

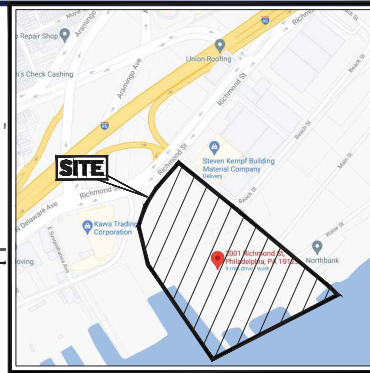
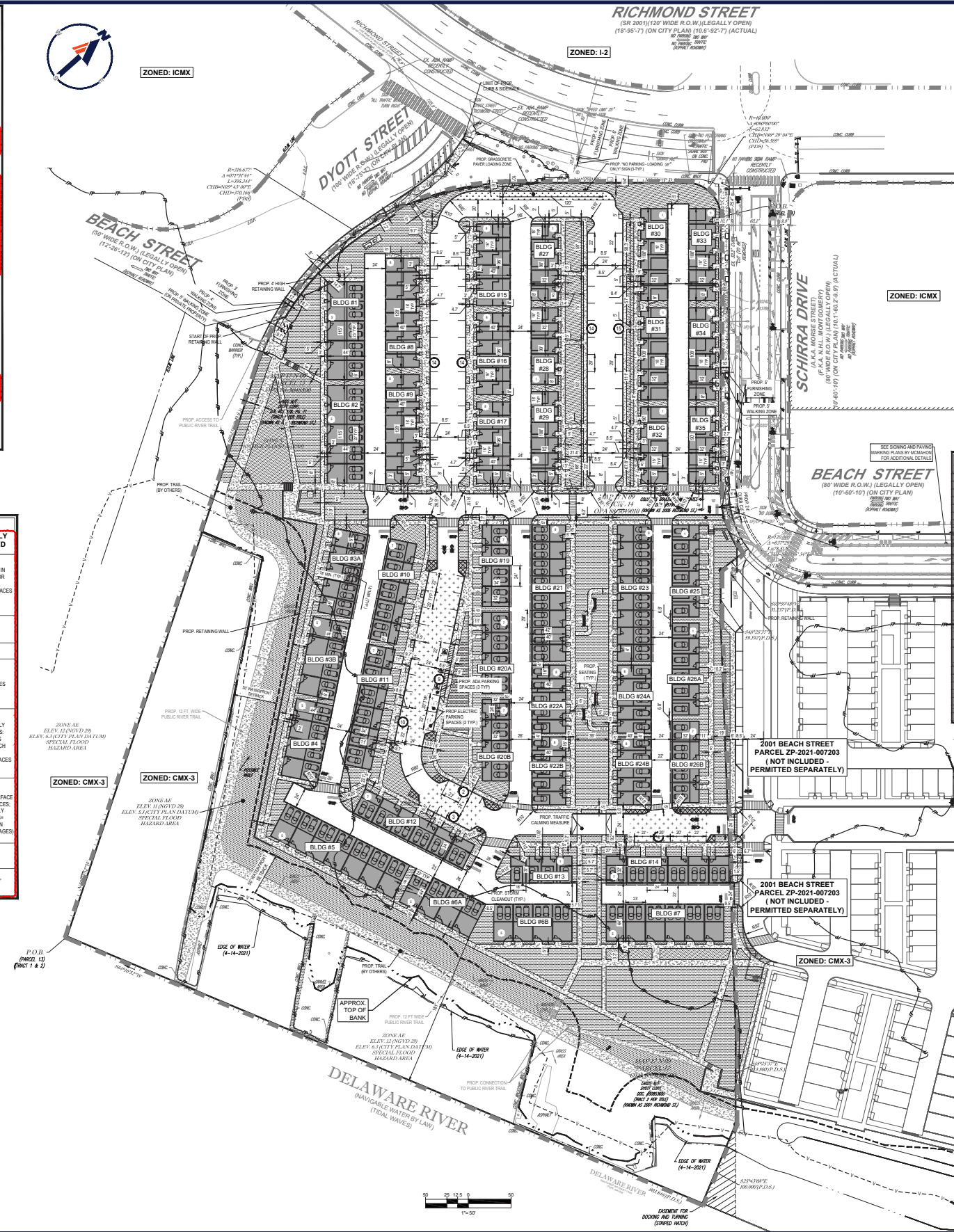
2001 RICHMOND STREET
CIVIC DESIGN REVIEW
06.24.2026

ZONING PLAN

ZONING REQUIREMENTS				
BASE DISTRICT	CMX-3: COMMUNITY COMMERCIAL MIXED-USE			
OVERLAY DISTRICTS	NCA: NEIGHBORHOOD COMMERCIAL AREA OVERLAY DISTRICT - NORTH DELAWARE; CDO: CENTRAL DELAWARE RIVERFRONT OVERLAY DISTRICT; OPEN SPACE AND NATURAL RESOURCES; WATERFRONT SETBACKS; OPEN SPACE AND NATURAL RESOURCES - FLOOD PROTECTION - WITHIN THE SPECIAL FLOOD HAZARD AREA			
DISTRICT AND LOT DIMENSIONS				
	'REQUIRED / ALLOWABLE	EXISTING	PREVIOUSLY PROPOSED	CURRENTLY PROPOSED
USE: MULTI-FAMILY, SINGLE-FAMILY COMMERCIAL (VACANT)	PERMITTED	86 MULTI-FAMILY UNITS 182 SINGLE-FAMILY UNITS 6,890 SF COMMERCIAL (VACANT)	307 MULTI-FAMILY UNITS 135 SINGLE-FAMILY UNITS 8,425 SF COMMERCIAL (VACANT)	219 SINGLE-FAMILY UNITS
LOT AREA (SQ. FT.)	N/A	668,241 SF (15.166 AC.) (POS)	NO CHANGE	NO CHANGE
GROSS FLOOR AREA (GFA)	500% MAX 3,381,111 SF	570,106 SF TOTAL GFA	755,141 SF TOTAL GFA	555,828 SF TOTAL GFA
MAX OCCUPIED AREA (% OF LOT)	75% INTERMEDIATE; 80% CORNER	25.78%	31.71%	21.73%
MIN. OPEN AREA (PER CDO OVERLAY)	40% (FOR LOTS GREATER THAN 5,000 SF)	74.22%	68.29%	78.27%
YARDS				
MIN. FRONT YARD DEPTH (FT.)	N/A	0'	8' (ALONG RICHMOND)	42' (ALONG RICHMOND)
MIN. SIDE YARD WIDTH (FT.)	8 FT. IF USED FOR BUILDINGS CONTAINING DWELLING UNITS	48"	0'	NO CHANGE
MIN. REAR YARD DEPTH (FT.)	N/A	18'	NO CHANGE	NO CHANGE
HEIGHT				
MAX. HEIGHT (FT.) (PER CDO OVERLAY)	84 FT	72'-4"	73'-2"	NO CHANGE
MIN. HEIGHT (FT.)	25 FT	52'-4.5"	NO CHANGE	NO CHANGE
FLOOR AREA RATIO				
MAX. FLOOR AREA (% OF LOT AREA)	500%	86.4%	114.4%	84.2%
ADDITIONAL REQUIREMENTS				
WATERFRONT LANDSCAPE SETBACK (§14-704-5)	50 FT FROM TOP OF BANK	50 FT	NO CHANGE	NO CHANGE
REFER TO LANDSCAPE PLAN FOR LANDSCAPE REQUIREMENTS				

PARKING REQUIREMENTS				
	REQUIRED/ALLOWABLE	EXISTING	PREVIOUSLY PROPOSED	CURRENTLY PROPOSED
PARKING REQUIREMENT	CMX-3: SINGLE-FAMILY USE: 210 UNITS	315 LOCATED IN GROUND FLOOR GARAGE OF TOWNHOMES TOTAL = 66 SPACES	228 LOCATED IN GROUND FLOOR GARAGE OF TOWNHOMES 219 SPACES IN MULTI-FAMILY BUILDING TOTAL = 442 SPACES	284 LOCATED IN GROUND FLOOR GARAGE OF TOWNHOMES SPACES
	ACCESSORY OFF-STREET SURFACE PARKING = 3 SPACES TOTAL REQUIRED = 66 SPACES	84	NO CHANGE	85 SPACES
ADA PARKING REQUIREMENT	SINGLE-FAMILY: NONE REQUIRED	ZERO (0) SPACES REQUIRED	9 (INCLUDING 4 VAN-ACCESSIBLE)	THREE (3) SPACES
BIKE PARKING	SINGLE-FAMILY: 0	SINGLE-FAMILY: 0 SPACES	MULTI-FAMILY: 29 SPACES (IN GARAGE GROUND FLOOR); SINGLE-FAMILY TOWNHOMES: 182 SPACES (1 WITHIN EACH GARAGE) TOTAL = 211 SPACES	MULTI-FAMILY: 103 SPACES (IN GARAGE GROUND FLOOR); SINGLE-FAMILY TOWNHOMES: 135 SPACES (1 WITHIN EACH GARAGE) TOTAL = 238 SPACES
ELECTRIC PARKING	5% OF PARKING SPACES USED FOR RESIDENTIAL USE	0.05" 284 + 19 SPACES	22 (TOTAL); MULTI-FAMILY GARAGES: 4 SPACES; ACCESSORY SURFACE PARKING: 18 SPACES; SPECIAL FLOOD HAZARD ZONE: 18 SPACES (IN TOWNHOME GARAGE)	20 (TOTAL); ACCESSORY SURFACE PARKING: 2 SPACES; SINGLE-FAMILY TOWNHOMES: 18 SPACES (IN TOWNHOME GARAGES)
RESERVED PARKING FOR ACCESS TO GATED GARAGE	OVER 200 SPACES: 3 + 1 ADDITIONAL SPACE FOR EVERY 100 SPACES OVER 200	6 SPACES	NOT APPLICABLE IN PREVIOUS SUBMISSIONS	NO CHANGE
LOADING	PER GROSS FLOOR AREA	BETWEEN 400,001 SF - 600,000 SF = 3 SPACES (10' X 40') FOR STREETS LESS THAN 30 FT WIDE	3 @ 11' X 60'	NO CHANGE
				3 @ 10' X 40'

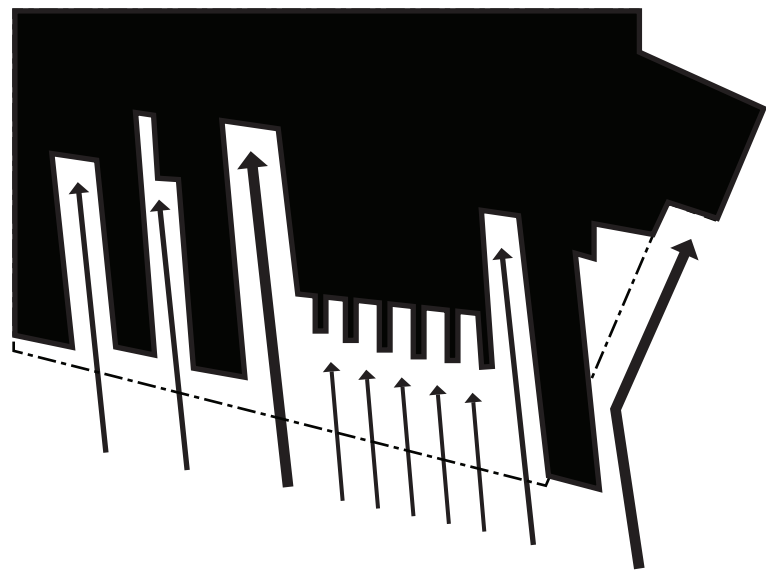
- GENERAL NOTES**
- 1) SITE DATA:
2001 RICHMOND STREET, 1001 DYOTT STREET AND 1011 DYOTT STREET
CITY OF PHILADELPHIA
PHILADELPHIA COUNTY, PENNSYLVANIA
2001 RICHMOND, WALKING ZONE 12 (2,077 AC.)
2001 RICHMOND, WALKING ZONE 13 (2,077 AC.)
2001 RICHMOND, WALKING ZONE 14 (2,077 AC.)
2001 RICHMOND, WALKING ZONE 15 (2,077 AC.)
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2001 RICHMOND, WALKING ZONE 99 (2,077 AC.)
2001 RICHMOND, WALKING ZONE 100 (2,077 AC.)
 - 2) ZONING DATA: CMX-3: COMMUNITY COMMERCIAL MIXED-USE; DISTRICT USE: MULTI-FAMILY & COMMERCIAL (VACANT); PROPOSED USE: SINGLE-FAMILY HOUSING
 - 3) BOHLER ENGINEERING BUSINESS PRIVILEGE NUMBER IS 001336
 - 4) ELEVATIONS ARE BASED ON CITY OF PHILADELPHIA DATUM; LOT DIMENSIONS & EASEMENT DIMENSIONS ARE BASED ON PHILADELPHIA DISTRICT STANDARDS UNLESS OTHERWISE NOTED
 - 5) STORMWATER SHALL CONNECT TO THE EXISTING CITY DRAINAGE SYSTEM
 - 6) ALL PLANTINGS SHALL BE IN ACCORDANCE WITH P.C.P.C. GUIDELINES
 - 7) ALL CURB RADIUS SHALL BE 50 FEET UNLESS OTHERWISE NOTED
 - 8) DEVELOPMENT TO BE SERVED BY PUBLIC WATER AND SEWER IN ACCORDANCE WITH CITY OF PHILADELPHIA REQUIREMENTS
 - 9) WATERFRONT DISTRICT DELAWARE RIVER NORTH MANAGEMENT ZONE A
 - 10) A PORTION OF THE SUBJECT PROPERTY LIES IN FLOOD HAZARD ZONE 12 (OTHER), AREAS DETERMINED TO BE 100 YEAR FLOOD PLAIN. THE 100 YEAR BASE FLOOD ELEVATION IS 3.3 (PHILADELPHIA DATUM)
 - 11) PLAN PREPARED AS PER INSTRUCTIONS OF OWNER
 - 12) FINAL PROJECT AREA R. F. 12-21-2021
 - 13) TRASH PICK-UP SHALL BE VIA PRIVATE STREET COLLECTION
 - 14) STREET CLASSIFICATION: RICHMOND STREET: URBAN MATERIAL, FURNISHING ZONE-4 (X-MAT, WALKING ZONE-4); DYOTT STREET: LOCAL-AR, FURNISHING ZONE-13 (X-MAT, WALKING ZONE-4); DELAWARE RIVER: NAVIGABLE WATER (BY LAW) (REAL WATER)



REFERENCES AND CONTACT INFORMATION

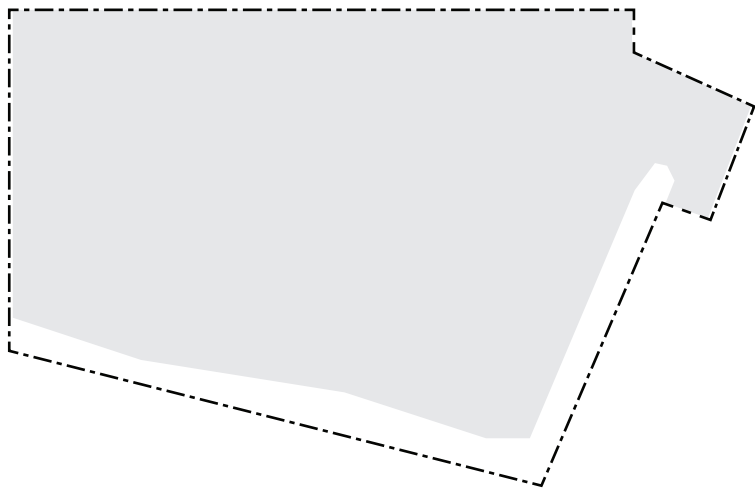
1) THIS PLAN REFERENCES A SURVEY PREPARED BY CONTROL POINT ASSOCIATES, INC. 1800 MARKET DRIVE, SUITE 210, PHILADELPHIA, PA. 19103. JAMES C. REED, P.E., SURVEYOR. MAP 17 N 09, PARCELS 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100. MAP 17 N 09, PARCELS 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100. 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RELATED ACROSS TIME



