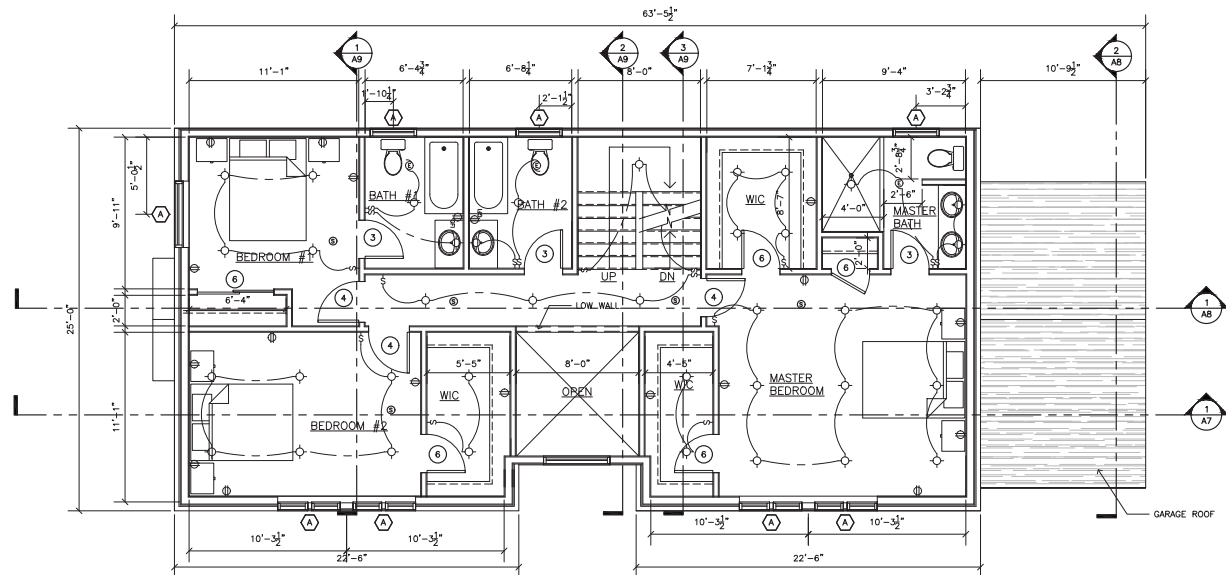
SHEET NO.

# A1





2  
A2  
THIRD FLOOR PLAN  
SCALE: 1/4" = 1' - 0"



1  
A2  
SECOND FLOOR PLAN  
SCALE: 1/4" = 1' - 0"

ARCHITECT



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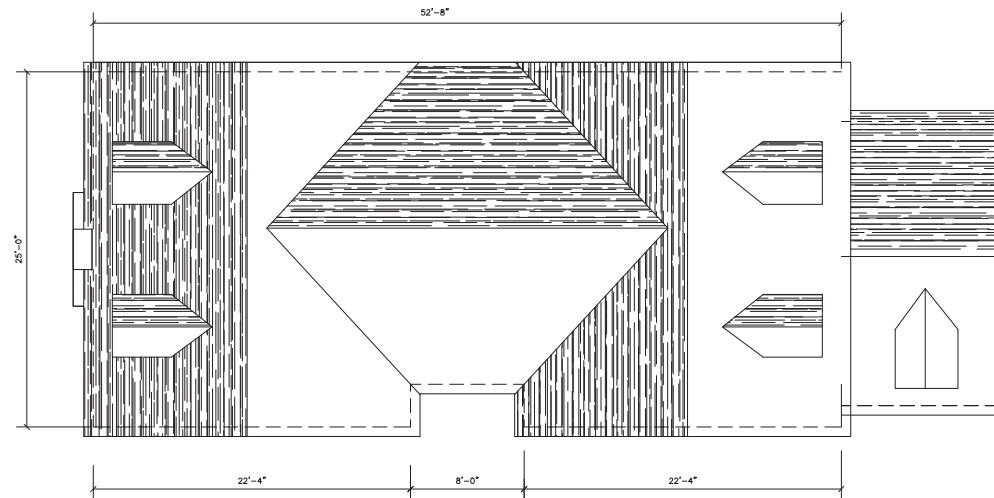
DATE: 2018

DRAWN BY: RR

REVIEWED BY: RR

SHEET NO.

A2



1 ROOF PLAN  
A3 SCALE: 1/4" = 1' - 0"

ARCHITECT



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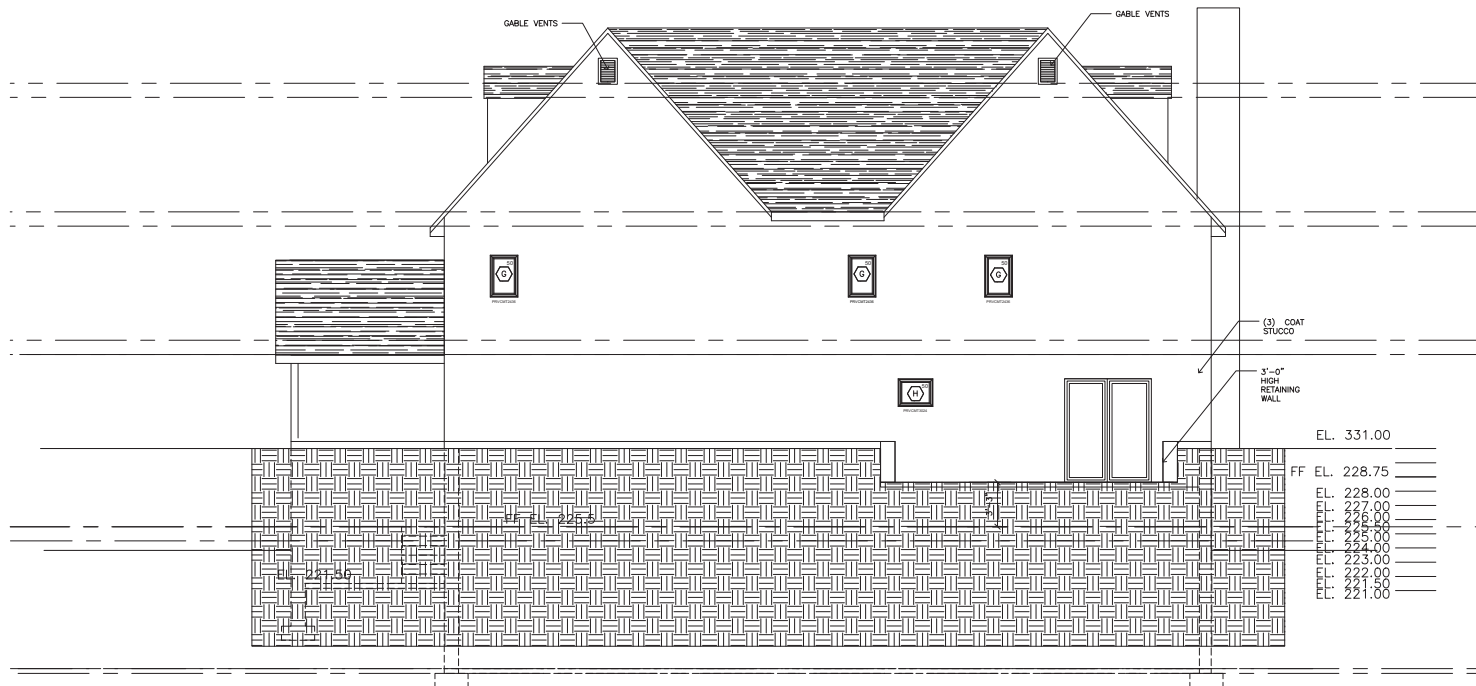
DATE: 2018

DRAWN BY: RR

REVIEWED BY: RR

SHEET NO.

A3



1  
A5 REAR ELEVATION  
SCALE: 1/4" = 1' - 0"

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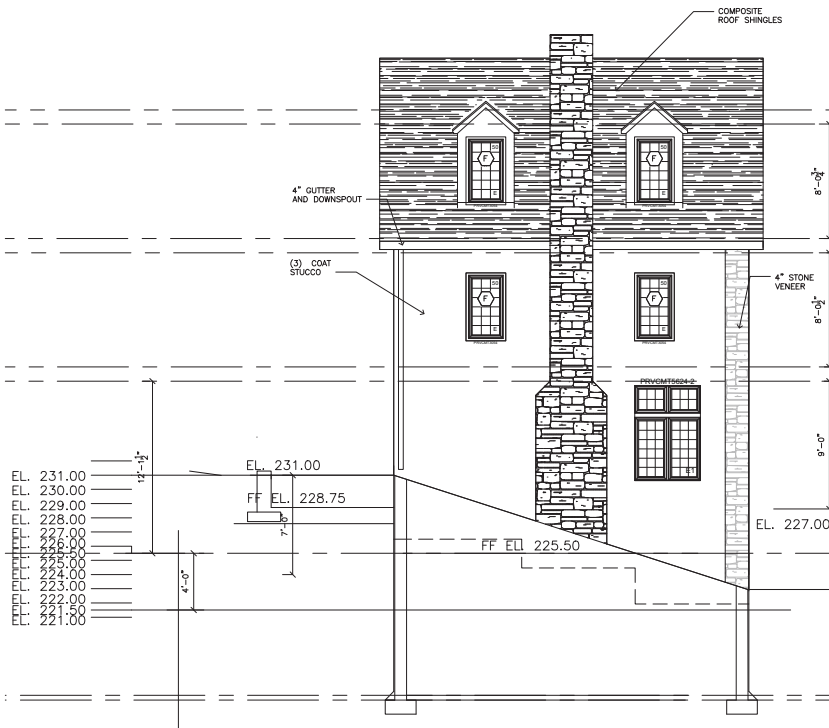
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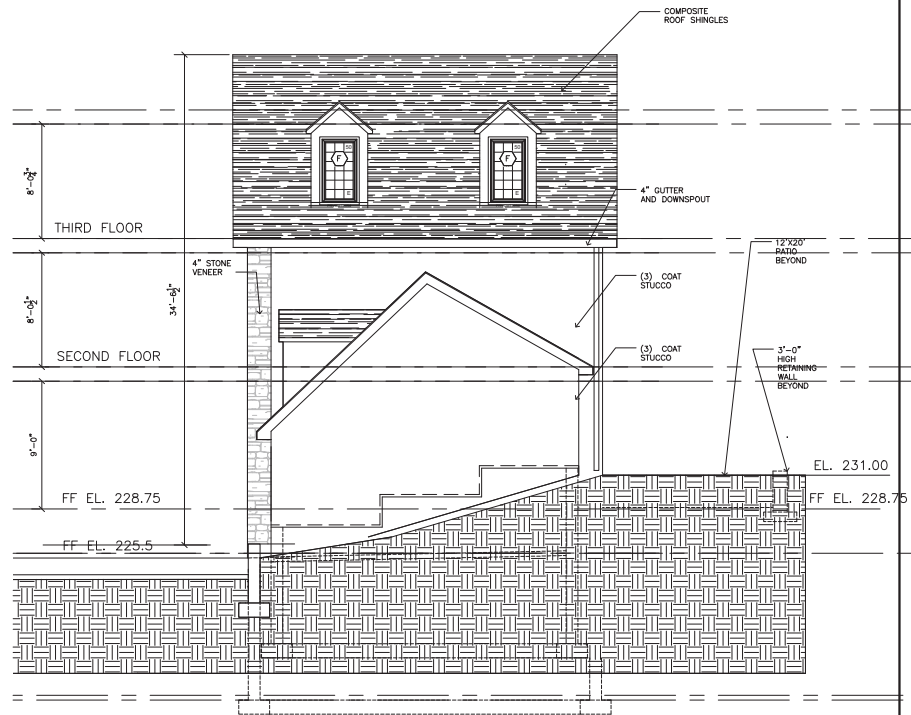
SHEET NO.

A5





1  
A6 SIDE ELEVATION  
SCALE: 1/4" = 1' - 0"



2  
A6 SIDE ELEVATION  
SCALE: 1/4" = 1' - 0"

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PROJECT NO. 18503

SCALE: AS NOTED

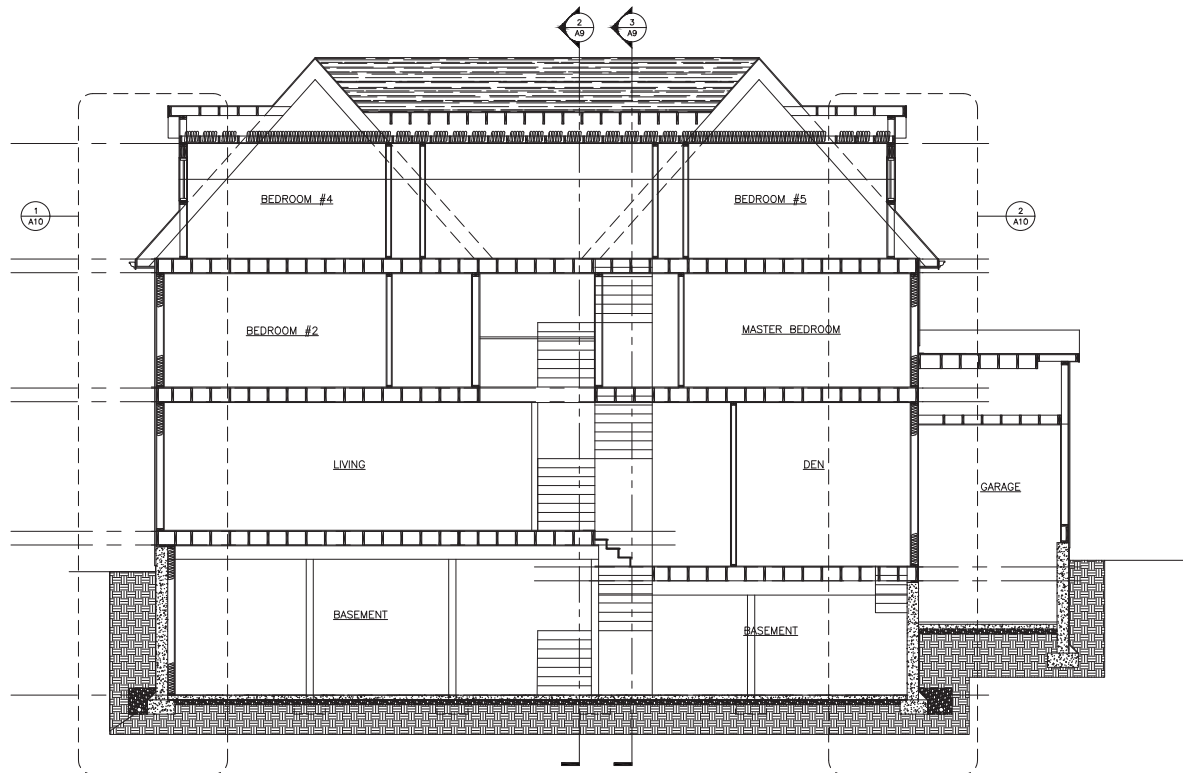
DATE: 2018

DRAWN BY: RR

REVIEWED BY: RR

SHEET NO.

