

Registered Community Organization Meeting  
Civic Design Review Submission  
March 10th, 2026

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# 12018-30 BUSTLETON AVE

Townhome Development



# PROJECT SUMMARY

This proposed residential development introduces 66 thoughtfully designed single-family townhomes in the Bustleton Avenue neighborhood of Philadelphia. The project is carefully planned to complement the established suburban character of the surrounding community while providing a modest increase in residential density that supports long-term neighborhood vitality.

The architectural design draws inspiration from the adjacent residential context, incorporating traditional materials, articulated facades, pitched roof forms, and landscaped setbacks that reflect the scale and rhythm of nearby homes. Building massing has been intentionally stepped and modulated to maintain a comfortable pedestrian scale and ensure a seamless transition to neighboring properties.

A key feature of the development is the preservation and integration of an existing two-story stone house located at the site's frontage. This structure will remain as a defining architectural element, anchoring the entrance to the community and reinforcing a residential scale along Bustleton Avenue. Its inclusion provides both visual continuity and a respectful nod to the architectural character of the area.

The site plan prioritizes walkability, internal landscaping, and buffered edges to enhance privacy and livability. Off-street parking, coordinated access points, and well-designed circulation patterns ensure functionality without compromising neighborhood character.

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### 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: **ZP-2025-0003503**

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

Zoning districts CA-1 and RSA-2.

#### PROJECT LOCATION

Planning District: Upper Far Northeast Council District: District 10

Address: 12018 & 12030 Bustleton Ave  
Philadelphia, PA 19116

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: José Hernandez Primary Phone: (215) 928.9331

Email: johern@jkrparchitects.com Address: 1601 Market St, STE 2400  
Philadelphia, PA 19103

Property Owner: Lotus 12018-30 Holding LLC Developer Lotus Construction & Design

Architect: JKRP Architects

#### SITE CONDITIONS

Site Area: 160,814 SF

Existing Zoning: CA-1, RSA-2 Zoning Variances required?    Yes     No

Present Use: Mixed-use Commercial and Residential

Proposed Use:  
*Mixed-use, commercial and residential with 11 4-story, multi-family, detached residential buildings proposed (66 units total). Each unit shall have a cellar and a single car garage. The existing commercial 2.5-story stone building currently located on #12018 is proposed to remain; the other buildings shall be demolished.*

Proposed # of Parking Units: *There are 99 parking spaces consisting of 66 garage spaces and 33 surface spaces.*

#### COMMUNITY MEETING

Community meeting held:    Yes     No

If yes, please provide written documentation as proof.

If no, indicate the date and time the community meeting will be held:  
 Date: March 10<sup>th</sup>, 2026 Time: 7:00 PM

#### ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled:    Yes     No    NA

If yes, indicate the date hearing will be held:  
 Date: 07.15.2026

## Civic Design Review Notification to Philadelphia City Planning Commission

This form must be completed by the L&I plans examiner to notify PCPC that an application under review requires Civic Design Review (CDR).

The L&I plans examiner must forward this completed form to the applicant, the Community Group Notification ([RCO@Phila.gov](mailto:RCO@Phila.gov)), and the Civic Design Review ([CDR@Phila.Gov](mailto:CDR@Phila.Gov)) and must also upload a copy to eCLIPSE.

### Application Details

Identify the permit number, location of work and name of applicant.

If a specific location applies or the project involves multiple parcels, please note additional details or address information in the space provided.

1

**ZP-2** | 0 | 2 | 5 | 0 | 0 | 3 | 5 | 0 | 3 |

Address 12018 & 12030 Bustleton Ace

Specific Location or Additional Parcels \_\_\_\_\_

Applicant Name Leslie Cunningham

Applicant's Relationship to property:

Property Owner  Tenant  Equitable Owner  Licensed Professional or Tradesperson

Date of Notification to PCPC: 10 / 28 2025

### Plans Examiner

Provide the name and contact information of the plans examiner reviewing the application.

2

Name Andrew DiDonato

Email Address andrew.didonato@phila.gov Phone Number \_\_\_\_\_

### CDR Triggers

Provide applicable application details related to the CDR determination.

See §14-304(5) and Table 14-304.2 for additional details.

3

Zoning District(s): CA-1, RSA-2

Affects property in a residential district, as defined by §14-304(5)(b)(.2)  Yes  No

Application includes new construction or an expansion that creates 191989 square footage of new GFA.

Application includes new construction or an expansion that creates 66 additional dwelling units.

### Plan Review Results

Provide details regarding the outcome of the plan review

Will the application result in a by-right permit?  Yes  No

If **yes**, skip the questions below.

If **no**, has the applicant been issued a refusal / referral prior to completing CDR?  Yes  No

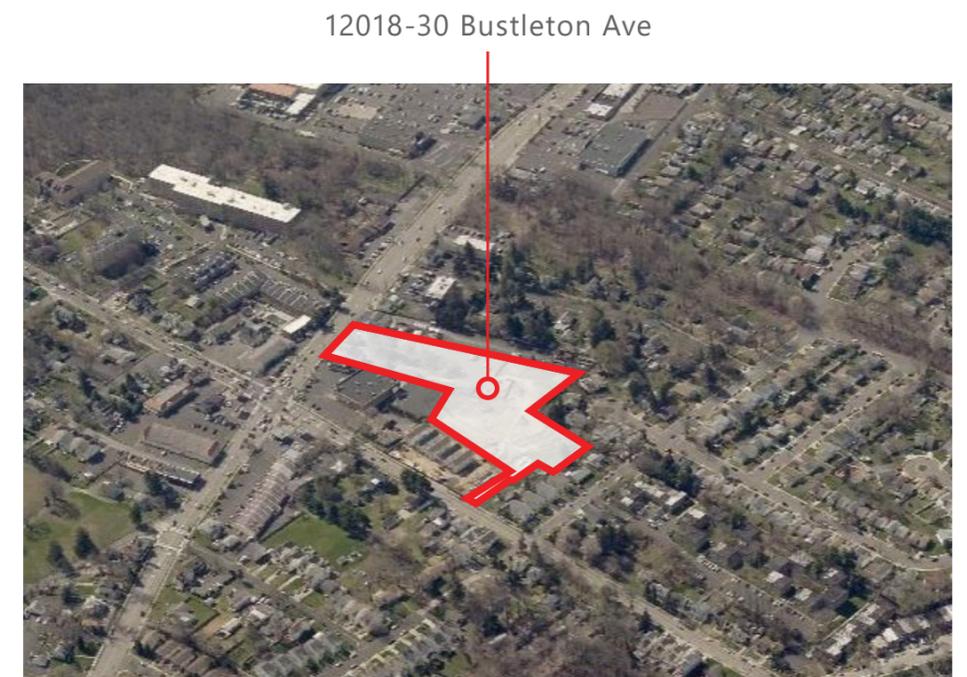
If **yes**, include the refusal / referral with this Notification and forward to the email addresses listed below.

If **no**, use the space below to outline the refusals / referrals that are anticipated:

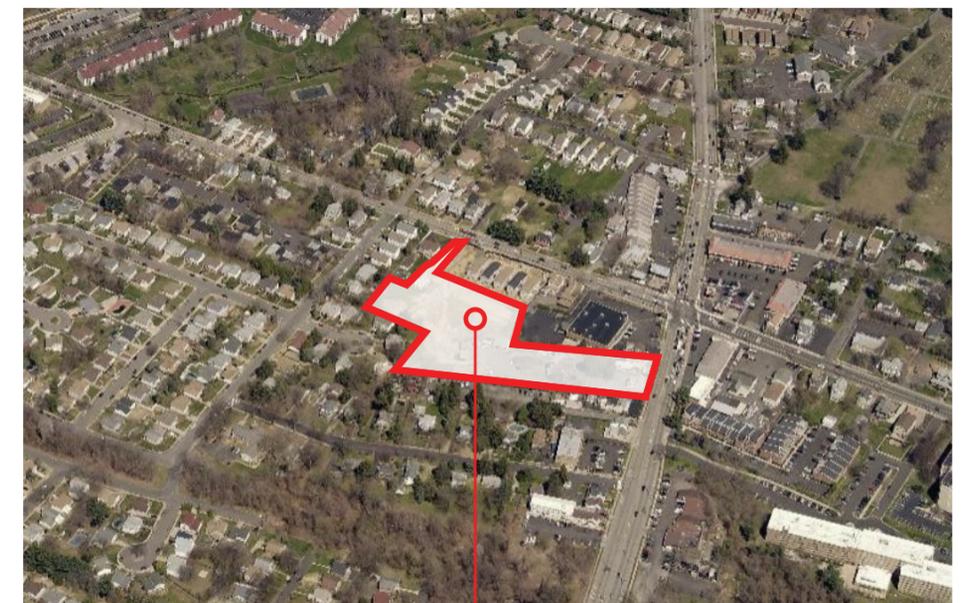


Aerial View

12018-30 Bustleton Ave



North West Axon



South East Axon

12018-30 Bustleton Ave

PROJECT: 12018-30 Bustleton Ave  
 PHASE: Registered Community Organization/Civic Design Review  
 DATE: 03.10.2026  
 PREPARED FOR: Lotus Holding LLC