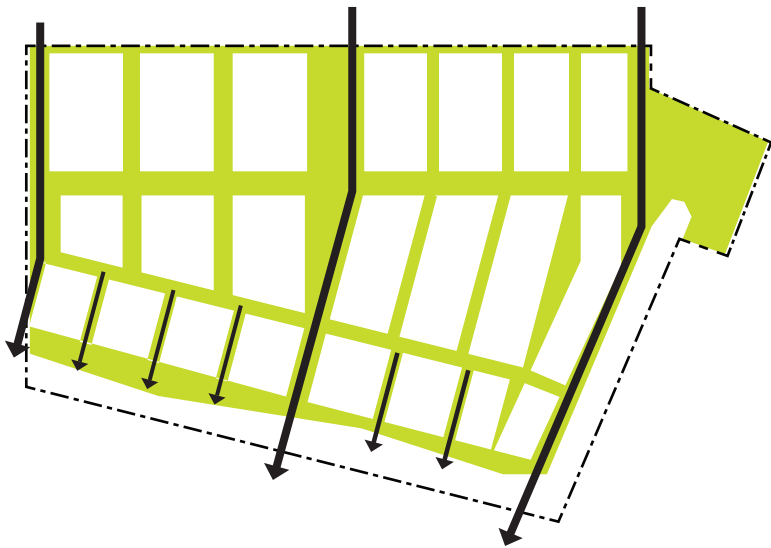
PAST

CRAMP'S SHIPBUILDING CONSTRUCTS
PIERS JUTTING OUT INTO THE RIVER,
ALLOWING WORKERS TO ACCESS
FLOATING AND DRYDOCKED VESSELS



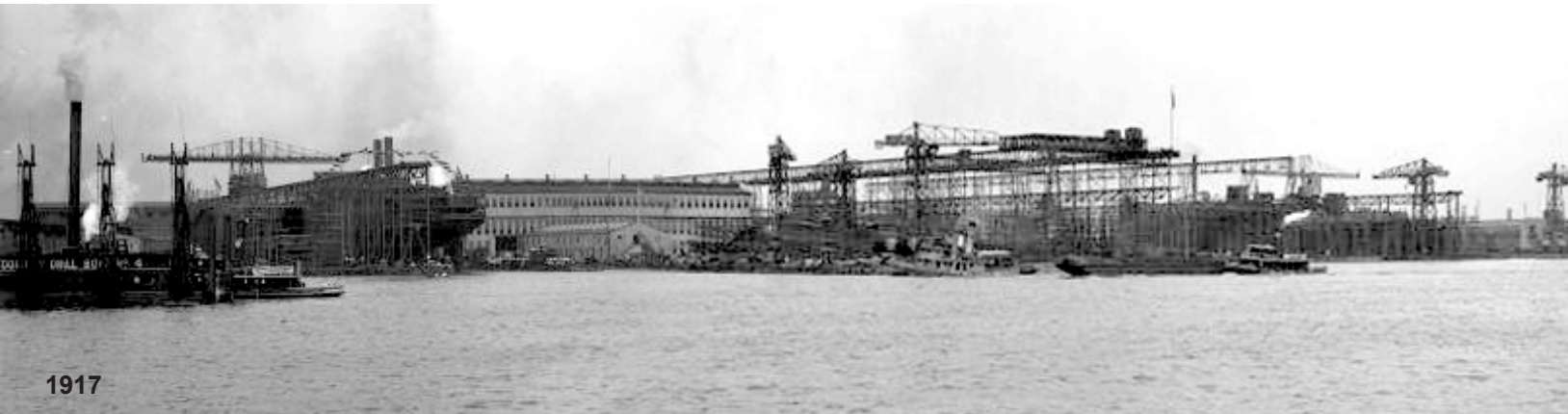
PRESENT

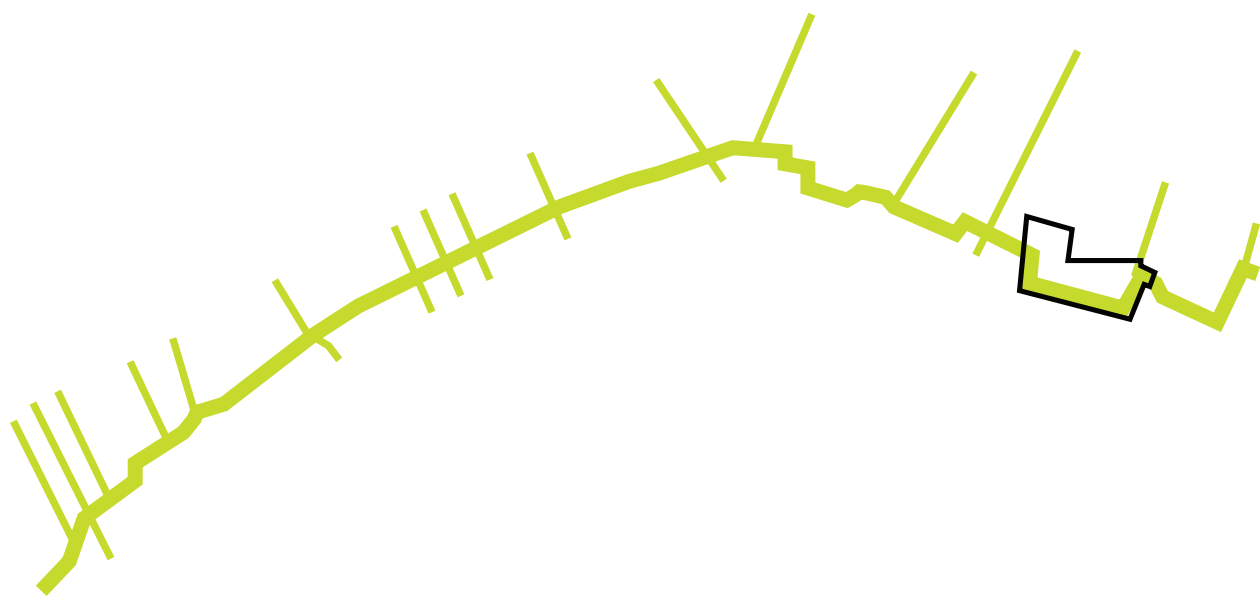
THE SITE IS AN ABANDONED VACANT
LOT CUT OFF FROM THE CITY BY
THE I-95 OVERPASS AND INDUSTRIAL
BUILDINGS TO THE WEST



FUTURE

LINEAR GREEN SPACES CREATE
CONNECTIONS AND VIEW CORRIDORS
TO THE WATER'S EDGE

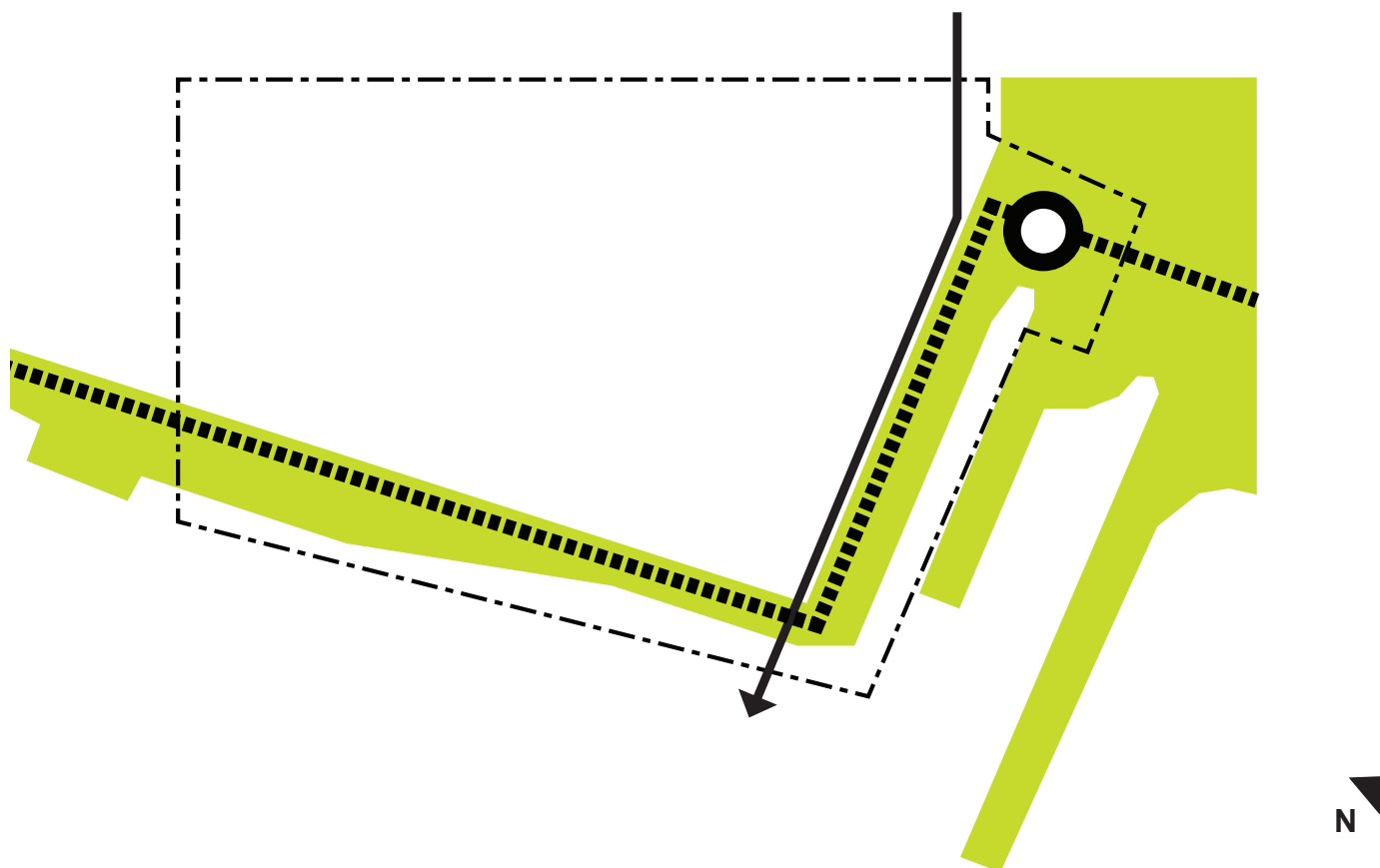




A LINKED LANDSCAPE

Our proposal represents the north edge of the DRWC masterplan vision for a series of private and public developments creating a network of green spaces and recreational amenities along the North Delaware river's edge. The project affords a pedestrian connection to proposed water's edge trails to the south, a proposed access point to a new central public park and a proposed public amenity pavilion and public access point at the north.

Transforming a vacant, formerly industrial parcel into a dense, active development, the project will create a new center of gravity to the DRWC plan at the north, encouraging linkages along the entire waterfront. The proposed masterplan respects DRWC urban planning objectives, creating an extended view corridor along E Cumberland Street and active and passive recreational zones and trails at the water's edge.



GRAFFITI PIER RENDERINGS



RENDERINGS PRODUCED BY STUDIO ZEWDE



TABLE OF CONTENTS

01	INTRODUCTION
02	CONTEXT
03	MASTERPLAN
04	LANDSCAPE
05	TOWNHOMES
06	APPENDIX

INTRODUCTION

DEVELOPMENT TEAM



THE LOCKS ON VENICE ISLAND



SOUTHWARK ON REED



NORTHBANK PHASE 1

PROJECT OVERVIEW

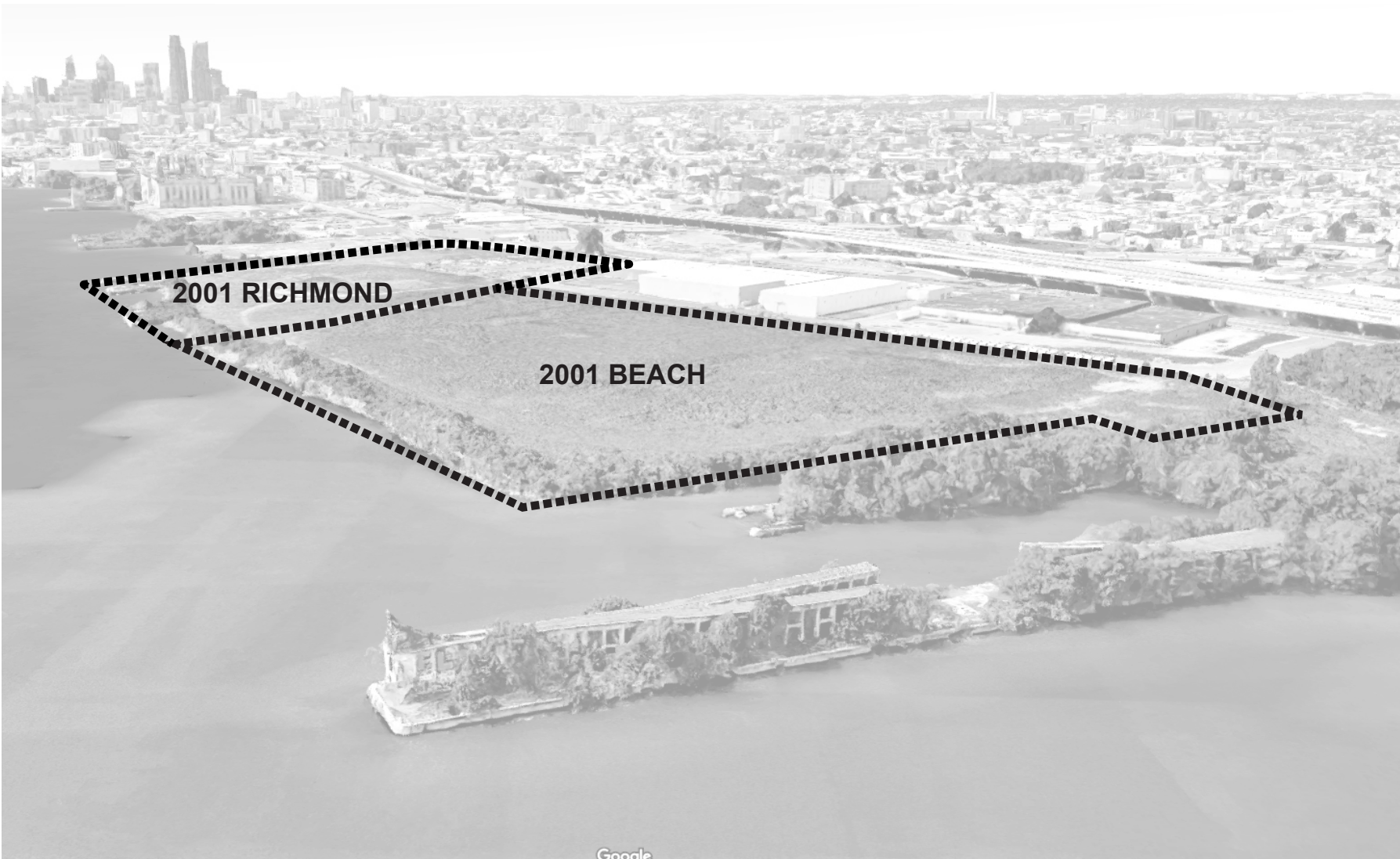
IN CONNECTION WITH AN EXISTING/APPROVED DEVELOPMENT, SUBJECT TO AN APPROVED UNITY OF USE:

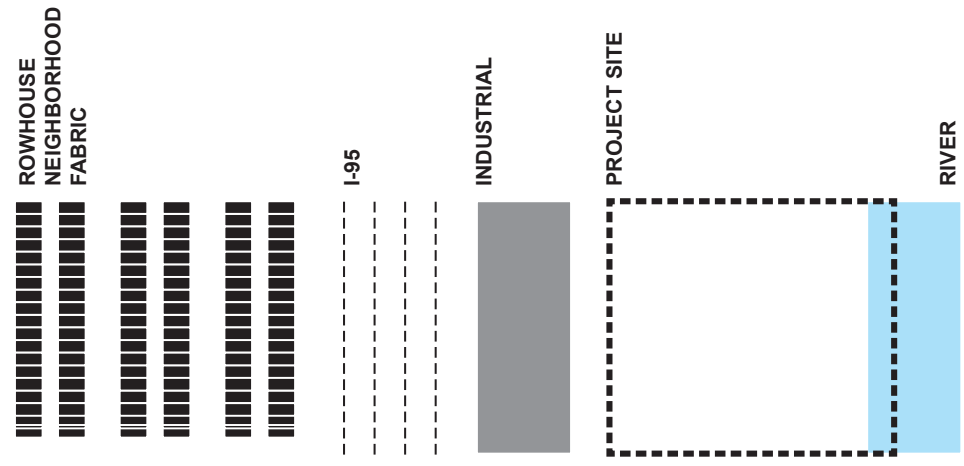
1. REMOVE MULTI-FAMILY STRUCTURE
2. ADD BUILDINGS 8,9,15,16,17, 27, 28, 29, 30, 31, 32, 33, 34, AND 35
3. NEW TOTAL OF 219 SINGLE FAMILY UNITS IN TOWNHOUSES
4. NEW TOTAL NUMBER OF 369 PARKING SPACES, 284 IN TOWNHOUSE GARAGES, AND 85 ON SURFACE AIR PARKING LOT.
5. AS PER SUBMITTED PLANS PREPARED BY BOHLER, DATED 12/15/2021, REVISED 5/07/2026 REV 20

