Saint Joseph's University

Master Plan Amendment
Civic Design Review Presentation

May 8, 2023

VOITH & MACTAVISH ARCHITECTS LLP
Architecture, Preservation, Planning, Landscape, & Interiors
2401 Walnut Street, 6th floor, Philadelphia PA 19103

TABLE OF CONTENTS

Department of Planning and Development
Civic Design Review
CITY OF PHILADELPHIA

CDR PROJECT APPLICATION FORM

Note: For a project application to be considered for a Civic Design Review agenda, complete and accurate submittals must be received no later than 4 P.M. on the submission date. A submission does not guarantee placement on the agenda of the next CDR meeting date.

L&I APPLICATION NUMBER:

What is the trigger causing the project to require CDR Review? Explain briefly.

Bill No. 230302 – An Ordinance to approve a major amendment to the Saint Joseph's Master Plan related to a proposed Residence Hall, Student Center, and the addition of six existing buildings.

PROJECT LOCATION

Planning District: West Park **Council District:** 4

Address: 5800 City Avenue, 5600 City Avenue
6050 Overbrook Avenue & 5930 City Avenue

Philadelphia, PA 19131

Is this parcel within an Opportunity Zone? Yes **No** Uncertain
If yes, is the project using Opportunity Zone Funding? Yes No

CONTACT INFORMATION

Applicant Name: Ballard Spahr, LLP **Primary Phone:** (215) 864-8720

Email: QuigleyE@ballardspahr.com **Address:** 1735 Market Street, 51st Floor

Philadelphia, PA 19103-7599

Property Owner: Saint Joseph University **Developer** Same as Property Owner
Architect: Voith & Mactavish Architects LLP

Department of Planning and Development
Civic Design Review
CITY OF PHILADELPHIA

SITE CONDITIONS

Site Area: 2,505,077 SF

Existing Zoning: SP-INS, RSD-3 **Are Zoning Variances required?** Yes ____ No X

Proposed Use:

Proposed New Buildings to Saint Joseph's Master Plan include:

1.) Residence Hall: 248,800 SF
2.) Student Center: 215,330 SF
3.) Addition to Science Center: 35,000 SF

Proposed Existing Buildings to Saint Joseph's Master Plan include:

1.) Michael J Morris Townhouses – North: 22,370
2.) Michael J Morris Townhouses – East: 13,790
3.) Michael J Morris Townhouses – West: 13,790
4.) Moore Hall: 47,850
5.) Ashwood Hall: 59,310
6.) Alumni House: 5,180

# of Parking Units – *Reference Amendment to the Master Plan for SP-INS District*

COMMUNITY MEETING

Community meeting held: Yes X No ____

If yes, please provide written documentation as proof.

If no, indicate the date and time the community meeting will be held:

Date: ____ **Time:** ____

ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes ____ No ____ NA X

If yes, indicate the date hearing will be held:

Date: ____

New Building Projects

INTRODUCTION

Saint Joseph's University (SJU) proposes a major amendment to the SJU Master Plan to include a proposed Residence Hall, Student Center, and addition to the existing Science Center.

The three proposed projects are comprised of the following:

<u>New Residence Hall</u>

» Located at 5800 City Avenue at the corner of City Avenue and Cardinal Avenue
» Approximately 248,800 gross floor sf across five-and-a-half occupied floors (due to existing grade change)
» Intended to house 578 student beds predominately in double occupancy student units, as well student and administrative spaces to support student life and institutional effectiveness
» Replaces two existing residence halls across from Cardinal Ave for a net increase of 18 student beds
  - Sourin Hall (2449 Cardinal Ave) at 230 student beds
  - LaFarge Hall (2452 Cardinal Ave) at 330 student beds

<u>New Student Center</u>

» Located along Cardinal Avenue at the intersection of Wynnefield Avenue, the current location of Sourin Hall, Tara Hall, and LaFarge Hall, which will be demolished once Residence Hall construction completes
» Approximately 215,330 gross floor sf with a maximum height of 85'
» To include campus dinning, event & conference space, student life, and academic support spaces
» Replaces existing Campion Center, located at 2401 Cardinal Avenue
» Allows for a new quadrangle in the core of SJU's campus for connectivity to student and community spaces; after construction of Student Center the existing Campion Center will be demolished to create this new green space

<u>Science Center Addition</u>

» Located at the existing Science Center at 5720 City Avenue
» Approximately 35,000 gross floor sf with a maximum height of 75' (to match the existing building)
» To include classrooms, teaching and research laboratories, offices, and academic support spaces

By completing these three proposed projects the following is achieved:

» Creation of purposeful green space for University and Community activity
» Intentional prioritization of pedestrian pathways over vehicles to eliminate traffic conflicts
» Consolidation of existing inefficient buildings; opportunity to build accessible and sustainable

1 Existing Site Documentation

BUS Bus Stop

A Aerial View

CITY AVENUE

CITY AVENUE

65: City Ave & Cardinal Ave

65: City Ave & Cardinal Ave

52: Cardinal Ave & City Ave

G: Cardinal Ave & City Ave - FS

G: Cardinal Ave & Overbrook Ave

G: Overbrook Ave & 58th St - FS

CARDINAL AVE

OVERBROOK AVENUE

OVERBROOK AVENUE

WYNNEFIELD AVENUE

N 57TH STREET

SWEENEY FIELD

SAINT JOSEPH'S UNIVERSITY

New Building Projects: Existing Site

PHOTOGRAPHIC DOCUMENTATION

1: Cardinal Avenue, towards Overbrook Avenue and Wynnefield Avenue - New Residence Hall on Right and New Student Center on Left behind Villiger Hall (in foreground).

2: Cardinal Avenue, towards City Avenue - New Residence Hall on Left (back) and New Student Center on Right (front).

3: Cardinal Avenue, towards City Avenue - New Residence Hall

4: Cardinal Avenue, towards City Avenue - New Residence Hall

New Building Projects: Existing Site

PHOTOGRAPHIC DOCUMENTATION

5: New Residence Hall, from Cardinal Avenue

6: New Residence Hall, from Cardinal Avenue

7: New Residence Hall, from Cardinal Avenue and City Avenue Intersection

8: New Residence Hall, from City Avenue

New Building Projects: Existing Site

PHOTOGRAPHIC DOCUMENTATION

9: New Student Center, from Cardinal Avenue

10: New Student Center, from Wynnefield Avenue

11: New Student Center, from City Avenue behind Villiger Hall

12: Science Center Addition, from City Avenue

New Building Projects: Existing Site

PHOTOGRAPHIC DOCUMENTATION

13: Science Center Addition, from City Avenue

New Building Projects: Existing Views

EXISTING VIEW A: FROM CITY AVENUE

New Building Projects: Existing Views

EXISTING VIEW B: FROM OVERBROOK, LOOKING EAST

New Building Projects: Existing Views

EXISTING VIEW C: FROM WYNNEFIELD, LOOKING WEST

New Building Projects: Site Analysis

ACCESS POINTS

Please note that during construction of the Residence Hall project (Phase 1), pedestrians will be directed to the existing Cardinal Avenue crosswalk in order to keep pedestrians out of the existing driveway on Cardinal Ave between Villiger Hall and Sourin Hall. Signage and plantings will be used to direct pedestrians to this crosswalk and onto sidewalks away from the vehicular drive.

During construction of Phase 2, the existing driveway on Cardinal Ave between Villiger Hall and the new Student Center project will be converted to a pedestrian pathway and the crosswalk on Cardinal Ave rebuilt as a direct crossing using best practices

