

January 5, 2024

## Conceptual Approval

Andrew Mulson  
Nyzio Baker Real Estate LLC  
4127 Main Street  
Philadelphia, PA 19127

RE: **472-74 Roxborough Avenue (FY24-ROXB-7624-01)**

Project Address:	<b>472-74 Roxborough Avenue</b>	Earth Disturbance:	<b>14,176 SF</b>
Development Type:	<b>Redevelopment</b>	Flood Management District:	<b>A</b>
Watershed:	<b>Lower Schuylkill River</b>	Sewer Type:	<b>MS4</b>

Dear Andrew Mulson,

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 reviewed as part of this submittal follows:

Item	Description	Dated
Sheet 2 of 3	Erosion & Sediment Control Plan	01/04/2024

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 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. The review of the proposed water and sewer connections is not complete. Submit a [Utility Plan](#) to [PWDur@phila.gov](mailto: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. This project is adjacent to a PWD Water/Sewer Project #20511. The PWD Designer will reach out if further coordination is needed.

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VALID TWO YEARS FROM DATE OF ISSUANCE

**6. 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.

The project is required to implement Erosion and Sedimentation Pollution Control Best Management Practices as per the Pennsylvania Department of Environmental Protection (PADEP) 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,

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