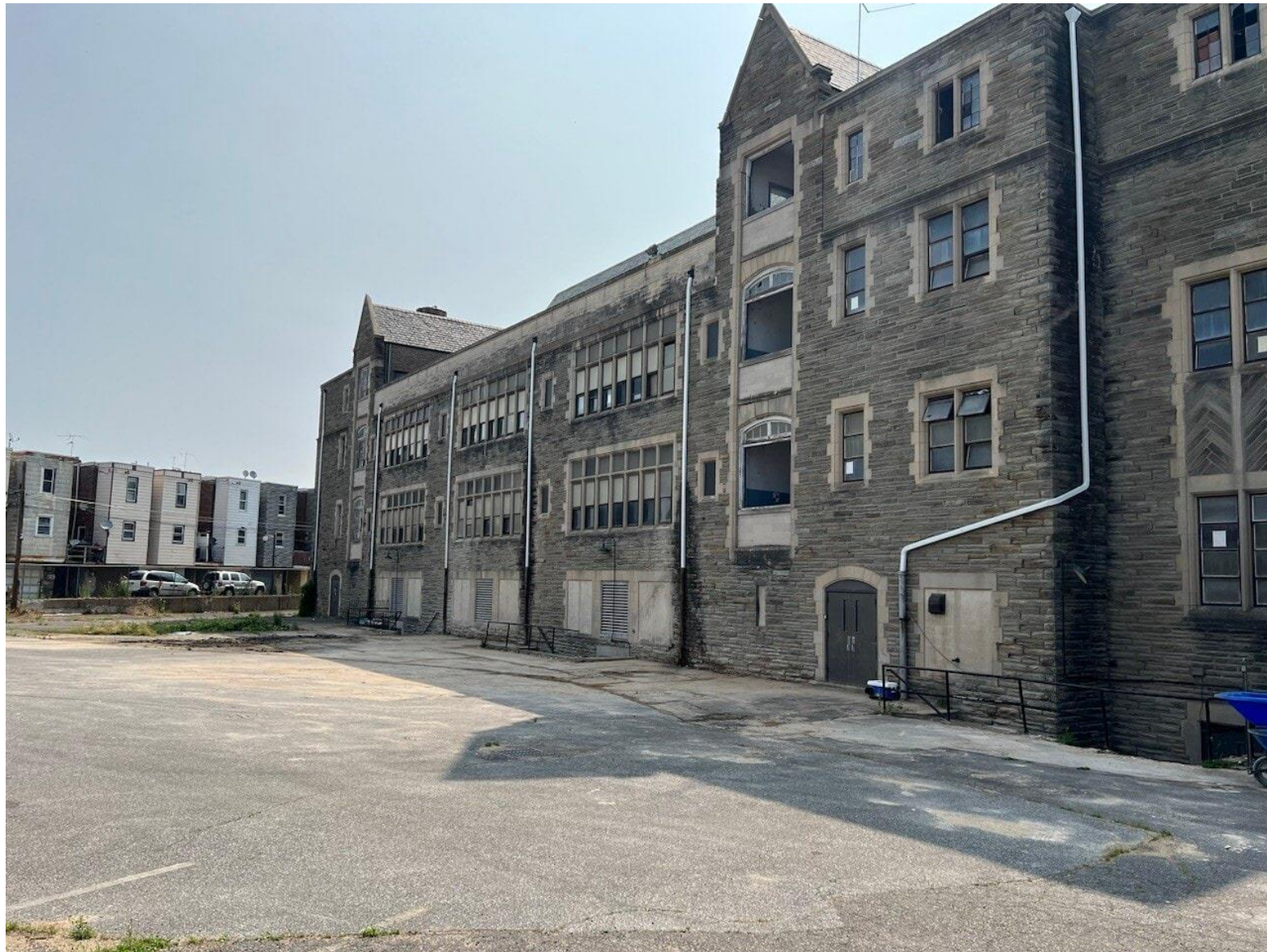


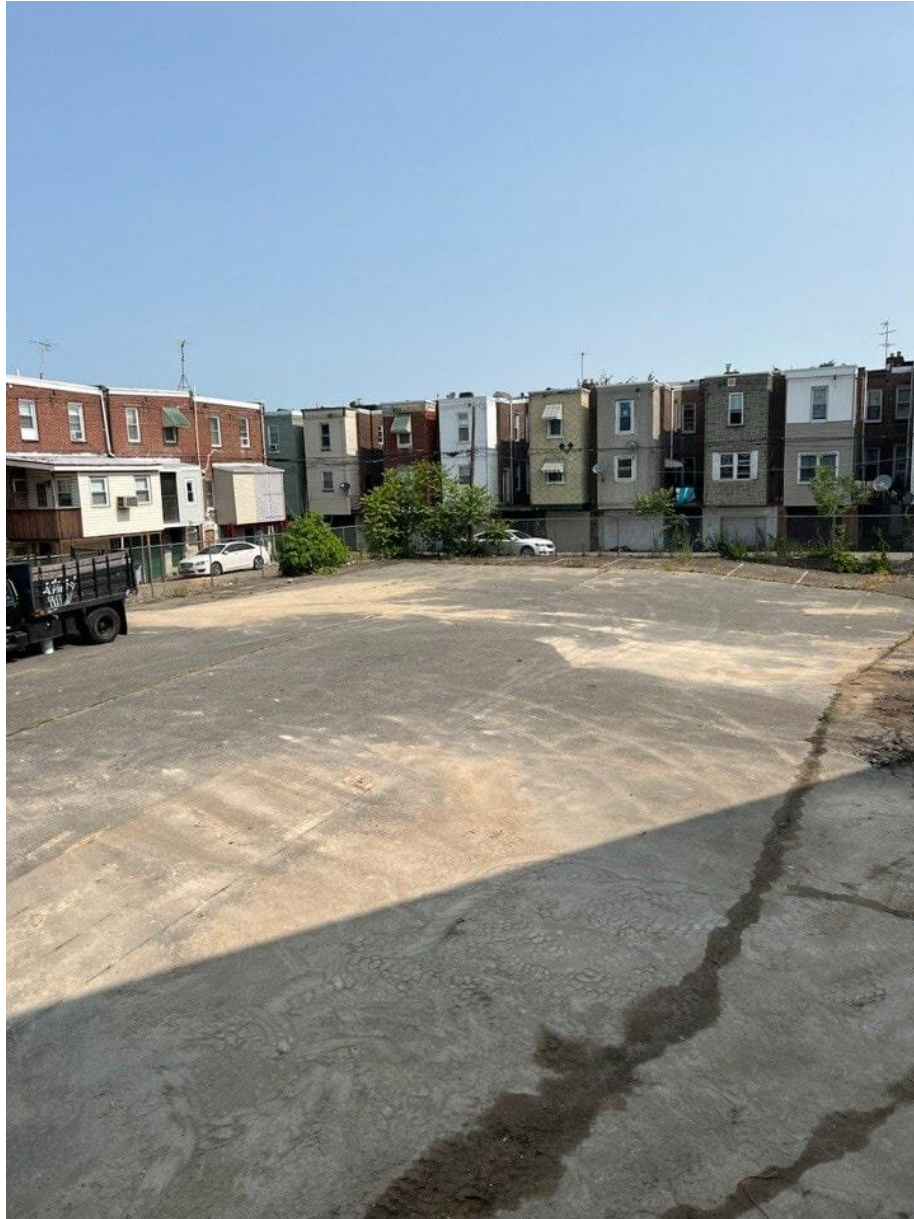
Printed 01/16/2024



VIEW FROM CHESTER AVE



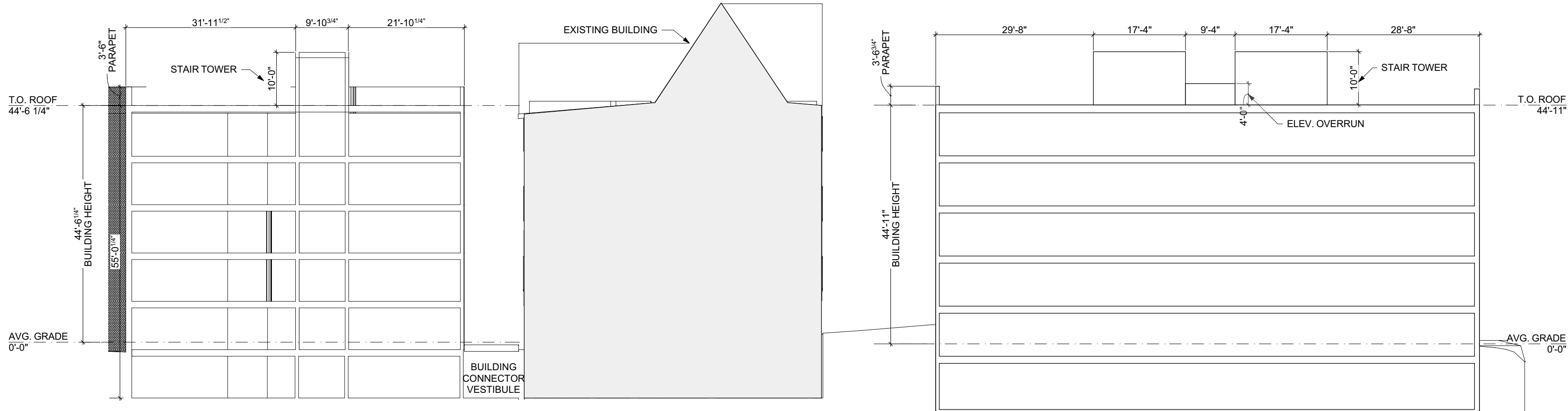
VIEW OF EXISTING BUILDING FROM REAR LOT



VIEW OF REAR LOT FROM EXISTING BUILDING

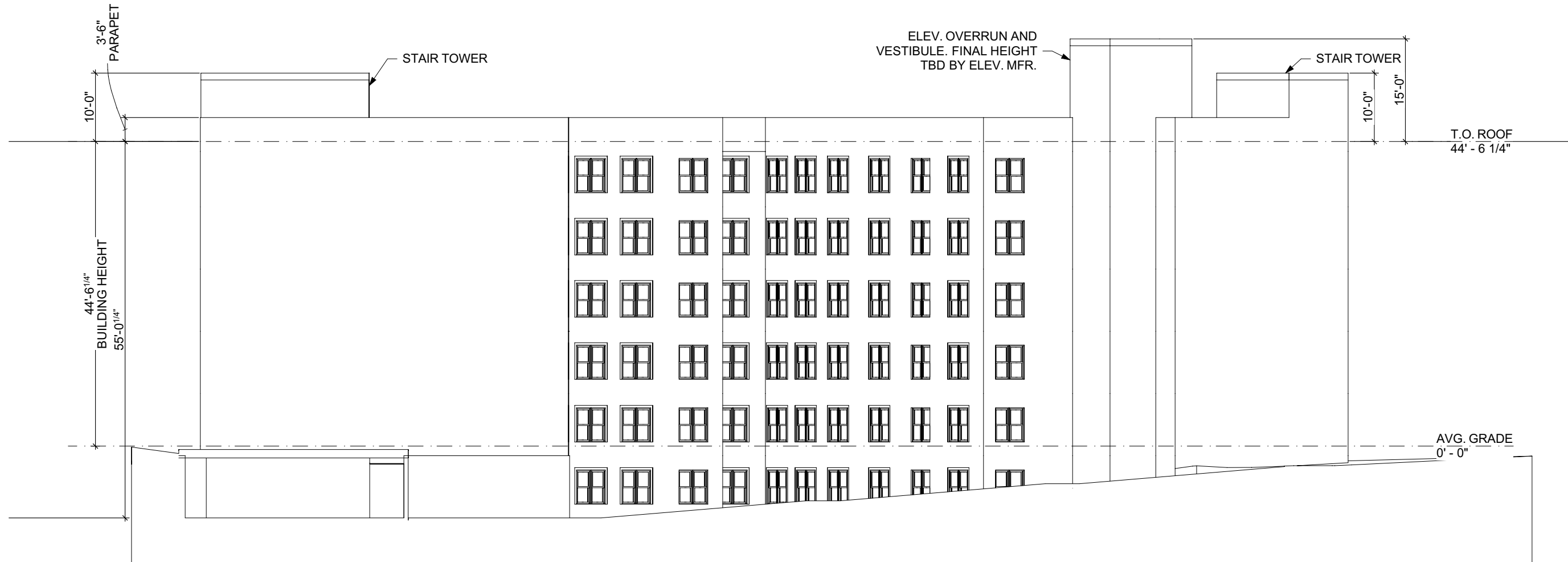
1 SITE SECTION

SCALE: 1/16" = 1'-0"



2 COURTYARD SECTION

SCALE: 1/16" = 1'-0"



Versions		
No.	Date	Description
1	5/31/24	ISSUED FOR ZONING

Reviewed and Approved as per Subdivision Plan Requirements Adopted by the Board of Surveyors
Paul N. Lonie 7th District Date 8/24/2023
Surveyor & Registrar

DESCRIPTION OF PROPOSED ACCESS & UTILITY EASEMENT (VARIABLE WIDTH)

ALL THAT CERTAIN lot or piece of ground, SITUATE in the 40th Ward of the City of Philadelphia, Commonwealth of Pennsylvania, bounded and described according to