

December 10, 2020 Planning Commission Meeting

400 W Elm St Conditional Use Packet (page 2)

RO Ordinance Amendment Packet (page 53)

LOUIS J. COLAGRECO
Lou@rrhc.com
Extension 203



October 30, 2020

via Hand Delivery

Eric Johnson, Zoning Officer
Conshohocken Borough
400 Fayette Street, Suite 200
Conshohocken, PA 19428

Re: Corson Street Acquisition Limited Partnership – Conshohocken Borough
Conditional Use Application

Dear Eric:

This firm represents Corson Street Acquisition Limited Partnership (“Applicant”), the owner of approximately 10.440 acres located southwest of West Elm Street, in the Borough of Conshohocken, having Parcel I.D. Nos. 05-00-00136-00-3, 05-00-00136-01-2, 05-00-00136-02-1, 05-00-02472-10-6, 05-00-02474-20-5, 05-00-02696-00-8, 05-00-11873-00-2, 05-00-11874-00-1, 49-00-06904-00-4, 49-00-06910-01-6, and 05-00-02704-00-9 (“Property”). The Property is located in the SP-3 Specially Planned District 3 of the Borough and is improved with a single-family residential dwelling. Approximately 8 acres of the Property are located in the Borough of Conshohocken, while the remaining approximately 2 acres are located in neighboring Plymouth Township.

As you may be aware, this project received a Conditional Use Approval for a 352-unit, multi-family project with a building height of 130 feet on August 21, 2013. Much like the prior approval, the Applicant is also proposing to construct a parking garage. This one will be two-levels with 189spaces, along with surface parking for 250 spaces, for a total of 439 parking spaces or 1.25 spaces per unit.

The existing river trail will be relocated along the southwestern property line for public use. Applicant will be providing landscaping and stormwater management facilities attendant to the proposed development.

The 2013 Approval was granted subject to nine (9) conditions all of which have been incorporated into the plans and application. This includes, among other things, to provide an additional 20 parking spaces for the public, electrical vehicle charging stations, and placing a conservation easement on the Applicant’s 1.9-acre Plymouth Township Parcel.

Eric Johnson, Zoning Officer
Conshohocken Borough
October 30, 2020
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The proposed multi-family residential use is permitted by conditional use approval within the SP-3 Specially Planned District 3 where the Property is located.

Enclosed for filing in connection with the Zoning Hearing Board Application for conditional use approval are the following materials:

1. Original and three (3) copies of the Zoning Application form signed by Applicant;
2. Four (4) copies of the Conditional Use Plans prepared by Bohler Engineers, dated October 29, 2020;
3. One (1) copy of a Traffic Summary prepared by McMahon Associates dated October 30, 2020;
4. One (1) copy of the Deeds for the Property;
5. List of property owners within 500 feet of the Applicant's property and pre-stamped, pre-addressed envelopes for all identified landowners;
6. Check in the amount of \$250.00 made payable to Borough of Conshohocken, Application filing fee;
7. Check in the amount of \$500.00 made payable to Borough of Conshohocken, Escrow fee; and
8. An electronic copy of the application, plan and all supporting documentation will be supplied by Bohler Engineering.

Kindly advise as to when the application will be reviewed by the Planning Commission. It is also my understanding that the Borough handles all applicable notice requirements including the publication, individual notice and posting of the property as pertains to the conditional use hearing. If this is not the case, please advise at your earliest convenience.

As always, please feel free to contact us with any questions. Thank you for your attention to this matter.

Very truly yours,



LOUIS J. COLAGRECO, JR.

LJC, JR./kch
Enclosures

cc: Bob Dwyer, (via email only, w/ encl.)
William Rearden, P.E. (via email only, w/encl.)
Lindsay Breylinger (via email only, w/encl.)
Chris Williams (via email only, w/encl.)
Alyson M. Zarro, Esquire (via email only, w/encl.)



BOROUGH OF CONSHOHOCKEN
400 Fayette Street, Suite 200, Conshohocken, PA 19428
Phone (610) 828-1092 Fax (610) 828-0920

Zoning Application

Application: _____

Date Submitted: _____

Date Received: _____

1. Application is hereby made for:

Special Exception Variance

Appeal of the decision of the zoning officer

Conditional Use approval Interpretation of the Zoning Ordinance

Other _____

2. Section of the Zoning Ordinance from which relief is requested:

§ 27-1603.4

3. Address of the property, which is the subject of the application:

Southwestern side of West Elm Street, Parcel Nos. 05-00-00136-003, 05-00-00136-012, 05-00-00136-021
05-00-02472, -106, 05-00-02474-205, 05-00-11873-002, 05-00-11874-001, 05-00-02696-008, 49-00-06904-004,
49-00-06910-016 and 05-00-02704-009

4. Applicant's Name: Corson Street Acquisition Limited Partnership

Address: 721 Old State Road, Berwyn, PA 19312

Phone Number (daytime): 610-996-6600

E-mail Address: bob@landtrustprop.com

5. Applicant is (check one): Legal Owner Equitable Owner ; Tenant

6. Property Owner: Same as Applicant.

Address: _____

Phone Number: _____

E-mail Address: _____

7. Lot Dimensions: 10.440 acres
972.62' (width)
152.69' (depth) Zoning District: SP-3

8. Has there been previous zoning relief requested in connection with this Property?

Yes No If yes, please describe.

Applicant received Conditional Use Approval for a nearly identical residential project, with necessary parking and grading within the Floodplain Conservation District, by Decision and Order dated August 21, 2013. Applicant also received a variance from the Zoning Hearing Board on July 8, 2014, to permit a building in excess of 300 feet in length as defined in the Code.

9. Please describe the present use of the property including any existing improvements and the dimensions of any structures on the property.

A portion of the Property is improved with a single-family detached dwelling which is currently vacant measuring approximately 25 feet by 40 feet. The remainder of the Property is vacant.

10. Please describe the proposed use of the property.

Applicant proposes to utilize the property for multifamily residential dwellings, with attendant parking.

11. Please describe proposal and improvements to the property in detail.

Applicant proposes to construct a multi-family project of 352 units, 134 feet in height which is similar to that which was previously approved by Borough Council on August 21, 2013. The proposal also includes access improvements to both the Cross County Trail (CCT) and Schuylkill River Trail (SRT), the relocation of portions of the SRT to an area closer to the river, additional parking for the public, open space, and other improvements and contributions.

12. Please describe the reasons the Applicant believes that the requested relief should be granted.

Section 27-1603.4 authorizes multifamily residences within the SP-3 District by conditional use approval, the requirements for which Applicant meets, as will be set forth in detail at the time of the hearing. The current Application is also very similar to the residential application approved by the Borough in 2013 at which time the Borough determined that Applicant had met all conditional use criteria.

13. If a Variance is being requested, please describe the following: Variance relief being requested (by separate application) is for the same parking and grading in the floodplain that was approved by conditional use in 2013.

a. The unique characteristics of the property: N/A

b. How the Zoning Ordinance unreasonably restricts development of the property:

N/A

c. How the proposal is consistent with the character of the surrounding neighborhood.

N/A

d. Why the requested relief is the minimum required to reasonably use the property; and why the proposal could not be less than what is proposed.

N/A

14. The following section should be completed if the applicant is contesting the determination of the zoning officer.

a. Please indicate the section of the zoning ordinance that is the subject of the zoning officer's decision (attach any written correspondence relating to the determination).

N/A

b. Please explain in detail the reasons why you disagree with the zoning officer's determination.

N/A

15. If the Applicant is requesting any other type of relief, please complete the following section.

a. Type of relief that is being requested by the applicant.

N/A

b. Please indicate the section of the Zoning Ordinance related to the relief being requested.

N/A

c. Please describe in detail the reasons why the requested relief should be granted.

N/A

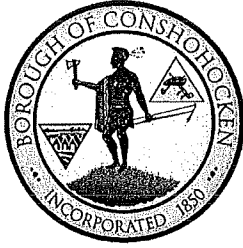
16. If the applicant is being represented by an attorney, please provide the following information.

a. Attorney's Name: Louis J. Colagreco, Jr., Esquire

b. Address: Riley Riper Hollin & Colagreco, 717 Constitution Drive, P.O. Box 1265, Exton, PA 19341

c. Phone Number: 610-458-4400 Cell Number: 610-247-9671

d. E-mail Address: lou@rrhc.com



BOROUGH OF CONSHOHOCKEN
400 Fayette Street, Suite 200, Conshohocken, PA 19428
Phone (610) 828-1092 Fax (610) 828-0920

Decision

(For Borough Use Only)

Application Granted

Application Denied

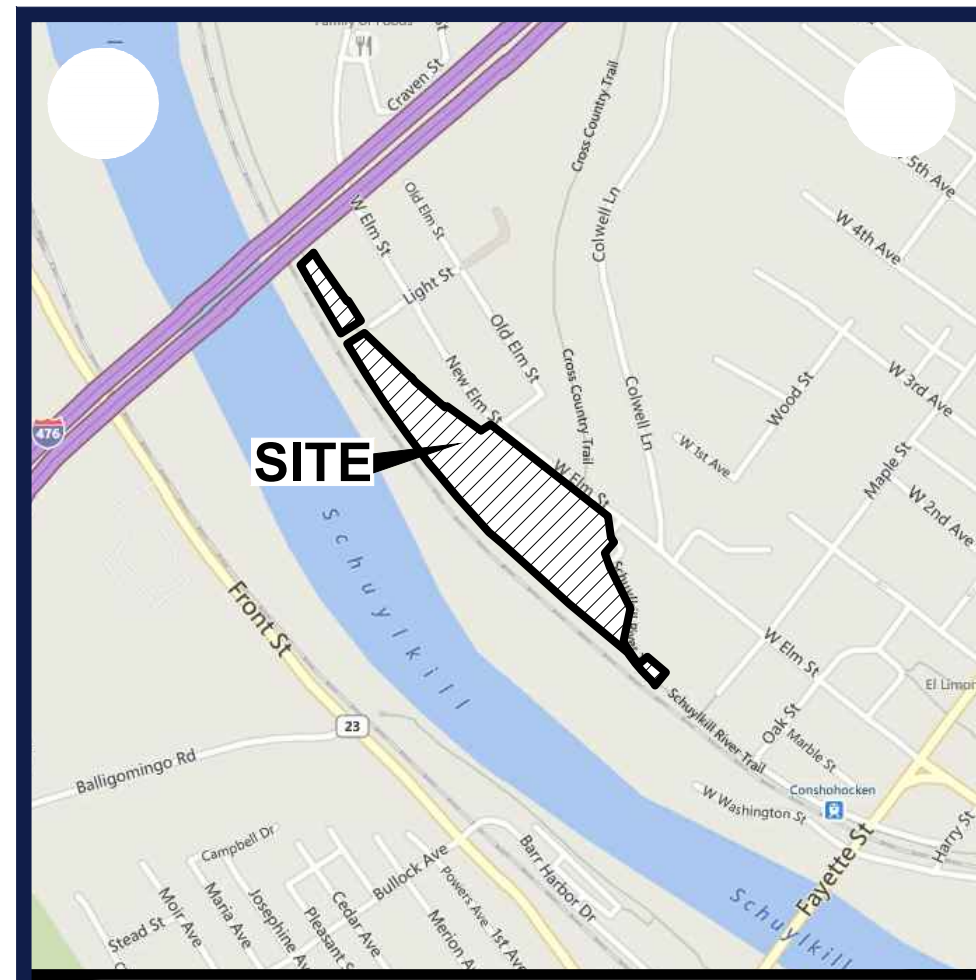
MOTION:

CONDITIONS:

BY ORDER OF THE ZONING HEARING BOARD

	Yes	No
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>

DATE OF ORDER: _____



LOCATION MAP

DRAWING LEGEND

- EXISTING PROPERTY LINE
- LEGAL RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- 100 YEAR FLOODPLAIN LINE (PER HEC-RAS STUDY)
- LIMIT OF FLOODWAY LINE (PER HEC-RAS STUDY)
- PROPOSED PROPERTY BOUNDARY
- PROPOSED SETBACK
- PROPOSED RETAINING WALL
- PROPOSED CONCRETE CURB
- PROPOSED FLUSH CURB
- PROPOSED GUARDRAIL
- PROPOSED FENCE
- EXISTING UTILITY POLE
- EXISTING IRON PIN
- EXISTING TRAFFIC LIGHT
- PROPOSED PARKING SPACES
- PROPOSED ADA SYMBOL
- PROPOSED CURB RAMP
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PAVERS
- PROPOSED SIGN

SITE DESIGN REQUIREMENTS

REQUIREMENTS TAKEN FROM:
 - THE CONSHOHOCKEN BOROUGH ZONING ORDINANCE OF 2001, ENACTED 10/10/2001, AS AMENDED THROUGH 12/2005
 - THE BOROUGH OF CONSHOHOCKEN SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, ENACTED 7/13/2005, AS AMENDED
 - ORDINANCE NO. 1-2008 - THE STORMWATER MANAGEMENT ORDINANCE FOR THE BOROUGH OF CONSHOHOCKEN, MONTGOMERY COUNTY, PA.

EXISTING ZONING: SP-3 SPECIALLY PLANNED DISTRICT 3
 PROPOSED USE: 27-1603.4 SINGLE AND MULTI-FAMILY RESIDENCES (PERMITTED BY CONDITIONAL USE)

GROSS SITE AREA WITHIN CONSHOHOCKEN BOROUGH: 8.495 AC. (370,034 SF)
 SITE AREA WITHIN PLYMOUTH TOWNSHIP (NO IMPROVEMENTS): 1.884 AC. (82,046 SF)
 TOTAL NET TRACT AREA: 10.379 AC. (452,080 SF)

27-1504 AREAS:
 NOTE: PER SECTION 27-1511.9 OF THE BOROUGH CODE, THE STANDARDS OF THE SP-1 DISTRICT SHALL APPLY EXCEPT AS SPECIFICALLY MODIFIED BY 27-1511.

REQUIRED	PROVIDED
MAX. IMPERVIOUS COVERAGE	70% / 69.07% (255,576 SF)

27-1511 DIMENSIONAL DESIGN STANDARDS - RESIDENTIAL (SP-1 AND SP-2 SPECIALLY PLANNED DISTRICTS ONE AND TWO)
 NOTE: PER SECTION 27-1602.D OF THE BOROUGH CODE, RESIDENTIAL USES ARE SUBJECT TO THE STANDARDS OF 27-1511, SP-1 AND SP-2, SPECIALLY PLANNED DISTRICTS ONE AND TWO.

REQUIRED	PROVIDED
MIN. LOT WIDTH	100 FEET / 97.82 FEET
MIN. LOT DEPTH	100 FEET / 152.69 FEET
MAX. FLOOR AREA RATIO	2.5 / 1.23 (453,862 SF)
MAX. BUILDING HEIGHT	135 FEET / 134'
MIN. SETBACK FROM ULTIMATE R.O.W. OR PROPERTY LINE	15 FEET / 15 FEET
MIN. BUILDING SEPARATION	30 FEET / 30 FEET
MIN. OPEN SPACE AREA	15% / 28.48% (105,377 SF)

27-1608 DIMENSIONAL REGULATIONS FOR NON-INDUSTRIAL USES

REQUIRED	PROVIDED
MIN. LOT AREA	2,000 AC. (87,120 SF) / 8.495 AC. (370,034 SF)
MAX. BUILDING COVERAGE	50.0% EXCLUDING PARKING AREAS OR GARAGES / 8.37% (30,987 SF)
MIN. SETBACK FROM TOP OF BANK OF THE SCHUYLKILL RIVER TO ANY BUILDING, STRUCTURE OR PARKING AREA	25.0 FEET / > 25.0 FEET
MAX. HORIZONTAL LENGTH OF BUILDING ON ANY FLOOR	300.0 FEET / 300.0 FEET
BUILDING HEIGHT BOUNDARIES	2.00 FEET / 2.00 FEET
MIN. PARKING LOT PERIMETER BUFFER	10.0 FEET / 10.0 FEET
MIN. RIVERFRONT ACCESS AREA TO BE DEDICATED TO BOROUGH	25.0 FEET / N/A

REQUIRED OFF-STREET PARKING (SECTIONS 27-1511.8 & 27-2002)
 DWELLING UNIT, MULTIFAMILY DWELLINGS: 1.2 SPACES PER D.U.
 PROPOSED TOTAL UNITS: 352
 TOTAL REQUIRED PARKING: 352 x 1.2 = 422.4 SPACES = 423 SPACES
 TOTAL PROVIDED PARKING FOR RESIDENTIAL: 439 SPACES (189 GARAGE SPACES, 250 SURFACE SPACES X 1.25 SPACES PER UNIT)
 ADA SPACES REQUIRED = 9 SPACES
 ADA SPACES PROVIDED = 9 SPACES (6 IN PARKING GARAGE, 3 SURFACE SPACES)
 MAXIMUM ALLOWABLE COMPACT SPACES IN GARAGE: 189 x 35% = 66 SPACES
 PROVIDED COMPACT SPACES IN GARAGE: N/A
 PUBLIC ACCESS PARKING SPACES: 20 SPACES (INCLUDING 2 D.A. SPACES)

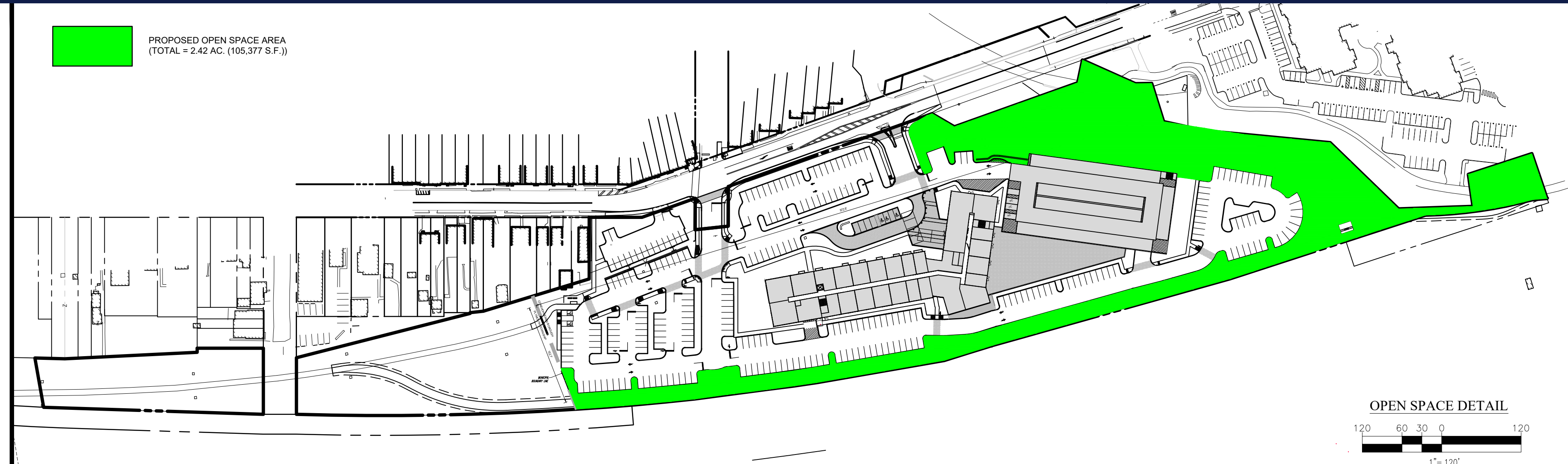
NOTES:
 1. MAX BUILDING HEIGHT OF 85' PROPOSED TO BE INCREASED TO 135' WITH THE REQUEST OF TWO (2) RECREATIONAL AMENITIES.
 2. TOTAL PROVIDED PARKING EXCLUDES PUBLIC ACCESS PARKING SPACES.

ZONING PLAN GENERAL NOTES

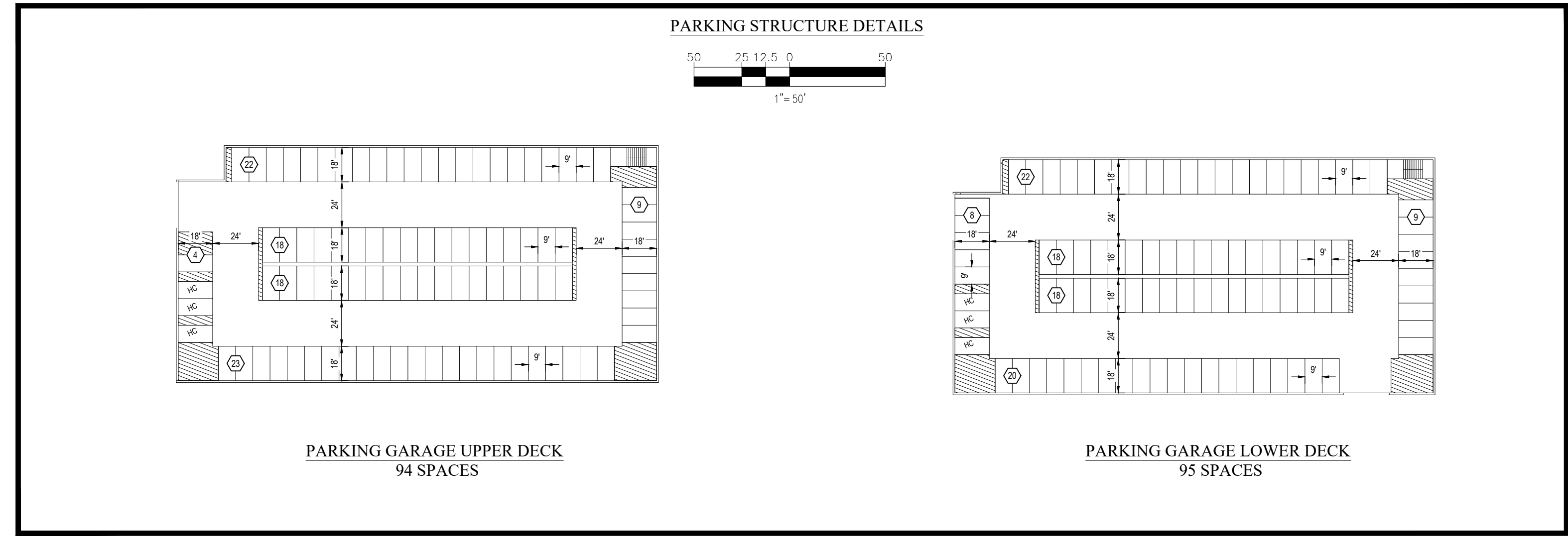
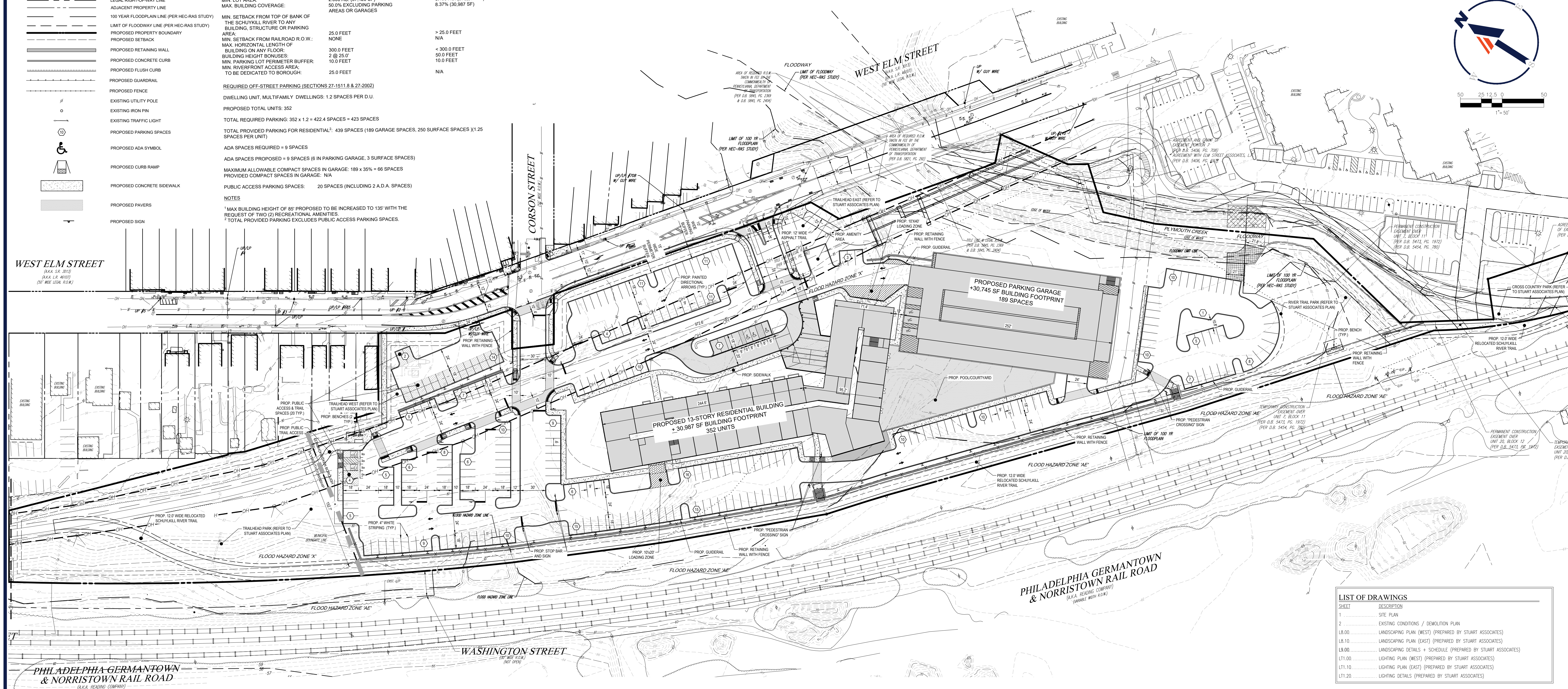
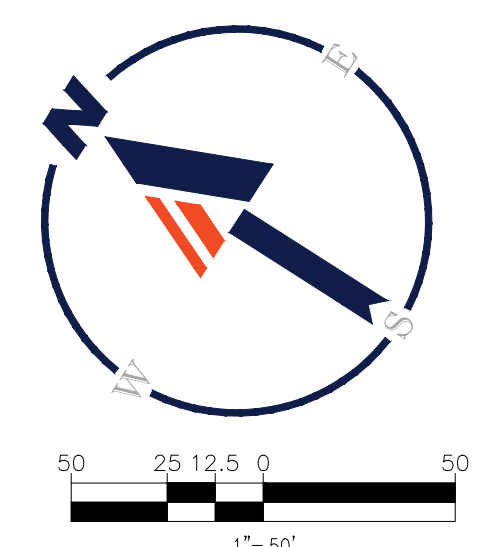
- THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:
 - SURVEY CONTROL POINT ASSOCIATES, INC. 1600 MANOR DRIVE, SUITE 100 ENTITLED: ALTA/ACSM LAND TITLE SURVEY PREPARED FOR: CORSTON STREET ACQUISITION LIMITED PARTNERSHIP FILE NO. CPH1165 LAST REVISED: 04/19/18
 - FEDERAL EMERGENCY MANAGEMENT AGENCY ENTITLED: FLOOD INSURANCE RATE MAP MONTGOMERY COUNTY, PENNSYLVANIA (ALL JURISDICTIONS) PANEL: 354 OF 451 MAP NO.: 42091C0354G PRELIMINARY: MARCH 2, 2016 EFFECTIVE: 1/30/2017 PANEL: 358 OF 451 MAP NO.: 42091C0355G PRELIMINARY: MARCH 2, 2016 EFFECTIVE: 1/30/2017
- THIS PLAN WAS PREPARED STRICTLY BASED UPON INFORMATION IDENTIFIED ABOVE.
- OWNER/APPLICANT CORSTON STREET ACQUISITION LIMITED PARTNERSHIP C/O BRG DEVELOPMENT COMPANY, L.P. 3815 WEST CHESTER PIKE NEWTOWN SQUARE, PA 19073
- APN NUMBERS: 49-00-06904-004, 49-00-06910-016, 05-00-00136-021, 05-00-00136-012, 05-00-0136-003, 05-00-02472-106, 05-00-02474-205, 05-00-11873-002, 05-00-11874-001 & 05-00-2696-008

REQUESTED VARIANCES

- SECTION 27-1714.1A, B, D, F, H, K TO PERMIT DEVELOPMENT IN THE 100 YEAR FLOODPLAIN.