B AERIAL VIEWS

NEW BUILDING MAIN ENTRANCE

CAMPUS VEHICULAR ENTRY

INTERNAL VEHICULAR CIRCULATION

MAJOR PEDESTRIAN CIRCULATION

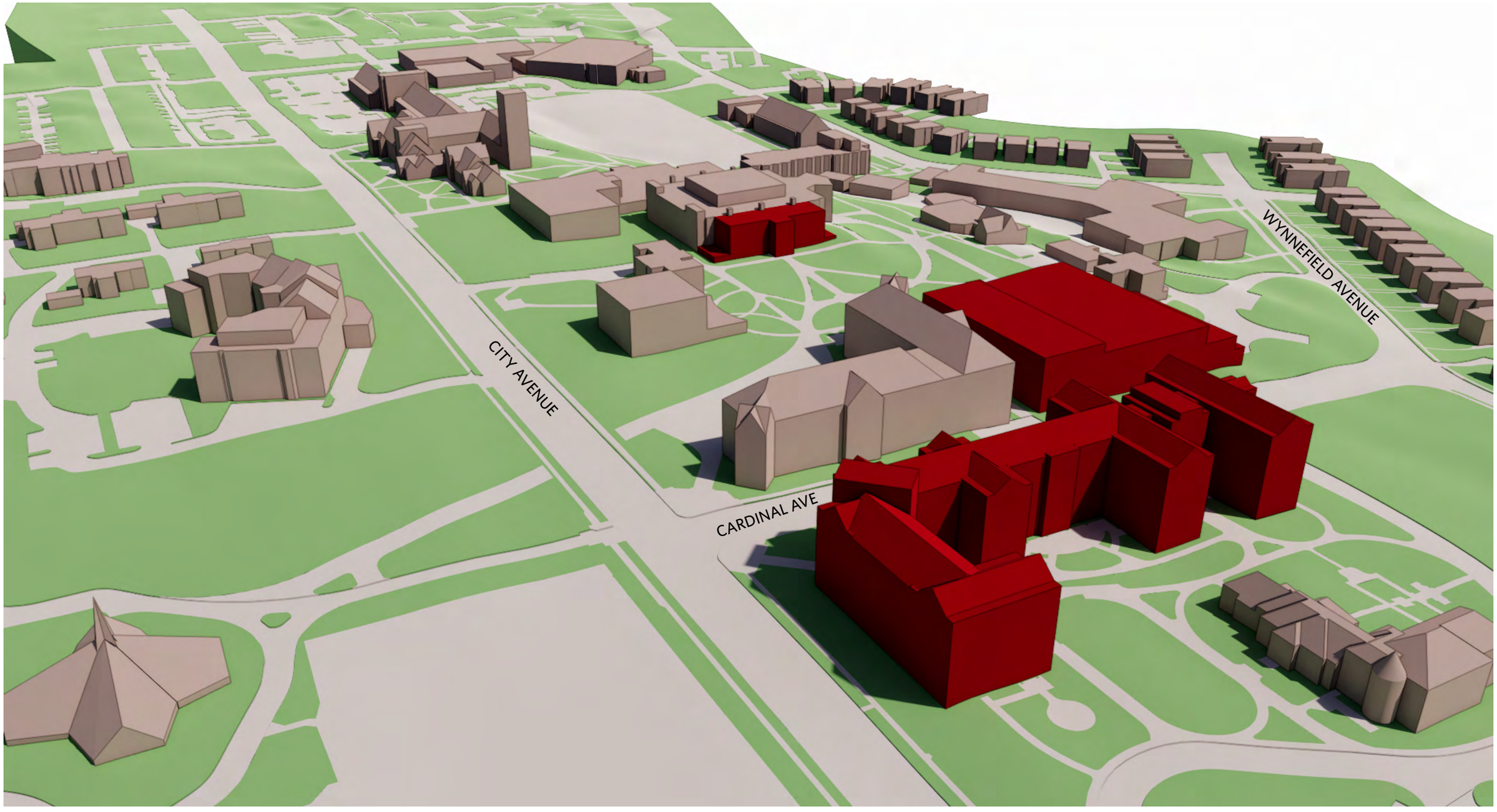
N

80′ 40′ 0′ 80′

SCALE: 1" = 80′

New Building Projects: Anticipated Views

ANTICIPATED VIEW A: FROM CITY AVENUE

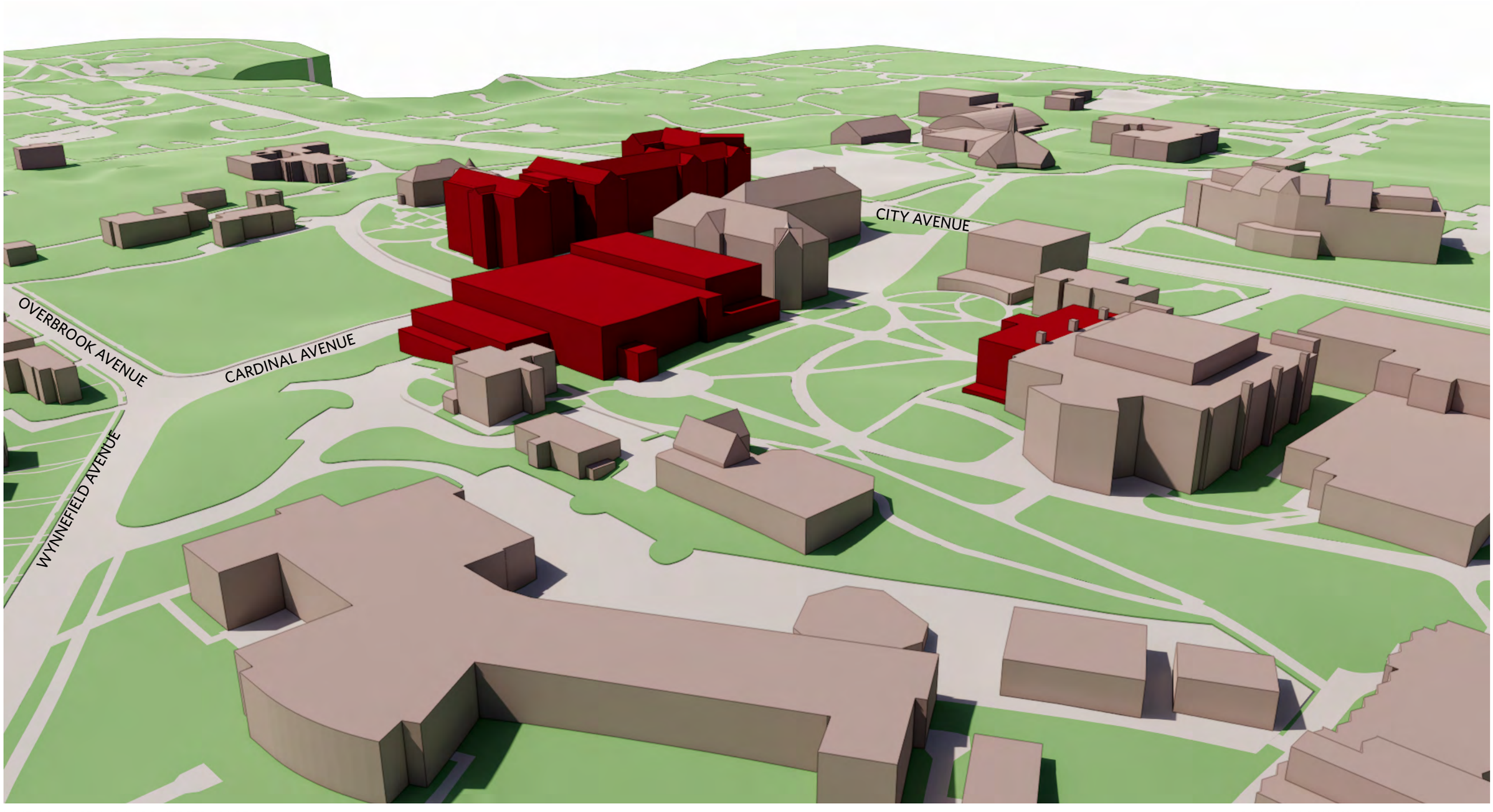


New Building Projects: Anticipated Views

ANTICIPATED VIEW B: FROM OVERBROOK, LOOKING EAST

New Building Projects: Anticipated Views

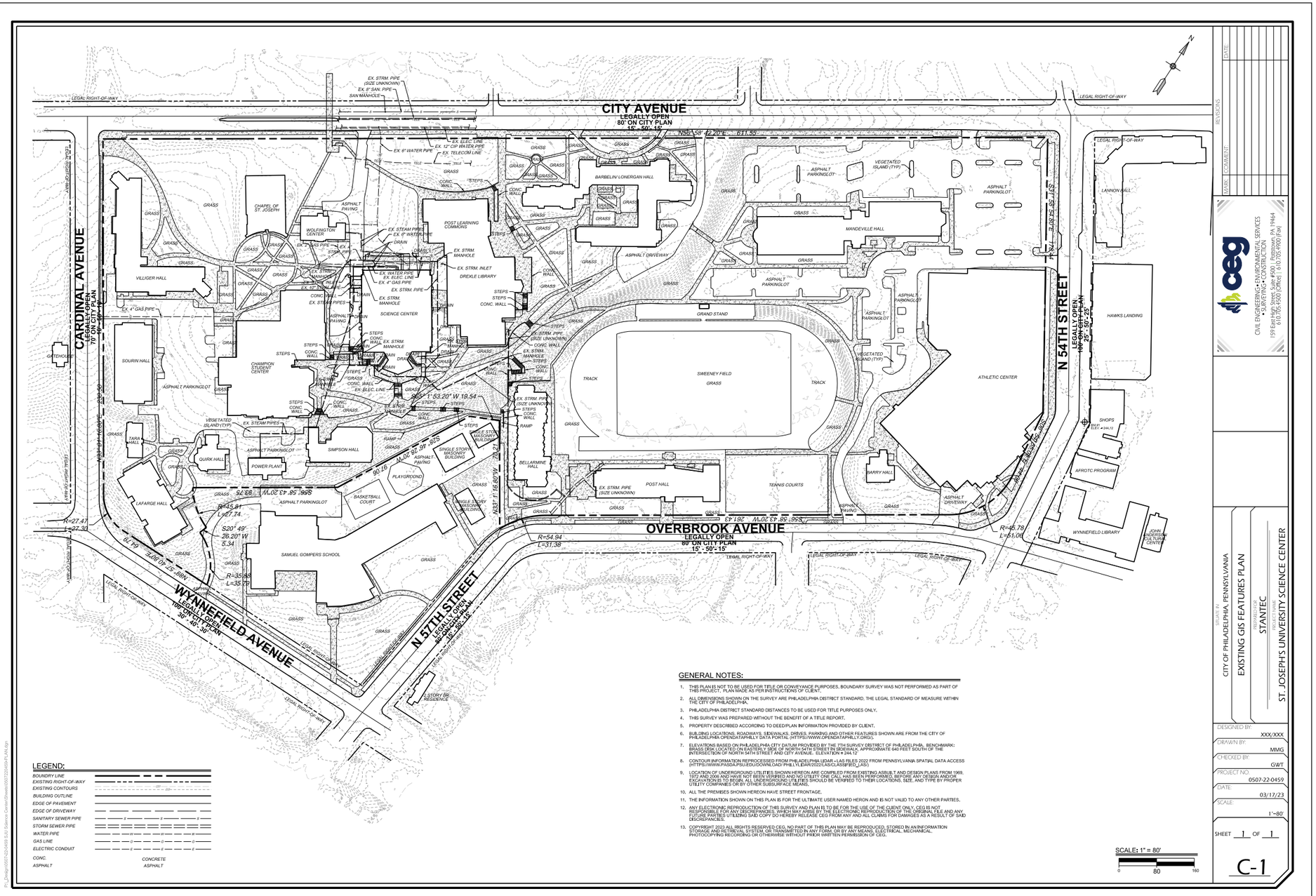
ANTICIPATED VIEW C: FROM WYNNEFIELD, LOOKING WEST



VOITH & MACTAVISH ARCHITECTS | PAGE 21

New Building Projects: Site Survey

STUDENT CENTER AND SCIENCE CENTER ADDITION SITE



GENERAL NOTES:

1. THIS PLAN IS NOT TO BE USED FOR TITLE OR CONVEYANCE PURPOSES, BOUNDARY SURVEY WAS NOT PERFORMED AS PART OF THIS PROJECT. PLAN MADE AS PER INSTRUCTIONS OF CLIENT.
2. ALL DIMENSIONS SHOWN ON THE SURVEY ARE PHILADELPHIA DISTRICT STANDARD. THE LEGAL STANDARD OF MEASURE WITHIN THE CITY OF PHILADELPHIA.
3. PHILADELPHIA DISTRICT STANDARD DISTANCES TO BE USED FOR TITLE PURPOSES ONLY.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
5. PROPERTY DESCRIBED ACCORDING TO DEED/PLAN INFORMATION PROVIDED BY CLIENT.
6. BUILDING LOCATIONS, ROADWAYS, SIDEWALKS, DRIVES, PARKING AND OTHER FEATURES SHOWN ARE FROM THE CITY OF PHILADELPHIA OPENDATAPHILLY DATA PORTAL (HTTPS://WWW.OPENDATAPHILLY.ORG/).
7. ELEVATIONS BASED ON PHILADELPHIA CITY DATUM PROVIDED BY THE 7TH SURVEY DISTRICT OF PHILADELPHIA. BENCHMARK: BRASS DISK IN CONCRETE SET IN THE SOUTH SIDEWALK OF CITY AVENUE, APPROXIMATE 540 FEET SOUTH OF THE INTERSECTION OF NORTH 54TH STREET AND CITY AVENUE. ELEVATION = 244.13
8. CONTOUR INFORMATION REPROCESSED FROM PHILADELPHIA LIDAR - LAS FILES 2022 FROM PENNSYLVANIA SPATIAL DATA ACCESS (HTTPS://WWW.PASDA.PSU.EDU/DOWNLOAD/PHILLYLIDAR2022/LAS/CLASSIFIED_LAS/)
9. LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE COMPILED FROM EXISTING ASBUILT AND DESIGN PLANS FROM 1969, 1972 AND 2006 AND HAVE NOT BEEN VERIFIED AND NO UTILITY ONE CALL HAS BEEN PERFORMED. BEFORE ANY DESIGN AND/OR EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED TO THEIR LOCATIONS, SIZE, AND TYPE BY PROPER UTILITY COMPANIES OR BY OTHER SUBSURFACE MEANS.
10. ALL THE PREMISES SHOWN HEREON HAVE STREET FRONTAGE.
11. THE INFORMATION SHOWN ON THIS PLAN IS FOR THE ULTIMATE USER NAMED HERON AND IS NOT VALID TO ANY OTHER PARTIES.
12. ANY ELECTRONIC REPRODUCTION OF THIS SURVEY AND PLAN IS TO BE FOR THE USE OF THE CLIENT ONLY. CEG 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 CEG FROM ANY AND ALL CLAIMS FOR DAMAGES AS A RESULT OF SAID DISCREPANCIES.
13.

LEGEND:

BOUNDRY LINE	
EXISTING RIGHT-OF-WAY	
EXISTING CONTOURS	
BUILDING OUTLINE	
EDGE OF PAVEMENT	
EDGE OF DRIVEWAY	
SANITARY SEWER PIPE	
STORM SEWER PIPE	
WATER PIPE	
GAS LINE	
ELECTRIC CONDUIT	
CONC.	CONCRETE
ASPHALT	ASPHALT

civil engineering • environmental services
• surveying • construction
159 East High Street, Suite #300 | Pottstown, PA 19464
610.705.4500 [Office] | 610.705.4900 [Fax]

MARK	COMMENT	REVISIONS	DATE

DRAWN BY: CITY OF PHILADELPHIA, PENNSYLVANIA

EXISTING GIS FEATURES PLAN

PREPARED FOR: STANTEC

PROJECT NAME: ST. JOSEPH'S UNIVERSITY SCIENCE CENTER

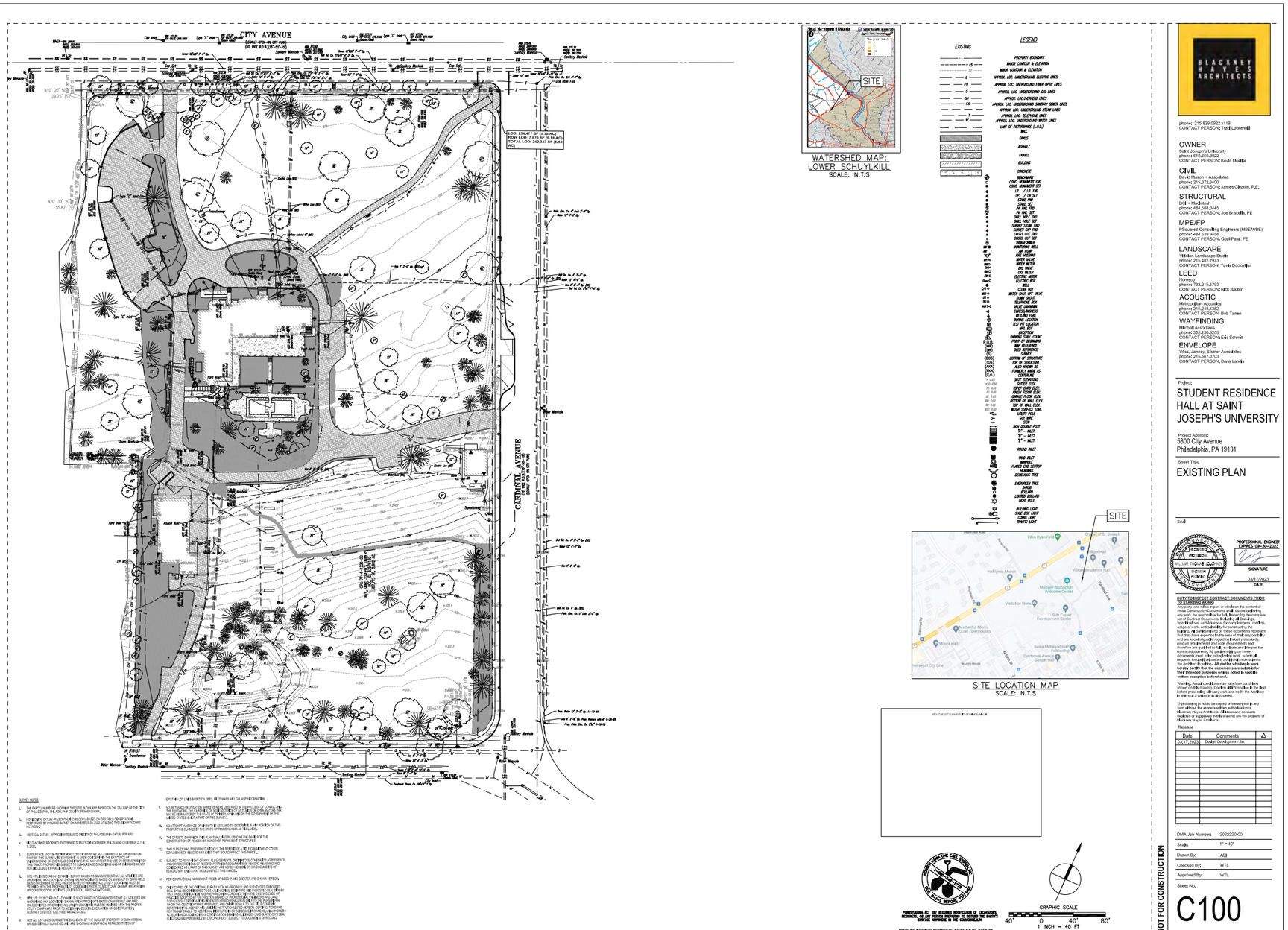
DESIGNED BY:	XXX/XXX
DRAWN BY:	MMG
CHECKED BY:	GWT
PROJECT NO.:	0507-22-0459
DATE:	03/17/23
SCALE:	1"=80'

SHEET 1 OF 1

C-1

New Building Projects: Site Survey

RESIDENCE HALL SITE



BLACKNEY HAYES ARCHITECTS

phone: 215.829.0922 x119
CONTACT PERSON: Trent Luckenbill

OWNER
Saint Joseph's University
phone: 610.660.3022
CONTACT PERSON: Kevin Mueller

CIVIL
David Mason + Associates
phone: 215.372.3400
CONTACT PERSON: James Gleaton, P.E.

