



BENSON STREET
(50' WIDE R.O.W.) (LEGALLY OPEN)
(8'-34'-8") (ON CITY PLAN)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)

BUXTON AVE

1100' WIDE ROAD (ON CITY PLAN)

1100' WIDE ROAD (LOCAL TRAFFIC)

1100' WIDE ROAD (LOCAL TRAFFIC)

BUXTON AVENUE

BUXTON AVENUE

HOFFNAGLE STREET
(60' WIDE R.O.W.) (LEGALLY OPEN)
(12'-36"-12") (ON CITY PLAN)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)

In accordance with the terms and provisions of Sections 19-0303 (b) (2), 19-0305 (1), and 19-0307 (2) of the Philadelphia Code pertaining to

LANDSCAPE AND TREES

ON-SITE & PARKING LOT	WIRELESS TOWERS
☒ APPROVED ☐ DISAPPROVED	☒ APPROVED ☐ DISAPPROVED
☐ WAIVED	
☐ IN-LIEU FEE \$ _____	

Applied Electronically By: SARAH CHIU

April 17, 2024

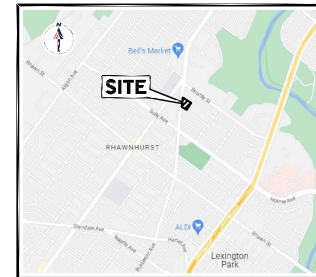
Leider Name: E-5740

Philadelphia City Planning Commission

Special exception will be required for the removal of heritage trees.

GENERAL NOTES:

1. THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY.
2. ALL DISTURBED AREAS INCLUDING PLANTING BEDS TO BE INSTALLED AS LUSH ACCORDANCE WITH LANDSCAPE SPECIFICATION 02-1, UNLESS OTHERWISE STATED ON THIS PLAN.
3. SHRUBS PLANTED ALONG LEAD-IN PARKING STALLS SHALL BE INSTALLED TO ALLOW A CLEARANCE OF TWO FEET FROM FACE CURB TO A LAY FOR BUMPER OVERHANG.
4. IF IRRIGATION IS REQUIRED BY THE OWNER OR APPROVING AGENCY, THE CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM TO THE GREATEST EXTENT POSSIBLE TO ALL PRODUCTION MANUFACTURER, THAT PROVECTOR DESIGN SHALL ACCOMMODATE LAND AND BEDS AREAS UNDER REFERENCE. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY PERMITS REQUIRED FOR INSTALLATION OF AN IRRIGATION SYSTEM.
5. PLANT MATERIAL SUBSTITUTIONS MUST BE POSITIVELY SUBMITTAL TO OWNER AND TO MUNICIPAL ENGINEER AND LANDSCAPE SPECIALIST FOR REVIEW AND APPROVAL PRIOR TO CONTRACTOR INSTALLATION. ANY PLANT MATERIAL, THAT ARE TO BE INSTALLED WITHIN STORAGE BED, WIMP FEATURES SHALL BE NATIVE SPECIES.
6. WITHOUT EXCEPTION, WIMP FEATURES FABRIC SHALL NOT BE INSTALLED WITH ANY BMP FACILITY. BMP FACILITIES INCLUDE RAINWATER COLLECTION TRENCHES, VEGETATIVE SLOPE STABILIZATION BANS.



LOCATION MAP
SCALE: NTS
SOURCE: GOOGLE

COMPLIANCE CHART[illegible]

PLANT SCHEDULE

[illegible]

BOHLER TM

SITE CIVIL AND CONSULTING ENGINEERING

PROGRAM MANAGEMENT

LANDSCAPE ARCHITECTURE

SUSTAINABLE DESIGN

ENVIRONMENTAL SERVICES

TRANSPORTATION SERVICES

10000 BOHLER DRIVE, SUITE 100 • DALLAS, TEXAS 75243 • TEL: 972.382.2222 • FAX: 972.382.2221 • WWW.BOHLENGRUPP.COM

REVISIONS

REV	DATE	COMMENT	DWG NO.
1	08/25/2023	PER STREETS COMMENTS	G
2	12/22/2023	PER TREE REMOVAL PLAN	M
3	02/07/2024	PER ARBORIST REPORT	JT
			S



PENNSYLVANIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION
WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-242-1778
www.pa11.org
#20230122565

PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONTRACT.

DOCUMENT UNLESS INDICATED OTHERWISE	
PROJECT No.:	PAC220268
DRAWN BY:	C
CHECKED BY:	M
DATE:	07/28/2
CAD ID.:	PAC220268.00-ZCLL

ZONING PLANS

FOR
**OAKWOODE
MANAGEMENT,
INC.**
PROPOSED RESIDENTIAL
DEVELOPMENT
2100 BENSON STREET
CITY AND COUNTY OF
PHILADELPHIA 19152

BOHLER//

1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
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D.T. NORTH
REGISTERED LANDSCAPE ARCHITECT
PENNSYLVANIA LICENSE NO. 1-0000730

SHEET TITLE:

**LANDSCAPE
PLAN**

SHEET NUMBER:

Z-03

REVISION 3 - 02/07/2024