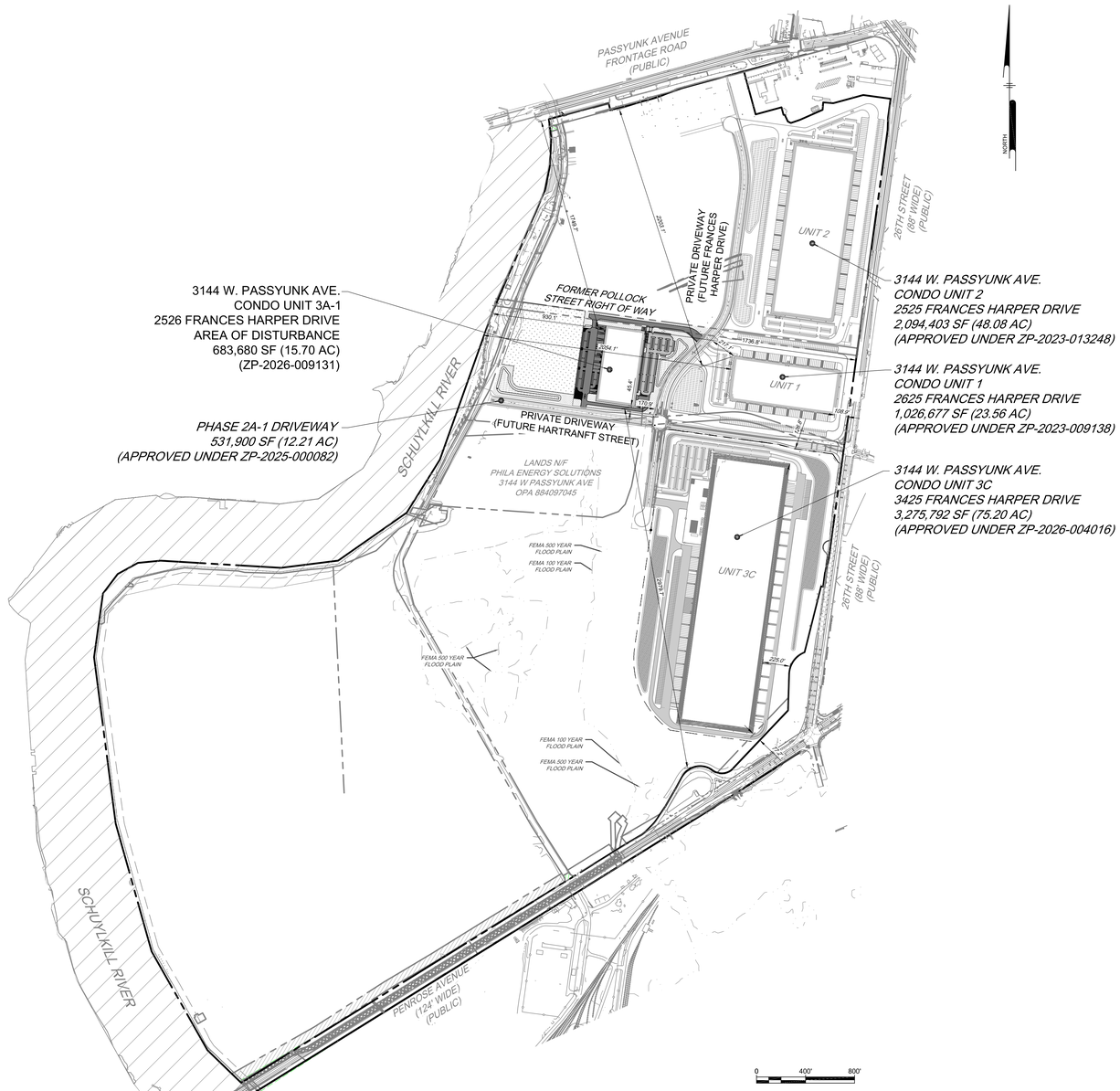
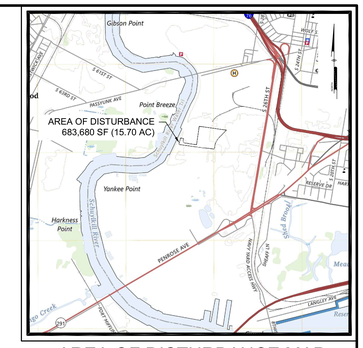




AREA OF DISTURBANCE MAP

Scale: 1" = 2000'

OVERALL CAMPUS ZONING REQUIREMENTS

COUNTY OF PHILADELPHIA, CITY OF PHILADELPHIA ZONING ORDINANCE, ZONED "HEAVY INDUSTRIAL" DISTRICT (I-3) /AHC AIRPORT HAZARD CONTROL OVERLAY DISTRICT					
TOTAL PARCEL AREA = 27,951,890 SF DS* (28,099,723 SF US); 641.84 ACRES DS* (645.08 ACRES US)					
SECTION		REQUIRED/ALLOWED	EXISTING*	PROPOSED (UNIT 3A-1)	PROPOSED (TOTAL PARCEL)
TABLE 14-602	ACCESSORY USE	OFFICE AND UTILITY STORAGE AREA	OFFICE AND UTILITY STORAGE AREA	OFFICE AND UTILITY STORAGE AREA	OFFICE AND UTILITY STORAGE AREA
TABLE 14-602-3	PRIMARY USE	WAREHOUSE AND GENERAL INDUSTRIAL	WAREHOUSE AND LIMITED INDUSTRIAL	EQUIPMENT AND MATERIAL STORAGE, PERSONAL VEHICLE REPAIR AND MAINTENANCE, WAREHOUSE	EQUIPMENT AND MATERIAL STORAGE, PERSONAL VEHICLE REPAIR AND MAINTENANCE, WAREHOUSE
TABLE 14-701-4	MAX. OCCUPIED AREA (% OF LOT)	100%; 28,099,723 SF (US)	8.735%; 2,454,549 SF (US)	0.711% 200,000 SF (US)	9.446%; 2,654,549 SF (US)
	MIN. FRONT YARD DEPTH (FT) (PENROSE AVENUE)	0 FT (US)	77.2 FT (US)	2,979.7 FT (US)	77.2 FT (US)
	MIN. FRONT YARD DEPTH (FT) (FUTURE HARTRANFT STREET**)	0 FT (US)	126.8 FT (US)	45.4 FT (US)	45.4 FT (US)
	MIN. FRONT YARD DEPTH (FT) (FUTURE FRANCES HARPER DRIVE**)	0 FT (US)	217.1 FT (US)	170.9 FT (US)	170.9 FT (US)
	MIN. FRONT YARD DEPTH (FT) (SOUTH 26TH ST)	0 FT (US)	108.9 FT (US)	1,736.8 FT (US)	108.9 FT (US)
	MIN. FRONT YARD DEPTH (FT) (PASSYUNK AVENUE)	0 FT (US)	2,203.1 FT (US)	1,749.7 FT (US)	1,749.7 FT (US)
	MIN. REAR YARD DEPTH (FT)	8 FT (US), IF USED	N/A	N/A	N/A
	MAX. HEIGHT (FT)	NO LIMIT	77.6 FT (US)	71.0 FT (US)	77.6 FT (US)
	MAX. FLOOR AREA (% OF LOT)	500%; 140,498,615 SF (US)	8.735%; 2,454,549 SF (US)	0.711%; 200,000 SF (US)	9.446%; 2,654,549 SF (US)
14-704(5)(b)(.1)	WATERFRONT SETBACK	50 FT (US)	2054.1 FT (US)	930.1 FT (US)	930.1 FT (US)

(*) EXISTING INFORMATION FROM: 1. "LOT CONSOLIDATION PLAN", PREPARED BY LANGAN ENGINEERING, APPROVED 2023-05-23, 2. "ZONING PLAN - THE BELLWETHER DISTRICT - PAD 15", PREPARED BY PENNONI ASSOCIATES, DATED 2023-09-23, LAST REVISED 2023-11-02, AND APPROVED 2023-11-10 UNDER ZP-2023-009138, 3. "ZONING PLAN - THE BELLWETHER DISTRICT - PAD 16", PREPARED BY KIMLEY-HORN AND ASSOCIATES, DATED 2023-07-14, LAST REVISED 2023-12-08, AND APPROVED 2024-03-09 UNDER ZP-2023-013248, AND 4. "ZONING PLAN - THE BELLWETHER DISTRICT - INDUSTRIAL CAMPUS: PHASE 2A-1 DRIVEWAY", PREPARED BY PENNONI ASSOCIATES, DATED 2024-12-09, LAST REVISED 2025-05-12, AND APPROVED 2025-06-28 UNDER ZP-2025-000082. 5. ZONING PLAN - THE BELLWETHER DISTRICT - INDUSTRIAL CAMPUS: LOT 14" PREPARED BY PENNONI ASSOCIATES, DATED 2026-04-10, LAST REVISED 2026-04-10, AND APPROVED 2026-07-22 UNDER ZP-2026-004016

(**) IT IS THE INTENT OF THE DEVELOPER TO DEDICATE THE PROPOSED ON-SITE ROADS TO THE CITY IN THE FUTURE AS PUBLIC STREETS AND RIGHT OF WAYS. THE PROPOSED ON-SITE ROADS WERE CONSIDERED AS PUBLIC STREETS IN THE PREPARATION FOR FUTURE DEDICATION.

OVERALL PARCEL PARKING

PROJECT NAME	PROJECT AREA	SUBMISSION NAME/PHASE	TRACKING/ PERMIT NUMBER	REQUIRED PARKING SPACES	PROPOSED PARKING SPACES	ADA STANDARD PARKING SPACES	ADA VAN ACCESSIBLE PARKING SPACES	BICYCLE PARKING SPACES	LOADING SPACES
CONDO UNIT 1 (PAD 15)	23.56 AC	THE BELLWETHER DISTRICT INDUSTRIAL PAD 15	ZP-2023-009138	163	171	2	4	36	97
CONDO UNIT 2 (PAD 16)	48.08 AC	THE BELLWETHER DISTRICT INDUSTRIAL PAD 16	ZP-2023-013249	364	480	7	2	73	162
PRIVATE DRIVE	12.21 AC	THE BELLWETHER DISTRICT PHASE 2A DRIVEWAY	ZP-2025-000082	N/A	0	0	0	0	0
CONDO UNIT 3C (PAD 14)	75.20 AC	THE BELLWETHER DISTRICT INDUSTRIAL PAD 14	ZP-2026-004016	1,009	585*	15	4	12	115
CONDO UNIT 3A-1 (PAD 11)	15.70 AC	THE BELLWETHER DISTRICT INDUSTRIAL PAD 11	ZP-2026-009131	185	367	6	2	20	7
NOTE: REFER TO DETAILED SITE PLANS FOR REQUIRED ADA PARKING, BICYCLE PARKING, AND LOADING SPACE REQUIREMENTS.									
(*) - VARIANCE GRANTED FOR PARKING REQUIREMENTS UNDER ZP-2026-004016.									

GENERAL NOTES:

SITE ADDRESS:
3144 WEST PASSYUNK AVENUE
PHILADELPHIA, PA 19145

APPLICANT:
BELLWETHER DISTRICT HOLDINGS, LLC
3144 W PASSYUNK AVENUE
PHILADELPHIA, PA 19145

ENGINEER:
PENNONI ASSOCIATES INC.
1900 MARKET STREET, SUITE 300
PHILADELPHIA, PA 19103
DEREK C. MARUCA, PE

NOTES:

1. LOCATION: THE PROPERTY IS BOUNDED BY SCHUYLKILL RIVER TO THE WEST, PASSYUNK AVENUE TO THE NORTH, S. 26TH STREET ON THE EAST, AND PENROSE AVENUE TO THE SOUTH.

   OPA ACCOUNT: 88-50-000-86 (CONSOLIDATED LOT PERMIT ZP-2022-008840).

2. THE PROJECT IS LOCATED ENTIRELY WITHIN THE HEAVY INDUSTRIAL (I-3) ZONING DISTRICT.
3. THE INTENT OF THIS PLAN IS TO DEPICT THE PROPOSED CONDITION OF LOT 11 AND ITS ASSOCIATED SITE IMPROVEMENTS.
4. ACCORDING TO THE USDA NRCS CUSTOM SOIL RESOURCE REPORT FOR PHILADELPHIA COUNTY, PENNSYLVANIA, LANDS LOCATED WITHIN THE PROJECT BOUNDARY ARE CLASSIFIED AS URBAN LAND (Ub).
5. THE PWD TRACKING NUMBER FOR THIS PROJECT IS FY25-PESR-7977.01. THE NPDES PERMIT NUMBER FOR THIS PROJECT IS PAD510217 A-6. THE PSD CHECKLIST \ TRACKING NUMBER FOR THIS PROJECT IS SR-2026-035909.
6. THE SITE WILL BE SERVICED BY A PUBLIC WATER SUPPLY AND PUBLIC SEWER THROUGH THE PHILADELPHIA WATER DEPARTMENT.
7. UTILITY NOTES:
   7.1. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM EXISTING UTILITY RECORDS AVAILABLE AT THE TIME THESE PLANS WERE PREPARED AND FROM SURFACE OBSERVATION OF THE SITE.
   7.2. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED.
   7.3. IN ACCORDANCE WITH PA ACT 287 AS OF 1974 AS AMENDED, THE CONTRACTOR SHALL NOTIFY ALL UTILITIES WITHIN THE WORK AREA VIA THE PENNSYLVANIA ONE CALL SYSTEM, INC. (800-242-1776).
   7.4. THE CONTRACTORS SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.
   7.5. IF CONFLICTS ARE FOUND THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DEVELOPER AND ENGINEER FOR INSTRUCTION BEFORE PROCEEDING WITH WORK.
8. THE HORIZONTAL DATUM FOR THE PROJECT REFERENCES THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983.
9. ELEVATIONS ARE BASED ON PHILADELPHIA CITY DATUM.
10. BOUNDARY LINES ARE DRAWN IN U.S. SURVEY FOOT (US) AND DIMENSIONED IN DISTRICT MEASURE (DS) AS INDICATED. PROPOSED SITE AND BUILDING DIMENSIONS ARE SHOWN IN UNITED STATES (US) MEASURE UNLESS NOTED PHILADELPHIA DISTRICT STANDARD MEASURE (DS).
    10.1. BOUNDARY INFORMATION SHOWN REFERENCES 'LOT CONSOLIDATION PLAN', BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC, DATED 04/07/2022, LAST REVISED 03/01/2023, AND APPROVED BY THE 4TH DISTRICT SURVEYOR AND REGULATOR, ON 04/24/2023.
    10.2. NO PHYSICAL BOUNDARY CORNERS, PINS, OR MARKERS HAVE BEEN SET FOR THIS PROJECT,
11. REFERENCE IS MADE TO PENNSYLVANIA ONE CALL SYSTEM, ASSIGNED SERIAL NUMBERS 20252181698 & 20253112734 IN ACCORDANCE WITH PA ACT 287 AS OF 1974 AS AMENDED ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW". (800-242-1776)
12. SECURITY GATE SHALL BE DESIGNED TO MAINTAIN FIRE APPARATUS ACCESS AND SHALL BE PROVIDED WITH APPROPRIATE EMERGENCY ACCESS FEATURES AS REQUIRED BY THE PHILADELPHIA FIRE DEPARTMENT.

FLOOD ELEVATIONS	CITY DATUM	NGVD29 DATUM	NAVD88 DATUM
AT PASSYUNK AVENUE			
500 YEAR FLOOD ELEV.	6.76	12.60	11.17
100 YEAR FLOOD ELEV.	4.16	10.00	8.57
AT PENROSE AVENUE			
500 YEAR FLOOD ELEV.	6.76	12.60	11.17
100 YEAR FLOOD ELEV.	5.16	11.00	9.57

NOTES:
1. NGVD 29 FLOODPLAIN ELEVATIONS FROM THE FLOOD INSURANCE RATE MAP NO. 42075701879 & 42075701889H EFFECTIVE NOVEMBER 18, 2015.
2. CITY DATUM FLOODPLAIN ELEVATIONS CALCULATED BY SUBTRACTING THE CONVERSION VALUE (5.84) FROM THE NGVD 29 ELEVATIONS. CONVERSION VALUE TAKEN FROM "CITY OF PHILADELPHIA DEPARTMENT OF STREETS TRANSPORTATION GIS" CONVERSION PLAN, LAST REVISED JUNE 5, 2009.
3. NAVD 88 ELEVATIONS CALCULATED BY ADDING THE CONVERSION VALUE (4.41) TO THE CITY DATUM ELEVATIONS. CONVERSION VALUE TAKEN FROM CITY OF PHILADELPHIA SET BENCHMARK, "DISTRICT 2 BENCHMARK NO. 20210154", IDENTIFIED ON THE "ALTA EXISTING CONDITIONS PLANS", PREPARED BY DYNAMIC ENGINEERING, DATED 2021-10-06, SIGNED AND SEALED ON 2021-12-02.

BENCHMARK ID	DESCRIPTION	CITY DATUM ELEVATION	NAVD88 DATUM	BENCHMARK COORDINATES	BENCHMARK LOCATION
NO. 202111540	MAG NAIL	20.02	24.43	N 221,259.5960 E 2,685,732.4490	HARTRANFT STREET AND 26TH STREET INTERSECTION
PT #75	X-MARK IN CONCRETE	29.92	34.44	N 227,841.0600 E 2,683,179.5750	SOUTH SIDE OF MAIDEN LANE AND 34TH STREET
PT #76	X-MARK IN CONCRETE	26.21	30.73	N 224,284.2070 E 2,685,374.3480	145± FT OFFSET FROM PASSYUNK AVENUE CURB
PT #77	TOP OF BOLT	9.02	13.46	N 218,813.6970 E 2,685,474.7300	PENROSE AVENUE AND 26TH STREET INTERSECTION

SURVEY BENCHMARK NOTES:
1. CITY OF PHILADELPHIA SET BENCHMARK, "DISTRICT 2 BENCHMARK NO. 20210154", IDENTIFIED ON THE "ALTA EXISTING CONDITIONS PLANS", PREPARED BY DYNAMIC ENGINEERING, DATED 2021-10-06, SIGNED AND SEALED ON 2021-12-02. BENCHMARK SINCE DESTROYED DUE TO CONSTRUCTION ACTIVITIES.
2. CITY OF PHILADELPHIA SET BENCHMARK, "PT #75, #76 AND #77", IDENTIFIED ON THE "BENCHMARK #75, #76 AND #77 LOCATION EXHIBITS", PREPARED BY PENNONI ASSOCIATES, DATED 2025-01-09.