a Proposed Subdivision and Site Plan made by Paul N. Lonie, Aqua Economics, LLC, dated April 24, 2023, last revised on August 3, 2023 as follows, to wit:

BEGINNING at an interior point being the following two (2) courses from a point formed by the intersection of the northwesterly side of Chester Avenue (60' wide on City Plan, legally open) and the southerly side of S.65th Street (60' wide on City Plan, legally open);

a) THENCE from said point of intersection, extending along the said northwesterly side of Chester Avenue, S.49°27'30"W, the distance of 330.542 feet to a point on the said northwesterly side of Chester Avenue;

b) THENCE extending N.40°32'30"W, the a distance of 120.333 feet to the point and PLACE OF BEGINNING;

1. THENCE extending S.49°27'30"W, the distance of 82.479 feet to a point formed by the intersection of the northwesterly side of and the northwesterly terminus of a proposed variable width access easement which runs southeastwardly to the said northwesterly side of Chester Avenue;

2. THENCE extending along the said northwesterly side of the proposed access easement, S.40°32'30"E, the distance of 120.333 feet to a point on the said northwesterly side of Chester Avenue;

3. THENCE extending along the said northwesterly side of Chester Avenue and the head of the said proposed access easement, S.49°27'30"W, the distance of 16.000 feet to a point on the southwesterly side of the said proposed easement;

4. THENCE extending along the said southwesterly side of the proposed access easement, N.40°32'30"W, the distance of 42.729 feet to a point on the said southwesterly side of the proposed access easement;