12018-30 BUSTLETON AVE | TOWNHOME DEVELOPMENT  
 SITE CONTEXT







1  
BUSTLETON AVE FACING WEST



2  
BUSTLETON AVE FACING WEST



3  
BUSTLETON AVE FACING EAST



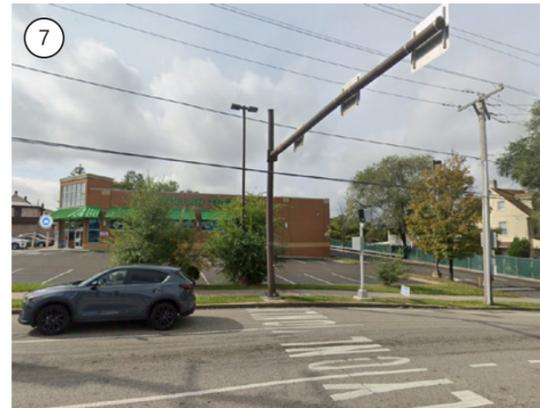
4  
BUSTLETON AVE FACING WEST



5  
CORNER OF BUSTLETON AVE & BYBERRY RD



6  
CORNER OF BUSTLETON AVE & BYBERRY RD



7  
CORNER OF BUSTLETON AVE & BYBERRY RD



8  
BYBERRY RD FACING SOUTH



9  
BYBERRY RD FACING SOUTH



10  
BYBERRY RD FACING SOUTH



11  
BYBERRY RD FACING NORTH



12  
BYBERRY RD FACING SOUTH - REAR ENTRY



13  
CORNER OF BYBERRY AVE & DEPUE AVE



14  
DEPUE AVE FACING EAST

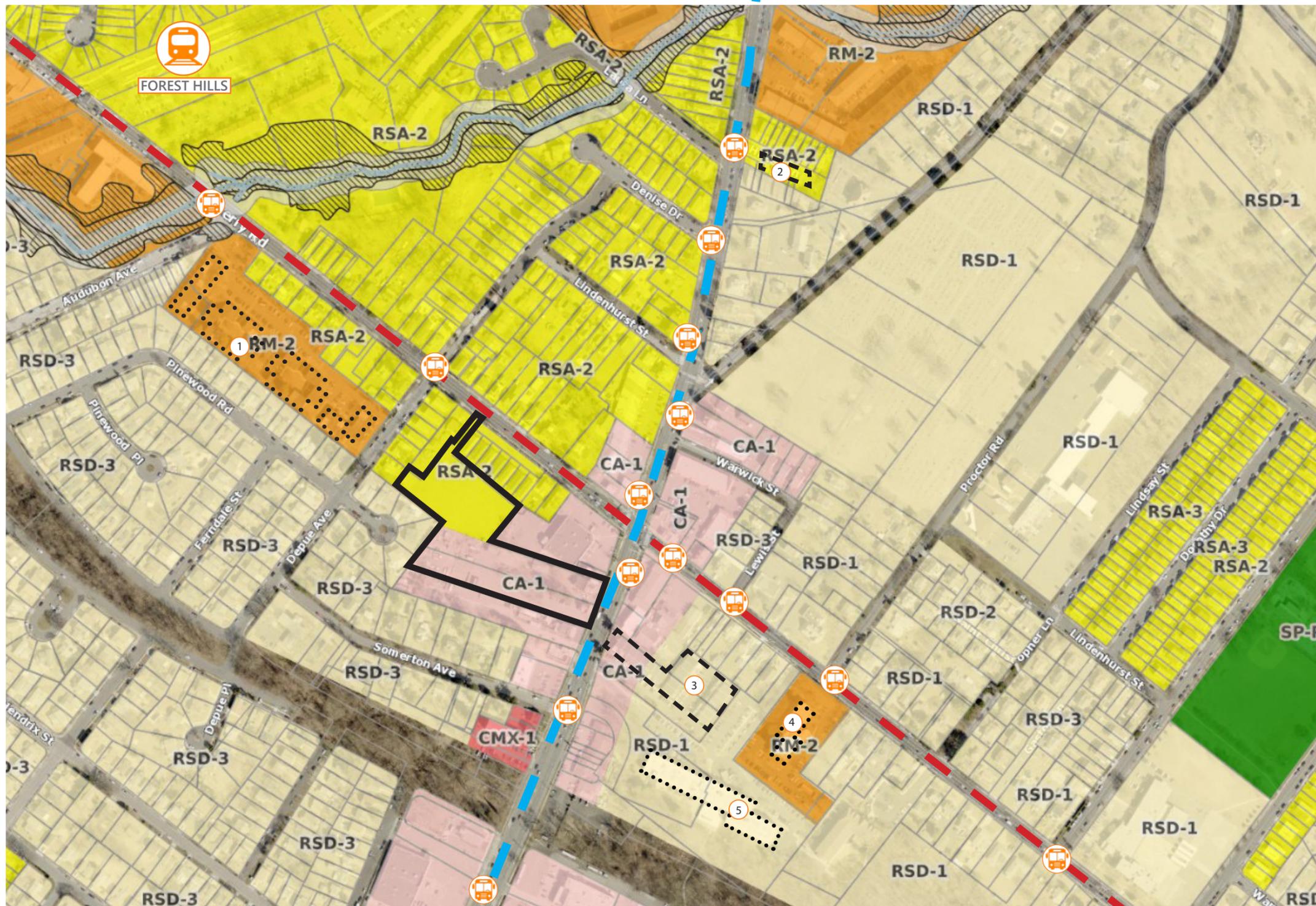


15  
DEPUE AVE FACING WEST

PROJECT: 12018-30 Bustleton Ave  
PHASE: Registered Community Organization/Civic Design Review  
DATE: 03.10.2026  
PREPARED FOR: Lotus Holding LLC

12018-30 BUSTLETON AVE | TOWNHOME DEVELOPMENT  
SITE PHOTOS





RSA-2		RSD-3	
Min. Lot Width:	35 ft.	Min. Lot Width:	50 ft.
Min. Lot Area:	3,150 sq. ft.	Min. Lot Area:	5,000 sq. ft.
Min. Open Area:	60%	Max Occupied Area:	70%
Min. Front Setback:	15 ft.	Min. Front Setback:	25 ft.
Min. Side Yard Width:		Min. Side Yard Width	
Detached	2/8-6 ft.	Intermediate Lot:	2/10 ft. each
Semi-Detached	16 ft.	Corner Lot:	7 ft.
Min. Rear Yard Depth:	20 ft.	Min Rear Yard Depth:	25 ft.
Max. Height	38 ft.	Max. Height:	38 ft.

CA-1		RM-2	
Min. Street Frontage:	50 ft.	Min. Lot Width:	50 ft.
Min. Lot Area:	5,000 sq. ft.	Min. Lot Area:	15,000 sq. ft.
Max Occupied Area:	60%	Min. Open Area:	N/A
Min. Front Yard Depth:	N/A	Min. Side Yard:	3/4 of height
Min. Side Yard Width		Min. Rear Yard:	3/4 of height
If used:	5 ft	Max Height/FAR:	70% of lot area
Min Rear Yard Depth			
If used:	5 ft		

CMX-1	
Max Occupied Area:	
Intermediate	75%
Corner	80%
Min. Front Depth:	N/A
Min. Side Yard Width:	5 ft.
Min. Rear Yard Depth:	
Greater of 9 ft. or 10% lot depth	
Max. Height	38 ft.

	SITE
	EXISTING CONDOMINIUMS
	BUS ROUTES: 84, 495
	BUS ROUTES: 58, 452, 461, 475, 476, 495

PROJECT: 12018-30 Bustleton Ave  
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12018-30 BUSTLETON AVE | TOWNHOME DEVELOPMENT  
 ZONING & PUBLIC TRANSIT ANALYSIS



1



**FOREST STATION LOW-RISE APARTMENTS**

Zoned: RM-2  
450 Byberry Road  
3 stories, 108 units  
Lot size: 196,576 sf  
Footprint: 45,600 sf  
Coverage: 23.2%

4



**FOP SENIOR CITIZENS MID-RISE APARTMENTS (SENIOR LIVING)**

Zoned: RSD-1  
720 Byberry Road  
6 stories, 106 unit  
Lot size: 87,000 sf  
Footprint: 10,885 sf  
Coverage: 13%

2



**SOMERTON COURT LOW-RISE APARTMENTS**

Zoned: RM-2  
13109-51 Bustleton Ave  
3 stories, 150 units  
Lot size: 287,718 sf  
Footprint: 147,900 sf  
Coverage: 51.4%

5



**EPHRAIM GOLDSTEIN MID-RISE APARTMENTS (SENIOR LIVING)**

Zoned: RSD-1  
12003 Bustleton Ave  
6 & 7 stories, 154 units  
Lot size: 78,408 sq ft  
Footprint: 36,500 sf  
Coverage: 47%

3



**BUSTLETON AVENUE CONDOMINIUMS**

Zoned: RSD-1  
12021 Bustleton Ave  
3 stories, 39 units  
Lot size: 72,000 sf  
Footprint: 27,000 sf  
Coverage: 37.5%

PROJECT: 12018-30 Bustleton Ave  
PHASE: Registered Community Organization/Civic Design Review  
DATE: 03.10.2026  
PREPARED FOR: Lotus Holding LLC

12018-30 BUSTLETON AVE | TOWNHOME DEVELOPMENT  
ZONING ANALYSIS - NEIGHBORHOOD INFORMATION





**RSA-2**

Min. Lot Width:	35 ft.
Min. Lot Area:	3,150 sq. ft.
Min. Open Area:	60%
Min. Front Setback:	15 ft.
Min. Side Yard Width:	
Detached	2/8-6 ft.
Semi-Detached	16 ft.
Min. Rear Yard Depth:	20 ft.
Max. Height	38 ft.

**CA-1**

Min. Street Frontage:	50 ft.
Min. Lot Area:	5,000 sq. ft.
Max Occupied Area:	60%
Min. Front Yard Depth:	N/A
Min. Side Yard Width	
If used:	5 ft
Min Rear Yard Depth	
If used:	5 ft

**Proposed (RM-1)**

Min. Lot Width:	16 ft.
Min. Lot Area:	1,440 sq. ft.
Max Occupied Area:	
Intermediate Lot	75%
Corner Lot	80%
Min. Front Setback:	Based on Adjacent
Min. Side Yard Width:	5-12 ft
Min Rear Yard Depth:	9 ft.
Max. Height:	38 ft.



PROJECT: 12018-30 Bustleton Ave  
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 DATE: 03.10.2026  
 PREPARED FOR: Lotus Holding LLC

12018-30 BUSTLETON AVE | TOWNHOME DEVELOPMENT  
 ZONING ANALYSIS - OPTION 1





**RSA-2**

Min. Lot Width:	35 ft.
Min. Lot Area:	3,150 sq. ft.
Min. Open Area:	60%
Min. Front Setback:	15 ft.
Min. Side Yard Width:	
Detached	2/8-6 ft.
Semi-Detached	16 ft.
Min. Rear Yard Depth:	20 ft.
Max. Height	38 ft.

**CA-1**

Min. Street Frontage:	50 ft.
Min. Lot Area:	5,000 sq. ft.
Max Occupied Area:	60%
Min. Front Yard Depth:	N/A
Min. Side Yard Width	
If used:	5 ft
Min Rear Yard Depth	
If used:	5 ft

**Proposed (RM-1)**

Min. Lot Width:	16 ft.
Min. Lot Area:	1,440 sq. ft.
Max Occupied Area:	
Intermediate Lot	75%
Corner Lot	80%
Min. Front Setback:	Based on Adjacent
Min. Side Yard Width:	5-12 ft
Min Rear Yard Depth:	9 ft.
Max. Height:	38 ft.

