

MORRISSEY
ARCHITECTS | DESIGN | DEVELOPMENT

 **TROVECAPITAL**™

3100 PENROSE FERRY | PHILADELPHIA, PA





PROJECT DESCRIPTION:

The proposed development at 3100 Penrose Ferry Road will transform a former Philadelphia Housing Authority warehouse site into a new residential community consisting of 140 single-family townhomes. The development includes a mix of three- and four-story homes organized in clusters of three to seven residences, creating a cohesive contemporary neighborhood with a pedestrian-scaled character.

Each home will provide a two-car garage, supplemented by dedicated visitor parking throughout the community. A monitored entry will provide controlled access to the neighborhood.

The community will include a comprehensive network of shared amenities and open spaces, including a playground, outdoor fitness court, pickleball courts, basketball court, dog park, bicycle parking, and outdoor seating areas. Landscaped areas between residential clusters will be designed as pocket parks, incorporating planting, seating, lighting, and pedestrian connections throughout the site.

The project will add 140 new homes to South Philadelphia and is located in close proximity to the future Bellwether District, FDR Park, Philadelphia International Airport, sports and entertainment facilities, and regional transportation connections. The development will provide new housing within an evolving area of the city while establishing a cohesive contemporary architectural and landscape character.

OWNER:

TC 3100 PENROSE FERRY ROAD, LLC
2402 COLLI DRIVE
PHILADLEPHIA, PA 19145

ARCHITECT:

M ARCHITECTS
4590 MAIN STREET
PHILADELPHIA, PA 19127

CIVIL/SITE:

AMBRIC TECHNOLOGY CORPORATION
CONSULTING ENGINEERS AND
SURVEYORS
100 PINE STREET
COLWYN, PA 19023

3100 PENROSE FERRY

3100 PENROSE FERRY | PHILADELPHIA, PA



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.

Creating greater than 50 new residential units (140 units) and greater than 50,000 sf of GFA (apprx. 425,000 sf)

PROJECT LOCATION

Planning District: Lower South **Council District:** 2nd

Address: 3100 Penrose Ferry Road

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: Ronald J. Patterson, Esq **Primary Phone:** 215-569-4585
Klehr, Harrison, Harvey, Branzburg LLP

Email: RPatterson@Klehr.com **Address:** 1835 Market St., Floor 14
Philadelphia, PA 19145

Property Owner: TC 3100 Penrose Ferry Road, LLC **Developer** Trove Capital
Architect: James Morrissey



SITE CONDITIONS

Site Area: 12.8 acres/ 555,175 sf

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

Vacant buildings (former PHA site)

Proposed Use:

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

- 140 townhouses within 28 building clusters in a PUD arrangement on 1 lot. 425,106 sf
-

Proposed # of Parking Units:

421 parking spaces, comprised of 280 townhouse garage parking (2sp/house), and 141 surface parking lots and private street parking 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:

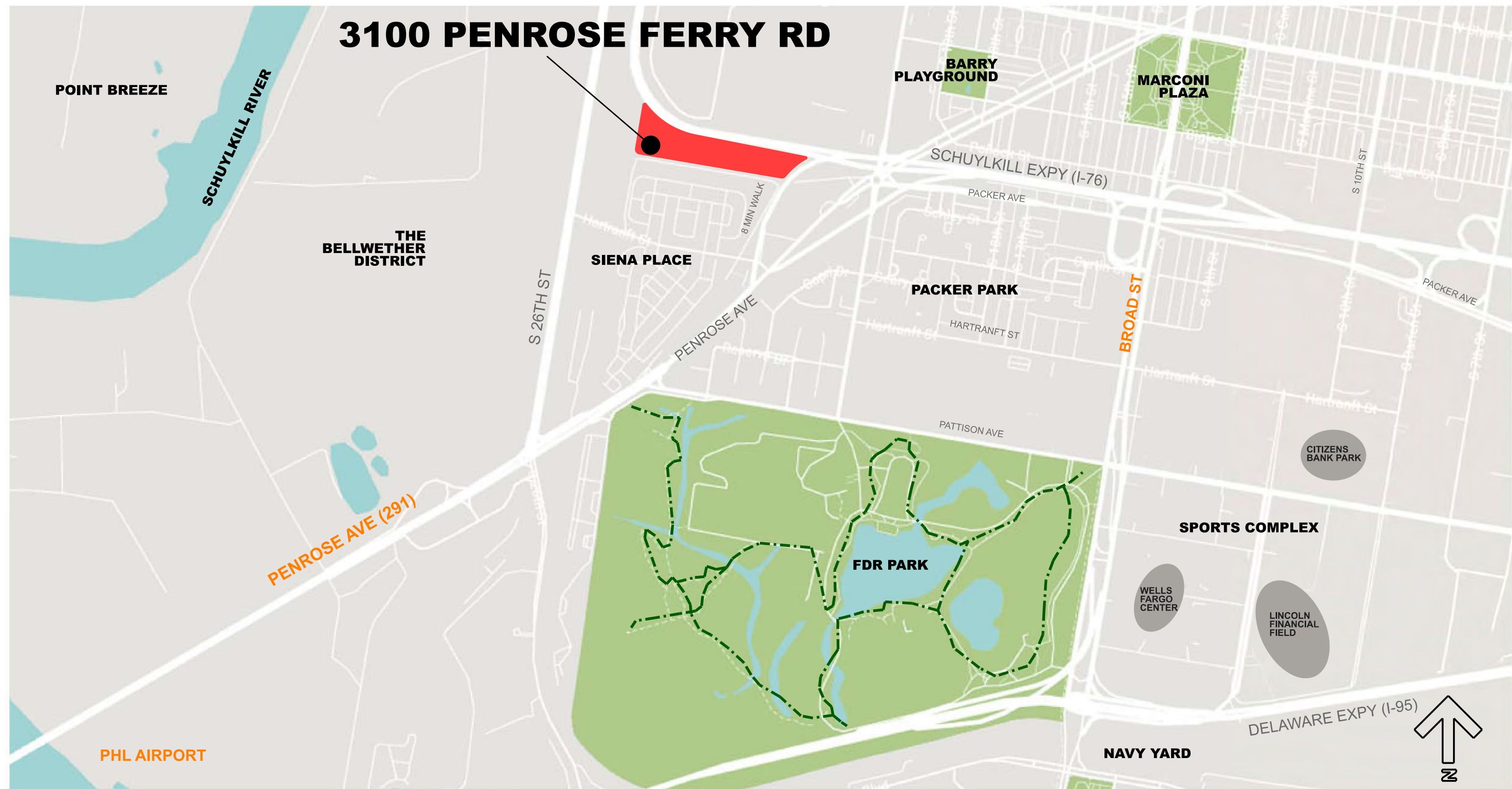
Date: 9/21/2026 Time: 6:30pm

ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes ☐ No ☐ NA ☒

If yes, indicate the date hearing will be held:

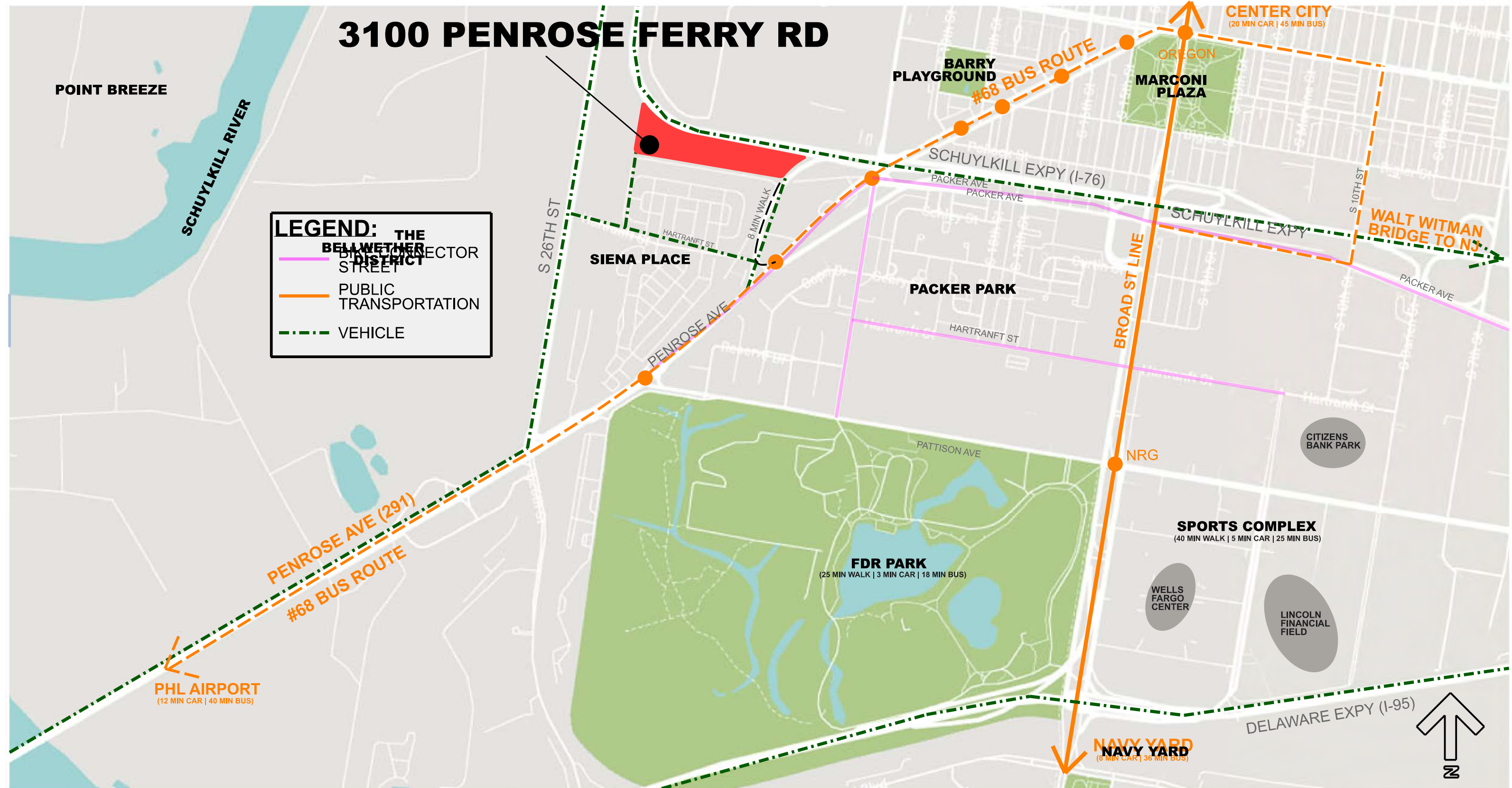
Date: _____



3100 PENROSE FERRY

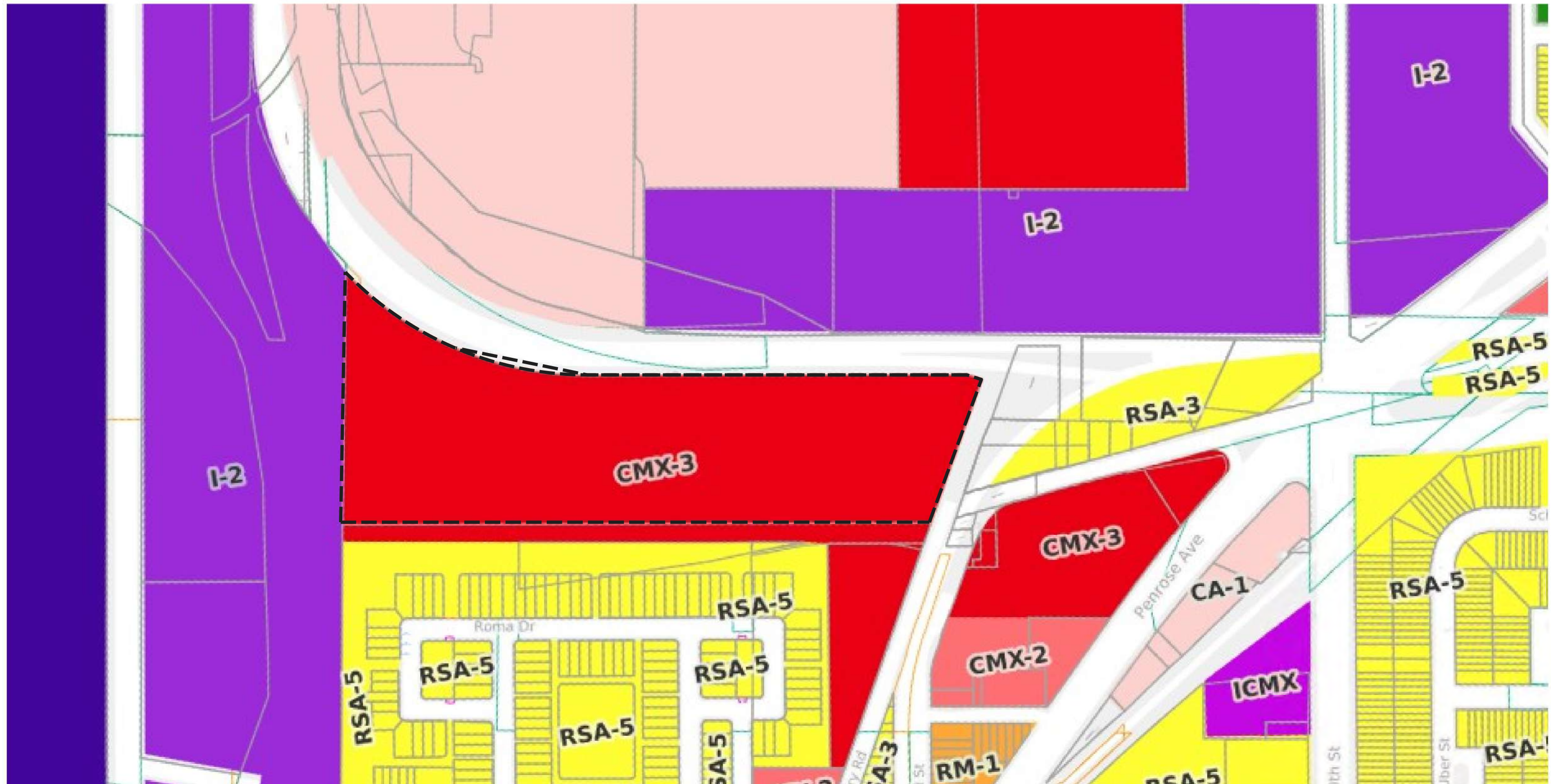
3100 PENROSE FERRY | PHILADELPHIA, PA

PUBLIC + BIKE TRANSPORTATION



3100 PENROSE FERRY

3100 PENROSE FERRY | PHILADELPHIA, PA



PHILADELPHIA ZONING

3100 PENROSE FERRY

3100 PENROSE FERRY | PHILADELPHIA, PA



EXISTING AERIAL 1 - NORTH



EXISTING AERIAL 2 - SOUTH



3100 PENROSE FERRY

3100 PENROSE FERRY | PHILADELPHIA, PA



EXISTING AERIAL 3 - WEST



EXISTING AERIAL 4 - EAST



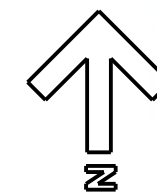
3100 PENROSE FERRY

3100 PENROSE FERRY | PHILADELPHIA, PA

SITE PHOTOS



3100 PENROSE FERRY RD



SITE PHOTO 1:
LOOKING WEST AT SITE ENTRY



SITE PHOTO 2:
LOOKING NW FROM SOUTH
EAST CORNER OF SITE

3100 PENROSE FERRY

3100 PENROSE FERRY | PHILADELPHIA, PA



SITE PHOTO 3: LOOKING SOUTH - WEST
SIDE OF EXISTING BUILDING



SITE PHOTO 5: LOOKING NORTH AT EXISTING
PARKING LOT



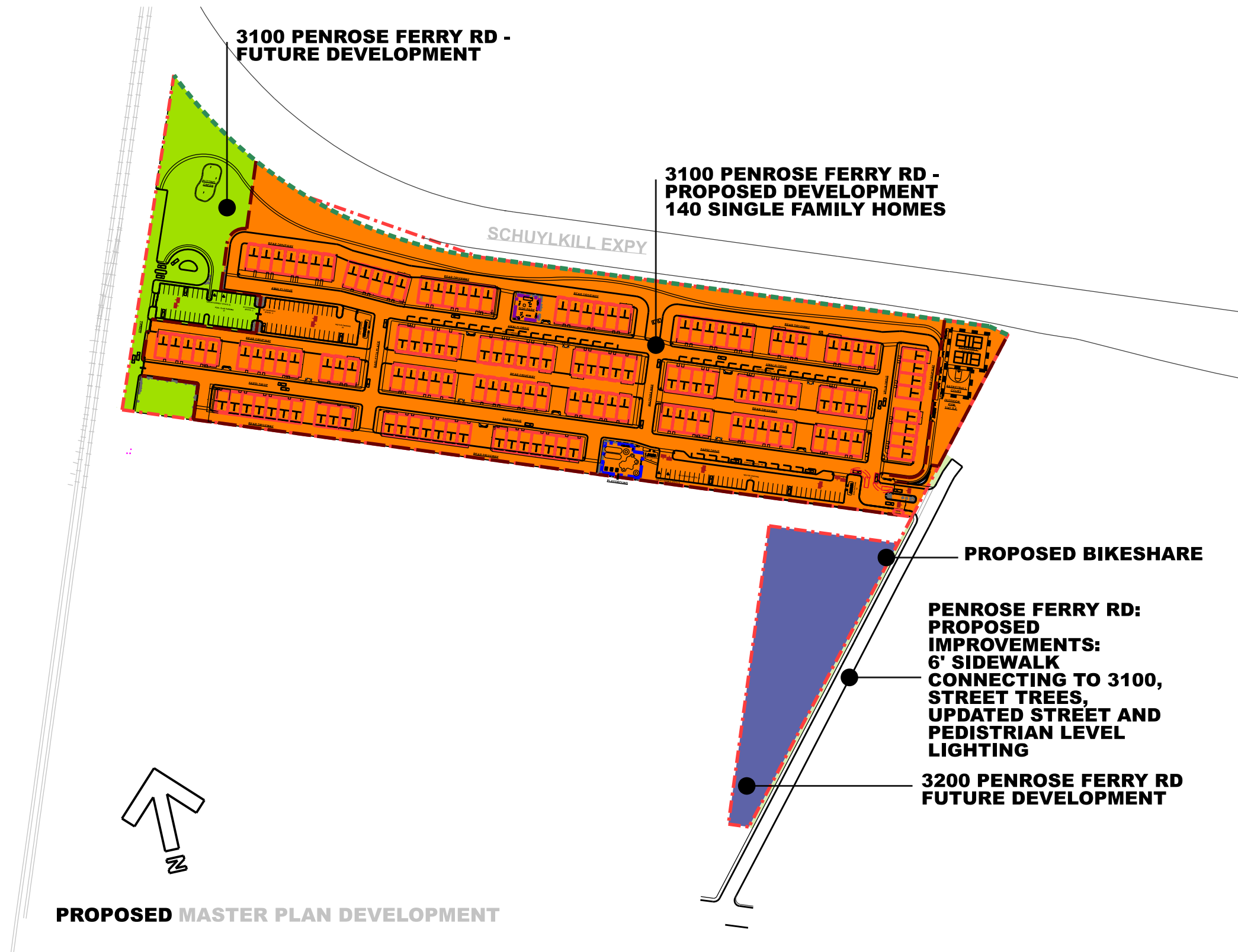
SITE PHOTO 4: LOOKING AT WEST SIDE
OF EXISTING BUILDING

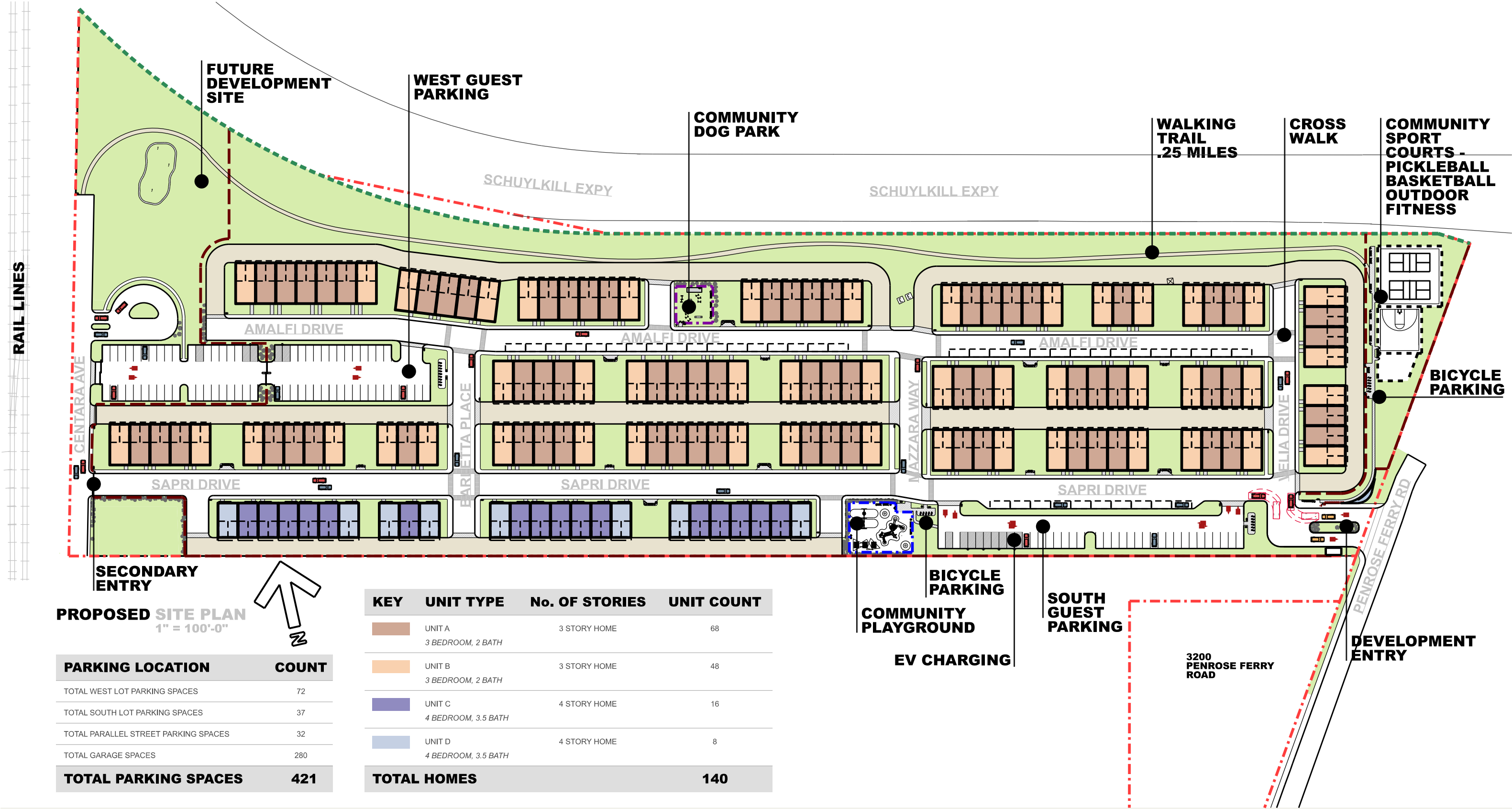


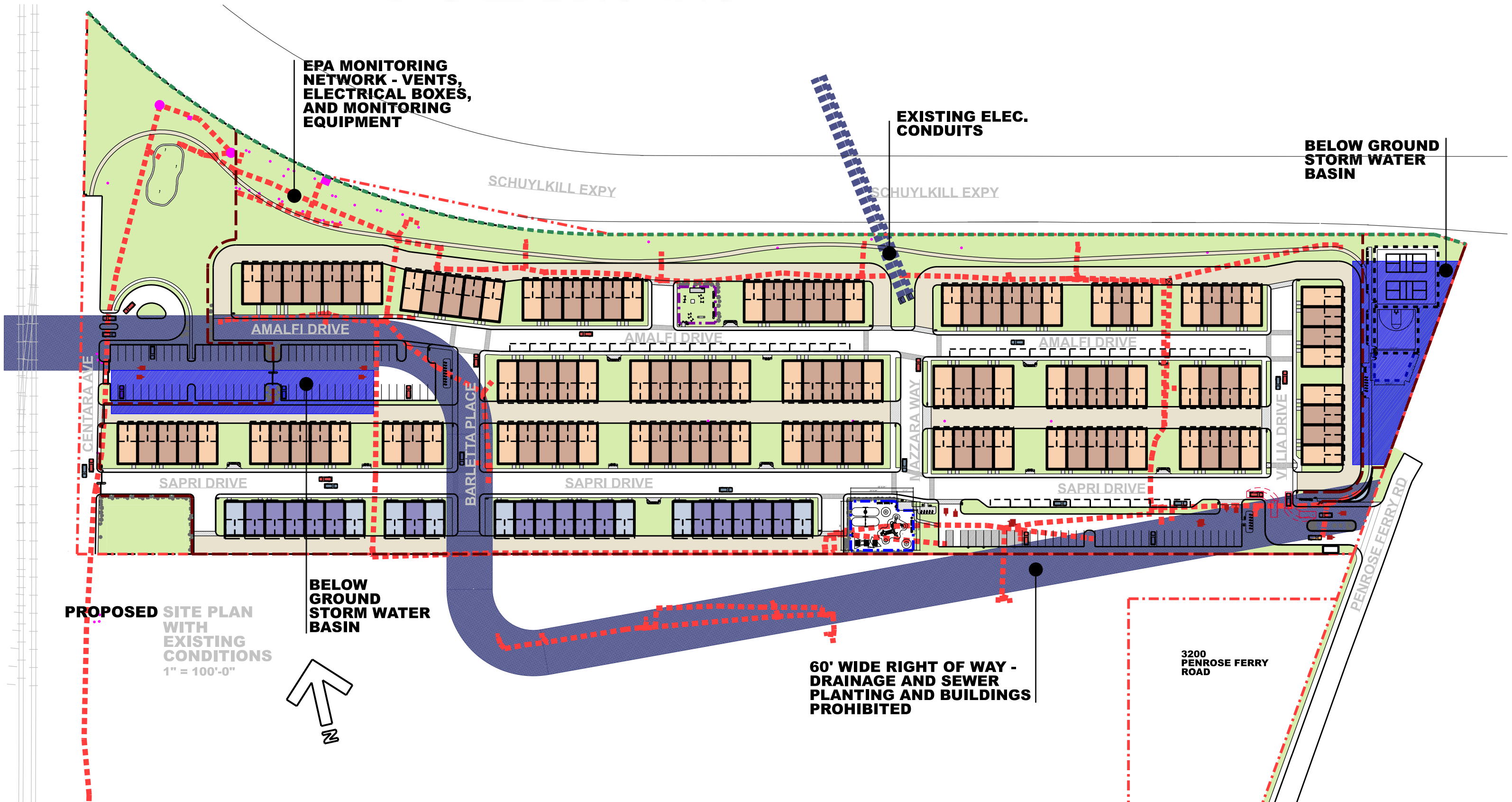
SITE PHOTO 6: LOOKING WEST AT
EXISTING PARKING LOT





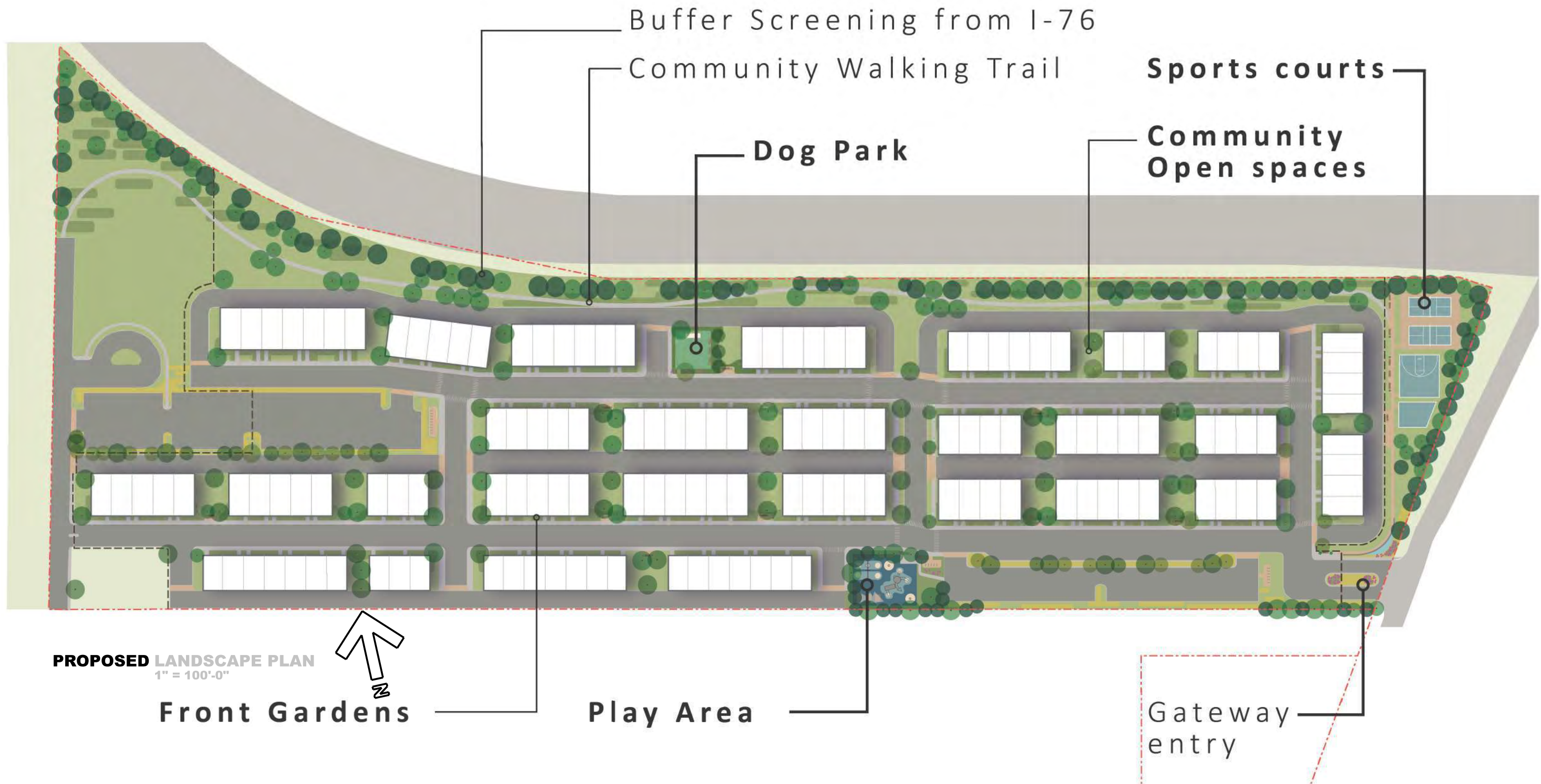




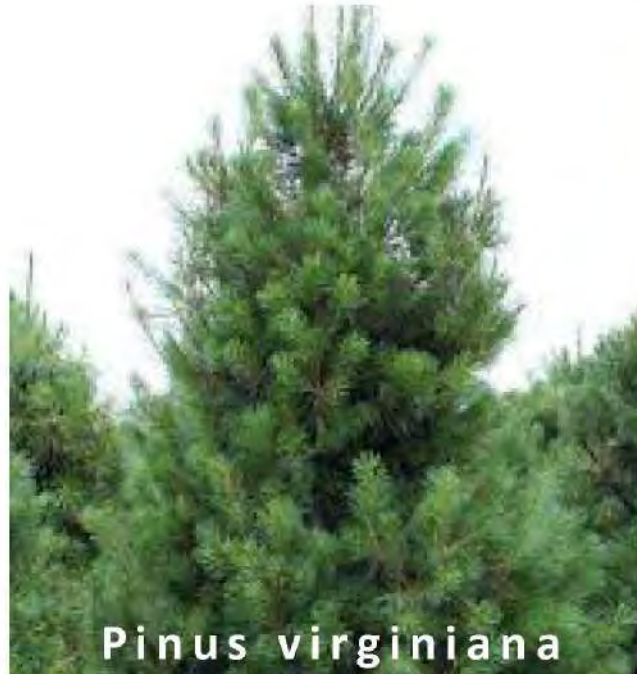


3100 PENROSE FERRY