OPEN SPACE DETAIL



LIST OF DRAWINGS

SHEET	DESCRIPTION
1	SITE PLAN
2	EXISTING CONDITIONS / DEMOLITION PLAN
LB.00	LANDSCAPING PLAN (WEST) (PREPARED BY STUART ASSOCIATES)
LB.10	LANDSCAPING PLAN (EAST) (PREPARED BY STUART ASSOCIATES)
LB.00	LANDSCAPING DETAILS + SCHEDULE (PREPARED BY STUART ASSOCIATES)
LT1.00	LIGHTING PLAN (WEST) (PREPARED BY STUART ASSOCIATES)
LT1.10	LIGHTING PLAN (EAST) (PREPARED BY STUART ASSOCIATES)
LT1.20	LIGHTING DETAILS (PREPARED BY STUART ASSOCIATES)

BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROGRAM MANAGEMENT
 LAND ACQUISITION
 LANDMARK PRESERVATION
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT NO.: PC201167
 DRAWN BY: ATW
 CHECKED BY: LMB
 DATE: 10/30/2020
 CAD I.D.: PC201167-CONDITIONAL-USE-0

CONDITIONAL USE PLANS
 FOR
CORSTON STREET ACQUISITION LIMITED PARTNERSHIP

WEST ELM STREET
 CONSHOHOCKEN BOROUGH &
 PLYMOUTH TOWNSHIP
 MONTGOMERY COUNTY, PA

BOHLER
 1600 MANOR DRIVE, SUITE 200
 CHALFONT, PA 18914
 Phone: (215) 996-9100
 Fax: (215) 996-9102
 www.BohlerEngineering.com

W.R. REARDEN
 PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE NO. PE073049
 NEW JERSEY LICENSE NO. 246E04694500

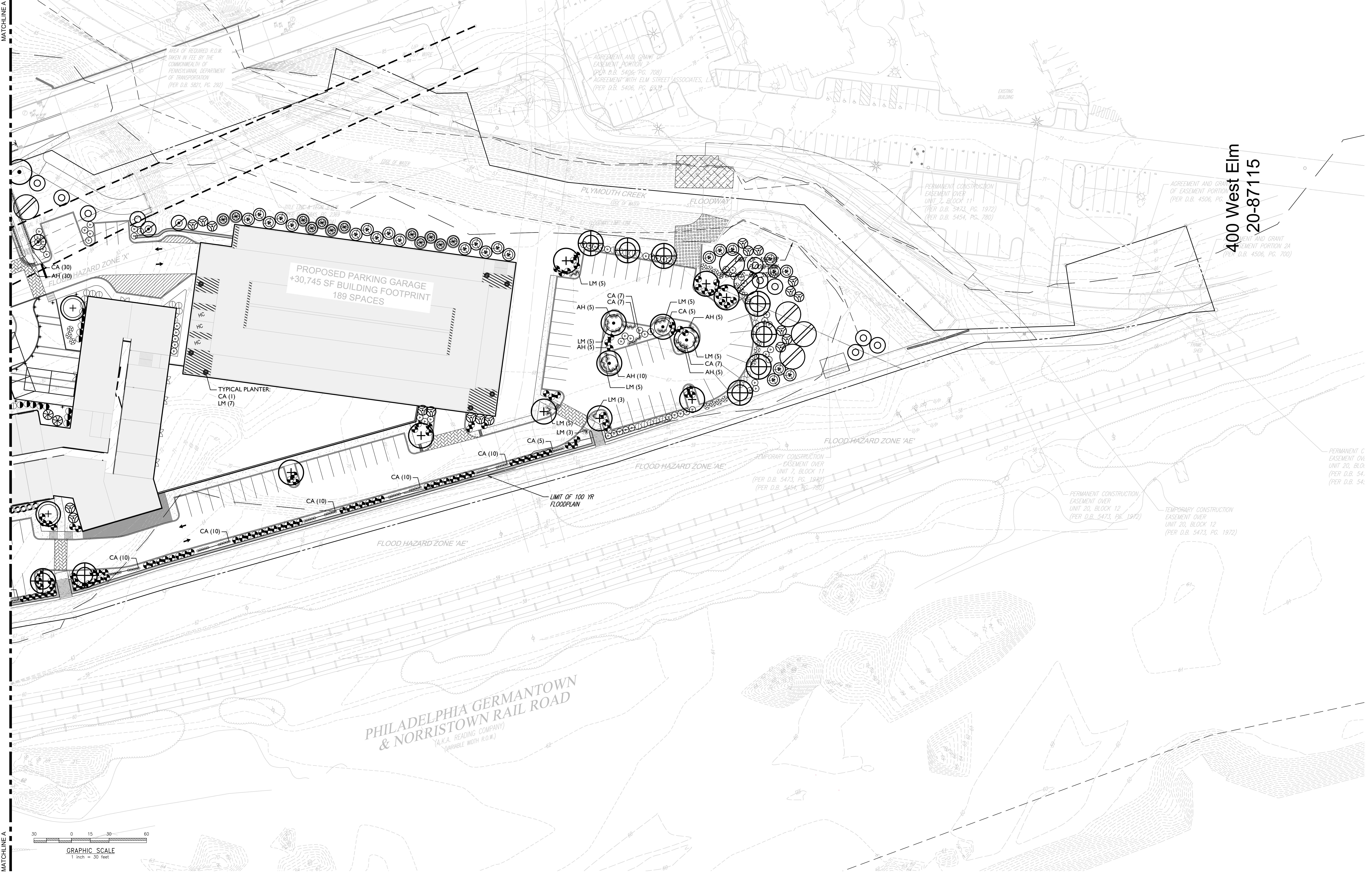
SHEET TITLE:
SITE PLAN
 SHEET NUMBER:
1
 ORG. DATE: 10/30/2020

REVISIONS

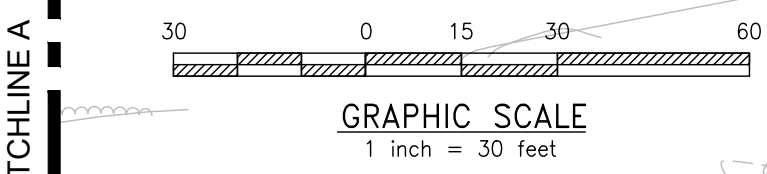
NO.	DATE	NOTES

DRAWN BY: VAM
CHECKED BY: PJS
SCALE: 1" = 30'
DATE: 10.30.2020
PLOTTED DATE: 10.30.2020
DRAWING NAME:

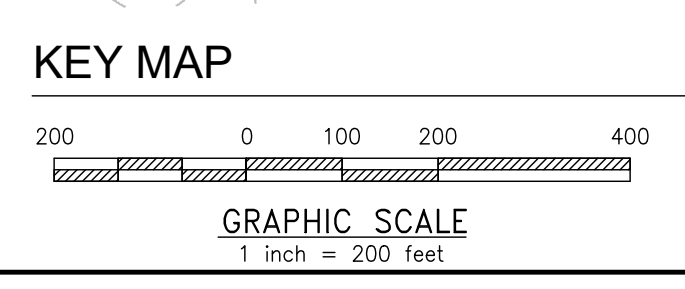
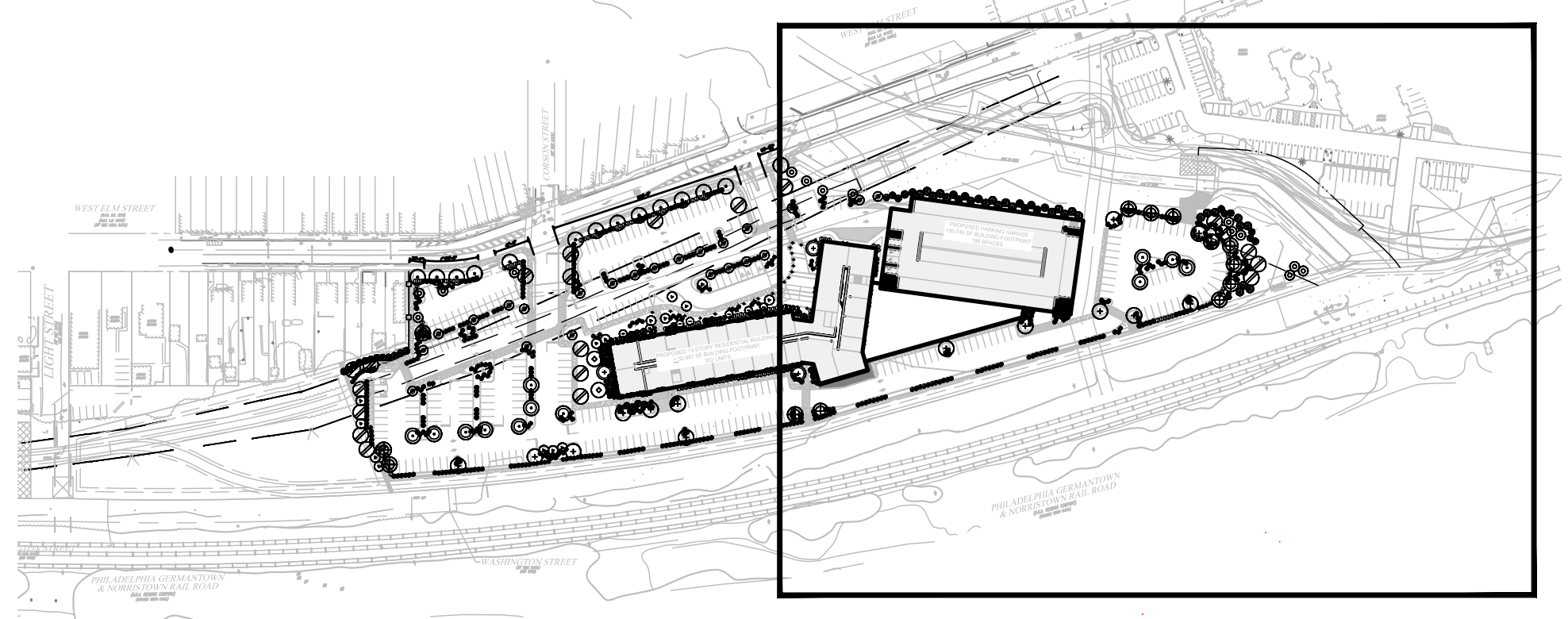
LANDSCAPE PLAN (EAST)



400 West Elm
20-87115



- SITE PLAN NOTES:**
- ALL LINES AND GRADE WORK NOT PRESENTLY ESTABLISHED AT THE SITE SHALL BE LAID OUT BY A REGISTERED LAND SURVEYOR OR PROFESSIONAL CIVIL ENGINEER EMPLOYED BY THE CONTRACTOR IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
 - THIS PLAN TO BE USED FOR LANDSCAPING AND SITE IMPROVEMENT PURPOSED ONLY.
 - PLANS CREATED FROM DRAWINGS FROM BOHLER ENGINEERING DATED, 10/30/2020.
 - LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED AND MARKED IN THE FIELD, PRIOR TO ANY DIGGING OPERATIONS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING EXISTING TREES AND PLANT MATERIAL WITHIN THE AREA OF PROPOSED IMPROVEMENTS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS OFF-SITE, CLEAN-UP OF ALL PAVED AREAS (ROADWAYS, SIDEWALKS, ETC.), AND RESTORATION OF ALL DISTURBED LAWN AREAS.
 - CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE TO UNDERGROUND UTILITIES DAMAGED.
 - CONTRACTOR SHALL PROVIDE SCREENED PLANTING SOIL WHERE PLANTING IS TO OCCUR, 36" DEPTH, 6" DEPTH AT LAWN AREAS.
 - FOLLOWING COMPLETION OF ALL PLANTING INSTALLATION WORK, THE CONTRACTOR SHALL BE REQUIRED TO RESTORE ALL DISTURBED LAWN AREAS.
 - NO TREE SHALL BE PLANTED CLOSER THAN 10 FEET FROM AN UNDERGROUND UTILITY.
 - ALL LINES ARE PARALLEL OR PERPENDICULAR UNLESS SHOWN OTHERWISE.
 - VERIFY LAYOUT OF ALL PROPOSED WORK TO EXISTING CONDITIONS. REPORT DISCREPANCIES BEFORE ANY CLEARING OR EXCAVATION IS DONE.
 - PROVIDE STAKED LAYOUT ON SITE FOR OWNER AND LANDSCAPE ARCHITECT'S REVIEW PRIOR TO COMMENCING WORK.
 - ALL DIMENSIONS SHOWN ARE TO FACE OF MATERIALS, UNLESS SHOWN OTHERWISE.
 - PLEASE NOTE, CLIENT DID NOT RETAIN ORSATTI & STUART, INC. TO PROVIDE LONG TERM MAINTENANCE SPECIFICATIONS FOR THE LANDSCAPE MATERIAL.
 - V.I.F. = VERIFY IN FIELD.



SCALE : 1" = 200'

CONDITIONAL USE

CODE LANGUAGE	REQUIRED	PROPOSED
§27-1609 LANDSCAPING (ZONING)		
1. All industrial and non-industrial development shall provide landscaping according to the following requirements:		
A. Shade trees shall be provided along all streets where there are no existing shade trees at a minimum distance of four feet beyond the right-of-way. No less than one three-and-one-half-inch caliper tree shall be planted for every 30 feet of roadway length, including service roads, driveways and all parking area access routes. 420(31+61+48+252+28) LF / 30 LF = 14 SHADE TREES	14 SHADE TREES	14 SHADE TREES
B. The outer perimeter of all surface lots shall be buffered with a landscape area at least 10 feet in width. This area shall contain at least three three-and-one-half-inch caliper trees per 100 linear feet, and at least 30 ornamental and flowering shrub plantings per 100 linear feet. 1,060 LF / 100 LF = 11 SHADE TREES 1,060 LF / 100 LF X 30 EA = 318 SHRUBS	11 SHADE TREES 318 SHRUBS	11 SHADE TREES 318 SHRUBS
C. All parking lots shall be intensively landscaped. There shall be a minimum of one three-and-one-half-inch caliper shade tree for every 10 parking spaces. Shade trees shall be planted in islands containing a minimum of 36 square feet of planting area. Planting islands shall also contain ornamental and flowering shrubs. 264 SPACES / 10 = 27 SHADE TREES	27 SHADE TREES AND SHRUBS	27 SHADE TREES 252 SHRUBS 1,046 GROUNDCOVERS
D. Parking areas shall be separated from internal collector drives by a landscaped area at least 10 feet in width.	10' WIDE LANDSCAPING	10' WIDE LANDSCAPING
E. Landscaping and planting areas shall be reasonably dispersed throughout the surface parking lots.	DISPERSED LANDSCAPING	DISPERSED LANDSCAPING
F. Additional landscaping shall be provided on the top level and exterior walls of all parking garages, along walkways, in courtyards, around siting areas, at the entrance to the site and in other highly visible locations.	QUANTITY NOT SPECIFIED	7 PLANTERS + PERENNIALS 35 EVERGREEN TREES SATISFIED BY ADDITIONAL LANDSCAPING PROPOSED ALONG PARKING GARAGE + BUILDING
G. All buildings and parking garages shall be landscaped with a combination of evergreen and deciduous trees and shrubs to be used at foundation plantings.	QUANTITY NOT SPECIFIED	12 SHADE TREES 19 EVERGREEN TREES 5 FLOWERING TREES 133 SHRUBS

§27-2007 DESIGN REQUIREMENTS FOR PARKING LOTS (ZONING)		
All industrial and non-industrial development shall provide landscaping according to the following requirements:		
F. (1) Where a parking area adjoins a residential property, a dense, continuous, evergreen screen at least six feet in height shall be provided. In lieu of a planted buffer, a six feet high decorative opaque fence may be substituted.	6' SCREEN	6' DECORATIVE FENCE
(2) Where a parking area adjoins a public right-of-way, a screening of continuous evergreen hedging a minimum of four feet in height shall be provided. In lieu of a hedge planting, a decorative wall at least four feet in height or a combination of plantings, ornamental fencing and walls may be provided.	QUANTITY NOT SPECIFIED	SATISFIED BY 27-1609 B.
J. Shade trees shall be provided within all parking areas at a minimum rate of one 3 1/2 inch caliper shade tree per 10 parking spaces. 264 SPACES / 10 = 27 SHADE TREES	27 SHADE TREES	SATISFIED BY 27-1609 C.

§22-420 NATURAL OR HISTORIC FEATURE PRESEVATION (SALDO)		
2. Where trees six inches in caliper are removed [...] replacement trees shall be provided, at a minimum of 3.5 inches in caliper for each tree removed. 102 EXISTING TREES TO BE REMOVED (SEE NOTES RIGHT)	102 TREES	21 SHADE TREES 47 EVERGREEN TREES 34 FLOWERING TREES

§22-420 NATURAL OR HISTORIC FEATURE PRESEVATION (SALDO)		
4. Street shade trees shall be provided [...] on all public streets [...]. Trees shall be planted no more than 30 feet apart. 420 LF / 30 LF = 14 SHADE TREES	14 SHADE TREES	SATISFIED BY 27-1609 A.
5. Screen Planting Requirements. Each multifamily development or nonresidential use shall be screened as a necessary safeguard to the character of an adjacent area. Such screening shall be a minimum of six feet in height at the time of planting [...]. Screen planting requirements shall be applicable to parking lot facilities, along the area fronting streets and along the area adjacent to other properties.	6' SCREEN	SATISFIED BY 27-2007 F.

BOROUGH OF CONSHOHOCKEN

QUANTITY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	NOTES
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SECTION 27-1609 LANDSCAPING (ZONING)

§27-1609 A (STREET TREES - ZONING)					
14	☉	GLEDTISIA TRIACANTHOS INERMISS	THORNLESS HONEY LOCUST	3.5" CAL. SPACING AS SHOWN	

§27-1609 B (OUTER PARKING PERIMETER - ZONING)

11	⊕	QUERCUS IMBRICARIA	SHINGLE OAK	3-3.5" CAL. SPACING AS SHOWN	
84	⊙	CORNUS SERICEA 'FLAMIRAMEA'	'FLAMIRAMEA' YELLOW TWIG	24-30" HT., 5' O.C.	
135	⊙	RHUS AROMATICA 'GRO-LOW'	'GRO-LOW' SUMAC	24-30" HT., 5' O.C.	
36	⊙	ITEA VIRGINICA 'MERLOT'	'MERLOT' SWEETSPIRE	24-30" HT., 5' O.C.	
63	⊙	ILEX GLABRA 'COMPACTA'	'COMPACTA' INKBERRY	24-30" HT., 5' O.C.	

§27-1609 C (INNER PARKING - ZONING)

12	⊕	ULMUS AMERICANA 'PRINCETON'	'PRINCETON' AMERICAN ELM	3-3.5" CAL. SPACING AS SHOWN	
15	⊕	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	3-3.5" CAL. SPACING AS SHOWN	
73	⊙	CORNUS SERICEA 'FLAMIRAMEA'	'FLAMIRAMEA' YELLOW TWIG	24-30" HT., 5' O.C.	
179	⊙	RHUS AROMATICA 'GRO-LOW'	'GRO-LOW' SUMAC	24-30" HT., 5' O.C.	
631	⊙ CA	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	'KARL FOERSTER' FEATHER REED GRASS	1 GALLON	
149	⊙ LM	LIRIOPE MUSCARI	LIRIOPE MUSCARI	1 GALLON	
266	⊙ AH	AMSONIA HUBRICHII	BLUE STAR	1 GALLON	

§27-1609 F (ADDITIONAL GARAGE - ZONING)

8	⊕	CRYPTOMERIA JAPONICA 'RADICANS'	'RADICANS' JAPANESE CEDAR	8-10' HT. SPACING AS SHOWN	
15	⊕	PICEA ABIES	NORWAY SPRUCE	8-10' HT. SPACING AS SHOWN	
12	⊕	PICEA OMORICA	SERBIAN SPRUCE	8-10' HT. SPACING AS SHOWN	
7	⊕ CA	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	'KARL FOERSTER' FEATHER REED GRASS	1 GALLON, CENTERED IN PLANTER	
49	⊕ LM	LIRIOPE MUSCARI	LIRIOPE MUSCARI	1 GALLON, EDGE OF PLANTER	

§27-1609 G (FOUNDATION PLANTINGS - ZONING)

3	⊕	BETULA NIGRA	RIVER BIRCH	3-3.5" CAL. SPACING AS SHOWN	
2	⊙	GLEDTISIA TRIACANTHOS 'SKYLINE'	'SKYLINE' THORNLESS HONEY LOCUST	3-3.5" CAL. SPACING AS SHOWN	
7	⊙	LIQUIDAMBAR STYRACIFLIA 'SLENDER SILHOUETTE'	'SLENDER SILHOUETTE' UPRIGHT SWEETGUM	3-3.5" CAL. SPACING AS SHOWN	
5	⊕	MAGNOLIA 'JANE'	'JANE' MAGNOLIA	8-10' HT. SPACING AS SHOWN	
8	⊕	CRYPTOMERIA JAPONICA 'RADICANS'	'RADICANS' JAPANESE CEDAR	8-10' HT. SPACING AS SHOWN	
11	⊕	ILEX AQUIPHERNY 'MESCHICK'	'MESCHICK' DRAGON LADY HOLLY	8-10' HT. SPACING AS SHOWN	
26	⊙	CORNUS SERICEA 'FLAMIRAMEA'	'FLAMIRAMEA' YELLOW TWIG	24-30" HT., 5' O.C.	
15	⊙	ILEX CRENATA 'STEEDS'	'STEEDS' JAPANESE HOLLY	24-30" HT., 5' O.C.	
31	⊕	ITEA VIRGINICA 'MERLOT'	'MERLOT' SWEETSPIRE	24-30" HT., 5' O.C.	
35	⊕	ILEX GLABRA 'COMPACTA'	'COMPACTA' INKBERRY	24-30" HT., 5' O.C.	
26	⊕	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	'OTTO LUYKEN' CHERRY LAUREL	24-30" HT., 5' O.C.	