STRUCTURAL
DCI + Meditrish
phone: 484.588.0445
CONTACT PERSON: Joe Britsolla, PE

MPE/FP
PSquared Consulting Engineers (MBE/WBE)
phone: 484.539.8438
CONTACT PERSON: Gopi Patel, PE

LANDSCAPE
Viridian Landscape Studio
phone: 215.482.7973
CONTACT PERSON: Tarik Dockett

LEED
Noresco
phone: 732.215.5793
CONTACT PERSON: Nick Bauter

ACOUSTIC
Metropolitan Acoustics
phone: 215.248.4332
CONTACT PERSON: Bob Tanen

WAYFINDING
Mitchell Associates
phone: 302.230.5205
CONTACT PERSON: Eric Schmitt

ENVELOPE
Wiss, Janney, Elstner Associates
phone: 215.567.3703
CONTACT PERSON: Dana Landis

Project:
STUDENT RESIDENCE HALL AT SAINT JOSEPH'S UNIVERSITY

Project Address:
5800 City Avenue
Philadelphia, PA 19131

Sheet Title:
EXISTING PLAN

Seal

COMMONWEALTH OF PENNSYLVANIA — WILLIAM THOMAS LUCKENBILL — ENGINEER

PROFESSIONAL ENGINEER
EXPIRES 09-30-2023

SIGNATURE

03/17/2023
DATE

Release

Date	Comments	Δ
03.17.2023	Design Development Set	

DMA Job Number: 2022220-00

Scale:	1" = 40'
Drawn By:	AEB
Checked By:	WTL
Approved By:	WTL

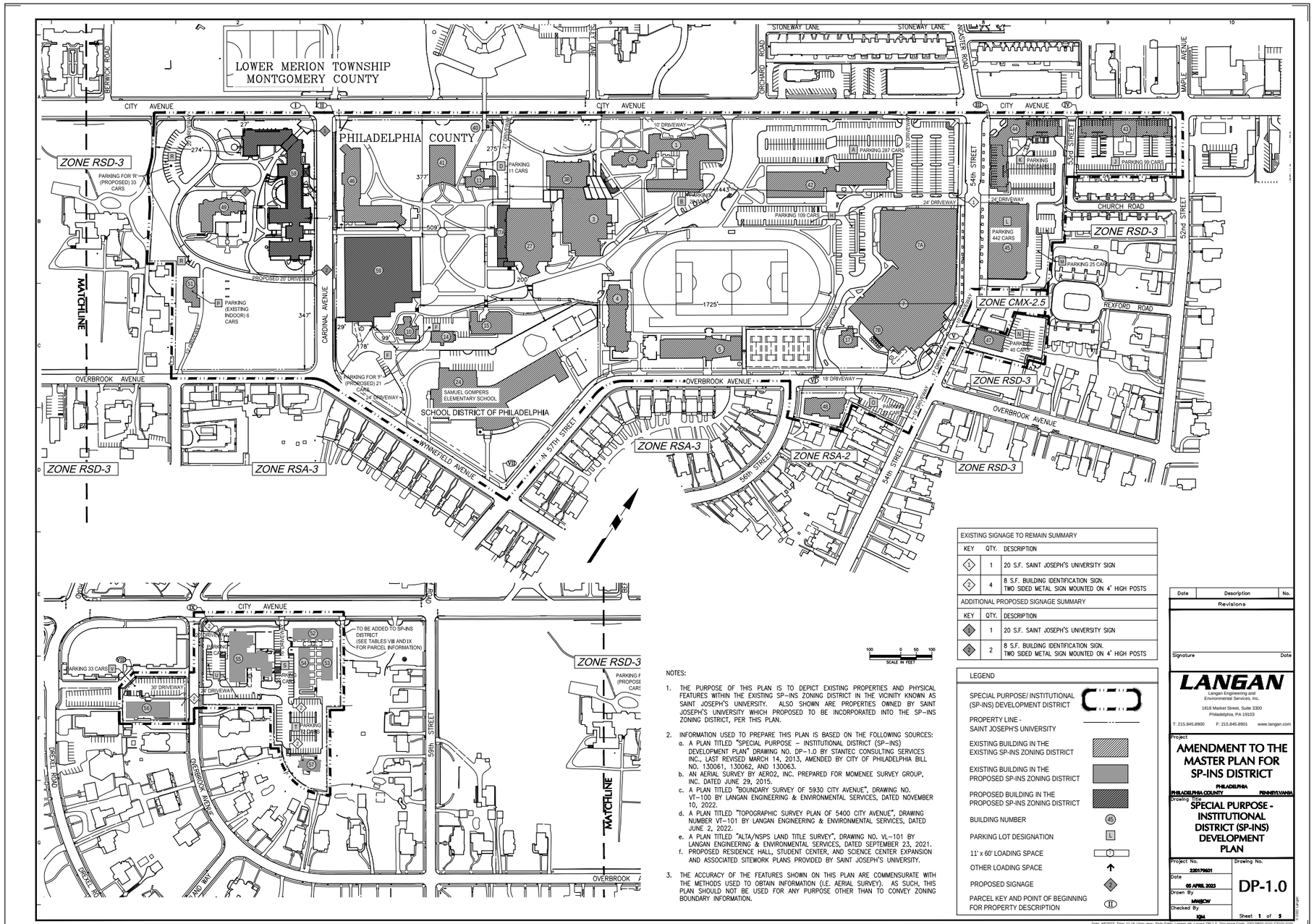
Sheet No.

C100

NOT FOR CONSTRUCTION

New Building Projects: Site Plan

PROPOSED IMPROVEMENTS - ALL PHASES



NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT EXISTING PROPERTIES AND PHYSICAL FEATURES WITHIN THE EXISTING SP-INS ZONING DISTRICT IN THE VICINITY KNOWN AS SAINT JOSEPH'S UNIVERSITY. ALSO SHOWN ARE PROPERTIES OWNED BY SAINT JOSEPH'S UNIVERSITY WHICH PROPOSED TO BE INCORPORATED INTO THE SP-INS ZONING DISTRICT, PER THIS PLAN.
2. INFORMATION USED TO PREPARE THIS PLAN IS BASED ON THE FOLLOWING SOURCES:
   a. A PLAN TITLED "SPECIAL PURPOSE – INSTITUTIONAL DISTRICT (SP-INS) DEVELOPMENT PLAN" DRAWING NO. DP-1.0 BY STANTEC CONSULTING SERVICES INC., LAST REVISED MARCH 14, 2013, AMENDED BY CITY OF PHILADELPHIA BILL NO. 130061, 130062, AND 130063.
   b. AN AERIAL SURVEY BY AERO2, INC. PREPARED FOR MOMENEE SURVEY GROUP, INC. DATED JUNE 29, 2015.
   c. A PLAN TITLED "BOUNDARY SURVEY OF 5930 CITY AVENUE", DRAWING NO. VT-100 BY LANGAN ENGINEERING & ENVIRONMENTAL SERVICES, DATED NOVEMBER 10, 2022.
   d. A PLAN TITLED "TOPOGRAPHIC SURVEY PLAN OF 5400 CITY AVENUE", DRAWING NUMBER VT-101 BY LANGAN ENGINEERING & ENVIRONMENTAL SERVICES, DATED JUNE 2, 2022.
   e. A PLAN TITLED "ALTA/NSPS LAND TITLE SURVEY", DRAWING NO. VL-101 BY LANGAN ENGINEERING & ENVIRONMENTAL SERVICES, DATED SEPTEMBER 23, 2021.
   f. PROPOSED RESIDENCE HALL, STUDENT CENTER, AND SCIENCE CENTER EXPANSION AND ASSOCIATED SITEWORK PLANS PROVIDED BY SAINT JOSEPH'S UNIVERSITY.
3. THE ACCURACY OF THE FEATURES SHOWN ON THIS PLAN ARE COMMENSURATE WITH THE METHODS USED TO OBTAIN INFORMATION (I.E. AERIAL SURVEY). AS SUCH, THIS PLAN SHOULD NOT BE USED FOR ANY PURPOSE OTHER THAN TO CONVEY ZONING BOUNDARY INFORMATION.

EXISTING SIGNAGE TO REMAIN SUMMARY		
KEY	QTY.	DESCRIPTION
1	1	20 S.F. SAINT JOSEPH'S UNIVERSITY SIGN
2	4	8 S.F. BUILDING IDENTIFICATION SIGN. TWO SIDED METAL SIGN MOUNTED ON 4' HIGH POSTS
ADDITIONAL PROPOSED SIGNAGE SUMMARY		
KEY	QTY.	DESCRIPTION
1	1	20 S.F. SAINT JOSEPH'S UNIVERSITY SIGN
2	2	8 S.F. BUILDING IDENTIFICATION SIGN. TWO SIDED METAL SIGN MOUNTED ON 4' HIGH POSTS

LEGEND

- SPECIAL PURPOSE/ INSTITUTIONAL (SP-INS) DEVELOPMENT DISTRICT
- PROPERTY LINE - SAINT JOSEPH'S UNIVERSITY
- EXISTING BUILDING IN THE EXISTING SP-INS ZONING DISTRICT
- EXISTING BUILDING IN THE PROPOSED SP-INS ZONING DISTRICT
- PROPOSED BUILDING IN THE PROPOSED SP-INS ZONING DISTRICT
- BUILDING NUMBER (45)
- PARKING LOT DESIGNATION (L)
- 11' x 60' LOADING SPACE
- OTHER LOADING SPACE
- PROPOSED SIGNAGE (2)
- PARCEL KEY AND POINT OF BEGINNING FOR PROPERTY DESCRIPTION (II)

Revisions		
Date	Description	No.
Signature		Date

LANGAN

Langan Engineering and Environmental Services, Inc.
1818 Market Street, Suite 3300
Philadelphia, PA 19103
T: 215.845.8900 F: 215.845.8901 www.langan.com

Project
AMENDMENT TO THE MASTER PLAN FOR SP-INS DISTRICT
PHILADELPHIA
PHILADELPHIA COUNTY PENNSYLVANIA

Drawing title
SPECIAL PURPOSE - INSTITUTIONAL DISTRICT (SP-INS) DEVELOPMENT PLAN

Project No.	Drawing No.
220179501	DP-1.0
Date: 05 APRIL 2023	
Drawn By: MW/DW	
Checked By: KM	
	Sheet 1 of 5

Date: 4/5/2023 Time: 11:16 User: mwu Style Table: Langan.stb Layout: DP-1.0 Document Code: 220179501-G101-C5101-D101

PROPERTY DESCRIPTIONS AND AREA SUMMARY

I) SJU - 5800 CITY AVENUE						AREA =	387,777 S.F.
BEARING	DISTANCE	ARC RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE		8.90 ac
S 29°30'45.10" E	770.000'						
		30.000'	47.124'	S 15°29'15" W	42.430'		
S 60°29'14.90" W	417.360'						
N 28°45'76" W	348.469'						
S 60°30'00" W	84.660'						
N 25°46'28" W	175.920'						
N 33°02'43" W	100.310'						
N 17°00'00" W	55.820'						
N 25°30'00" W	100.000'						
N 13°51'10" E	29.751'						
N 60°29'14.90" E	482.652'						

II) SJU - CORE CAMPUS						AREA =	1,534,919 S.F.
BEARING	DISTANCE	ARC RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE		35.24 ac
N 60°29'15" E	2,003.590'						
S 03°24'24" E	146.422'						
		150.000'	167.287'	S 28°32'17" W	158.751'		
S 60°29'15" W	856.518'	180.00'	102.794'	S 44°07'39" W	101.42'		
N 29°30'45" W	230.013'						
S 68°32'25" W	64.000'						
S 32°17'00" W	318.000'						
S 60°29'15" W	307.135'						
		150.081'	90.872'	S 48°19'17" E	89.490'		
S 24°19'58" W	17.501'						
		117.533'	117.273'	S 37°05'17" E	112.468'		
N 86°27'09" W	212.266'						
		90.001'	89.441'	N 57°58'57" W	85.806'		
N 29°30'45" W	755.185'						

III) SJU - BUILDINGS 44 (LANNON) & N45 (HAWK'S LANDING)						AREA =	122,867 S.F.
BEARING	DISTANCE	ARC RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE		2.82 ac
N 60°29'15" E	244.127'						
S 27°22'45" E	389.290'						
S 60°29'15" W	38.053'						
S 24°01'03" E	152.278'						
S 65°58'57" W	15.492'						
S 61°31'37" W	171.097'						
N 28°28'23" W	539.089'						

IV) BUILDING 43 (RASHFORD)						AREA =	55,147 S.F.
BEARING	DISTANCE	ARC RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE		1.27 ac
N 60°29'15" E	300.425'						
S 29°30'45" E	181.250'						
S 60°29'15" W	307.187'						
N 27°22'45" W	181.646'						

NOTES FOR PROPERTY DESCRIPTIONS AND AREA SUMMARY:

1. AREAS AND DISTANCES SHOWN ARE IN PHILADELPHIA DISTRICT STANDARD MEASURE.
2. ALL PROPERTIES ARE DESCRIBED CLOCKWISE FROM THEIR POINT OF BEGINNING, INDICATED ON THE PLAN.
3. PROPERTY LINE DIMENSIONS SHOWN ON THIS PLAN REFLECT A CONSOLIDATED CONDITION WHERE INDIVIDUAL PARCELS OWNED BY SAINT JOSEPH'S UNIVERSITY ARE CONTIGUOUS.