CONTEXT



EXISTING SITE AERIALS





EXISTING SITE PHOTOS



VIEW LOOKING SW AT SCHIRRA + BEACH



VIEW LOOKING S AT SCHIRRA + RICHMOND

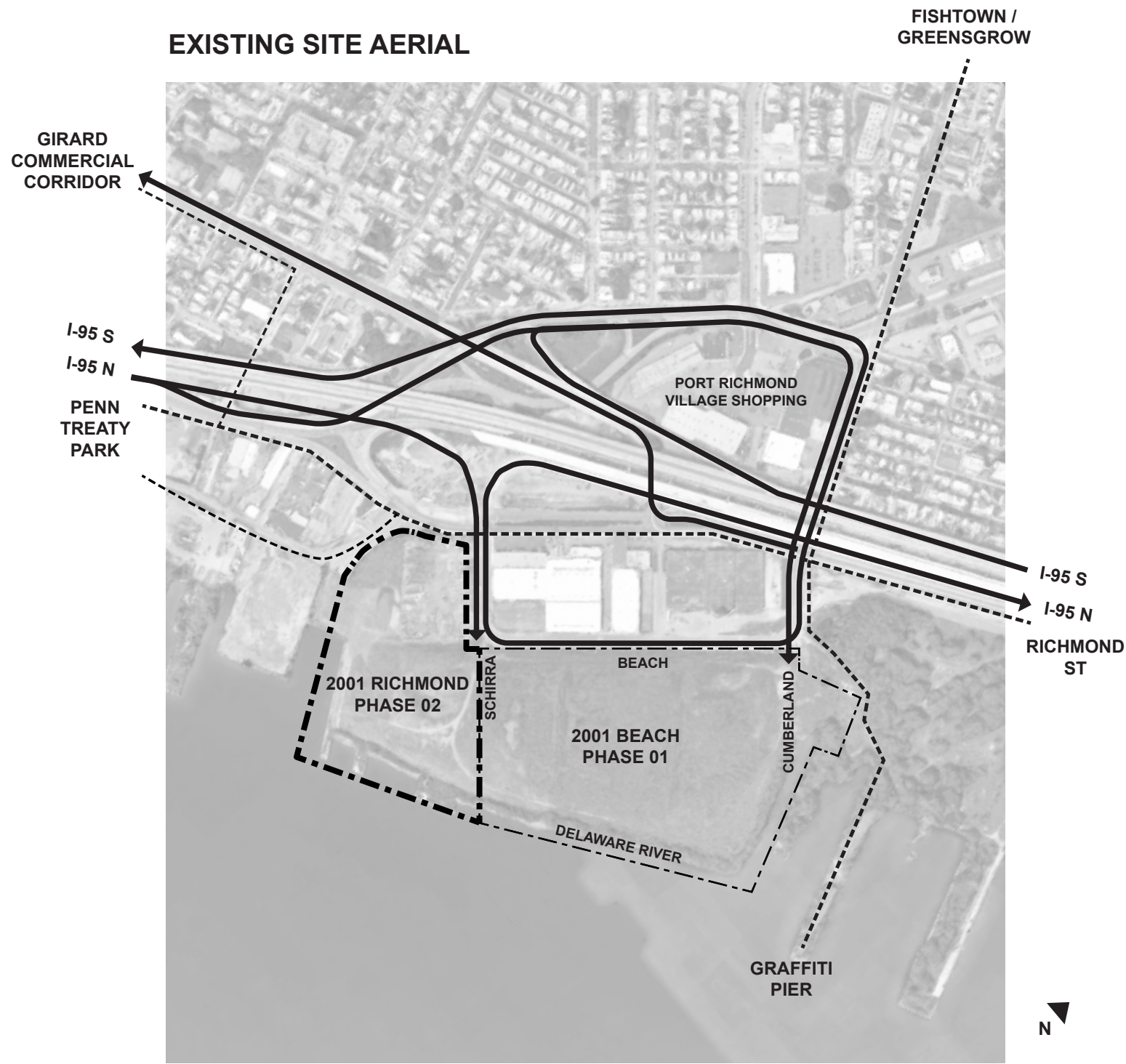


VIEW LOOKING SE FROM RICHMOND



VIEW LOOKING SW FROM RICHMOND

EXISTING SITE AERIAL



BETWEEN THE RIVER AND THE CITY

Our project site spans 45 acres across two phases of development between the Delaware River and Beach Street at the edge of the Port Richmond neighborhood. With nearly 2000 linear feet of river frontage originally formed around the docks and piers of the Cramp shipyard, the lot is an important piece in the Delaware River Waterfront Corporation (DRWC)'s masterplan vision for the future of Philadelphia's waterfront. While the site itself offers expansive views of the river and the Ben Franklin Bridge to the south, the site is disconnected from its adjacent rowhouse fabric. Only two blocks west on Cumberland Street, a visitor might find a dense, cramped streetscape dominated hardscape with very little greenery, and no sense of proximity to the riverfront.

Our project proposes to straddle this boundary with a uniquely hybrid community referencing the city's urban rowhouse heritage while opening access to its historically closed riverfront – both for residents and the general public. The development includes community amenities, multifamily apartments, and single-family homes at multiple scales and typologies, situated to provide access for all to ample, well-maintained natural and constructed landscapes.

95 REVIVE PROJECT RENDERINGS



Rendering of multi-use trail under the viaduct



Rendering of multi-use trail crossing at Girard Avenue



Rendering of stormwater landscaping along Richmond Street

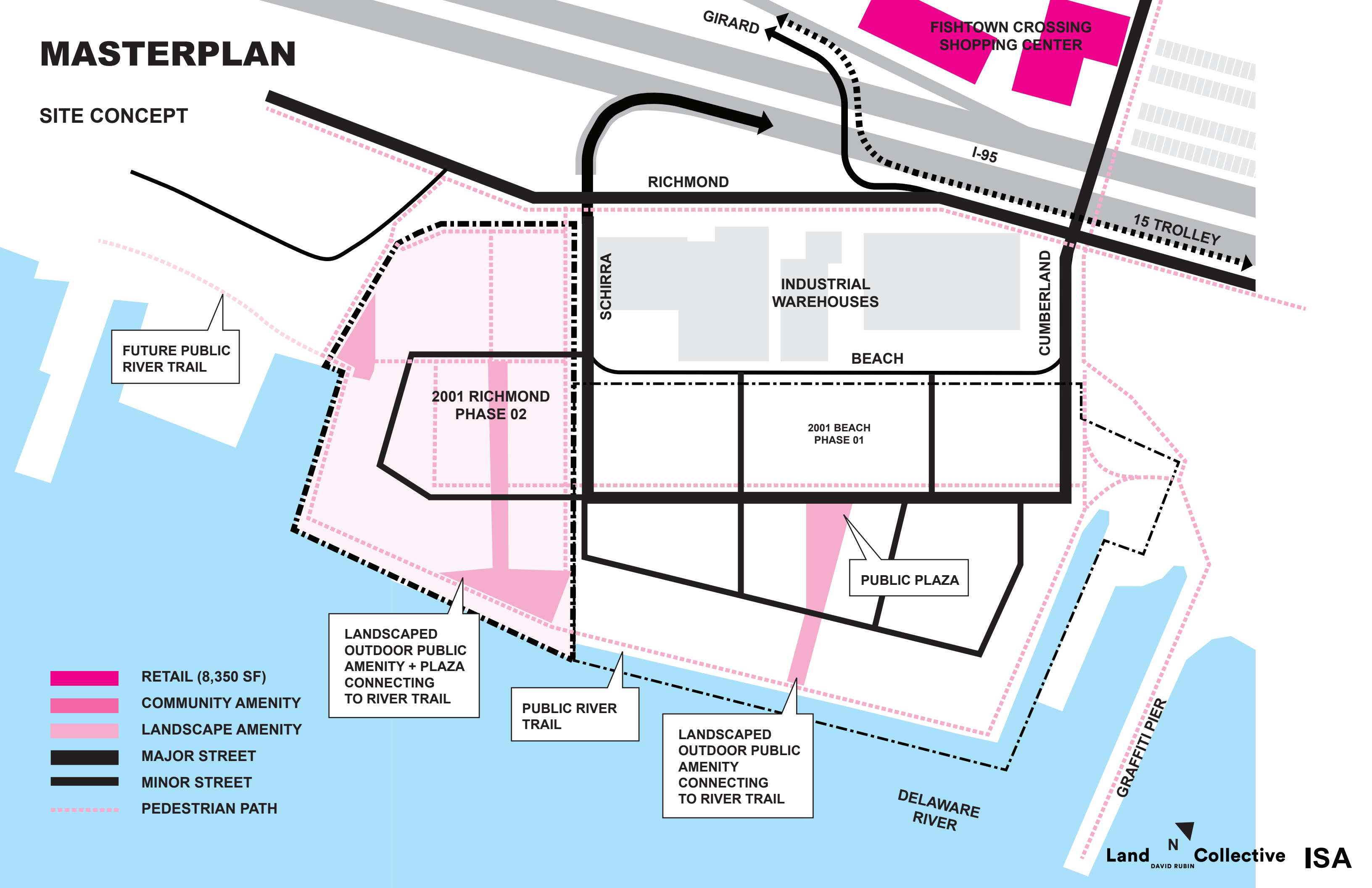


Rendering of ornamental landscaping proposed in interchange

RENDERINGS PRODUCED BY USDOT FEDERAL HIGHWAY ADMINISTRATION AND PENNDOT

MASTERPLAN

SITE CONCEPT



PROPOSED SITE PLAN

RICHMOND STREET

SCHIRRA DRIVE

CUMBERLAND STREET

BEACH STREET

DELAWARE RIVER

GRAFFITI
PIER

PREVIOUS SITE PLAN

RICHMOND STREET

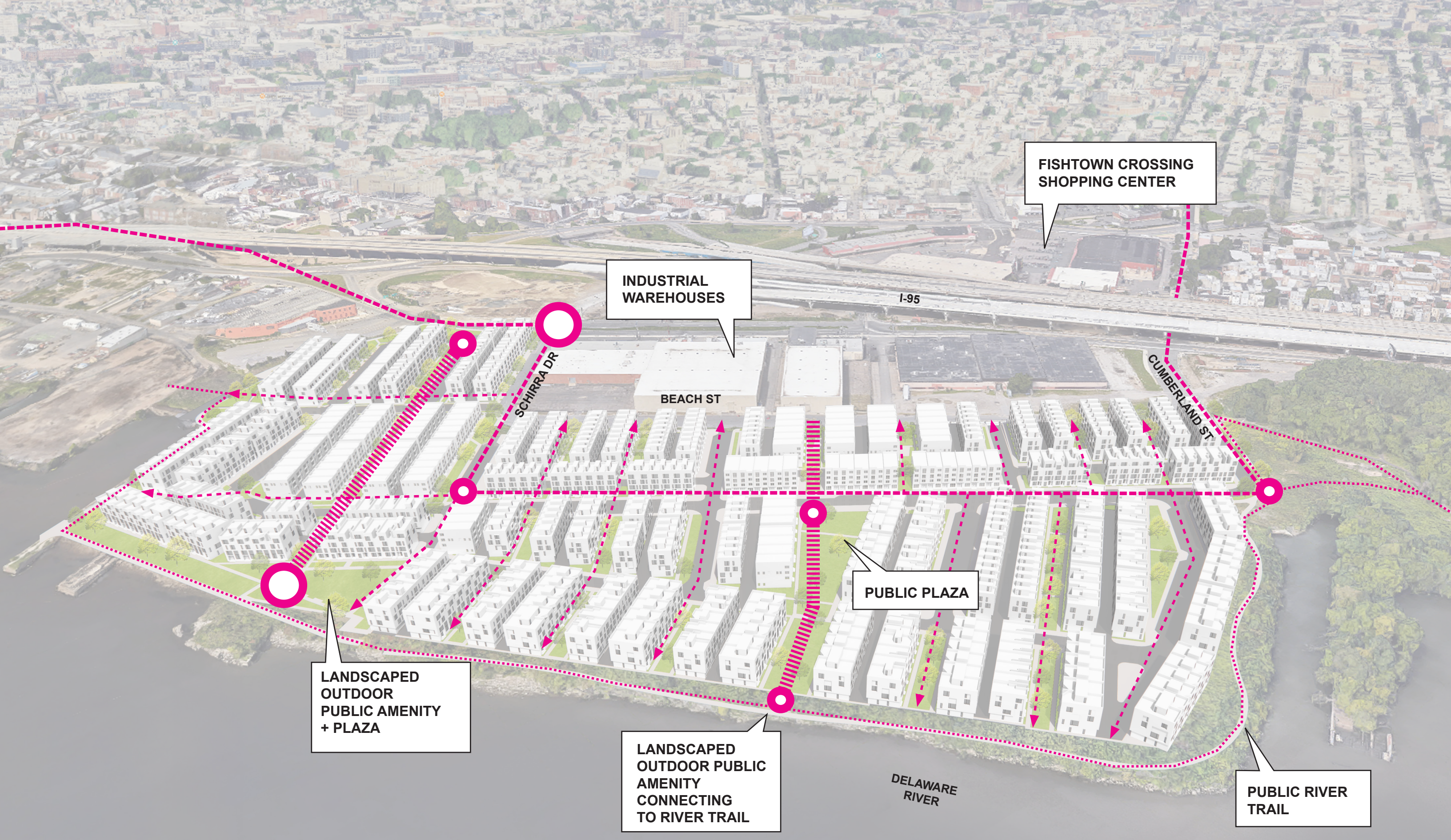
SCHIRRA DRIVE

CUMBERLAND STREET

BEACH STREET

DELAWARE RIVER

GRAFFITI
PIER



3D MASSING MODEL

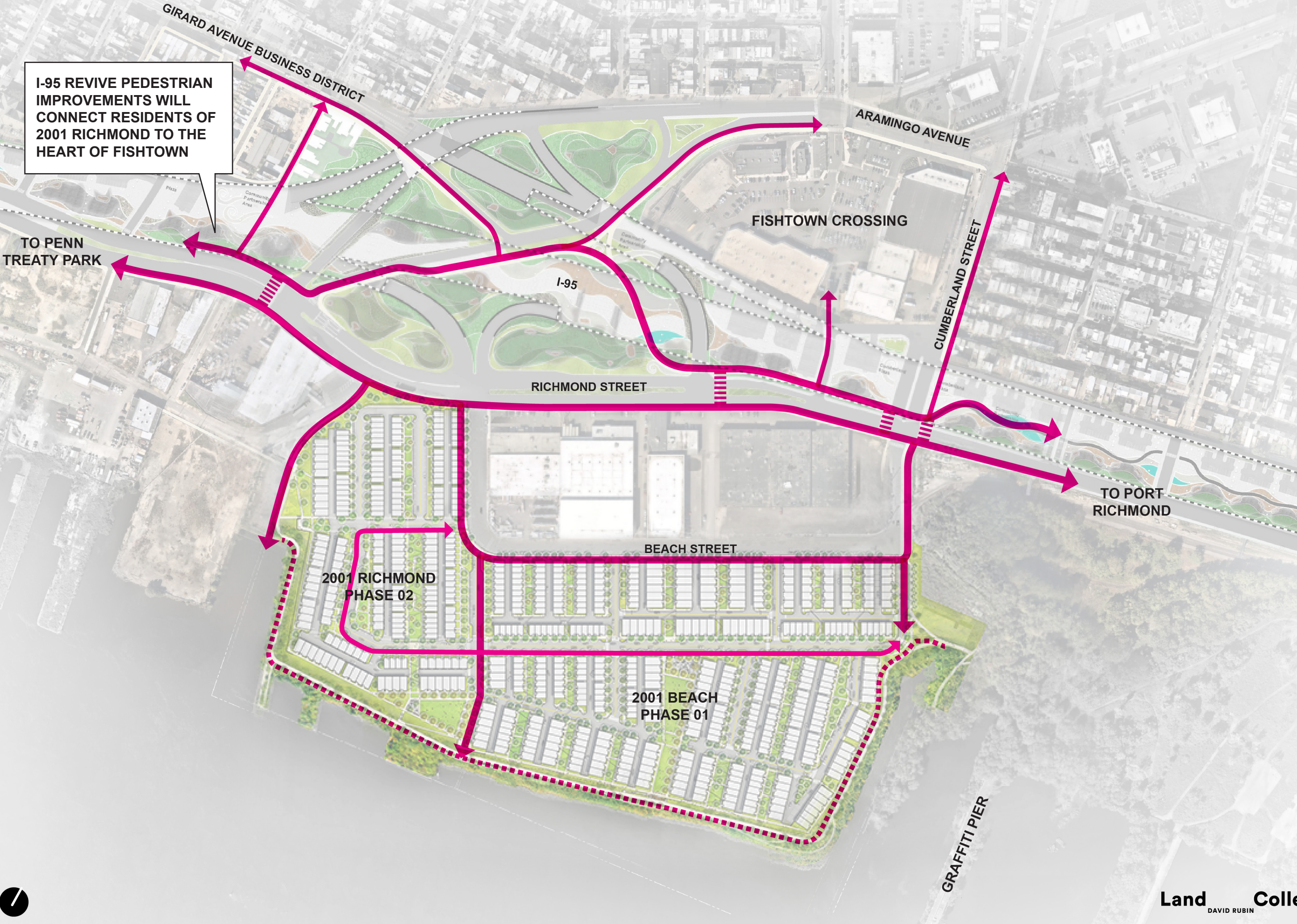
DELAWARE RIVER TRAIL RENDERINGS



RENDERINGS PRODUCED BY DRWC / NV5



I-95 REVIVE PEDESTRIAN IMPROVEMENTS WILL CONNECT RESIDENTS OF 2001 RICHMOND TO THE HEART OF FISHTOWN



DELAWARE RIVER TRAIL EXTENSION



SINGLE FAMILY TOTAL

PARKING 369 SPACES
HOUSES (299,876 SF)