REFERENCED DOCUMENTS:

1. "ALTA EXISTING CONDITIONS PLANS", PREPARED BY DYNAMIC ENGINEERING, DATED 2021-10-06, SIGNED AND SEALED ON 2021-12-02.
2. "SOIL MANAGEMENT PLAN", PREPARED BY HRP PHILADELPHIA HOLDINGS, LLC, DATED JUNE 15TH 2020.
3. "REPORT OF GEOTECHNICAL INVESTIGATION - PROPOSED WAREHOUSE CAMPUS DEVELOPMENT PHASE 2 - PROPOSED LOTS 9, 10 AND L.S.-2", PREPARED BY DYNAMIC ENGINEERING, DATED JUNE 8TH, 2021.
4. "PESRM UDEX RELEASE - SVE PILOT TEST DESIGN SHOWING EXTRACTION WELL LOCATIONS", PREPARED BY STANTEC, DATED 2021-09-24.
5. "EVERGREEN AOIS - SITE PLAN", PREPARED BY STANTEC, DATED 2020-07-14.
6. "EVERGREEN ENVIRONMENTAL PROGRAM MONITORING WELLS AREA OF INTERST (AOI) 1 THROUGH 8", PREPARED BY STANTEC, DATED 2021-11-10.
7. "EXISTING CONSTRAINTS MAP", PREPARED BY DYNAMIC ENGINEERING, DATED 2021-03-04.
8. "ENVIRONMENTAL NARRATIVE", PREPARED BY TERRAPHASE ENGINEERING, DATED 2022-04-01.
9. "RIGHT OF WAY SURVEY - 26TH STREET AND HARTRANFT STREET", PREPARED BY SAS GEOSPATIAL, LLC, LAST DATED 2023-02-21
10. "LOT CONSOLIDATION PLAN", PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC., LAST DATED 2022-04-07, SIGNED AND SEALED ON 2023-03-01, AND APPROVED BY THE CITY REGULATOR, DISTRICT 2, ON 2023-04-24.
11. "TOPOGRAPHIC SURVEY, PGW HARTRANFT", PREPARED BY SAS GEOSPATIAL, LLC, LAST DATED 2025-11-13.
12. "TOPOGRAPHIC SURVEY, PGW PHASE 3", PREPARED BY SAS GEOSPATIAL, LAST DATED 2024-10-10.
13. "TOPOGRAPHIC SURVEY, SCHUYLKILL RIVERBANK SURVEY", PREPARED BY SAS GEOSPATIAL, LAST DATED 2024-10-16.
14. "AERIAL SURFACE CONTOURS", PREPARED BY PENNONI ASSOCIATES, LAST DATED 2024-12-10.
15. "HILCO REDEVELOPMENT PARTNERS PRIVATE COST WATER, SANITARY SEWER, AND STORMWATER INFRASTRUCTURE PROJECT FOR THE BELLWETHER LOGISTICS CAMPUS, PHASE BWD-100-1, WORK NO. 90312", PREPARED BY PENNONI ASSOCIATES, DATED 2024-02-22.
16. "HILCO REDEVELOPMENT PARTNERS PRIVATE COST WATER AND STORMWATER INFRASTRUCTURE PROJECT FOR 26TH STREET (S.R. 3003) FROM PENROSE AVENUE (S.R. 3019) TO THE FORMER POLLOCK STREET R.O.W., WORK NO. 90391", PREPARED BY PENNONI ASSOCIATES, DATED 2024-02-23.
17. "HILCO REDEVELOPMENT PARTNERS PRIVATE COST WATER AND STORMWATER INFRASTRUCTURE PROJECT FOR THE BELLWETHER LOGISTICS CAMPUS, PHASE 2A PWD-200, WORK NO. 90467", PREPARED BY PENNONI ASSOCIATES, DATED 2025-10-21.
18. "HILCO REDEVELOPMENT PARTNERS PRIVATE COST PENROSE AVENUE (S.R. 0291) SW EXTENSION PROJECT FOR THE BELLWETHER LOGISTICS CAMPUS, PHASE 2A BWD-200, WORK NO. 90468", PREPARED BY PENNONI ASSOCIATES, DATED 2026-02-02.
19. "PHILADELPHIA GAS WORKS ENFORCED GAS MAIN RELOCATION DUE TO PRIVATE DEVELOPMENT, 2600 HARTRANFT STREET, DWG NO. 4X-5429", PREPARED BY PENNONI ASSOCIATES, DATED 2024-07-02.
20. "PHILADELPHIA GAS WORKS ENFORCED GAS MAIN RELOCATION DUE TO PRIVATE DEVELOPMENT, 2600 HARTRANFT STREET, DWG. NO 84522", PREPARED BY PENNONI ASSOCIATES, DATED 2025-05-15.
21. "PHILADELPHIA GAS WORKS NEW BUSINESS MAIN INSTALLATION, FRANCES HARPER DRIVE, FRONTAGE ROAD, HILCO REDEVELOPMENT PARTNERS BELLWETHER DISTRICT, DWG. NO. 4X-5489", PREPARED BY PENNONI ASSOCIATES, DATED 2025-01-14.
22. "PHILADELPHIA GAS WORKS NEW BUSINESS INSTALLATION AND ENFORCED RELOCATION, FRANCES HARPER DRIVE, SCHUYLKILL AVENUE, HILCO REDEVELOPMENT PARTNERS BELLWETHER DISTRICT, DWG NO. 4X-5562", PREPARED BY PENNONI ASSOCIATES, DATED 2025-08-08.
23. "THE BELLWETHER DISTRICT - HARTRANFT AND FRANCES HARPER STREETLIGHTING PLANS, PSD LIGHTING PLAN SUBMISSION", PREPARED BY PENNONI ASSOCIATES, DATED 2025-01-28.
24. "THE BELLWETHER DISTRICT - 26TH STREET STREETLIGHTING PLANS, PSD LIGHTING PLAN SUBMISSION", PREPARED BY PENNONI ASSOCIATES, DATED 2024-07-23.
24. "THE BELLWETHER DISTRICT - INDUSTRIAL CAMPUS: OUTFALLS, JOINT PERMIT APPLICATION", PREPARED BY PENNONI ASSOCIATES, DATED 2025-08-14.
25. "PES REDEVELOPMENT - INDUSTRIAL", APPROVED 2022-12-06 UNDER NPDES PERMIT NUMBER PAD510217.
26. "THE BELLWETHER DISTRICT INDUSTRIAL MAJOR AMENDMENT 1", APPROVED 2024-01-14 UNDER NPDES AMENDMENT PERMIT NUMBER PAD510217 A-1.
27. "THE BELLWETHER DISTRICT INDUSTRIAL MAJOR AMENDMENT 2 LOT 16", APPROVED 2024-06-13 UNDER NPDES AMENDMENT PERMIT NUMBER PAD510217 A-2.
28. "THE BELLWETHER DISTRICT INDUSTRIAL MAJOR AMENDMENT 3", APPROVED 2024-12-05 UNDER NPDES AMENDMENT PERMIT NUMBER PAD510217 A-3.
29. "THE BELLWETHER DISTRICT INDUSTRIAL CAMPUS MAJOR AMENDMENT 4", APPROVED 2026-01-12, UNDER NPDES AMENDMENT PERMIT NUMBER PAD510217 A-4.
30. "THE BELLWETHER DISTRICT INDUSTRIAL CAMPUS MAJOR AMENDMENT 5", APPROVED 2025-12-19, UNDER NPDES AMENDMENT PERMIT NUMBER PAD510217 A-5.
31. "GEOTECHNICAL ENGINEERING STUDY (REPORT REVISION), THE BELLWETHER DISTRICT – LOT 11", PREPARED BY HILLIS-CARNES ENGINEERING ASSOCIATES, INC., DATED 2026-05-29.
32. "THE BELLWETHER DISTRICT INDUSTRIAL CAMPUS - PHASE 2A ROADWAY PLANS", APPROVED 2025-02-26 UNDER STREETS APPROVAL NUMBER SR-2024-027319.
33. PWD TECHNICAL SUBMISSION SET APPROVED 2025-11-12 UNDER TRACKING NUMBER FY26-PESR-8215-01
34. "EXISTING CONDITIONS/TOPOGRAPHIC SURVEY PLAN" PREPARED BY SHAHEED A. SMITH GEOSPATIAL, LLC, DATED 2026-06-24.

FLOOD ZONE INFORMATION:

1. BY GRAPHIC PLOTTING ONLY, SUBJECT PARCEL AREA IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD), ZONE A (AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOOD), AND ZONE AE (AREAS DETERMINED TO BE WITHIN THE BASE FLOOD ELEVATION) OF THE FLOOD INSURANCE RATE MAP NO. 42075701879 & 42075701889H EFFECTIVE NOVEMBER 18, 2015.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT
- EXISTING 100 YEAR FLOODPLAIN
- EXISTING 500 YEAR FLOODPLAIN
- EXISTING BUILDING
- EXISTING CURB
- EXISTING SIDEWALK
- EXISTING LANDSCAPING
- EXISTING EDGE OF GRAVEL
- EXISTING TRAFFIC MARKING
- EXISTING FENCE
- EXISTING TREE
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING PEDESTRIAN/STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING CITY INLET
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UTILITY STRUCTURES
- PROPOSED BUILDING AT GRADE
- PROPOSED DOOR
- PROPOSED BIORETENTION BASIN
- PROPOSED SUBSURFACE BASIN
- PROPOSED CONCRETE SIDEWALK
- PROPOSED LANDSCAPED AREA
- PROPOSED SITE RESTORATION
- PROPOSED FENCE
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED PARKING STRIPING
- PROPOSED STOP BAR/PAVEMENT MARKING
- PROPOSED SIGN
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT

DEPARTMENT OF LICENSES & INSPECTIONS
APPROVED
FOR ZONING ONLY
11/03/26
WORK YOUR PLANS CONTAIN ANY OMISSION, ERROR OR VIOLATION OF THE ZONING CODE, THIS SHALL NOT SECURE THE APPROVAL OF THE DEPARTMENT OF LICENSES & INSPECTIONS.
Applied by L&I Jian Chen

CALL BEFORE YOU DIG
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA
CALL 1-800-242-1776
PA. ACT 287 OF 1974 REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR BLAST PENNSYLVANIA ONE-CALL SYSTEM, INC. SERIAL NUMBER(S): 20252181698 20253112734

NPDES PERMIT NUMBER: PAD510217 A-6
L&I ZONING TRACKING: ZP-2026-009131
PSD TRACKING: SR-2026-035909
SR-2026-XXXXXX
PWD TRACKING: FY25-PESR-7977-01
PWD UPR TRACKING #UPR-FY26-THEB-XXXX
NOT FOR CONSTRUCTION

PENNONI ASSOCIATES INC.
1900 Market Street, Suite 300
Philadelphia, PA 19103
T 215.222.3000 F 215.222.3588

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND ANY DISCREPANCIES MUST BE REPORTED TO ENGINEER BEFORE PROCEEDING WITH WORK

THE BELLWETHER DISTRICT - INDUSTRIAL CAMPUS: UNIT 3A-1
BELLWETHER DISTRICT HOLDINGS, LLC
3144 W. PASSYUNK AVENUE
PHILADELPHIA, PA 19145

CAMPUS ZONING PLAN

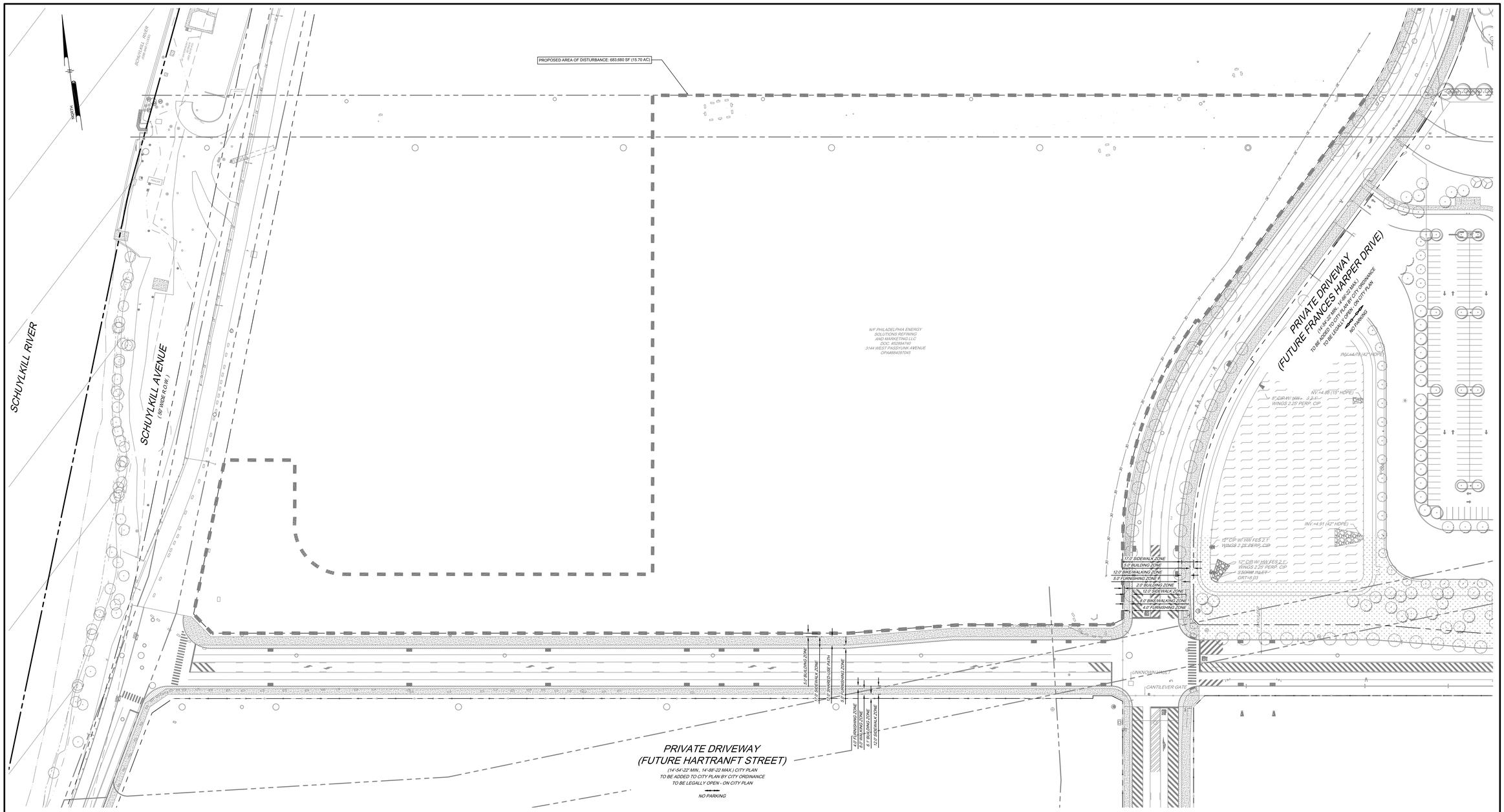
NO.	DATE	REVISIONS	BY
2	2026-10-06	CHECKLIST \ RESUBMISSION	0105
1		L&I ZONING RESUBMISSION	0105

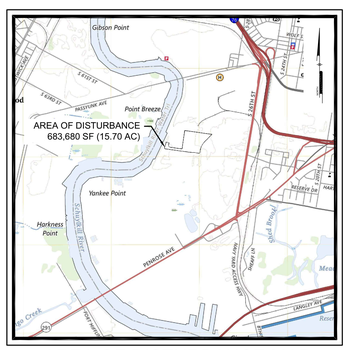
ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. NONE OF THE DOCUMENTS ARE INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES. AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	PESRM24008
DATE	2026-09-09
DRAWING SCALE	1"= 400'
DRAWN BY	0105
APPROVED BY	JCM

CS1300

SHEET 1 OF 6





AREA OF DISTURBANCE MAP

Scale: 1" = 2000'

LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT
- EXISTING 100 YEAR FLOODPLAIN
- EXISTING 500 YEAR FLOODPLAIN
- EXISTING BUILDING
- EXISTING CURB
- EXISTING SIDEWALK
- EXISTING LANDSCAPING
- EXISTING EDGE OF GRAVEL
- EXISTING TRAFFIC MARKING
- EXISTING FENCE
- EXISTING TREE
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING PEDESTRIAN/STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING CITY INLET
- OE — EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UTILITY STRUCTURES
- PROPOSED AREA OF DISTURBANCE

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11/2026
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Checked by L&I: Jian Chen

CALL BEFORE YOU DIG
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA
CALL 1-800-242-1776
PA. ACT 287 OF 1974 REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR BLAST PENNSYLVANIA ONE-CALL SYSTEM, INC.
SERIAL NUMBER(S): 20252181698
20253112734

NPDES PERMIT NUMBER: PAD510217 A-6
L&I ZONING TRACKING: ZP-2026-009131
PSD TRACKING: SR-2026-035909
SR-2026-XXXXXX
PWD TRACKING: FY25-PESR-7977-01
PWD UPR TRACKING #UPR-FY26-THEB-XXXX
NOT FOR CONSTRUCTION

Pennoni
PENNONI ASSOCIATES INC.
1900 Market Street, Suite 300
Philadelphia, PA 19103
T 215.222.3000 F 215.222.3588

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND ENGINEER BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

THE BELLWETHER DISTRICT - INDUSTRIAL CAMPUS: UNIT 3A-1
3144 W. PASSYUNK AVENUE
PHILADELPHIA, PA 19145

EXISTING CONDITIONS PLAN

BELLWETHER DISTRICT HOLDINGS, LLC
3144 W. PASSYUNK AVENUE
PHILADELPHIA, PA 19145

NO.	DATE	REVISIONS	BY
1	2025-10-06	L&I ZONING RESUBMISSION	0105

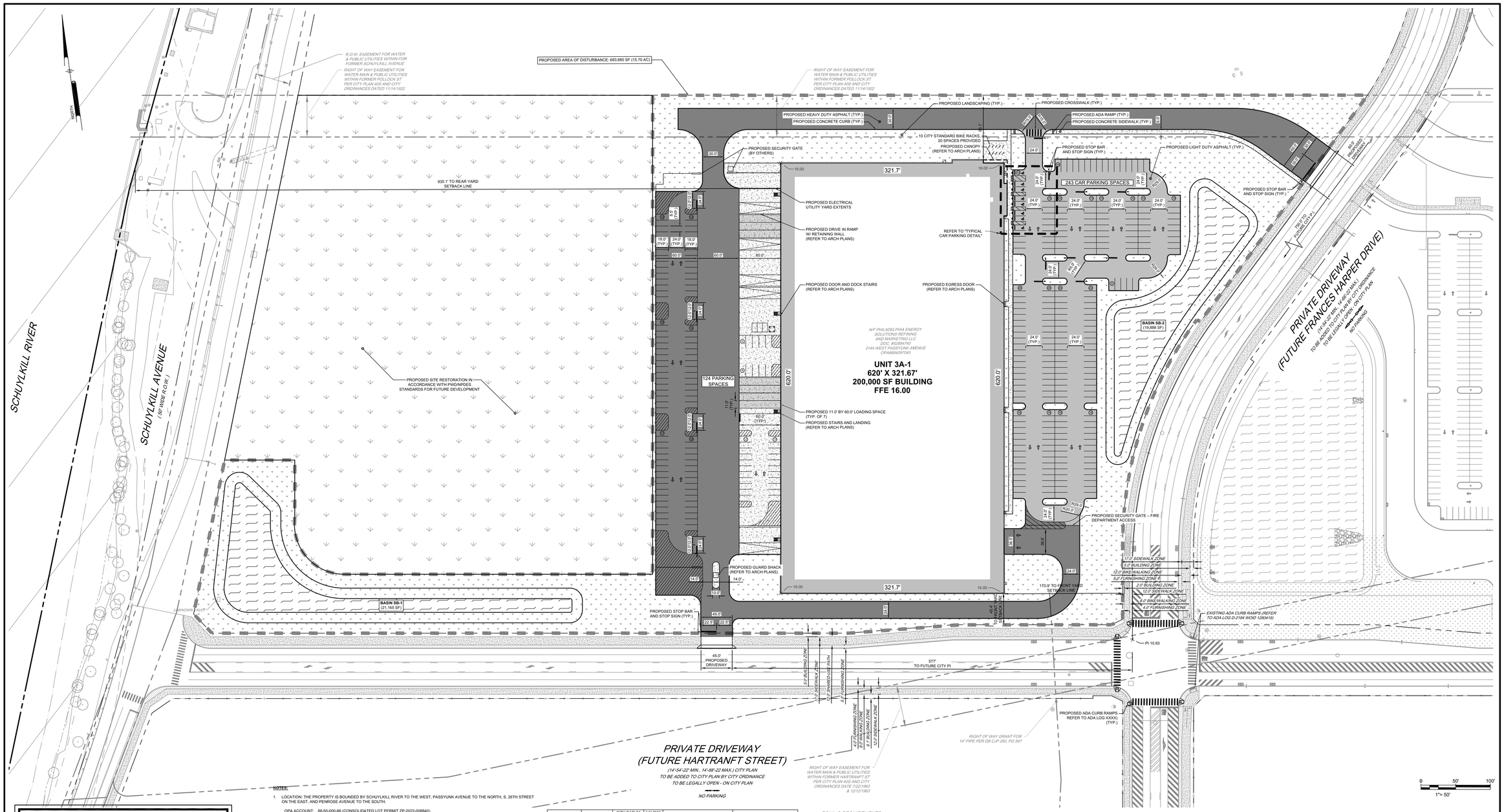
ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. NONE OF THE PROJECT DOCUMENTS ARE TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

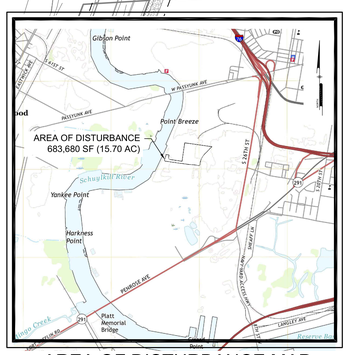
PROJECT	PESRM24008
DATE	2026-09-09
DRAWING SCALE	1"= 50'
DRAWN BY	0105
APPROVED BY	JCM

CS0301

SHEET 2 OF 6

X:\2025\25-035909.00\Civil\Land Dev\Plans\CAD\Sheets\CS0301.dwg
Layout: CS0301 | Model: Layout1 | 11/3/2026 2:47 PM | BY: Ian Kubik | XLSTYLE: Pennoni NCS.stb | XLREF(S): XR1000 | XLPAT(S):





AREA OF DISTURBANCE MAP

NOTES:

1. LOCATION: THE PROPERTY IS BOUNDED BY SCHUYLKILL RIVER TO THE WEST, PASSYUNK AVENUE TO THE NORTH, S. 26TH STREET ON THE EAST, AND PENROSE AVENUE TO THE SOUTH.

   OPA ACCOUNT: 88-50-000-86 (CONSOLIDATED LOT PERMIT ZP-2022-008840).