SECTION 22-420 NATURAL OR HISTORIC FEATURE PRESERVATION (SALDO)

§22-420 2 (REPLACEMENTS - SALDO)

1	⊕	QUERCUS IMBRICARIA	SHINGLE OAK	3-3.5" CAL. SPACING AS SHOWN	
20	⊕	ULMUS AMERICANA 'PRINCETON'	'PRINCETON' ELM	3-3.5" CAL. SPACING AS SHOWN	
10	⊕	MAGNOLIA 'JANE'	'JANE' MAGNOLIA	8-10' HT. SPACING AS SHOWN	
23	⊕	PRUNUS X YEDDENIS 'AKEBONO'	'AKEBONO' YOSHINO CHERRY	8-10' HT. SPACING AS SHOWN	
14	⊕	CERCIS CANADENSIS	EASTERN REDBUD	8-10' HT. SPACING AS SHOWN	
15	⊕	CRYPTOMERIA JAPONICA 'RADICANS'	'RADICANS' JAPANESE CEDAR	8-10' HT. SPACING AS SHOWN	
10	⊕	ILEX AQUIPHERNY 'MESCHICK'	'MESCHICK' DRAGON LADY HOLLY	8-10' HT. SPACING AS SHOWN	
9	⊕	PICEA ABIES	NORWAY SPRUCE	8-10' HT. SPACING AS SHOWN	

TOTAL EXISTING WOODED AREAS = 212,196 SF (4.87 ACRES)
 EXISTING WOODED AREAS TO REMAIN = 29,979 SF (0.69 ACRES)
 EXISTING WOODED AREAS TO BE REMOVED = 182,217 SF (4.18 ACRES)

NUMBER OF TREES PER 2,500 SF = 1.4 TREES*

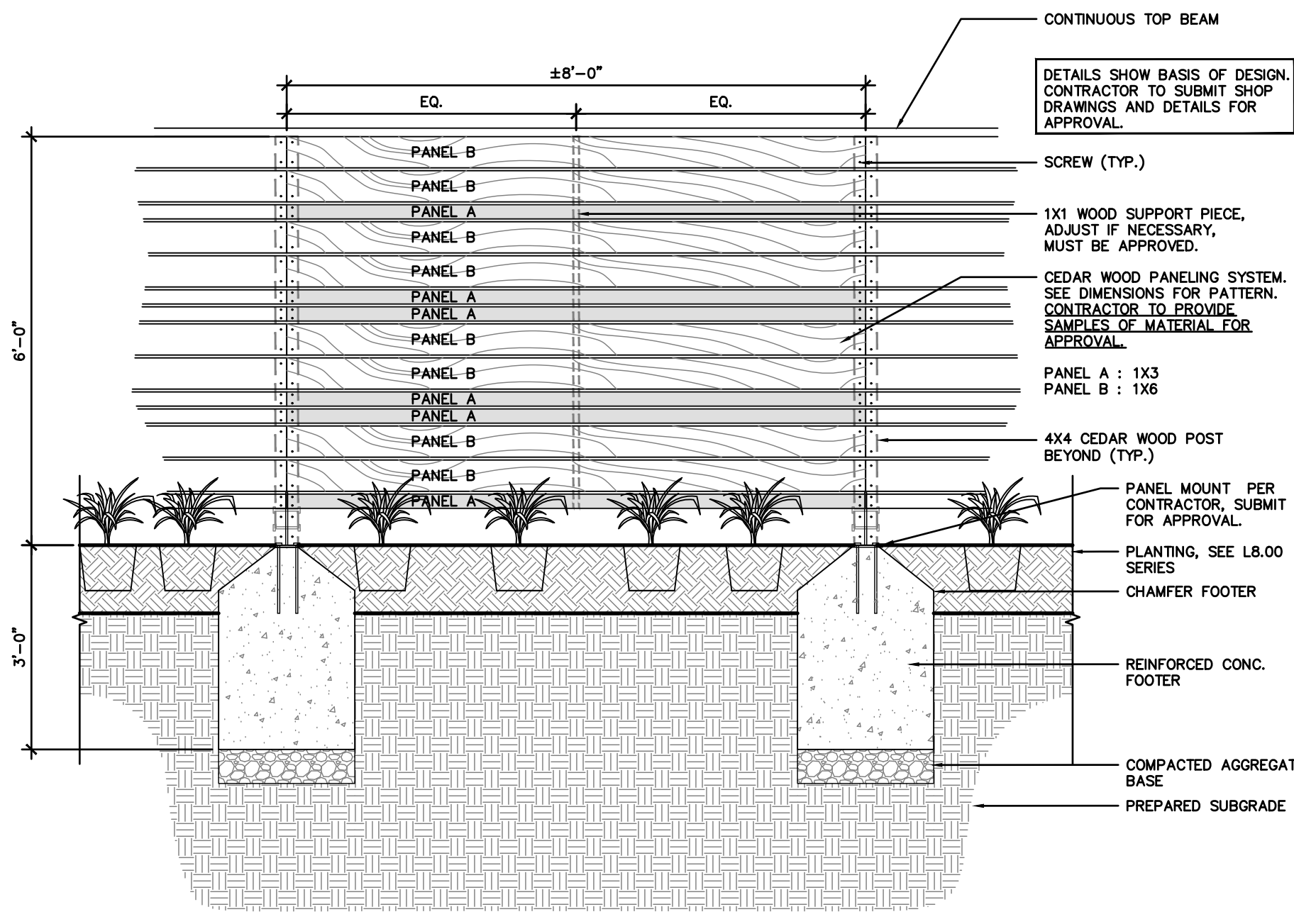
(*DETERMINED BY PREPARING FIVE (5) TREE SURVEY SAMPLE GRIDS AT VARIOUS LOCATIONS AND TAKING THE AVERAGE OF EXISTING TREES GREATER THAN 6" CALIPER PER GRID)

182,217 SF / 2,500 SF = 72.88 x 1.4 TREES = 102
TOTAL REPLACEMENT TREES REQUIRED

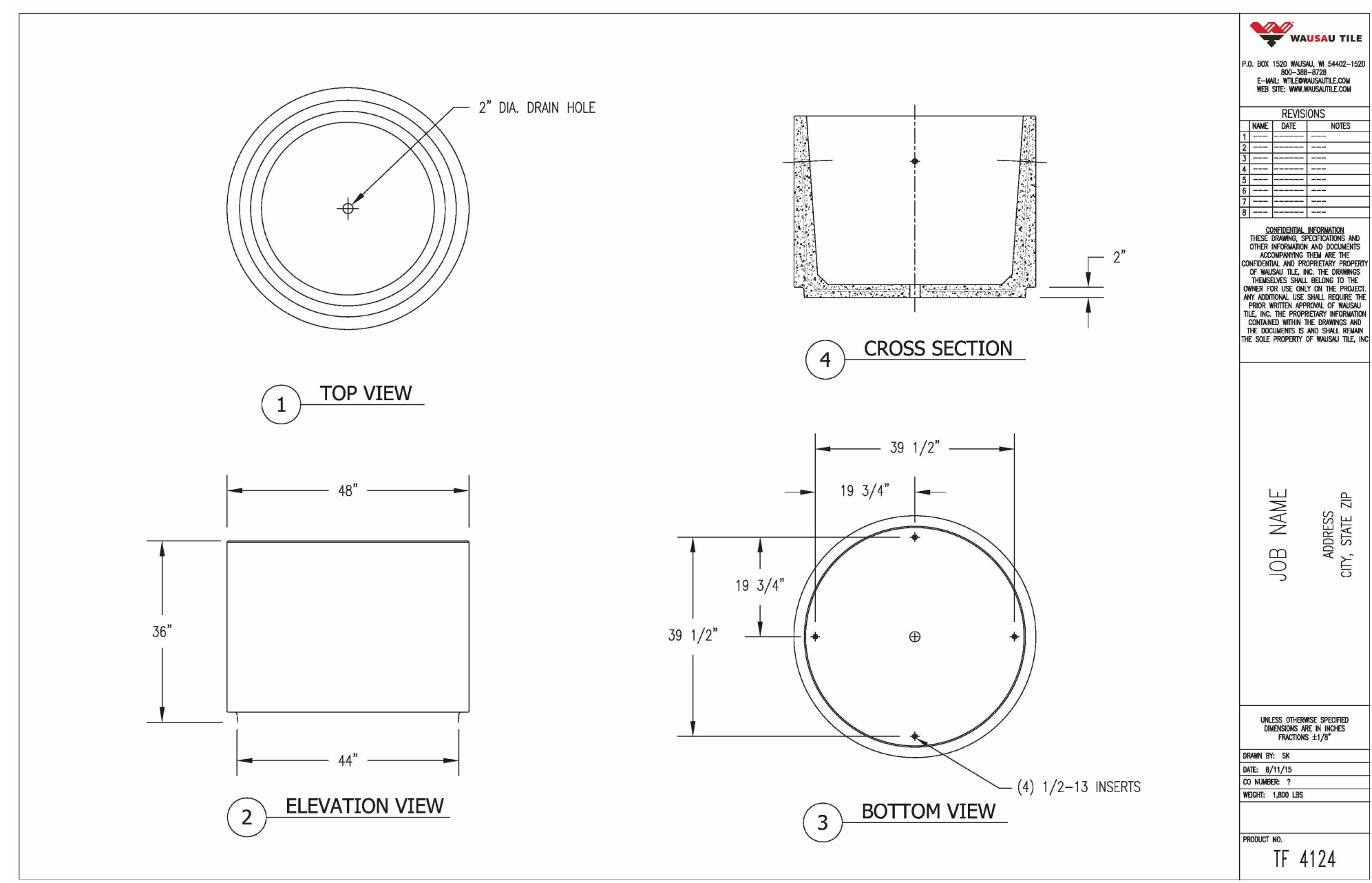
SECTION 22-420 NATURAL OR HISTORIC FEATURES PRESERVATION.

Tree Preservation. All trees six inches or more in diameter at breast height (DBH) should not be removed unless within the proposed right-of-way line of a street or impracticable for development. Relocation of noteworthy plant material should be encouraged where retention is impracticable. Where trees six inches in caliper are removed because retention is impractical for purposes of development, replacement trees shall be provided, at a minimum of 3.5 inches in caliper for each tree removed.

Note: Field survey and tree sample grids conducted on January 22, 2015 by Orsatti & Stuart Associates. Existing tree species consisted of predominately Norway Maple and Ash. Other species consisted of Paulownia, Sycamore, Boxelder, Flowering Pear, Ailanthus and Red Maple. Existing trees are heavily covered by invasive vines and in very poor condition. Many existing trees are exhibiting signs of severe decay and failure.



8 6' HIGH FENCE, TYP.
SCALE : N.T.S.



7 PLANTER AT GARAGE - CUTSHEET
SCALE : N.T.S.

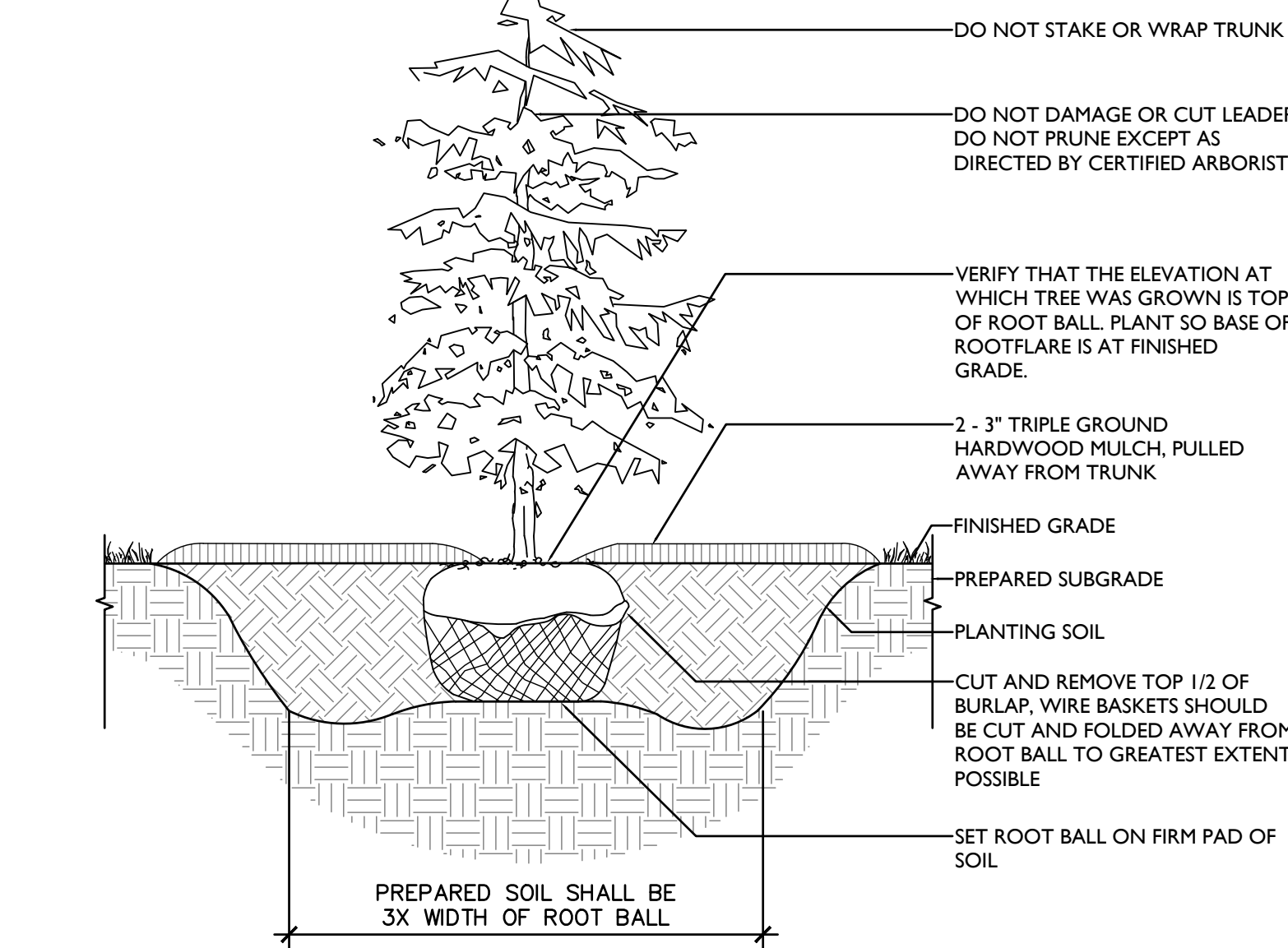


Finish Options:
 Standard: Exposed Aggregate
 Weatherstone

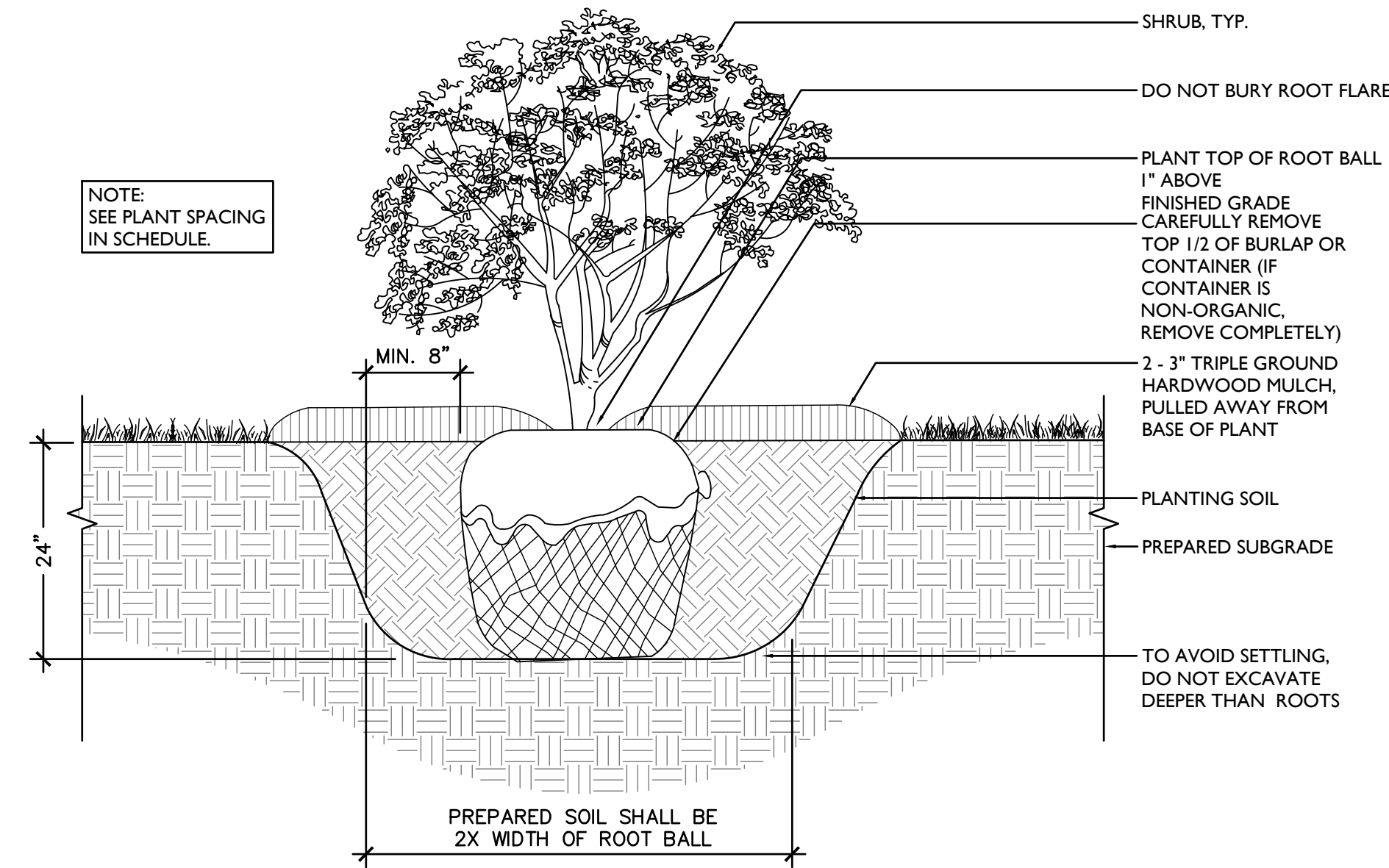
NOTES:
 1. FINISH : WEATHERSTONE
 2. COLOR : W26 CHARCOAL

6 PLANTER AT GARAGE - SPECS
SCALE : N.T.S.

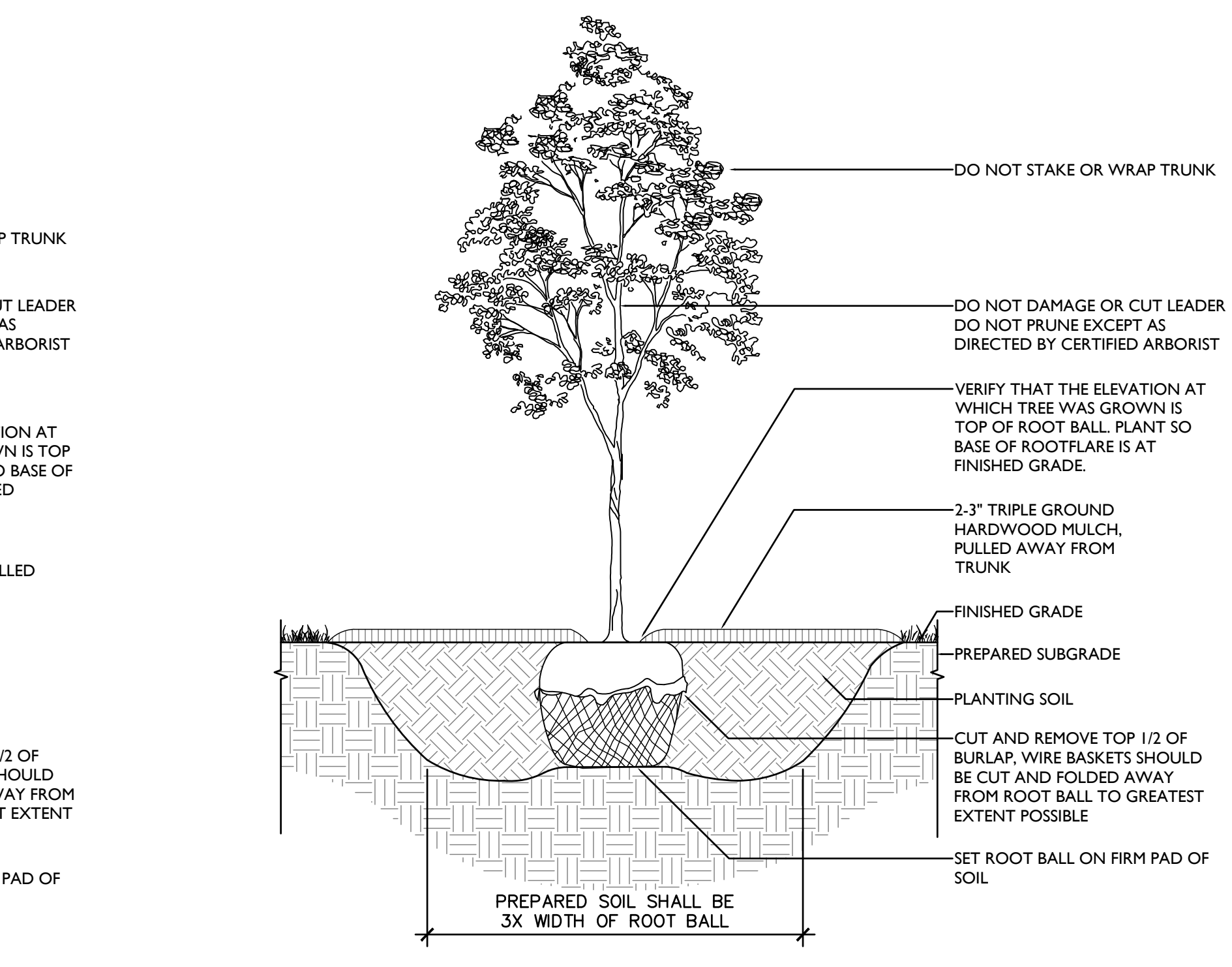
GENERAL PLANTING NOTES:
 1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PLANT ACCORDING TO ANSI A300 PART 6.
 2. SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
 3. LIFT AND SET THE TREE BY ROOTBALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
 4. SET THE TOP OF THE ROOTBALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
 5. AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/2 OF THE ROOTBALL.
 6. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH THE ANSI A300 SPECIFICATIONS. IF ADDITIONAL PRUNING IS NECESSARY, IT SHALL BE DONE BY A CERTIFIED ARBORIST.
 7. REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.
 8. DO NOT REMOVE TREE IDENTIFICATION TAGS UNTIL THE LANDSCAPE ARCHITECT HAS CONFIRMED CORRECT SPECIES MATCHES THE PROJECT PLANTING SCHEDULE.



