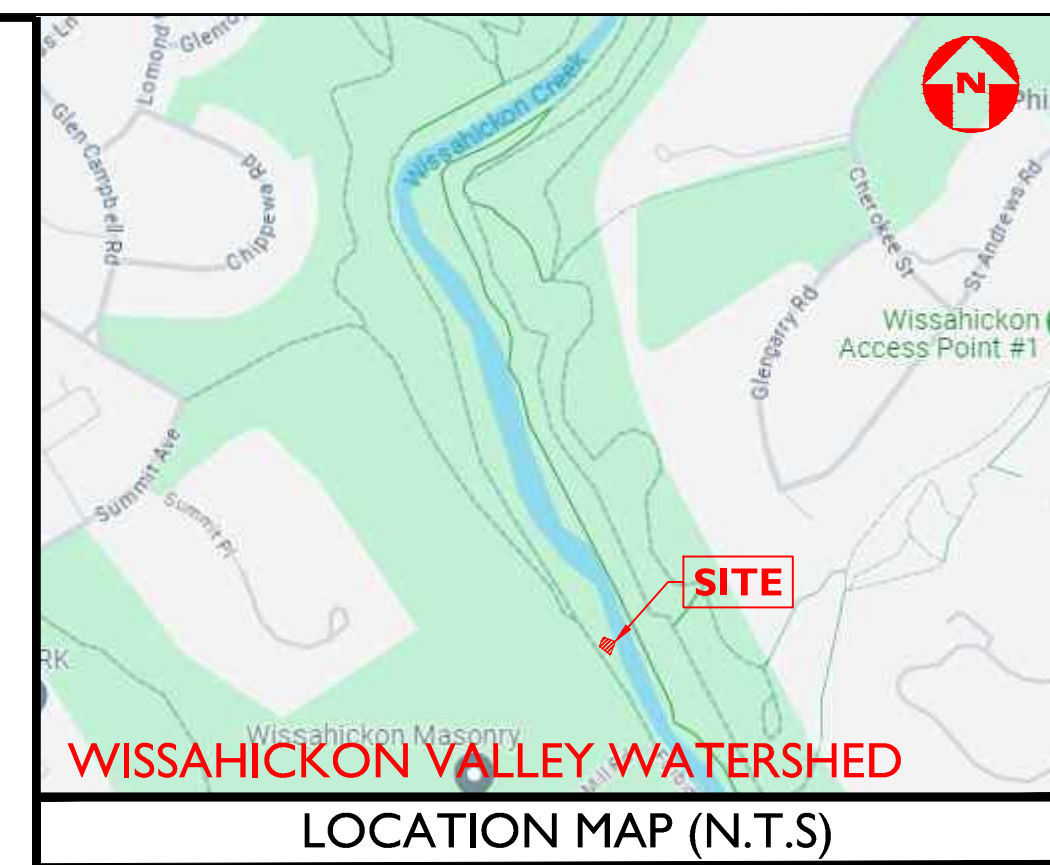
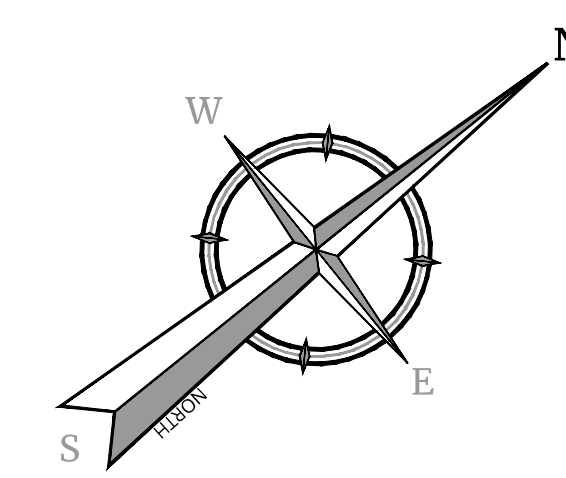


WILLOW GROVE AVENUE

(A.K.A. WEST WILLOW GROVE AVENUE) (60' WIDE R.O.W.) (13' - 34' - 13')
(LEGALLY OPEN - ON CITY PLAN) (ASPHALT ROADWAY)

NO PARKING
PARKING
TWO WAY TRAFFIC



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Doing Business as **MASER**

811 PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, CONTRACTORS, OR ANY PERSON PREPARING TO DIG INTO THE EARTH'S SURFACE ANYWHERE IN ANY STATE.
2023201366
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