HOUSE 18X32 / TYPE A	66
HOUSE 20X40 / TYPE C	21
HOUSE 23X44 / TYPE E	39
HOUSE 24X34 / TYPE G	39
HOUSE 16X40 / TYPE H	54

TOTAL 219 UNITS

SITE TOTAL

PARKING 369 TOTAL SPACES
(284 GARAGE + 85 SURFACE)
HOUSING UNITS (555,826 SF) 219 UNITS
PARKING : UNIT RATIO 1.19 : 1



PROPOSED ZONING PLAN

SINGLE FAMILY TOTAL

PARKING 239 SPACES
HOUSES (299,876 SF)

- HOUSE 18X32 / TYPE A 29
- HOUSE 23X44 / TYPE E 29
- HOUSE 20X40 / TYPE C 47
- HOUSE 24X34 / TYPE G 29

TOTAL 134 UNITS

MULTI-FAMILY TOTAL

PARKING 216 SPACES
RETAIL (8,353 SF) 27 SPACES

- APARTMENTS (339,672 SF)
- STUDIOS 19
- 1 BR 179
- 2 BR 109

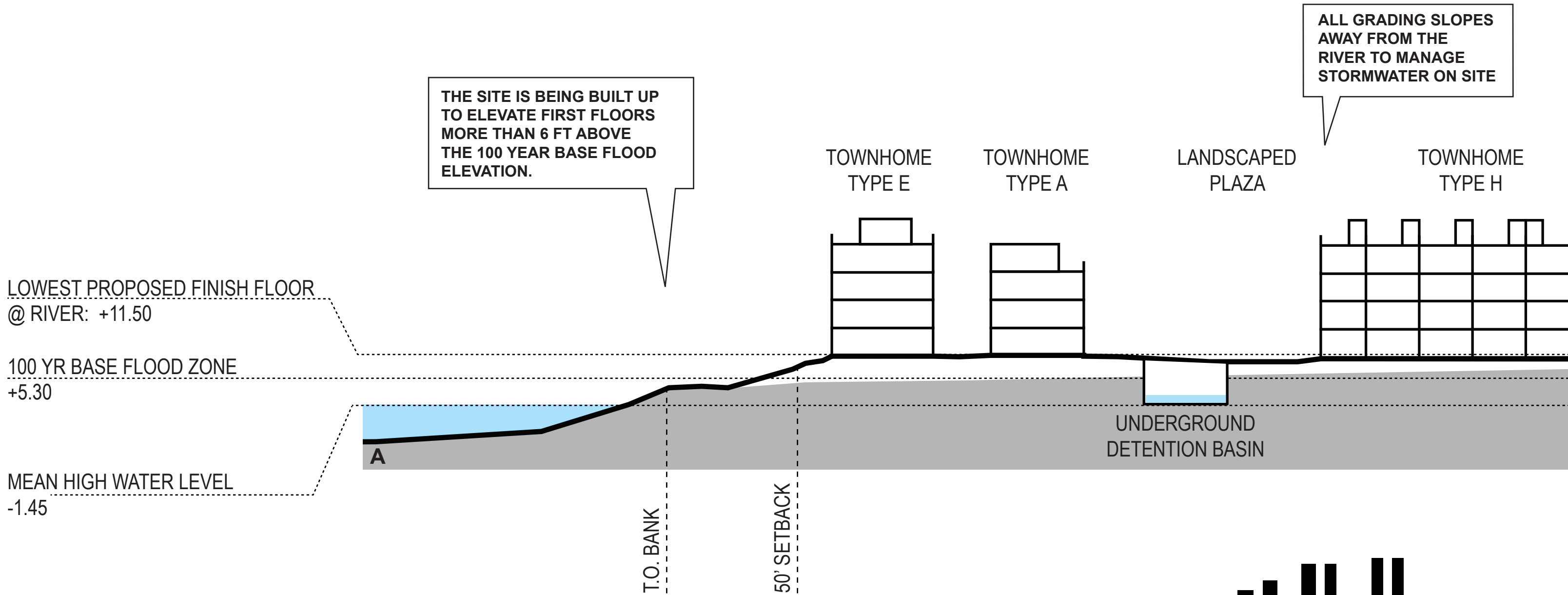
TOTAL 307 UNITS

SITE TOTAL

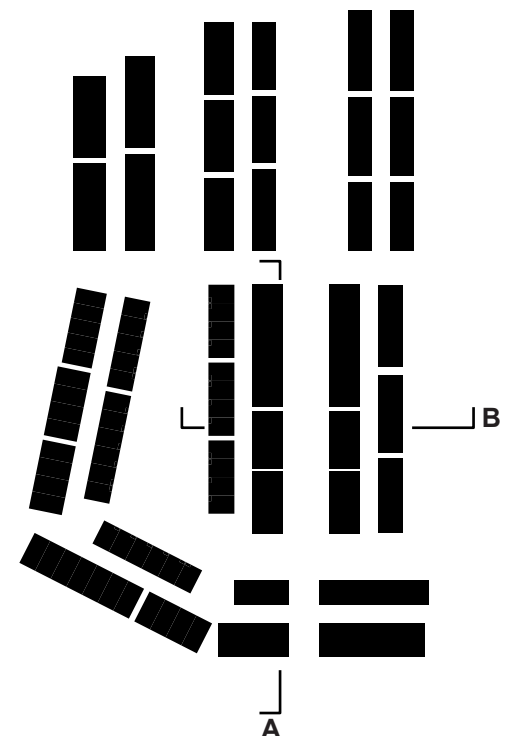
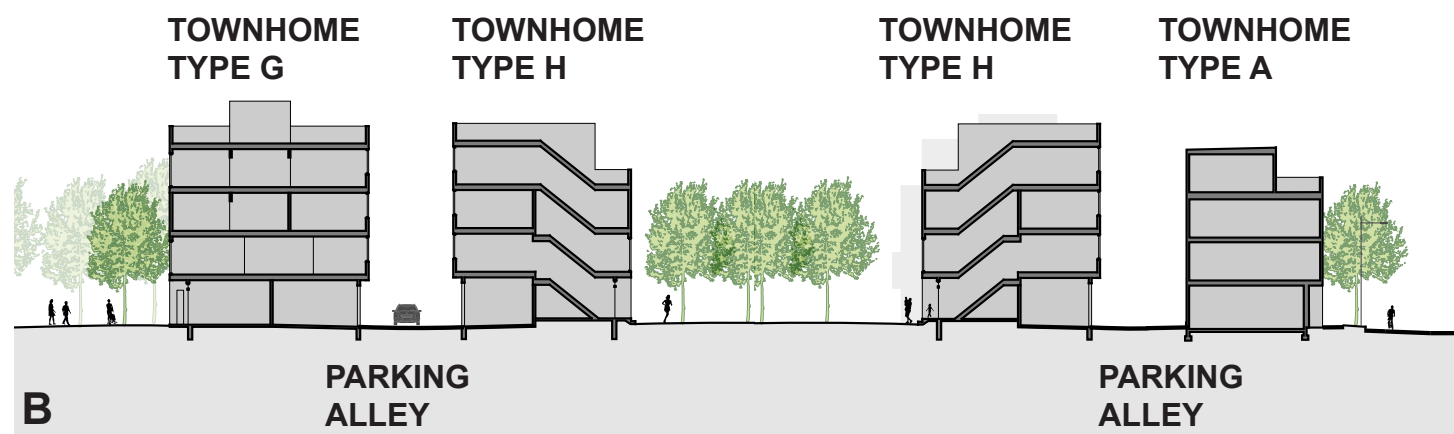
PARKING (455 GARAGE + 71 SURFACE) 526 TOTAL SPACES
HOUSING UNITS (639,548 SF) 441 UNITS
PARKING : UNIT RATIO 1.19 : 1



PREVIOUS ZONING PLAN



ALL GRADING SLOPES AWAY FROM THE RIVER TO MANAGE STORMWATER ON SITE



SITE GRADING STRATEGY

UNDERGROUND DETENTION BASINS



VIEW AT SCHIRRA & RICHMOND



AERIAL VIEW AT SCHIRRA & RICHMOND



ELEVATION VIEW AT SCHIRRA



LANDSCAPE

SITE PLAN - NORTH



SITE PLAN - SOUTH



STREET TREES



Red Maple
Acer rubrum



Honey Locust
Gleditsia triacanthos



Black Gum
Nyssa sylvatica



London Plane
Platanus occidentalis



Swamp White Oak
Quercus bicolor



Sweetgum
Liquidambar styraciflua 'Rotundiloba'



Redbud
Cercis canadensis

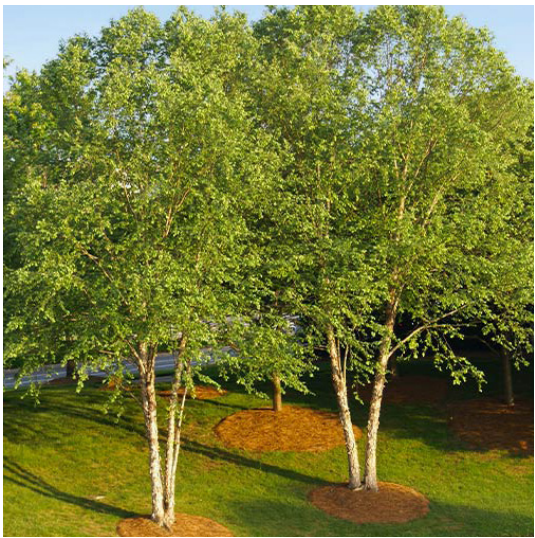


Willow Oak
Quercus phellos



Amelanchier
Amelanchier x grandiflora 'Autumn Brilliance'

GREEN FINGERS / CENTRAL GREEN



River Birch
Betula nigra



Pee Wee Oak Leaf Hydrangea
Hydrangea quercifolia 'Pee Wee'



Lime Light Hydrangea
Hydrangea paniculata 'Lime Light'



Sweet Pepperbush
Clethra alnifolia 'Hummingbird'



Pennsylvania Sedge
Carex pensylvanica



Purple Coneflower
Echinacea purpurea 'Magnus'



Yellow Cone Flower
Echinacea sombrero 'Lemon Yellow'



Russian Sage
Perovskia atriplicifolia 'Little Spire'



Winterberry
Ilex verticillata 'Red Sprite'



Little Henry Virginia Sweetspire
Itea virginica 'Sprich Little Henry'

CENTRAL GREEN

PUBLIC PLAZA
AND LANDSCAPED
OUTDOOR PUBLIC
AMENITY CONNECTING
TO RIVER TRAIL



CENTRAL GREEN



PUBLIC RIVER TRAIL



LANDSCAPED
OUTDOOR PUBLIC
AMENITY
CONNECTING
TO RIVER TRAIL



PUBLIC RIVER
TRAIL

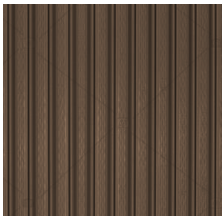
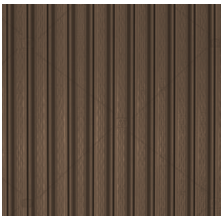
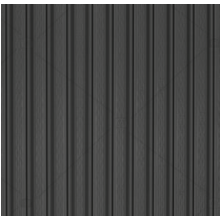
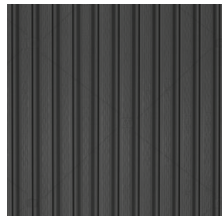
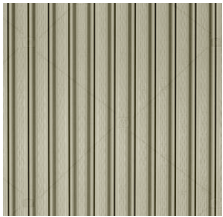
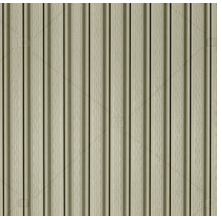
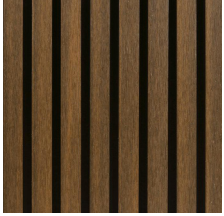
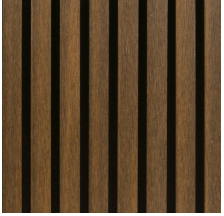
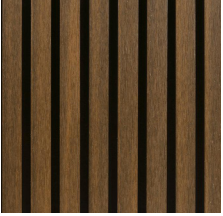
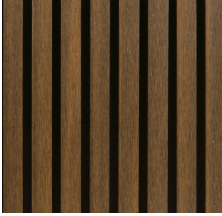
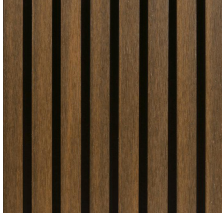
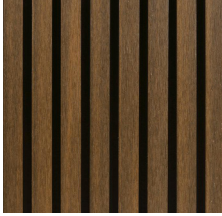
TOWNHOMES
VIEW OF GREEN FINGER



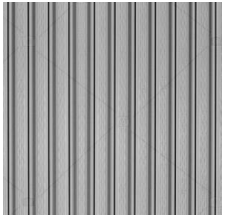
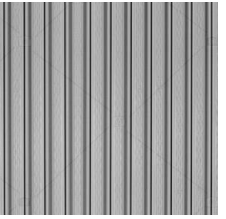
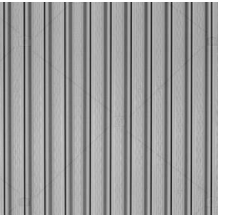
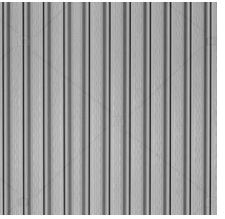
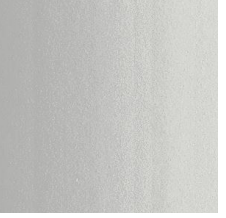
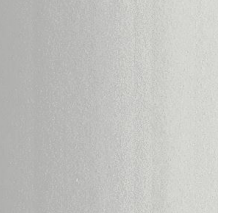
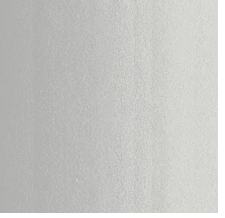
VIEW OF GREEN FINGER