3100 PENROSE FERRY | PHILADELPHIA, PA



EVERGREEN TREES



Pinus virginiana



Juniperus virginiana

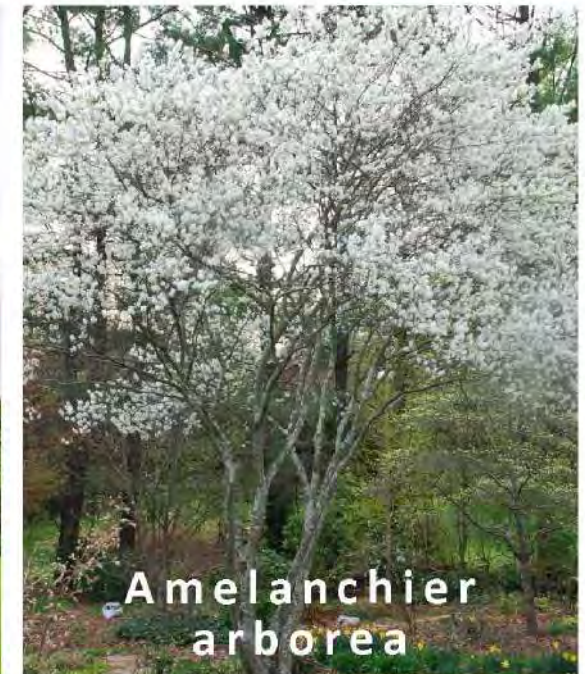
DECIDUOUS TREES



Liriodendron tulipifera



Quercus bicolor



Amelanchier arborea



Acer x freemani



Fagus grandifolia



Cercis canadensis

BUFFER TREES

PLANT PALETTE - 3100 PENROSE FERRY

DECIDUOUS TREES



Liquidambar styraciflua



Quercus phellos



Carpinus caroliniana

STREETSCAPE

PLANT PALETTE - 3100 PENROSE FERRY

3100 PENROSE FERRY

3100 PENROSE FERRY | PHILADELPHIA, PA



PROPOSED MASSING VIEW 1 - PRIMARY ENTRY VIEW
N.T.S.

3100 PENROSE FERRY

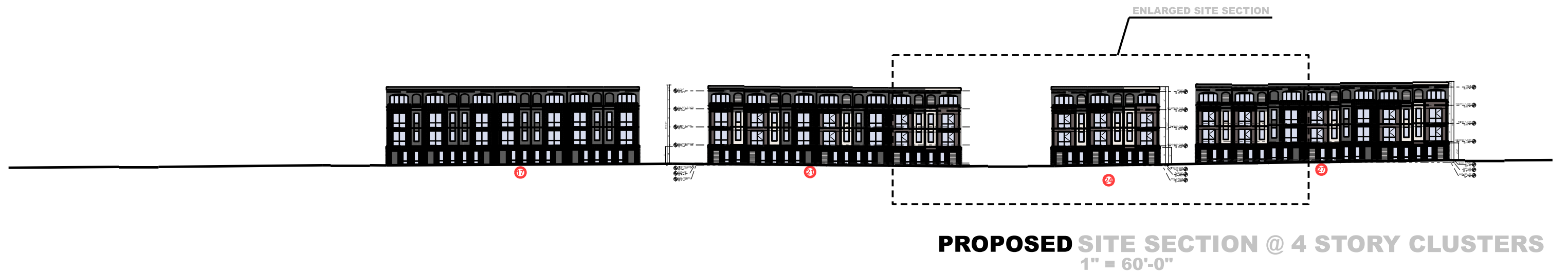
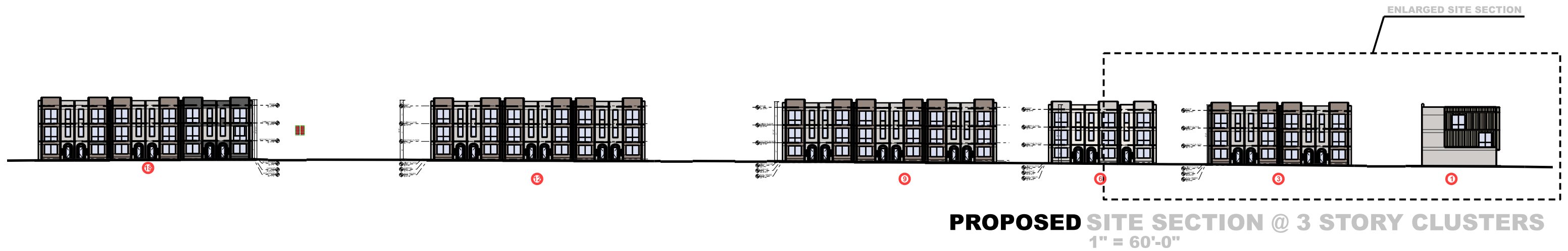
3100 PENROSE FERRY | PHILADELPHIA, PA



PROPOSED MASSING VIEW 2 - VIEW TOWARDS SOUTH
N.T.S.

3100 PENROSE FERRY

3100 PENROSE FERRY | PHILADELPHIA, PA





PROPOSED MASSING VIEW 3 - VIEW TOWARDS SOUTH WEST
N.T.S.

3100 PENROSE FERRY

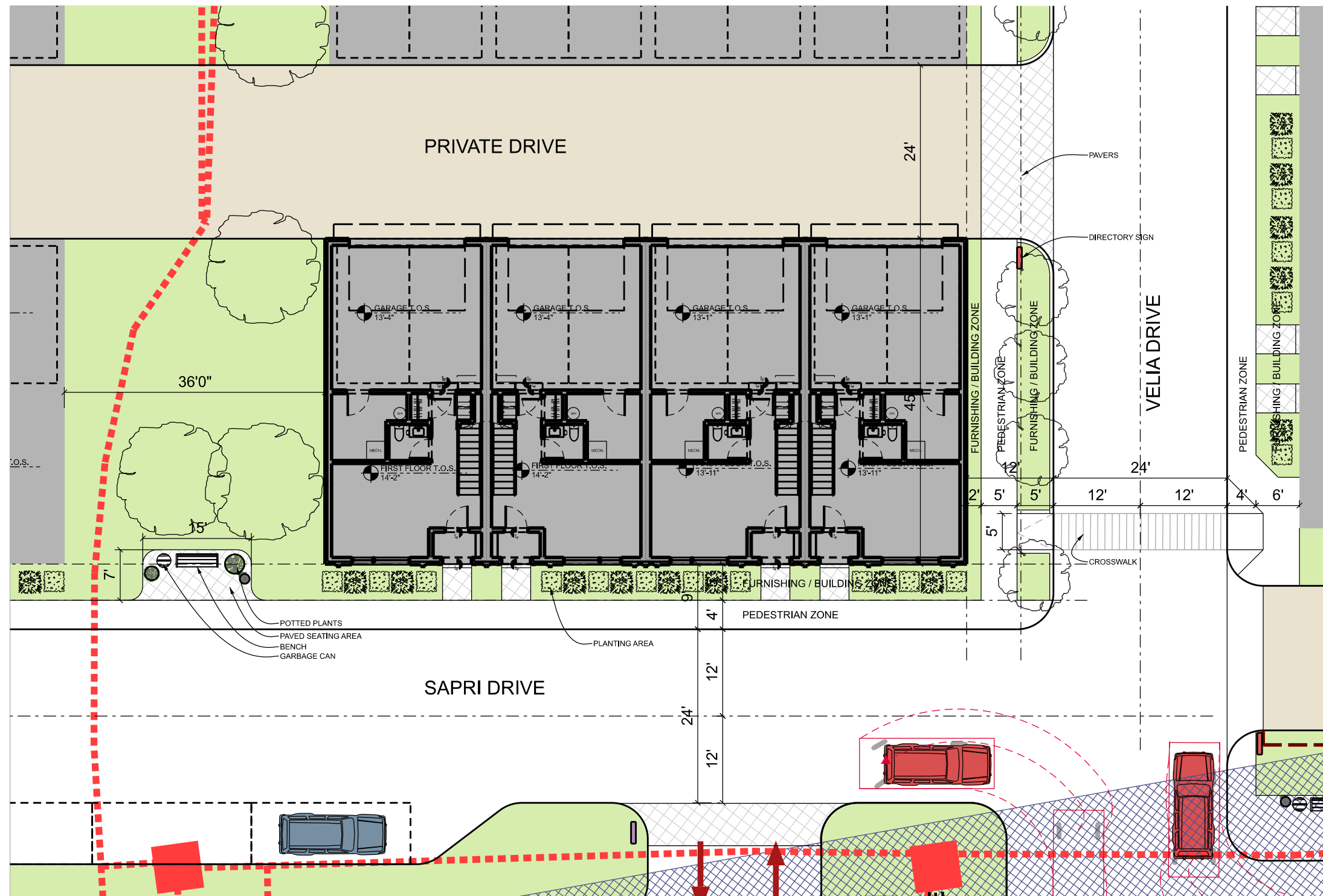
3100 PENROSE FERRY | PHILADELPHIA, PA



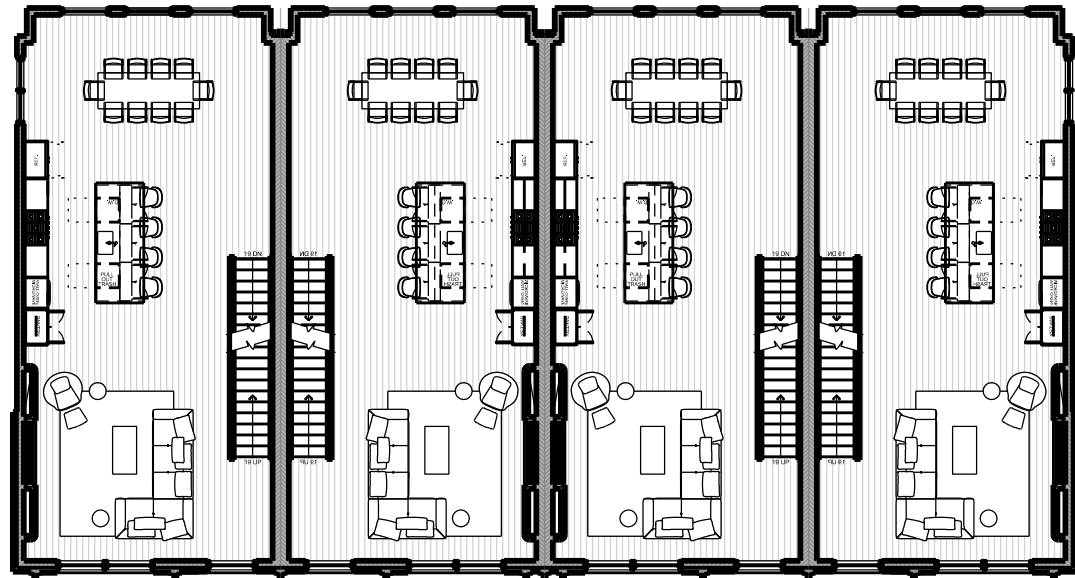
PROPOSED PARTIAL SITE SECTION
@ 3 STORY CLUSTERS
1/16" = 1'-0"



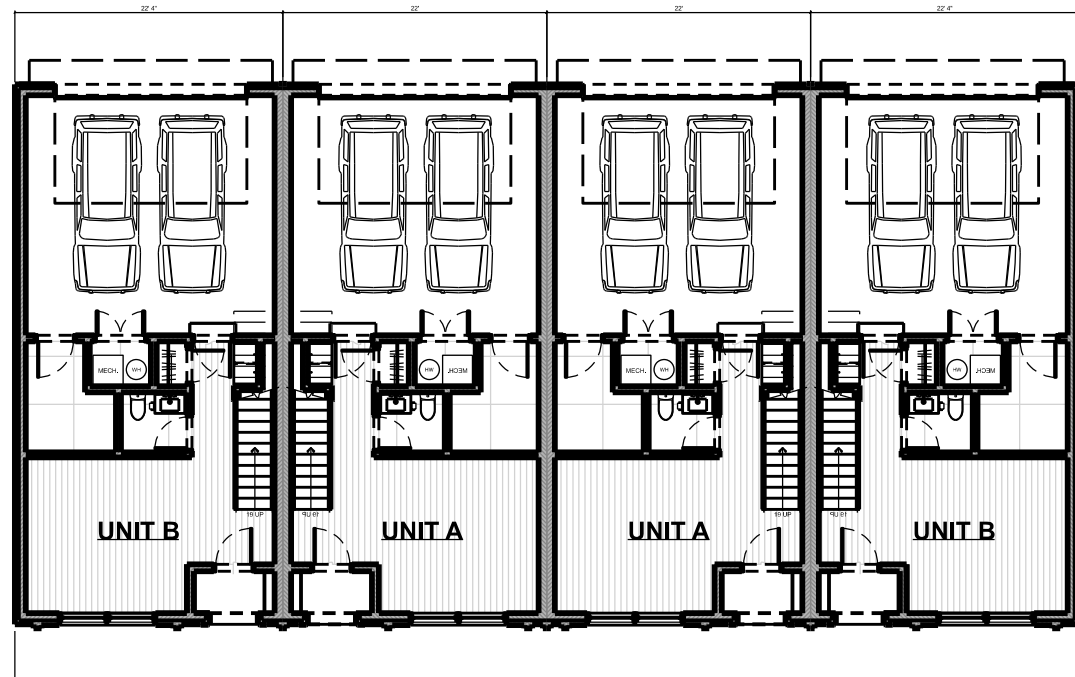
PROPOSED PARTIAL SITE SECTION
@ 4 STORY CLUSTERS
1/16" = 1'-0"



PROPOSED TYPICAL SIDEWALK STREETSCAPE
1/16" = 1'-0"



