

Wednesday, March 4, 2026



POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN APPROVAL

Leigh Ann Campbell
Philadelphia Parks & Recreation
1515 Arch Street, 10th floor
Philadelphia, PA, 19102

RE: **Lemon Hill Playground**
PWD Tracking #: FY26-LEMO-8279-01

Project Description: The Lemon Hill Playground project proposes the renovation of the Lemon Hill Playground in Fairmount Park. Stormwater is proposed to be managed by porous pavement, and existing and new tree credits. The site is located in a combined sewer area of the Lower Schuylkill River Watershed, Flood Management District A. The total earth disturbance proposed is approximately 42,434 square feet. This project meets the eligibility criteria for the expedited Surface Green Review.

Philadelphia Water Department (PWD) Stormwater Plan Review has finished reviewing the development site plan set associated with the Lemon Hill Playground project, received on 02/02/2026. A table of documents approved as part of this submittal follows:

Item	Description	Dated
O&M	Executed Operations and Maintenance Agreement	02/27/2026
C-100	Existing Conditions & Demolition Plan	02/02/2026
C-200	Grading Plan	02/02/2026
C-201	Grading plan	02/02/2026
C-400	PCSM Plan	02/02/2026
C-310	PCSM Details	02/02/2026
C-500	Erosion And Sediment Control Plan	02/02/2026
C-510	Erosion & Sediment Control Notes & Details	02/02/2026
C-511	Erosion & Sediment Control Details	02/02/2026

Based upon a technical review of the Post-Construction Stormwater Management Plan (PCSMP) submission, the project has satisfied all applicable stormwater management requirements and is technically approved.

This correspondence applies to the PWD Stormwater Regulations only. See [PWD Requisite Approvals for L&I Permits](#) for more information on the requirements to obtain PWD's endorsement on the Building Permit Application and other permits that must be obtained before construction may commence.

1. Submit a [Utility Plan](#) to the [Project Dashboard](#). 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, with some exceptions. Please contact PWD [Industrial Waste](#) & [Backflow Compliance](#) for more information.
5. Plumbing Permits must be procured through the Department of Licenses and Inspections.

This Post-Construction Stormwater Management Plan Approval will expire two (2) years from the date of issuance unless a valid Building Permit is in place.

During construction, the selected contractor is expected to follow the PCSMP approved by PWD. No change or deviation from the approved PCSMP is permitted without prior approval from PWD. Upon issuance of this letter, PWD inspectors are notified. PWD must be notified at least three working days prior to the start of construction activities.

A Permit Completion hold will be placed on any building permit applications associated with this project. PWD will resolve the hold once compliance is confirmed for the project. Refer to [Appendix M](#) of the Guidance Manual for more information.

The applicant is responsible for obtaining any required federal, state, and local permits outside of this review.

If you have any questions, please contact PWD at the contact information provided below.

Regards,

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Project Description: The Lemon Hill Playground project proposes the renovation of the Lemon Hill Playground in Fairmount Park. Stormwater is proposed to be managed by porous pavement, and existing and new tree credits. The site is located in a combined sewer area of the Lower Schuylkill River Watershed, Flood Management District A. The total earth disturbance proposed is approximately 42,434 square feet. This project meets the eligibility criteria for the expedited Surface Green Review.

Philadelphia Water Department (PWD) Stormwater Plan Review has finished reviewing the development site plan set associated with the Lemon Hill Playground project, received on 02/02/2026. A table of documents reviewed as part of this submittal follows:

Item	Description	Dated
Letter	Comment Response Letter	02/02/2026
Report	Post Construction Stormwater Management Narrative	02/02/2026
Worksheet	Online Technical Worksheet	02/02/2026
Document	SMP Maintenance Guide	02/02/2026
Document	Construction Certification Package	Not Dated
C-100	Existing Conditions & Demolition Plan	02/02/2026
C-200	Grading Plan	02/02/2026
C-201	Grading plan	02/02/2026
C-400	PCSM Plan	02/02/2026
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Applicable Stormwater Regulations:

The project is subject to the Post-Construction Stormwater Management (PCSM) Requirements set forth under the PWD Stormwater Regulations effective as of 1/1/2006. Under the Stormwater Regulations, the following PCSM Requirements apply to the project:

- Water Quality: The first 1.5" of runoff from Directly Connected Impervious Area (DCIA) within the limits of earth disturbance will need to meet the Water Quality infiltration/treatment component of the PCSM Requirements of the PWD Stormwater Regulations.
- Channel Protection: Exempt. The project is exempt from Channel Protection because it is a Redevelopment project with less than one acre of earth disturbance.
- Flood Control: Exempt. The project is exempt from Flood Control because it is a Redevelopment project that reduces impervious area within the limits of earth disturbance (excluding public right-of-way) by at least 20%, based on a comparison of predevelopment impervious area to post-development DCIA.