A6



1  
A7 SECTION  
SCALE: 1/4" = 1' - 0"

# ARCHITECT



1518 WALNUT STREET  
SUITE 1300, PHILADELPHIA  
PA, 19102  
T: 215.546.3155  
F: 215.545.3999  
rolaarch@verizon.net

## SEAL



## OWNER

6625 LINCOLN DRIVE LLC.  
1218 GREEN STREET  
PHILADELPHIA, PA 19123

DATE	DESCRIPTION
1/7/18	ZONING
4/24/19	PERMIT SET
2/13/20	3RD FLR. DIMS
11/16/20	PERMIT SET

NEW RESIDENCES @  
6625 LINCOLN DR.

## PROJECT LOCATION

6625 LINCOLN DRIVE  
PHILADELPHIA, PA

BLOCK: -

LOT: -

SHEET TITLE:

PROJECT NO. 18503

SCALE: AS NOTED

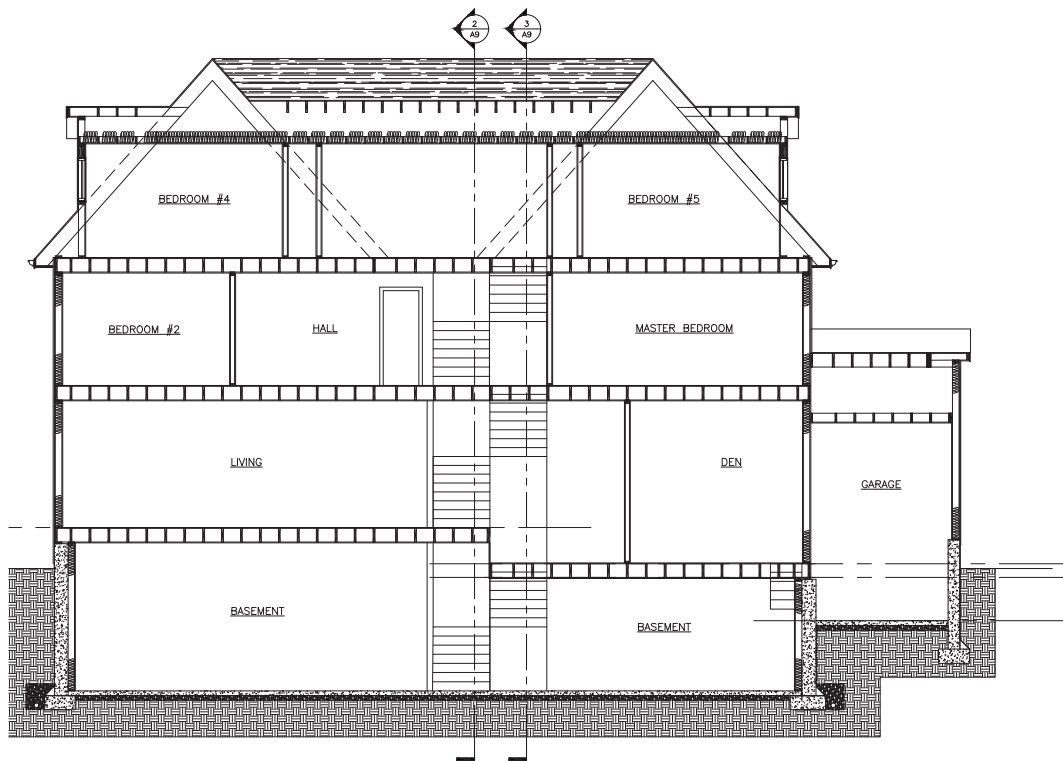
DATE: 2018

DRAWN BY: RR

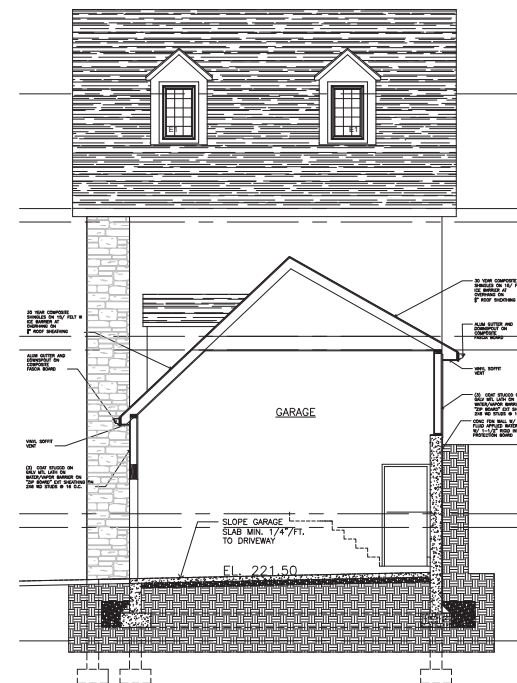
REVIEWED BY: RR

SHEET NO.

A7



1 BUILDING SECTION  
SCALE: 1/4" = 1' - 0"



2 BUILDING SECTION  
SCALE: 1/4" = 1' - 0"

ARCHITECT



raymond f. rola  
architect  
1518 walnut street  
suite 1300, philadelphia  
pa. 19102  
t: 215.546.3155  
f: 215.545.3999  
rolaarch@verizon.net

SEAL



OWNER

6625 LINCOLN DRIVE LLC.  
1218 GREEN STREET  
PHILADELPHIA, PA 19123

DATE	DESCRIPTION
1/7/18	ZONING
4/24/19	PERMIT SET
2/13/20	3RD FLR. DIMS
11/16/20	PERMIT SET

NEW RESIDENCES @  
6625 LINCOLN DR.

PROJECT LOCATION

6625 LINCOLN DRIVE  
PHILADELPHIA, PA

BLOCK: -

LOT: -

SHEET TITLE:

PROJECT NO. 18503

SCALE: AS NOTED

DATE: 2018

DRAWN BY: RR

REVIEWED BY: RR

SHEET NO.

A8



ARCHITECT



raymond f. rolo  
architect  
1518 walnut street  
suite 1300, philadelphia  
pa. 19102  
t: 215.546.3155  
f: 215.545.3999  
rloarch@verizon.net

SEAL



OWNER

6625 LINCOLN DRIVE LLC.  
1218 GREEN STREET  
PHILADELPHIA, PA 19123

DATE	DESCRIPTION
1/7/18	ZONING
4/24/19	PERMIT SET
2/13/20	3RD FLR. DIMS
11/16/20	PERMIT SET

NEW RESIDENCES @  
6625 LINCOLN DR.

PROJECT LOCATION

6625 LINCOLN DRIVE  
PHILADELPHIA, PA

BLOCK: -

LOT: -

SHEET TITLE:

PROJECT NO. 18503

SCALE: AS NOTED

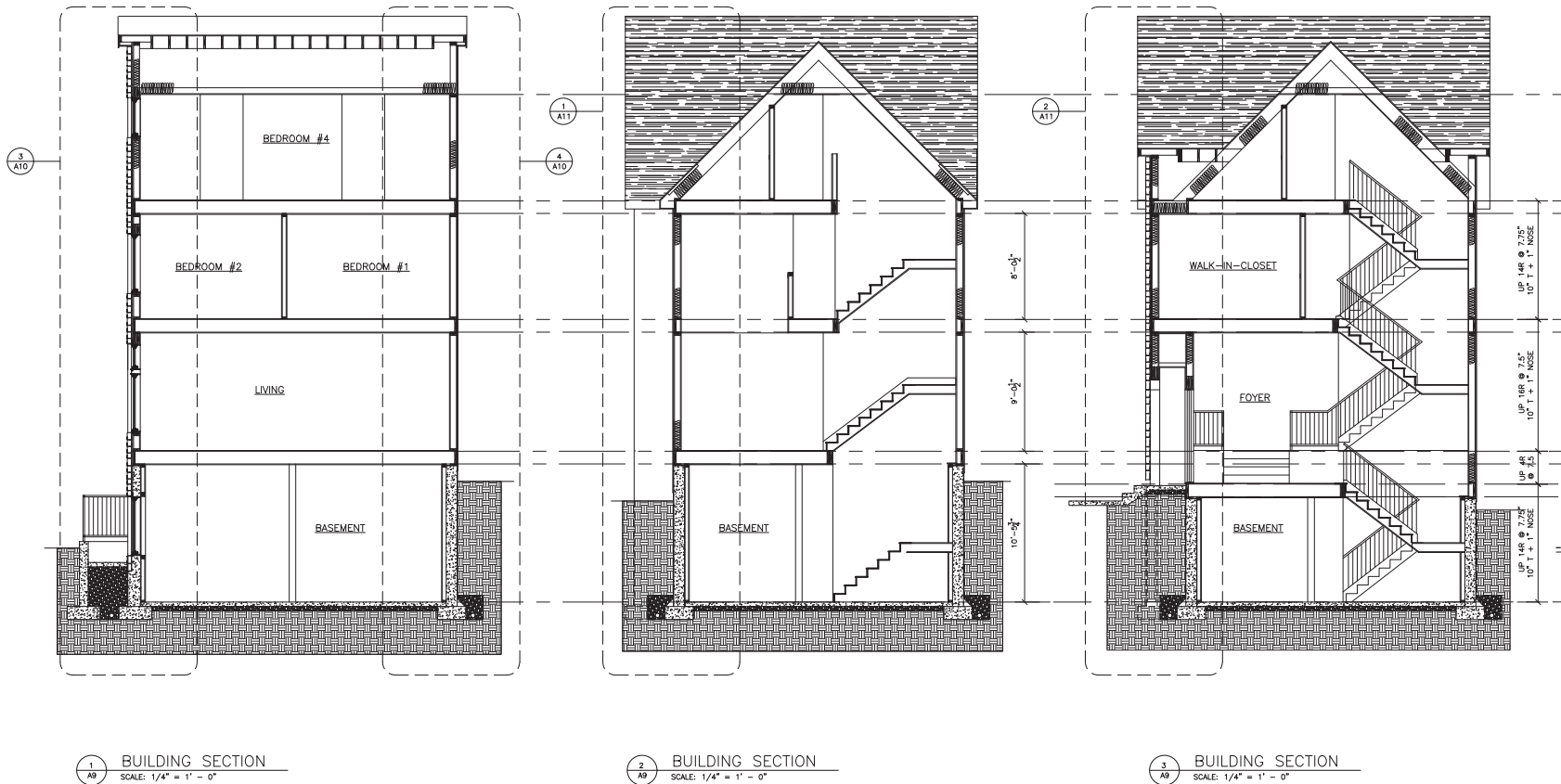
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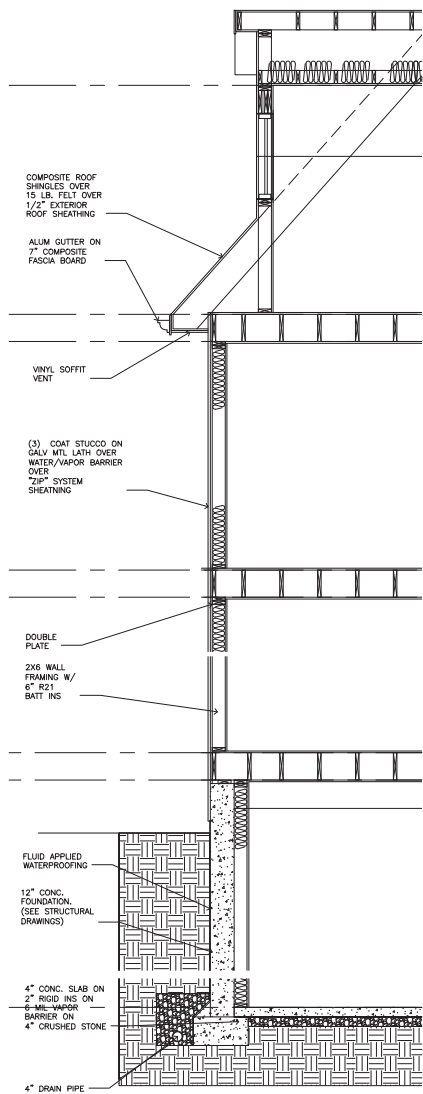
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REVIEWED BY: RR

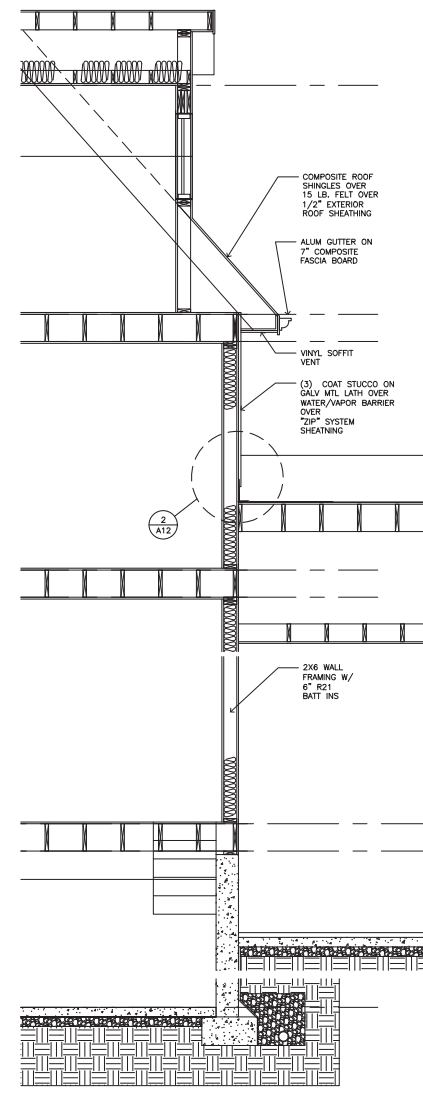
SHEET NO.