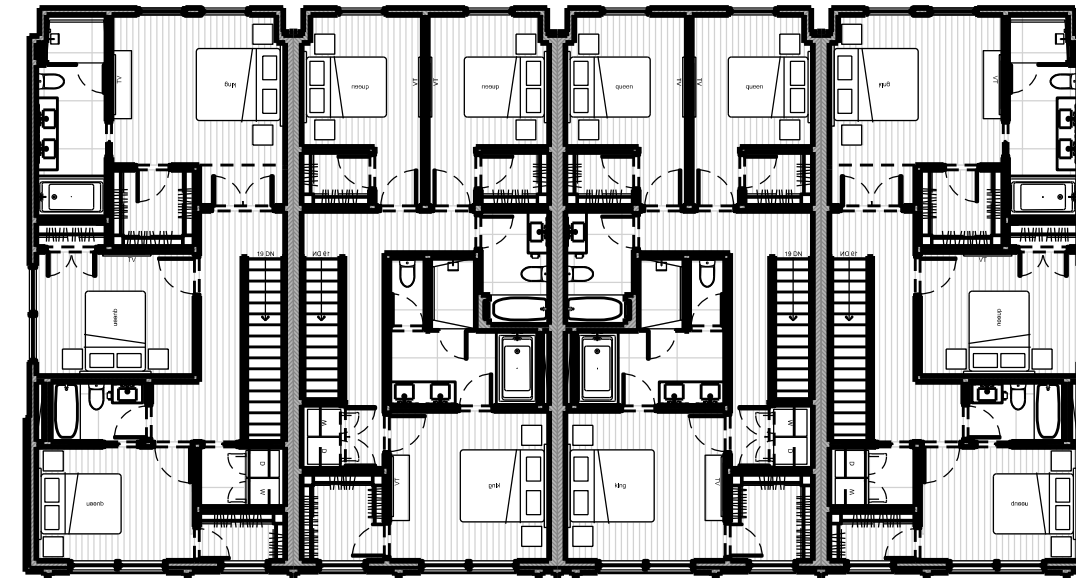
SECOND FLOOR



FIRST FLOOR

PROPOSED TYP. TOWNHOUSE CONFIGURATION (A+B)
1" = 1/16"

3100 PENROSE FERRY



THIRD FLOOR



3 STORY CLUSTER - TYP. MASSING

3100 PENROSE FERRY | PHILADELPHIA, PA

FLOOR	AREA
1ST FLOOR	558 SF
2ND FLOOR	1060 SF
3RD FLOOR	1060 SF
TOTAL	2678 SF
GARAGE	458 SF



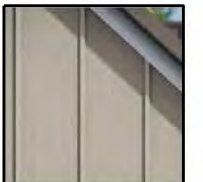
PROPOSED TYP. 3 STORY - UNIT CLUSTER - ELEVATION
1" = 1/8"



1. PRIMARY BRICK:
TAYLOR BRICK:
GLACIER GRAY



2. ACCENT BRICK:
TAYLOR BRICK:
EXECUTIVE GRAY



3. BOARD & BATTEN:
HARDIE: COBBLE
STONE: SELECT
CEDARMILL FINISH



5. ACCENT TILE:
IMPRESS: TERRACOTTA:
COLOR: VARIES



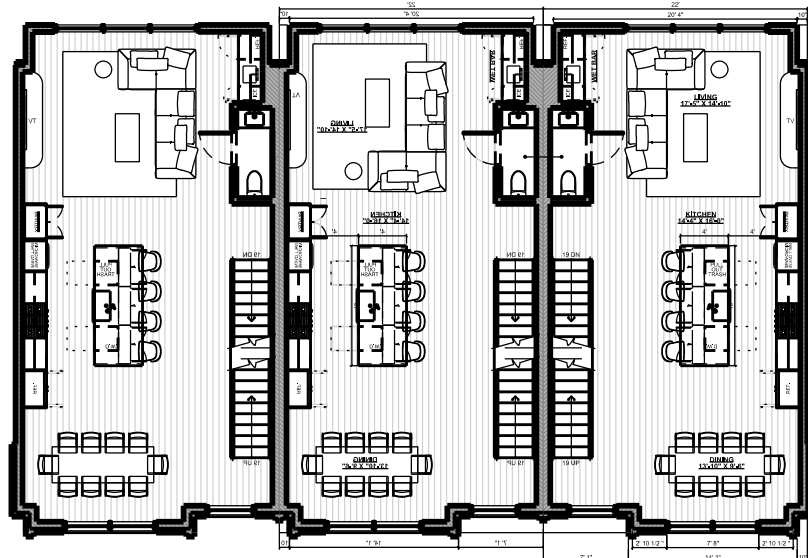
7. GARAGE DOOR: CLOPAY:
AVANTE GARAGE DOOR W/
FROSTED GLASS



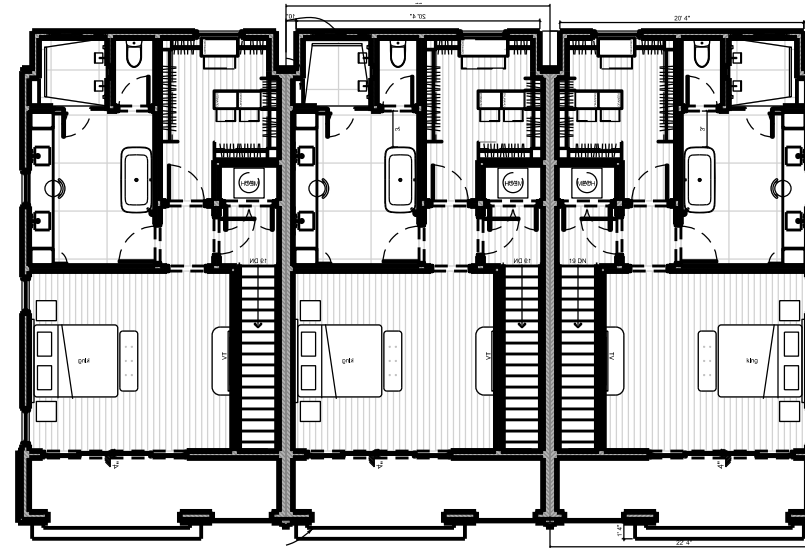
6. FRONT DOOR:
PELLA: WOOD DOOR W/
GLASS: COLOR TO
MATCH WINDOWS

3100 PENROSE FERRY

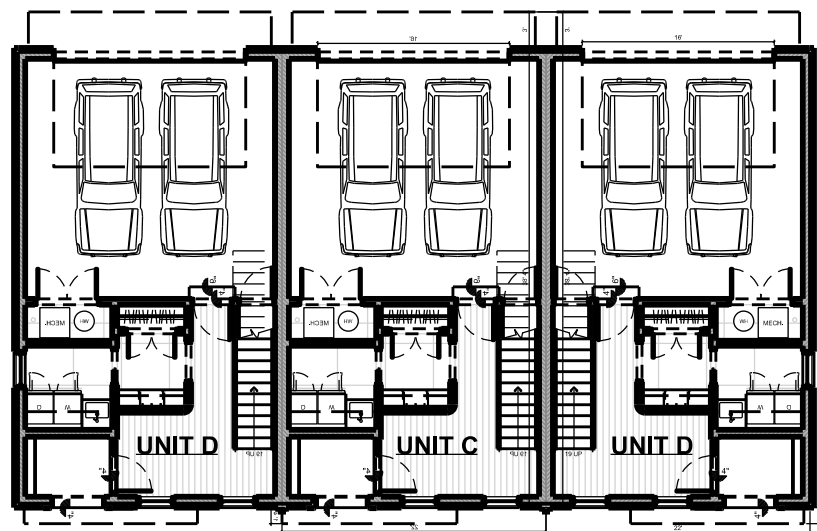
3100 PENROSE FERRY | PHILADELPHIA, PA



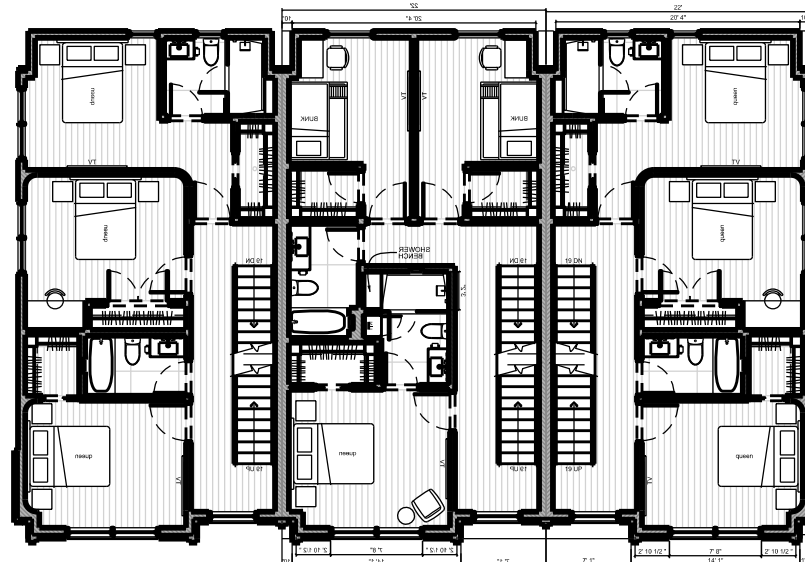
SECOND FLOOR



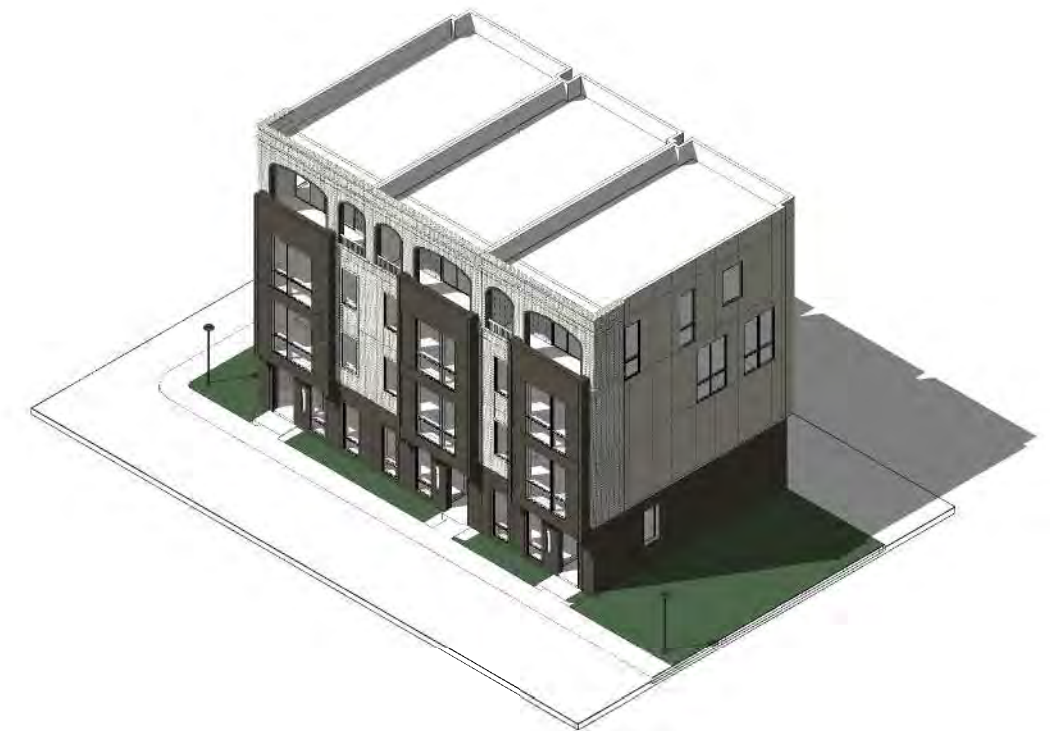
FOURTH FLOOR



FIRST FLOOR



THIRD FLOOR



4 STORY CLUSTER - TYP. MASSING

PROPOSED TYP. TOWNHOUSE CONFIGURATION (A+B)
1" = 1/16"

3100 PENROSE FERRY

3100 PENROSE FERRY | PHILADELPHIA, PA

FLOOR	AREA
1ST FLOOR	332 SF
2ND FLOOR	917 SF
3RD FLOOR	917 SF
4TH FLOOR	782 SF
TOTAL	2,948 SF
GARAGE	458 SF



PROPOSED TYP. 4 STORY UNIT CLUSTER
1" = 1/8"

3100 PENROSE FERRY

3100 PENROSE FERRY | PHILADELPHIA, PA



1. PRIMARY BRICK:
TAYLOR BRICK:
GLACIER GRAY



2. ACCENT BRICK:
TAYLOR BRICK:
EXECUTIVE GRAY



3. BOARD & BATTEN:
HARDIE: COBBLE
STONE: SELECT
CEDARMILL FINISH



5. ACCENT TILE:
IMPRESS: TERRACOTTA:
COLOR: VARIES



7. GARAGE DOOR: CLOPAY:
AVANTE GARAGE DOOR W/
FROSTED GLASS

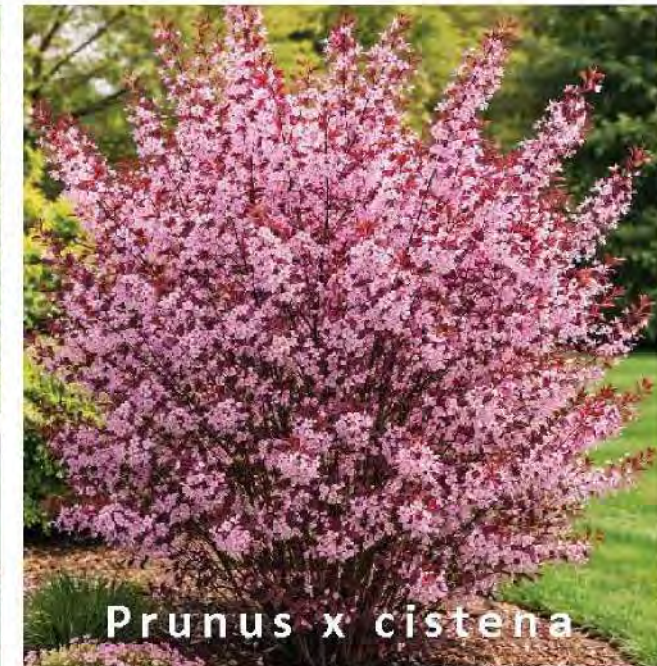


6. FRONT DOOR:
PELLA: WOOD DOOR W/
GLASS: COLOR TO
MATCH WINDOWS

ARRIVAL GARDEN



WINTER GARDEN



FRONT YARD

SUN PALETTE 01 - SOFT WHITES + PURPLES - 3100 PENROSE FERRY

ARRIVAL GARDEN



WINTER GARDEN



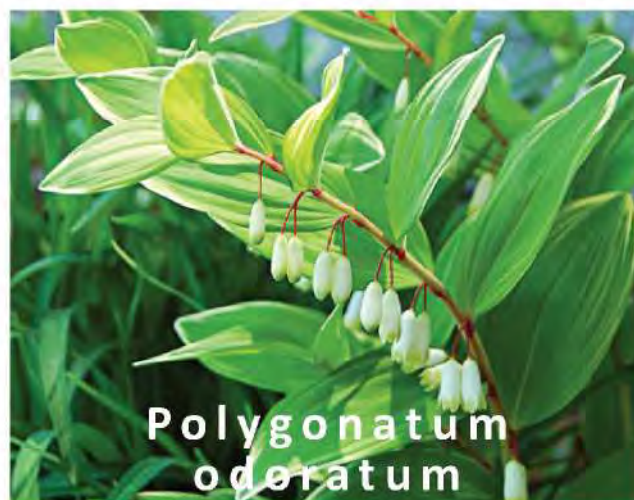
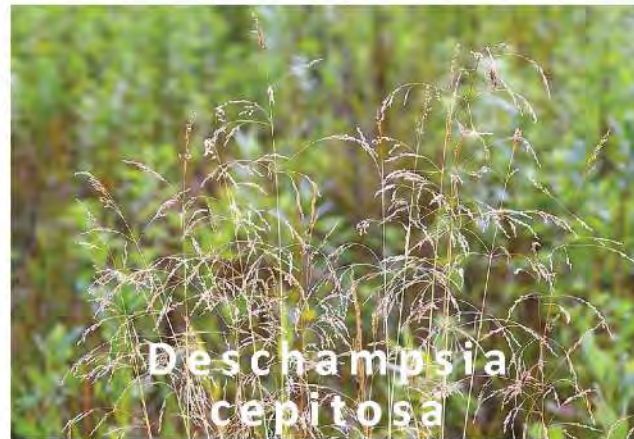
FRONT YARD