PROJECT: 12018-30 Bustleton Ave  
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12018-30 BUSTLETON AVE | TOWNHOME DEVELOPMENT  
 ZONING ANALYSIS WITH MASSING AXON - OPTION 2





**RSA-2**

Min. Lot Width:	35 ft.
Min. Lot Area:	3,150 sq. ft.
Min. Open Area:	60%
Min. Front Setback:	15 ft.
Min. Side Yard Width:	
Detached	2/8-6 ft.
Semi-Detached	16 ft.
Min. Rear Yard Depth:	20 ft.
Max. Height	38 ft.

**CA-1**

Min. Street Frontage:	50 ft.
Min. Lot Area:	5,000 sq. ft.
Max Occupied Area:	60%
Min. Front Yard Depth:	N/A
Min. Side Yard Width	
If used:	5 ft
Min Rear Yard Depth	
If used:	5 ft

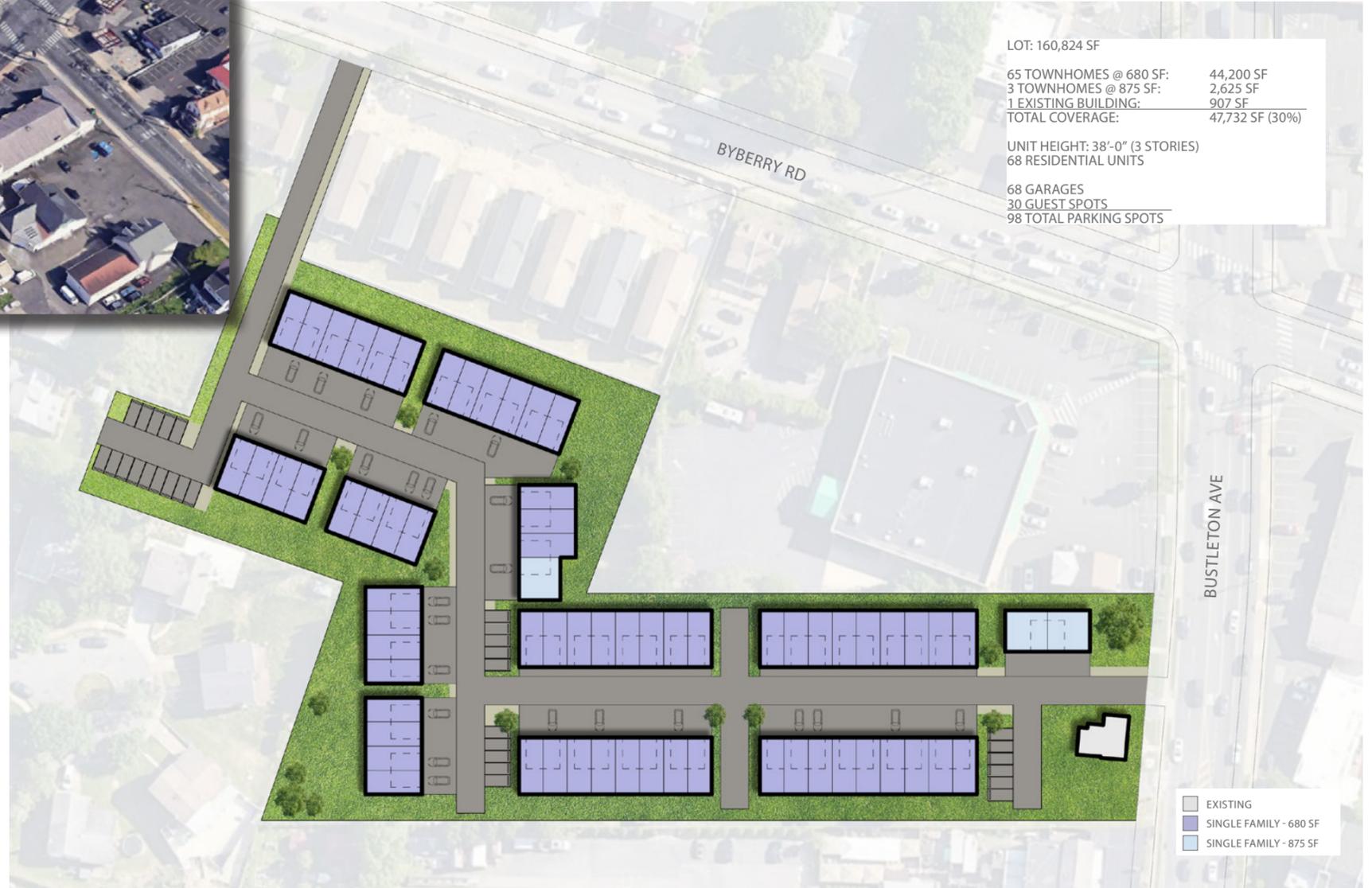
**Proposed (RM-1)**

Min. Lot Width:	16 ft.
Min. Lot Area:	1,440 sq. ft.
Max Occupied Area:	
Intermediate Lot	75%
Corner Lot	80%
Min. Front Setback:	Based on Adjacent
Min. Side Yard Width:	5-12 ft
Min Rear Yard Depth:	9 ft.
Max. Height:	38 ft.

PROJECT: 12018-30 Bustleton Ave  
 PHASE: Registered Community Organization/Civic Design Review  
 DATE: 03.10.2026  
 PREPARED FOR: Lotus Holding LLC

12018-30 BUSTLETON AVE | TOWNHOME DEVELOPMENT  
 ZONING ANALYSIS WITH MASSING AXON - OPTION 3





**RSA-2**

Min. Lot Width:	35 ft.
Min. Lot Area:	3,150 sq. ft.
Min. Open Area:	60%
Min. Front Setback:	15 ft.
Min. Side Yard Width:	
Detached	2/8-6 ft.
Semi-Detached	16 ft.
Min. Rear Yard Depth:	20 ft.
Max. Height	38 ft.

**CA-1**

Min. Street Frontage:	
Min. Lot Area:	
Max Occupied Area:	
Min. Front Yard Depth:	
Min. Side Yard Width	
If used:	
Min Rear Yard Depth	
If used:	

**PROPOSED (RSA-5)**

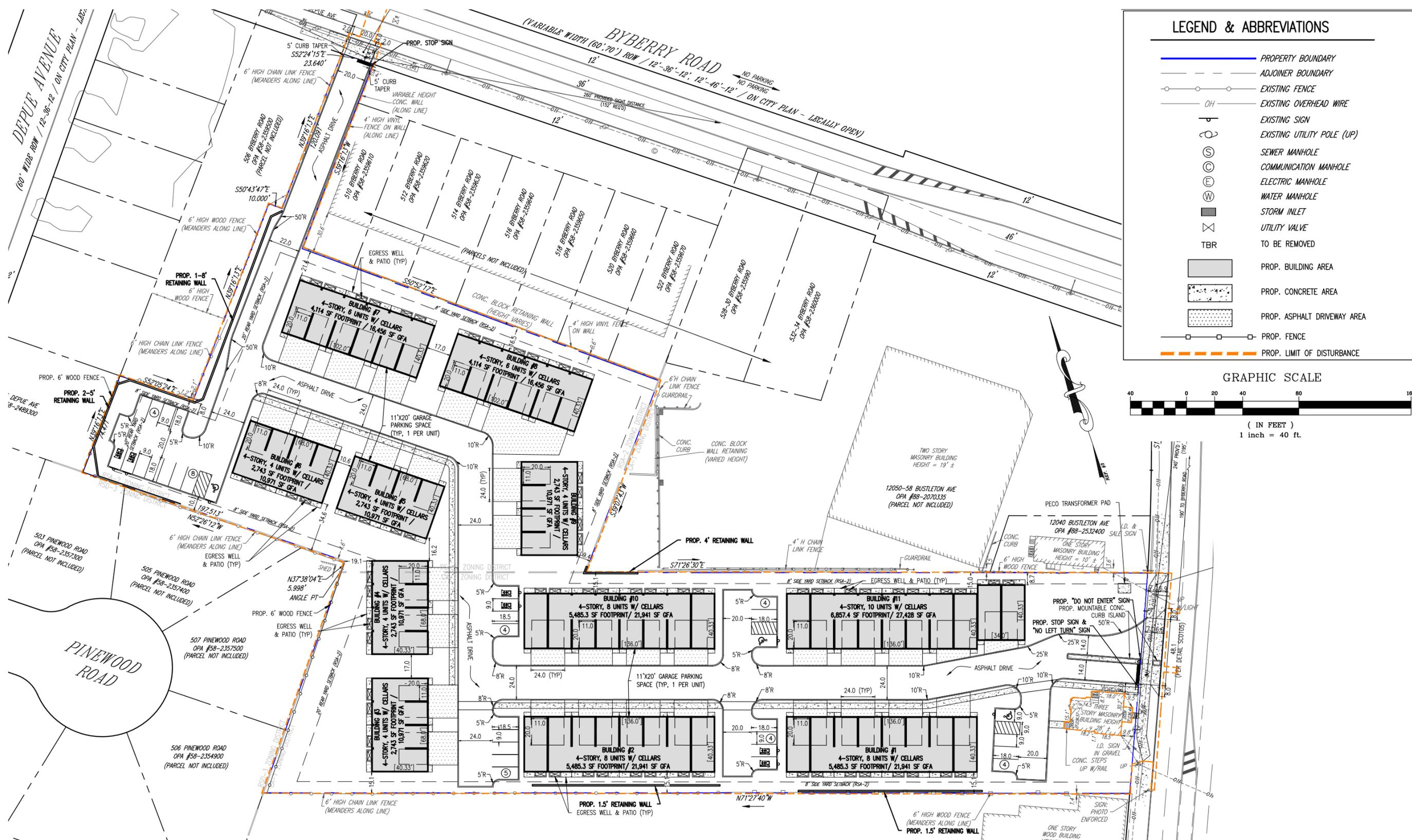
Min. Lot Width:	16 ft.
Min. Lot Area:	960/1,440 sq. ft.
Max Occupied Area:	
Intermediate Lot	75%
Corner Lot	80%
Min. Front Setback:	Based on Adjacent
Min. Side Yard Width:	
Detached, Intermediate Lot	2/5 ft
Detached, Corner Lot	5 ft.
Semi-Detached	5 ft.
Min Rear Yard Depth:	9 ft.
Max. Height:	38 ft.