A9

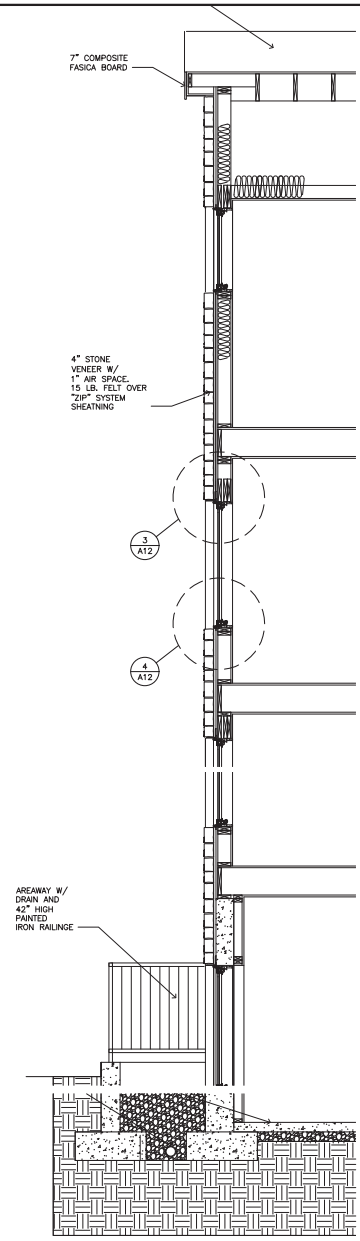




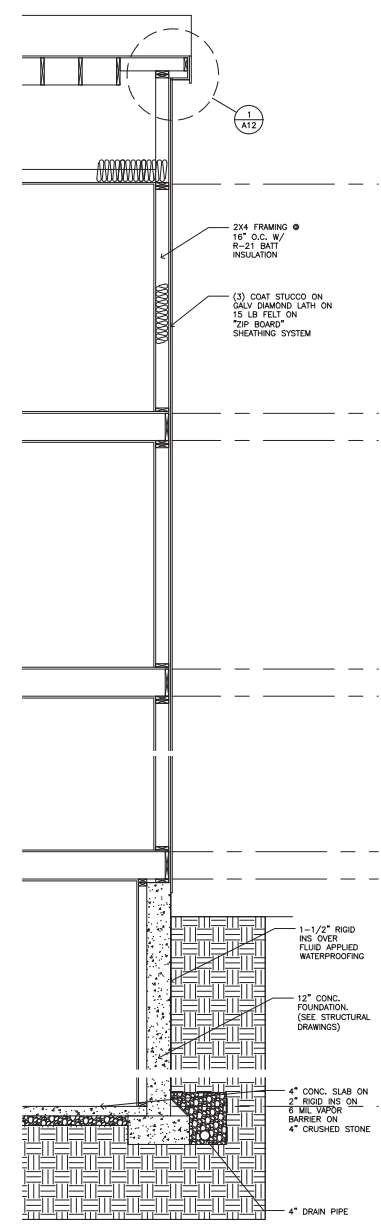
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SCALE: 1/2" = 1' - 0"



1 WALL SECTION  
SCALE: 1/2" = 1' - 0"

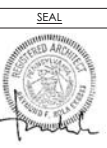


1 WALL SECTION  
SCALE: 1/2" = 1' - 0"



1 WALL SECTION  
SCALE: 1/2" = 1' - 0"

ARCHITECT  
**raymond f. rola architect**  
1518 walnut street  
suite 1300, philadelphia  
pa. 19102  
t: 215.546.3155  
f: 215.546.3999  
rolaarch@verizon.net



OWNER  
**6625 LINCOLN DRIVE LLC.**  
1218 GREEN STREET  
PHILADELPHIA, PA 19123

DATE	DESCRIPTION
1/7/18	ZONING
4/24/19	PERMIT SET
2/13/20	3RD FLR. DIMS
11/16/20	PERMIT SET

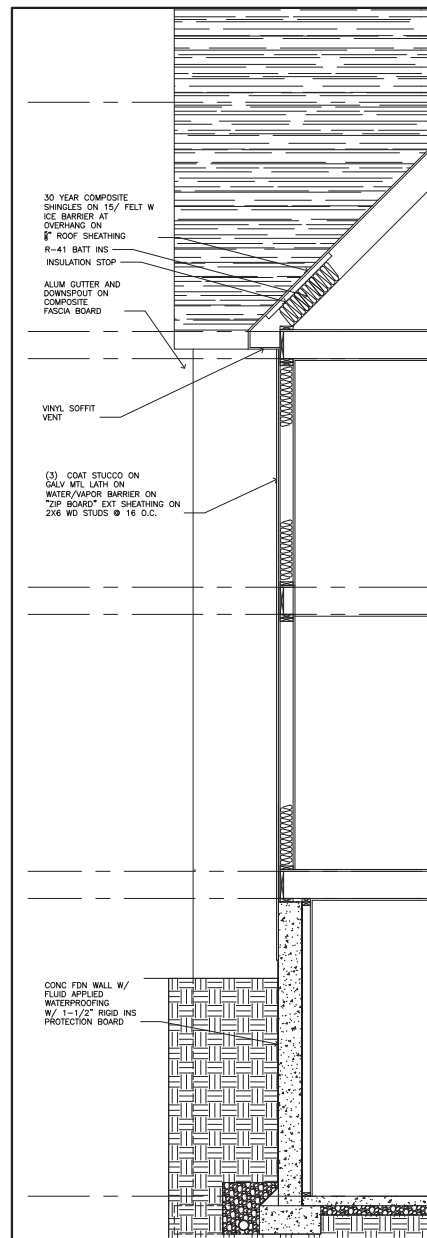
**NEW RESIDENCES @**  
**6625 LINCOLN DR.**

PROJECT LOCATION  
**6625 LINCOLN DRIVE**  
**PHILADELPHIA, PA**

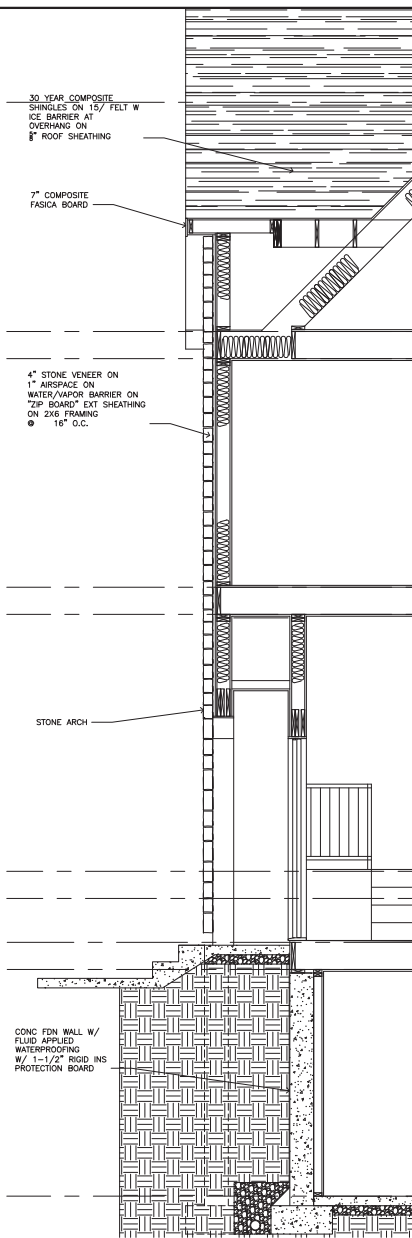
BLOCK: -  
LOT: -  
SHEET TITLE:

PROJECT NO. 18503  
SCALE: AS NOTED  
DATE: 2018  
DRAWN BY: RR  
REVIEWED BY: RR  
SHEET NO.

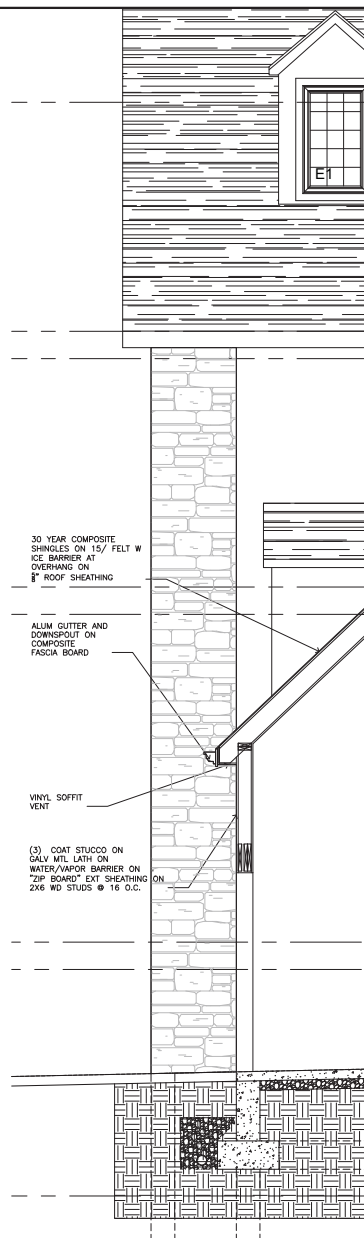
**A10**



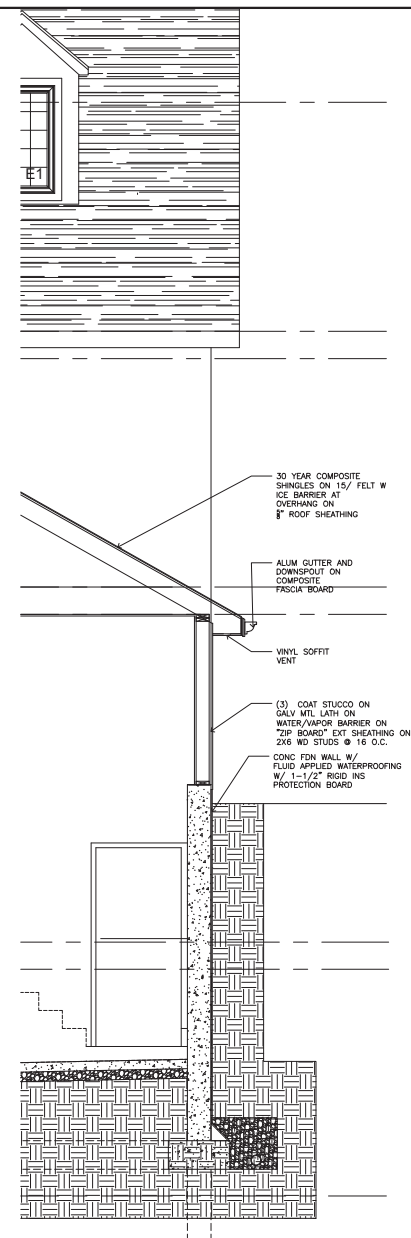
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SCALE: 1/2" = 1' - 0"



2  
A11 WALL SECTION  
SCALE: 1/2" = 1' - 0"



3  
A11 WALL SECTION  
SCALE: 1/2" = 1' - 0"



4  
A11 WALL SECTION  
SCALE: 1/2" = 1' - 0"



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SEAL



OWNER

6625 LINCOLN DRIVE LLC.  
1218 GREEN STREET  
PHILADELPHIA, PA 19123

DATE	DESCRIPTION
1/7/18	ZONING
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NEW RESIDENCES @  
6625 LINCOLN DR.

PROJECT LOCATION

6625 LINCOLN DRIVE  
PHILADELPHIA, PA

BLOCK: -

LOT: -

SHEET TITLE:

PROJECT NO. 18503

SCALE: AS NOTED

DATE: 2018

DRAWN BY: RR

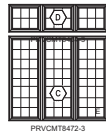
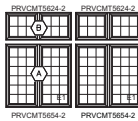
REVIEWED BY: RR

SHEET NO.