2. THE PROJECT IS LOCATED ENTIRELY WITHIN THE HEAVY INDUSTRIAL (I-3) ZONING DISTRICT.
3. THE INTENT OF THIS PLAN IS TO DEPICT THE PROPOSED CONDITION OF LOT 11 AND ITS ASSOCIATED SITE IMPROVEMENTS.
4. ACCORDING TO THE USDA-NRCS CUSTOM SOIL RESOURCE REPORT FOR PHILADELPHIA COUNTY, PENNSYLVANIA, LANDS LOCATED WITHIN THE PROJECT BOUNDARY ARE CLASSIFIED AS URBAN LAND (Ub).
5. THE PWD TRACKING NUMBER FOR THIS PROJECT IS FY25-PESR-7977-01. THE NPDES PERMIT NUMBER FOR THIS PROJECT IS PAD510217 A-6. THE PSD CHECKLIST 1 TRACKING NUMBER FOR THIS PROJECT IS SR-2026-035909.
6. THE SITE WILL BE SERVICED BY A PUBLIC WATER SUPPLY AND PUBLIC SEWER THROUGH THE PHILADELPHIA WATER DEPARTMENT.
7. UTILITY NOTES:
   7.1. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM EXISTING UTILITY RECORDS AVAILABLE AT THE TIME THESE PLANS WERE PREPARED AND FROM SURFACE OBSERVATION OF THE SITE.
   7.2. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED.
   7.3. IN ACCORDANCE WITH PA ACT 287 AS OF 1974 AS AMENDED, THE CONTRACTOR SHALL NOTIFY ALL UTILITIES WITHIN THE WORK AREA VIA THE PENNSYLVANIA ONE CALL SYSTEM, INC. (800-242-1776).
   7.4. THE CONTRACTORS SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.
   7.5. IF CONFLICTS ARE FOUND THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DEVELOPER AND ENGINEER FOR INSTRUCTION BEFORE PROCEEDING WITH WORK.
8. THE HORIZONTAL DATUM FOR THE PROJECT REFERENCES THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983.
9. ELEVATIONS ARE BASED ON PHILADELPHIA CITY DATUM.
10. BOUNDARY LINES ARE DRAWN IN U.S. SURVEY FOOT (US) AND DIMENSIONED IN DISTRICT MEASURE (DS) AS INDICATED. PROPOSED SITE AND BUILDING DIMENSIONS ARE SHOWN IN UNITED STATES (US) MEASURE UNLESS NOTED PHILADELPHIA DISTRICT STANDARD MEASURE (DS).
   10.1. BOUNDARY INFORMATION SHOWN REFERENCES "LOT CONSOLIDATION PLAN", BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. DATED 04/07/2022, LAST REVISED 03/01/2023, AND APPROVED BY THE 4TH DISTRICT SURVEYOR AND REGULATOR, ON 04/24/2023.
   10.2. NO PHYSICAL BOUNDARY CORNERS, PINS, OR MARKERS HAVE BEEN SET FOR THIS PROJECT.
11. REFERENCE IS MADE TO PENNSYLVANIA ONE CALL SYSTEM, ASSIGNED SERIAL NUMBERS 20252181698 & 20253112734 IN ACCORDANCE WITH PA ACT 287 AS OF 1974 AS AMENDED ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW". (800-242-1776)
12. SECURITY GATE SHALL BE DESIGNED TO MAINTAIN FIRE APPARATUS ACCESS AND SHALL BE PROVIDED WITH APPROPRIATE EMERGENCY ACCESS FEATURES AS REQUIRED BY THE PHILADELPHIA FIRE DEPARTMENT.

FLOOD ELEVATIONS	CITY DATUM	NGVD29 DATUM	NAVD88 DATUM
	AT PASSYUNK AVENUE		
500 YEAR FLOOD ELEV.	6.76	12.60	11.17
100 YEAR FLOOD ELEV.	4.16	10.00	8.57
	AT PENROSE AVENUE		
500 YEAR FLOOD ELEV.	6.76	12.60	11.17
100 YEAR FLOOD ELEV.	5.16	11.00	9.57

NOTES:

1. NGVD 29 FLOODPLAIN ELEVATIONS FROM THE FLOOD INSURANCE RATE MAP NO. 42075701678H & 42075701899H EFFECTIVE NOVEMBER 18, 2016.
2. CITY DATUM FLOODPLAIN ELEVATIONS CALCULATED BY SUBTRACTING THE CONVERSION VALUE (5.84) FROM THE NGVD 29 ELEVATIONS. CONVERSION VALUE TAKEN FROM "CITY OF PHILADELPHIA DEPARTMENT OF STREETS TRANSFORMATION GIS" CONVERSION PLAN, LAST REVISED JUNE 5, 2009.
3. NAVD 88 ELEVATIONS CALCULATED BY ADDING THE CONVERSION VALUE (4.41) TO THE CITY DATUM ELEVATIONS. CONVERSION VALUE TAKEN FROM CITY OF PHILADELPHIA SET BENCHMARK, "DISTRICT 2 BENCHMARK, NO. 20210154", IDENTIFIED ON THE "ALTA EXISTING CONDITIONS PLANS", PREPARED BY DYNAMIC ENGINEERING, DATED 2021-10-06, SIGNED AND SEALED ON 2021-12-02.

BENCHMARK ID	DESCRIPTION	CITY DATUM ELEVATION	NAVD88 DATUM	BENCHMARK COORDINATES	BENCHMARK LOCATION
NO. 202111540	MAG NAIL	20.02	24.43	N 221,259.5960 E 2,685,732.4490	HARTRANFT STREET AND 26TH STREET INTERSECTION
PT #75	X-MARK ON CONCRETE	29.92	34.44	N 227,841.0600 E 2,683,179.5750	SOUTH SIDE OF MAIDEN LANE AND 34TH STREET
PT #76	X-MARK IN CONCRETE	26.21	30.73	N 224,284.2070 E 2,685,374.3480	145± FT OFFSET FROM PASSYUNK AVENUE CURB
PT #77	TOP OF BOLT	9.02	13.46	N 218,813.6970 E 2,685,474.7300	PENROSE AVENUE AND 26TH STREET INTERSECTION

SURVEY BENCHMARK NOTES:

1. CITY OF PHILADELPHIA SET BENCHMARK, "DISTRICT 2 BENCHMARK NO. 20210154", IDENTIFIED ON THE "ALTA EXISTING CONDITIONS PLANS", PREPARED BY DYNAMIC ENGINEERING, DATED 2021-10-06, SIGNED AND SEALED ON 2021-12-02. BENCHMARK SINCE DESTROYED DUE TO CONSTRUCTION ACTIVITIES.
2. CITY OF PHILADELPHIA SET BENCHMARK, "PT #75, #76 AND #77", IDENTIFIED ON THE "BENCHMARK #75, #76 AND #77 LOCATION EXHIBIT", PREPARED BY PENNONI ASSOCIATES, DATED 2025-01-09.

REFERENCED DOCUMENTS:

1. "ALTA EXISTING CONDITIONS PLANS", PREPARED BY DYNAMIC ENGINEERING, DATED 2021-10-06, SIGNED AND SEALED ON 2021-12-02.
2. "SOIL MANAGEMENT PLAN", PREPARED BY HRP PHILADELPHIA HOLDINGS, LLC, DATED JUNE 15TH 2020.
3. "REPORT OF GEOTECHNICAL INVESTIGATION - PROPOSED WAREHOUSE CAMPUS DEVELOPMENT PHASE 2 - PROPOSED LOTS 9, 10 AND L.S.-2", PREPARED BY DYNAMIC ENGINEERING, DATED JUNE 8TH, 2021.
4. "PESRM UDEX RELEASE - SVE PILOT TEST DESIGN SHOWING EXTRACTION WELL LOCATIONS", PREPARED BY STANTEC, DATED 2021-09-24.
5. "EVERGREEN AOIS - SITE PLAN", PREPARED BY STANTEC, DATED 2020-07-14.
6. "EVERGREEN ENVIROMENTAL PROGRAM MONITORING WELLS AREA OF INTERST (AOI) 1 THROUGH 8", PREPARED BY STANTEC, DATED 2021-11-10.
7. "EXISTING CONSTRAINTS MAP", PREPARED BY DYNAMIC ENGINEERING, DATED 2021-03-04.
8. "ENVIRONMENTAL NARRATIVE", PREPARED BY TERRAPHASE ENGINEERING, DATED 2022-04-01.
9. "RIGHT OF WAY SURVEY - 26TH STREET AND HARTRANFT STREET", PREPARED BY SAS GEOSPATIAL, LLC, LAST DATED 2023-02-21
10. "LOT CONSOLIDATION PLAN", PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC., LAST DATED 2022-04-07, SIGNED AND SEALED ON 2023-03-01, AND APPROVED BY THE CITY REGULATOR, DISTRICT 2, ON 2023-04-24.
11. "TOPOGRAPHIC SURVEY, PGW HARTRANFT", PREPARED BY SAS GEOSPATIAL, LLC, LAST DATED 2023-11-13.
12. "TOPOGRAPHIC SURVEY, PGW PHASE 3", PREPARED BY SAS GEOSPATIAL, LAST DATED 2024-10-10.
13. "TOPOGRAPHIC SURVEY, SCHUYLKILL RIVERBANK SURVEY", PREPARED BY SAS GEOSPATIAL, LAST DATED 2024-10-16.
14. "AERIAL SURFACE CONTOURS", PREPARED BY PENNONI ASSOCIATES, LAST DATED 2024-12-10.
15. "HILCO REDEVELOPMENT PARTNERS PRIVATE COST WATER, SANITARY SEWER, AND STORMWATER INFRASTRUCTURE PROJECT FOR THE BELLWETHER LOGISTICS CAMPUS, PHASE BWD-100-1, WORK NO. 90312", PREPARED BY PENNONI ASSOCIATES, DATED 2024-02-22.
16. "HILCO REDEVELOPMENT PARTNERS PRIVATE COST WATER AND STORMWATER INFRASTRUCTURE PROJECT FOR 26TH STREET (S/A 3003) FROM PENROSE AVENUE (S.R. 3219) TO THE FORMER POLLOCK STREET R.O.W., WORK NO. 90391", PREPARED BY PENNONI ASSOCIATES, DATED 2024-02-23.
17. "HILCO REDEVELOPMENT PARTNERS PRIVATE COST WATER AND STORMWATER INFRASTRUCTURE PROJECT FOR THE BELLWETHER LOGISTICS CAMPUS, PHASE 2A PWD-200, WORK NO. 90463", PREPARED BY PENNONI ASSOCIATES, DATED 2025-10-21.
18. "HILCO REDEVELOPMENT PARTNERS PRIVATE COST PENROSE AVENUE (S.R. 029) SW EXTENSION PROJECT FOR THE BELLWETHER LOGISTICS CAMPUS, PHASE 2A BWD-200, WORK NO. 90468", PREPARED BY PENNONI ASSOCIATES, DATED 2026-02-02.
19. "PHILADELPHIA GAS WORKS ENFORCED GAS MAIN RELOCATION DUE TO PRIVATE DEVELOPMENT, 2600 HARTRANFT STREET, DWG NO. 4X-5429", PREPARED BY PENNONI ASSOCIATES, DATED 2024-07-02.
20. "PHILADELPHIA GAS WORKS ENFORCED GAS MAIN RELOCATION DUE TO PRIVATE DEVELOPMENT, 2600 HARTRANFT STREET, DWG NO. 84522", PREPARED BY PENNONI ASSOCIATES, DATED 2025-05-15.
21. "PHILADELPHIA GAS WORKS NEW BUSINESS MAIN INSTALLATION, FRANCES HARPER DRIVE, FRONTAGE ROAD, HILCO REDEVELOPMENT PARTNERS BELLWETHER DISTRICT, DWG. NO. 4X-5484", PREPARED BY PENNONI ASSOCIATES, DATED 2025-01-14.
22. "PHILADELPHIA GAS WORKS NEW BUSINESS INSTALLATION AND ENFORCED RELOCATION, FRANCES HARPER DRIVE, SCHUYLKILL AVENUE, HILCO REDEVELOPMENT PARTNERS BELLWETHER DISTRICT, DWG NO. 4X-5382", PREPARED BY PENNONI ASSOCIATES, DATED 2025-08-08.
23. "THE BELLWETHER DISTRICT - HARTRANFT AND FRANCES HARPER STREETLIGHTING PLANS, PSD LIGHTING PLAN SUBMISSION", PREPARED BY PENNONI ASSOCIATES, DATED 2025-01-28.
24. "THE BELLWETHER DISTRICT - 26TH STREET STREETLIGHTING PLANS, PSD LIGHTING PLAN SUBMISSION", PREPARED BY PENNONI ASSOCIATES, DATED 2024-07-23.
25. "THE BELLWETHER DISTRICT - INDUSTRIAL CAMPUS: OUTFALLS, JOINT PERMIT APPLICATION", PREPARED BY PENNONI ASSOCIATES, DATED 2025-09-14.
26. "PES REDEVELOPMENT - INDUSTRIAL", APPROVED 2022-12-06 UNDER NPDES PERMIT NUMBER PAD510217.
27. "THE BELLWETHER DISTRICT INDUSTRIAL MAJOR AMENDMENT 1", APPROVED 2023-01-14 UNDER NPDES AMENDMENT PERMIT NUMBER PAD510217 A-1.
28. "THE BELLWETHER DISTRICT INDUSTRIAL MAJOR AMENDMENT 2 LOT 16", APPROVED 2024-06-13 UNDER NPDES AMENDMENT PERMIT NUMBER PAD510217 A-2.
29. "THE BELLWETHER DISTRICT INDUSTRIAL MAJOR AMENDMENT 3", APPROVED 2024-12-05 UNDER NPDES AMENDMENT PERMIT NUMBER PAD510217 A-3.
30. "THE BELLWETHER DISTRICT INDUSTRIAL CAMPUS MAJOR AMENDMENT 4", APPROVED 2026-01-12, UNDER NPDES AMENDMENT PERMIT NUMBER PAD510217 A-4.
31. "THE BELLWETHER DISTRICT INDUSTRIAL CAMPUS MAJOR AMENDMENT 5", APPROVED 2025-12-19, UNDER NPDES AMENDMENT PERMIT NUMBER PAD510217 A-5.
32. "GEOTECHNICAL ENGINEERING STUDY (REPORT REVISION), THE BELLWETHER DISTRICT – LOT 11", PREPARED BY HILLIS-CARNES ENGINEERING ASSOCIATES, INC., DATED 2026-05-29.
33. "THE BELLWETHER DISTRICT INDUSTRIAL CAMPUS - PHASE 2A ROADWAY PLANS", APPROVED 2025-02-26 UNDER STREETS APPROVAL NUMBER SR-2024-027319.
34. PWD TECHNICAL SUBMISSION SET APPROVED 2025-11-12 UNDER TRACKING NUMBER FY26-PESR-8215-01
35. "EXISTING CONDITIONS/TOPOGRAPHIC SURVEY PLAN" PREPARED BY SHAHEED A. SMITH GEOSPATIAL, LLC, DATED 2026-06-24.

FLOOD ZONE INFORMATION:

1. BY GRAPHIC PLOTTING ONLY, SUBJECT PARCEL AREA IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD), ZONE A (AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOOD), AND ZONE AE (AREAS DETERMINED TO BE WITHIN THE BASE FLOOD ELEVATION) OF THE FLOOD INSURANCE RATE MAP NO. 42075701678H & 42075701899H EFFECTIVE NOVEMBER 18, 2016.

GENERAL NOTES:

SITE ADDRESS:
3144 WEST PASSYUNK AVENUE
PHILADELPHIA, PA 19145

APPLICANT:
BELLWETHER DISTRICT HOLDINGS, LLC
3144 W. PASSYUNK AVENUE
PHILADELPHIA, PA 19145

ENGINEER:
PENNONI ASSOCIATES INC.
1900 MARKET STREET, SUITE 300
PHILADELPHIA, PA 19103
CHRISTOPHER J. ARUCA, PE

DEPARTMENT OF LICENSES & INSPECTIONS
APPROVED FOR CONSTRUCTION
11/5/2026
REVIEWED AND CONFORMS WITH PERMIT APPLICATION AND PERMIT DRAWINGS. RECEIPT OF APPROVAL DOES NOT CONSTITUTE AUTHORIZATION TO VIOLATE ANY PROVISION OF THE PHILADELPHIA CODE.

Plotted by L&I: Jian Chen

OVERALL PARCEL PARKING

PROJECT NAME	PROJECT AREA	SUBMISSION NAME/PHASE	TRACKING/ PERMIT NUMBER	REQUIRED PARKING SPACES	PROPOSED PARKING SPACES	ADA STANDARD PARKING SPACES	ADA VAN ACCESSIBLE PARKING SPACES	BICYCLE PARKING SPACES	LOADING SPACES
CONDO UNIT 1 (PAD 15)	23.56 AC	THE BELLWETHER DISTRICT - INDUSTRIAL PAD 15	ZP-2023-009138	163	171	2	4	36	97
CONDO UNIT 2 (PAD 16)	48.08 AC	THE BELLWETHER DISTRICT - INDUSTRIAL PAD 16	ZP-2023-013249	364	480	7	2	73	162
PRIVATE DRIVE	12.21 AC	THE BELLWETHER DISTRICT PHASE 2A DRIVEWAY	ZP-2025-000082	N/A	0	0	0	0	0
CONDO UNIT 3C (PAD 14)	75.20 AC	THE BELLWETHER DISTRICT - INDUSTRIAL PAD 14	ZP-2026-004016	1,009	585*	15	4	12	115
CONDO UNIT 3A-1 (PAD 11)	15.70 AC	THE BELLWETHER DISTRICT - INDUSTRIAL PAD 11	ZP-2026-009131	185	367	6	2	20	7

NOTE: REFER TO DETAILED SITE PLANS FOR REQUIRED ADA PARKING, BICYCLE PARKING, AND LOADING SPACE REQUIREMENTS.

(*) - VARIANCE GRANTED FOR PARKING REQUIREMENTS UNDER ZP-2026-004016.

ZONING REQUIREMENTS

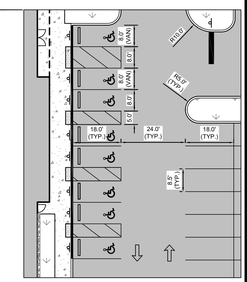
COUNTY OF PHILADELPHIA, CITY OF PHILADELPHIA ZONING ORDINANCE, ZONED "HEAVY INDUSTRIAL" DISTRICT (I-3) /AHC AIRPORT HAZARD CONTROL OVERLAY DISTRICT			
CONDO UNIT 3A-1 / (AREA OF DISTURBANCE = 683,680 SF US, 15.70 ACRES US)			
TOTAL PARCEL AREA = 27,951,890 SF DS* (28,099,723 SF US), 641.84 ACRES DS* (645.08 ACRES US)			
AVERAGE GRADE = ELEVATION 16.00 CITY DATUM (DATUM FOR HEIGHT CALCULATIONS)			
SECTION		REQUIRED/ALLOWED	PROPOSED
14-602	ACCESSORY USE	OFFICE AND UTILITY STORAGE AREA	OFFICE AND UTILITY STORAGE AREA
TABLE 14-602-3	PRIMARY USE	EQUIPMENT AND MATERIAL STORAGE, PERSONAL VEHICLE REPAIR AND MAINTENANCE, WAREHOUSE	EQUIPMENT AND MATERIAL STORAGE, PERSONAL VEHICLE REPAIR AND MAINTENANCE, WAREHOUSE
TABLE 14-701-4	MAX. OCCUPIED AREA (% OF LOT)	100%; 683,680 SF (US)	29.25%; 200,000 SF (US)
	MIN. FRONT YARD DEPTH (FT) (PENROSE AVENUE)	0 FT (US) **	2,979.7 FT (US)
	MIN. FRONT YARD DEPTH (FT) (FUTURE HARTRANFT STREET*)	0 FT (US)	45.4 FT (US)
	MIN. FRONT YARD DEPTH (FT) (FUTURE FRANCES HARPER DRIVE*)	0 FT (US)	170.9 FT (US)
	MIN. FRONT YARD DEPTH (FT) (SOUTH 26TH ST)	0 FT (US)	1,736.8 FT (US)
	MIN. FRONT YARD DEPTH (FT) (PASSYUNK AVENUE)	0 FT (US)	1,749.7 FT (US)
	MIN. REAR YARD DEPTH (FT)	0 FT (US)	930.1 FT (US)
	MAX. HEIGHT (FT)	NO LIMIT	71.0 FT (US)
	MAX. FLOOR AREA (% OF LOT)	500%; 3,418,400 SF (US)	5.85%; 200,000 SF (US)
14-707(5)(d)	MAX. HEIGHT OF LIGHT POLES OR MOUNTED LIGHTS	<50 FT (US)	<50 FT (US)
TABLE 14-802-3	TOTAL PARKING SPACES	OFFICE AND UTILITY STORAGE AREA : 1 SPACE PER 1,000 SF GFA 14,500 SF = 15 SPACES EQUIPMENT AND MATERIAL STORAGE: 1 SPACE PER 2,000 SF GFA 79,000 SF = 40 SPACES PERSONAL VEHICLE REPAIR AND MAINTENANCE: 1 SPACE PER 300 SF OF REPAIR SPACE 27,500 SF = 92 SPACES WAREHOUSE: 1 SPACE PER 2,000 SF GFA 79,000 SF = 40 SPACES 185 SPACES TOTAL	367 PARKING SPACES
TABLE 14-802	TOTAL ADA PARKING SPACES	6 STANDARD PARKING SPACES 2 VAN ACCESSIBLE SPACES	6 STANDARD PARKING SPACES 2 VAN ACCESSIBLE SPACES
TABLE 14-804-1	BICYCLE PARKING SPACES	20 BICYCLE SPACES	20 BICYCLE SPACES
TABLE 14-806-1	LOADING SPACES	7 LOADING SPACES	7 LOADING SPACES
14-907	SIGNS	SIGNS ARE NOT A PART OF THIS APPLICATION	

(*) EXISTING INFORMATION FROM: 1. "LOT CONSOLIDATION PLAN", PREPARED BY LANGAN ENGINEERING, APPROVED 2023-05-23, 2. "ZONING PLAN - THE BELLWETHER DISTRICT - PAD 15", PREPARED BY PENNONI ASSOCIATES, DATED 2023-09-25, LAST REVISED 2023-11-02, AND APPROVED 2023-11-10 UNDER ZP-2023-009138, 3. "ZONING PLAN - THE BELLWETHER DISTRICT - PAD 16", PREPARED BY KIMLEY-HORN AND ASSOCIATES, DATED 2023-07-14, LAST REVISED 2023-12-08, AND APPROVED 2024-03-09 UNDER ZP-2023-013248, AND 4. "ZONING PLAN - THE BELLWETHER DISTRICT - INDUSTRIAL CAMPUS: PHASE 2A-1 DRIVEWAY", PREPARED BY PENNONI ASSOCIATES, DATED 2024-12-09, LAST REVISED 2025-05-12, AND APPROVED 2025-06-28 UNDER ZP-2025-000082. 5. ZONING PLAN - THE BELLWETHER DISTRICT - INDUSTRIAL CAMPUS: LOT 14" PREPARED BY PENNONI ASSOCIATES, DATED 2026-04-10, LAST REVISED 2026-04-10, AND APPROVED 2026-07-22 UNDER ZP-2026-004016.