- EXISTING
- SINGLE FAMILY - 680 SF
- SINGLE FAMILY - 875 SF

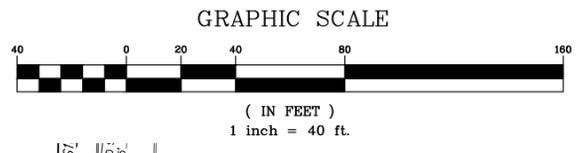
PROJECT: 12018-30 Bustleton Ave  
 PHASE: Registered Community Organization/Civic Design Review  
 DATE: 03.10.2026  
 PREPARED FOR: Lotus Holding LLC

12018-30 BUSTLETON AVE | TOWNHOME DEVELOPMENT  
 ZONING ANALYSIS WITH MASSING AXON - OPTION 4





LEGEND & ABBREVIATIONS	
	PROPERTY BOUNDARY
	ADJOINER BOUNDARY
	EXISTING FENCE
	EXISTING OVERHEAD WIRE
	EXISTING SIGN
	EXISTING UTILITY POLE (UP)
	SEWER MANHOLE
	COMMUNICATION MANHOLE
	ELECTRIC MANHOLE
	WATER MANHOLE
	STORM INLET
	UTILITY VALVE
	TO BE REMOVED
	PROP. BUILDING AREA
	PROP. CONCRETE AREA
	PROP. ASPHALT DRIVEWAY AREA
	PROP. FENCE
	PROP. LIMIT OF DISTURBANCE



PROJECT: 12018-30 Bustleton Ave  
 PHASE: Registered Pinewood Community Organization/Civic Design Review  
 DATE: 03.10.2026  
 PREPARED FOR: Lotus Holding LLC

12018-30 BUSTLETON AVE | TOWNHOME DEVELOPMENT  
 SITE PLAN



## GENERAL NOTES:

1. THIS PLAN REFERENCES A SURVEY BY: CORNERSTONE CONSULTING ENGINEERS & DESIGN SERVICES, INC. 213 W. MAIN STREET, SUITE 201, LANSDALE, PA 19446  
TITLED: BOUNDARY/LOCATION & TOPOGRAPHICAL SURVEY  
DATED: 2/20/2024
2. OWNER/APPLICANT: LOTUS 12018 30 HOLDING LLC  
ATTN: DEEP GREWAL  
E-MAIL: GREWALD@HOTMAIL.COM  
PH: 610.724.0224
3. PROJECT LOCATION INFORMATION: 12018 BUSTLETON AVE (OPA #88-2532202)\*  
12030 BUSTLETON AVE (OPA #88-1206451)\*  
CITY OF PHILADELPHIA  
PHILADELPHIA COUNTY, COMMONWEALTH OF PENNSYLVANIA, 19116  
\*PROPOSED LOT CONSOLIDATION
4. ZONING INFORMATION: ZONING DISTRICT: CA-1, AUTO-ORIENTED COMMERCIAL-1 AND  
RSA-2, RESIDENTIAL SINGLE FAMILY ATTACHED-2 WITH THE FOLLOWING OVERLAYS:
- |              |  |
|--------------|--|
| 14-511       | AHC, AIRPORT HAZARD CONTROL OVERLAY DISTRICT                         |
| 14-515(1)(b) | NE, NORTHEAST OVERLAY DISTRICT - MAP B                               |
| 14-603(5)    | USE-SPECIFIC STANDARDS - CHILD CARE - FAMILY CHILD CARE - AREA 1 & 2 |
| 14-514       | FNE, FAR NORTHEAST OVERLAY DISTRICT                                  |
| 14-540       | NIS, NARCOTICS INJECTION SITES OVERLAY DISTRICT                      |
- EXISTING USE: MIXED-USE, COMMERCIAL AND RESIDENTIAL  
PROPOSED USE: MIXED -USE, COMMERCIAL AND RESIDENTIAL WITH 11 4-STORY, MULTI-FAMILY, DETACHED RESIDENTIAL BUILDINGS PROPOSED (66 UNITS TOTAL). EACH UNIT SHALL HAVE A CELLAR AND A SINGLE CAR GARAGE. THE EXISTING COMMERCIAL 2.5-STORY STONE BUILDING CURRENTLY LOCATED ON #12018 IS PROPOSED TO REMAIN; THE OTHER BUILDINGS SHALL BE DEMOLISHED.

5. ZONING BULK AND AREA REQUIREMENTS:  
CURRENT RSA-2 & CA-1 ZONING DISTRICTS:

<u>MINIMUM LOT REQUIREMENTS:</u>	<u>RSA-2</u>	<u>CA-1</u>	<u>PROPOSED</u>
	<u>REQUIRED</u>	<u>REQUIRED</u>	
MIN. LOT WIDTH:	35 FT		BUSTLETON AVE: 160.0 FT BYBERRY ROAD: 23.6 FT (EX.)
MIN. LOT AREA:	3,150 SF	5,000 SF	160,814 SF
MAX. OCCUPIED AREA:	40%	60%	28.8%
MIN. STREET FRONTAGE:		50 FT	160.0 FT
MIN. FRONT YARD DEPTH:	15 FT		9.5 FT (EX.)
MIN. SIDE YARD DEPTH:			5 FT, IF USED
PERMITTED RESIDENTIAL USES			
DETACHED, INTERMEDIATE LOT:	2/8 FT EA [8][9]	5 FT, IF USED	8.7 FT
MIN. REAR YARD DEPTH:	20 FT	5 FT, IF USED	19.1 FT
MAX. HEIGHT:	38 FT	38 FT	38 FT MAX.

[8] IN THE RSA-1, RSA-2, RSA-3 DISTRICTS, SIDE YARDS SHALL COMPLY WITH THE FOLLOWING:

(a) FOR LOTS BOUNDED ON ONLY ONE SIDE BY THE SIDE OR REAR YARD OF A SEMI-DETACHED OR DETACHED STRUCTURE, ANY STRUCTURE MUST BE CONSTRUCTED WITH A SIDE YARD THAT ADJOINS THAT SIDE AND THAT MEETS THIS MINIMUM SIZE.

(b) FOR LOTS BOUNDED ON BOTH SIDES BY THE SIDE OR REAR YARDS OF A SEMI-DETACHED OR DETACHED STRUCTURES, A SEMI-DETACHED STRUCTURE IS NOT PERMITTED. ANY DETACHED STRUCTURE MUST BE CONSTRUCTED AS STATED IN SECTION 14-701(2)(b)[9].

(c) FOR LOTS THAT ARE NOT BOUNDED ON ANY SIDE BY THE SIDE OR REAR YARD OF A SEMI-DETACHED OR DETACHED STRUCTURE, ANY STRUCTURE MUST BE CONSTRUCTED WITH A SIDE YARD THAT FULLY MEETS THIS MINIMUM SIZE ON EITHER SIDE.

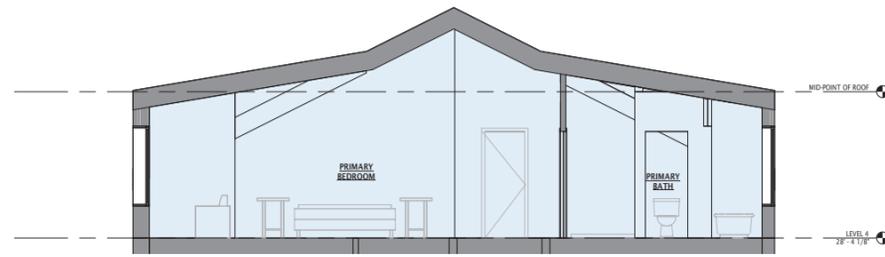
[9] IN THE RSA-1, RSA-2, AND RSA-3 DISTRICTS, FOR LOTS BOUNDED ON BOTH SIDES BY THE SIDE OR REAR YARD OF A SEMI-DETACHED STRUCTURE, ANY DETACHED STRUCTURE MUST BE CONSTRUCTED WITH A SIDE YARD ON BOTH SIDES, EACH WITH AT LEAST FIFTY PERCENT (50%) OF THE MINIMUM SEMI-DETACHED SIDE YARD WIDTH REQUIRED FOR PERMITTED RESIDENTIAL USES.