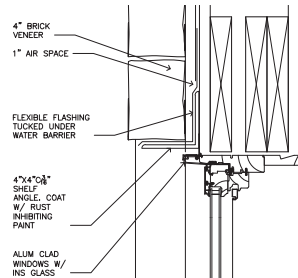
A11

WINDOW SCHEDULE							
TAG	QU AN	SIZE	MANUFACTURER	STYLE	EXTERIOR FINISH	INTERIOR FINISH	REMARKS
A	4	SWC-3678	JEN WELD	PICTURE	ALUM	WOOD	TEMPERED GLASS
A1	4	SWC-1860	JEN WELD	CASEMENT	ALUM	WOOD	TEMPERED GLASS
A2	4	SWC-1818	JEN WELD	PICTURE	ALUM	WOOD	TEMPERED GLASS
B	2	SWC-5478	JEN WELD	PICTURE	ALUM	WOOD	TEMPERED GLASS
C	6	SCA-4220	JEN WELD	AWNING	ALUM	WOOD	
D	1	PRVCM7260	JEN WELD	CASEMENT	ALUM	WOOD	
E	3	PRVCM3660	JEN WELD	CASEMENT	ALUM	WOOD	
F	2	FOA3030	JEN WELD	AWNING	ALUM	WOOD	
G	1	PRVCM3630-2	JEN WELD	CASEMENT	ALUM	WOOD	
H	1	4'x4'	BOMAN AND KEMP	SLIDER	VINYL	VINYL	BASEMENT EGRESS WINDOW

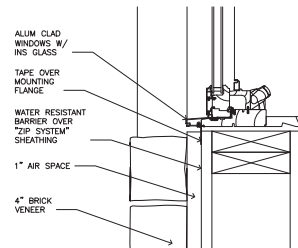
DOOR SCHEDULE									
NO.	DOOR			FRAME		HARDWARE SET	NOTES		
	W	HT	THICK	MATL	FINISH				
1	3'-0"	7'-0"	1-3/4"	CUSTOM	WD / GL	CLEAR	WD PNT	TO BE SELECTED	NEW FRONT DOOR
2	3'-0"	7'-0"	1-3/4"	CUSTOM	WD / GL	CLEAR	WD PNT	TO BE SELECTED	NEW REAR DOOR AND PILOT HOUSE DOOR
3	2'-6"	6'-8"	1-3/8"	PANEL	WD	PNT	WD PNT	PRIVACY LOCK	BATHROOM DOORS
4	2'-8"	6'-8"	1-3/8"	PANEL	WD	PNT	WD PNT	TO BE SELECTED	BEDROOM DOORS
5	(2)2'-0"	6'-8"	1-3/8"	PANEL	WD	PNT	WD PNT	TO BE SELECTED	SLIDER
6	(2)2'-6"	6'-8"	1-3/8"	PANEL	WD	PNT	WD PNT	TO BE SELECTED	CLOSET DOORS
7	2'-6"	6'-8"	1-3/8"	PANEL	WD	PNT	WD PNT	TO BE SELECTED	CLOSET DOORS
8	2'-8"	6'-8"	1-3/8"	LOUVER	WD	PNT	WD PNT	TO BE SELECTED	HVAC CLOSET DOOR
9	5'-0"	6'-8"	1-3/8"	SLIDER	VINYL	VINYL	VINYL	TO BE SELECTED	*JELD WEN* VSD6080



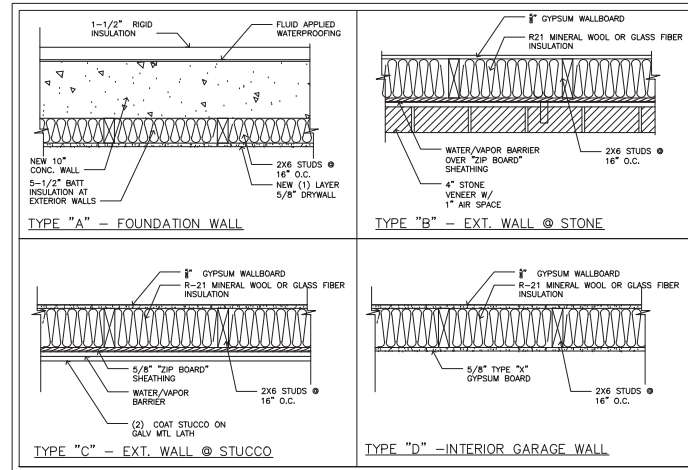
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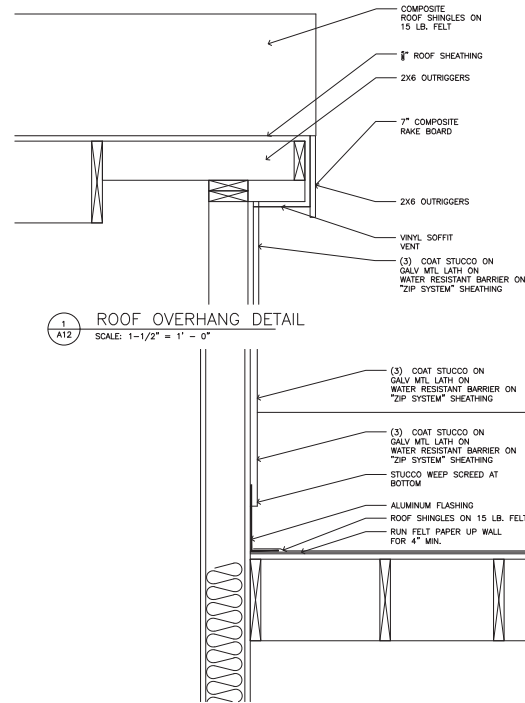
3  
A12  
TYPICAL WINDOW HEAD AT STONE  
SCALE: 3\"/>



3  
A12  
TYPICAL WINDOW SILL AT STONE  
SCALE: 3\"/>



1  
A12  
ROOF OVERHANG DETAIL  
SCALE: 1-1/2\"/>



2  
A12  
SLOPE ROOF TO WALL DETAIL  
SCALE: 1-1/2\"/>

ARCHITECT



1518 walnut street  
suite 1300, philadelphia  
pa. 19102  
t: 215.546.3155  
f: 215.545.3999  
rolaarch@verizon.net

SEAL



OWNER

6625 LINCOLN DRIVE LLC.  
1218 GREEN STREET  
PHILADELPHIA, PA 19123

DATE	DESCRIPTION
1/7/18	ZONING
4/24/19	PERMIT SET
2/13/20	3RD FLR. DIMS
11/16/20	PERMIT SET

NEW RESIDENCES @  
6625 LINCOLN DR.

PROJECT LOCATION

6625 LINCOLN DRIVE  
PHILADELPHIA, PA

BLOCK: -

LOT: -

SHEET TITLE:

PROJECT NO. 18503

SCALE: AS NOTED

DATE: 2018

DRAWN BY: RR

REVIEWED BY: RR

SHEET NO.

A12



## GENERAL NOTES

- THIS PLAN IS TO BE USED FOR TITLE OR CONVEYANCE PURPOSE ONLY.
- PLAN MADE AS PER INSTRUCTIONS OF CLIENT.
- ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED. PROPERTY ZONED AS "RSD-3" RESIDENTIAL SINGLE-FAMILY, DETACHED-3, PARCEL #6625 LINCOLN DR. BUILDING SETBACK LINES PER ZONING CODE SHOWN HEREON.
- ALL DIMENSIONS SHOWN ON THE PLAN ARE PHILADELPHIA DISTRICT STANDARD, THE LEGAL STANDARD OF MEASURE WITHIN THE CITY OF PHILADELPHIA.
- PHILADELPHIA DISTRICT STANDARD DISTANCES TO BE USED FOR TITLE PURPOSES ONLY.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INSURANCE REPORT AND IS SUBJECT TO THE FINDINGS THAT A VALID TITLE REPORT WOULD DISCLOSE.
- SUBJECT PREMISES ARE NOT IN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE.
- REGISTERED OWNER(S): 6625 LINCOLN DR, LLC.
- THE ADDRESSES SHOWN ON THIS PLAN ARE AS PER EXISTING DEEDS OR AS POSTED ON THE PREMISES.
- ADDRESSES FOR ANY NEWLY CREATED PARCELS ARE TO BE ASSIGNED BY THE OFFICE OF PROPERTY ASSESSMENT (OPA/BRT)
- UPON THE FILING AND RECORDING OF A DEED WITH THE DEPARTMENT OF RECORDS OF THE CITY OF PHILADELPHIA, PREPARED IN ACCORDANCE WITH THIS PLAN, THE LINE SHOWN AS PROPOSED SHALL BECOME ACTUAL AND DECLARED.
- A ZONING PERMIT IS REQUIRED FOR ANY PROPOSED CHANGES TO THE LOT LINES INCLUDING CONSOLIDATION OF EXISTING PARCELS.
- PREMISE SHOWN HEREON HAS STREET FRONTAGE.
- UTILITY NOTES:  
THE LOCATION OF UNDERGROUND UTILITIES IS TAKEN FROM PUBLIC RECORDS AND FIELD LOCATIONS OF VENTS, VALVES, MANHOLES, INLETS, ETC.  
  
THE EXTENT, EXACT LOCATION AND DEPTH OF UNDERGROUND HAS NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE.  
  
CONTRACTOR SHALL DETERMINE THE EXTENT, 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 RESULT BY THE CONTRACTORS 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 PENNSYLVANIA ACT NO. 287.
- ELEVATIONS SHOWN ON PLAN ARE FROM PHILADELPHIA CITY PLAN NO. 311.  
PROJECT BENCHMARK: MANHOLE RIM, IN LINCOLN DRIVE APPROXIMATELY 15.8FT FROM THE NE CURB LINE, AND APPROXIMATELY 16.7FT FROM THE NORTHWESTERLY MOST PROPERTY CORNER ELEVATION = 220.977, AS SHOWN HEREON.
- CURB ELEVATIONS AND GRADES ARE FROM PHILADELPHIA CITY PLAN NO. 311.
- THE INFORMATION SHOWN ON THIS PLAN IS FOR THE ULTIMATE USER NAMED HEREON AND IS NOT VALID TO ANY OTHER PARTIES.
- ANY ELECTRONIC REPRODUCTION OF THIS SURVEY AND PLAN IS TO BE FOR THE USE OF THE CLIENT ONLY. AQUA ECONOMICS & ENGINEERING LLC 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 AQUA ECONOMICS & ENGINEERING LLC FROM ANY AND ALL CLAIMS FOR DAMAGES AS A RESULT OF SAID DISCREPANCIES.
- COPYRIGHT 2018 - ALL RIGHTS RESERVED - AQUA ECONOMICS & ENGINEERING LLC. 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 PERMISSION OF AQUA ECONOMICS & ENGINEERING LLC.

### PROJECT SITE:

6625 LINCOLN DRIVE  
PHILADELPHIA PA, 19119

- DEVELOPMENT TYPE: "RE-DEVELOPMENT"
- WATERSHED: "WISSAHICKON"
- COLLECTION SYSTEM: "SEPARATE"
- FLOOD MANAGEMENT DISTRICT: "A"
- IMPERVIOUS COVERAGE CATEGORY: "5"

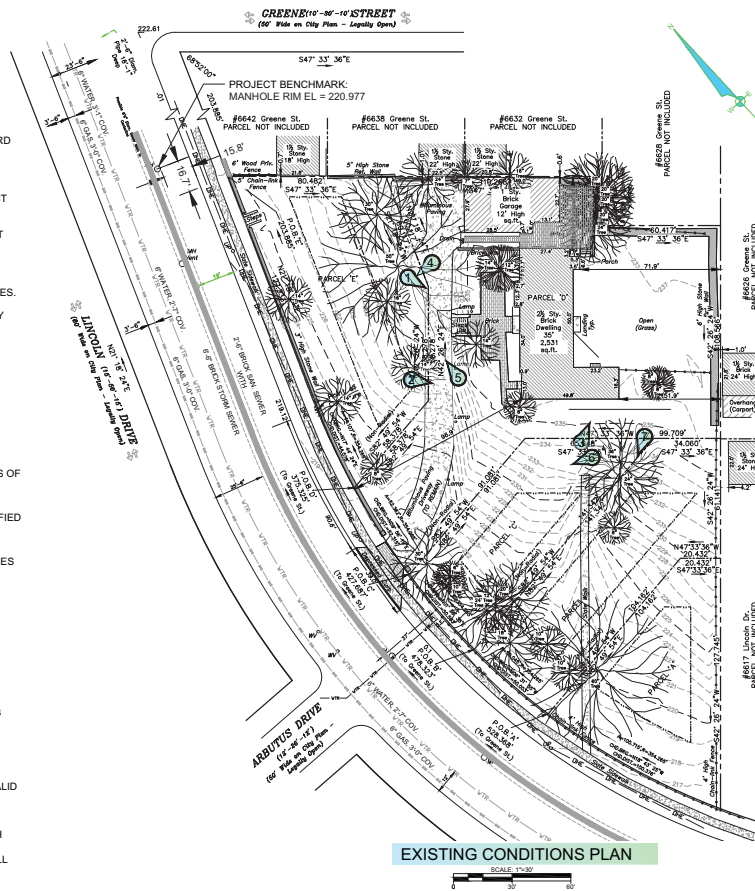
### PROJECT OWNER:

6625 LINCOLN DR, LLC  
1218 GREEN STREET  
PHILADELPHIA, PA 19123

CONTACT: AARON SITBON  
PHONE: (215) 740-2229  
EMAIL: ORON567@GMAIL.COM

### EXISTING ADDRESS & PARCEL INFORMATION

PARCEL	OPA #	TOTAL AREA (SQ. FT.)	TOTAL AREA (AC)
6625 LINCOLN DR.	223266900	52,498.6	1.20520



EXISTING CONDITIONS PLAN

### EXISTING SITE COVER

COVER TYPE	TOTAL AREA (SQ. FT.)
IMPERVIOUS (BUILDING)	3,830
IMPERVIOUS (SURFACE)	7,225
PERVIOUS (LANDSCAPE)	41,444

3			
2			
1	11/01/2018	ADDRESSING CR01-FY19-LINC-5251-01	JAS
No.	Date	Revision	BY

