

May 18, 2021

Conceptual Approval

Raymond N. Pierce
4477 Fleming St
Philadelphia, Pennsylvania 19128

RE: **4477 Fleming Street (FY21-FLEM-6452-01)**

Project Address:	4477 Fleming Street	Earth Disturbance:	8,711 SF
Development Type:	Redevelopment	Flood Management District:	A
Watershed:	Lower Schuylkill River	Sewer Type:	MS4

Dear Raymond Pierce,

The Philadelphia Water Department (PWD) has completed its review of the Conceptual Review Submission Package for this project. PWD has determined that the project meets the requirements for Conceptual Approval. A table of documents approved as part of this submittal follows:

Item	Description	Dated
Sheet 2 of 3	Erosion & Sediment Control Plan	4/30/2021

Conceptual Approval is a preliminary approval only and does not constitute final PWD approval of the project, nor does it relieve the applicant from meeting the requirements of other City agencies. The applicant may use this letter and PWD-stamped Conceptual Stormwater Management Plan when filing for a Zoning Permit; however, PWD does not stamp Zoning Permit applications. The applicant is responsible to obtain any required federal, state, and local permits outside of this review.

Below and on Page 2 of this letter are the PWD reviews applicable to this project which must be completed prior to construction activity proceeding. Please see [Section 2.5](#) of the Manual for more information about these reviews:

1. Submit a [Utility Plan](#) to PWDur@phila.gov. Utility Plan Review is required for all projects that require a building permit or are proposing connections to PWD infrastructure.
2. If water service or sewer connections/disconnections are proposed, then approvals must be obtained through PWD Water Transport Records.
3. If the project includes installation of facilities that will generate sewage, then submit to PWD Projects Control for [Act 537](#) review.
4. Backflow prevention and cross connection control measures are required as a condition of water service. Please contact PWD [Industrial Waste](#) & [Backflow Compliance](#) for more information.

5. Post-Construction Stormwater Management Plan (PCSMP) Review

Development Exemption Review Path

This project is not subject to Post-Construction Stormwater Management Requirements in accordance with §14-704.3 and the Philadelphia Stormwater Management Regulations. The selected contractor is expected not to exceed the area of earth disturbance specified within the attached plan. Should a site inspection reveal that the earth disturbance activity has exceeded 15,000 SF; the site will be subject to enforcement actions outlined in the Stormwater Regulations.

Although an E&S Review will not be performed, the project is required to implement Erosion and Sedimentation Pollution Control Best Management Practices as per the Pennsylvania Department of Environmental Protection (PA DEP) E & S Control Manual in accordance with Title 25, Chapter 102, of the Pennsylvania Code. For more information please see the E&S FAQ found at <http://www.phila.gov/water/aboutus/Documents/PWD.ES.FAQ.pdf>.

Sincerely,

Evan Huzinec
Stormwater Plan Review
Phone: (215) 685-6387
Email: Evan.Huzinec@Phila.gov

Sara Anderson, CFM
Supervisor, Conceptual Stormwater Plan Review
Phone: (215) 685 - 6387
Email: Sara.Anderson@phila.gov

Victoria Lenoci, LEED Green Associate
Manager, Private Development Services
Phone: (215) 685-6266
Email: Victoria.Lenoci@Phila.gov

Cc: *E. Ponert*
E. Smith
S. Chiu
A. Fody
K. Lin (Aqua Economics & Engineering LLC)
C. Mullin (Aqua Economics & Engineering LLC)