5. THENCE extending along the said southwesterly side of the proposed access easement, S.49°27'30"W, the distance of 14.573 feet to a point on the said southwesterly side of the proposed easement;

6. THENCE extending partly along the said southwesterly side of the proposed access easement, passing the northwesterly terminus thereof and partly along the average northwesterly face of a building, N.40°32'30"W, the distance of 85.917 feet to a point;

7. THENCE extending through a building, N.49°27'30"E, the distance of 3.719 feet to a point;

8. THENCE extending partly through a building wall, N.40°32'30"W, the distance of 125.385 feet to a point on the easterly side of a certain 15' wide driveway which runs southwardly to S.67th Street and northwardly, connecting on the northerly end thereof with a second certain 15' wide driveway which runs westerly to Belmont Street and northwardly to the said northwesterly side of Chester Avenue;

9. THENCE extending along the said easterly side of the certain 15' wide driveway, N.16°02'06"E, the distance of 137.208 to a point on the southerly side of said second certain 15' wide driveway;

10. THENCE extending along the said southerly side of the second certain 15' wide driveway, S73°57'54"E, the distance of 235.667 feet to a point on the said southerly side of the second certain 15' wide driveway;

11. THENCE extending S.49°27'30"W, the distance of 47.552 feet to a point;

12. THENCE extending S.40°32'30"E, the distance of 12.583 feet to a point;

13. THENCE extending S.49°27'30"W, the a distance of 87.437 feet to a the first mentioned point and PLACE OF BEGINNING.

BEING KNOWN as PROPOSED PARCEL 'A' on said plan.
CONTAINING in area 36,525.4 square feet or 0.83851 acres.

Paul N. Lonie, PLS
Pa License SU-024461-E
April 24, 2023
Last revised: August 3, 2023

1391 Walton Road, Blue Bell, PA 19422 (267) 885-9875 www.aquaeconomics.com

Reviewed and Approved as per Subdivision Plan Requirements Adopted by the Board of Surveyors
Paul N. Lonie 7th District Date 8/24/2023
Surveyor & Registrar

DESCRIPTION OF PROPOSED PARCEL 'A'

ALL THAT CERTAIN lot or piece of ground, SITUATE in the 40th Ward of the City of Philadelphia, Commonwealth of Pennsylvania, bounded and described according to a Proposed Subdivision and Site Plan made by Paul N. Lonie, Aqua Economics, LLC, dated April 24, 2023, last revised on August 3, 2023 as follows, to wit:

BEGINNING at an interior point being the following two (2) courses from a point formed by the intersection of the northwesterly side of Chester Avenue (60' wide on City Plan, legally open) and the southerly side of S.65th Street (60' wide on City Plan, legally open);

a) THENCE from said point of intersection, extending along the said northwesterly side of Chester Avenue, S.49°27'30"W, the distance of 330.542 feet to a point on the said northwesterly side of Chester Avenue;

b) THENCE extending N.40°32'30"W, the a distance of 120.333 feet to the point and PLACE OF BEGINNING;

1. THENCE extending S.49°27'30"W, the distance of 82.479 feet to a point formed by the intersection of the northwesterly side of and the northwesterly terminus of a proposed variable width access easement which runs southeastwardly to the said northwesterly side of Chester Avenue;

2. THENCE extending along the said northwesterly side of the proposed access easement, S.40°32'30"E, the distance of 120.333 feet to a point on the said northwesterly side of Chester Avenue;

3. THENCE extending along the said northwesterly side of Chester Avenue and the head of the said proposed access easement, S.49°27'30"W, the distance of 16.000 feet to a point on the southwesterly side of the said proposed easement;

4. THENCE extending along the said southwesterly side of the proposed access easement, N.40°32'30"W, the distance of 42.729 feet to a point on the said southwesterly side of the proposed access easement;

5. THENCE extending along the said southwesterly side of the proposed access easement, S.49°27'30"W, the distance of 14.573 feet to a point on the said southwesterly side of the proposed easement;

6. THENCE extending partly along the said southwesterly side of the proposed access easement, passing the northwesterly terminus thereof and partly along the average northwesterly face of a building, N.40°32'30"W, the distance of 85.917 feet to a point;

7. THENCE extending through a building, N.49°27'30"E, the distance of 3.719 feet to a point;

8. THENCE extending partly through a building wall, N.40°32'30"W, the distance of 125.385 feet to a point on the easterly side of a certain 15' wide driveway which runs southwardly to S.67th Street and northwardly, connecting on the northerly end thereof with a second certain 15' wide driveway which runs westerly to Belmont Street and northwardly to the said northwesterly side of Chester Avenue;

9. THENCE extending along the said easterly side of the certain 15' wide driveway, N.16°02'06"E, the distance of 137.208 to a point on the southerly side of said second certain 15' wide driveway;

10. THENCE extending along the said southerly side of the second certain 15' wide driveway, S73°57'54"E, the distance of 235.667 feet to a point on the said southerly side of the second certain 15' wide driveway;

11. THENCE extending S.49°27'30"W, the distance of 47.552 feet to a point;

12. THENCE extending S.40°32'30"E, the distance of 12.583 feet to a point;

13. THENCE extending S.49°27'30"W, the a distance of 87.437 feet to a the first mentioned point and PLACE OF BEGINNING.

BEING KNOWN as PROPOSED PARCEL 'A' on said plan.
CONTAINING in area 36,525.4 square feet or 0.83851 acres.