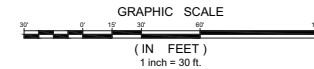
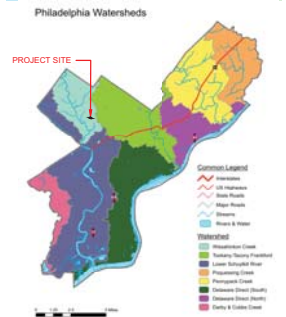
## LEGEND

- |        |                            |
|--------|----------------------------|
| P.O.B. | POINT OF BEGINNING         |
| ○B     | BOLLARD                    |
| ○S     | SIGN                       |
| ○TS    | TRAFFIC SIGN               |
| Hyd    | FIRE HYDRANT               |
| GV     | GAS VALVE                  |
| WV     | WATER VALVE                |
| SV     | SEWER VALVE                |
| UP     | UTILITY POLE               |
| MH     | MAN HOLE                   |
| BTMH   | BELL TELEPHONE MAN HOLE    |
| PECOMH | PECO MAN HOLE              |
| GR     | GRASS                      |
| XX     | EXISTING MINOR CONTOUR     |
| XX     | EXISTING MAJOR CONTOUR     |
| ---    | ZONING SET BACK LINE       |
| ---    | EXISTING GAS LINE          |
| DHE    | EXISTING OVERHEAD ELECTRIC |
| ---    | EXISTING SANITARY SEWER    |
| ---    | EXISTING STORM SEWER       |
| VTR    | EXISTING WATER LINE        |
| →      | TRAFFIC DIRECTION ARROW    |
| Ⓢ      | PHOTOGRAPH LOCATION        |
| ▨      | EXISTING BUILDING          |
| ---    | EXISTING FENCE             |

## SITE LOCATION MAP



## LOCATION / WATERSHED MAP



PWD TRACKING #: FY19-LINC-5251-01

## EXISTING CONDITIONS PLAN

6625 LINCOLN DRIVE 22 <sup>ND</sup> WARD PHILADELPHIA, PA 19119	
 1391 WALTON ROAD BLUE BELL, PA 19422 (267) 885-9875 SHANE@AQUAECONOMICS.COM	Owner(s) AARON SITBON 6625 LINCOLN DR, LLC 1218 GREEN ST. PHILADELPHIA, PA 19123 (215) 740-2229 ORON567@GMAIL.COM Municipality Philadelphia County Philadelphia State PA Drawn JAS Scale 1" = 30' Old PL Date 03/07/19 File 6625 LINCOLN DR. (SUBDIV.) Drawing Sheet 1 of 8
SHANE MCALEER PA PROFESSIONAL ENGINEER LICENSE NO. - PE083579	

## STREETS DEPARTMENT NOTES

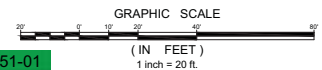
- ALL WORK TO BE DONE IN ACCORDANCE WITH STANDARD SPECIFICATIONS, APPROVED DRAWINGS, AND REGULATIONS OF THE DEPARTMENT OF STREETS, PHILADELPHIA WATER DEPARTMENT, PHILADELPHIA PARKS & RECREATION DEPARTMENT, AND SPECIAL PROVISIONS OF THE PROPOSAL.
- PURSUANT TO THE REQUIREMENTS OF PENNSYLVANIA ACT 287 (1974), AND ONE AS AMENDED, THE CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776, AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION, PENNSYLVANIA ONE CALL SYSTEM: [WARD 22 - 20180591533].
- UTILITIES SHOWN ARE TAKEN FROM PUBLIC RECORD. THE CONTRACTOR MUST VERIFY THE EXACT LOCATION AND DEPTH.
- HORIZONTAL AND VERTICAL CONTROL, LINE AND GRADE STAKES FOR CURBS, PAVING, ETC. WILL BE FURNISHED BY THE 9<sup>TH</sup> SURVEY DISTRICT OF THE CITY OF PHILADELPHIA BASED ON ITEM #4-1040.
- PERMITS FOR BOLLARDS, CURB, & SIDEWALK PAVING WILL BE FURNISHED BY THE 4<sup>TH</sup> HIGHWAY DISTRICT OF PHILADELPHIA.
- THE CITY OF PHILADELPHIA SHALL PROVIDE INSPECTION SERVICES FOR PAVING RELATED WORK, TO BE PAID UNDER ITEM #4-1041 AT A COST OF \$345 PER DAY. THE CONTRACTOR SHALL CONTACT THE CONSTRUCTION UNIT OF THE DIVISION OF SURVEYS, DESIGN & CONSTRUCTION AT (215) 686-5539, A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. THIS ITEM, INSPECTION SERVICES, SHALL BE INCLUDED IN THE CONTRACTOR'S BID.
- STREET LIGHT POLE LOCATIONS ARE NOT FINAL. THE STREETS DEPARTMENT STREET LIGHTING ENGINEER WILL DETERMINE THE EXACT LOCATIONS OF THE STREET LIGHT POLES DURING CONSTRUCTION. CONTACT THE STREET LIGHTING ENGINEER AT (215) 686-5517.
- STREET TREES MUST BE PERMITTED BY THE PHILADELPHIA DEPARTMENT OF PARKS & RECREATION. CONTACT THE STREET TREE MANAGEMENT DIVISION AT (215) 685-4363.
- FOR PROJECTS ON STATE ROUTES, NOTICE IS HEREBY GIVEN THAT THE RECEIPT OF A PERMIT FROM EITHER THE PHILADELPHIA STREETS DEPARTMENT, OR THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PENNDOT) DOES NOT IMPLY A PERMIT FROM THE OTHER. ALL PERMITS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.

## GENERAL NOTES

- THE PROJECT SITE, UNDER GOING A REDEVELOPMENT, IS SHOWN TO HAVE ONE(1) EXISTING SINGLE-FAMILY HOME, AND FOUR(4) PROPOSED SINGLE-FAMILY HOMES.
- RESET ALL UTILITY SERVICE VALVE COVERS AND MANHOLES TO GRADE AS NECESSARY.
- ALL DIMENSIONS SHOWN ARE PHILADELPHIA DISTRICT STANDARD.
- RESTORE FADED AND DISTURBED PAVEMENT MARKINGS PER CITY OF PHILADELPHIA STANDARDS.
- EXISTING CURB LINES TO REMAIN.
- RESET EXISTING GRANITE CURBLINE AS PER GRADING PLAN. REPLACE ANY DAMAGED SECTIONS IN KIND.
- PROJECT BENCHMARK: MANHOLE RIM, IN LINCOLN DRIVE NORTH BOUND R.O.W., APPROXIMATELY 16.7 FT FROM NORTHERN PROPERTY CORNER, AND APPROXIMATELY 15.8 FT FROM EASTERLY CURB LINE. ELEVATION = 220.977, AS SHOWN ON EXISTING CONDITIONS PLAN.

## LEGEND

P.O.B.	POINT OF BEGINNING
OB	BOLLARD
OS	SIGN
TS	TRAFFIC SIGN
Hyd	FIRE HYDRANT
GV	GAS VALVE
WV	WATER VALVE
SV	SEWER VALVE
UP	UTILITY POLE
LP	LIGHT POLE
SB	SIGN BASE
TP	TRAFFIC PANEL
SL	STREET LIGHT
MH	MAN HOLE
BTMH	BELL TELEPHONE MAN HOLE
PECOMH	PECO MAN HOLE
XX	EXISTING MINOR CONTOUR
XX	EXISTING MAJOR CONTOUR
XX	PROPOSED MINOR CONTOUR
XX	PROPOSED MAJOR CONTOUR
→	TRAFFIC DIRECTION ARROW
---	LIMIT OF DISTURBANCE
[Solid Grey Box]	PROPOSED BUILDING
[Dotted Box]	PROPOSED CONCRETE
[Hatched Box]	PROPOSED PAVEMENT RESTORATION



PWD TRACKING #: FY19-LINC-5251-01

## SITE DEVELOPMENT PLAN

6625 LINCOLN DRIVE  
22<sup>ND</sup> WARD PHILADELPHIA, PA 19119



1391 WALTON ROAD  
BLUE BELL, PA 19422  
(267) 885-9875  
SHANE@AQUAECONOMICS.COM

**PAUL LONIE**  
PA PROFESSIONAL LAND SURVEYOR  
LICENSE NO.: 5024461E

No.	Date	Revision	BY
3	07/29/2019	ADDRESSING FY19-LINC-5251-01, TR03	JAS
2	11/26/18	ADDRESSING ROW LOG NO. 2018-4333	JAS

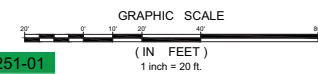
Owner(s)	6625 LINCOLN DR, LLC 1218 GREEN ST, PHILADELPHIA, PA 19123
Municipality	Philadelphia
County	Philadelphia
State	PA
Drawn	JAS
Scale	1" = 20'
Old	PL
Date	7/26/2019
File	6625 LINCOLN DR. (SUBDIV.)
Drawing	Sheet 2 of 7



LEGEND	
P.O.B.	POINT OF BEGINNING
OB	BOLLARD
OS	SIGN
OTS	TRAFFIC SIGN
Hyd	FIRE HYDRANT
GV	GAS VALVE
WV	WATER VALVE
SV	SEWER VALVE
UP	UTILITY POLE
LP	LIGHT POLE
SB	SIGN BASE
TP	TRAFFIC PANEL
SL	STREET LIGHT
MH	MAN HOLE
BTMH	BELL TELEPHONE MAN HOLE
PECOMH	PECO MAN HOLE
XX	EXISTING MINOR CONTOUR
XX	EXISTING MAJOR CONTOUR
XX	PROPOSED MINOR CONTOUR
XX	PROPOSED MAJOR CONTOUR
→	TRAFFIC DIRECTION ARROW
---	LIMIT OF DISTURBANCE
[Solid Grey]	PROPOSED BUILDING
[Dotted]	PROPOSED CONCRETE
[Cross-hatched]	PROPOSED PAVERS
888.88'	PROPOSED SPOT ELEVATION



Know what's below.  
Call 8-1-1 before you dig.  
800.486.1600 (24/7)



PWD TRACKING #: FY19-LINC-5251-01

### GRADING PLAN

6625 LINCOLN DRIVE  
22<sup>ND</sup> WARD PHILADELPHIA, PA 19119



1391 WALTON ROAD  
BLUE BELL, PA 19422  
(267) 885-9875  
SHANE@AQUAECONOMICS.COM

Owner(s)	6625 LINCOLN DR, LLC 1218 GREEN ST. PHILADELPHIA, PA 19123
Municipality	Philadelphia
County	Philadelphia
State	PA
Drawn	JAS
Scale	1" = 20'
Ckd	PL
Date	7/28/2019
File	6625 LINCOLN DR. (SUBDIV.)
Drawing	Sheet 3 of 7

PAUL LONIE

PA PROFESSIONAL LAND SURVEYOR  
LICENSE NO.: 5024461E

3	07/29/2019	ADDRESSING FY19-LINC-5251-01, TR03	JAS
2	11/26/18	ADDRESSING ROW LOG NO. 2018-4333	JAS
No.	Date	Revision	BY



# PROPOSED UTILITY CONNECTIONS

ID	CONNECTION TYPE	SIZE	MATERIAL	COMMENT
D1	STORM CONNECTION	10"	CAST IRON PIPE	CONDN W/ EX 8" 4" STORM SEWER
D2	STORM CONNECTION	10"	CAST IRON PIPE	CONDN W/ EX 8" 4" STORM SEWER
D3	STORM CONNECTION	10"	CAST IRON PIPE	CONDN W/ EX 8" 4" STORM SEWER
D4	STORM CONNECTION	10"	CAST IRON PIPE	CONDN W/ EX 8" 4" STORM SEWER
G1	GAS CONNECTION	1"	COPPER PIPE	CONDN W/ EX 4" GAS MAIN
G2	GAS CONNECTION	1"	COPPER PIPE	CONDN W/ EX 4" GAS MAIN
G3	GAS CONNECTION	1"	COPPER PIPE	CONDN W/ EX 4" GAS MAIN
G4	GAS CONNECTION	1"	COPPER PIPE	CONDN W/ EX 4" GAS MAIN
S1	SANITARY CONNECTION	6"	VITRIFIED CLAY PIPE	CONDN W/ EX 2" 4" SANITARY SEWER
S2	SANITARY CONNECTION	6"	VITRIFIED CLAY PIPE	CONDN W/ EX 2" 4" SANITARY SEWER
S3	SANITARY CONNECTION	6"	VITRIFIED CLAY PIPE	CONDN W/ EX 2" 4" SANITARY SEWER
S4	SANITARY CONNECTION	6"	VITRIFIED CLAY PIPE	CONDN W/ EX 2" 4" SANITARY SEWER
W1	WATER CONNECTION	1"	COPPER PIPE	CONDN W/ EX 6" WATER MAIN
W2	WATER CONNECTION	1"	COPPER PIPE	CONDN W/ EX 6" WATER MAIN
W3	WATER CONNECTION	1"	COPPER PIPE	CONDN W/ EX 6" WATER MAIN
W4	WATER CONNECTION	1"	COPPER PIPE	CONDN W/ EX 6" WATER MAIN

# GENERAL NOTES

- ONLY COPIES FROM THE ORIGINAL OF THIS PLAN, CLEARLY MARKED WITH AN ORIGINAL EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID COPIES.
- DIMENSIONS ARE IN DISTRICT STANDARD UNITS.
- ELEVATIONS ARE SHOWN REFERENCED TO PHILADELPHIA CITY DATUM AS SHOWN ON THE PHILADELPHIA CITY PLAN.
- ALL ENCROACHMENTS ARE SHOWN ON THE PLAN, AND EXISTING ENCROACHMENTS ARE PROPOSED TO BE DEMOLISHED.
- EXISTING UTILITIES SHOWN HEREON HAVE BEEN VERIFIED BY SURVEY PREPARED BY AQUA ECONOMICS & ENGINEERING, LLC, DATED 05/25/18.
- PROPOSED UTILITIES SERVICES AND SIZES TO BE CONSIDERED APPROXIMATE AND ARE TO BE VERIFIED BY LICENSED MECHANICAL/ELECTRICAL PROFESSIONAL.
- THIS SITE IS OWNED, OPERATED, AND MAINTAINED BY 6625 LINCOLN DRIVE, LLC.
- DEVELOPER/OWNER WILL COMPLY WITH ALL PHILADELPHIA REGULATIONS PERTAINING TO PROPER ABANDONMENT AND/OR REUSE OF WATER SERVICE LINES AND SEWER LATERALS. PROOF OF ABANDONMENT AND/OR WATER DISCONTINUANCE MUST BE PROVIDED UPON REQUEST.