Date	Description	No.
Revisions		

Signature Date

LANGAN
Langan Engineering and Environmental Services, Inc.
1818 Market Street, Suite 3300
Philadelphia, PA 19103
T: 215.845.8900 F: 215.845.8901 www.langan.com

Project
AMENDMENT TO THE MASTER PLAN FOR SP-INS DISTRICT
PHILADELPHIA
PHILADELPHIA COUNTY PENNSYLVANIA

Drawing Title
SP-INS TABLES

Project No.	Drawing No.
220179601	DP-1.1
Date: 05 APRIL 2023	
Drawn By: MW/BCW	
Checked By: KM	Sheet 2 of 5

Date: 4/5/2023 Time: 11:16 User: mww Style Table: Langan.stb Layout: Layout1 Document Code: 220179601-0101-CS101-0102

New Building Projects: Site Plan

PROPOSED IMPROVEMENTS - ALL PHASES

PROPERTY DESCRIPTIONS AND AREA SUMMARY, CONTINUED

V) SJU – 2443-45 N 54th STREET – BUILDING 47 (AFROTC)

AREA = 24,683 S.F. / 0.57 ac

BEARING	DISTANCE	ARC RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
N 03°24'41.60" W	71.979'				
N 75°36'35.90" E	100.000'				
N 07°17'54.60" E	77.566'				
N 767°42'05" E	99.601'				
S 24°01'02.60" E	138.285'				
S 75°36'35.90" W	52.313'				
S 14°23'24.10" E	25.000'				
S 75°36'35.90" W	192.751'				

VI) SJU – 5400-14 OVERBROOK AVENUE – BUILDING 48 (ELS)

AREA = 25,437 S.F. / 0.58 ac

BEARING	DISTANCE	ARC RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
N 60°29'15" E	198.216'				
		619.035'	147.828'	N 67°19'43.43" E	147.477'
S 03°24'41.60" E	90.520'				
S 86°35'18" W	168.810'				
S 09°23'51" E	57.883'				
S 04°59'21.35" E	22.720'				
S 17°17'54.40" E	9.446'				
S 73°32'42" W	140.576'				
		375.000'	80.461'	N 22°36'00.36" W	80.306'

VII) SCHOOL DISTRICT OF PHILADELPHIA – BUILDING 24 (SAMUEL GOMPERS SCHOOL)

AREA = 168,465 S.F. / 3.87 ac

VIII) SJU – 6050 OVERBROOK AVENUE - ASHWOOD HALL

AREA = 26,334 S.F. / 0.60 ac

BEARING	DISTANCE	ARC RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
S 29°30'45" E	137.00'				
S 60°29'15" W	200.00'				
N 29°30'45" W	80.00'				
N 06°52'19" E	70.803'				
N 60°29'15" E	158.00'				

IX) SJU – 5930 CITY AVENUE - MOORE HALL

AREA = 159,448 S.F. / 3.66 ac

BEARING	DISTANCE	ARC RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
S 29°30'45" E	277.00'				
N 60°29'15" E	44.70'				
N 29°30'45" W	272.95'				
		150.00'	231.80'	N 77°17'42" W	209.41'
S 60°29'15" W	25.00'				
N 29°30'45" W	130.00'				
S 60°29'15" W	225.00'				
N 29°30'45" W	255.00'				
		15.00'	23.56'	N 11°58'32" E	21.21'
N 60°29'15" E	425.88'				
		375.000'	80.461'	N 22°36'00.36" W	80.306'

NOTES FOR PROPERTY DESCRIPTIONS AND AREA SUMMARY:

1. AREAS AND DISTANCES SHOWN ARE IN PHILADELPHIA DISTRICT STANDARD MEASURE.
2. ALL PROPERTIES ARE DESCRIBED CLOCKWISE FROM THEIR POINT OF BEGINNING, INDICATED ON THE PLAN.
3. PROPERTY LINE DIMENSIONS SHOWN ON THIS PLAN REFLECT A CONSOLIDATED CONDITION WHERE INDIVIDUAL PARCELS OWNED BY SAINT JOSEPH'S UNIVERSITY ARE CONTIGUOUS.

Date	Description	No.
Revisions		

Signature Date

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PHILADELPHIA COUNTY PENNSYLVANIA

Drawing Title
SP-INS TABLES

Project No. 220179601
Date 05 APRIL 2023
Drawn By MM/KCW
Checked By KM

Drawing No. DP-1.2
Sheet 3 of 5

Date: 4/5/2023 Time: 11:16 User: mreo Style Table: Langan.stb Layout: Layout 2 Document Dates: 220179601-0101-C0101-0102

BUILDING SUMMARY TABLE

NO.	BUILDING	BUILDING HEIGHT	GROSS FLOOR AREA, S.F.	BUILDING COVERAGE, S.F.	PARKING LOT
EXISTING BUILDINGS					
1	BARBELIN HALL (CLASSROOM)	42'	58,400	21,890	A
2	LONERGAN HALL (CLASSROOM)	32'	11,340	5,670	B
3	DREXEL LIBRARY	32'	262,250	13,425	A
3B	POST LEARNING COMMONS (LIBRARY ANNEX)	35'	35,000	16,000	A
4	BELLARMINE BUILDING (CLASSROOM)	39'	49,900	12,475	H
5	POST HALL (CLASSROOM)	33'	34,728	14,808	H
7	HAGAN ARENA (ATHLETIC COMPLEX)	33'	78,100	35,460	H
7A	RECREATION FACILITY (ATHLETIC COMPLEX)	36'	74,000	61,700	H
7B	RAMSAY BASKETBALL CENTER (ATHLETIC COMPLEX)	65'	24,000	12,620	L/M
10	QUIRK HALL (STUDENT RESIDENCE)	26'	7,272	2,424	F (1)
11	WOLFINGTON HALL (OFFICE)	29'	8,622	2,874	D
14	POWER PLANT (MECHANICAL EQUIPMENT)	18'	891	1,368	F
15	SIMPSON HALL (STUDENT ACTIVITIES)	26'	13,512	8,264	R
17	BARRY HALL (OFFICE)	24'	6,420	2,260	H
24	SAMUEL GOMPERS ELEMENTARY SCHOOL	25'	83,100	41,550	-
27	SCIENCE CENTER (CLASSROOMS and LABS)	75'	118,550	26,943	D
27A	SCIENCE CENTER EXPANSION (CLASSROOMS and LABS)	75'	35,000	6,492	D
40	PEDESTRIAN BRIDGE/ELEVATOR	36'	2,330	670	D
41	CHAPEL OF SAINT JOSEPH	48'	11,290	10,250	D
42	MANDEVILLE HALL (CLASSROOM)	62'	89,000	29,740	A
43	RASHFORD RESIDENCE HALL	72'	76,700	19,175	J
44	LANNON RESIDENCE HALL	72'	103,000	25,750	K
45	HAWKS' LANDING (RETAIL AND PARKING)	65'	48,280	48,280	L/M
46	VILLIGER RESIDENCE HALL	89'	133,518	20,025	R,F
47	2443-45 N 54th (AFROTIC BUILDING) (OFFICE)	18'	4,810	4,922	N
48	5400-14 OVERBROOK (ELS BUILDING) (CLASSROOM)	30'	12,900	7,335	O
49	5800 CITY AVENUE (MAIN BUILDING) (OFFICE and EVENTS)	48'	33,175	8,150	P,R
51	5800 CITY AVENUE (SERVICE BUILDING) (OFFICE/PKG)	20'	5,300	3,470	P,R
	EXISTING BUILDINGS TOTAL		1,421,388	463,990	
EXISTING BUILDINGS (PROPOSED TO BE ADDED TO THIS SP-INS PLAN)					
52	MICHAEL J MORRIS DOWNHOUSES - NORTH	58'	27,370	4,253	S,T
53	MICHAEL J MORRIS DOWNHOUSES - EAST	44'	13,790	3,526	S,T
54	MICHAEL J MORRIS DOWNHOUSES - WEST	44'	13,790	4,331	S,T
55	MOORE HALL	43'	47,850	13,594	U,S,T
56	ASHWOOD HALL	98'	59,310	6,553	V
57	ALUMNI HOUSE	25'	5,180	2,227	T
	NEW BUILDINGS TOTAL		167,290	34,484	
PROPOSED BUILDINGS (PROPOSED TO BE ADDED TO THIS SP-INS PLAN)					
58	RESIDENCE HALL	106'	248,800.00	38,800	R
59	STUDENT CENTER	85'	215,330.00	54,468	F
	NEW BUILDINGS TOTAL		464,130.00	93,268	
	GRAND TOTALS		2,052,808	591,742	

Date	Description	No.
Revisions		

Signature Date

LANGAN

Langan Engineering and Environmental Services, Inc.
1818 Market Street, Suite 3300
Philadelphia, PA 19103
T: 215.845.8900 F: 215.845.8901 www.langan.com

Project
AMENDMENT TO THE MASTER PLAN FOR SP-INS DISTRICT
PHILADELPHIA
PHILADELPHIA COUNTY PENNSYLVANIA

Drawing Title
SP-INS TABLES

Project No.	Drawing No.
220179601	DP-1.3
Date: 05 APRIL 2023	
Drawn By: MW/BCW	
Checked By: KJM	Sheet 4 of 5

New Building Projects: Site Plan

PROPOSED IMPROVEMENTS - ALL PHASES

SUMMARY		PROPOSED	INCREASE/(DECREASE) FROM 2013 AMENDMENT **
TOTAL DISTRICT SITE AREA (SF)		2,505,077	185,782
TOTAL GROSS FLOOR AREA (SF)		2,052,808	653,537
BUILDING OCCUPIED AREA (SF)*		591,742	57,739
FLOOR AREA RATIO [400% MAXIMUM]		81.9%	21.6%
OCCUPIED AREA [70% MAXIMUM] [BUILDING OCCUPIED AREA/DISTRICT AREA]		23.6%	0.6%
PARKING REQUIRED TOTAL PARKING [1/4,000 GFA] [2,052,808 / 4,000 GFA = 513.2 (514) SPACES REQUIRED]		514 SPACES	155 SPACES
TOTAL PARKING PROVIDED:	LOT	SPACES PROVIDED	
	A	287	41
	B	20	0
	D	11	(5)
	E (REMOVED-NOT SHOWN)	0	(91)
	F (MODIFIED-NEW WORK)	21	11
	H	109	1
	J	99	(1)
	K	107	1
	L	442	0
	M	25	(7)
	N	40	0
	O	22	0
	P	6	0
	Q (REMOVED-NOT SHOWN)	0	(3)
	R (MODIFIED-NEW WORK)	33	(102)
	S	29	29
	T	72	72
	U	35	35
	V	33	33
	TOTAL:	1391	14
LOADING REQUIRED [5 FOR OVER 1,300,000 SF GFA PLUS 1 ADDITIONAL SPACE PER EACH ADDITIONAL 350,000 SF GFA]		7	2
SPACES PROVIDED		7	0

* BUILDING OCCUPIED AREA REFERS TO THE AGGREGATE AREA OF ALL BUILDING FOOTPRINTS IN THE SP-INS DISTRICT
** 2013 PLAN AMENDED BY CITY OF PHILADELPHIA BILL NO. 130061, 130062, AND 130063.