SEQUENCE OF CONSTRUCTION

- AT LEAST SEVEN (7) DAYS PRIOR TO ANY EARTH DISTURBANCE, THE INSPECTIONS COORDINATOR OF PWD (OFFICE: 215-685-6387) MUST BE CALLED TO SCHEDULE A PRECONSTRUCTION MEETING.
- CONSTRUCTION WILL BEGIN UPON RECEIPT OF ALL NECESSARY APPROVALS AND PERMITS FROM ALL APPLICABLE GOVERNMENTAL AGENCIES. CONTRACTOR MUST CONTACT UNDERGROUND UTILITIES AS PER ACT 38, NOT LESS THAN 3 OR MORE THAN 10 WORK DAYS BEFORE COMMENCING WITH ANY EARTHWORK OR CONSTRUCTION. CONDUCT A PRE-CONSTRUCTION MEETING WITH OWNER, ARCHITECT AND ENGINEER PRIOR TO ANY DISTURBANCE.
- PRIOR TO ANY EARTH DISTURBANCE, THE INSPECTIONS COORDINATOR OF PWD (OFFICE 215-685-6387) MUST BE CALLED TO SCHEDULE A PRE-CONSTRUCTION MEETING.
- PRIOR TO PROCEEDING WITH CONSTRUCTION, CONFIRM LOCATION AND ELEVATION OF EXISTING UTILITIES, MAINTAIN AND PROTECT EXISTING UTILITIES TO REMAIN.
- DELINEATE LIMIT OF DISTURBANCE, AND PROPOSED UNDISTURBED AREAS AS SHOWN ON PLAN.
- INSTALL COMPOST FILTER SOCK, AS INDICATED ON PLAN, ON DOWNSLOPE OF ALL DISTURBED AREAS; AND INSTALL INLET PROTECTION AROUND EXISTING INLETS WITHIN ONE BLOCK OF SITE.
- INSTALL ROCK CONSTRUCTION ENTRANCE/TIRE WASH AREA.
- STRIP FILL MATERIAL AND STOCKPILE IMMEDIATELY. SURROUND STOCKPILE PERIMETER WITH SILT FENCE.
- BEGIN STRIPPING OF TOPSOIL AND REMOVAL OF TREES AS INDICATED ON PLANS.
- BEGIN EARTHWORK AND EXCAVATION FOR FOUNDATION.
- INSTALLATION OF PERTINENT SUBSURFACE UTILITIES AND CONVEYANCE CONDUITS.
- CONSTRUCT FOUNDATION AND STRUCTURE.
- BACKFILL FOUNDATION AND FINAL GRADE SITE.
- CONSTRUCT CONCRETE CURBING.
- CONSTRUCT CONCRETE SIDEWALK.
- SEED AND MULCH AND STABILIZE ALL DISTURBED AREAS.
- REMOVE ALL EROSION AND SEDIMENT CONTROL MEASURES ONLY AFTER 80% OF DISTURBED AREAS ARE STABILIZED. STABILIZE THOSE AREAS DISTURBED AS A RESULT OF EROSION AND SEDIMENT CONTROL REMOVAL.
- ACCESS TO THIS SITE WILL BE LIMITED TO THE CONSTRUCTION ENTRANCE AS SHOWN.
- UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE LISTED OWNER SHALL CONTACT INSPECTIONS COORDINATOR OF PWD (OFFICE: 215-685-6387) FOR A FINAL INSPECTION PRIOR TO REMOVAL OF THE E&S BMPs.
- AS SOON AS SLOPES, CHANNELS, DITCHES, AND OTHER DISTURBED AREAS REACH FINAL GRADE, THEY MUST BE STABILIZED. CESSATION OF ACTIVITY FOR FOUR (4) DAYS OR LONGER REQUIRES TEMPORARY STABILIZATION.
- WATER PUMPED FROM WORK AREAS SHOULD BE TREATED FOR SEDIMENT REMOVAL PRIOR TO DISCHARGING TO A SURFACE WATER.
- COPIES OF RECEIPTS FOR MATERIALS AND EQUIPMENT MUST BE PROVIDED. LICENSED DESIGN PROFESSIONAL MUST DOCUMENT SAID MATERIALS AND EQUIPMENT WITHIN THE CONSTRUCTION CERTIFICATION PACKAGE (CCP) SMP CONSTRUCTION CERTIFICATION FORM FOR GREEN ROOF, PERVIOUS PAVERS, AND YARD DRAINS AS WELL AS PROVIDE PHOTOGRAPHS OF EACH STEP IN THE INSTALLATION PROCESS.