SUN PALETTE 02 - BRIGHT COLOR + WARM ACCENTS - 3100 PENROSE FERRY

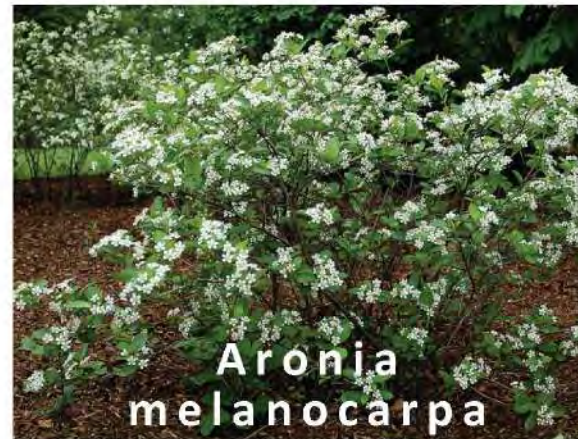
3100 PENROSE FERRY

3100 PENROSE FERRY | PHILADELPHIA, PA

ARRIVAL GARDEN



WINTER GARDEN



FRONT YARD

SHADE PALETTE 01 - SOFT WHITES + BLUES - 3100 PENROSE FERRY

ARRIVAL GARDEN



WINTER GARDEN



FRONT YARD

SHADE PALETTE 01 - FOLIAGE + PURPLE ACCENTS - 3100 PENROSE FERRY



**DEVELOPMENT
PRIVACY FENCE**



**DEVELOPMENT
PAVER**



**DEVELOPMENT
BENCHES**



**DEVELOPMENT
LITTER CAN**



**DEVELOPMENT
BIKE RACK**



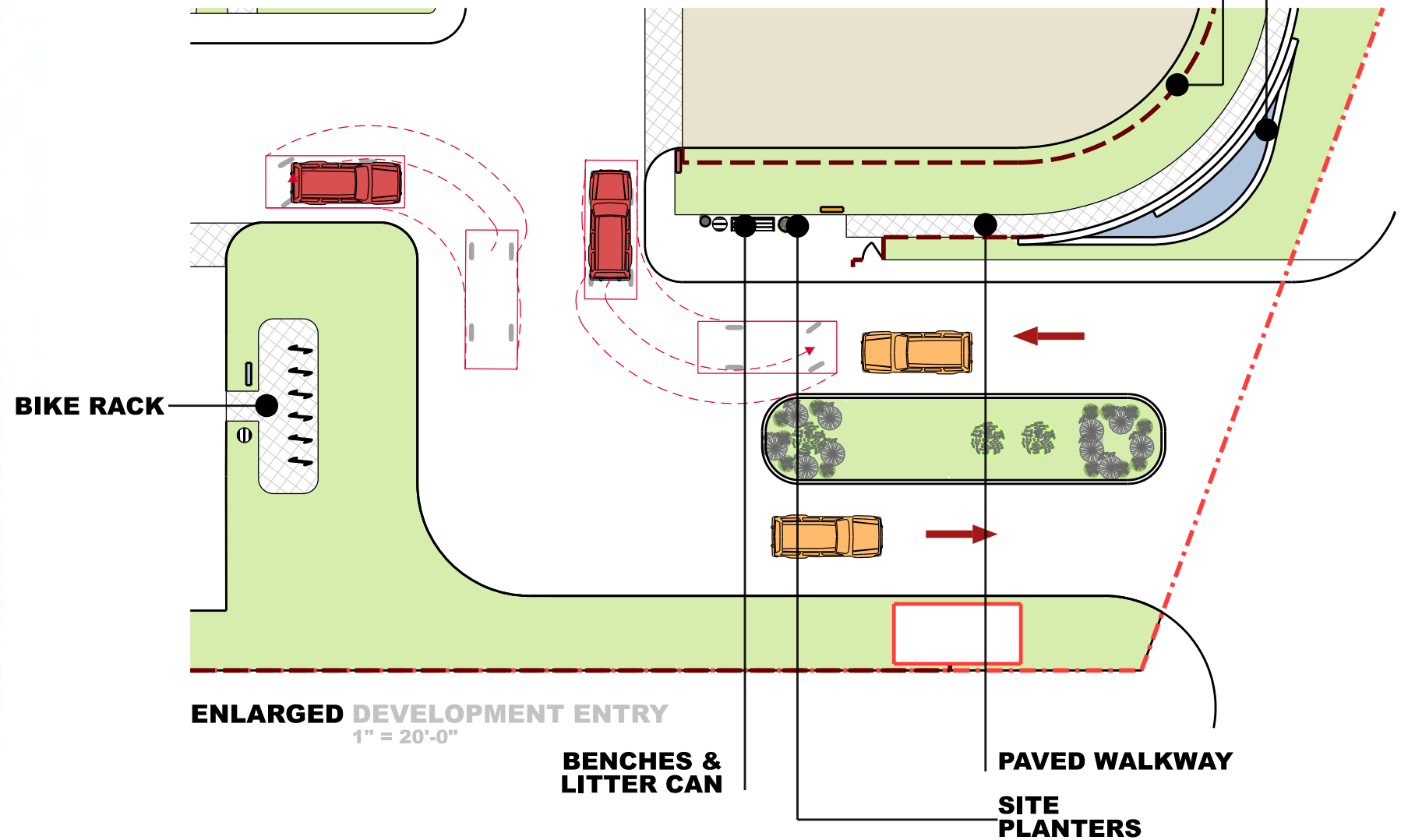
**DEVELOPMENT
PLANTERS**

PRIVACY FENCE

**ENTRY SIGNAGE
WITH WATER
FEATURE**



ENTRY SIGNAGE INSIRATION





**TAN
RUBBER MULCH**



**LIGHT BLUE
RUBBER MULCH**



**DARK BLUE
RUBBER MULCH**



**PLAYGROUND
PICNIC TABLE**



**DEVELOPMENT
BENCHES**



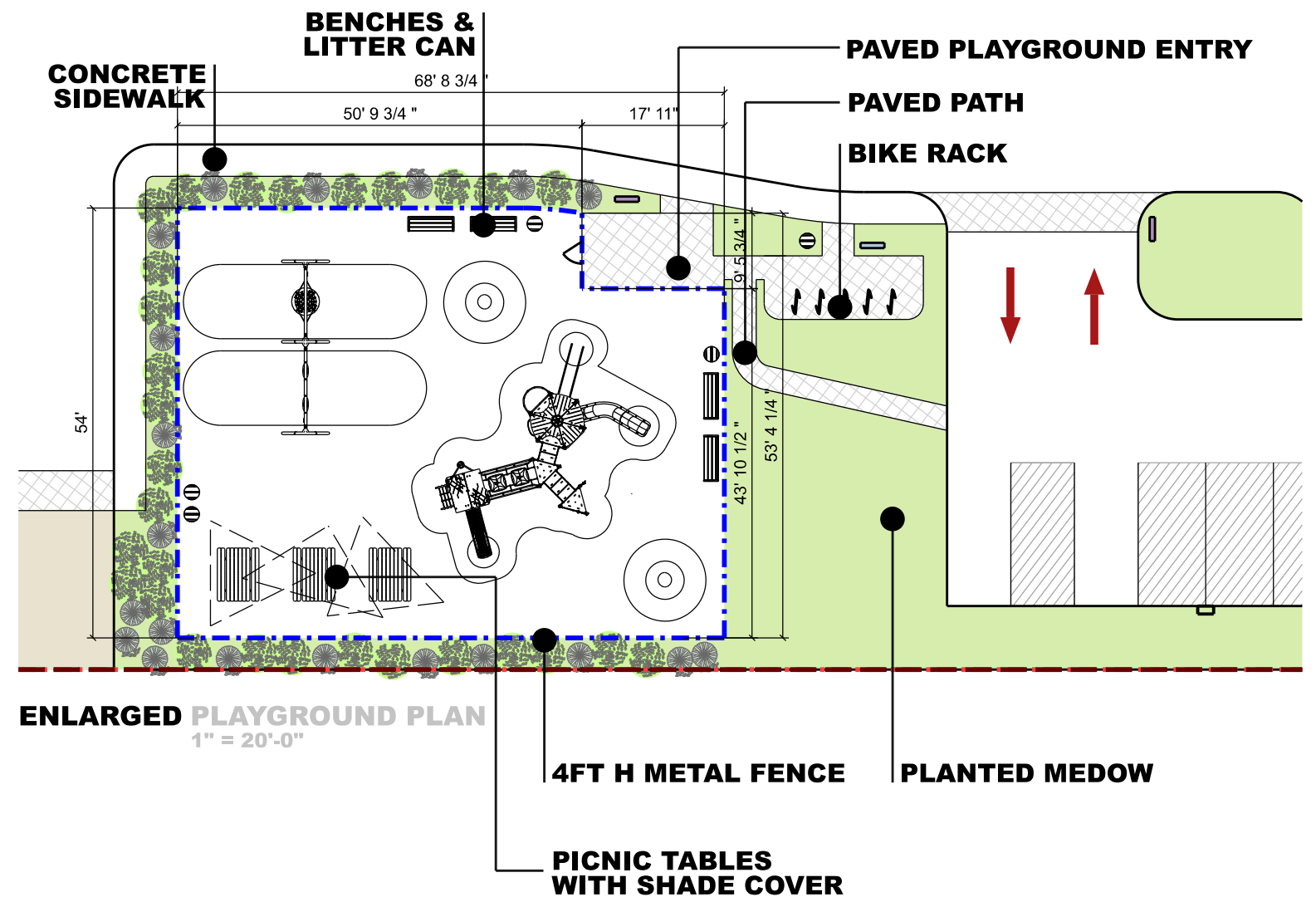
**DEVELOPMENT
LITTER CAN**



**DEVELOPMENT
BIKE RACK**



**PLAYGROUND AND
SHADING STRUCTURE**

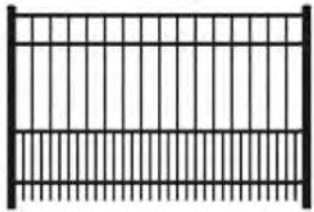




CANINE GRASS



PEA GRAVEL



DOG PARK FENCE



DOG PARK WASTE BIN



DOG PARK



DOG PARK EQUIPMENT



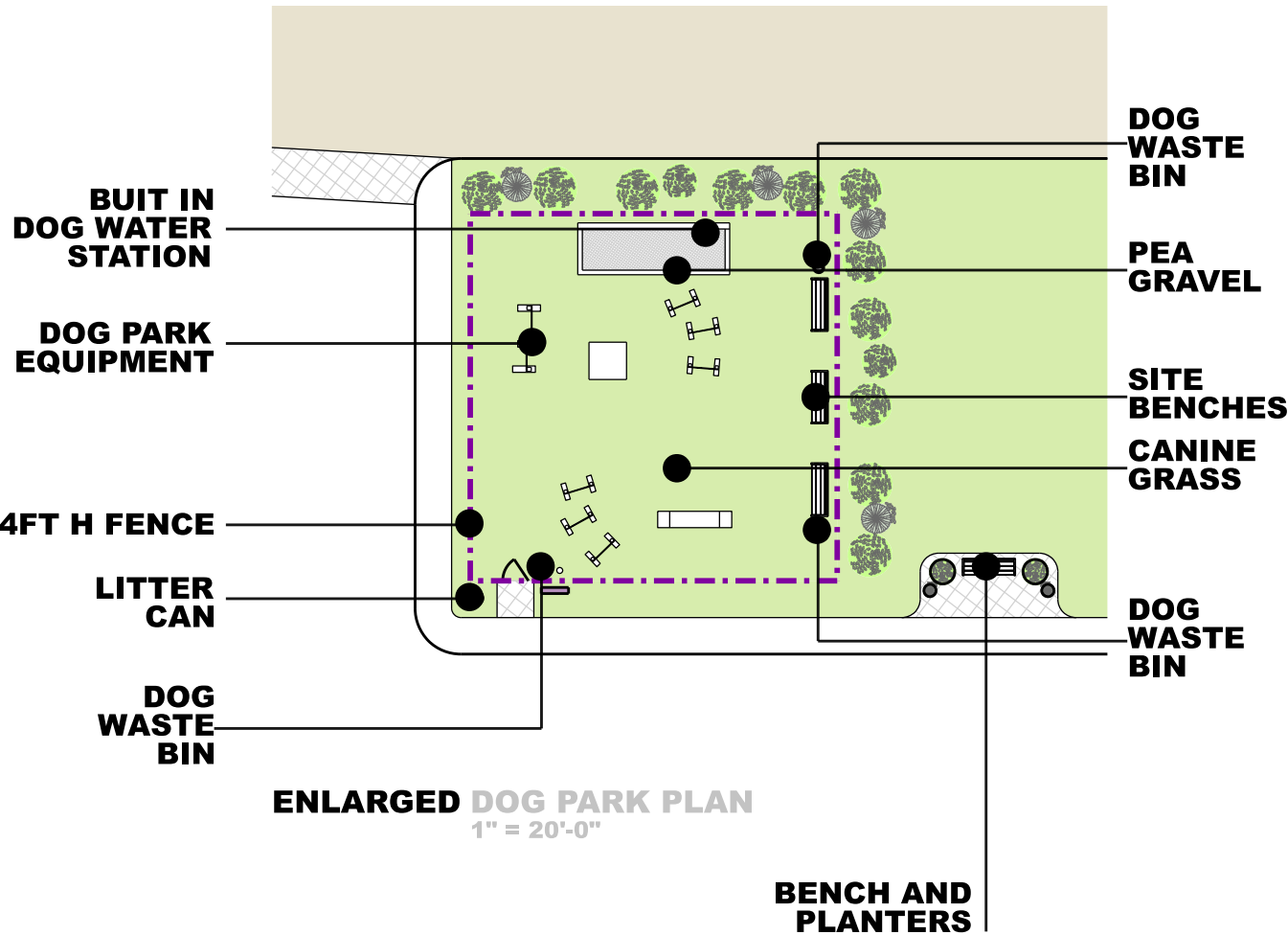
DEVELOPMENT BENCHES

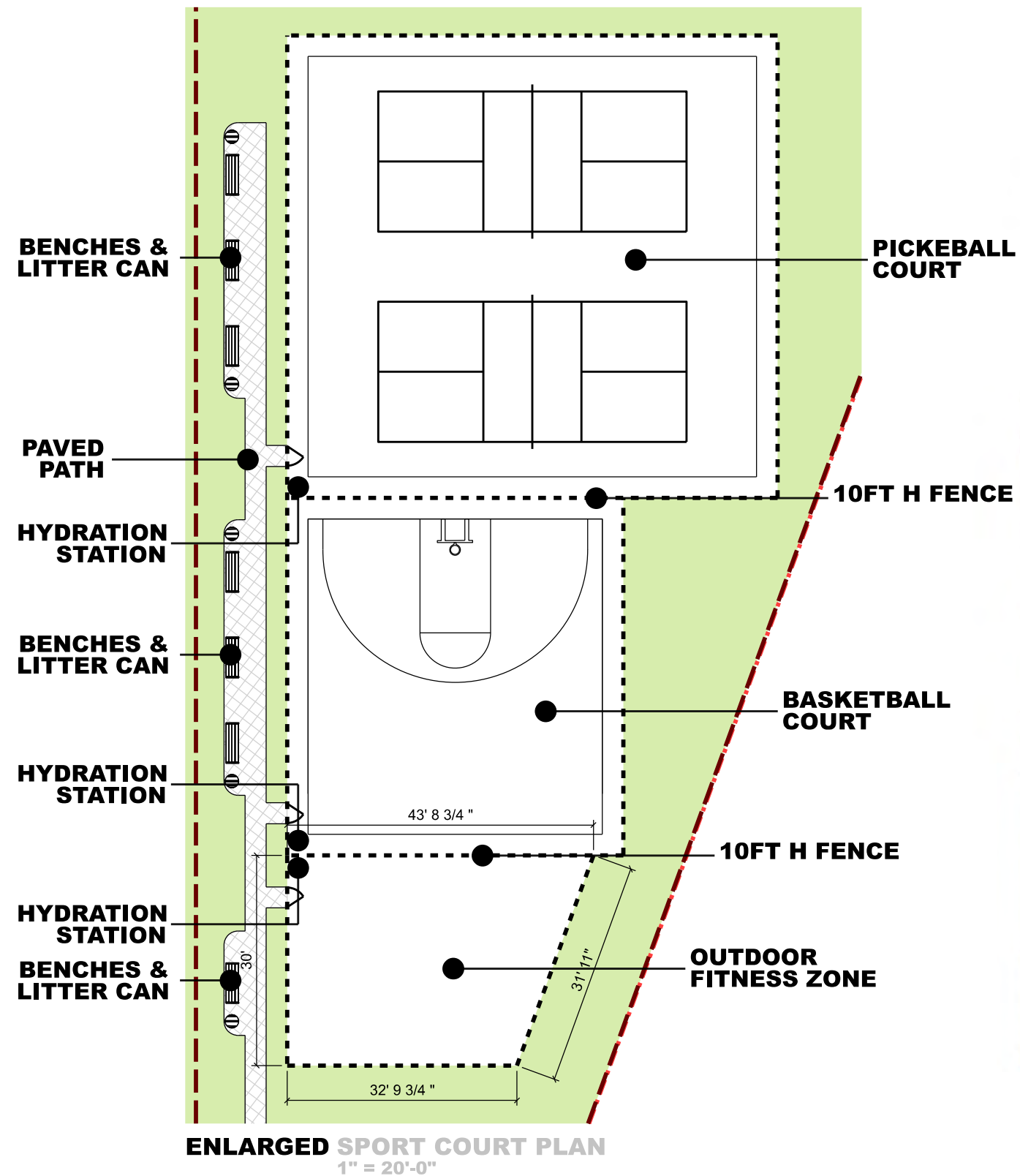


DOG PARK EQUIPMENT



DEVELOPMENT LITTER CAN





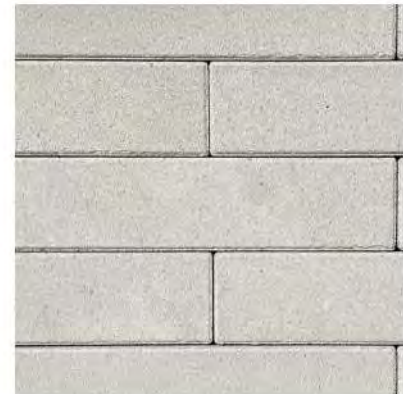