Date	Description	No.
Revisions		

Signature Date

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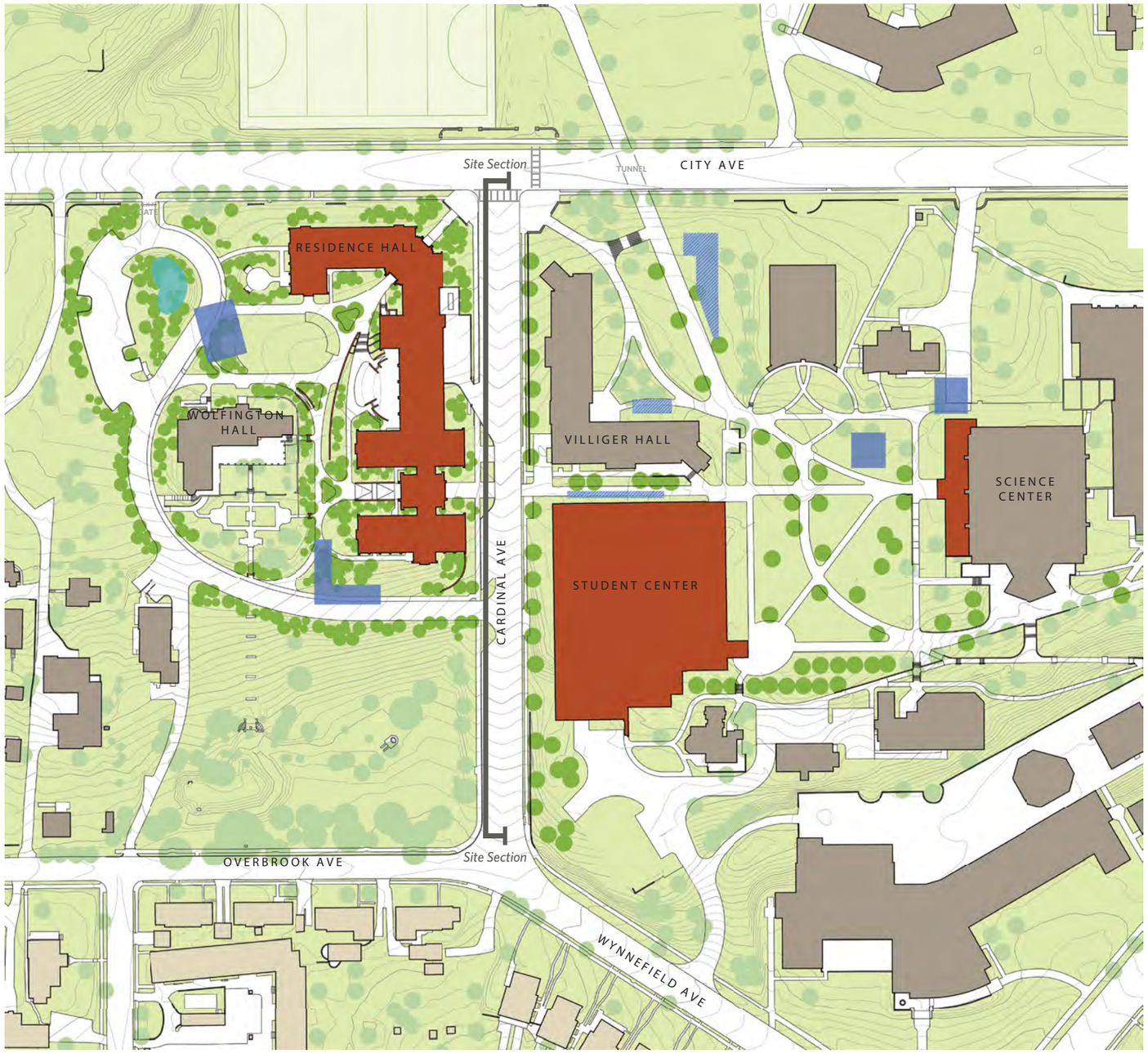
Sheet 5 of 5

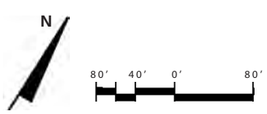
Date: 4/5/2023 Time: 11:18 User: mwu Style Table: Langan.stb Layout: Layout 4 Document Code: 220179601-0101-C5102-0102

New Building Projects: Site Analysis

LANDSCAPE PLAN

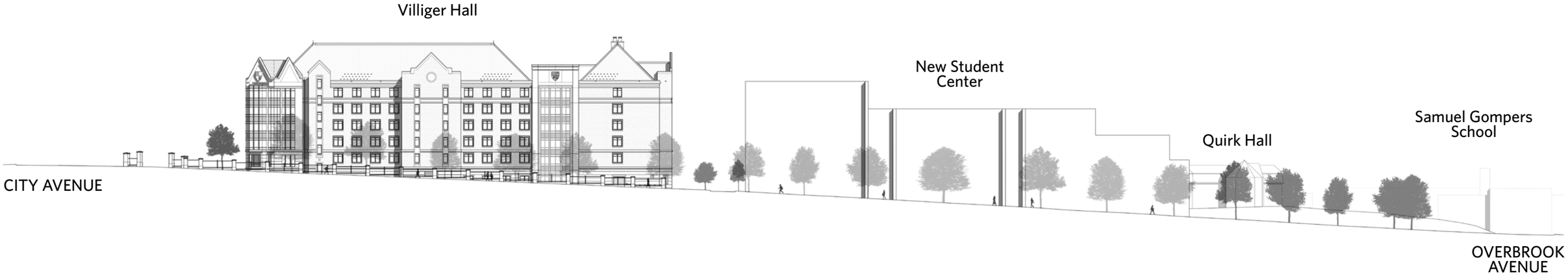


NEW SURFACE STORMWATER MANAGEMENT SYSTEM
NEW UNDERGROUND STORMWATER MANAGEMENT SYSTEM
EXISTING UNDERGROUND STORMWATER MANAGEMENT SYSTEM



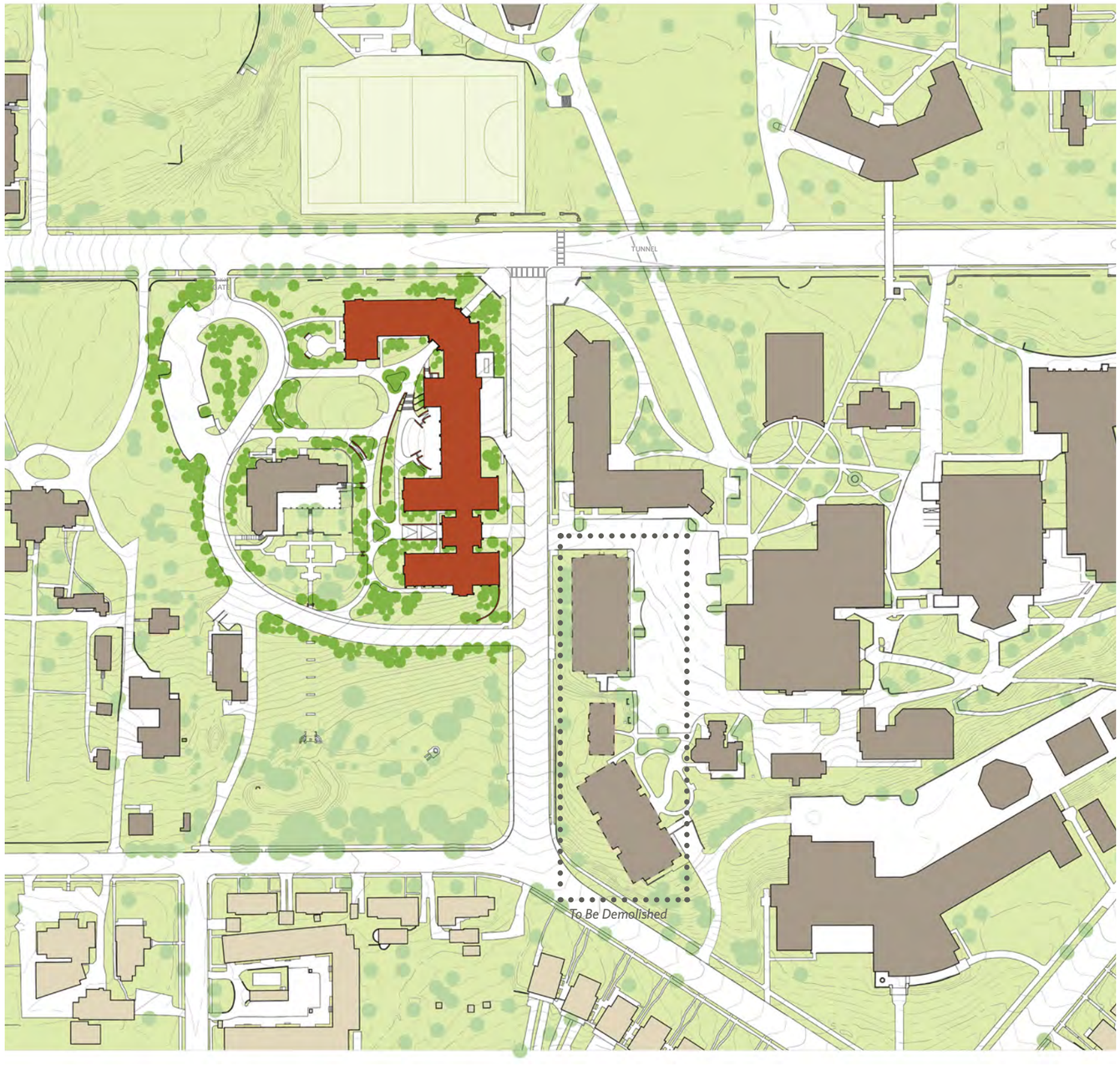
New Building Projects: Site Section

VIEW FROM CARDINAL AVENUE



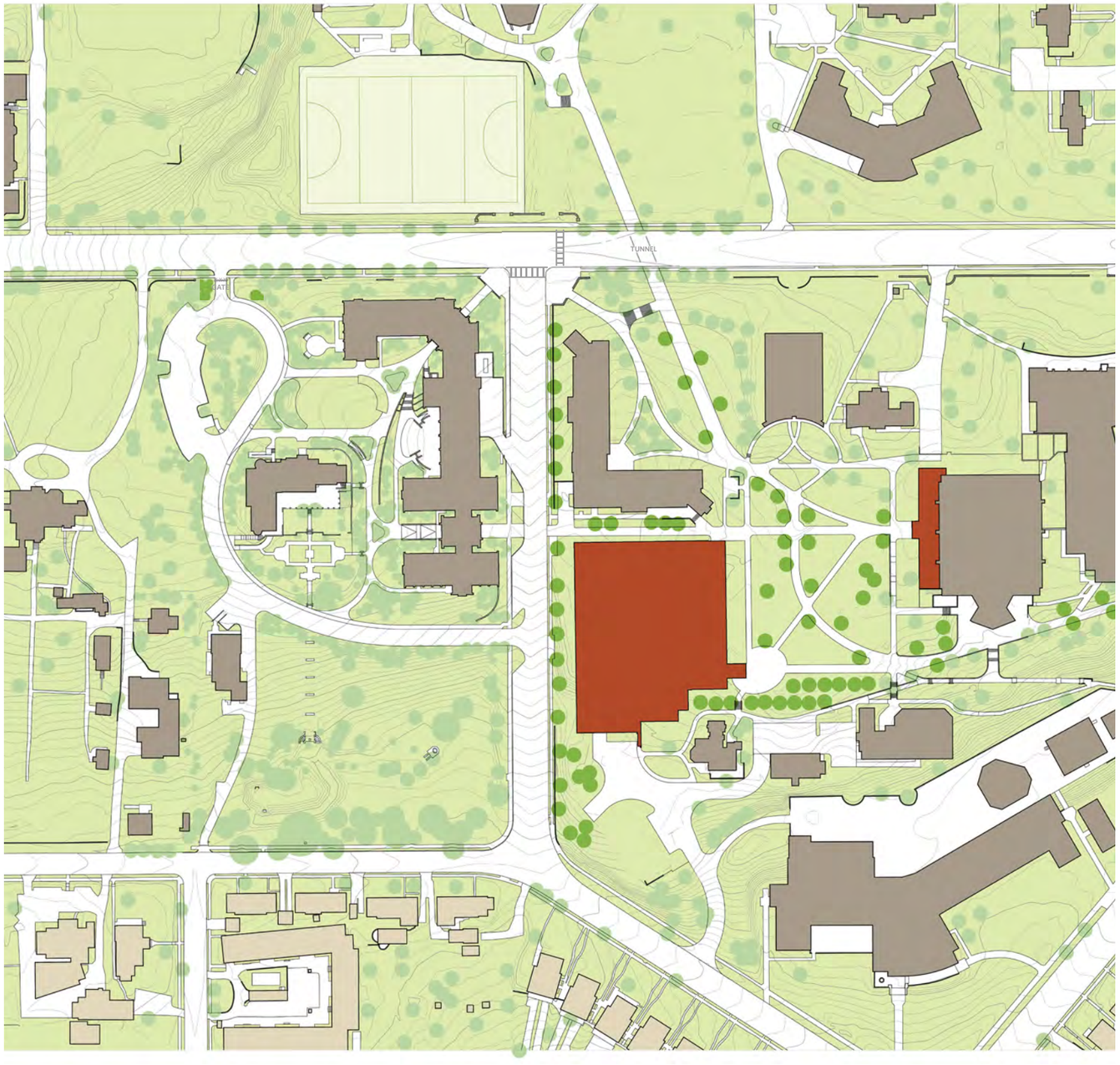
New Building Projects: Project Phasing

PHASE ONE



New Building Projects: Project Phasing

PHASE TWO



New Building Projects: Complete Streets Handbook Checklist

APPLICATION CHECKLIST

COMPLETE STREETS HANDBOOK CHECKLIST

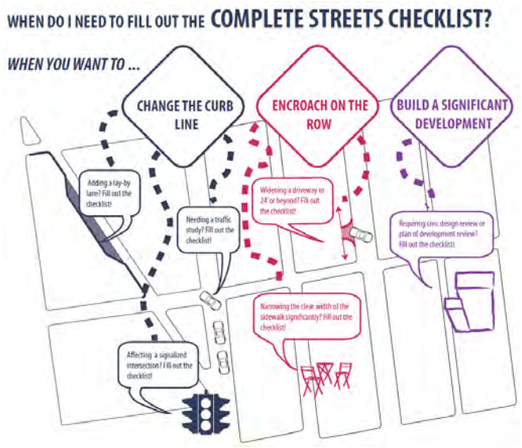
Philadelphia City Planning Commission

INSTRUCTIONS

This Checklist is an implementation tool of the *Philadelphia Complete Streets Handbook* (the "Handbook") and enables City engineers and planners to review projects for their compliance with the Handbook's policies. The handbook provides design guidance and does not supersede or replace language, standards or policies established in the City Code, City Plan, or Manual on Uniform Traffic Control Devices (MUTCD).