6. PARKING REQUIREMENTS:  
REQUIRED: IN THE RSA-2 ZONING DISTRICT, 1 SPACES PER UNIT FOR SINGLE FAMILY DWELLINGS AND 1 PER 1,000 SF FOR OTHER USES  
66 UNITS, 66 PARKING SPACES + 2,275 SF OF EXISTING COMMERCIAL SPACE, 2 PARKING SPACES = 68 PARKING SPACES REQUIRED  
PROPOSED: 99 PARKING SPACES, CONSISTING OF 66 GARAGE SPACES AND 33 SURFACE SPACES  
(ALSO INCLUDES 2 ADA VAN ACCESSIBLE SPACES AND 6 ELECTRIC CHARGING SPACES)
7. BICYCLE PARKING REQUIREMENTS: N/A AS USE IS SINGLE FAMILY AND LESS THAN 7,500 SF OF COMMERCIAL GFA
8. THIS PLAN IS TO BE USED FOR GRAPHICAL REPRESENTATION OF THE PHYSICAL FEATURES OF THE PROPERTY AND NOT TO BE USED FOR CONSTRUCTION. THE BUILDING FOOTPRINT IS CONCEPTUAL ONLY AND ESTABLISHES A BUILDING ENVELOPE IN WHICH THE FINAL BUILDING FOOTPRINT WILL BE GENERALLY LOCATED. THE FINAL BUILDING FOOTPRINT SHALL BE DETERMINED AT THE TIME OF BUILDING PERMIT ISSUANCE AND SHALL BE GENERALLY AS CONFIGURED ON THE PLAN WITH AN OVERALL SQUARE FOOTAGE NOT TO EXCEED THE TOTAL SHOWN ON THE APPROVED PLAN.
9. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS PLAN AND REFERENCED SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
10. THE DRAWING IS PREPARED BY CORNERSTONE CONSULTING ENGINEERS AND ARCHITECTURAL, INC. AND NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR, ENGINEER, ARCHITECT, OR DESIGN PROFESSIONAL. COPIES OF THIS PLAN WITHOUT A RAISED IMPRESSION OR COLOR SEAL ARE NOT VALID.
11. BY GRAPHICAL PLOTTING ONLY, THIS PROPERTY IS LOCATED IN OTHER AREAS/FLOOD ZONE X. (MAP NUMBER 4207570107G. PANEL NOT PRINTED. REVISED JANUARY 17, 2007.
12. THE APPLICANT IS PROPOSING TO CONSTRUCT 66 SINGLE-FAMILY HOMES WITH ASSOCIATED SITE IMPROVEMENTS.
13. THE WATERSHED FOR THE SITE IS THE POQUESSING CREEK WATERSHED.
14. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS SUPPLIED THROUGH THE PA ONE CALL SYSTEM WHICH WERE AVAILABLE AT THE TIME OF THE SURVEY. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
15. THE ENTIRE SITE CONTAINS U<sub>b</sub> - URBAN LAND SOIL (PER THE USDA NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY).
16. THE ACCEPTABLE CONSTRUCTION SPECIFICATIONS OF THE PHILADELPHIA STREETS DEPARTMENT, AS LISTED IN THE RIGHT OF WAY IMPROVEMENT STANDARD, CHAPTER 1. STANDARD NOTES PER THE CITY STREETS DEPARTMENT FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
- A. ALL PROPOSED CURB AND FOOTWAY CONSTRUCTION AND ROADWAY RESTORATION SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH STANDARD DETAIL NO. SC0101.  
B. ALL PROPOSED BICYCLE RACKS WITHIN THE RIGHT-OF-WAY SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH STANDARD DETAILS FZ0101A, FZ0101B AND FZ0101C.  
C. ADDITIONALLY, THE ACCEPTABLE CONSTRUCTION SPECIFICATIONS OF THE PHILADELPHIA STREETS DEPARTMENT ARE THE FOLLOWING:  
- CONSTRUCTION ITEMS: PENNDOT PUB. 408 CONSTRUCTION SPECIFICATIONS (MOST CURRENT EDITION)  
- STREET LIGHTING: PHILADELPHIA STREETS DEPARTMENT, STREET LIGHTING AND TRAFFIC DIVISION SPECIFICATIONS.  
- TRAFFIC SIGNALS: PHILADELPHIA STREETS DEPARTMENT, STREET LIGHTING AND TRAFFIC DIVISION SPECIFICATIONS.  
- SPECIAL PROVISIONS: SPECIAL PROVISIONS, NOT INCLUDED WITHIN THE PENNDOT PUBLICATION 408, WILL BE DEVELOPED AND MAINTAINED BY THE STREETS DEPARTMENT'S DESIGN UNIT.  
- STANDARD DETAILS: PHILADELPHIA STREETS DEPARTMENT STANDARD DETAILS WILL BE THE STANDARD FOR ALL ROADWAY CONSTRUCTION IN THE CITY OF PHILADELPHIA. WHERE NO CURRENT STANDARD EXISTS, THE MOST RECENT EDITION OF THE PENNDOT ROADWAY CONSTRUCTION STANDARDS AND DESIGN MANUALS WILL APPLY. A LIST OF ALL CURRENT STREETS DEPARTMENT STANDARD DETAILS IS AVAILABLE AT: [HTTPS://WWW.PHILADELPHIASTREETS.COM/CUSTOMER-SERVICE/DOWNLOADS-AND-LINKS/](https://www.philadelphiastreet.com/customer-service/downloads-and-links/)
17. TRASH COLLECTION SHALL BE BY A COMMERCIAL SERVICE VIA THE PRIVATE DRIVE.

PROJECT: 12018-30 Bustleton Ave  
PHASE: Registered Community Organization/Civic Design Review  
DATE: 03.10.2026  
PREPARED FOR: Lotus Holding LLC

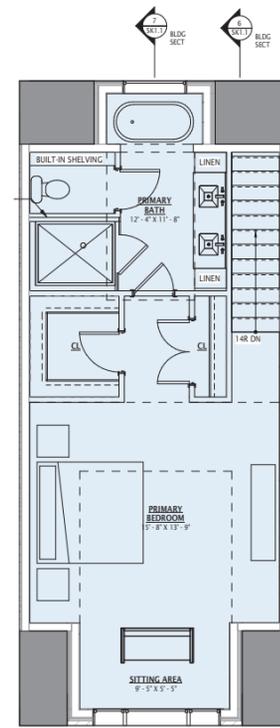
12018-30 BUSTLETON AVE | TOWNHOME DEVELOPMENT  
ZONING NOTES



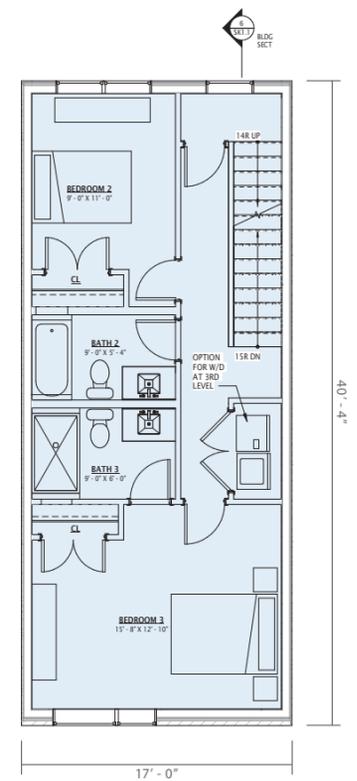


SECTION THRU PRIMARY SUITE

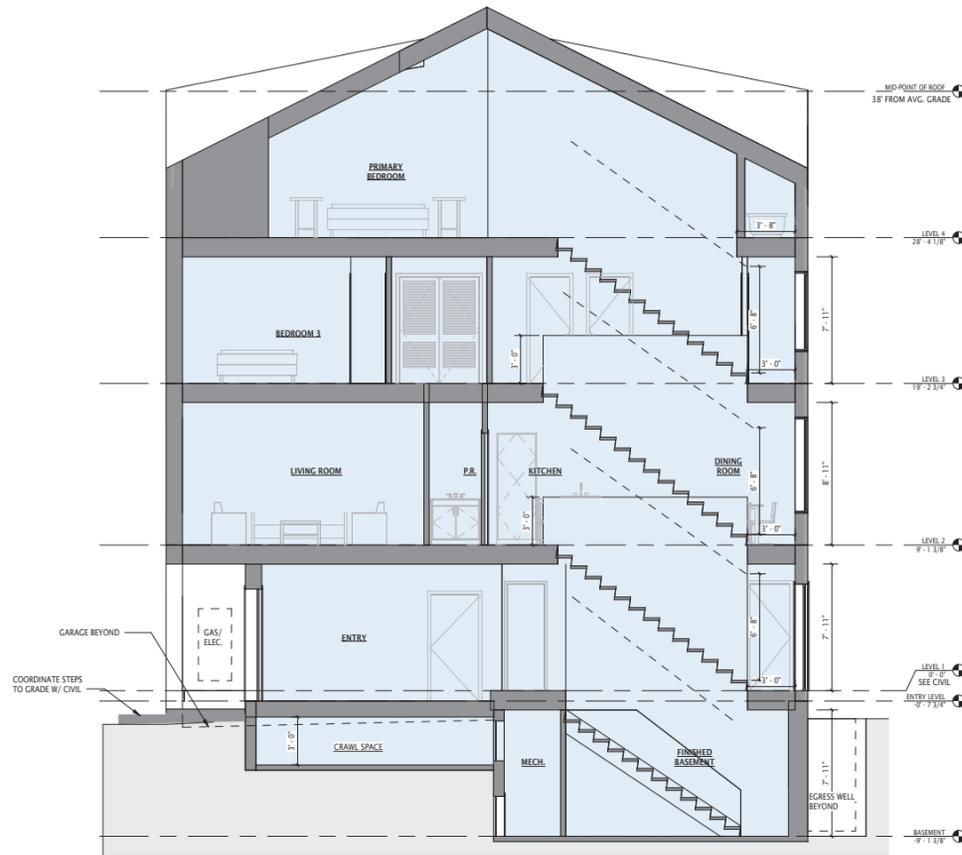
GROSS SQUARE FOOTAGES:	
- BASEMENT	407 SF
- LEVEL 1	407 SF
- LEVEL 2	686 SF
- LEVEL 3	686 SF
- LEVEL 4	613 SF
<b>TOTAL:</b>	<b>2,799 SF</b>



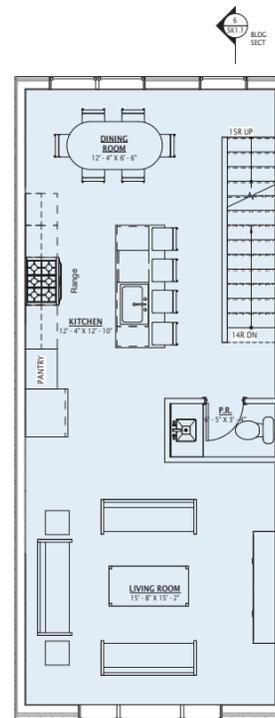
LEVEL 4 PLAN



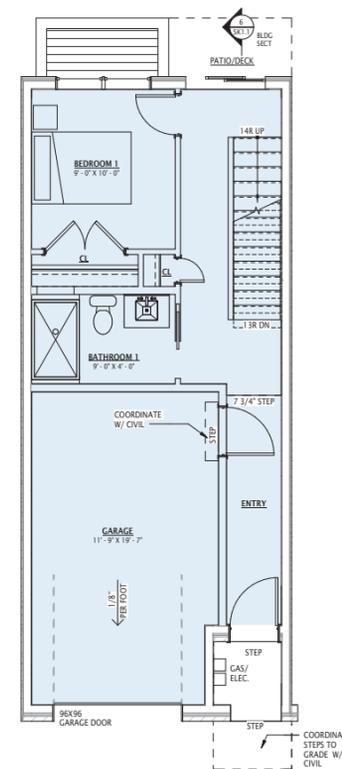
LEVEL 3 PLAN



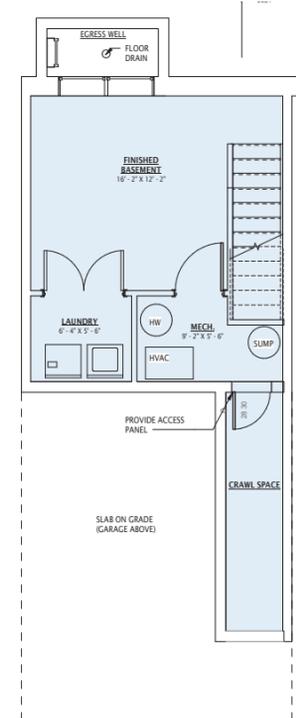
BUILDING SECTION



LEVEL 2 PLAN



LEVEL 1 PLAN



BASEMENT PLAN

PROJECT: 12018-30 Bustleton Ave  
 PHASE: Registered Community Organization/Civic Design Review  
 DATE: 03.10.2026  
 PREPARED FOR: Lotus Holding LLC