Paul N. Lonie, PLS
Pa License SU-024461-E
April 24, 2023
Last revised: August 3, 2023

1391 Walton Road, Blue Bell, PA 19422 (267) 885-9875 www.aquaeconomics.com

Reviewed and Approved as per Subdivision Plan Requirements Adopted by the Board of Surveyors
Paul N. Lonie 7th District Date 8/24/2023
Surveyor & Registrar

DESCRIPTION OF PROPOSED PARCEL 'B'

ALL THAT CERTAIN lot or piece of ground, SITUATE in the 40th Ward of the City of Philadelphia, Commonwealth of Pennsylvania, bounded and described according to a Proposed Subdivision and Site Plan made by Paul N. Lonie, Aqua Economics, LLC, dated April 24, 2023, last revised on August 3, 2023 as follows, to wit:

BEGINNING at a point on the northwesterly side of Chester Avenue (80' wide on City Plan, legally open), said point being located S.49°27'30"W, the distance of 330.542 feet from the southerly side of S.65th Street (60' wide on City Plan, legally open);

1. THENCE extending along the said northwesterly side of Chester Avenue, S.49°27'30"W, the distance of 82.479 feet to a point on the said northwesterly side of Chester Avenue and on the said northwesterly side of the proposed access and utility easement which runs northwestwardly to a terminus;

2. THENCE extending along the said northwesterly side of the proposed access and utility easement, N.40°32'30"W, the distance of 120.000 feet to a point formed by the intersection of the said northwesterly side of the proposed access and utility easement and the northwesterly terminus thereof;

3. THENCE extending N.49°27'30"E, the distance of 82.479 feet to a point;

4. THENCE extending S.40°32'30"E, the a distance of 120.333 feet to a point on the said northwesterly side of Chester Avenue, being the first mentioned point and PLACE OF BEGINNING.

BEING KNOWN as PROPOSED PARCEL 'B' on said plan.
CONTAINING in area 9,925.0 square feet or 0.22785 acres.

Paul N. Lonie, PLS
Pa License SU-024461-E
April 24, 2023
Last revised: August 3, 2023

1391 Walton Road, Blue Bell, PA 19422 (267) 885-9875 www.aquaeconomics.com

Signature & Seal

THESE DRAWINGS ARE PRELIMINARY AND NOT OFFICIAL UNTIL SIGNED AND SEALED. CONTRACTOR SHALL VERIFY CONDITIONS AND SITE CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY UNEXPECTED DISCREPANCIES.

Professional License No.