The Philadelphia City Planning Commission receives this Checklist as a function of its Civic Design Review (CDR) process. This checklist is used to document how project applicants considered and accommodated the needs of all users of city streets and sidewalks during the planning and/or design of projects affecting public rights-of-way. Departmental reviewers will use this checklist to confirm that submitted designs incorporate complete streets considerations (see §11-901 of The Philadelphia Code). Applicants for projects that require Civic Design Review shall complete this checklist and attach it to plans submitted to the Philadelphia City Planning Commission for review, along with an electronic version.

The Handbook and the checklist can be accessed at
http://www.phila.gov/CityPlanning/projectreviews/Pages/CivicDesignReview.aspx



PRELIMINARY PCPC REVIEW AND COMMENT: DATE _____

FINAL STREETS DEPT REVIEW AND COMMENT: DATE _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

INSTRUCTIONS (continued)

APPLICANTS SHOULD MAKE SURE TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

- ☐ This checklist is designed to be filled out electronically in Microsoft Word format. Please submit the Word version of the checklist. Text fields will expand automatically as you type.
- ☐ All plans submitted for review must clearly dimension the widths of the Furnishing, Walking, and Building Zones (as defined in Section 1 of the Handbook). "High Priority" Complete Streets treatments (identified in Table 1 and subsequent sections of the Handbook) should be identified and dimensioned on plans.
- ☐ All plans submitted for review must clearly identify and site all street furniture, including but not limited to bus shelters, street signs and hydrants.
- ☐ Any project that calls for the development and installation of medians, bio-swales and other such features in the right-of-way may require a maintenance agreement with the Streets Department.
- ☐ ADA curb-ramp designs must be submitted to Streets Department for review
- ☐ Any project that significantly changes the curb line may require a City Plan Action. The City Plan Action Application is available at http://www.philadelphiastreets.com/survey-and-design-bureau/city-plans-unit . An application to the Streets Department for a City Plan Action is required when a project plan proposes the:
  - Placing of a new street;
  - Removal of an existing street;
  - Changes to roadway grades, curb lines, or widths; or
  - Placing or striking a city utility right-of-way.

Complete Streets Review Submission Requirement*:

- EXISTING CONDITIONS SITE PLAN, should be at an identified standard engineering scale
  - FULLY DIMENSIONED
  - CURB CUTS/DRIVEWAYS/LAYBY LANES
  - TREE PITS/LANDSCAPING
  - BICYCLE RACKS/STATIONS/STORAGE AREAS
  - TRANSIT SHELTERS/STAIRWAYS
- PROPOSED CONDITIONS SITE PLAN, should be at an identified standard engineering scale
  - FULLY DIMENSIONED, INCLUDING DELINEATION OF WALKING, FURNISHING, AND BUILDING ZONES AND PINCH POINTS
  - PROPOSED CURB CUTS/DRIVEWAYS/LAYBY LANES
  - PROPOSED TREE PITS/LANDSCAPING
  - BICYCLE RACKS/STATIONS/STORAGE AREAS
  - TRANSIT SHELTERS/STAIRWAYS

***APPLICANTS PLEASE NOTE: ONLY FULL-SIZE, READABLE SITE PLANS WILL BE ACCEPTED. ADDITIONAL PLANS MAY BE REQUIRED AND WILL BE REQUESTED IF NECESSARY**

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

GENERAL PROJECT INFORMATION

1. PROJECT NAME
   Saint Joseph's University Master Plan Amendment
2. DATE
   05/09/23
3. APPLICANT NAME
   Ballard Spahr, LLP
4. APPLICANT CONTACT INFORMATION
   Eileen Quigley
   1735 Market Street, 51st Floor
   Philadelphia, PA 19103
5. PROJECT AREA: list precise street limits and scope
   A major amendment to the Saint Joseph's University Master Plan related to a proposed Residence Hall, Student Center, and addition to the existing Science Center.
   Residence Hall is approximately 248,800 gross floor sf fronting Cardinal Avenue and City Avenue with a proposed 20' wide driveway and a loading curbcut off Cardinal Avenue
   Student Center is approximately 215,330 gross floor sf fronting Cardinal Avenue with an existing 24' driveway off Wynnefield Avenue
   Addition to the existing Science Center is approximately 35,000 gross floor sf internal to SJU's campus with an existing 21' driveway off City Avenue
6. OWNER NAME
   Saint Joseph's University
7. OWNER CONTACT INFORMATION
   Kevin Mueller
   5600 City Avenue
   Philadelpha, PA 19131
8. ENGINEER / ARCHITECT NAME
   Voith & Mactavish Architechts LLP
9. ENGINEER / ARCHITECT CONTACT INFORMATION
   Robert Duke
   2401 Walnut Street, 6th Floor
   Philadelphia, PA 19103
10. STREETS: List the streets associated with the project. Complete Streets Types can be found at www.phila.gov/map under the "Complete Street Types" field. Complete Streets Types are also identified in Section 3 of the Handbook.
    Also available here: http://metadata.phila.gov/#home/datasetdetails/554386732058308617 8c4f34/

STREET	FROM	TO	COMPLETE STREET TYPE
City Avenue	Berwick Road	Cardinal Avenue	Urban Arterial
City Avenue	Cardinal Avenue	Lapsley Lane	Urban Arterial
Cardinal Avenue	City Avenue	Overbrook Avenue / Wynnefield Avenue	Lower Density Residential
Wynnefield Avenue	Cardinal Avenue / Overbrook Avenue	N 57th Street	Lower Density Residential

11. Does the **Existing Conditions** site survey clearly identify the following existing conditions with dimensions?
    a. Parking and loading regulations in curb lanes adjacent to the site — YES ☐ NO ☒
    b. Street Furniture such as bus shelters, honor boxes, etc. — YES ☐ NO ☐ N/A ☒
    c. Street Direction — YES ☐ NO ☒
    d. Curb Cuts — YES ☒ NO ☐ N/A ☐
    e. Utilities, including tree grates, vault covers, manholes, junction boxes, signs, lights, poles, etc. — YES ☒ NO ☐ N/A ☐

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

f. Building Extensions into the sidewalk, such as stairs and stoops — YES ☐ NO ☐ N/A ☒

APPLICANT: General Project Information

Additional Explanation / Comments: Checklist is for purposes of a major amendment to Saint Joseph's University Master Plan; a checklist will be provided for subsequent CDR review for each of the building projects.

DEPARTMENTAL REVIEW: General Project Information

New Building Projects: Complete Streets Handbook Checklist

APPLICATION CHECKLIST

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

PEDESTRIAN COMPONENT (Handbook Section 4.3)

12. SIDEWALK: list Sidewalk widths for each street frontage. Required Sidewalk widths are listed in Section 4.3 of the Handbook.

STREET FRONTAGE	TYPICAL SIDEWALK WIDTH (BUILDING LINE TO CURB) Required / Existing / Proposed	CITY PLAN SIDEWALK WIDTH Existing / Proposed
City Avenue (Berwick Avenue to Cardinal Avenue)	12' / 14.76' / 14.76'	14.76' / 14.76'
City Avenue (Cardinal Avenue to Lapsley Lane)	12' / 14.76' / 14.76'	14.76' / 14.76'
Cardinal Avenue	10' / 9.83' Southbound, 9.96' Northbound / 9.83' Southbound, 9.96' Northbound	9.83' Southbound, 9.96' Northbound / 9.83' Southbound, 9.96 Northbound
Wynnefield Avenue	10' / 26.94' / 26.94'	26.94' / 26.94'

13. WALKING ZONE: list Walking Zone widths for each street frontage. The Walking Zone is defined in Section 4.3 of the Handbook, including required widths.

STREET FRONTAGE	WALKING ZONE Required / Existing / Proposed
City Avenue (Berwick Avenue to Cardinal Avenue)	6' / 4' / 4'
City Avenue (Cardinal Avenue to Lapsley Lane)	6' / 6' / 6'
Cardinal Avenue	5' / 6.6' Southbound, 4' Northbound / 6.6' Southbound, 4' Northbound
Wynnefield Avenue	5' / 5' / 5'

14. VEHICULAR INTRUSIONS: list Vehicular Intrusions into the sidewalk. Examples include but are not limited to; driveways, lay-by lanes, etc. Driveways and lay-by lanes are addressed in sections 4.8.1 and 4.6.3, respectively, of the Handbook.

EXISTING VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
Driveway (gated always locked)	20'	City Avenue (Berwick Rd to Cardinal Ave)
Driveway	21'	City Avenue (Cardinal Ave to Lapsley Lane)
Driveway	25'	Cardinal Avenue (Southbound)
Driveway	23'	Cardinal Avenue (Northbound)
Driveway	19'	Wynnefield Avenue

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
Driveway (gated always locked)	20'	City Avenue (Berwick Rd to Cardinal Ave)

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

Driveway	21'	City Avenue (Cardinal Ave to Lapsley Lane)
Curbcut (loading/trash for Residence Hall)	18'	Cardinal Ave (Southbound)
Driveway	20'	Cardinal Ave (Southbound)
Driveway	24'	Wynnefield Avenue

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

PEDESTRIAN COMPONENT (continued)

		DEPARTMENTAL APPROVAL
15. When considering the overall design, does it create or enhance a pedestrian environment that provides safe and comfortable access for all pedestrians at all times of the day?	YES ☒ NO ☐	YES ☐ NO ☐

APPLICANT: Pedestrian Component

Additional Explanation / Comments: Please reference the proposed additional pedestrian walkways internal to SJU's campus that are open to the public and often used by the surrounding community between transit stops and pedestrian networks.

DEPARTMENTAL REVIEW: Pedestrian Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

BUILDING & FURNISHING COMPONENT (Handbook Section 4.4)

16. BUILDING ZONE: list the MAXIMUM, **existing and proposed** Building Zone width on each street frontage. The Building Zone is defined as the area of the sidewalk immediately adjacent to the building face, wall, or fence marking the property line, or a lawn in lower density residential neighborhoods. The Building Zone is further defined in section 4.4.1 of the Handbook.

STREET FRONTAGE	MAXIMUM BUILDING ZONE WIDTH Existing / Proposed
City Avenue (Berwick Avenue to Cardinal Avenue)	3.15' / 3.15'
City Avenue (Cardinal Avenue to Lapsley Lane)	4.56' / 4.56'
Cardinal Avenue	3.23' Southbound, 2.96' Nothbound / 3.23' Southbound, 2.96' Northbound
Wynnefield Avenue	9.12' / 9.12'

17. FURNISHING ZONE: list the MINIMUM, **recommended, existing, and proposed** Furnishing Zone widths on each street frontage. The Furnishing Zone is further defined in section 4.4.2 of the Handbook.

STREET FRONTAGE	MINIMUM FURNISHING ZONE WIDTH Recommended / Existing / Proposed
City Avenue (Berwick Avenue to Cardinal Avenue)	4' / 7.61' / 7.61'
City Avenue (Cardinal Avenue to Lapsley Lane)	4' / 4.2' / 4.2'
Cardinal Avenue	3.5' / 0' Southbound, 3' Northbound / 0' Southbound, 3' Northbound
Wynnefield Avenue	3.5' / 12.82' / 12.82'

				DEPARTMENTAL APPROVAL
18. Identify proposed "high priority" building and furnishing zone design treatments that are incorporated into the design plan, where width permits (see Handbook Table 1). Are the following treatments identified and dimensioned on the plan?				
▪ Bicycle Parking	YES ☐	NO ☒	N/A ☐	YES ☐ NO ☐
▪ Lighting	YES ☒	NO ☐	N/A ☐	YES ☐ NO ☐
▪ Benches	YES ☐	NO ☐	N/A ☒	YES ☐ NO ☐
▪ Street Trees	YES ☒	NO ☐	N/A ☐	YES ☐ NO ☐
▪ Street Furniture	YES ☐	NO ☐	N/A ☒	YES ☐ NO ☐
19. Does the design avoid tripping hazards?	YES ☒	NO ☐	N/A ☐	YES ☐ NO ☐
20. Does the design avoid pinch points? Pinch points are locations where the Walking Zone width is less than the required width identified in item 13, or requires an exception	YES ☐	NO ☒	N/A ☐	YES ☐ NO ☐

New Building Projects: Complete Streets Handbook Checklist

APPLICATION CHECKLIST

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

BUILDING & FURNISHING COMPONENT (continued)

21.	Do street trees and/or plants comply with street installation requirements (see sections 4.4.7 & 4.4.8)	YES ☐	NO ☒	N/A ☐	YES ☐	NO ☐
22.	Does the design maintain adequate visibility for all roadway users at intersections?	YES ☒	NO ☐	N/A ☐	YES ☐	NO ☐

APPLICANT: Building & Furnishing Component

Additional Explanation / Comments: Lighting and mature street trees are existing and prevalent. Checklist is for purposes of a major amendment to Saint Joseph's University Master Plan; a checklist will be provided for subsequent CDR review for each of the building projects.