12018-30 BUSTLETON AVE | TOWNHOME DEVELOPMENT  
 FLOOR PLANS & BUILDING SECTION



**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 adaptations 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.
<b>Location and Transportation</b>		
(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.	Yes- located by Septa bus stops for route #58 on Bustleton Ave and #84 on Byberry Road
(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.	N/A
(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.	Yes- 6 parking spaces will be designated for electric vehicles
(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) <sup>i</sup>	N/A
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	N/A as use is single-family and less than 75,000 sf of commercial GFA

Civic Sustainable Design Checklist – Updated September 3, 2019

<b>Water Efficiency</b>		
(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.	Ground plantings that are drought tolerant will be chosen.
<b>Sustainable Sites</b>		
(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.	Yes- the proposed development contains vegetation and porous pavers in excess of 30% of the site's open area.
(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	No - however, all on-site storm water is being managed on-site, conforming to the storm water requirements of the Philadelphia Water Department.
(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.	Yes - combination of shading by trees and landscaped areas
<b>Energy and Atmosphere</b>		
(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. <sup>ii</sup>	Yes, commissioning will be provided per 2018 IECC requirements.
(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? <sup>iii</sup> •Reduce energy consumption by achieving 10% energy savings or more from an established baseline using	No

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. <sup>iv</sup>	Yes - Bustleton Ave is a State Highway between Welsh Rd and County Line Rd (PA 532)
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	No
<b>Innovation</b>		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	No

<sup>i</sup> 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.

<sup>ii</sup> 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>

<sup>iii</sup> LEED 4.1, Optimize Energy Performance in LEED v4.1 For Energy Star: [www.energystar.gov](http://www.energystar.gov) For Passive House, see [www.phius.org](http://www.phius.org)

<sup>iv</sup> 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

# COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



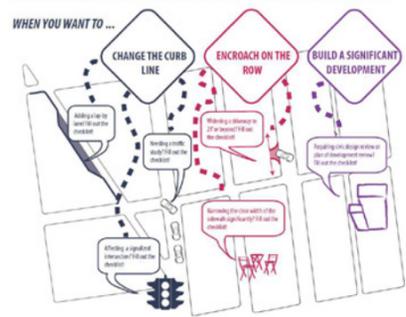
## INSTRUCTIONS

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>

## WHEN DO I NEED TO FILL OUT THE COMPLETE STREETS CHECKLIST?



## 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.philadelphiacityplanning.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

## GENERAL PROJECT INFORMATION

- PROJECT NAME: 12018 & 12030 Bustleton Avenue
- DATE: 3/31/2025
- APPLICANT NAME: Lotus 12018-30 Holding LLC
- PROJECT AREA: list precise street limits and scope: Western side of Bustleton Ave. btwn Byberry Road & Somerton Ave, approximately 170' south from the intersection with Byberry Road. Site frontage along Bustleton Ave = 161'
- APPLICANT CONTACT INFORMATION: Deep Grewal, 12018 Bustleton Ave, Philadelphia, PA 19116, Phone: (610) 724-0224, E-mail: [grewald@hotmail.com](mailto:grewald@hotmail.com)
- OWNER NAME: Same as applicant.
- OWNER CONTACT INFORMATION: Same as applicant.
- ENGINEER / ARCHITECT NAME: Cornerstone Consulting Engineers & Design Services, Inc.
- ENGINEER / ARCHITECT CONTACT INFORMATION: Leslie Cunningham, 3-5 N. 2nd St., 2nd Fl, Philadelphia, PA 19106, Phone: (610) 717-5765, Email: [lcunningham@cornerstonenet.com](mailto:lcunningham@cornerstonenet.com)

10. STREETS: List the streets associated with the project. Complete Streets Types can be found at [www.phila.gov/map](http://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/dataset/details/5543867320583086178c4f34/>

STREET	FROM	TO	COMPLETE STREET TYPE
Bustleton Ave	Byberry Rd	Somerton Ave	Auto Oriented Commercial/Industrial
Byberry Rd	Bustleton Ave	Depue Ave	Urban Arterial

- Does the Existing Conditions site survey clearly identify the following existing conditions with dimensions?
  - Parking and loading regulations in curb lanes adjacent to the site: YES  NO
  - Street Furniture such as bus shelters, honor boxes, etc.: YES  NO  N/A
  - Street Direction: YES  NO  N/A
  - Curb Cuts: YES  NO  N/A
  - Utilities, including tree grates, vault covers, manholes, junction boxes, signs, lights, poles, etc.: YES  NO  N/A
  - Building Extensions into the sidewalk, such as stairs and stoops: YES  NO  N/A

### APPLICANT: General Project Information

Additional Explanation / Comments: At the request of the neighborhood, the existing 3-story mixed-use stone bldg. along Bustleton Avenue is proposed to remain. All other structures on the site are to be demolished. There are no proposed modifications to the City Plan for either street.

STREET FRONTAGE	TYPICAL SIDEWALK WIDTH (BUILDING LINE TO CURB) Required / Existing / Proposed	CITY PLAN SIDEWALK WIDTH Existing / Proposed
Bustleton Ave	12' / 14' / 14'	14' / 14'
Byberry Rd	12' / 12' / 12'	12' / 12'

STREET FRONTAGE	WALKING ZONE Required / Existing / Proposed
Bustleton Ave	7' / 5' / 7'
Byberry Rd	6' / 5' / 9.4'

- 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.

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
Driveway on Bustleton Ave	12.6'	Bustleton Ave (W), 248' S of Byberry Rd
Driveway on Bustleton Ave	12.6'	Bustleton Ave (W), 298' S of Byberry Rd
Driveway on Byberry Rd	12.8'	Byberry Rd (S), 590' W of Bustleton Ave

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
Driveway on Bustleton Ave	48.1'	Bustleton Ave (W), 190' S of Byberry Rd
Driveway on Byberry Rd	20.0'	Byberry Rd (S), 180' E of Depue Ave

- 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

### APPLICANT: Pedestrian Component

Additional Explanation / Comments: The existing sidewalk and curb along the sites frontages of Bustleton Ave and Byberry Road will be reconstructed for ADA compliance and to provide safe and comfortable pedestrian access.

## BUILDING & FURNISHING COMPONENT (Handbook Section 4.4)

- 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
Bustleton Ave	1.5' / 1.5'
Byberry Rd	0' / 0'

STREET FRONTAGE	MINIMUM FURNISHING ZONE WIDTH Recommended / Existing / Proposed
Bustleton Ave	5' / 3.6' / 6.6'
Byberry Rd	4' / 3.8' / 4'

- 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
  - Lighting: YES  NO  N/A
  - Benches: YES  NO  N/A
  - Street Trees: YES  NO  N/A
  - Street Furniture: YES  NO  N/A
- Does the design avoid tripping hazards? YES  NO  N/A
- 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
- Do street trees and/or plants comply with street installation requirements (see sections 4.4.7 & 4.4.8)? YES  NO  N/A
- Does the design maintain adequate visibility for all roadway users at intersections? YES  NO  N/A

### APPLICANT: Building & Furnishing Component

Additional Explanation / Comments: Street trees are not proposed due to the existing conditions. The proposed driveway at Byberry Road occupies the site's entire frontage along Byberry Road and there is an existing cable line within the sidewalk of Bustleton Avenue which prevents the installation of street trees per Streets Detail FZ0102. Additionally, the sight triangle must be maintained for the Bustleton Avenue driveway. Bicycle storage is not required for the single family use and the street lighting is existing. There is one street light along the site's frontage which will be upgraded to current LED standards.

## BICYCLE COMPONENT (Handbook Section 4.5)

- 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>
- 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
12018-30 Bustleton Ave	0	0 / 0	0 / 0	0 / 0

- 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
  - Buffered Bike Lane: YES  NO  N/A
  - Bicycle-Friendly Street: YES  NO  N/A
  - Indego Bicycle Share Station: YES  NO  N/A
- Does the design provide bicycle connections to local bicycle, trail, and transit networks? YES  NO  N/A
- Does the design provide convenient bicycle connections to residences, work places, and other destinations? YES  NO  N/A

## CURBSIDE MANAGEMENT COMPONENT (Handbook Section 4.6)

- Does the design limit conflict among transportation modes along the curb? YES  NO
- Does the design connect transit stops to the surrounding pedestrian network and destinations? YES  NO  N/A
- Does the design provide a buffer between the roadway and pedestrian traffic? YES  NO  N/A
- 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: Bus 58 runs along Bustleton Ave with stops at the signalized intersection of Bustleton Avenue and Byberry Road. Additionally, the furnishing zones provides additional buffering between pedestrians and traffic.

## VEHICLE / CARTWAY COMPONENT (Handbook Section 4.7)

- 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	---	---	--- / ---	---
---	---	---	--- / ---	---
---	---	---	--- / ---	---
---	---	---	--- / ---	---

- What is the maximum AASHTO design vehicle being accommodated by the design? Fire Truck: YES  NO
- Will the project affect a historically certified street? An inventory of historic streets<sup>(1)</sup> is maintained by the Philadelphia Historical Commission. YES  NO
- Will the public right-of-way be used for loading and unloading activities? YES  NO
- Does the design maintain emergency vehicle access? YES  NO
- Where new streets are being developed, does the design connect and extend the street grid? YES  NO  N/A
- Does the design support multiple alternative routes to and from destinations as well as within the site? YES  NO  N/A
- Overall, does the design balance vehicle mobility with the mobility and access of all other roadway users? YES  NO

### APPLICANT: Vehicle / Cartway Component

Additional Explanation / Comments: 135 total parking spaces will be provided with vehicle access from Bustleton Ave and Byberry Rd. There are no changes proposed to the existing traffic pattern. The right-in/right-out driveway on Bustleton Ave is proposed for vehicle safety to eliminate left turns onto Bustleton Avenue from the site and from Bustleton Avenue into the site.