(**) IT IS THE INTENT OF THE DEVELOPER TO DEDICATE THE PROPOSED ON-SITE ROADS TO THE CITY IN THE FUTURE AS PUBLIC STREETS AND RIGHT OF WAYS. THE PROPOSED ON-SITE ROADS WERE CONSIDERED AS PUBLIC STREETS IN THE PREPARATION FOR FUTURE DEDICATION.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT
- EXISTING 100 YEAR FLOODPLAIN
- EXISTING 500 YEAR FLOODPLAIN
- EXISTING BUILDING
- EXISTING CURB
- EXISTING SIDEWALK
- EXISTING LANDSCAPING
- EXISTING EDGE OF GRAVEL
- EXISTING TRAFFIC MARKING
- EXISTING FENCE
- EXISTING TREE
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING PEDESTRIAN/STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING CITY INLET
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UTILITY STRUCTURES
- PROPOSED BUILDING AT GRADE
- PROPOSED DOOR
- PROPOSED BIORETENTION BASIN
- PROPOSED CONCRETE SIDEWALK
- PROPOSED LANDSCAPED AREA
- PROPOSED SITE RESTORATION
- PROPOSED FENCE
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED PARKING STRIPING
- PROPOSED STOP BAR/PAVEMENT MARKING
- PROPOSED SIGN
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED AREA OF DISTURBANCE



TYPICAL CAR PARKING DETAIL
SCALE" 1" = 20'

PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776
STOP - CALL BEFORE YOU DIG!

CALL BEFORE YOU DIG

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA

CALL 1-800-242-1776

ªA. ACT 287 OF 1974 REQUIRES THREE WORKING DAYS !OTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR BLAST PENNSYLVANIA ONE-CALL SYSTEM, INC.
SERIAL NUMBER(S): 20252181698
20253112734

Pennoni

PENNONI ASSOCIATES INC.
1900 Market Street, Suite 300
Philadelphia, PA 19103
T 215.222.3000 F 215.222.3588

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND ENGINEER NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

COMMONWEALTH OF PENNSYLVANIA
CHRISTOPHER J. ARUCA
ENGINEER
REGISTERED PROFESSIONAL

NO.	DATE	REVISIONS	BY
1	2026-05-05	LI# ZONING RESUBMISSION	0105
2	2026-05-06	CHECKLIST 1 RESUBMISSION	0105

THE BELLWETHER DISTRICT - INDUSTRIAL CAMPUS: UNIT 3A-1

3144 W. PASSYUNK AVENUE
PHILADELPHIA, PA 19145

ZONING PLAN

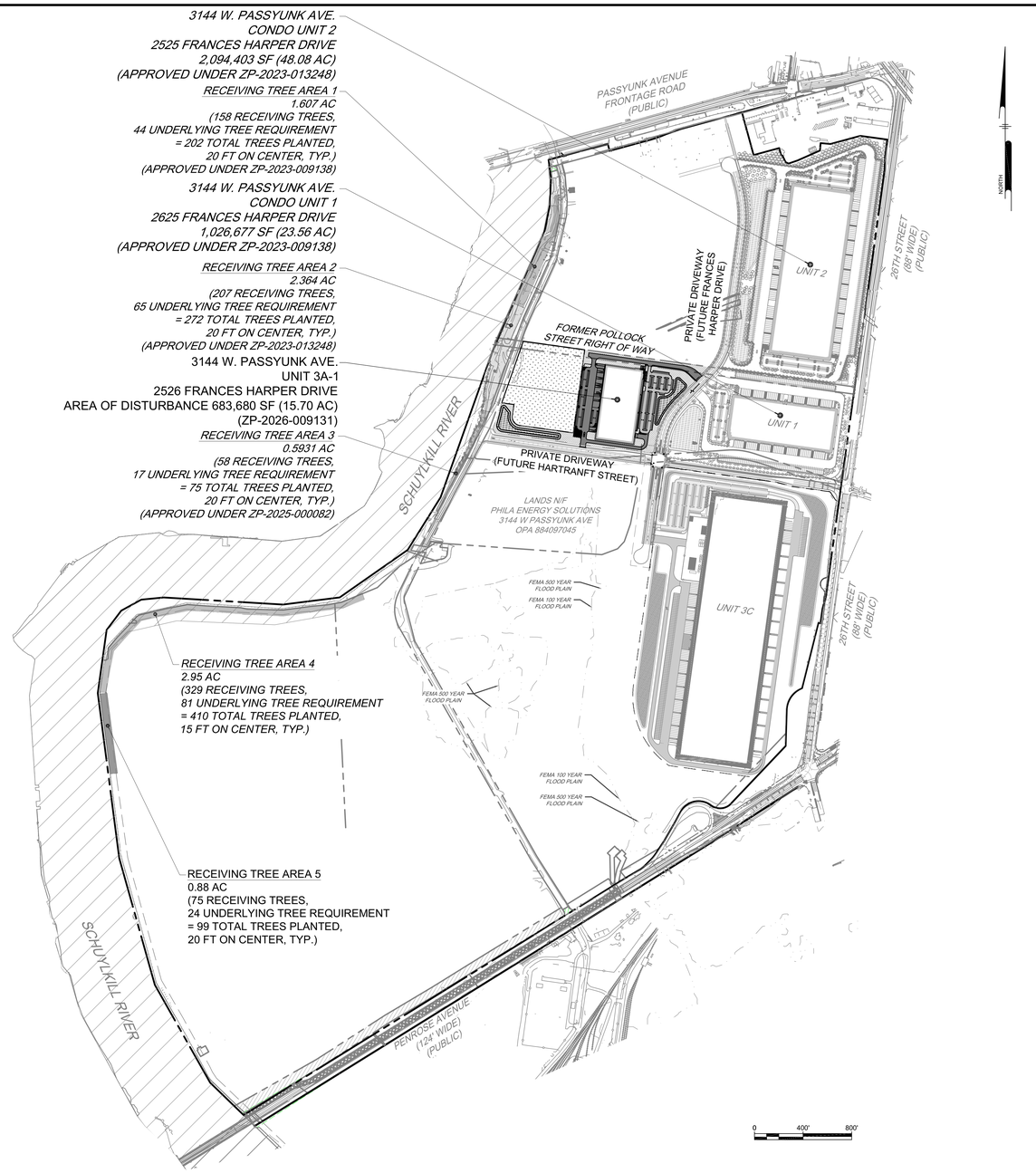
BELLWETHER DISTRICT HOLDINGS, LLC
3144 W. PASSYUNK AVENUE
PHILADELPHIA, PA 19145

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES INC. ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	PESRM24008
DATE	2026-09-09
DRAWING SCALE	1"= 50'
DRAWN BY	0105
APPROVED BY	JCM

CS1301

SHEET 3 OF 6



DEPARTMENT OF LICENSES & INSPECTIONS
APPROVED
FOR ZONING ONLY
11/03/26
WHEN YOUR PLANS CONTAIN ANY OMISSION, ERROR OR VIOLATION, THIS APPROVAL SHALL SERVE TO REVOKE THE APPROVAL OF THE DEPARTMENT OF LICENSES & INSPECTIONS

Applied by L&I: Jian Chen

GENERAL NOTES:

SITE ADDRESS:
3144 WEST PASSYUNK AVENUE
PHILADELPHIA, PA 19145

APPLICANT:
BELLWETHER DISTRICT HOLDINGS, LLC
3144 W PASSYUNK AVENUE
PHILADELPHIA, PA 19145

ENGINEER:
PENNONI ASSOCIATES INC.
1900 MARKET STREET, SUITE 300
PHILADELPHIA, PA 19103
DEREK C. MARUCA, PE

NOTES:

1. LOCATION: THE PROPERTY IS BOUNDED BY SCHUYLKILL RIVER TO THE WEST, PASSYUNK AVENUE TO THE NORTH, S. 26TH STREET ON THE EAST, AND PENROSE AVENUE TO THE SOUTH.

   OPA ACCOUNT: 88-50-000-86 (CONSOLIDATED LOT PERMIT ZP-2022-008840).

2. THE PROJECT IS LOCATED ENTIRELY WITHIN THE HEAVY INDUSTRIAL (I-3) ZONING DISTRICT.
3. THE INTENT OF THIS PLAN IS TO DEPICT THE PROPOSED CONDITION OF LOT 11 AND ITS ASSOCIATED SITE IMPROVEMENTS.
4. ACCORDING TO THE USDA NRCS CUSTOM SOIL RESOURCE REPORT FOR PHILADELPHIA COUNTY, PENNSYLVANIA, LANDS LOCATED WITHIN THE PROJECT BOUNDARY ARE CLASSIFIED AS URBAN LAND (Ub).
5. THE PWD TRACKING NUMBER FOR THIS PROJECT IS FY25-PESR-7977-01. THE NPDES PERMIT NUMBER FOR THIS PROJECT IS PAD510217 A-6. THE PSD CHECKLIST 1 TRACKING NUMBER FOR THIS PROJECT IS SR-2026-035909.
6. THE SITE WILL BE SERVICED BY A PUBLIC WATER SUPPLY AND PUBLIC SEWER THROUGH THE PHILADELPHIA WATER DEPARTMENT.
7. UTILITY NOTES:
   7.1. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM EXISTING UTILITY RECORDS AVAILABLE AT THE TIME THESE PLANS WERE PREPARED AND FROM SURFACE OBSERVATION OF THE SITE.
   7.2. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED.
   7.3. IN ACCORDANCE WITH PA ACT 287 AS OF 1974 AS AMENDED, THE CONTRACTOR SHALL NOTIFY ALL UTILITIES WITHIN THE WORK AREA VIA THE PENNSYLVANIA ONE CALL SYSTEM, INC. (800-242-1776).
   7.4. THE CONTRACTORS SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.
   7.5. IF CONFLICTS ARE FOUND THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DEVELOPER AND ENGINEER FOR INSTRUCTION BEFORE PROCEEDING WITH WORK.
8. THE HORIZONTAL DATUM FOR THE PROJECT REFERENCES THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983.
9. ELEVATIONS ARE BASED ON PHILADELPHIA CITY DATUM.
10. BOUNDARY LINES ARE DRAWN IN U.S. SURVEY FOOT (US) AND DIMENSIONED IN DISTRICT MEASURE (DS) AS INDICATED. PROPOSED SITE AND BUILDING DIMENSIONS ARE SHOWN IN UNITED STATES (US) MEASURE UNLESS NOTED PHILADELPHIA DISTRICT STANDARD MEASURE (DS).
   10.1. BOUNDARY INFORMATION SHOWN REFERENCES "LOT CONSOLIDATION PLAN", BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. DATED 04/07/2022, LAST REVISED 03/01/2023, AND APPROVED BY THE 4TH DISTRICT SURVEYOR AND REGULATOR, ON 04/24/2023.
   10.2. NO PHYSICAL BOUNDARY CORNERS, PINS, OR MARKERS HAVE BEEN SET FOR THIS PROJECT.
11. REFERENCE IS MADE TO PENNSYLVANIA ONE CALL SYSTEM, ASSIGNED SERIAL NUMBERS 20252181698 & 20253112734 IN ACCORDANCE WITH PA ACT 287 AS OF 1974 AS AMENDED ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW". (800-242-1776)
12. SECURITY GATE SHALL BE DESIGNED TO MAINTAIN FIRE APPARATUS ACCESS AND SHALL BE PROVIDED WITH APPROPRIATE EMERGENCY ACCESS FEATURES AS REQUIRED BY THE PHILADELPHIA FIRE DEPARTMENT.

FLOOD ELEVATIONS	CITY DATUM	NGVD29 DATUM	NAVD88 DATUM
AT PASSYUNK AVENUE			
500 YEAR FLOOD ELEV.	6.76	12.60	11.17
100 YEAR FLOOD ELEV.	4.16	10.00	8.57
AT PENROSE AVENUE			
500 YEAR FLOOD ELEV.	6.76	12.60	11.17
100 YEAR FLOOD ELEV.	5.16	11.00	9.57

NOTES:

1. NGVD 29 FLOODPLAIN ELEVATIONS FROM THE FLOOD INSURANCE RATE MAP NO. 42075701870H & 42075701899H EFFECTIVE NOVEMBER 18, 2015.
2. CITY DATUM FLOODPLAIN ELEVATIONS CALCULATED BY SUBTRACTING THE CONVERSION VALUE (5.84) FROM THE NGVD 29 ELEVATIONS. CONVERSION VALUE TAKEN FROM "CITY OF PHILADELPHIA DEPARTMENT OF STREETS TRANSPORTATION GIS" CONVERSION PLAN, LAST REVISED JUNE 5, 2009.
3. NAVD 88 ELEVATIONS CALCULATED BY ADDING THE CONVERSION VALUE (4.41) TO THE CITY DATUM ELEVATIONS. CONVERSION VALUE TAKEN FROM CITY OF PHILADELPHIA SET BENCHMARK, "DISTRICT 2 BENCHMARK NO. 202101154", IDENTIFIED ON THE "ALTA EXISTING CONDITIONS PLANS", PREPARED BY DYNAMIC ENGINEERING, DATED 2021-10-06, SIGNED AND SEALED ON 2021-12-02.

BENCHMARK ID	DESCRIPTION	CITY DATUM ELEVATION	NAVD88 DATUM	BENCHMARK COORDINATES		BENCHMARK LOCATION
NO. 202111540	MAG NAIL	20.02	24.43	N 221,259.5960	E 2,685,732.4490	HARTRANFT STREET AND 26TH STREET INTERSECTION
PT #75	X-MARK IN CONCRETE	29.92	34.44	N 227,841.0600	E 2,683,179.5750	SOUTH SIDE OF MAIDEN LANE AND 34TH STREET
PT #76	X-MARK IN CONCRETE	26.21	30.73	N 224,284.2070	E 2,685,374.3480	145± FT OFFSET FROM PASSYUNK AVENUE CURB
PT #77	TOP OF BOLT	9.02	13.46	N 218,813.6970	E 2,685,474.7300	PENROSE AVENUE AND 26TH STREET INTERSECTION

SURVEY BENCHMARK NOTES:

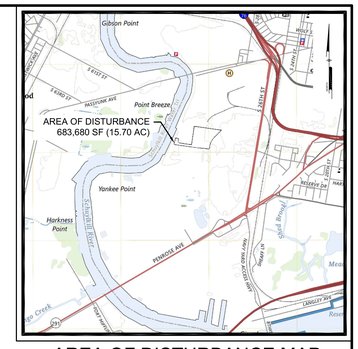
1. CITY OF PHILADELPHIA SET BENCHMARK, "DISTRICT 2 BENCHMARK NO. 202101154", IDENTIFIED ON THE "ALTA EXISTING CONDITIONS PLANS", PREPARED BY DYNAMIC ENGINEERING, DATED 2021-10-06, SIGNED AND SEALED ON 2021-12-02. BENCHMARK SINCE DESTROYED DUE TO CONSTRUCTION ACTIVITIES.
2. CITY OF PHILADELPHIA SET BENCHMARK, "PT #75, #76 AND #77", IDENTIFIED ON THE "BENCHMARK #75, #76 AND #77 LOCATION EXHIBITS", PREPARED BY PENNONI ASSOCIATES, DATED 2025-01-09.

REFERENCED DOCUMENTS:

1. "ALTA EXISTING CONDITIONS PLANS", PREPARED BY DYNAMIC ENGINEERING, DATED 2021-10-06, SIGNED AND SEALED ON 2021-12-02.
2. "SOIL MANAGEMENT PLAN", PREPARED BY HRP PHILADELPHIA HOLDINGS, LLC, DATED JUNE 15TH 2020.
3. "REPORT OF GEOTECHNICAL INVESTIGATION - PROPOSED WAREHOUSE CAMPUS DEVELOPMENT PHASE 2 - PROPOSED LOTS 9, 10 AND L.S.-2", PREPARED BY DYNAMIC ENGINEERING, DATED JUNE 8TH, 2021.
4. "PESRM UDEX RELEASE - SVE PILOT TEST DESIGN SHOWING EXTRACTION WELL LOCATIONS", PREPARED BY STANTEC, DATED 2021-09-24
5. "EVERGREEN AOIS - SITE PLAN", PREPARED BY STANTEC, DATED 2020-07-14.
6. "EVERGREEN ENVIRONMENTAL PROGRAM MONITORING WELLS AREA OF INTERST (AOI) 1 THROUGH 8", PREPARED BY STANTEC, DATED 2021-11-10.
7. "EXISTING CONSTRAINTS MAP", PREPARED BY DYNAMIC ENGINEERING, DATED 2021-03-04.
8. "ENVIRONMENTAL NARRATIVE", PREPARED BY TERRAPHASE ENGINEERING, DATED 2022-04-01.
9. "RIGHT OF WAY SURVEY - 26TH STREET AND HARTRANFT STREET", PREPARED BY SAS GEOSPATIAL, LLC, LAST DATED 2023-02-21.
10. "LOT CONSOLIDATION PLAN", PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC., LAST DATED 2022-04-07, SIGNED AND SEALED ON 2023-03-01, AND APPROVED BY THE CITY REGULATOR, DISTRICT 2, ON 2023-04-24.
11. "TOPOGRAPHIC SURVEY, PGW HARTRANFT", PREPARED BY SAS GEOSPATIAL, LLC, LAST DATED 2023-11-13.
12. "TOPOGRAPHIC SURVEY, PGW PHASE 3", PREPARED BY SAS GEOSPATIAL, LAST DATED 2024-10-10.
13. "TOPOGRAPHIC SURVEY, SCHUYLKILL RIVERBANK SURVEY", PREPARED BY SAS GEOSPATIAL, LAST DATED 2024-10-16.
14. "AERIAL SURFACE CONTOURS", PREPARED BY PENNONI ASSOCIATES, LAST DATED 2024-12-10.
15. "HILCO REDEVELOPMENT PARTNERS PRIVATE COST WATER, SANITARY SEWER, AND STORMWATER INFRASTRUCTURE PROJECT FOR THE BELLWETHER LOGISTICS CAMPUS, PHASE BWD-100-1, WORK NO. 90312", PREPARED BY PENNONI ASSOCIATES, DATED 2024-02-22.
16. "HILCO REDEVELOPMENT PARTNERS PRIVATE COST WATER AND STORMWATER INFRASTRUCTURE PROJECT FOR 26TH STREET (S.R. 3003) FROM PENROSE AVENUE (S.R. 3019) TO THE FORMER POLLOCK STREET R.O.W., WORK NO. 90391", PREPARED BY PENNONI ASSOCIATES, DATED 2024-02-23.
17. "HILCO REDEVELOPMENT PARTNERS PRIVATE COST WATER AND STORMWATER INFRASTRUCTURE PROJECT FOR THE BELLWETHER LOGISTICS CAMPUS, PHASE 2A PWD-200, WORK NO. 90463", PREPARED BY PENNONI ASSOCIATES, DATED 2025-10-21.
18. "HILCO REDEVELOPMENT PARTNERS PRIVATE COST PENROSE AVENUE (S.R. 0291).SW EXTENSION PROJECT FOR THE BELLWETHER LOGISTICS CAMPUS, PHASE 2A BWD-200, WORK NO. 90464", PREPARED BY PENNONI ASSOCIATES, DATED 2026-02-02.
19. "PHILADELPHIA GAS WORKS ENFORCED GAS MAIN RELOCATION DUE TO PRIVATE DEVELOPMENT, 2600 HARTRANFT STREET, DWG NO. 4X-5429", PREPARED BY PENNONI ASSOCIATES, DATED 2024-07-02.
20. "PHILADELPHIA GAS WORKS ENFORCED GAS MAIN RELOCATION DUE TO PRIVATE DEVELOPMENT, 2600 HARTRANFT STREET, DWG. NO 84522", PREPARED BY PENNONI ASSOCIATES, DATED 2025-05-15.
21. "PHILADELPHIA GAS WORKS NEW BUSINESS MAIN INSTALLATION, FRANCES HARPER DRIVE, FRONTAGE ROAD, HILCO REDEVELOPMENT PARTNERS BELLWETHER DISTRICT, DWG. NO. 4X-5489", PREPARED BY PENNONI ASSOCIATES, DATED 2025-01-14.
22. "PHILADELPHIA GAS WORKS NEW BUSINESS INSTALLATION AND ENFORCED RELOCATION, FRANCES HARPER DRIVE, SCHUYLKILL AVENUE, HILCO REDEVELOPMENT PARTNERS BELLWETHER DISTRICT, DWG NO. 4X-5582", PREPARED BY PENNONI ASSOCIATES, DATED 2025-08-08.
23. "THE BELLWETHER DISTRICT - HARTRANFT AND FRANCES HARPER STREETLIGHTING PLANS, PSD LIGHTING PLAN SUBMISSION", PREPARED BY PENNONI ASSOCIATES, DATED 2025-01-28.
24. "THE BELLWETHER DISTRICT - 26TH STREET STREETLIGHTING PLANS, PSD LIGHTING PLAN SUBMISSION", PREPARED BY PENNONI ASSOCIATES, DATED 2024-07-23.
24. "THE BELLWETHER DISTRICT - INDUSTRIAL CAMPUS: OUTFALLS, JOINT PERMIT APPLICATION", PREPARED BY PENNONI ASSOCIATES, DATED 2025-08-14.
25. "PES REDEVELOPMENT - INDUSTRIAL", APPROVED 2022-12-06 UNDER NPDES PERMIT NUMBER PAD510217.
26. "THE BELLWETHER DISTRICT INDUSTRIAL MAJOR AMENDMENT 1", APPROVED 2024-01-14 UNDER NPDES AMENDMENT PERMIT NUMBER PAD510217 A-1.
27. "THE BELLWETHER DISTRICT INDUSTRIAL MAJOR AMENDMENT 2 LOT 16", APPROVED 2024-06-13 UNDER NPDES AMENDMENT PERMIT NUMBER PAD510217 A-2.
28. "THE BELLWETHER DISTRICT INDUSTRIAL MAJOR AMENDMENT 3", APPROVED 2024-12-05 UNDER NPDES AMENDMENT PERMIT NUMBER PAD510217 A-3.
29. "THE BELLWETHER DISTRICT INDUSTRIAL CAMPUS MAJOR AMENDMENT 4", APPROVED 2026-01-12, UNDER NPDES AMENDMENT PERMIT NUMBER PAD510217 A-4.
30. "THE BELLWETHER DISTRICT INDUSTRIAL CAMPUS MAJOR AMENDMENT 5", APPROVED 2025-12-19, UNDER NPDES AMENDMENT PERMIT NUMBER PAD510217 A-5.
31. "GEOTECHNICAL ENGINEERING STUDY (REPORT REVISION), THE BELLWETHER DISTRICT – LOT 11", PREPARED BY HILLIS-CARNES ENGINEERING ASSOCIATES, INC., DATED 2026-05-29.
32. "THE BELLWETHER DISTRICT INDUSTRIAL CAMPUS - PHASE 2A ROADWAY PLANS", APPROVED 2025-02-26 UNDER STREETS APPROVAL NUMBER SR-2024-027310
33. PWD TECHNICAL SUBMISSION SET APPROVED 2025-11-12 UNDER TRACKING NUMBER FY26-PESR-8215-01
34. "EXISTING CONDITIONS/TOPOGRAPHIC SURVEY PLAN" PREPARED BY SHAHEED A. SMITH GEOSPATIAL, LLC, DATED 2026-06-24.

FLOOD ZONE INFORMATION:

1. BY GRAPHIC PLOTTING ONLY, SUBJECT PARCEL AREA IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD), ZONE A (AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOOD), AND ZONE AE (AREAS DETERMINED TO BE WITHIN THE BASE FLOOD ELEVATION) OF THE FLOOD INSURANCE RATE MAP NO. 42075701870H & 42075701899H EFFECTIVE NOVEMBER 18, 2015.



AREA OF DISTURBANCE MAP
Scale: 1" = 2000'

LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT
- EXISTING 100 YEAR FLOODPLAIN
- EXISTING 500 YEAR FLOODPLAIN
- EXISTING BUILDING
- EXISTING CURB
- EXISTING SIDEWALK
- EXISTING LANDSCAPING
- EXISTING EDGE OF GRAVEL
- EXISTING TRAFFIC MARKING
- EXISTING FENCE
- EXISTING TREE
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING PEDESTRIAN/STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING CITY INLET
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UTILITY STRUCTURES
- PROPOSED BUILDING AT GRADE
- PROPOSED DOOR
- PROPOSED BIORETENTION BASIN
- PROPOSED CONCRETE SIDEWALK
- PROPOSED LANDSCAPED AREA
- PROPOSED SITE RESTORATION
- PROPOSED FENCE
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED PARKING STRIPING
- PROPOSED STOP BAR/PAVEMENT MARKING
- PROPOSED SIGN
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED AREA OF DISTURBANCE

OVERALL PARCEL LANDSCAPE TRACKING CHART

PROJECT NAME	PROJECT AREA	SUBMISSION NAME/PHASE	TRACKING/ PERMIT NUMBER	TREES REQUIRED IN PROJECT AREA	TREES PROVIDED IN PROJECT AREA	WAIVER REQUEST FOR TREES (YES/NO)	TREES TO BE PROVIDED OUTSIDE OF PROJECT AREA	RECEIVING LOCATION	RECEIVING AREA SIZE (AC)	TOTAL TREES EXPECTED TO BE PLANTED IN THIS AREA TO DATE	TREES NOT PLANTED (WAIVED)	IN-LIEU FEE AMOUNT
CONDO UNIT 1 (PAD 15)	23.56 AC	THE BELLWETHER DISTRICT INDUSTRIAL PAD 15	ZP-2023-009138	528	370	YES 14-803(5)(E)(.3) - INTERIOR LOADING TREES	158	RECEIVING AREA 1	1.607 AC	158	0	0
CONDO UNIT 2 (PAD 16)	48.08 AC	THE BELLWETHER DISTRICT INDUSTRIAL PAD 16	ZP-2023-013249	867	660	YES 14-803(5)(E)(.3) - INTERIOR LOADING TREES	207	RECEIVING AREA 2	2.364 AC	207	0	0
PRIVATE DRIVE	12.21 AC	THE BELLWETHER DISTRICT PHASE 2A DRIVEWAY	ZP-2025-000082	58	0	YES 14-803(5)(E)(.3) - INTERIOR LOADING TREES	58	RECEIVING AREA 3	0.593 AC	58	0	0
CONDO UNIT 3C (PAD 14)	75.20 AC	THE BELLWETHER DISTRICT INDUSTRIAL PAD 14	ZP-2026-004016	1,037	708	YES 14-803(5)(E)(.3) - INTERIOR LOADING TREES	329	RECEIVING AREA 4	2.950 AC	329	0	0
CONDO UNIT 3A-1 (PAD 11)	15.70 AC	THE BELLWETHER DISTRICT INDUSTRIAL PAD 11	ZP-2026-009131	232	157	YES 14-803(5)(E)(.3) - INTERIOR LOADING TREES	75	RECEIVING AREA 5	0.88 AC	75	0	0

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP - CALL BEFORE YOU DIG!

CALL BEFORE YOU DIG
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA
CALL 1-800-242-1776
PA. ACT 287 OF 1974 REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR BLAST PENNSYLVANIA ONE-CALL SYSTEM, INC.
SERIAL NUMBER(S): 20252181698
20253112734

NPDES PERMIT NUMBER: PAD510217 A-6
L&I ZONING TRACKING: ZP-2026-009131
PSD TRACKING: SR-2026-035909
SR-2026-XXXXXX
PWD TRACKING: FY25-PESR-7977-01
PWD UPR TRACKING #UPR-FY26-THEB-XXXX
NOT FOR CONSTRUCTION

Pennoni
PENNONI ASSOCIATES INC.
1900 Market Street, Suite 300
Philadelphia, PA 19103
T 215.222.3000 F 215.222.3588

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND ENGINEER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

COMMONWEALTH OF PENNSYLVANIA — DEREK C. MARUCA — ENGINEER — REGISTERED PROFESSIONAL

THE BELLWETHER DISTRICT - INDUSTRIAL CAMPUS: UNIT 3A-1
3144 W. PASSYUNK AVENUE
PHILADELPHIA PA 19145

CAMPUS LANDSCAPING AND TREE PRESERVATION PLAN
BELLWETHER DISTRICT HOLDINGS, LLC
3144 W. PASSYUNK AVENUE
PHILADELPHIA, PA 19145

NO.	DATE	BY
1	2026-10-06	0105

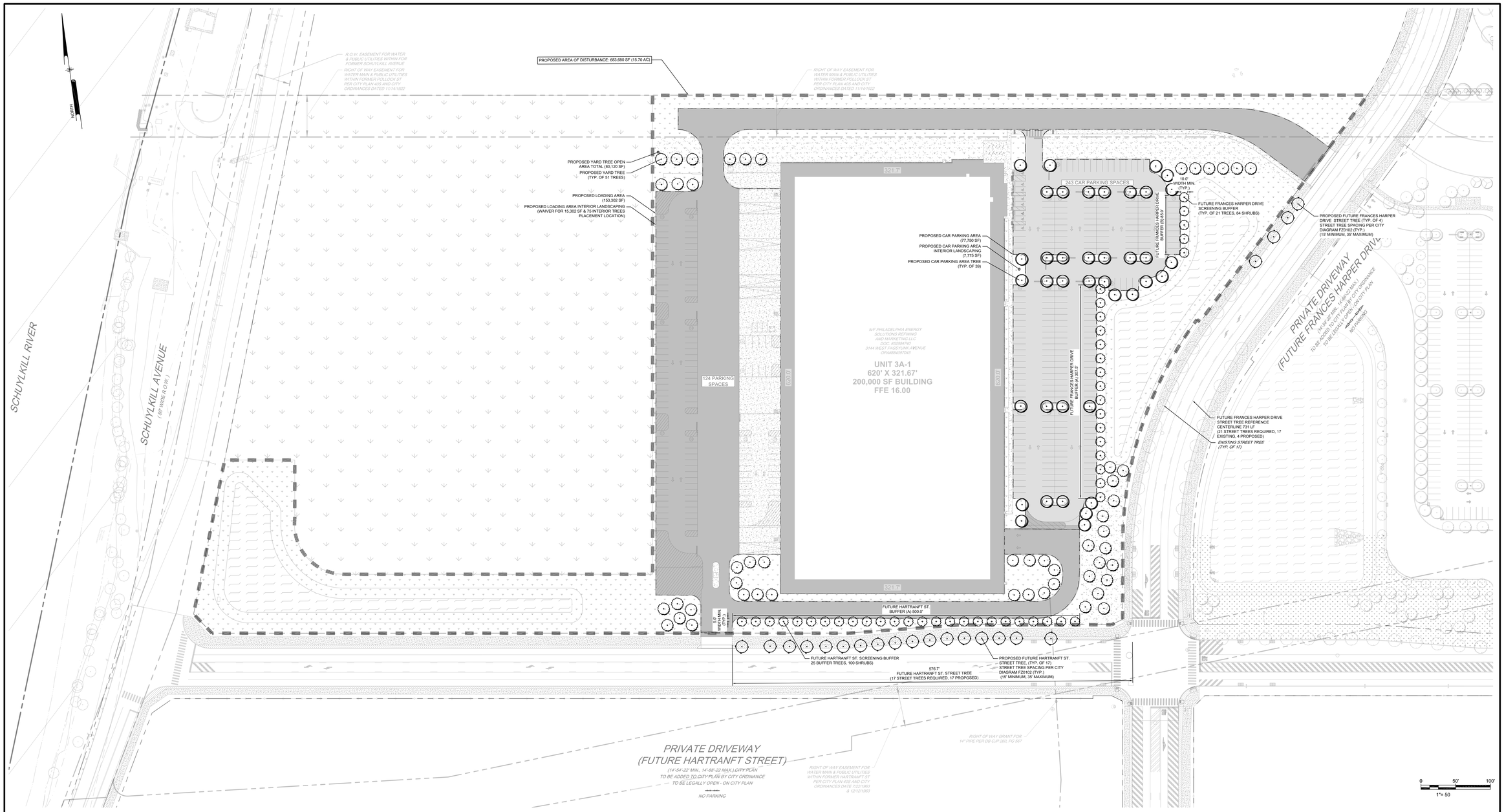
REVISIONS
L&I ZONING RESUBMISSION

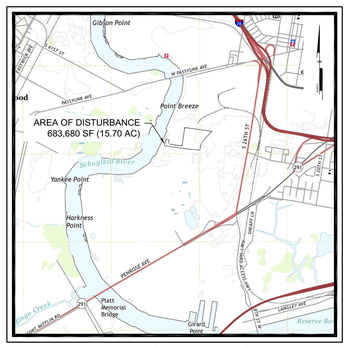
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PROJECT	PESRM24008
DATE	2026-09-09
DRAWING SCALE	1"= 400'
DRAWN BY	0105
APPROVED BY	JCM

CS1302

SHEET 4 OF 6





AREA OF DISTURBANCE MAP

Scale: 1" = 2000'

TREE LEGEND

SYMBOL	# TREES	SECTION	HATCH
	21	STREET TREE	
	39	CAR PARKING INTERIOR SHADE TREE	
	21	CAR PARKING SCREENING TREE	
	25	LOADING SCREENING BUFFER TREE	
	0	LOADING INTERIOR SHADE TREE	
	51	YARD TREE	

LANDSCAPE REQUIREMENTS - UNIT 3A-1

SECTION	GENERAL STANDARDS	REQUIRED/ALLOWED	PROPOSED
14-705(1)(e)(.3)	YARD TREES	1 TREE PER 1,600 SF OPEN AREA (NOT INCLUDING WATERCOURSES AND ANY OPEN AREA IN USE AS DRIVEWAY ACCESS, PARKING, OR LANDSCAPE BUFFERS NECESSARY TO SATISFY THE REQUIREMENTS OF 14-705(1)(D)) (80,120 SF OPEN SPACE / 1,600 SF = 51)	51 YARD TREES (AREAS OF EXISTING POLLOCK STREET EASEMENT HAVE BE EXCLUDED FROM THE CALCULATION)
14-705(1)(f)	PROTECTION OF HERITAGE TREES	SHALL NOT BE REMOVED UNLESS REPLACEMENT STANDARDS ARE MET AND SPECIAL EXCEPTION IS RECEIVED	NO EXISTING HERITAGE TREES TO BE REMOVED AS PART OF THIS APPLICATION
14-701(1)(g)	TREE REPLACEMENT REQUIREMENTS	EXISTING TREES TO BE REMOVED	NO EXISTING TREES TO BE REMOVED AS PART OF THIS APPLICATION
14-705(1)(h)	CREDITS FOR PRESERVING EXISTING HERITAGE TREES	N/A	
14-705(2)(c)(.2)	STREET TREES	1 TREE PER 35 LF OF STREET FRONTAGE HARTRANFT STREET: 576.7 LF / 35 =. 17 TREES FRANCES HARPER DRIVE: 731 LF / 35 = 21 TREES (17 EXISTING) 38 TOTAL STREET TREES REQUIRED (15 FT SPACING MINIMUM)	17 STREET TREES* (HARTRANFT STREET) 4 STREET TREES* PROPOSED, 17 EXISTING (FRANCES HARPER DRIVE) 21 TOTAL STREET TREES PROPOSED
14-803(5)(d)(.1)(.a)	PARKING LANDSCAPE AND SCREENING	ALONG ALL STREET FRONTAGES, THE APPLICANT SHALL PROVIDE A MINIMUM 5-FOOT WIDE BUFFER. SUCH BUFFER SHALL CONSIST OF AT LEAST ONE SHADE TREE PER 20 LINEAR FEET AND FOUR SHRUBS PER 20 LINEAR FEET	892.5 LF OF BUFFER (10 FT MIN. ALONG FRANCES HARPER DRIVE, 5 FT MIN. ALONG HARTRANFT) 46 BUFFER TREES 180 SHRUBS
14-803(5)(d)(.2)		FOR PARCELS 50,000 SQ FT IN SIZE OR GREATER, ALONG PRIMARY FRONTAGES, THE BUFFER SHALL BE AT LEAST 10 FT WIDE AND SHALL INCLUDE A MINIMUM 3-FOOT HIGH FENCE, WALL, OR BERM AND THAT MEETS ALL THE CONDITIONS OF (.1)(.A), ABOVE CAR PARKING LOT BUFFER A, B, C = 392.5 LF, HARTRANFT STREET BUFFER A = 500 LF, TOTAL BUFFER = 892.5 LF, 46 TREES, 180 SHRUBS)	
14-803(5)(e)(.1)	INTERIOR LANDSCAPE REQUIREMENTS FOR CAR PARKING LOT	10% OF TOTAL AREA OF ALL PARKING SPACES, LOADING SPACES, AND DRIVEWAYS THAT PROVIDE ACCESS TO PARKING SPACES AND LOADING SPACES, AND DRIVE AISLES (10% OF 77,750 SF = 7,775 SF)	7,775 SF
14-803(5)(e)(.3)	INTERIOR LANDSCAPE REQUIREMENTS FOR CAR PARKING LOT	IN SURFACE PARKING LOTS CONTAINING MORE THAN 50 PARKING SPACES, INTERIOR LANDSCAPED AREAS SHOULD BE USED TO BREAK UP THOSE SPACES INTO GROUPS OF NO MORE THAN 20 CONTIGUOUS PARKING SPACES	COMPLIES
14-803(5)(e)(.5)	SHADE TREES, SHRUBS, PERENNIALS, AND GROUNDCOVER IN INTERIOR LANDSCAPED AREAS	ONE SHADE TREE PER 200 SF, THREE SHRUBS PER 200 SF, AND 15 PERENNIALS OR GROUND COVER PER 200 SF OF INTERIOR LANDSCAPED AREA (7,750 SF / 200 SF = 39 SHADE TREES 7,750 SF / 200 SF = 39 * 3 = 117 SHRUBS 7,750 SF / 200 SF = 39 * 15 = 585 PERENNIALS/GROUND COVER)	39 SHADE TREES 117 SHRUBS 585 PERENNIALS
14-803(5)(e)(.1)	INTERIOR LANDSCAPE REQUIREMENTS FOR LOADING DOCKS, OFF-STREET LOADING AREA, AND DRIVE AISLES	10% OF TOTAL AREA OF ALL PARKING SPACES, LOADING SPACES, AND DRIVEWAYS THAT PROVIDE ACCESS TO PARKING SPACES AND LOADING SPACES, AND DRIVE AISLES (10% OF 153,302 SF = 15,032 SF)	(WAIVER FOR 15,302 SF)
14-803(5)(e)(.3)	INTERIOR LANDSCAPE REQUIREMENTS FOR OFF STREET LOADING AREAS	IN SURFACE PARKING LOTS CONTAINING MORE THAN 50 PARKING SPACES, INTERIOR LANDSCAPED AREAS SHOULD BE USED TO BREAK UP THOSE SPACES INTO GROUPS OF NO MORE THAN 20 CONTIGUOUS PARKING SPACES	WAIVER
14-803(5)(e)(.5)	SHADE TREES, SHRUBS, PERENNIALS, AND GROUNDCOVER IN INTERIOR LANDSCAPED AREAS	ONE SHADE TREE PER 200 SF, THREE SHRUBS PER 200 SF, AND 15 PERENNIALS OR GROUND COVER PER 200 SF OF INTERIOR LANDSCAPED AREA (15,302 SF / 200 SF = 75 SHADE TREES 15,302 SF / 200 SF = 75 * 3 = 225 SHRUBS 15,328 SF / 200 SF = 75 * 15 = 1,125 PERENNIALS/GROUND COVER)	(WAIVER FOR 75 TREES) (WAIVER FOR 225 SHRUBS) (WAIVER FOR 1,125 PERENNIALS)

(*) - FINAL STREET TREE PLACEMENT TO BE APPROVED PER PHILADELPHIA STREETS DEPARTMENT REQUIREMENTS.