EXTERIOR FINISHES - TYPE A/C/E/G/H

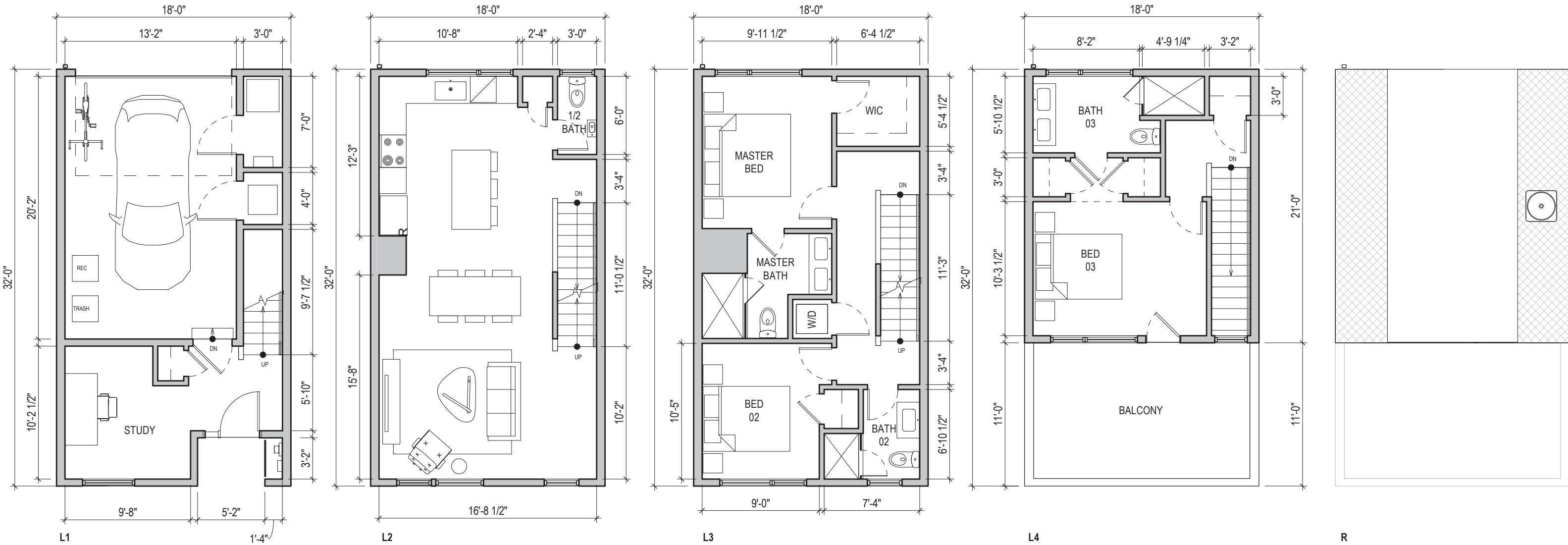
	01-A	01-B	02-A	02-B	03-A	03-B
BASE FACADE BRICK	 SIoux CITY - white plains glen-gery - pearl river smooth	 glen-gery - pearl river smooth SIoux CITY - white plains	 SIoux CITY - MOUNTAIN SHADOW velour glen-gery - port liberte	 glen-gery - port liberte SIoux CITY - MOUNTAIN SHADOW velour	 SIoux CITY - badlands velour glen-gery - brazilwood smooth badlands velour	 glen-gery - brazilwood smooth SIoux CITY - badlands velour
FOURTH FLOOR TERRACE / SIDE CLADDING SMOOTH FIBER CEMENT SIDING	 HARDIE PLANK - IRON GREY	 HARDIE PLANK - IRON GREY	 HARDIE PLANK - IRON GREY	 HARDIE PLANK - IRON GREY	 HARDIE PLANK - IRON GREY	 HARDIE PLANK - IRON GREY
REAR CLADDING 4.5" HORIZONTAL vinyl siding	 ROYAL - harvard slate ROYAL - IRONSTONE	 ROYAL - harvard slate ROYAL - IRONSTONE	 ROYAL - harvard slate ROYAL - IRONSTONE	 ROYAL - harvard slate ROYAL - IRONSTONE	 ROYAL - harvard slate ROYAL - IRONSTONE	 ROYAL - harvard slate ROYAL - IRONSTONE
ACCENT MATERIAL 7/8" ROUND CORRUGATED METAL	 ENGLERT corrugated - MEDIUM BRONZE	 ENGLERT corrugated - MEDIUM BRONZE	 ENGLERT corrugated - CHARCOAL GREY	 ENGLERT corrugated - CHARCOAL GREY	 ENGLERT corrugated - CHAMPAGNE	 ENGLERT corrugated - CHAMPAGNE
ENTRY INSET SYNTHETIC WOOD	 NEWTECH WOOD - PERUVIAN TEAK	 NEWTECH WOOD - PERUVIAN TEAK	 NEWTECH WOOD - PERUVIAN TEAK	 NEWTECH WOOD - PERUVIAN TEAK	 NEWTECH WOOD - PERUVIAN TEAK	 NEWTECH WOOD - PERUVIAN TEAK

EXTERIOR FINISHES - TYPE A/G/H

	TYPE G 01A	TYPE G 01B	TYPE G 02A	TYPE G 02B	TYPE G 03A	TYPE G 03B
BASE FACADE FIBER CEMENT SIDING	 HARDIE PLANK - iron gray	 HARDIE PLANK - iron gray	 hardie plank - timberbark	 hardie plank - timberbark	 hardie plank - LIGHT MIST	 hardie plank - LIGHT MIST
ACCENT MATERIAL 01 CORRUGATED METAL PANEL	 ENGLERT corrugated - MEDIUM BRONZE	 ENGLERT corrugated - STONE WHITE	 ENGLERT corrugated - MATTE BLACK	 ENGLERT corrugated - STONE WHITE	 ENGLERT corrugated - MATTE BLACK	 ENGLERT corrugated - MEDIUM BRONZE
ACCENT MATERIAL 02 corrugated metal panel	 ENGLERT corrugated - preweathered galvalume (mill finish)	 ENGLERT corrugated - MEDIUM BRONZE	 ENGLERT corrugated - preweathered galvalume (mill finish)	 ENGLERT corrugated - preweathered galvalume (mill finish)	 ENGLERT corrugated - MEDIUM BRONZE	 ENGLERT corrugated - preweathered galvalume (mill finish)
REAR CLADDING 4.5" HORIZONTAL VINYL SIDING	  ROYAL - sterling ROYAL - weathered grey	  ROYAL - sterling ROYAL - weathered grey	  ROYAL - sterling ROYAL - weathered grey	  ROYAL - sterling ROYAL - weathered grey	  ROYAL - sterling ROYAL - weathered grey	  ROYAL - sterling ROYAL - weathered grey
ENTRY INSET SMOOTH FIBER CEMENT PANEL	 hardie panel - light mist	 hardie panel - light mist	 hardie panel - light mist	 hardie panel - light mist	 hardie panel - light mist	 hardie panel - light mist

HOUSES / 18X32 / TYPE A

GROSS AREA 1,574 GSF + 266 GSF GARAGE
BEDS 3
BATHS 3.5



HOUSES / 18X32 / TYPE A



FRONT ELEVATION



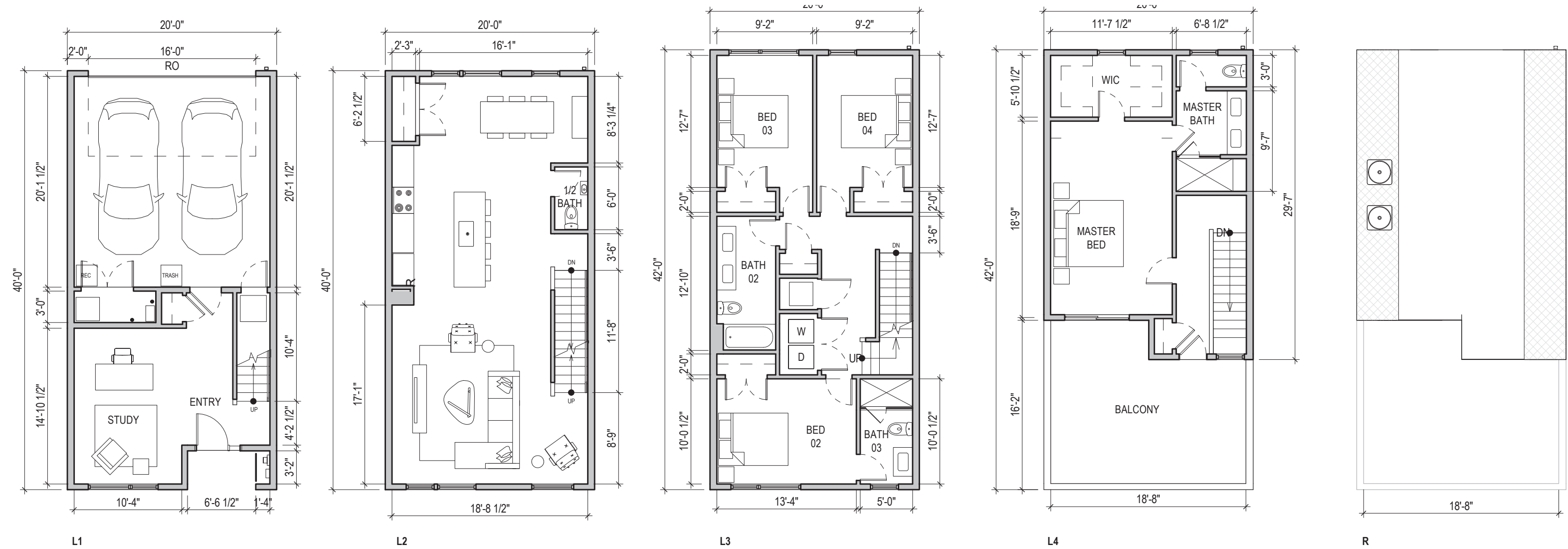
SIDE ELEVATION



REAR ELEVATION

HOUSES / 23X44 / TYPE C

GROSS AREA 2,242 GSF + 377 GSF GARAGE
BEDS 4
BATHS 3 FULL / 1 HALF



HOUSES / 23X44 / TYPE C



FRONT ELEVATION



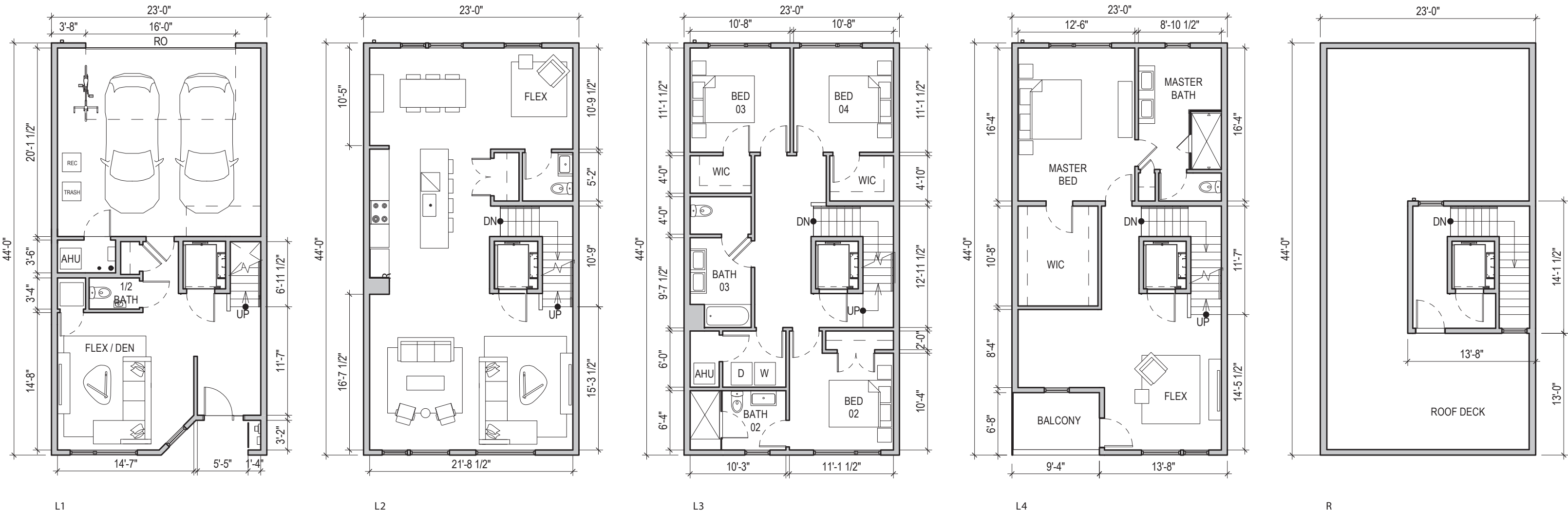
SIDE ELEVATION



REAR ELEVATION

HOUSES / 23X44 / TYPE E

GROSS AREA 3,185 GSF + 437 GSF GARAGE
BEDS 4
BATHS 3 FULL / 2 HALF



HOUSES / 23X44 / TYPE E



FRONT ELEVATION



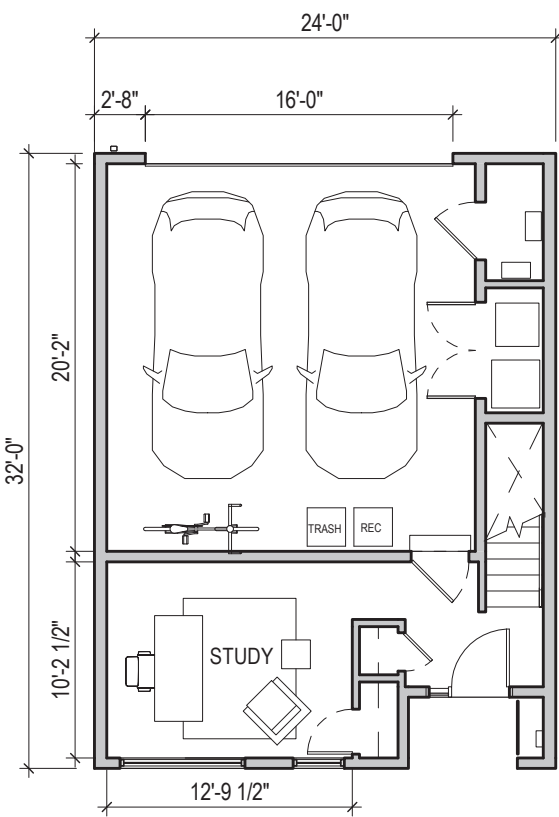
SIDE ELEVATION



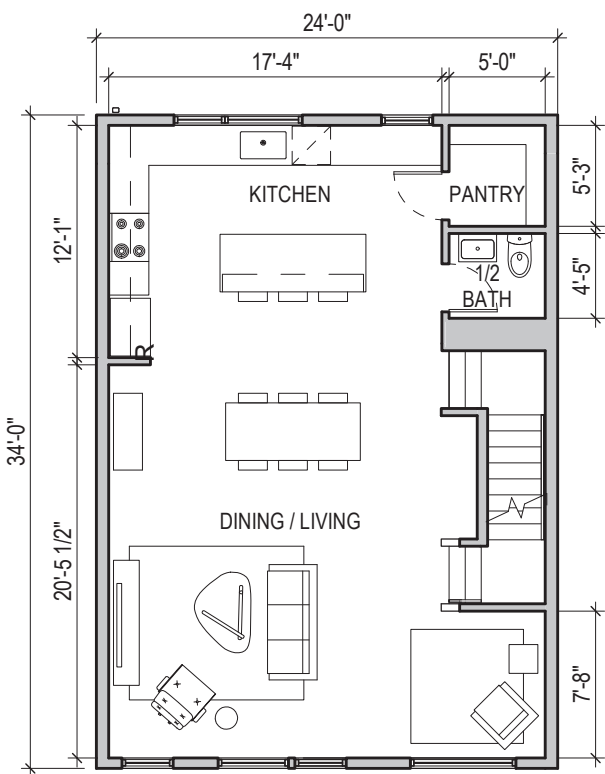
REAR ELEVATION

HOUSES / 23X44 / TYPE G

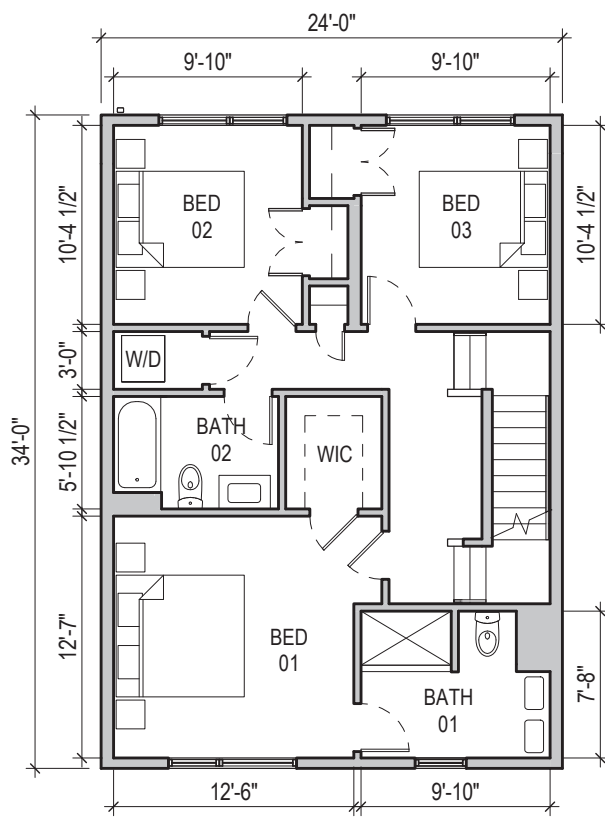
GROSS AREA 1,762 GSF + 400 GSF GARAGE
BEDS 3
BATHS 2 FULL / 1 HALF