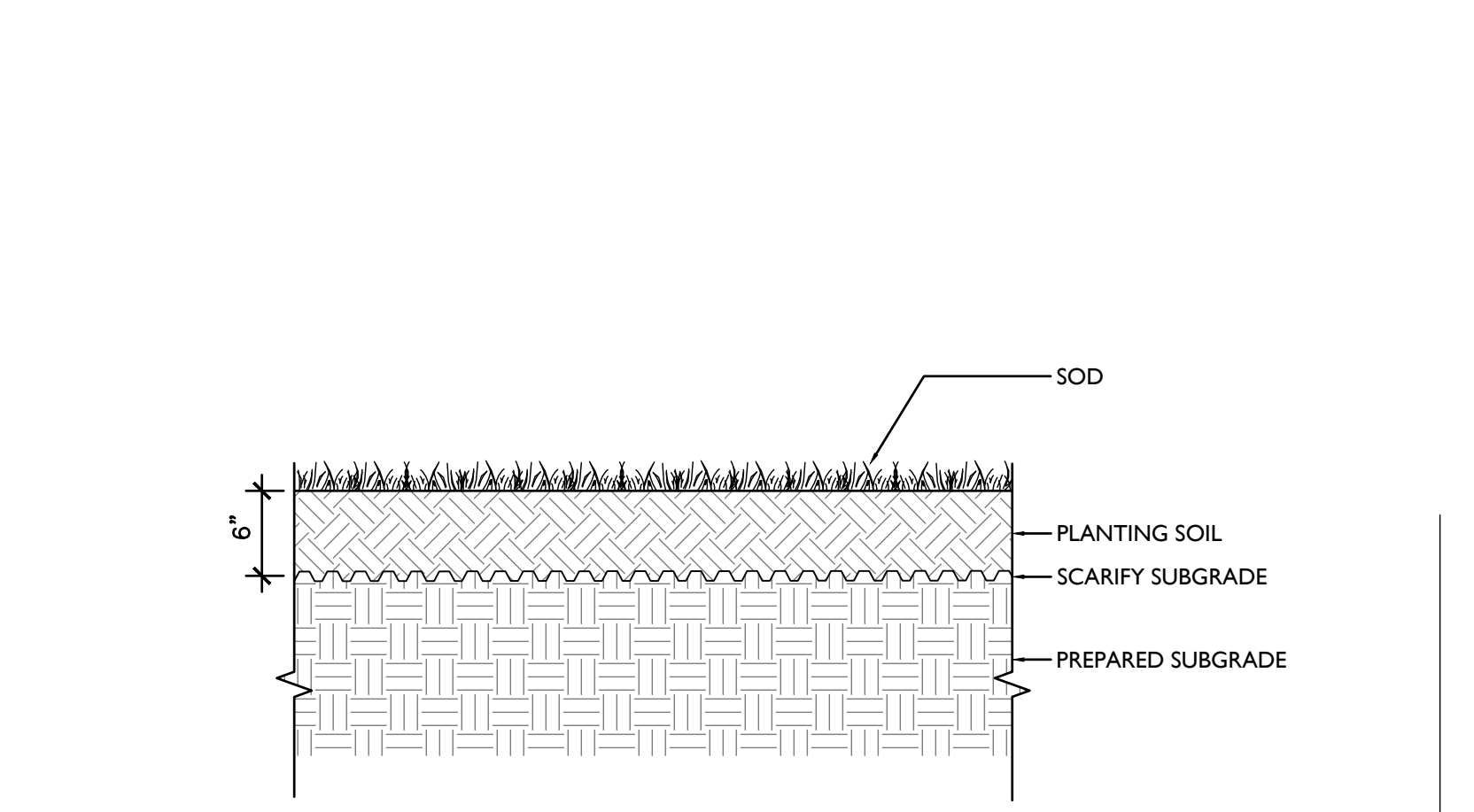
5 EVERGREEN TREE PLANTING DETAIL, TYP.
SCALE : 1/2" = 1'-0"



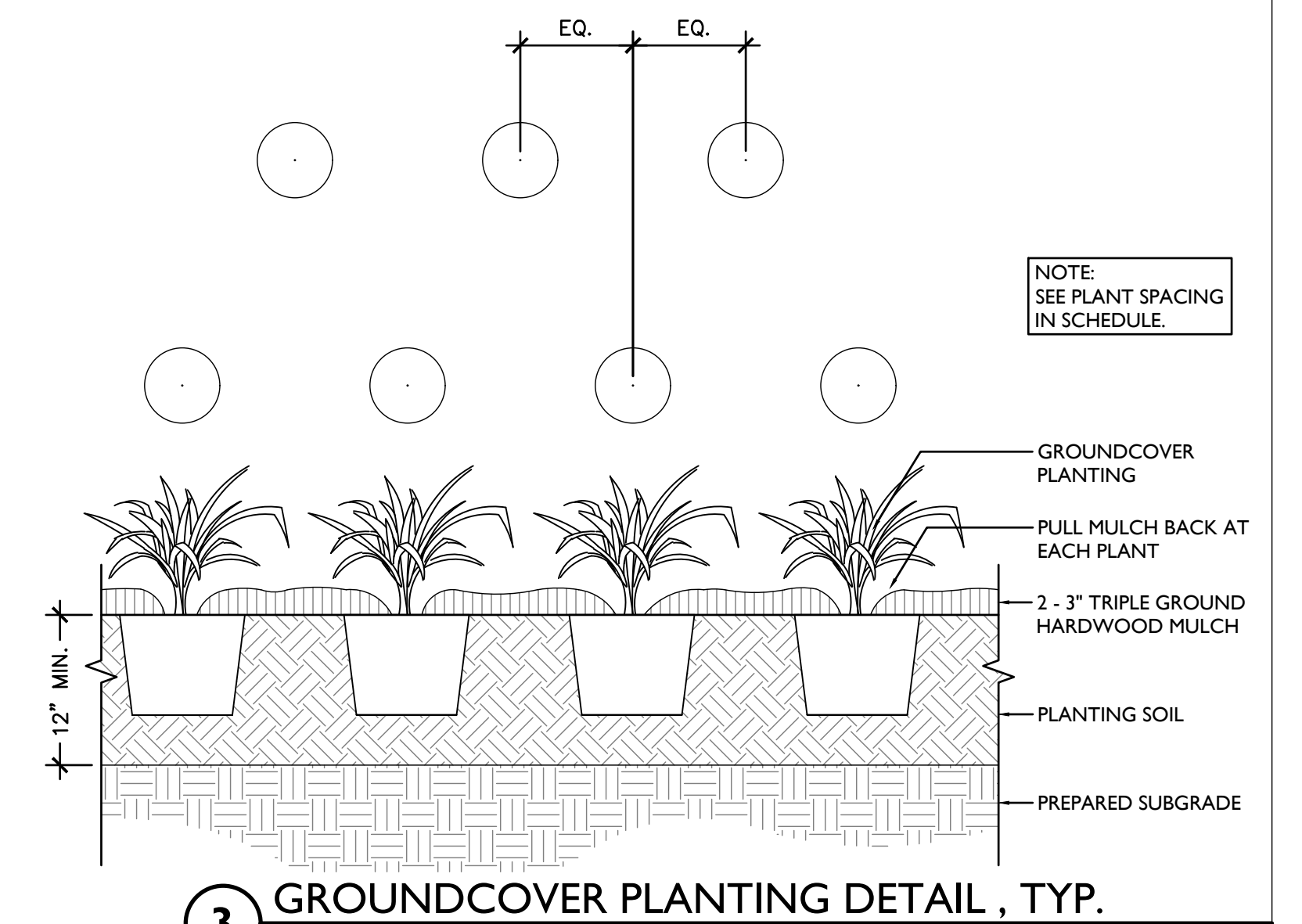
2 SHRUB PLANTING DETAIL, TYP.
SCALE : 1" = 1'-0"



1 TREE PLANTING DETAIL, TYP.
SCALE : 1/2" = 1'-0"



4 SOD PLANTING DETAIL, TYP.
SCALE : 1" = 1'-0"



3 GROUNDCOVER PLANTING DETAIL, TYP.
SCALE : 1" = 1'-0"



LANDSCAPE ARCHITECT
STUART AND ASSOCIATES, LLC.
 860 FIRST AVENUE, SUITE 9B
 KING OF PRUSSIA, PA 19406
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JDAVIS ARCHITECTS
 1218 CHESTNUT STREET, FLOOR 7
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 TEL. 215.545.0121

CIVIL
BOHLER ENGINEERING
 1515 MARKET STREET, SUITE 920
 PHILADELPHIA, PA 19102
 TEL. 267.402.3400

PROJECT NAME
400 WEST ELM

400 WEST ELM STREET
 CONSHOHOCKEN, PA 19428

NO.	DATE	NOTES
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REVISIONS	NO.	DATE	NOTES

DRAWN BY VAM

CHECKED BY PJS

SCALE VARIES

DATE 10.30.2020

PLOTTED DATE 10.30.2020

LANDSCAPE DETAILS + SCHEDULES

DRAWING NUMBER **L9.00**
 SHEET NUMBER 5 OF 8

CONDITIONAL USE

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Number Lamps	Filename	Lumens per Lamp	Lumen Multiple r	LLF	Wattage
!	A	16	Lumenpulse	BLDS-SD-120/277-CSL-M100-30K-CRI 80-4	Lumenblade	1	BLDS-SD-120_277-CSL-M100-30K-CRI 80-4.ies	6862	1	0.95	115
!	B	20	Lumenpulse	BLDS-SD-120/277-CSL-M100-30K-CRI 80-5S	Lumenblade	1	BLDS-SD-120_277-CSL-M100-30K-CRI 80-5S.ies	8458	1	0.95	115
!	C	20	Lumenpulse	BLDM-SD-120/277-CSL-L120-30K-CRI 80-4	Lumenblade	1	BLDM-SD-120_277-CSL-L120-30K-CRI 80-4.ies	8793	1	0.95	120
!	D	4	Lumenpulse	BLDM-SD-120/277-CSL-L120-30K-CRI 80-5S	Lumenblade	1	BLDM-SD-120_277-CSL-L120-30K-CRI 80-5S.ies	10677	1	0.95	120

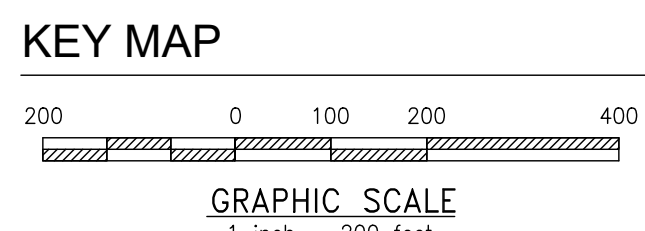
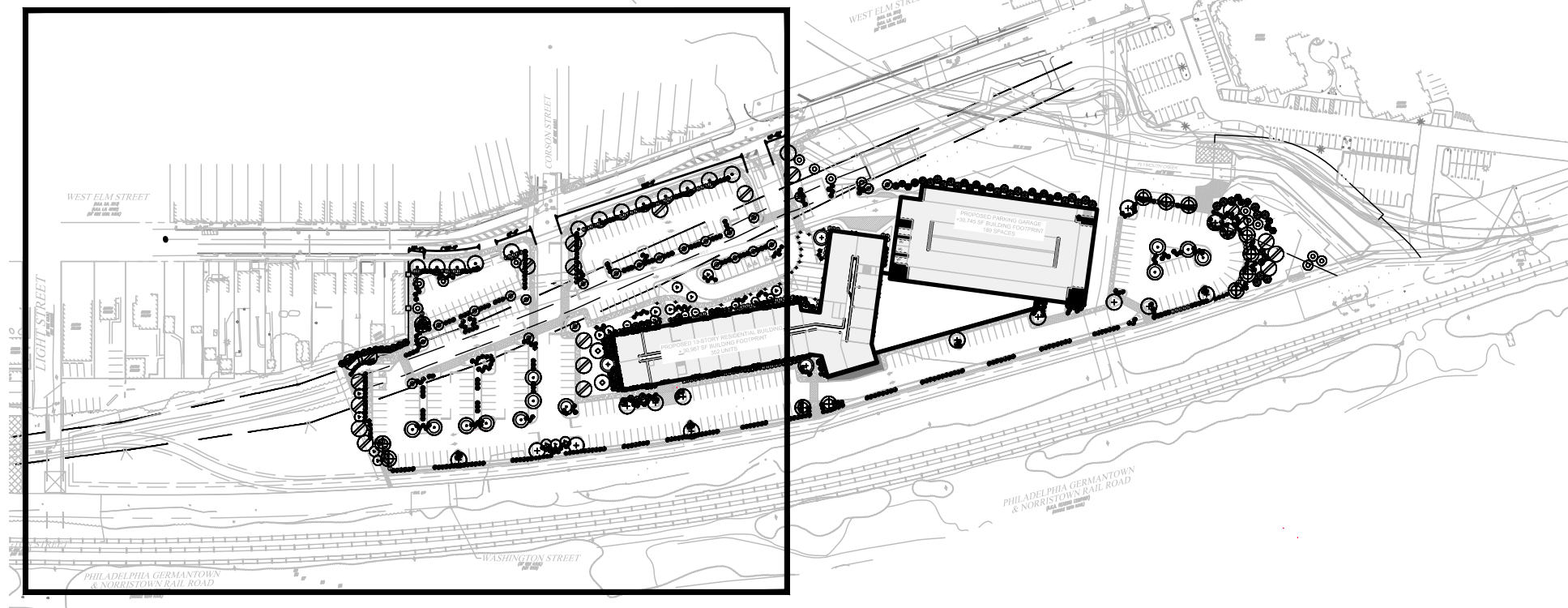
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
EAST ENTRANCE	X	2.5 fc	5.3 fc	0.8 fc	6.6:1	3.1:1
GARAGE	+	0.9 fc	2.6 fc	0.1 fc	26.0:1	9.0:1
GARAGE ENTRANCE	X	1.7 fc	4.1 fc	0.4 fc	10.3:1	4.3:1
PARKING AREA 1	X	1.8 fc	5.5 fc	0.3 fc	18.3:1	6.0:1
PARKING AREA 2	X	2.0 fc	4.9 fc	0.6 fc	8.2:1	3.3:1
PARKING AREA 3	X	2.0 fc	6.0 fc	0.1 fc	60.0:1	20.0:1
PARKING AREA 4	X	1.9 fc	4.2 fc	0.4 fc	10.5:1	4.8:1
PARKING AREA 5	X	1.8 fc	4.2 fc	0.8 fc	5.3:1	2.3:1
PARKING AREA 6	X	2.2 fc	4.7 fc	0.4 fc	11.8:1	5.5:1
PARKING AREA 7	X	2.4 fc	4.0 fc	0.3 fc	13.3:1	8.0:1
SITE	+	0.9 fc	6.7 fc	0.0 fc	N/A	N/A
WEST ENTRANCE	X	2.8 fc	6.2 fc	0.7 fc	8.9:1	4.0:1

Note
 1. Calcs taken at grade
 2. Fixtures mounted at height listed on drawing
 3. Calculations are estimations based on the information provided and may vary with actual conditions

LIGHTING NOTES:
 1. EXTERIOR LIGHTING HAS BEEN DESIGNED PER THE LIGHTING HANDBOOK OF THE ENGINEERING SOCIETY OF NORTH AMERICA (ESNA).
 2. SELECTED FIXTURES TO BE FULL-CUT & DARK SKY FRIENDLY.
 3. THE TOWNSHIP MAY REQUIRE GLARE SHIELDING DEVICES, AT THE APPLICANT'S EXPENSES, IF DETERMINED APPLICABLE POST CONSTRUCTION. THE TOWNSHIP RESERVES THE RIGHT TO CONDUCT ONE OR MORE POST-INSTALLATION NIGHTTIME INSPECTIONS TO VERIFY COMPLIANCE WITH THE REQUIREMENTS OF THIS SECTION, AND IF APPROPRIATE, TO REQUIRE SUITABLE REMEDIAL ACTION AT NO EXPENSE TO TOWNSHIP.
 4. POST-APPROVAL ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTION FOR APPROVED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO WEST WHITELAND TOWNSHIP FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
 5. ALL FIXTURES TO BE CONTROLLED WITH WIRELESS CONTROLLERS AND ALL SITE LIGHTING WILL BE REDUCED BY 50% FROM 11PM TO DAWN.

LIGHTING SUBSTITUTION NOTES:
 1. ANY LIGHTING SUBSTITUTIONS MUST BE MADE WITHIN 14 DAYS PRIOR TO THE BID DATE TO PROVIDE AMPLE TIME FOR REVIEW AND TO ISSUE AN ADDENDUM INCORPORATING THE SUBSTITUTION WITH THE FOLLOWING REQUIREMENTS:
 1.1. ANY SUBSTITUTIONS TO LIGHTING FIXTURES AND THEIR PARTS MUST BE APPROVED BY THE OWNER, TENANT, TOWNSHIP, AND THE LANDSCAPE ARCHITECT. ANY COST ASSOCIATED WITH REVIEW AND APPROVAL OF THE SUBSTITUTIONS SHALL BE ENTIRELY BORNE BY THE CONTRACTOR.
 1.2. COMPUTER PREPARED LIGHTING PLANS AND PHOTOMETRIC LAYOUTS OF THE PROPOSED LIGHTING AREA WHICH INDICATES THE SYSTEM'S PERFORMANCE.
 1.3. A PHOTOMETRIC STUDY WITH REPORT NUMBER, DATE, FIXTURE CATALOG NUMBER, LUMINAIRE AND LAMP SPECIFICATIONS; IES CALCULATIONS, POINT BY POINT FOOT CANDLE PLAN, STATISTIC ZONES SHOWING AVERAGE, MAXIMUM, MINIMUM AND UNIFORMITY RATIOS, SUMMARY, ISOLUX PLOT, AND CATALOGUE CUTS. CATALOGUE CUTS MUST IDENTIFY OPTICS, LAMP TYPE, DISTRIBUTION TYPE, REFLECTOR, LENS, BALLASTS, WATTAGE, VOLTAGE, FINISH HOUSING DESCRIPTION AND ALL OTHER PERTINENT INFORMATION.
 1.4. POLE MANUFACTURER ASHOTO CALCULATIONS INDICATING THE POLE AND ANCHOR BOLTS BEING SUBMITTED ARE CAPABLE OF SUPPORTING THE POLE AND FIXTURE SYSTEMS BEING UTILIZED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
 1.5. A PHOTOGRAPH THAT CLEARLY ILLUSTRATES THE REPLACEMENT FIXTURE MOUNTING NOTING THE COLOR, FINISH, MANUFACTURER, AND ADDITIONAL PHYSICAL CHARACTERISTICS.

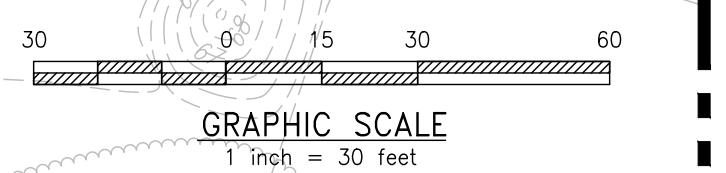
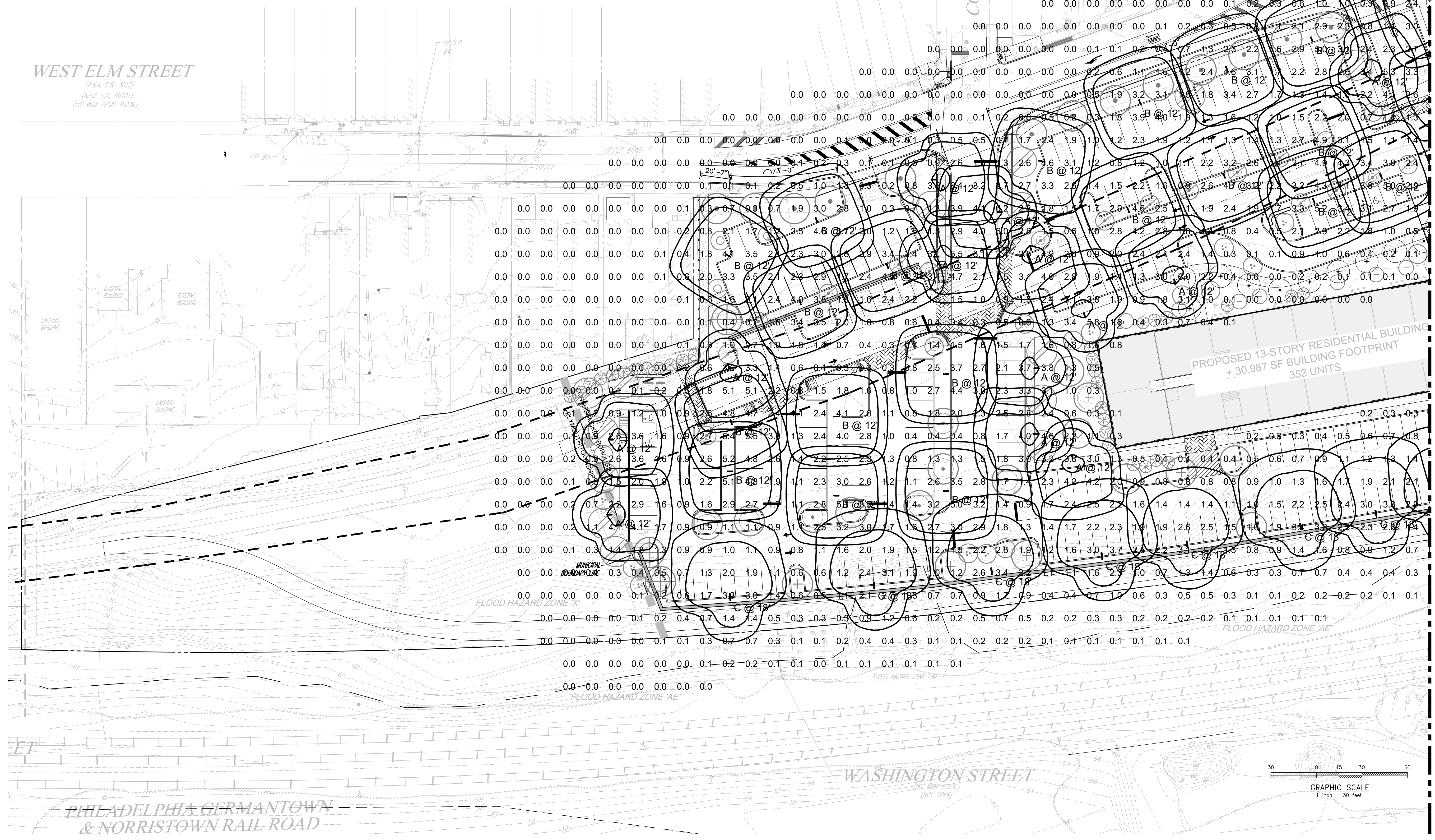
**GENERAL CONTRACTOR TO COORDINATE AND PROVIDE CONDUIT PER LIGHTING SHOWN.
 CONTRACTOR TO PROVIDE LIGHTING SUBMITTAL FOR FINAL APPROVAL BY OWNER AND LANDSCAPE ARCHITECT.**



SCALE : 1" = 200'

SITE PLAN NOTES:

- ALL LINES AND GRADE WORK NOT PRESENTLY ESTABLISHED AT THE SITE SHALL BE LAID OUT BY A REGISTERED LAND SURVEYOR OR PROFESSIONAL CIVIL ENGINEER EMPLOYED BY THE CONTRACTOR IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- THIS PLAN IS TO BE USED FOR LANDSCAPING AND SITE IMPROVEMENT PURPOSES ONLY.
- PLANS CREATED FROM DRAWINGS FROM BOHLER ENGINEERING DATED 11/20/20.
- LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED AND MARKED IN THE FIELD, PRIOR TO ANY DIGGING OPERATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING EXISTING TREES AND PLANT MATERIAL WITHIN THE AREA OF PROPOSED IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS OFF-SITE, CLEAN-UP OF ALL PAVED AREAS (ROADWAYS, SIDEWALKS, ETC.); AND RESTORATION OF ALL DISTURBED LAWN AREAS.
- CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE TO UNDERGROUND UTILITIES DAMAGED.
- CONTRACTOR SHALL PROVIDE SCREENED PLANTING SOIL WHERE PLANTING IS TO OCCUR. 36" DEPTH, 6" DEPTH AT LAWN AREAS.
- FOLLOWING COMPLETION OF ALL PLANTING INSTALLATION WORK, THE CONTRACTOR SHALL BE REQUIRED TO RESTORE ALL DISTURBED LAWN AREAS.
- NO TREE SHALL BE PLANTED CLOSER THAN 10 FEET FROM AN UNDERGROUND UTILITY.
- ALL LINES ARE PARALLEL OR PERPENDICULAR UNLESS SHOWN OTHERWISE.
- VERIFY LAYOUT OF ALL PROPOSED WORK TO EXISTING CONDITIONS. REPORT DISCREPANCIES BEFORE ANY CLEARING OR EXCAVATION IS DONE.
- PROVIDE STAKED LAYOUT ON SITE FOR OWNER AND LANDSCAPE ARCHITECT'S REVIEW PRIOR TO COMMENCING WORK.
- ALL DIMENSIONS SHOWN ARE TO FACE OF MATERIALS, UNLESS SHOWN OTHERWISE.
- PLEASE NOTE, CLIENT DID NOT RETAIN ORSATTI & STUART, INC. TO PROVIDE LONG TERM MAINTENANCE SPECIFICATIONS FOR THE LANDSCAPE MATERIAL.
- V.I.F. = VERIFY IN FIELD.



stuart
 LANDSCAPE ARCHITECTS
 PLANNERS | DESIGNERS

SEAL
 PENNSYLVANIA
 LANDSCAPE ARCHITECT
 ERIC J. STUART
 LICENSE NO. LA003025

TEAM
 LANDSCAPE ARCHITECT
STUART AND ASSOCIATES, LLC.
 860 FIRST AVENUE, SUITE 9B
 KING OF PRUSSIA, PA 19066
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EQUUS CAPITAL PARTNERS
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 NEWTOWN SQUARE, PA 19073
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ARCHITECT
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 TEL. 215.545.0121

CIVIL
BOHLER ENGINEERING
 1515 MARKET STREET, SUITE 920
 PHILADELPHIA, PA 19102
 TEL. 267.402.3400

PROJECT NAME
400 WEST ELM
 400 WEST ELM STREET
 CONSHOHOCKEN, PA 19428

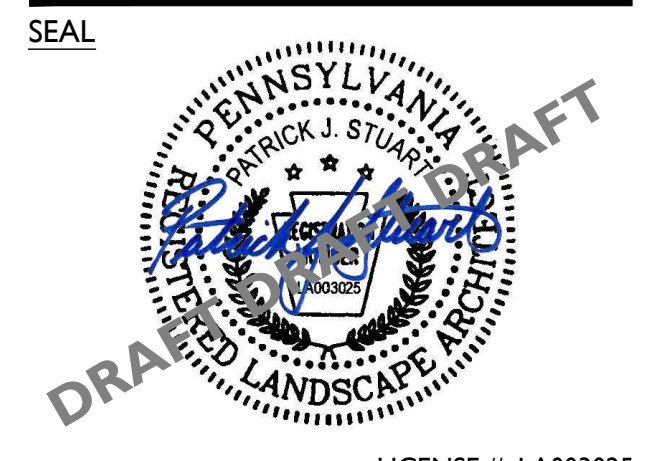
REVISIONS

NO.	DATE	NOTES

DRAWN BY VAM
CHECKED BY PJS
SCALE 1" = 30'
DATE 10.30.2020
PLOTTED DATE 10.30.2020
DRAWING NAME

LIGHTING PLAN (WEST)