OVERALL PARCEL LANDSCAPE TRACKING CHART

PROJECT NAME	PROJECT AREA	SUBMISSION NAME/PHASE	TRACKING/ PERMIT NUMBER	TREES REQUIRED IN PROJECT AREA	TREES PROVIDED IN PROJECT AREA	WAIVER REQUEST FOR TREES (YES/NO)	TREES TO BE PROVIDED OUTSIDE OF PROJECT AREA	RECEIVING LOCATION	RECEIVING AREA SIZE (AC)	TOTAL TREES EXPECTED TO BE PLANTED IN THIS AREA TO DATE	TREES NOT PLANTED (WAIVED)	IN-LIEU FEE AMOUNT
CONDO UNIT 1 (PAD 15)	23.56 AC	THE BELLWETHER DISTRICT INDUSTRIAL PAD 15	ZP-2023-009138	528	370	YES 14-803(5)(E)(.3) - INTERIOR LOADING TREES	158	RECEIVING AREA 1	1.607 AC	158	0	0
CONDO UNIT 2 (PAD 16)	48.08 AC	THE BELLWETHER DISTRICT INDUSTRIAL PAD 16	ZP-2023-013249	867	660	YES 14-803(5)(E)(.3) - INTERIOR LOADING TREES	207	RECEIVING AREA 2	2.364 AC	207	0	0
PRIVATE DRIVE	12.21 AC	THE BELLWETHER DISTRICT PHASE 2A DRIVEWAY	ZP-2025-000082	58	0	YES 14-803(5)(E)(.3) - INTERIOR LOADING TREES	58	RECEIVING AREA 3	0.593 AC	58	0	0
CONDO UNIT 3C	75.20 AC	THE BELLWETHER DISTRICT INDUSTRIAL PAD 14	ZP-2026-004016	1,037	708	YES 14-803(5)(E)(.3) - INTERIOR LOADING TREES	329	RECEIVING AREA 4	2.950 AC	329	0	0
CONDO UNIT 3A-1	15.70 AC	THE BELLWETHER DISTRICT INDUSTRIAL PAD 11	ZP-2026-009131	232	157	YES 14-803(5)(E)(.3) - INTERIOR LOADING TREES	75	RECEIVING AREA 5	0.88 AC	75	0	0

LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT
- EXISTING 100 YEAR FLOODPLAIN
- EXISTING 500 YEAR FLOODPLAIN
- EXISTING BUILDING
- EXISTING CURB
- EXISTING SIDEWALK
- EXISTING LANDSCAPING
- EXISTING EDGE OF GRAVEL
- EXISTING TRAFFIC MARKING
- EXISTING FENCE
- EXISTING TREE
- PROPOSED AREA OF DISTURBANCE
- PROPOSED BUILDING AT GRADE
- PROPOSED DOOR
- PROPOSED BIORETENTION BASIN
- PROPOSED CONCRETE SIDEWALK
- PROPOSED LANDSCAPED AREA
- PROPOSED SITE RESTORATION
- PROPOSED FENCE
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED PARKING STRIPING
- PROPOSED STOP BAR/PAVEMENT MARKING
- PROPOSED SIGN
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT

CALL BEFORE YOU DIG

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA

CALL 1-800-242-1776

PA. ACT 287 OF 1974 REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR BLAST PENNSYLVANIA ONE-CALL SYSTEM, INC.

SERIAL NUMBER(S): 20252181698

20253112734

NPDES PERMIT NUMBER: PAD510217 A-6

L&I ZONING TRACKING: ZP-2026-009131

PSD TRACKING: SR-2026-035909

SR-2026-XXXXXX

PWD TRACKING: FY25-PESR-7977-01

PWD UPR TRACKING #UPR-FY26-THEB-XXXX

NOT FOR CONSTRUCTION

DEPARTMENT OF BUSINESS & INSPECTIONS APPROVED UNIT 3C (PAD 14) FOR ZONING/L&I

11/3/26

APPROVED AS NOTED ON PLANS DATED 10/28/26 AND SIGNED BY ZONING OFFICIAL

Approved by Mr. Ian Choi

Pennoni

PENNONI ASSOCIATES INC.
1900 Market Street, Suite 300
Philadelphia, PA 19103
T 215.222.3000 F 215.222.3588

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND ENGINEER NOTIFIED OF ANY ERRORS OR DISCREPANCIES BEFORE PROCEEDING WITH WORK

COMMONWEALTH OF PENNSYLVANIA JAMES M. CHRISTY REGISTERED LANDSCAPE ARCHITECT

THE BELLWETHER DISTRICT - INDUSTRIAL CAMPUS: UNIT 3A-1
3144 W. PASSYUNK AVENUE
PHILADELPHIA, PA 19145

LANDSCAPING AND TREE PRESERVATION PLAN

BELLWETHER DISTRICT HOLDINGS, LLC
3144 W. PASSYUNK AVENUE
PHILADELPHIA, PA 19145

NO.	DATE	REVISIONS	BY
1	2026-10-06	L&I ZONING RESUBMISSION	0105

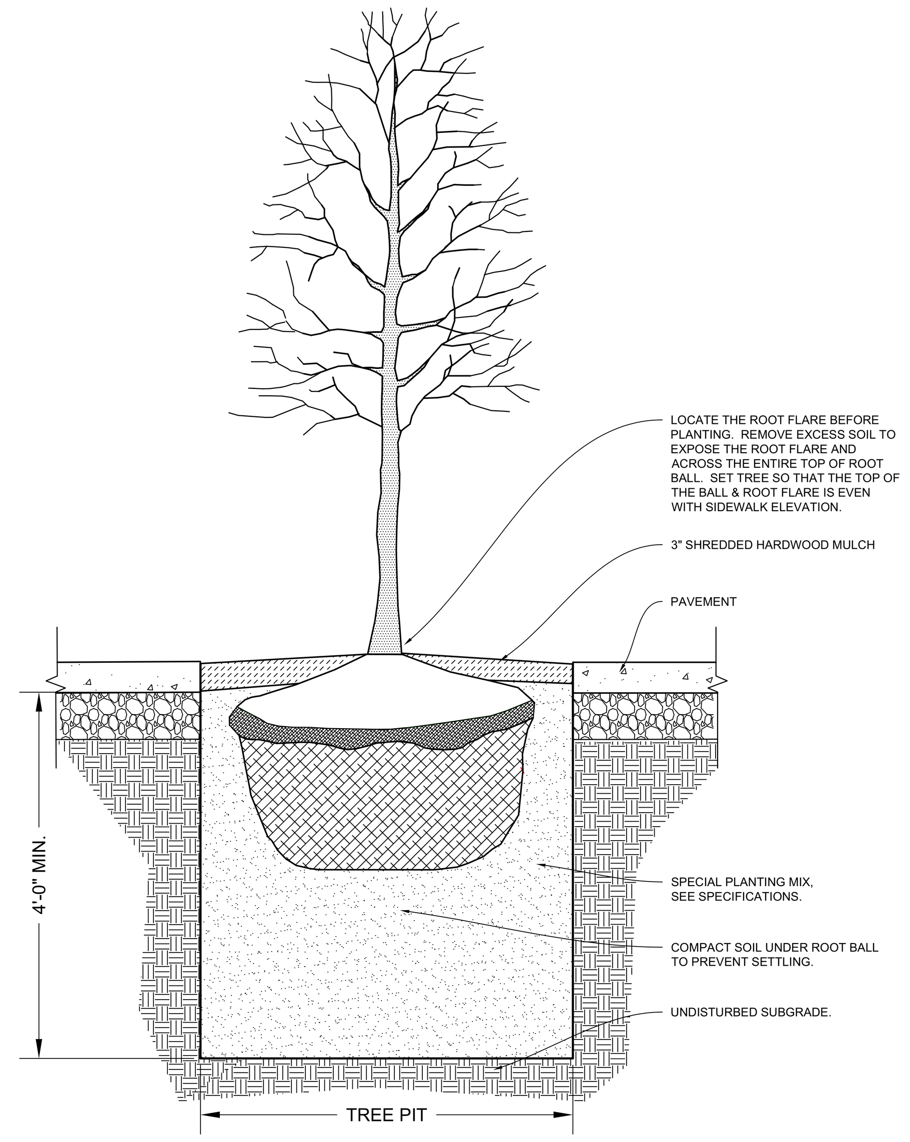
ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	PESRM24008
DATE	2026-09-09
DRAWING SCALE	1"= 50
DRAWN BY	0105
APPROVED BY	JCM

CS1303

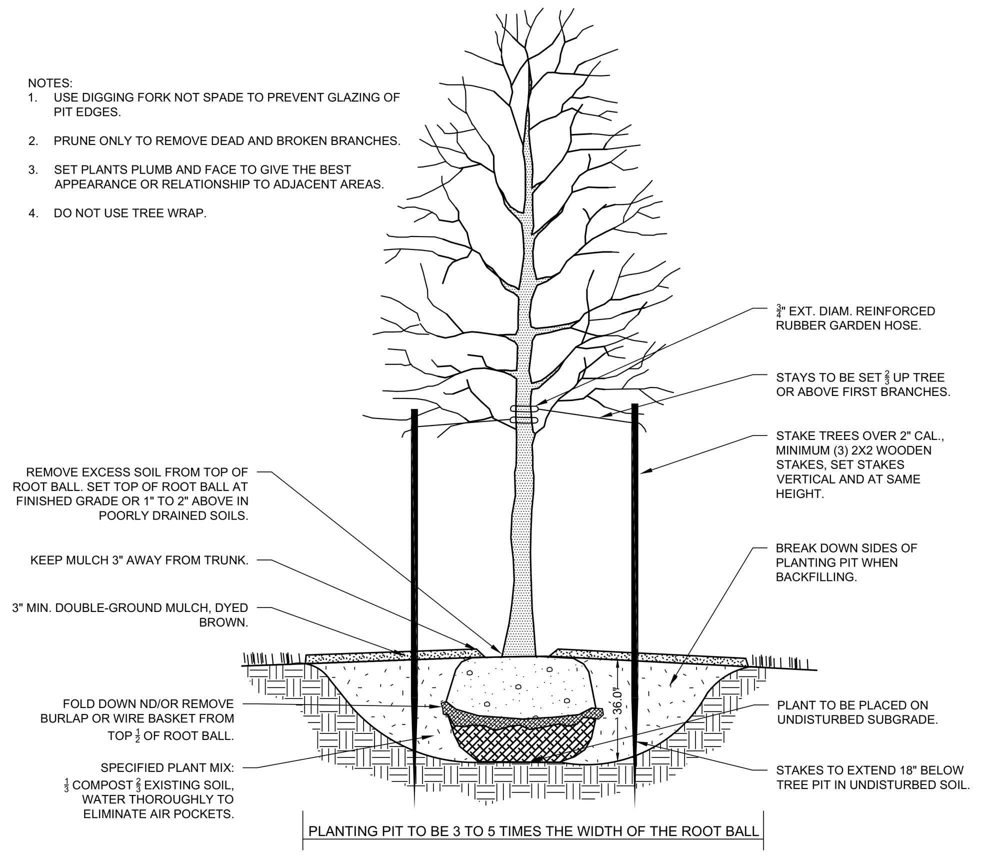
SHEET 5 OF 6

K:\PITTES - 'BP2024 (1)\PM BY Ian Kubik - EXISTING\E Planset MCE.dwg



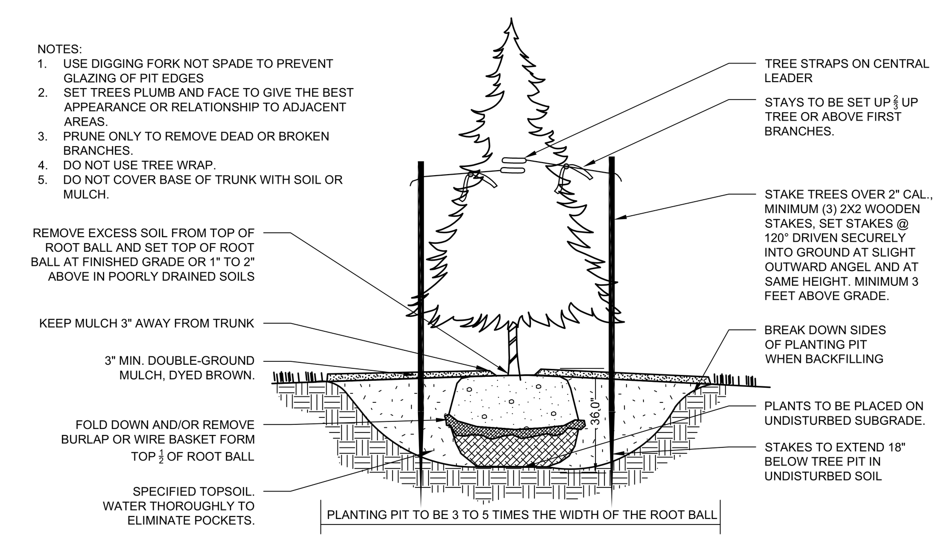
STREET TREE PLANTING
NOT TO SCALE

NOTES:
1. USE DIGGING FORK NOT SPADE TO PREVENT GLAZING OF PIT EDGES.
2. PRUNE ONLY TO REMOVE DEAD AND BROKEN BRANCHES.
3. SET PLANTS PLUMB AND FACE TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT AREAS.
4. DO NOT USE TREE WRAP.



DECIDUOUS TREE PLANTING
NOT TO SCALE

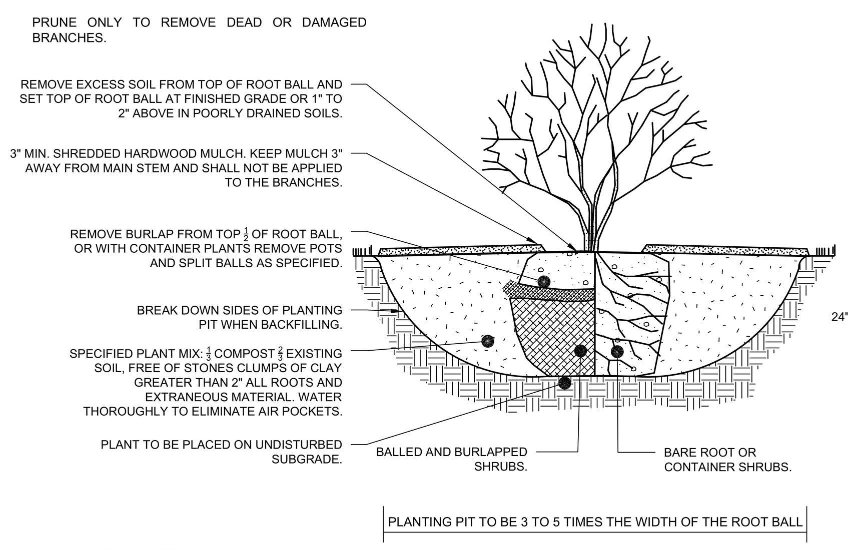
NOTES:
1. USE DIGGING FORK NOT SPADE TO PREVENT GLAZING OF PIT EDGES
2. SET TREES PLUMB AND FACE TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT AREAS.
3. PRUNE ONLY TO REMOVE DEAD OR BROKEN BRANCHES.
4. DO NOT USE TREE WRAP.
5. DO NOT COVER BASE OF TRUNK WITH SOIL OR MULCH.



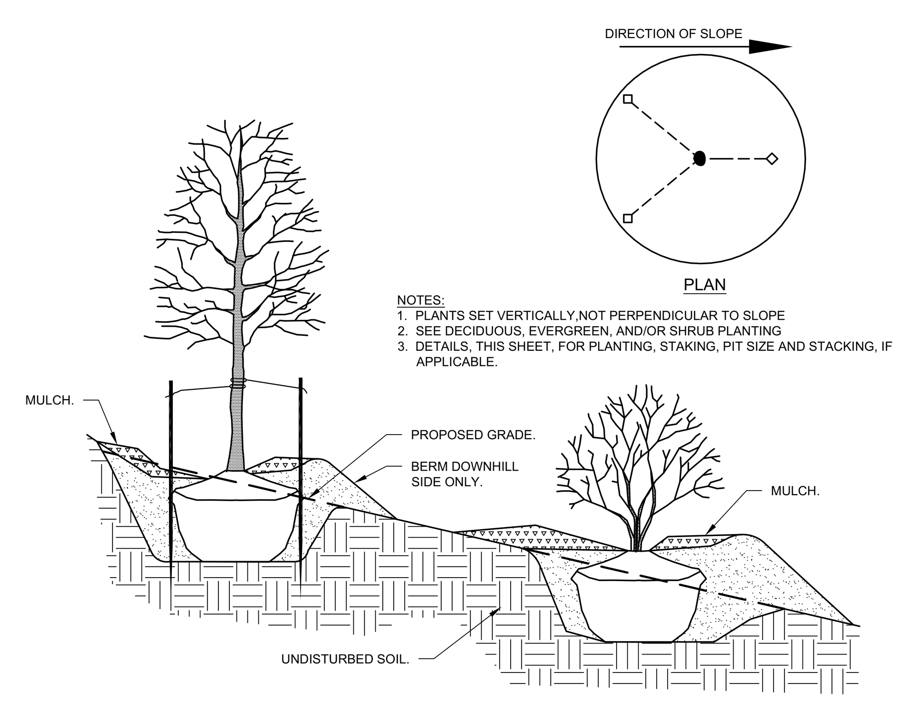
EVERGREEN TREE PLANTING
NOT TO SCALE

NOTES:
SET PLANTS PLUMB AND FACE TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT AREAS.

PRUNE ONLY TO REMOVE DEAD OR DAMAGED BRANCHES.

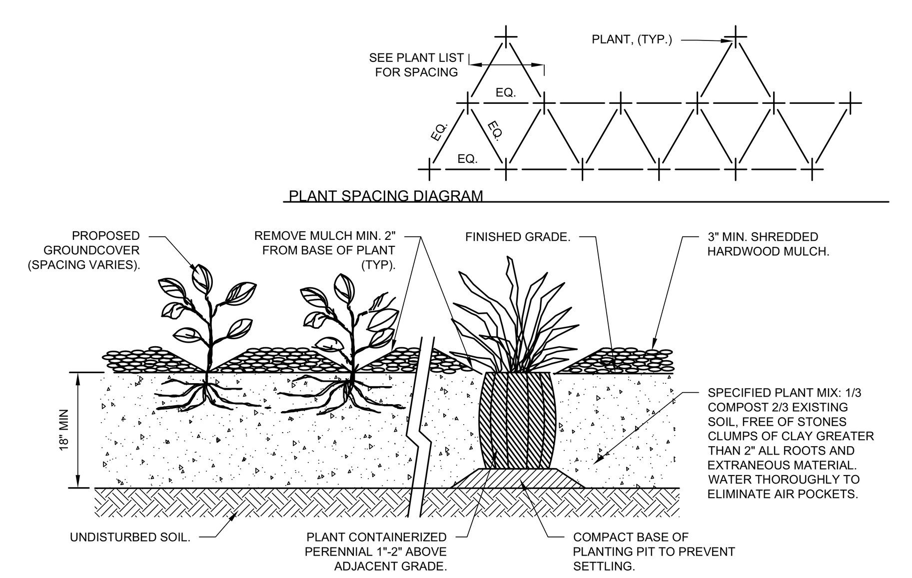


SHRUB PLANTING
NOT TO SCALE

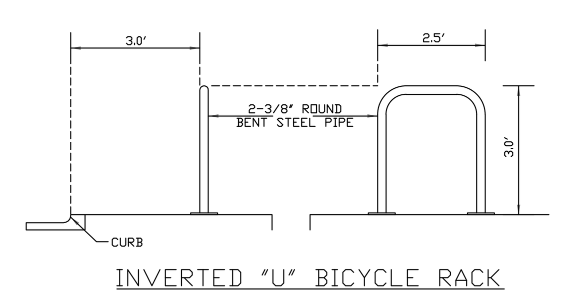


NOTES:
1. PLANTS SET VERTICALLY,NOT PERPENDICULAR TO SLOPE
2. SEE DECIDUOUS, EVERGREEN, AND/OR SHRUB PLANTING
3. DETAILS, THIS SHEET, FOR PLANTING, STAKING, PIT SIZE AND STACKING, IF APPLICABLE.