Project Title

CHESTER AVENUE
MULTI-FAMILY

6635 Chester Ave
Philadelphia, PA 19142

Sheet Title

ZONING SECTION

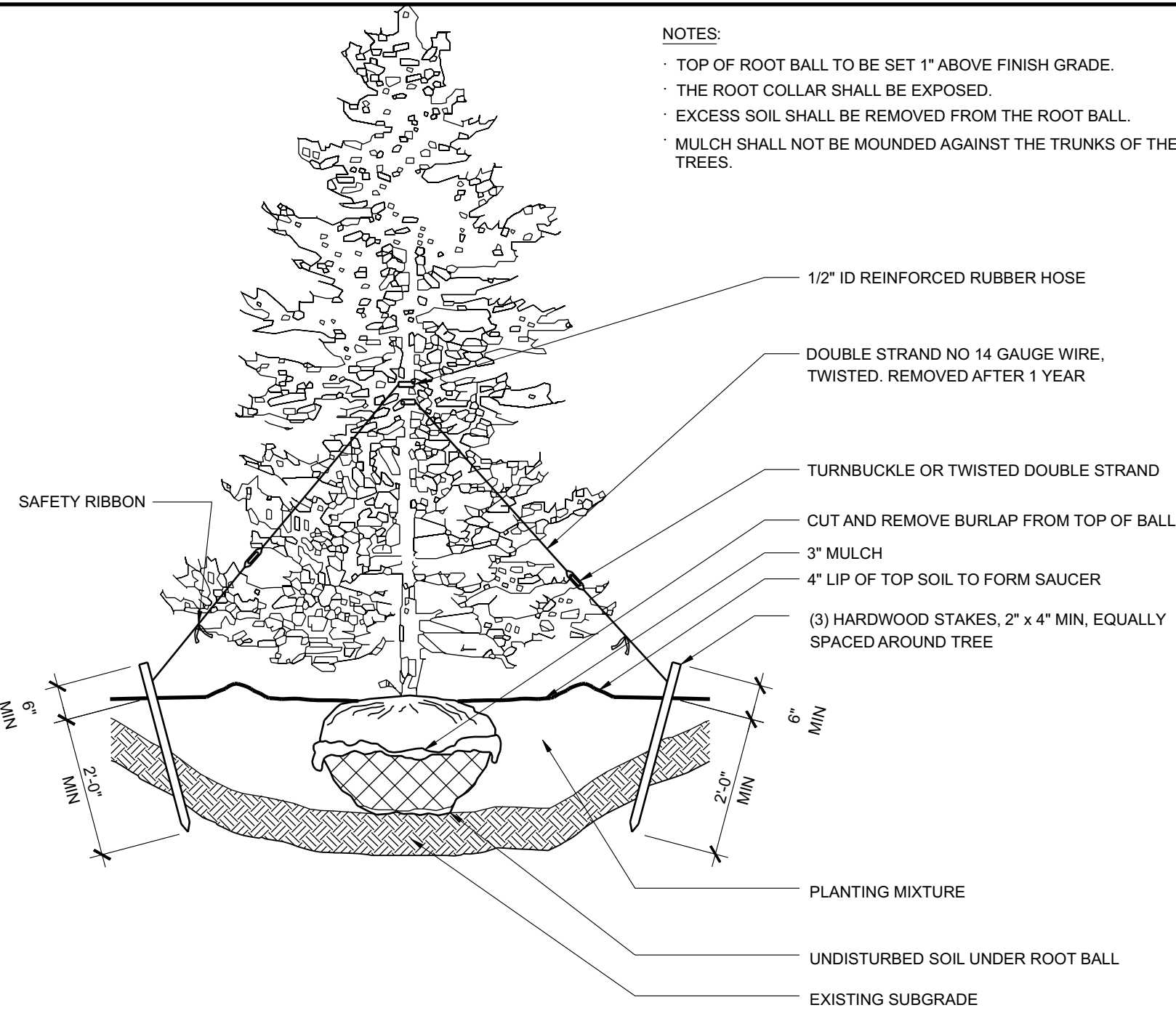
- ☐ For Review
☐ Permit Review
☐ Not For Construction
☐ For Construction
☐
☐

Date 2023 Project Number
Scale as noted Project No.

Drawn By CTM Sheet No.