CONDITIONAL USE



LICENSE #: LA003025

TEAM
LANDSCAPE ARCHITECT
STUART AND ASSOCIATES, LLC.
860 FIRST AVENUE, SUITE 9B
KING OF PRUSSIA, PA 19406
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EQUUS CAPITAL PARTNERS
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NEWTOWN SQUARE, PA 19073
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CIVIL
BOHLER ENGINEERING
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
TEL. 267.402.3400

PROJECT NAME

400 WEST ELM

400 WEST ELM STREET
CONSHOHOCKEN, PA 19428

REVISIONS

NO.	DATE	NOTES

DRAWN BY VAM

CHECKED BY PJS

SCALE 1" = 30'

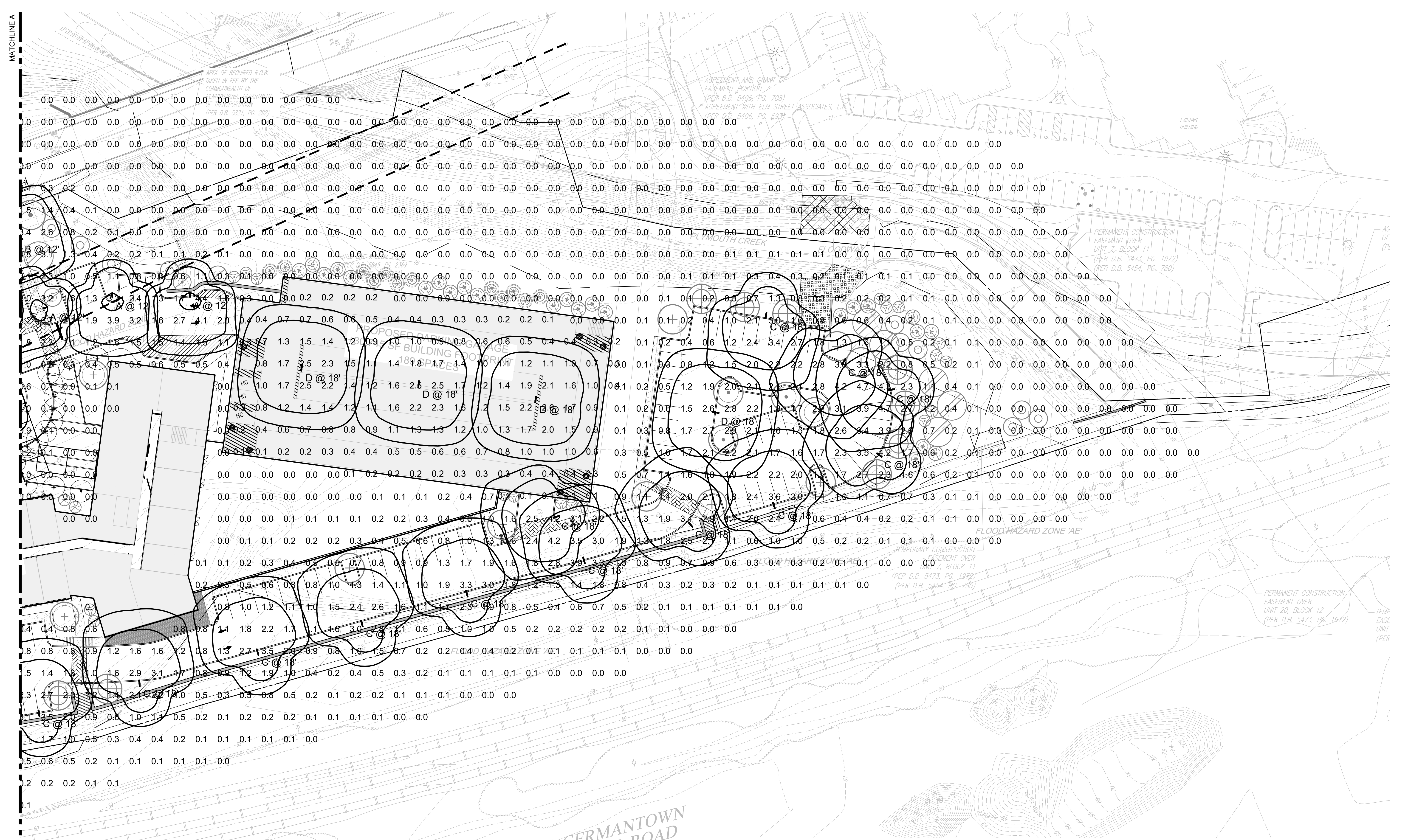
DATE 10.30.2020

PLOTTED DATE 10.30.2020

DRAWING NAME

LIGHTING PLAN (EAST)

DRAWING NUMBER **LTI.10**
SHEET NUMBER 7 OF 8

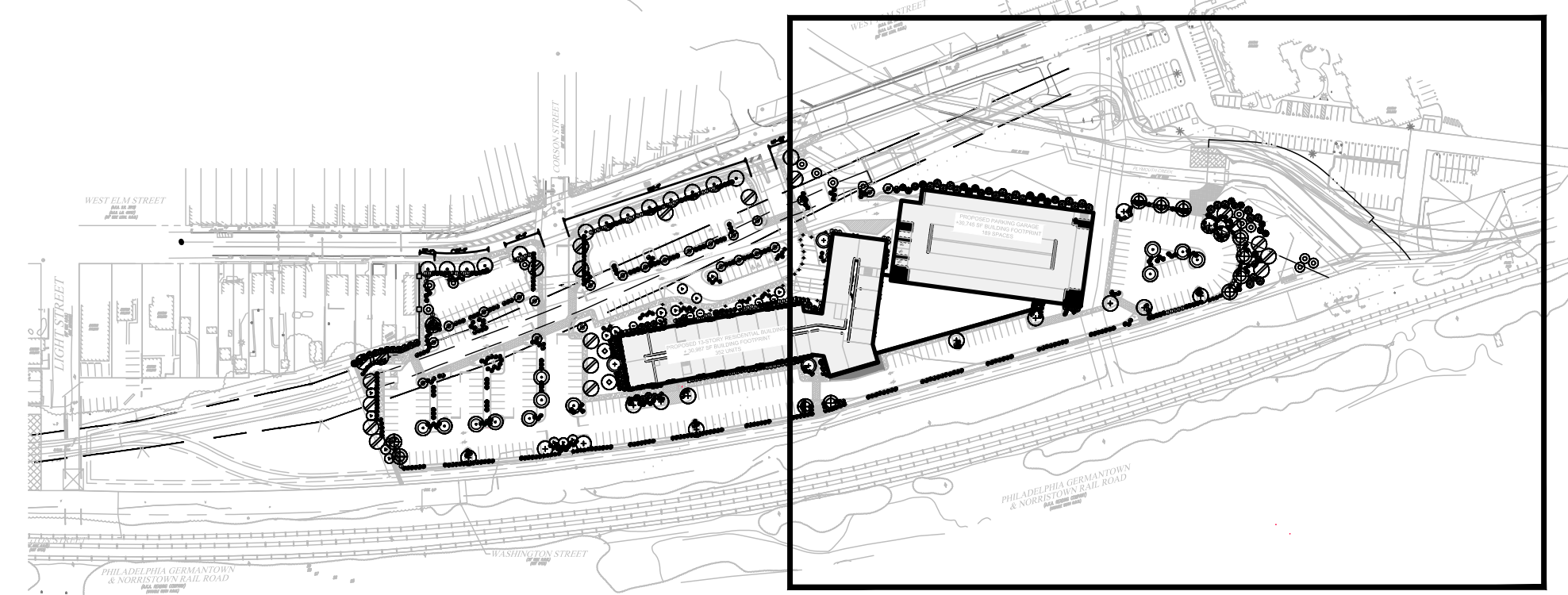


GENERAL CONTRACTOR TO COORDINATE AND PROVIDE CONDUIT PER LIGHTING SHOWN.
CONTRACTOR TO PROVIDE LIGHTING SUBMITTAL FOR FINAL APPROVAL BY OWNER AND LANDSCAPE ARCHITECT.

- LIGHTING SUBSTITUTION NOTES:**
- ANY LIGHTING SUBSTITUTIONS MUST BE MADE WITHIN 14 DAYS PRIOR TO THE BID DATE TO PROVIDE AMPLE TIME FOR REVIEW AND TO ISSUE AN ADDENDUM INCORPORATING THE SUBSTITUTION WITH THE FOLLOWING REQUIREMENTS.
 - ANY SUBSTITUTIONS TO LIGHTING FIXTURES AND THEIR PARTS MUST BE APPROVED BY THE OWNER, TENANT, TOWNSHIP, AND THE LANDSCAPE ARCHITECT. ANY COST ASSOCIATED WITH REVIEW AND APPROVAL OF THE SUBSTITUTIONS SHALL BE ENTIRELY BORNE BY THE CONTRACTOR.
 - COMPUTER PREPARED LIGHTING PLANS AND PHOTOMETRIC LAYOUTS OF THE PROPOSED LIGHTING AREA WHICH INDICATES THE SYSTEM'S PERFORMANCE.
 - A PHOTOMETRIC STUDY WITH REPORT NUMBER, DATE, FIXTURE CATALOG NUMBER, LUMINAIRE AND LAMP SPECIFICATIONS, IES CALCULATIONS, POINT BY POINT FOOT CANDLE PLAN, STATISTIC ZONES SHOWING AVERAGE, MAXIMUM, MINIMUM AND UNIFORMITY RATIOS, SUMMARY, ISOLUX PLOT, AND CATALOGUE CUTS, CATALOGUE CUTS MUST IDENTIFY OPTICS, LAMP TYPE, DISTRIBUTION TYPE, REFLECTOR, LENS, BALLASTS, WATTAGE, VOLTAGE, FINISH HOUSING DESCRIPTION AND ALL OTHER PERTINENT INFORMATION.
 - POLE MANUFACTURER RASHTO CALCULATIONS INDICATING THE POLE AND ANCHOR BOLTS BEING SUBMITTED ARE CAPABLE OF SUPPORTING THE POLE AND FIXTURE SYSTEMS BEING UTILIZED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
 - A PHOTOGRAPH THAT CLEARLY ILLUSTRATES THE REPLACEMENT FIXTURE MOUNTED NOTING THE COLOR, FINISH, MANUFACTURER, AND ADDITIONAL PHYSICAL CHARACTERISTICS.

- LIGHTING NOTES:**
- EXTERIOR LIGHTING HAS BEEN DESIGNED PER THE LIGHTING HANDBOOK OF THE ENGINEERING SOCIETY OF NORTH AMERICA (IESNA).
 - SELECTED FIXTURES TO BE FULL-CUT & DARK SKY FRIENDLY.
 - THE TOWNSHIP MAY REQUIRE GLARE SHIELDING DEVICES, AT THE APPLICANT'S EXPENSE, IF DETERMINED APPLICABLE POST CONSTRUCTION.
 - THE TOWNSHIP RESERVES THE RIGHT TO CONDUCT ONE OR MORE POST-INSTALLATION NIGHTTIME INSPECTIONS TO VERIFY COMPLIANCE WITH THE REQUIREMENTS OF THIS SECTION, AND IF APPROPRIATE, TO REQUIRE SUITABLE REMEDIAL ACTION AT NO EXPENSE TO TOWNSHIP.
 - POST-APPROVAL ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTION FOR APPROVED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO WEST WHITELAND TOWNSHIP FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
 - ALL FIXTURES TO BE CONTROLLED WITH WIRELESS CONTROLLERS AND ALL SITE LIGHTING WILL BE REDUCED BY 50% FROM 11PM TO DAWN.

- SITE PLAN NOTES:**
- ALL LINES AND GRADE WORK NOT PRESENTLY ESTABLISHED AT THE SITE SHALL BE LAID OUT BY A REGISTERED LAND SURVEYOR OR PROFESSIONAL CIVIL ENGINEER EMPLOYED BY THE CONTRACTOR IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
 - THIS PLAN TO BE USED FOR LANDSCAPING AND SITE IMPROVEMENT PURPOSED ONLY.
 - PLANS CREATED FROM DRAWINGS FROM BOHLER ENGINEERING DATED, 10/30/2020.
 - LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED AND MARKED IN THE FIELD, PRIOR TO ANY DIGGING OPERATIONS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING EXISTING TREES AND PLANT MATERIAL WITHIN THE AREA OF PROPOSED IMPROVEMENTS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS OFF-SITE. CLEAN-UP OF ALL PAVED AREAS (ROADWAYS, SIDEWALKS, ETC.); AND RESTORATION OF ALL DISTURBED LAWN AREAS.
 - CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE TO UNDERGROUND UTILITIES DAMAGED.
 - CONTRACTOR SHALL PROVIDE SCREENED PLANTING SOIL WHERE PLANTING IS TO OCCUR. 36" DEPTH, 6" DEPTH AT LAWN AREAS.
 - FOLLOWING COMPLETION OF ALL PLANTING INSTALLATION WORK, THE CONTRACTOR SHALL BE REQUIRED TO RESTORE ALL DISTURBED LAWN AREAS.
 - NO TREE SHALL BE PLANTED CLOSER THAN 10 FEET FROM AN UNDERGROUND UTILITY.
 - ALL LINES ARE PARALLEL OR PERPENDICULAR UNLESS SHOWN OTHERWISE.
 - VERIFY LAYOUT OF ALL PROPOSED WORK TO EXISTING CONDITIONS. REPORT DISCREPANCIES BEFORE ANY CLEARING OR EXCAVATION IS DONE.
 - PROVIDE STAKED LAYOUT ON SITE FOR OWNER AND LANDSCAPE ARCHITECT'S REVIEW PRIOR TO COMMENCING WORK.
 - ALL DIMENSIONS SHOWN ARE TO FACE OF MATERIALS, UNLESS SHOWN OTHERWISE.
 - PLEASE NOTE, CLIENT DID NOT RETAIN ORSATTI & STUART, INC. TO PROVIDE LONG TERM MAINTENANCE SPECIFICATIONS FOR THE LANDSCAPE MATERIAL.
 - V.I.F. = VERIFY IN FIELD.



Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Number Lamps	Filename	Lumens per Lamp	Lumen Multiple r	LLF	Wattage
!	A	16	Lumenpulse	BLDS-SD-120/277-CSL-M100-30K-CRI 80-4	Lumenblade	1	BLDS-SD-120_277-CSL-M100-30K-CRI 80-4.ies	6862	1	0.95	115
!	B	20	Lumenpulse	BLDS-SD-120/277-CSL-M100-30K-CRI 80-5S	Lumenblade	1	BLDS-SD-120_277-CSL-M100-30K-CRI 80-5S.ies	8458	1	0.95	115
!	C	20	Lumenpulse	BLDM-SD-120/277-CSL-L120-30K-CRI 80-4	Lumenblade	1	BLDM-SD-120_277-CSL-L120-30K-CRI 80-4.ies	8793	1	0.95	120
!	D	4	Lumenpulse	BLDM-SD-120/277-CSL-L120-30K-CRI 80-5S	Lumenblade	1	BLDM-SD-120_277-CSL-L120-30K-CRI 80-5S.ies	10677	1	0.95	120

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
EAST ENTRANCE	✘	2.5 fc	5.3 fc	0.8 fc	6.6:1	3.1:1
GARAGE	+	0.9 fc	2.6 fc	0.1 fc	26.0:1	9.0:1
GARAGE ENTRANCE	✘	1.7 fc	4.1 fc	0.4 fc	10.3:1	4.3:1
PARKING AREA 1	✘	1.8 fc	5.5 fc	0.3 fc	18.3:1	6.0:1
PARKING AREA 2	✘	2.0 fc	4.9 fc	0.6 fc	8.2:1	3.3:1
PARKING AREA 3	✘	2.0 fc	6.0 fc	0.1 fc	60.0:1	20.0:1
PARKING AREA 4	✘	1.9 fc	4.2 fc	0.4 fc	10.5:1	4.8:1
PARKING AREA 5	✘	1.8 fc	4.2 fc	0.8 fc	5.3:1	2.3:1
PARKING AREA 6	✘	2.2 fc	4.7 fc	0.4 fc	11.8:1	5.5:1
PARKING AREA 7	✘	2.4 fc	4.0 fc	0.3 fc	13.3:1	8.0:1
SITE	+	0.9 fc	6.7 fc	0.0 fc	N/A	N/A
WEST ENTRANCE	✘	2.8 fc	6.2 fc	0.7 fc	8.9:1	4.0:1

Note
1. Calcs taken at grade
2. Fixtures mounted at height listed on drawing
3. Calculations are estimations based on the information provided and may vary with actual conditions

CONDITIONAL USE



LICENSE #: LA003025
TEAM

LANDSCAPE ARCHITECT
STUART AND ASSOCIATES, LLC.
860 FIRST AVENUE, SUITE 9B
KING OF PRUSSIA, PA 19406
TEL. 610.337.2100

OWNER
EQUUS CAPITAL PARTNERS
3843 WEST CHESTER PIKE
NEWTOWN SQUARE, PA 19073
TEL. 610.355.3200

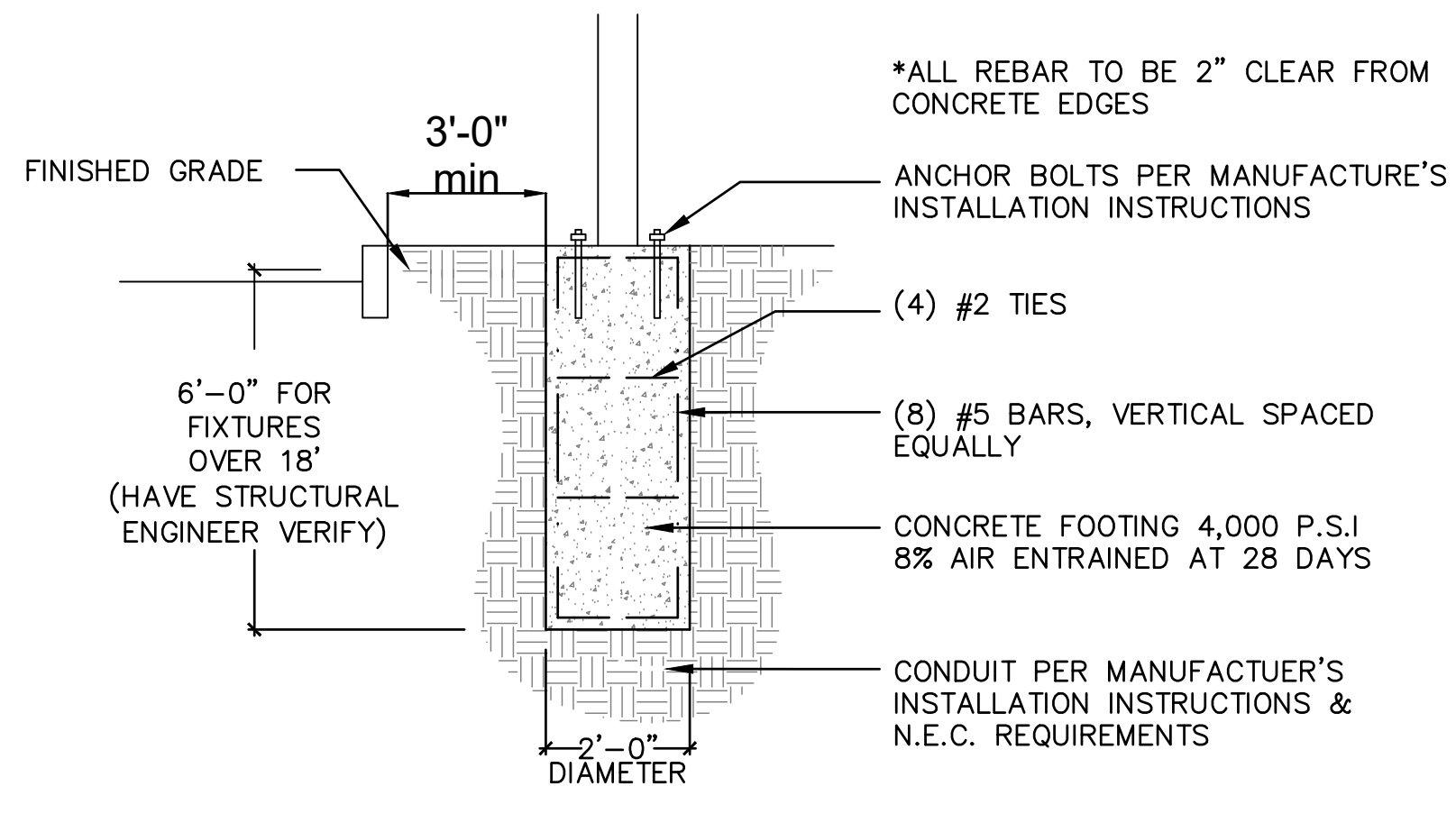
ARCHITECT
JDAVIS ARCHITECTS
1218 CHESTNUT STREET, FLOOR 7
PHILADELPHIA, PA 19107
TEL. 215.545.0121

CIVIL
BOHLER ENGINEERING
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
TEL. 267.402.3400

PROJECT NAME

400 WEST ELM

400 WEST ELM STREET
CONSHOHOCKEN, PA 19428



2 POST LIGHT - FOOTING DETAIL
SCALE: N.T.S.

- NOTES:**
1. POST LIGHT TO BE INSTALLED ON MATCHING FINISH POLE.
 2. FINISH/COLOR: BRZ. BRONZE SANDTEX
 3. SEE PLANSCHEDULE FOR DISTRIBUTION TYPE.
 4. WATTAGE TO BE SELECTED BY CONTRACTOR.

GENERAL CONTRACTOR TO COORDINATE AND PROVIDE CONDUIT PER LIGHTING CONTRACTOR TO PROVIDE LIGHTING SUBMITTAL FOR FINAL APPROVAL BY OWNER AND LANDSCAPE ARCHITECT.

LIGHTING SUBSTITUTION NOTES:

1. ANY LIGHTING SUBSTITUTIONS MUST BE MADE WITHIN 14 DAYS PRIOR TO THE BID DATE TO PROVIDE AMPLIE TIME FOR REVIEW AND TO ISSUE AN ADDENDUM INCORPORATING THE SUBSTITUTION WITH THE FOLLOWING REQUIREMENTS.
 - 1.1. ANY SUBSTITUTIONS TO LIGHTING FIXTURES AND THEIR PARTS MUST BE APPROVED BY THE OWNER, TENANT, TOWNSHIP, AND THE LANDSCAPE ARCHITECT. ANY COST ASSOCIATED WITH REVIEW AND APPROVAL OF THE SUBSTITUTIONS SHALL BE ENTIRELY BORNE BY THE CONTRACTOR.
 - 1.2. COMPUTER PREPARED LIGHTING PLANS AND PHOTOMETRIC LAYOUTS OF THE PROPOSED LIGHTING AREA WHICH INDICATES THE SYSTEM'S PERFORMANCE.
 - 1.3. A PHOTOMETRIC STUDY WITH REPORT NUMBER, DATE, FIXTURE CATALOG NUMBER, LUMINAIRE AND LAMP SPECIFICATIONS, IES CALCULATIONS, POINT BY POINT FOOT CANDLE PLAN, STATISTIC ZONES SHOWING AVERAGE, MAXIMUM, MINIMUM AND UNIFORMITY RATIOS, SUMMARY, ISOLUX PLOT, AND CATALOGUE CUTS. CATALOGUE CUTS MUST IDENTIFY OPTICS, LAMP TYPE, DISTRIBUTION TYPE, REFLECTOR, LENS, BALLASTS, WATTAGE, VOLTAGE, FINISH HOUSING DESCRIPTION AND ALL OTHER PERTINENT INFORMATION.
 - 1.4. POLE MANUFACTURER AASHTO CALCULATIONS INDICATING THE POLE AND ANCHOR BOLTS BEING SUBMITTED ARE CAPABLE OF SUPPORTING THE POLE AND FIXTURE SYSTEMS BEING UTILIZED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
 - 1.5. A PHOTOGRAPH THAT CLEARLY ILLUSTRATES THE REPLACEMENT FIXTURE MOUNTED NOTING THE COLOR, FINISH, MANUFACTURER, AND ADDITIONAL PHYSICAL CHARACTERISTICS.

- LIGHTING NOTES:**
1. EXTERIOR LIGHTING HAS BEEN DESIGNED PER THE LIGHTING HANDBOOK OF THE ENGINEERING SOCIETY OF NORTH AMERICA (IESNA).
 2. SELECTED FIXTURES TO BE FULL-CUT & DARK SKY FRIENDLY.
 3. THE TOWNSHIP MAY REQUIRE GLARE SHIELDING DEVICES, AT THE APPLICANT'S EXPENSE, IF DETERMINED APPLICABLE POST CONSTRUCTION.
 4. THE TOWNSHIP RESERVES THE RIGHT TO CONDUCT ONE OR MORE POST-INSTALLATION NIGHTTIME INSPECTIONS TO VERIFY COMPLIANCE WITH THE REQUIREMENTS OF THIS SECTION, AND IF APPROPRIATE, TO REQUIRE SUITABLE REMEDIAL ACTION AT NO EXPENSE TO TOWNSHIP.
 5. POST-APPROVAL ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTION FOR APPROVED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO WEST WHITELAND TOWNSHIP FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
 6. ALL FIXTURES TO BE CONTROLLED WITH WIRELESS CONTROLLERS AND ALL SITE LIGHTING WILL BE REDUCED BY 50% FROM 11PM TO DAWN.