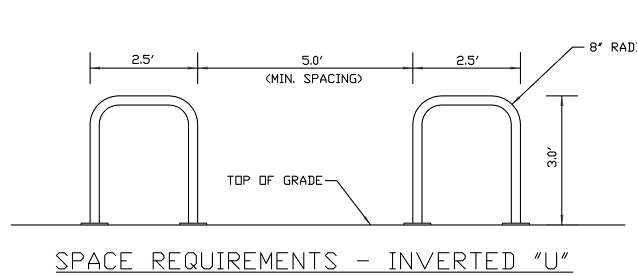
PLANTING ON SLOPE DETAIL
NOT TO SCALE



PERENNIAL/GROUNDCOVER/ORN. GRASS PLANTING
NOT TO SCALE



INVERTED "U" BICYCLE RACK



SPACE REQUIREMENTS - INVERTED "U"

NOTES:

1. BICYCLE RACK TO BE CONSTRUCTED OF 2" SCHEDULE 40 STEEL PIPE (2.375 " O.D.), ROLLING RACK RR4H (9 BIKES) AS MANUFACTURED BY DERO (DERO.COM) OR APPROVED EQUAL.

   FINISH: ALL STEEL MEMBERS TO BE COATED WITH ZINC RICH EPOXY THEN FINISHED WITH POLYESTER POWDER COATING (COLOR: BLACK).

2. ATTACH ANCHOR BOLTS MIN. 4" INTO CONCRETE SIDEWALK. CONTRACTOR TO FURNISH CONCRETE ANCHOR BOLTS AS REQUIRED TO SECURE RACK INTO CONCRETE. GROUT ALL JOINTS.

3. BICYCLE RACK MUST CONFORM TO CITY OF PHILADELPHIA BICYCLE RACK REQUIREMENTS AND PHILADELPHIA STREETS DEPARTMENT COMPLETE STREETS HANDBOOK.

TYPICAL ON-SITE BICYCLE RACK
NOT TO SCALE

RAIN GARDEN/BIO RETENTION BASIN SEED MIX (ERNMX-180 OR APPROVED EQUAL)

38% · RIVER OATS, PA/VA ECOTYPE BLEND (CHASMANTHIUM LATIFOLIUM (UNIOLA LATIFOLIA), PA/VA ECOTYPE BLEND)
20% · VIRGINIA WILDRYE, PA ECOTYPE (ELYMUS VIRGINICUS, PA ECOTYPE)
10% · FOX SEDGE, PA ECOTYPE (CAREX VULPINOIDEA, PA ECOTYPE)
4% · PURPLE CONEFLOWER (ECHINACEA PURPUREA)
3% · TALL WHITE BEARDTONGUE, PA ECOTYPE (PENSTEMON DIGITALIS, PA ECOTYPE)
3% · BLACKEYED SUSAN, COASTAL PLAIN NC ECOTYPE (RUDBECKIA HIRTA, COASTAL PLAIN NC ECOTYPE)
3% · LANCELEAF COREOPSIS, COASTAL PLAIN NC ECOTYPE (COREOPSIS LANCEOLATA, COASTAL PLAIN NC ECOTYPE)
2% · OHIO SPIDERWORT, PA ECOTYPE (TRADESCANTIA OHIENSIS, PA ECOTYPE)
2% · OXEYE SUNFLOWER, PA ECOTYPE (HELIOPSIS HELIANTHOIDES, PA ECOTYPE)
2% · AUTUMN BENTGRASS, PA ECOTYPE (AGROSTIS PERENNANS, PA ECOTYPE)
2% · PARTRIDGE PEA, PA ECOTYPE (CHAMAECRISTA FASCICULATA (CASSIA F.), PA ECOTYPE)
2% · MARSH (DENSE) BLAZING STAR (SPIKED GAYFEATHER), PA ECOTYPE (LIATRIS SPICATA, PA ECOTYPE)
1.5% ·SMOOTH BLUE ASTER, NY ECOTYPE (ASTER LAEVIS (SYMPHYOTRICHUM LAEVE), NY ECOTYPE)
1% · WILD SENNA, VA & WV ECOTYPE (SENNA HEBECARPA (CASSIA H.), VA & WV ECOTYPE)
1% · NEW ENGLAND ASTER, PA ECOTYPE (ASTER NOVAE-ANGLIAE (SYMPHYOTRICHUM N.), PA ECOTYPE)
1% · SWAMP MILKWEED, PA ECOTYPE (ASCLEPIAS INCARNATA, PA ECOTYPE)
1% · PATH RUSH, PA ECOTYPE (JUNCUS TENUIS, PA ECOTYPE)
1% · SOFT RUSH (JUNCUS EFFUSUS)
0.8% ·WILD BERGAMOT, FORT INDIANTOWN GAP-PA ECOTYPE (MONARDA FISTULOSA, FORT INDIANTOWN GAP-PA ECOTYPE)
0.5% ·MISTFLOWER, VA ECOTYPE (EUPATORIUM COELESTINUM (CONOCLINIUM C.), VA ECOTYPE)
0.5% ·BLUE FALSE INDIGO, SOUTHERN WV ECOTYPE (BAPTISIA AUSTRALIS, SOUTHERN WV ECOTYPE)
0.5% ·EARLY GOLDENROD, VA ECOTYPE (SOLIDAGO JUNCEA, VA ECOTYPE)
0.2% ·SLENDER MOUNTAINMINT (PYCNANTHEMUM TENUIFOLIUM)
100% TOTAL: APPLIED 20 LB PER ACRE WITH A COVER CROP OF GRAIN RYE AT 30 LB PER ACRE

GENERAL PRODUCT INFORMATION:
THE NATIVE PERENNIAL FORBS AND GRASSES PROVIDE FOOD AND COVER FOR RAIN GARDEN BIODIVERSITY. MIX FORMULATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE DEPENDING ON THE AVAILABILITY OF EXISTING AND NEW PRODUCTS. WHILE THE FORMULA MAY CHANGE, THE GUIDING PHILOSOPHY AND FUNCTION OF THE MIX WILL NOT.

ITEM NUMBER: ERNMX-180
PRODUCT CATEGORIES:
STORMWATER MANAGEMENT, UPLANDS & MEADOWS
HEIGHT: 0.3 – 5.0 FT
SEEDING RATE: 20 LB PER ACRE WITH A COVER CROP OF GRAIN RYE AT 30 LB PER ACRE

PLANTING SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	INITIAL SIZE	ROOT	NOTES
STREET TREES - 21 TOTAL						
AS	7	ACER SACCARUM 'GREEN MOUNTAIN'	SUGAR MAPLE	2-1/2" CAL. MIN.	B&B	LIMB UP 8'
GT	7	GLEDISTIA TRICANTHOS V. INERMIS	THORNLESS HONEY LOCUST	2-1/2" CAL. MIN.	B&B	LIMB UP 8'
LT	7	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2-1/2" CAL. MIN.	B&B	LIMB UP 8'
YARD TREES - 51 TOTAL						
AR	17	ACER RUBRUM 'RED SUNSET'	RED MAPLE 'RED SUNSET'	2-1/2" CAL. MIN.	B&B	NATURAL FORM
AS	17	ACER SACCARUM 'GREEN MOUNTAIN'	SUGAR MAPLE	2-1/2" CAL. MIN.	B&B	NATURAL FORM
QA	17	QUERCUS ALBA	WHITE OAK	2-1/2" CAL. MIN.	B&B	NATURAL FORM
CAR/LOADING DOCK BUFFER LANDSCAPING						
CAR/LOADING DOCK BUFFER TREES - 46 TOTAL						
BN	15	BETULA NIGRA	RIVER BIRCH	2-1/2" CAL. MIN.	B&B	3 STEM MIN.
BP	15	BETULA POPULIFOLIA	GRAY BIRCH	2-1/2" CAL. MIN.	B&B	3 STEM MIN.
CC	16	CERCIS CANADENSIS	EASTERN REDBUD	2-1/2" CAL. MIN.	B&B	LIMB UP 8'
CAR/LOADING DOCK BUFFER SHRUBS - 184 TOTAL						
CS	92	CORNUS SERVICEA	RED TWIG DOGWOOD	24" HT MIN.	B&B	NATURAL FORM
VD	92	VIBURNUM DENTATUM	ARROW WOOD VIBURNUM	24" HT MIN.	B&B	NATURAL FORM
INTERIOR CAR PARKING/LOADING DOCK LOT LANDSCAPING						
INTERIOR CAR PARKING/LOADING DOCK LOT SHADE TREES - 39 TOTAL						
AR	9	ACER RUBRUM 'RED SUNSET'	RED MAPLE 'RED SUNSET'	2-1/2" CAL. MIN.	B&B	NATURAL FORM
AS	10	ACER SACCARUM 'GREEN MOUNTAIN'	SUGAR MAPLE	2-1/2" CAL. MIN.	B&B	NATURAL FORM
CC	10	CERCIS CANADENSIS	EASTERN REDBUD	2-1/2" CAL. MIN.	B&B	LIMP UP 8'
GT	10	GLEDISTIA TRICANTHOS V. INERMIS	THORNLESS HONEY LOCUST	2-1/2" CAL. MIN.	B&B	NATURAL FORM
INTERIOR CAR PARKING/LOADING DOCK LOT SHRUBS - 117 TOTAL						
CA	30	CLETHRA ALNIFOLIA	SWEET PEPPERBUSH	24" HT MIN.	B&B	NATURAL FORM
CS	30	CORNUS SERVICEA	RED TWIG DOGWOOD	24" HT MIN.	B&B	NATURAL FORM
CO	30	CEPHALANTHUS OCCIDENTALIS	BUTTON BUSH	24" HT MIN.	B&B	NATURAL FORM
VD	27	VIBURNUM DENTATUM	ARROW WOOD VIBURNUM	24" HT MIN.	B&B	NATURAL FORM
INTERIOR CAR PARKING/LOADING DOCK LOT PERENNIALS - 585 TOTAL						
AT	83	ASCLEPIAS TUBEROSA	BUTTERFLY WEED		#1 CONT.	18" O.C. SPACING
EP	83	EUPOTORIUM PURPUREUM	JOE-PYE-WEED		#1 CONT.	18" O.C. SPACING
PD	83	PANICUM DICHOTOMIFLORUM	SMOOTH PANIC GRASS		#1 CONT.	24" O.C. SPACING
PS	83	PHLOX SUBULATA	MOSS PHLOX		#1 CONT.	18" O.C. SPACING
SC	83	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUE STEM		#1 CONT.	24" O.C. SPACING
TF	83	TRIDENS FLAVUS	PURPLETOP		#1 CONT.	24" O.C. SPACING
OF	87	OENOTHERA FRUITICOSA	SUNDROPS		#1 CONT.	18" O.C. SPACING

LANDSCAPE REMOVAL NOTES

1. TREE REMOVAL SHALL BE CONDUCTED IN ACCORDANCE WITH THE STANDARDS SPECIFIED BY THE TREE CARE INDUSTRY ASSOCIATION, INC. IN THE LATEST EDITION OF THE "AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS" ANSI 300 (PART -1) - 2008 PRUNING OR LATEST EDITION.
2. WHERE THE PRUNING, REPAIRING, MAINTAINING, OR REMOVAL OF TREES, THE CUTTING OF BRUSH, OR PERFORMING OF PEST OR SOIL MANAGEMENT IS REQUIRED, OPERATIONS SHALL CONFORM TO THE STANDARDS SPECIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE IN THE "AMERICAN NATIONAL STANDARD FOR ARBORICULTURAL OPERATIONS - SAFETY REQUIREMENTS" ANSI Z133.1-2006 OR LATEST EDITION.
3. AS A MINIMUM, THE CREW SUPERVISOR(S) MUST BE A CURRENT INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) CERTIFIED ARBORIST. THEIR NAMES AND CERTIFICATION NUMBERS MUST BE SUBMITTED TO THE OWNERS REPRESENTATIVE FOR BEFORE PRUNING OR REMOVAL ACTIVITIES. AN ISA CERTIFIED ARBORIST SHALL BE ON SITE AT ALL TIMES DURING WORK ACTIVITIES.
4. AT THE DIRECTION OF THE MUNICIPAL ENGINEER, MUNICIPAL SHADE TREE COMMISSION OR MUNICIPAL LANDSCAPE ARCHITECT, EXISTING TREES WHICH HAVE NOT BEEN ADEQUATELY PROTECTED ARE TO BE REMOVED AND REPLACED.
5. STUMP REMOVALS: ALL THE DEBRIS GENERATED FROM THE REMOVAL SHALL BE PROPERLY AND LEGALLY DISPOSED OF OFF SITE BY THE CONTRACTOR. SUCH WORK SHALL INCLUDE COMPLETE REMOVAL OF THE STUMP/ ROOT MASS, IN THE CASE OF YOUNG / SMALLER TREES OR GRINDING DOWN OF THE STUMP TO TWELVE (12) INCHES BELOW GRADE IN THE CASE OF MATURE/ LARGER TREES. IN BOTH CASES ALL DEBRIS SHALL BE COMPLETELY REMOVED, AND SCREENED FERTILE TOPSOIL PLACED IN THE HOLE AND LIGHTLY COMPACTED TO BRING THE DEPRESSION UP TO MEET THE SURROUNDING GRADE, SMOOTH AND FLUSH. SEED SHALL BE INSTALLED OVER THE REFURBISHED AREA WHEN SURROUNDED BY LAWN, OR A THREE (3) INCH THICKNESS OF DOUBLE SHREDDED HARDWOOD BARK MULCH SHALL BE INSTALLED WHEN IN CONTINUOUS PLANTING BEDS.

PLANTING NOTES

1. ALL PLANT LOCATIONS SHALL BE STAKED IN THE FIELD AND LOCATIONS APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
2. TOPSOIL WITH A QUALITY ORGANIC SOIL AMENDMENT SHALL BE USED FOR ALL PLANTING AND SEEDING OPERATIONS.
3. NOTIFY ALL UTILITY COMPANIES AND LOCATE ALL UTILITIES PRIOR TO EXCAVATING PLANT PITS. PLANT LOCATIONS MAY BE ADJUSTED IN THE FIELD TO AVOID INTERFERENCE WITH UNDERGROUND UTILITIES.
4. SHOULD ANY DISCREPANCY ARISE BETWEEN THE PLANTING PLAN AND THE PLANTING SCHEDULE, THE PLAN SHALL GOVERN AS TO THE QUANTITY OF PLANT MATERIAL.
5. ALL PLANT MATERIAL SHALL BE OF NURSERY STOCK QUALITY AS DEFINED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. ALL PLANT MATERIAL SHALL BE GUARANTEED TO LIVE AT LEAST 18 MONTHS FOLLOWING INSTALLATION.
6. ALL NON-BIODEGRADABLE ROOT WRAPPING TO BE REMOVED COMPLETELY BEFORE PLANTING.
7. ALL SHADE TREES TO BE PRUNED OF SIDE BRANCHES TO A HEIGHT OF 6' ABOVE GRADE EXCEPT WHERE NOTED IN PLANT SCHEDULE.
8. ALL PLANT MATERIAL SHALL BE APPROVED UPON ARRIVAL TO THE SITE, UNLESS OTHERWISE NOTIFIED.
9. PROPOSED PLANT MATERIAL MAY BE SUBSTITUTED BY SIMILAR PLANTS PRIOR TO INSTALLATION, SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND MUNICIPAL LANDSCAPE ARCHITECT.
10. DISTURBANCE OF EXISTING VEGETATION SHALL BE LIMITED TO WORK AREA CONTRACTOR IS RESPONSIBLE FOR FINE GRADING AND SEEDING ALL DISTURBED AREAS.
11. ALL PLANTS SPACED 7' O.C. OR CLOSER SHALL BE IN CONTINUOUS MULCHED BEDS.
12. SEED ALL DISTURBED AREAS WITH REQUIRED SEED MIX (SEEDING MIX SCHEDULE & SEEDING NOTES).
13. PLANTING SHALL BE DONE APRIL 15TH THRU MAY 31ST OR AUGUST 17TH THRU OCTOBER 15TH.
14. A MINIMUM OF 6" OF TOPSOIL SHALL BE PLACED ON ALL AREAS AFFECTED BY THE BASIN CONSTRUCTION.

SEEDING NOTES

1. SEED ALL AREAS DISTURBED BY CONSTRUCTION NOT OTHERWISE CONTAINING PLANTING BEDS, SIDEWALKS, BUILDINGS, ETC.
2. BEFORE SEEDING, CONTRACTOR SHALL PROVIDE SOIL TESTS, AND APPLICATIONS OF FERTILIZER AND/OR GROUND LIMESTONE SHALL BE MADE PER SOIL TEST RECOMMENDATIONS. INCORPORATE FERTILIZER OR LIMESTONE INTO TOPSOIL TO A 2" DEPTH.
3. PERFORM ALL FINISH GRADING, WITHIN AREAS OF DISTURBANCE, NECESSARY TO BRING SITE TO REQUIRED FINISHED ELEVATIONS. FINISH GRADING SHALL CONSIST OF PREPARING SUBGRADE AND SPREADING TOPSOIL READY FOR SEEDING OPERATIONS.
4. SUBGRADE SHALL BE LOOSENED AND GRADED BY HARROWING, DISCING, OR DRAGGING, AS DICTATED BY THE CONDITION OF THE SUBGRADE. THE ENTIRE SUBGRADE SHALL THEN BE RAKED AND ALL STONES OVER 1-1/2", GRADE STAKES, RUBBISH AND GENERAL DEBRIS REMOVED.
5. ALL UNDISTURBED PORTIONS OF THE SITE THAT ARE TO RECEIVE SEEDING SHALL HAVE SURFACE LOOSENED BY HARROWING OR DISCING. ALL MECHANICAL OPERATIONS MUST BE KEPT OUTSIDE OF AREAS DELINEATED BY TREE PROTECTION FENCING.
6. TOPSOIL SHALL BE UNIFORMLY SPREAD WITH BLADE GRADER, OR BY ANY OTHER APPROVED METHOD, TO A MINIMUM DEPTH OF 6 INCHES TO PERMIT 1 INCH OF SETTLEMENT. CORRECT ANY SURFACE IRREGULARITIES TO PREVENT FORMATION OF LOW SPOTS AND POCKETS THAT WOULD RETAIN WATER. PRIOR TO FINE GRADING, REMOVE ALL EXISTING ANNUAL TYPE VEGETATION.
7. BEFORE SEEDING, CONTRACTOR SHALL PROVIDE SOIL TESTS, AND APPLICATIONS OF FERTILIZER AND/OR GROUND LIMESTONE SHALL BE MADE PER SOIL TEST RECOMMENDATIONS. INCORPORATE FERTILIZER OR LIMESTONE INTO TOPSOIL TO A 2" DEPTH.
8. SEEDING SHALL BE COMPLETED USING THE HYDROSEEDING OR HYDRAULIC BROADCASTING OF PREPARED MATERIAL AT THE FOLLOWING RATES PER ACRE:
   A. WATER; AS SPECIFIED.
   B. 1,500 POUNDS OF WOOD CELLULOSE, PLUS 15% FOR SLOPES 5% AND STEEPER.
   C. LIME; QUANTITY AS REQUIRED TO ACHIEVE pH OF 6.5.
   D. SOIL STABILIZER OF TYPE AND AT RATE RECOMMENDED BY THE MANUFACTURER.
   E. SEED MIX; AS SPECIFIED.
9. HYDRAULIC SEEDING SHALL BE APPLIED WHEN WIND IS FIVE MILES PER HOUR OR LESS. PREPARED BED SHALL BE IN A MODERATELY DRY CONDITION DURING SEEDING WITH A MINIMUM THREE INCH DEPTH OF LOOSE FLUFFY SOIL. HYDRO SEED SHALL BE MIXED INTO TOP ONE INCH OF SOIL BY DIRECTING HYDRO-MULCHING NOZZLED AT SOIL SURFACE. BROADCAST SPRAYING OF SEED SHALL NOT BE ACCEPTABLE UNLESS SEED IS LATER RAKED INTO TOP ONE INCH OF SURFACE SOIL.
10. ADD GREEN COLORING AGENT TO MULCH IN ORDER TO GUAGE ADEQUATE COVERAGE.
11. SOW SEED AT THE RECOMMENDED SEEDING RATE AS SHOWN IN THE SEEDING MIX SCHEDULE.
12. SEED SHALL BE APPLIED APRIL 15TH THRU MAY 31ST OR AUGUST 17TH THRU OCTOBER 15TH.
13. USE MECHANICAL SEEDING EQUIPMENT WHEN HYDRAULIC SEEDING IS NOT PRACTICAL DUE TO CLOSENESS OF BUILDINGS, ETC.
14. AFTER SEEDING APPLICATION, WOOD CELLULOSE FIBER SHALL BE APPLIED HYDRAULICALLY AT A NET RATE DRY WEIGHT OF 1,500 LBS PER ACRE OR AT RATES RECOMMENDED BY THE MANUFACTURER. MULCH ALL SEEDED AREAS WITH CLEAN STRAW.
15. ON ALL SLOPES 3:1 OR GREATER, USE AN ORGANIC SOIL STABILIZER SUCH AS 'CON-TACK' OR EQUAL AT THE RATE OF 25 LBS PER 1,000 GALLONS OR AT RATES RECOMMENDED BY THE MANUFACTURER.
16. KEEP NEWLY SEEDED GRASS AREAS MOISTENED DURING SEED GERMINATION AND UNTIL THE GRASS COVERS AT LEAST 75% OF THE SEEDED AREAS TO A HEIGHT OF 2 TO 3 INCHES.
17. ALL AREAS AND SPOTS, WHICH DO NOT SHOW A PROMPT CATCH OF GRASS, SHALL THEN BE RE-SEEDED, AND THE OPERATION REPEATED UNTIL COMPLETE COVERAGE IS OBTAINED.