## URBAN DESIGN COMPONENT (Handbook Section 4.8)

- Does the design incorporate windows, storefronts, and other active uses facing the street? YES  NO  N/A
- Does the design provide driveway access that safely manages pedestrian / bicycle conflicts with vehicles (see Section 4.8.1)? YES  NO  N/A
- 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

## INTERSECTIONS & CROSSINGS COMPONENT (Handbook Section 4.9)

- 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	---	---
---	---	---
---	---	---

- Does the design minimize the signal cycle length to reduce pedestrian wait time? YES  NO  N/A
- Does the design provide adequate clearance time for pedestrians to cross streets? YES  NO  N/A
- 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? YES  NO  N/A
- If yes, City Plan Action may be required. YES  NO
- 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?
  - Marked Crosswalks: YES  NO  N/A
  - Pedestrian Refuge Islands: YES  NO  N/A
  - Signal Timing and Operation: YES  NO  N/A
  - Bike Boxes: YES  NO  N/A
- Does the design reduce vehicle speeds and increase visibility for all modes at intersections? YES  NO  N/A
- Overall, do intersection designs limit conflicts between all modes and promote pedestrian and bicycle safety? YES  NO  N/A

### APPLICANT: Intersections & Crossings Component

Additional Explanation / Comments: The site is not located at a signalized intersection.

PROJECT: 12018-30 Bustleton Ave  
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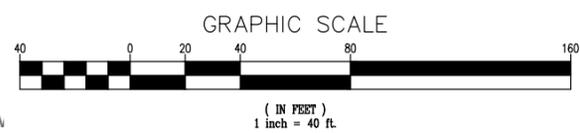
12018-30 BUSTLETON AVE | TOWNHOME DEVELOPMENT  
 COMPLETE STREETS





### LEGEND & ABBREVIATIONS

---	PROPERTY BOUNDARY	---	OH	---	EXISTING OVERHEAD WIRE
---	ADJOINER BOUNDARY	---	G	---	APPROXIMATE GAS LINE
---	EXISTING CURB	---	W	---	APPROXIMATE WATER LINE
---	EXISTING FENCE	---	C	---	APPROXIMATE CABLE LINE
---	OH	---	E	---	APPROXIMATE ELECTRIC LINE
---	EXISTING OVERHEAD WIRE	---	S	---	APPROXIMATE SANITARY LINE
---	EXISTING SIGN	---	---	---	APPROXIMATE STORM SEWER LINE
---	EXISTING UTILITY POLE (UP)	---	S	---	PROP. STORM SEWER LINE
---	SEWER MANHOLE	---	S	---	PROP. SANITARY SEWER LINE
---	COMMUNICATION MANHOLE	---	W	---	PROP. WATER LINE
---	ELECTRIC MANHOLE	---	G	---	PROP. GAS SERVICE
---	WATER MANHOLE	---	E	---	PROP. ELECTRIC SERVICE
---	STORM INLET	---	---	---	PROP. BUILDING AREA
---	UTILITY VALVE	---	---	---	PROP. CONCRETE AREA
---	TO BE REMOVED	---	---	---	PROP. ASPHALT PAVEMENT
---	PROP. STORM BASIN	---	---	---	PROP. GRASS/LANDSCAPE AREA
		---	---	---	PROP. FULL DEPTH PAVEMENT REPLACEMENT



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12018-30 BUSTLETON AVE | TOWNHOME DEVELOPMENT  
 LANDSCAPE PLAN



PLANT SCHEDULE

**SYMBOL** **CODE** **BOTANICAL / COMMON NAME**

**EVERGREEN TREES**

-  JS Juniperus chinensis 'Spartan' / Spartan Juniper
-  TS Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae



**UNDERSTORY TREES**

-  CC Cercis canadensis / Eastern Redbud
-  CK Cornus kousa / Kousa Dogwood
-  SI Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac

**SHADE TREES**

-  AF Acer rubrum 'Franksred' / Red Sunset® Maple
-  BD Betula nigra 'BNMTF' / Dura Heat® River Birch
-  GH Ginkgo biloba 'Halka' / Halka Maidenhair Tree
-  KP Koelreuteria paniculata / Golden Rain Tree
-  OV Ostrya virginiana / American Hophornbeam



**DECIDUOUS SHRUBS**

-  Bh Berberis thunbergii 'SMBTM' / Lava Nugget® Japanese Barberry
-  Ca Ceanothus americanus / New Jersey Tea
-  Cr Clethra alnifolia 'Ruby Spice' / Ruby Spice Summersweet
-  Hb Hydrangea quercifolia 'Brenhill' / Gatsby Gal® Oakleaf Hydrangea
-  Hf Hypericum frondosum 'Sunburst' / Sunburst St. John's Wort
-  Pe Physocarpus opulifolius 'Hoogi021' / Little Joker® Ninebark
-  Wi Weigela florida 'Kolsunn' / Magical® Fantasy Weigela



**EVERGREEN SHRUBS**

-  Ij Ilex crenata 'Annys5' / LUXUS® Compact Japanese Holly
-  Is Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly
-  Iw2 Ilex verticillata 'Winter Red' / Winter Red Winterberry
-  Mp Myrica pensylvanica / Northern Bayberry
-  Rr Rhododendron maximum 'Roseum' / Pink Rosebay Rhododendron
-  Tr Taxus baccata 'Repandens' / Dwarf English Yew



**SYMBOL** **CODE** **BOTANICAL / COMMON NAME**

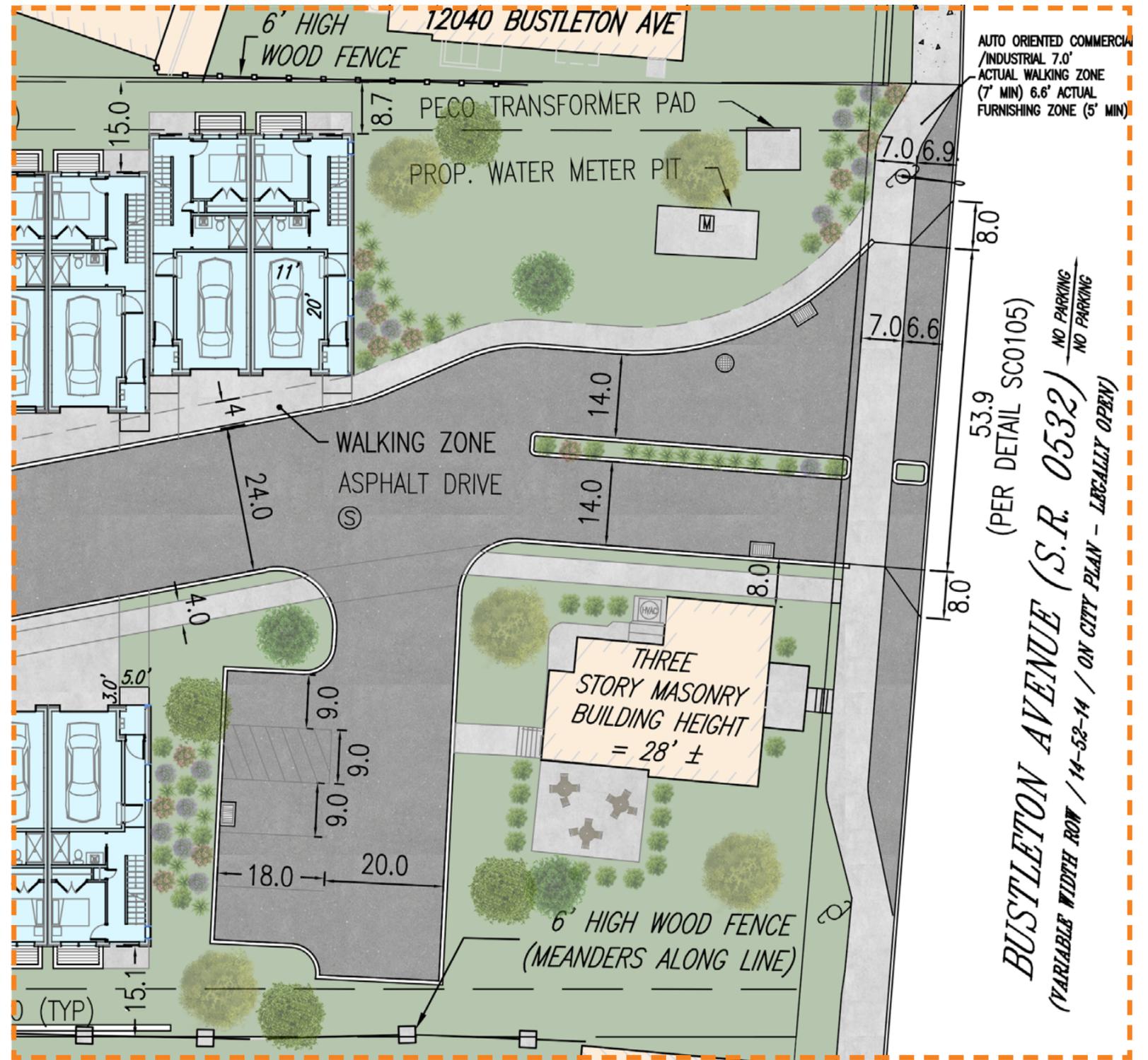
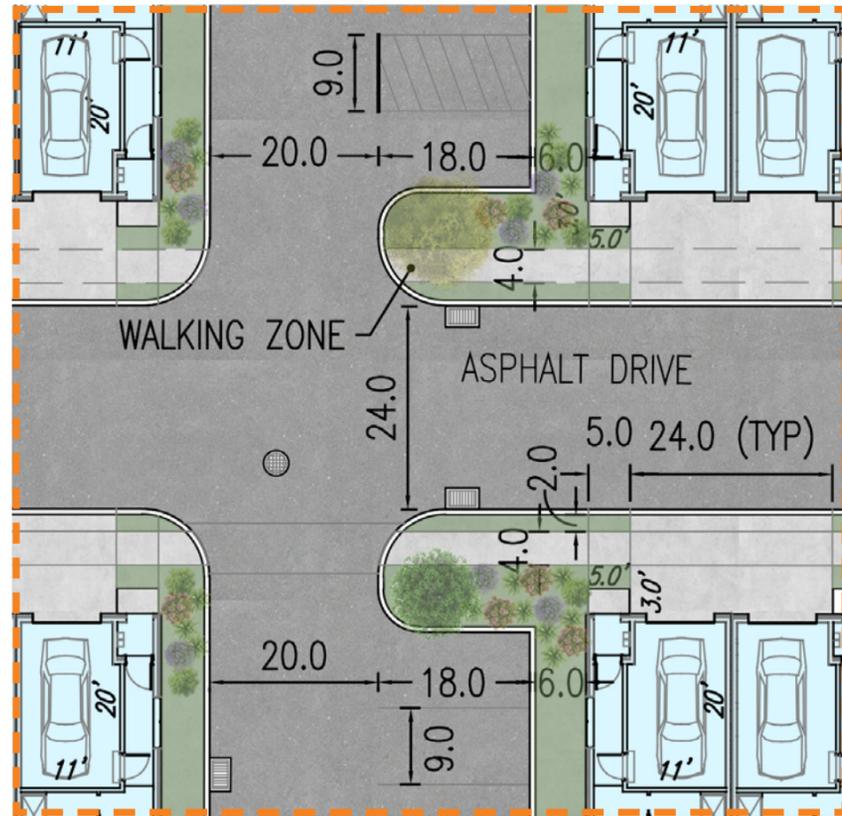
**PERENNIALS**