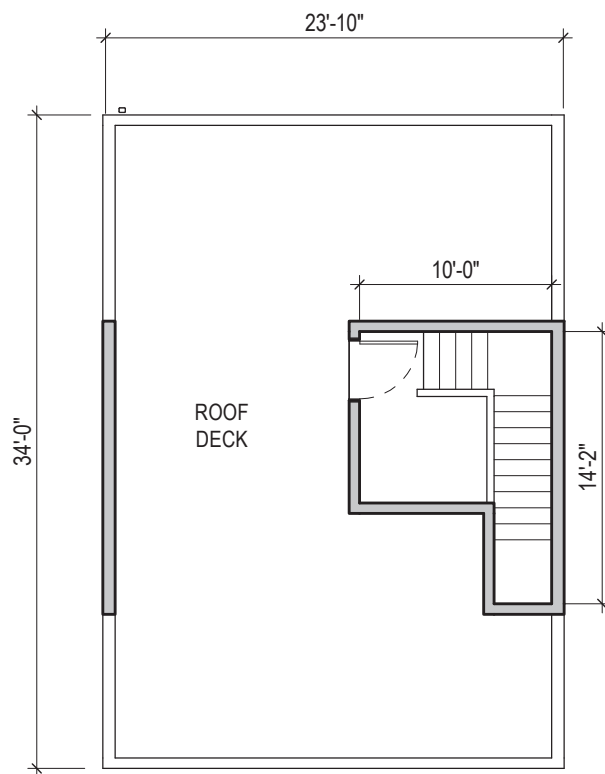
L1



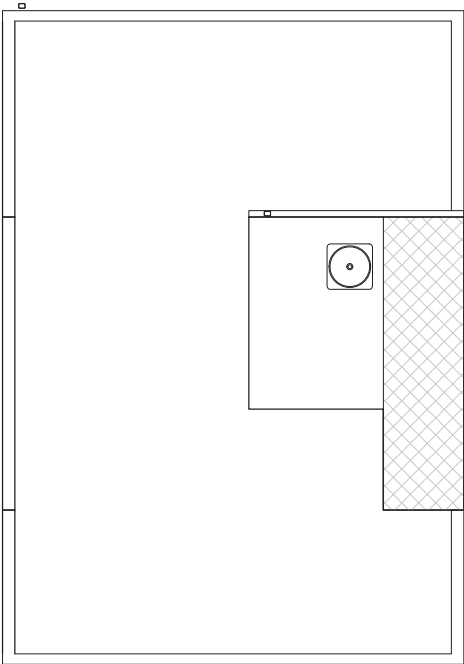
L2



L3



L4

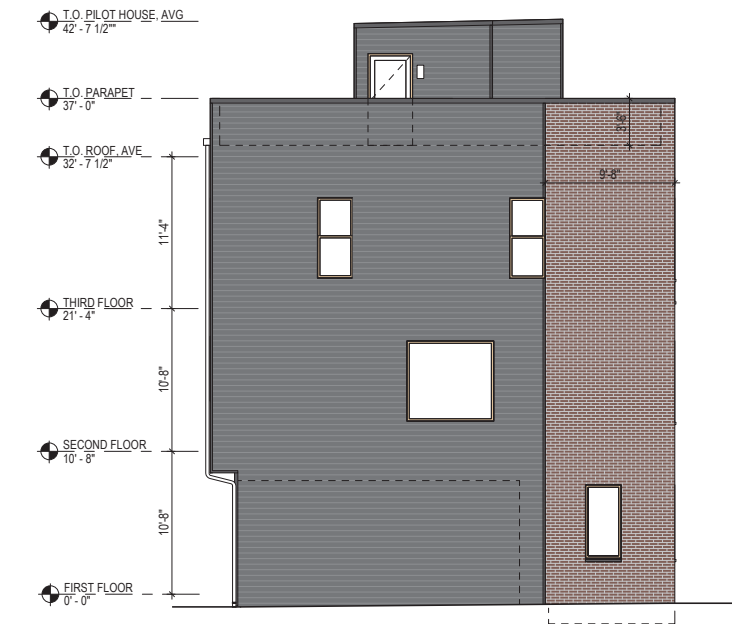


R

HOUSES / 23X44 / TYPE G



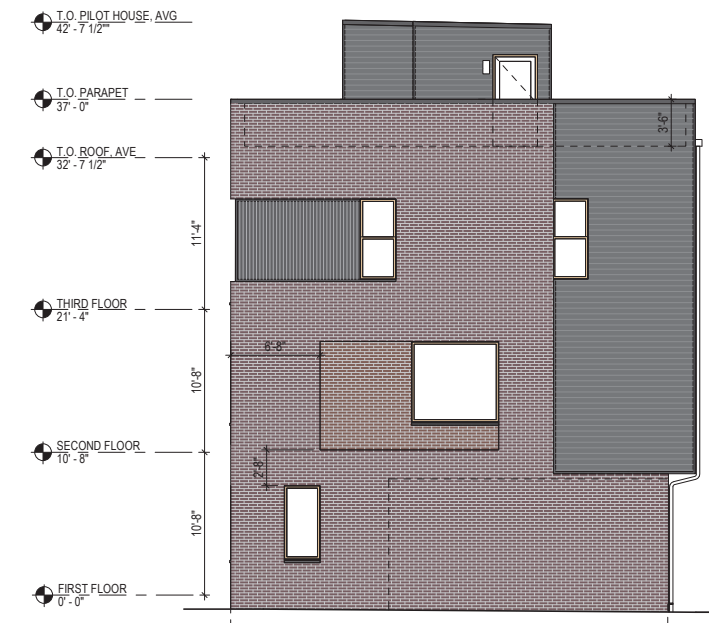
FRONT ELEVATION



SIDE ELEVATION



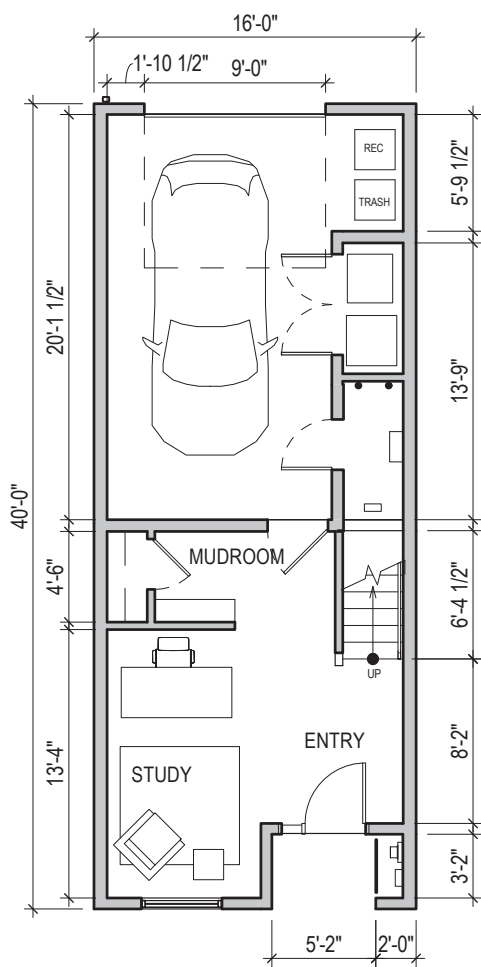
REAR ELEVATION



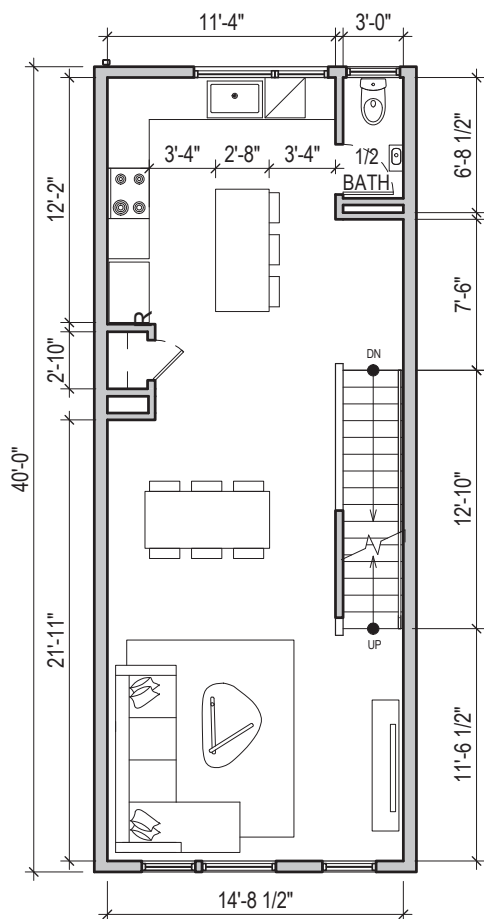
SIDE ELEVATION

HOUSES / 16X40 / TYPE H

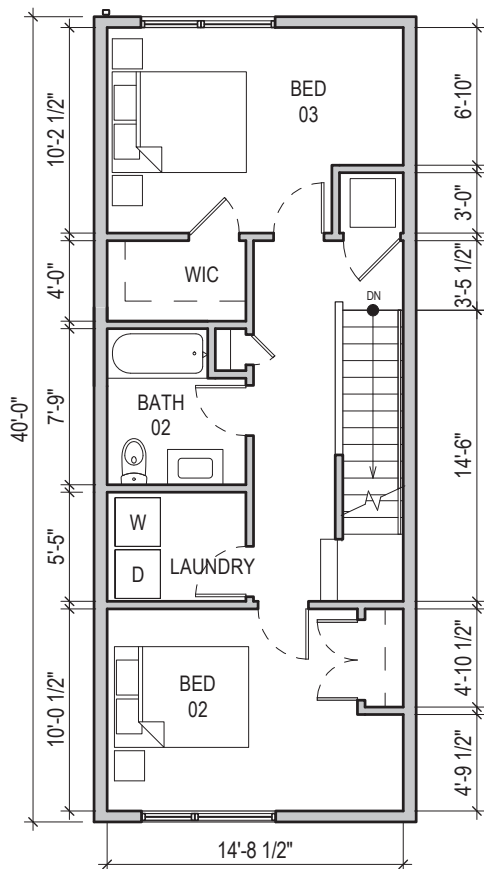
GROSS AREA 2,048 GSF + 240 GSF GARAGE
BEDS 3
BATHS 2 FULL / 1 HALF



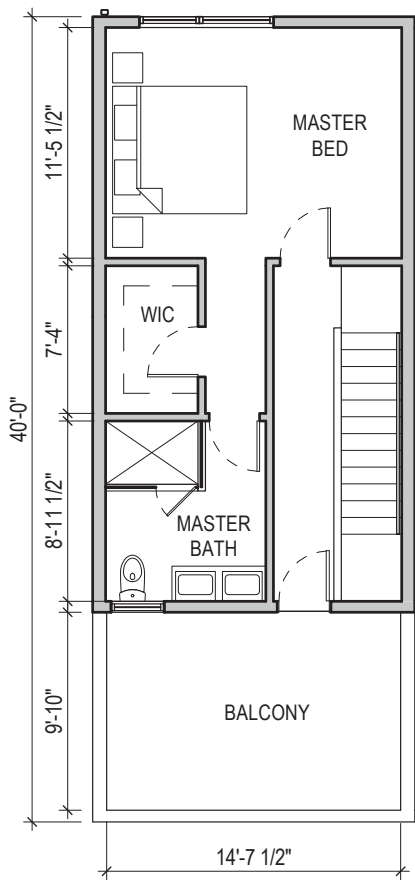
L1



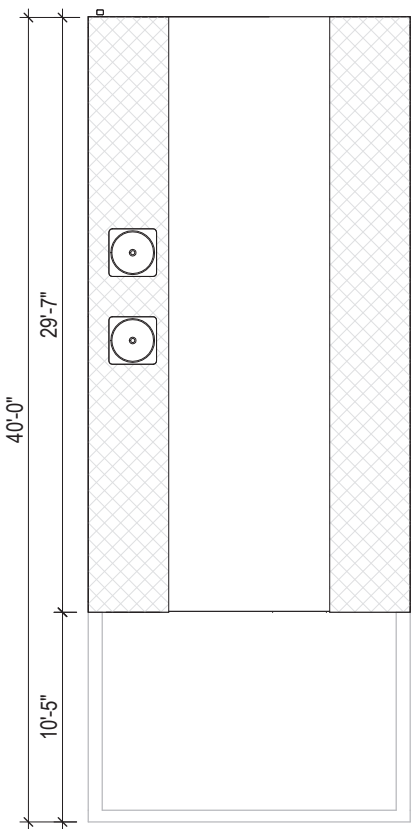
L2



L3



L4



R

HOUSES / 16X40 / TYPE H



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

APPENDIX

- APPLICATION FORM
- SUSTAINABILITY QUESTIONNAIRE
- COMPLETE STREETS CHECKLIST
- EXISTING SITE SURVEY
- I-95 REVIVE INFO
- PREVIOUS SITE PLAN

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.

Includes more than 100,000 sf of new gross area.

Includes more than 100 new dwelling units.

PROJECT LOCATION

Planning District: River Wards

Council District: 1

Address: 2001 Richmond St

Philadelphia, PA 19125

Is this parcel within an Opportunity Zone?
If yes, is the project using Opportunity Zone
Funding?

Yes ☒ No ☐

Uncertain
☒

CONTACT INFORMATION

Applicant Name: Ronald Patterson

Primary Phone: _____

Email: rpatterson@klehr.com

Address: 1835 Market St, #1400

Philadelphia, PA 19103

Property Owner: Richmond St Owner, LLC

Developer: Richmond Street Developers, LLC

Architect: ISA – Interface Studio Architects, LLC

SITE CONDITIONS

Site Area: 666,614 SF

Existing Zoning: CMX-3 Are Zoning Variances required? Yes ☐ No ☒

Proposed Use:

Area of Proposed Uses, Broken Out by Program (Include Square Footage and # of Units):

FOR THE ERECTION OF 40 DETACHED 4-STORY STRUCTURES (BUILDING# 1 THROUGH BUILDING# 35) FOR MULTI-FAMILY HOUSEHOLD LIVING (TOTAL 219 DWELLING UNITS) FROM FIRST FLOOR THROUGH FOURTH(4TH) FLOORS WITH TWO HUNDRED EIGHTY-FOUR (284) ACCESSORY GARAGE PARKING SPACES AT FIRST FLOORS.
BLDG TYPE 1: 4-STORY SINGLE FAMILY DWELLING WITH WALKOUT BALCONY ON THE 4TH FLOOR. (1,840 SF, 66 UNITS TOTAL)
BLDG TYPE 5: 4-STORY SINGLE FAMILY DWELLING WITH ROOF DECKS ACCESSED BY PILOT HOUSES. (3,624 SF, 39 UNITS TOTAL)
BLDG TYPE 7: 3-STORY SINGLE FAMILY DWELLING WITH ROOF DECKS ACCESSED BY PILOT HOUSES. (2,172 SF, 39 UNITS TOTAL)
BLDG TYPE 8: 4-STORY SINGLE FAMILY DWELLING WITH WALKOUT BALCONY ON THE 4TH FLOOR. (2,288 SF, 54 UNITS TOTAL)
BLDG TYPE 9: 4-STORY SINGLE FAMILY DWELLING WITH WALKOUT BALCONY ON THE 4TH FLOOR. (2,962 SF, 21 UNITS TOTAL)

Proposed # of Parking Units:

TOTAL PARKING SPACES: 369 [284 ACCESSORY GARAGE PARKING, 85 SURFACE PARKING]

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: 7/7/2026

Time: 6:30 PM

ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes ☐ No ☒ NA ☒

If yes, indicate the date hearing will be held:

Date: _____

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.
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.	Yes. SEPTA bus route 43 located 0.1 miles from site. Bus route 43 provides connection to the Market Frankford line & Broad Street line.
(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.	Yes. A total of 369 spaces will be provided on-site. 284 of these spaces (77%) will be garage parking in townhomes and the mixed use building. 85 spaces (23%) will be provided as uncovered surface spaces.
(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.	No. 2% of surface spaces will be designated for electric vehicles (11 total); however, homeowners have the option to install electrical charging stations in garages at time of house build.
(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	N/A
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	No

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.	Yes.
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.	Yes.
(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.
(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.	No.
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	The project is meeting energy compliance by meeting the requirements of an above code program (Energy Star)
(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	Yes. The project is meeting requirements for Energy Star certification.