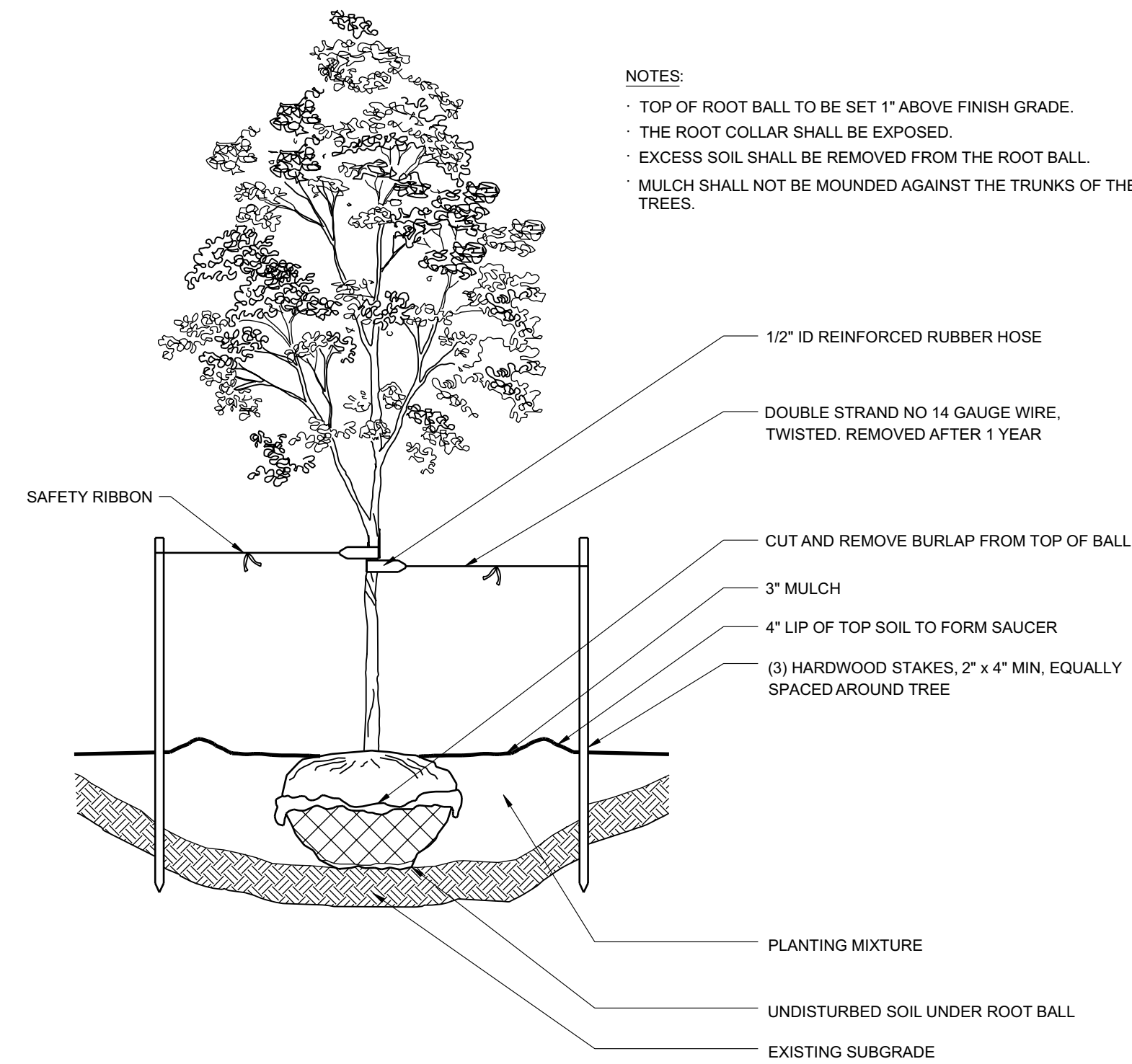
Checked By CTM

Z-102



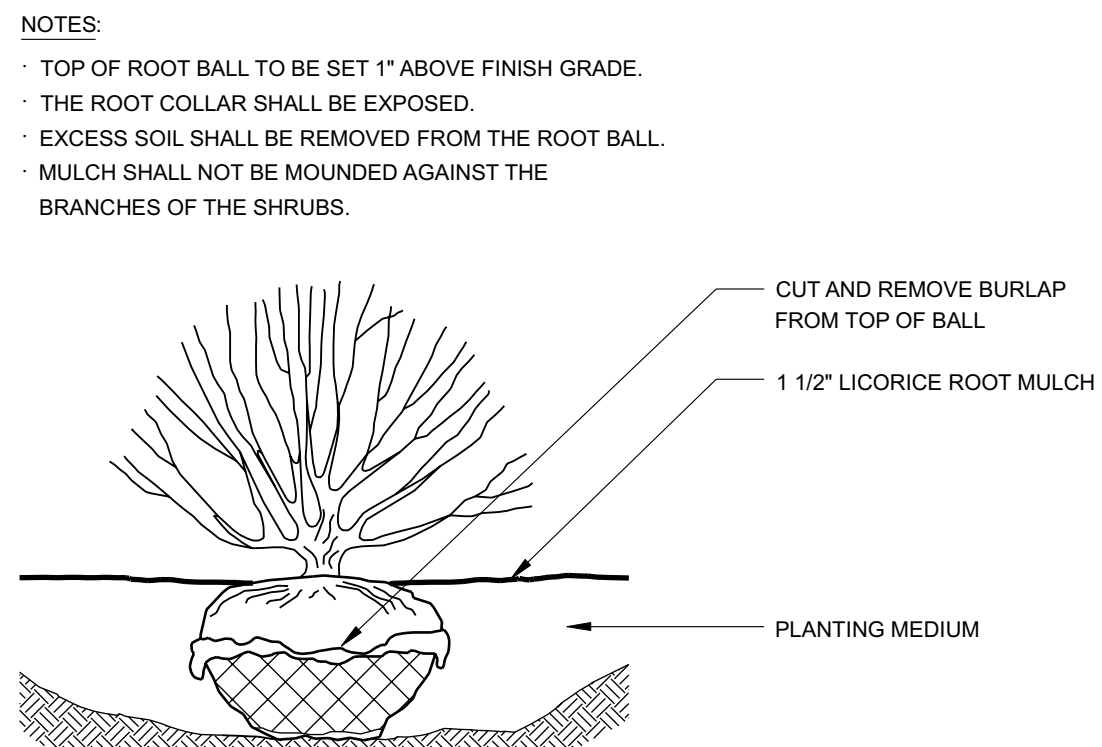
4 EVERGREEN TREE PLANTING DETAIL

SCALE: 1" = 1'-0"