DEPARTMENTAL REVIEW: Building & Furnishing Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

BICYCLE COMPONENT (Handbook Section 4.5)

23. List elements of the project that incorporate recommendations of the Pedestrian and Bicycle Plan, located online at http://phila2035.org/wp-content/uploads/2012/06/bikePedfinal2.pdf

_____

24. List the existing and proposed number of bicycle parking spaces, on- and off-street. Bicycle parking requirements are provided in The Philadelphia Code, Section 14-804.

BUILDING / ADDRESS	REQUIRED SPACES	ON-STREET Existing / Proposed	ON SIDEWALK Existing / Proposed	OFF-STREET Existing / Proposed
New Residence Hall	25	0 / 0	0 / 0	0 / 10
Student Center	22	0 / 0	0 / 0	0 / 10
Addition to Science Center	4	0 / 0	0 / 0	0 / 5

					DEPARTMENTAL APPROVAL	
25.	Identify proposed "high priority" bicycle design treatments (see Handbook Table 1) that are incorporated into the design plan, where width permits. Are the following "High Priority" elements identified and dimensioned on the plan?					
	▪ Conventional Bike Lane	YES ☐	NO ☒	N/A ☐	YES ☐	NO ☐
	▪ Buffered Bike Lane	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐
	▪ Bicycle-Friendly Street	YES ☐	NO ☒	N/A ☐	YES ☐	NO ☐
	▪ Indego Bicycle Share Station	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐
26.	Does the design provide bicycle connections to local bicycle, trail, and transit networks?	YES ☒	NO ☐	N/A ☐	YES ☐	NO ☐
27.	Does the design provide convenient bicycle connections to residences, work places, and other destinations?	YES ☒	NO ☐	N/A ☐	YES ☐	NO ☐

APPLICANT: Bicycle Component

Additional Explanation / Comments: Outside agency cooperation to incorporate bicyle design treatments for City Avenue (a State Highway), the "high priority" Urban Arterial is unclear at this time. As such Saint Joseph is committed to providing shared use pathways internal to our campus for public use.

DEPARTMENTAL REVIEW: Bicycle Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

CURBSIDE MANAGEMENT COMPONENT (Handbook Section 4.6)

				DEPARTMENTAL APPROVAL	
28. Does the design limit conflict among transportation modes along the curb?	YES ☒	NO ☐		YES ☐	NO ☐
29. Does the design connect transit stops to the surrounding pedestrian network and destinations?	YES ☒	NO ☐	N/A ☐	YES ☐	NO ☐
30. Does the design provide a buffer between the roadway and pedestrian traffic?	YES ☒	NO ☐	N/A ☐	YES ☐	NO ☐
31. How does the proposed plan affect the accessibility, visibility, connectivity, and/or attractiveness of public transit?				YES ☐	NO ☐

APPLICANT: Curbside Management Component

Additional Explanation / Comments: Overall plan limits pedestrian and vehicular conflicts, and keeps vehicles on Saint Joseph's campus. No proposed changes to transit stop, and proposes additional pedestrian walkways internal to SJU's campus that are open to the public for connecting to transit stops to surrounding pedestrian networks.

DEPARTMENTAL REVIEW: Curbside Management Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

VEHICLE / CARTWAY COMPONENT (Handbook Section 4.7)

32. If lane changes are proposed, , identify existing and proposed lane widths and the design speed for each street frontage;

STREET	FROM	TO	LANE WIDTHS Existing / Proposed	DESIGN SPEED
N/A	____	____	____ / ____	____
____	____	____	____ / ____	____
____	____	____	____ / ____	____
____	____	____	____ / ____	____

				DEPARTMENTAL APPROVAL	
33. What is the maximum AASHTO design vehicle being accommodated by the design?	____			YES ☐	NO ☐
34. Will the project affect a historically certified street? An inventory of historic streets[1] is maintained by the Philadelphia Historical Commission.	YES ☐	NO ☐		YES ☐	NO ☐
35. Will the public right-of-way be used for loading and unloading activities?	YES ☐	NO ☐		YES ☐	NO ☐
36. Does the design maintain emergency vehicle access?	YES ☐	NO ☐		YES ☐	NO ☐
37. Where new streets are being developed, does the design connect and extend the street grid?	YES ☐	NO ☐	N/A ☐	YES ☐	NO ☐
38. Does the design support multiple alternative routes to and from destinations as well as within the site?	YES ☐	NO ☐	N/A ☐	YES ☐	NO ☐
39. Overall, does the design balance vehicle mobility with the mobility and access of all other roadway users?	YES ☐	NO ☐		YES ☐	NO ☐

APPLICANT: Vehicle / Cartway Component

Additional Explanation / Comments: N/A to the major amendment to Saint Joseph's University Master Plan.

DEPARTMENTAL REVIEW: Vehicle / Cartway Component

Reviewer Comments:

(1) http://www.philadelphiastreets.com/images/uploads/documents/Historical_Street_Paving.pdf

New Building Projects: Complete Streets Handbook Checklist

APPLICATION CHECKLIST

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

URBAN DESIGN COMPONENT (Handbook Section 4.8)

				DEPARTMENTAL APPROVAL	
40. Does the design incorporate windows, storefronts, and other active uses facing the street?	YES ☒	NO ☐	N/A ☐	YES ☐	NO ☐
41. Does the design provide driveway access that safely manages pedestrian / bicycle conflicts with vehicles (see Section 4.8.1)?	YES ☒	NO ☐	N/A ☐	YES ☐	NO ☐
42. Does the design provide direct, safe, and accessible connections between transit stops/stations and building access points and destinations within the site?	YES ☒	NO ☐	N/A ☐	YES ☐	NO ☐

APPLICANT: Urban Design Component

Additional Explanation / Comments: Residence Hall project moves (through demolition) existing residence halls away from community neigborhoods and closer to the core of Saint Joseph's campus towards City Avenue. The Student Center (through demolition) of the existing student center creates new green space and direct pedestrian pathways through the creation of a quadrangle in the center of Saint Joseph's campus.

DEPARTMENTAL REVIEW: Urban Design Component

Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

INTERSECTIONS & CROSSINGS COMPONENT (Handbook Section 4.9)

43. If signal cycle changes are proposed, please identify Existing and Proposed Signal Cycle lengths; **if not, go to question No. 48.**

SIGNAL LOCATION	EXISTING CYCLE LENGTH	PROPOSED CYCLE LENGTH
N/A		

				DEPARTMENTAL APPROVAL	
44. Does the design minimize the signal cycle length to reduce pedestrian wait time?	YES ☐	NO ☐	N/A ☐	YES ☐	NO ☐
45. Does the design provide adequate clearance time for pedestrians to cross streets?	YES ☐	NO ☐	N/A ☐	YES ☐	NO ☐
46. Does the design minimize pedestrian crossing distances by narrowing streets or travel lanes, extending curbs, reducing curb radii, or using medians or refuge islands to break up long crossings? *If yes, City Plan Action may be required.*	YES ☐	NO ☐	N/A ☐	YES ☐	NO ☐
47. Identify "High Priority" intersection and crossing design treatments (see Handbook Table 1) that will be incorporated into the design, where width permits. Are the following "High Priority" design treatments identified and dimensioned on the plan?				YES ☐	NO ☐
▪ Marked Crosswalks	YES ☐	NO ☐	N/A ☐	YES ☐	NO ☐
▪ Pedestrian Refuge Islands	YES ☐	NO ☐	N/A ☐	YES ☐	NO ☐
▪ Signal Timing and Operation	YES ☐	NO ☐	N/A ☐	YES ☐	NO ☐
▪ Bike Boxes	YES ☐	NO ☐	N/A ☐	YES ☐	NO ☐
48. Does the design reduce vehicle speeds and increase visibility for all modes at intersections?	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐
49. Overall, do intersection designs limit conflicts between all modes and promote pedestrian and bicycle safety?	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐

APPLICANT: Intersections & Crossings Component

Additional Explanation / Comments:

DEPARTMENTAL REVIEW: Intersections & Crossings Component

Reviewer Comments: _____

New Building Projects: Sustainable Design

SUSTAINABLE DESIGN CHECKLIST - STATEMENT OF SUSTAINABLE DESIGN INTENT

We understand that a Sustainable Design Checklist is a mandatory element of the Civic Design Review (CDR) process for new buildings. Therefore,a fully completed sustainability checklist will be provided during CDR for each of the new building projects: proposed Residence Hall, Student Center and Science Center Addition. For each project, Saint Joseph's University is committed to pursuing a minimum of LEED Silver Certification. Included herein, is a Sustainable Design Checklist as applicable to this CDR for a major amendment to Saint Joseph's University Master Plan.

Civic Sustainable Design Checklist – Updated September 3, 2019

Civic Design Review Sustainable Design Checklist

Sustainable design represents important city-wide concerns about environmental conservation and energy use. Development teams should try to integrate elements that meet many goals, including:

- Reuse of existing building stock
- Incorporation of existing on-site natural habitats and landscape elements
- Inclusion of high-performing stormwater control
- Site and building massing to maximize daylight and reduce shading on adjacent sites
- Reduction of energy use and the production of greenhouse gases
- Promotion of reasonable access to transportation alternatives

The Sustainable Design Checklist asks for responses to specific benchmarks. These metrics go above and beyond the minimum requirements in the Zoning and Building codes. All benchmarks are based on adaptions from Leadership in Energy and Environmental Design (LEED) v4 unless otherwise noted.

Categories	**Benchmark**	**Does project meet benchmark? If yes, please explain how. If no, please explain why not.**
Location and Transportation		
(1) Access to Quality Transit	Locate a functional entry of the project within a ¼-mile (400-meter) walking distance of existing or planned bus, streetcar, or rideshare stops, bus rapid transit stops, light or heavy rail stations.	Proposed amendment to Master Plan provides campus entry points within a 1/4 mile of numerous existing bus stops
(2) Reduced Parking Footprint	All new parking areas will be in the rear yard of the property or under the building, and unenclosed or uncovered parking areas are 40% or less of the site area.	
(3) Green Vehicles	Designate 5% of all parking spaces used by the project as preferred parking for green vehicles or car share vehicles. Clearly identify and enforce for sole use by car share or green vehicles, which include plug-in electric vehicles and alternative fuel vehicles.	SJU currently identifies and enforces these preferred parking spaces throughout campus. SJU will continue this practice and identify counts and location on subsequent CDR for each of the building projects
(4) Railway Setbacks (Excluding frontages facing trolleys/light rail or enclosed subsurface rail lines or subways)	To foster safety and maintain a quality of life protected from excessive noise and vibration, residential development with railway frontages should be setback from rail lines and the building's exterior envelope, including windows, should reduce exterior sound transmission to 60dBA. **(If setback used, specify distance)**[i]	
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	See response below
	SJU does not currently participate in any any bike share agreements. SJU is open to considering a bike share arrangement in the future. Potential sites for bike share locations include those on or adjacent to 54th street, where SJU currently owns retail space and a license to operate a sidewalk cafe. However, such 54th street locations are not a focus of this current Master Plan Amendment.	

1

New Building Projects: Sustainable Design

SUSTAINABLE DESIGN CHECKLIST - STATEMENT OF SUSTAINABLE DESIGN INTENT

Water Efficiency		
(6) Outdoor Water Use	Maintain on-site vegetation without irrigation. OR, Reduce of watering requirements at least 50% from the calculated baseline for the site's peak watering month.	
Sustainable Sites		
(7) Pervious Site Surfaces	Provides vegetated and/or pervious open space that is 30% or greater of the site's Open Area, as defined by the zoning code. Vegetated and/or green roofs can be included in this calculation.	
(8) Rainwater Management	Conform to the stormwater requirements of the Philadelphia Water Department(PWD) and either: A) Develop a green street and donate it to PWD, designed and constructed in accordance with the PWD Green Streets Design Manual, OR B) Manage additional runoff from adjacent streets on the development site, designed and constructed in accordance with specifications of the PWD Stormwater Management Regulations	
(9) Heat Island Reduction (excluding roofs)	Reduce the heat island effect through either of the following strategies for 50% or more of all on-site hardscapes: A) Hardscapes that have a high reflectance, an SRI>29. B) Shading by trees, structures, or solar panels.	
Energy and Atmosphere		
(10) Energy Commissioning and Energy Performance - Adherence to the New Building Code	PCPC notes that as of April 1, 2019 new energy conservation standards are required in the Philadelphia Building Code, based on recent updates of the International Energy Conservation Code (IECC) and the option to use ASHRAE 90.01-2016. PCPC staff asks the applicant to state which path they are taking for compliance, including their choice of code and any options being pursued under the 2018 IECC.[ii]	
(11) Energy Commissioning and Energy Performance - Going beyond the code	Will the project pursue energy performance measures beyond what is required in the Philadelphia code by meeting any of these benchmarks? [iii] •Reduce energy consumption by achieving 10% energy savings or more from an established baseline using	

Civic Sustainable Design Checklist – Updated September 3, 2019

	ASHRAE standard 90.1-2016 (LEED v4.1 metric). •Achieve certification in Energy Star for Multifamily New Construction (MFNC). •Achieve Passive House Certification	
(12) Indoor Air Quality and Transportation	Any sites within 1000 feet of an interstate highway, state highway, or freeway will provide air filters for all regularly occupied spaces that have a Minimum Efficiency Reporting Value (MERV) of 13. Filters shall be installed prior to occupancy.[iv]	
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	
Innovation		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	

[i] Railway Association of Canada (RAC)'s "Guidelines for New Development in Proximity to Railway Operations. Exterior Sound transmission standard from LEED v4, BD+C, Acoustic Performance Credit.