STREETLIFE®

Product Sheet Bright Bollard
Weathering steel bollard with internal Stainless Steel reflector sheet (LED-ready; incl. provision for integration of LED-light fixture)

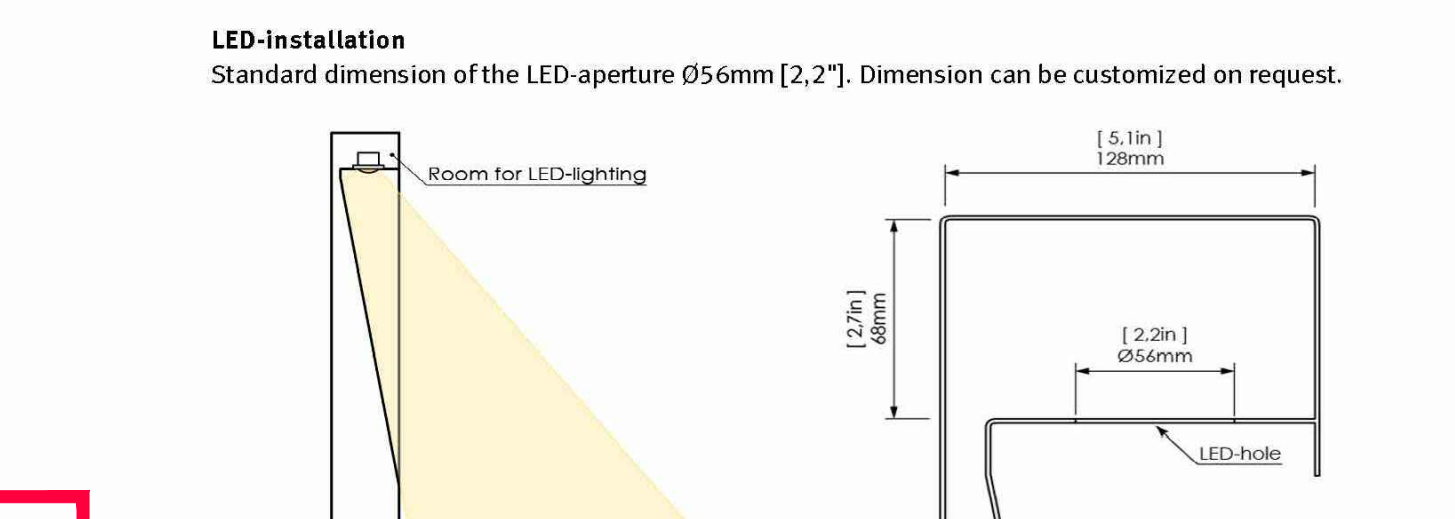
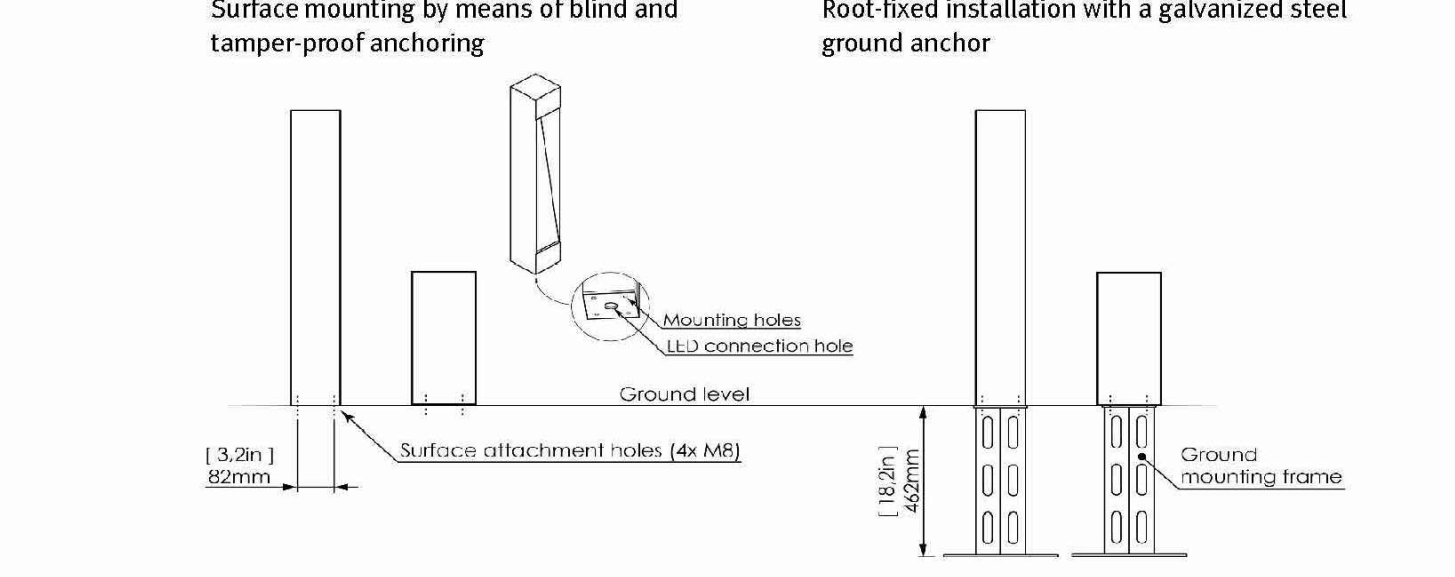


Product Code	BR-BOL-90
Dimensions	High: ca. 135x135x900 mm 5x5x35"
Material	Weathering steel (CorTen-A steel) 4mm thick left untreated, including internal Stainless Steel reflector sheet
Supply	Pre-assembled
Cleaning & Maintenance	Maintenance free. Cleaning with clear water and brush or high pressure water cleaner
Rendering	

- NOTES:**
1. BOLLARD TO BE INSTALLED ON CONCRETE FOOTER
 2. 3000K

STREETLIFE®

Installation
Surface attachment
Floor mounting
Surface mounting by means of blind and tamper-proof anchoring

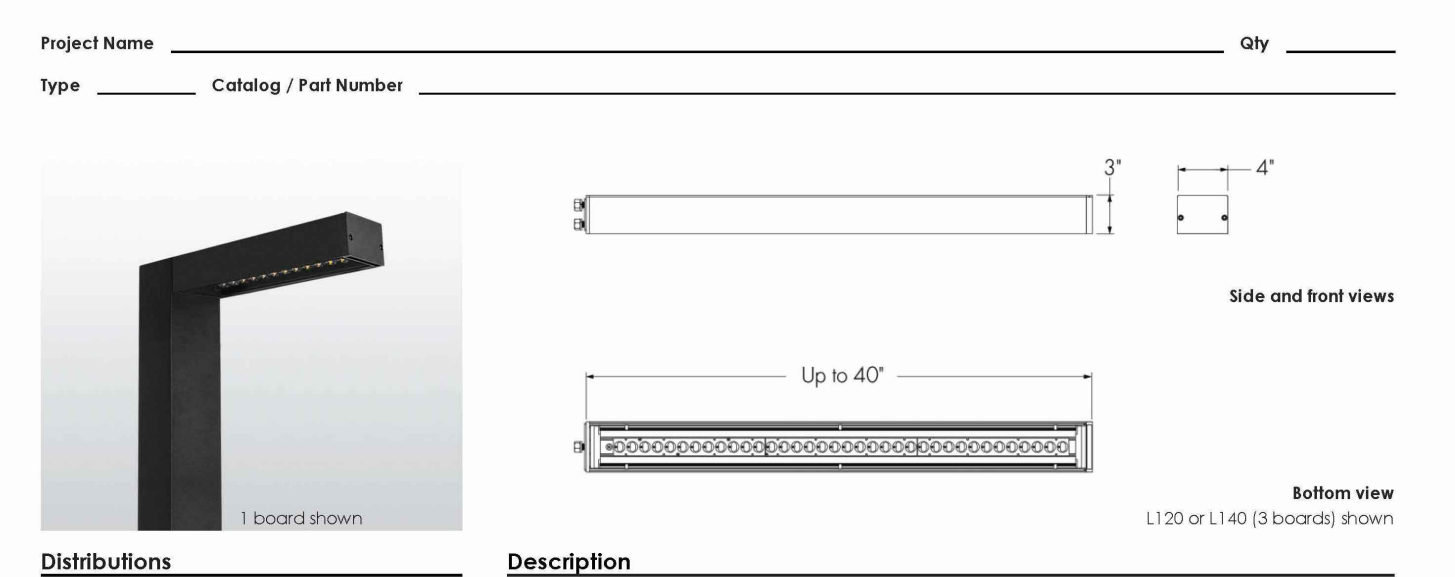


* Metric units are leading
Design: Streetlife
Protected by int. Modeldepots & Patents

5 BOLLARD - CUTSHEET
SCALE: N.T.S.

NOTE: REFER TO MANUFACTURER FOR INSTALLATION INSTRUCTIONS.

Specification Sheet

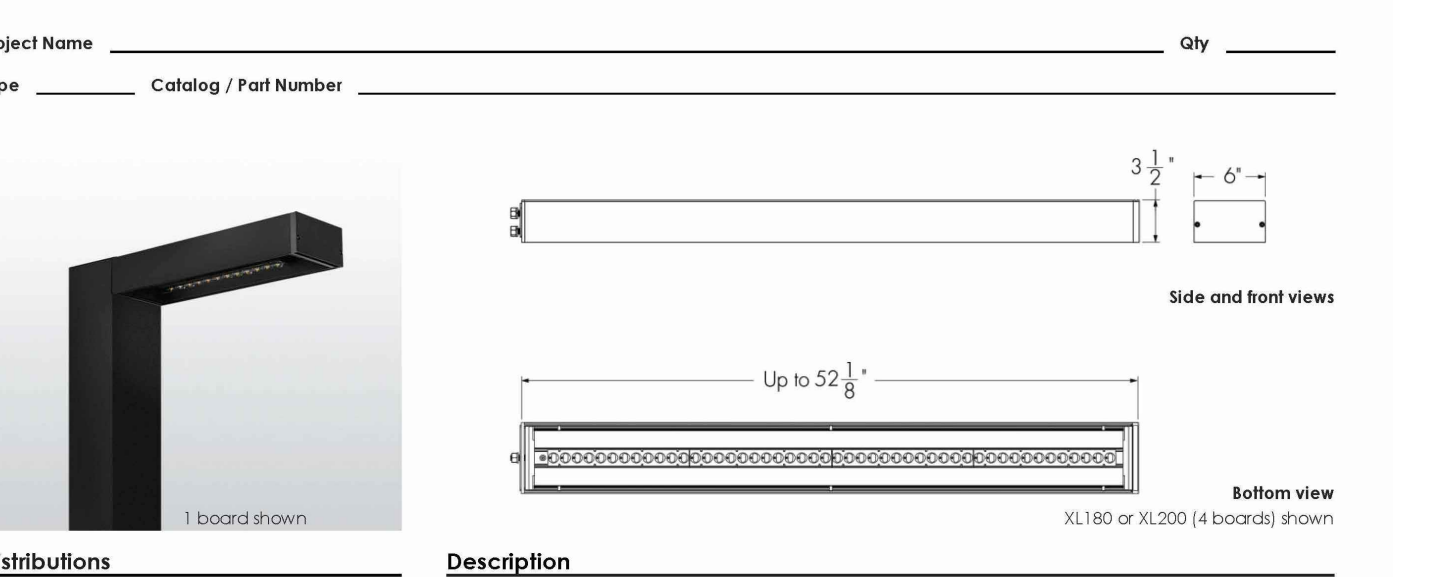


Project Name	_____ City _____
Type	Catalog / Part Number _____
Distributions	
Description	The Lumensblade lumensblade Small is an outdoor LED luminaire that uses a reflector version of the Lumencore light engine to create a continuous line of light. Its open but not seen, minimalist design is suitable for both contemporary and heritage architectures, provides a high level of security, and is sensitive to the natural environment. The lumensblade Small is available in several lengths, a number of distributions and output options, and provides a stellar quality of light that brings the night to life.
Colors and Color Temperatures	2200K 2700K 3000K 3500K 4000K 5700K
Control	ON/OFF 0-10V
Motion detector options	Options: Corrosion-resistant coating for hostile environments, Surge protector, 4-pin receptacles with and without shoring cap, 7-pin receptacles with and without shoring cap, Motion detector
Warranty	5-year limited warranty
Performance	Output (nominal lumens) Minimum: 4000lm (1 board) / Maximum: 14000lm (3 boards) Efficacy Up to 73 lm/W (Type 3 square, 4000K, 1480 lumens output) Color Rendering 3 SDCM for CR79 and 2 SDCM for CR80
Lumen Maintenance	TM21: 193,57,000 hrs (measured, Ta 25 °C [77 °F]) L70 > 100,000 hrs (projected, Ta 25 °C [77 °F])

3 POST LIGHT 12' MOUNT - CUTSHEET
SCALE: N.T.S.

NOTE: REFER TO MANUFACTURER FOR INSTALLATION INSTRUCTIONS.

Specification Sheet



Project Name	_____ City _____
Type	Catalog / Part Number _____
Distributions	
Description	The Lumensblade lumensblade Medium is an outdoor LED luminaire that uses a reflector version of the Lumencore light engine to create a continuous line of light. Its open but not seen, minimalist design is suitable for both contemporary and heritage architectures, provides a high level of security, and is sensitive to the natural environment. The lumensblade Small is available in several lengths, a number of distributions and output options, and provides a stellar quality of light that brings the night to life.
Colors and Color Temperatures	2200K 2700K 3000K 3500K 4000K 5700K
Control	ON/OFF 0-10V
Motion detector options	Options: Corrosion-resistant coating for hostile environments, Surge protector, 4-pin receptacles with and without shoring cap, 7-pin receptacles with and without shoring cap, Motion detector
Warranty	5-year limited warranty
Performance	Output (nominal lumens) Minimum: 4000lm (1 board) / Maximum: 20000lm (4 boards) Efficacy Up to 107 lm/W (Type 3 square, 4000K, 1480 lumens output) Color Rendering 3 SDCM for CR79 and 2 SDCM for CR80
Lumen Maintenance	TM21: 193,57,000 hrs (measured, Ta 25 °C [77 °F]) L70 > 100,000 hrs (projected, Ta 25 °C [77 °F])

1 POST LIGHT 18' MOUNT - CUTSHEET
SCALE: N.T.S.

REVISIONS

NO.	DATE	NOTES

DRAWN BY **VAM**

CHECKED BY **PJS**

SCALE **VARIES**

DATE **10.30.2020**

PLOTTED DATE **10.30.2020**

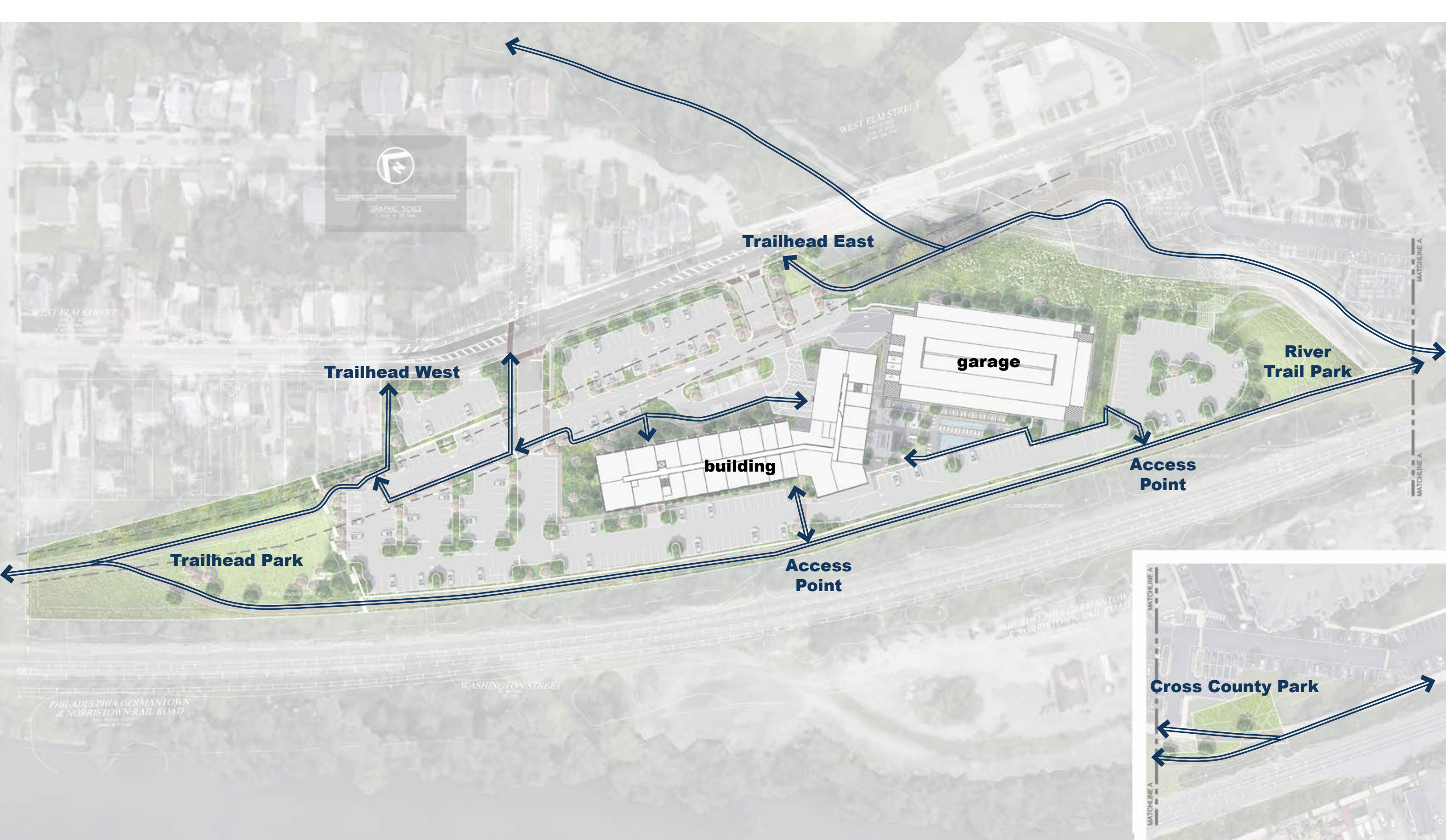
DRAWING NAME

LIGHTING DETAILS

DRAWING NUMBER **LTI.20**
SHEET NUMBER **8 OF 8**

CONDITIONAL USE







KEY PLAN

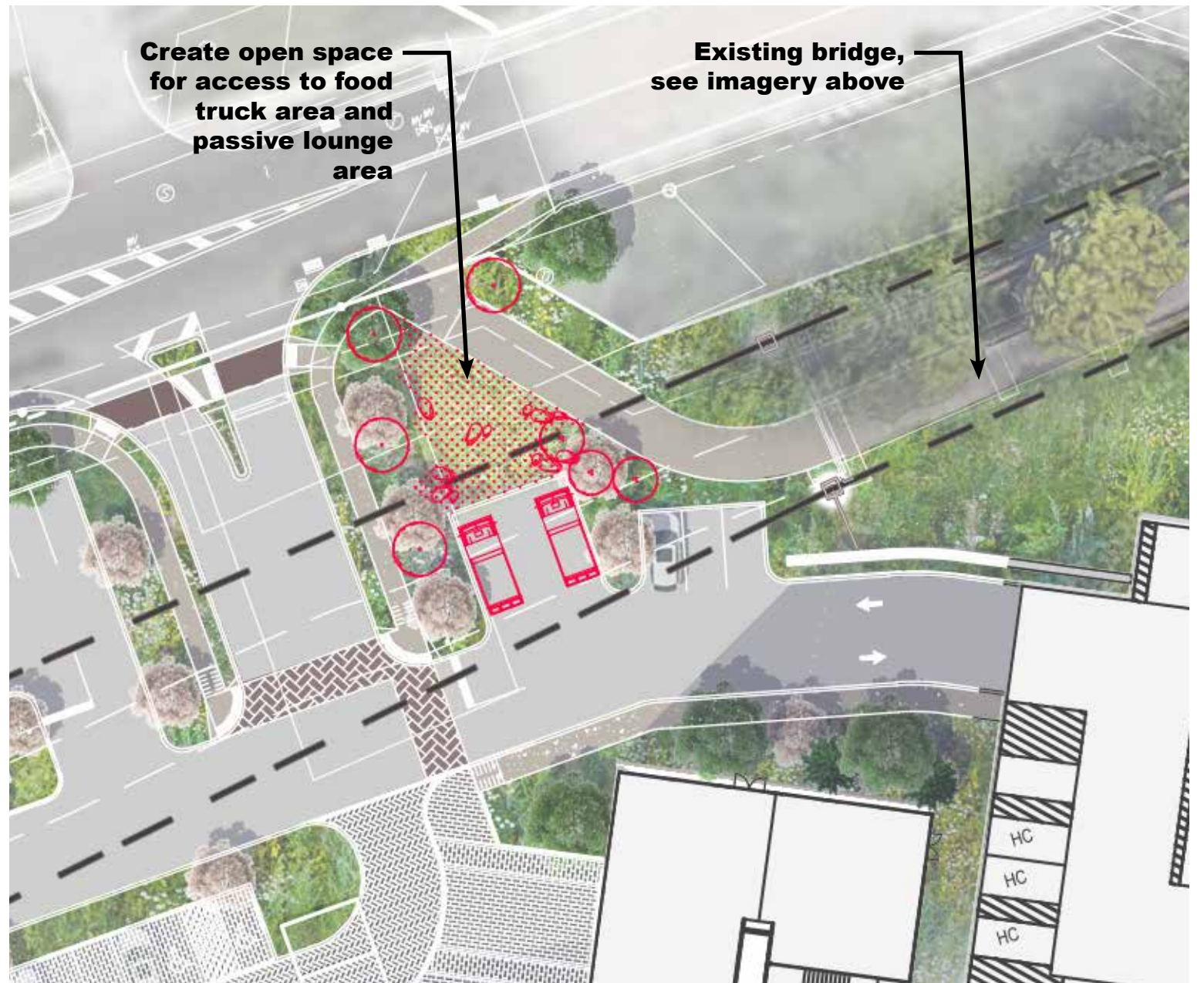


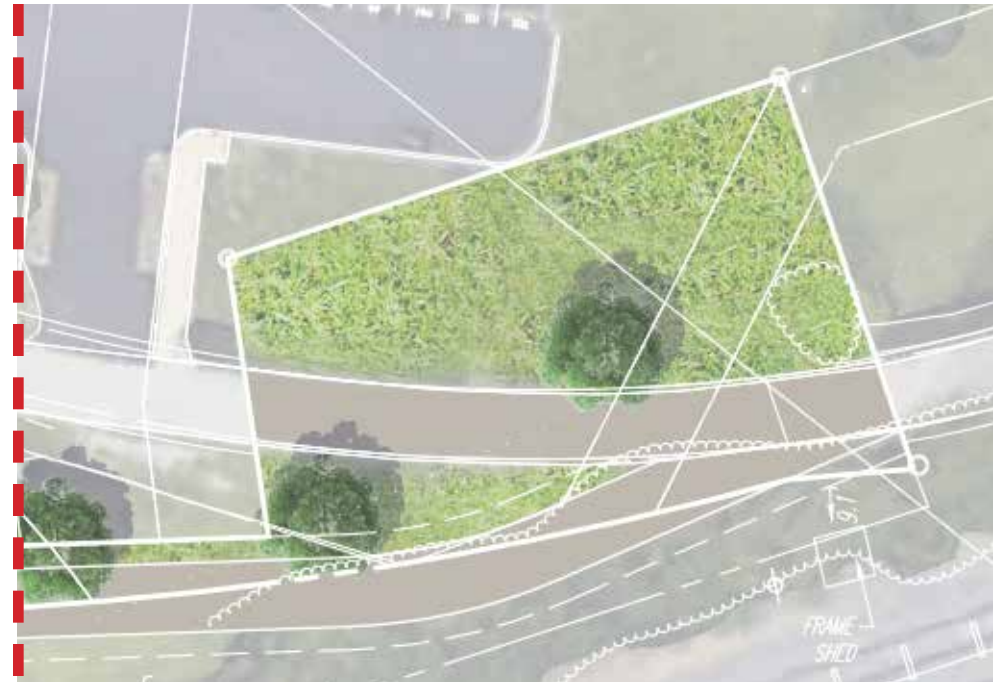
Create pedestrian access from upper parking lot for direct connection to trail entry





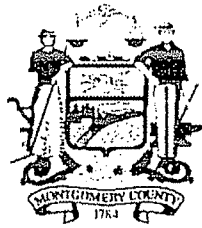
KEY PLAN





KEY PLAN

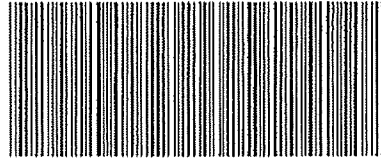




RECORDER OF DEEDS
MONTGOMERY COUNTY
Nancy J. Becker

One Montgomery Plaza
Swede and Airy Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax: (610) 278-3869

DEED BK 5942 PG 00418 to 00429.47
INSTRUMENT # : 2015004723
RECORDED DATE: 01/22/2015 11:07:27 AM



3162718-0016S

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 59

Document Type: Deed	Transaction #: 3156950 - 1 Doc(s)
Document Date: 12/18/2014	Document Page Count: 11
Reference Info:	Operator Id: dkrasley
RETURN TO: (Simplifile) LandAmerica - Philly 1700 Market St 21st Floor Philadelphia, PA 19103	PAID BY: LANDAMERICA - PHILLY

* PROPERTY DATA:			
Parcel ID #:	05-00-00136-01-2	05-00-00136-00-3	49-00-06910-01-6
Address:	CORSON ST	CORSON ST	LIGHT ST
Municipality:	PA Conshohocken Borough (100%)	PA Conshohocken Borough (0%)	PA Plymouth Township (0%)
School District:	Colonial	Colonial	Colonial

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT:	\$1.00
TAXABLE AMOUNT:	\$0.00
FEES / TAXES:	
Recording Fee:Deed	\$95.00
Affidavit Fee	\$1.50
Additional Pages Fee	\$14.00
Additional Parcels Fee	\$120.00
Unique Muni Fee	\$5.50
Affordable Housing Pages	\$28.00
Affordable Housing Parcels	\$8.00
Total:	\$272.00

DEED BK 5942 PG 00418 to 00429.47
Recorded Date: 01/22/2015 11:07:27 AM

I hereby CERTIFY that
this document is
recorded in the
Recorder of Deeds
Office in Montgomery
County, Pennsylvania.



