

**101 W. Hampton Road, Philadelphia PA, aka High Hollow**

is located within the City of Philadelphia's Wissahickon Watershed Overlay District

According to the City Planning Commission, portions of the property may be within 200 feet of a stream bank or the centerline of a swale, where impervious ground cover is prohibited by Section 14-510 (5) of the Philadelphia Code.

The property is within an area of the Wissahickon Watershed Overlay District mapped for "Category 5." Land within Category 5 areas are subject to the following requirements:

There is no percentage limitation of impervious ground coverage on land deemed to be developed or otherwise disturbed from its natural state, provided that lots larger than one-half acre may be further developed only as follows:

- (.1) The increased surface water runoff leaving the site must not adversely affect adjacent property.
- (.2) The method of handling runoff on the site must be in accord with sound engineering practices and must not significantly accelerate on-site erosion.
- (.3) Such development must not significantly diminish the infiltration capacity of the site.

Earth disturbance requires an approved earth moving plan pursuant to Section 14-510 (7), described below.

**Earth Moving Plans.**

(a) No earth moving activity will be permitted within the watershed unless done in accordance with approved earth moving plans. These plans must be prepared by a licensed professional engineer in accordance with regulations approved by the Commission and must set forth the measures by which erosion and sedimentation are controlled. Such plans must be filed with and approved by the Commission except as follows:

- (.1) Where the site is designated as being within Category 5 on the Impervious Coverage Map; or
- (.2) Where the earth moving or additional impervious coverage will be less than 500 sq. ft.

(b) A professionally-sealed earth moving plan must be maintained on site for the duration of earth moving and construction and must be available for inspection as deemed necessary by the Commission.

(c) Where the Commission finds earth moving plans are not in accordance with its regulations, it may require the filing and approval of revised plans.

It appears that most of the site is subject to Steep Slopes requirements and review procedures described in Section 14-704 (2), detailed below.

**Steep Slope Protection.**

(a) **Applicability.**

- (.1) These steep slope protection standards shall apply in all zoning districts to slopes of 15% or greater on any lot or portion(s) thereof located within the "Steep Slope Protection Area", as shown

on the City of Philadelphia Steep Slopes Map maintained by the Commission. The steep slopes map shown below is for illustrative purposes only and is not to be used for detailed planning of proposed development.

(.2) When an application for a permit or approval under this Zoning Code includes any land that is located within the "Steep Slope Protection Area" of the City of Philadelphia Steep Slopes Map, the City may require that the applicant submit a topographic survey confirming the locations of slopes of 15% or greater.

**(b) Restrictions on Disturbance.**

(.1) On those portions of the lot where the slope of the land is more than 15% and less than 25%, site clearing or earth moving activities shall be permitted only in conformance with an earth moving plan described in § ~~14-704(2)~~(c) below. No earth moving plan shall be required if (a) the lot contains no more than one-half acre of gross land area, or (b) the proposed earth moving will affect 500 sq. ft. of land or less and the proposed activity will increase impervious surface on the lot by no more than 500 sq. ft.

(.2) On those portions of the lot where the slope of land is 25% or greater, no site clearing or earth moving activity is permitted.

**(c) Earth Moving Plans.**

Where an earth moving plan is required pursuant to § ~~14-704(2)~~(b) above, that plan must be prepared by a licensed professional engineer in accordance with regulations approved by the Commission and must set forth the measures by which erosion and sedimentation are to be controlled during the earth moving and construction process. Such plans shall be filed with and approved by the Commission before L&I may issue a zoning permit. A professionally-sealed earth moving plan must be maintained on site for the duration of earth moving and construction, and must be available for inspection by the City during normal business hours.

Questions about applicability should be directed to the Development Division of the Philadelphia City Planning Commission at 215.683.4615.