-  Rt Rudbeckia hirta 'Dakota Gold' / Dakota Gold Black-eyed Susan

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12018-30 BUSTLETON AVE | TOWNHOME DEVELOPMENT  
 LANDSCAPE PLAN

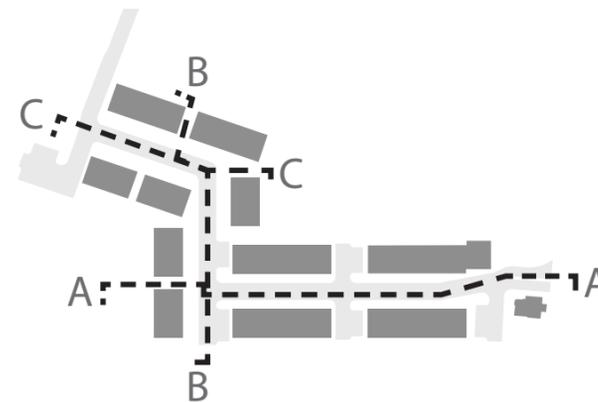




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 CURB CUTS

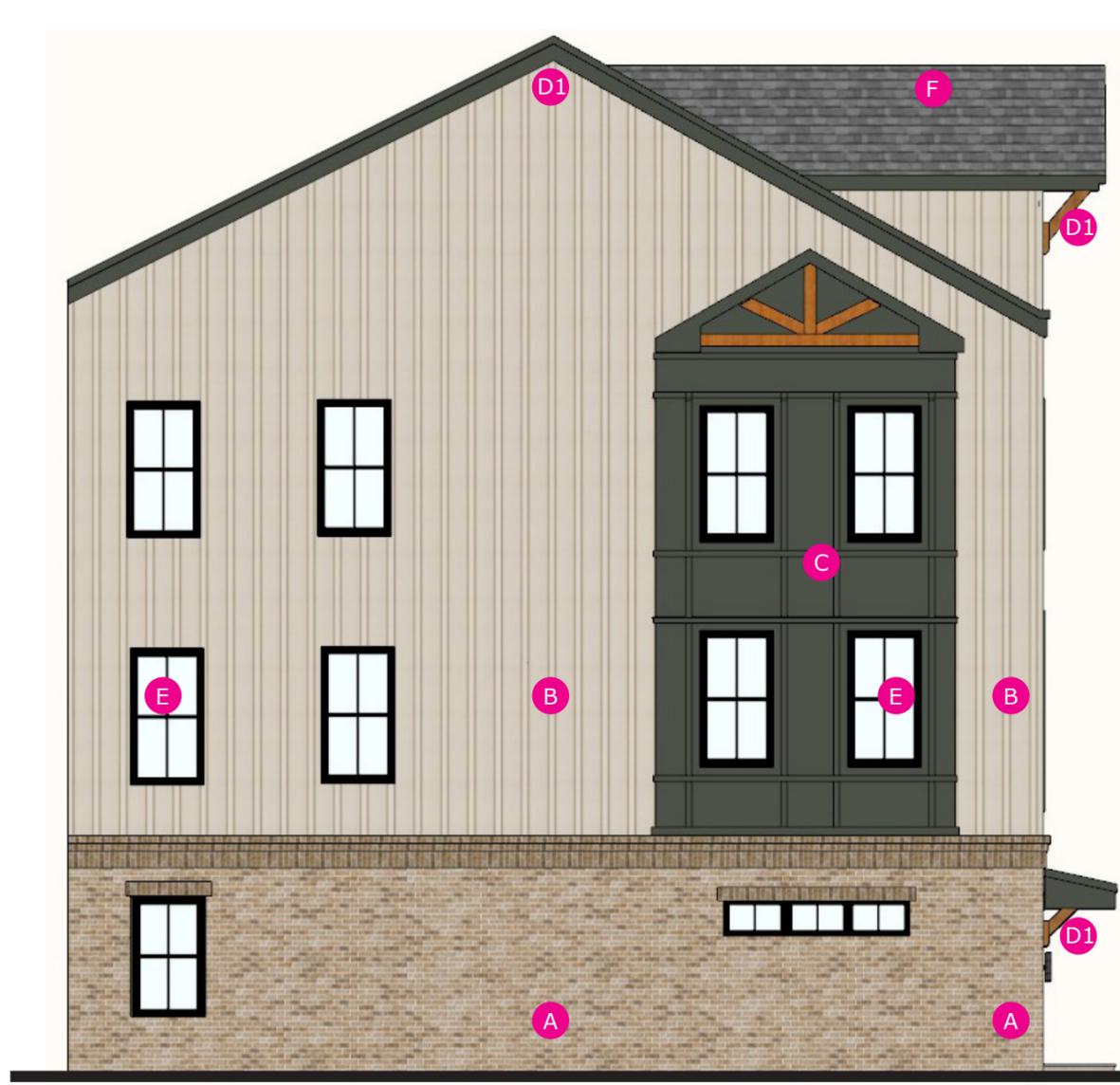




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12018-30 BUSTLETON AVE  
 SITE SECTIONS





MATERIAL KEY

- A**  MOLDED FACE BRICK
- B**  FIBER CEMENT BOARD & BATTEN  
SMOOTH FINISH
- C**  FIBER CEMENT PANEL  
ALUMINUM FACIA & COPING TO MATCH
- D1**  SOLID WOOD ENTRY  
DOOR, COMPOSITE  
GARAGE DOOR BY  
CLOPAY TO MATCH
- D2**  DECORATIVE BRACKET  
TO MATCH ENTRY &  
GARAGE DOOR
- E**  BLACK ALUMINUM  
CLAD WINDOW WITH  
DIVIDED LIGHT AND 4"  
AZEK TRIM
- F**  SHINGLE ROOF



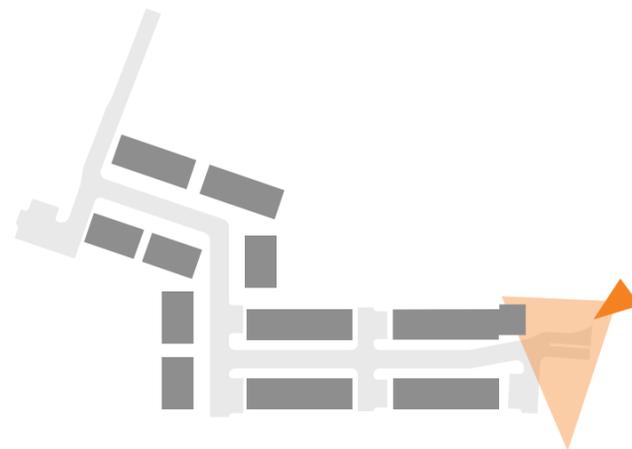
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 ELEVATIONS & MATERIAL PALETTE





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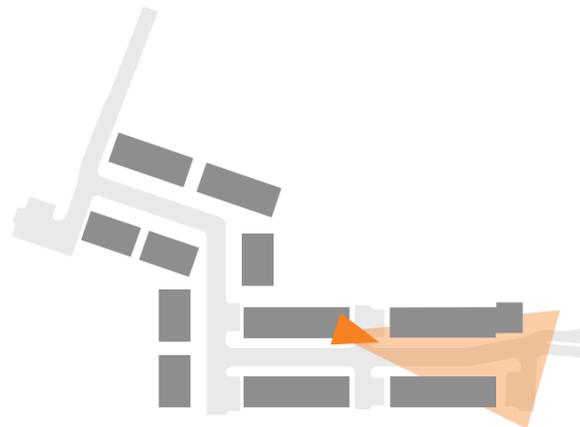


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RENDERINGS



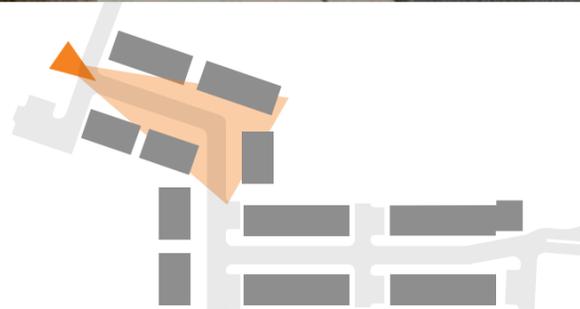


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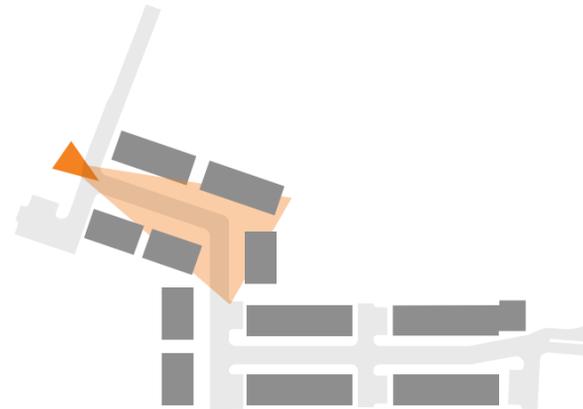


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