Nancy J. Becker

Nancy J. Becker
Recorder of Deeds

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.
*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

Prepared by:
Lauren M. Balsamo, Esquire
Pepper Hamilton LLP
3000 Two Logan Square
Eighteenth and Arch Streets
Philadelphia, PA 19103-2799
(215) 981-4958

Record and Return to:

Commonwealth Land Title Insurance Company
1700 Market Street, Suite 2110
Philadelphia, PA 19103
Attention: Teresa Carlin
(215) 446-0226 13045 769 (TC)

Tax Parcel Numbers: 05-00-00136-01-2
05-00-00136-00-3
49-00-06910-01-6
05-00-02472-10-6
05-00-02474-20-5
05-00-00136-02-1
49-00-06904-00-4
05-00-11874-00-1
05-00-11873-00-2

CONFIRMATORY DEED

BY

CORSON STREET ACQUISITION LIMITED PARTNERSHIP,
a Pennsylvania limited partnership

CONFIRMATORY DEED

THIS CONFIRMATORY DEED is made this 18th day of December, 2014, between CORSON STREET ACQUISITION LIMITED PARTNERSHIP, a Pennsylvania limited partnership ("Grantor"), and CORSON STREET ACQUISITION LIMITED PARTNERSHIP, a Pennsylvania limited partnership ("Grantee"),

WITNESSETH:

THAT Grantor for and in consideration of the sum of ONE DOLLAR (\$1.00) lawful money of the United States of America, well and truly paid by Grantee to Grantor, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, released, conveyed, and confirmed and by these presents do grant, bargain, sell, release, convey and confirm unto Grantee and Grantee's successors and assigns,

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in Conshohocken Borough and Plymouth Township, Montgomery County, Commonwealth of Pennsylvania, as described on Exhibit A attached hereto and incorporated herein.

BEING the same premises set forth in the following Special Warranty Deeds: 1) Special Warranty Deed by James J. Neve, Inc., a Pennsylvania corporation, to Corson Street Acquisition Partnership, a Pennsylvania limited partnership ("Corson"), dated December 18, 2014 and recorded in the Office of the Recorder of Deeds in and for Montgomery County Pennsylvania (the "Office"), in Deed Book 5942, page 16; 2) Special Warranty Deed by Sarah R. Neve to Corson, dated December 18, 2014 and recorded in the aforesaid Office in Deed Book 5942, page 1; and 3) Special Warranty Deed by Trustees of The James J. Neve 2006 Property Trust under Deed of Trust dated May 12, 2006 of James J. Neve to Corson, dated December 18, 2014 and recorded in the aforesaid Office in Deed Book 5941, page 2966.

The purpose of this Confirmatory Deed is to confirm that the premises conveyed by the above referenced Special Warranty Deeds is the same premises described in the legal description set forth on Exhibit A to this Confirmatory Deed.

TOGETHER WITH all and singular, the buildings, improvements, ways, streets, alleys, driveways, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all estate, right, title, interest, property, claim and demand whatsoever of the said Grantor, as well at law as in equity, of, in and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground above described with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned or intended so to be, with the appurtenances, unto the Grantee, and Grantee's successors and assigns, to the only proper use, benefit and behoof of Grantee, and Grantee's successors and assigns, forever.

AND Grantor does by these presents, covenant, grant and agree, to and with Grantee, and Grantee's successors and assigns forever, that Grantor, and its successors, all and singular the hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto Grantee, and Grantee's successors and assigns, against Grantor, and Grantor's successors, and against all and every other person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it, them or any of them, shall and will, WARRANT and forever DEFEND.


THIS IS A TRANSACTION EXEMPT FROM REALTY TRANSFER TAX
PURSUANT TO 72 P.S. §8102-C.3(4).

[Signature page follows]

IN WITNESS WHEREOF, Grantor has executed this Confirmatory Deed the day and year first above written.

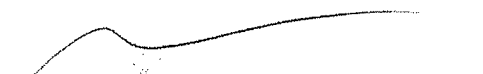
CORSON STREET ACQUISITION LIMITED
PARTNERSHIP, a Pennsylvania
limited partnership

By: Corson Street Acquisition GP, LLC,
a Pennsylvania limited liability company

By: 
Barry Howard, Chairman of the Board,
Vice President and Assistant Secretary

The address of the Grantee is:

770 Township Line Road
Suite 150
Yardley, PA 19067


On behalf of Grantee

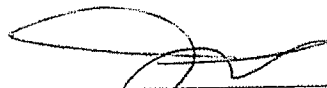
COMMONWEALTH OF PENNSYLVANIA :

:ss.

COUNTY OF PHILADELPHIA :

On this, the 18th day of December, 2014, before me, a Notary Public in and for the Commonwealth of Pennsylvania, personally appeared Barry Howard who acknowledged himself to be the Barry Howard, Chairman of the Board, Vice President and Assistant Secretary of Corson Street Acquisition GP, LLC, a Pennsylvania limited liability company, the sole general partner of CORSON STREET ACQUISITION LIMITED PARTNERSHIP, a Pennsylvania limited partnership and that as such officer and being authorized to do so, executed the foregoing instrument on behalf of such partnership for the purposes therein.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public
My Commission Expires:

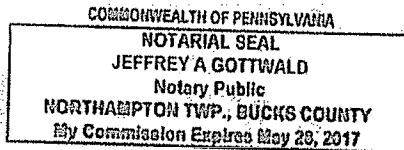


EXHIBIT A

TRACT 1

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN CONSHOHOCKEN BOROUGH AND PLYMOUTH TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA AS SHOWN ON A PLAN ENTITLED "ALTA/ACSM LAND TITLE SURVEY, CORSON STREET ACQUISITION LIMITED PARTNERSHIP, WEST ELM STREET, CORSON STREET AND LIGHT STREET, UNITS 5, 6 & 11, BLOCK 10; UNITS 6, 7, 8 & 9, BLOCK 11; UNIT 20, BLOCK 12; UNIT 43, BLOCK 24; AND UNIT 33, BLOCK 25, CONSHOHOCKEN BOROUGH AND PLYMOUTH TOWNSHIP, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA", PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 9/28/2011, FILE NO. CP11082, DWG. NO. 1 THROUGH 3 OF 3, AS FOLLOWS:

BEGINNING AT A PIN AT THE INTERSECTION OF THE NORTHEASTERLY SIDE OF PHILADELPHIA GERMANTOWN AND NORRISTOWN RAILROAD (A.K.A. READING COMPANY, VARIABLE WIDTH RIGHT-OF-WAY), AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CORSON STREET (50 FOOT WIDE RIGHT-OF-WAY), AND FROM SAID POINT OF BEGINNING RUNNING, THENCE;

1. ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CORSON STREET, NORTH 56 DEGREES 42 MINUTES 58 SECONDS EAST, A DISTANCE OF 254.62 FEET TO A POINT, THENCE;

THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG THE DIVIDING LINE BETWEEN UNIT 6, BLOCK 10, LANDS NOW OR FORMERLY THE JAMES J. NEVE 2006 PROPERTY TRUST AND UNIT 10, BLOCK 10, LANDS NOW OR FORMERLY FERRAIOLI:

2. SOUTH 56 DEGREES 54 MINUTES 25 SECONDS EAST, A DISTANCE OF 99.56 FEET TO A POINT, THENCE;
3. SOUTH 57 DEGREES 06 MINUTES 09 SECONDS EAST, A DISTANCE OF 304.73 FEET TO A POINT, THENCE;
4. NORTH 11 DEGREES 41 MINUTES 50 SECONDS EAST, A DISTANCE OF 30.52 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF WEST ELM STREET (A.K.A. S.R. 3013, A.K.A. L.R. 46107, 50 FOOT WIDE RIGHT-OF-WAY), THENCE;
5. ALONG THE TITLE LINE AND SOUTHWESTERLY RIGHT-OF-WAY LINE OF WEST ELM STREET, SOUTH 52 DEGREES 57 MINUTES 09 SECONDS EAST, A DISTANCE OF 198.45 FEET TO A POINT, THENCE;

THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG THE DIVIDING LINE BETWEEN UNIT 7, BLOCK 11, LANDS NOW OR FORMERLY THE JAMES J. NEVE GRAT AND THE SARAH R. NEVE GRAT AND UNIT 3, BLOCK 11:

6. SOUTH 09 DEGREES 13 MINUTES 33 SECONDS EAST, A DISTANCE OF 87.71 FEET TO A POINT, THENCE;
7. SOUTH 34 DEGREES 08 MINUTES 44 SECONDS EAST, A DISTANCE OF 24.45 FEET TO A POINT, THENCE;

THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG THE COMMON DIVIDING LINE BETWEEN UNIT 7, BLOCK 11; UNIT 3, BLOCK 11; AND UNIT 4, BLOCK 11, LANDS NOW OR FORMERLY PHILADELPHIA SUBURBAN WATER COMPANY:

8. SOUTH 39 DEGREES 24 MINUTES 48 SECONDS WEST, A DISTANCE OF 60.55 FEET TO A POINT, THENCE;
9. SOUTH 20 DEGREES 53 MINUTES 17 SECONDS EAST, A DISTANCE OF 63.70 FEET TO A POINT, THENCE;

THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG THE DIVIDING LINE BETWEEN UNIT 7, BLOCK 11 AND UNIT 3, BLOCK 11:

10. SOUTH 27 DEGREES 50 MINUTES 09 SECONDS EAST, A DISTANCE OF 190.30 FEET TO A POINT, THENCE;
11. SOUTH 10 DEGREES 51 MINUTES 00 SECONDS WEST, A DISTANCE OF 143.98 FEET TO A POINT, THENCE;
12. SOUTH 35 DEGREES 15 MINUTES 48 SECONDS EAST, A DISTANCE OF 112.52 FEET TO A POINT, THENCE;

THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG THE DIVIDING LINE BETWEEN UNIT 20, BLOCK 12 AND UNIT 3, BLOCK 11:

13. NORTH 48 DEGREES 26 MINUTES 20 SECONDS EAST, A DISTANCE OF 48.76 FEET TO A DISK, THENCE;
14. SOUTH 51 DEGREES 24 MINUTES 16 SECONDS EAST, A DISTANCE OF 101.00 FEET TO A DISK, THENCE;
15. SOUTH 38 DEGREES 01 MINUTES 00 SECONDS WEST, A DISTANCE OF 71.68 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF PHILADELPHIA GERMANTOWN AND NORRISTOWN RAILROAD, THENCE;

THE FOLLOWING SEVEN (7) COURSES AND DISTANCES ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE PHILADELPHIA GERMANTOWN AND NORRISTOWN RAILROAD:

16. NORTH 38 DEGREES 01 MINUTES 05 SECONDS WEST, A DISTANCE OF 21.69 FEET TO A POINT OF CURVATURE, THENCE;
17. ALONG THE ARC OF A NON-TANGENT CIRCLE CURVING TO THE RIGHT, HAVING A RADIUS OF 667.70 FEET, A CENTRAL ANGLE OF 14 DEGREES 04 MINUTES 39 SECONDS, AN ARC LENGTH OF 164.05 FEET, A CHORD BEARING NORTH 41 DEGREES 29 MINUTES 37 SECONDS WEST AND A CHORD DISTANCE OF 163.64 FEET TO A POINT, THENCE;
18. NORTH 51 DEGREES 20 MINUTES 46 SECONDS WEST, A DISTANCE OF 310.59 FEET TO A POINT, THENCE;

19. NORTH 48 DEGREES 57 MINUTES 52 SECONDS WEST, A DISTANCE OF 371.90 FEET TO A POINT, THENCE;
20. NORTH 50 DEGREES 40 MINUTES 54 SECONDS WEST, A DISTANCE OF 77.23 FEET TO A POINT, THENCE;
21. NORTH 43 DEGREES 08 MINUTES 31 SECONDS WEST, A DISTANCE OF 195.02 FEET TO A POINT OF CURVATURE, THENCE;
22. ALONG THE ARC OF A NON-TANGENT CIRCLE CURVING TO THE RIGHT, HAVING A RADIUS OF 4518.75 FEET, A CENTRAL ANGLE OF 01 DEGREES 43 MINUTES 12 SECONDS, AN ARC LENGTH OF 135.66 FEET, A CHORD BEARING NORTH 40 DEGREES 53 MINUTES 11 SECONDS WEST AND A CHORD DISTANCE OF 135.65 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 291,275 SQUARE FEET OR 6.687 ACRES

TOGETHER WITH the appurtenant easement rights as set forth in Agreement between Philadelphia Electric Company and James J. Neve and Sarah R. Neve, dated February 19, 1990, and recorded in Deed Book 4955 page 1216.

TRACT 2

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN CONSHOHOCKEN BOROUGH AND PLYMOUTH TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA AS SHOWN ON A PLAN ENTITLED "ALTA/ACSM LAND TITLE SURVEY, CORSON STREET ACQUISITION LIMITED PARTNERSHIP, WEST ELM STREET, CORSON STREET AND LIGHT STREET, UNITS 5, 6 & 11, BLOCK 10; UNITS 6, 7, 8 & 9, BLOCK 11; UNIT 20, BLOCK 12; UNIT 43, BLOCK 24; AND UNIT 33, BLOCK 25, CONSHOHOCKEN BOROUGH AND PLYMOUTH TOWNSHIP, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA", PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 9/28/2011, FILE NO. CP11082, DWG. NO. 1 THROUGH 3 OF 3, AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE PHILADELPHIA GERMANTOWN AND NORRISTOWN RAILROAD (A.K.A. READING COMPANY, VARIABLE WIDTH RIGHT-OF-WAY), WITH THE SOUTHEASTERLY RIGHT-OF-WAY OF LIGHT STREET (50 FOOT WIDE RIGHT-OF-WAY), AND FROM SAID POINT OF BEGINNING RUNNING, THENCE;

1. ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF LIGHT STREET, NORTH 56 DEGREES 43 MINUTES 01 SECONDS EAST, A DISTANCE OF 85.58 FEET TO A POINT, THENCE;

THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG THE DIVIDING LINE BETWEEN UNIT 33, BLOCK 25, LANDS NOW OR FORMERLY JAMES J. & SARAH R. NEVE, AND UNIT 28, BLOCK 25, LANDS NOW OR FORMERLY RAKOWSKI:

2. SOUTH 47 DEGREES 35 MINUTES 26 SECONDS EAST, A DISTANCE OF 270.83 FEET TO A POINT, THENCE;
3. NORTH 56 DEGREES 43 MINUTES 01 SECONDS EAST, A DISTANCE OF 1.30 FEET TO A POINT, THENCE;

4. ALONG THE DIVIDING LINE BETWEEN UNIT 33, BLOCK 25 AND UNIT 19, BLOCK 25, LANDS NOW OR FORMERLY GALANTI, SOUTH 39 DEGREES 33 MINUTES 31 SECONDS EAST, A DISTANCE OF 20.12 FEET TO A POINT, THENCE;
5. ALONG THE COMMON DIVIDING LINE BETWEEN UNIT 33, BLOCK 25; UNIT 5, BLOCK 10; UNIT 18, BLOCK 25, LANDS NOW OR FORMERLY HIPWELL; UNIT 1, BLOCK 10, LANDS NOW OR FORMERLY ZYDZIK; UNIT 2, BLOCK 10, LANDS NOW OR FORMERLY WALKER; UNIT 3, BLOCK 10, LANDS NOW OR FORMERLY CARLIN; AND UNIT 4, BLOCK 10, LANDS NOW OR FORMERLY FUGO, SOUTH 50 DEGREES 12 MINUTES 43 SECONDS EAST, A DISTANCE OF 167.25 FEET TO A POINT, THENCE;
6. ALONG THE DIVIDING LINE BETWEEN UNIT 5, BLOCK 10 AND UNIT 4, BLOCK 10, NORTH 56 DEGREES 43 MINUTES 01 SECONDS EAST, A DISTANCE OF 8.40 FEET TO A POINT, THENCE;
7. ALONG THE DIVIDING LINE BETWEEN UNIT 5, BLOCK 10 AND UNIT 8, BLOCK 10, LANDS NOW OR FORMERLY LESZCZYNSKI, ALONG THE ARC OF A NON-TANGENT CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 2823.27 FEET, A CENTRAL ANGLE OF 03 DEGREES 30 MINUTES 50 SECONDS , AN ARC LENGTH OF 173.15 FEET, A CHORD BEARING SOUTH 55 DEGREES 43 MINUTES 02 SECONDS EAST AND A CHORD DISTANCE OF 173.12 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF CORSON STREET (50 FOOT WIDE RIGHT-OF-WAY), THENCE;
8. ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CORSON STREET, SOUTH 56 DEGREES 43 MINUTES 01 SECONDS WEST, A DISTANCE OF 256.17 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF PHILADELPHIA GERMANTOWN AND NORRISTOWN RAILROAD, THENCE;
9. ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF PHILADELPHIA GERMANTOWN AND NORRISTOWN RAILROAD, ALONG THE ARC OF A NON-TANGENT CIRCLE CURVING TO THE RIGHT, HAVING A RADIUS OF 4520.75 FEET, A CENTRAL ANGLE OF 07 DEGREES 38 MINUTES 48 SECONDS, AN ARC LENGTH OF 603.34 FEET, A CHORD BEARING NORTH 35 DEGREES 28 MINUTES 11 SECONDS WEST AND A CHORD DISTANCE OF 602.89 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 99,545 SQUARE FEET OR 2.285 ACRES

TRACT 3

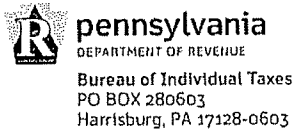
ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN CONSHOHOCKEN BOROUGH AND PLYMOUTH TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA AS SHOWN ON A PLAN ENTITLED "ALTA/ACSM LAND TITLE SURVEY, CORSON STREET ACQUISITION LIMITED PARTNERSHIP, WEST ELM STREET, CORSON STREET AND LIGHT STREET, UNITS 5, 6 & 11, BLOCK 10; UNITS 6, 7, 8 & 9, BLOCK 11; UNIT 20, BLOCK 12; UNIT 43, BLOCK 24; AND UNIT 33, BLOCK 25, CONSHOHOCKEN BOROUGH AND PLYMOUTH TOWNSHIP, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA", PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 9/28/2011, FILE NO. CP11082, DWG. NO. 1 THROUGH 3 OF 3, AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE PHILADELPHIA GERMANTOWN AND NORRISTOWN RAILROAD (A.K.A. READING COMPANY, VARIABLE WIDTH RIGHT-OF-WAY), AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF LIGHT STREET (50 FOOT WIDE RIGHT-OF-WAY), AND FROM SAID POINT OF BEGINNING RUNNING, THENCE;

THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE PHILADELPHIA GERMANTOWN AND NORRISTOWN RAILROAD:

1. NORTH 31 DEGREES 31 MINUTES 25 SECONDS WEST, A DISTANCE OF 266.58 FEET TO A POINT OF CURVATURE, THENCE;
2. ALONG THE ARC OF A NON-TANGENT CIRCLE CURVING TO THE RIGHT, HAVING A RADIUS OF 4521.00 FEET, A CENTRAL ANGLE OF 00 DEGREES 49 MINUTES 45 SECONDS, AN ARC LENGTH OF 65.42 FEET, A CHORD BEARING NORTH 31 DEGREES 06 MINUTES 37 SECONDS WEST AND A CHORD DISTANCE OF 65.42 FEET TO A POINT, THENCE;
3. ALONG THE DIVIDING LINE BETWEEN UNIT 43, BLOCK 24, LANDS NOW OR FORMERLY THE JAMES J. NEVE 2006 PROPERTY TRUST AND LANDS NOW OR FORMERLY LI ACQUISITION CORPORATION D/B/A UPPER MERION PLYMOUTH RAILROAD, NORTH 46 DEGREES 34 MINUTES 35 SECONDS EAST, A DISTANCE OF 75.65 FEET TO A POINT, THENCE;
4. ALONG THE COMMON DIVIDING LINE BETWEEN UNIT 43, BLOCK 24, LANDS NOW OR FORMERLY JAMES J. & SARAH R. NEVE; UNIT 35, BLOCK 24, LANDS NOW OR FORMERLY JAWORSKI; AND UNIT 32, BLOCK 24, LANDS NOW OR FORMERLY DUNACUSKY, SOUTH 31 DEGREES 45 MINUTES 59 SECONDS EAST, A DISTANCE OF 44.86 FEET TO A POINT, THENCE;
5. ALONG THE COMMON DIVIDING LINE BETWEEN UNIT 43, BLOCK 24; UNIT 32, BLOCK 24; UNIT 28, BLOCK 24, LANDS NOW OR FORMERLY MCILHENNY; AND UNIT 26, BLOCK 24, LANDS NOW OR FORMERLY SCHLACK & RAKESH, SOUTH 36 DEGREES 05 MINUTES 59 SECONDS EAST, A DISTANCE OF 200.54 FEET TO A POINT, THENCE;
6. ALONG THE DIVIDING LINE BETWEEN UNIT 43, BLOCK 24 AND UNIT 26, BLOCK 24, NORTH 56 DEGREES 43 MINUTES 01 SECONDS EAST, A DISTANCE OF 6.20 FEET TO A POINT, THENCE;
7. ALONG THE DIVIDING LINE BETWEEN UNIT 43, BLOCK 24 AND UNIT 26, BLOCK 24, LANDS NOW OR FORMERLY OWSIANY, SOUTH 33 DEGREES 16 MINUTES 59 SECONDS EAST, A DISTANCE OF 100.00 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF LIGHT STREET, THENCE;
8. ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF LIGHT STREET, SOUTH 56 DEGREES 43 MINUTES 01 SECONDS WEST, A DISTANCE OF 100.00 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 29,253 SQUARE FEET OR 0.672 ACRES



REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid
Book Number
Page Number
Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

A. CORRESPONDENT – All inquiries may be directed to the following person:

Name	Telephone Number:		
Barry Howard, Chairman, CORSON STREET ACQUISITION LIMITED PARTNERSHIP			
Mailing Address	City	State	ZIP Code
770 TOWNSHIP LINE ROAD, SUITE 150	YARDLEY	PA	19067

B. TRANSFER DATA

C. Date of Acceptance of Document

Grantor(s)/Lessor(s)	Grantee(s)/Lessee(s)				
CORSON STREET ACQUISITION LIMITED PARTNERSHIP	CORSON STREET ACQUISITION LIMITED PARTNERSHIP				
Mailing Address	Mailing Address				
770 TOWNSHIP LINE ROAD, SUITE 150	770 TOWNSHIP LINE ROAD, SUITE 150				
City	State	ZIP Code	City	State	ZIP Code
YARDLEY	PA	19067	YARDLEY	PA	19067

D. REAL ESTATE LOCATION

Street Address	City, Township, Borough	
WEST ELM STREET	CONSHOHOCKEN BOROUGH, PLYMOUTH TOWNSHIP	
County	School District	Tax Parcel Number
MONTGOMERY	Colonial	See attached page

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? Y N

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$ 1.00	+0.00	= \$ 1.00
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
See attached page	X 1.74	= See attached page

F. EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Grantor's Interest in Real Estate	1c. Percentage of Grantor's Interest Conveyed
\$ 118,354.80	100%	100%

Check Appropriate Box Below for Exemption Claimed.

- Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed.) _____

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party	Date
	12/18/14

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

Attachment to Realty Transfer Tax Statement of Value

Grantor: Corson Street Acquisition Limited Partnership

Grantee: Corson Street Acquisition Limited Partnership

D. Real Estate Location, Tax Parcel Number

<i>Tax Parcel Number</i>	<i>Street/Site Address</i>
05-00-00136-01-2	Corson Street
05-00-00136-00-3	Corson Street
49-00-06910-01-6	Light Street
05-00-02472-10-6	W. Elm Street
05-00-02474-20-5	W. Elm Street
05-00-00136-02-1	Corson Street
49-00-06904-00-4	Light Street
05-00-11874-00-1	Washington Street
05-00-11873-00-2	Washington Street

E. Valuation Data

<i>Tax Parcel Number</i>	<i>Assessed Value</i>	<i>Common Level Ratio Factor</i>	<i>Fair Market Value</i>
05-00-00136-01-2	\$5,140.00	1.74	\$8,943.60
05-00-00136-00-3	14,900.00	1.74	\$25,926.00
49-00-06910-01-6	2,440.00	1.74	4,245.60
05-00-02472-10-6	4,000.00	1.74	6,960.00
05-00-02474-20-5	2,200.00	1.74	3,828.00
05-00-00136-02-1	20,010.00	1.74	34,817.40
49-00-06904-00-4	3,200	1.74	5,568.00
05-00-11874-00-1	13,370.00	1.74	23,263.80
05-00-11873-00-2	2,760.00	1.74	4,802.40
		<i>Total</i>	<u>\$118,354.80</u>



RECORDER OF DEEDS
MONTGOMERY COUNTY
Nancy J. Becker

One Montgomery Plaza
Swede and Airy Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax: (610) 278-3869

DEED BK 5943 PG 02870 to 02875.1
INSTRUMENT # : 2015009258
RECORDED DATE: 02/11/2015 11:00:59 AM



3168971-0014X

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 7

Document Type: Deed	Transaction #: 3164938 - 2 Doc(s)
Document Date: 02/04/2015	Document Page Count: 5
Reference Info:	Operator Id: dkrasley
RETURN TO: (Simplifile) LandAmerica - Philly 1700 Market St 21st Floor Philadelphia, PA 19103	PAID BY: LANDAMERICA - PHILLY

*** PROPERTY DATA:**
Parcel ID #: 05-00-02696-00-8
Address: 400 W ELM ST

PA
Municipality: Conshohocken Borough
(100%)
School District: Colonial

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT:	\$450,000.00
TAXABLE AMOUNT:	\$450,000.00
FEES / TAXES:	
Recording Fee: Deed	\$95.00
Affidavit Fee	\$1.50
Additional Pages Fee	\$2.00
Affordable Housing Pages	\$4.00
State RTT	\$4,500.00
Conshohocken Borough RTT	\$2,250.00
Colonial School District RTT	\$2,250.00
Total:	\$9,102.50

DEED BK 5943 PG 02870 to 02875.1
Recorded Date: 02/11/2015 11:00:59 AM

I hereby CERTIFY that
this document is
recorded in the
Recorder of Deeds
Office in Montgomery
County, Pennsylvania.



Nancy J. Becker

Nancy J. Becker
Recorder of Deeds

PLEASE DO NOT DETACH
THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.
*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

Digitally signed 03/28/2019 by montgomery.county.rod@kofile.us

Certified and Digitally Signed

Validation may require Adobe 'Windows Integration'

eCertified copy of recorded # 2015009258 (page 1 of 7)
Montgomery County Recorder of Deeds



Prepared by:

Lauren M. Balsamo, Esquire
Pepper Hamilton LLP
3000 Two Logan Square
Eighteenth and Arch Streets
Philadelphia, PA 19103-2799
(215) 981-4958

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-02696-00-8 CONSHOHOCKEN BOROUGH
400 W ELM ST
FERRAIOLI ADAM F
B 010 L U 010 4260 02/11/2015

\$15.00
JU

Record and Return to:

Commonwealth Land Title Insurance Company
1700 Market Street, Suite 2110
Philadelphia, PA 19103
Attention: Teresa Carlin
(215) 446-0226
17307440/4430234(TC)

Tax Parcel Number: 05-00-02696-00-8

SPECIAL WARRANTY DEED

BY

ADAM F. FERRAIOLI, Grantor

TO

CORSON STREET ACQUISITION LIMITED PARTNERSHIP,
a Pennsylvania limited partnership, Grantee



SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 4th day of February, 2015, ^{Effective} 2/19/15
between ADAM F. FERRAIOLI, ("Grantor"), and CORSON STREET ACQUISITION
LIMITED PARTNERSHIP, a Pennsylvania limited partnership ("Grantee"),

WITNESSETH:

THAT Grantor for and in consideration of the sum of FOUR HUNDRED FIFTY THOUSAND DOLLARS (\$450,000.00) lawful money of the United States of America, well and truly paid by Grantee to Grantor, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, released, conveyed, and confirmed and by these presents does grant, bargain, sell, release, convey and confirm unto Grantee and Grantee's successors and assigns,

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in Conshohocken Borough, Montgomery County, Commonwealth of Pennsylvania, as described on Exhibit A attached hereto and incorporated herein.

TOGETHER WITH all and singular, the buildings, improvements, ways, streets, alleys, driveways, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all estate, right, title, interest, property, claim and demand whatsoever of the said Grantor, as well at law as in equity, of, in and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground above described with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned or intended so to be, with the appurtenances, unto the Grantee, and Grantee's successors and assigns, to the only proper use, benefit and behoof of Grantee, and Grantee's successors and assigns, forever.

AND Grantor does by these presents, covenant, grant and agree, to and with Grantee, and Grantee's successors and assigns forever, that Grantor, and his heirs, all and singular the hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto Grantee, and Grantee's successors and assigns, against Grantor, and Grantor's heirs, and against all and every other person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, them or any of them, shall and will, WARRANT and forever DEFEND.



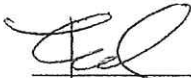
IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed the day and year first above written.



ADAM F. FERRAIOLI

The address of the Grantee is:

770 Township Line Road
Suite 150
Yardley, PA 19067



On behalf of Grantee



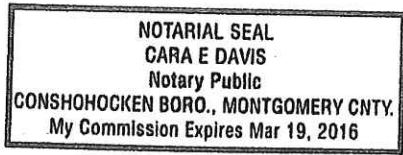
COMMONWEALTH OF PENNSYLVANIA :

:SS.

COUNTY OF PHILADELPHIA :

On this, the ^{February} 4th day of ~~January~~, 2015, before me, a Notary Public in and for the Commonwealth and County aforesaid, personally appeared Adam F. Ferraioli, known to me (satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Cara E. Davis

Notary Public
My Commission Expires: 3/19/2014



EXHIBIT A

ALL THAT PARCEL OF LAND SITUATE IN THE BOROUGH OF CONSHOHOCKEN, COUNTY OF MONTGOMERY, AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A PLAN OF A SURVEY MADE BY CONTROL POINT ASSOCIATES, INC. DATED OCTOBER 25, 2011, LAST REVISED JANUARY 23, 2015, BEING FILE NO. CP11082, AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF WEST ELM STREET (A.K.A. S.R. 3013, L.R. 46107, 50 FOOT WIDE RIGHT-OF-WAY), AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CORSON STREET (50 FOOT WIDE RIGHT-OF-WAY), AND FROM SAID POINT OF BEGINNING RUNNING, THENCE;

1. ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF WEST ELM STREET, SOUTH 52 DEGREES 57 MINUTES 09 SECONDS EAST, A DISTANCE OF 326.91 FEET TO A POINT ON THE REQUIRED RIGHT-OF-WAY LINE OF WEST ELM STREET, THENCE;
2. ALONG THE REQUIRED RIGHT-OF-WAY LINE OF WEST ELM STREET, SOUTH 02 DEGREES 54 MINUTES 44 SECONDS EAST, A DISTANCE OF 38.93 FEET TO A POINT, THENCE;

THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG THE DIVIDING LINE BETWEEN UNIT 10, BLOCK 10 AND UNIT 6, BLOCK 10, LANDS NOW OR FORMERLY THE JAMES J. NEVE PROPERTY TRUST:

3. NORTH 57 DEGREES 06 MINUTES 09 SECONDS WEST, A DISTANCE OF 273.58 FEET TO A POINT, THENCE;
4. NORTH 56 DEGREES 54 MINUTES 25 SECONDS WEST, A DISTANCE OF 99.56 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CORSON STREET, THENCE;
5. ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CORSON STREET, NORTH 56 DEGREES 47 MINUTES 40 SECONDS EAST AND A DISTANCE OF 59.99 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 15,167 SQUARE FEET OR 0.348 ACRE

BEING TAX PARCEL NUMBER 05-00-02696-00-8.

BEING THE SAME PREMISES WHICH GEORGE P. BAKER, RICHARD C. BOND, JERVIS LANGDON, JR. AND WILLARD WIRTZ, TRUSTEES OF THE PROPERTY OF PENN CENTRAL TRANSPORTATION COMPANY, DEBTOR BY DEED DATED NOVEMBER 15, 1971 AND RECORDED DECEMBER 1, 1971 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR MONTGOMERY COUNTY, PENNSYLVANIA IN DEED BOOK 3716, PAGE 422, CONVEYED UNTO ADAM F. FERRAIOLI AND MARY J. FERRAIOLI, HUSBAND AND WIFE, IN FEE.

AND MARY J. FERRAIOLI DIED ON JANUARY 27, 2000, WHEREIN TITLE TO THE PROPERTY VESTED IN ADAM F. FERRAIOLI, BY RIGHT OF SURVIVORSHIP.

ALSO BEING THE SAME PREMISES WHICH ADAM F. FERRAIOLI BY DEED DATED MARCH 29, 2012 AND RECORDED APRIL 13, 2012 IN THE AFORESAID OFFICE IN DEED BOOK 5832, PAGE 1867, CONVEYED UNTO ADAM F. FERRAIOLI, IN FEE, WHICH REFLECTS A DEED FROM FATHER TO SON.

UNDER AND SUBJECT TO RIGHTS, CONDITIONS AND RESERVATIONS AS CONTAINED IN THE INSTRUMENTS RECORDED IN THE AFORESAID OFFICE IN DEED BOOK 3716, PAGE 422 AND DEED BOOK 5832, PAGE 1867.

A-1

#31977342 v2

eCertified copy of recorded # 2015009258 (page 6 of 7)
Montgomery County Recorder of Deeds



REV-183 EX (10-14)



REALTY TRANSFER TAX STATEMENT OF VALUE

RECORDER'S USE ONLY

Table with recorder's use only information: State Tax Paid, Book Number \$4,500.00, Page Number 5943, Date Recorded 02870

See reverse for instructions.

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is recorded on the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed.

A. CORRESPONDENT - All inquiries may be directed to the following person:

Form for correspondent information: Name Adam Ferraioli, Telephone Number, Mailing Address PO Box 187, City Conshohocken, State PA, ZIP Code 19428

B. TRANSFER DATA

Form for transfer data: Date of Acceptance of Document 02/09/2015, Grantor(s)/Lessor(s) Adam Ferraioli, Telephone Number, Grantee(s)/Lessee(s) Corson Street Acquisition LP, Telephone Number, Mailing Address 770 Township Line Road Suite 150, City Yardley, State PA, ZIP Code 19067

C. REAL ESTATE LOCATION

Form for real estate location: Street Address 400 W. Elm Street, City, Township, Borough Conshohocken Boro, County Montgomery, School District Colonial, Tax Parcel Number 05-00-02696-008

D. VALUATION DATA

Form for valuation data: Was transaction part of an assignment or relocation? [] Y [X] N, 1. Actual Cash Consideration 450,000.00, 2. Other Consideration +0.00, 3. Total Consideration = 450,000.00, 4. County Assessed Value 100,910.00, 5. Common Level Ratio Factor x 1.74, 6. Fair Market Value = 175,583.40

E. EXEMPTION DATA - Refer to instructions for exemption status.

Form for exemption data: 1a. Amount of Exemption Claimed \$ 0, 1b. Percentage of Grantor's Interest in Real Estate 100.00 %, 1c. Percentage of Grantor's Interest Conveyed 100.00 %

2. Check Appropriate Box Below for Exemption Claimed.

- Will or intestate succession. (Name of Decedent, Estate File Number)
Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
Transfer from a trust. Date of transfer into the trust
Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
Statutory corporate consolidation, merger or division. (Attach copy of articles.)
Other (Please explain exemption claimed.)

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party (Signature) Date 2/9/15

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

eCertified copy of recorded # 2015009258 (page 7 of 7) Montgomery County Recorder of Deeds

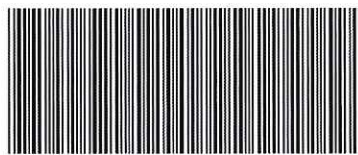




RECORDER OF DEEDS
MONTGOMERY COUNTY
Jeanne Sorg

One Montgomery Plaza
Swede and Airy Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax: (610) 278-3869

DEED BK 6095 PG 01736 to 01741
INSTRUMENT # : 2018041797
RECORDED DATE: 06/26/2018 12:26:10 PM



3875499-00184

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE


Page 1 of 6

Document Type: Deed	Transaction #: 4036544 - 1 Doc(s)
Document Date: 06/20/2018	Document Page Count: 5
Reference Info:	Operator Id: ebossard
RETURN TO: (Simplifile) Land Services USA 1835 Market St., Suite 420 Philadelphia, PA 19103 (215) 563-5468	PAID BY: LAND SERVICES USA

*** PROPERTY DATA:**

Parcel ID #:	05-00-02704-00-9
Address:	432 W ELM ST
	PA
Municipality:	Conshohocken Borough (100%)
School District:	Colonial

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$400,000.00	DEED BK 6095 PG 01736 to 01741
TAXABLE AMOUNT: \$400,000.00	Recorded Date: 06/26/2018 12:26:10 PM
FEES / TAXES:	I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.
Recording Fee:Deed \$86.75	
Additional Pages Fee \$2.00	
Affordable Housing Pages \$2.00	
State RTT \$4,000.00	
Conshohocken Borough RTT \$2,000.00	
Colonial School District RTT \$2,000.00	
Total: \$8,090.75	
	Jeanne Sorg Recorder of Deeds

Rev1 2016-01-29

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.

*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION

Digitally signed 03/28/2019 by montgomery.county.rod@kofile.us

Certified and Digitally Signed

Validation may require Adobe 'Windows Interation'

eCertified copy of recorded # 2018041797 (page 1 of 6)
Montgomery County Recorder of Deeds



Prepared by:

Andrew J. Brookman, Esq.
3843 West Chester Pike
Newtown Square, PA 19073

When Recorded, Return To:

Andrew J. Brookman, Esq.
BPG Development Company, L.P.
3843 West Chester Pike
Newtown Square, PA 19073

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-02704-00-9 CONSHOHOCKEN BOROUGH
432 W ELM ST
LESZCZYNSKI WALTER & JOSEPHINE \$15.00
B 010 L U 008 1101 06/26/2018 JG

Tax Map No.: 05-00-02704-00-9

SPECIAL WARRANTY DEED

THIS INDENTURE is made the 26th day of June, 2018 between **Walter J. Leszczynski and Josephine M. Leszczynski**, his wife (hereinafter called the Grantor),

and

Corson Street Acquisition Limited Partnership, a Pennsylvania limited partnership (hereinafter called the Grantee), of the other part.

WITNESSETH, that the Grantor, for and in consideration of the sum of **Four Hundred Thousand Dollars (\$400,000.00)** lawful money of the United States of America, unto it well and truly paid by the Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain and sell, alien, enfeoff, release and confirm unto the Grantee, its successors and assigns, as partnership property for the uses and purposes of said partnership:

ALL THAT CERTAIN parcel of land located in Borough of Conshohocken, Montgomery County, Commonwealth of Pennsylvania, bounded and described as set forth in the legal description attached to this Deed as Exhibit "A" and incorporated by reference.

BEING the same premises which Rose Cicchetti and Joseph Cicchetti conveyed to Grantor by Deed dated June 7, 1968 and recorded on June 20, 1968 in the Office of Recorder of Deeds for Montgomery County at Book 3513, Page 21.

UNDER AND SUBJECT to all conditions, easements, rights of way, agreements, covenants, liens, reservations, exceptions, restrictions and other encumbrances of record, to the extent still valid, subsisting and enforceable.



TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it, the Grantor, in law, equity, or otherwise howsoever, of, in and to the same and every part thereof.

TO HAVE AND TO HOLD the said lot or piece of ground above described with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the Grantee, its successors and assigns, to and for the only proper use and behoof of the Grantee, its successors and assigns forever, as partnership property for the uses and purposes of said partnership.

UNDER AND SUBJECT, as aforesaid.

AND the Grantor, for themselves and their successors and assigns, do covenant, promise and agree, to and with the Grantee, its successors and assigns, by these presents, that it, the Grantor, and their heirs and successors, all and singular the buildings, hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the Grantee, its respective successors and assigns, against the Grantor and their successors, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, herm them or any of them, shall and will, subject as aforesaid, **WARRANT** and forever **DEFEND**.

[Signatures appear on the following page]



IN WITNESS WHEREOF the Grantor has caused these presents to be duly executed dated the day and year first above written.

Walter J. Leszczynski
Walter J. Leszczynski

Josephine M. Leszczynski
Josephine M. Leszczynski

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF *MONTGOMERY* : SS:
:

On this, the *20th* day of *JUNE*, 2018, before me, the undersigned officer, personally appeared Walter J. Leszczynski and Josephine M Leszczynski, his wife known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Notary Public

[Handwritten Signature]

My Commission Expires:

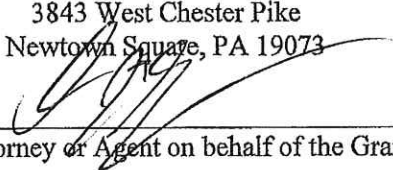
COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Mark Chalpin, Notary Public
Norristown Boro, Montgomery County
My commission expires May 26, 2020



Certification of Address

I hereby certify that the address of the within-named Grantee is:

3843 West Chester Pike
Newtown Square, PA 19073



Attorney or Agent on behalf of the Grantee



EXHIBIT "A"

ALL THAT parcel of land situate in the Borough of Conshohocken, County of Montgomery and Commonwealth of Pennsylvania, bounded and described as follows, viz:

BEGINNING at a point marked by an iron pin where the Southerly line of land now or formerly of John Fugo meets the Westerly line of New Elm Street, said beginning point being the distance of one hundred sixty feet measured North nineteen degrees thirty minutes West along the Westerly line of Old Elm Street from the Northerly line of Corson Street fifty feet wide.

EXTENDING from said beginning point the five following courses and distances the first two thereof being along lines of said New Elm Street: (1) South nineteen degrees thirty minutes East seventy-eight and forty-one one-hundredths feet (2) South thirty-nine degrees ten minutes East eighty-six and sixty-six one hundredths feet to an iron pin on said Northerly line of Corson Street; (3) South seventy degrees thirty minutes West along said Northerly line of Corson Street, passing through the Southerly extremity of said Westerly line of Old Elm Street at twenty-nine and sixteen one-hundredths feet from the beginning of the course being described the distance of forty-eight feet to an iron pin; (4) Northwestwardly by remaining land of the Pennsylvania Railroad Company on a curve to the right having a radius of two-thousand eight-hundred twenty-three and twenty-seven one-hundredths feet the chord of which bears North forty-one degrees fifty-six minutes West for a length of one hundred seventy-three feet and ten one-hundredths of a foot the arc distance of one-hundred seventy-three feet and twenty-eight one-hundredths of a foot to an iron pin in said Southerly line of land now or formerly of John Fugo; and (5) North seventy degrees thirty minutes East by said last mentioned land eighty-four and ninety one-hundredths feet to the place of beginning.

CONTAINING 9,488.72 square feet, more or less.

BEING known as 432 West Elm Street.

BEING Tax Parcel #05-00-02704-00-9.



Applicant Request for County Review



This request should be filled out by the applicant and submitted to the municipality where the application is being filed along with digital copies of all plan sets/information. Municipal staff will electronically file the application with the county, and a notice for the prompt payment of any fees will be emailed to the Applicant's Representative.

Date:
 Municipality:
 Proposal Name:

Applicant's
 Representative:
 Address:

Applicant Name:
 Address:
 City/State/Zip:
 Phone:
 Email:

City/State/Zip:
 Business Phone (required):
 Business Email (required):

Type of Review Requested:

(Check All Appropriate Boxes)

- Land Development Plan
- Subdivision Plan
- Residential Lot Line Change
- Nonresidential Lot Line Change
- Zoning Ordinance Amendment
- Zoning Map Amendment
- Subdivision Ordinance Amendment
- Curative Amendment
- Comprehensive / Other Plan
- Conditional Use
- Special Review*

**(Not included in any other category - includes parking lot or structures that are not associated with new building square footage)*

Type of Plan:

Tentative (Sketch)
 Preliminary / Final

Type of Submission:

- New Proposal
- Resubmission*

** A proposal is NOT a resubmission if A) The proposed land use changes, or B) The amount of residential units or square footage proposed changes more than 40%, or C) The previous submission was over 5 years ago.*

Zoning:

Existing District:
 Special Exception Granted Yes No
 Variance Granted Yes No For

Plan Information:

Tax Parcel Number(s)

Location
 Nearest Cross Street
 Total Tract Area
 Total Tract Area Impacted By Development

(If the development is a building expansion, or additional building on existing development, or only impacts a portion of the tract, please provide a rough estimate of the land impacted, including associated yards, drives, and facilities.)

Land Use(s)	Number of New		Senior Housing		Open Space Acres*	Nonresidential New Square Feet
	Lots	Units	Yes	No		
Single-Family						
Townhouses/Twins						
Apartments						
Commercial						
Industrial						
Office						
Institutional						
Other						

**Only indicate Open Space if it will be on a separate lot or deed restricted with an easement shown on the plan.*

Additional Information:



BOROUGH OF CONSHOHOCKEN

Office of the Borough Manager

MEMORANDUM

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Colleen Leonard, President
Tina Sokolowski, Vice-President
Robert Stokley, Senior Member
Anita Barton, Member
James Griffin, Member
Jane Flanagan, Member
Karen Tutino, Member

Stephanie Cecco
Borough Manager

Date: December 4, 2020

To: Stacy Ellam, Chair of the Planning Commission

From: Borough Administration *on behalf of* Borough Council

Re: Residential Overlay Ordinance Amendment

Pursuant to the requirements of section 609 of the Municipalities Planning Code, attached please find a proposed zoning amendment to the Conshohocken Borough Zoning Ordinance of 2001. The ordinance is being sent to the Conshohocken Planning Commission for review and recommendation to Borough Council.



BOROUGH OF CONSHOHOCKEN

Office of the Borough Manager

MEMORANDUM

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Colleen Leonard, President
Tina Sokolowski, Vice-President
Robert Stokley, Senior Member
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Jane Flanagan, Member
Karen Tutino, Member

Stephanie Cecco
Borough Manager

Date: December 4, 2020

To: Stacy Ellam, Chair of the Planning Commission

From: Borough Administration *on behalf of* Borough Council

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BOROUGH OF CONSHOHOCKEN

MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. _____

AN ORDINANCE OF THE BOROUGH OF CONSHOHOCKEN, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA, AMENDING THE CODE OF ORDINANCES OF THE BOROUGH OF CONSHOHOCKEN, CHAPTER 27 ZONING, BY REPEALING PART 19-B RESIDENTIAL OVERLAY DISTRICT IN ITS ENTIRETY; REPEALING PRIOR INCONSISTENT ORDINANCES OR PART OF ORDINANCES; PROVIDING A SAVINGS CLAUSE; AND SETTING AN EFFECTIVE DATE.

WHEREAS, the Borough Council of the Borough of Conshohocken is duly empowered by the Borough Code to enact certain regulations relating to the public health, safety and welfare of the citizens of the community of the Borough of Conshohocken; and

WHEREAS, the Borough Council of the Borough of Conshohocken has adopted a comprehensive Borough Zoning Ordinance, in accordance with the provisions of Article VI of the Pennsylvania Municipalities Planning Code; which same Ordinance is intended to provide for the orderly development and redevelopment of the Borough; and

WHEREAS, from time to time, the Borough Council of the Borough of Conshohocken identifies amendments to the Borough's Zoning Ordinance required to serve the best interest of the Borough and its residents; and

WHEREAS, the Borough Council of the Borough of Conshohocken desires to amend the Borough's Zoning Ordinance as set forth hereinbelow, and believes the amendment is in the best interest of the Borough and its residents.

NOW THEREFORE, be it **ORDAINED** and it is hereby **ORDAINED** by the Council of the Borough of Conshohocken as follows:

SECTION 1.

Part 19-B *Residential Overlay District* of the Borough of Conshohocken Zoning Ordinance is hereby repealed in its entirety.

SECTION 2. REPEALER

In addition to the specific repeal of Part 19-B *Residential Overlay District* set forth in section 1 hereof, any and all other Ordinances or parts of Ordinances in violation or in conflict with the terms, conditions and provisions of this Ordinance are hereby repealed to the extent of such irreconcilable conflict.

SECTION 3. SAVINGS CLAUSE

The terms, conditions and provisions of this Ordinance are hereby declared to be severable, and, should any portion, part or provision of this Ordinance be found by a court of competent jurisdiction to be invalid, non-enforceable or unconstitutional, the Council hereby declares its intent that the Ordinance shall have been enacted without regard to the invalid, non-enforceable, or unconstitutional portion, part or provision of this Ordinance.

SECTION 4. EFFECTIVE DATE

This Ordinance shall become effective immediately.

ORDAINED and ENACTED an ordinance of the Borough of Conshohocken this _____ day of _____, 2021.

BOROUGH OF CONSHOHOCKEN

COLLEEN LEONARD, COUNCIL PRESIDENT

ATTEST:

SECRETARY

Approved this _____ day of _____,
2021

YANIV ARONSON, MAYOR