**BACKLESS
COURT BENCH**



**DEVELOPMENT
LITTER CAN**



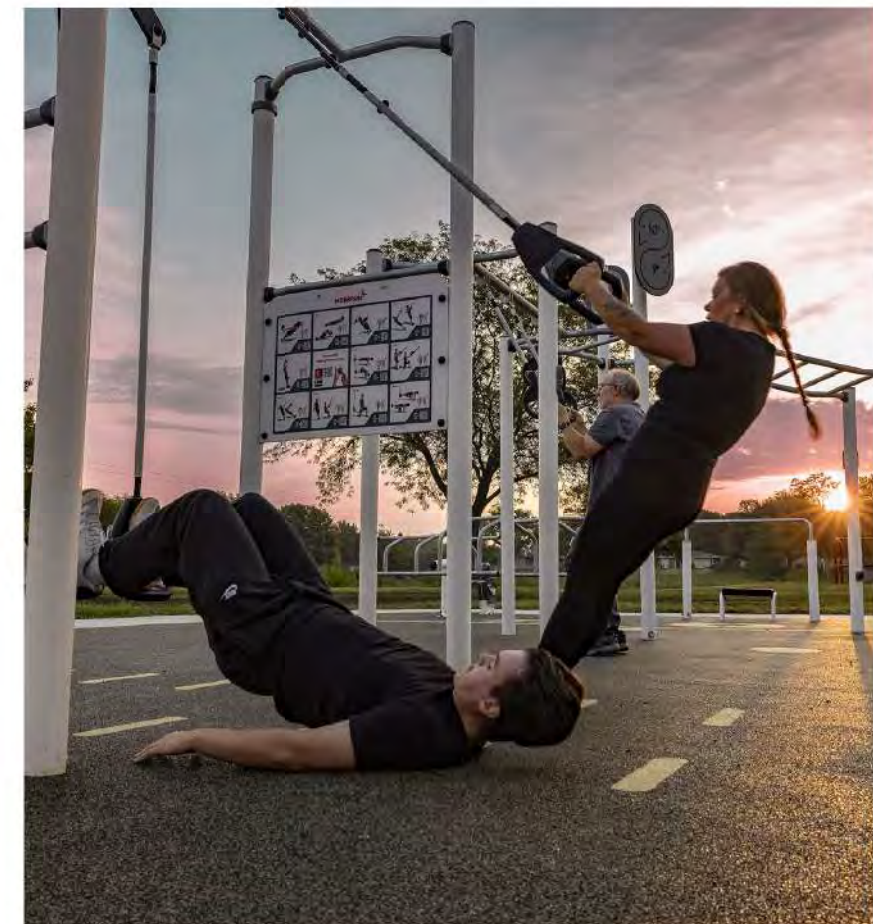
**HYDRATION
STATION**



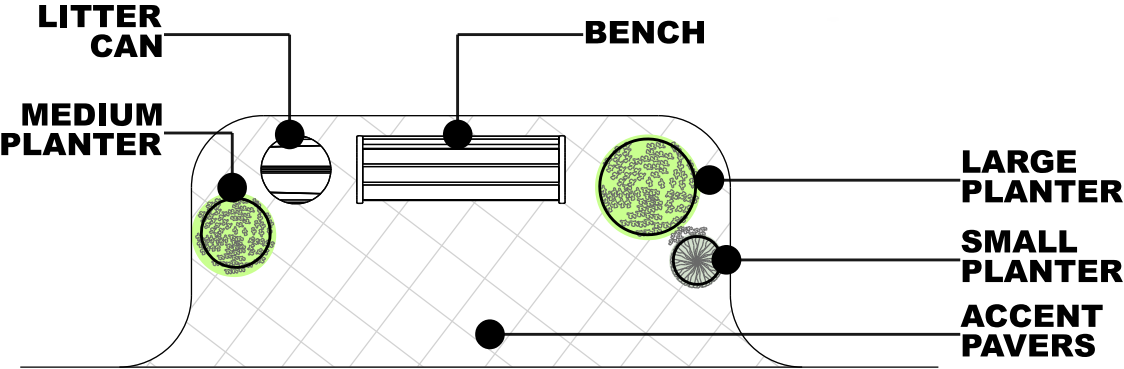
**DEVELOPMENT
PAVER**



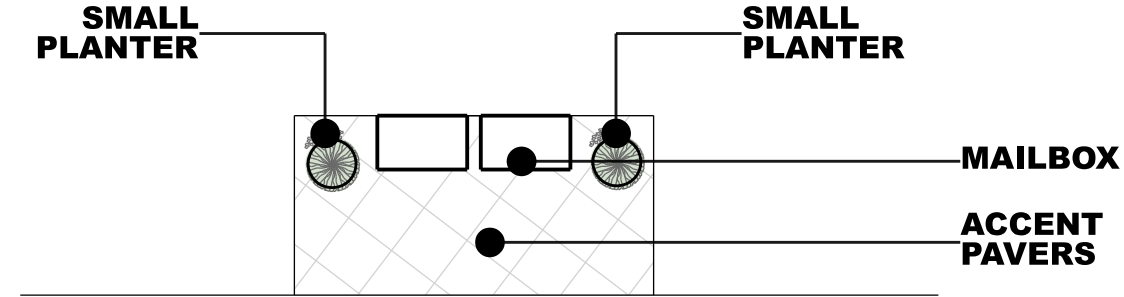
SPORT COURT INSPIRATION



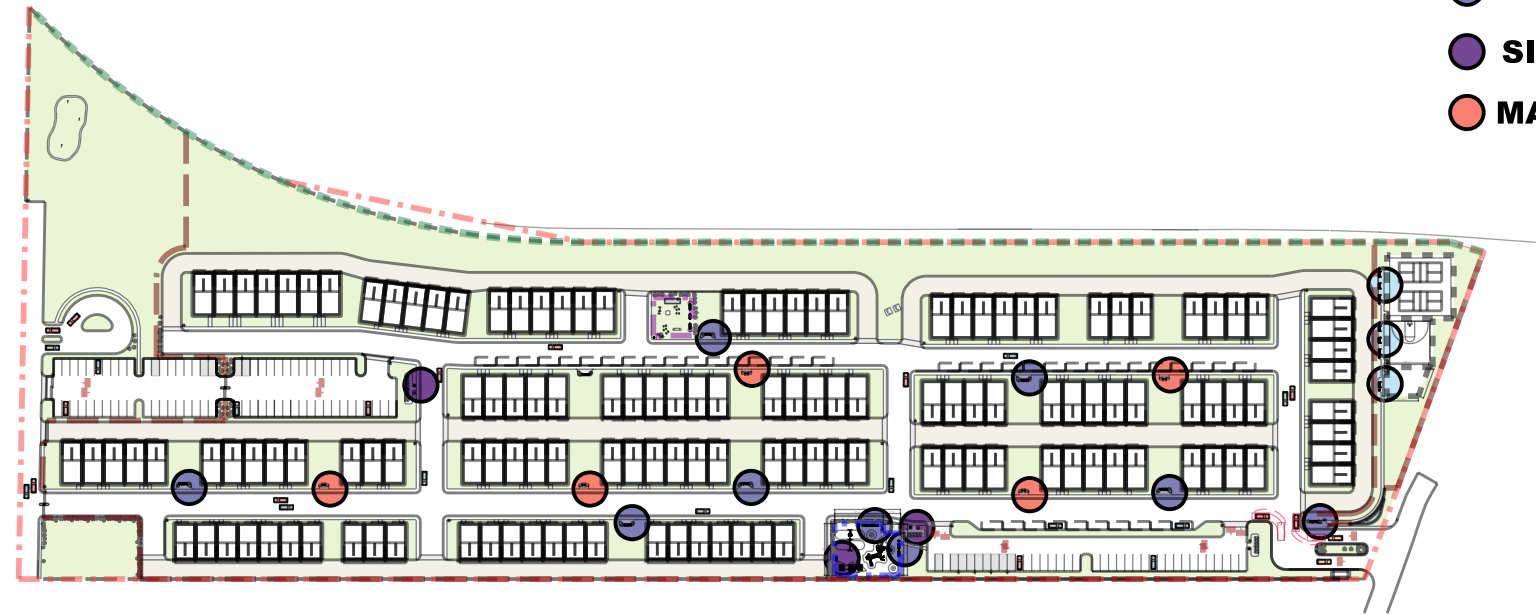
OUTDOOR FITNESS ZONE



ENLARGED TYP. BENCH AREA
 3/16" = 1'-0"



ENLARGED TYP. MAILBOX AREA
 3/16" = 1'-0"



LOCATIONS SITE FURNITURE



PROPOSED GARDEN REST AREAS BETWEEN BUILDINGS



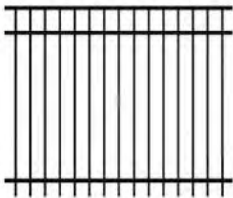
LOCATIONS FENCE



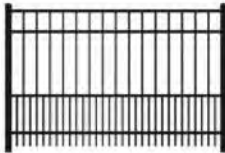
**TYPE 1
PROPERTY FENCE**



**TYPE 2
SPORT COURT**



**TYPE 3
PLAYGROUND**



**TYPE 4
DOG PARK**



**TYPE 5
SOUND BARRIER**

KEY	FENCE TYPE
	1. PROPERTY FENCE
	2. SPORT COURT
	3. PLAYGROUND
	4. DOG PARK
	5. SOUND BARRIER



PROPOSED VIEW FROM ENTRY
N.T.S.

3100 PENROSE FERRY

3100 PENROSE FERRY | PHILADELPHIA, PA



PROPOSED VIEW AT RESIDENTIAL STREET
N.T.S.

3100 PENROSE FERRY

3100 PENROSE FERRY | PHILADELPHIA, PA



PROPOSED VIEW OF DOGPARK
N.T.S.



PROPOSED VIEW AT PLAYGROUND
N.T.S.

3100 PENROSE FERRY

3100 PENROSE FERRY | PHILADELPHIA, PA



PROPOSED VIEW OF 3 STORY ROWHOMES
N.T.S.

3100 PENROSE FERRY

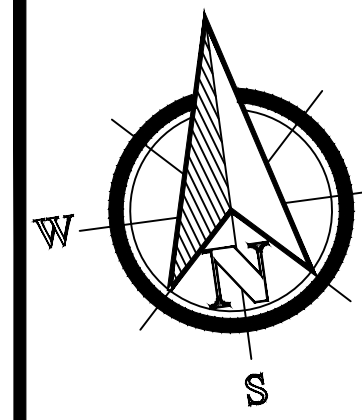
3100 PENROSE FERRY | PHILADELPHIA, PA



PROPOSED VIEW OF 4 STORY ROWHOMES
N.T.S.