	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}	Yes.
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	No.
Innovation		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	Yes. The developer is coordinating with DRWC to provide public access to the river that currently does not exist, by installing a trail within the 50' waterfront setback.

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

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



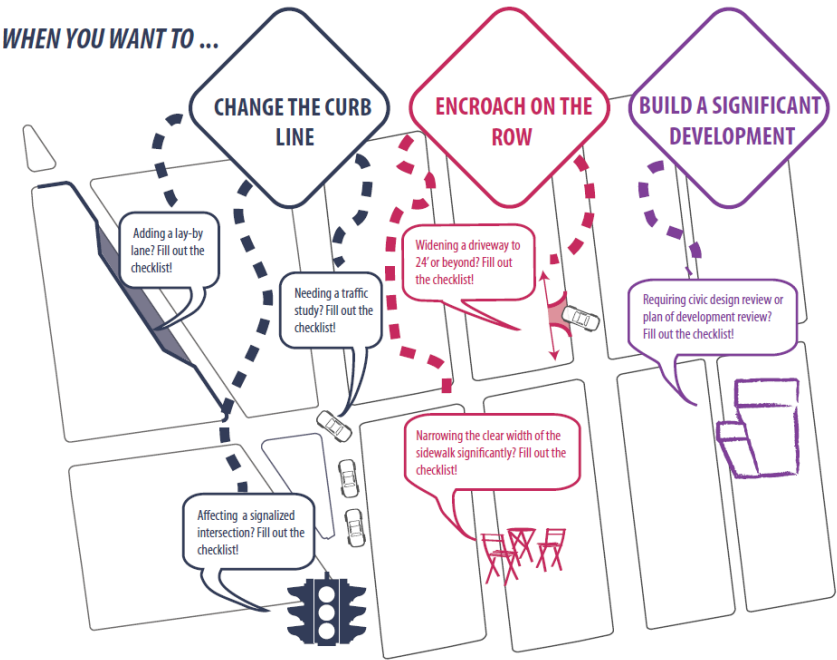
INSTRUCTIONS

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?



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.philadelphiastreet.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:
 - o Placing of a new street;
 - o Removal of an existing street;
 - o Changes to roadway grades, curb lines, or widths; or
 - o 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
 - o FULLY DIMENSIONED
 - o CURB CUTS/DRIVEWAYS/LAYBY LANES
 - o TREE PITS/LANDSCAPING
 - o BICYCLE RACKS/STATIONS/STORAGE AREAS
 - o TRANSIT SHELTERS/STAIRWAYS
- PROPOSED CONDITIONS SITE PLAN, should be at an identified standard engineering scale
 - o FULLY DIMENSIONED, INCLUDING DELINEATION OF WALKING, FURNISHING, AND BUILDING ZONES AND PINCH POINTS
 - o PROPOSED CURB CUTS/DRIVEWAYS/LAYBY LANES
 - o PROPOSED TREE PITS/LANDSCAPING
 - o BICYCLE RACKS/STATIONS/STORAGE AREAS
 - o 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

Richmond Mixed-Use Development
3. APPLICANT NAME

Richmond Street Owner, LLC – Greg Hill
4. APPLICANT CONTACT INFORMATION

2337 Philmont Avenue, 2nd Floor

Phone: 215-806-1639

Email: ghill@d3developers.com
6. OWNER NAME

Richmond Street Owner, LLC – Greg Hill
7. OWNER CONTACT INFORMATION

2337 Philmont Avenue, 2nd Floor

Phone: 215-806-1639

Email: ghill@d3developers.com
8. ENGINEER / ARCHITECT NAME

Bohler Engineering PA, LLC – Cornelius Brown, P.E.
9. ENGINEER / ARCHITECT CONTACT INFORMATION

1515 Market Street, Suite 920, Philadelphia, PA 19102

Phone: (267) 402-3400

Email: cbrown@bohlereng.com
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/5543867320583086178c4f34/>

STREET	FROM	TO	COMPLETE STREET TYPE
<u>Dyott Street</u>	<u>Beach</u>	<u>Richmond</u>	<u>Local</u>
<u>Richmond Street</u>	<u>Dyott</u>	<u>Schirra</u>	<u>Urban Arterial</u>
<u>Schirra Drive</u>	<u>Richmond</u>	<u>Beach</u>	<u>Local</u>

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 ☐

f. Building Extensions into the sidewalk, such as stairs and stoops

YES ☐ NO ☐ N/A ☒

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



APPLICANT: General Project Information

Additional Explanation/Comments:

FOR THE ERECTION OF 40 DETACHED 4-STORY STRUCTURES FOR MULTI-FAMILY HOUSEHOLD LIVING (TOTAL 219 DWELLING UNITS) FROM FIRST FLOOR THROUGH FOURTH (4TH) FLOORS WITH TWO HUNDRED THIRTY-ONE (284) ACCESSORY GARAGE PARKING SPACES AT FIRST FLOORS.

BLDG TYPE 1: 4-STORY SINGLE FAMILY DWELLING WITH WALKOUT BALCONY ON THE 4TH FLOOR. (1,840 SF, 66 UNITS TOTAL)

BLDG TYPE 5: 4-STORY SINGLE FAMILY DWELLING WITH ROOF DECKS ACCESSED BY PILOT HOUSES. (3,624 SF, 39 UNITS TOTAL)

BLDG TYPE 7: 3-STORY SINGLE FAMILY DWELLING WITH ROOF DECKS ACCESSED BY PILOT HOUSES. (2,172 SF, 39 UNITS TOTAL)

BLDG TYPE 8: 4-STORY SINGLE FAMILY DWELLING WITH WALKOUT BALCONY ON THE 4TH FLOOR. (2,288 SF, 54 UNITS TOTAL)

BLDG TYPE 9: 4-STORY SINGLE FAMILY DWELLING WITH WALKOUT BALCONY ON THE 4TH FLOOR. (2,962 SF, 21 UNITS TOTAL)

TOTAL PARKING SPACES: 369 [284 ACCESSORY GARAGE PARKING, 85 SURFACE PARKING]

DEPARTMENTAL REVIEW: General Project Information

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
Dyott	7' / 0' / 7'	7' / 7'
Richmond	18' / 10.6' / 10.6'	18' / 18'
Schirra	10' / 0' / 10'	10' / 10'
_____	____ / ____ / ____	____ / ____

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
Dyott	5' / 0' / 4'
Richmond	6' / 6' / 6'
Schirra	5' / 0' / 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
Curb Cut	32.2'	Schirra
_____	_____	_____
_____	_____	_____
_____	_____	_____

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
Curb Cut (full movement)	24'	Dyott
Curb Cut (full movement)	24.3'	Schirra (west)
Curb Cut (full movement)	24'	Schirra (east)
_____	_____	_____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



PEDESTRIAN COMPONENT (continued)

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 ☐

DEPARTMENTAL
APPROVAL

YES ☐ NO ☐

APPLICANT: Pedestrian Component

Additional Explanation / Comments: The project will maintain existing sidewalk width along the reconstructed Richmond Street and proposes curb and sidewalk improvements along Dyott and Schirra where curb/sidewalk currently does not exist along the site frontage. Sidewalk along Dyott will extend to the future river trail proposed by DRWC.

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
Dyott	0' / 0'
Richmond	0' / 0'
Schirra	0' / 0'
_____	____ / ____

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
Dyott	3.5' / 0' / 3'
Richmond	4' / 4.6' / 4.6'
Schirra	3.5' / 5' / 5'
_____	____ / ____ / ____

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
- Lighting
- Benches
- Street Trees
- Street Furniture

YES ☐	NO ☒	N/A ☐
YES ☒	NO ☐	N/A ☐
YES ☐	NO ☒	N/A ☐
YES ☒	NO ☐	N/A ☐
YES ☐	NO ☒	N/A ☐

19. Does the design avoid tripping hazards?

YES ☒	NO ☐	N/A ☐
---	-----------------------------	------------------------------

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 ☐
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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: Street trees are proposed within the furnishing zone to maximize sidewalk width. No building zone is anticipated since proposed buildings are setback from the rights-of-way.

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
Residential		0 / 0	0 / 0	0 / 233
		/	/	/
		/	/	/
		/	/	/

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
- Buffered Bike Lane
- Bicycle-Friendly Street
- Indego Bicycle Share Station

YES ☐ NO ☐ N/A ☒

YES ☐ NO ☐ N/A ☒

YES ☐ NO ☐ N/A ☒

YES ☐ NO ☐ N/A ☒

26. Does the design provide bicycle connections to local bicycle, trail, and transit networks?
27. Does the design provide convenient bicycle connections to residences, work places, and other destinations?

YES ☐ NO ☐ N/A ☒

YES ☐ NO ☐ N/A ☒

DEPARTMENTAL APPROVAL

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

APPLICANT: Bicycle Component

Additional Explanation / Comments: Ceiling-mounted or wall-mounted bicycle storage will be provided for each townhome unit (130) within the garage. Bicycle storage (103) will be provided for the multi-family building as well.

DEPARTMENTAL REVIEW: Bicycle Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



CURBSIDE MANAGEMENT COMPONENT (Handbook Section 4.6)

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

DEPARTMENTAL APPROVAL

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

APPLICANT: Curbside Management Component

Additional Explanation / Comments: Sidewalk is proposed along Dyott and Schirra, where sidewalk previously did not exist. Sidewalk extensions will connect to sidewalk internal to the proposed residential development to encourage public transit use. In addition, street trees are proposed within the furnishing zone which will separate the sidewalk/pedestrian traffic from vehicular traffic.

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	_____	_____	_____/____	_____
_____	_____	_____	_____/____	_____
_____	_____	_____	_____/____	_____
_____	_____	_____	_____/____	_____

33. What is the maximum AASHTO design vehicle being accommodated by the design?	Fire Truck		DEPARTMENTAL APPROVAL 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: _____

DEPARTMENTAL REVIEW: Vehicle / Cartway Component

Reviewer Comments:

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

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



URBAN DESIGN COMPONENT (Handbook Section 4.8)

40. Does the design incorporate windows, storefronts, and other active uses facing the street?	YES ☒	NO ☐	N/A ☐	DEPARTMENTAL APPROVAL 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: [Retail use is proposed at the Richmond/Schirra intersection to activate the adjacent streets. Sidewalk to be installed along Dyott and Schirra to provide pedestrian access to Route 43 bus stop \(located 0.1 miles from the site\) which provides connection to Market-Frankford Line.](#)

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	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

44. Does the design minimize the signal cycle length to reduce pedestrian wait time?	YES ☐	NO ☐	N/A ☒	DEPARTMENTAL APPROVAL	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?	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐	
If yes, City Plan Action may be required.						
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: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



ADDITIONAL COMMENTS

APPLICANT

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW

Additional Reviewer Comments: _____

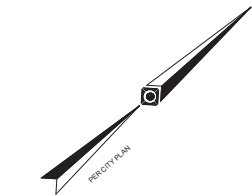


EXHIBIT A (FILE NO. 8114-527654)

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE CITY OF PHILADELPHIA AND DESCRIBED IN ACCORDANCE WITH A PLAN OF PROPERTY 2008-1971 NO. 418-2, MADE AUGUST 11, 2008 BY ALLEN J. BOUMETRE JR., SURVEYOR AND REGULATOR OF THE THIRD SURVEY DISTRICT, TO WIT:

THENCE EXTENDING SOUTH 48° 30' 57" EAST, ALONG THE SOUTHWESTERLY SIDE OF SCHIRRA DRIVE (87' WIDE), MEASURED SOUTH 48° 30' 57" EAST, ALONG THE SOUTHWESTERLY SIDE OF SAID SCHIRRA DRIVE, THE DISTANCE OF 320.00' TO A POINT OF CURVATURE (P.C.).

THENCE EXTENDING ALONG THE ARC OF A CIRCLE, CURVING TO THE LEFT, HAVING A RADIUS OF 120.00', THE ARC DISTANCE OF 78.513' TO A POINT ON THE ARC OF SAID CIRCLE (P.O.A.).

THENCE EXTENDING SOUTH 03° 29' 48" WEST, THE DISTANCE OF 31.237' TO A POINT;

THENCE EXTENDING NORTH 48° 30' 57" WEST, THE DISTANCE OF 452.042' TO A POINT ON THE SOUTHEASTERLY SIDE OF SAID SCHIRRA DRIVE.

THENCE EXTENDING NORTH 41° 29' 03" EAST, ALONG THE SOUTHEASTERLY SIDE OF SAID SCHIRRA DRIVE, THE DISTANCE OF 141.396' TO A POINT OF CURVATURE.

THENCE EXTENDING ALONG THE ARC OF A CIRCLE, CURVING TO THE RIGHT, HAVING A RADIUS OF 40.000', THE ARC DISTANCE OF 62.833' TO THE POINT OF TANGENCY WITH THE SOUTHWESTERLY SIDE OF SAID SCHIRRA DRIVE, BEING THE FIRST MENTIONED PLACE AND POINT OF BEGINNING.

BEING KNOWN AS 2005 RICHMOND STREET

OPA NO. 88549010

BEING THE SAME PREMISES WHICH BEACH STREET CORP., A PENNSYLVANIA CORPORATION, BY DEED DATED 07/02/07, MADE IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF PHILADELPHIA IN DOCUMENT NO. 51022961, GRANTED AND CONVEYED UNTO COLUMBUS BLVD. ASSOCIATES, A PENNSYLVANIA LIMITED PARTNERSHIP.

AND ALSO BEING THE SAME PREMISES WHICH COLUMBUS BLVD. ASSOCIATES, A PENNSYLVANIA LIMITED PARTNERSHIP, BY CORRECTIVE DEED DATED 09/03/2009 AND RECORDED 10/06/2009 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF PHILADELPHIA IN DOCUMENT NO. 51979734, GRANTED AND CONVEYED UNTO COLUMBUS BLVD. ASSOCIATES, A PENNSYLVANIA LIMITED PARTNERSHIP.

LIST OF EXCEPTIONS (FILE NO. 8114-527654)

1. ASSIGNMENT AND ASSUMPTION OF RIGHTS AND OBLIGATIONS UNDER DEVELOPMENT AGREEMENT AS SET FORTH IN DEED BOOK FHS 1986, PAGE 419, INCLUDES SURVEYED PROPERTY. NOT SURVEY RELATED.
2. AMENDMENT TO AND RESTATEMENT OF DEVELOPMENT AGREEMENT AS SET FORTH IN DEED BOOK FHS 1986, PAGE 419, INCLUDES SURVEYED PROPERTY. NOT SURVEY RELATED.
3. ASSIGNMENT AND ASSUMPTION OF RIGHTS AND OBLIGATIONS UNDER RESTATED DEVELOPMENT AGREEMENT AND FIRST AMENDMENT TO DEVELOPMENT AGREEMENT AS SET FORTH IN DEED BOOK VCS 175, PAGE 372, INCLUDES SURVEYED PROPERTY. NOT SURVEY RELATED.
4. AGREEMENT AS SET FORTH IN DEED BOOK FHS 537, PAGE 122, INCLUDES SURVEYED PROPERTY. NOT SURVEY RELATED.
5. MEMORANDUM OF OPTION AGREEMENT AS SET FORTH IN:
 - a. DOCUMENT NO. 5105884, INCLUDES SURVEYED PROPERTY. NOT SURVEY RELATED.
 - b. AND RELEASE IN DOCUMENT NO. 51018699, INCLUDES SURVEYED PROPERTY. NOT SURVEY RELATED.
 - c. DOCUMENT NO. 51029519, INCLUDES SURVEYED PROPERTY. NOT SURVEY RELATED.
 - d. AND TERMINATION IN DOCUMENT NO. 51029638, INCLUDES SURVEYED PROPERTY. NOT SURVEY RELATED.
 - e. DOCUMENT NO. 51029638, INCLUDES SURVEYED PROPERTY. NOT SURVEY RELATED.
 - f. AND RELEASE IN DOCUMENT NO. 51029638, INCLUDES SURVEYED PROPERTY. NOT SURVEY RELATED.
6. RELEASE OF ACKNOWLEDGMENT AGREEMENT AS SET FORTH IN DOCUMENT NO. 51129180, INCLUDES SURVEYED PROPERTY. NOT SURVEY RELATED.
7. ENVIRONMENT COVENANT AS SET FORTH IN DOCUMENT NO. 53088839, INCLUDES SURVEYED PROPERTY. NOT SURVEY RELATED.