PROPOSED LIMIT OF DISTURBANCE

TOTAL DISTURBANCE (INCLUDING STREET MAINTENANCE) <8,711 SF

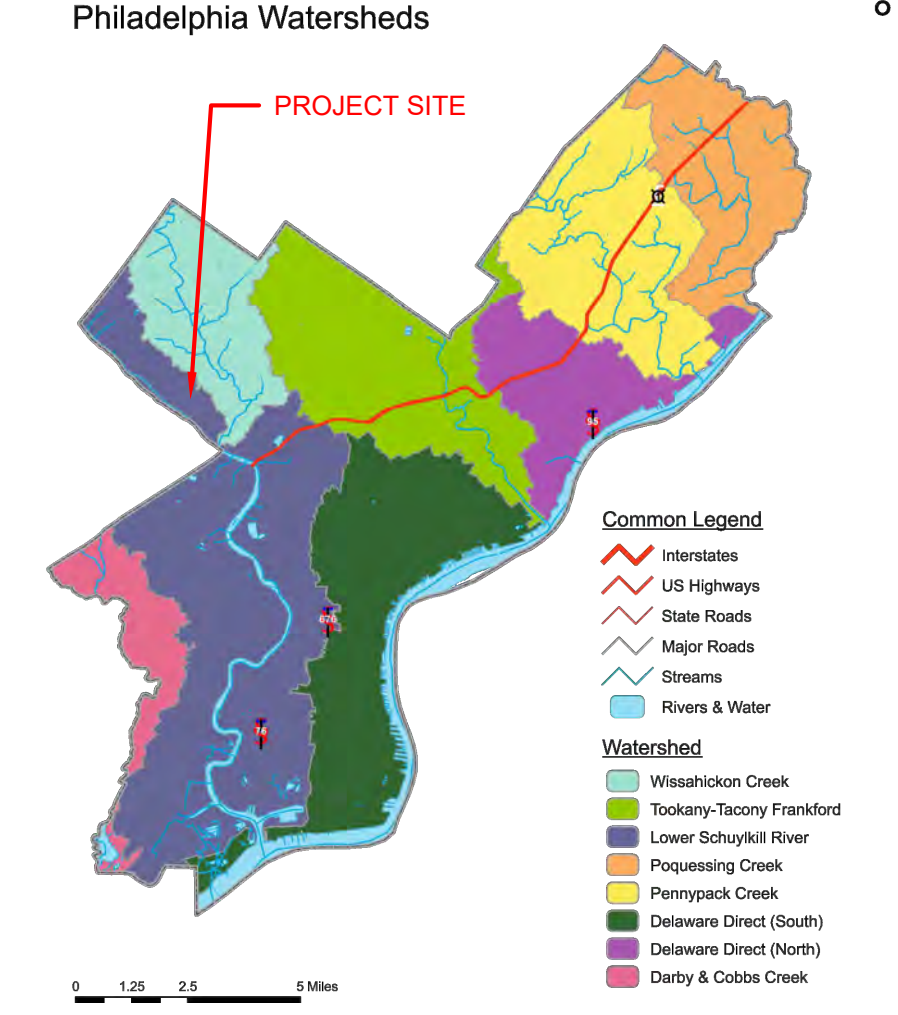
PROPOSED PARCEL AREA

PARCEL	SQ. FT.	ACRES
PROPOSED PARCEL 'A'	2,490 sq. ft.	0.05716 acres
PROPOSED PARCEL 'B'	2,312 sq. ft.	0.05308 acres
PROPOSED PARCEL 'C'	2,539 sq. ft.	0.05829 acres