PROPERTY NOT INCLUDED

PROPERTY NOT INCLUDED

PROPERTY NOT INCLUDED

GENERAL NOTES:

- THIS PLAN REFERENCES:
 - A. PLAN PREPARED BY: BLUE MARSH ASSOCIATES, INC. 351 EASTON ROAD, SUITE A WASHINGTON, PA 18781
 - ENTITLED: "BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY" 1550 WILLOW GROVE AVENUE MAP 136N03, PARCEL 118 (OPA #77-5536600) CITY & COUNTY OF PHILADELPHIA, 23RD WARD COMMONWEALTH OF PENNSYLVANIA
 - DATED: 12/09/2023
- PROJECT LOCATION: 550 WEST WILLOW GROVE, PHILADELPHIA, PA 19118
- OWNER/APPLICANT: KEVIN HAMEL, WISSAHICKON SKATING CLUB, 550 WEST WILLOW GROVE, PHILADELPHIA, PA 19118
- ZONING DISTRICT: RSD-1, RESIDENTIAL SINGLE-FAMILY DETACHED-1
OVERLAY DISTRICTS: OPEN SPACE AND NATURAL RESOURCES D- STEEP SLOPE PROTECTION, EDO EIGHT DISTRICT OVERLAY DISTRICT, WWO WISSAHICKON WATERSHED OVERLAY DISTRICT
ZONING USE:
 - A. EXISTING: ACTIVE RECREATION - NO CHANGE (ENC)
 - B. PROPOSED: ONE-STORY BUILDING ADDITION AND COVERED ROOF DECK (987 SF) (V) - NO CHANGE TO EXISTING USE (ENC)
- COLLIERS ENGINEERING AND DESIGN INC.'S BUSINESS PRIVILEGE NUMBER IS 305518.
- ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF PHILADELPHIA, PHILADELPHIA WATER DEPARTMENT (PWD), ZONING REQUIREMENTS AND PHILADELPHIA STREETS DEPARTMENT AS PER THE PHILADELPHIA CODE.
- ELEVATIONS ARE BASED ON CITY OF PHILADELPHIA DATUM. LOT DIMENSIONS & EASEMENT DIMENSIONS ARE BASED ON PHILADELPHIA DISTRICT STANDARDS UNLESS OTHERWISE NOTED.
- PLAN PREPARED AS PER INSTRUCTIONS OF THE APPLICANT.
- ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED.
- STORMWATER SHALL CONNECT TO THE EXISTING CITY DRAINAGE SYSTEM.
- SITE DEMOLITION MUST COMPLY WITH THE CITY OF PHILADELPHIA DEMO PERMIT APPLICATION AND GUIDELINES. THE OWNER MUST APPLY AND OBTAIN A DEMOLITION PERMIT.
- PERMIT NUMBERS:
 - ZONING PERMIT: TBD
 - PWD ERSA #: N/A
 - PWD WATERSHED DISTRICT: WISSAHICKON VALLEY WATERSHED, SEPARATE SEWER
- THE SITE IS LOCATED WITHIN ZONE X (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR THE CITY OF PHILADELPHIA, PHILADELPHIA COUNTY, PA, PANEL 87 OF 230 COMMUNITY PANEL NUMBER 42057006G, AND LAST REVISED JANUARY 17, 2007.
- TRASH PICK-UP WILL BE VIA PRIVATE COLLECTION.
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING FOOTPRINT DIMENSIONS AND DETAILS.
- DEVELOPMENT TO BE SERVICED BY PUBLIC WATER AND SEWER IN ACCORDANCE WITH CITY OF PHILADELPHIA REQUIREMENTS.
- ALL RENOVING MUST BE 50% OR MORE ON LEAS.
- ALL PROPOSED PEDESTRIAN FACILITIES REFLECTED ON THESE PLANS SHALL BE CONSTRUCTED TO COMPLY WITH THE U.S. ACCESS BOARD, PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ADA ACCESSIBILITY GUIDELINES FOR BUILDING AND FACILITIES (ADAAG).
- BENCHMARK SHOWN IS FOR PERMITTING PURPOSES ONLY AND MUST CONTACT SURVEY OF RECORD (REFERENCE ON THESE PLANS) TO SET BENCHMARK PRIOR TO CONSTRUCTION.