3100 PENROSE FERRY

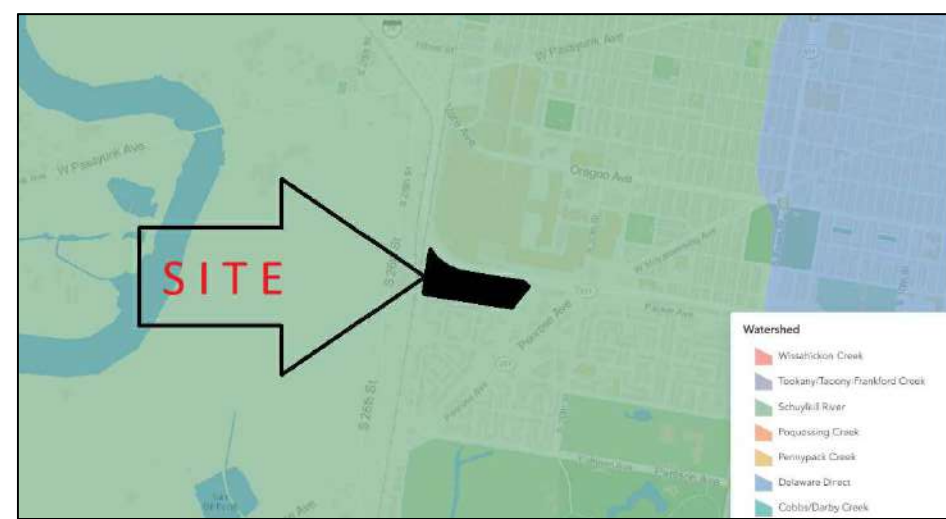
3100 PENROSE FERRY | PHILADELPHIA, PA



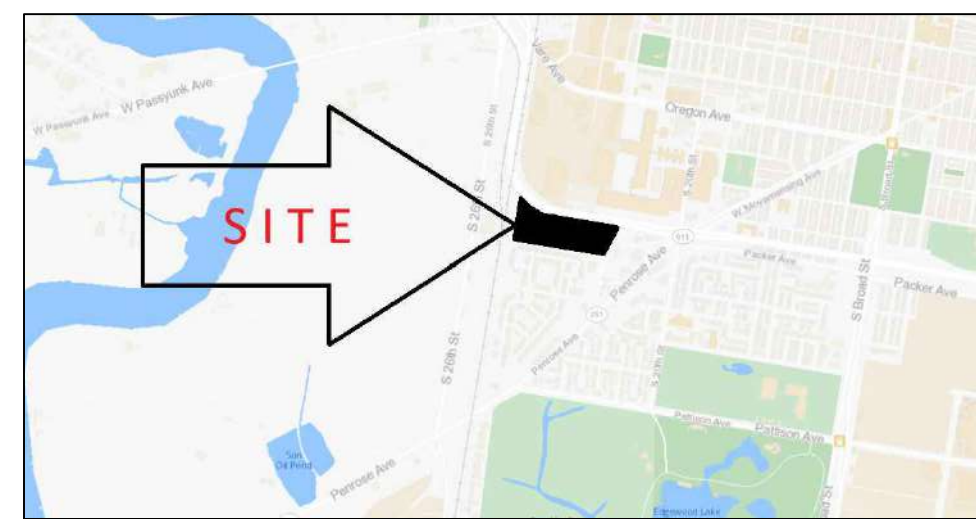
CMX-3 (NEIGHBORHOOD COMMERCIAL MIXED-USE):

AREA REGULATIONS	REQUIRED
MAX. OCCUPIED AREA	Lot Intermediate 75%; Corner 80%
MIN. SIDE YARD WIDTH	8' if used for buildings containing dwelling units
MAX. FLOOR AREA RATIO	500% up to an additional 300% with bonuses

* see Zoning Code, www.phila.gov for details and exceptions.



SCHUYLKILL RIVER
WATERSHED MAP



LOCATION MAP

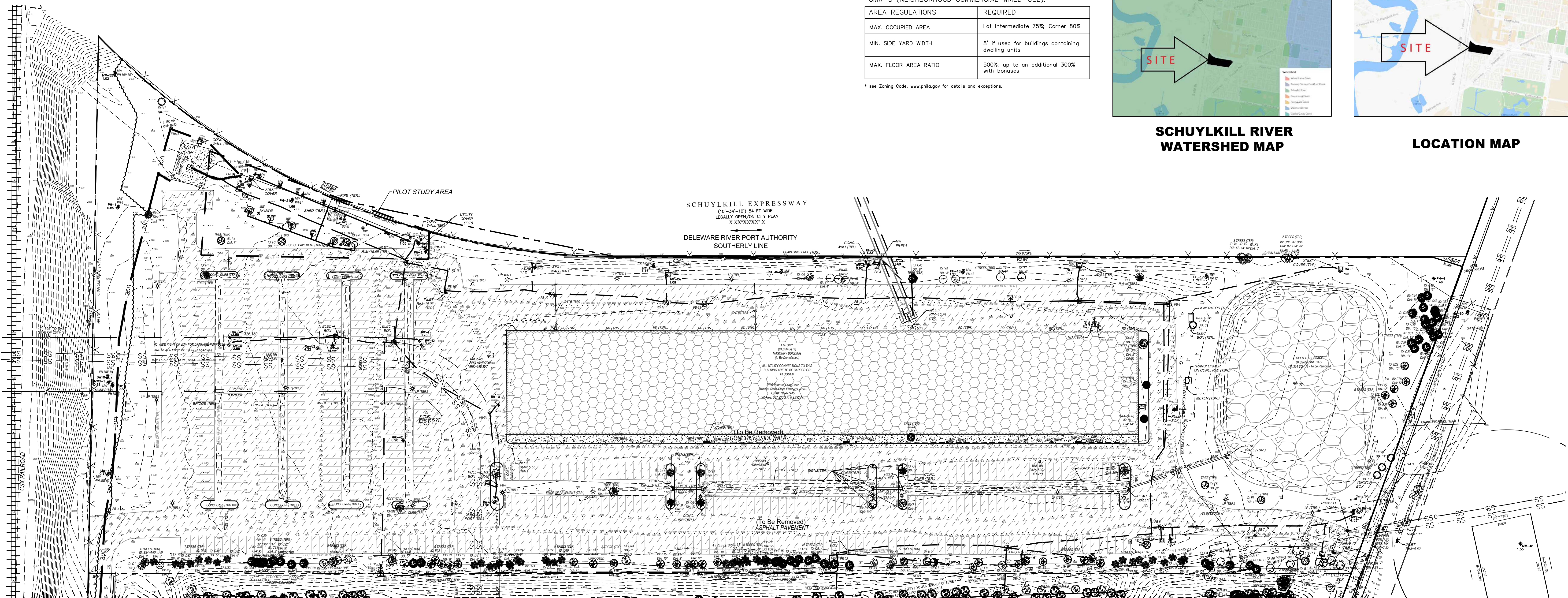


TABLE NO.1

TREE IDENTIFICATION LIST					
ID	COMMON NAME	SCIENTIFIC NAME	FAMILY	HERITAGE TREE (24" DBH)	TOTAL (187)
A	WHITE SPRUCE	PICEA GLAUCA	PINACEAE	NO	8
B	WHITE MULBERRY	MORUS ALBA	MORACEAE	NO	2
C	NORWAY SPRUCE	PICEA ABIES	PINACEAE	NO	46
D	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	CUPRESSACEAE	NO	39
E	WHITE PINE	PINUS STROBUS	PINACEAE	YES(X)	29
F	LONDON PLANE TREE	PLATANUS X ACERIFOLIA	PLATANACEAE	YES (X)	6
G	COLORADO BLUE SPRUCE	PICEA PUNGENS	PINACEAE	NO	1
H	BLACK CHERRY	PRUNUS SEROTINA	ROSACEAE	YES (X)	1
I	KOUASA DOGWOOD	CORNUS KOUASA	CORNACEAE	NO	1
J	FREEMAN MAPLE	ACER X FREEMANII	SAPINDACEAE	NO	1
K	GLOSSY BUCKTHORN	FRANGULA ALNUS	RHAMNACEAE	NO	3
L	HONEY LOCUST	GLEDITSIA TRACANTHOS	FABACEAE	YES (X)	6
M	GREEN ASH	FRAXINUS PENNSYLVANICA	OLEACEAE	YES (X)	5
N	BLACK WALNUT	JUGLANS NIGRA	JUGLANDACEAE	YES (X)	2

TREE IDENTIFICATION LIST					
ID	COMMON NAME	SCIENTIFIC NAME	FAMILY	HERITAGE TREE (24" DBH)	TOTAL (187)
O	RED MAPLE	ACER RUBRUM	SAPINDACEAE	YES (X)	2
P	YELLOW WOOD	CLADRASTIS KENTUCKEA	FABACEAE	NO	1
Q	BLACKGUM	NYSSA SYLVATICA	NYSSACEAE	NO	3
R	SAWTOOTH OAK	QUERCUS ACUTISSIMA	FAGACEAE	NO	1
S	PIN OAK	QUERCUS PALUSTRIS	FAGACEAE	NO	1
T	CHINESE JUNIPER	JUNIPERUS CHINENSIS	CUPRESSACEAE	NO	1
U	SWEET BAY MAGNOLIA	MAGNOLIA VIRGINIANA	MAGNOLIACEAE	NO	2
V	BLACK WILLOW	SALIX NIGRA	SALICACEAE	YES(X)	5
W	QUAKING ASPEN	POPULUS TREMULOIDES	SALICACEAE	NO	1
X	AMERICAN BASSWOOD	TILIA AMERICANA	MALVACEAE	YES(X)	3
Y	TREE OF HEAVEN	AILANTHUS ALTISSIMA	SIMAROUACEAE	NO	7
UNK	UNKNOWN	UNIDENTIFIABLE	UNK	NO	10

TABLE NO.2

TREE IDENTIFICATION AND SIZING				
ID	DIA. (IN)	PRESERVE OR REMOVE	HERITAGE TREE (24" DBH)	TOTAL DBH (DEAD DBH)
A1-A8	4"-12"	REMOVE	NO	68 (0)
B1-2	10"-13"	REMOVE	NO	23 (0)
C1-46	3"-17"	REMOVE	NO	262 (54)
D1-39	5"-11"	REMOVE	NO	265 (8)
E1-29	5"-13"	REMOVE	YES (NO)	205 (56)
F1-6	7"-14"	REMOVE	YES (NO)	64 (0)
G1	0'-8"	REMOVE	NO	8 (0)
H1	0'-5"	REMOVE	YES (NO)	5 (0)
I1	0'-5"	REMOVE	NO	0 (S)
J1	0'-8"	REMOVE	NO	8 (0)
K1-3	4"-10"	REMOVE	NO	20 (0)
L1-6	4"-15"	REMOVE	YES (NO)	51 (0)
M1-5	0'-10"	REMOVE	YES (NO)	50 (0)
N1-2	7'-8"	REMOVE	YES (NO)	15 (0)
O1-2	4'-6"	REMOVE	YES (NO)	10 (0)
P1	0'-4"	REMOVE	NO	4 (0)
Q1-3	4'-5"	REMOVE	NO	14 (0)
R1	0'-10"	REMOVE	NO	10 (0)
S1	0'-5"	REMOVE	NO	5 (0)
T1	0'-4"	REMOVE	NO	4 (0)
U1-2	10'-14"	REMOVE	NO	24 (0)
V1-5	3'-13"	REMOVE	YES (NO)	49 (0)
W1	14'	REMOVE	NO	14 (0)
X1-3	5'-10"	REMOVE	YES (NO)	21 (0)
Y1-7	3'-6"	REMOVE	NO	35 (0)
UNK (10)	3'-25"	REMOVE	UNK	34 (62)
TOTAL 187				1288 (185)

PLEASE SEE LANDSCAPE PLAN FOR PLANTING SCHEDULE
AND BREAKDOWN OF ALL REQUIRED TREES IN RELATION TO
PROPOSED PROJECT.

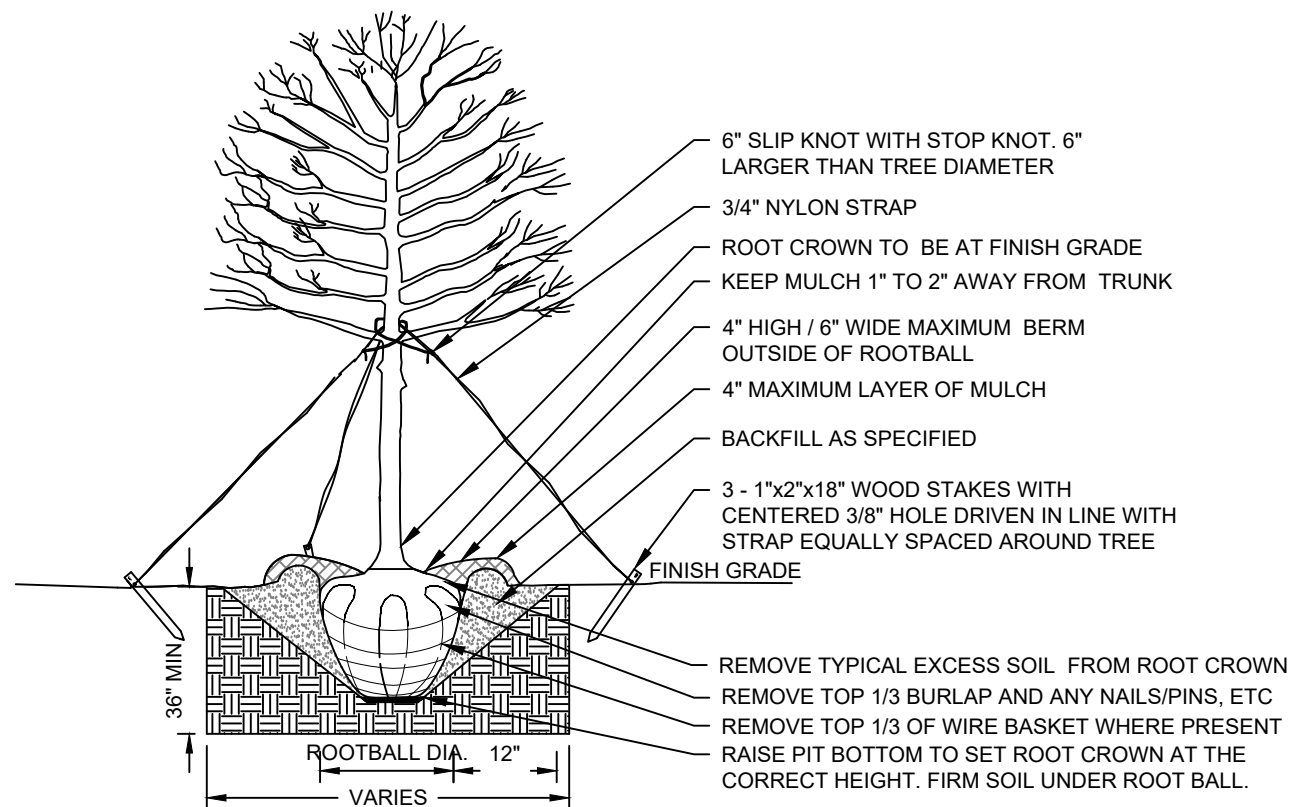
PROJECT IS REMOVING 1,268" OF DBH ON THE SITE