SEED MIX SCHEDULE

MOWN LAWN SEED MIX (ERNMX-114) OR APPROVED EQUAL		
%	COMMON NAME	BOTANTICAL NAME
30	CREEPING RED FESCUE	*FESTUCA RUBRA*
25	KENTUCKY BLUEGRASS, 'CORSAIR'	*POA PRATENSIS, 'CORSAIR'*
25	KENTUCKY BLUEGRASS, 'CADET'	*POA PRATENSIS, 'CADET'*
10	ANNUAL RYEGRASS	*LOLIUM MULTIFLORUM (L. PERENNE VAR. ITALICUM)*
10	PERENNIAL RYEGRASS, 'HOMERUN' (TURF TYPE)	*LOLIUM PERENNE, 'HOMERUN'*

100% TOTAL
1. SEEDING RATE: 150-200 LB PER ACRE

LANDSCAPE MAINTENANCE NOTES:

THE OWNERS OF THE COMPANY AND THEIR AGENTS OR ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, PRESERVATION AND MAINTENANCE OF ALL PLANTING AND PHYSICAL FEATURES SHOWN ON THE PLANS. ANY AND ALL PLANT MATERIAL THAT DIES OR FAILS TO THRIVE SHALL BE IMMEDIATELY REPLACED IN ACCORDANCE WITH THE APPROVED PLAN SET. THE OWNERS SHALL BE RESPONSIBLE FOR ANNUAL MAINTENANCE OF SITE VEGETATION TO INCLUDE BUT NOT BE LIMITED TO:

1. FERTILIZER: MOW LAWN - FERTILIZE TWICE PER YEAR.
2. PRUNING: PRUNING SHALL BE LIMITED TO REMOVAL OF DEAD, DAMAGED AND DISEASED WOOD OR BRANCHES FOR TREES OR FOR SIGHT DISTANCE/SAFETY REASONS. PRUNING MAY ALSO BE DONE FOR STRUCTURAL ISSUES IN ACCORDANCE WITH ANSI A300 PRUNING STANDARDS.
3. PEST CONTROL: PRE-EMERGENT WEED CONTROL FOR MOWN LAWNS AND SHRUB BEDS MAY BE APPLIED IN FEBRUARY. CHEMICAL TREATMENT FOR INSECT INFESTATION AND DISEASE MAY BE APPLIED AND SHALL BE SPECIFIC TO THE PROBLEM.
4. MULCHING: MULCHING SHALL BE MAINTAINED AT A DEPTH OF 2" MIN. IN PLANT BEDS AND AROUND BASE OF TREES.
5. MOWING: MOWN LAWN SEED MIX SHALL BE MOWN AT REGULAR INTERVALS THROUGHOUT THE GROWING SEASON. GRASS HEIGHT SHOULD NOT EXCEED 3 INCHES. MOWER BLADES SHALL BE SET AT 2-1/2 INCHES UNLESS OTHERWISE DIRECTED. RAIN GARDEN SEED MIX AND MEADOW SEED MIX SHALL BE MOWN ONLY ONCE YEARLY IN EARLY SPRING.
6. PLANT PROTECTION: AVOID EXCESS INTRUSION INTO THE ROOT ZONE AREA OF ESTABLISHED PLANTINGS.
7. WATERING: UNLESS STATED OTHERWISE IN THESE DOCUMENTS, PROVIDE APPROXIMATELY 1-INCH OF RAINFALL/WATER PER WEEK THROUGHOUT THE GROWING SEASON FOR THE FIRST YEAR.

PERENNIAL AND GROUNDCOVER MAINTENANCE

1. WEED CONTROL CAN BE A PROBLEM UNTIL THE GROUNDCOVERS/ PERENNIALS HAVE SPREAD AND FILLED IN THE AREA. CONTROL OF PERSISTENT, PERENNIAL WEEDS, SUCH AS BERMUDAGRASS AND NUTGRASS SHOULD BE ACHIEVED BEFORE PLANTING. USE A NONSELECTIVE HERBICIDE, SUCH AS ROUNDUP. A MULCH APPLIED AFTER PLANTING AND REPLENISHED AS NEEDED TO MAINTAIN A DEPTH OF 2 TO 3 INCHES WILL REDUCE THE NEED TO WEED BY HAND. PRE-EMERGENCE HERBICIDES CAN BE USED ON MANY TYPES OF GROUNDCOVER TO AID WEED CONTROL; READ THE LABEL CAREFULLY BEFORE APPLYING. AS THE GROUNDCOVER FILLS IN WEEDS WILL BECOME LESS OF A PROBLEM BECAUSE OF THE SHADED SOIL. SOME HAND WEEDING WILL MOST LIKELY BE NEEDED.
2. FERTILIZER - MOST GROUNDCOVERS WILL BENEFIT FROM AN APPLICATION OF FERTILIZER IN LATE WINTER TO EARLY SPRING. USE 2 TO 4 POUNDS OF A COMPLETE FERTILIZER PER 1,000 SQUARE FEET. WATER OR BRUSH FERTILIZER OFF THE FOLIAGE AFTER BROADCASTING.

CALL BEFORE YOU DIG
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA
CALL 1-800-242-1776
PA. ACT 287 OF 1974 REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR BLAST PENNSYLVANIA ONE-CALL SYSTEM, INC.
SERIAL NUMBER(S): 20252181698
20253112734

PERMIT NUMBER: PAD510217 A-6
L&I ZONING TRACKING: ZP-2026-009131
PSD TRACKING: SR-2026-035909
SR-2026-XXXXXX
PWD TRACKING: FY25-PESR-7977-01
PWD UPR TRACKING #UPR-FY26-THEB-XXXX
NOT FOR CONSTRUCTION

DEPARTMENT OF LICENSES & INSPECTIONS
APPROVED FOR ZONING ONLY
11/03/26
WHEN YOUR PLANS CONTAIN ANY OMISSION, ERROR OR DEVIATION FROM THESE APPROVED PLANS IT WILL REQUIRE THE APPROVAL OF THE DEPARTMENT OF LICENSES & INSPECTIONS.
Applied by L&I: Jian Chen

U:\Accounts\PESRM24008 - BD Industrial Lot 11\DESIGN_SHEETS\CS6061.dwg PLOTTED: 10/7/2026 2:07 PM, BY: Ian Kutzler PLOTSTYLE: Pennoni NCS.stb

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

PENNONI ASSOCIATES INC.
1900 Market Street, Suite 300
Philadelphia, PA 19103
T 215.222.3000 F 215.222.3588

THE BELLWETHER DISTRICT - INDUSTRIAL CAMPUS: UNIT 3A-1
3144 W. PASSYUNK AVENUE
PHILADELPHIA, PA 19145

LANDSCAPING AND TREE PRESERVATION DETAILS

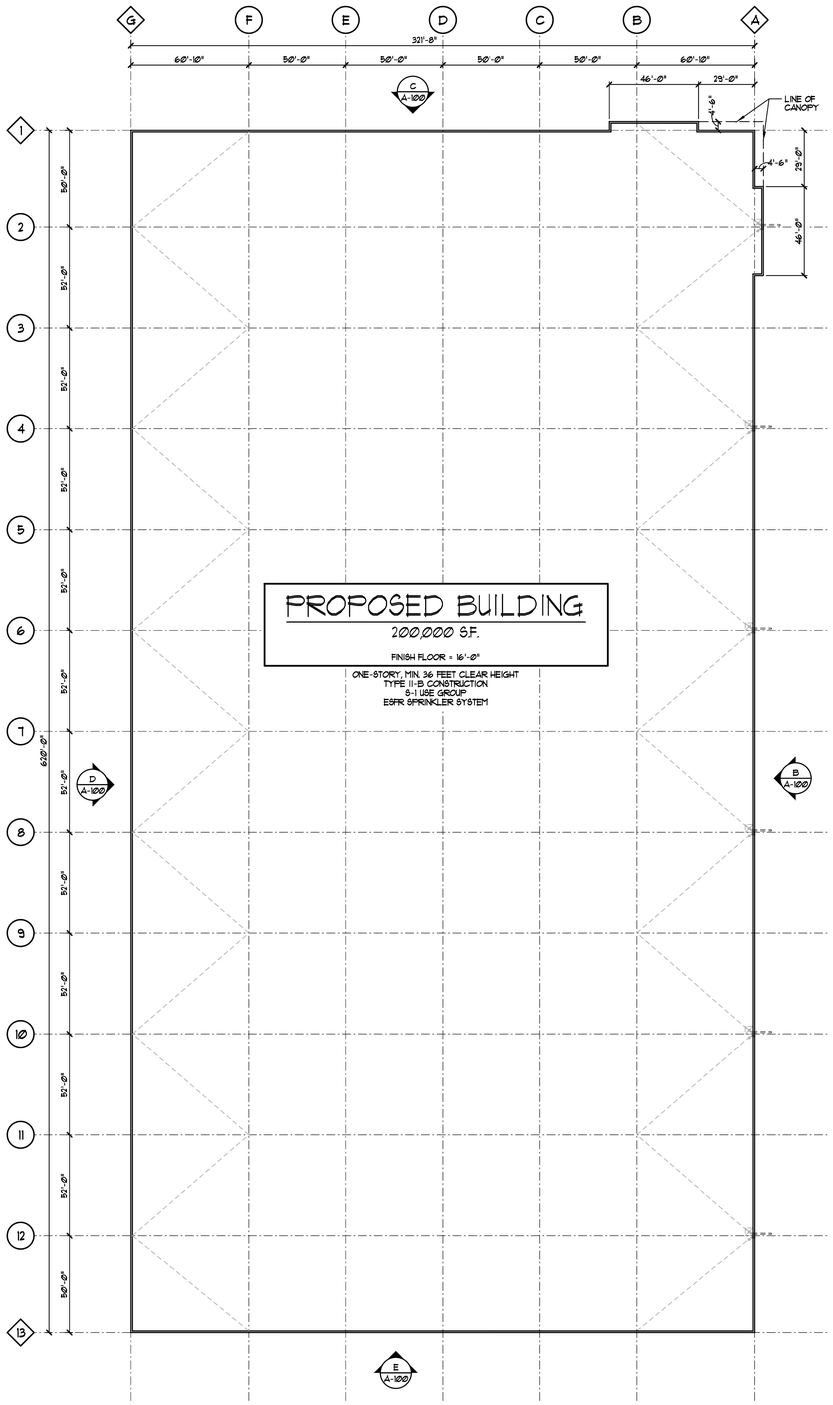
BELLWETHER DISTRICT HOLDINGS, LLC
3144 W. PASSYUNK AVENUE
PHILADELPHIA, PA 19145

DATE	NO.	REVISIONS	BY
2026-10-06	1	L&I ZONING RESUBMISSION	0105

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	PESRM24008
DATE	2026-09-09
DRAWING SCALE	NONE
DRAWN BY	0105
APPROVED BY	JCM

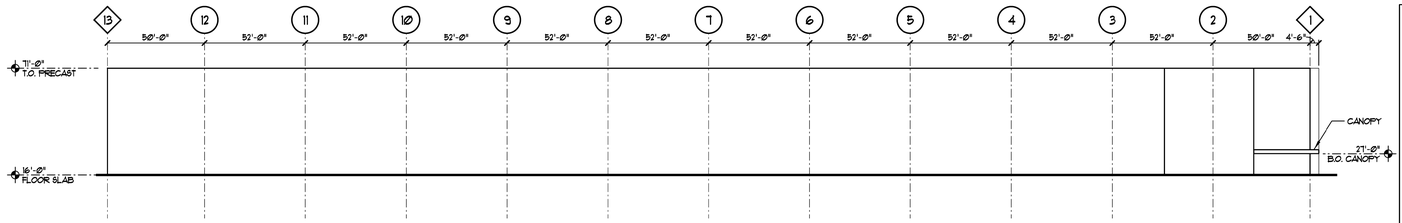
CS6061



A PROPOSED BUILDING PLAN
SCALE 1/32" = 1'-0"

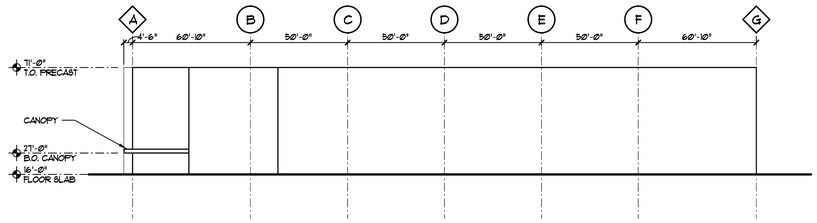
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NORTH



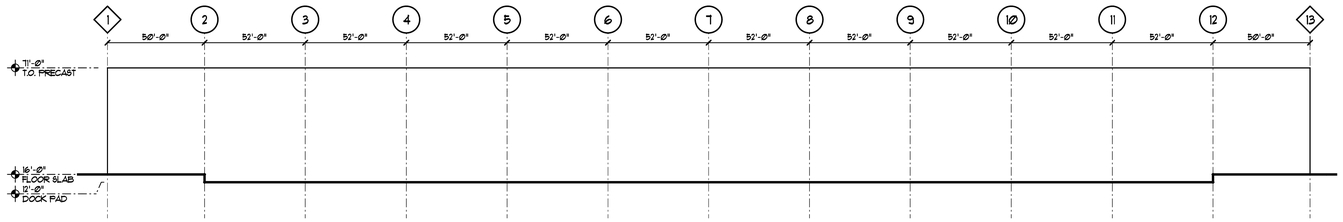
B PROPOSED BUILDING ELEVATION - EAST
SCALE 1/32" = 1'-0"

Ø 32 64 128



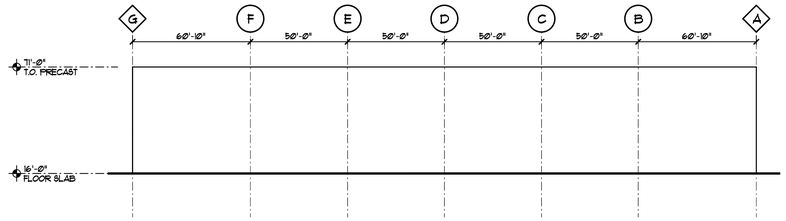
C PROPOSED BUILDING ELEVATION - NORTH
SCALE 1/32" = 1'-0"

Ø 32 64 128



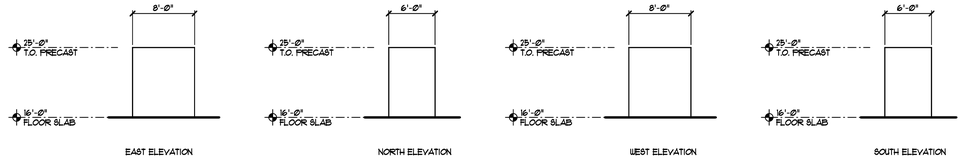
D PROPOSED BUILDING ELEVATION - WEST
SCALE 1/32" = 1'-0"

Ø 32 64 128



E PROPOSED BUILDING ELEVATION - SOUTH
SCALE 1/32" = 1'-0"

Ø 32 64 128



F PROPOSED GUARD HOUSE ELEVATIONS
SCALE 1/8" = 1'-0"

Ø 8 16 32

DEPARTMENT OF LICENSES & INSPECTIONS
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11/03/26
WHEN YOUR PLANS CONTAIN ANY OMISSION, ERROR OR DEVIATION FROM THESE APPROVED PLANS IT WILL BE YOUR RESPONSIBILITY TO NOTIFY THE DEPARTMENT OF LICENSES & INSPECTIONS.

Applied by L&I: Jian Chen

FORD & ASSOCIATES
1500 West First Avenue
Columbus, Ohio 43212
P: 614.488.6252
ARCHITECTS

PRELIMINARY
NOT FOR CONSTRUCTION

3144 W. PASSYUNK AVENUE, Unit 3A-1 a/k/a/ 2526 Frances Harper Drive
PHILADELPHIA, PA 19153
For: BELLWETHER DISTRICT HOLDINGS, L.L.C.

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REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA JOHN P. FORD No. RA-015598

ISSUE	REVISION	DATE
ZONING REVIEW		AUG. 24, 2026
ZONING REVIEW		SEPT. 14, 2026
ZONING REVIEW		OCT. 19, 2026

PROPOSED BUILDING PLAN & ELEVATIONS

FAA #25099.00

A-100

Department of Licenses and Inspections
CITY OF PHILADELPHIA

Zoning Permit

Permit Number ZP-2026-009131

LOCATION OF WORK	PERMIT FEE	DATE ISSUED
3144 W PASSYUNK AVE, Philadelphia, PA 19145-5208 Unit 3A-1 a/k/a 2526 Frances Harper Drive The Bellwether District- Industrial Campus	$2,249.00	11/4/2026
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS I3	

PERMIT HOLDER

Bellwether District Holdings, LLC — 3144 W. Passyunk Ave. Philadelphia, Pennsylvania 19145

OWNER CONTACT 1

c/o Anne R. Garr, Secretary — 111 S. Wacker Dr., Ste. 3000, Chicago, IL 60606

OWNER CONTACT 2

TYPE OF WORK

New construction, addition, GFA change

APPROVED DEVELOPMENT

FOR THE ERECTION OF A DETACHED BUILDING ON THE SAME LOT AS PREVIOUSLY APPROVED BUILDINGS (SEE ZP-2026-004016, ZP-2023-009138 & ZP-2023-013248). SIZE AND LOCATION AS SHOWN IN APPLICATION/PLANS.

APPROVED USE(S)

Personal Vehicle Repair and Maintenance.; Wholesale, Distribution, and Storage - Equipment and Materials Storage Yards and Buildings; Wholesale, Distribution, and Storage - Warehouse.

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)

CONDITIONS AND LIMITATIONS:

• Permits, including Zoning Permits **not** involving development, shall expire if the authorized work or Use is not commenced within, or if work is suspended or abandoned for period of, **six (6) months from the date of issuance** with the following exceptions:

- **30-days or 10-days** for Permits related to Unsafe or Imminently Dangerous properties respectively.
- **3-years** from issuance or date of decision by ZBA for Zoning Permits involving development.
- **60-days** for Plumbing, Electrical or Fire Suppression Rough-In Approvals.
- Any Permit issued for construction or demolition is valid for no more than **five (5) years.**

• All provisions of the Philadelphia Code must be complied with, whether specified herein or not. This permit does NOT constitute approval of any Violation of such Code.

• The issuance of this CO/permit does not affirm that the subject property is federally compliant with the Americans with Disabilities Act. Owner remains responsible for ensuring property complies with all local, state and federal requirements.

Department of Licenses and Inspections
CITY OF PHILADELPHIA

Zoning Permit

Permit Number ZP-2026-009131

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

3144 W PASSYUNK AVE, Philadelphia, PA 19145-5208

ADDITIONAL USE DETAILS

See front side for specific use(s) associated with this permit

FOR THE CREATION OF THREE HUNDRED SIXY-SEVEN (367) OFF-STREET OPEN AIR AUTOMOBILE PARKING SPACES INCLUDING SIX (6) ACCESSIBLE SPACES, INCLUDING TWO (2) VAN ACCESSIBLE SPACES, SEVEN (7) OPEN AIR LOADING SPACE, AND TWENTY (20) BICYCLE SPACE. FOR TOTAL OF ONE THOUSAND ONE HUNDRED SEVENTY-ONE (1,171) OPEN AIR AUTOMBILE PARKING INCLUDING THIRTY (30) ACCESSIBLE SPACES INCLUDING TWELVE (12) VAN ACCESSIBLE SPACES, THREE HUNDRED EIGHTY-ONE (381) OPEN AIR LOADING SPACE, AND ONE HUNDRED FORTY-ONE (141) BICYCLE SPACE ON LOT.

This permit is subject to the following specific conditions.

CONDITIONS

This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

Changes of use shall be valid for a period of six months unless an application for a Certificate of Occupancy is submitted for that use within such period.

See § 14-303 of the Philadelphia Zoning Code for more information.

Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement available from Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements due within 60 days of building permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of building permit issuance.