# ACT 287

ALL PARTIES UTILIZING THIS PLAN AND THE INFORMATION CONTAINED THEREON ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF THE PENNSYLVANIA ACT 287 AS AMENDED BY PENNSYLVANIA ACT 199, OF 204 ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW". ALL EXISTING UNDERGROUND UTILITIES ARE TO BE CONSIDERED APPROXIMATE ONLY AND ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND THE APPROPRIATE UTILITY COMPANY PRIOR TO THE COMMENCEMENT OF THE SITE WORK, IN ACCORDANCE WITH ACT 287.

3	07/29/2019	ADDRESSING FY19-LINC-5251-01, TR03	JAS
2	06/24/2019	ADDRESSING FY19-LINC-5251-01, TR02	JAS
1	06/03/2019	ADDRESSING FY19-LINC-5251-01, TR01	JAS
No.	Date	Revision	BY

# UTILITY CONTACTS

- PHILADELPHIA DEPARTMENT OF STREETS  
RIGHT-OF-WAY UNIT  
MAUREEN WANGARI - UTILITY CONTACT  
1401 JOHN F. KENNEDY BOULEVARD, ROOM 960  
PHILADELPHIA, PA 19102  
(215) 686-5097  
MAUREEN.WANGARI@PHILA.GOV
- PHILADELPHIA GAS WORKS  
RYAN BREAM  
800 W. MONTGOMERY AVENUE  
PHILADELPHIA, PA 19122  
(215) 684-6719  
RYAN.BREAM@PGWORKS.COM
- PHILADELPHIA WATER DEPARTMENT  
MIKE QUINN  
1101 MARKET STREET, ARAMARK TOWER  
2ND FLOOR  
PHILADELPHIA, PA 19107  
(215) 685-6309  
MICHAEL.QUINN@PHILA.GOV
- SEPTA  
ROBIN YOUMANS  
1234 MARKET STREET  
PHILADELPHIA, PA 19107  
(215) 580-7635  
RYOUMAS@SEPTA.ORG
- PECO ENERGY  
MARK ALLGAIER  
830 S. SCHUYLKILL AVENUE  
PHILADELPHIA, PA 19146  
(215) 731-3232  
MARK.ALLGAIER@EXELONCORP.COM
- VERIZON COMMUNICATIONS  
BRIAN M. MAGEE, MANAGER, OSPE  
900 RACE STREET, 6TH FLOOR  
PHILADELPHIA, PA 19107  
(215) 351-6051  
BRIAN.M.MAGEE@VERIZON.COM
- COMCAST  
JACK CLAYTON  
4400 WAYNE AVENUE  
PHILADELPHIA, PA 19140  
(215) 339-7912  
JACK.CLAYTON@CABLE.COMCAST.COM

# SITE LOCATION MAP

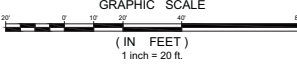


# EXISTING LEGEND

- P.O.B. POINT OF BEGINNING
- GV GAS VALVE
- WV WATER VALVE
- SV SEWER VALVE
- UP UTILITY POLE
- MH MAN HOLE
- EXISTING BUILDING
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- TRAFFIC DIRECTION ARROW

# PROPOSED LEGEND

- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED BUILDING (IMPERVIOUS)
- SUBSURFACE INFILTRATION BASIN (SWM BASIN)
- PAVERS (PERVIOUS)
- PROPOSED UTILITY LINES
- PROPOSED YARD DRAIN
- DOWNSPOUT & SPLASH PAD
- PROPOSED TRENCH DRAIN
- PROPOSED OUTLET STRUCTURE
- PROPOSED WATER METER
- PROPOSED FIRE/WATER CURB STOP
- PROPOSED FRESH AIR INLET



PWD TRACKING #: FY19-LINC-5251-01

# UTILITY PLAN

6625 LINCOLN DRIVE  
22<sup>ND</sup> WARD PHILADELPHIA, PA 19119



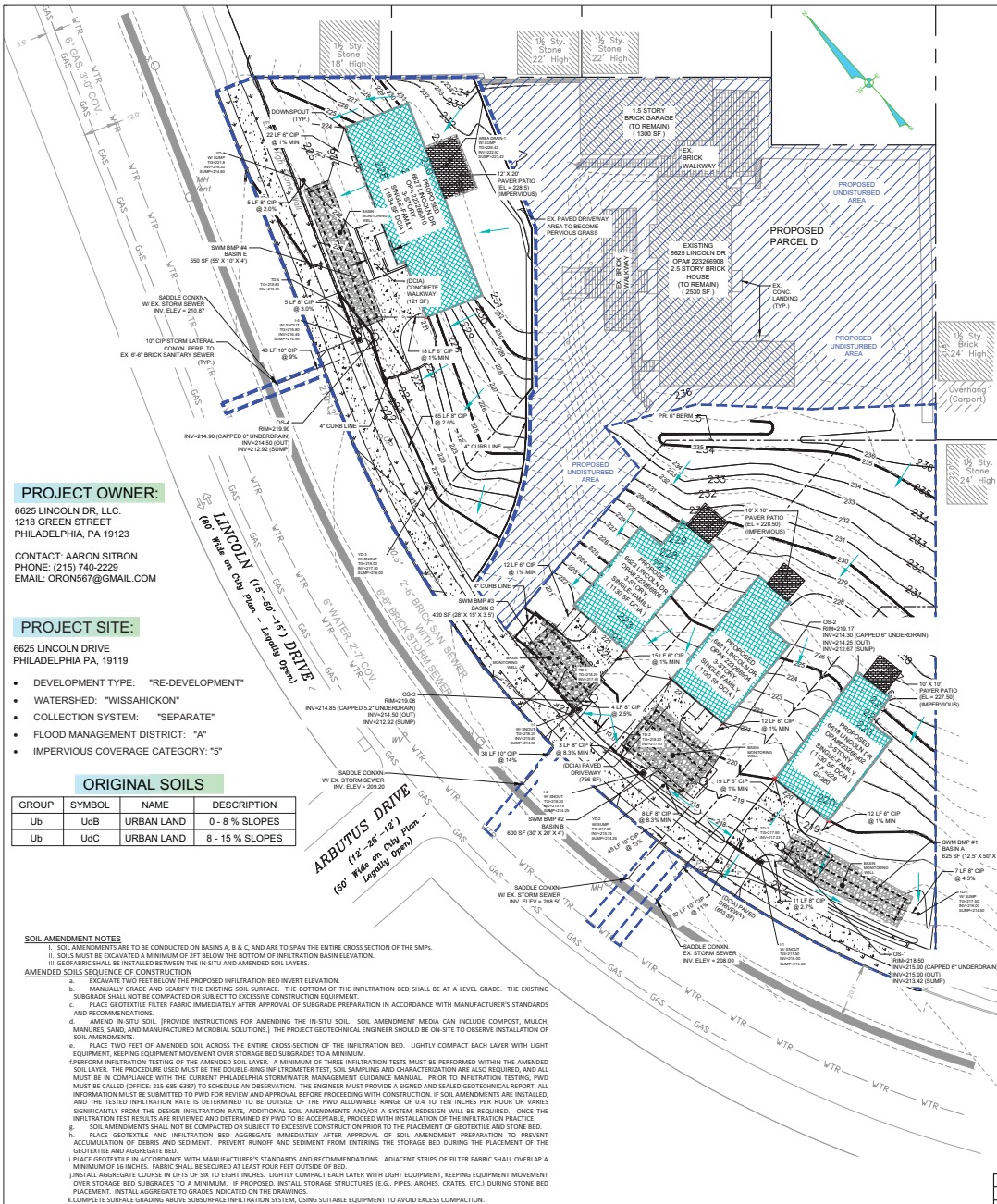
1391 WALTON ROAD  
BLUE BELL, PA 19422  
(267) 885-9875  
SHANE@AQUAECONOMICS.COM

SHANE MCALEER

PA PROFESSIONAL ENGINEER  
LICENSE NO.: PE083579

Owner(s)	ARARON STEIN 6625 LINCOLN DR, LLC 1234 GREEN ST. PHILADELPHIA, PA 19123 (215) 740-2229 ARARON@ARARON.COM
Municipality	Philadelphia
County	Philadelphia
State	PA
Drawn	JAS
Old	PL
Date	03/07/19
File	6625 LINCOLN DR. (SUBDIV.)
Drawing	Sheet 4 of 8





**PROJECT OWNER:**  
6625 LINCOLN DR, LLC,  
1218 GREEN STREET  
PHILADELPHIA, PA 19123

**CONTACT:** AARON SITBON  
PHONE: (215) 740-2229  
EMAIL: ORO567@GMAIL.COM

- PROJECT SITE:**  
6625 LINCOLN DRIVE  
PHILADELPHIA PA, 19119
- DEVELOPMENT TYPE: "RE-DEVELOPMENT"
  - WATERSHED: "WISSAHICKON"
  - COLLECTION SYSTEM: "SEPARATE"
  - FLOOD MANAGEMENT DISTRICT: "A"
  - IMPERVIOUS COVERAGE CATEGORY: "S"

ORIGINAL SOILS			
GROUP	SYMBOL	NAME	DESCRIPTION
Ub	Udb	URBAN LAND	0 - 8 % SLOPES
Ub	Udc	URBAN LAND	8 - 15 % SLOPES

**SOIL AMENDMENT NOTES**

- SOIL AMENDMENTS ARE TO BE CONDUCTED ON BASINS A, B & C, AND ARE TO SPAN THE ENTIRE CROSS SECTION OF THE SMPs.
- SOILS MUST BE EXCAVATED A MINIMUM OF 2" BELOW THE BOTTOM OF THE INFILTRATION BASIN ELEVATION.
- GEOTEXTILE SHALL BE INSTALLED BETWEEN THE IN-SITU AND AMENDED SOIL LAYERS.

**AMENDED SOILS SEQUENCE OF CONSTRUCTION**

- EXCAVATE TWO FEET BELOW THE PROPOSED INFILTRATION BED INVERT ELEVATION.
- MANUALLY GRADE AND SCARIFY THE EXISTING SOIL SURFACE. THE BOTTOM OF THE INFILTRATION BED SHALL BE AT A LEVEL GRADE. THE EXISTING SUBGRADE SHALL NOT BE COMPACTED OR SUBJECT TO EXCESSIVE CONSTRUCTION EQUIPMENT.
- PLACE GEOTEXTILE FILTER FABRIC IMMEDIATELY AFTER APPROVAL OF SUBGRADE PREPARATION IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDATIONS.
- AMEND IN-SITU SOIL. PROVIDE INSTRUCTIONS FOR AMENDING THE IN-SITU SOIL. SOIL AMENDMENT MEDIA CAN INCLUDE COMPOST, MULCH, MANURES, SAND, AND MANUFACTURED MICROBIAL SOLUTIONS. THE PROJECT GEOTECHNICAL ENGINEER SHOULD BE ON-SITE TO OBSERVE INSTALLATION OF SOIL AMENDMENTS.
- PLACE TWO FEET OF AMENDED SOIL ACROSS THE ENTIRE CROSS SECTION OF THE INFILTRATION BED. LIGHTLY COMPACT EACH LAYER WITH LIGHT EQUIPMENT, KEEPING EQUIPMENT MOVEMENT OVER STORAGE BED SUBGRADES TO A MINIMUM.
- PERFORM INFILTRATION TESTING OF THE AMENDED SOIL LAYER. A MINIMUM OF THREE INFILTRATION TESTS MUST BE PERFORMED WITHIN THE AMENDED SOIL LAYER. THE PROCEDURE USED MUST BE THE DOUBBLE RING INFILTRATION TEST. SOIL SAMPLING AND CHARACTERIZATION ARE ALSO REQUIRED, AND ALL MUST BE IN COMPLIANCE WITH THE CURRENT PHILADELPHIA STORMWATER MANAGEMENT GUIDANCE MANUAL. PRIOR TO INFILTRATION TESTING, PWD MUST BE CALLED OFFICE: 215-485-4390 TO SCHEDULE AN OBSERVATION. THE ENGINEER MUST PROVIDE A SIGNED AND SEALED GEOTECHNICAL REPORT. ALL INFORMATION MUST BE SUBMITTED TO PWD FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION. IF SOIL AMENDMENTS ARE INSTALLED, AND THE TESTED INFILTRATION RATE IS DETERMINED TO BE OUTSIDE OF THE PWD ALLOWABLE RANGE OF 0.4 TO TEN INCHES PER HOUR OR VARIES SIGNIFICANTLY FROM THE DESIGN INFILTRATION RATE, ADDITIONAL SOIL AMENDMENTS AND/OR A SYSTEM REDESIGN WILL BE REQUIRED. ONCE THE INFILTRATION TEST RESULTS ARE REVIEWED AND DETERMINED BY PWD TO BE ACCEPTABLE, PROCEED WITH INSTALLATION OF THE INFILTRATION PRACTICE.
- SOIL AMENDMENTS SHALL NOT BE COMPACTED OR SUBJECT TO EXCESSIVE CONSTRUCTION PRIOR TO THE PLACEMENT OF GEOTEXTILE AND STONE BED.
- PLACE GEOTEXTILE AND INFILTRATION BED AGGREGATE IMMEDIATELY AFTER APPROVAL OF SOIL AMENDMENT PREPARATION TO PREVENT ACCUMULATION OF DEBRIS AND SEDIMENT. PREVENT RUNOFF AND SEDIMENT FROM ENTERING THE STORAGE BED DURING THE PLACEMENT OF THE GEOTEXTILE AND AGGREGATE BED.
- PLACE GEOTEXTILE IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDATIONS. ADJACENT STRIPS OF FILTER FABRIC SHALL OVERLAP A MINIMUM OF 16 INCHES. FABRIC SHALL BE SECURED AT LEAST FOUR FEET OUTSIDE OF BED.
- INSTALL AGGREGATE COURSE IN LOTS OF SIX TO EIGHT INCHES. LIGHTLY COMPACT EACH LAYER WITH LIGHT EQUIPMENT, KEEPING EQUIPMENT MOVEMENT OVER STORAGE BED SUBGRADES TO A MINIMUM. IF PROPOSED, INSTALL STORAGE STRUCTURES (E.G., PIPES, ARCHES, CRATES, ETC.) DURING STONE BED PLACEMENT. INSTALL AGGREGATE TO GRADES INDICATED ON THE DRAWINGS.
- COMPLETE SURFACE GRADING ABOVE SUBSURFACE INFILTRATION SYSTEM, USING SUITABLE EQUIPMENT TO AVOID EXCESS COMPACTION.