[ii] Title 4 The Philadelphia Building Construction and Occupancy Code
See also, "The Commercial Energy Code Compliance" information sheet:
https://www.phila.gov/li/Documents/Commercial%20Energy%20Code%20Compliance%20Fact%20Sheet--Final.pdf
and the "What Code Do I Use" information sheet:
https://www.phila.gov/li/Documents/What%20Code%20Do%20I%20Use.pdf

[iii] LEED 4.1, Optimize Energy Performance in LEED v4.1
For Energy Star: www.Energystar.gov
For Passive House, see www.phius.org

[iv] Section 99.04.504.6 "Filters" of the City of Los Angeles Municipal Code, from a 2016 Los Angeles Ordinance requiring enhanced air filters in homes near freeways

II Change in Zoning Designation SP-INS - Existing Buildings

Change in Zoning Designation SP-INS - Existing Buildings

INTRODUCTION

Saint Joseph's University (SJU) proposes a major amendment to the SJU Master Plan to include the addition of six existing buildings and to amend the Philadelphia Zoning Maps by changing the zoning designation to SP-INS, Institutional (Special Purpose) district for land owned by SJU at 6050 Overbrook Avenue and 5930 City Avenue.

The existing buildings at 6050 Overbrook Avenue are comprised of the following:

Ashwood Hall

- 32 units, predominately two bedroom apartments for 137 student residents

The existing buildings at 6050 Overbrook Avenue are comprised of the following:

Townhouses, North

- 8 units, four and seven bedroom apartments for 44 student residents

Townhouses, East

- 8 units, four and seven bedroom apartments for 44 student residents

Townhouses, West

- 6 units, four and seven bedroom apartments for 36 student residents

Moore Hall

- 47,850 sf of administrative offices, print shop, and 41 single bedroom student units

Alumni Hall

- 5,180 sf of administrative and classroom space

The buildings are existing with no planned changes of square footage.


1 Existing Site Documentation
BUS Bus Stop
BUS
65: City Ave & Blancoyd
BUS
65 & G: City Ave & Overbrook Ave - MBNS
BUS
G: Drexel Rd & City Line Ave
CITY AVENUE
CITY AVENUE
1
2
3
4
5
6
7
8
9
DREXEL ROAD
OVERBROOK AVENUE
59TH STREET

Change in Zoning Designation SP-INS - Existing Buildings: Existing Site

PHOTOGRAPHIC DOCUMENTATION

1: Overbrook Avenue. 5930 City Avenue (Moore Hall) on Left, 6050 Overbrook Avenue (Ashwood Hall) on Right.

2: Overbrook Avenue, towards City Ave. 6050 Overbrook Avenue (Ashwood Hall) on Left, 5930 City Avenue (Moore Hall) on Right.

3: 6050 Overbrook Avenue (Ashwood Hall) from Overbrook Avenue.

4: 6050 Overbrook Avenue (Ashwood Hall) from Overbrook Avenue.

Change in Zoning Designation SP-INS - Existing Buildings: Existing Site

PHOTOGRAPHIC DOCUMENTATION

5: 5930 City Avenue (Moore Hall) from Overbrook Avenue.

6: 5930 City Avenue (Moore Hall and Michael J. Morris Townhouses - West) from Overbrook Avenue

7: 5930 City Avenue (Moore Hall) from City Avenue.

8: 5930 City Avenue (Michael J. Morris Townhouses - North on Left and Moore Hall on Right) from City Avenue

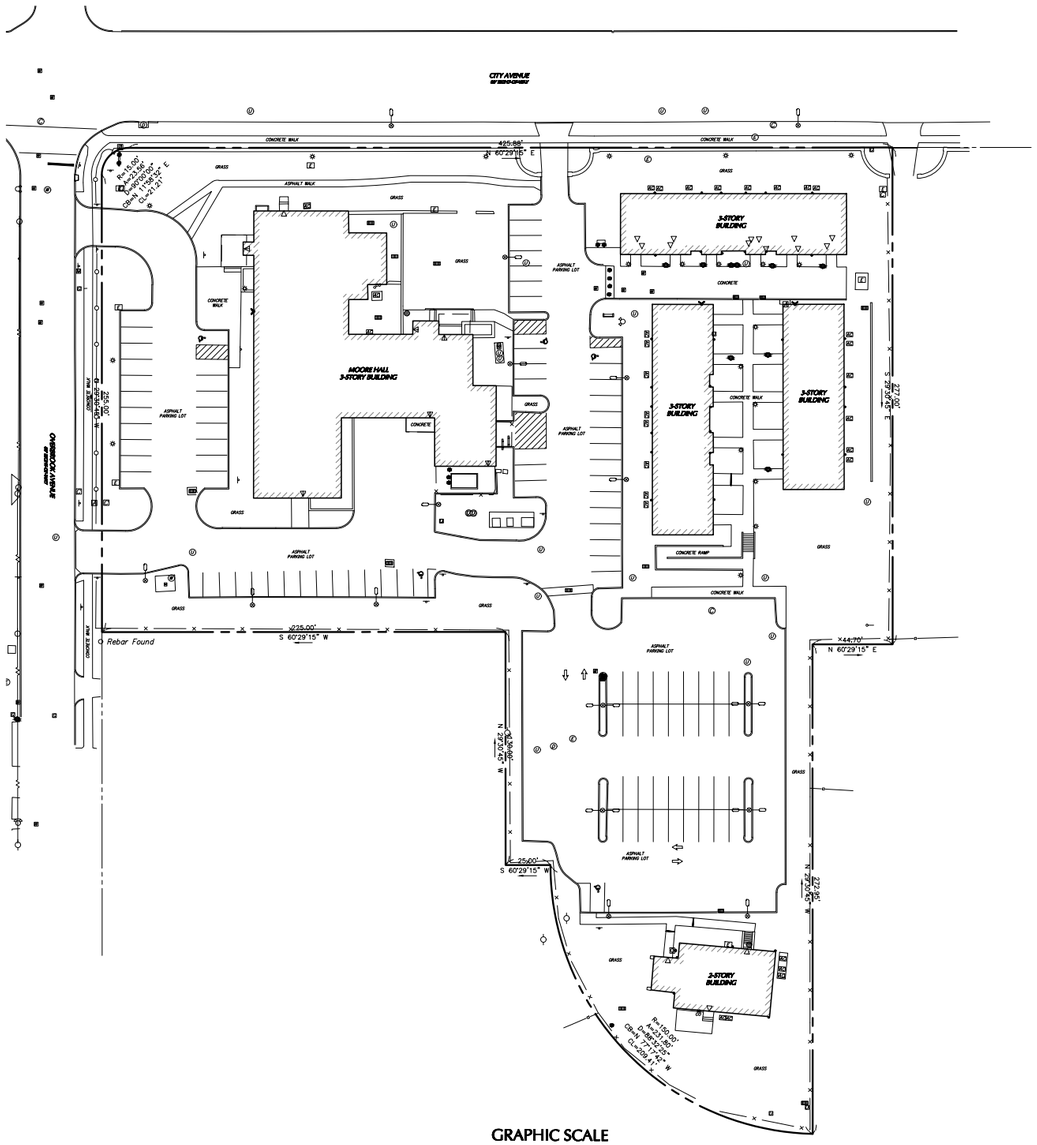
Change in Zoning Designation SP-INS - Existing Buildings: Existing Site

PHOTOGRAPHIC DOCUMENTATION

9: 5930 City Avenue (Michael J Morris Townhouses - North) from City Avenue

Change in Zoning Designation SP-INS - Existing Buildings: Existing Site

5930 CITY AVE SITE SURVEY



PROJECT LOCATION MAP
SCALE: 1" = 2000'
SOURCE: MICROSOFT BING

PA NAD83

NOTES

1. THE SURVEY IS BASED UPON PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING REFERENCES:
2. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM NAD83 (2011), SOUTH ZONE.
3. ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
4. TOPOGRAPHIC INFORMATION SHOWN HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. DURING AUGUST AND SEPTEMBER 2022.
5. UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND THE LOCATIONS WHERE DATA WAS OBTAINED. DESPITE MEETING THE REQUIRED STANDARD OF CARE THE SURVEYOR CANNOT AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.
6. ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.
7. UNLESS SPECIFICALLY NOTED HEREON THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.
8. PRIOR TO ANY DESIGN OR CONSTRUCTION THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS
9. THIS PLAN NOT VALID UNLESS EMBOSSED WITH THE SEAL OF THE PROFESSIONAL.

LEGEND (NOT SHOWN TO SCALE)

- AIR CONDITIONING UNIT
- BOLLARD
- DOOR
- SIGN
- SHRUB
- TREE
- GROUND LIGHT
- CATCH BASIN
- CLEANOUT
- ELECTRIC BOX
- ELECTRIC METER
- FIRE HYDRANT
- COMMUNICATION BOX
- GAS METER
- GAS VALVE
- LIGHT POLE
- MANHOLE (TYPE AS LABELED)
- POWER POLE
- ROOF DRAIN
- STANDPIPE
- TELEPHONE BOOTH
- TRAFFIC SIGNAL BOX
- PEDESTRIAN PUSH BUTTON
- UNDERGROUND VAULT
- VALVE UNKNOWN
- WATER METER
- WATER VALVE
- BIT — BITUMINOUS
- CONC — CONCRETE
- CP — CONCRETE PAD
- LSA — LANDSCAPED AREA
- BOH — BUILDING OVERHANG
- BW — BOTTOM OF WALL
- STOCKADE FENCE
- CHAINLINK FENCE
- IRON FENCE
- TREE LINE
- OVERHEAD WIRE
- EASEMENT LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE

Date	Description	No.
REVISIONS		

SIGNATURE SHAUN F. HIGGINS DATE SIGNED
PROFESSIONAL LAND SURVEYOR
PA LIC. No. SU-021088-E

LANGAN
Langan Engineering and Environmental Services, Inc.
1818 Market Street, Suite 3300
Philadelphia, PA 19103
T: 215.845.8900 F: 215.845.8901 www.langan.com

Project
SJU ZONING PLAN
5930 CITY AVE.
LOWER MERION TOWNSHIP
PHILADELPHIA PENNSYLVANIA

Drawing Title
BOUNDARY SURVEY

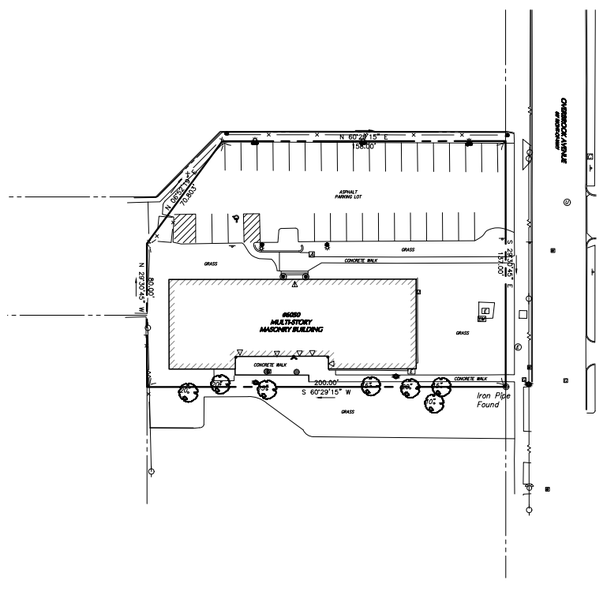
Project No.	Drawing No.
220179601	VT-100
Date: 2022-11-10	
Drawn By: KB	
Checked By: SFH	Sheet 1 of 1

PROJECT NO. 220179601

Filename: \langan.com\data\PHL\data6\220179601\Project Data_Discipline\Survey\CAD\Existing\220179601-V-EX101.dwg Date: 11/11/2022 Time: 15:17 User: kbenitez Style Table: Langan.stb Layout: ARCH-D-

Change in Zoning Designation SP-INS - Existing Buildings: Existing Site

6050 OVERBROOK AVENUE SITE SURVEY



GRAPHIC SCALE

0 30 60 90

(IN FEET)
1 Inch = 30 ft.

PA NAD83

PROJECT LOCATION MAP
SCALE: 1" = 2000'
SOURCE: MICROSOFT BING

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