PROPOSED TREES = 267 TREES

AVG DBH OF PROPOSED TREE = 3" PER TREE

PROPOSED DBH BEING REPLACED = 801" DBH

REMAINING DBH TO BE PAID FEE IN LIEU = 467" DBH



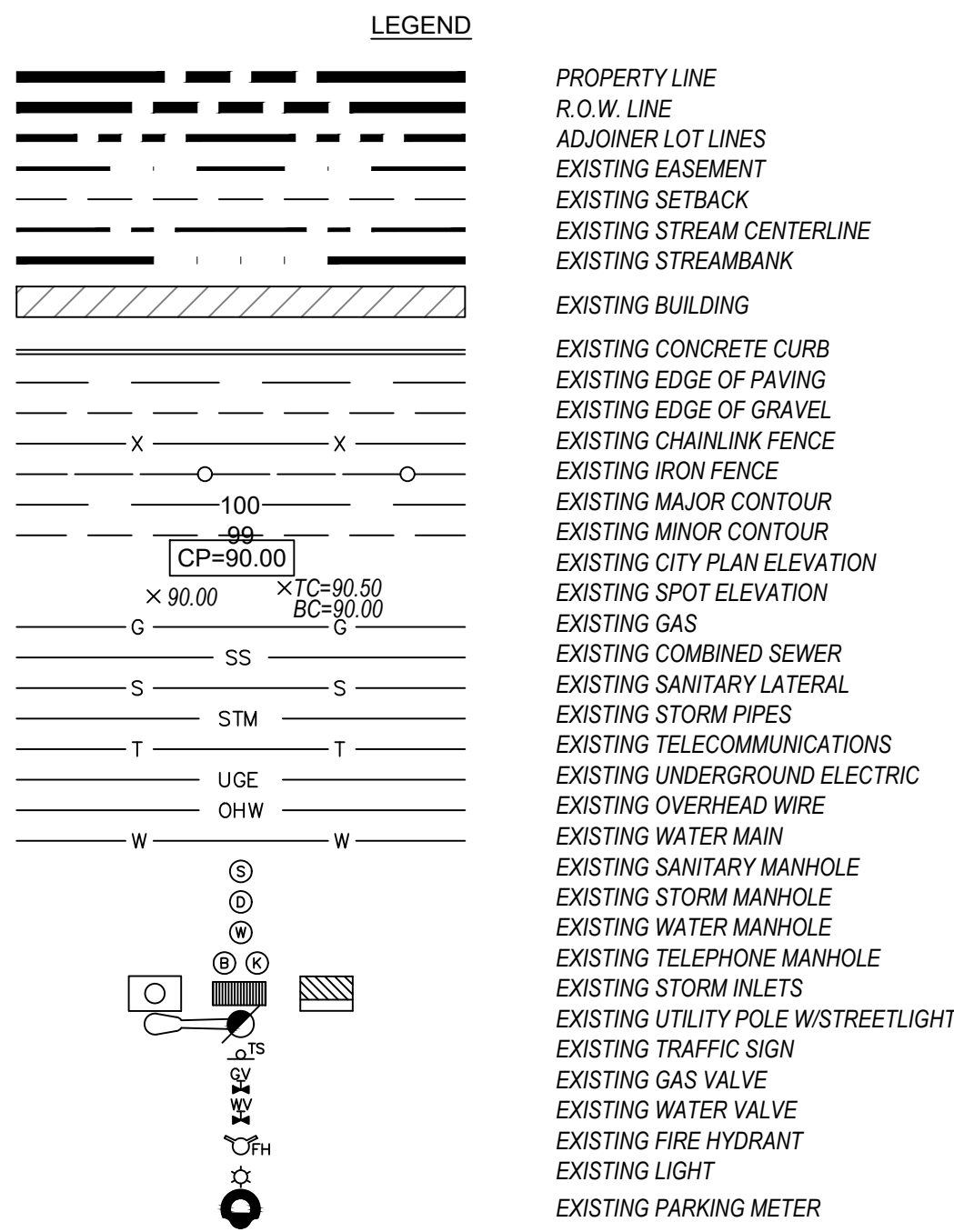
ALL TREES SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004)

FOR EXAMPLE: CALIPER HEIGHT (RANGE) MAX. HEIGHT MIN. ROOT BALL DIA. MIN. ROOT BALL DEPTH

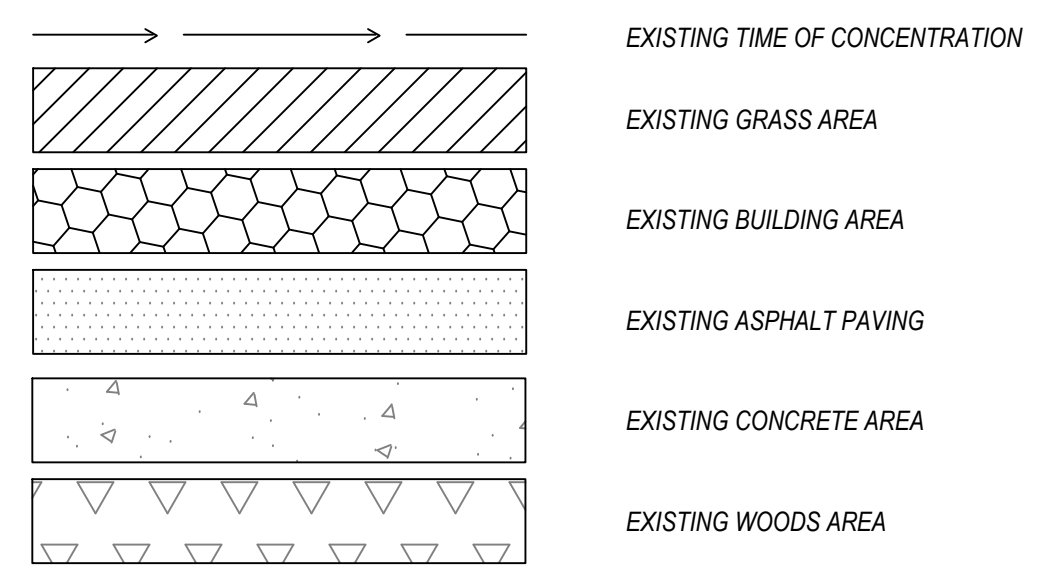
- NOTES:
1. REMOVE WIRE AND NYLON TWINE FROM BALL AND CANOPY.
 2. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
 3. STAKING IS REQUIRED FOR ALL TREES IN R.O.W. OR UPON REQUEST OF ARBORIST.
 4. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF IN A LEGAL MANNER.
 5. RESEED UNMULCHED, DISTURBED AREAS.

TREE PLANTING DETAIL

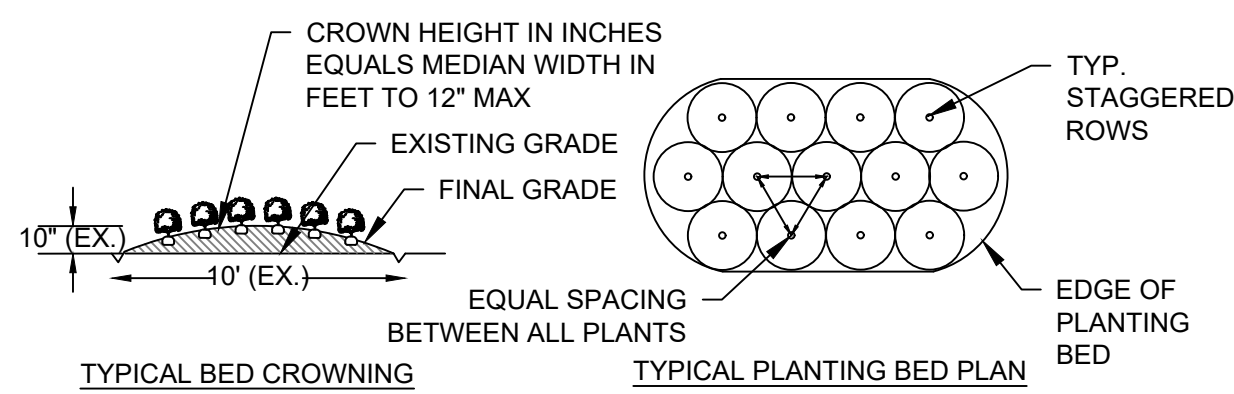
SCALE: NOT TO SCALE



ERSA LEGEND



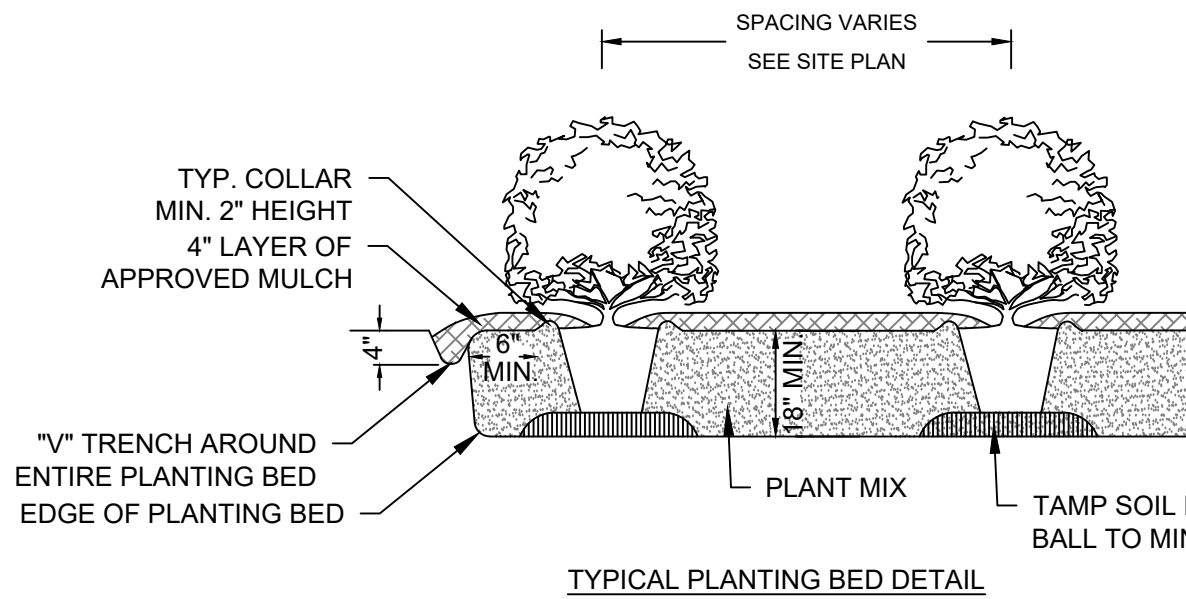
- NOTES:
1. ALL (187) TREES, SIZED 2.5" OR GREATER IN DIAMETER, LOCATED WITHIN THE PROJECT MEETS AND BOUNDS ARE REFERENCED WITHIN THE TABLE NO. 1 "TREE IDENTIFICATION LIST" AND IDENTIFIED ON THE PLAN.
 2. ALL EXISTING TREES LOCATED WITHIN THE L.O.D ARE PROPOSED TO BE REMOVED DURING CONSTRUCTION / DEVELOPMENT UNLESS NOTED OTHERWISE.
 3. DURING THE TREE REMOVAL PROCESS, EXCESS SOIL FROM THE SITE SHALL BE DISPOSED OF IN A LEGAL MANNER.
 4. IN TOTAL, 1268" OF DBH IS TO BE REMOVED FROM THE SITE. THEREFORE, THE EQUIVALENT CALIPER INCHES SHALL BE REPLACED ON SITE OR AN ABUTTING LOT OR A WAIVER WILL BE FILED TO APPLY FOR EXEMPTION OR AN IN-LIEU FEE SHALL BE PAID TO PHILADELPHIA PARKS AND RECREATION PRIOR TO BUILDING PERMIT. (OR ANY COMBINATION OF THAT MENTIONED)
 5. SINCE TOTAL DBH REMOVAL EXCEEDS 24", MAILED NOTICE WILL BE SENT TO 2ND COUNCIL DISTRICT MEMBER KENYATTA JOHNSON AT KENYATTA.JOHNSON@PHILA.GOV AND THE DIRECTOR OF THE OFFICE OF SUSTAINABILITY, ELIZABETH LANKENAU AT ELIZABETH.LANKENAU@PHILA.GOV
 6. ALL TREES LOCATED WITHIN THE RIGHT OF WAY SHALL BE REMOVED AND REPLACED IN ACCORDANCE WITH 14-705.2(c)(2) STREET TREE STANDARDS. THE DEPARTMENT OF PARKS AND RECREATION SHALL DICTATE THE REQUIRED STREET TREES FOR THIS PROJECT.



- NOTES:
1. SCARIFY ROOT MASS OF CONTAINERIZED PLANT MATERIAL.
 2. INSTALL CONTAINERIZED PLANTS AT FINISHED GRADE.
 3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.
 4. OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
 5. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.

SHRUB PLANTING DETAIL

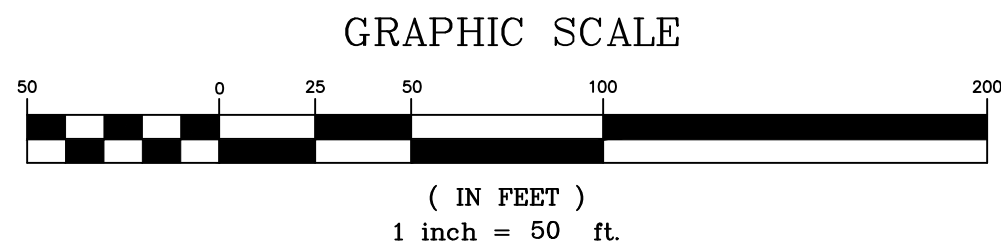
SCALE: NOT TO SCALE



TYPICAL PLANTING BED DETAIL

STREETS DEPT. ROW UNIT (ZONING) LOG # SR-2026-035304
PWD TRACKING NO. FY27-PENR-0018-01

CURRENT REGISTERED OWNER AND ADDRESS:
Mr. Justin Veasey
TC 3100 PENROSE FERRY RD
2402 COLLI DRIVE,
Philadelphia, PA 19145
Ph: 617-939-4655
Email: justin@trovecap.co



- NOTES:
1. Boundary Right-of-Way dimensions are presented in the City of Philadelphia District Standard of measurement (DS). Other dimensions/distances as per US Standard.
 2. Philadelphia District Standard measurement (DS) is to be used in the City of Philadelphia for Title and Conveyance purposes.
 3. Reference information obtained: City of Philadelphia, City Plan. Plan was made without the availability of a title report and is subject to any facts that may be disclosed by a full and accurate title search.
 4. A conversion from inches to the equivalent foot-decimal expression is for clarity and greater precision.
 5. The preparation of this plan by Ambric Technology Corporation does not imply or constitute the approval of city agencies.
 6. Plan prepared in accordance with the instructions of Justin Veasey of TC 3100 Penrose Ferry Road, LLC.
 7. Unresolved boundary disputes shall be referred to the City District Surveyor and Regulator.
 8. A zoning permit is required for any proposed changes to lot lines including consolidation of existing parcels.
 9. The use of this plan for purposes other than as designated herein, would be at the sole risk of the user.
 10. Attention is called to the zoning requirements in the City of Philadelphia Code as amended.
 11. Benchmark elevation on city datum, top of fire hydrant elevations are shown.
 12. Ambric Technology Corporation hereby reserves its common law copyrights and all property rights in these drawings, ideas and designs. The information on these sheets are not to be modified or copied in any manner. The information on these sheets are not to be assigned to any third party, without the expressed written consent of Ambric Technology Corporation.

AMBRIC TECHNOLOGY CORPORATION
Consulting Engineers and Surveyors
100 Pine Street
Colwyn, PA 19023
(phone) 215-928-8930/484-257-0010
(fax) 215-928-8980/484-257-0016

3100 PENROSE FERRY ROAD
Philadelphia, PA 19145
(26th Ward)

Mr. Justin Veasey
TC 3100 PENROSE FERRY RD
2402 COLLI DRIVE,
Philadelphia, PA 19145
Ph: 617-939-4655
Email: justin@trovecap.co

PROJECT:

PLAN MADE FOR:

REV	DATE	REVISION
1	9/2/2026	REV PER 7/31/2026 PWD LTTR.
2	9/2/2026	REV PER 8/7/2026 PWD LTTR.
3		
4		
5		
6		
7		
8		
9		

DESIGNED SCB	
DRAWN SCB	
CHECKED MAF	
APPROVED MAF	
SHEET TITLE: EXISTING VEGETATION AND TREE PRESERVATION PLAN	
SCALE: 1" = 50'	SHEET NO. 1
PROJ. No.: 14230-ENG-26	
DATE: 07/29/2026	