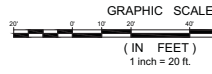
- SUBSURFACE INFILTRATION BASIN CONSTRUCTION SEQUENCE**
- AREAS FOR PROPOSED SUBSURFACE INFILTRATION SMPs MUST BE PHYSICALLY MARKED AS HEAVY EQUIPMENT EXCLUSION ZONES PRIOR TO ANY LAND-DISTURBING ACTIVITIES TO AVOID SOIL DISTURBANCE AND COMPACTION DURING CONSTRUCTION. INSTALL CONSTRUCTION FENCING AROUND SUBSURFACE INFILTRATION AREAS. IF AREAS ARE COMPACTED DURING CONSTRUCTION, ADDITIONAL INFILTRATION TESTING AND POTENTIAL REDESIGN EFFORTS MAY BE REQUIRED.
  - PROVIDE EROSION AND SEDIMENTATION CONTROL PROTECTION ON THE SITE SUCH THAT CONSTRUCTION RUNOFF IS DIRECTED AWAY FROM THE PROPOSED SUBSURFACE INFILTRATION SMP. SEDIMENT DEPOSITED IN A SUBSURFACE INFILTRATION SMP DURING CONSTRUCTION, PARTICULARLY A STONE BED, CAN SIGNIFICANTLY REDUCE PORE PERFORMANCE. THE DESIGNER IS REQUIRED TO THE LATEST EDITION OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (PA DEP) EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL FOR INFORMATION ON DESIGN STANDARDS FOR EROSION AND SEDIMENTATION CONTROL PRACTICES.
  - INFILTRATION AREAS MAY NOT BE USED AS SEDIMENT TRAPS DURING CONSTRUCTION, UNLESS AT LEAST TWO FEET OF SOL ARE LEFT IN PLACE WHILE THE AREA IS SERVING AS A SEDIMENT TRAP AND SUBSEQUENTLY REMOVED DURING CONSTRUCTION AFTER THE CONTRIBUTING DRAINAGE AREAS HAVE BEEN STABILIZED.
  - COMPLETE SITE ELEVATION GRADING AND STABILIZE ALL DISTURBED SOIL. STABILIZATION OF DISTURBED AREAS MUST BE IMPLEMENTED BEFORE FINALIZING THE SUBSURFACE INFILTRATION SMP'S EXCAVATION AND CONSTRUCTION.
  - EXCAVATE SUBSURFACE INFILTRATION AREA TO PROPOSED DEPTH AND MANUALLY GRADE AND SCARIFY THE EXISTING SOIL SURFACE. THE BOTTOM OF THE INFILTRATION BED MUST BE AT A LEVEL GRADE.
  - THE SUBSURFACE MUST NOT BE COMPACTED OR SUBJECT TO EXCESSIVE CONSTRUCTION EQUIPMENT PRIOR TO PLACEMENT OF GEOTEXTILE AND STONE BED. THE USE OF MACHINERY TO LOAD STONE FROM OUTSIDE OF THE INFILTRATION BED FOOTPRINT IS RECOMMENDED. STONE SHOULD BE CAREFULLY PLACED, NOT DUMPED, IN THE INFILTRATION BED. IF IT IS ESSENTIAL THAT EQUIPMENT BE USED IN THE EXCAVATED AREA, ALL EQUIPMENT MUST BE LOW GROUND PRESSURE EQUIPMENT AND APPROVED BY PWD. USE OF EQUIPMENT WITH NARROW TRACKS OR TIRES, RUBBER TIRES WITH LARGE LOGS, OR HIGH PRESSURE TIRES WILL CAUSE EXCESSIVE COMPACTION AND MUST NOT BE USED. SHOULD THE SUBSURFACE BE COMPACTED DURING CONSTRUCTION, ADDITIONAL TESTING OF SOIL INFILTRATION RATES AND SMP REDESIGN MAY BE REQUIRED. ROCK CONSTRUCTION ENTRANCES MUST NOT BE LOCATED ON TOP OF AREAS PROPOSED FOR INFILTRATION PRACTICES.
  - PLACE GEOTEXTILE AND STONE AGGREGATE IMMEDIATELY AFTER APPROVAL OF SUBGRADE PREPARATION TO PREVENT ACCUMULATION OF DEBRIS OR SEDIMENT. PREVENT RUNOFF AND SEDIMENT FROM ENTERING THE INFILTRATION BED DURING THE PLACEMENT OF THE GEOTEXTILE AND AGGREGATE BED.
  - PLACE GEOTEXTILE IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDATIONS. SECURE GEOTEXTILE AT LEAST FOUR FEET OUTSIDE OF BED. ADJACENT STRIPS OF FILTER FABRIC MUST OVERLAP A MINIMUM OF 16 INCHES.
  - INSTALL AGGREGATE COURSE IN LOTS OF SIX TO EIGHT INCHES. LIGHTLY COMPACT EACH LAYER WITH EQUIPMENT, KEEPING EQUIPMENT MOVEMENT OVER STORAGE BED SUBGRADES TO A MINIMUM. INSTALL AGGREGATE TO GRADES INDICATED ON THE DRAWINGS.
  - ALL STONE THAT MAKES UP THE INFILTRATION SMP MUST REMAIN FREE OF SEDIMENT. IF SEDIMENT ENTERS THE STONE, THE CONTRACTOR MAY BE REQUIRED TO REMOVE THE SEDIMENT AND REPLACE WITH CLEAN WASHED STONE.
  - CONFIRM AND DOCUMENT INVERT ELEVATIONS AND DIMENSIONS FOR ALL STRUCTURES SUCH AS CHAMBERS AND PIPES PRIOR TO BACKFILL.
  - BACKFILL TO FINISHED GRADE. ENSURE BACKFILL IS PROPERLY COMPACTED IN ACCORDANCE WITH SPECIFICATIONS. ENSURE BACKFILL PROCESS DOES NOT DISRUPT PIPE PLACEMENT AND CONFIGURATION.
  - STRUCTURES SUCH AS INLET BOXES, REINFORCED CONCRETE BOXES, INLET CONTROLS, AND OUTLET CONTROLS MUST BE CONSTRUCTED ACCORDING TO MANUFACTURER'S GUIDELINES OR DESIGN PROFESSIONAL'S GUIDANCE.
  - COMPLETE SURFACE GRADING ABOVE SUBSURFACE INFILTRATION SMP, USING SUITABLE EQUIPMENT TO AVOID EXCESS COMPACTION.
  - ONCE THE SITE IS PERMANENTLY STABILIZED WITH VEGETATION, REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.

**TOTAL LIMIT OF DISTURBANCE = 40,190 SF**

**OPERATION AND MAINTENANCE**

EARLY MAINTENANCE ACTIVITY	FREQUENCY
INSPECT EROSION CONTROL AND FLOW SPREADING DEVICES UNTIL SOIL SETTLEMENT AND VEGETATIVE ESTABLISHMENT OF CONTRIBUTING AREAS HAS OCCURRED.	BIWEEKLY
INSPECT INLET CONTROLS, OUTLET STRUCTURES, AND STORAGE AREAS FOR TRASH AND SEDIMENT ACCUMULATION	MONTHLY FOR THE FIRST YEAR AFTER INSTALLATION TO DETERMINE ONGOING MAINTENANCE FREQUENCY

ONGOING MAINTENANCE ACTIVITY	FREQUENCY
REGULARLY CLEAN OUT GUTTERS AND CATCH BASINS TO REDUCE SEDIMENT LOAD TO INFILTRATION SMP. CLEAN INTERMEDIATE SUMP BOXES, REPLACEMENT FILTERS, AND OTHERWISE CLEAN PRE-TREATMENT AREAS IN DIRECTLY CONNECTED SYSTEMS.	AS NEEDED
REMOVE SEDIMENT AND DEBRIS FROM SUBSURFACE INFILTRATION SMP PRETREATMENT CHAMBER, AS APPLICABLE WHEN THE SEDIMENT ZONE IS 1/2 FULL.	AS NEEDED
REMOVE SEDIMENT AND DEBRIS FROM PIPE/VAULT SYSTEMS. SEDIMENT DEPTH IS NOT TO REACH A MAXIMUM DEPTH OF FOUR INCHES BELOW THE SMP'S OUTLET INVERT ELEVATION. REMOVAL OF SEDIMENT FROM GRID SYSTEMS MUST BE PER MANUFACTURER'S RECOMMENDATIONS OR AS PER THE SITE-SPECIFIC MAINTENANCE PLAN.	AS NEEDED
INSPECT SUBSURFACE INFILTRATION FACILITY AND CONTROL STRUCTURES.	QUARTERLY
REMOVE FLOATING DEBRIS AND ACCUMULATED PETROLEUM PRODUCTS.	QUARTERLY
EVALUATE THE DRAIN DOWN TIME OF THE SMP AFTER A STORM OF AT LEAST ONE INCH TO ENSURE A SMP DRAIN DOWN TIME OF LESS THAN 72 HOURS.	QUARTERLY
MAINTAIN RECORDS OF ALL INSPECTIONS AND MAINTENANCE ACTIVITY.	ONGOING



**PWD TRACKING #: FY19-LINC-5251-01**

**ACT 287**

ALL PARTIES UTILIZING THIS PLAN AND THE INFORMATION CONTAINED THEREON ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF THE PENNSYLVANIA ACT 199, OF 204 ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW". ALL EXISTING UNDERGROUND UTILITIES ARE TO BE CONSIDERED APPROXIMATE ONLY AND ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND THE APPROPRIATE UTILITY COMPANY PRIOR TO THE COMMENCEMENT OF THE SITE WORK, IN ACCORDANCE WITH ACT 287.

No.	Date	Revision	BY
3	07/29/2019	ADDRESSING FY19-LINC-5251-01, TR03	JAS
2	06/24/2019	ADDRESSING FY19-LINC-5251-01, TR02	JAS
1	06/03/2019	ADDRESSING FY19-LINC-5251-01, TR01	JAS