CHEROKEE STREET
(ASPHALT ROADWAY) (60' WIDE R.O.W.) (12' - 34' - 14')
PARKING
TWO WAY TRAFFIC

ZONED: RSD-1

EXISTING 2-STORY MASONRY BUILDING W/ PARTIAL RENOVATIONS (TO REMAIN)
TOTAL BLDG FOOTPRINT 29,491 SF - INCLUDES BLDG ADDITION

PROP. COVERED W/PERGOLA ROOF DECK (987 SF) ON EXISTING STRUCTURE AT SECOND LEVEL AT APPROX. 17 FT (NOT FIELD VERIFIED) (REFER TO ARCH PLANS) (NO DISTURBANCE)

PROP. 1-STORY BUILDING ADDITION (2,024 SF) 17'-6" HEIGHT (ROOF HEIGHT APPROX 13') LOCKER ROOM FF = 307.65'

LIMIT OF DISTURBANCE
ON-SITE = 3,816 SF
OFF-SITE = 0 SF
TOTAL = 3,816 SF

PROPERTY NOT INCLUDED

VALLEY GREEN ROAD
(50' WIDE R.O.W.) (10' - 30' - 10')
(NOT ON CITY PLAN) (ASPHALT ROADWAY)

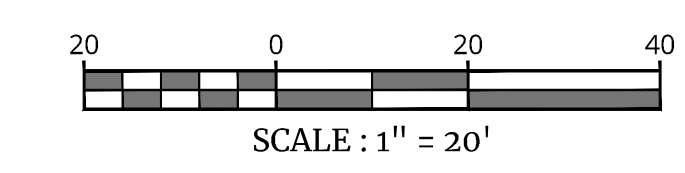
PROPOSED DEVELOPMENT DOES NOT REQUIRE THE REMOVAL OF EXISTING TREES ON SITE AND IT IS EXEMPT FROM SECTION 14-705(1) (2)

ABBREVIATIONS

P.D.S. = PHILADELPHIA DISTRICT STANDARD	UP = UTILITY POLE
U.S.S. = UNITED STATE STANDARD	LP = LIGHT POLE
FF = FINISH FLOOR	TBR = TO BE REMOVED
UV = UNKNOWN VALVE	MH = MANHOLE
DEF = DEPRESSED	BOL = BOLLARD
CL = CENTER LINE	GR = GRATE
D.C. = DEPRESSED CURB	TR = TO REMAIN
BC = BOTTOM OF CURB	TV = TOP OF WALL
TC = TOP OF CURB	BW = BOTTOM OF WALL
	CP = CITY PLAN

LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED
RIGHT OF WAY/ ADJACENT PROPERTY LINE	—	DIRECTION OF TRAFFIC FLOW	→
CURB	—	MANHOLE	⊙
PROPERTY LINE	—	HYDRANT	⊙
BUILDING AREA	▒	STREET LIGHT	⊙
CONCRETE PAVEMENT	▒	WATER VALVE	⊙
TERRACE ROOF	▒	GAS VALVE	⊙
LIMIT OF DISTURBANCE/ SAW CUT LINE	▒	CLEANOUT	⊙
ASPHALT AREA	▒	UNKNOWN VALVE	⊙
HANDRAILS	—	VENT	⊙
PARKING BOLLARD	⊙	UTILITY POLE	⊙
GRASS AREA	▒	UTILITY POLE W/ STREET LIGHT	⊙
		INLET	⊙
		EDGE OF ASPHALT PAVEMENT	—



NOT APPROVED FOR CONSTRUCTION

Rhett N. Chiliberti
PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER
LICENSE NUMBER: PE073158
COLLIERS ENGINEERING & DESIGN, INC.

DESIGN DEVELOPMENT DOCUMENTS
FOR
WISSAHICKON SKATING CLUB

PROJECT TYPE:
PROPOSED BUILDING ADDITION & PROPOSED ROOF DECK DEVELOPMENT

LOCATION:
550 WEST WILLOW GROVE, PHILADELPHIA, PA, 19118

Colliers
Engineering & Design
2 Penn Center, Suite 700
1500 JFK Boulevard
Philadelphia, PA, 19102
Phone: 215.861.9021
COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING

SCALE: AS SHOWN
DATE: 07/30/24
PROJECT NUMBER: 23012482A
DRAWING NAME: C-LAY1

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
2 of 7

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.