LEGEND

- 1. EXISTING CONTOUR
- 2. EXISTING SPOT ELEVATION
- 3. EXIST. TOP OF CURB ELEVATION
- 4. EXIST. GUTTER ELEVATION
- 5. EXIST. TOP OF WALL ELEVATION
- 6. EXIST. BOTTOM OF WALL ELEVATION
- 7. APPROX. LOC. UNDERGROUND ELEC. LINE
- 8. APPROX. LOC. UNDERGROUND TEL. LINE
- 9. APPROX. LOC. UNDERGROUND WATER LINE
- 10. APPROX. LOC. UNDERGROUND GAS LINE
- 11. OVERHEAD WIRES
- 12. HYDRANT
- 13. MONITORING WELL
- 14. UTILITY POLE/LIGHT POLE
- 15. CATCH BASIN OR INLET
- 16. CHAIN LINK FENCE
- 17. EDGE OF PAVEMENT
- 18. LANDSCAPE AREA
- 19. TYPICAL
- 20. BUILDING
- 21. UNITED STATES STANDARD
- 22. PHILADELPHIA DISTRICT STANDARD
- 23. TITLE EXCEPTION

EXHIBIT A (FILE NO. 8114-527653)

TRACT 1

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATED IN THE CITY OF PHILADELPHIA, DESCRIBED ACCORDING TO PARCELS A, B AND C, OVERALL PLAN BY DAVID ANDREW PLUM, SURVEYOR IN 1912-8, DATED 09/14/1992, TO WIT:

BEGINNING AT A POINT, SAID POINT BEING ON THE DELAWARE RIVER PERLINE AND THE EASTERLY EDGE OF DYOTT STREET (100 FEET WIDE) THENCE (A) ALONG THE SAID EDGE OF DYOTT STREET NORTH 30 DEGREES 02 MINUTES 52 SECONDS WEST 699 FEET 01 58 INCHES TO A POINT OF CURVE THENCE (B) CURVING TO THE RIGHT ALONG THE EDGE OF AN INTERSECTION HAVING A RADIUS OF 316 FEET 08 18 INCHES AND AN ARC DISTANCE OF 36 FEET 04 18 INCHES TO A POINT ON RICHMOND STREET (120 FEET WIDE) THENCE (C) CONTINUING ALONG RICHMOND STREET NORTH 41 DEGREES 29 MINUTES 03 SECONDS EAST 55 FEET 02 12 INCHES TO A POINT THENCE (D) LEAVING RICHMOND STREET IN A SOUTHERLY DIRECTION ALONG LINES OF OTHERS (PARCELS "C" AND "A" RESPECTIVELY) THE FOLLOWING COURSES:

- (1) NORTH 41 DEGREES 29 MINUTES 03 SECONDS EAST 420.00 FEET 00 12 INCHES THENCE (E) NORTH 41 DEGREES 29 MINUTES 03 SECONDS EAST 184 FEET 04 INCHES TO A POINT THENCE (F) SOUTH 48 DEGREES 30 MINUTES 37 SECONDS EAST 59 FEET 01 18 INCHES TO A POINT THENCE (G) SOUTH 48 DEGREES 30 MINUTES 37 SECONDS EAST 113 FEET 09 INCHES TO A POINT THENCE (H) SOUTH 48 DEGREES 30 MINUTES 37 SECONDS EAST 100 FEET 00 INCHES TO A POINT ON THE DELAWARE RIVER PERLINE THENCE (I) ALONG THE DELAWARE RIVER SOUTH 48 DEGREES 30 MINUTES 37 SECONDS WEST 80 FEET 10 56 INCHES TO THE POINT OF BEGINNING.

TRACT 2

ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE BED OF THE DELAWARE RIVER, IN THE CITY OF PHILADELPHIA, BETWEEN THE BELLAIR AND PENNEAD LINES, ESTABLISHED BY THE SECRETARY OF WAR ON SEPTEMBER 10, 1940, IN THE CITY OF PHILADELPHIA CONSISTING OF ALL THE MUDS AND LAND CURRENTLY OR PREVIOUSLY UNDER THE WATERS OF THE DELAWARE RIVER AND CONTAINED WITHIN THE METES AND BOUNDS DESCRIPTION SET FORTH IN PARAGRAPHS (1) BELOW AND ALL REMAINDERS APPERTAINING THEREOF, WHICH TRACT OF LAND IS ADJACENT TO, AND HAS A COMMON BOUNDARY WITH, THE LANDS PRESENTLY OWNED BY DYOTT CORP.

(1) BEGINNING AT A POINT ON THE NORTHERLY PERINEAD LINE OF THE DELAWARE RIVER WHERE THE SAME IS INTERSECTED BY THE EASTERLY STREET LINE OF DYOTT STREET 100 FEET WIDE R. O. W. AS SHOWN ON A PLAN ENTITLED "PARCELS A, B AND C, OVERALL PLAN" PREPARED BY PLUM AND ASSOCIATES, PROJECT NO. 42468 DATED SEPTEMBER 14, 1992, AND FROM SAID BEGINNING POINT RUNNING THENCE:

(A) ALONG THE EASTERLY STREET LINE OF DYOTT STREET NORTH 30 DEGREES, 02 MINUTES, 52 SECONDS WEST A DISTANCE OF 494 FEET 9.36 INCHES TO A POINT; THENCE

(B) CONTINUING ALONG THE ARC OF A CIRCLE, CURVING TO THE LEFT, HAVING A RADIUS OF 120.00', THE ARC DISTANCE OF 78.513' TO A POINT ON THE ARC OF SAID CIRCLE (P.O.A.);

(C) CONTINUING ALONG THE ARC OF A CIRCLE, CURVING TO THE LEFT, HAVING A RADIUS OF 120.00', THE ARC DISTANCE OF 78.513' TO A POINT ON THE ARC OF SAID CIRCLE (P.O.A.);

(D) CONTINUING ALONG THE DIVIDING LINE BETWEEN PARCELS B AND PARCEL A, SOUTH 48 DEGREES, 30 MINUTES, 37 SECONDS EAST A DISTANCE OF 113 FEET 09 INCHES TO A POINT; THENCE

(E) CONTINUING ALONG THE DIVIDING LINE BETWEEN PARCELS B AND PARCEL A, SOUTH 48 DEGREES, 30 MINUTES, 37 SECONDS EAST A DISTANCE OF 113 FEET 09 INCHES TO A POINT; THENCE

(F) CONTINUING ALONG THE DIVIDING LINE BETWEEN PARCELS B AND PARCEL A, SOUTH 48 DEGREES, 30 MINUTES, 37 SECONDS EAST A DISTANCE OF 113 FEET 09 INCHES TO A POINT; THENCE

(G) CONTINUING ALONG THE DIVIDING LINE BETWEEN PARCELS B AND PARCEL A, SOUTH 48 DEGREES, 30 MINUTES, 37 SECONDS EAST A DISTANCE OF 113 FEET 09 INCHES TO A POINT; THENCE

(H) CONTINUING ALONG THE DIVIDING LINE BETWEEN PARCELS B AND PARCEL A, SOUTH 48 DEGREES, 30 MINUTES, 37 SECONDS EAST A DISTANCE OF 113 FEET 09 INCHES TO A POINT; THENCE

(I) CONTINUING ALONG THE DIVIDING LINE BETWEEN PARCELS B AND PARCEL A, SOUTH 48 DEGREES, 30 MINUTES, 37 SECONDS EAST A DISTANCE OF 113 FEET 09 INCHES TO A POINT; THENCE

(J) ALONG THE NORTHERLY PERINEAD LINE OF THE DELAWARE RIVER, SOUTH 48 DEGREES, 30 MINUTES, 37 SECONDS WEST A DISTANCE OF 80 FEET 10.56 INCHES TO A POINT AND PLACE OF BEGINNING.

BEING KNOWN AS NO. 2001 RICHMOND STREET.

OPA NO. 88549050

BEING PART OF THE SAME PREMISES WHICH LONGMEAD HOMES, INC., A PENNSYLVANIA CORPORATION, BY DEED DATED 10/07/1992 AND RECORDED 10/27/1992 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF PHILADELPHIA IN DEED BOOK VCS 175, PAGE 372, GRANTED AND CONVEYED UNTO DYOTT CORP., A PENNSYLVANIA CORPORATION, (AS TO TRACT 1)

BEING PART OF THE SAME PREMISES WHICH COMMONWEALTH OF PENNSYLVANIA, ACTING BY AND THROUGH THE DEPARTMENT OF GENERAL SERVICES, AN ADMINISTRATIVE DEPARTMENT OF THE COMMONWEALTH OF PENNSYLVANIA, WITH THE APPROVAL OF GOVERNOR OF THE COMMONWEALTH OF PENNSYLVANIA, BY DEED DATED 01/27/2004 AND RECORDED 10/28/2004 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF PHILADELPHIA IN DOCUMENT NO. 5265860, GRANTED AND CONVEYED UNTO DYOTT CORP., A PENNSYLVANIA CORPORATION, (AS TO TRACT 2)

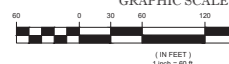
LIST OF EXCEPTIONS (FILE NO. 8114-527653)

1. RESTRICTIONS AND OTHER MATTERS, IF ANY, APPEARING OF RECORD IN DEED BOOK GAD 685, PAGE 287, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, MARITAL STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(c), INCLUDES SURVEYED PROPERTY. NOT SURVEY RELATED.
2. ASSIGNMENT AND ASSUMPTION OF RIGHTS AND OBLIGATIONS UNDER RESTATED DEVELOPMENT AGREEMENT AND FIRST AMENDMENT TO DEVELOPMENT AGREEMENT AS SET FORTH IN DEED BOOK FHS 1986, PAGE 419, INCLUDES SURVEYED PROPERTY. NOT SURVEY RELATED.
3. ASSIGNMENT AND ASSUMPTION OF RIGHTS AND OBLIGATIONS UNDER DEVELOPMENT AGREEMENT AS SET FORTH IN DEED BOOK FHS 1986, PAGE 419, INCLUDES SURVEYED PROPERTY. NOT SURVEY RELATED.
4. AMENDMENT TO AND RESTATEMENT OF DEVELOPMENT AGREEMENT AS SET FORTH IN DEED BOOK FHS 1986, PAGE 419, INCLUDES SURVEYED PROPERTY. NOT SURVEY RELATED.
5. AMENDED AND RESTATED ENVIRONMENTAL ACKNOWLEDGMENT AND IDENTIFICATION AS SET FORTH IN DEED BOOK FHS 1986, PAGE 419, INCLUDES SURVEYED PROPERTY. NOT SURVEY RELATED.
6. ENVIRONMENTAL ACKNOWLEDGMENT AND IDENTIFICATION AS SET FORTH IN DEED BOOK FHS 1918, PAGE 447, INCLUDES SURVEYED PROPERTY. NOT SURVEY RELATED.
7. ASSIGNMENT AS SET FORTH IN DEED BOOK EFF 169, PAGE 253, DOCUMENT NOT PROVIDED.
8. AGREEMENT AS SET FORTH IN DEED BOOK DEC 1236, PAGE 437, DOES NOT INCLUDE SURVEYED PROPERTY, PORTION OF DYOTT STREET REFERENCED TO IN SURVEYED PROPERTY.
9. ENVIRONMENTAL COVENANT AS SET FORTH IN DOCUMENT NO. 53088839, INCLUDES SURVEYED PROPERTY. NOT SURVEY RELATED.
10. MEMORANDUM OF OPTION AGREEMENT AS SET FORTH:
 - a. IN DOCUMENT NO. 52651519, INCLUDES SURVEYED PROPERTY. NOT SURVEY RELATED.
 - b. AND TERMINATION IN DOCUMENT NO. 52726630, INCLUDES SURVEYED PROPERTY. NOT SURVEY RELATED.
 - c. DOCUMENT NO. 51070467, INCLUDES SURVEYED PROPERTY. NOT SURVEY RELATED.
 - d. AND RELEASE IN DOCUMENT NO. 51017719, INCLUDES SURVEYED PROPERTY. NOT SURVEY RELATED.
 - e. DOCUMENT NO. 51030388, INCLUDES SURVEYED PROPERTY. NOT SURVEY RELATED.
 - f. AND RELEASE IN DOCUMENT NO. 51020880, INCLUDES SURVEYED PROPERTY. NOT SURVEY RELATED.
 - g. DOCUMENT NO. 51020880, INCLUDES SURVEYED PROPERTY. NOT SURVEY RELATED.
 - h. AND RELEASE IN 51020880, INCLUDES SURVEYED PROPERTY. NOT SURVEY RELATED.
 - i. RELEASE IN DOCUMENT NO. 51018699, INCLUDES SURVEYED PROPERTY. NOT SURVEY RELATED.
 - j. DOCUMENT NO. 50856884, INCLUDES SURVEYED PROPERTY. NOT SURVEY RELATED.
11. RELEASE OF ACKNOWLEDGMENT AGREEMENT AS SET FORTH IN DOCUMENT NO. 51129180, INCLUDES SURVEYED PROPERTY. NOT SURVEY RELATED.
12. SUBJECT TO RIGHTS OF OTHER LITTORAL/RIPARIAN OWNERS ABUTTING DELAWARE RIVER, A BODY OF WATER WHICH FLOWS THROUGH OR ALONG THE SUBJECT PREMISES.
13. LAWS AND AUTHORITY OF THE FEDERAL AND STATE GOVERNMENTS, THEIR POLITICAL SUBDIVISIONS AND AGENCIES, TO REGULATE COMMERCE AND NAVIGATION OVER THAT PORTION OF THE PREMISES EXTENDING BEYOND THE HIGH WATER MARKS OF DELAWARE RIVER, AND TO EXERCISE GOVERNMENTAL TITLE AND OWNERSHIP IN THE AREA LYING BEYOND THE ORIGINAL LOW WATER MARK.

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY THE PENNSYLVANIA ONE-CALL SYSTEM (1-800-242-1778) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER: 202104810506

UTILITY COMPANY	PHONE NUMBER
PECO	610-943-5522
PHILADELPHIA CITY WATER DEPT	215-685-6300
PHILADELPHIA DEPT OF STREETS	215-685-5003
PHILADELPHIA GAS WORKS	215-685-5000
VERIZON	215-963-6000



THIS SURVEY IS CERTIFIED TO:
BEACH STREET CORP.
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2021" MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 9, 10(a) & 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 04-14-2021.

JAMES C. WEED
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR NO. 53075200

DATE 04-26-2021

FILE DATE 04-14-2021	ALTA/NSPS LAND TITLE SURVEY BEACH STREET CORP. 2001 & 2005 RICHMOND STREET MAP 17 N 01, PARCEL 13 & 14; OPA 88-504850 & 88-504810 CITY & COUNTY OF PHILADELPHIA, 31ST WARD COMMONWEALTH OF PENNSYLVANIA
FILE BOOK NO. CP20-11	
FILE BOOK PGS. 111	
FILED CREW Z.R.K.F.	CONTROL POINT ASSOCIATES, INC. 1000 MARKET STREET, SUITE 210 PHILADELPHIA, PA 19104 P.O. BOX 1000 PHILADELPHIA, PA 19104 WWW.CONTROLPOINTASSOCIATES.COM
DATE 04-26-2021	
APPROVED BY B.L.M.	DATE 04-26-2021
FILE NO. 12-010165-03	SHEET 1 OF 3

EXISTING SITE SURVEY