**POST CONSTRUCTION STORMWATER MANAGEMENT PLAN**

6625 LINCOLN DRIVE  
22<sup>ND</sup> WARD PHILADELPHIA, PA 19119

**AQUA ECONOMICS**

1391 WALTON ROAD  
BLUE BELL, PA 19422  
(267) 885-9875  
SHANE@AQUAECONOMICS.COM

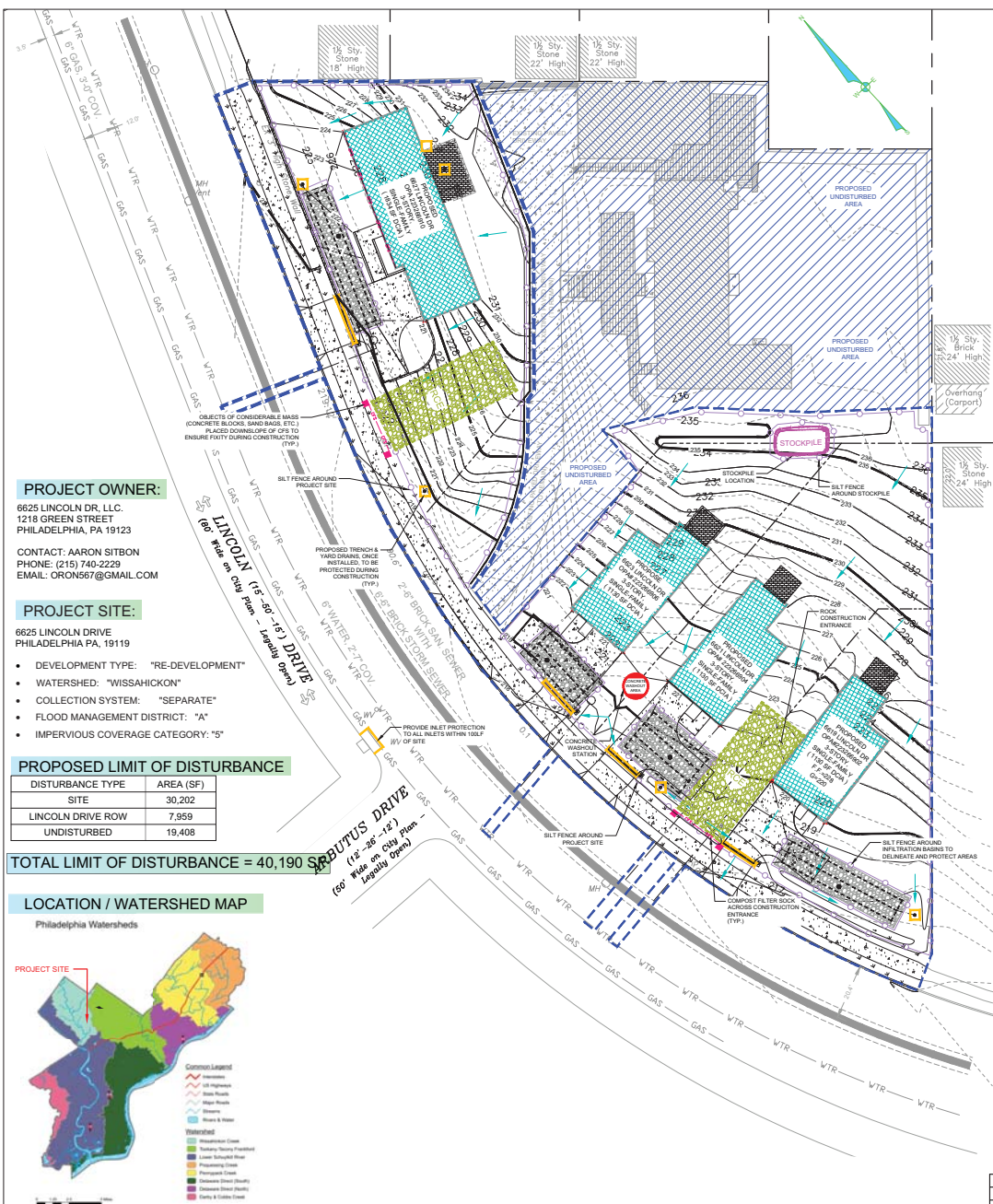
Owner(s)	AARON SITBON 6625 LINCOLN DR, LLC 1218 GREEN ST. PHILADELPHIA, PA 19123 (215) 740-2229 ORON567@GMAIL.COM
Municipality	Philadelphia
County	Philadelphia
State	PA
Drawn	JAS
Scale	1" = 20'
Old	PL
Date	03/07/19
File	6625 LINCOLN DR. (SUBDIV.)
Drawing	Sheet 5 of 8

- EXISTING LEGEND**
- P.O.B. POINT OF BEGINNING
  - Fire Hydrant
  - Gv GAS VALVE
  - Wv WATER VALVE
  - Sv SEWER VALVE
  - Up UTILITY POLE
  - Mh MAN HOLE
  - BTMH BELL TELEPHONE MAN HOLE
  - PECOMH PECO MAN HOLE
  - EXISTING BUILDING
  - EXISTING MINOR CONTOUR
  - EXISTING MAJOR CONTOUR
  - TRAFFIC DIRECTION ARROW

- PROPOSED LEGEND**
- PROPOSED MINOR CONTOUR
  - PROPOSED MAJOR CONTOUR
  - PROPOSED BUILDING (IMPERVIOUS)
  - CONCRETE / PAVING (IMPERVIOUS)
  - GRASSED AREA (PERVIOUS)
  - LIMIT OF DISTURBANCE
  - UNDISTURBED AREA
  - SUBSURFACE INFILTRATION BASIN (SWM BASIN)
  - PAVERS (PERVIOUS)
  - PROPOSED STORM DRAIN
  - PROPOSED SANITARY LATERAL
  - PROPOSED WATER SERVICE
  - SURFACE FLOW
  - PROPOSED YARD DRAIN
  - DOWNSPOUT & SPLASH PAD
  - PROPOSED TRENCH DRAIN
  - PROPOSED OBSERVATION WELL







**PROJECT OWNER:**  
6625 LINCOLN DR. LLC  
1218 GREEN STREET  
PHILADELPHIA, PA 19123  
  
CONTACT: AARON SITBON  
PHONE: (215) 740-2229  
EMAIL: ORON567@GMAIL.COM

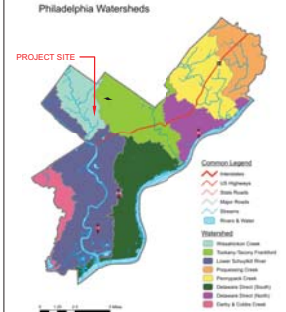
**PROJECT SITE:**  
6625 LINCOLN DRIVE  
PHILADELPHIA, PA 19119

- DEVELOPMENT TYPE: "RE-DEVELOPMENT"
- WATERSHED: "WISSAHICKON"
- COLLECTION SYSTEM: "SEPARATE"
- FLOOD MANAGEMENT DISTRICT: "A"
- IMPERVIOUS COVERAGE CATEGORY: "S"

PROPOSED LIMIT OF DISTURBANCE	
DISTURBANCE TYPE	AREA (SF)
SITE	30,202
LINCOLN DRIVE ROW	7,959
UNDISTURBED	19,408

TOTAL LIMIT OF DISTURBANCE = 40,190 SQ. FT.

**LOCATION / WATERSHED MAP**



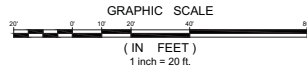
**CONSTRUCTION SEQUENCE**

- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE.
1. AT LEAST SEVEN (7) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS AND THE EROSION & SEDIMENT CONTROL PLAN PREPARER TO AN ON-SITE MEETING.
  2. AT LEAST THREE (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 BURIED UTILITIES LOCATIONS.
  3. AT LEAST SEVEN (7) DAYS PRIOR TO ANY EARTH DISTURBANCE, THE INSPECTIONS COORDINATOR OF PWD (OFFICE: 215-685-6387) MUST BE CALLED TO SCHEDULE AN INSPECTION.
  4. AT LEAST THREE (3) DAYS PRIOR TO THE INSTALLATION OF THE SUBSURFACE WATER QUALITY BASIN, THE INSPECTIONS COORDINATOR OF PWD (OFFICE: 215-385-6387) MUST BE CALLED TO SCHEDULE AN INSPECTION.
  5. EACH STAGE SHALL BE COMPLETED IN COMPLIANCE WITH CHAPTER 102 REGULATIONS BEFORE FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE ONLY THOSE AREAS DESCRIBED IN EACH STAGE.
  6. INSTALL ROCK CONSTRUCTION ENTRANCE AND INLET PROTECTION AS SHOWN ON PLANS.
  7. DEMOLISH EXISTING PAVING, CURBING, TREES, FENCE, OVERHEAD UTILITIES, SIDEWALKS AND RETAINING WALLS, AND STRIP AND STOCKPILE TOPSOIL ON SITE AT STOCKPILE LOCATION. SEED, MULCH, AND INSTALL COMPOST FILTER SOCK AROUND SAME.
  8. ALL STONE THAT MAKES UP THE SUBSURFACE INFILTRATION BASINS MUST REMAIN FREE OF SEDIMENT. IF SEDIMENT ENTERS THE STONE, THE CONTRACTOR MAY BE REQUIRED TO REMOVE THE SEDIMENT AND REPLACE IT WITH CLEAN-WASHED STONE.
  9. ROUGH GRADE SITE.
  10. CONSTRUCT SUBSURFACE INFILTRATION BASINS (SEE SUBSURFACE INFILTRATION BASIN CONSTRUCTION SEQUENCE ON SHEET 5).
  11. INSTALL STORMWATER MANAGEMENT PIPING FOR PROPOSED INLETS, TRENCH DRAINS, AREA DRAINS AND YARD DRAINS.
  12. START CONSTRUCTING BUILDING FOUNDATIONS AND WALLS.
  13. START CONSTRUCTING RETAINING WALLS.
  14. BEGIN BUILDING CONSTRUCTION.
  15. CONSTRUCT SITE CURBING AND STONE SUBBASE FOR PAVED AREAS.
  16. CONSTRUCT SIDEWALKS AND PAVED AREAS, AND INSTALL LANDSCAPING. FINE GRADE ALL DISTURBED AREAS.
  17. IMMEDIATELY MULCH AND/OR PLACE EROSION CONTROL BLANKETS ON ALL SLOPES STEEPER THAN 3:1 AND SWALES. APPLY SEEDING PRIOR TO PLACING EROSION CONTROL BLANKETS.
  18. FINALIZE CONSTRUCTION OF BUILDINGS.
  19. REMOVE ANY ACCUMULATED SEDIMENT FROM FILTER FENCING AND STABILIZE ELSEWHERE ON SITE.
  20. REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER ALL DISTURBED AREAS ARE STABILIZED WITH A MINIMUM OF 70% VEGETATIVE COVER. RE-STABILIZE ALL AREAS DISTURBED DUE TO REMOVAL OF TEMPORARY EROSION CONTROL FACILITIES.
  21. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT INSPECTIONS COORDINATOR OF PWD (OFFICE: 215-685-6387) FOR A FINAL INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPs.
  22. 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.



**ACT 287**  
ALL PARTIES UTILIZING THIS PLAN AND THE INFORMATION CONTAINED THEREON ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF THE PENNSYLVANIA ACT 287 AS AMENDED BY PENNSYLVANIA ACT 199, OF 204 ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW". ALL EXISTING UNDERGROUND UTILITIES ARE TO BE CONSIDERED APPROXIMATE ONLY AND ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND THE APPROPRIATE UTILITY COMPANY PRIOR TO THE COMMENCEMENT OF THE SITE WORK, IN ACCORDANCE WITH ACT 287.

No.	Date	Revision	BY
3	07/29/2019	ADDRESSING FY19-LINC-5251-01, TR03	JAS
2	06/24/2019	ADDRESSING FY19-LINC-5251-01, TR02	JAS
1	06/03/2019	ADDRESSING FY19-LINC-5251-01, TR01	JAS



PWD TRACKING #: FY19-LINC-5251-01

**EXISTING LEGEND**

- P.O.B. POINT OF BEGINNING
- Hyd FIRE HYDRANT
- Gv GAS VALVE
- Wv WATER VALVE
- Sv SEWER VALVE
- Up UTILITY POLE
- MH MAN HOLE
- BTMH BELL TELEPHONE MAN HOLE
- PECOMH PECO MAN HOLE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- TRAFFIC DIRECTION ARROW

**PROPOSED LEGEND**

- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- BUILDING FOOTPRINT (IMPERVIOUS)
- PAVING (IMPERVIOUS)
- GRASSED AREA (PERVIOUS)
- LIMIT OF DISTURBANCE
- UNDISTURBED AREA
- ROCK CONSTRUCTION ENTRANCE
- CONCRETE WASHOUT AREA
- SILT FENCE / 12" C.F.S.
- SILT FENCE
- SPOT ELEVATION
- YARD DRAIN
- STOCKPILE LOCATION
- PROPOSED STORM LATERAL
- PROPOSED SANITARY LATERAL
- PROPOSED WATER SERVICE
- SURFACE FLOW
- DOWNSPOUT
- INLET PROTECTION

**EROSION & SEDIMENT CONTROL PLAN**

6625 LINCOLN DRIVE  
22<sup>ND</sup> WARD PHILADELPHIA, PA 19119

**AQUA ECONOMICS**

1391 WALTON ROAD  
BLUE BELL, PA 19422  
(267) 885-9875  
SHANE@AQUAECONOMICS.COM

Owner(s)  
AARON SITBON  
6625 LINCOLN DR. LLC  
1218 GREEN ST.  
PHILADELPHIA, PA 19123  
(215) 740-2229  
ORON567@GMAIL.COM

Municipality  
Philadelphia

County  
Philadelphia

State  
PA

Scale  
1" = 20'

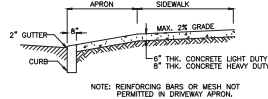
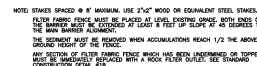
Drawn  
JAS

Date  
03/07/19

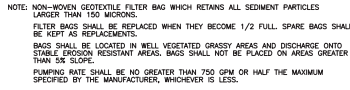
File  
6625 LINCOLN DR. (SUBDIV.)

Drawing  
Sheet 7 of 8

**SHANE MCALEER**  
PA PROFESSIONAL ENGINEER  
LICENSE NO.: PE083579



### INLET PROTECTION FILTER SOCK DETAIL



ROCK CONSTRUCTION ENTRANCE



### PIPE TRENCH/BACKFILL DETAIL



### CONCRETE CURB DETAIL

-    
Know what's below?  
Call 8-1-1 before you dig.  
SERIAL NO: 1201805915  
**Pennsylvania 811**

- ## TEMPORARY SEEDING NOTES

NOTE:  
PENNDOT FORMULAE 'E' MAY BE SUBSTITUTED FOR TEMPORARY SEEDING. ALL  
WORK, INCLUDING MAINTENANCE, WILL BE IN ACCORDANCE WITH SECTION 804  
OF THE STANDARD SPECIFICATION.  
FIELD BROMEGRASS AND SUDANGRASS NOT RECOMMENDED FOR POORLY  
DRAINED SOILS

SHANE MCALEER

PA PROFESSIONAL ENGINEER LICENSE NO.: PE083579	(267) 885-9875 SHANE@AQUAECONOMICS.COM
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