The following comments are made as a result of reviewing the Post-Construction Stormwater Management Plan (PCSMP) submitted to PWD for the proposed development project. The comments have been divided into six categories pertaining to comment type.

PCSM Requirements Compliance and Design Comments:

This category contains comments pertaining to key stormwater management system design issues and regulatory compliance. For more information on the PCSM Requirements, including applicability criteria, please refer to Section 1.2, Stormwater Regulations, of the Philadelphia Stormwater Management Guidance Manual (Manual), Version 3.3.

1. No comments at this time.

Computational Errors:

This category contains comments pertaining to errors identified in the calculations and methodology. For more information on acceptable methods of calculation, please refer to Section 3.4.3, Calculation Methods and Design Tools, of the Manual, Version 3.3.

1. No comments at this time.

Submittal Inconsistencies:

This category contains comments pertaining to inconsistencies identified within the submission. Please note that additional inconsistencies may be present in the submission. The design engineer is strongly encouraged to perform a quality assurance/quality control analysis prior to resubmission.

1. **Addressed (12/05/2025)**: Please revise the Online Technical Worksheet to include the playground area as existing impervious area.

AKRF Response (02/02/2026): The Online Technical Worksheet and the PCSM Plan have been revised to include the playground area as existing impervious area

Erosion and Sediment Control Comments:

This category contains comments pertaining to the design and implementation of the Erosion and Sediment Control (E&S) Plan. All E&S Plans must be in compliance with the *Pennsylvania Department of Environmental Protection (PA DEP) Erosion and Sediment Pollution Control Program Manual*. For more information on E&S Plan requirements, please refer to Section 2.3.1, Development Compliance Review Path, of the Manual, Version 3.3.

1. **Addressed (12/05/2025):** The Concrete Washout Station and Stockpile must be within the LOD. Please revise the E&S Plan accordingly.

AKRF Response (02/02/2026): Per email correspondence with PWD on December 16, 2025, the concrete washout and soil stockpile can remain outside the LOD since the basketball court paving is proposed to remain. There will be no earth disturbance within the basketball court paving

General Submittal Comments:

This category contains comments which pertain to the submission, however do not correctly fit into the other categories specified within this letter.

1. **Addressed (12/05/2025):** All plans, reports, and calculations must be signed and sealed by a Professional Engineer licensed in the Commonwealth of Pennsylvania. Please provide on each plan sheet a signature and seal from a PA Professional Engineer.

AKRF Response (02/02/2026): All plan sheets have been signed and sealed

2. **Addressed (12/05/2025):** Please note that all proposed connections to the City sewer must be inspected by PWD Water Transport Records. Instructions for obtaining a sewer connection permit can be found at:

<http://www.phila.gov/water/PDF/SewerConnectionManual.pdf>

AKRF Response (02/02/2026): Acknowledged

3. **Addressed (12/05/2025):** Please note that utility availability, conflicts, etc. will be reviewed as part of the Utility Plan Review submission. Information regarding the Utility Plan Review requirements are available on our website at:

<https://www.pwdplanreview.org/water-and-sewer-connections>

AKRF Response (02/02/2026): Acknowledged

Operations and Maintenance Comments:

This category contains comments pertaining to the project's Operations and Maintenance (O&M) Agreement. The O&M Agreement will be prepared when the design is completed. For more information on O&M Agreements, please refer to Section 6.1, Property Owner Inspections and Maintenance, of the Manual, Version 3.3.

1. **Addressed (12/05/2025):** The Operations and Maintenance Agreement will be finalized when the design is completed.

AKRF Response (02/02/2026): Acknowledged

Summary of Stormwater Plan Review Fees:

Post-construction stormwater management plans reviews performed as of November 1, 2008 and forward are subject to the Stormwater Plan Review Fees. A summary of the PCSMP Hourly Review Fees for this project is provided below.

PWD PCSMP Hourly Review Fee	Review Time (hr)	Rate (\$/hr)	Sub-total
PCSMP Review #1 Date Received: 11/26/2025	2	\$255	\$510.00
PCSMP Review #2 Date Received: 02/02/2026	1	\$255	\$255.00
Active Construction Inspection Fee	One-time	-	\$405.00
Total (Paid)	3	\$255	\$1,170.00

Upon completion of the project, the as-built design must be provided to PWD in the form of a Record Drawing. Operations and Maintenance Agreements and plans must be updated to reflect as-built conditions, signed by PWD, and filed with the Office of Recorder of Deeds. Filing of the final agreement must occur prior to issuance of the Certificate of Occupancy.

If you have any further questions, please contact PWD with the information provided below.

Regards,

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