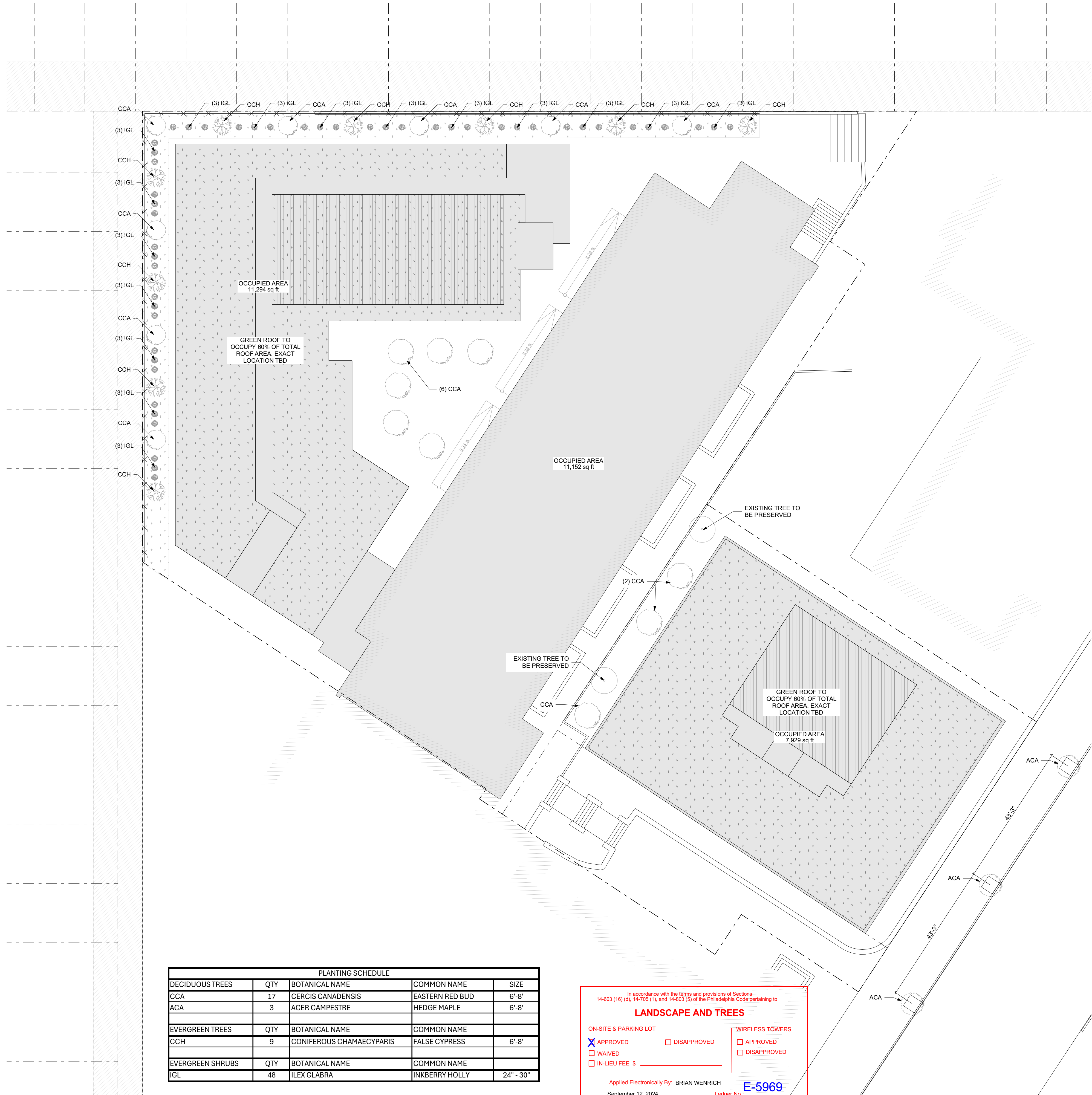
3 DECIDUOUS TREE PLANTING DETAIL

SCALE: 1" = 1'-0"



2 SHRUB PLANTING DETAIL

SCALE: 1" = 1'-0"



PLANTING SCHEDULE				
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
CCA	17	CERCIS CANADENSIS	EASTERN RED BUD	6'-8'
ACA	3	ACER CAMPESTRE	HEDGE MAPLE	6'-8'
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
CCH	9	CONIFEROUS CHAMAECYPARIS	FALSE CYPRESS	6'-8'
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
IGL	48	ILEX GLABRA	INKBERRY HOLLY	24" - 30"

In accordance with the terms and provisions of Sections 14-603 (16) (d), 14-705 (1), and 14-803 (5) of the Philadelphia Code pertaining to

LANDSCAPE AND TREES

ON-SITE & PARKING LOT

☒ APPROVED ☐ DISAPPROVED

☐ WAIVED ☐ DISAPPROVED

☐ IN-LIEU FEE \$ _____

WIRELESS TOWERS

☐ APPROVED ☐ DISAPPROVED

Applied Electronically By: BRIAN WENRICH September 12, 2024

Ledger No. **E-5969**

Philadelphia City Planning Commission

1 LANDSCAPING PLAN

SCALE: 1/16" = 1'-0"

Versions		
No.	Date	Description
1	5/31/24	ISSUED FOR ZONING

Signature & Seal

THESE DRAWINGS ARE PRELIMINARY AND NOT OFFICIAL UNTIL SIGNED AND SEALED. CONTRACTOR SHALL VERIFY CONDITIONS AND SITE CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY PRELIMINARY DISCREPANCIES.

Professional License No.

Project Title

CHESTER AVENUE MULTI-FAMILY

6635 Chester Ave
Philadelphia, PA 19142

Sheet Title

LANDSCAPING PLAN

☐ For Review

☐ Permit Review

☐ Not For Construction

☐ For Construction

☐

☐

Date: 2023 Project Number: Project No.

Scale: as noted Sheet No.

Drawn By: CTM

Checked By: CTM

Z-103