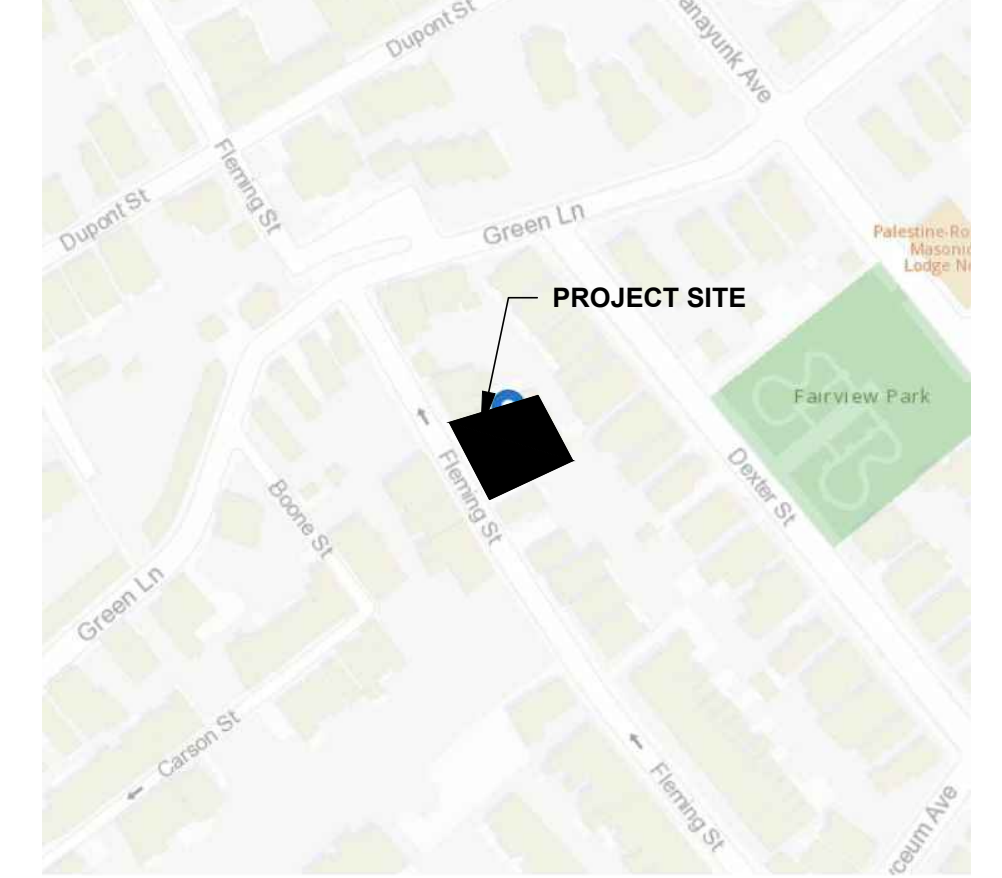
EXISTING PARCEL AREA

PARCEL	SQ. FT.	ACRES	OPA #
#4477 FLEMING STREET	7,341 sq. ft.	0.16853 acres	# 211311900

LOCATION / WATERSHED MAP



LOCATION MAP



LEGEND

- P.O.B. POINT OF BEGINNING
- BOL BOLLARD
- S SIGN
- TS TRAFFIC SIGN
- Hyd FIRE HYDRANT
- GV GAS VALVE
- WV WATER VALVE
- SV SEWER VALVE
- UP UTILITY POLE
- LP LIGHT POLE
- SB SIGN BASE
- TP TRAFFIC PANEL
- SL STREET LIGHT
- MH MAN HOLE
- BTMH BELL TELEPHONE MAN HOLE
- PECO MH PECO MAN HOLE
- Gas — EXISTING GAS LINE
- OH — EXISTING OVERHEAD WIRE
- EXISTING SANITARY SEWER
- vtr — EXISTING WATER LINE
- PROPOSED BUILDING
- PROPOSED CONCRETE
- s — PROPOSED UTILITY LINES
- IMPERVIOUS BUILDING
- IMPERVIOUS ASPHALT OR CONCRETE

PWD TRACKING #: FY21-FLEM-6452-01

EROSION & SEDIMENT CONTROL PLAN

4477 FLEMING STREET
21ST WARD PHILADELPHIA, PA 19128



Know what's below.
Call 8-1-1 before you dig.
SERIAL NO: 202102069-000



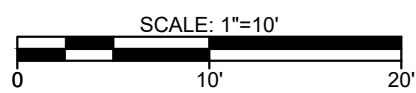
PAUL LONIE
PA PROFESSIONAL LAND SURVEYOR
LICENSE NO.: SU24461E



1391 WALTON ROAD
BLUE BELL, PA 19422
(267) 885-9875
PAUL@AQUAECONOMICS.COM

Owner(s)
RAYMOND N. PIERCE
4477 FLEMING ST
PHILADELPHIA, PA 19128
PIERCEHOMESLTD@GMAIL.COM
610-636-6596

Municipality Philadelphia	
County Philadelphia	State PA
Drawn KL	Scale 1" = 10'
Ckd PL	Date 04-14-2021
File 4477 FLEMING STREET	
Drawing	Sheet 2 of 3



No.	Date	Revision	BY
3			
2			
1	04-30-21	REVISED PER PWD 04-26-21 REVIEW LETTER	KL